

CHESTER OLIVER

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"OLIVER RESIDENCE"

SINGLE FAMILY HOME

| | |
|--------------|---------------------|
| FIRST FLOOR | 1420 SQ. FT. |
| SECOND FLOOR | 1105 SQ. FT. |
| TOTAL | 2525 SQ. FT. |

*OPT. EXT. IN-LAW SUITE +126 SQ. FT.

ALL WORK SHALL COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEERED DESIGN AND CONTINUOUSLY SHEATHED W/ DOW STRUCTURAL INSULATED SHEATHING (STYROFOAM SIS) PANELS

FLOOR FRAMING TO BE 2 x 12 FLOOR SYSTEM (HEM FIR #2)

THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA **

| 2015 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: | | | | | | | MARYLAND | | | | |
|---|------------------|---------------------|-------------------------|------------------------|------------------|-------------------|---------------------|-----------------------------------|---------------|--------------------|------------------|
| GROUND SNOW LOAD | WIND SPEED (mph) | | SEISMIC DESIGN CATAGORY | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP. | ICE BARRIER UNDERLAYMENT REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
| | Speed (mph) | Topographic Effects | | Weathering | Frost Line Depth | Termite | | | | | |
| 30 PSF | 15 | | B | SEVERE | 30" | MODERATE TO HEAVY | | | | | |

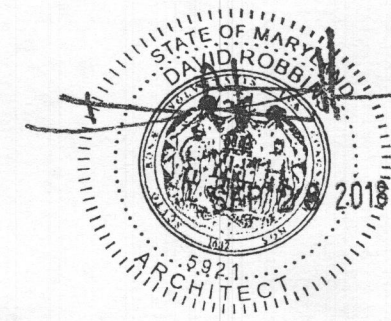
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REVISIONS

| DATE | COMMENT | |
|----------|--|-----|
| 08/31/18 | PRELIMINARY PLANS - MID-POINT REVIEW | AJH |
| 09/03/18 | CLIENT COMMENTS | AJH |
| 09/14/18 | UPDATED SET PER FIELD & PERMIT CONDITION | AJH |
| 09/26/18 | ADDED LATERAL BRACING TO SET | AJH |
| 09/27/18 | ISSUES PERMIT SET | AJH |



Professional Certification

I hereby 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 5921
expiration date 04-03-2020

| | |
|----------------|----------|
| STRUCT. REVIEW | 07-08-13 |
| PROJECT REVIEW | 07-08-13 |

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OLIVER RESIDENCE

CU982050

GENERAL NOTES

• ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.

• All construction shall be classified as One- and Two-Family Dwellings and comply to the 2015 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS.

• All construction shall comply to the 2015 INTERNATIONAL ENERGY CONSERVATION CODE (or as required by local code).

• These plans and notes are the property of Architecture Collaborative, Inc. Use of these plans without the written consent of Architecture Collaborative, Inc. is prohibited.

• These are conceptual plans and schematic in nature. Their purpose is to develop a proto-type house.

• These plans are subject to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect reserves the right to make any changes, for any reason, at any time.

• The Owner shall defend, indemnify and save harmless the Architect and Architecture Collaborative, Inc. from and against all suits, actions, claims, liabilities, losses and/or expenses, including attorney's fees, arising out of or resulting from the performance of any work by the Owner or its employees, subcontractors, agents or representatives, caused in whole or in part by any act or omission, whether negligent or otherwise, on the part of the Owner or its employees, subcontractors, agents or representatives.

• The Contractor shall compare and coordinate all drawings. When a discrepancy or an error/omission exists, he shall comply with the code and contact the Architect and Owner in writing for proper adjustment.

• These plans are NOT to be scaled for Construction purposes. Written dimensions and notes supercede all scale references. Contact the Architect and Owner prior to work when any discrepancy arises.

• 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.

• Habitable space, hallways, and portions of basements containing these spaces shall have a ceiling height of not less than 7'-0", except as required by code.

• Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within 6'-4" of the finish floor.

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

• These drawings do not include structural details.

DESIGN LIVE LOADS

• RECOMMENDED MINIMUMS:

| | |
|--------------------|--------|
| Roof | 30 PSF |
| Sleeping Floors | 30 PSF |
| Living Floors | 40 PSF |
| Attic Floors | 30 PSF |
| Exterior Decks | 40 PSF |
| Garage Slabs | 50 PSF |
| Exterior Balcony's | 40 PSF |
| Stairs | 40 PSF |

Individual treads designed for uniformly distributed live load or 300-pound concentrated load over a 4 square inch area, whichever produces greatest stress.

Guard Rails 200 LB
A single concentrated load applied in any direction at any point along the top.

SITE

• GENERAL: These drawings do NOT cover sitework, grading, landscaping or zoning.

• Building foundations have been designed based on an assumed soil bearing capacity of 2,000 PSF (or as noted). Additional engineering is required if soil bearing capacity is less than 2,000 PSF (or as noted), or if there is no Geotechnical report available.

• In lieu of a complete geotechnical evaluation, load-bearing values shall be assumed to be 1500 PSF per Table R402.4.1

• 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 8' o.c. (max). Typically, drains shall be 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 with local codes.

STAIR NOTES

• INTERIOR and EXTERIOR STAIRS:

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

• Stair winders shall have a minimum inside width of 6" and a minimum tread (10") or as per code, when measured 12" from the inside corner.

• Stair landings shall be a minimum of 36" x 36" finished.

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

• Guard rails:
Porches, balcony's or raised floor surfaces located more than 30" above the floor or grade below shall have guard rails not less than 36" in height. Guard rail spacing shall be designed not to allow passage of an object of 4" or more in diameter.

• The stair manufacturer is responsible for the design and construction of the stair. All work shall comply with local code.

CONCRETE

• Bottom of footings shall be located at minimum frost line below finished grade, as per local code. Steps or depth of footing/ foundation may vary according to local site or frost conditions.

• All interior concrete slabs 30'-0" or greater in any direction shall have 6"x6"x#10 welded wire mesh or control joints. Monolithic tumbled down slabs for Townhouses shall have a control joint between units when required by local code.

• 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 space located below grade shall be water-proofed or damp-proofed using materials and methods approved by the local building jurisdiction.

Type of Concrete Construction: Minimum Specified Compressive Strength:

| | |
|---|----------|
| Footings | 2500 PSI |
| Interior Basement Slabs | 2500 PSI |
| Foundation Walls | 3000 PSI |
| Garage / Exterior Slabs (as per local code) | 3500 PSI |

• The concrete contractor is responsible for the design and construction of all concrete work. All work shall comply with local code.

MASONRY

• The maximum vertical distance of unbalanced fill, measured from the top of the lower level floor slab to outside finished grade, shall not exceed the following for un-reinforced walls where unstable soil or ground water conditions do not exist:

Type of Wall: Height of Fill:

| | |
|---|-------|
| 8" CMU | 4'-0" |
| 12" CMU (hollow) | 5'-0" |
| 12" CMU (solid) | 6'-0" |
| 8" Poured Concrete | 5'-0" |
| 10" Poured Concrete (as per local code) | 7'-0" |

• Presumptive Load-Bearing Values of Foundation Materials shall not be less than 2,000 PSF or greater than 60 PCF lateral pressure. Additional engineering may be required if lateral pressure or load-bearing values are not within the above values.

• All backfill shall consist of sand and/or gravel.

• Top courses of CMU foundation walls shall be filled solid, including the courses under any steel beam or corbelled CMU as per local code.

• Stone and Masonry veneer shall be attached and anchored in accordance with Section 703 (with Amendments).

• The masonry contractor is responsible for the design and construction of all masonry work. All work shall comply with local codes.

