



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: _____

Permit No.: B16002618

Building Address: 14975 Old Frederick rd
 City: Woodbine State: MD Zip Code: 21797
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: _____
 Section: _____ Area: _____ Lot: _____
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Property Owner's Name: John Shroy
 Address: 14975 Old Frederick Rd
 City: Woodbine State: MD Zip Code: 21797
 Phone: 410-313-2455 Fax: _____
 Email: john.shroy90@gmail.com

Existing Use: Yard/Garage
 Proposed Use: Master Bedroom
 Estimated Construction Cost: \$ 125,000
 Description of Work: Master Bedroom
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact 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: Home Owner
 Contact Person: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 License No.: _____
 Phone: _____ Fax: _____
 Email: _____

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

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Craw Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	
Building Shell Permit Number:	

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 _____

Print Name _____

Email Address _____

Date _____

Title/Company _____

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY

-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	11/17/16	<i>Paul...</i>

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

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

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

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

Site Plan B16002618

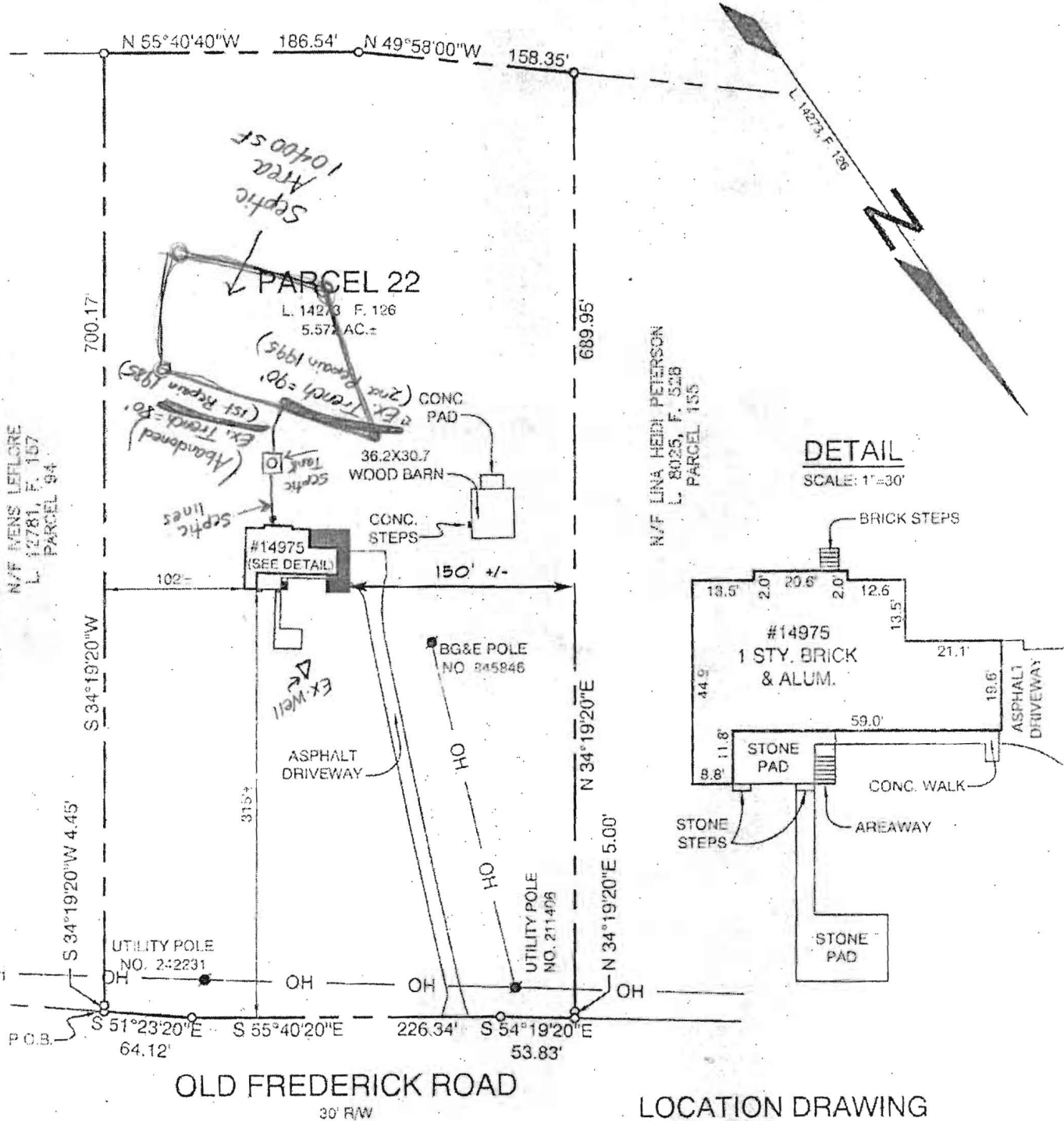
Approved 11/17/16

INTERSTATE ROUTE 70

SRC PLAT NO. 40280

NOTES:

1. THIS PLAN IS A BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING PURPOSES. THIS PLAN IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE STRUCTURES. THIS PLAN DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR FOR SECURING FINANCING OR REFINANCING.
2. THE +/- SETBACK ACCURACY IS 1 FOOT
3. THIS PLAN OR PLAT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY SHOWN HEREIN.
4. DEED PLOTTING ONLY.



LOCATION DRAWING
 14975 OLD FREDERICK ROAD
 TAX MAP 8, PARCEL 22
LIBER 14273, FOLIO 126
 ELECTION DISTRICT NO. 4
 HOWARD COUNTY, MARYLAND

THIS LOT DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD HAZARD MAP 2400-H-0008-B AS REVISED DECEMBER 4, 1986.

I HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER AND I HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT OF MARYLAND AND I AM NOT PROVIDING ANY OTHER SERVICE TO THE CLIENT.

Sill · Adcock &

REFERENCE:

L. 14273, F. 126

RECEIVED

Name: Breanne Shaw
Street Address: 14975 Old Frederick Rd.
City, State, Zip: Woodbine, MD 21797
Date: 2/8/2017

FEB 08 2017

LICENSES & PERMITS
DIVISION

Amendment, Permit # B16002618

Ms. Debbie Whalen
Division of Plan Review
Department of Inspections, Licenses and Permits
Howard County Government
3430 Court House Dr
Ellicott City, MD 21043

Dear Ms. Whalen:

I am requesting to amend Permit # B16002618 at
14975 Old Frederick Rd. Woodbine, MD 21797 to
add door to storage rm. and shortening opening to
8'6" on opening for media room (media rm. entry)

Enclosed: INV # 479651
 Fee: 25.00 CK# 193
 Plot Plans
 Sets of Construction Drawings
 Other: REVISED FLOOR PLANS

WELL
+
SEPTIC

If there is anything we can do to assist you, please let me know.

Sincerely, Breanne Shaw

Name: Breanne Shaw
Title: Homeowner
Phone: 443-812-0225
Email: harlogpres@gmail.com

Amendment Letter

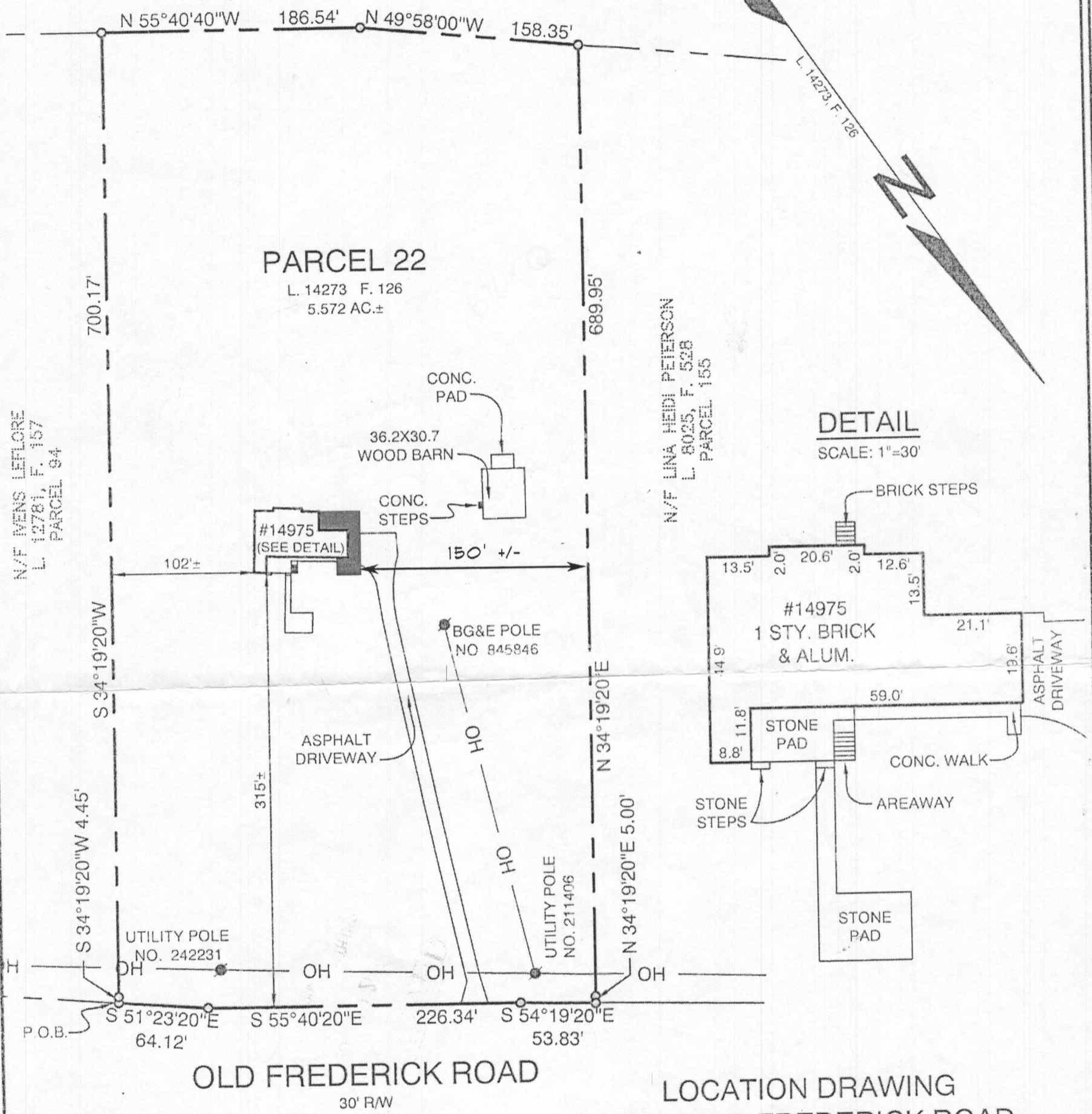
*MAIL TO HOMEOWNER

NOTES:

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INTERSTATE ROUTE 70

SRC PLAT NO. 40280



OLD FREDERICK ROAD

LOCATION DRAWING
14975 OLD FREDERICK ROAD
TAX MAP 8, PARCEL 22
LIBER 14273, FOLIO 126

ELECTION DISTRICT NO. 4
HOWARD COUNTY, MARYLAND

THIS LOT DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD HAZARD MAP 240044-0008-B AS REVISED DECEMBER 4, 1986.

