



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: 9/23/16

Permit No.: B16004226

Building Address: 1760 Florence Rd
 City: Mt Airy State: MD Zip Code: 21771
 Suite/Apt. #: _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Mockingbird Forest
 Section: _____ Area: _____ Lot: 2
 Tax Map: 6 Parcel: 151 Grid: 24
 Zoning: RCDED Map Coordinates: _____ Lot Size: 354

Existing Use: Vacant lot
 Proposed Use: SFD
 Estimated Construction Cost: \$ 275,000.00
 Description of Work: 4 Bedroom 4.5 Baths 2 story Colonial, finished basement

Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: John & Jill Sedawski
 Address: 8655 165th Rd
 City: Mt Airy State: MD Zip Code: 21771
 Phone: 410 977 2188 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: Viking Development Corp
 Contact Person: Cary Cumberland
 Address: 815 Woodriver Dr
 City: Sykesville State: MD Zip Code: 21784
 License No.: 1185
 Phone: 410 977 2188 Fax: _____
 Email: cary@vikingcustomhomes.com

Engineer/Architect Company: JRA Designs
 Responsible Design Prof.: _____
 Address: Margon station
 City: Woraban State: MD Zip Code: 21797
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor: <u>35</u>	<u>60</u>
	2 nd floor: <u>35</u>	<u>60</u>
Area of construction (sq. ft.):	Basement: <u>34</u>	<u>60</u>
	<input checked="" type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>4</u>	
<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
<u>Water Supply</u>
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
<u>Sewage Disposal</u>
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Electric: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>Heating System</u>
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:
<u>Sprinkler System:</u>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Grading Permit Number: <u>G16000269</u>
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: Cary Cumberland Print Name: Cary Cumberland
 Email Address: cary@vikingcustomhomes.com Date: 9-22-16
 Title/Company: President

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		

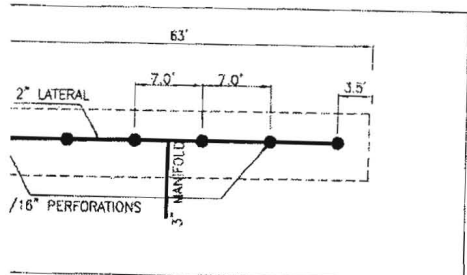
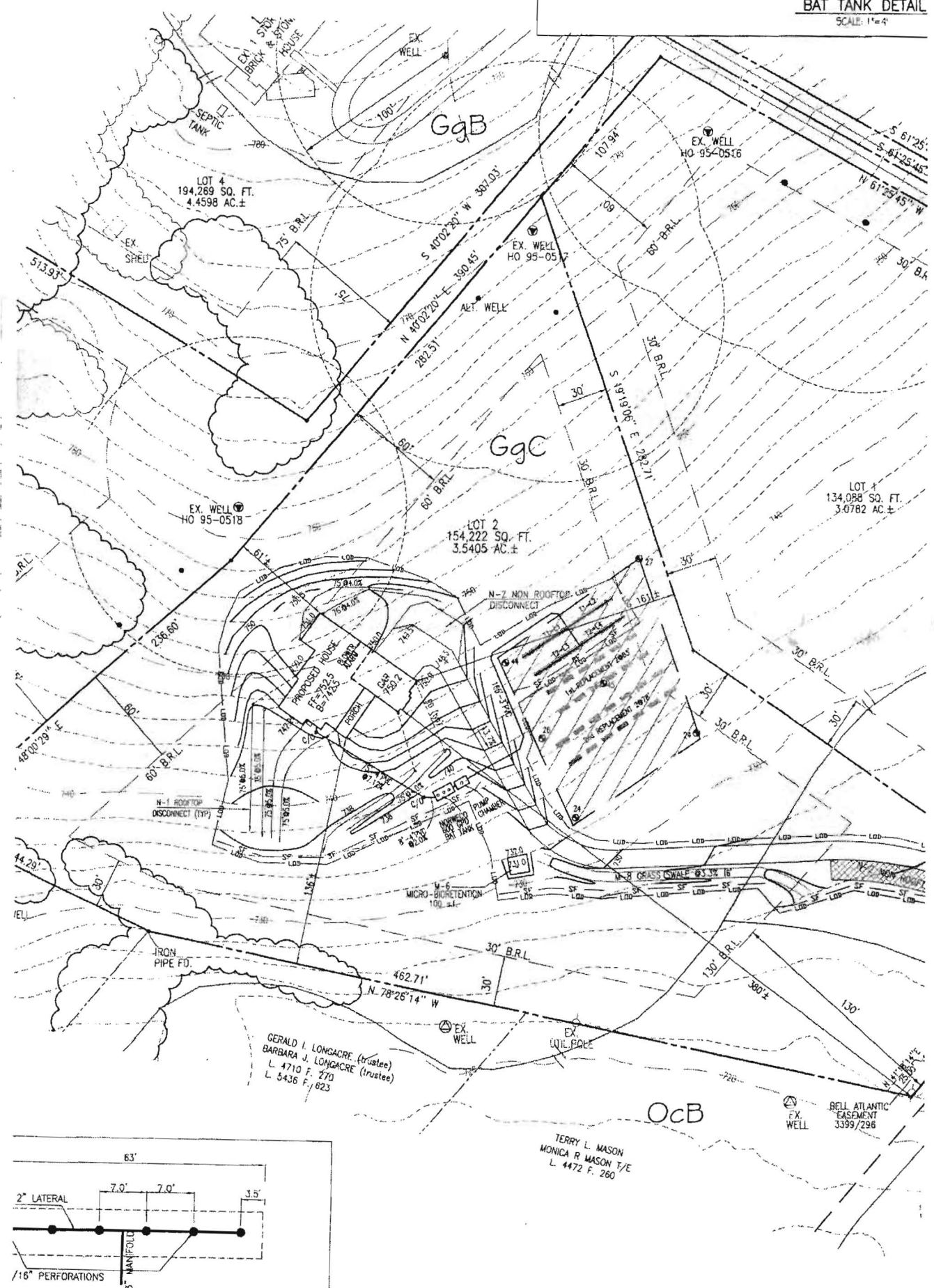
Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

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

Filing Fee	\$ <u>100.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50.00</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check #	<u>12058</u>

NORWECO 600 GP BAT TANK DETAIL

SCALE: 1"=4'



Oswald, Hank

From: Oswald, Hank
Sent: Monday, October 03, 2016 11:10 AM
To: 'CARY@VIKINGCUSTOMHOMES.COM'
Subject: B16004226_1760 Florence Road_Floor Plans

Hi CARY CUMBERLAND:

Please forward a hard copy of the floor plans for B16004226_1760 Florence Road.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

CRETE

shall conform to American Concrete Institute Standard 318-83

Footings shall be located a minimum of 36" below finished grade. Steps or depth of foundation may vary according to local site or frost conditions.

Concrete slabs shall have 6"x6"x10" W.U.M. or control joints. Red down slabs for townhouses shall have a control joint.

In exposed areas implicit to freezing and thawing construction and service life) shall be air-entrained in th local code. Exterior flat-work shall be coated with curing compound.

Is of habitable rooms located below grade shall be or water proofed using materials and methods local building jurisdiction.

comply to local code.

Construction	Minimum Specified Compressive Strength
Foundation	3000 PSI
Slabs	3500 PSI
Interior Slabs	3000 PSI
Exterior Slabs	3500 PSI

code)

shall conform to American Concrete Institute Standard 318-83

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

RODS: ASTM A-615 and A-305 MESH: 6x6 1,4/1,4 WUF ASTM

Footings is required where variations in soil conditions may exist.

36" of 30 FEET or more in any dimension shall have WUF, Control Reinforcement.

Under all slabs EXCEPT garages: Joints, Lap all edges 6", Lay over 4" Gravel bed.

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

3" Poured in place walls shall have a minimum 28 Day Strength of 3000 PSI. (SEE 4.01)

AL

Anchor bolts shall be local code and building Inspector Minimum 2 straps/bolts per section of plating 12" Max. from end with intermediate strap/bolts at 6'-0" o.c. maximum. See local code.

Steel brick ties shall be installed as per local code.

conform to ASTM Specs for A-36 Steel.

Designed for maximum bending stress of 24,000 psi

Angers (Standard wood ledger) shall be used where required but direct bearing and be 18 GA. galvanized steel. Use all nails by the manufacturer.

shall be 1" wide, 22 GA., galvanized steel installed 24" O.C. and 16" O.C. Vertically.

For all opening and recesses in brick or Brick Faced Masonry specifically detailed: Provide (1) steel angle for each 4" of wall level angles to have minimum 6" bearing at each end. Horizontal 3 1/2, unless noted otherwise.

TABLE (UNLESS NOTED OTHERWISE ON PLANS):

1/2"x5/16"	STEEL ANGLE	UP TO 3' OPG.
1/2"x5/16"	STEEL ANGLE	3' TO 5' OPG.
1/2"x3/8"	STEEL ANGLE	5' TO 6'-6" OPG.
2"x1/2"	STEEL ANGLE	UP TO 3' OPG.
3/8"x5/8"	STEEL ANGLE	UP TO 10'-0"
3/4"x4"x3/16"	STEEL ANGLE	16' GARAGE

shall not support any superimposed loads.

Use in masonry walls are to be flashed and painted.

For ferrous or galvanized metals EXCEPT completely factory items.

comply to local code.

