

Permits: 410-313-2455
 Inspections: 410-313-1810
 Automated Line: 410-313-3800

Howard County Building/Fire Permit Application
 Department of Inspections, Licenses & Permits
 3430 Court House Drive
 Ellicott City, MD 21043

Permit Number:

012001674

Building Address: 15961 Old Frederick Rd.
~~15961~~ Lisbon, MD 21765

Suite/Apt. # _____ SDP/WP/BA #: _____

Census Tract: _____ Subdivision: _____

Section: _____ Area: _____ Lot: 2

Tax Map: 0007 Parcel: 0430 Grd: 0006

Zoning: _____ Map Coordinates: _____ Lot Size: 2.71 AC

Existing Use: SFH

Proposed Use: SFH

Estimated Construction Cost: \$ 165,000

Description of Work: Addition
irregular shape ~~50x33~~ 50x33
1 story w/ crawl space

Occupant or Tenant: Occupant

Was tenant space previously occupied? Yes No

Contact Name: Bob Mitsch

Address: 15961 Old Frederick Rd

City: Lisbon State: MD Zip Code: 21765

Phone: 443 904 7411 Fax: _____

Email: bzmitsch@yahoo.com

Property Owner's Name: Robert & Kelli Mitsch

Address: 15961 Old Frederick Rd

City: Lisbon State: MD Zip Code: 21765

Home Phone: _____ Work Phone: _____

Applicant's Name & Mailing Address, (if other than stated herein):
Same

Phone: 443 904 7411 Fax: _____

Email: bzmitsch@yahoo.com

Contractor Company: Poquette Construction Mgmt

Contact Person: Trevor Poquette

Address: 1300 St. Michaels Rd

City: Mt Airy State: MD Zip Code: 21771

License No.: MHIC 91628

Phone: 443 336 7690 Fax: 410 489 0813

Email: tripoquette@hotmail.com

Engineer/Architect Company: JRA Architect

Responsible Design Prof.: Jonathan Rivera

Address: 1242 Morgan Station Rd.

City: ~~Woodbine~~ State: MD Zip Code: 21797

Phone: 443 226 5745 Fax: _____

Email: _____

BUILDING DESCRIPTION - COMMERCIAL

Building Characteristics	Utilities
Height:	<u>Water Supply</u>
No. of stories:	<input type="checkbox"/> Public
Gross area, sq. ft./floor:	<input type="checkbox"/> Private
Area of construction (sq. ft.):	<u>Sewage Disposal</u>
Use group:	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
Construction type:	Heating System
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Masonry	Sprinkler System:
<input type="checkbox"/> Wood Frame	<input type="checkbox"/> N/A
<input type="checkbox"/> State Certified Modular	<input type="checkbox"/> Full
<input checked="" type="checkbox"/> Roadside Tree Project Permit	<input type="checkbox"/> Partial
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Other Suppression
Roadside Tree Project Permit #	No. of Heads:

BUILDING DESCRIPTION - RESIDENTIAL

Building Characteristics	Utilities
<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	<u>Water Supply</u>
Depth: <u>33'</u> Width: <u>50'</u>	<input type="checkbox"/> Public
1 st floor:	<input checked="" type="checkbox"/> Private
2 nd floor:	<u>Sewage Disposal</u>
Basement:	<input type="checkbox"/> Public
<input type="checkbox"/> Finished Basement	<input checked="" type="checkbox"/> Private
<input type="checkbox"/> Unfinished Basement	Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Crawl Space	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Slab on Grade	Heating System
No. of Bedrooms: <u>None</u>	<input checked="" type="checkbox"/> Electric
Multi-family Dwelling	<input type="checkbox"/> Oil
No. of efficiency units:	<input type="checkbox"/> Natural Gas
No. of 1 BR units:	<input type="checkbox"/> Propane Gas
No. of 2 BR units:	
No. of 3 BR units:	
Other Structure:	
Dimensions:	
Footings: <u>16" x 8"</u>	<input checked="" type="checkbox"/> Roadside Tree Project Permit
Roof: <u>15'</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> State Certified Modular	Roadside Tree Project Permit #
<input type="checkbox"/> Manufactured Home	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: [Signature]

Email Address: tripoquette@hotmail.com

Title/Company: owner

Print Name: Trevor Poquette

Date: 5/21/12

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY
 FOR OFFICE USE ONLY

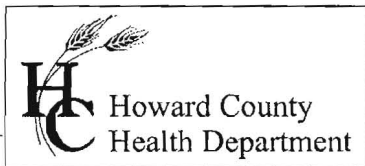
AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		<u>Signed 7.31.12</u>
Fire Protection		

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START
 ONE STOP SHOP

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$ <u>2500</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$

Check # 1370



7178 Columbia Gateway Drive, Columbia MD 21046
Phone (410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
Website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

June 7, 2012

RE: 15961 Old Frederick Road
Lisbon, Maryland 21765
Building Permit # B12001674

TO: Robert and Kelly Nitsch (Applicant)
Via e-mail at: bznitsch@Yahoo.COM

Unfortunately, our department cannot verify complete percolation testing results. Percolation testing will be required by the Howard County Health Department, and after percolation testing is completed, a percolation certification plan will be required to update our records.

The Howard County Code (sec.3.0808) requires a Percolation Certification Plan for an increase in living space of 250sq.ft. This plan delineates the existing septic reserve area and reflects any proposed changes to the property. Requirements for this plan can be found on our web site: <http://www.howardcountymd.gov/Health/docs/perstandplanreqs.pdf>. Prior to building permit approval, an approved Percolation Certification Plan is required. Once you have submitted your Percolation Certification Plan and it is approved, it can serve as your building plan.

The Howard County Health Department records also indicate that the current septic tank capacity does not meet regulations for the proposed increase in living space due to the addition. The current septic tank is 1000 gallons. A minimum septic tank capacity of 2,000 gallons is required. To meet this requirement a new 2,000 gallon tank must be installed or a 1,000 gallon tank may be installed in series with the existing tank. All septic tanks must be compartmentalized, top seam tanks.

In addition, floor plans for the existing house and proposed addition must be submitted for review.

Your building permit will be placed "on hold" until all Howard County Health Department requirements are met. If you have any questions or correspondence, I can be reached at the above address or by telephone at (410) 313-2775.

Respectfully,


Dana Bernard, REHS/RS

Bureau of Environmental Health

Phone (410) 313-2775

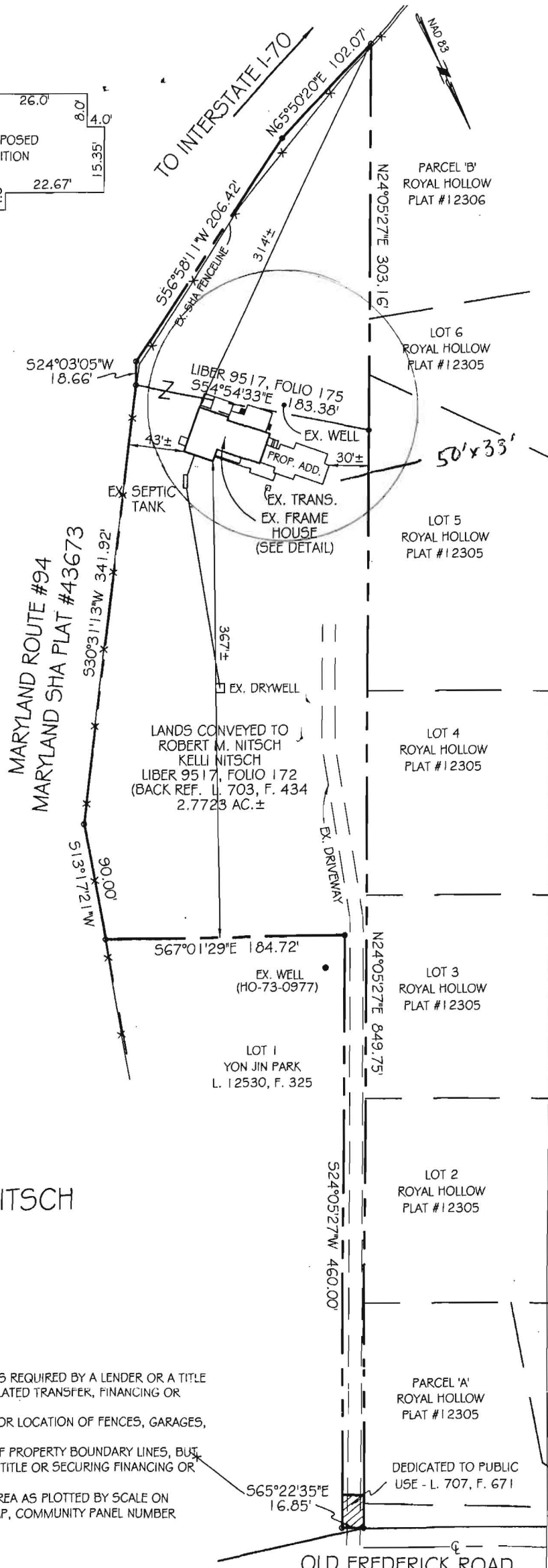
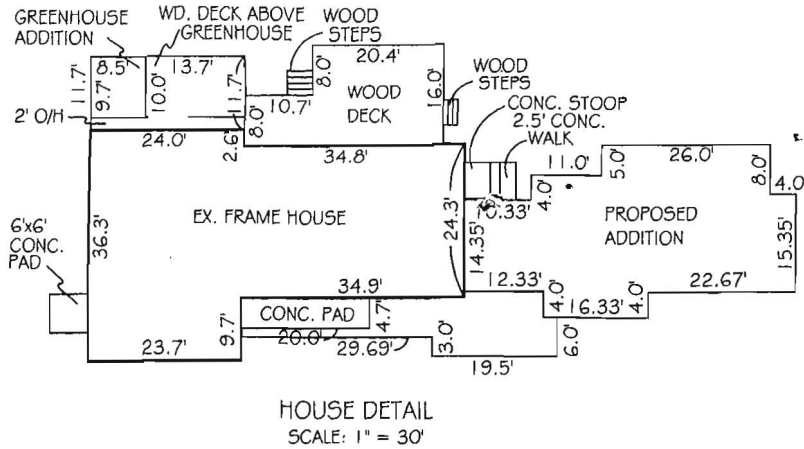
E-mail: dbernard@howardcountymd.gov

DLB

cc: Well & Septic program file







PROFESSIONAL CERTIFICATION

I hereby certify that this document was prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21266, Expiration Date 9/9/13, in accordance with COMAR 09.13.06.12.

For VanMar Associates, Inc. Date
T. Michael VanSant

HOUSE LOCATION DRAWING
LANDS CONVEYED TO
ROBERT M. NITSCH, JR. & KELLI NITSCH

LIBER 9517, FOLIO 172
15961 OLD FREDERICK ROAD
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' MAY, 2012

NOTES:

- 1) THIS DRAWING IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
- 2) THIS DRAWING IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
- 3) THIS DRAWING DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
- 4) THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PLOTTED BY SCALE ON NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 240044 0007B.
- 5) BUILDING TIES ARE ±0.5' UNLESS OTHERWISE NOTED.

I CERTIFY THIS PLAT TO BE CORRECT; IT IS THE RESULT OF AN ACTUAL FIELD SURVEY, BASED ON DATA FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AS REFERENCED HEREON.

REFERENCE	JOB NO.
L. 9517, F. 172	B2-5308



VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
© Copyright, Latest Date Shown

15961 OLD FREDERICK ROAD HOWARD COUNTY MARYLAND 21771

ISSUE DATES:
05-04-12 PERMIT SET

REVISIONS:

DRAWING LIST

0.01	COVER SHEET
0.02	GENERAL INFO
1.01	ELEVATIONS
2.01	FOUNDATION PLAN
3.01	FIRST FLOOR PLAN
4.01	ROOF PLAN
5.01	SECTIONS

AREA INFO

FLOOR	SQUARE FOOTAGE
CRAWL SPACE	979 s.f.
FIRST FLOOR	1,074 s.f.
TOTAL	1,074 s.f.

PRINT DATE
May 09, 2012

Nitsch Residence

PROPOSED ADDITION

15961 Old Frederick Road, Mount Airy, Maryland 21771

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS NOTED OTHERWISE ON THE PLANS.

WHERE APPLICABLE, BALLOON FRAME EXTERIOR WALLS TO BE 2x6 SPF #2 OR BETTER STUDS @ 12" O.C. UNLESS OTHERWISE NOTED

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG. FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND MODULUS OF ELASTICITY OF 1,600,000 MIN. UNLESS OTHERWISE NOTED.

ALL EXTERIOR WALL HEADERS TO BE 3-2x10'S UNLESS NOTED OTHERWISE

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDERS AND HEADERS LABELED ON THE PLANS, TO HAVE A Fb RATING OF 2,950 AND MODULUS OF ELASTICITY OF 2,000,000 MIN. UNLESS OTHERWISE NOTED. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

ALL STRUCTURAL OPENINGS TO RECEIVE MIN. 2-2x10 HEADERS W/ 1/2" FILLER & 1 JACK STUD EACH END UNLESS NOTED OTHERWISE

PROVIDE SOLID 2x10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WHERE POSTS. FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOIST BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

PROVIDE ADEQUATE CLEARANCE @ PLUMBING STACKS AS REQ.

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ARCHITECT OR ENGINEER PRIOR TO THE START OF CONSTRUCTION.

ANY VARIATION FROM THESE PLANS THAT WILL REQUIRE CHANGES TO THE STRUCTURAL MEMBERS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

WHERE APPLICABLE, REFER TO ENGINEERED LUMBER MFR'S SPECIFICATIONS FOR MULTI-MEMBER INSTALLATION & CONNECTION REQUIREMENTS

FASTEN MULTIPLE MEMBER JACKS TOGETHER W/ MIN. 10d NAILS @ 8" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. PROVIDE NAILING W/IN 3" OF TOP OR BOTTOM OF MEMBERS.

FASTEN MULTIPLE MEMBER BEAMS TOGETHER W/ MIN 16d NAILS @ 12" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. TWO ROWS REQUIRED FOR DEPTHS UP TO 12". THREE ROWS REQUIRED FOR DEPTHS OF 12-18". PROVIDE NAILING W/IN 22" OF EACH END OF MEMBERS. FOR BEAMS 7" OR GREATER IN WIDTH PROVIDE BOLTED CONNECTION W/ ASTM GRADE A-307 (OR BETTER) 1/2" DIA. BOLTS IN TWO ROWS 3" FROM EACH END OF BEAM @ 24" O.C. STAGGERED.

