Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: 04/20/15

Permit No.: B15001903

3505 Mitchells Way

State: MD Zip Code: 21114

SDP/WP/BA #:

Subdivision: Chanelfield

Area: Lot: 21

Parcel: Grid: 8

Map Coordinates: Lot Size: 1.12A

ion Cost: $ 150,000

eviously occupied? ☒ Yes ☐ No

Property Owner's Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Contractor Company: CT Contracting Inc
Contact Person:
Address: 11 Ivy Bridge Ct
City: State: MD Zip Code:
License No. :
Phone: Fax:
Email:

Engineer/Architect Company:
Responsible Design Prof.:
Address:
City: State: MD Zip Code:
Phone: Fax:
Email:

g Characteristics	Residential Building Characteristics
	☐ SF Dwelling ☐ SF Townhouse
	Depth / Width
oor:	1st floor:
	2nd floor:
(sq. ft.):	Basement:
	☐ Finished Basement
	☐ Unfinished Basement
	☐ Crawl Space
on type:	☐ Slab on Grade
ete	No. of Bedrooms:
	Multi-family Dwelling
	No. of efficiency units:
	No. of 1 BR units:
odular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
Project Permit	Footings:
☐No	Roof:
oject Permit #	☐ State Certified Modular
	☐ Manufactured Home

Utilities	
Water Supply	
☐ Public	
☒ Private	
Sewage Disposal	
☐ Public	
☐ Private	
Electric: ☒ Yes ☐ No	
Gas: ☐ Yes ☐ No	
Heating System	
☐ Electric ☐ Oil	
☐ Natural Gas ☐ Propane Gas	
☐ Other:	
Sprinkler System:	
☐ Yes ☒ No	
Grading Permit Number:	
Building Shell Permit Number:	

BY 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 OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN AT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

ure

Print Name

Date 4/20/15

CT Contracting Inc

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY

-FOR OFFICE USE ONLY-

	DATE	SIGNATURE OF APPROVAL
)		
	5/19/15	H. Oswald

l approval required for issuance? ☐ Yes ☒ No
ONSTRUCTION START

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

Filing Fee	$ 25.00
Permit Fee	$
Tech Fee	$
Excise Tax	$
PSFS	$
Guaranty Fund	$
Add'l per Fee	$
Total Fees	$
Sub-Total Paid	$
Balance Due	$
Check	# 8750

White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

orms\Building applmp 8.2012.docx

Oswald, Hank

From: Chris Tiede <chris@ctcontractinginc.com>
Sent: Tuesday, May 19, 2015 10:28 AM
To: Oswald, Hank
Subject: Re: Carlson Poolhouse Permit Review Set.pdf

Correct. No plumbing

Sincerely, Christian Tiede
CT Contracting Inc.

> On May 19, 2015, at 8:13 AM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:
>
> Hi Chris:
>
> Just to confirm, the pool house will not have plumbing?
>
> Hank
>
> -----Original Message-----
> From: Chris Tiede [mailto:chris@ctcontractinginc.com]
> Sent: Tuesday, May 12, 2015 5:33 PM
> To: Oswald, Hank
> Subject: Carlson Poolhouse Permit Review Set.pdf
>
> Hank please let me know if you need anything else?
>
>

Oswald, Hank

From: Oswald, Hank
Sent: Wednesday, April 29, 2015 11:00 AM
To: 'CHRIS@CTCONTRACTINGINC.COM'
Subject: B15001403_13505 Mitchells Way

Hi Chris:

This letter is in response to building permit B15001403. The application describes 1-1/2-STORY DETACHED POOLHOUSE W/1-CAR GARAGE. Upon review the submittal, the building permit did not include a copy of the floor plans for the pool house and garage.

Building permit approval is being placed on hold until floor plans have been forwarded to the Health Department for review. I may be reached at (410) 313-1786, if you would like to discuss the project.
Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
410.313.1786

LAYOUT 6/28/11 INSP 4 _____

INSP 2 _____ INSP 5 _____

INSP 3 _____ INSP 6 _____

ISSUE DATE: 6.27.11

PERMIT

P 535276

APPROVAL DATE: 6/30/2011

A [redacted]

Tax ID # 03-348989

ON-SITE SEWAGE DISPOSAL SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH

WTC Contractors, Inc. IS PERMITTED TO INSTALL ☒ ALTER ☐

ADDRESS: 3033 Salem Bottom Rd Westminster MD 21157 PHONE NUMBER: 410-458-7024

SUBDIVISION: Cloverfield LOT NUMBER: 21

ADDRESS: 13505 Mitchells Way PROPERTY OWNER: Cloverfield Pfefferkorn

SEPTIC TANK CAPACITY (GALLONS): 2000 OUTLET BAFFLE FILTER REQUIRED ☐

PUMP CHAMBER CAPACITY (GALLONS): _____ COMPARTMENTED TANK REQUIRED ☒

NUMBER OF BEDROOMS: 4 APPLICATION RATE: ~~0.5~~ 0.8

SQUARE FOOTAGE OF HOUSE: ±3500'

LINEAR FEET OF TRENCH REQUIRED: ~~206.66~~ 165

2' Wide
Inlet 5'
Bottom 8.5' ~ 45, 58, 62

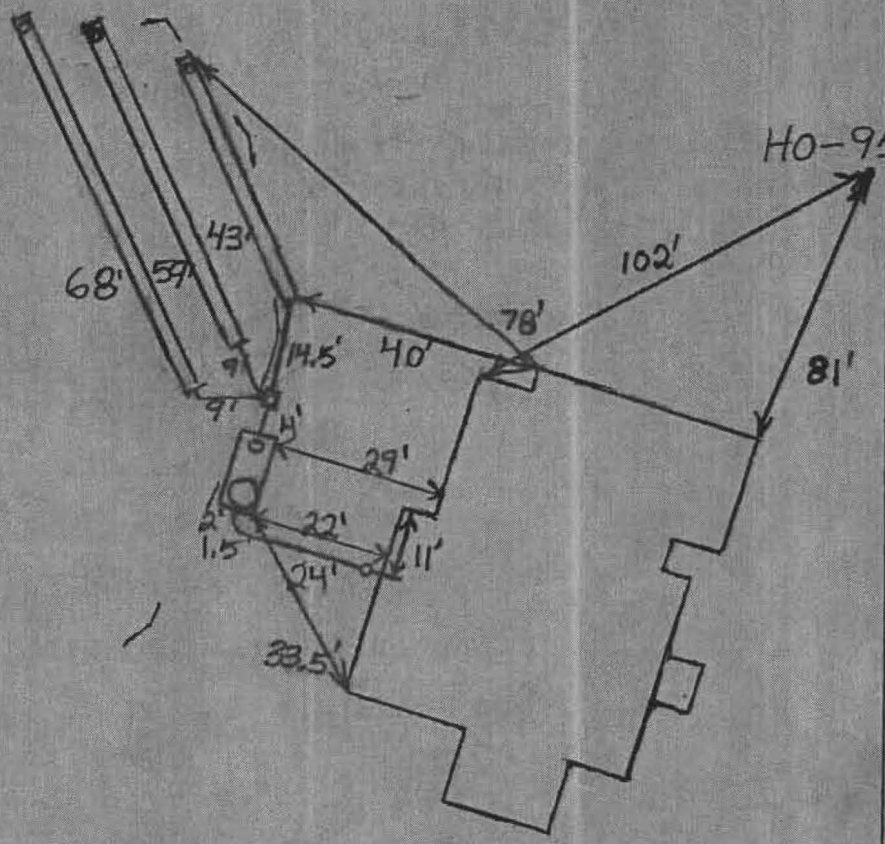
TRENCHES:	Trenches to be 3.0 feet wide. Inlet 5.0 feet below original grade. Bottom maximum depth 7.0 feet below original grade. Effective area begins at 5.0 feet below original grade with 2.0 feet of stone below distribution pipe.
LOCATION:	Set septic tank per layout inspection. Set distribution box at the highest point of the easement per layout inspection. Install 206.66 feet of trench on contour per layout inspection.
NOTES:	**Do not** order the septic tank until after layout inspection and Sanitarian approval. Stake easement corners. Call for layout inspection. Mark utilities. Gravel tickets must be available for Environmental Sanitarians. Stone must be approved by the Howard County Health Department. A written variance request is required for tanks deeper than 3 feet. A traffic bearing lid is required for tanks deeper than 4 feet.

