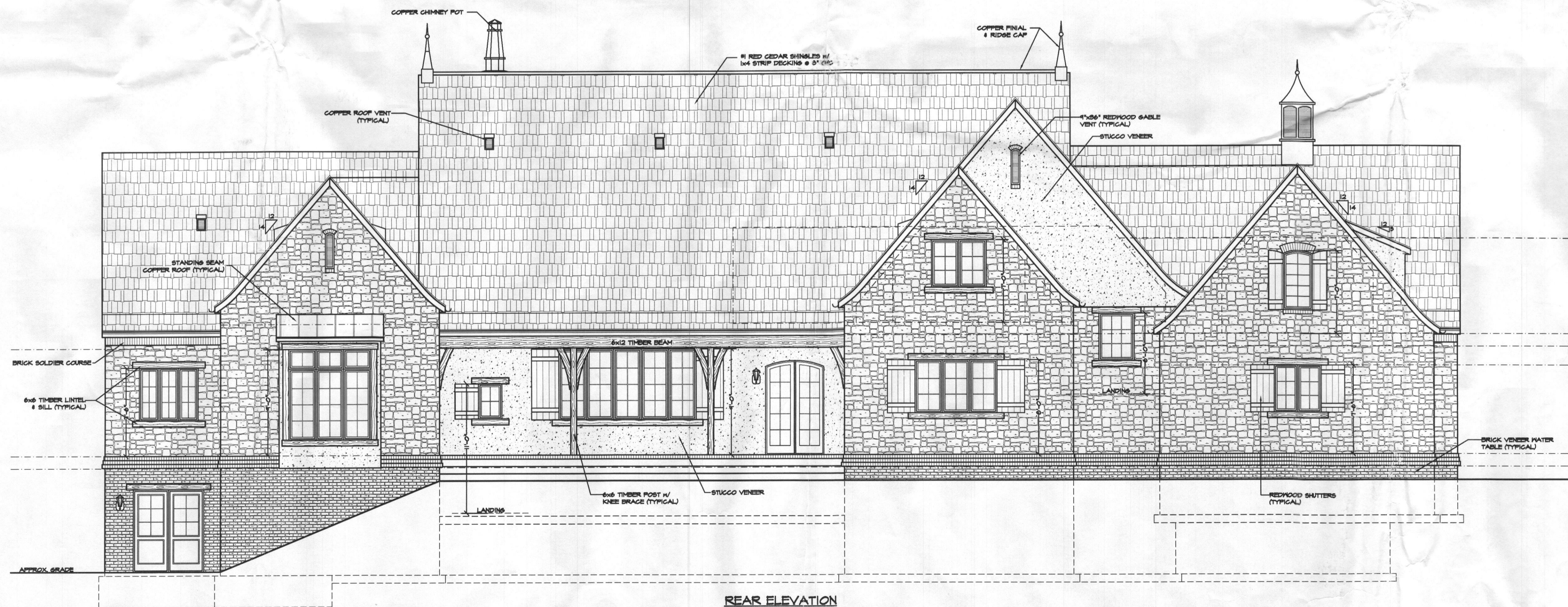


FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

THE FARRUGGIA RESIDENCE

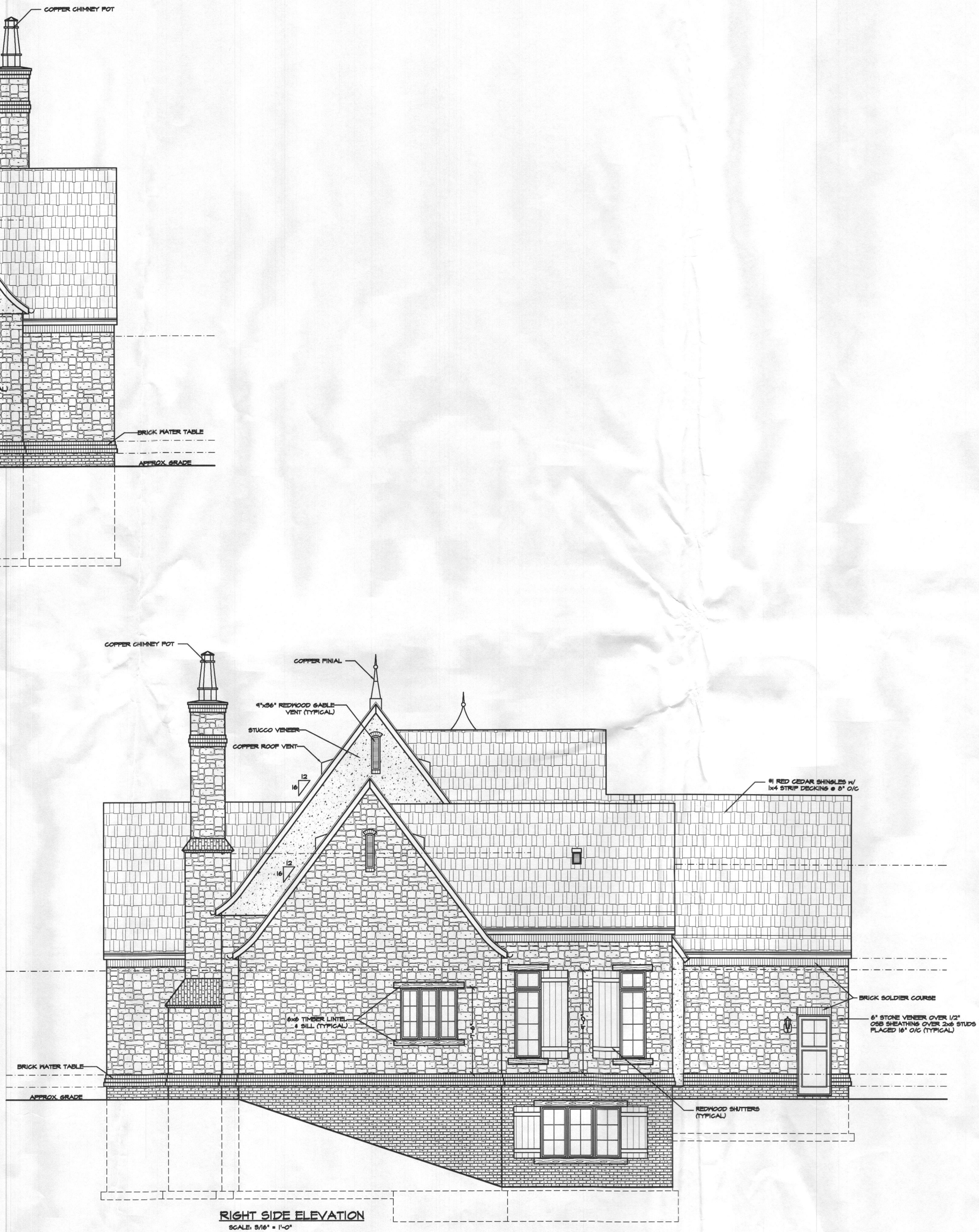
REVISED: 04/10/2015
REVISED: 04/08/2015

SCALE: 3/16" = 1'-0"
DATE: 04/2015
SHEET NO.: 1 OF 9

GBL CUSTOM HOME
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LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

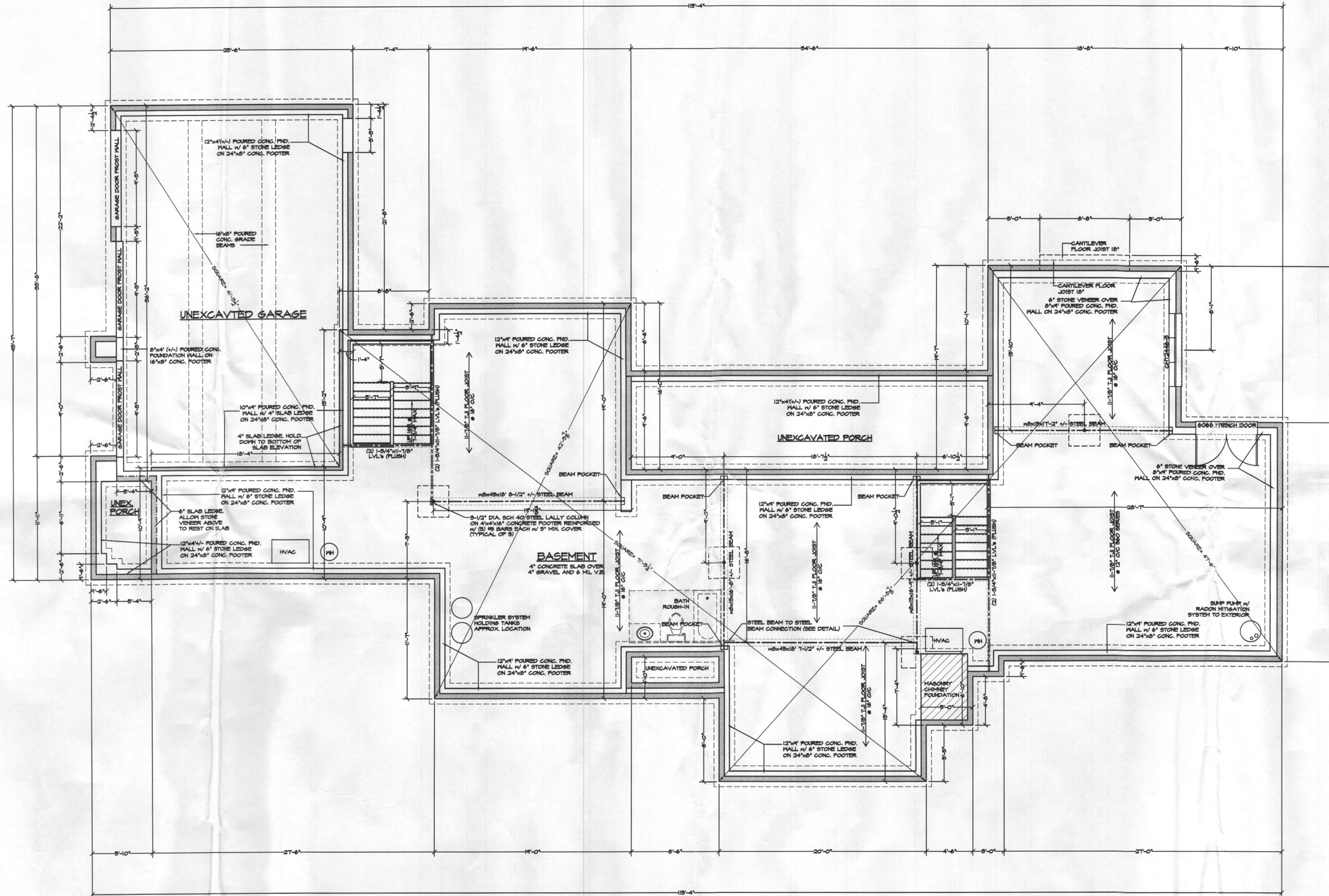
THE FARRUGGIA RESIDENCE

REVISED: 04/10/2015
REVISED: 04/08/2015

SCALE: 3/16" = 1'-0"
DATE: 04/2015
SHEET NO.: 2 OF 4

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FILE: FARRUGGIA.RVT



*NOTE:
CONTRACTOR TO VERIFY EXACT LENGTHS
OF ALL STEEL BEAMS W/ STEEL SUPPLIER
PRIOR TO ORDERING MATERIALS

FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

*NOTE:
FOUNDATION WALLS TO BE REINFORCED
HORIZONTALLY W/ (4) ROWS OF #5 BARS &
VERTICALLY W/ #5 BARS @ 48" O/C

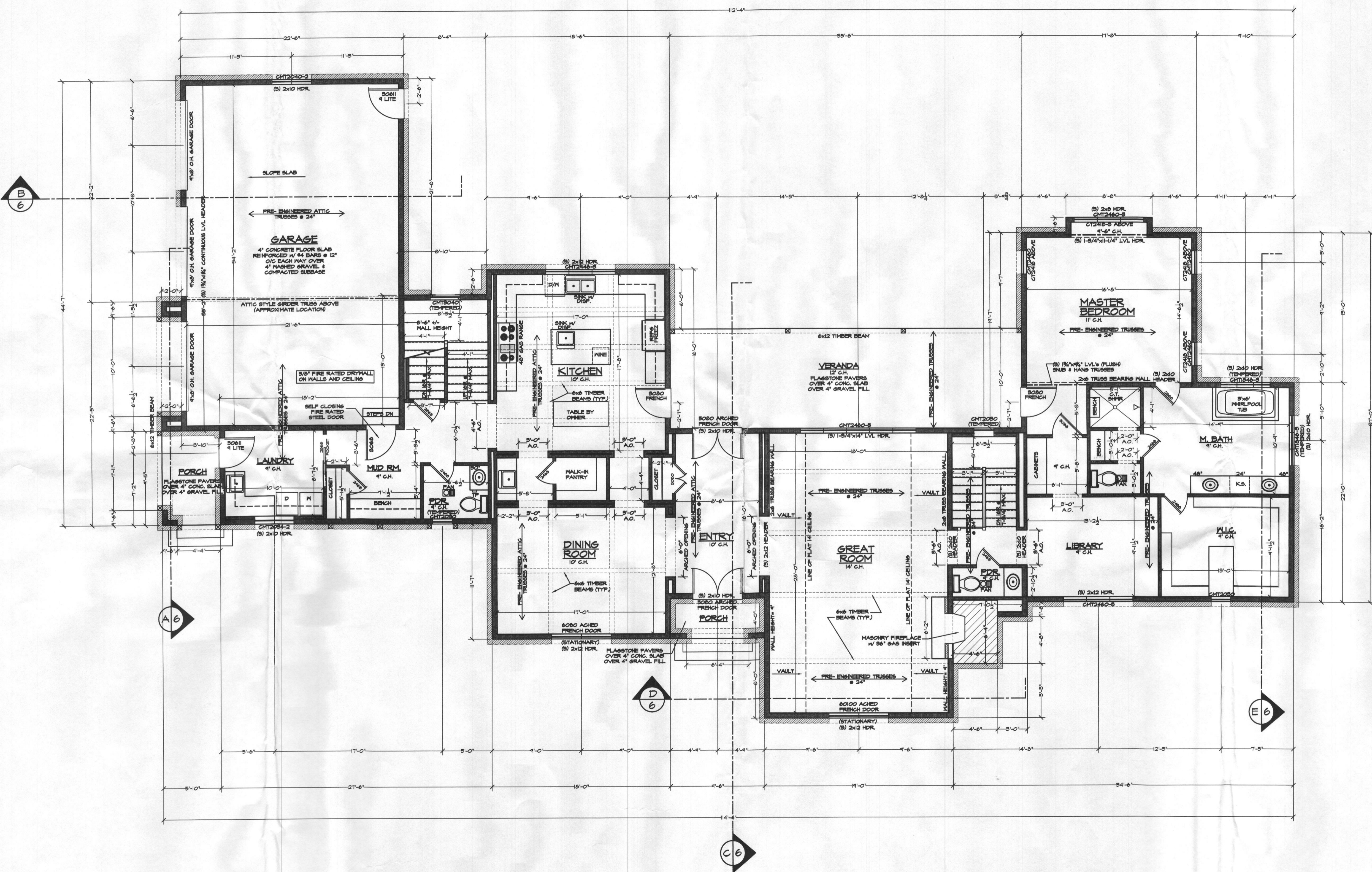
THE FARRUGGIA RESIDENCE

REVISED: 04/10/2015
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SCALE: 3/16" = 1'-0"
DATE: 04/2015
SHEET NO.: 3 OF 4