MECH. PLUMB. ELEC.

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

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

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

Smoke 4 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.

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 and anchored in accordance with the local code requirements.

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

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

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

MASONRY LINTELS: Provide lightweight pre-cast lintels for all openings and recesses in CMU walls. Provide (1) 4x8 lintel for each 4" of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and with #2 ties spaced 8" O.C., unless noted otherwise. Precast lintels 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.

DOORS and WINDOWS

Provide safety glazing as required by local code.

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

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

SITWORK

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

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

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

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

All work shall comply to local code.

WEATHER/THERMAL

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

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

R-Value	Thickness	Location
R-11 F&S	3 1/2"	Basement Walls
R-13	3 1/2"	2x4 Walls (exterior)
R-21	5 1/2"	2x6 Walls (exterior)
R-19	5 1/2"	Crawl Space
R-19	5 1/2"	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, corners and where roof intersects wall.

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

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

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

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

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

SILL SEALER: 1/2" x 5 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 intersections; at chimney and roof intersections; in roof valleys; at all roof penetrations; and at wall openings if recommended by window and door manufacturers.

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

ROOFING: unless noted otherwise, roofing shall be min 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.

DESIGN - LIVE LOADS

RECOMMENDED MINIMUMS:	SNOW LOADS:	
Ground Snow Load	55 psf	ROOF: : 12.6 P&F
Roof	30 psf	GROUND: : 20.0 P&F
Sleeping Floors	30 psf	FLAT ROOF: : 14.0 P&F
Living Floors	40 psf	EXP. FACTOR: : 0.07
Exterior Decks	60 psf	IMPORT FACTOR: : 1.0
Stairs	100 psf	
Garage Slabs	50 psf	ATTIC AREAS
Wind Load	17 psf	UNACCESSIBLE: : 10 P&F
Dead Load	10 psf	ACCESSIBLE: : 20 P&F
Guardrails	200'	WIND LOAD: : 16 P&F (EXPOSURE C)
		FLUID PRESSURE: : 30 PCF MAXIMUM

(or as per local code) at any point in any direction.

MISCELLANEOUS

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

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

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

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

Kitchen and bath plans are approximate. See manufacturer's plans for exact layout and dimensions.

WOOD

Wall bracing shall be installed as per local code.

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

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

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

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

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

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

Structural lumber to have minimum bending stress of 1200 psi

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

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

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

Joist hangers to be installed as required.

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

Provide bearing 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 work shall comply to local code.

STAIR CRITERIA

INTERIOR and EXTERIOR STAIRS

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

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

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

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

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

SPECIALTIES

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

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

Toilet and bath accessories per plans or by owner.

MIRRORS: TBD by builder or by owner.

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.

All work shall comply to International Energy Conservation Code, 2015 edition

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.

Integral garages in dwelling units shall be separated from all adjacent living space with fire separation as required by local code.

Field verify ALL dimensions

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
1/16" O.S.B. (continuous)
Housewrap

Attic Insulation

R-49
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

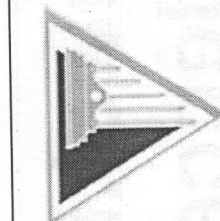
Outdoor (make-up) air will be brought into the home thru a duct with an automatic OR gravity damper.

Equipment Sizing

All furnaces will be 80% efficient furnaces minimum
Lighting Equipment
A minimum of 75% of all lamps (lights) must be High-Efficacy Lamps
Water Heater

CONTACT:
CARY CUMBERLAND
1715 Archers Glen
Sykesville, MD 21784
MHBR #1185
(410) 489-6728
www.VikingCustomHomes.com

VIKING
CUSTOM HOMES
"Life Unfolds Here"



Sadowski
Residence

PROJECT NO:

Sadowski-01

REVISIONS

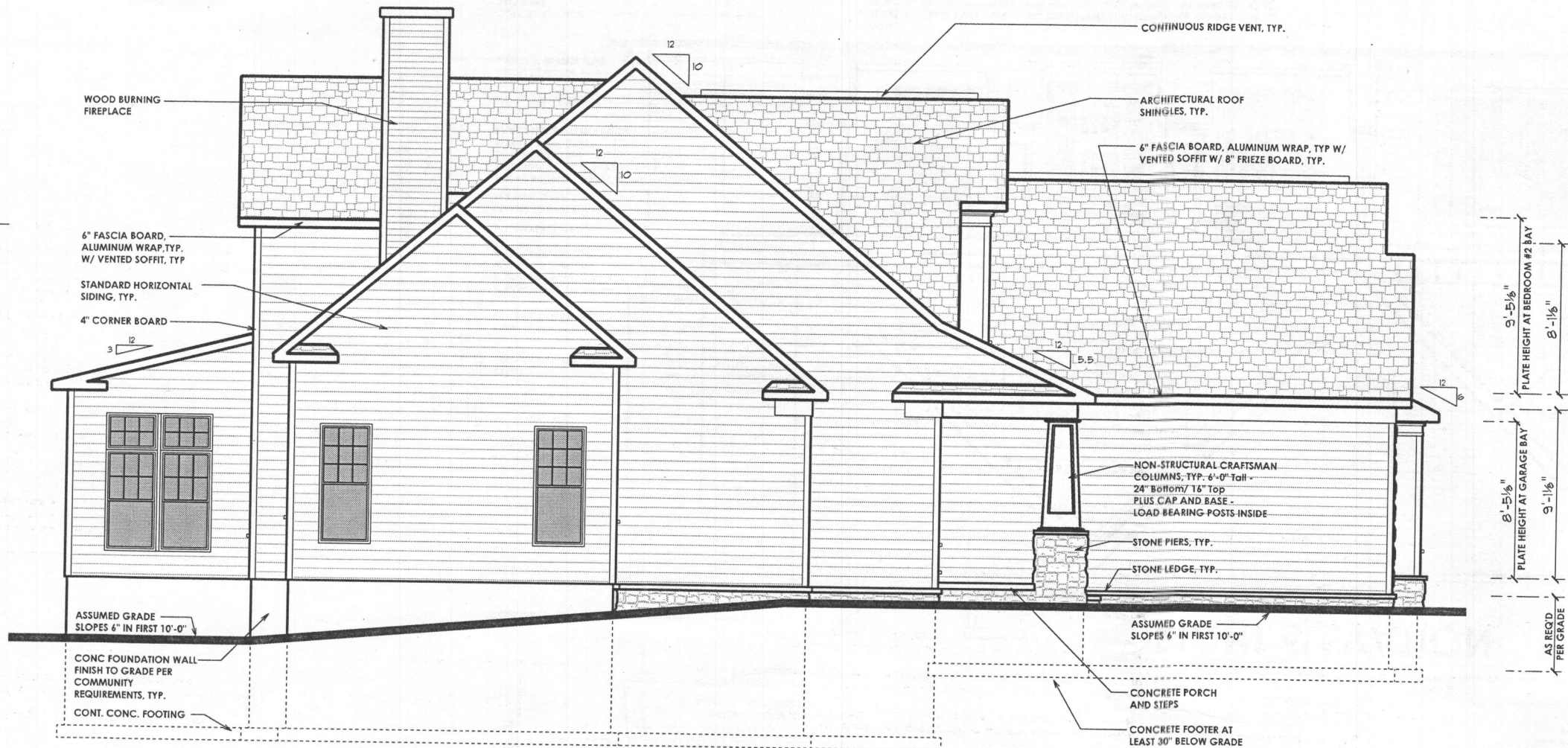


ISSUE DATES:

06-29-16 PERMIT SET

SCALE:

GENERAL INFO

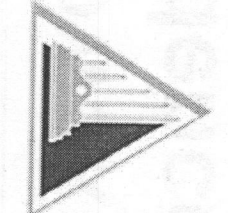


LEFT ELEVATION



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Sadowski Residence

PROJECT NO:
 Sadowski-01

REVISIONS

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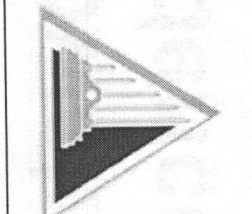
ISSUE DATES:
 06-29-16 PERMIT SET

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

ELEVATIONS

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VIKING
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**Sadowski
 Residence**

PROJECT NO:
 Sadowski-01

REVISIONS
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ISSUE DATES:
 06-29-16 PERMIT SET