PLANS APPROVED: Dana Bernard DATE: 4/27/11

NOTE: PERMIT VOID AFTER 2 YEARS
NOTE: CONTRACTOR RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS
NOTE: WATERTIGHT SEPTIC TANKS REQUIRED
NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL
NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS

NEITHER THE HOWARD COUNTY COUNCIL OR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM
PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT
CALL 410-313-1771 FOR INSPECTION OF SEPTIC SYSTEM

NOT TO SCALE (30)



ROAD NAME

TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
2'	5'	85'

NUMBER OF TRENCHES 3
TOTAL LENGTH 170'
ABSORPTION AREA 510
DISTRIBUTION BOX LEVEL Levelers
DISTRIBUTION BOX BAFFLE Yes
DISTRIBUTION BOX PORT Yes

HO-95-0381

SEPTIC TANK DATA
SEPTIC TANK 1 LEVEL Yes
MANUFACTURER Babylon
CAPACITY 2000 GAL
SEAM LOC Top
TANK LID DEPTH 1.5'
BAFFLES Yes
BAFFLE FILTER No
MANHOLE LOC Front
6" PORT LOC Rear
WATERTIGHT TEST No
SLOTTED Yes
DATE ON LID 5/15/2011
PUMP/SEPTIC TANK LEVEL N/A
MANUFACTURER
CAPACITY GAL
SEAM LOC
TANK LID DEPTH
BAFFLES
BAFFLE FILTER
MANHOLE LOC
6" PORT LOC
WATERTIGHT TEST
SLOTTED
DATE ON LID

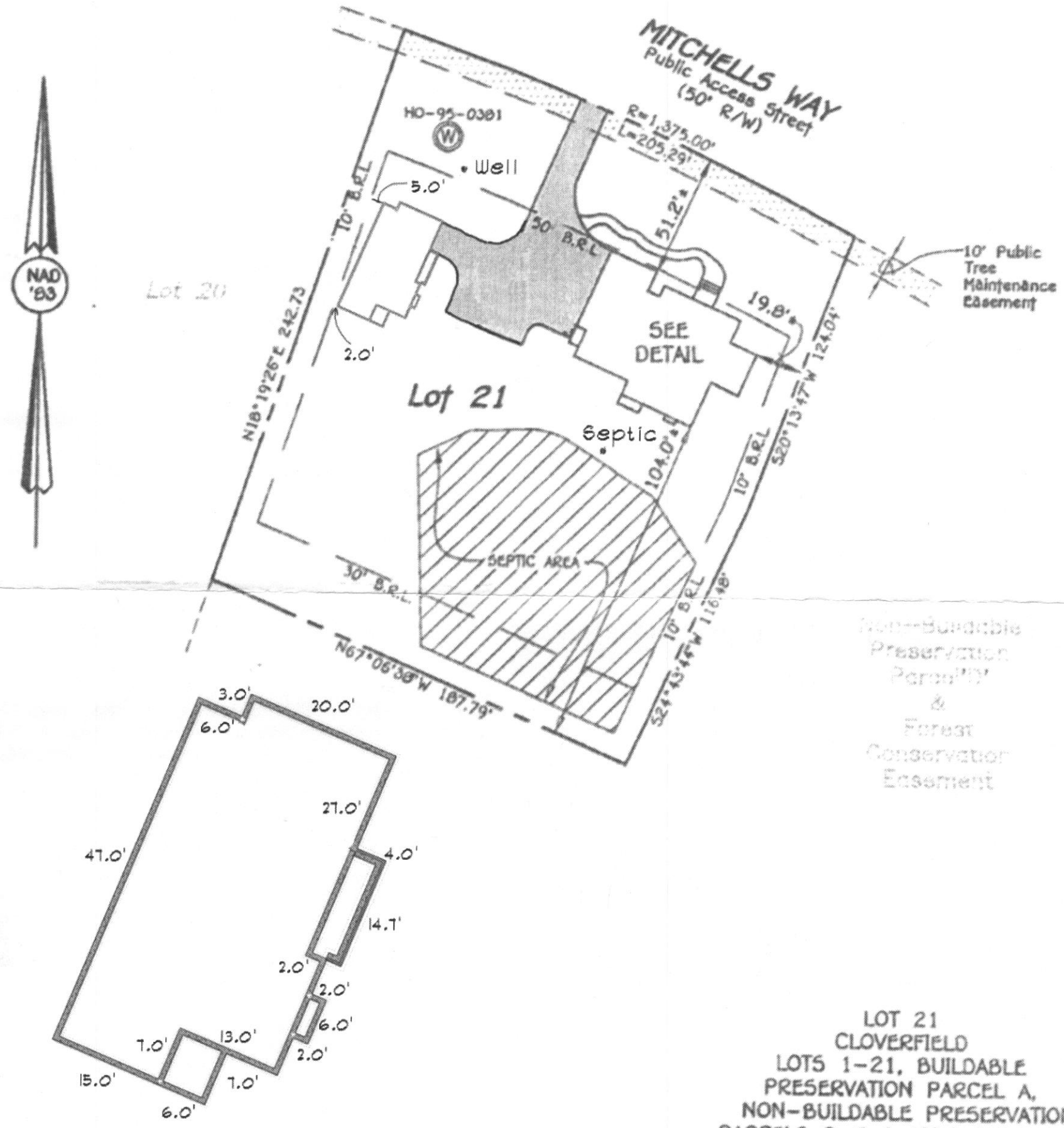
PRE-CONSTRUCTION:
6/28/2011 Specs. changed to save easement area. Install three trenches on contour across the highest part of the septic easement, O.K. to set the tank partially in the easement area. Set the tank near where shown on the B.P. plan. (BB)

INSTALLATION: 6/30/2011 System finished. O.K. to backfill. (BB)

FINAL INSPECTOR B. Baker, DATE OF APPROVAL 6/30/2011

GENERAL NOTES:

1) THIS LOCATION DRAWING IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY APPROVAL FORM INSOFAR AS IT IS REQUIRED BY A LENDER OR TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING OF THE PROPERTY SHOWN HEREON. UNLESS INDICATED AS BEING A BOUNDARY SURVEY, THIS LOCATION DRAWING IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATIONS OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. AS A RESULT, THIS LOCATION DRAWING DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING FOR RE-FINANCING.
2) SUBJECT PROPERTY IS SHOWN IN ZONE C ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF HOWARD COUNTY, MARYLAND, COMMUNITY PANEL No. 2400440015 B EFFECTIVE DEC. 4, 1986.
3) THE OFFSETS FROM BUILDING LINE TO PROPERTY LINE AS SHOWN ON THE PLAT HEREON ARE TO AN ACCURACY OF PLUS OR MINUS 1' (±)
4) NO TITLE REPORT FURNISHED. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND CONDITIONS OF RECORD.
5) THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-95-0381 HAS BEEN FIELD LOCATED BY FISHER, COLLINS AND CARTER, INC. PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.
6) PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 339, EXPIRATION DATE 10/04/2012.
7) BUILDING PERMIT# B-11001061



#13505 MITCHELLS WAY
B.R.L.= BUILDING RESTRICTION LINE
FIRST FLOOR ELEV.= 554.8'±

LOT 21
CLOVERFIELD
LOTS 1-21, BUILDABLE PRESERVATION PARCEL A, NON-BUILDABLE PRESERVATION PARCELS B-E & NON-BUILDABLE BULK PARCEL F
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PLAT #18953-18959