WINDOW SCHEDULE

SILVERLINE 3000 SERIES or equivalent

WINDOW DESIGNATION	QUANTITY	CLEAR OPENING AREA	EGRESS WINDOW
2442	2		NO
2452	3		NO
3056	4	7.23 s.f.	YES
CW325	1		NO
CW135	2		NO
G536	1		NO

DOOR SCHEDULE

DOOR DESIGNATION	QUANTITY	TYPE	DESCRIPTION
2'-4"	2	INTERIOR	
2'-8"	3	INTERIOR	
4'-0"	1	INTERIOR	
2'-8"	1	EXTERIOR	FRENCH
3'-0"	1	EXTERIOR	

STRUCTURAL PANELS FOR ROOF AND SUBFLOOR SHEATHING (TABLE R503.2.1.1(1))

	SPAN RATING	NOMINAL THICKNESS	MAX SPAN
ROOF	24/16	1/2	16
SUBFLOOR	48/24	3/4	24

HEADER SPANS - PER IRC SECTION R502

EXTERIOR BEARING WALLS

HEADERS SUPPORTING	SIZE	BUILDING WIDTH IN FEET					
		20		28		36	
		SPAN	# OF JACKS	SPAN	# OF JACKS	SPAN	# OF JACKS
ROOF AND CEILING	2-2x8	6'-10"	1	5'-11"	2	5'-4"	2
	2-2x10	8'-5"	2	7'-3"	2	6'-6"	2
	2-2x12	9'-9"	2	8'-5"	2	7'-6"	2
	3-2x8	8'-4"	1	7'-5"	1	6'-8"	1
	3-2x10	10'-6"	1	9'-1"	2	8'-2"	2
ROOF, CEILING and ONE CENTER BEARING FLOOR	2-2x8	5'-9"	2	5'-0"	2	4'-6"	2
	2-2x10	7'-0"	2	6'-2"	2	5'-6"	2
	2-2x12	8'-1"	2	7'-1"	2	6'-5"	2
	3-2x8	7'-2"	1	6'-3"	2	5'-8"	2
	3-2x10	8'-9"	2	7'-8"	2	6'-11"	2
ROOF, CEILING and ONE CLEAR SPAN FLOOR	2-2x8	5'-0"	2	4'-4"	2	3'-10"	2
	2-2x10	6'-1"	2	5'-3"	2	4'-8"	2
	2-2x12	7'-1"	2	6'-1"	2	5'-5"	3
	3-2x8	6'-3"	2	5'-5"	2	4'-10"	2
	3-2x10	7'-7"	2	6'-7"	2	5'-11"	2

INTERIOR BEARING WALLS

HEADERS SUPPORTING	SIZE	BUILDING WIDTH IN FEET					
		20		28		36	
		SPAN	# OF JACKS	SPAN	# OF JACKS	SPAN	# OF JACKS
ONE FLOOR ONLY	2-2x6	4'-6"	1	3'-11"	1	3'-6"	1
	2-2x8	5'-9"	1	5'-0"	2	4'-6"	2
	2-2x10	7'-0"	2	6'-1"	2	5'-5"	2
	2-2x12	8'-1"	2	7'-0"	2	6'-3"	2

- A. SPANS ARE GIVEN IN FEET AND INCHES
- B. TABULATED VALUES ASSUME #2 GRADE DOUGLAS FIR LARCH, HEM FIR, SOUTHERN PINE OR SPRUCE PINE FIR.
- C. BUILDING WIDTH IS MEASURED PERPENDICULAR TO RIDGE. FOR WIDTHS IN BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.
- D. WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADER IS PERMITTED TO BE SUPPORTED BY AN APPROVED FRAMING ANCHOR ATTACHED TO THE FULL-HEIGHT STUD AND TO THE HEADER.



DESIGN CRITERIA

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA - table 301.2 (1)

SEAL

STATE OF MARYLAND

GROUND SNOW LOAD (lbs./s.f.)	30	
WIND PRESSURE (pounds per square foot)	17 +/- (90 m.p.h.)	
SEISMIC CONDITION BY ZONE	B	
SUBJECT TO DAMAGE	WEATHERING	SEVERE
	FROST LINE DEPTH	30
	TERMITE	MODERATE
	DECAY	MODERATE
WINTER DESIGN TEMP. FOR HEAT. FACILITIES	13'	
RADON RESISTANT CONSTRUCTION REQ		
FLOOD ZONE		

CODE INFORMATION

ALL WORK SHALL COMPLY WITH INTERNATIONAL CODE W/ LOCAL AMENDMENTS

- International Residential Code, 2009 Edition
- 2008 National Electrical Code/Local Amendments (NFPA 70)
- International Mechanical Code, 2009 Edition
- The Life Safety Code, 2009 Edition
- The National Standard Plumbing Code Illustrated, 2009 Edition
- International Energy Conservation Code, 2009 edition

ZONING

R-

- FRONT SETBACK = '0"
- SIDE SETBACKS = '0"
- REAR SETBACK = '0"

WEATHER/THERMAL

Insulation for slab on grade construction shall begin at the inside intersection of the slab and the foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally 24" under the slab. For unheated slabs a material with an R-value of 42 is required; for heated slabs an R-value of 43 is required (or as per local code)

Sill Sealer-compressible material shall be installed under all mud plates (foundation wall and wood floor systems) and sole plates (slab on grade)

R-Value	Thickness	Location
R-11 FS25	3 1/2"	Basement Walls
R-13	3 1/2"	2x4 Walls (exterior)
R-19	5 1/2"	2x6 Walls (exterior)
R-38	5 1/2"	Crawl Space
R-38	5 1/2"	Floors exposed to unheated condition
R-38 Batt.	12"	Roof
R-38 Blown		Apply blown insulation as required by manufacturer's specifications

Provide vents as per local code.

Flashing: Prefinished aluminum or equal, at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall.

Contractor shall maintain in all circumstances proper fire, sound and insulation ratings when penetrating through walls, floors, ceilings and roofs.

All miscellaneous penetrations during construction shall be patched and repaired according to manufacturer's specifications and as per code.

All exterior joints between windows, doors and other surfaces shall be caulked and sealed appropriately.

DAMP PROOFING: Apply (1) coat of asphalt emulsion to exterior of all below grade walls at basement conditions. When habitable space occurs below grade, provide waterproofing membrane, aqueous based elastomeric, vinyl acrylic mastic, 35 Mil. min. thickness or other approved equal.

SLAB VAPOR BARRIER: 6 Mil. polyethylene sheet where noted on drawings. Overlay all edges 6".

SILL SEALER: 3" x 5 1/2" compressible fiberglass beneath all exterior sill plates or other approved sill sealer.

Provide approved corrosion-resistant flashing at the intersections of masonry and wood frame construction; over projecting wood trim; where decks, porches etc. attach to wood frame construction; at wall and roof intersections; at chimney and roof intersections; in roof valleys; at all roof penetrations; and at wall openings if recommended by window and door manufacturers.

Slab perimeters exposed to outside or within 30" of grade: 4.5x24", either vertical or horizontal from slab intersection.

ROOFING: unless noted otherwise, roofing shall be min 2004 Class "C" Fiberglass based asphalt shingles over 1/2" plywood. Eave flashing to a point 24" inside of interior face of wall line may be also installed at the owner's discretion.

WALL SHEATHING: As shown on drawings and installed in accordance with MANUFACTURER'S RECOMMENDATIONS.

GUTTERS AND LEADERS: .032" Prefinished aluminum gutters with .024" prefinished aluminum leaders. Lead to splashblocks or collector as required.

CONCRETE

Concrete works shall conform to American Concrete Institute Standard 318-83

Bottom of all footings shall be located a minimum of 36" (or as per local code) below finished grade. Steps or depth of footing / foundation may vary according to local site or frost conditions.

All interior concrete slabs shall have 6"x6"x10" W.W.M. or control joints. Monolithic turned down slabs for townhouses shall have a control joint between units.

Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.

Foundation walls of habitable rooms located below grade shall be dampproofed or water proofed using materials and methods approved by local building jurisdiction.

All work shall comply to local code.

Type of Concrete Construction	Minimum Specified Compressive Strength
Footings	3000 PSI
Interior Basement Slabs	3500 PSI
Foundation Walls	3000 PSI
Garage and Exterior Slabs	3500 PSI

(or as per local code)

Concrete works shall conform to American Concrete Institute Standard 318-83

All interior concrete footings and slabs shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.

REINFORCING RODS: ASTM A-615 and A-305 MESH: 6x6 - 1.4/1.4 WWF ASTM A-185.

Reinforcing in footings is required where variations in soil conditions may exist.

All interior slabs of 30 FEET or more in any dimension shall have WWF. Control Joints, or fiber reinforcement.

Vapor barrier under all slabs EXCEPT garages; 4 Mil Polyethylene, Lap all edges 6", Lay over 4" Gravel bed.

Exterior Concrete Slabs: 5% to 7% Air Entrained and shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.

Foundation Walls: Poured in place walls shall have a minimum 28 Day Compressive Strength of 3000 PSI. (SEE 4.01)

MASONRY

Maximum vertical distance of unbalanced fill measured from the top of the lower level slab to outside finished grade shall not exceed the following, for unreinforced walls where unstable soil or ground water conditions do not exist.

Type of Wall	Height of Fill
8" C.M.U.	4'-0"
12" C.M.U. (hollow)	6'-0"
12" C.M.U. (solid)	7'-0"
8" Poured Concrete	7'-0"
10" Poured Concrete	8'-0"

Masonry veneer shall be installed over 1/2" furl or approved water repellent sheathing. Through-wall flashing and weeps shall be provided at any location where interior space projects beyond the face of the veneer, i.e. bay windows, off-set chimneys, etc..

Masonry veneer shall be attached and anchored in accordance with the local code requirements.

Walls over 7'-0" or on unstable soil shall be engineered and certified by a registered professional engineer.

Concrete masonry units shall meet ASTM C-90 Grade A solid block or ASTM C-145 Grade B Standards and be 28 DAYS OLD before installation. Minimum net compression strength of block to be 2000 psi.

Parging over CMU walls to be not less than 3/8" Portland cement parging from footing to finished grade. Parging and poured concrete walls shall be covered with a coat of approved bituminous material applied at the recommended rate below grade.

MASONRY UNTELS: Provide lightweight pre-cast lintels for all openings and recesses in CMU walls. Provide (1) 4x8 lintel for each 4" of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and with #2 ties spaced 7" O.C. unless noted otherwise. Precast lintel to have minimum 8" bearing at each end. Such lintels shall not support any superimposed loads.

Use Type "M" mortar for masonry below grade in contact with earth.

Use Type "N" mortar for exterior above-grade load bearing and non-load bearing walls, and for other applications where another type is not indicated.

MISCELLANEOUS

Chimneys shall extend a minimum of 2'-0" above any roof structure within 10'-0".

Provide overflow pans and drains for wet appliances when located on level, or as noted on plans.

Provide 22"x54" attic access with pull chain light (or as per local code)

Wet bar and both plans are approximate. See manufacturer's plans for exact layout and dimensions.

WOOD

Wall bracing shall be installed as per local code.

All roof trusses and floor systems shall be engineered by others.

All roof trusses and floor systems shall be braced and installed per manufacturer's specifications and as per local code. See manufacturer's plans for exact layout and construction.

All trusses are stamped and certified by a registered engineer and meet TPI manufacturer's minimum requirement.

See drawings for type of floor construction.

Tongue and groove floor decking glued and nailed on (SPF #2) 2x8 or 2x10 or 2x12 floor joists at 16" o.c. maximum to meet the American Plywood Association Sturd-I-Floor system.

Tongue and groove floor decking glued and nailed on pre-engineered wood joists/trusses at 24" o.c. maximum to meet the American Plywood Association Sturd-I-Floor system.

Fire-stopping shall be provided to cut-off concealed draft openings and to form an effective fire barrier between stories as per local code.

Structural lumber to have minimum bending stress of 1,200 psi

All exterior walls are 2x6 stud #16" centers, minimum SPF stud grade unless otherwise noted.

All interior walls are 2x4 stud #16" centers, minimum SPF stud grade unless otherwise noted.

All opening headers to be 3-2x10's unless noted otherwise

Joist hangers to be installed as required.

All wood less than 8" from grade shall be pressure treated. All sole plates on slabs shall be pressure treated.

Provide bearing of all structural members as required by local code.

All materials shall be installed per manufacturer's specifications and as per applicable building codes.

All work shall comply to local code.

METAL

Strap anchors or anchor bolts shall be local code and building inspector approved: Minimum 2 straps/bolts per section of piling 12" Max. from each end and with intermediate strap/bolts of 6'-0" o.c. maximum. (or as per local code)

All steel shall conform to ASTM Specs for A-36 Steel.

All steel designed for maximum bending stress of 24,000 psi

Metal joist hangers (Standard wood ledger) shall be used where required of joist without direct bearing and be 18 GA. galvanized steel. Use all nails specified by the manufacturer.

Paint all exterior ferrous or galvanized metals EXCEPT completely pre-finished factory items.

All work shall comply to local code.

SPECIALTIES

Concrete works shall conform to American Concrete Institute Standard 318-83

Toilet and bath accessories per plans or by owner.

MIRRORS: TBD by builder or by owner.

Provide two towel bars for each full bath, one per powder room.

Provide either shower rods 80" o.a.f.f. or tempered or safety laminate glass doors, per owner.

DOORS and WINDOWS

Provide safety glazing as required by local code.

All doors and windows shall be installed in accordance with manufacturer's specifications, and as per local code.

MECH. PLUMB. ELEC.

Mechanical contractor is responsible for the design and installation of mechanical systems including duct sizes, trunk and register size for air conditioning and heating. Systems shall be installed per manufacturer's specifications and recommendations and as per all applicable building codes.

Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturer's specifications and recommendations and as per all applicable codes.

Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.

Smoke & Carbon Monoxide detectors - Provide a minimum of one ceiling mounted fixture per floor, hard wired to a nearby circuit and inter-connected for simultaneous activation with battery backup. Provide detectors at each sleeping room if required by local code. Provide detectors outside each sleeping area within 10'-0" of each door.

Fire suppression systems shall be installed as per local building code.

All work shall comply to local code.

DESIGN - LIVE LOADS

RECOMMENDED MINIMUMS:	SNOW LOADS:
Ground Snow Load	55 psf
Roof	30 psf
Sleeping Floors	30 psf
Living Floors	40 psf
Exterior Decks	60 psf
Stairs	100 psf
Garage Slabs	50 psf
Wind Load	17 psf
Dead Load	10 psf
Guardrails	200' at any point in any direction.

(or as per local code)

STAIR CRITERIA

INTERIOR and EXTERIOR STAIRS

All stairs shall comply with all local codes.

