DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
3430 COURT HOUSE DRIVE
ELLICOTT CITY, MD 21043
PERMITS (410) 313-2455 INSPECTIONS (410) 313-1610
TDD/ATED INFORMATION (410) 313-3800

HOWARD COUNTY PERMIT APPLICATION

PERMIT NUMBER B08002206

Building Address 10085 CENTURY DR. ELLICOTT CITY, MD 21042

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

Census Tract _____ Subdivision _____

Section _____ Area _____ Lot _____

Tax Map 24 Parcel 1012 Grid 19

Zoning Map Coordinates Lot size 3.771 AC.

Property Owner's Name GERALD A O'DONNELL

Address 10085 CENTURY DRIVE

City ELLICOTT CITY State MD Zip Code 21042

Phone 410-465-0454 Phone 410-365-1357

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

Phone Fax

Existing Use RESIDENTIAL

Proposed Use RESIDENTIAL

Estimated Construction Cost $ 100,000.00

Description of Work ADD BREAKFAST AREA ENLARGE MASTER BEDROOM & BATH. NEW WINDOWS & SIDING 12X18

Contractor Company HOMEOWNER

Contact Person

Address

City _____ State _____ Zip Code _____

License No. _____

Phone Fax

Occupant or Tenant _____

Contact Name _____

Address _____

City _____ State _____ Zip Code _____

Phone Fax

Engineer or Architect Company AG ARCHITECTURAL GROUP

Contact Person ASHRAF ROSHAN AIA

Address P.O. Box 6731

City ANNAPOLIS State MD Zip Code 21401

Phone 410-604-2814 Fax 410-604-2816

BUILDING DESCRIPTION - *COMMERCIAL*

Building Characteristics

Height:

No. of stories:

Gross area, sq. ft. per floor:

Use group:

Construction type:
_____ Reinforced Concrete
_____ Structural Steel
_____ Masonry
_____ Wood Frame

_____ State Certified Modular

Utilities

Water Supply:
____ Public
____ Private

Sewage Disposal:
____ Public
____ Private

Electric Yes ☐ No ☐
Gas Yes ☐ No ☐

Heating System:
Electric ☐ Oil ☐
Natural Gas ☐
Propane Gas ☐

Sprinkler system: N/A ☐
____ Full
____ Partial
____ Other Suppression
____ # of Heads

BUILDING DESCRIPTION - *RESIDENTIAL*

Building Characteristics

SF Dwelling ☒ SF Townhouse ☐

	Depth		Width
1st floor:	40	x	40
2nd floor:	40	x	32
Basement:	40	x	40

Finished Basement ☐ Unfinished Basement ☒
Crawl space ☐ Slab on Grade ☐
No. of Bedrooms 3
Height: 10

Multi-family dwellings:
No. of efficiency units: _____
No. of 1 BR units: _____
No. of 2 BR units: _____
No. of 3 BR units: _____

Other Structure: _____
Dimensions: _____
Footings: _____
Roof Height: _____

_____ State Certified Modular
_____ Manufactured Home

Utilities

Water Supply:
X Public
____ Private

Sewage Disposal:
____ Public
X Private

Electric Yes ☐ No ☐
Gas Yes ☐ No ☐

Heating System:
Electric ☐ Oil ☐
Natural Gas ☐
Propane Gas ☐

Sprinkler system: N/A ☐
____ NFPA #13D
____ NFPA #13R
____ Other:

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

GERALD A. O'DONNELL
Print Name

Title/Company

JULY 23, 2008
Date

Checks payable to: ***DIRECTOR OF FINANCE OF HOWARD COUNTY***

** PLEASE WRITE NEATLY AND LEGIBLY. **

- FOR OFFICE USE ONLY -

AGENCY	DATE	SIGNATURE APPROVAL
Land Development, DPZ		
State Highways		
Building Official		
Dev. Engineering, DPZ		
Health	10-3-08	Dana Barnard
Fire Protection		

Is Sediment Control approval required prior to issuance?
YES ☐ NO ☐

CONTINGENCY CONSTRUCTION START: ☐
ONE STOP SHOP: ☐

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 NewTown Zone _____
SDP/Red-line approval date _____

PROPERTY ID#:

Filing fee	$
Permit fee	$
Excise tax	$
Add'l per. fee	$
TOTAL FEES	$
Sub-total paid	$
Balance due	$
Check	#
Validation	#

Accepted by ____

Distribution of Copies- White: Building Official Green: LDD, DPZ Yellow: DED, DPZ Pink: Health Gold: SHA

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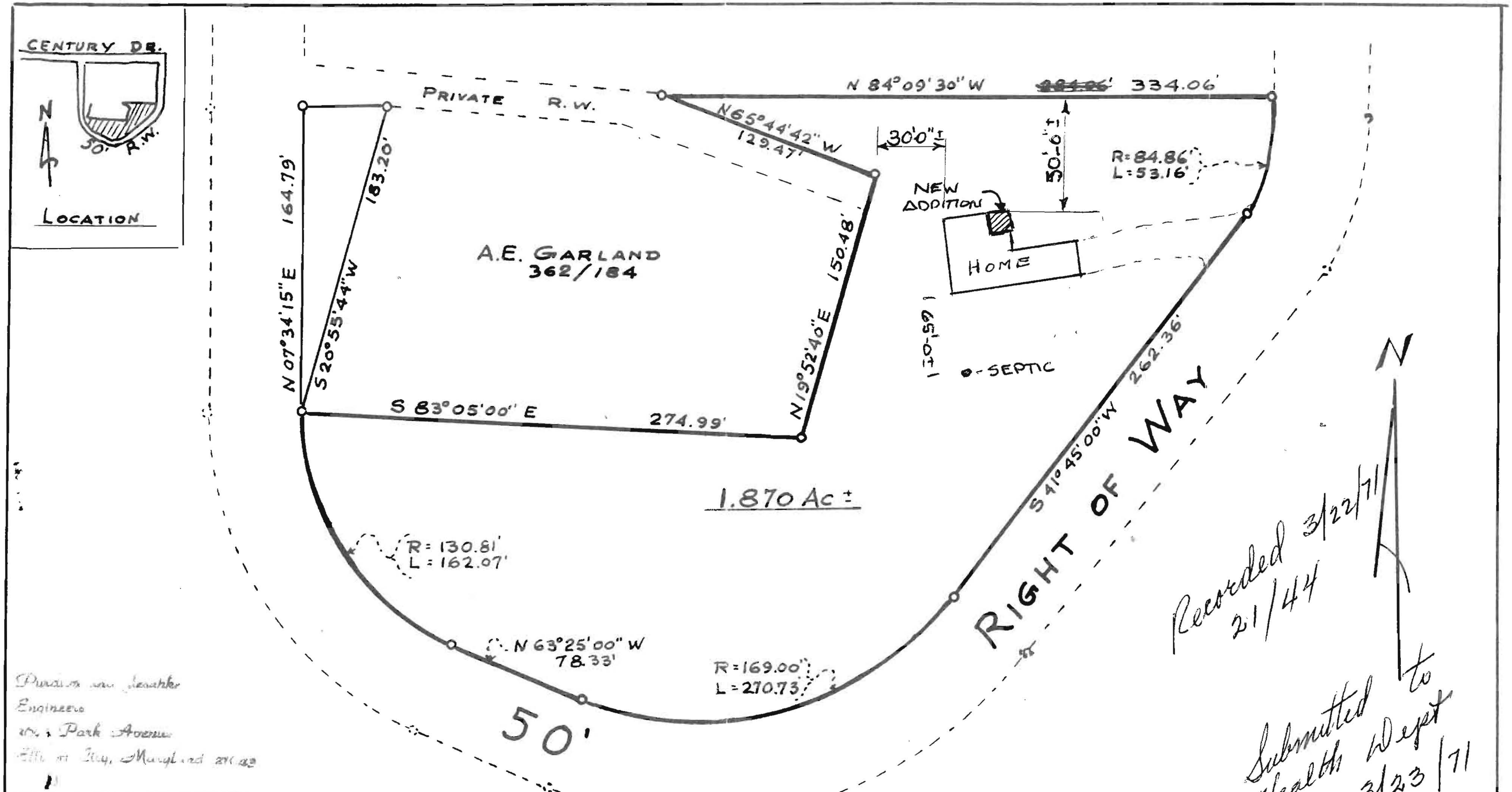
Rev. 11/4//04



Recorded 3/22/71
21/44

Submitted to
Health Dept
3/23/71

APPROVED FOR
PUBLIC WATER & PRIVATE SEWERAGE

PROPERTY OF
GERALD A. & MARIE G. O'DONNELL
SECOND ELECTION DISTRICT OF HOWARD COUNTY
MARYLAND.