GBL CUSTOM HOME
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THE FARRUGGIA RESIDENCE



MIN. 2 WINDOW SILLS
 ALL WINDOWS WHERE THE OPERABLE
 OPENING IS LOCATED MORE THAN 12"
 ABOVE FINISHED GRADE OR SURFACE
 BELOW THE LOWEST PART OF THE CLEAR
 OPENING SHALL BE A MIN. OF 24" ABOVE
 THE FINISHED FLOOR OR THE ROOM IN
 WHICH THE WINDOW IS LOCATED. GLAZING
 BETWEEN THE FLOOR AND 24" SHALL BE
 FIXED OR HAVE OPENINGS THROUGH
 WHICH A 4" DIA. SPHERE CANNOT PASS.

EXCEPTIONS:
 1. WINDOWS WHOSE OPENINGS WILL NOT
 ALLOW A 4" DIA. SPHERE TO PASS THROUGH
 THE OPENING WHEN THE OPENING IS IN ITS
 LONGEST OPENED POSITION.
 2. OPENINGS THAT ARE PROVIDED WITH
 WINDOW GUARDS THAT COMPLY WITH
 ASTM F 2004 OF P 2004

FIRST FLOOR FRAMING PLAN- 2810 SQ. FT.
 SCALE: 3/16" = 1'-0"

THIS HOME TO BE FULLY SPRINKLED

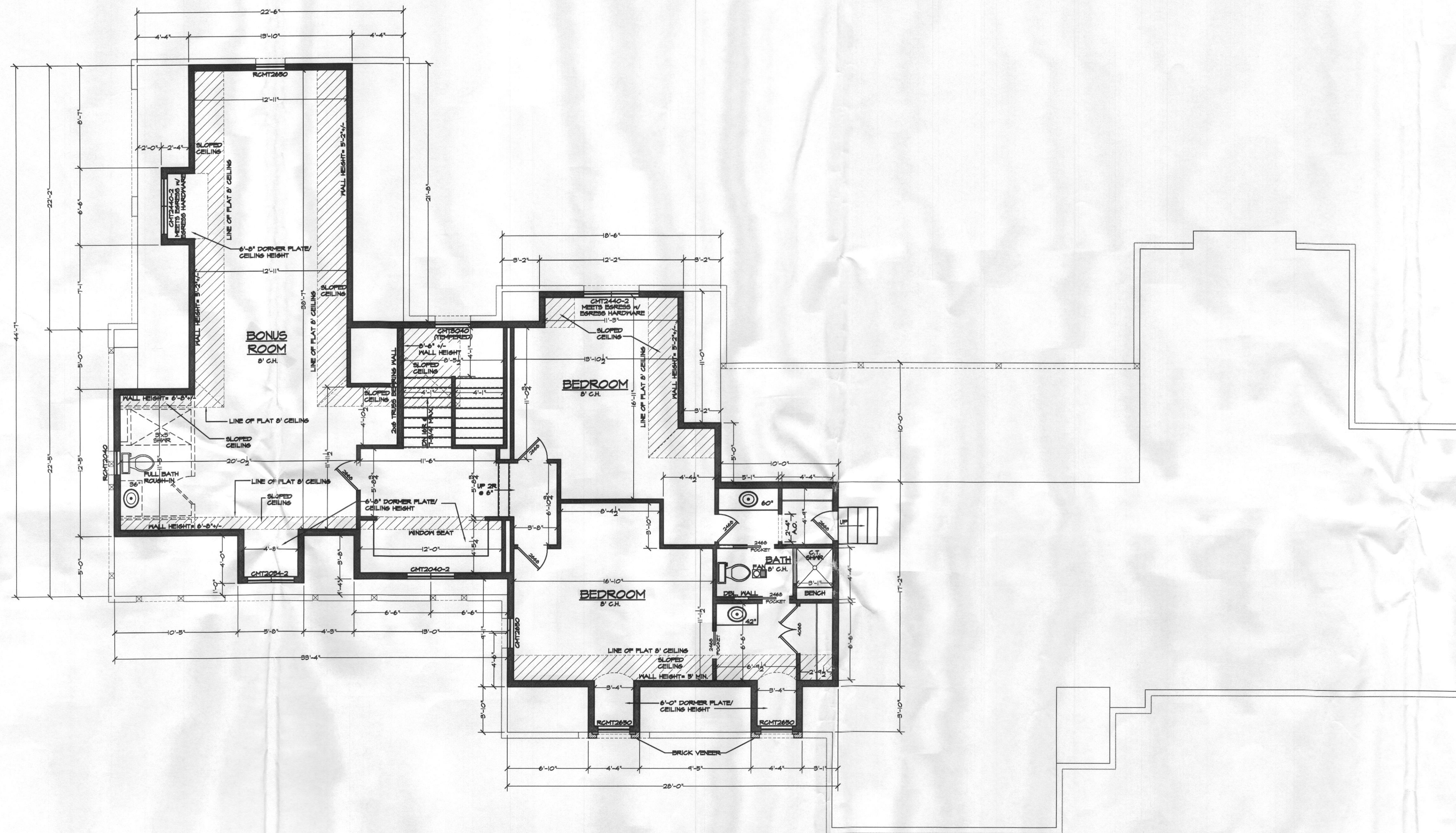
DIMENSIONS SHOWN ARE TO UNFINISHED FRAMING

GENERAL NOTES:
 -WINDOWS SHOWN ARE ANDERSON EAGLE 8 SERIES SIZES. EXPRESS WINDOW SIZES SHOWN
 MEET OR EXCEED CLEAR OPENING AREA OF 8.1 SQ.FT., CLEAR OPENING
 WIDTH OF 20" & CLEAR OPENING HEIGHT OF 24"
 -FINAL GRADES SHOWN HEREON IS STRICTLY APPROXIMATE. CONTRACTOR TO FIELD VERIFY.
 -PROVIDE SMOKE DETECTORS TO BE HARD WIRED W/ BATTERY BACKUP.
 1 IN BEDROOM & 1 IN CENTRAL LOCATION PER LEVEL.
 -PROVIDE CARBON MONOXIDE DETECTORS TO BE HARD WIRED W/ BATTERY BACKUP.
 1 IN CENTRAL LOCATION PER LEVEL.
 -THIS HOME IS TO BE FULLY SPRINKLED PER COUNTY CODE
 -12" BASE HOLDING, 8.25" CROWN R. BACKER ON 1st FLOOR & POTER & 2nd FLOOR HALLWAY.
 TYPICAL, 1 PIECE CROWN IN SECOND FLOOR BEDROOM.
 -45" CABING AROUND ALL INTERIOR WINDOWS UNLD.
 -INTERIOR DOORS, 6" ON 1st FLOOR & 8-0" ON 2nd FLOOR UNLD.

REVISED: 04/10/2015
 REVISED: 04/08/2015

SCALE: 3/16" = 1'-0"
 DATE: 04/2015
 SHEET NO.: 4 OF 9

**GBL CUSTOM HOME
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RANS 2 WINDOW BILLS
 ALL WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 12" ABOVE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MIN. OF 24" ABOVE THE FINISHED FLOOR OR THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENING THROUGH PRICH A 4" DIA. SPHERE CANNOT PASS.

EXCEPTIONS:
 1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION
 2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2001 OF F 2040

SECOND FLOOR FRAMING PLAN- 988 SQ. FT

SCALE: 3/16" = 1'-0" BONUS ROOM = 680 SQ. FT.

THIS HOME TO BE FULLY SPRINKLED

DIMENSIONS SHOWN ARE TO UNFINISHED FRAMING

GENERAL NOTES:

- WINDOWS SHOWN ARE ANDERSEN EAGLE E SERIES SIZES, EXPRESS WINDOW SIZES SHOWN NET OR DUGGED CLEAR OPENING AREA OF 8 1/2 SQ.FT., CLEAR OPENING WIDTH OF 20" & CLEAR OPENING HEIGHT OF 24"
- FINAL GRADE SHOWN HEREON IS STRICTLY APPROXIMATE, CONTRACTOR TO FIELD VERIFY.
- PROVIDE SMOKE DETECTORS TO BE HARD WIRED w/ BATTERY BACKUP.
- PROVIDE CARBON MONOXIDE DETECTORS TO BE HARD WIRED w/ BATTERY BACKUP.
- THIS HOME IS TO BE FULLY SPRINKLED PER COUNTY CODE
- 1.25" BASE MOLDING, 5.25" CROWN M. BACKER ON 1st FLOOR & 2nd FLOOR HALLWAY.
- TYPICAL 1 PIECE CROWN IN SECOND FLOOR BEDROOMS.
- 4.5" CASING AROUND ALL INTERIOR WINDOWS, UNLC.
- INTERIOR DOORS: 8' ON 1st FLOOR & 6'-8" ON 2nd FLOOR, UNLC.

REVISED: 04/10/2015
 REVISED: 04/08/2015

SCALE: 3/16" = 1'-0"