Minimum finish width: 36"

Minimum finished headroom height: 6'-8"

Maximum riser height: 7 3/4"

Minimum tread depth: 10"

Maximum space between balusters: 4"

Handrail height shall not be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.

Provide a minimum of 1 1/2" space between handrail and wall.

Stair winder shall have a minimum inside width of 4' and a minimum of a 9" tread when measured 12" from inside corner.

Stair landings shall be a minimum of 36" x 36"

Stairways with 3 or more risers are required to have a handrail.

SITWORK

GENERAL: These drawings do not cover sitework, grading or landscaping

Building foundations have been designed based on an assumed soil bearing capacity of 3000 PSF. Additional engineering is required if soil bearing capacity is less than 3000 PSF.

Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1 1/2" dia. bleeder pipes through mid line of footing at max 8' o.c. Typically, drains shall lead to sump pits or to positive daylight discharge points.

Slope all stoops, porches, walks and garage slabs away from building 1/8" minimum per foot.

All work shall comply to local code.

GENERAL NOTES

All work shall comply to all applicable local codes.

All construction shall be classified as and comply to either of the following:

Use Group R-4 under the 2009 International Residential Code.

All work shall comply to International Energy Conservation Code, 2009 ed.

These plans and notes are the property and sole responsibility of JRArchitecture, Inc. Use of these plans without the written consent of JRArchitecture, Inc. is prohibited.

These plans are subject to modification as necessary to meet code requirements and/or facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect and the Owner reserves the right to make any changes, for any reason, at any time, providing they comply with the code.

The Sub-Contractor shall compare and coordinate all drawings. When a discrepancy or an error or omission exists, he shall comply with the code and contact the Architect and the Owner in writing for proper adjustment.

These plans are not to be scaled for construction purposes. Written dimensions and notes supersede all scaled references.

In the event certain features of Construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.

Field verify ALL existing dimensions

IECC CODE COMPLIANCE

Climate Zone 4A

Compliance Method

Mandatory and Prescriptive Provisions

Exterior Frame Wall Construction

2x6 Studs @ 16" o.c.

R-19 Kraft faced batt insulation

7/16" OSB Sheathing (continuous)

Housewrap

Attic Insulation

R-38

Basement Wall Insulation

R-10 Full Face Continuous Batts Full Height extending from floor above to finish grade level and then vertically or horizontally an additional 2'-0"

Floor Insulation over Unconditioned Space

R-38 batt insulation

Window U-Value/SHGC

U-Value = .34

SHGC = .31

Slab on Grade Floors less than 12" below grade

R-10 Rigid Foam Board under slab extending 2'-0" vertically or 2'-0" horizontally

Attic Access

Access Scuttle will be weatherstripped and insulated R-38

Building Thermal Envelope (air leakage)

Exterior walls and penetrations will be sealed per this section of the 2009

IECC with caulk gaskets, weatherstripping or air barrier of suitable material

Building Envelope Tightness Test Option

Building envelope tightness and insulation must meet the inspection criteria

listed in table 402.4.2. A "Blower Door Air Infiltration Test" shall be performed.

Fireplace

All wood burning masonry fireplaces will have gasketed doors and outdoor

combustion air. Gasketed doors are not required for prefabricated units.

Recessed Lighting

Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage.

Thermostat

All dwelling units will have at least 1 programmable thermostat for each

separate heating and cooling system per 2009 IECC section 403.1

Where a heat pump system having supplementary electric resistance heat is used the thermostat shall prevent the supplementary heat from coming on when the heat pump can meet heating load.

Mechanical Duct Insulation

Supply ducts in attic R-6 minimum

Supply ducts outside of conditioned spaces R-8 minimum

All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs R-6 minimum

Duct Sealing

All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1601.4.1 of the IRC.

A duct tightness test (Duct Blaster duct tightness test) will be performed on all homes and shall be verified by either a post construction test or a rough-in test. Duct tightness test is not required if the air handler and all ducts are located within the conditioned space.

Mechanical Ventilation

Outdoor (make-up) air will be brought into the home thru a duct with an automatic gravity damper.

Equipment Sizing

All furnaces will be 80% efficient furnaces minimum

Lighting Equipment

A minimum of 50% of all lamps (lights) must be High-Efficacy Lamps

Water Heater

Minimum efficiency established by NAECA

Contractor will be responsible for generating Certificate of Compliance and affixing to electrical panel.



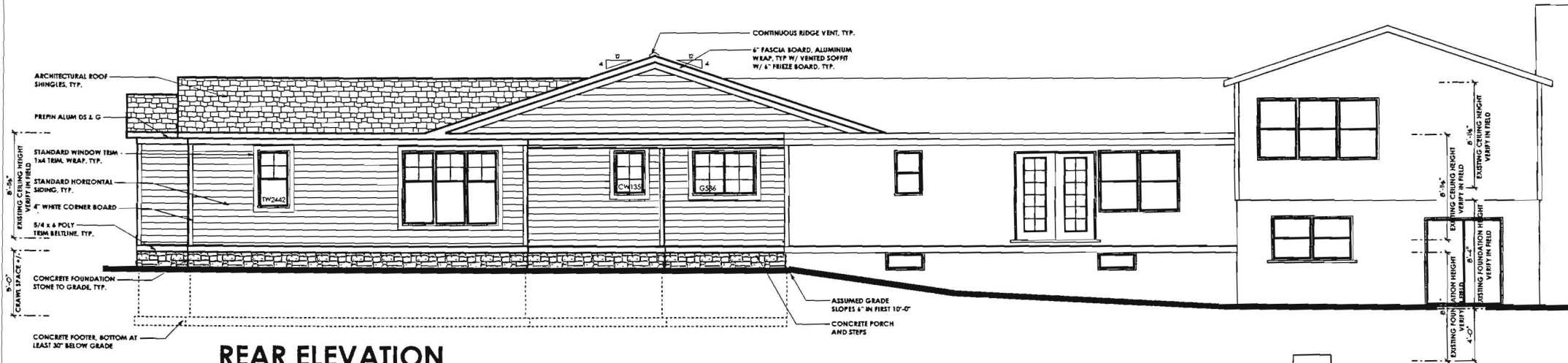
Nitsch Residence
 PROPOSED ADDITION
 15961 Old Frederick Road, Mount Airy, Maryland 21771

REVISIONS

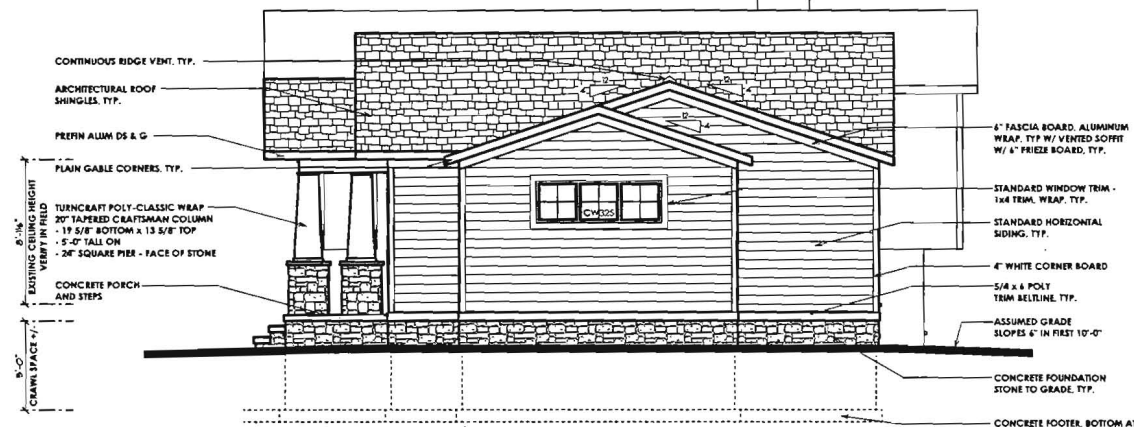
ISSUE DATES:

04-10-12	REVIEW SET
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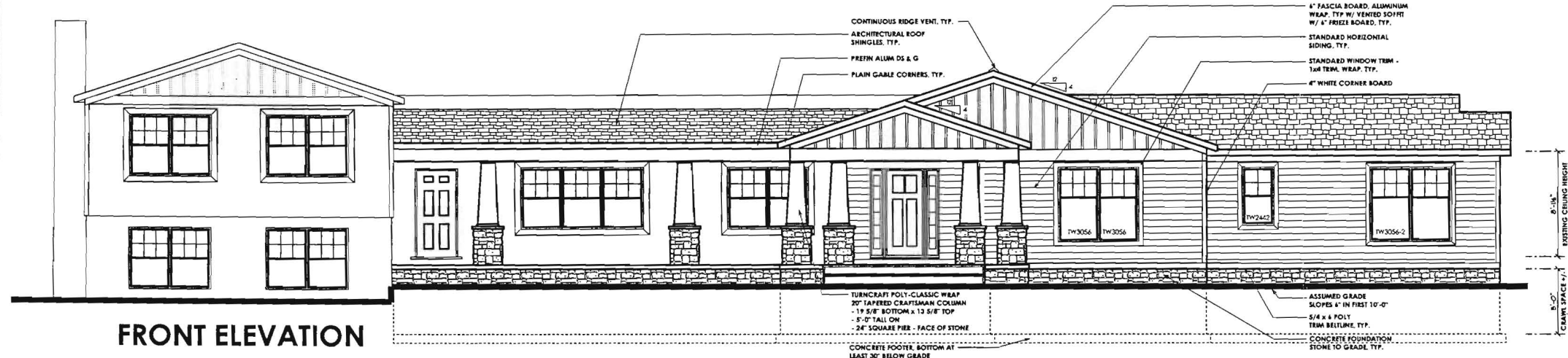
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 PRINT DATE:
 May 06, 2012



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

Nitsch Residence
PROPOSED ADDITION
15961 Old Frederick Road, Mount Airy, Maryland 21771

REVISIONS

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ISSUE DATES:

04-10-12 REVIEW SET

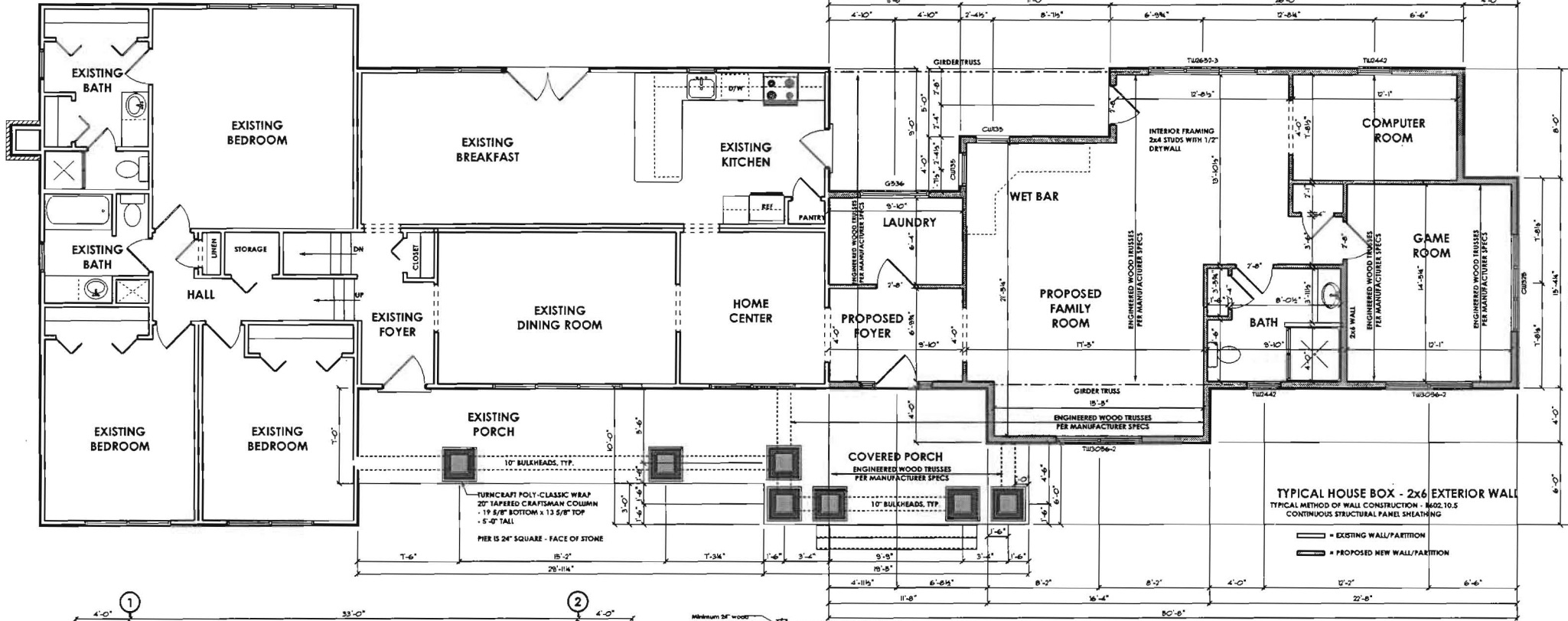
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ELEVATIONS

1.01

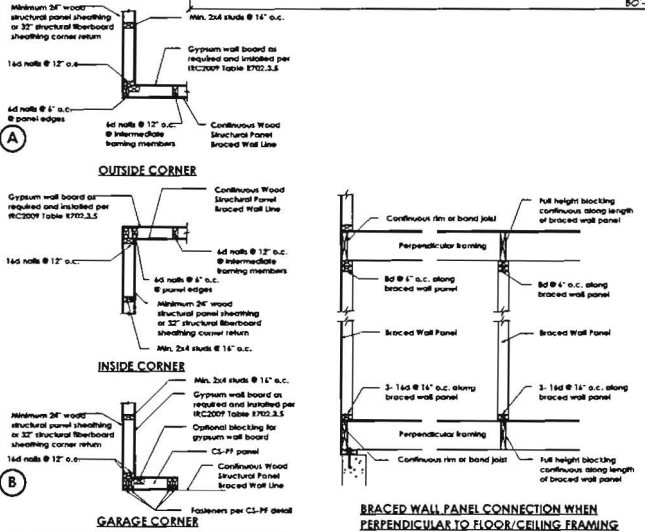
PRINT DATE:
May 06, 2012

ALL DIMENSIONS TO BE VERIFIED IN FIELD



BRACING CALCULATIONS

BRACES WALL LINE	WALL PANEL TYPE	NET REQUIRED WALL BRACING FT.	ACTUAL PROVIDED WALL BRACING FT.
A	CS-WSP	6.71'	21.08'
B	CS-WSP	5.71'	21.05'
1	WSP	5.89'	8.00'
2	CS-WSP	5.44'	16.17'