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

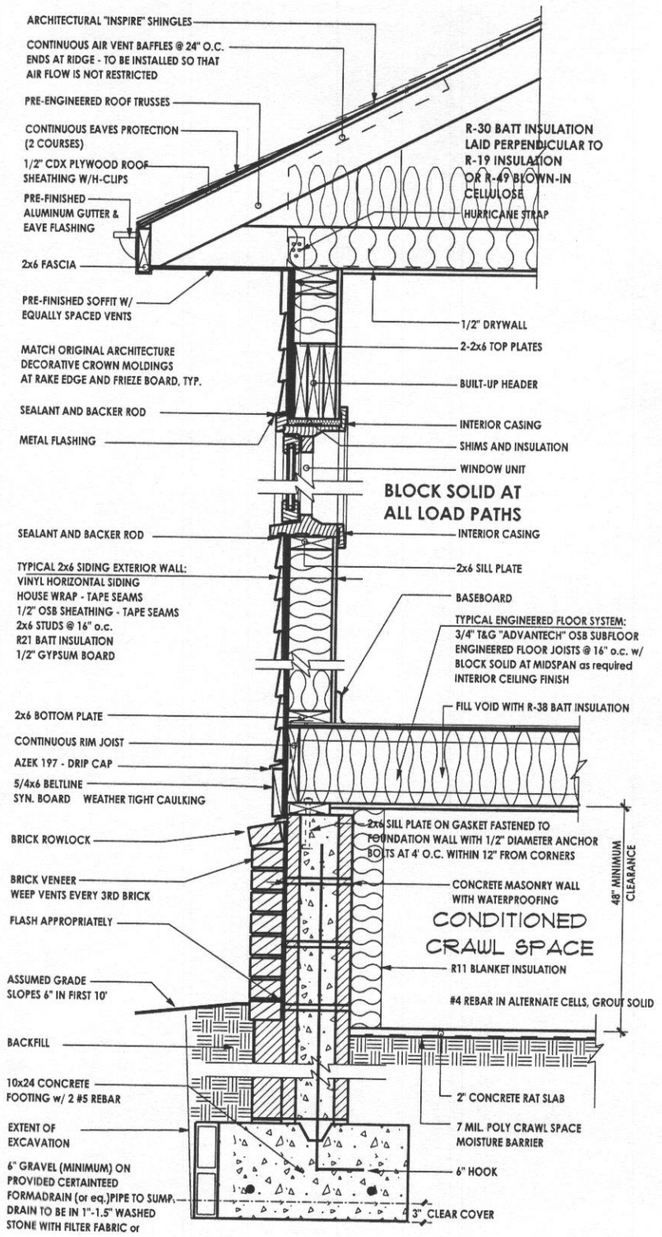
STATE OF MARYLAND
MARK L. ROBEL
PROPERTY LINE SURVEYOR
No. 339

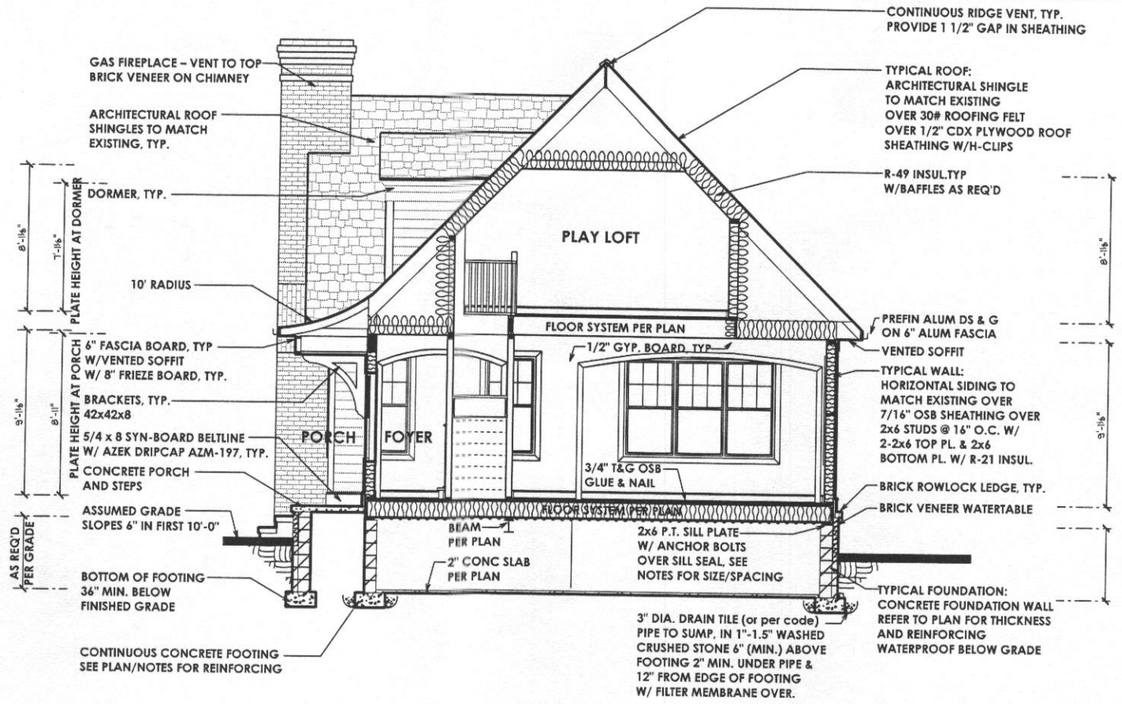
Mark L Robel 12/19/11
PROFESSIONAL LAND SURVEYOR DATE
REG. #339

HOUSE LOCATION DRAWING

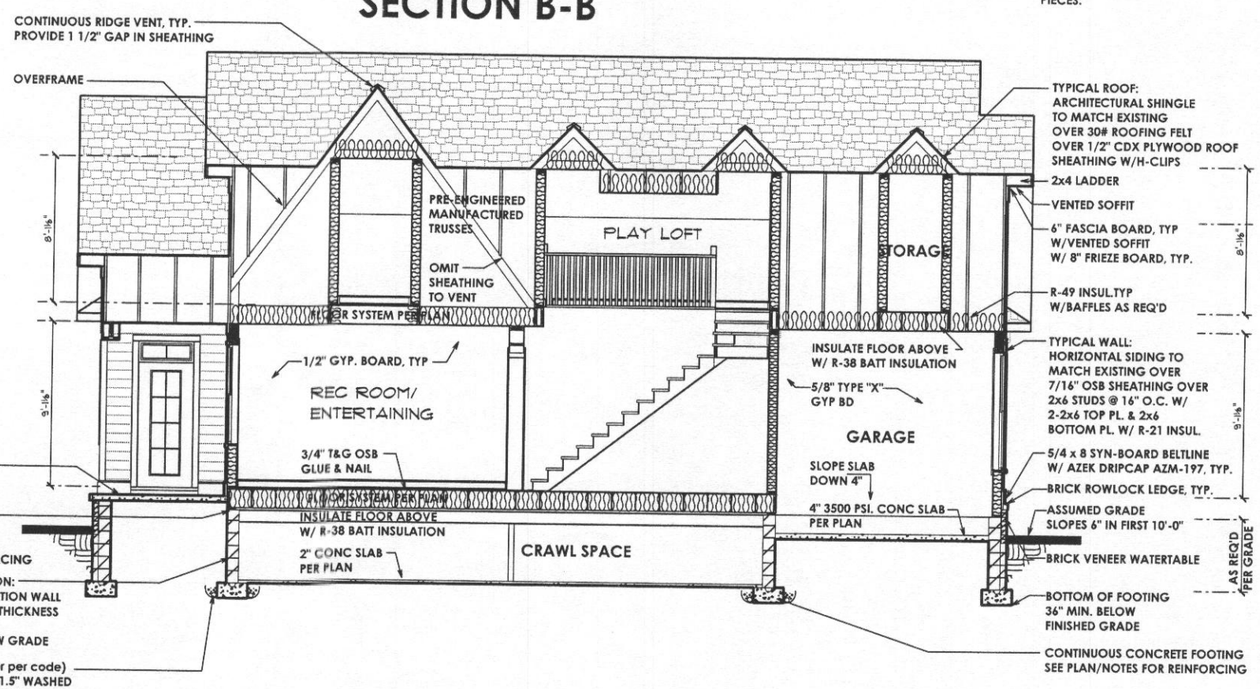
FOUNDATION LOCATION: 8/16/11
FINAL LOCATION: 12/16/11
BOUNDARY SURVEY: _____

SCALE: 1"=50'
DATE: 12/19/11
DRAWN BY: JRP
CHECKED BY: MLR
PROJECT No.: 30757-1021





SECTION B-B



SECTION A-A

SECTION NOTES

1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED

2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.

3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PRECON.

4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE

5) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 16" HIGH

6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER

7) 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.

ARCHITECTURE
JONATHAN RIVERA
Every detail matters
(443) 226-5745
JonathanRivera.com

PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678 Expiration Date: 6/30/2016.