Project Data

BUILDING CODES:

1 - INTERNATIONAL BUILDING CODE (IBC) 2003 EDITION — USE GROUP: R3
CONSTRUCTION CLASSIFICATION TYPE: 5B (unprotected)

2 - INTERNATIONAL RESIDENTIAL CODE (IRC), 2003 EDITION
CONSTRUCTION CLASSIFICATION TYPE: 5B (unprotected)

Construction :

Ground Floor	Conc.
First Floor	Wood
Second Floor	Wood
Roof	Wood
Walls	Wood

By

AR Architectural Group
Architects, Planners, Interior Designers
P. O. Box 6731 o Annapolis, Maryland 21401
Tel: 410-897-4831 o Fax: 410-897-4832 o Email: ararchgroup@aol.com

Addition & Renivation To:

Mr. & Mrs. O, Donnell Residence

Howard County Maryland

For: Emerald Homes Inc.

152 J Blades Lane
Glen Burnie Md. 21060
(410) 760-9100

Sheet Index

Building Area

General Notes

General Notes are acknowledged and shall be adhered to during the construction.

Misc. Notes :

Revisions

no.	date	sheet no.	descriptions
	8/19/08	4	revised pantry, added knee wall between family and dining room
	8/27/08	4,5,6	changed windows sizes in the breakfast area added LVL beam in the second floor

AR ARCHITECTURAL GROUP
Architects, Planners, Interior Designers
P. O. Box 6731 o Annapolis, Maryland 21401
Tel: 410-897-4831 o Fax: 410-897-4832 o Email: ararchgroup@aol.com

Addition & Renovation to:
Mr. & Mrs. O'Donnell
Anne Arundel County, Maryland

O'Donnell Residence
April 20, 2008

Revisions :
1-5/5/08
2-
3-

1/10

SPECIFICATIONS

DIVISION 1- GENERAL REQUIREMENTS

1. Work performed shall comply with: these general notes unless otherwise noted on plans.
2. Work performed shall comply with all applicable local and state codes, ordinances and regulations.
3. On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his sub-contractors.
4. Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly report it to the Designer for proper adjustment before proceeding with the work.
5. Omissions: In the event, certain features of the 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.
6. All work is to be performed in a professional manner and in accordance with standard practice and shall be in strict compliance with the manufacturer's specifications and/or recommendations.
7. Dimensions shall be read or calculated and never scaled. All dimensions are to the rough unless noted otherwise.
8. The General and Sub-Contractors shall carefully examine the drawings, inspect the site and acquaint themselves with all governing ordinances, laws, etc., and otherwise familiarize themselves with all matters which may affect performance of the work.
9. Design Loads:

Live Load Floors: (Non-Sleeping Areas)=	40 PSF
Live Load Floors: (Sleeping Areas)=	30 PSF
Dead Load Floors=	10 PSF
Live Load Roof: (Top Chord)=	30 PSF
Dead Load Roof: (Trusses)=	17 PSF
Deck Load=	60 PSF
Wind Load=	18 PSF
Stair Load=	40 PSF
Snow Load=	30 PSF

DIVISION 2- SITE WORK

1. Soil investigation and report: All earth work and compaction and supervision shall be done per recommendations of soil investigation report. Concrete slab and footing calculations are based on a 2500 PSF value. If the test bore borings indicate lesser values, notify the Designer so that the necessary structural modifications can be made.
2. Footings, foundations, walls, and slabs shall not be placed on marine clay, peat or any other organic material.
3. Any Radon mitigation construct on to be performed by the contractor at the direction of the requirements.
4. Do not backfill against the foundation walls until the first floor subfloor is in place.
5. Provide 4" dia. perimeter drain around the inside & outside of foundation wall. Slope and grade away from the structure a minimum of 6" in 10 feet to sump pit and/or daylight as reqd.
6. Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Geo-Technical Engineer.

DIVISION 3- CONCRETE/FOUNDATIONS

Concrete:

1. The concrete properties shall be as follows:
   Item: Minimum Strength
   Footings: 3000 PSI @ 28 days
   Walls: 3000 PSI @ 28 days
   Interior Slab-on-grade: 3000 PSI @ 28 days
   Garage Slab-on-grade: 3500 PSI @ 28 days(5%air-entrained)
   Exterior Slab-on-grade: 3500 PSI @ 28 days(5%air-entrained)
2. Concrete work shall conform to all requirements of ACI-318-89 and ACI 301-72, specifically one for structural concrete for buildings.
3. All concrete slabs on grade shall be a minimum of 4" thick on 6 Mil. polyethylene film or sealed laps system with 6x6 w.w.f. at mid slab.
4. Fill under slabs and footings shall be approved backfill material at 95% compaction in 6" layers.
5. Backfill to be of approved material. Refer to soils report for reinforcement.

Reinforcing Steel:

1. Reinforcing steel shall be intermediate grade, new billet deformed bars conforming to ASTM A 615. Welded wire fabric shall conform to ASTM A 185.
2. All steel reinforcement: Fy=60 KSI
3. Detailing, fabricating, and placing of reinforcement shall be in accordance with ACI-315 "Manual of Standard Practice for Detailing Reinforced Concrete Structures." Furnish support bars and all required accessories in accordance with CRSI standards.
4. All reinforcing bars which intercept perpendicular elements shall terminate in hooks, placed two (2) inches clear from outer face of the element.
5. The contractor shall notify the building official or approved entity at least forty-eight (48) hours prior to each concrete pour. No concrete shall be placed until all reinforcing has been installed by the contractor and inspected by the building official.
6. See foundation plan, details, and typical wall section for reinforcement quantities and sizes.
7. Protective coverage for reinforcing steel shall be as follows:

Location	Minimum Coverage
Footing	3"
Slab	3/4"
Beams & columns	2"
Walls (interior face)	1"
Walls (exterior face)	2"

   Wire mesh to be placed at mid-depth of the slab.

Foundation:

1. Footing depths are shown on the section unless otherwise noted. Footing shall bear a minimum of 8" into original undisturbed soil and a minimum of 32" below finished grade (36" below finished grade in Frederick Co., Md.).
2. Where required, step footings to ratio of 2 horizontal to 1 vertical.
3. All footing excavations shall be inspected by the building official prior to the placing of any concrete. The building official shall be given notice for the observations.
4. Use brick pattern forms on all exposed concrete Foundation walls.

DIVISION 4- MASONRY

1. Solid masonry walls to have "Dur-o-wall" (or approved equal) galvanized truss ties at minimum 16" o.c. vertically below grade and 8" o.c. vertically above grade.
2. Brick veneer walls to have non-corrosive metal ties at 16" o.c. vertically, and horizontally.
3. Provide flashing at the top, bottom, and sides of all openings and base with weep holes at 24" o.c.
4. Provide at least 8" of solid masonry under concentrated loading conditions.
5. Mortar to conform to ASTM C270, Type N.

DIVISION 5- METALS

1. Structural steel shall conform to the requirements of the 9th edition of A.I.S.C. Manual of Steel Construction. Structural steel shall conform to ASTM A-36. Steel for pipe columns shall be equivalent capacity and weld ability to ASTM A-501. Welding shall be in accordance to the American Welding Society Code and be performed by welders qualified in accordance with AWS procedures. Electrodes shall conform to ASTM A-5.20 E70 series.
2. Steel columns, lintels, beams, and railings shall have a shop coat of rust inhibiting paint.

Steel Columns:

1. minimum standard steel adjustable and fixed steel columns are constructed of carbon steel with a minimum yield strength of 33kSi and ultimate strength of 45 KSI, in accordance with ASTM 500 and manufactured by the Marshall Stamping Company in accordance with IRC & IBC and have minimum 8"x4"x 1/4" bearing and cap plates unless noted otherwise. Screw jack should be encased in concrete or tack welded after installation. Each column should be designed with the capacity rating and withstand compression loads as noted on plan.