CERTIFICATION

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS LOCATION DRAWING AND THE SURVEY WORK REFLECTED IN IT, IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND AND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 10, AND THE POSITION OF EXISTING IMPROVEMENTS AS SHOWN HEREON, ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael D. Adcock

MICHAEL D. ADCOCK
PROFESSIONAL LAND SURVEYOR
NO. 21257, EXPIRATION DATE: 06-16-2013

Sill · Adcock & Associates · LLC

Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: mike@saaland.com

REFERENCE:	L. 14273, F. 126
DATE:	FEBRUARY 12, 2013
SCALE:	1"=100'
FILE NO.:	13-001-013

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

Jonathan Rivera
 License Number #14678

Shaw Residence
 PROPOSED ADDITION
 14975 Old Frederick Road, Woodbine, MD 21797

REVISIONS

△	05-20-16	REVIEW SET
△	06-24-16	REVISION
△		
△		

ISSUE DATES:
 06-24-16 REVISION

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

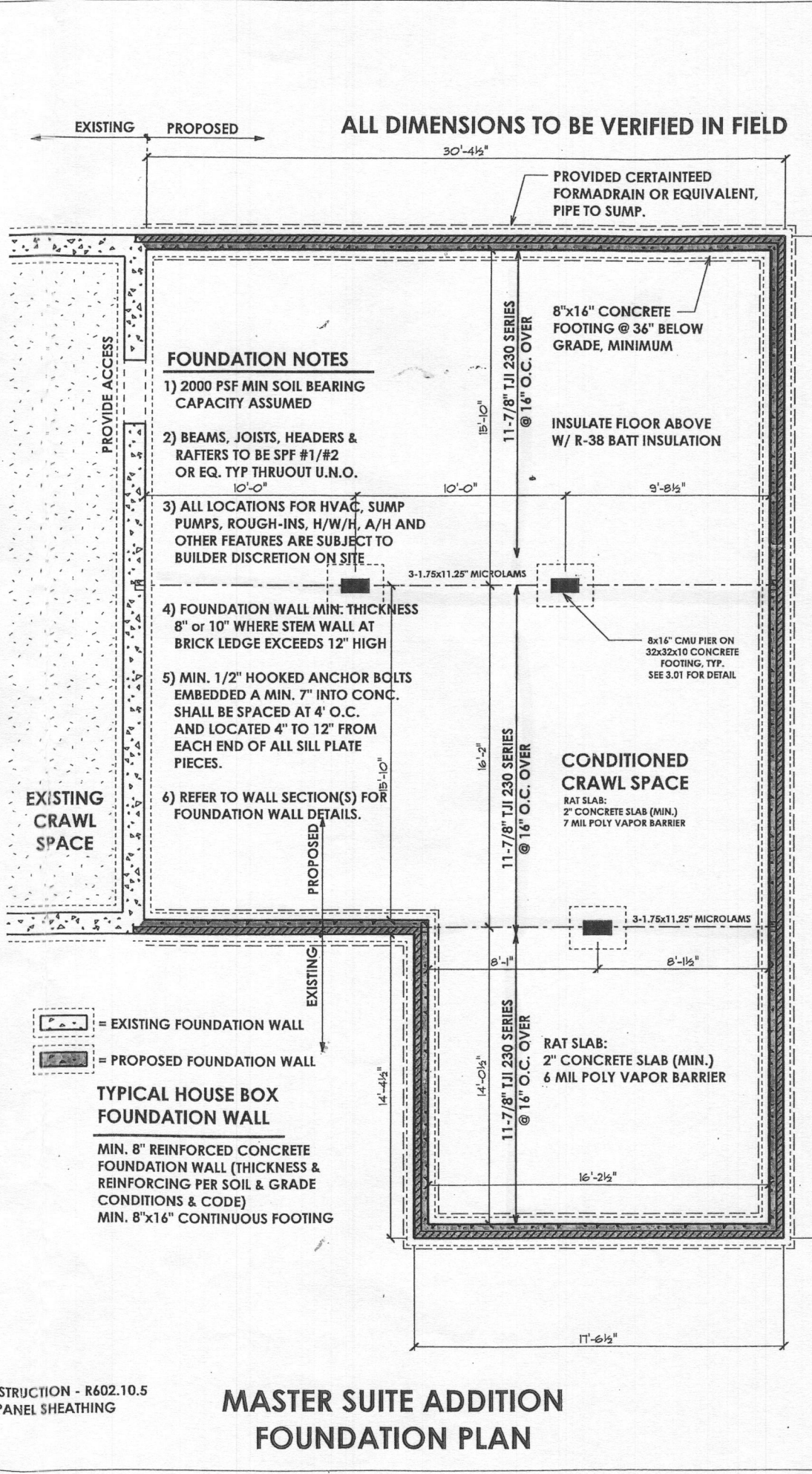
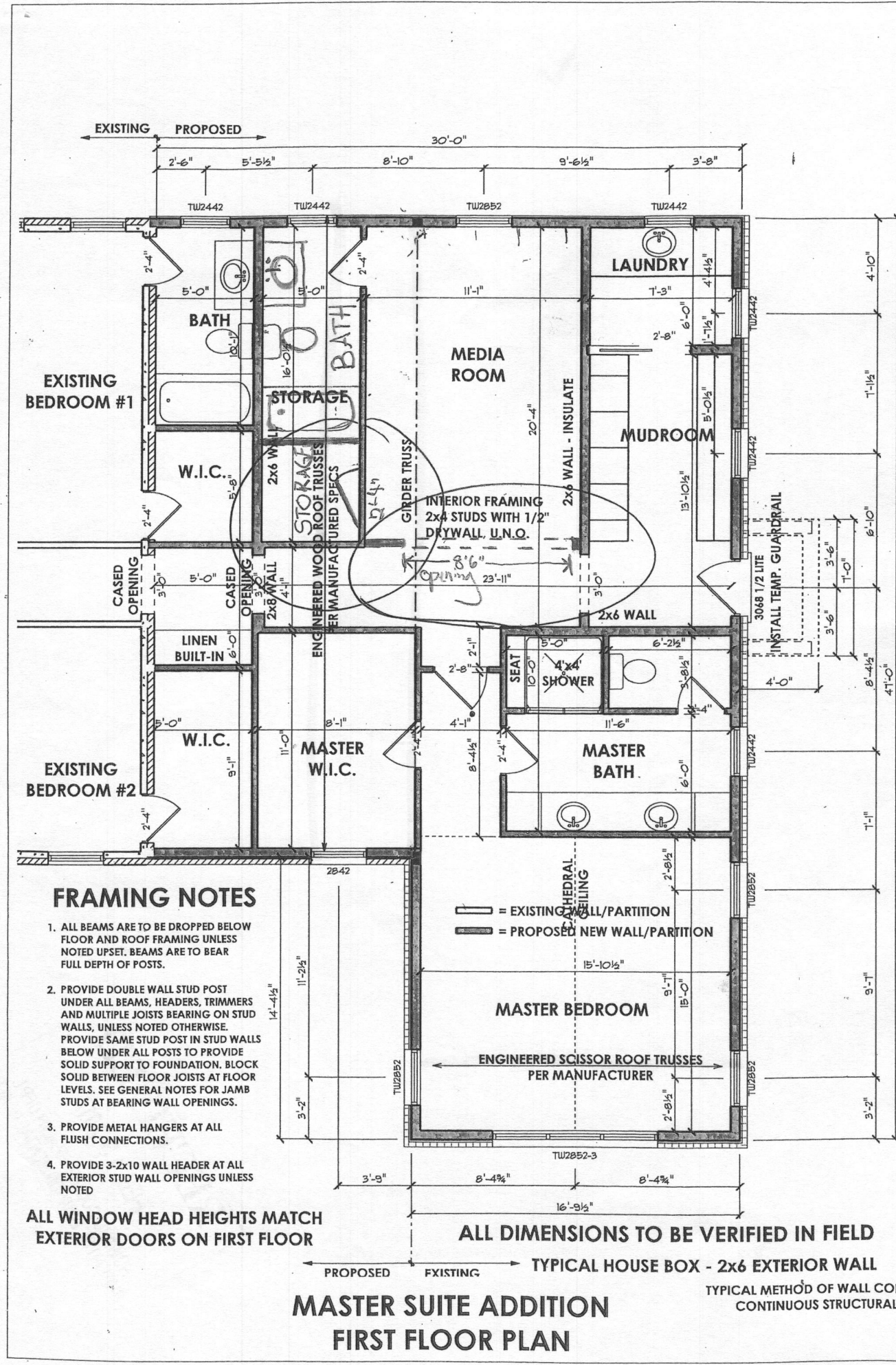
FLOOR PLANS