Carlson Poolhouse

PROPROSED POOLHOUSE

13505 Mitchells Way, West Friendship, Maryland 21794

REVISIONS

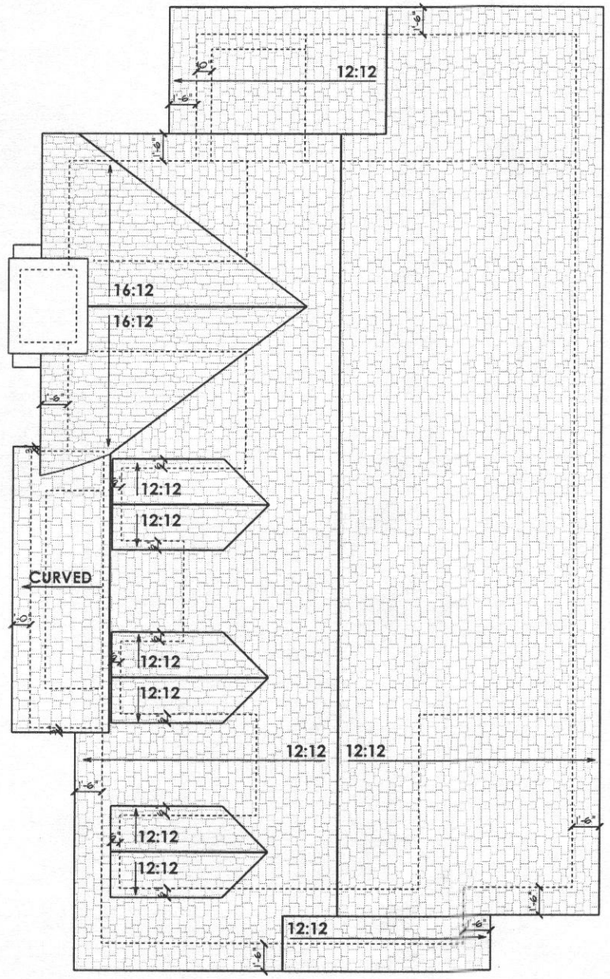
ISSUE DATES:
1-22-15 REVIEW

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

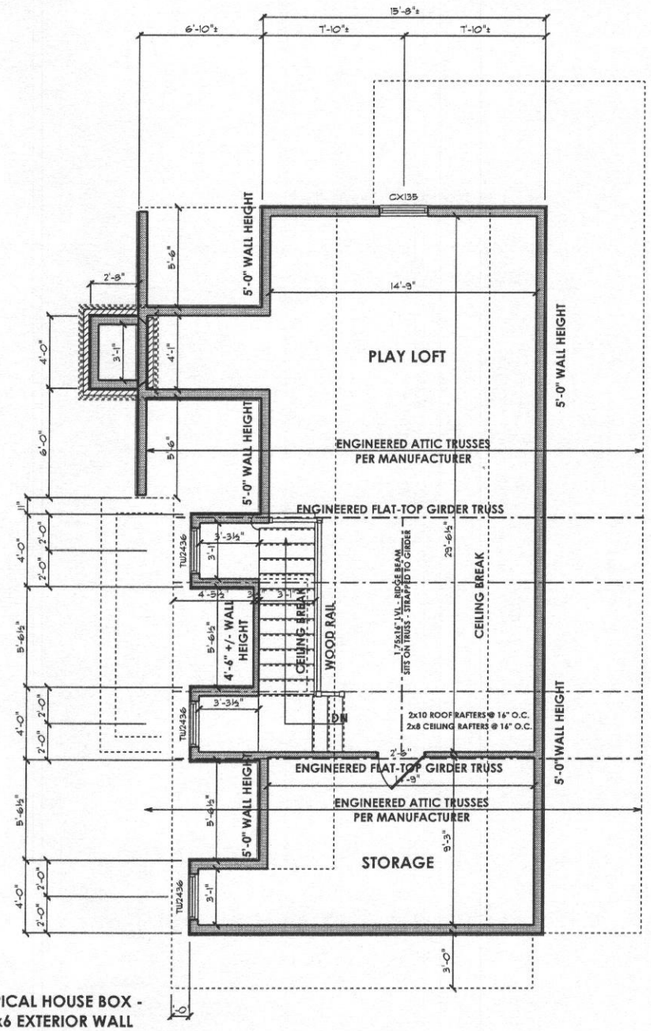
SECTIONS

5.01

PRINT DATE:
April 10, 2015



ROOF PLAN



TYPICAL HOUSE BOX -
2x6 EXTERIOR WALL
TYPICAL METHOD OF WALL CONSTRUCTION - R602.10.5 CONTINUOUSLY SHEATHED - WOOD STRUCTURAL PANEL

PROPOSED SECOND FLOOR

ARCHITECTURE
JONATHAN RIVERA
Every detail matters
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JONATHANRIVERA.COM

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FLOOR PLANS

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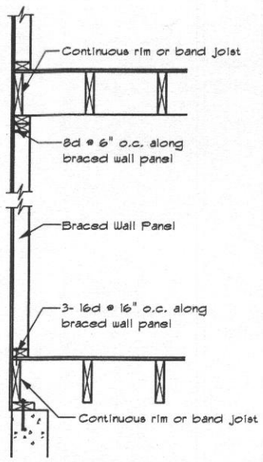
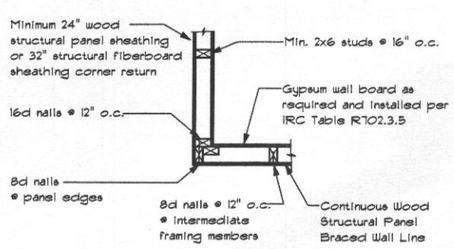


BRACED EXTERIOR WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

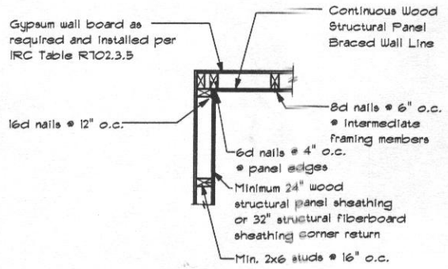
TYPICAL AT ALL EXTERIOR, PLYWOOD SHEATHED WALLS

BRACED EXTERIOR WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

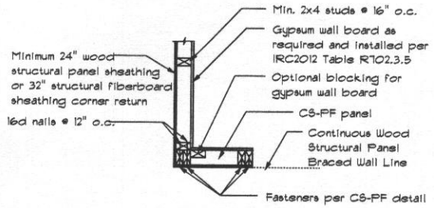
TYPICAL AT ALL EXTERIOR, PLYWOOD SHEATHED WALLS



OUTSIDE CORNER

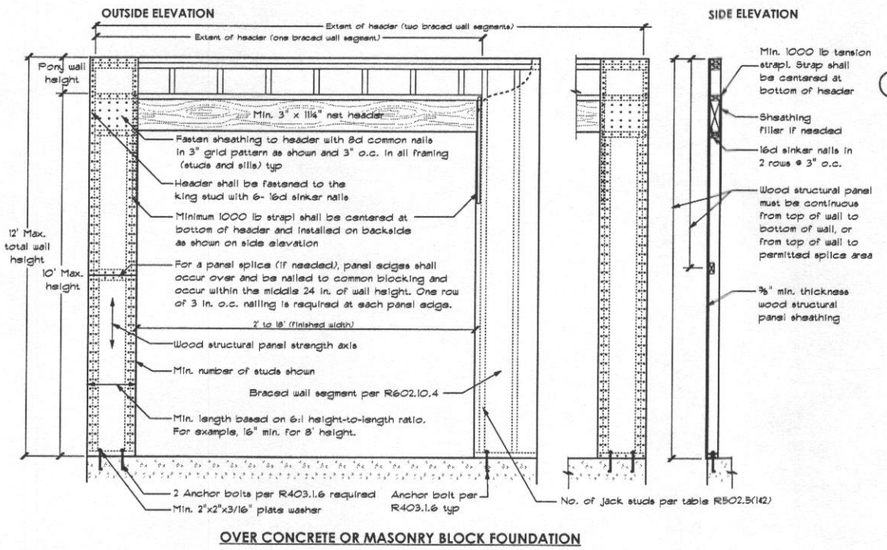


INSIDE CORNER



GARAGE CORNER

EXTERIOR CORNER WALL DETAILS

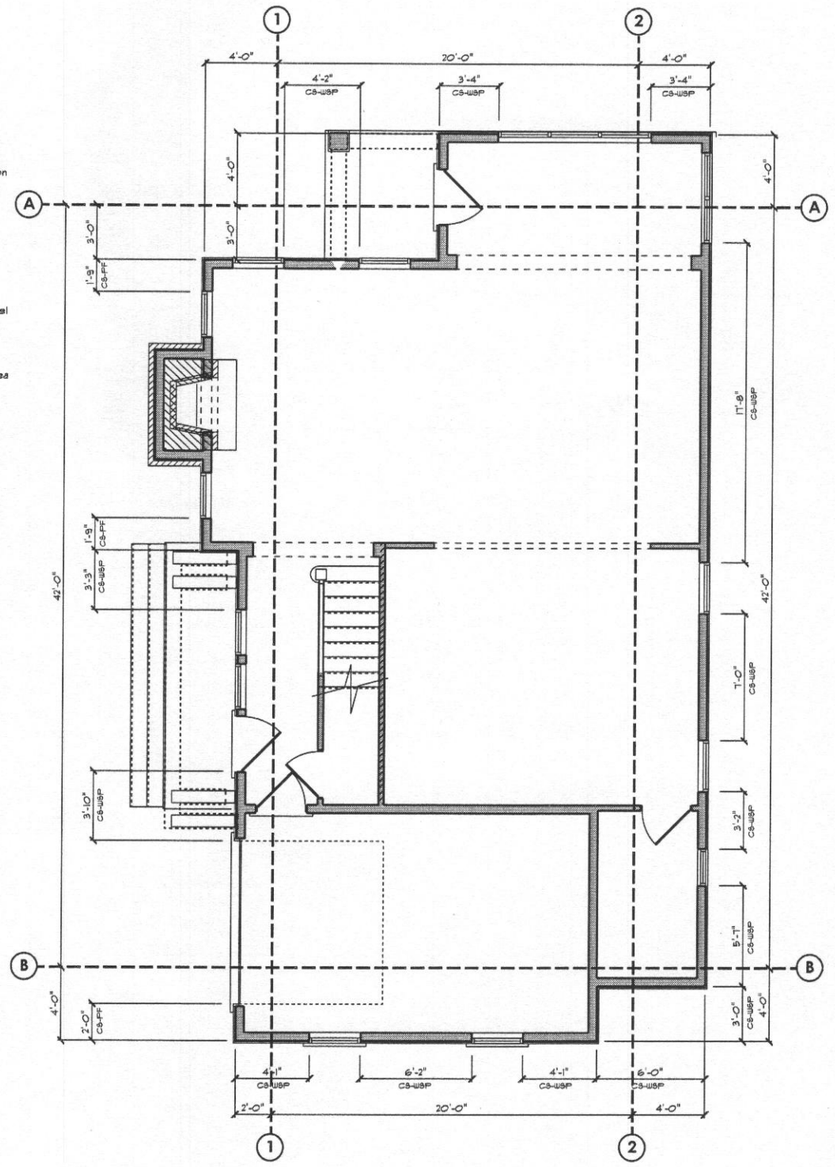


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

FIRST FLOOR CALCULATIONS

BRACED WALL LINE	WALL PANEL TYPE	NET REQUIRED WALL BRACING FT.	ACTUAL PROVIDED WALL BRACING FT.
A	CS-WSP	6.83'	8.91'
B	CS-WSP	6.83'	20.33'
1	CS-PF	3.82'	19.07'
2	CS-WSP	3.82'	30.83'

- ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 7/16" PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATS SHALL BE FASTENED TO JOIST OR SOLID WOOD BLOCKING WITH (3) 16d NAILS AT 16" O.C. RIM JOIST TO PLATE OR SILL 8d @ 6" O.C. TOENAIL.
- ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL.
- ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN 1/2" GYPSUM BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE S OR W SCREWS AT 24" O.C.
- DESIGNATED NARROW WALL BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BRACED WALL DETAILS.
- TENSION HOLD DOWN STRAP OF 800# - ex. (SIMPSON CMSTI4 STRAP W/ 15-16d NAILS EACH END)