Fasteners:

1. All fasteners in exterior decks shall be galvanized.
2. Anchor bolts shall be 1/2" diameter x 16" long galvanized (see drawing for placement and spacing.)
3. Pitch beams shall have a minimum Fb= 1000 PSI, E=1,300,000 PSI with 2 rows 1/2" bolts, 16" o.c. top and 32" o.c. at bottom unless otherwise noted.
4. Joist hangers shall be used to support all purlins, joists and beams not framed over supporting members.
5. Joist hangers shall be "TECO" unless otherwise noted or an approval equal.
6. Machine bolt and Carriage bolt holes in wood shall be drilled 1/16" larger than diameter of bolt.
7. Lag screws shall be square head, of structural grade steel, be placed with washers under the head.
8. Bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.
9. Steel plate washer sizes shall be as follows:

Bolt Diameter	Washer size
1/2"	2 1/4"x5/16"
5/8"	2 1/4"x5/16"
3/4"	2 5/8"x5/16"

Lintels:

Lintels sizes shall be per the lintel schedule shown on the Brick Lintel Detail, unless otherwise noted.

DIVISION 6- WOOD

Lumber:

All joists, and rafters shall be, unless otherwise noted, Hemfir #2 or equal with the following minimum allowable stresses and modules of elasticity:

Extreme Fiber stress:	Fb=850 PSI
Horizontal shear:	Fv=70 PSI
Compression perpendicular to grain:	FC=405 PSI
Modules of elasticity:	E=1,300,000 PSI (Repetitive Member)
Moisture Content:	19%

2. All exterior lumber and lumber in contact with masonry and concrete shall be pressure preservative treated in accordance with AWPA standards.
3. All nailing shall comply with IRC & IBC code, latest edition and all state and local building codes.
4. Built-up beams or joists formed by a multiple of 3-ply or less 2x members shall be connected w/ 6d nails at 8" o.c.
5. Build up at beams formed by 3 ply of laminated veneer lumber shall be fasten w/ 3 rows 16d nails at 12" o.c. for each side or per manufacturers recommendation.
6. Block solid at all bearing supports where adequate lateral support not otherwise provided.
7. When framing end to end joists shall be secured together by Simpson or better metal straps as reqd.
8. All rafters and joists framing from opposite sides shall lap at least six (6) inches and be spiked together.
9. Do not alter sizes of members noted without approval of Designer.
   Cutting of Beams, Joists, and Rafters:
1. No structural member shall be omitted, notched, cut, blocked out or relocated without prior approval by the Designer.
2. Cutting of wood beams, joists, and rafters shall be limited to cuts and bored holes not deeper than one-sixth (1/6th) the depth of the member and shall not be located in the middle one-third (1/3rd) of the span. Notches located closer to supports than 3 times the depth, holes bored or cut into joist shall not be closer than two (2) inches to the top or bottom of the joists & the diameter of the hole shall not exceed one-third the depth of the joist.
   Bridging:
1. Where joist depth exceed twelve nominal inches there shall be not less than one line of bridging in every eight feet of span in floor, attic, and in roof framing. The bridging in every eight feet of span in floor, attic, and in roof framing, the bridging shall consist of not less than one by three inch lumber double nailed at each end or equivalent metal bracing of equal rigidity.

Sub-floor:

1. Sub-floor to be 3/4" T&G plywood or O.S.B. per one sturd.
2. All plywood shall be pine or equal and shall be manufactured and graded in accordance with Product Standard P-1 66C for for soft plywood-construction and industrial.
3. Each plywood/O.S.B. sheet shall bear the "APA" grade trademark.
4. All end joints shall be staggered and shall but along the center lines of framing members.
5. The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
6. Nails shall be placed 3/8" minimum from the edge of the sheets. The minimum nail penetration into framing members shall be 1-1/2" for 8d nails and 1-1/8"for 10d nails.
7. All floors shall be glued/screwed with #12 wood screws at 6" o.c. on direct edges and at 10" o.c. at intermediate.

Walls:

1. All exterior bearing walls shall be 2x6 or 2x4 (5PI STUD GRADE) @ 16" o.c. unless noted otherwise, see plans.
2. All interior bearing walls shall be 2x4 (SPF STUD GLIDE) double top plate @ 16" o.c. unless note otherwise.
3. All interior non-bearing walls to be 2x4 (SPF STUD GLIDE) single top plate @ 16" o.c. unless noted otherwise.
4. All bearing walls to be 2x4 (5PF) double top plates, lapped at all corners and intersections and staggger splice 48" and locate over wall studs.
5. All exterior corners shall be braced with 4x8 structural sheathing of thickness to match that of sheathing, or with metal bracing of equal rigidity.
6. Provide additional studs at concentrated load location to match number of studs above and extend to foundation.
7. Notches or bored holes in studs of bearing walls or partitions shall not be more than one third the depth of the stud.
8. The following jack/stud schedule will be used unless other wise noted:
   Exterior Bearing Walls (minimum unless noted):

Opening	With Roof Roof Only	Roof & 1 Floor	Roof & 2 Floors
Up to 3'-0"	1J & 1S	1J & 1S	1J & 1S
3'-0" TO 5'-0"	1J & 1S	2J & 1S	2J & 2S
5'-0" TO 7'-0"	2J & 1S	2J & 1S	2J & 2S
7'-0" TO 9'-0"	2J & 1S	2J & 1S	2J & 2S
9'-0" TO 12'-0"	2J & 1S	2J & 1S	3J & 2S

   Interior Bearing Walls (minimum unless noted):

Opening	1 Floor	2 Floors
Up to 3'-0"	1J & 1S	1J & 1S
3'-0" to 6'-0"	2J & 1S	2J & 2S
6'-0" to 9'-0"	2J & 1S	3J & 2S
9'-0" to 12'-0"	3J & 1S	4J & 3S

   Where: J = Jack Under Header
   S = Stud nailed to jack along side header.

   Notes:
   All jacks and studs assumed to be 2x6 or 2x4 SPI Stud Grade or better with a maximum wall-height of 9'-1 1/8". All jacks and studs to be glued and nailed w/ 16d nails at 4" o.c.

   Fire Stopping:

1. Fire stopping shall be provided to cutoff all concealed draft openings (both vertical and horizontal) in the following location:
2. In all stud walls and partitions, including furred spaces at floor and ceiling levels and not more than 10'-0" apart.
3. Between stair stringers at top and bottom and between studs in line with stair run.
4. Fire stops, when of wood, shall be 2" nominal thickness & may be made of gypsum board, cement, mineral wool or other noncombustible material.
5. Spaces between chimneys and wood framing shall be filled with loose non combustible material (2" minimum thickness).

Wood Roof Trusses:

1. Roof truss manufacturer to supply shop drawings and erection drawings and must be sealed by a professional engineer registered in the governing jurisdiction. Roof truss manufacturer to supply connection and bearing details, bridging, and bracing details with nominal dimensions, truss configurations, lumber grade and species and magnitude of force in all members.
2. Truss diagrams show design intent only. Truss manufacturer to verify all spans, dimensions, pitches, etc. and submit shop drawings to the Designer prior to fabrication.
3. Wood roof trusses to be installed by manufacturer's instructions.
4. Wood roof trusses to be braced in accordance with IRC & IBC code.

Open Web Floor Trusses:

1. Floor truss manufacturer to supply shop drawings and erection drawings and must be sealed by a professional engineer registered in the governing jurisdiction. Floor truss manufacturer to supply connection and bearing details, bridging and bracing details with nominal dimensions, truss configurations, lumber grade and species and magnitude of force in all members.
2. Band Board: 2x4 continuous U.N.O.
3. Floor Trusses shall be designed to accommodate HVAC duct layout as reqd.
4. Floor Trusses of all be designed to limit deflection to L/480 live load or for a dead load of 10 PSF which ever is greater except in rooms consisting of different lengths of which the deflection of the shortest span shall govern.

Wood "I" Joists:

1. "I" joist manufacturer to supply shop drawings and erection drawings and must be sealed by a Professional Engineer registered in the governing jurisdiction. Floor joist manufacturer to supply connection and bearing details, bridging and bracing details, nominal dimensions and "I" joist layout configurations.
2. Provide solid material, 1 1/4" (minimum), at all band boards and conditions and mid joist as recommended by the manufacturer.
3. Floor joists shall be designed to limit deflection to L/480 live load except in rooms consisting of different length spans of which the deflection of the shortest span shall govern.
4. Provide 2x4 cripples @ all interior bearing conditions.

DIVISION 7- THERMAL AND MOISTURE PROTECTION

Damp-proofing:

1. One coat of asphalt emuls on shall be applied to all below grade walls at basement conditions. Where habitable space occurs below grade provide an addit onal 6 mil polyethylene moisture retarder on the exterior.