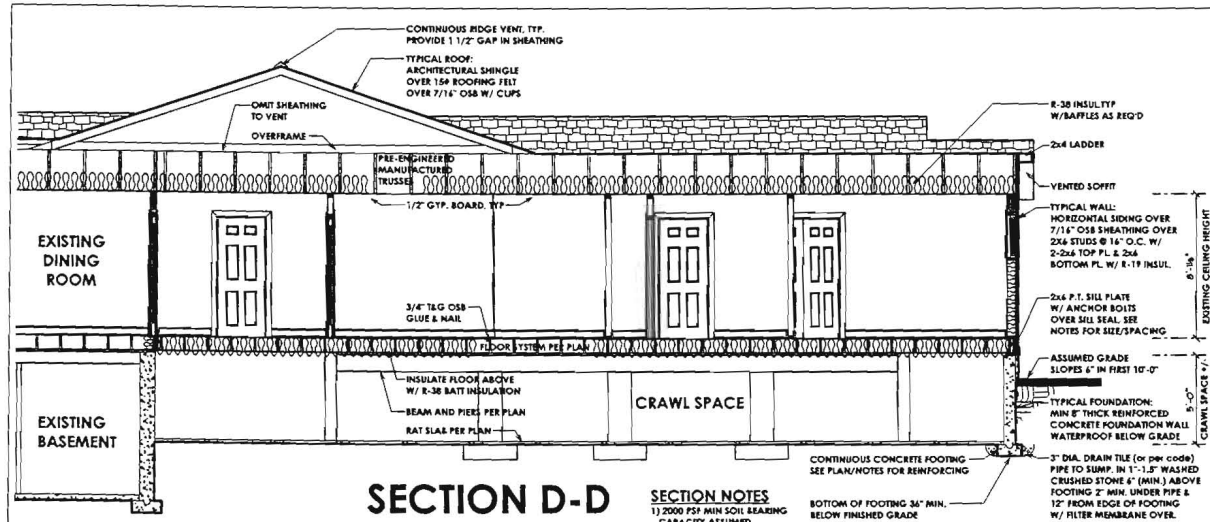


FINISH SCHEDULE

ROOM	FLOORS	BASE	WALLS
ADDITION FOYER	WOOD	5.25"-MATCH EXIST.	PAINT - FLAT
LAUNDRY	TILE	5.25"-MATCH EXIST.	PAINT - SEMI-GLOSS
FAMILY ROOM	WOOD	5.25"-MATCH EXIST.	PAINT - FLAT
W.I.C.	WOOD	5.25"-MATCH EXIST.	PAINT - FLAT
MASTER BEDROOM	WOOD	5.25"-MATCH EXIST.	PAINT - FLAT
MASTER BATH	TILE	5.25"-MATCH EXIST.	PAINT - SEMI-GLOSS
MASTER SHOWER	TILE	TILE	TILE

FRAMING NOTES

- ALL BEAMS ARE TO BE DROPPED BELOW FLOOR AND ROOF FRAMING UNLESS NOTED UPSET. BEAMS ARE TO BEAR FULL DEPTH OF POSTS.
- PROVIDE DOUBLE WALL STUD POST UNDER ALL BEAMS, HEADERS, TRIMMERS AND MULTIPLE JOISTS BEARING ON STUD WALLS. UNLESS NOTED OTHERWISE, PROVIDE SAME STUD POST IN STUD WALLS BELOW UNDER ALL POSTS TO PROVIDE SOLID SUPPORT TO FOUNDATION. BLOCK SOLE BETWEEN FLOOR JOISTS AT FLOOR LEVELS. SEE GENERAL NOTES FOR JAMB STUDS AT BEARING WALL OPENINGS.
- PROVIDE METAL HANGERS AT ALL FLUSH CONNECTIONS.
- PROVIDE 3-2x10 WALL HEADER AT ALL EXTERIOR STUD WALL OPENINGS W/ 1/2" RIGID INSULATION FILLER - UNLESS NOTED OTHERWISE
- ALL EXISTING FRAMING SHOWN IS ASSUMED. BEFORE NEW FRAMING IS DONE, THE CONTRACTOR IS TO EXPOSE THE EXISTING FRAMING FOR THE ARCHITECT/ENGINEER TO INSPECT. MODIFICATIONS TO FRAMING MAY BE MADE AFTER EXISTING CONDITIONS ARE KNOWN.

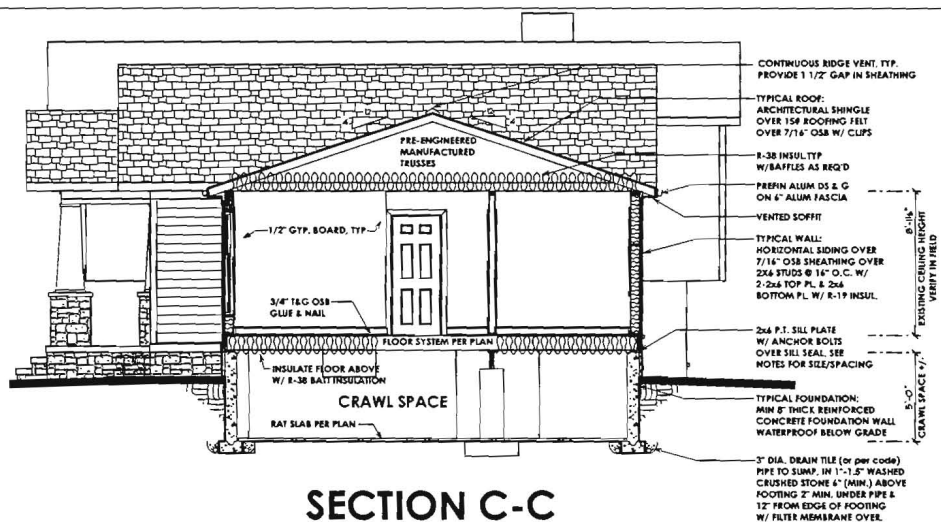


SECTION D-D

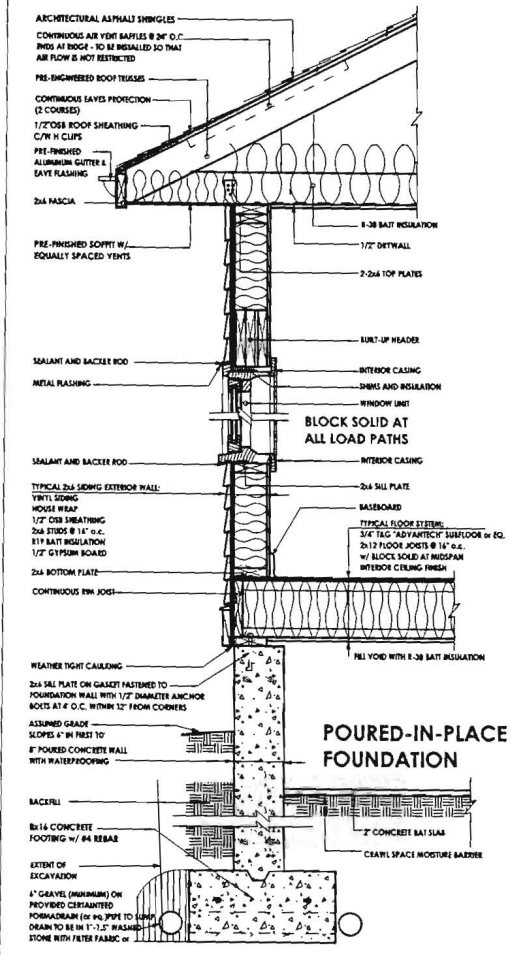
SECTION NOTES

- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP. THROUGHOUT U.N.O.
- 3) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 4) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 14" HIGH
- 5) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.

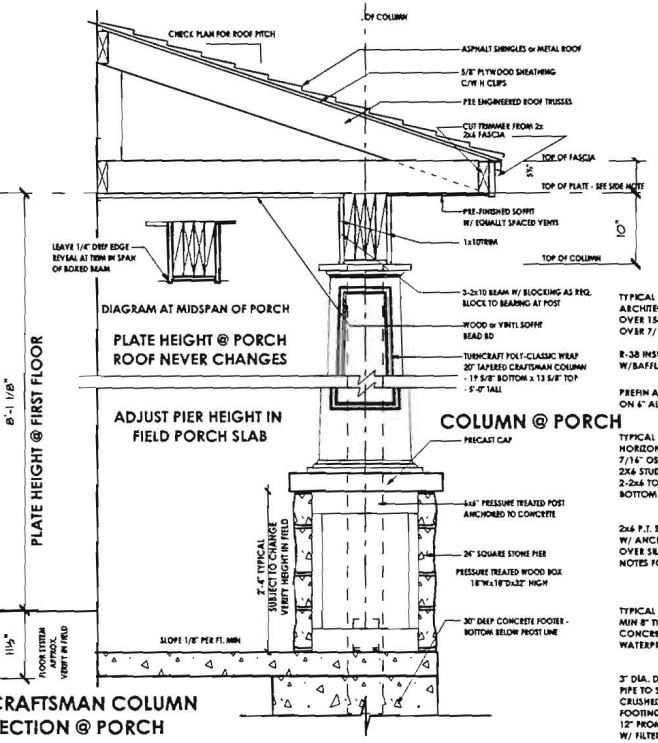
BOTTOM OF FOOTING 36" MIN. BELOW FINISHED GRADE



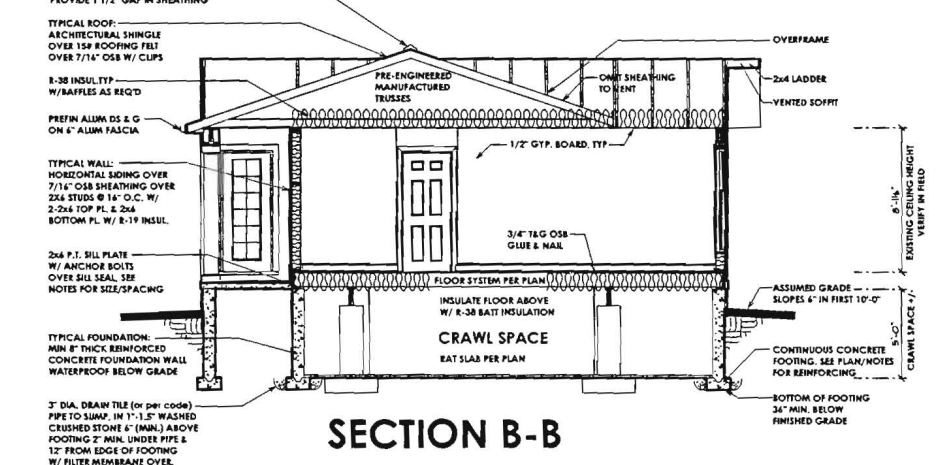
SECTION C-C



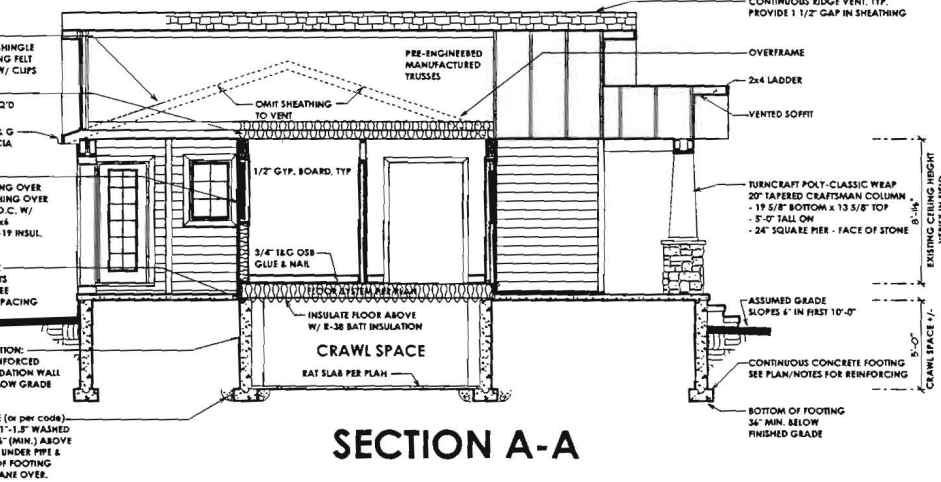
POURED-IN-PLACE FOUNDATION



CONCRETE COLUMN @ PORCH



SECTION B-B



SECTION A-A

HEADER SPANS - PER IRC SECTION R502

EXTERIOR BEARING WALLS

HEADERS SUPPORTING	SIZE	BUILDING WIDTH IN FEET					
		20		28		36	
		SPAN	# OF JACKS	SPAN	# OF JACKS	SPAN	# OF JACKS
ROOF AND CEILING	2-2x8	6'-10"	1	5'-11"	2	5'-4"	2
	2-2x10	8'-5"	2	7'-3"	2	6'-6"	2
	2-2x12	9'-9"	2	8'-5"	2	7'-6"	2
	3-2x8	8'-4"	1	7'-5"	1	6'-8"	1
	3-2x10	10'-4"	1	9'-1"	2	8'-2"	2
ROOF, CEILING and ONE CENTER BEARING FLOOR	3-2x12	12'-2"	2	10'-7"	2	9'-8"	2
	2-2x8	5'-9"	2	5'-0"	2	4'-6"	2
	2-2x10	7'-0"	2	6'-2"	2	5'-6"	2
	2-2x12	8'-1"	2	7'-1"	2	6'-8"	2
	3-2x8	7'-2"	1	6'-3"	2	5'-8"	2
ROOF, CEILING and ONE CLEAR SPAN FLOOR	3-2x10	8'-9"	2	7'-8"	2	6'-11"	2
	3-2x12	10'-2"	2	8'-11"	2	8'-0"	2
	2-2x8	5'-0"	2	4'-4"	2	3'-10"	2
	2-2x10	6'-1"	2	5'-3"	2	4'-8"	2
	2-2x12	7'-1"	2	6'-1"	2	5'-5"	3
3-2x8	6'-3"	2	5'-5"	2	4'-10"	2	
3-2x10	7'-7"	2	6'-7"	2	5'-11"	2	
3-2x12	8'-10"	2	7'-8"	2	6'-10"	2	

INTERIOR BEARING WALLS

HEADERS SUPPORTING	SIZE	BUILDING WIDTH IN FEET					
		20		28		36	
		SPAN	# OF JACKS	SPAN	# OF JACKS	SPAN	# OF JACKS
ONE FLOOR ONLY	2-2x6	4'-6"	1	3'-11"	1	3'-6"	1
	2-2x8	5'-9"	1	5'-0"	2	4'-5"	2
	2-2x10	7'-0"	2	6'-1"	2	5'-5"	2
	2-2x12	8'-1"	2	7'-0"	2	6'-3"	2

- A. SPANS ARE GIVEN IN FEET AND INCHES.
- B. TABULATED VALUES ASSUME #2 GRADE DOUGLAS FIR LARCH, HEM FIR, SOUTHERN PINE OR SPRUCE PINE FIR.
- C. BUILDING WIDTH IS MEASURED PERPENDICULAR TO RIDGE. FOR WIDTHS IN BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.
- D. WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADER IS PERMITTED TO BE SUPPORTED BY AN APPROVED FRAMING ANCHOR ATTACHED TO THE FULL-HEIGHT STUD AND TO THE HEADER.