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



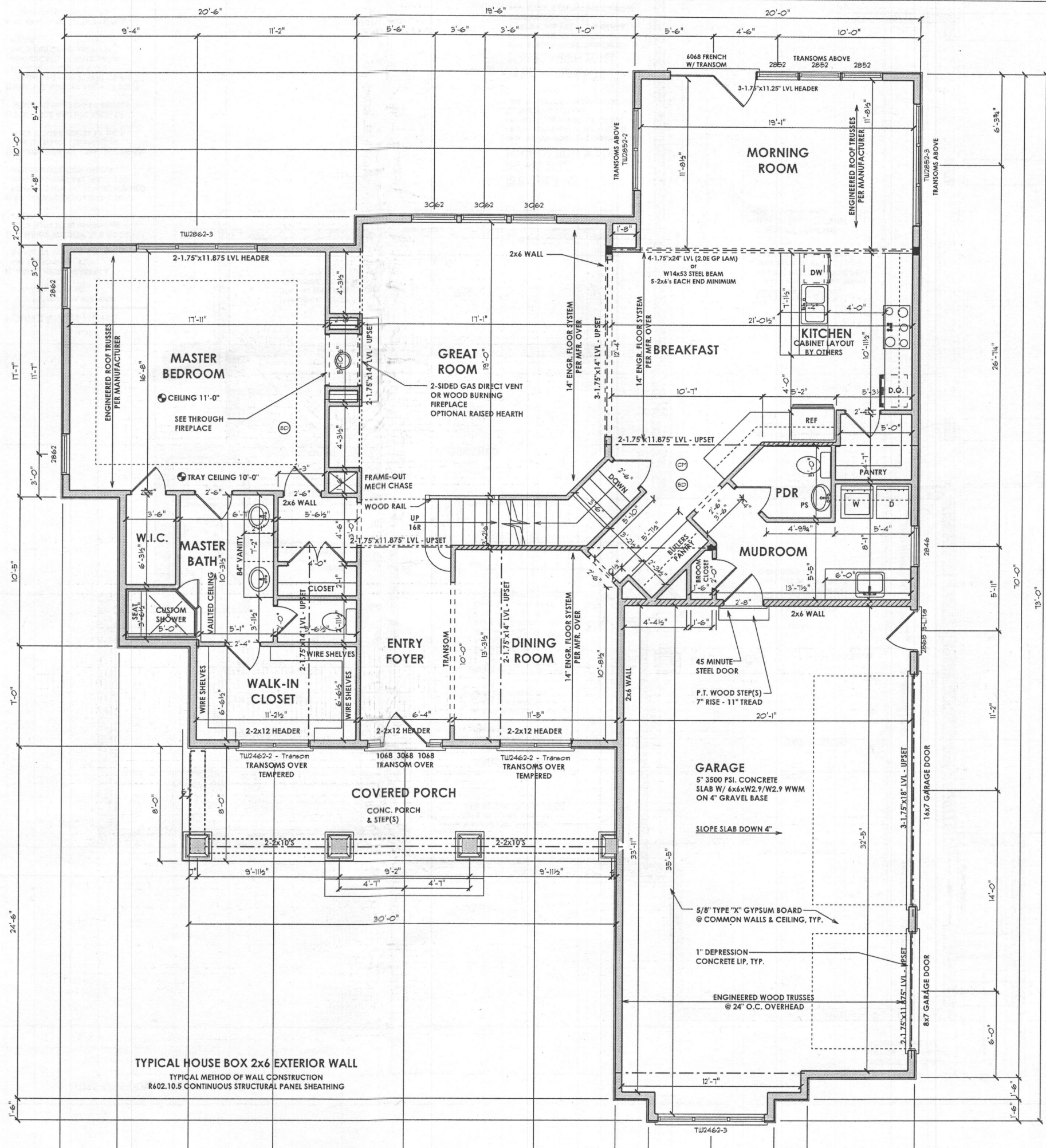
RIGHT ELEVATION



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.

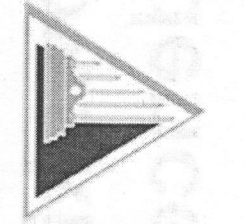
NOTE:
 WHEN RAIL IS REQUIRED BY CODE AT STAIR (WITH 1 OR MORE RISERS - DEPENDING ON JURISDICTION) ADJUST WIDTH OF CONCRETE STEPS TO CO-ORDINATE



TYPICAL HOUSE BOX 2x6 EXTERIOR WALL
 TYPICAL METHOD OF WALL CONSTRUCTION
 R602.10.5 CONTINUOUS STRUCTURAL PANEL SHEATHING

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VIKING
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Sadowski Residence

PROJECT NO:
 Sadowski-01

REVISIONS

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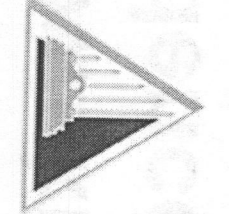
ISSUE DATES:
 06-29-16 PERMIT SET

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

FIRST FLOOR
 12 21

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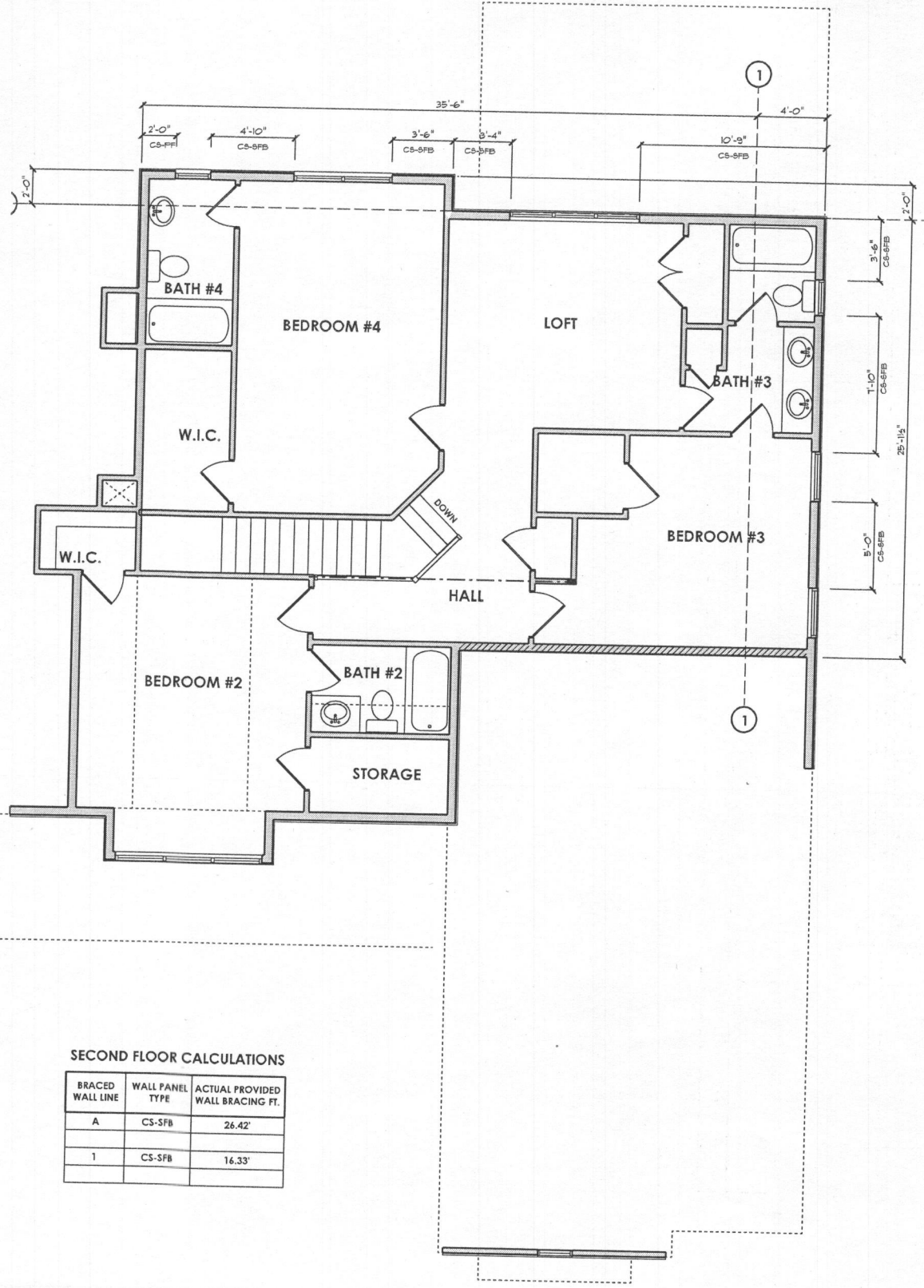
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ISSUE DATES:
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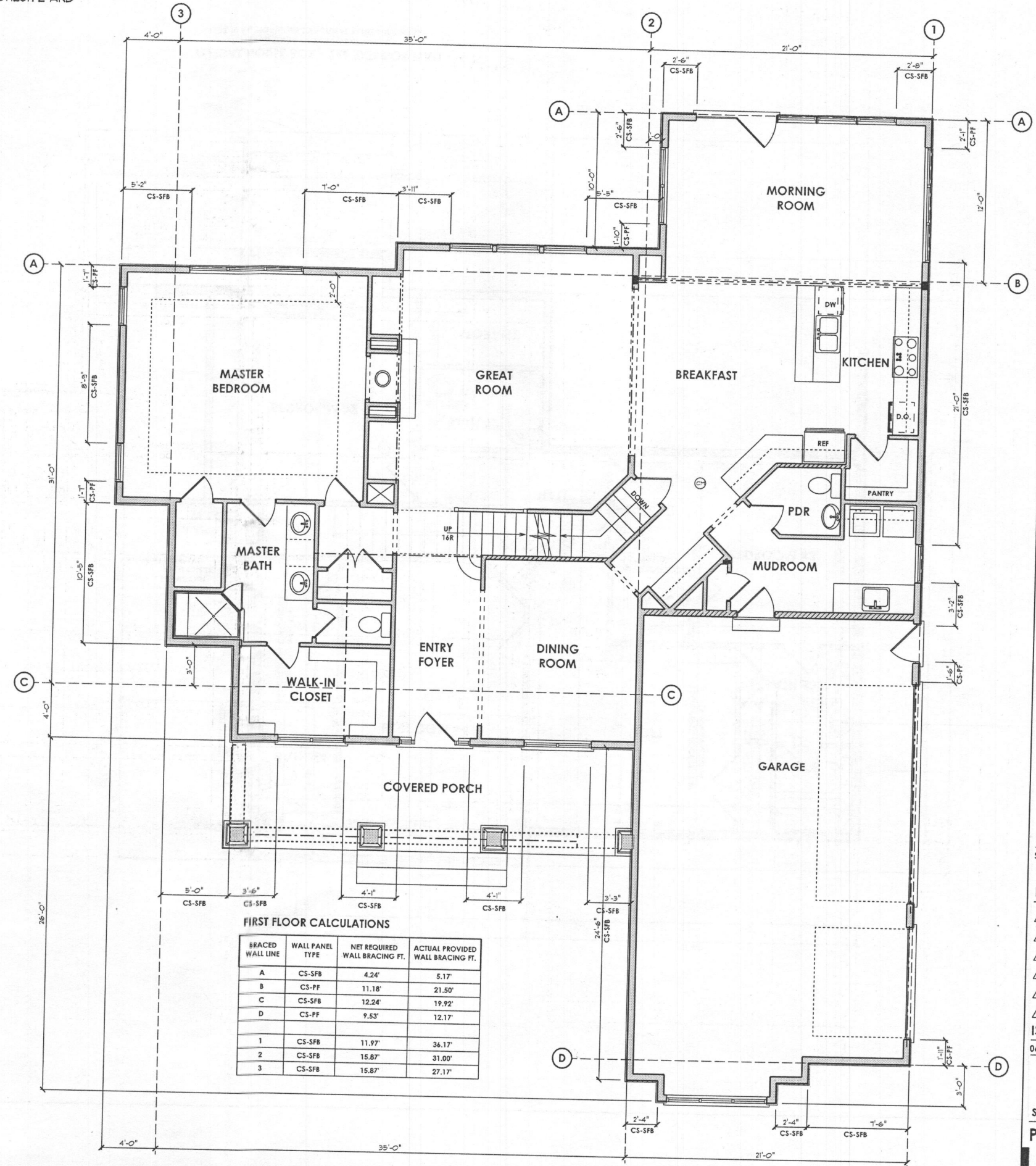
PLAN BRACING
1 A 51

- ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 1/16" PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATS SHALL BE FASTENED TO JOIST OR SOLID WOOD BLOCKING WITH (3) 16d NAILS AT 16" O.C. RIM JOIST TO PLATE OR SILL 8d @ 6" O.C. TOENAIL.
- ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL.
- ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN 1/2" GYPSUM BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE S OR W SCREWS AT 24" O.C.
- DESIGNATED NARROW WALL BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BRACED WALL DETAILS.
- TENSION HOLD DOWN STRAP OF 800# - (SIMPSON CMST14 STRAP W/ 15-16d NAILS EACH END)



SECOND FLOOR CALCULATIONS

BRACED WALL LINE	WALL PANEL TYPE	ACTUAL PROVIDED WALL BRACING FT.
A	CS-SFB	26.42'
1	CS-SFB	16.33'

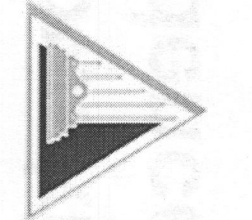


FIRST FLOOR CALCULATIONS

BRACED WALL LINE	WALL PANEL TYPE	NET REQUIRED WALL BRACING FT.	ACTUAL PROVIDED WALL BRACING FT.
A	CS-SFB	4.24'	5.17'
B	CS-PF	11.18'	21.50'
C	CS-SFB	12.24'	19.92'
D	CS-PF	9.53'	12.17'
1	CS-SFB	11.97'	36.17'
2	CS-SFB	15.87'	31.00'
3	CS-SFB	15.87'	27.17'

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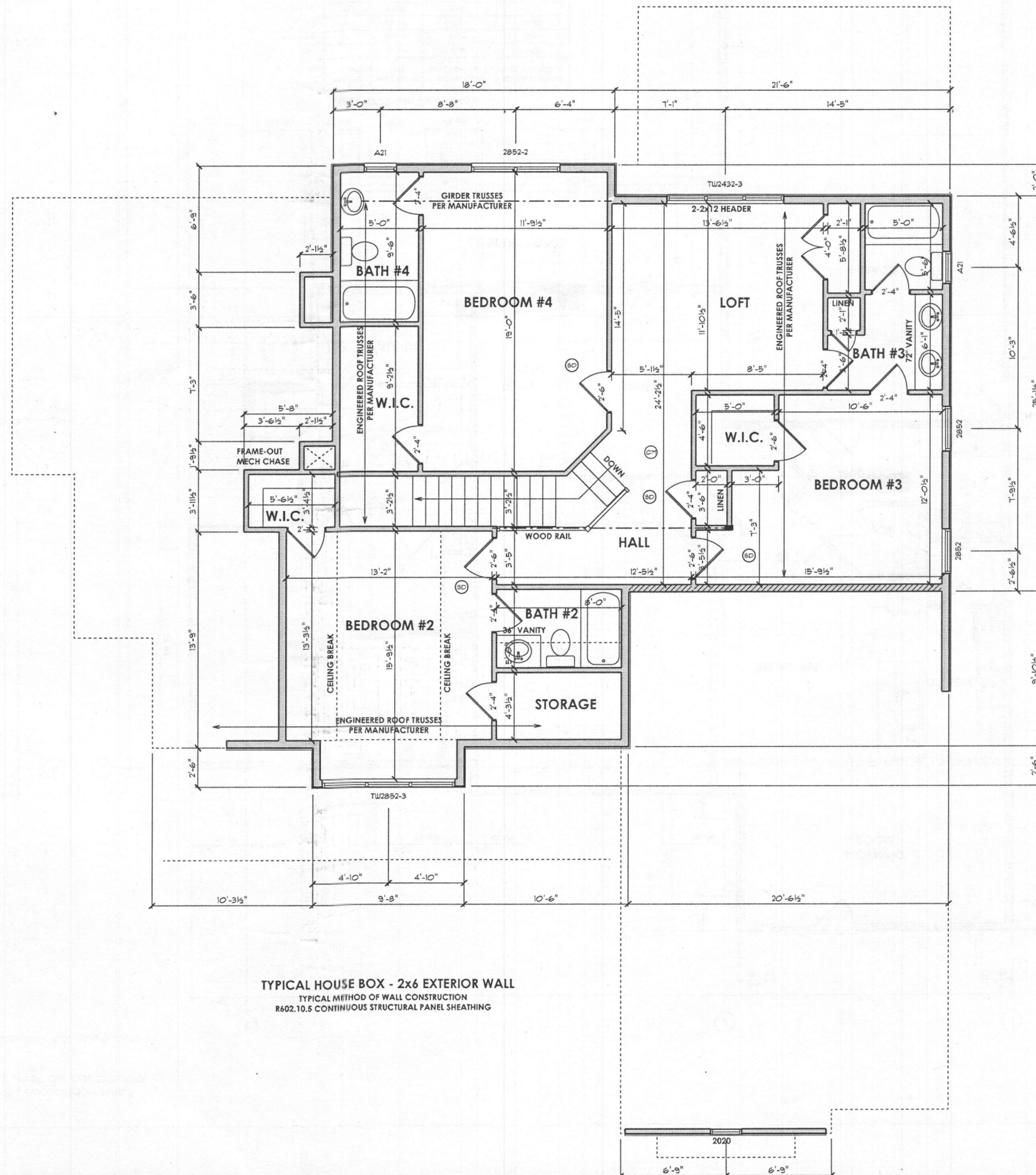
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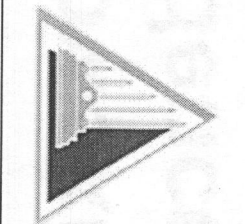
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SECOND FLOOR