Roofing:

1. Fiberglass shingles (20 yr. Minimum) shall be install over 1 layer of 15# or 30# asphalt saturated felt, see plans.

Flashing:

1. All flashing to be of the approved corrosion-resistive type and shall be provided when exterior porches, decks, or stairs attach to a wall or floor assembly or wood-framed construction. Flash and caulk wood beams and other projections through exterior walls or roof surfaces.
2. All flashing, counter flashing, and coping of metal shall be of not less than no. 26 U.S. gauge approved corrosion resistant metal.
3. Provide metal flashing above all windows, doors, and capitals.
4. Provide metal flashing and drip edge flashing at the roof edges.

Roof Ventilation:

1. Provide continuous ridge and eave ventilation with a total net free ventilating area of not less than 1 to 150 of the area of the space to be ventilated. Provide a minimum of 1" space between the roof sheathing and the insulation.
2. Enclose attic truss spaces and enclosed for rafters shall have cross vent at on for each separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with the IBC code, latest edition.

Exterior Insulation Finish System:

Install E.I.F.S. n strict accordance to the manufacturers specifications and installation instructions. It is the responsibility of the installation contractor to ensure that all flashing is in place to prevent the entry of water or moisture behind the insulation.

1. The following insulation schedule will be used unless otherwise noted:

Location	R- Value/Type
Sill Plate	1/2" Fiberglass
Perimeter	R-8 Closed Cell Extruded Polystyrene
Foundation Wall	R-11 Blank Spread Batt (full height)
Exterior Wall	R-13 Batt & R-19 batt w/ 2x6 walls
Floor and Soffit	R-19
Flat Ceiling	R-38 Batt or Blown
Cathedral Ceiling	R-38 Batt

   Note: provide baffers (insulation stops) for continuos ventilation channels as reqd.

DIVISION 8- DOORS AND WINDOWS

Windows:

1. All windows shall have insulating glass.
2. Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes (rough openings), etc.
3. Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue.
4. Where windows are provided as a means of egress or rescue they shall have a sill he ight of not more than 44 inches above the floor.
5. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches.

Tempered Glass Locations:

The following shall be considered specific hazardous locations for the purposes of glazing and shall be tempered glass:

1. Glazing in all doors.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
3. Glazing in doors and enclosures for hot tubs, whirlpools, sauna, steam rooms, bathtubs, and showers. Glazing in any part of a building wall enclosing these compartments where the bottom edge of the glazing is less than 60 inches above the drain inlet.
4. Glazing in an individual fixed or operable windows that meets all of the following conditions:
   a) Exposed area of an individual pane greater than 9 sq. ft.
   b) Bottom edge less than 18 inches above the floor.
   c) Top edge greater than 36 inches above the floor.
   d) One or more walking surfaces within 36 in. horizontally of the glazing.
5. All glazing in railings regardless of an area or height above walking surface. Included are structural baluster panels and non structural in-fill panels.
6. Exceptions: The following products, materials, and uses are exempt from the above hazardous locations:
   a) Openings in doors through which a 3-inch sphere is unable to pass.
   b) Leaded glass panels.
   c) Faceted and decorative glass.

DIVISION 9- FINISHES

Gypsum Wallboard:

1. All gypsum wallboard shall be installed and fastened with glue and screw in accordance with the provisions of the IBC code, latest edition, state and local codes.
2. All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resisting construction is not required.
3. Provide moisture resistant drywall at any wet wall area like laundry, , etc.
4. Provide cement board "DUROROCK" at all tubs and showers walls & ceiling and also any floor or wall areas which will received ceramic tiles or marble.
5. The garage shall be separated from the living space by 5/8" type "X" gypsum wall board.
6. Enclosed accessible space under stairs shall have walls and soffits protected by on the enclosed side with 1/2" drywall.

Painting:

1. Paint shall be applied according to the following:

Location	Paint type	Application
Ceilings	latex flat	1 coat primer & 1 finish coat
Walls	latex flat	1 coat primer & 1 finish coat
Interior Trim	latex semi-gloss	1 coat primer & 2 finish coats

   Exterior: Trim exterior latex 1 shop coat primer and 2 finish coats.

DIVISION- 10 SPECIALTIES

1. Prefab fireplaces, selected by the Owner, shall be U.L. approved and be install per the IRC & IBC code, the listing & the manufacturer's instructions.

Closet Shelves/Towel Bars:

1. R/15 closet shelves @ 68" A.F.F.
2. R/15 closet shelves @ 42" & 84" A.F.F.
3. Locate DBL towel bars @ 36" A.F.F.
4. Set 18" towel bars @ 24" above vanity top.

Stairways:

1. The maximum riser height shall be 7 3/4" and a minimum tread width of 10" see floor plans.
2. Stairways shall not be less than 36" in clear width and headroom of not less than 6'-8". The minimum width at the handrail shall not be less than 32" with a hand rail on one side and 28" with a hand rail on both.
3. Enclosed accessible space under stairs shall have walls and soffits protected by on the enclosed side with 1/2" drywall.

Guardrails:

1. Porches, balconies, or raised floor surfaces located more than 30 inches above the floor is height.
2. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guardrails not less than 34 inches in height measured vertically from the nosing of the treads.
3. Required guardrails on open sides of stairways, raised floor areas, balconies, and porches shall have intermediate rails or ornamental closures which will not allow passage of an object 4 inches in diameter.
4. Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a sphere 6 inches in diameter cannot pass through.

DIVISIONS 11 THROUGH 14 - NOT USED

DIVISION 15 - MECHANICAL

1. Mechanical subcontractor to provide duct layouts, condenser location, duct sizes, etc., as required and notify the Architect prior to installation of any conflicts in the design, sizing or installation of the system. Mechanical subcontractor to review structural shop drawings and notify the Architect of any mechanical and structural conflicts prior to construction.
2. All work shall be in full accordance with all codes, rules, and regulations of the governing agencies.
3. All kitchens and bathrooms shall be mechanically vented to the exterior.

DIVISION 16 - ELECTRICAL

1. All work shall be in full accordance with all codes, rules, and regulations of governing agencies and shall comply with the requirements of the serving power and telephone companies.
2. Smoke detectors to be installed inside of each sleeping area and on each floor per IRC & IBC code, latest edition.
3. All exp.proof installed outdoors and exposed to weather shall be weather-proof.
4. Receptables at refrigerators, kitchen counters, and bathroom vanities shall be installed at 42" above work top unless otherwise noted on the drawings.

M

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A New Residence For:
Mr. & Mrs. Filer
Anne Arundel County, Maryland