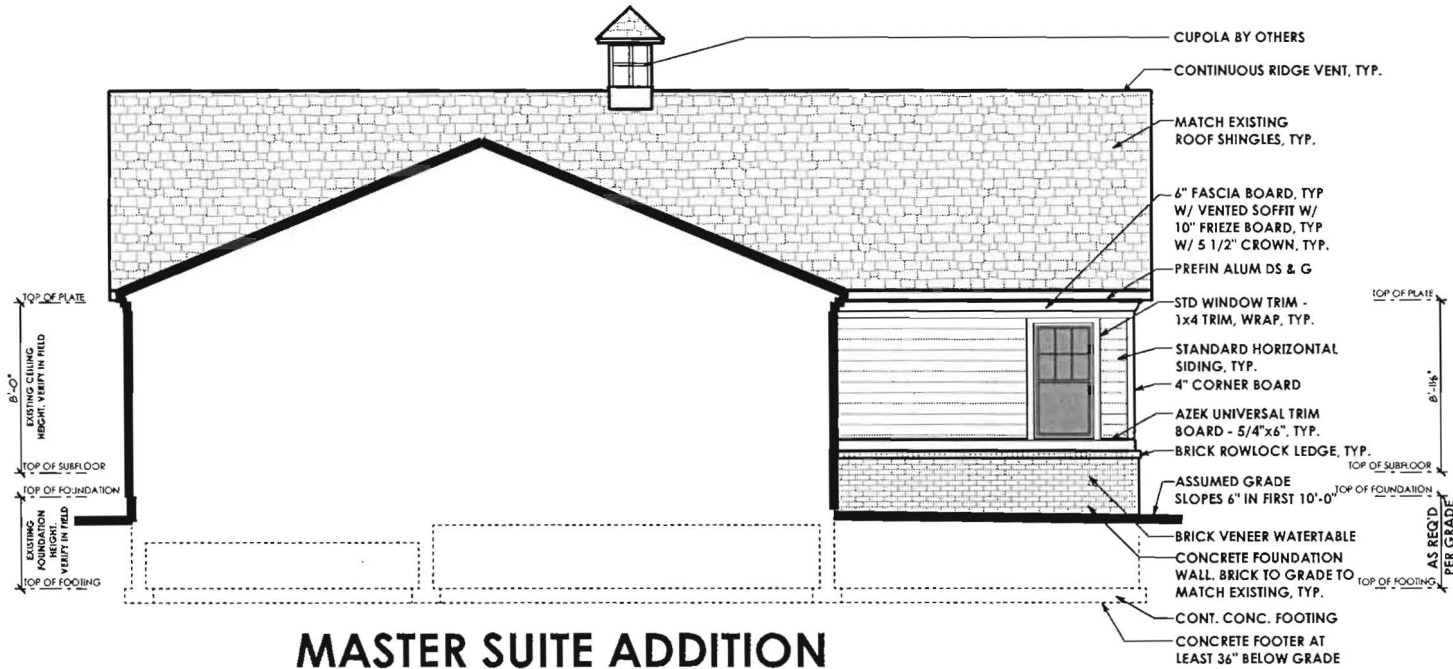
2.01

PRINT DATE: Friday, June 24, 2016

ADD DOOR TO STORAGE ROOM
 + DECREASE SIZE OF OPENING
 TO MEDIA ROOM

REVISED
 Date: 2/8/17
 Comments: Blg002618



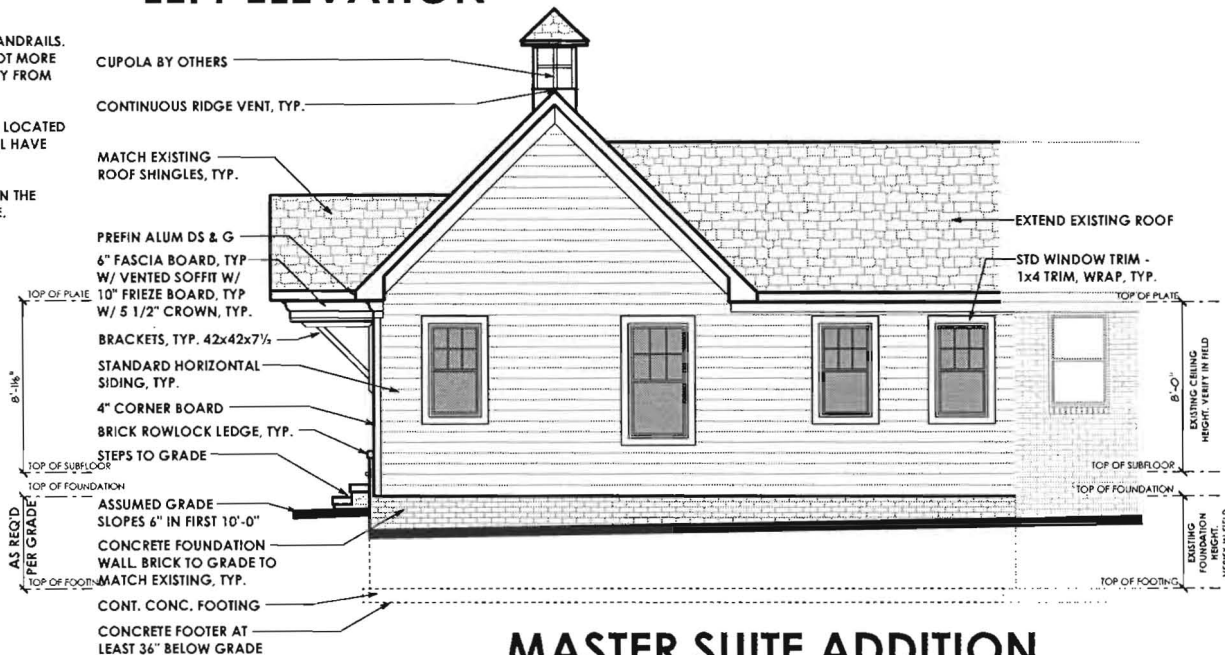


**MASTER SUITE ADDITION
LEFT ELEVATION**

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.



**MASTER SUITE ADDITION
REAR ELEVATION**

REVISIONS		
△	05-20-16	REVIEW SET
△	06-24-16	REVISION
△		
△		

ISSUE DATES:	
06-24-16	REVISION

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

ELEVATIONS

1.02

PRINT DATE:
Friday, June 24, 2016

Shaw Residence
 PROPOSED ADDITION
 14975 Old Frederick Road, Woodbine, MD 21797

CONTINUOUS RIDGE VENT, TYP.
 PROVIDE 1 1/2" GAP IN SHEATHING

TYPICAL ROOF:
 MATCH EXISTING SHINGLES
 OVER 30# ROOFING FELT
 OVER 1/2" CDX PLYWOOD W/ CLIPS

R-49 INSUL TYP
 W/BAFFLES AS REQ'D
 PREFIN ALUM DS & G
 ON 6" ALUM FASCIA

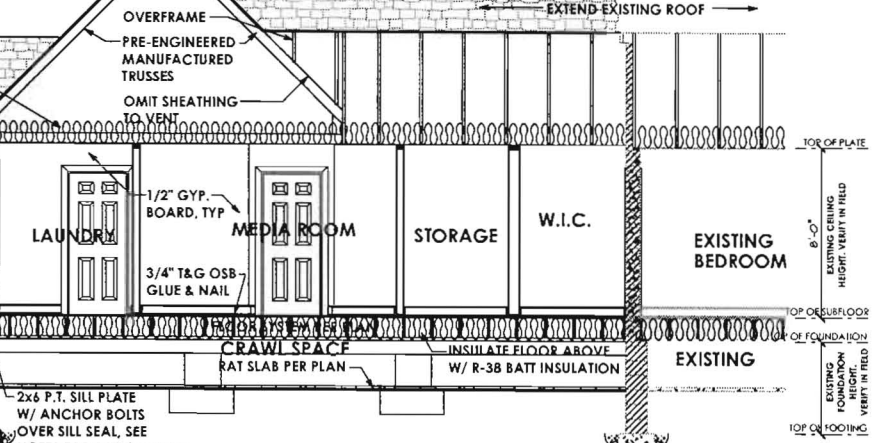
VENTED SOFFIT
 BRACKETS, TYP. 42x42x7 1/2"

TYPICAL WALL:
 HORIZONTAL SIDING OR
 BRICK VENEER OVER
 7/16" OSB SHEATHING OVER
 2x6 STUDS @ 16" O.C. W/
 2-2x6 TOP PL. & 2x6
 BOTTOM PL. W/ R-21 INSUL.

BRICK ROWLOCK LEDGE, TYP.
 ASSUMED GRADE
 SLOPES 6" IN FIRST 10'-0"

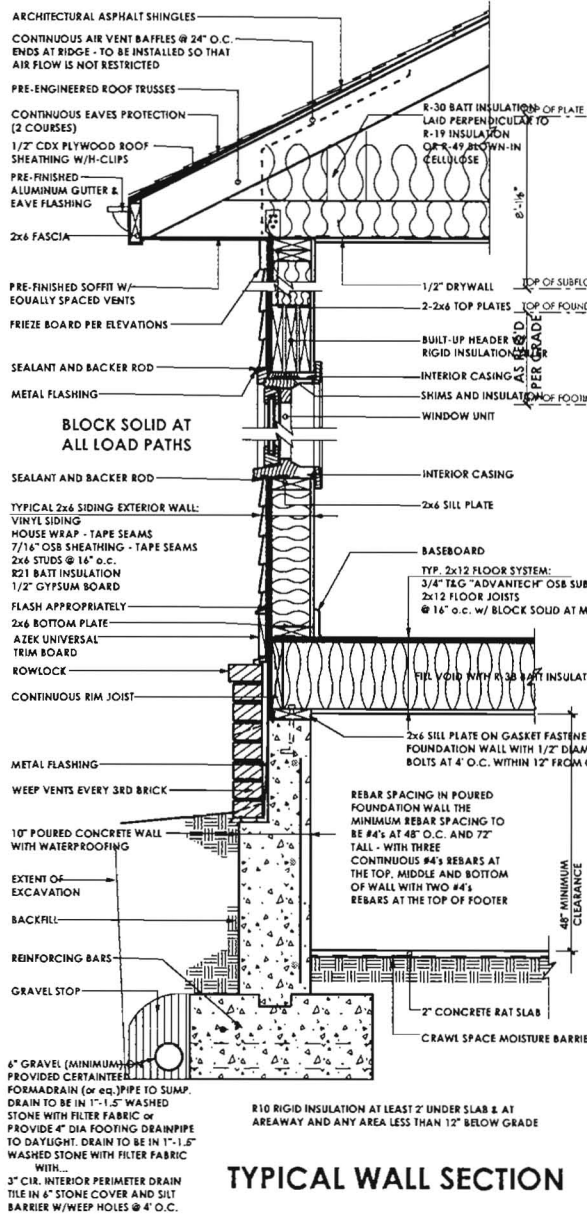
TYPICAL FOUNDATION:
 CONCRETE FOUNDATION WALL
 REFER TO PLAN FOR THICKNESS
 AND REINFORCING
 WATERPROOF BELOW GRADE

BOTTOM OF FOOTING
 30" MIN. BELOW
 FINISHED GRADE
 CONTINUOUS CONCRETE FOOTING
 SEE PLAN/NOTES FOR REINFORCING

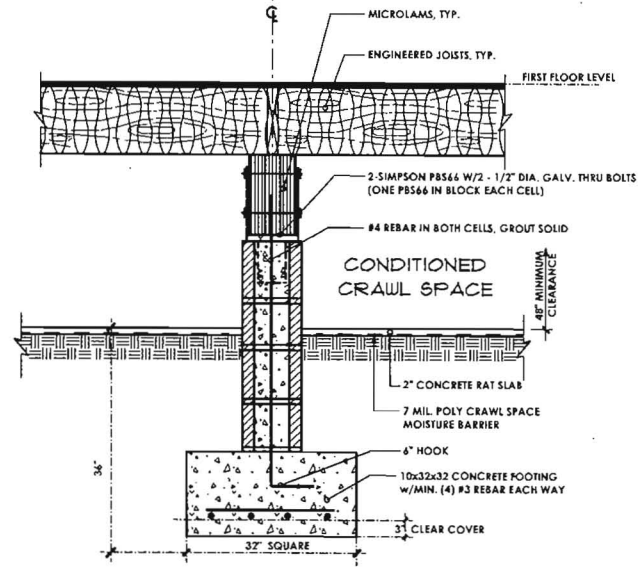


SECTION A-A

- SECTION NOTES**
- 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
 - BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.
 - ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
 - FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 16" HIGH
 - 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.



TYPICAL WALL SECTION



CMU PIER SECTION

REVISIONS

NO.	DATE	REVISION
1	05-20-16	REVIEW SET
2	06-24-16	REVISION

ISSUE DATES:

06-24-16	REVISION
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Shaw Residence
 PROPOSED ADDITION
 14975 Old Frederick Road, Woodbine, MD 21797

REVISIONS

1	05-20-16	REVIEW SET
2	06-24-16	REVISION
3		
4		

ISSUE DATES:
 06-24-16 REVISION

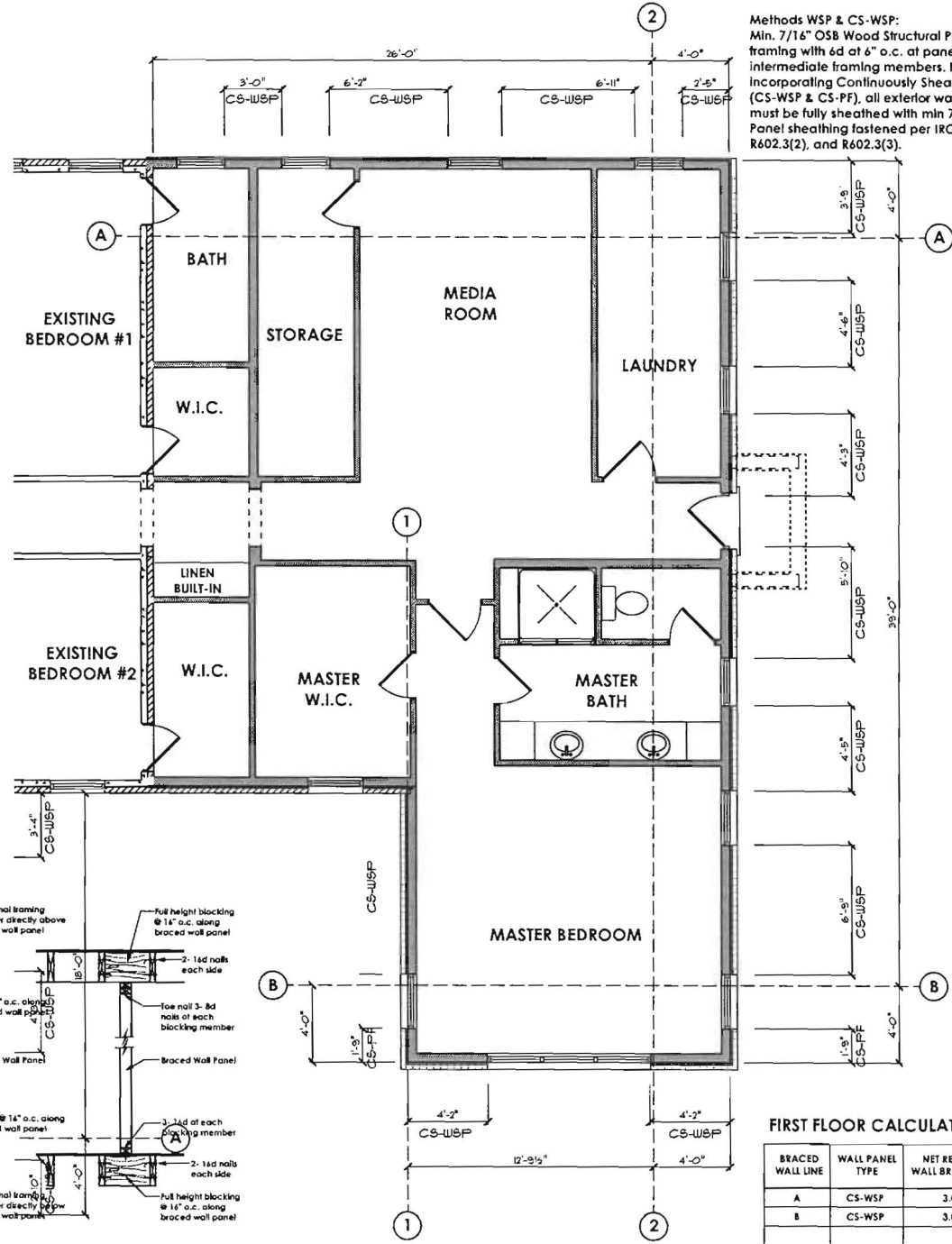
SCALE: 1/4" = 1'-0"