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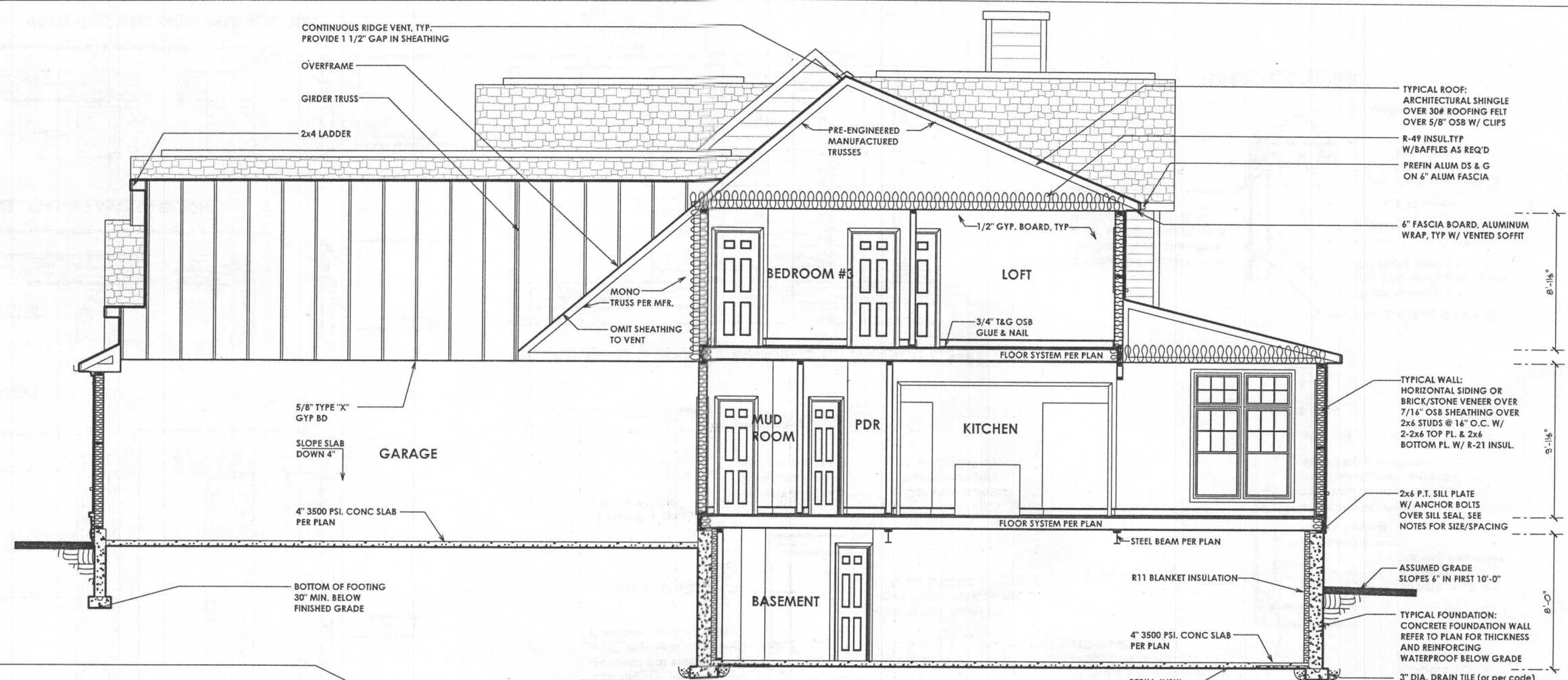
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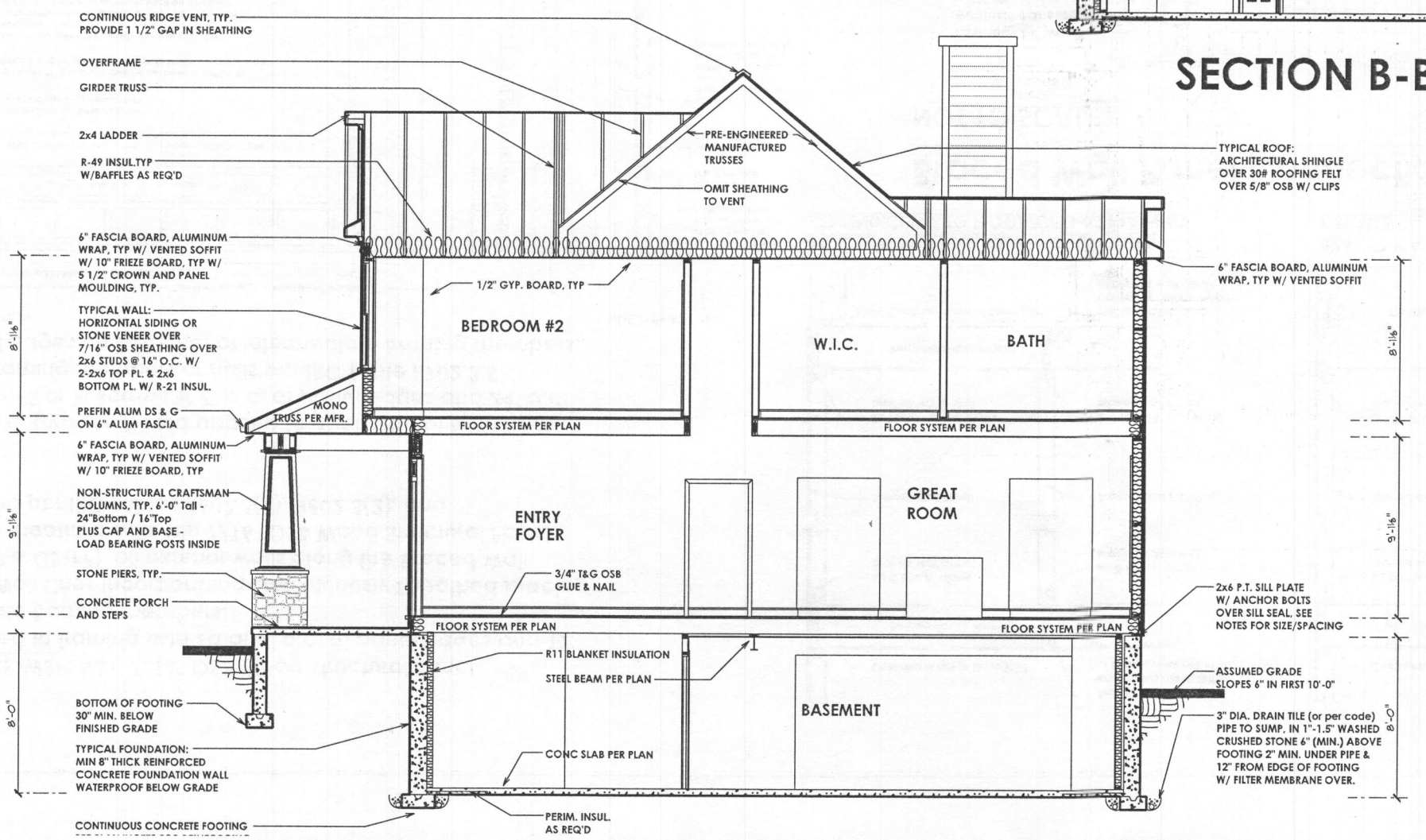
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SCALE: 1/4" = 1'-0"

SECTIONS
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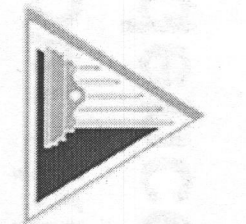
SECTION B-B



- SECTION NOTES**
- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
 - 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.
 - 3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PRECON.
 - 4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
 - 5) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 16" HIGH
 - 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
 - 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.

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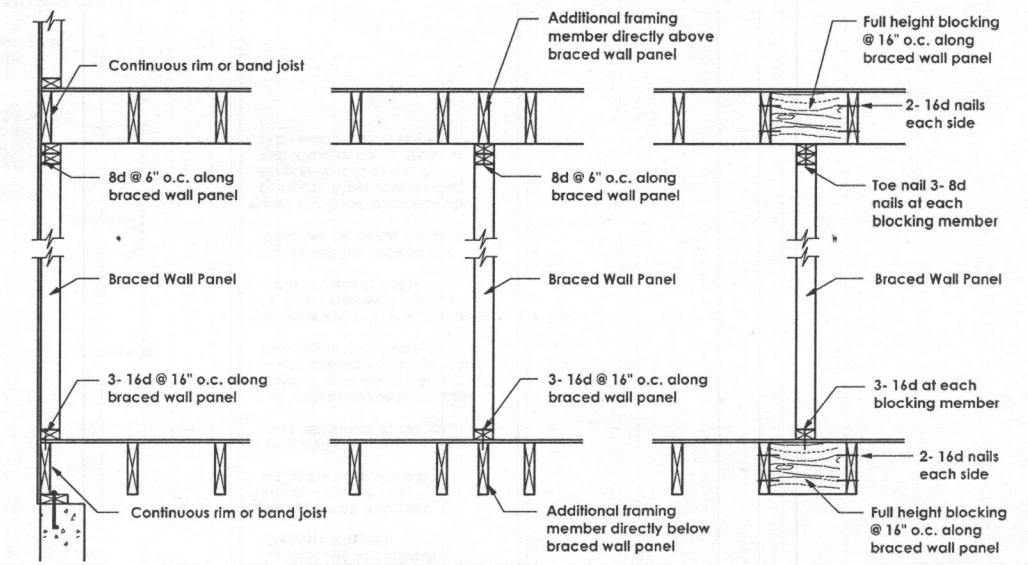
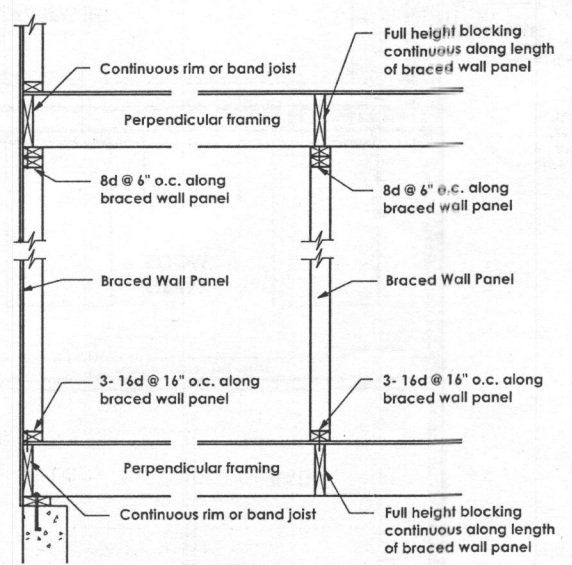
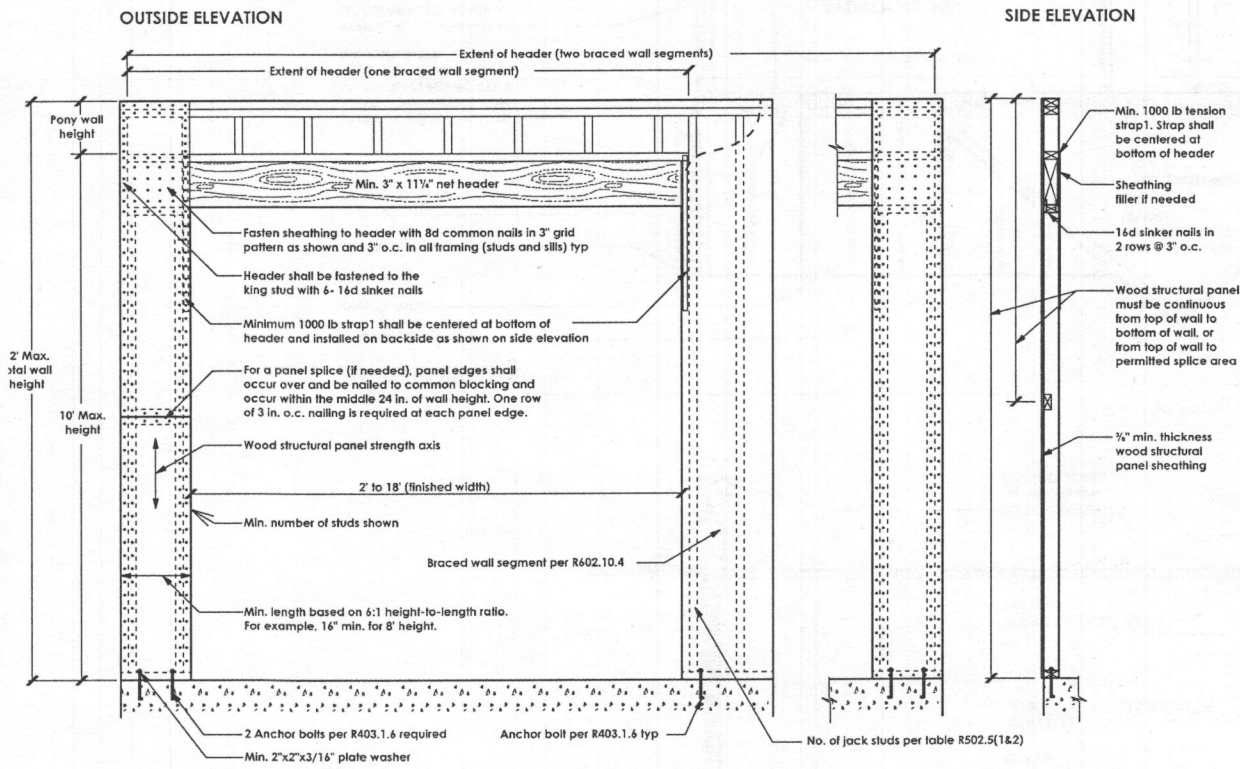
SCALE:
 BRACING DETAILS