Filer Residence
April 20, 2008

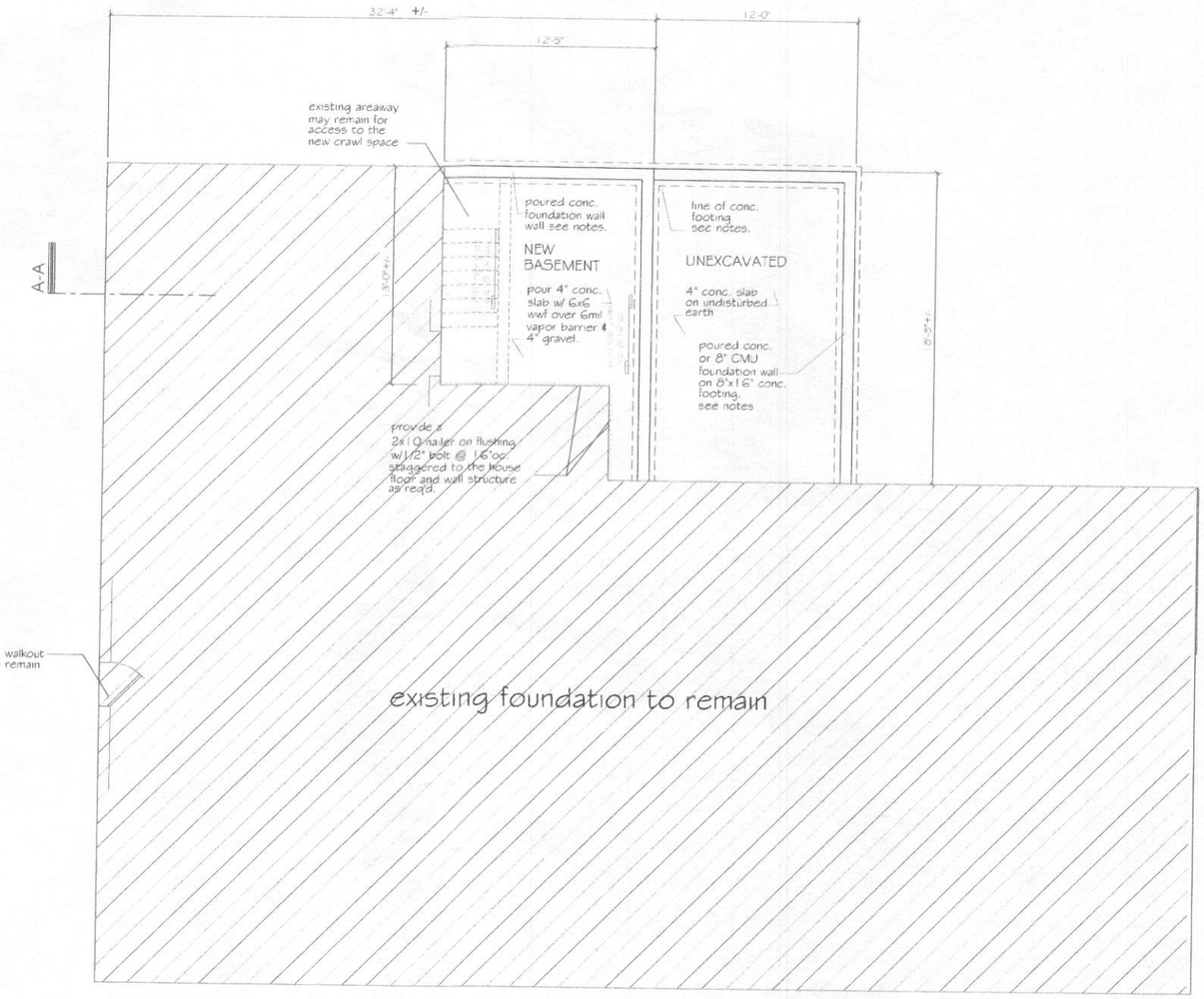
Revisions:
1- 5/5/08
2-
3-

2/10

FOUNDATION NOTES :

1 - foundation walls to be min. 10" poured conc. w/ min. 10"x20" conc. footing. all walls and footing to be reinforced w/2- #4 bars as req'd. see details
2 - conc. footing under the steel columns to be 42"x42"x12" reinforced w/ #4 bars @8"oc. each way as req.d.
3 - Install 2-2x8 (2x6 w/ brick) treated sill plates above the foundation walls w/ 1/2"x16" bent anchor bolt or eq. @ 4'-0" cc.
4 - provide beam packet under the beam w/ steel shims as req'd
5 - pour 4" conc. slab w/ 6x6 #10 wwf. over 6 mil vapor barrier ₰ 4" gravel. typ. uno.
6 - all dimensions should be read or calculated and never scaled.
7 - contractor to verify all the conditions and dimensions at the site before start of any work.
8 - apply waterproofing over the foundation wall under the finish grade as req.d.
9 - conc. footing under the fireplace pier to be min. 78"x48"x16" reinf. w/ #4 bars @8"oc. each way as req'd.
10 - provide 12"x16" thicken slab under the bearing walls reinforced w/ 2#4 bars as req.d.
11 - provide 4" drain tile along the inside and outside of footing w/ gravel as req'd.
12 - all wood exposed to air or in contact w/concrete to be treated as req'd.
13 - provide min. 4" solid bearing on the foundation wall for all the beams ₰ headers.
14 - bolt a 2x6 plate on top of steel beam(s) w/ 1/2" bolts @ 48" oc. as req'd.
15 - see sheet no. 2 for add. specification ₰ info.

Note:
Existing conc. footing, foundatiion ₰ conc. slab to be inspected and verified by a Registered Structural engineer to be adequate, suitable and in a good condition for the new structure to be built on.



PROPOSED FOUNDATION PLAN

scale 1/8"= 1'-0" (11x17)
scale 1/4"= 1'-0" (24x36)

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Addition & Renovation to:
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Anne Arundel County, Maryland

O'Donnell Residence
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Revisions :
1-5/5/08
2-
3-

3/10

FLOOR PLAN NOTES :

1 - all the headers to be 2-2x10 w/ a layers of 1/2" plywd or OSB.

2 - window head height to be at 7'-8" above first floor line & 7'-8" above second floor.

3 - window cat. nos. are shown based on Andersen windows.

4 - all lumber to be nterm fir no.2 or better.

5 - all work shall be performed in accordance with all applicable national, state, and local codes regulations.

6 - all dimensions should be read or calculated and never scaled.

7 - see framing shop drawing plans prepared by supplier for the floor joists lay out & add. info.

8 - contractor shall verify all conditions and dimensions at the site before beginning construction. any discreparicies shall be reported to ar arch group for correction immediately.

9 - provide min. 3" solid bearing under all wood beams and headers w/ 4'-0" or larger span.

10 - All smoke detectors shall have internal battery backup and to be hardwired as req'd.

11 - Guard rail 42" high to be installed when the floor surface are more than 30"above grade. Maximum 4" space between pickets. Also 36" high hand rail from the edges of treads as req'd.

12 - All dimensions are shown to the face of stud partitions & sheathing of exterior walls.

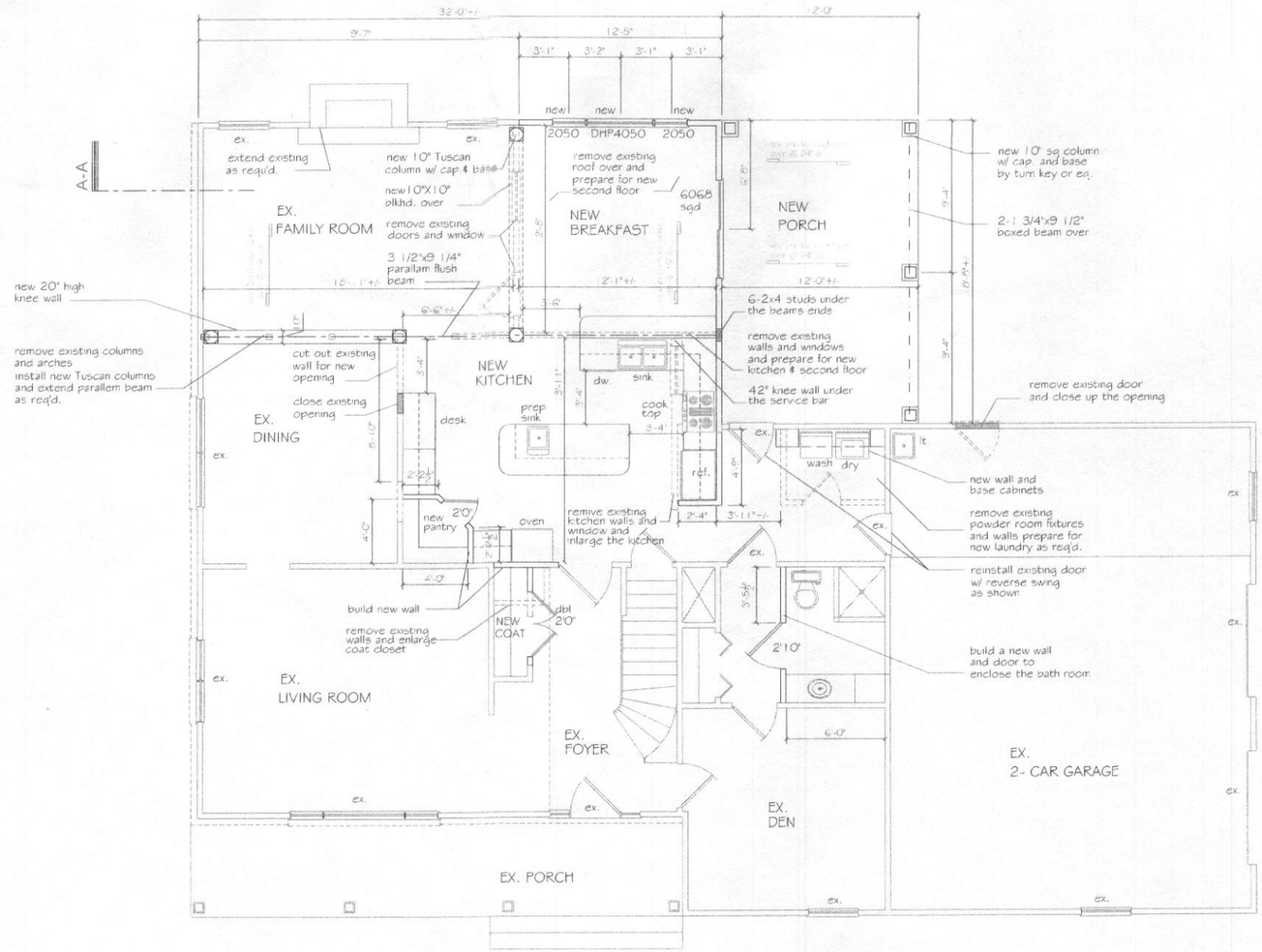
13 - all equipment, fixtures, colors, cabinets, trims & casings, railings & balusters, finished materials. flooring, painting, ...etc. to be selected by owners.