BRACING PLAN

ARCHITECTURE
JONATHAN RIVERA
(443) 226-5745
JONATHANRIVERA.COM

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Carlson Poolhouse

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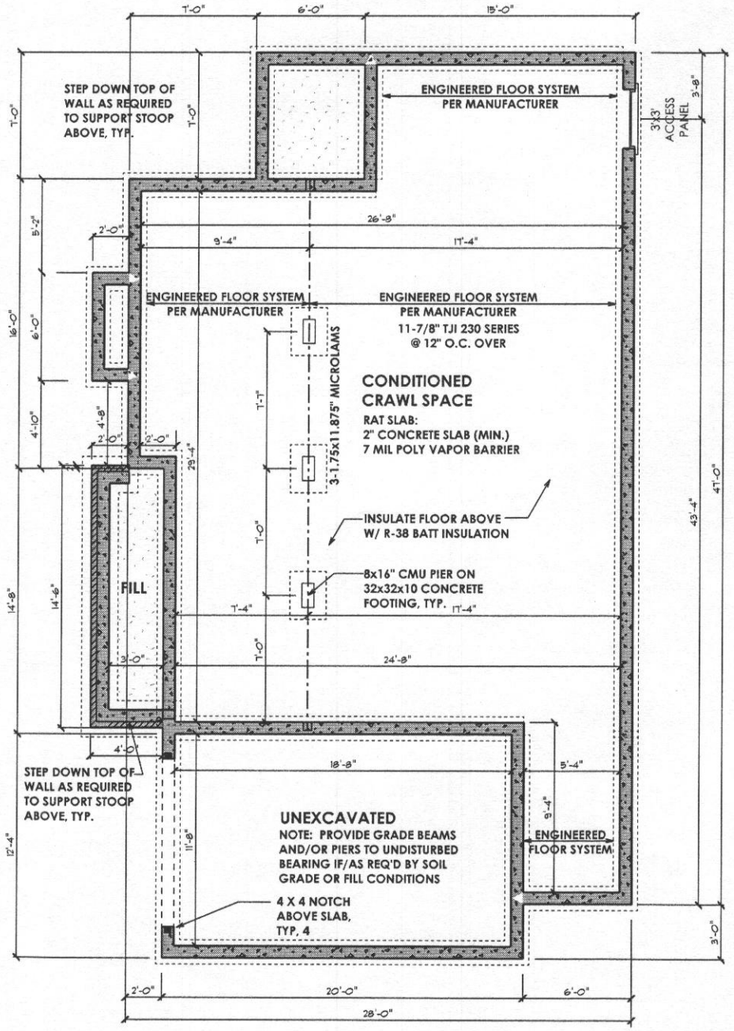
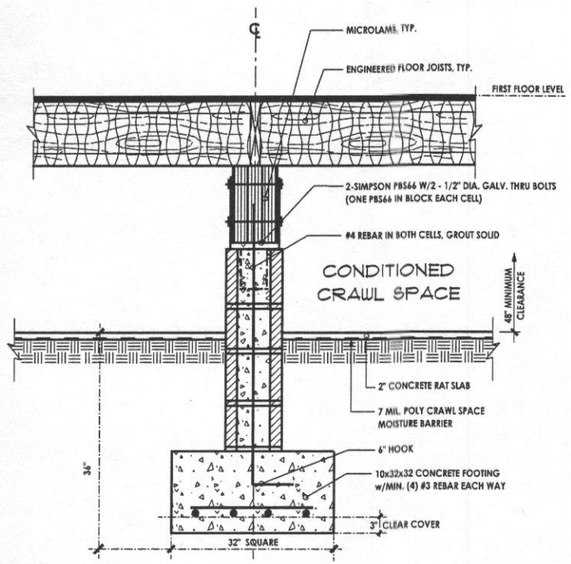


PROPOSED FOUNDATION



CMU PIER SECTION

FOUNDATION NOTES

1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED

2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT 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 8" or 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 12" HIGH

5) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" TO 12" FROM EACH END OF ALL SILL PLATE PIECES.

6) REFER TO WALL SECTION(S) FOR FOUNDATION WALL DETAILS.

TYPICAL HOUSE BOX FOUNDATION WALL

MIN. 8" REINFORCED CONCRETE BLOCK FOUNDATION WALL (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)
MIN. 10"x24" CONTINUOUS FOOTING

TYPICAL GARAGE FOUNDATION WALL

MIN. 8" REINFORCED CONCRETE BLOCK FOUNDATION WALL (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)
MIN. 10"x24" CONTINUOUS FOOTING

GENERAL FRAMING NOTES

Double all floor joists under walls above that are framed parallel to the floor framing unless noted otherwise on the plans.

All floor joists, ceiling joists and rafters are to be S.P.F.

All beams, girders and headers are to be Doug. Fir Larch #2 or better with an Fb rating of 785 and Modulus of Elasticity of 1,600,000 MIN. unless noted otherwise.

All laminated veneer lumber (LVL) beams, girders and headers labeled on the plans to have an Fb rating of 2,950 and Modulus of Elasticity of 2,000,000 unless noted otherwise. Structural laminted beams to be installed as per manufacturers specs.

All structural openings to receive min. 3-2x10 headers with 1/2" filler & 1 jack stud each end, unless noted otherwise.

Provide solid 2x10 blocking to be located between floor joist where posts from above, carrying structural headers land between floor joists below. Blocking to be built-up to the same width as post it is carrying above.

Provide adequate clearance @ plumbing stacks as req.

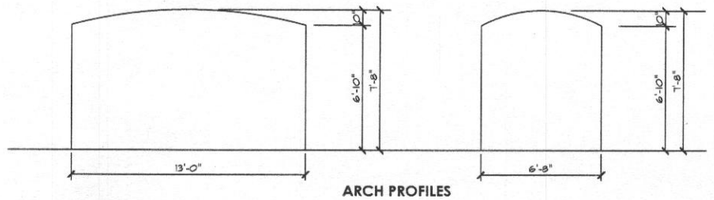
All dimensions must be verified in the field by the contractor before the start of construction. Any discrepancies on the plans, or specifications must be reposted to the architect or engineer prior to the start of construction.

Any variation from these plans that will require changes to the structural members shall be brought to the attnetion of the architect immediately.

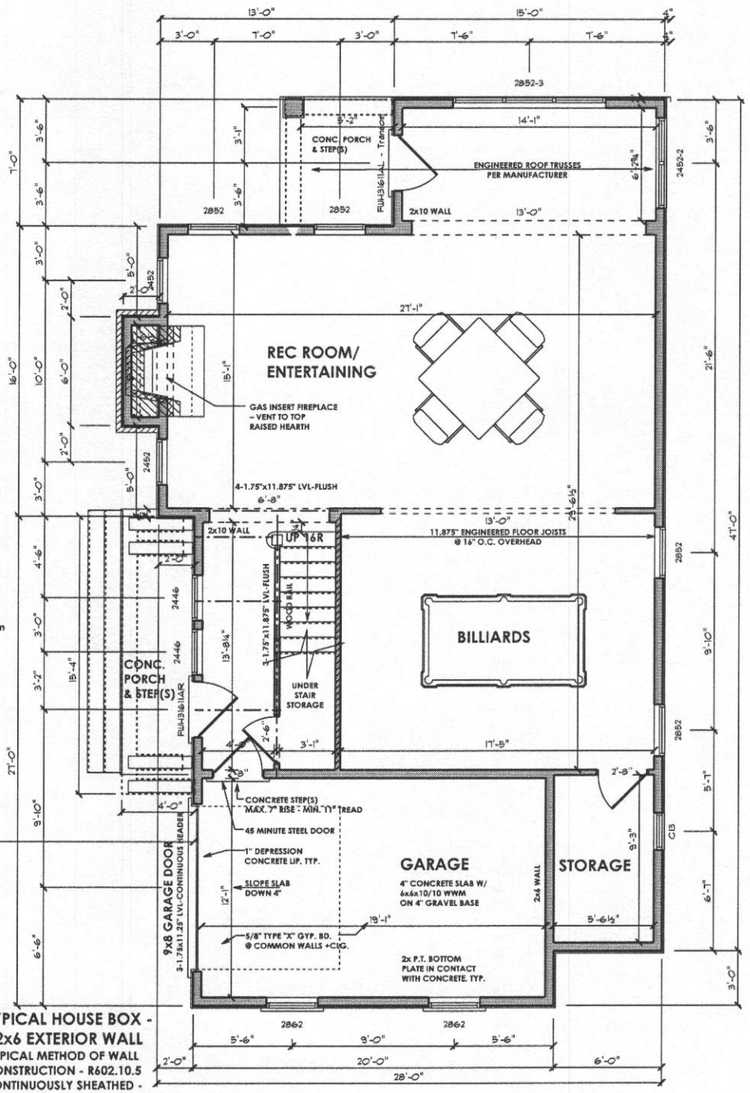
Where applicable, refer to engineered lumber mfr's specs for multi-member installation & connection requirements.

Fasten multiple member jacks together w/ min. 10d nails @ 8" o.c. staggered along the 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 of 3" from each end of beam @ 24" o.c. staggered.