NOTES

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 Tables R602.3(1), R602.3(2), and R602.3(3).

Method GB: Min. 1/2" gypsum board applied to each side of framing with adhesive and Type S or W screws @ 7" o.c. at panel edges and 24" o.c. at intermediate framing members or nails per IRC Table R702.3.5 @ 7" o.c. at panel edges and 16" o.c. at intermediate framing members.

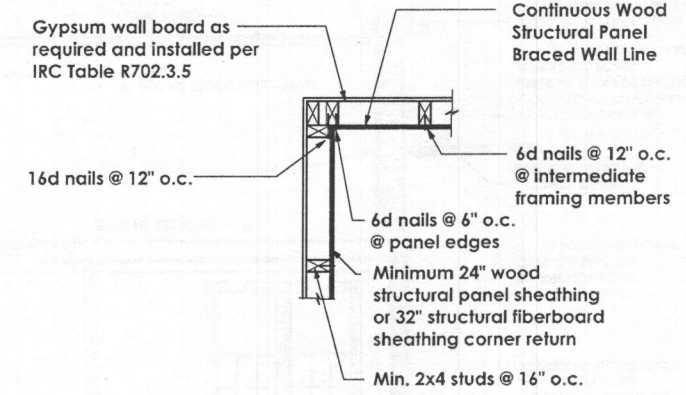
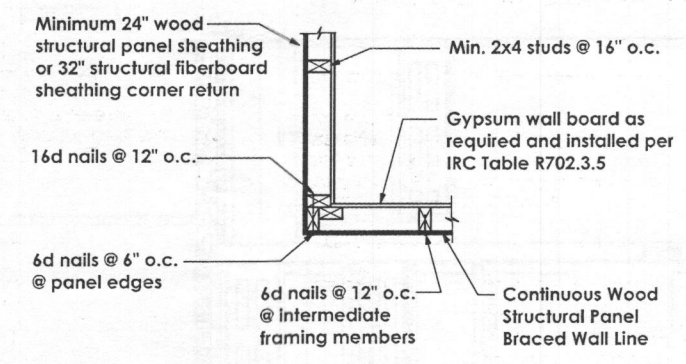


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

Braced Wall Panel Connections to Floor and Ceiling Framing

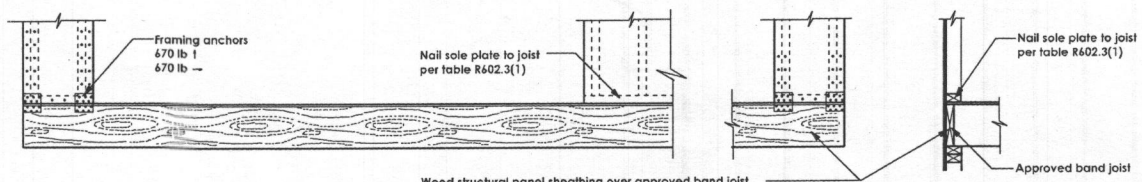
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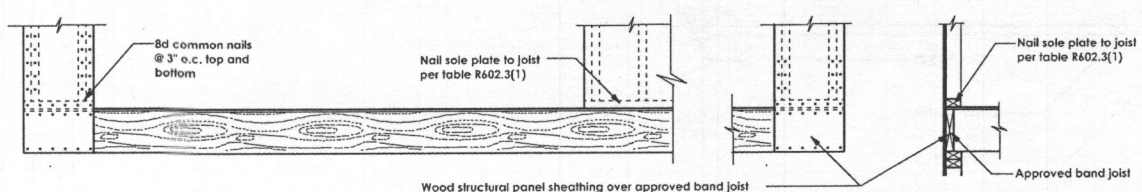
OUTSIDE CORNER

INSIDE CORNER

OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR OR SECOND FLOOR - FRAMING ANCHOR OPTION

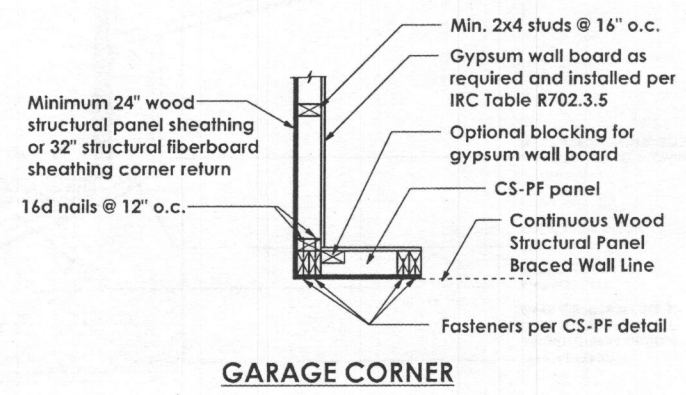


OVER RAISED WOOD FLOOR OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

Tension Strap Capacity Required for Method CS-PF

Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure	
				B	C
2x4 No. 2 Grade	0	10	18	1000	1000
			9	1000	1000
			16	1000	2325
	1	10	18	1200	2725
			9	1000	1550
			16	2025	3900
	2	10	18	2400	DR
			9	1200	2750
			16	3200	DR
	2	12	18	3850	DR
			9	2350	DR
			16	DR	DR
4	12	18	DR	DR	
		9	1000	1750	
		16	2050	3550	
2x6 Stud Grade	2	12	18	2450	4100
			9	1500	2775
			16	3150	DR
4	12	12	18	3675	DR
			9	DR	DR
			16	DR	DR

Notes: 1. Basic Wind Speed of 90mph. For other Basic Wind Speeds, see IRC Table R602.10.4.1.1
 2. DR = Design Required