SPECIALTIES

• Pre-Built fireplace units shall be UL approved and installed according to code and manufacturers specifications and recommendations.

• Wood burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.

• 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 above a finished space.

• Provide a 22"x30" (Min) attic access with switched light or 22"x48" pull down stair. Seal and insulate as per local code.

• Kitchen and Bath plans are approximate. See manufacturers plans for exact layout and dimensions.

• The drywall contractor is responsible for the design and construction of the party walls, fire walls and fire separation assemblies. All work shall comply with local codes.

• The fire suppression contractor is responsible for the design and construction of the suppression systems. All work shall comply with local codes.

THERM. PROTECTION

| R-Value: | Thickness: | Location: |
|----------------|------------|---|
| R-4.6 | -- | Duct insulation in uncond. sp. |
| R-6 | -- | Duct insulation in uncond. sp. |
| R-6 | -- | Duct Insul. below conc. slab. |
| R-8 | -- | Duct insulation in Attic. sp. |
| R-10 | 2" | Slab Insulation at Perimeter |
| R-11 (blanket) | 3.5" | Basement Walls - Unfinished |
| R-13 | 3.5" | Basement Walls - 2x4 Finished |
| R-13 + 5 | 3.5" | 2x4 Walls - Exterior |
| R-21 | 5.5" | 2x6 Walls - Exterior |
| R-19 | 6.25" | Crawl space / Floors exposed to unconditioned space |
| R-30 | 12" | Ceiling (w/ Energy heel) |
| R-38 C | 10.25" | Vaulted Ceiling |
| R-38 | 12" | Ceiling (w/ Energy heel) |
| R-49 | 15" (min.) | Ceiling (w/ standard heel) |

• When using blown insulation, the manufacturer's settled R-value shall be used and the blown insulation shall be installed per manuf. specs.

• The building thermal envelope shall meet the requirements of the IECC Sections R402.1.1 through R402.1.5.

• Prescriptive R-values in IECC Table R402.1.2 are shown above.
• Per IECC Section R402.1.4, Alternate U-values of an assembly may be substituted as the U-factor Alternative method to meet building thermal envelope requirements.
• Per IECC Section R402.1.5, the Total UA Alternative method may be used to meet the building thermal envelope requirements.

• Insulation for slab-on-grade construction shall begin at the inside intersection of the slab and foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally under the slab.

• Provide continuous soffit vents and ridge vents as shown on drawings and as per code. Install insulation baffles in accordance with local code, in each truss/rafter bay to maintain free air flow.

• Flashing shall be of pre-finished aluminum (or equal), installed at all roof offsets, chimneys, roof openings, hips, valleys, ridges, domers and where roof intersects wall (as per local code).

• Contractor shall maintain, in all instances, proper fire, sound and insul. ratings when penetrating through walls, floors, ceilings and roofs.

WINDOWS and DOORS

• Provide safety glazing as required by local code.

• All doors and windows shall be sealed and flashed on all sides and installed in accordance with manufacturers specifications and per local code.

• Garage door into dwelling shall have a minimum fire rating of 20 minutes (or per local code). The threshold of the door opening between the garage and adjacent interior space shall not be less than 4" above the garage floor (or per local code).

• Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The sill height shall not be more than 44" above the floor. Egress windows must have a minimum net clear opening of 5.7 ft², or per local code.

• Window sill height shall be a minimum 24" above finished floor at all sills greater than 12" above finished grade, or per local code.

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 manufacturers specifications and per local code. See manufacturers plans for exact layout and construction.

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

- At the intersection of Kitchen bulkhead and wall.
- At the top of all heat chases.
- At bathtub trap openings.
- 2x Fire-stopping / blocking at every floor or 8'-0" o.c. vert.