WINDOW SCHEDULE

SILVERLINE 3000 SERIES or equivalent

WINDOW DESIGNATION	QUANTITY	CLEAR OPENING AREA	EGRESS WINDOW
2442	2		NO
2652	3		NO
3056	4	7.23 s.f.	YES
CW325	1		NO
CW135	2		NO
G536	1		NO

DOOR SCHEDULE

DOOR DESIGNATION	QUANTITY	TYPE	DESCRIPTION
2'-6"	2	INTERIOR	
2'-8"	3	INTERIOR	
4'-0"	1	INTERIOR	
2'-8"	1	EXTERIOR	FRENCH
3'-0"	1	EXTERIOR	

STRUCTURAL PANELS FOR ROOF AND SUBFLOOR SHEATHING (TABLE R503.2.1.1(1))

	SPAN RATING	NOMINAL THICKNESS	MAX SPAN
ROOF	24/16	1/2	16
SUBFLOOR	48/24	3/4	24

Nitsch Residence

PROPOSED ADDITION

15961 Old Frederick Road, Mount Airy, Maryland 21771

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE. THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS NOTED OTHERWISE ON THE PLANS.

WHERE APPLICABLE, BALLOON FRAME EXTERIOR WALLS TO BE 2x4 SFP #2 OR BETTER STUDS @ 12" O.C. UNLESS OTHERWISE NOTED

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG. FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND MODULUS OF ELASTICITY OF 1,600,000 MIN. UNLESS OTHERWISE NOTED.

ALL EXTERIOR WALL HEADERS TO BE 3-2x10'S UNLESS NOTED OTHERWISE

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDERS AND HEADERS LABELED ON THE PLANS, TO HAVE A Fb RATING OF 2,950 AND MODULUS OF ELASTICITY OF 2,000,000 MIN. UNLESS OTHERWISE NOTED. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

ALL STRUCTURAL OPENINGS TO RECEIVE MIN. 2-2x10 HEADERS W/ 1/2" FILLER & 1 JACK STUD EACH END UNLESS NOTED OTHERWISE

PROVIDE SOLID 2x10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WHERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOIST BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

PROVIDE ADEQUATE CLEARANCE @ PLUMBING STACKS AS REQ.

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ARCHITECT OR ENGINEER PRIOR TO THE START OF CONSTRUCTION.

ANY VARIATION FROM THESE PLANS THAT WILL REQUIRE CHANGES TO THE STRUCTURAL MEMBERS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

WHERE APPLICABLE, REFER TO ENGINEERED LUMBER MFR'S SPECIFICATIONS FOR MULTI-MEMBER INSTALLATION & CONNECTION REQUIREMENTS

FASTEN MULTIPLE MEMBER JACKS TOGETHER W/ MIN. 10d NAILS @ 8" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. PROVIDE NAILING W/IN 3" OF TOP OR BOTTOM OF MEMBERS.

FASTEN MULTIPLE MEMBER BEAMS TOGETHER W/ MIN 16d NAILS @ 12" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. TWO ROWS REQUIRED FOR DEPTHS UP TO 12". THREE ROWS REQUIRED FOR DEPTHS OF 12-18". PROVIDE NAILING W/IN 22" OF EACH END OF MEMBERS. FOR BEAMS 7" OR GREATER IN WIDTH PROVIDE BOLTED CONNECTION W/ ASTM GRADE A-307 (OR BETTER) 1/2" DIA. BOLTS IN TWO ROWS 3" FROM EACH END OF BEAM @ 24" O.C. STAGGERED.

DESIGN CRITERIA

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA - table 301.2 (1)

SEAL

STATE OF MARYLAND

GROUND SNOW LOAD (lbs./s.f.)	30	
WIND PRESSURE (pounds per square foot)	17 +/- (90 m.p.h.)	
SEISMIC CONDITION BY ZONE	B	
SUBJECT TO DAMAGE	WEATHERING	SEVERE
	FROST LINE DEPTH	30
	TERMITE	MODERATE
	DECAY	MODERATE
WINTER DESIGN TEMP. FOR HEAT. FACILITIES	13'	
RADON RESISTANT CONSTRUCTION REQ		
FLOOD ZONE		

CODE INFORMATION

ALL WORK SHALL COMPLY WITH INTERNATIONAL CODE W/ LOCAL AMENDMENTS

International Residential Code, 2009 Edition
 2008 National Electrical Code/Local Amendments (NFPA 70)
 International Mechanical Code, 2009 Edition
 The Life Safety Code, 2009 Edition
 The National Standard Plumbing Code Illustrated, 2009 Edition
 International Energy Conservation Code, 2009 edition

ZONING

R-

FRONT SETBACK = 0'-0"
 SIDE SETBACKS = 0'-0"
 REAR SETBACK = 0'-0"

JRA

ARCHITECTURE

443.226.5745
 www.jra-design.com

ISSUE DATES:

05-04-12 PERMIT SET

REVISIONS:

DRAWING LIST

0.01	COVER SHEET
0.02	GENERAL INFO
1.01	ELEVATIONS
2.01	FOUNDATION PLAN
3.01	FIRST FLOOR PLAN
4.01	ROOF PLAN
5.01	SECTIONS

AREA INFO

FLOOR	SQUARE FOOTAGE
CRAWL SPACE	979 s.f.
FIRST FLOOR	1,074 s.f.
TOTAL	1,074 s.f.

PRINT DATE

May 09, 2012



WEATHER/THERMAL

- Insulation for slab on grade construction shall begin at the inside intersection of the slab and the foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally 24" under the slab. For unheated slabs a material with an R-value of 42 is required; for heated slabs an R-value of 63 is required (or as per local code)

- Sill Sealer-compressible material shall be installed under all mud plates (foundation wall and wood floor systems) and sole plates (slab on grade)

R-Value	Thickness	Location
R-11 FS25	3 1/2"	Basement Walls
R-13	3 1/2"	2x4 Walls (exterior)
R-19	5 1/2"	2x6 Walls (exterior)
R-38	5 1/2"	Crawl Space
R-38	5 1/2"	Floors exposed to unheated condition
R-38 Batt.	12"	Roof
R-38 Blown		Apply blown insulation as required by manufacturer's specifications

- Provide vents as per local code.

- Flashing: Prefinished aluminum or equal, at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall.

- Contractor shall maintain in all circumstances proper fire, sound and insulation ratings when penetrating through walls, floors, ceilings and roofs.

- All miscellaneous penetrations during construction shall be patched and repaired according to manufacturer's specifications and as per code.

- All exterior joints between windows, doors and other surfaces shall be caulked and sealed appropriately.

- DAMPROOFING: Apply (1) coat of asphalt emulsion to exterior of all below grade walls at basement conditions. When habitable space occurs below grade, provide waterproofing membrane, aqueous based elastomeric, vinyl acrylic mastic, .35 MIL, min. thickness or other approved equal.

- SLAB VAPOR BARRIER: 6 MIL polyethylene sheet where noted on drawings. Overlay all edges 6".

- SILL SEALER: 1/2" x 5/8" compressible fiberglass beneath all exterior sill plates or other approved sill sealer.

- Provide approved corrosion-resistant flashing at the intersections of masonry and wood frame construction; over projecting wood trim; where decks, porches etc. attach to wood frame construction; at wall and roof intersection; at chimney and roof intersections; in roof valleys; at all roof penetrations; and at wall openings if recommended by window and door manufacturers.

- Slab perimeters exposed to outside or within 30" of grade; 4.5x24", either vertical or horizontal from slab intersection.

- ROOFING: unless noted otherwise, roofing shall be min 200# Class "C" Fiberglass based asphalt shingles over 15 pound felt. Eave flashing to a point 24" inside of interior face of wall line may be also installed at the owner's discretion.

- WALL SHEATHING: As shown on drawings and installed in accordance with MANUFACTURER'S RECOMMENDATIONS.

- GUTTERS AND LEADERS: .032" Prefinished aluminum gutters with .024" prefinished aluminum leaders. Lead to splashblocks or collector as required.

CONCRETE

- Concrete works shall conform to American Concrete Institute Standard 318-83

- Bottom of all footings shall be located a minimum of 36" (or as per local code) below finished grade. Steps or depth of footing / foundation may vary according to local site or frost conditions.

- All interior concrete slabs shall have 6"x6"x10" W.W.M. or control joints. Monolithic turned down slabs for townhouses shall have a control joint between units.

- Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.

- Foundation walls of habitable rooms located below grade shall be damp-proofed or water proofed using materials and methods approved by local building jurisdiction.

- All work shall comply to local code.

Type of Concrete Construction	Minimum Specified Compressive Strength
- Footings	3000 PSI
- Interior Basement Slabs	3500 PSI
- Foundation Walls	3000 PSI
- Garage and Exterior Slabs	3500 PSI

(or as per local code)

- Concrete works shall conform to American Concrete Institute Standard 318-83

- All Interior Concrete footings, and slabs shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.

- REINFORCING RODS: ASTM A-615 and A-305 MESH: 6x6 - 1.4/1.4 WWF ASTM A-185.

- Reinforcing in footings is required where variations in soil conditions may exist.

- All interior slabs of 30 FEE or more in any dimension shall have WWF, Control Joints, or Fiber Reinforcement.

- Vapor barrier under all slabs EXCEPT garages:
6 MIL Polyethylene, Lap all edges 6", Lay over 4" Gravel bed.

- Exterior Concrete Slabs: 5% to 7% Air Entrained and shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.

- Foundation Walls: Poured in place walls shall have a minimum 28 Day Compressive Strength of 3000 PSI. (SEE 4.01)

MASONRY

- Maximum vertical distance of unbalanced fill measured from the top of the lower level slab to outside finished grade shall not exceed the following, for unreinforced walls where unstable soil or ground water conditions do not exist.

Type of Wall	Height of Fill
8" C.M.U.	4'-0"
12" C.M.U. (hollow)	6'-0"
12" C.M.U. (solid)	7'-0"
8" Poured Concrete	7'-0"
10" Poured Concrete	8'-0"

- Masonry veneer shall be installed over 15# felt or approved water repellant sheathing. Through-wall flashing and weeps shall be provided at any location where interior space projects beyond the face of the veneer, i.e. bay windows, off-set chimneys, etc..

- Masonry veneer shall be attached and anchored in accordance with the local code requirements.

- Walls over 7'-0" or on unstable soil shall be engineered and certified by a registered professional engineer.

- Concrete masonry units shall meet ASTM C-90 Grade A solid block or ASTM C-145 Grade B Standards and be 28 DAYS OLD before installation. Minimum net compression strength of block to be 2000 psi.

- Parging over CMU walls to be not less than 3/8" Portland cement parging from footing to finished grade. Parging and poured concrete walls shall be covered with a coat of approved bituminous material applied at the recommended rate below grade.

- MASONRY LINTELS: Provide lightweight pre-cast lintels for all openings and recesses in CMU walls. Provide (1) #3 lintel for each 4" of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and with #2 ties spaced 9" O.C., unless noted otherwise. Precast lintel to have minimum 8" bearing at each end. Such lintels shall not support any superimposed loads.

- Use Type "M" mortar for masonry below grade in contact with earth.

- Use Type "N" mortar for exterior above-grade load bearing and non-load bearing walls, and for other applications where another type is not indicated.

MISCELLANEOUS

- Chimneys shall extend a minimum of 2'-0" above any roof structure within 10'-0".

- Provide overflow pans and drains for wet appliances when located on level, or as noted on plans.

- Provide 22"x54" attic access with pull chain light (or as per local code)

- Wet bar and bath pans are approximate.
See manufacturer's plans for exact layout and dimensions.

WOOD

- Wall bracing shall be installed as per local code.

- All roof trusses and floor systems shall be engineered by others.

- All roof trusses and floor systems shall be braced and installed per manufacturer's specifications and as per local code. See manufacturer's plans for exact layout and construction.

- All trusses are stamped and certified by a registered engineer and meet TPI manufacturers minimum requirements.

- See drawings for type of floor construction.

- Tongue and groove floor decking glued and nailed on (SPF #2) 2x8 or 2x10 or 2x12 floor joists at 16" o.c. maximum to meet the American Plywood Association Sturd-I-Floor system.

- Tongue and groove floor decking glued and nailed on pre-engineered wood joists/trusses at 24" o.c. maximum to meet the American Plywood Association Sturd-I-Floor system.

- Fire-stopping shall be provided to cut-off concealed draft openings and to form an effective fire barrier between stories as per local code.

- Structural lumber to have minimum bending stress of 1,200 psi

- All exterior walls are 2x6 stud #16" centers, minimum SPF stud grade unless otherwise noted.

- All interior walls are 2x4 stud #16" centers, minimum SPF stud grade unless otherwise noted.

- All opening headers to be 3-2x10's unless noted otherwise

- Joist hangers to be installed as required.

- All wood less than 8" from grade shall be pressure treated. All sole plates on slabs shall be pressure treated.

- Provide bearing of all structural members as required by local code.

- All materials shall be installed per manufacturer's specifications and as per applicable building codes.

- All work shall comply to local code.

METAL

- Strap anchors or anchor bolts shall be local code and building Inspector approved: Minimum 2 straps/bolts per section of purling 12" Max. from each end and with intermediate strap/bolts at 6'-0" o.c. maximum. (or as per local code)

- All steel shall conform to ASTM Specs for A-36 Steel.

- All steel designed for maximum bending stress of 24,000 psi

- Metal joist hangers (Standard wood ledger) shall be used where required at joist without direct bearing and be 18 GA. galvanized steel. Use all nails specified by the manufacturer.

- Paint all exterior ferrous or galvanized metals EXCEPT completely pre-finished factory items.

- All work shall comply to local code.

SPECIALTIES

- Concrete works shall conform to American Concrete Institute Standard 318-83

- Toilet and bath accessories per plans or by owner.