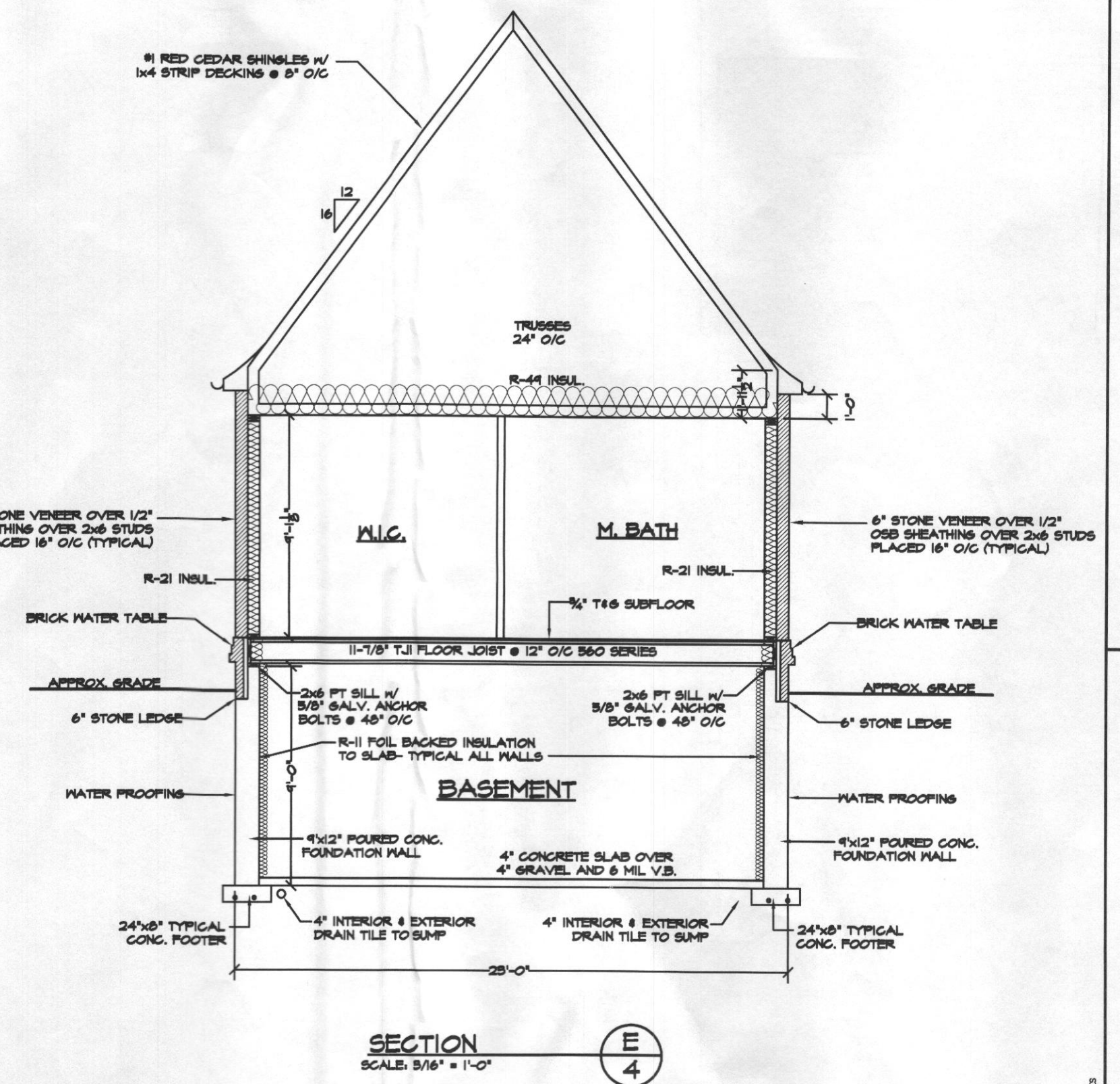
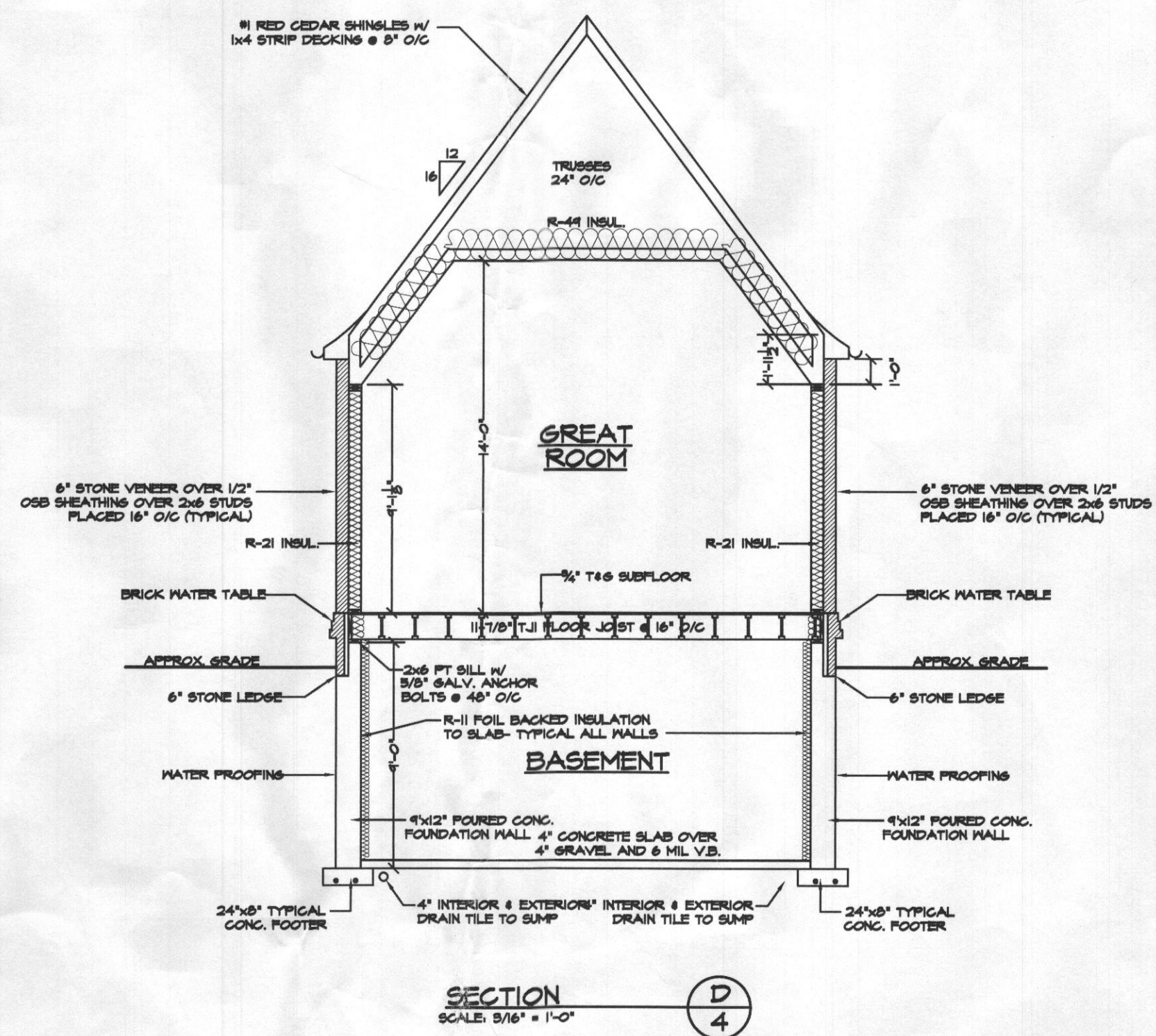
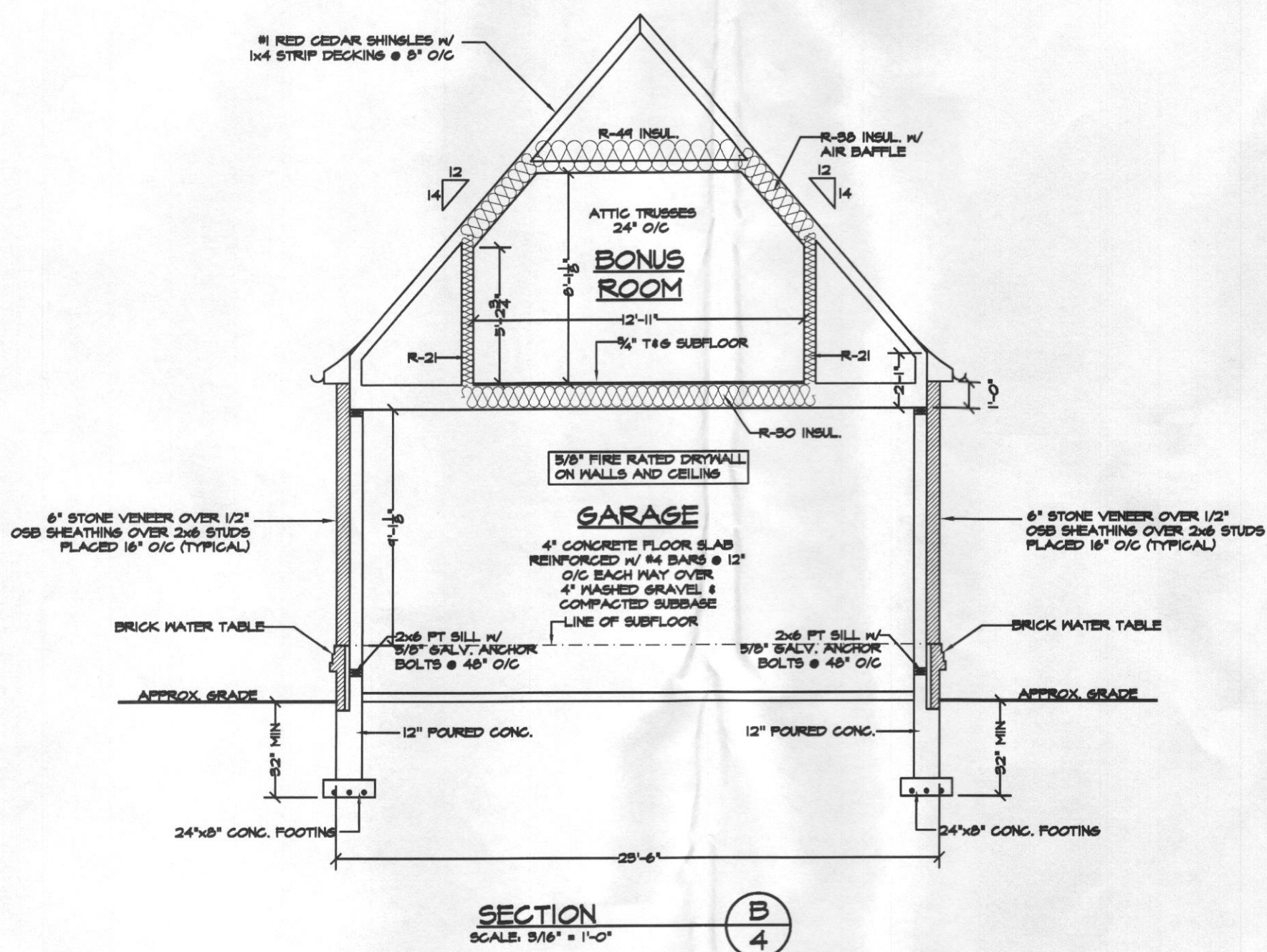
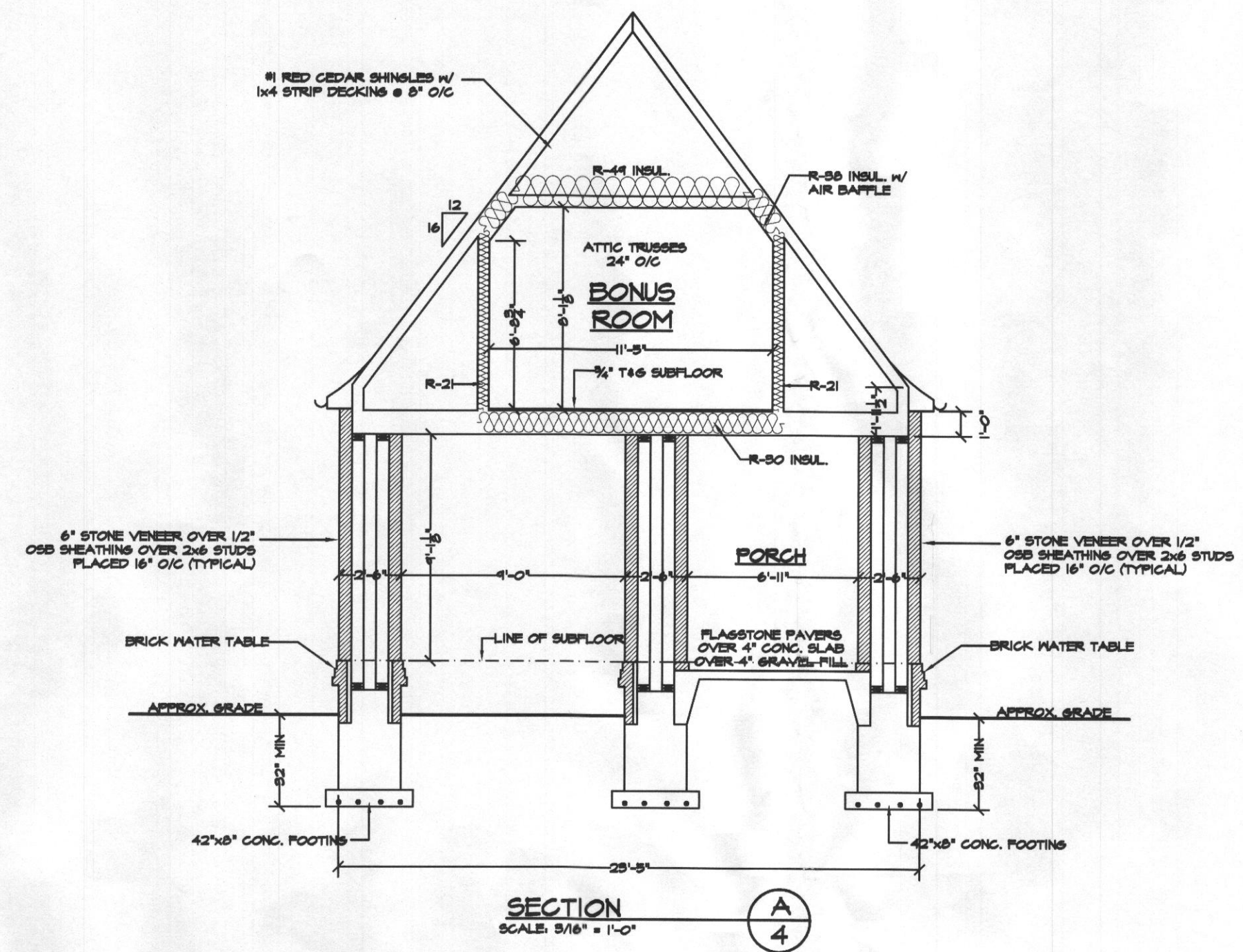
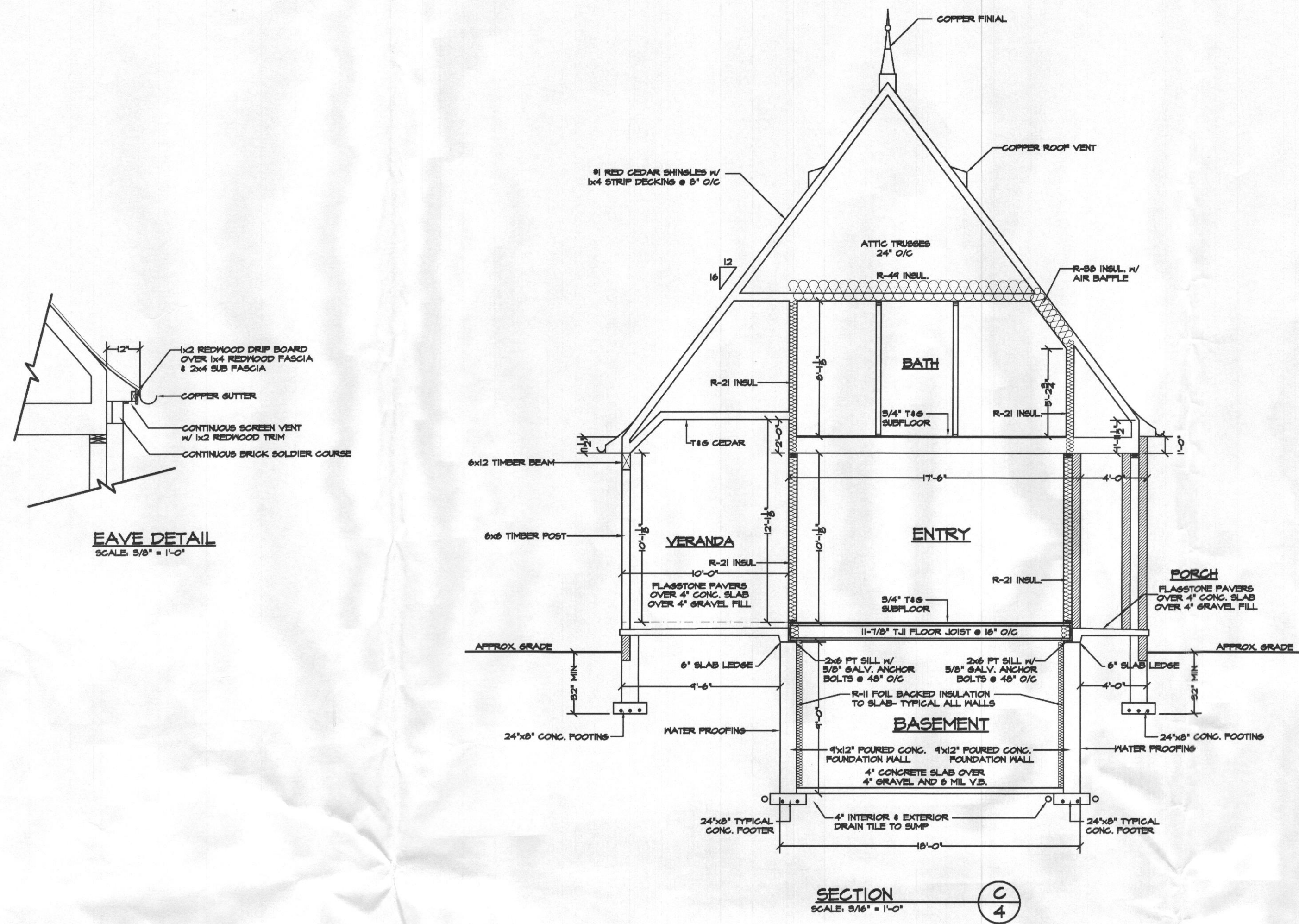
DATE: 04/20/15