ARCH PROFILES



TYPICAL HOUSE BOX - 2x6 EXTERIOR WALL
TYPICAL METHOD OF WALL CONSTRUCTION - R602.10.5 CONTINUOUSLY SHEATHED - WOOD STRUCTURAL PANEL

PROPOSED FIRST FLOOR PLAN

ARCHITECTURE
JONATHAN RIVERA
(443) 226-5745
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PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678 Expiration Date: 6/30/2016.

Carlson Poolhouse

PROPOSED POOLHOUSE

13505 Mitchells Way, West Friendship, Maryland 21794

REVISIONS

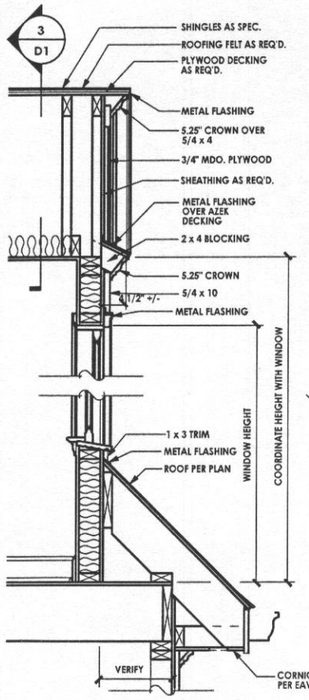
ISSUE DATES:
1-22-15 REVIEW

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

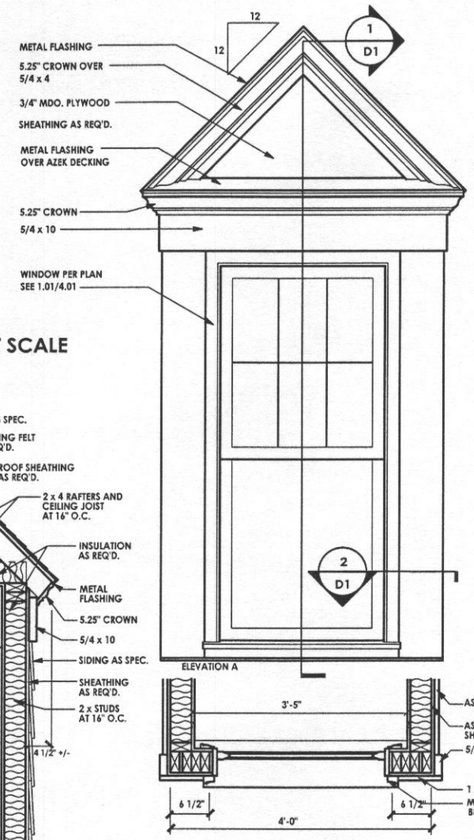
FLOOR PLANS

2.01

PRINT DATE : April 10, 2015



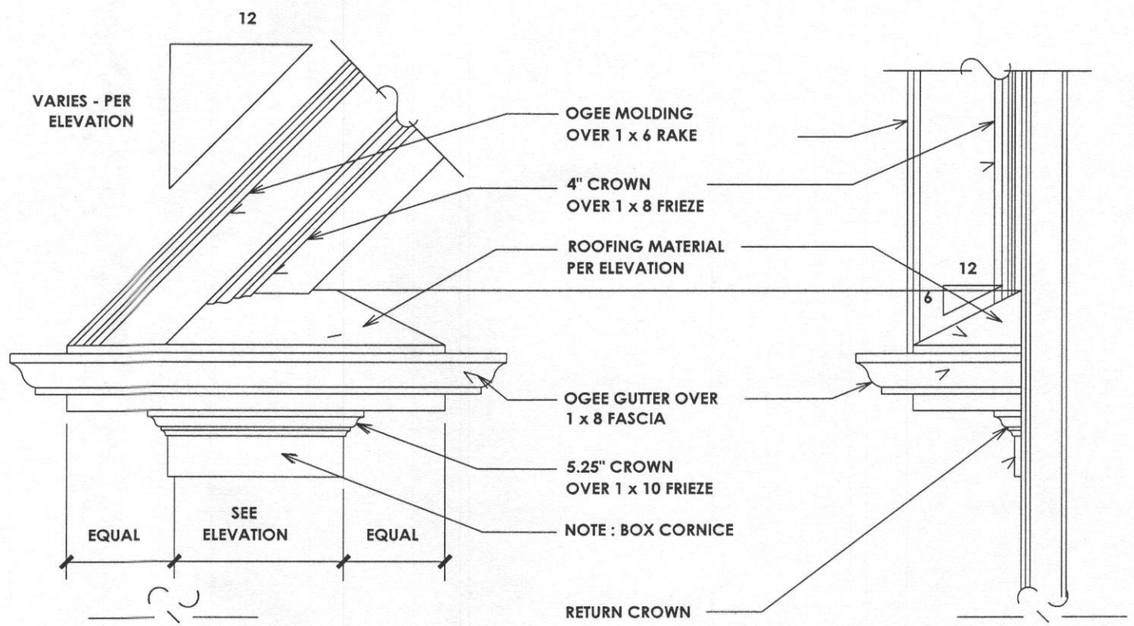
1 D1 WALL SECTION



DO NOT SCALE

3 D1 SECTION

2 D1 JAMB DETAIL

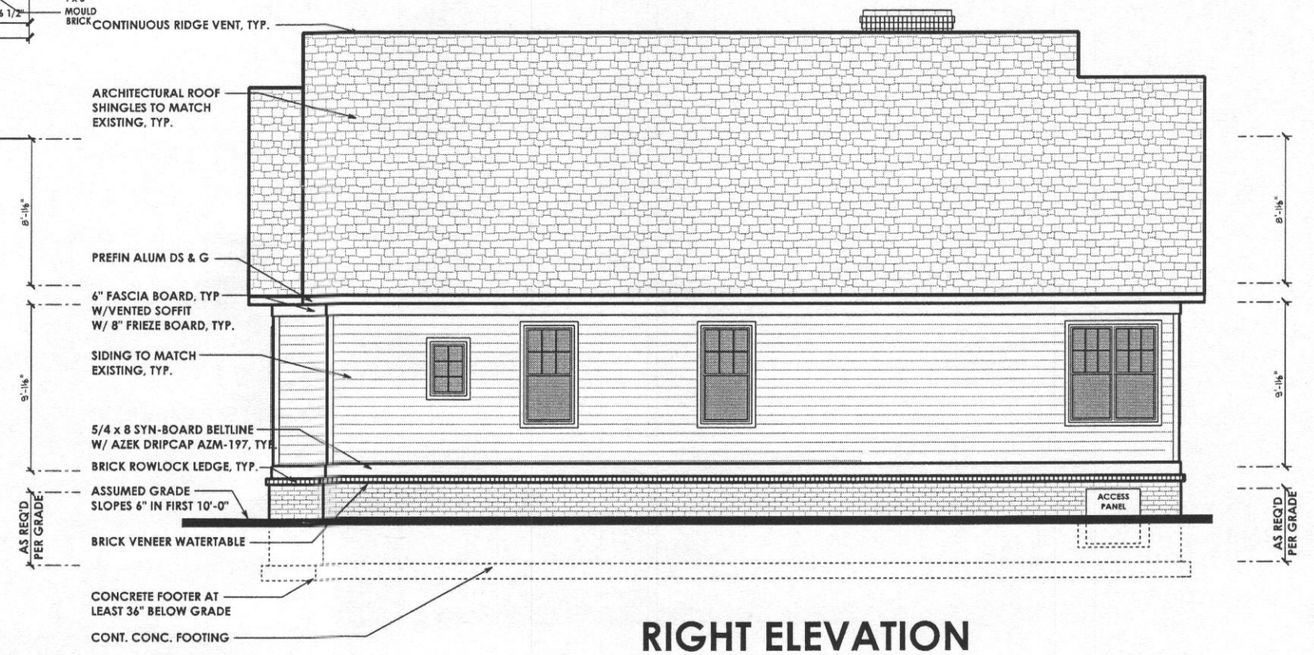


FRONT VIEW

SIDE VIEW

TYP. ROOF RETURN DETAIL

ANY AND ALL HORIZONTAL FASCIA TO HAVE GUTTER IN FRONT



RIGHT ELEVATION

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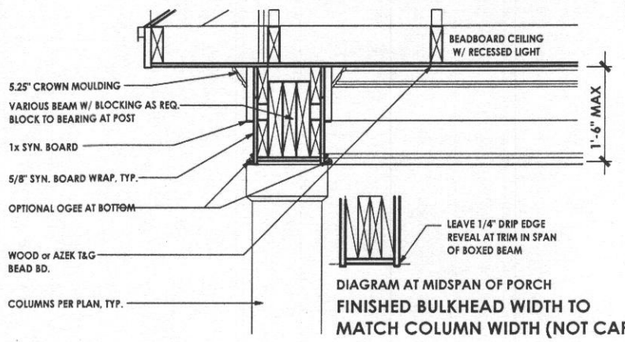
SCALE: 1/4" = 1'-0"