BRACING PLAN

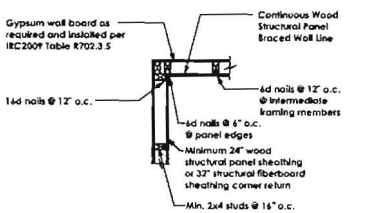
3.51

PRINT DATE:
 Friday, June 24, 2016

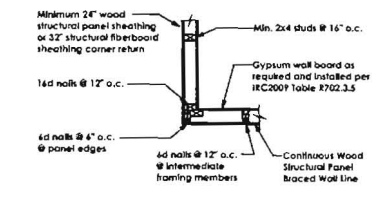
Methods WSP & CS-WSP:
 Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members. Note: All Braced Wall Lines Incorporating Continuously Sheathed Bracing Methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2015 Tables R602.3(1), R602.3(2), and R602.3(3).



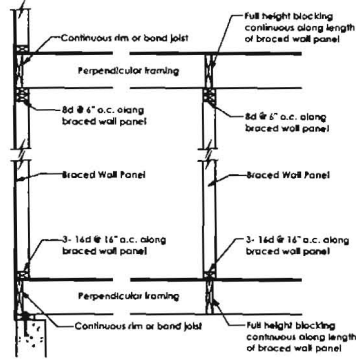
INSIDE CORNER



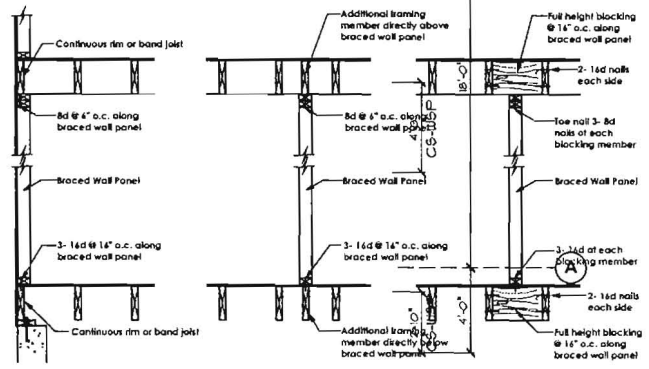
OUTSIDE CORNER



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

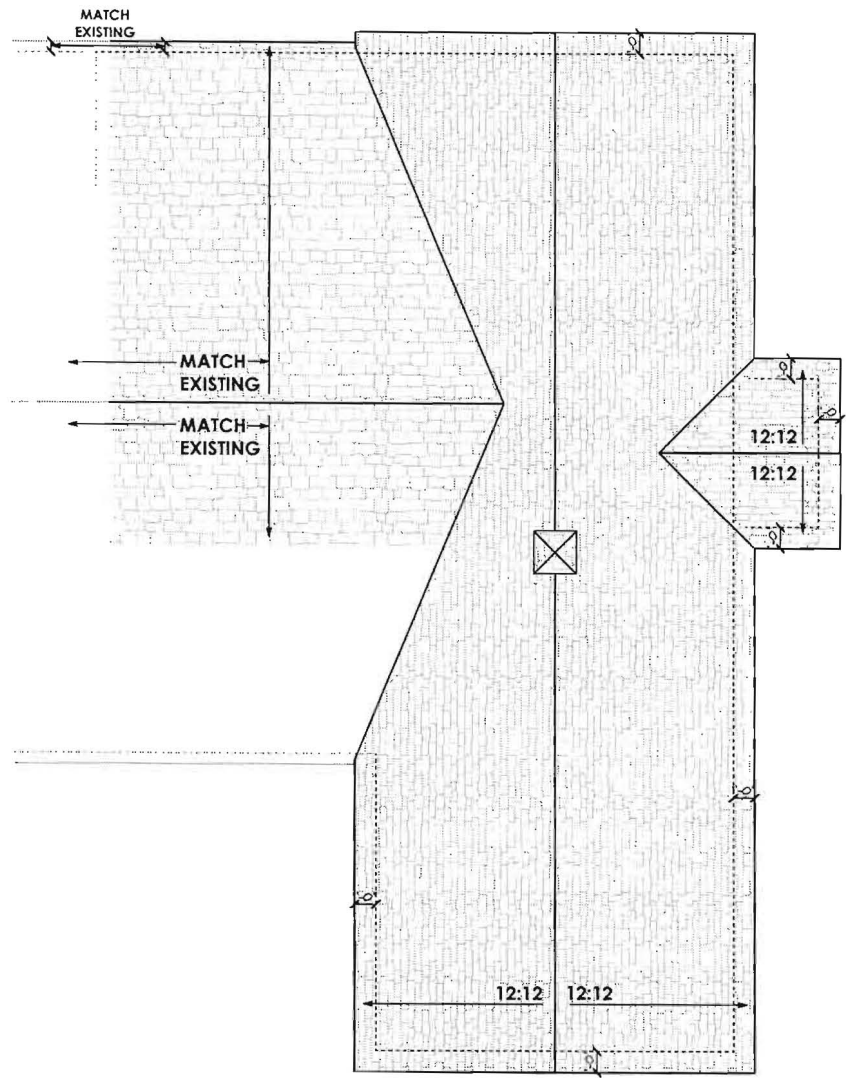


BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



FIRST FLOOR CALCULATIONS

BRACED WALL LINE	WALL PANEL TYPE	NET REQUIRED WALL BRACING FT.	ACTUAL PROVIDED WALL BRACING FT.
A	CS-WSP	3.06'	18.50'
B	CS-WSP	3.06'	8.33'
1	CS-WSP	7.82'	13.42'
2	CS-WSP	7.82'	33.50'



**MASTER SUITE ADDITION
 ROOF PLAN**

Shaw Residence
 PROPOSED ADDITION
 14975 Old Frederick Road, Woodbine, MD 21797

REVISIONS

△	05-20-14	REVIEW SET
△	06-24-16	REVISION
△		
△		

ISSUE DATES:

06-24-16	REVISION
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IECC CODE COMPLIANCE

- Climate Zone 4**
Compliance Method
 - Mandatory and Prescriptive 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 spaces R-8 minimum
 - All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs R-6 minimum
- Duct Sealing**
 - All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1601.4.1 of the IRC.
 - A duct tightness test ("Duct Blaster" duct 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.

GENERAL FRAMING NOTES

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

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

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

ALL 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" RIGID INSULATION 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.

CODE INFORMATION

- 2015 International Residential Code
- 2011 National Electrical Code with Local Amendments (NFPS 70)
- 2012 International Mechanical Code
- 2012 Life Safety Code
- 2009 National Standard Plumbing Code Illustrated
- 2009 National Fuel Gas Code (NFPA 54)
- 2015 International Energy Conservation Code

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	

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.

DRAWING LIST

0.01	COVER SHEET
0.02	GENERAL INFO
0.51	DEMO-FLOOR PLANS
1.01	ELEVATIONS
1.02	ELEVATIONS
2.01	PLANS
3.01	PLANS
4.01	BRACING PLANS - DETAILS
5.01	SECTIONS

AREA INFO

FLOOR	SQUARE FOOTAGE
CRAWLSPACE	773 s.f.
FIRST FLOOR	1,216 s.f.

REVISIONS

1	05-20-16	REVIEW SET
2	06-24-16	REVISION
3		
4		
5		

ISSUE DATES:

06-24-16	REVISION
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SCALE: 1/4" = 1'-0"

INFO SHEET

0.01

PRINT DATE:
 Friday, June 24, 2016

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 repellent sheathing. Through-wall flashing and weeps shall be provided at any location where interior space projects beyond the face of the veneer, i.e. bay windows, Off-set chimneys, etc..

- Masonry veneer shall be attached 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.

- MASONRY LINTELS: Provide lightweight pre-cast lintels for all openings and recesses in CMU walls. Provide (1) 4x8 lintel for each 4" of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and with #2 ties spaced 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.

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 joints. Monolithic turned down slabs for townhouses shall have a control joint between units.

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

- Foundation walls of habitable rooms located below grade 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 Polyethylene, Lap all edges 6", Lay over 4" Gravel bed.

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

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 McMillian (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.

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 1/2", 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" minlum on a full mortar bed as follows:

OPENINGS UP TO 3'	13-1/2x3-1/2x5/16
OPENINGS >3' TO 5'	14x3-1/2x5/16, (LLV)
OPENINGS >5' TO 8'	16x3-1/2x5/16, (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/ 1#3 top & 1#5 bottom
6" WALLS (8' max open.)	6"x8", Reinforced W/ 1#3 top & 1#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.

SITework

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

- Building foundations have been designed based on an assumed soil bearing capacity of 1500 PSF. Additional engineering is required if soil bearing capacity is less than 1500 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 exterior 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 FS25	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: 7 Mil. polyethylene sheet where noted on drawings. Overlay all edges 6".

- SILL SEALER: 1/2" x 5 1/2" 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.

DOORS and WINDOWS

- Provide safety glazing as required by local code.

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

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 2015 International Residential Code. & Howard County Code

- 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

DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:		SNOW LOADS:	
- Ground Snow Load	30 psf	ROOF:	: 12.6 PSF
- Roof	30 psf	GROUND:	: 20.0 PSF
- Sleeping Floors	30 psf	FLAT ROOF:	: 14.0 PSF
- Living Floors	40 psf	EXP. FACTOR:	: 0.07
- Exterior Decks	60 psf	IMPORT FACTOR:	: 1.0
- Stairs	100 psf	ATTIC AREAS	
- Garage Slabs	50 psf	UNACCESSIBLE:	: 10PSF
- Wind Load	17 psf	ACCESSIBLE:	: 20 PSF
- Dead Load	10 psf	WIND LOAD:	: 14 PSF (EXPOSURE D)
- Guardrails	200' at any point in any direction.	FLUID PRESSURE:	: 30 PCF MAXIMUM

(or as per local code)

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 balusters: 4"
- Handrail height shall not be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.

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

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

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

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

MECH. PLUMB. ELEC.

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

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

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

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

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

- All work shall comply to local code.