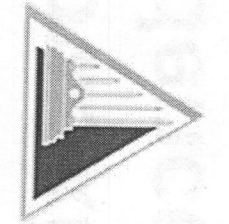
GARAGE CORNER

Continuous Portal Frame

Corner Framing Details

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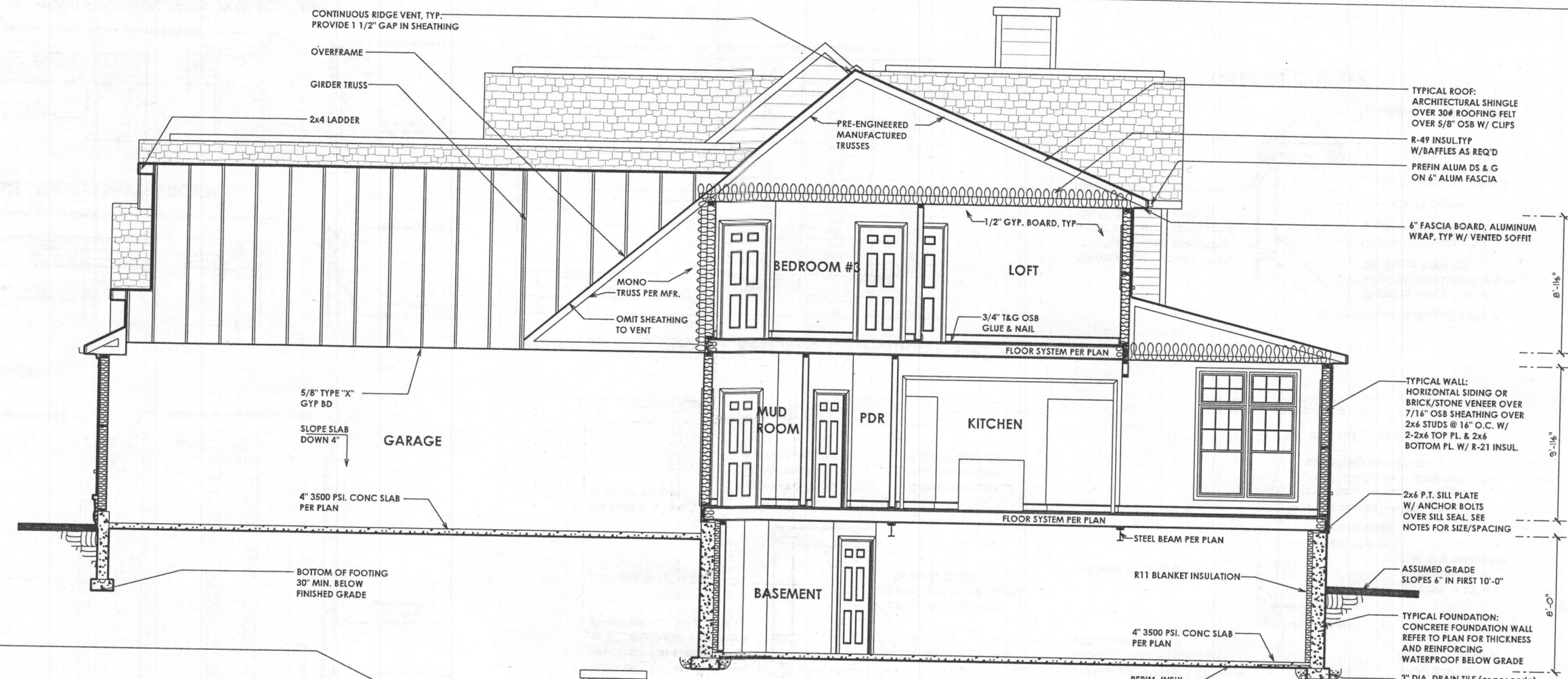
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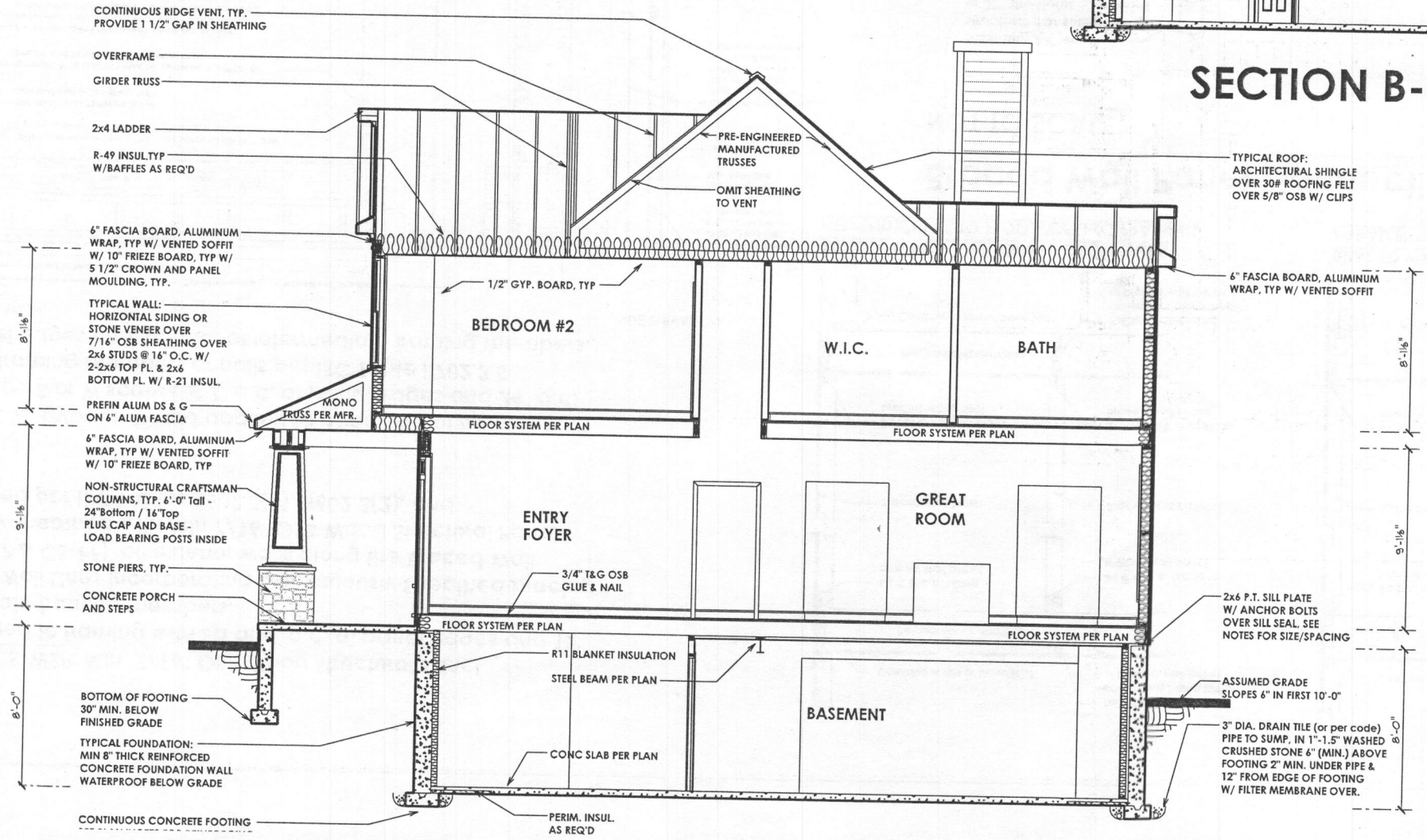
ISSUE DATES:
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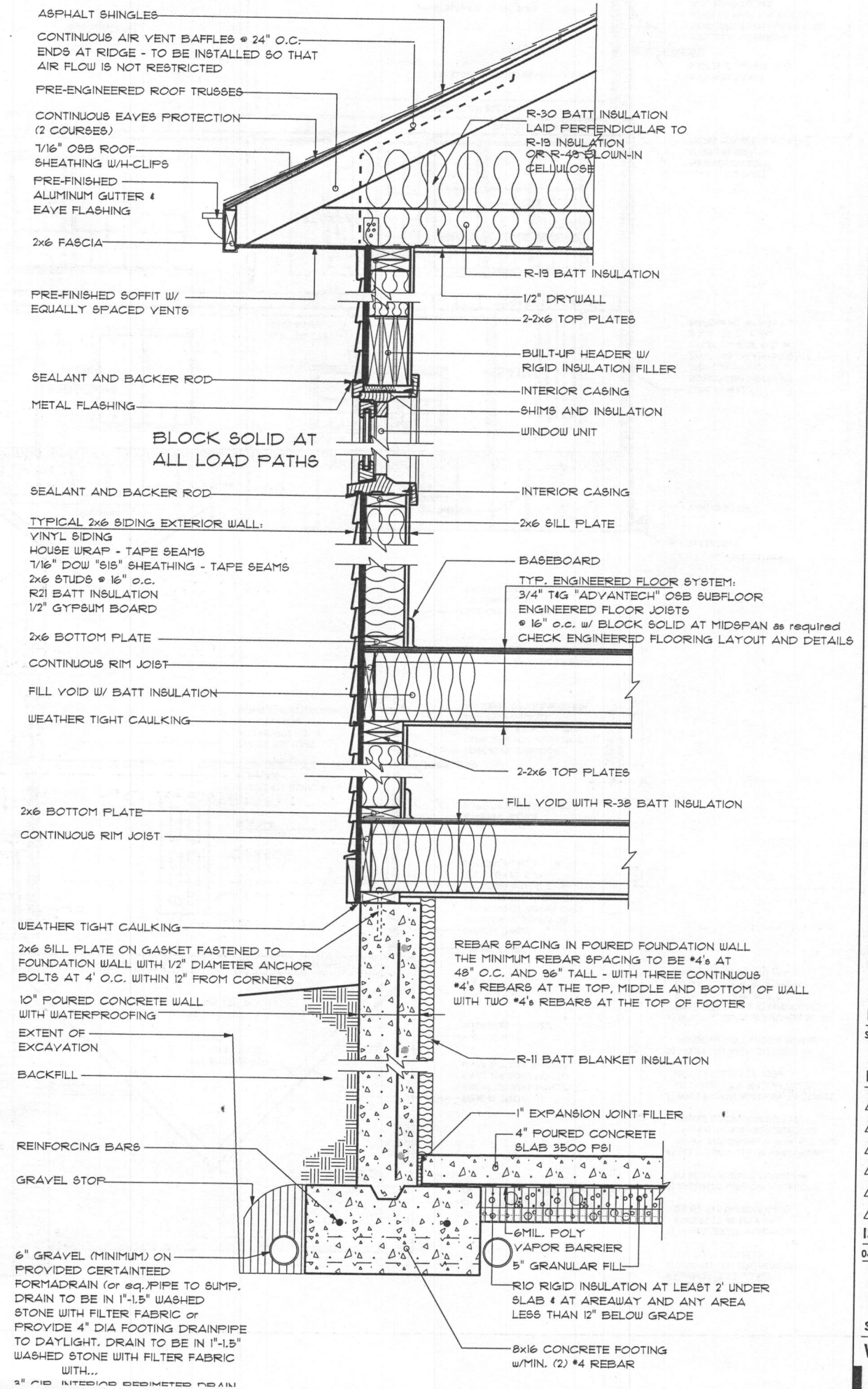
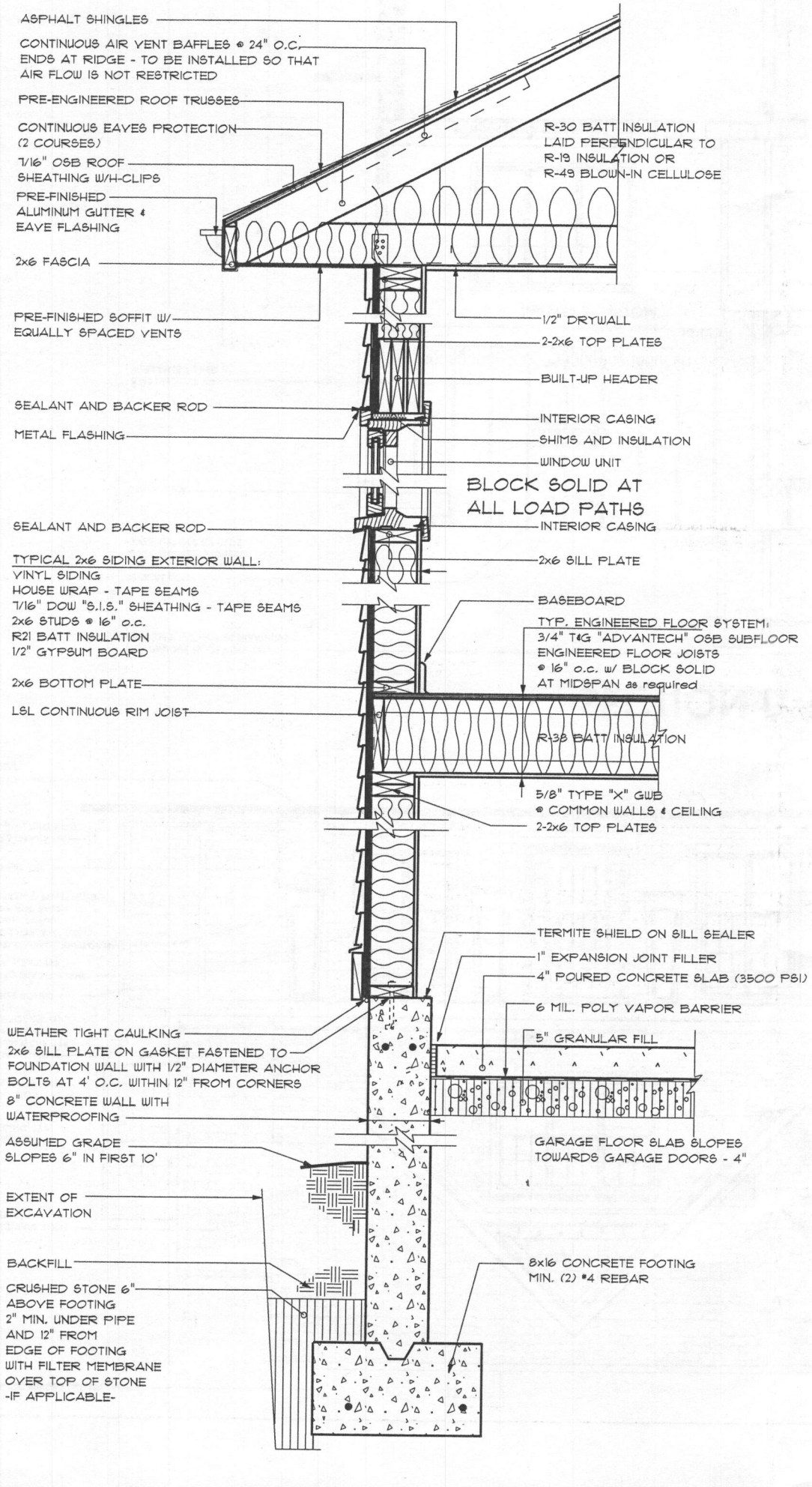
SECTIONS
1501