ELEVATIONS

1.02

PRINT DATE :
April 10, 2015



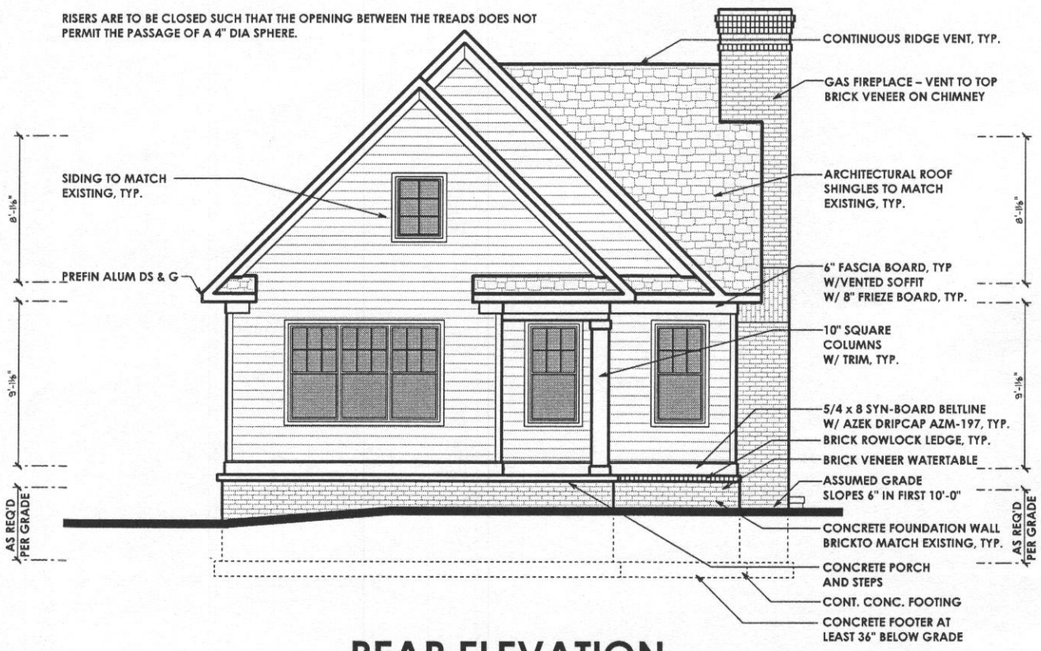
PORCH/BEAM SECTION DETAIL

LEFT ELEVATION

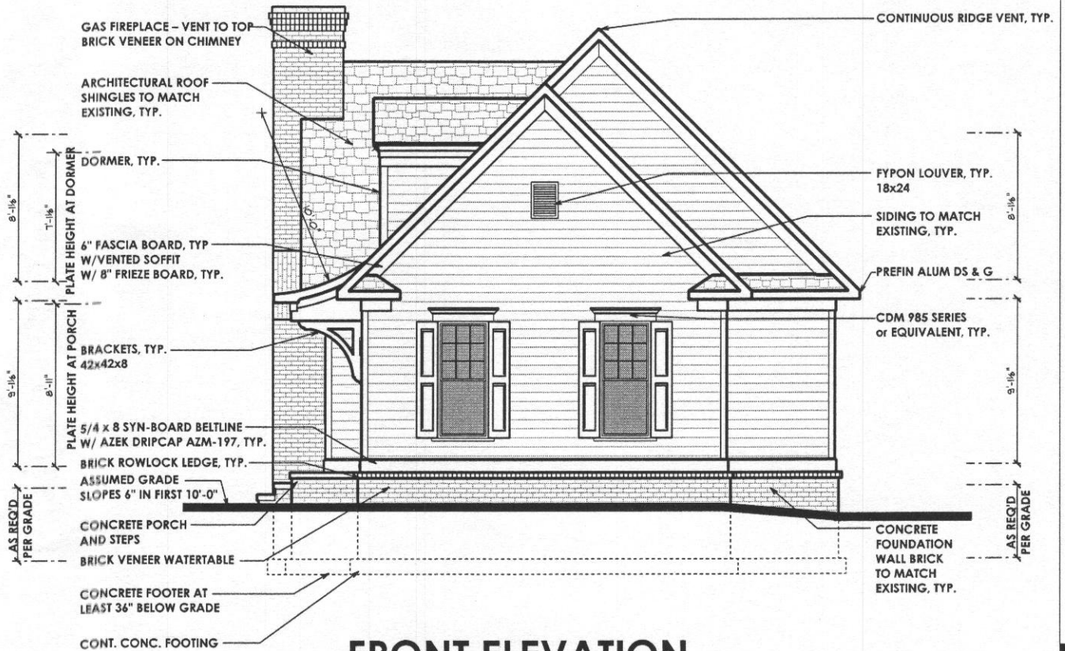
NOTE:
STAIRS WITH 2 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIA SPHERE.



REAR ELEVATION



FRONT ELEVATION

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SITEWORK

- 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.

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 FSK	3 1/2"	Basement Walls
R-21	5 1/2"	2x6 Walls (exterior)
R-38	9"	Crawl Space
R-38	"	Floors exposed to unheated condition
R-49 Batt.	12"	Roof
R-49 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.

- DAMPPROOFING: 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. polythlene sheet where noted on drawings. Overlay all edges 6".

- SILL SEALER: ½" x 5 ½" compressible fiberglass beneath all exterior sill plates or other approved sill sealer.

- Provide approved corrosion-resistive 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 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 30", (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 will be reinforced 6"x6"xW2.0xW2.0 WWF or control joint. 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 will be dampproofed or water proofed using materials/methods approved by local building jurisdiction.

- All work shall comply to local code.

Type of Concrete Construction	Minimum Specified Compressive Strength
- Footings	3500 PSI
- Interior Basement Slabs	3500 PSI
- Foundation Walls	3500 PSI
- Garage and Exterior Slabs	3500 PSI
- Rat Slabs	2500 PSI

(or as per local code)

- REINFORCING BARS: ASTM A-615 and A-305, MESH: ASTM A-185.

- All interior slabs of 30 FEET or more in any dimension shall have WWF and Control Joints.

- Vapor barrier under all slabs EXCEPT garages: 7 MIL Polysthylene, Lap all edges 6", Lay over 4" Gravel bed.

- Exterior Concrete Slabs: 5% to 7% Air Entrained

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

METAL

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

- Galvanized metal brick veneer ties shall be installed 16" o.c. each way.

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

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

- Steel lintels for all opening and recesses in brick or Brick Faced Masonry wall not specifically detailed: Provide (1) steel angle for each 4" of wall thickness. Steel angles to have minimum 6"bearing at each end. Horizontal leg shall be 3 ½, unless noted otherwise.

- LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):

LOOSE LINTELS (STEEL AND PRECAST)

1. Provide loose lintels over penetrations in new masonry walls (and new penetrations in existing masonry walls) at doors, windows, mechanical and electrical services and equipment, etc....u.n.o.

2. Provide a steel angle for each 4" of masonry thickness bearing 6" minium on a full mortar bed as follows:

OPENINGS UP TO 3'	L3-1/2x3-1/2x5/16
OPENINGS >3' TO 5'	L4x3-1/2x5/16, (LLV)
OPENINGS >5' TO 8'	L6x3-1/2x5/16, (LLV)

3. Where required for architectural reasons, or as noted, provide precast concrete lintels bearing 8" min. on a full mortar bed as follows.

4" WALLS (8' max open.)	4"x8", Reinforced W/ #3 top & #5 bottom
6" WALLS (8' max open.)	6"x8", Reinforced W/ #3 top & #5 bottom
8" WALLS (8' max open.)	8"x8", Reinforced W/ 2#3 top & 2#5 bottom

4. When walls are present that are thicker than 8" use a combination of 4", 6" and 8" precast concrete lintels.

- Lintels shown shall not support any superimposed loads.

- All steel angles in masonry walls are to be flashed and painted.

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

- All work shall comply to local code.

MISCELLANEOUS

- Pre-Built fireplace shall be UL approved and installed according to code and manufacturer's specifications and recommendations.

- 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 bedroom level, or as noted on plans.

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

- Kitchen and bath 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 braced and installed per manufacturer's specifications and as per local code. See manufacturer's plans for exact layout and construction.

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

- See drawings for plywood.
  - Tongue and groove floor decking glued and nailed (8d nails) on floor joists at 6" o.c. and 4" edge spacing maximum to meet the American Plywood Association Sturd-i-Floor system.
  - Tongue and groove floor decking glued nailed (8d nails) on pre-engineered floor joists at 6" o.c. and 4" edge spacing 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.

- All LVL's will be microlams will be manu. by Trus Joist MacMillan (or equiv)

- Structural sawn lumber shall be SPF #1 or #2

- 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 w/ 3/4" plywood filler bearing on min. 2-2x6's studs, 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 at all structural members as required by local code.

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

- All multiple beam members will be glued together with liquid nails and screwed using 3" Deck Mate screw at 16" o.c. staggered 2" from the top and bottom of the depth of the beam.

- All work shall comply to local code.

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 16" o.c. each way 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 1500 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.

- MASONARY LINTELS: Provivde lightweight pre-cast lintels for all openings and 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 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.

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. Supply and install Per IRC R314 and R315. Provide Radon vent per code.

- 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	30 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)

SNOW LOADS:
ROOF: : 12.6 PSF
GROUND: : 20.0 PSF
FLAT ROOF: : 14.0 PSF
EXP. FACTOR: : 0.01
IMPORT FACTOR: : 1.0
ATTIC AREAS
UNACCESSIBLE: : 10PSF
ACCESSIBLE: : 20 PSF
WIND LOAD: : 16 PSF (EXPOSURE C)
FLUID PRESSURE: : 30 PCF MAXIMUM

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

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 balllstars: 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.