SHEET NO.: 5 OF 9

GBL CUSTOM HOME DESIGN INC.
 PO BOX 237 FINKSBURG, MD 21048
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THE FARRUGGIA RESIDENCE

THE FARRUGGIA RESIDENCE



REVISED: 04/10/2015
REVISED: 04/08/2015

SCALE: 3/16" = 1'-0"
DATE: 04/2015
SHEET NO.: 6 OF 9

GBL CUSTOM HOME
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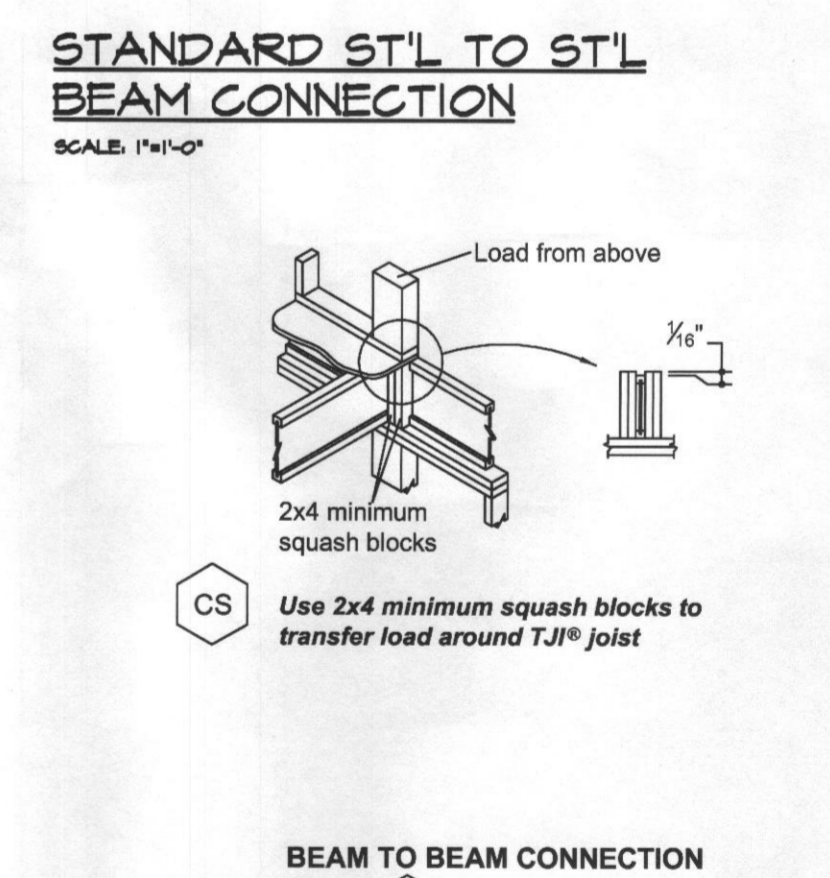
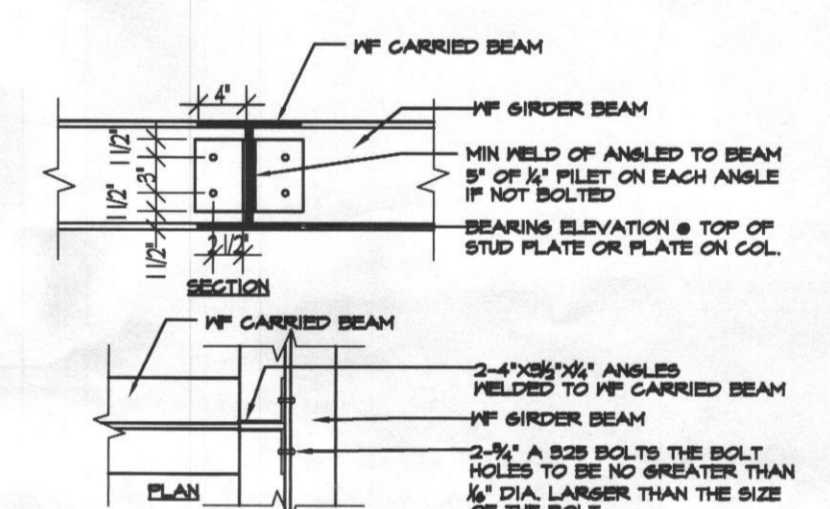
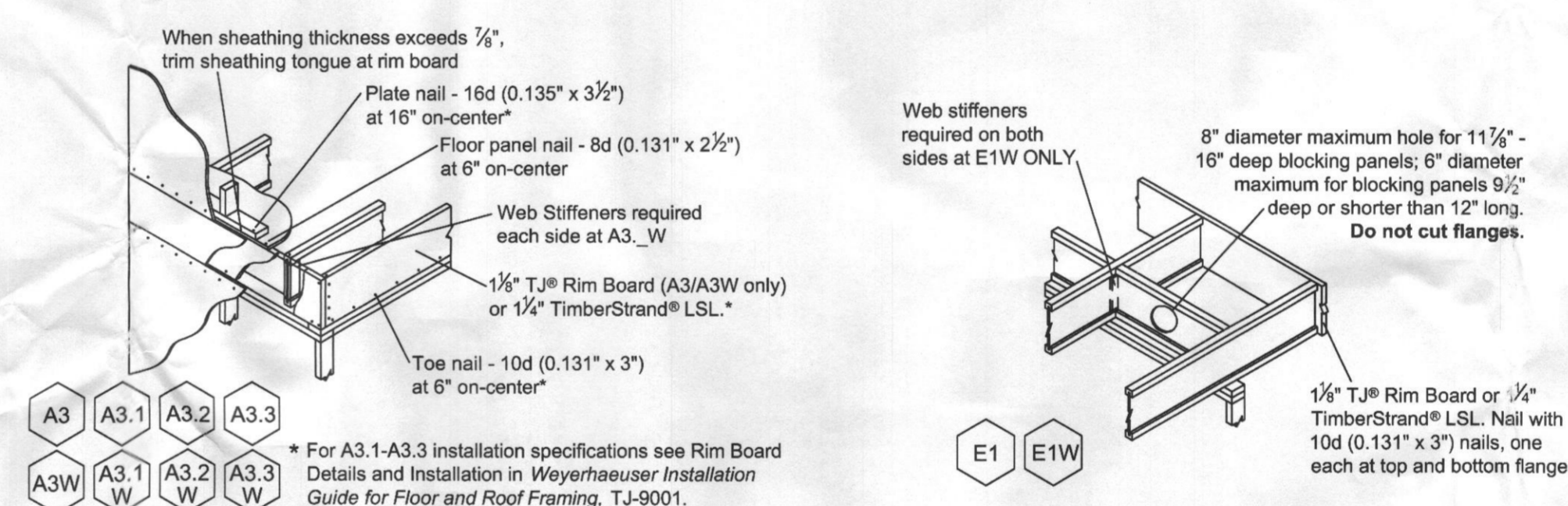
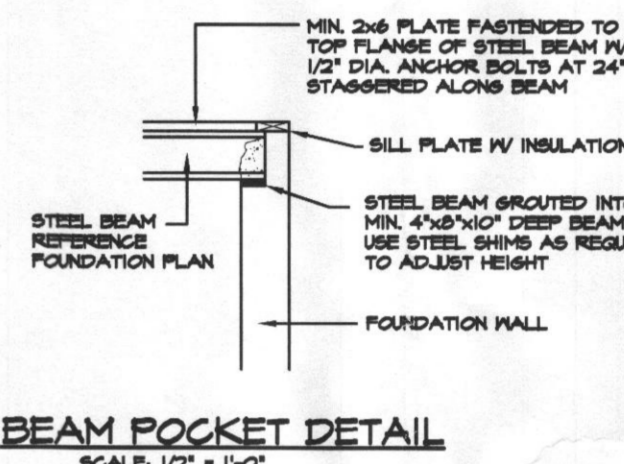
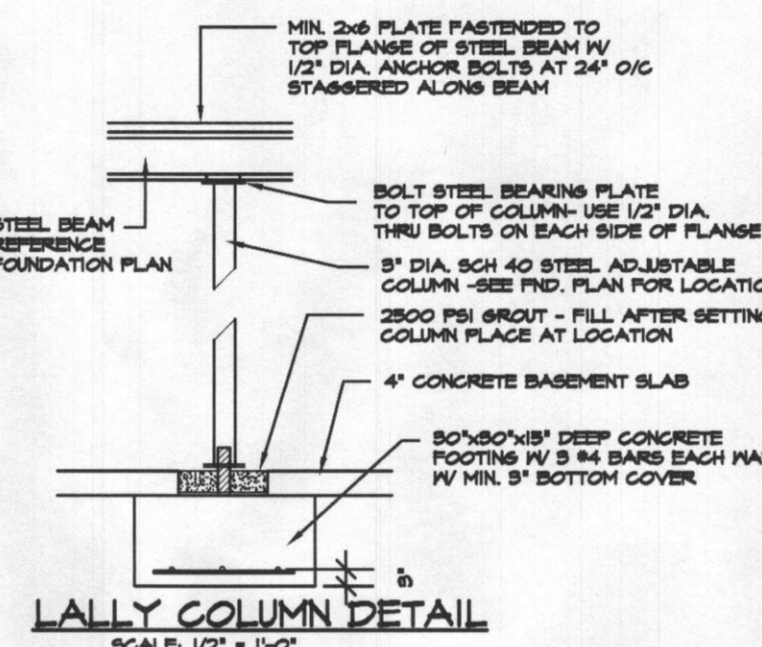
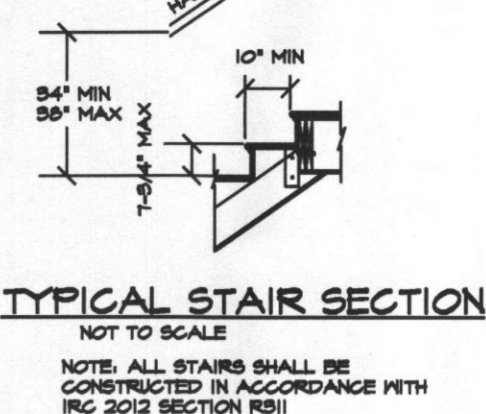
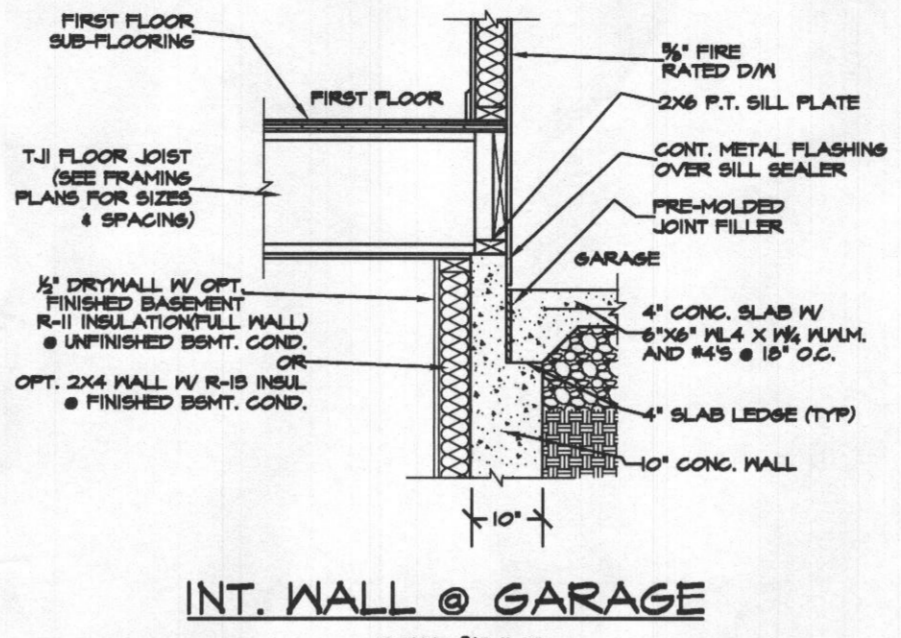
GENERAL STRUCTURAL NOTES