14 - see sheet no. 2 for add. specification & info.

notes:

1 - verify type and sizes of specified windows, all new windows to match existing

2 - line up all new floors, facia, freize w/ existing as req'd.



PROPOSED FIRST FLOOR PLAN

scale 1/8"=1'-0" (11x17)
scale 1/4"=1'-0" (24x36)

Legend

———	existing partition or items to remain
- - - - -	existing partition or items to be removed.
═══	new 2x4 partitions.
Ex.	existing items to remain.

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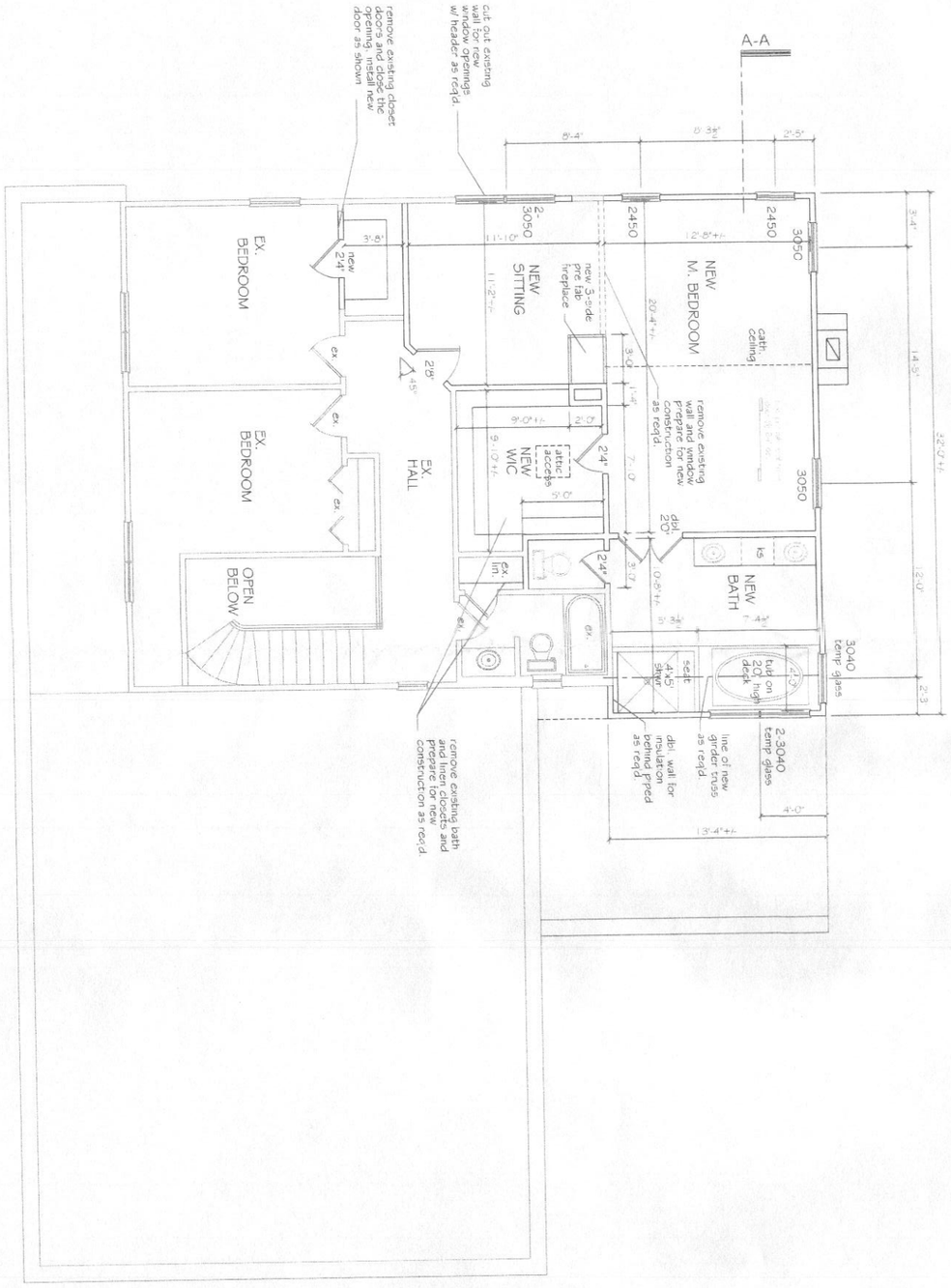
Revisions :
1-5/5/08
2-8/19/08
3-8/27/08



SECOND FLOOR PLAN- B

scale 1/8"= 1'-0" (11x17)
scale 1/4"= 1'-0" (24x36)

5/10

O'Donnell Residence

April 20, 2008

Revisions:
1- 5/5/08
2- 8/27/08
3-

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ROOF PLAN NOTES :

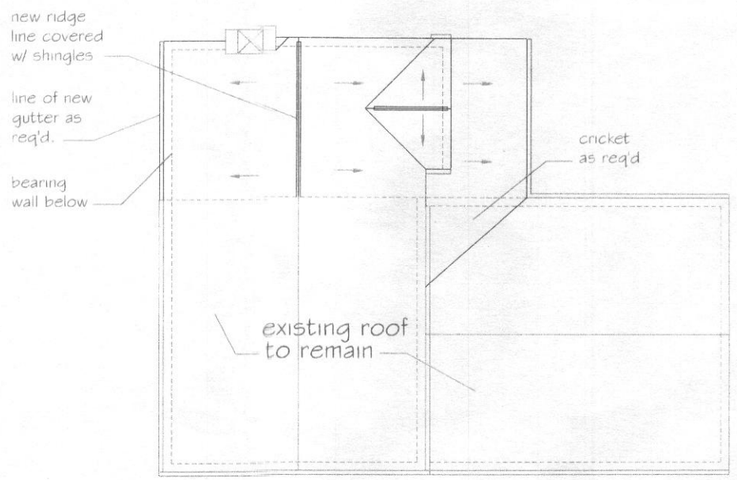
1- arch. grade asphalt or shake shingles on pitched roof. provide ice shield on all the edges and valleys as req'd.

2- provide alum. drip edge all around the eave line

3- ridge vents to be covered with shingles

4- provide step flashing and ice shield at walls all around as req'd

5- 5" ogee alum. gutter provide down spout, screened guard, and fiberglass splash blocks as req'd