SECTION B-B

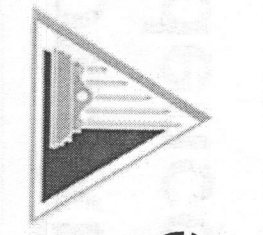


- SECTION NOTES**
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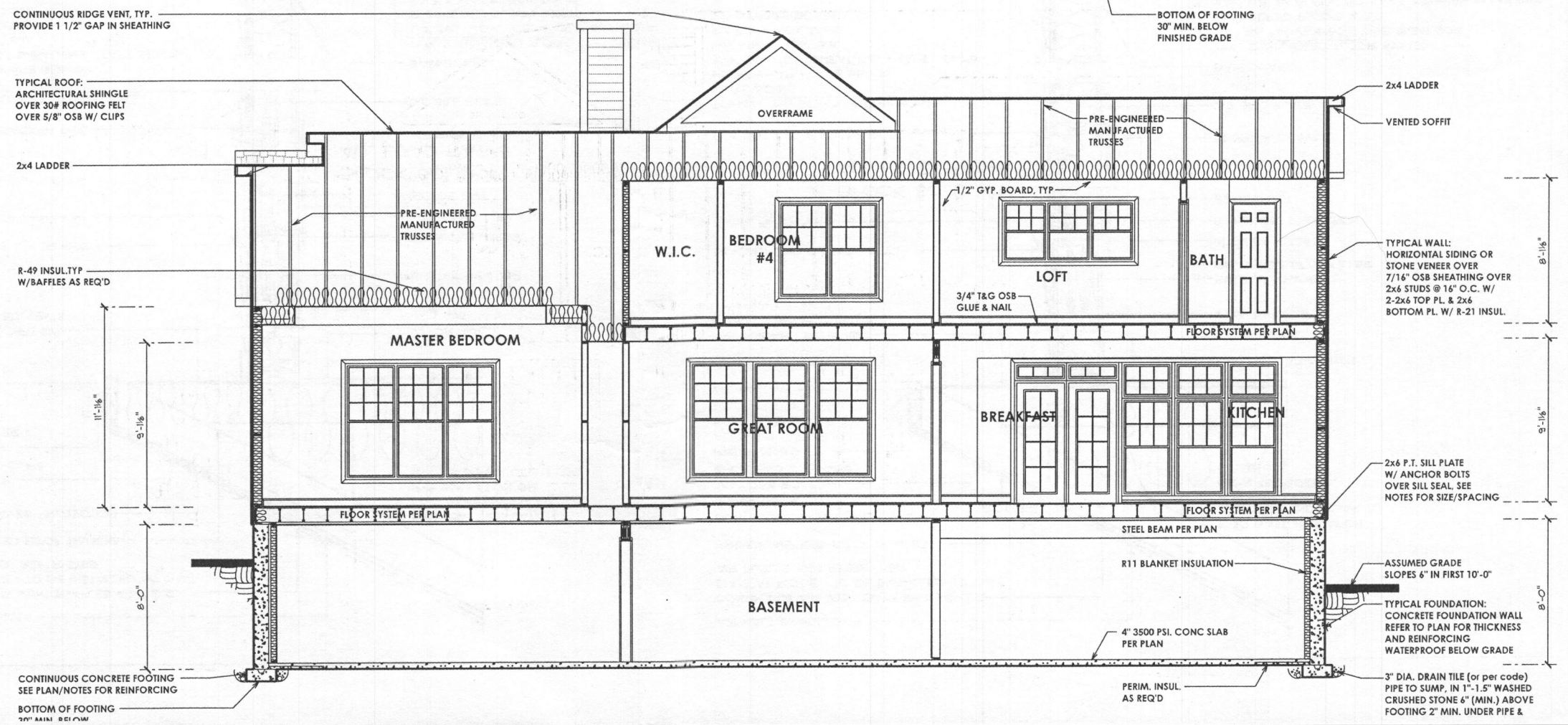
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ISSUE DATES:
06-29-16 PERMIT SET

SCALE: 1"=1'-0"
WALL SECTIONS
15 10



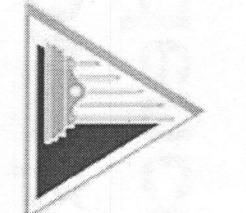
SECTION D-D



- SECTION NOTES**
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SECTIONS