- 1. GENERAL**
- A. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
- B. DESIGN LIVE LOADS:
 ROOF 50 PSF
 FLOORS 40 PSF
 SLEEPING AREAS 50 PSF
 FLOOR LOADS 50 PSF
- C. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING AS REQUIRED TO SUPPORT THE EXISTING STRUCTURE. THE CONTRACTOR SHALL EXAMINE THE EXISTING STRUCTURE TO DETERMINE THE EXTENT OF SHORING AND BRACING. THE CAPACITY AND METHOD USED FOR SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. FOUNDATIONS**
- A. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL 1" OF BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-0" BELOW FINISHED GRADE. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN 2000 PSF, THE FOOTINGS WILL HAVE TO BE REDESIGNED.
- B. CAST IN PLACE CONCRETE
- A. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED BY LOCAL GOVERNMENT EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:
 A.C.I.-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 A.C.I.-308 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
- B. ALL CONCRETE, EXCEPT AS NOTED, SHALL BE (14,000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED.
- C. SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH #3@16" O.C. 4" MIN. OVER 8 MIL POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED.
- 4. MASONRY**
- A. ALL MASONRY CONSTRUCTION AND MATERIALS USED (CONCRETE MASONRY, GLAZED MASONRY, MORTAR, GROUT AND STEEL REINFORCEMENT) SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-08/ASCE 5-08) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-08/ASCE 5-08) IN ALL RESPECTS.
- B. MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM C 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C 148.
- C. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT TYPE 15' MORTAR AS DESCRIBED IN ACI 530-08.
- D. ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM C 476. SLUMP RANGE 8"-11". PLACE GROUT IN 8"-10" MAXIMUM FOUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION.
- E. PROVIDE 6" DEPTH OF 100% SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 18" HIGH X 18" LONG 100% SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE.
- F. ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 4 BARS TRUSS TYPE BALVANIZED DURALUMINUM SPACED VERTICALLY AT 16" O.C. UNO. LAP ALL DURALUMINUM 6" MINIMUM. PROVIDE CORNER AND END PIECES AT ALL INTERSECTIONS.
- G. LOOSE LINTELS FOR MASONRY WALLS SHALL BE FOR EACH 4' WIDTH OF MASONRY ONE STEEL ANGLE AS FOLLOWS:
 0'-0" TO 3'-0" 3/4" X 3/4" X 3/8"
 3'-0" TO 4'-0" 4" X 3/4" X 3/8"
 4'-0" TO 6'-0" 5" X 3/4" X 3/8"
 6'-0" TO 8'-0" 6" X 3/4" X 3/8"
 ALL ANGLES SHALL HAVE THEIR SHORT LEGS OUTSTANDING AND 6" MINIMUM BEARINGS.
- 5. STRUCTURAL STEEL**
- A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A992 (LATEST LOCAL APPROVED). ALL STEEL SHALL BE DETAILED, FABRICATED, AND DELIVERED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE.
- B. ALL HELDER CONNECTIONS SHALL BE DONE WITH E70XX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDINGS AND D.I. WELDS SHALL CONFORM TO THE CURRENT NATIONAL DESIGN SPECIFICATION FOR STEEL CONSTRUCTION.
- 6. FLOOR**
- A. STRUCTURAL SOLID WOOD RAFTERS, JOISTS, BEAMS AND STUDS SHALL BE NEM F1R #2 OR SPRUCE PINE F1R #2 SURFACED DRY AT A MOISTURE OF 14% MOISTURE CONTENT. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE #2. ALL FABRICATION, SECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRENGTH SHALL CONFORM TO THE CURRENT NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- B. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSS CONNECTION (ANSI/TPI 1) AND COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING (PER BOA) METAL PLATE CONNECTED WOOD TRUSSES (MS-4) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- C. WOOD TRUSSES AND ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED BY THE SUPPLIER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT FOR REVIEW. ALL TRUSSES AND JOISTS SHALL BE DESIGNED TO LIMIT THE BEARING STRESS TO 40% OF THEIR MEMBER BEAR CAPACITY. PROVIDE MEMBERS OF ADEQUATE WIDTH OR METAL CONNECTIONS TO LIMIT STRESS TO THE SPECIFIED VALUE.
- D. ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b=2400psi, F_v=220psi, E=1,900,000psi, F_c=220psi (PARALLEL), F_c=700psi (PERPENDICULAR).
- E. ALL DOUBLE MEMBERS SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS SPACED AT 12" O.C. ALL TRIPLE MEMBERS SHALL BE NAILED TOGETHER WITH 3 ROWS OF 16d NAILS SPACED AT 12" O.C. NAILED FROM EACH SIDE.
- F. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN.
- G. ALL NAILS ARE TO BE COMMON NAIL NAILS. NAILING OF ALL FRAMING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS BUT IN NO CASE SHALL BE LESS THAN THE RECOMMENDED NAILING SCHEDULE CONTAINED IN THE 2012 INTERNATIONAL RESIDENTIAL CODE. ALL MULTIPLE STUD POSTS ARE TO BE NAILED TOGETHER WITH 16d NAILS @ 6" O.C. STAGGERED.
- H. PROVIDE BRIDGING SPACED AT 48" O.C. IN FIRST TWO JOIST RAFTER OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL. WALL BEARING FLOOR, CEILING OR ROOF TO BRIDGING AND NAIL BRIDGING TO EXTERIOR WALL PLATE. PROVIDE ONE ROW OF BRIDGING BETWEEN ALL FLOOR AND ROOF JOISTS FOR EACH 8'-0" OR SMALLER. PROVIDE SOLID BLOCKING OR A CONTINUOUS RUN JOIST AT THE BEARING OF JOISTS, RAFTERS OR TRUSSES ON WOOD PLATES.
- I. PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE:
 2-8" OPENING 1 JACK STUD, 1 KING STUD
 4-8" OPENING 2 JACK STUDS, 1 KING STUD
 6-11" OPENING 2 JACK STUDS, 2 KING STUDS
- J. PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS.
- K. ALL POSTS (MULTIPLE STUDS OR SOLID POST) SUPPORTING BEAMS, WALL HEADERS OR GIRDER TRUSSES SHALL BE BLOCKED SOLID FOR THE FULL LENGTH AND WIDTH OF POSTS AT ALL INTERSECTIONS WITH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO TOP OF FOUNDATION WALLS OR BEAMS. POSTS SHOWN ON UPPER LEVELS FLOOR SHALL ALSO BE INSTALLED ON THE LOWER LEVELS IN LINE WITH THE POST ABOVE DOWN TO FOUNDATION WALLS OR BEAMS.
- L. ALL FLUSH JOIST TO BEAM OR BEAM TO BEAM CONNECTIONS SHALL BE MADE WITH JOIST OR BEAM HANGERS TO SUPPORT THE LOAD CAPACITY INDICATED ON THE PLANS OR THE FULL CAPACITY OF THE JOIST OR BEAM. HANGERS SHALL BE PROVIDED BY THE SUPPLIER STRONG TIE OR LVL LUMBER CONNECTORS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR THE CAPACITY STATED. INSTALL ALL HANGERS IN STRICT CONFORMANCE TO THE MANUFACTURER'S INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.

2012 IRC CODE COMPLIANCE

- IRC2.1 CLIMATE ZONE 4
- IRC2.1 COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS
- IRC2.1.1 ATTIC INSULATION: R-48
- IRC2.1.1 WOOD FRAME WALL: R-20 OR R-19S CONTINUOUS INSULATION
- IRC2.1.1 BASEMENT WALL INSULATION: R-10 OR R-5S CONTINUOUS, UNINTERRUPTED BATT FULL HEIGHT.
- IRC2.1.1 GRAVEL SPACE WALL INSULATION: R-10 OR R-5S Faced CONTINUOUS BATT FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".
- IRC2.1.1 GRAVEL SPACE WALL INSULATION: R-10 OR R-5S Faced CONTINUOUS BATT FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".
- IRC2.1.1 FLOOR INSULATION OVER UNCONDITIONED SPACE: R-10 BATT INSULATION
- IRC2.1.1 WINDOW U-VALUE / SHGC: 38 (U-VALUE) 40 (SHGC)
- IRC2.1.1 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE: R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR 2'-0" VERTICALLY.
- IRC2.1.1 ATTIC ACCESS: ATTIC ACCESS SCUTTLE WILL BE LEATHERSTRIPPED AND INSULATED R-48.
- IRC2.1.1 BUILDING THERMAL ENVELOPE (AIR LEAKAGE): EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2012 IRC WITH GULK, GASKETS, REATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL.
- IRC2.1.1 BUILDING ENVELOPE TIGHTNESS TEST: BUILDING ENVELOPE TIGHTNESS AND INSULATION INSTALLATION MUST MEET THE INSULATION CRITERIA LISTED IN TABLE 402.4.1.2. A "BLOWER DOOR AIR INFILTRATION TEST" SHALL BE PERFORMED IN ALL UNITS. SEE ALSO SECTION IRC6.0.4 OF THE 2012 IRC.

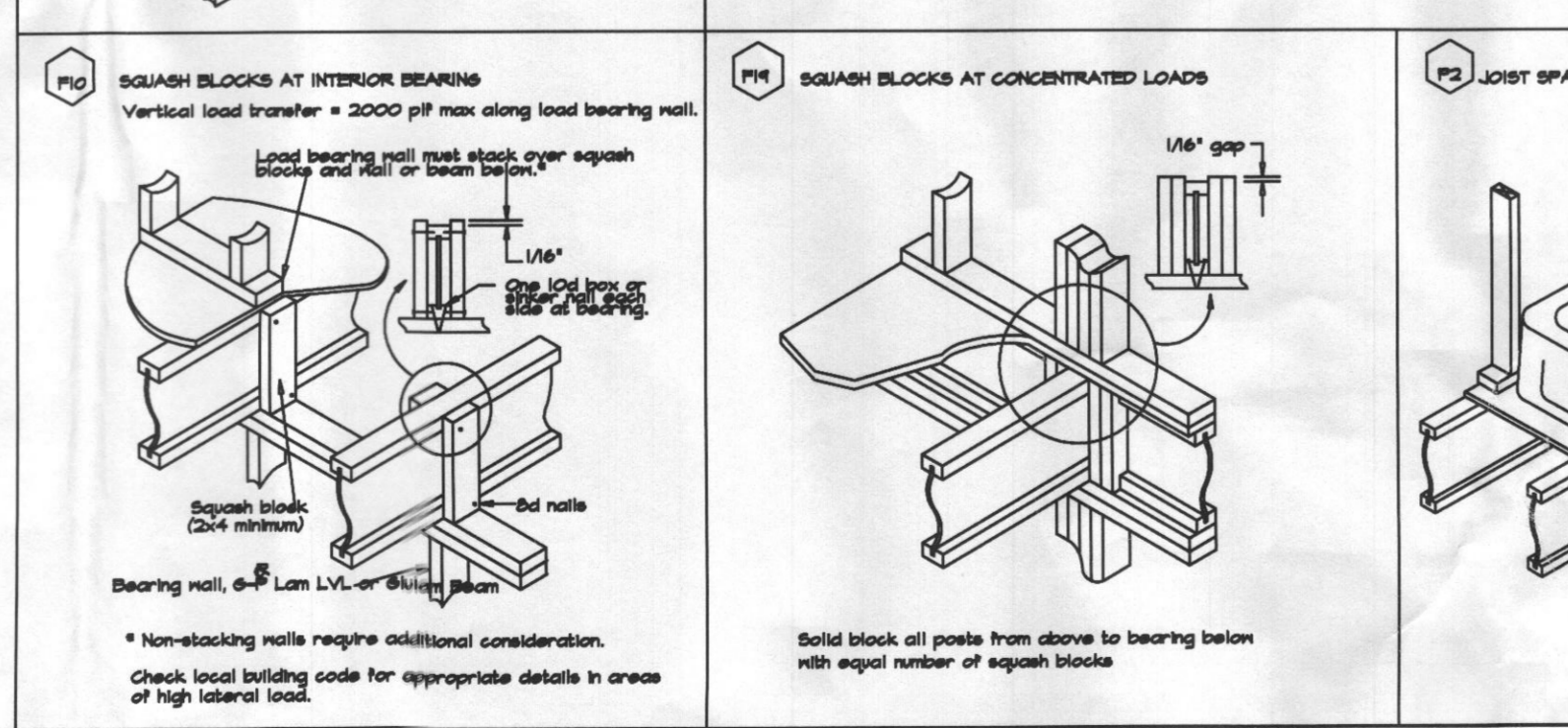
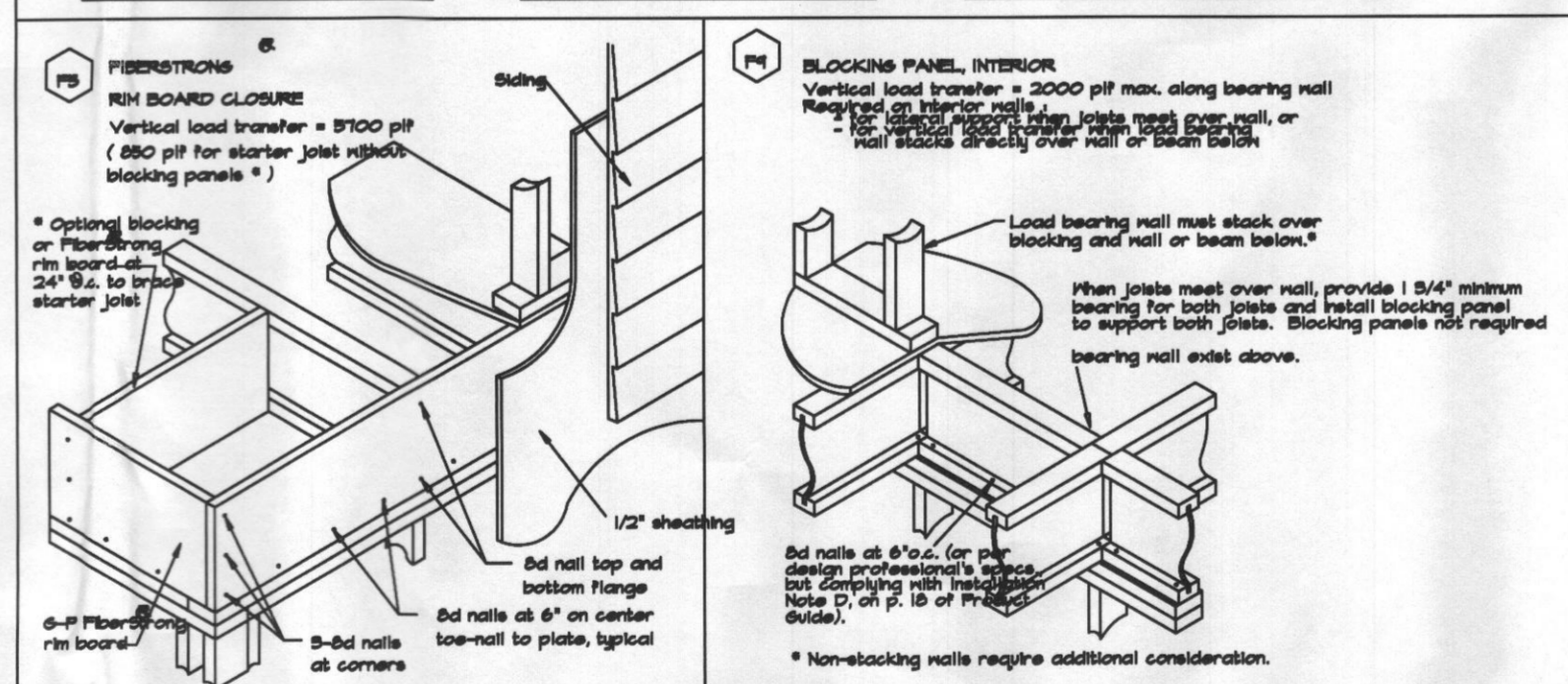
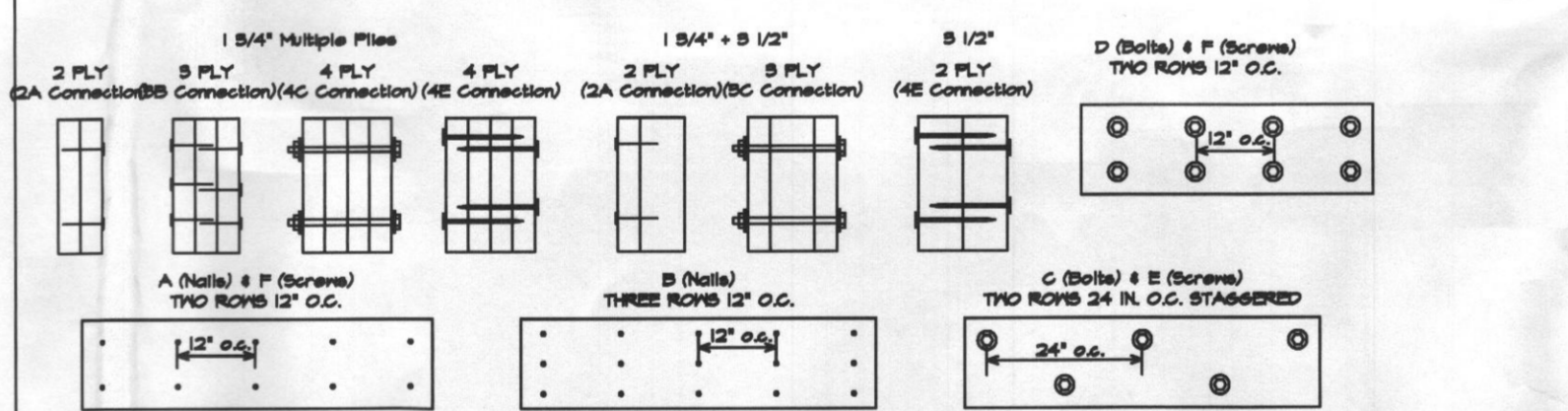
- IRC2.4.2 FIREPLACES: ALL FOOD BURNING MASONRY FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR FIREPLACES SHALL HAVE GASKETED DOORS.
- IRC2.4.4 RECESSED LIGHTING: RECESSED LIGHTS ARE INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.
- IRC2.1.1 THERMOSTAT: ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2012 IRC SECTION 405.1.
- IRC2.1.1 MECHANICAL DUCT INSULATION: SUPPLY DUCTS IN ATTIC R-8 MINIMUM. SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACES R-6 MINIMUM. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE R-6 MINIMUM. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-8 MINIMUM.
- IRC2.1.1 DUCT SEALING: ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M601.4.1 OF THE IRC.
- IRC2.1.1 A DUCT TIGHTNESS TEST ("DUCT BLASTERS" DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A RUSH-IN TEST. DUCT TIGHTNESS IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
- IRC2.1.1 MECHANICAL VENTILATION: OUTDOOR MAKE-UP AIR WILL BE BROUGHT INTO THE HOME THROUGH A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER. EQUIPMENT SIZING SHALL COMPLY WITH IRC6.8.
- IRC2.1.1 LIGHTING EQUIPMENT: A MINIMUM OF 75% OF ALL LAMPS (LIGHTS) MUST BE ENERGY-EFFICIENT LAMPS.
- IRC2.1.1 WATER HEATER: MINIMUM EFFICIENCY ESTABLISHED BY NAESA
- IRC2.1.1 MECHANICAL TESTING: ALL MECHANICAL TESTING TO BE PERFORMED BY CONTRACTOR. THE CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL.