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

Jonathan Rivera
License Number #14678

Shaw Residence
 PROPOSED ADDITION
 14975 Old Frederick Road, Woodbine, MD 21797

REVISIONS

1	05-20-16	REVIEW SET
2	06-24-16	REVISION

ISSUE DATES:

06-24-16	REVISION
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SCALE:

GENERAL INFO

0.02

PRINT DATE:
Friday, June 24, 2016

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 14975 Old Frederick Road, Woodbine, MD 21797

REVISIONS

1	05-20-16	REVIEW SET
2	06-24-16	REVISION
△		
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ISSUE DATES:

06-24-16	REVISION
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SCALE: 1/4" = 1'-0"

ELEVATIONS

1.01

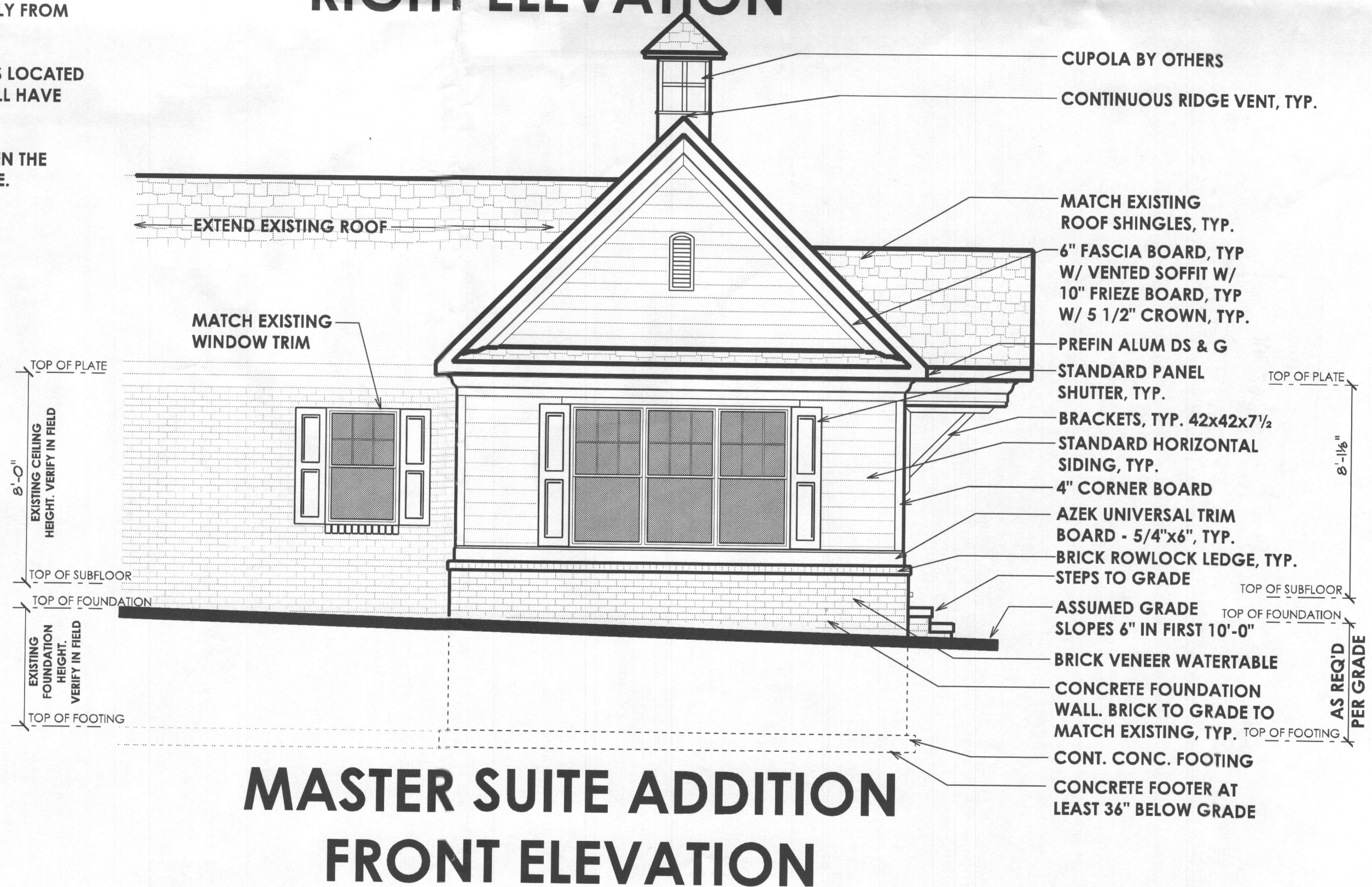
PRINT DATE:
 Friday, June 24, 2016



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.



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Shaw Residence
 PROPOSED ADDITION
 14975 Old Frederick Road, Woodbine, MD 21797



**MASTER SUITE ADDITION
 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.



**MASTER SUITE ADDITION
 REAR ELEVATION**

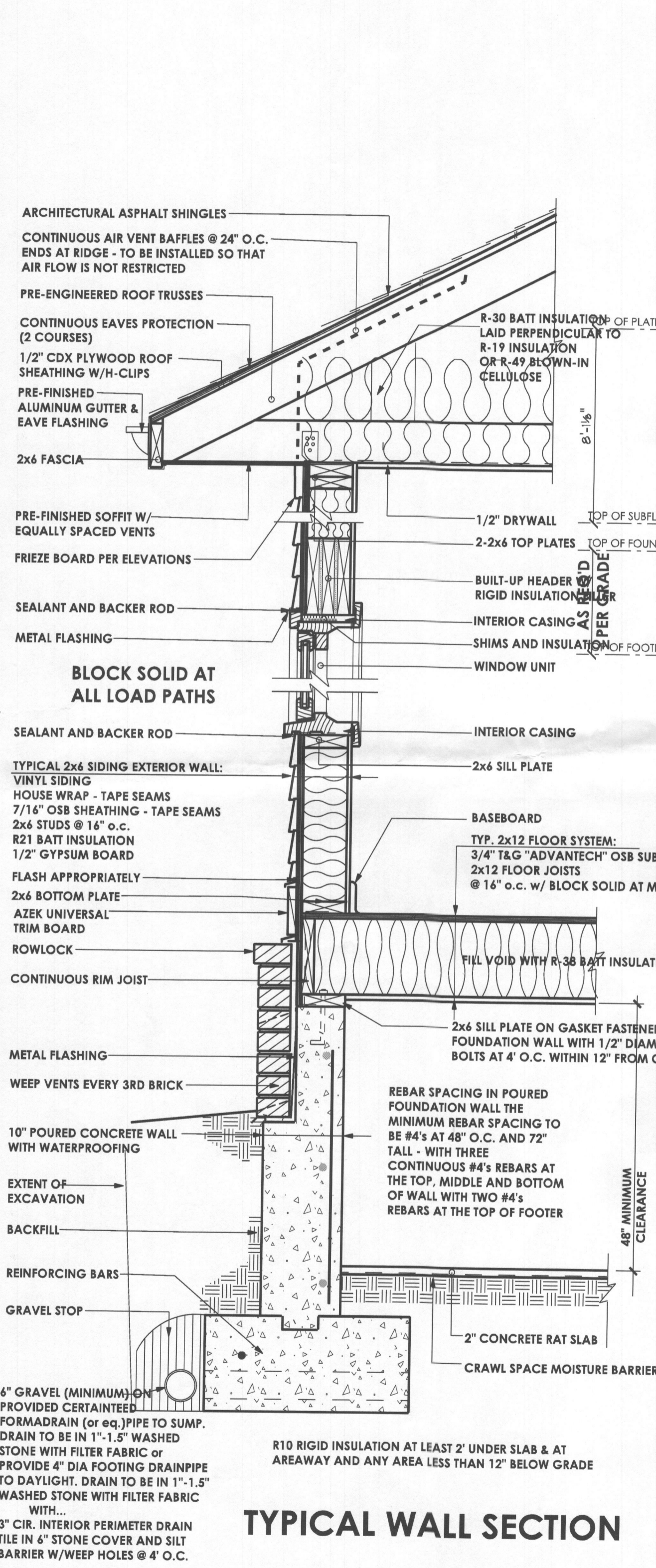
REVISIONS

1	05-20-16	REVIEW SET
2	06-24-16	REVISION

ISSUE DATES:

06-24-16	REVISION

SCALE: 1/4" = 1'-0"
ELEVATIONS
1.02
 PRINT DATE:
 Friday, June 24, 2016



CONTINUOUS RIDGE VENT, TYP. PROVIDE 1 1/2" GAP IN SHEATHING

TYPICAL ROOF: MATCH EXISTING SHINGLES OVER 30# ROOFING FELT OVER 1/2" CDX PLYWOOD W/ CLIPS

R-49 INSUL TYP W/BAFFLES AS REQ'D

PREFIN ALUM DS & G ON 6" ALUM FASCIA

VENTED SOFFIT BRACKETS, TYP. 42x42x7 1/2

TYPICAL WALL: HORIZONTAL SIDING OR BRICK VENEER OVER 7/16" OSB SHEATHING OVER 2x6 STUDS @ 16" O.C. W/ 2-2x6 TOP PL. & 2x6 BOTTOM PL. W/ R-21 INSUL.

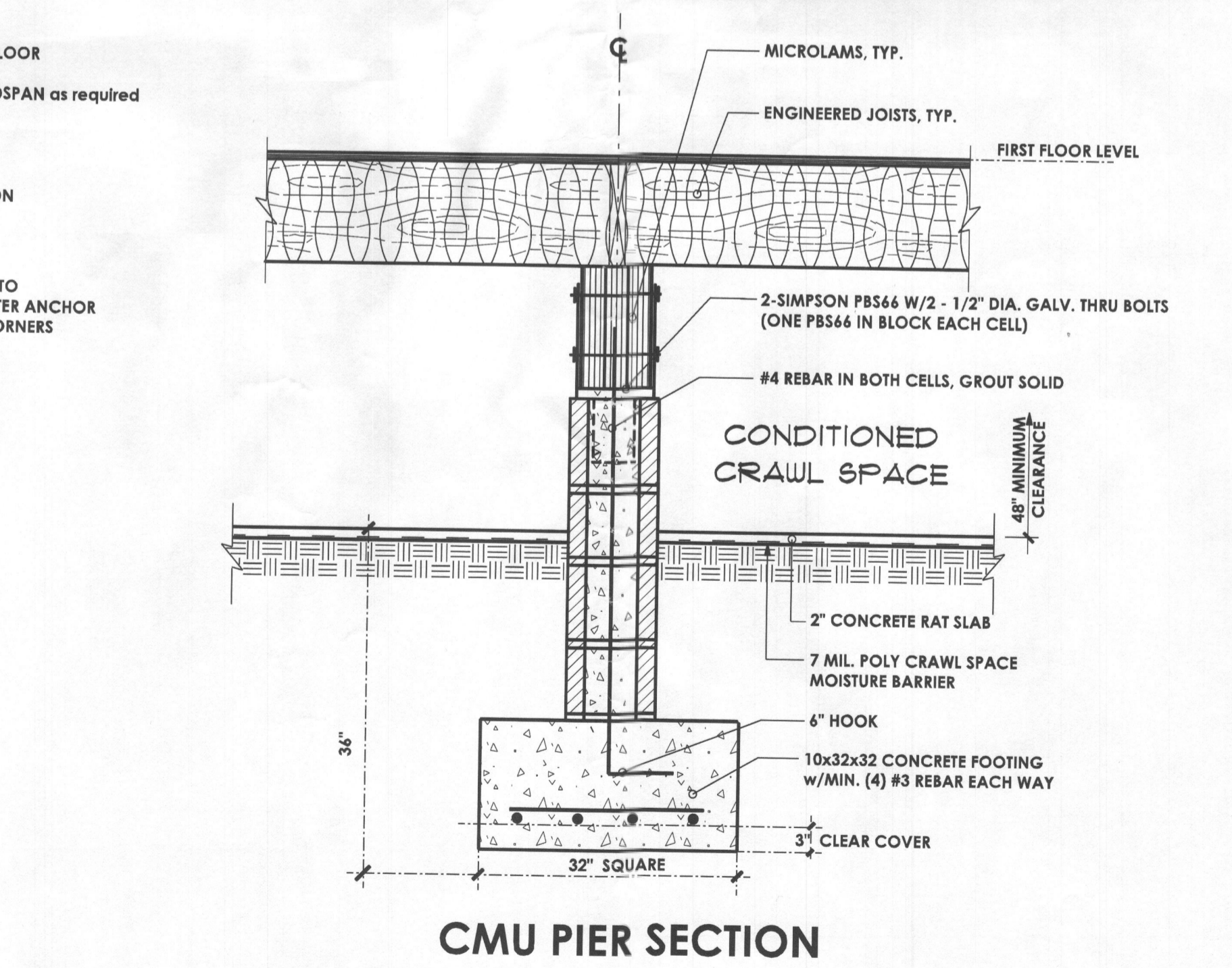
BRICK ROWLOCK LEDGE, TYP.