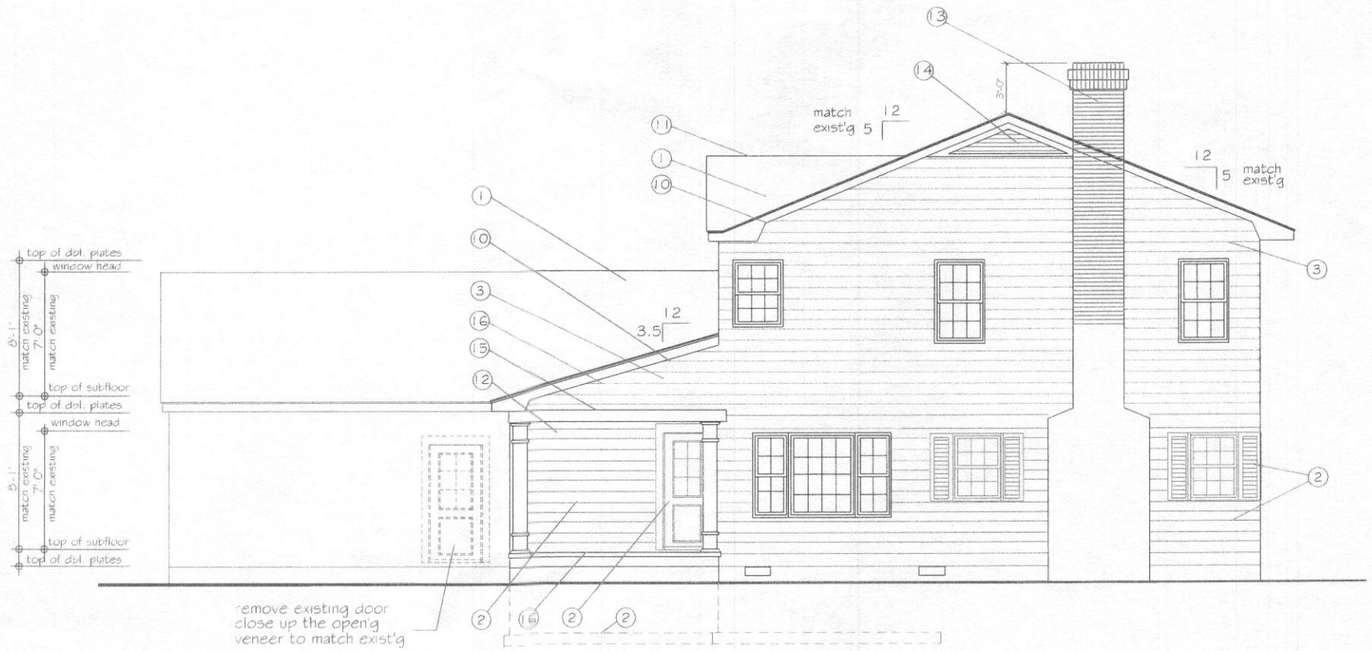


ROOF PLAN

scale 1/16"=1'-0"(11x17)
scale 1/8"=1'-0" (24x36)

Elevation Notes:

1.- new asphalt shingle roof to match existing as to be selected by owners
2.- existing to remain
3.- new horizontal siding to match existing as to be selected by owners
4.- new shutters match existing
5- apply 1x syn board
6.- new fascia to match the existing
7.- parged conc. block wall. (match existing)
8.- line of new conc. footing
9.- approx. line of finished grade
10- rake board to match existing
11- ridge vent to match existing
12- new 10" square column by Turnkey
13- higher extend existing chimney
14- gable end projected attic vent w/ screen.
15- wrap the porch beam w/1xsyn board
16- new conc. porch
17- existing to be removed
18- new fascia, soffit, rake ...etc. to line up & match existing as req'd.



REAR ELEVATION

scale 1/8"=1'-0" (11x17)
scale 1/4"=1'-0" (24x36)

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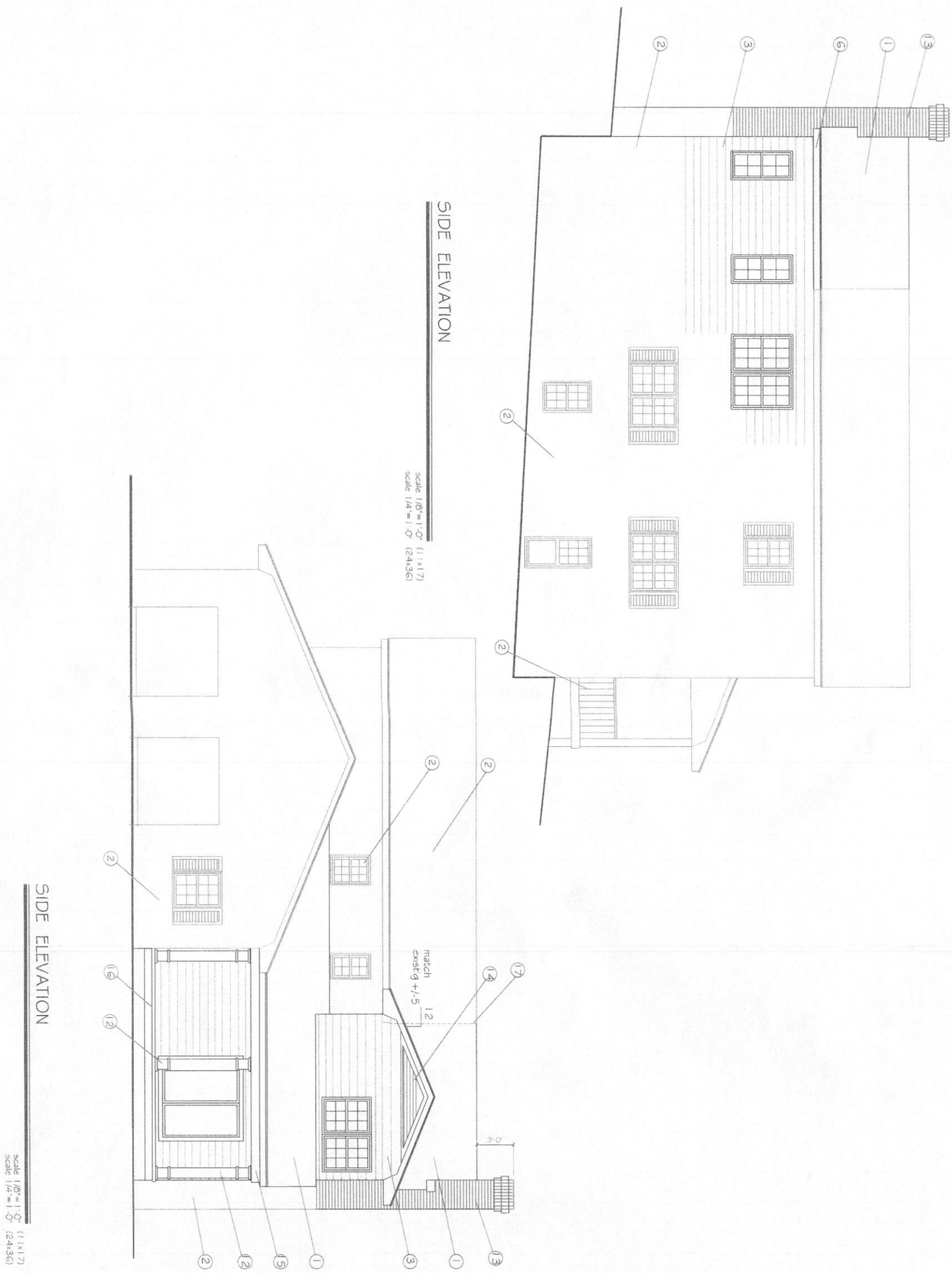
Revisions :
1-5/5/08
2-8/27/08
3-

6/10



7/10

O'Donnell Residence

April 20, 2008

Revisions:
1- 5/5/08
2-
3-

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SECTION NOTES :

1- asphalt shingles over 15 lb. felt & 7/16" osb. bd. w/ clips.

2- pre-fab roof trusses @ 24" oc.
see note no. 9 below.

3- 2x6 @ 18" oc, stud wall & 7/16" Osb. bd. sheathing & tyvek or eq. wrap. typ.

4- beam see plans.

5- floor joists & 3/4" t & grave osb. subfloor glued & nailed.

6- 8" conc. block basement wall, see plan.

7- apply asphalt waterproofing over foundation walls as req'd.

8- alum. vented soffit system.

9- provide high heel truss at the front w/ gable roof & all-round roof as req'd. see detail

10- flashing as req'd.

11- 4" d. drain tile in gravel slopped to sump pit as req'd.

12- continuous ridge vent covered w/ shingles.

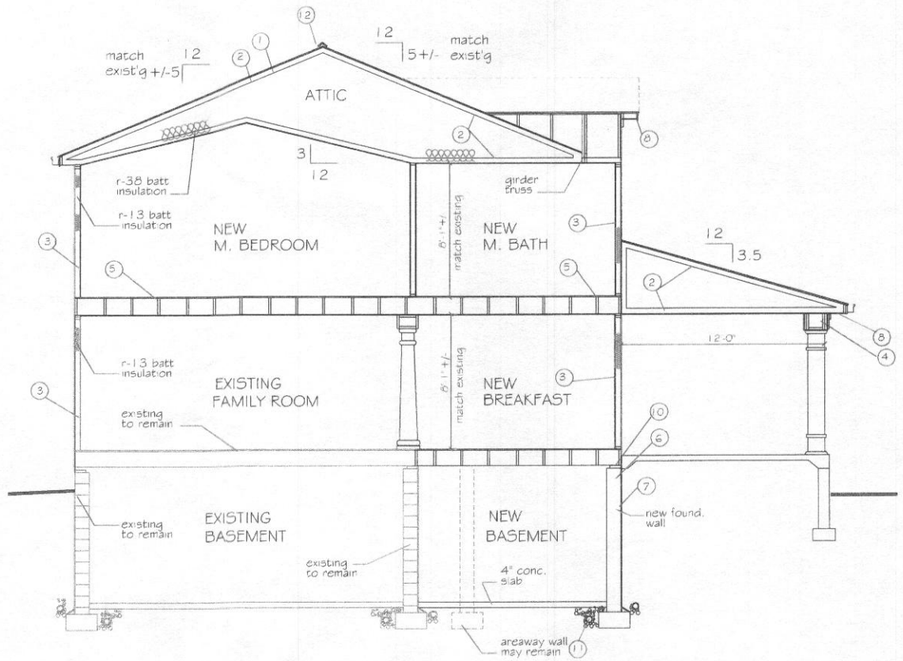
13- install 1-2x10 treated sill plate above the foundation wall w/ 1/2" bent bolt or better @ 4'-0" oc.