LVL FASTENING SCHEDULE

Maximum Uniform Load Applied to Either or Both Outside Flanges (Pounds per linear foot)

Flange in Number	16d NAILS		1/2" BOLTS		SCREWS (Note 4)	
	A	B	C	D	E	F
2	800	1600	800	1600	800	1600
3	800	1600	800	1600	800	1600
4	800	1600	800	1600	800	1600
N	Not Permitted	840	678	280	748	668

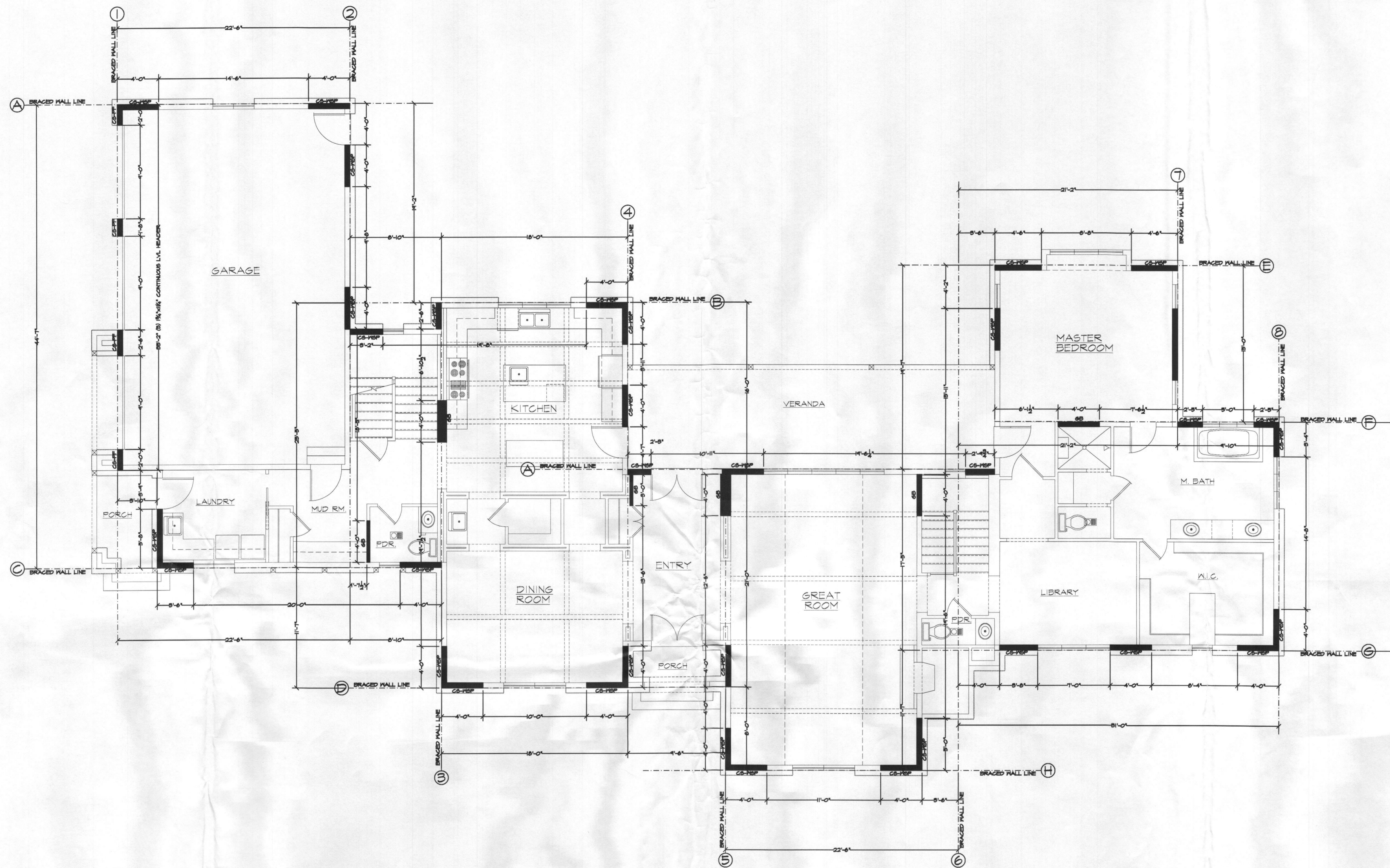


REVISED: 04/10/2015
REVISED: 04/08/2015

SCALE: 3/16" = 1'-0"
DATE: 04/20/15
SHEET NO.: 7 OF 9

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINNSBURG, MD 21048
PHONE 410-833-8320

THE FARRUGGIA RESIDENCE



FIRST FLOOR WALL BRACING LAYOUT

SCALE: 3/16" = 1'-0"

LOCATION	BRACED WALL LINE (BWL)	LINE SPACING	LENGTH REQUIRED	EXPOSURE ADJUSTMENT	ROOF HEIGHT ADJUSTMENT	WALL HEIGHT ADJUSTMENT	NO. OF BWL'S ADJUSTMENT	LENGTH REQUIRED (NET)	LENGTH PROVIDED (NET)
FIRST FLOOR (FRONT TO BACK)	1	44.5'	6.75'	1	1.5	1.0	1.6	14'	13'-8 3/4"
	2	14'	5.5'	1	1.5	1.0	1.6	4'	12'
	3	10.5'	5.5'	1	1.6	1.0	1.6	4'	10.5'
	4	10.5'	5.5'	1	1.6	1.0	1.6	4'	10'
	5	14.5'	2.75'	1	1.6	.75	1.6	6.7'	12'
	6	10.5'	5'	1	1.6	1.05	1.6	5'	10'
	7	15'	2.75'	1	1.5	1.05	1.6	5'	6.5 7/8"
	8	22'	5.5'	1	1.5	.75	1.6	7'	7.55"
FIRST FLOOR (SIDE TO SIDE)	A	22.5'	5.5'	1	1.5	1.0	1.6	7.25'	5'
	B	15.5'	2.5'	1	1.6	1.0	1.6	6.4'	7.15'
	C	15.75'	2.75'	1	1.5	.75	1.6	5.4'	7.5'
	D	15.75'	2.5'	1	1.6	1.0	1.6	6.4'	5'
	E	21'	5.5'	1	1.5	1.05	1.6	7.25'	4'
	F	15.5'	2.75'	1	1.5	1.05	1.6	5.4'	4'
	G	5'	5'	1	1.5	.75	1.6	4.4'	11.66'
	H	22.5'	5.5'	1	1.5	1.0	1.6	5'	5'

REVISED: 04/10/2015
REVISED: 04/09/2015

SCALE: 3/16" = 1'-0"

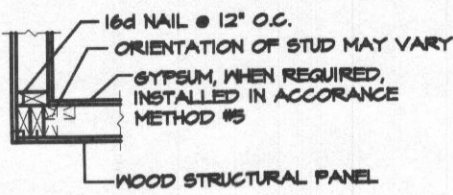
DATE: 04/2015

SHEET NO.: 8 OF 9

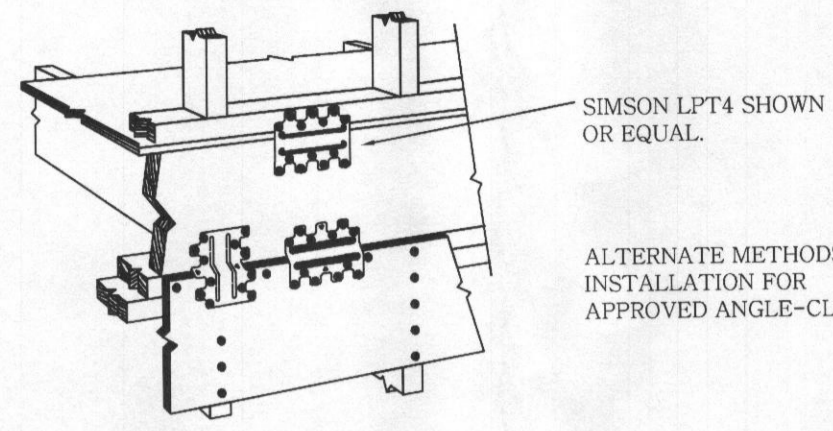
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DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

THE FARRUGGIA RESIDENCE

AT CORNERS, CONNECT THE TWO WALLS TOGETHER AS OUTLINED IN THIS DETAIL TO PROVIDE OVERTURNING RESTRAINT.