ASSUMED GRADE SLOPES 6" IN FIRST 10'-0"

TYPICAL FOUNDATION: CONCRETE FOUNDATION WALL REFER TO PLAN FOR THICKNESS AND REINFORCING WATERPROOF BELOW GRADE

BOTTOM OF FOOTING 30" MIN. BELOW FINISHED GRADE

CONTINUOUS CONCRETE FOOTING SEE PLAN/NOTES FOR REINFORCING



- SECTION NOTES**
- 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
 - BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.
 - ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
 - FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 16" HIGH
 - 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.

REVISIONS

1	05-20-16	REVIEW SET
2	06-24-16	REVISION

ISSUE DATES:

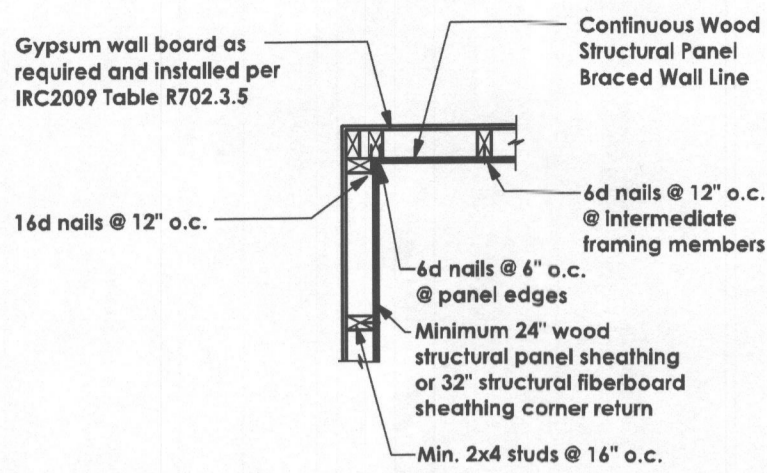
06-24-16	REVISION

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

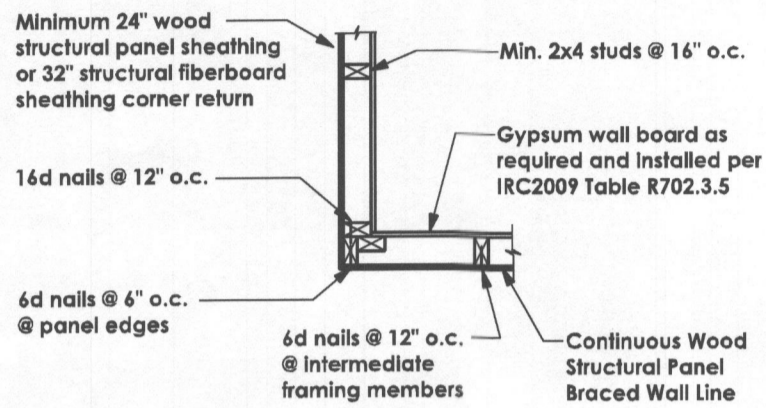
SECTIONS

3.01

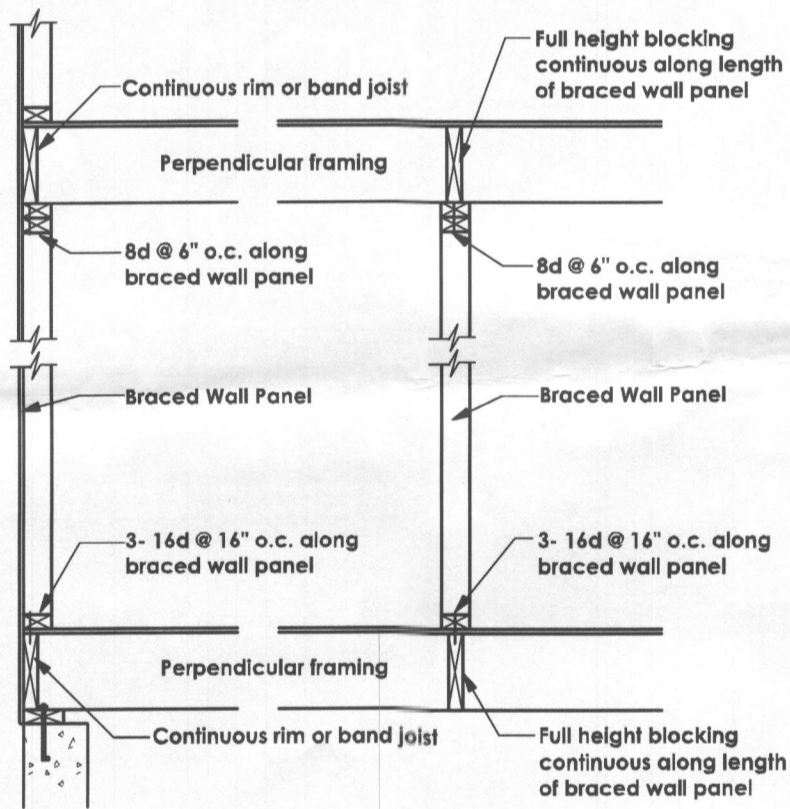
PRINT DATE: Friday, June 24, 2016



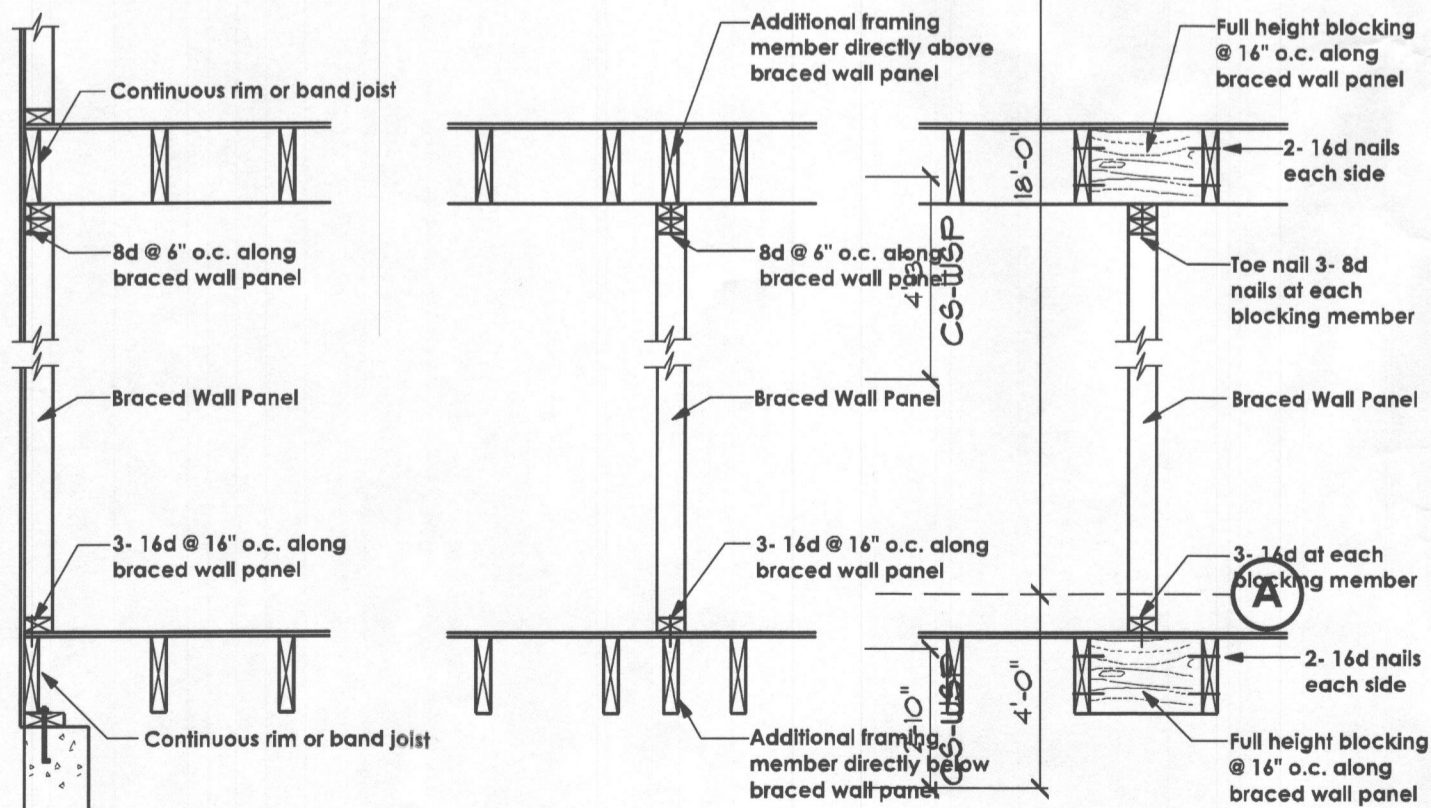
INSIDE CORNER



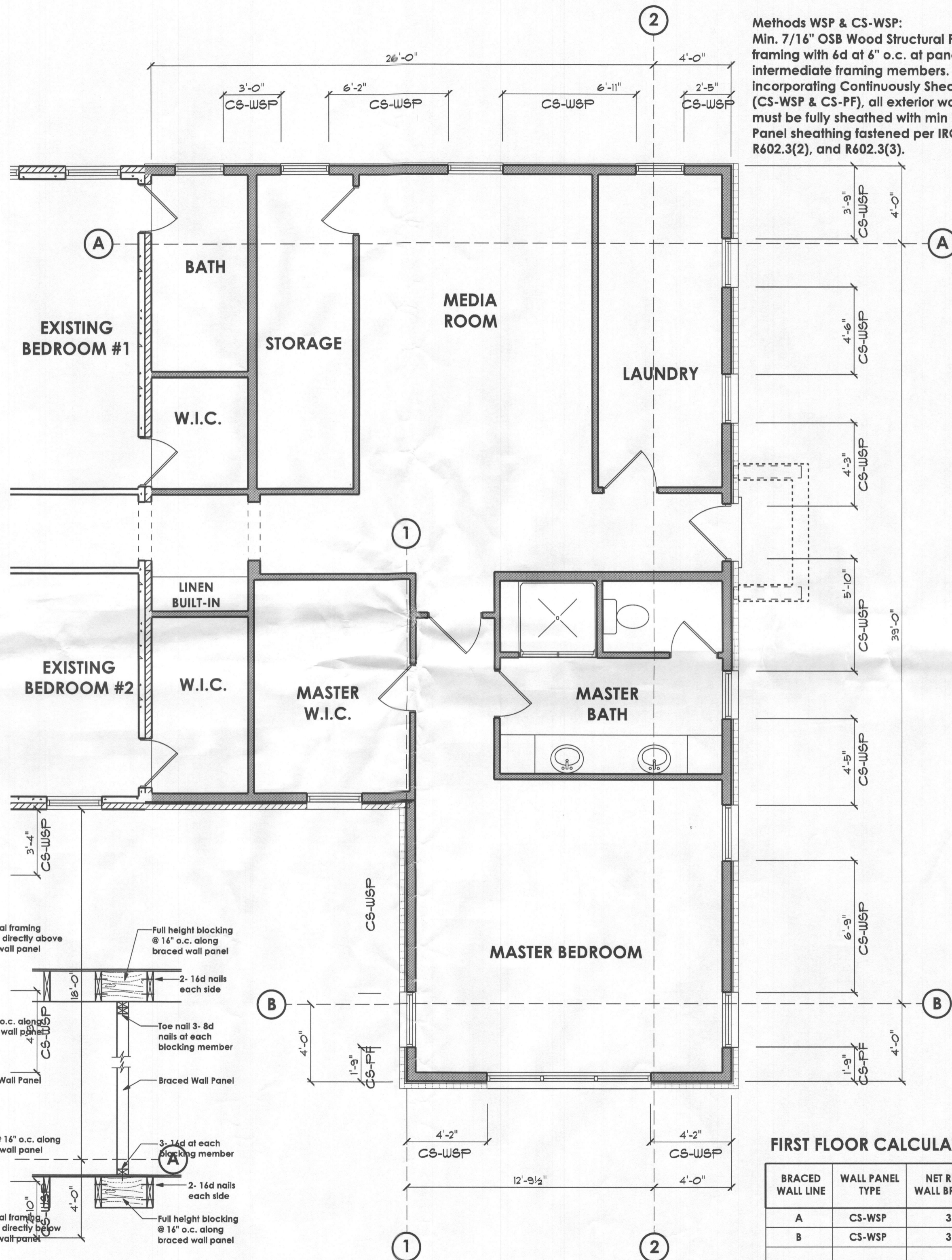
OUTSIDE CORNER



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



Methods WSP & CS-WSP:
 Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members. Note: At Braced Wall Lines incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2015 Tables R602.3(1), R602.3(2), and R602.3(3).