SPECIALTIES

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

- FIREPLACES: Pre-built U.L. Approved, selected by the owner, and installed according to code and manufacturer's recommendations, IF APPLICABLE.

- 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.f.f. or tempered or safety laminate glass doors, per owner.

DOORS and WINDOWS

- Provide safety glazing as required by local code.

- Garage door into dwelling shall be fire rated minimum 45 minute or as per local building code. The threshold of the door opening between the garage and the adjacent interior space shall not be less than 4" above the garage door. (or as per local code)

- All doors and windows shall be installed in accordance with manufacturer's specifications, and as per 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 2012 International Residential Code.

- All work shall comply to International Energy Conservation Code, 2012 edit. SEE IECC CODE COMPLIANCE notes below

- Contractor is responsible for bracing all framing/walls during construction

- 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 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 4
Compliance Method
- Mandatory and Perscriptive Provisions

Exterior Frame Wall Construction
- 2x6 Studs @ 16" o.c.
- R-21 Kraft Faced batt insulation
- 7/16" O.S.B. (continuous)
- Housewrap

Attic Insulation
- R-49

Basement Wall Insulation
- R-13/R-10 Foil 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-49

Building Thermal Envelope (air leakage)
- Exterior walls and penetrations will be sealed per this section of the 2012 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material

Building Envelope Tightness Test
- 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. See also Section 4303.4 of the 2012 IRC.

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 2012 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 space 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 tess ("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 OR gravity damper.

Equipment Sizing
- All furnaces will be 80% efficient furnaces minimum

Lighting Equipment
- A minimum of 75% of all lamps (lights) must be High-Efficact Lamps

Water Heater
- Minimum efficiency established by NAECA

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

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GENERAL INFO

0.02

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MASONRY VENEER LINTELS - ALLOWABLE SPANS

EQUIVALENT OR BETTER

SIZE OF STEEL ANGLE	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	# OF 1/2" or EQ. REINF. BARS	
3 x 3 x 1/4	6'-0"	4'-6"	3'-0"	1	
4 x 3 x 1/4	8'-0"	6'-0"	4'-6"	1	
5 x 3-1/2 x 5/16	10'-0"	8'-0"	6'-0"	2	
6 x 3-1/2 x 5/16	14'-0"	9'-6"	7'-0"	2	
(2) 6 x 3-1/2 x 5/16	10'-0"	8'-0"	6'-0"	4	

A. LONG LEG OF ANGLE SHALL BE PLACED IN VERTICAL POSITION
B. DEPTH OF REINFORCED LINTELS SHALL NOT BE LESS THAN 8 INCHES AND CELLS OF HOLLOW MASONRY LINTELS SHALL BE GROUTED SOLID. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8 INCHES INTO SUPPORT.
C. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES - OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

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
	3-2x12	12'-2"	2	10'-7"	2	9'-5"	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
	3-2x12	10'-2"	2	8'-11"	2	8'-0"	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
	3-2x12	8'-10"	2	7'-8"	2	6'-10"	2
ROOF, CEILING and TWO CENTER BEARING FLOORS	2-2x8	4'-9"	2	4'-2"	2	3'-9"	2
	2-2x10	5'-9"	2	5'-1"	2	4'-7"	3
	2-2x12	6'-8"	2	5'-10"	3	5'-3"	3
	3-2x8	5'-11"	2	5'-2"	2	4'-8"	2
	3-2x10	7'-3"	2	6'-4"	2	5'-8"	2
	3-2x12	8'-5"	2	7'-4"	2	6'-7"	2
ROOF, CEILING and TWO CLEAR SPAN FLOORS	2-2x8	3'-10"	2	3'-4"	2	3'-0"	3
	2-2x10	4'-9"	2	4'-1"	3	3'-8"	3
	2-2x12	5'-6"	3	4'-9"	3	4'-3"	3
	3-2x8	4'-10"	2	4'-2"	2	3'-9"	2
	3-2x10	5'-11"	2	5'-1"	2	4'-7"	3
	3-2x12	6'-10"	2	5'-1"	3	5'-4"	3

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
TWO FLOORS	2-2x6	3'-2"	2	2'-9"	2	2'-5"	2
	2-2x8	4'-1"	2	3'-6"	2	3'-2"	2
	2-2x10	4'-11"	2	4'-3"	2	3'-10"	3
	2-2x12	5'-9"	2	5'-0"	3	4'-5"	3

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 VERIFY PER PLANS

ANDERSEN 400 SERIES - DOUBLE HUNG/CASEMENTS

WINDOW SIZE	MINIMUM ROUGH OPENING (HxW)	CLEAR OPENING AREA	EGRESS WINDOW
C13	36-1/2" x 24-5/8"		NO
CX135	41-3/8" x 32"	6.40 S.F.	YES
2436	44-7/8" x 30-1/8"		NO
2446	56-7/8" x 30-1/8"		NO
2452	64-7/8" x 30-1/8"		NO
2452-2	64-7/8" x 60-3/4"		NO
2852	64-7/8" x 34-1/8"	5.86 S.F.	YES
2852-3	64-7/8" x 102-7/8"	5.86 S.F.	YES
2862	76-7/8" x 34-1/8"	7.10 S.F.	YES

DOOR SCHEDULE EXTERIOR ONLY

ANDERSEN 400 SERIES - FRENCHWOOD

DOOR DESIGNATION	MINIMUM ROUGH OPENING (HxW)	DESCRIPTION
FWH3161I	83" x 37"	FRONT
FWH3161I w/ 14" TRANSOM	97" x 37"	REC ROOM
9x8 GARAGE	96" x 108"	

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

REINFORCED CONCRETE FOUNDATION WALLS

THICKNESS	MAX. WALL HEIGHT	MAXIMUM UNBALANCED FILL	MIN. REINF. SIZE AND SPACING
8"	9'-0"	8'-0"	#5 @ 40" O.C.
10"	9'-0"	8'-0"	#4 @ 40" O.C.

NOTES:

- 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. U.N.O.
- ALL HEADERS TO BE 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. 3-2x10 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)

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		

DRAWING LIST

0.01	COVER SHEET
0.02	GENERAL INFO
1.01	ELEVATIONS
1.02	ELEVATIONS
2.01	FOUNDATION & FLOOR PLAN
3.01	BRACING PLAN & DETAILS
4.01	FLOOR PLAN/ROOF PLAN
5.01	SECTIONS

CODE INFORMATION

ALL WORK SHALL COMPLY WITH INTERNATIONAL CODE W/ LOCAL AMENDMENTS

International Residential Code, 2012 Edition
2011 National Electrical Code with Local Amendments (NFPS 70)
International Mechanical Code, 2012 Edition
The Life Safety Code, 2012 Edition
2009 National Standard Plumbing Code Illustrated
2009 National Fuel Gas Code (NFPA 54)
International Energy Conservation Code, 2012 Edition

ITEMS OF PARTICULAR NOTE

- Contractor, sub-contractor or supplier shall verify all job conditions and measurements prior to commencing work or ordering materials. Discrepancies between dimensions shown on drawings and actual field conditions should be brought to the Architect and Owner's attention immediately for clarification prior to proceeding with work. These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference. If there are any conflicts, discrepancies or ambiguity with dimensioning the Contractor shall notify the Architect immediately for clarification. Field verify ALL proposed dimensions

- As a matter of record, JRArchitecture, LLC shall not be responsible for construction means and methods or omissions by the contractor, sub-contractor or any other persons performing work in accordance with these drawings.

- On this Project, the Contractor shall have sole supervision over, and exclusive responsibility for: demolition and temporary construction: construction means, methods, techniques, sequences, procedures, safety precautions and safety programs in connection with all demolition and construction work; and protection of persons and property during construction until final completion is attained. Services performed by Architect or its consultants during construction, if any, are intended to promote the goal that, in general, the construction work, when fully completed, will be consistent with the design intent reflected in the permit or construction drawings. Means and methods responsibility always shall be the exclusive responsibility of the Contractor and Contractor shall separately engage specialty engineers or other consultants as required to fulfill this responsibility.

PROPERTY INFORMATION

Proper Address:	13505 Mitchells Way, West Friendship Howard County, MD
Originally Constructed:	2012
Property Tax ID #:	District 03 - 348989
Zoning:	RC
Critical Area Designation:	N/A
Lot size:	1.12 acres
~~Max lot coverage 20%:~~	
Height Restriction:	25'-0"
Setbacks -	Accessory
Front:	50'
Sides:	10'
Rear:	10'
Height:	25'

AREA INFO

FLOOR	SQUARE FOOTAGE
SECOND FLOOR	576 s.f.
FIRST FLOOR	964 s.f.
GARAGE	230 s.f.
FOOTPRINT	1,194 s.f.

ARCHITECTURE
JONATHAN RIVERA
Every detail matters
(443) 226-5745
JONATHANRIVERA.COM

PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678 Expiration Date: 6/30/2016.

Carlson Poolhouse

PROPROSED POOLHOUSE
13505 Mitchells Way, West Friendship, Maryland 21794

REVISIONS

ISSUE DATES:
1-22-15 REVIEW

SCALE: N/A

COVER SHEET
0.01

PRINT DATE :
April 10, 2015