OUTSIDE CORNER DETAIL
SCALE: NOT TO SCALE



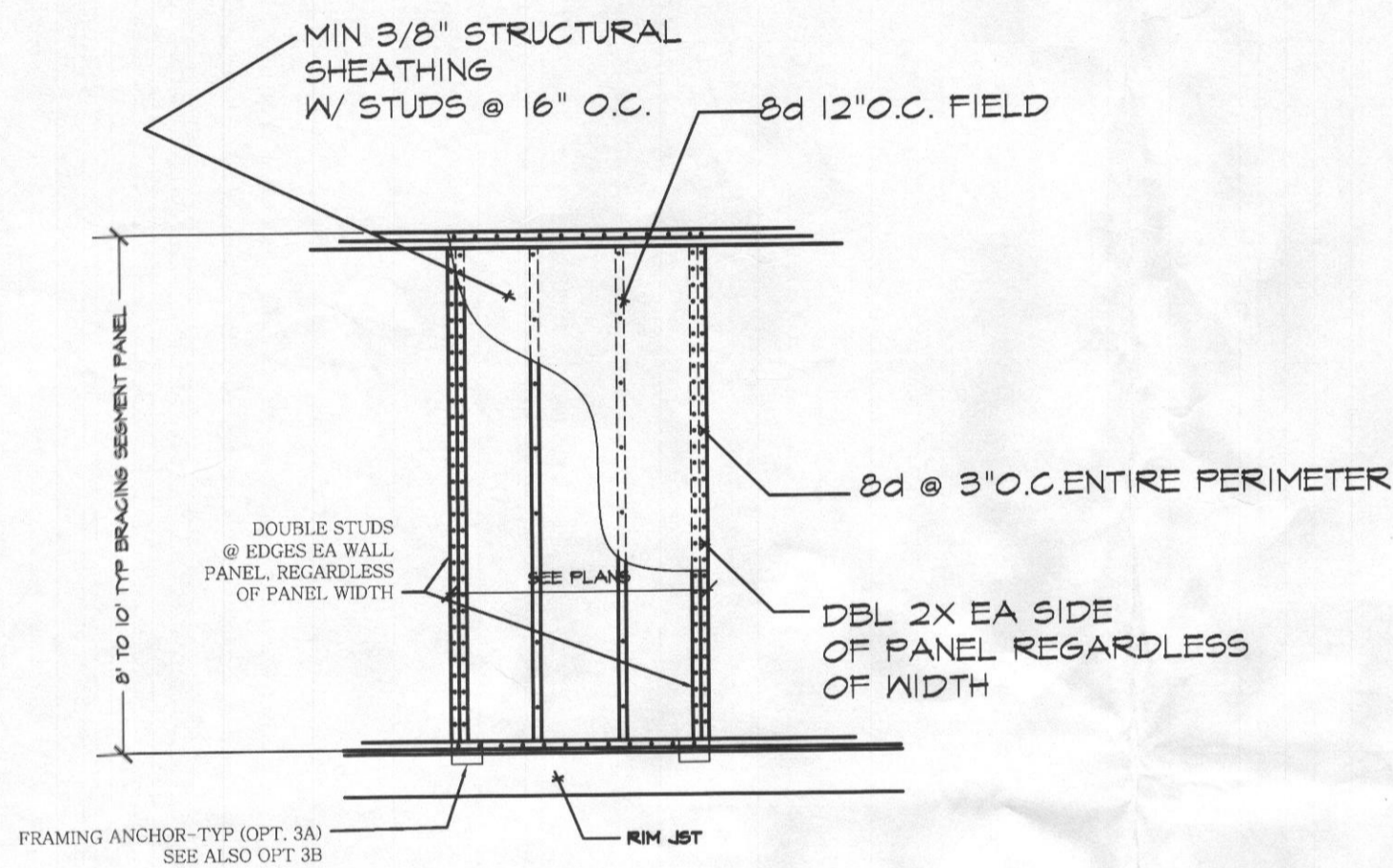
**BRACED PANEL CONSTRUCTION
RAISED WOOD FLOOR OR 2ND FLOOR INSTALLATION**
SCALE: NOT TO SCALE

LEGEND:

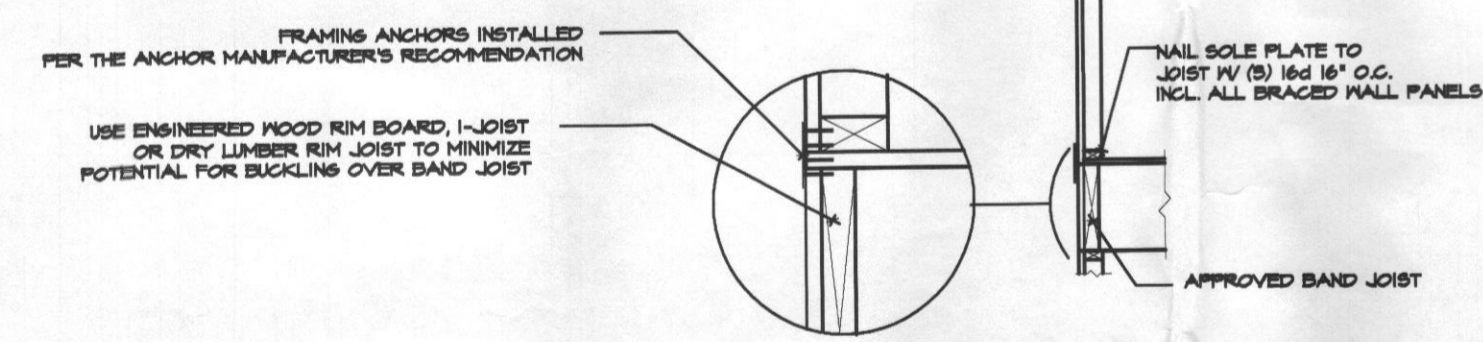
- CS-WSP CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL (-LENGTH)
- CS-PP CONTINUOUS SHEATHING- PORTAL FRAME
- CS-S CONTINUOUS SHEATHING- GARAGE DOOR OPENING
- CS GYPSUM 2 SIDED
- TD TIE DOWN DEVICE (-LBS)

WALL BRACING DESIGN INFO:

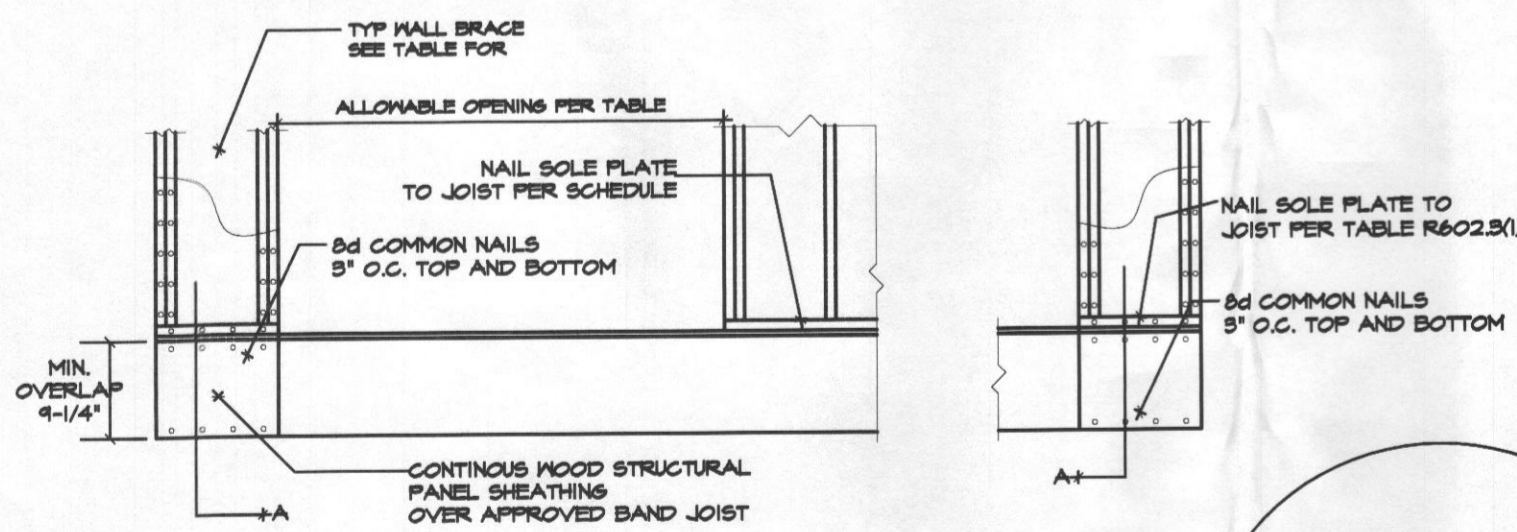
LOCATION: HOWARD COUNTY, MARYLAND
SEISMIC CATEGORY: B
WIND SPEED: 90 MPH
METHOD B (WOOD SHEATHING)/ CONTINUOUS SHEATHING METHOD B (GYPSUM BOARD)
*THESE DRAWINGS ARE LIMITED TO IRC WALL BRACING REQUIREMENTS ONLY.
R602.10.4 CONTINUOUS SHEATHING. BRACED WALL LINES WITH CONTINUOUS SHEATHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.



**BRACED PANEL CONSTRUCTION (APA METHOD)
RAISED WOOD FLOOR OR 2ND FLOOR**
SCALE: NOT TO SCALE



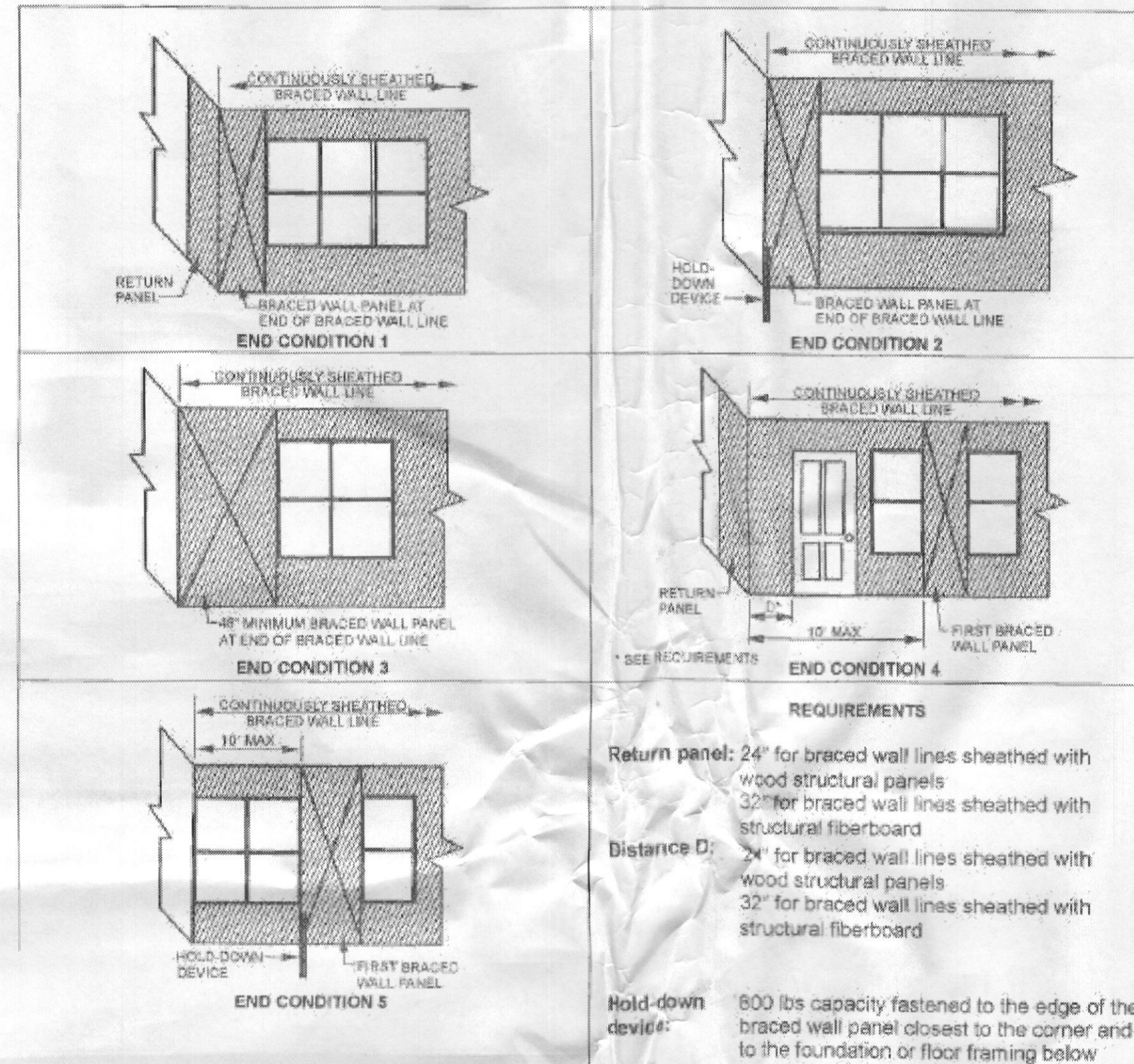
**3A NARROW WALL OVER RAISED WOOD FLOOR
FRAMING ANCHOR OPTION (a)**
SCALE: NOT TO SCALE



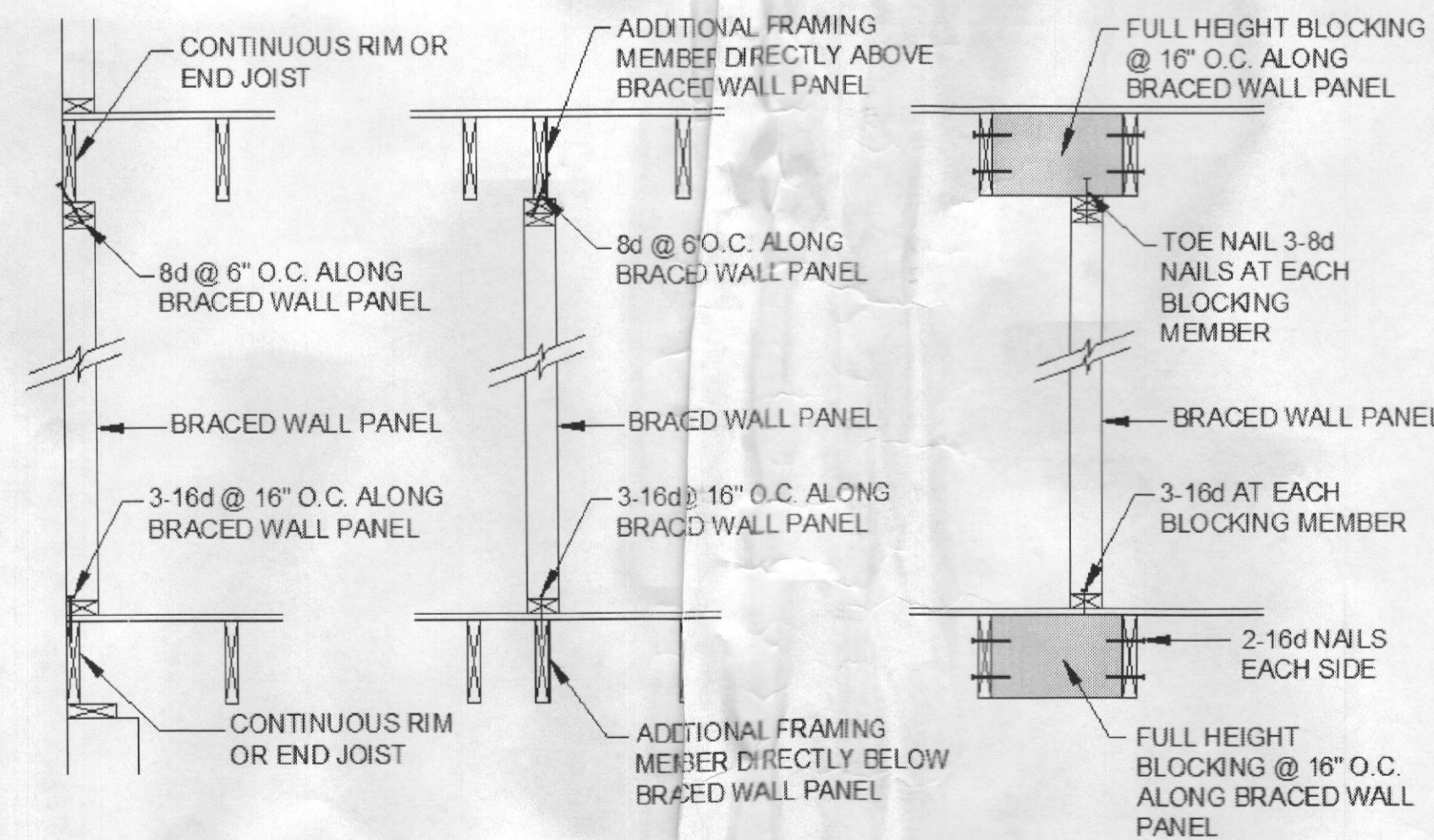
**3B NARROW WALL OVER RAISED WOOD FLOOR
WOOD STRUCTURAL PANEL OVERLAP OPTION (b)**
SCALE: NOT TO SCALE

GENERAL NOTE: ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. BLOCKING IS NOT REQUIRED BEHIND HORIZONTAL JOINTS IN SEISMIC CATEGORIES A & B WHEN METHOD B IS USED.