FIRST FLOOR CALCULATIONS

BRACED WALL LINE	WALL PANEL TYPE	NET REQUIRED WALL BRACING FT.	ACTUAL PROVIDED WALL BRACING FT.
A	CS-WSP	3.06'	18.50'
B	CS-WSP	3.06'	8.33'
1	CS-WSP	7.82'	13.42'
2	CS-WSP	7.82'	33.50'

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Jonathan Rivera
 License Number #14678

Shaw Residence
 PROPOSED ADDITION
 14975 Old Frederick Road, Woodbine, MD 21797

REVISIONS

1	05-20-16	REVIEW SET
2	06-24-16	REVISION

ISSUE DATES:
 06-24-16 REVISION

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

BRACING PLAN

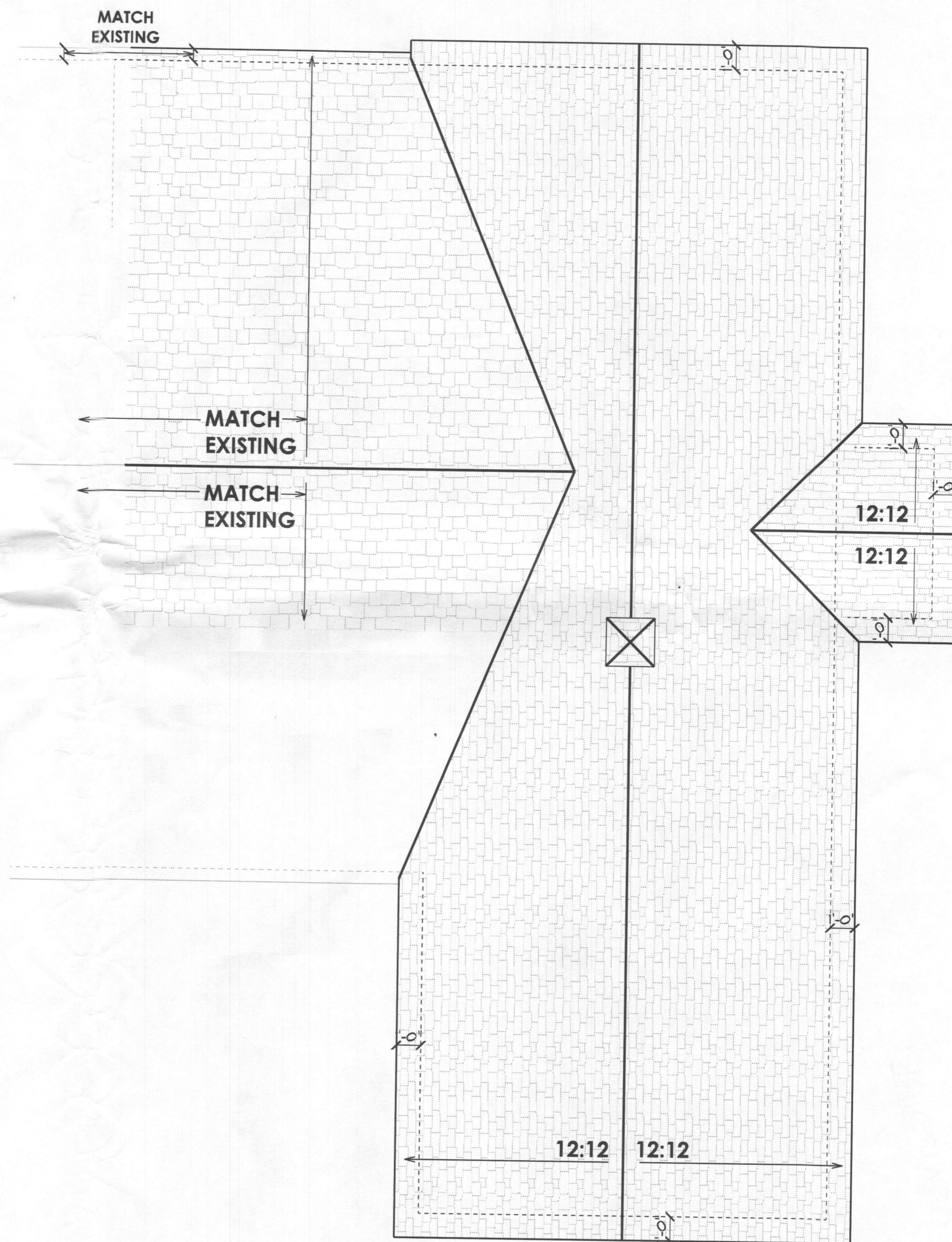
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Shaw Residence
 PROPOSED ADDITION
 14975 Old Frederick Road, Woodbine, MD 21797



**MASTER SUITE ADDITION
 ROOF PLAN**

REVISIONS

1	05-20-16	REVIEW SET
2	06-24-16	REVISION

ISSUE DATES:

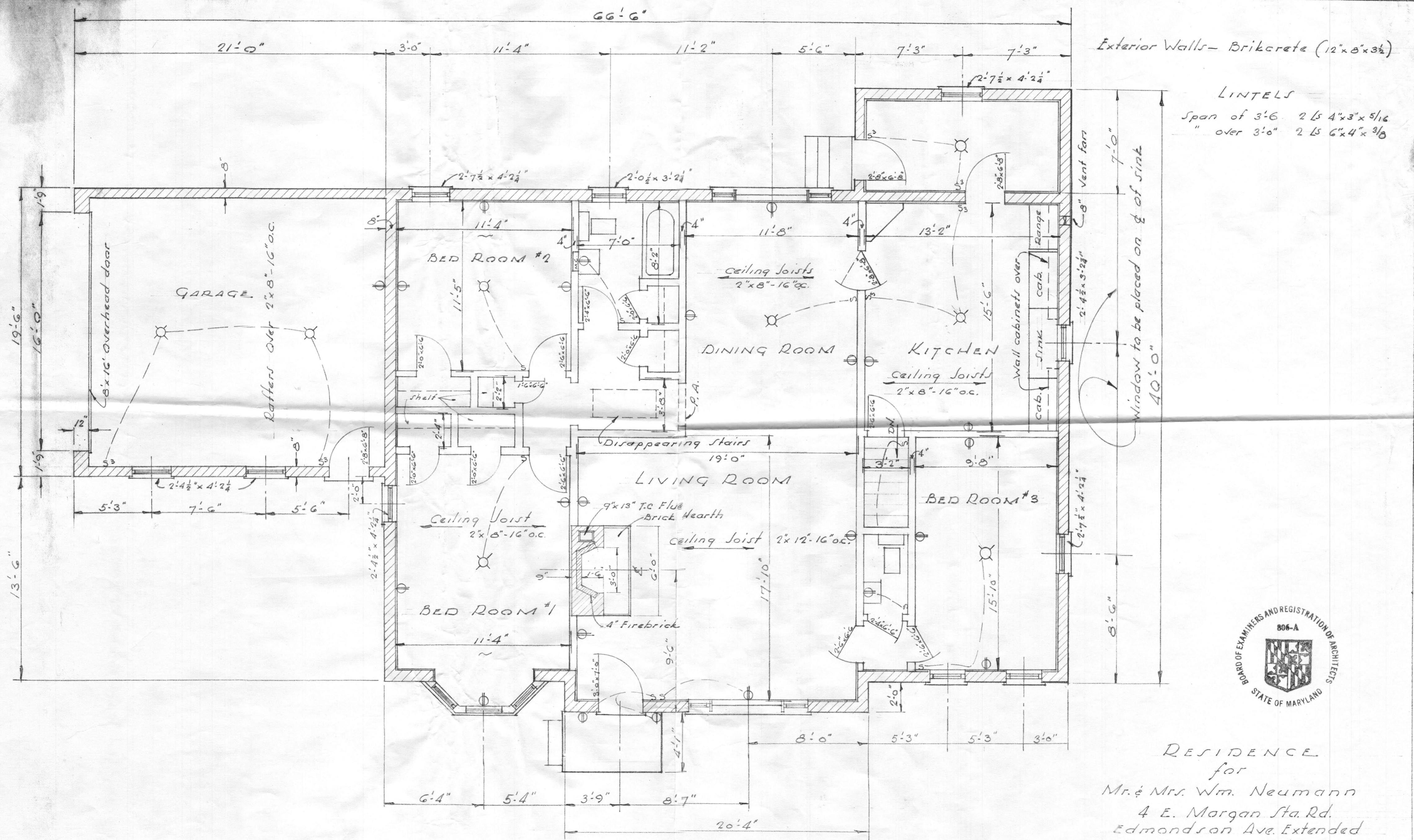
06-24-16	REVISION
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SCALE: 1/4" = 1'-0"