- MIRRORS: TBD by builder or by owner.

- Provide two towel bars for each full bath, one per powder room.

- Provide either shower rods 80" a.l.l. or tempered or safety laminate glass doors, per owner.

DOORS AND WINDOWS

- Provide safety glazing as required by local code.

- All doors and windows shall be installed in accordance with manufacturer's specifications, and as per local code.

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of mechanical systems including duct sizes, trunk and register size for air conditioning and heating. Systems shall be installed per manufacturer's specifications and recommendations and as per all applicable building codes.

- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturer's specifications and recommendations and as per all applicable codes.

- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.

- Smoke & Carbon Monoxide detectors - Provide a minimum of one ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup. Provide detectors at each sleeping room if required by local code. Provide detectors outside each sleeping area within 10'-0" of each door.

- Fire suppression systems shall be installed as per local building code.

- All work shall comply to local code.

DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:

- Ground Snow Load	55 psf	SNOW LOADS:	
- Roof	30 psf	ROOF:	12.4 PSF
- Sleeping Floors	30 psf	GROUND:	20.0 PSF
- Living Floors	40 psf	FLAT ROOF:	14.0 PSF
- Exterior Decks	60 psf	EXP. FACTOR:	0.07
- Stairs	100 psf	IMPACT FACTOR:	1.0
- Garage Slabs	50 psf	UNACCESSIBLE:	10PSF
- Wind Load	17 psf	ACCESSIBLE:	20 PSF
- Dead Load	10 psf	WIND LOAD:	14 PSF (EXPOSURE C)
- Guardrails	200' at any point in any direction.	FLUID PRESSURE:	30 PCF MAXIMUM

LOADS GREATER THAN 30 PCF REQUIRE FOUNDATION WALLS TO BE ENGINEERED.

(or as per local code)

STAIR CRITERIA

- INTERIOR and EXTERIOR STAIRS

- All stairs shall comply with all local codes.

- Minimum finish width: 36"
- Minimum finished headroom height: 6'-8"
- Maximum riser height: 7 3/4"
- Minimum tread depth: 10"
- Maximum space between balusters: 4"
- Handrail height shall not be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.

- Provide a minimum of 1 1/2" space between handrail and wall.

- Stair winder shall have a minimum inside width of 6" and a minimum of a 9" tread when measured 12" from inside corner.

- Stair landings shall be a minimum of 36" x 36"

- Stairways with 3 or more risers are required to have a handrail.

SITWORK

- GENERAL: These drawings do not cover sitework, grading or landscaping

- Building foundations have been designed based on an assumed soil bearing capacity of 3000 PSF. Additional engineering is required if soil bearing capacity is less than 3000 PSF.

- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1 1/2" dia. bleeder pipes through mid line of footing of max 8" o.c. Typically, drains shall lead to sump pits or to positive daylight discharge points.

- Slope all stoops, porches, walks and garage slabs away from building 1/8" minimum per foot.

- All work shall comply to local code.

GENERAL NOTES

- All work shall comply to all applicable local codes.

- All construction shall be classified as and comply to either of the following:
-- Use Group R-4 under the 2007 International Residential Code.

- All work shall comply to International Energy Conservation Code, 2009 edit.

- These plans and notes are the property and sole responsibility of JRA Architecture, Inc. Use of these plans without the written consent of JRA Architecture, Inc. is prohibited.

- These plans are subject to modification as necessary to meet code requirements and/or facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect and the Owner reserves the right to make any changes, for any reason, at any time, providing they comply with the code.

- The Sub-Contractor shall compare and coordinate all drawings. When a discrepancy or an error or omission exists, he shall comply with the code and contact the Architect and the Owner in writing for proper adjustment.

- These plans are not to be scaled for construction purposes. Written dimensions and notes supersede all scaled reference.

- In the event certain features of Construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.

- Field verify ALL existing dimensions

IECC CODE COMPLIANCE

Climate Zone 4A

Compliance Method

Mandatory and Prescriptive Provisions

Exterior Frame Wall Construction

- 2x6 Studs @ 16" o.c.

- R-19 Kraft faced batt insulation

- 7/16" OSB Sheathing (continuous)

- Housewrap

Attic Insulation

- R-38

Basement Wall Insulation

- R-10 Full Faced Continuous Batts Full Height extending from floor above to finish grade level and then vertically or horizontally an additional 2'-0" floor insulation over Unconditioned Space

- R-38 batt insulation

Window u-Value/SHGC

- U-Value = .34

- SHGC = .31

Slab on Grade Floors less than 12" below grade

- R-10 Rigid Foam Board under slab extending 2'-0" vertically or 2'-0" horizontally

Attic Access

- Access Scuttle will be weatherstripped and Insulated R-38

Building Thermal Envelope (air leakage)

- Exterior walls and penetrations will be sealed per this section of the 2009 IECC with caulk gaskets, weatherstripping or air barrier of suitable material

- Building envelope tightness and insulation must meet the inspection criteria listed in table 402.4.2. A "Blower Door Air Infiltration Test" shall be performed.

Fireplace

- All wood burning masonry fireplaces will have gasketed doors and outdoor combustion air. Gasketed doors are not required for prefabricated units.

Recessed Lighting

- Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage.

Thermostat

- All dwelling units will have at least 1 programmable thermostat for each separate heating and cooling system per 2009 IECC section 403.1

- Where a heat pump system having supplementary electric resistance heat is used the thermostat shall prevent the supplementary heat from coming on when the heat pump can meet heating load.

Mechanical Duct Insulation

- Supply ducts in attic R-8 minimum

- Supply ducts outside of conditioned spaces R-8 minimum

- All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs R-6 minimum

Duct Sealing

- All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1401.4.1 of the IECC.

- A duct tightness test (Duct Blaster duct total leakage test) will be performed on all homes and shall be verified by either a post construction test or a rough-in test. Duct tightness test is not required if the air handler and all ducts are located within the conditioned space.

Mechanical Ventilation

- Outdoor (make-up) air will be brought into the home thru a duct with an automatic gravity damper.

Equipment Sizing

- All furnaces will be 80% efficient furnaces minimum

Lighting Equipment

- A minimum of 50% of all lamps (lights) must be High-Efficient Lamps

Water Heater

- Minimum efficiency established by NAECA

Contractor will be responsible for generating Certificate of Compliance and affixing to electrical panel.

JRA
ARCHITECTURE

443.226.5745
www.jra-design.com

Nitsch Residence

PROPOSED ADDITION

15961 Old Frederick Road, Mount Airy, Maryland 21771

REVISIONS

△	
△	
△	
△	
△	

ISSUE DATES:

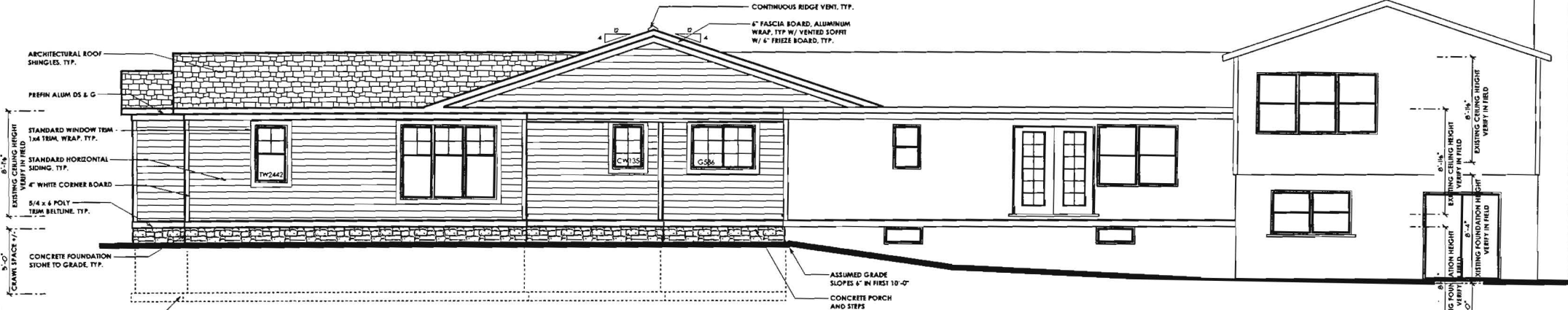
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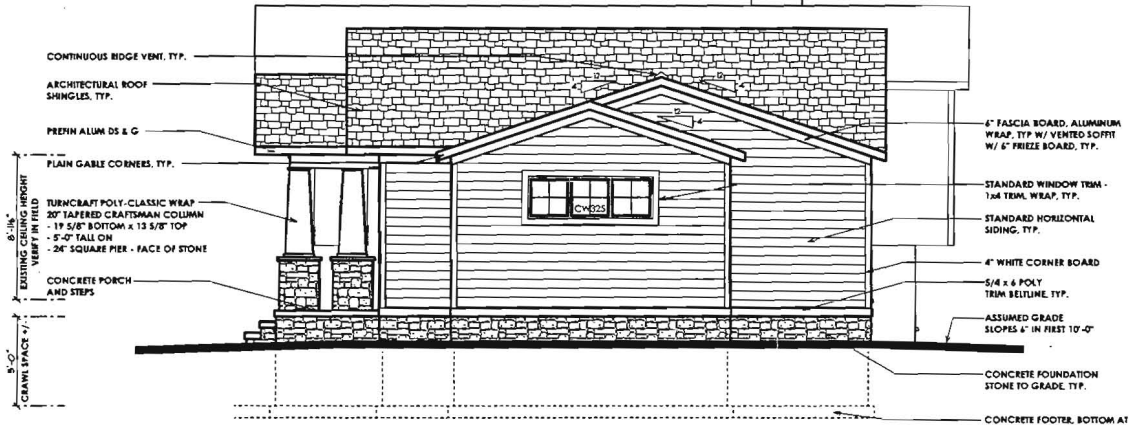
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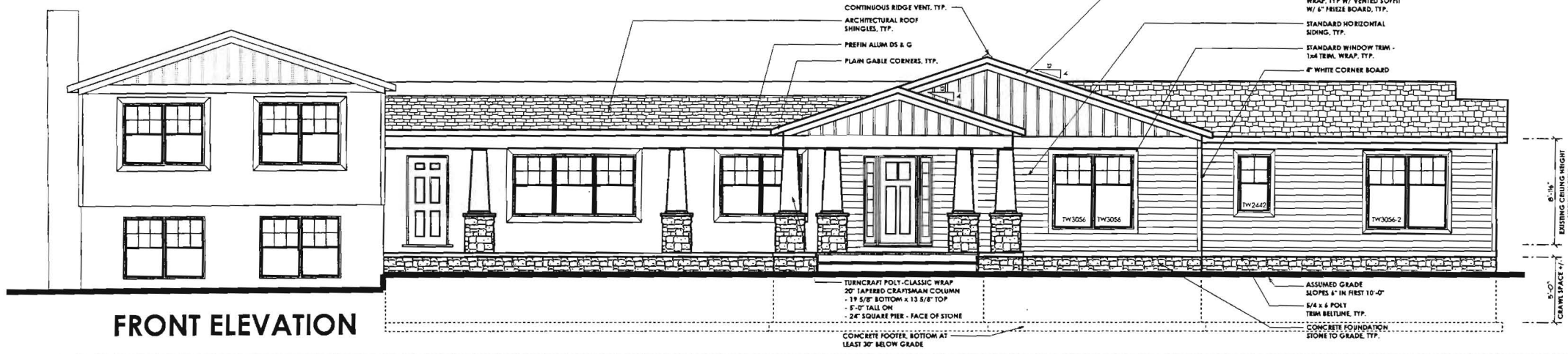
PRINT DATE:
May 06, 2012



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

Nitsch Residence
PROPOSED ADDITION
15961 Old Frederick Road, Mount Airy, Maryland 21771

REVISIONS

▲	
▲	
▲	
▲	

ISSUE DATES:
04-10-12 REVIEW SET

SCALE: 1/4"=1'-0"
ELEVATIONS
1.01
PRINT DATE:
May 06, 2012

Nitsch Residence
PROPOSED ADDITION
15961 Old Frederick Road, Mount Airy, Maryland 21771