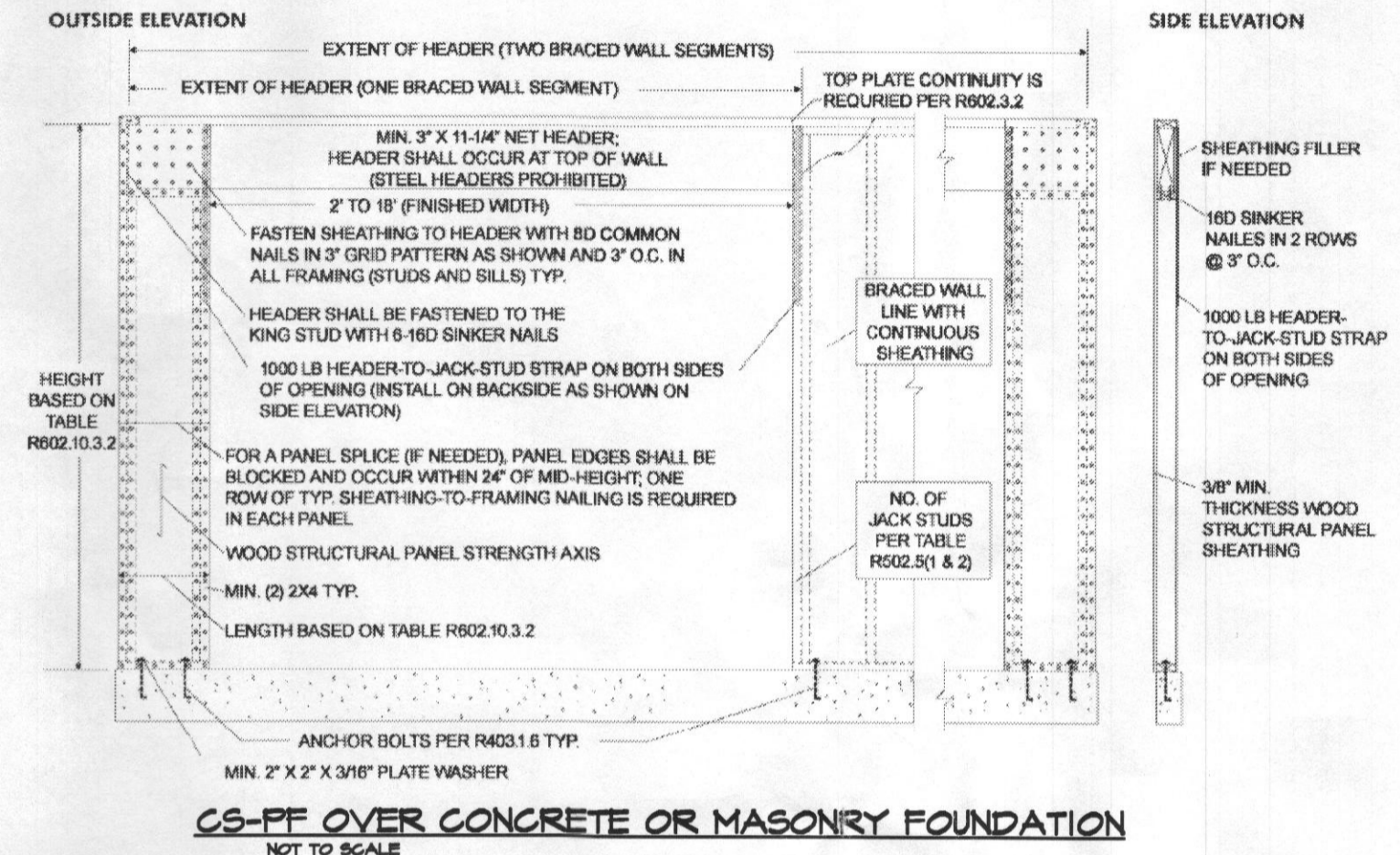
DET A



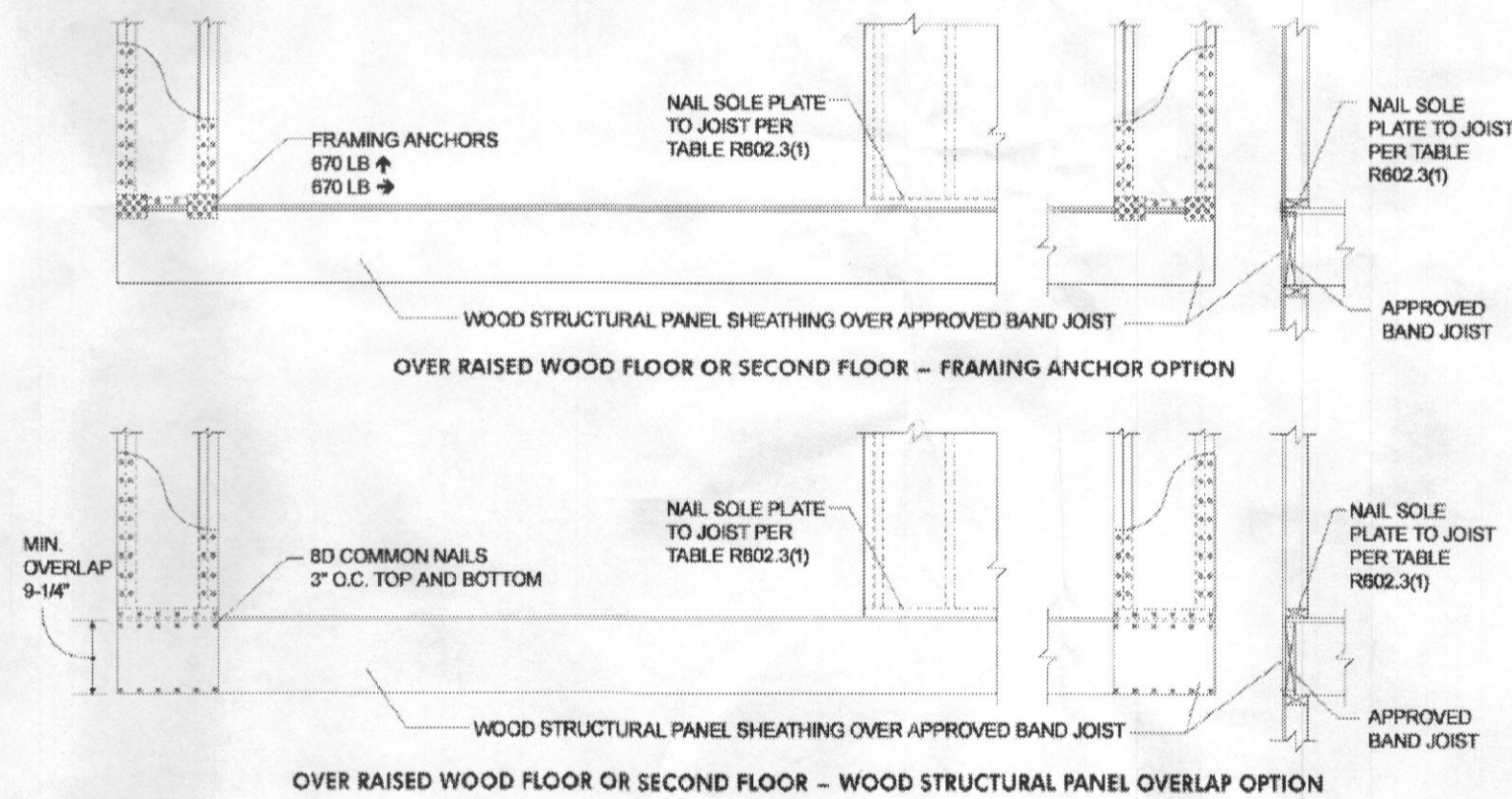
CORNER CONDITIONS
NOT TO SCALE



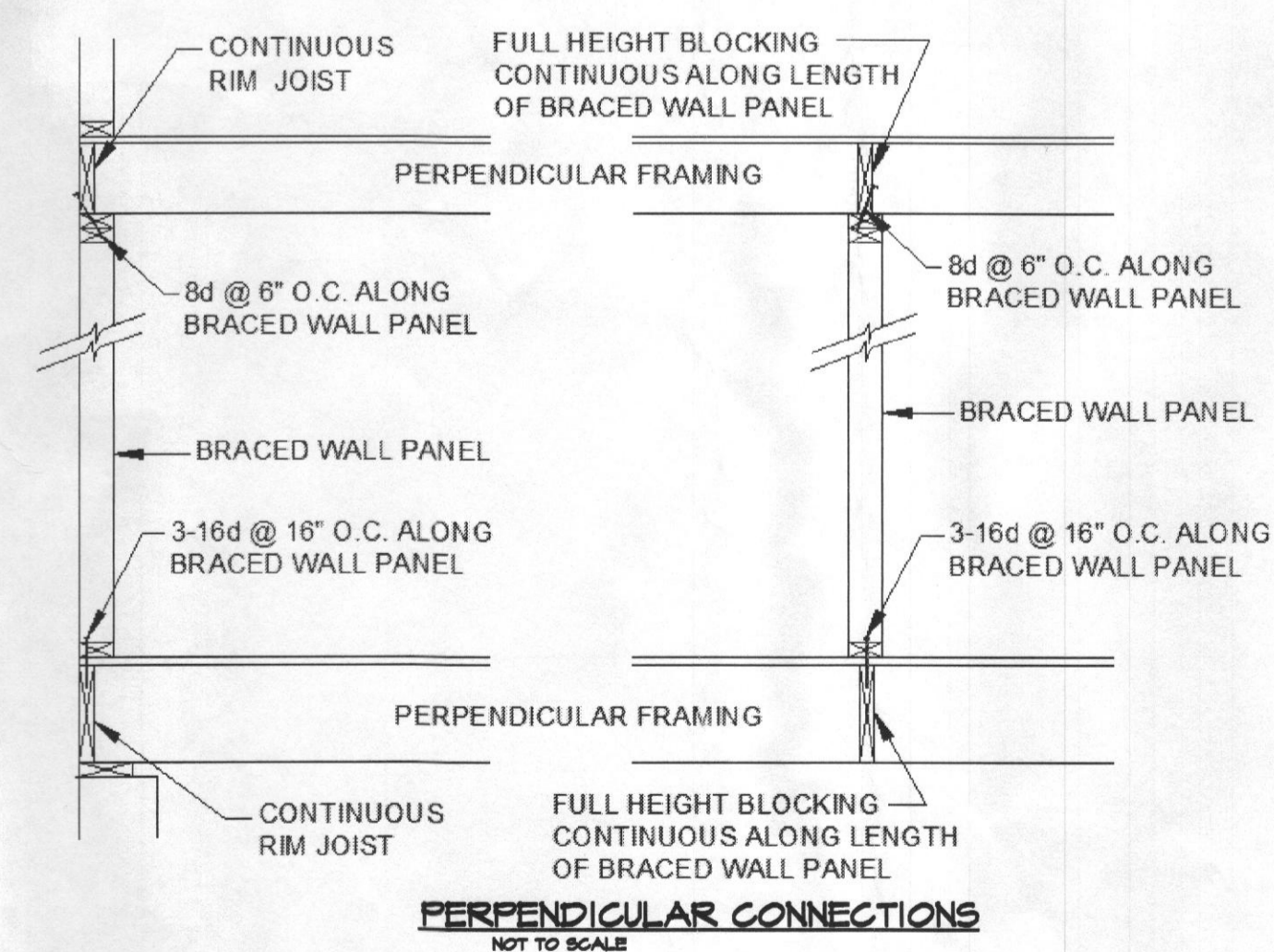
PARALLEL CONNECTIONS
NOT TO SCALE



CS-PF OVER CONCRETE OR MASONRY FOUNDATION
NOT TO SCALE



CS-PF OVER WOOD FLOOR
NOT TO SCALE



PERPENDICULAR CONNECTIONS
NOT TO SCALE

THE FARRUGGIA RESIDENCE

REVISED: 04/10/2015
REVISED: 04/08/2015

SCALE: 3/16" = 1'-0"
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SHEET NO.: 9 OF 9

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