14- Install metal straps, braces, tees, ... etc. to connect & tie all structural members to each other to resist lateral forces & strong wind like hurricane as needed.

15- see sheet no. 2 for add. specification & info.

FRAMING PLAN NOTE :

floor & roof framing shop drawings to be designed and prepared by the supplier per note no. 5 of general notes on the cover sheet.



SECTION A-A

scale 1/8"=1'-0" (11x17)
scale 1/4"=1'-0" (24x36)

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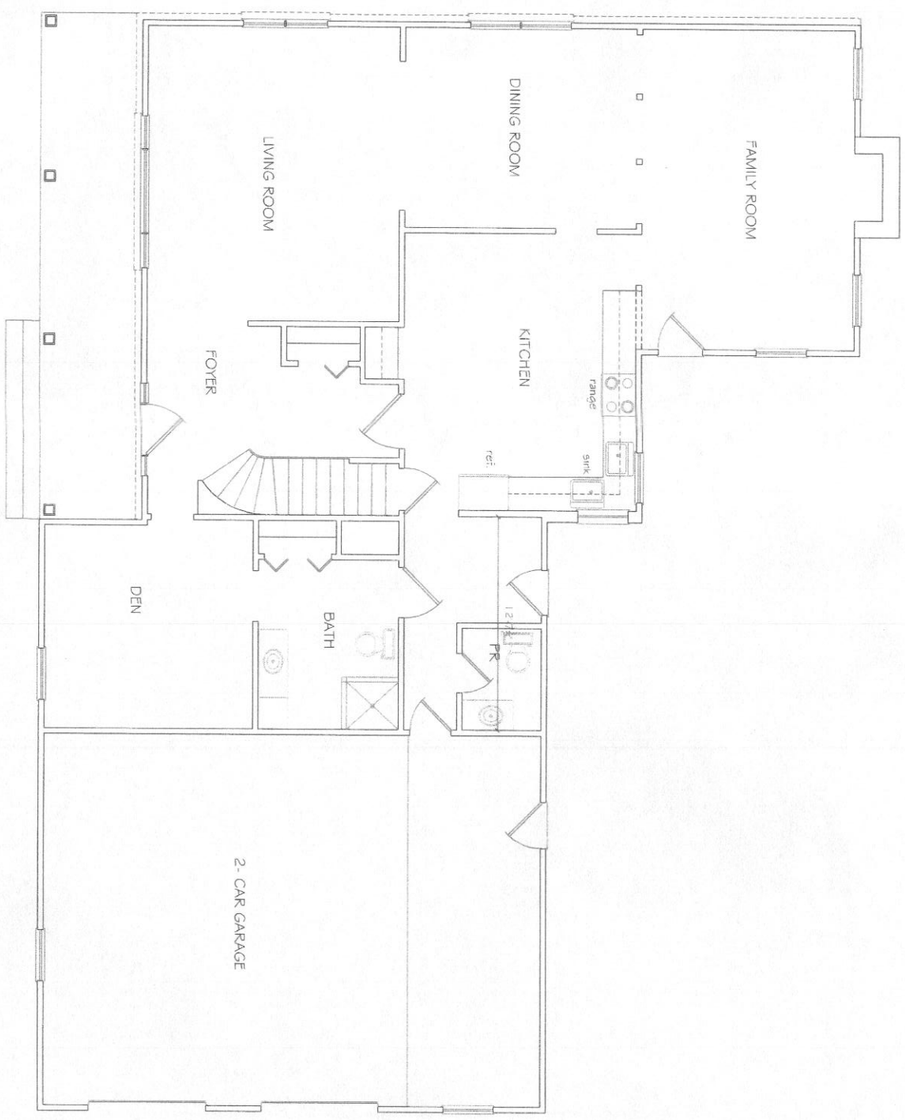
Revisions :
1- 5/5/08
2-
3-

8/10



EXISTING FIRST FLOOR

scale 1/8"=1'-0" (11x17)
scale 1/4"=1'-0" (24x36)

9/10

Revisions
1- 5/5/08
2-
3-

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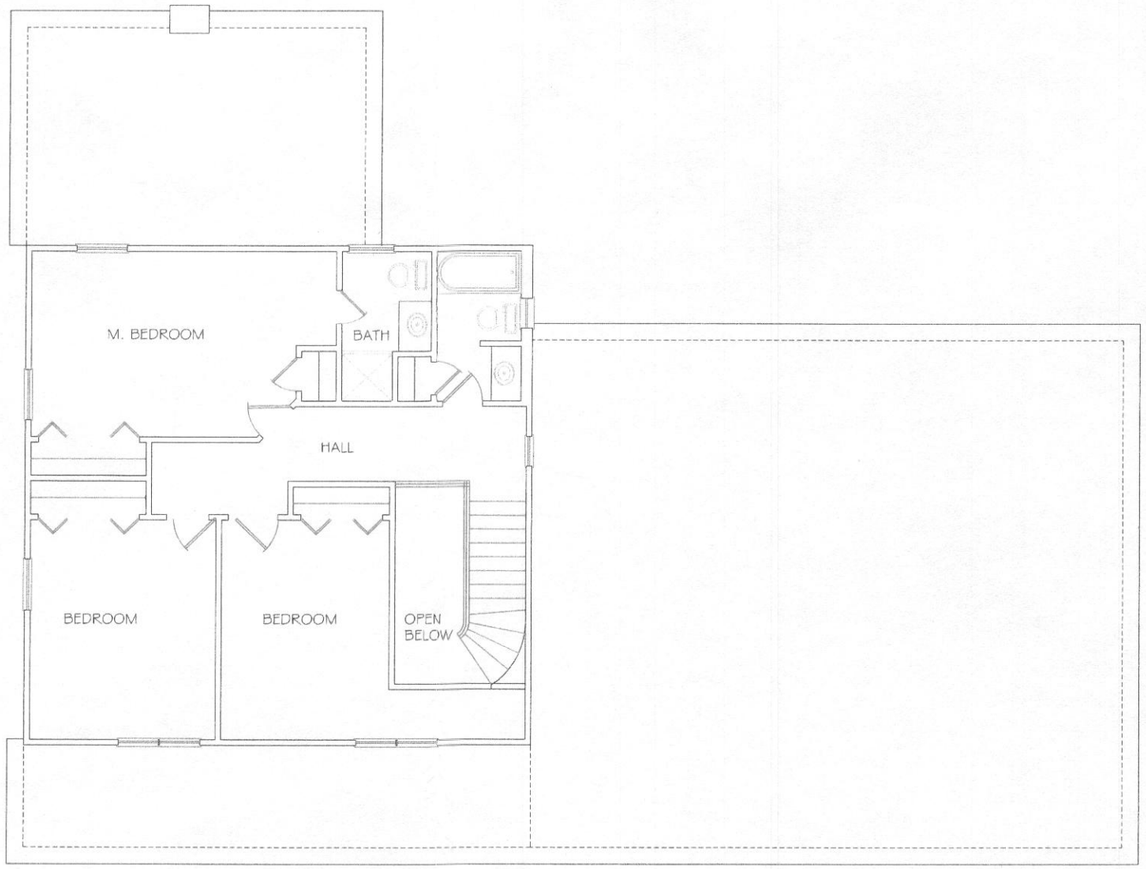

EXISTING SECOND FLOOR

scale 1/8"=1'-0" (11x17)
scale 1/4"=1'-0" (24x36)

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Revisions :
1-5/5/08
2-
3-

10/10