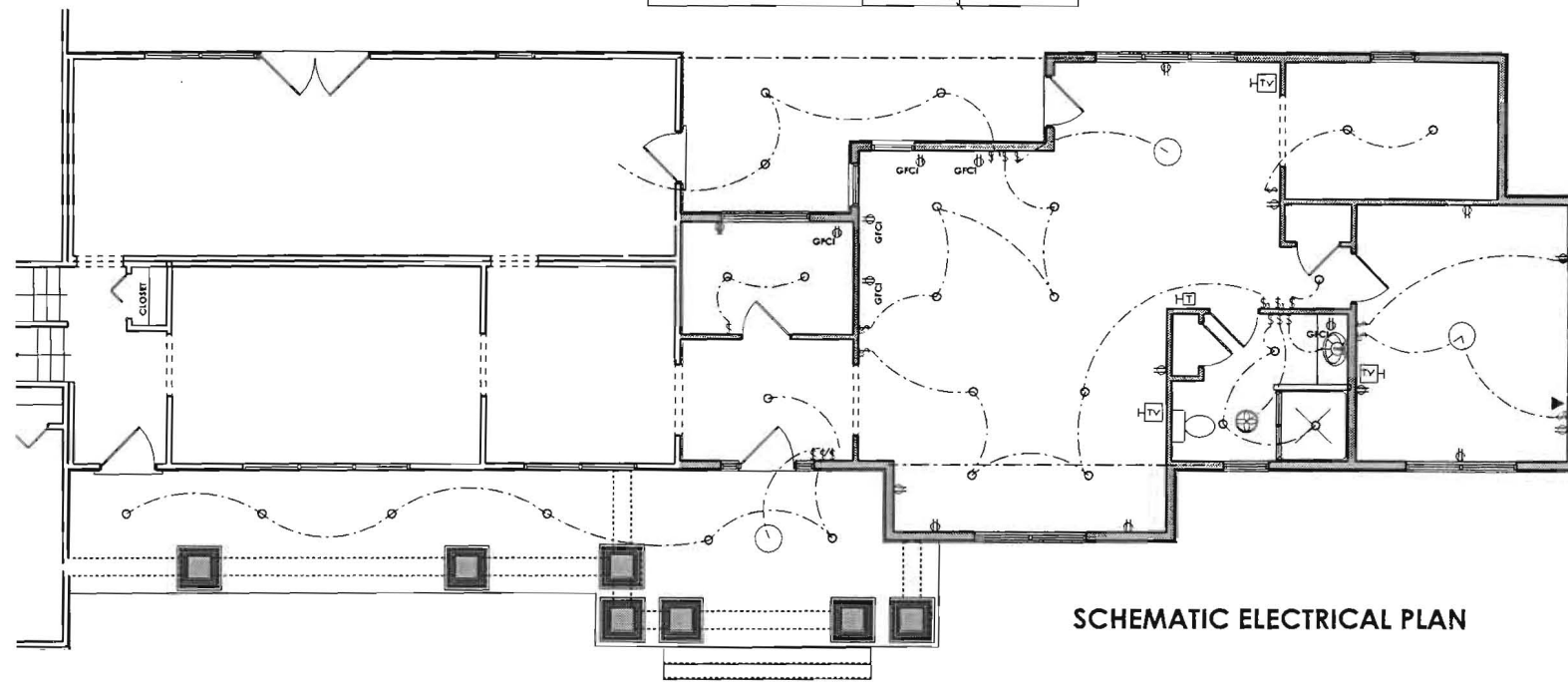
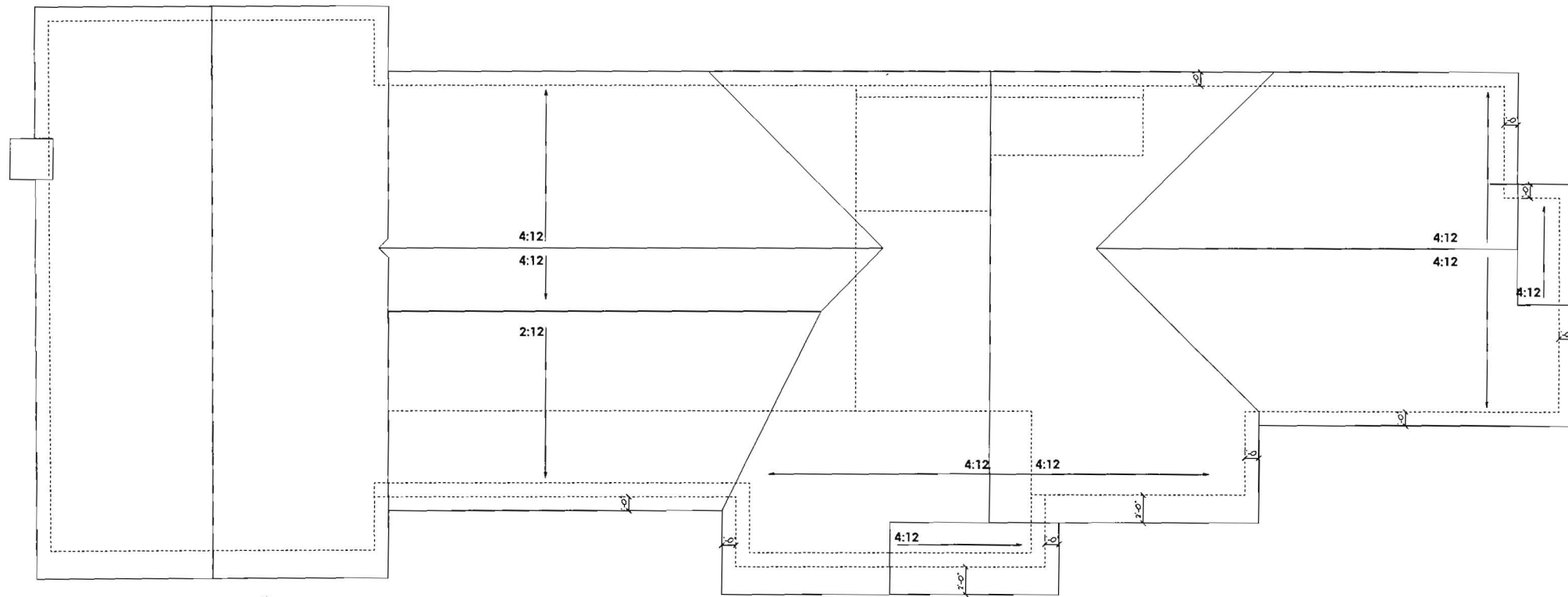
REVISIONS

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ISSUE DATES:

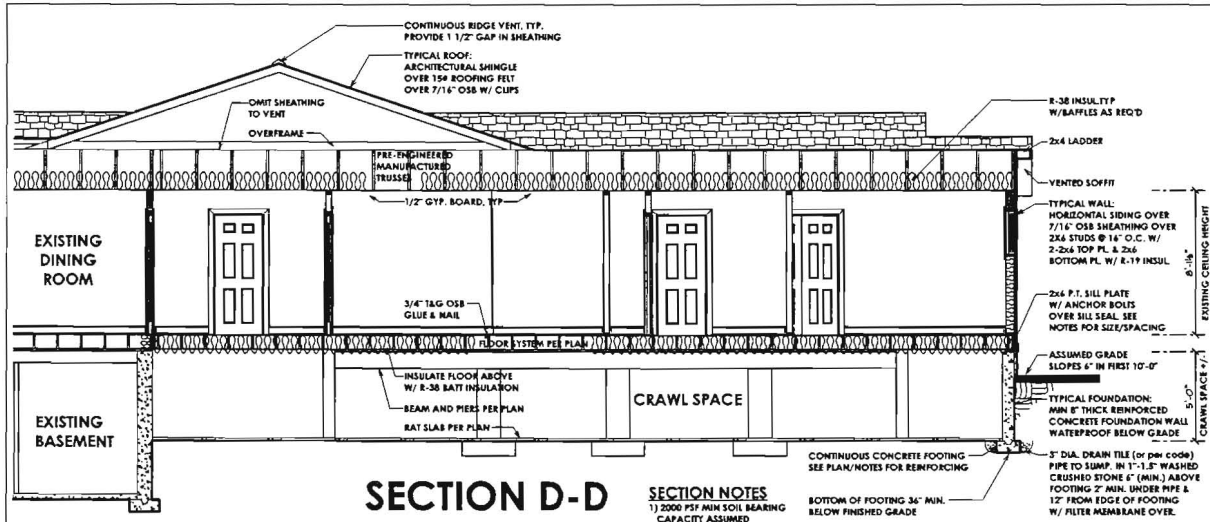
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SCALE: 1/4" = 1'-0"
ROOF PLAN
4.01
PRINT DATE:
May 07, 2012



- ELECTRICAL NOTES**
- 1) SEE FLOOR PLANS FOR TYP. NOTES AND DIMENSIONS
 - 2) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, R/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
 - 3) PROVIDE SMOKE DETECTORS AS REQ'D BY LOCAL CODE. WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACK-UP) AND INTERCONNECTED FOR SIMULTANEOUS ACTIVATION.
 - 4) THESE DRAWINGS ARE SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS. ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES. FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.
- ELECTRICAL LEGEND**
- | | | | |
|---|---------------------|---|--------------------------|
| ○ | DUPLEX RECEPT. | ○ | CEILING FOUNT. |
| ○ | GROUND FAULT | ○ | CEILING LIGHT |
| ○ | CIRCUIT INTERRUPTER | ○ | PULL CHAIN RECEPT. |
| ○ | DUPLEX OUTLET | ○ | SMALL FOUNT. |
| ○ | 20 VOLT | ○ | FLUORESCENT LIGHT FOUNT. |
| ○ | DUPLEX OUTLET | ○ | CEILING FAN |
| ○ | 4\"/> | | |

SCHEMATIC ELECTRICAL PLAN

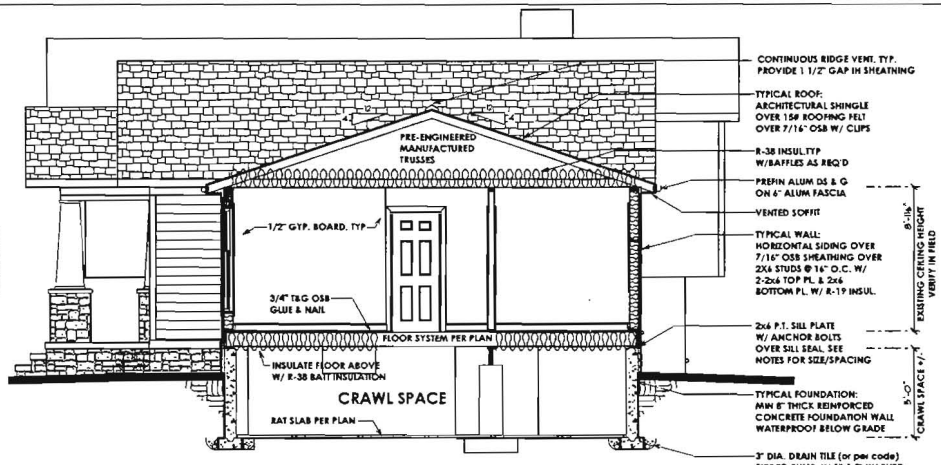


SECTION D-D

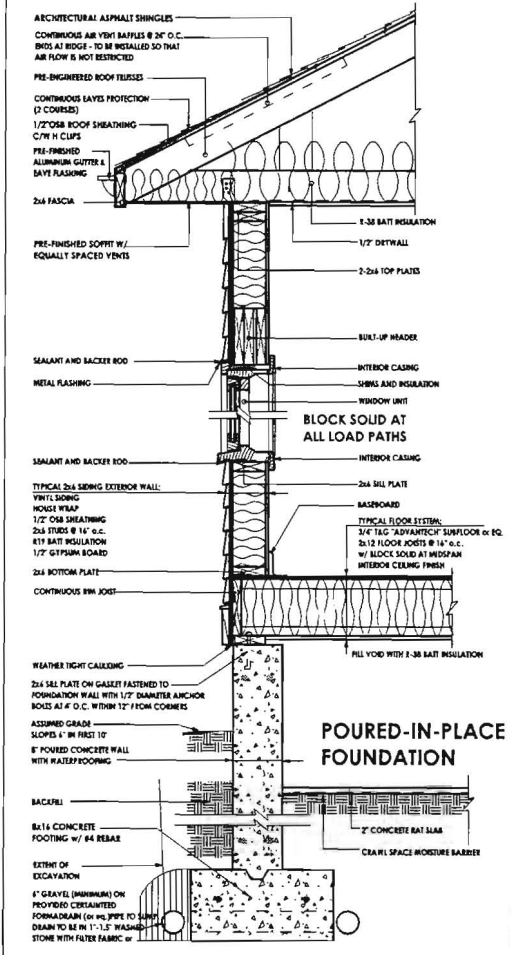
SECTION NOTES

- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & BAFFLES TO BE SPT #1/#2 OR EQ. TYP THROUGH U.L.O.
- 3) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, NY/W, A/F, AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 4) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 14" HIGH
- 5) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4" O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.

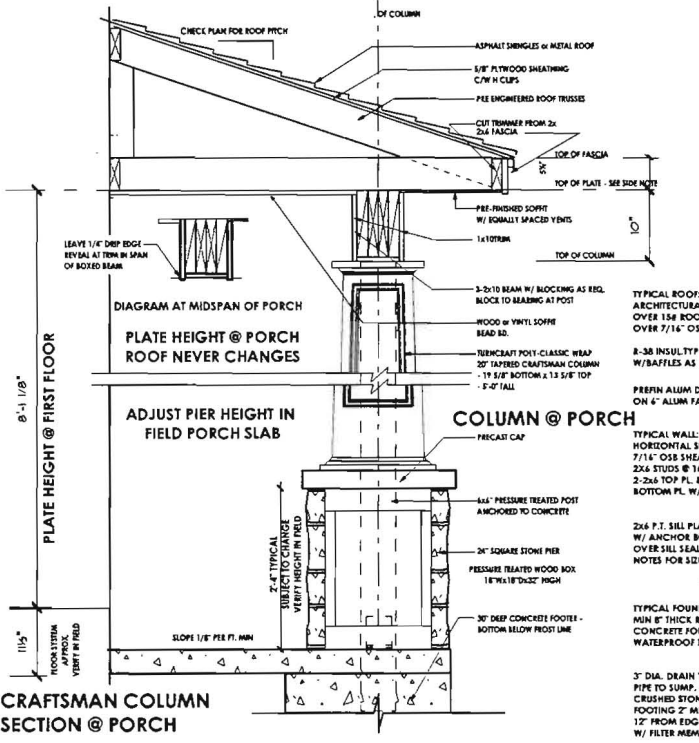
CONTINUOUS CONCRETE FOOTING - SEE PLAN/NOTES FOR REINFORCING
 BOTTOM OF FOOTING 34" MIN. BELOW FINISHED GRADE
 5" DIA. DRAIN TILE (or per code) PIPE TO SUMP, IN 1'-1.5" WASHED CRUSHED STONE 6" (MIN.) ABOVE FOOTING 2" MIN. UNDER PIPE & 12" FROM EDGE OF FOOTING W/ FILTER MEMBRANE OVER.