ROOF PLAN

4.01

PRINT DATE:
 Friday, June 24, 2016

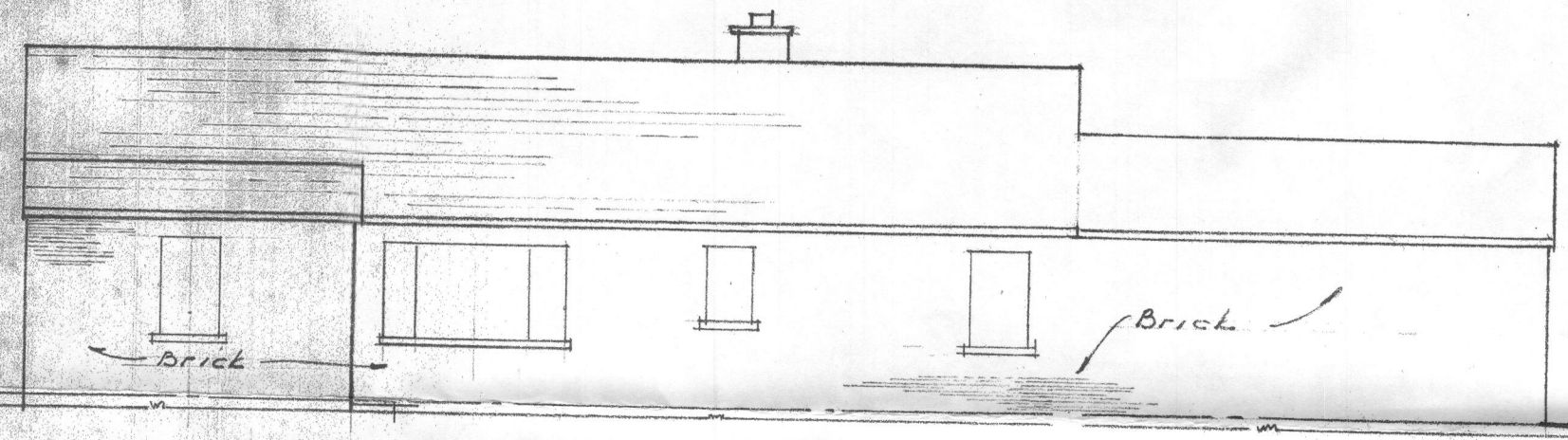
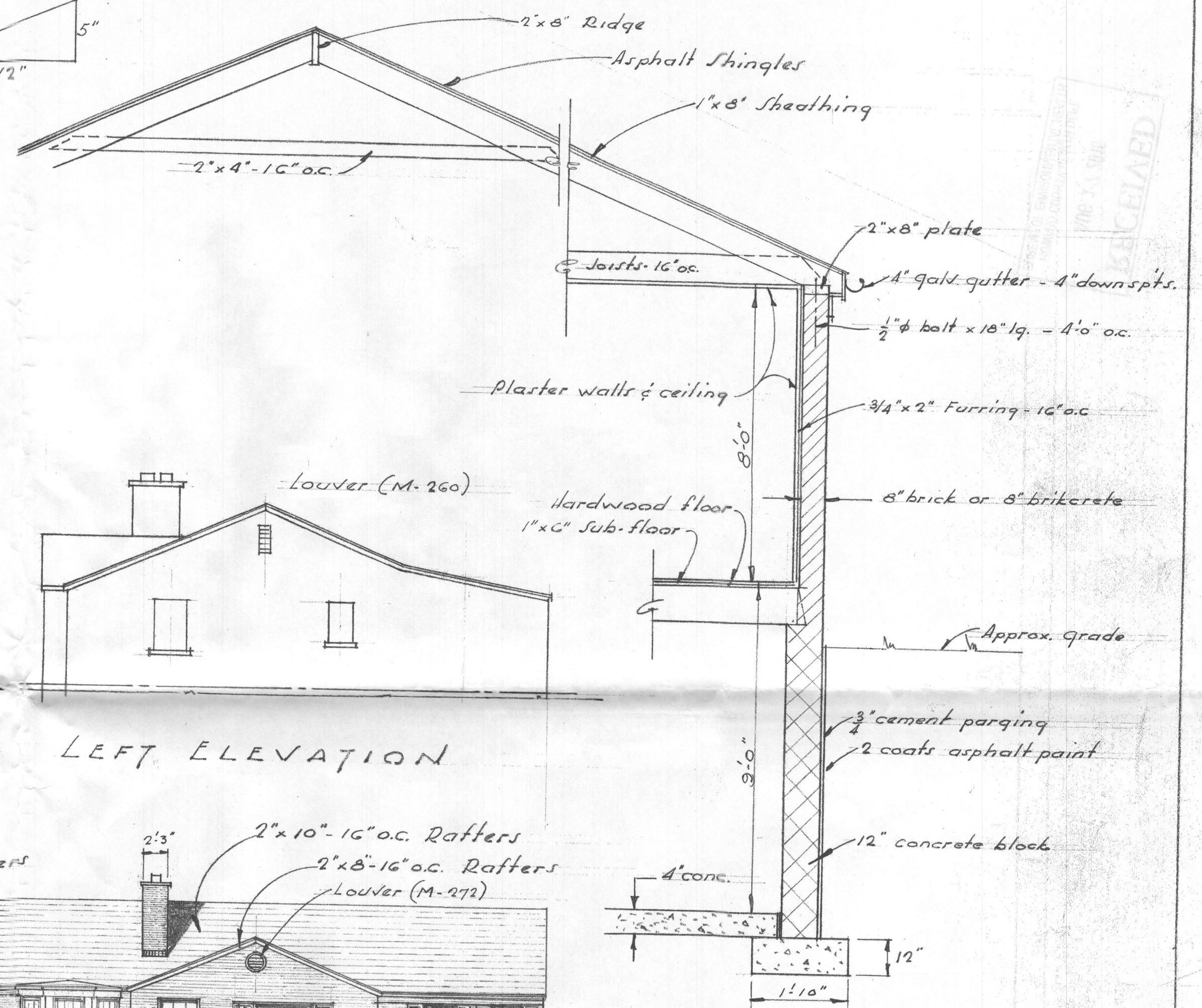
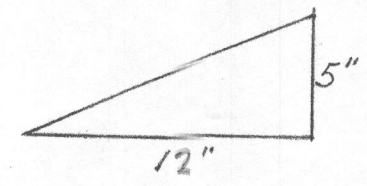


LINTELS
 Span of 3'-6" 2 Ls 4"x3"x5/16"
 " over 3'-0" 2 Ls 6"x4"x3/8"

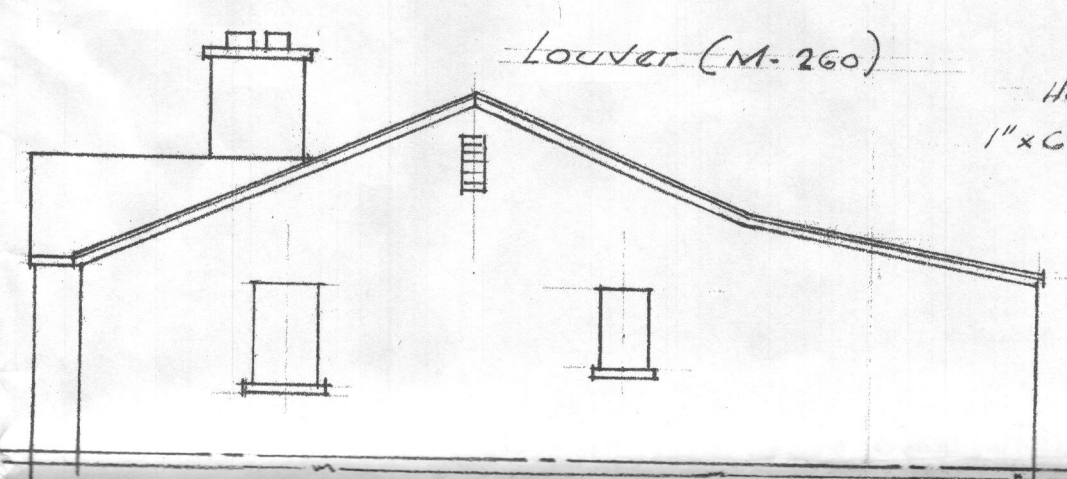


RESIDENCE
 for
 Mr. & Mrs. Wm. Neumann
 4 E. Morgan Sta. Rd.
 Edmondson Ave. Extended
 Howard County, Md.
 Scale: 1/4" = 1'-0" June 17, 1952
 Joseph H. Foutz Architect

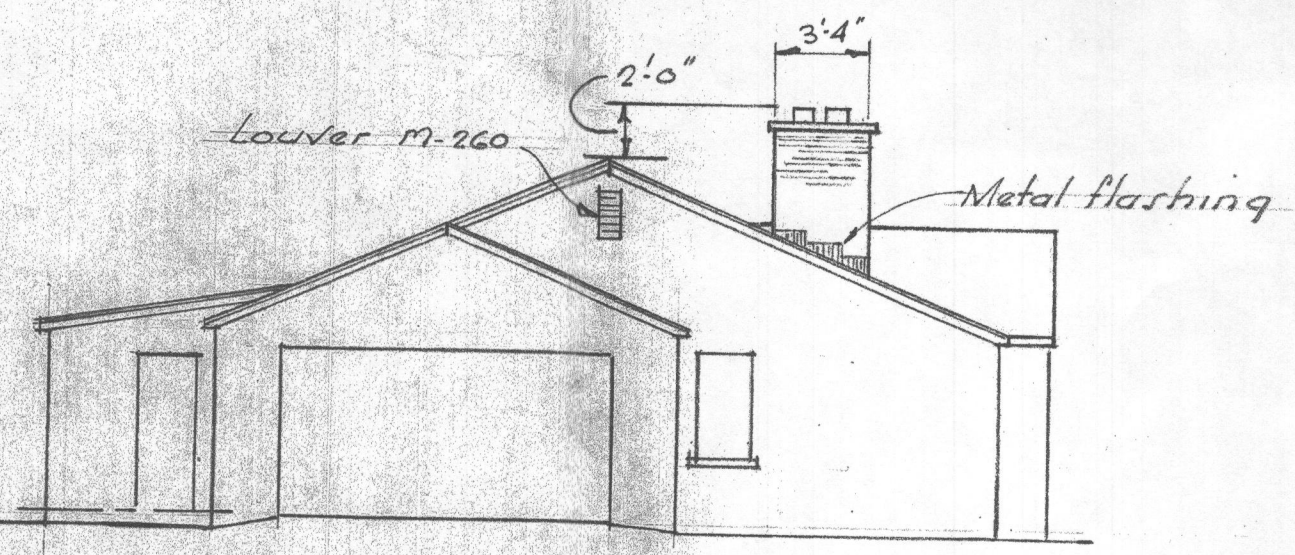
SHEET 2 OF 3



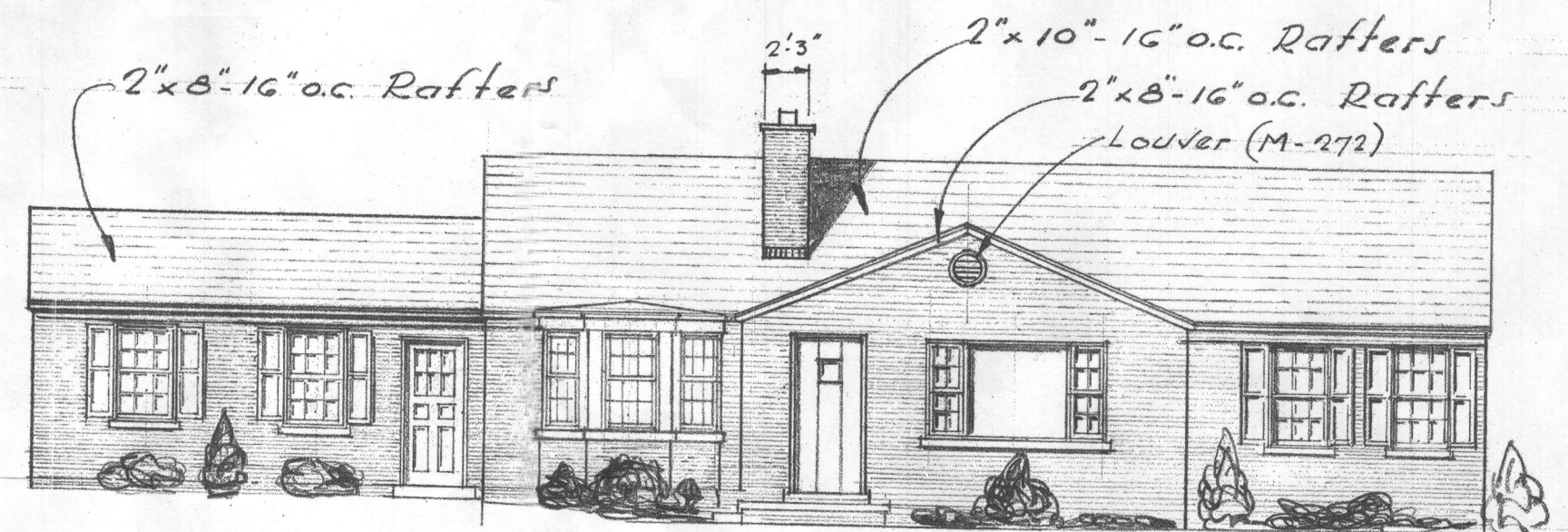
REAR ELEVATION



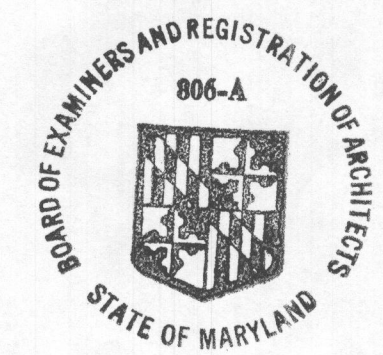
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



RESIDENCE
for
Mr. & Mrs. Wm. Neumann
4 E. Morgan Sta. Rd.
Edmondson Ave. Extended
Howard County, Md.
Scale: 1/4" = 1'-0" June 17, 52
Joseph H. Foutz Architect