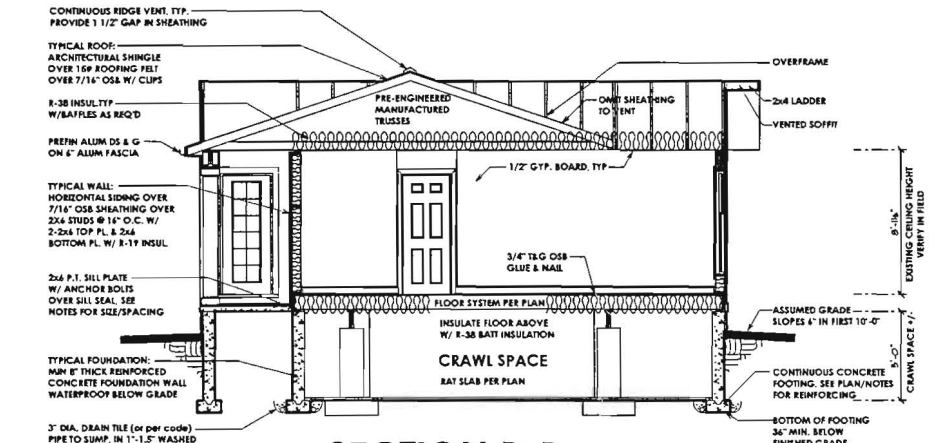
SECTION C-C



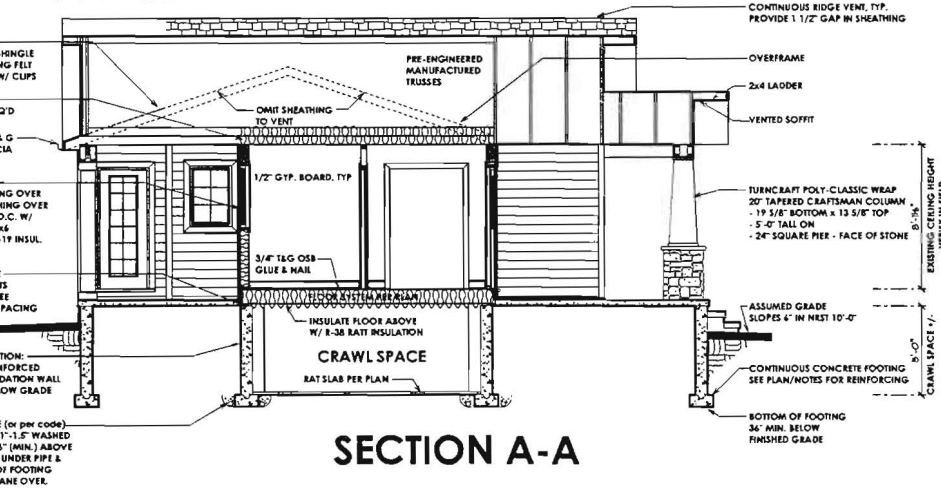
POURED-IN-PLACE FOUNDATION



CRAFTSMAN COLUMN SECTION @ PORCH



SECTION B-B



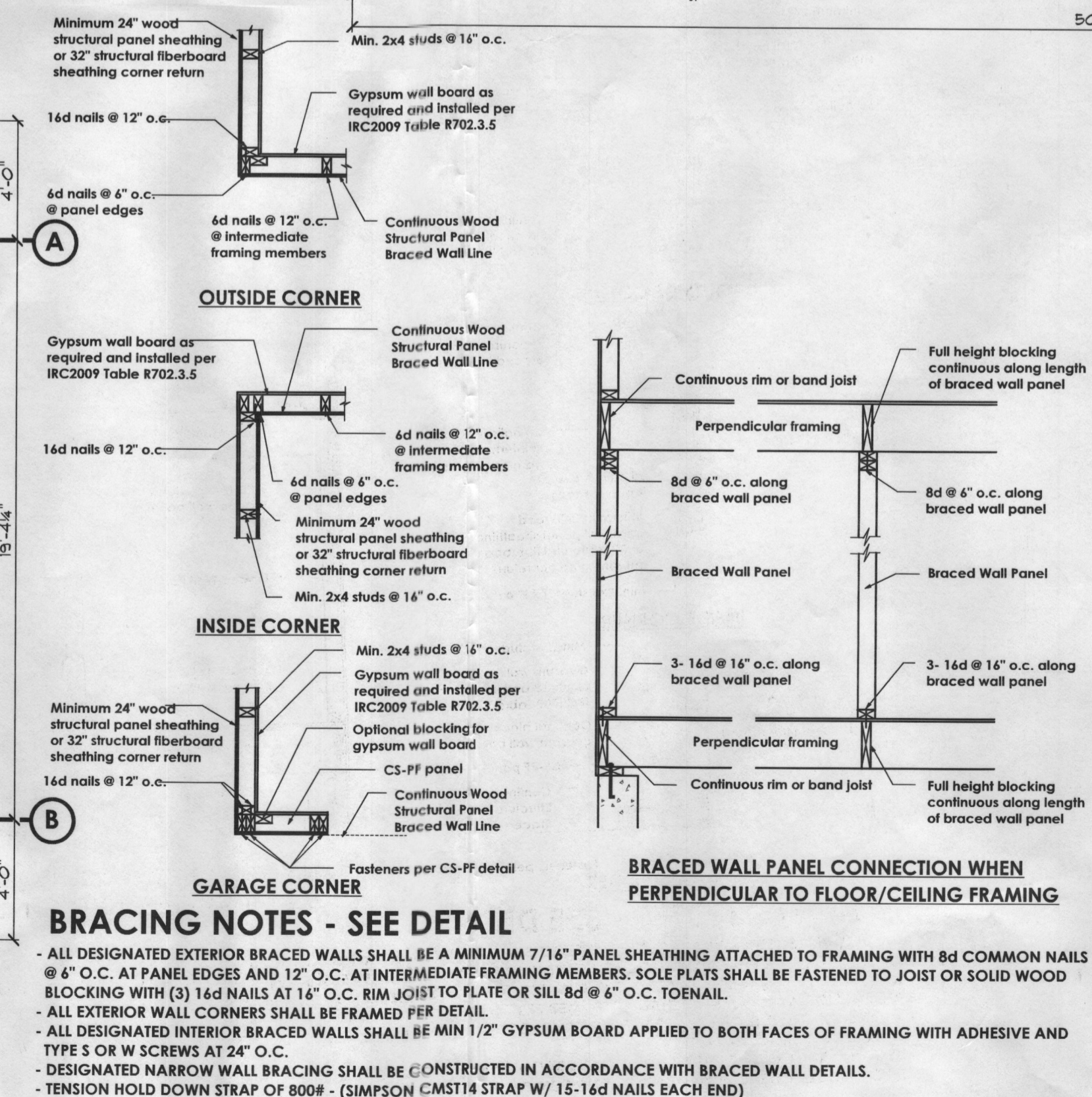
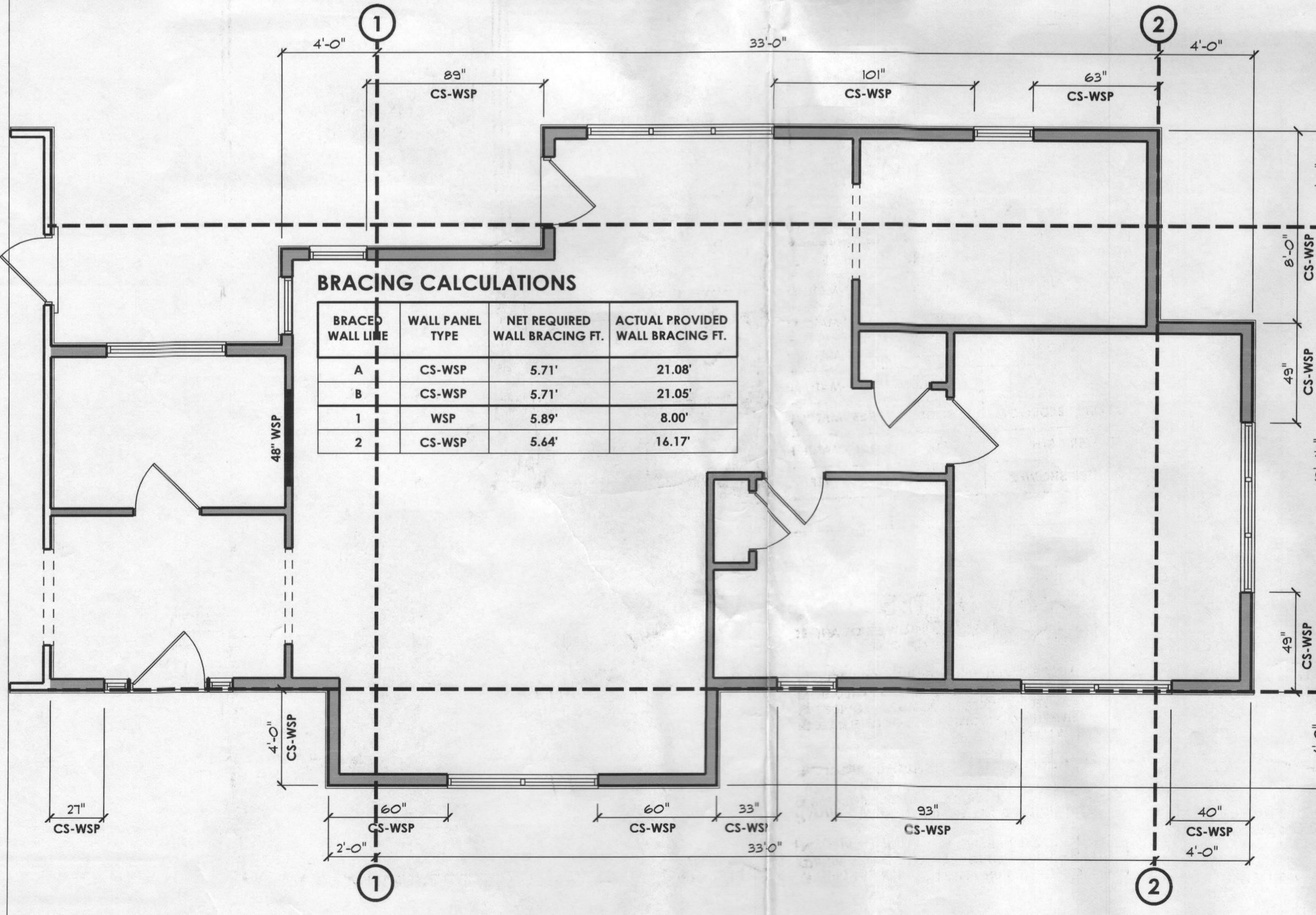
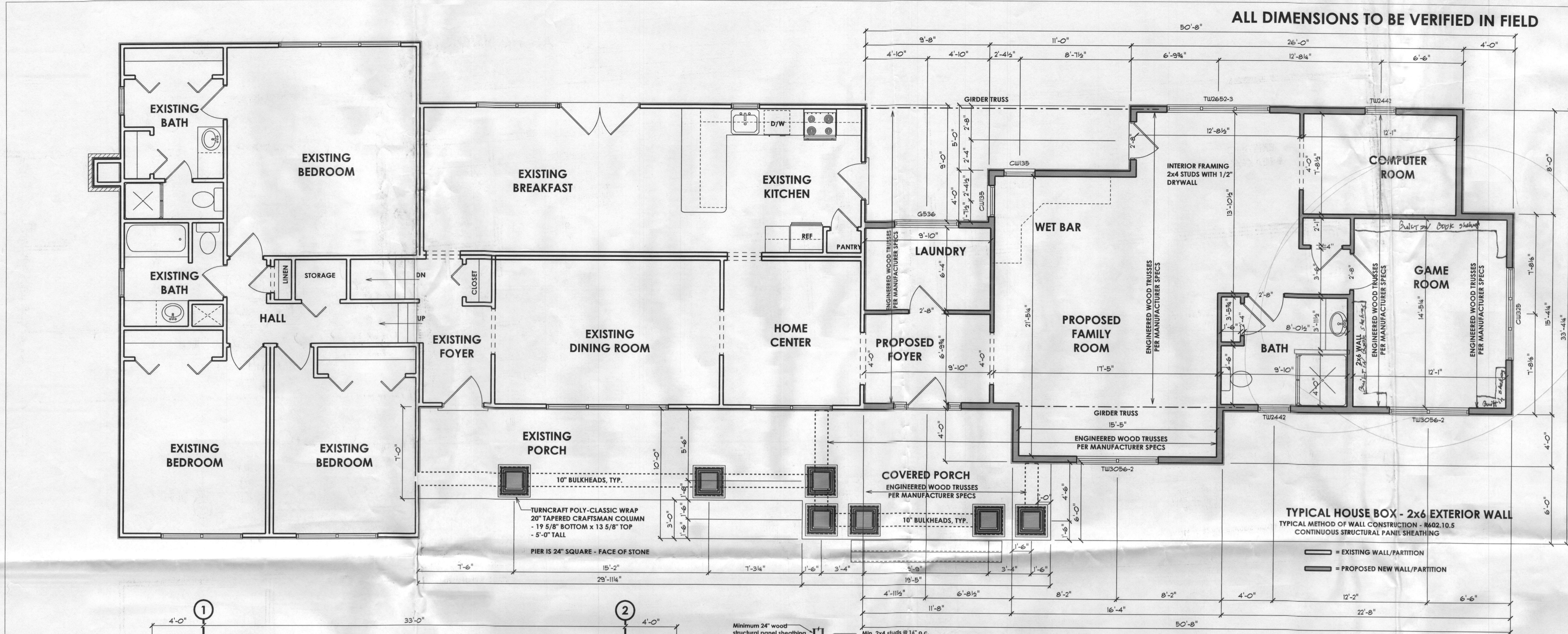
SECTION A-A

REVISIONS

ISSUE DATES:
 06-10-12 REVIEW SET

B12001674

Out. Sh. Detail. Structural. Review. 7/17/12.



FINISH SCHEDULE

ROOM	FLOORS	BASE	WALLS
ADDITION FOYER	WOOD	5.25"-MATCH EXIST.	PAINT - FLAT
LAUNDRY	TILE	5.25"-MATCH EXIST.	PAINT - SEMI-GLOSS
FAMILY ROOM	WOOD	5.25"-MATCH EXIST.	PAINT - FLAT
W.I.C.	WOOD	5.25"-MATCH EXIST.	PAINT - FLAT
MASTER BEDROOM	WOOD	5.25"-MATCH EXIST.	PAINT - FLAT
MASTER BATH	TILE	5.25"-MATCH EXIST.	PAINT - SEMI-GLOSS
MASTER SHOWER	TILE	TILE	TILE

FRAMING NOTES

- ALL BEAMS ARE TO BE DROPPED BELOW FLOOR AND ROOF FRAMING UNLESS NOTED UPSET. BEAMS ARE TO BEAR FULL DEPTH OF POSTS.
- PROVIDE DOUBLE WALL STUD POST UNDER ALL BEAMS, READERS, TRIMMERS AND MULTIPLE JOISTS BEARING ON STUD WALLS. UNLESS NOTED OTHERWISE. PROVIDE SAME STUD POST IN STUD WALLS BELOW UNDER ALL POSTS TO PROVIDE SOLID SUPPORT TO FOUNDATION. BLOCK SOLID BETWEEN FLOOR JOISTS AT FLOOR LEVELS. SEE GENERAL NOTES FOR JAMB STUDS AT BEARING WALL OPENINGS.
- PROVIDE METAL HANGERS AT ALL FLUSH CONNECTIONS.
- PROVIDE 3-2x10 WALL HEADER AT ALL EXTERIOR STUD WALL OPENINGS W/ 1/2" RIGID INSULATION FILLER - UNLESS NOTED OTHERWISE
- ALL EXISTING FRAMING SHOWN IS ASSUMED. BEFORE NEW FRAMING IS DONE, THE CONTRACTOR IS TO EXPOSE THE EXISTING FRAMING FOR THE ARCHITECT/ENGINEER TO INSPECT. MODIFICATIONS TO FRAMING MAY BE MADE AFTER EXISTING CONDITIONS ARE KNOWN.

Nitsch Residence

PROPOSED ADDITION
15961 Old Frederick Road, Mount Airy, Maryland 21771

REVISIONS

- Added Built-in Book Shelves to Game Room

ISSUE DATES:

04-10-12 REVIEW SET

SCALE: 1/4" = 1'-0"

FIRST FLOOR

3.01

PRINT DATE: May 06, 2012