• LVL Beams: 1-3/4" wide - 1SE Microlam LVL
• LSL Beams: 3-1/2" wide - 1B5E Timberstrand LSL
• PSL Beams: 3-1/2" wide - 20E Parallam PSL
• PSL Columns: (as noted) - 1SE Parallam PSL Columns

• All walls to be 16" o.c. (stud thickness per plan), minimum 5FF stud grade unless otherwise noted. Interior non-load bearing partitions may be 2x4 studs at 24" o.c.

• All interior and exterior load bearing walls shall have lapping top plates where walls intersect.

• All wood less than 8" from grade shall be treated lumber. All sole plates on slabs and foundations shall be treated lumber.

• Provide bearing at all structural members as required by code.

• Provide floor and wall blocking as shown on framing plans as required by local codes.

• See drawings for type of floor construction.

- Tongue and groove floor decking, glued and fastened on floor joists shall meet the American Plywood Assoc. Sturd-I Floor System.

• All materials shall be installed per manufacturers specifications and per applicable local codes.

TABLE 703.8.3.1 ALLOWABLE SPANS FOR LITELS SUPPORTING MASONRY VENEER *appd*

| SIZE OF STEEL ANGLE (inches) | NO STORY ABOVE | ONE STORY ABOVE | TWO STORIES ABOVE | NO. OF 1/2" OR EQUIVALENT REINFORCING BARS |
|------------------------------|----------------|-----------------|-------------------|--|
| 3 X 3 X 1/4 | 6'-0" | 4'-6" | 3'-0" | 1 |
| 4 X 3 X 1/4 | 8'-0" | 6'-0" | 4'-6" | 1 |
| 5 X 3 1/2 X 5/16 | 10'-0" | 8'-0" | 6'-0" | 2 |
| 6 X 3 1/2 X 5/16 | 14'-0" | 9'-6" | 7'-0" | 2 |
| 2-6 X 3 1/2 X 5/16 | 20'-0" | 12'-0" | 9'-6" | 4 |

For Sl: 1 inch = 25.4 mm, 1 foot = 304.8 mm

- Long leg of the angle shall be placed in the vertical position.
- Depth of the re-inforced lintels shall not be less than 8" and all cells of hollow masonry lintels shall be grouted solid. Re-inforcing bars shall extend not less than 8" into the support.
- Steel members indicated are adequate typical examples. Other steel members meeting structural design requirements may be used.
- Either steel angle or re-inforced lintel shall span opening.

2015 IRC - 2015 IECC

MECH. PLUMB. ELEC.

• Mechanical contractor is responsible for the design and installation of the mechanical systems including duct sizes, trunk and register sizes for air conditioning, heating and ventilation. Systems shall be installed per manufacturers specifications and recommendations and per all applicable codes.

• Mechanical systems shall provide a minimum of (3) air exchanges per hour (or per local code). The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable.

• Per IRC R303.4, when the air infiltration rate of a dwelling unit is 5 air changes per hour or less, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with IRC section M1507.3. Outdoor air intakes or exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

• Mechanical systems in unconditioned space shall have a manufacturer's designation for an air leakage of no more than 2% of the design air flow rate when tested in accordance w/ ASHRAE 153.

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

• Each sump shall be sealed and vented as per code, vented through roof with 3" Diameter vent.

• 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.

• Install programmable thermostats.

• Smoke detectors and Carbon Monoxide detectors:
- Provide a minimum of (1) ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup.
- Provide Smoke detectors at each sleeping room.
• Not less than 75% of the lamps in permanently installed lighting fixtures shall be high efficiency lamps or not less than 75% of permanently installed lighting fixtures shall contain only high-efficiency lamps.

• Sprinkler system (when required) shall be NFPA-13D, installed per manufacturers specifications and recommendations and per all applicable local codes.

METAL

• Straps/bolts shall be per code and building inspector approved.

Min. (2) straps/bolts per section of plating 12" max. from each end with intermediate straps/bolts at:
- 1/2" bolts spaced per code.
- Straps spaced per code or per manuf.'s spec.'s

• Galvanized metal brick ties shall be installed as per local codes.

• Gutters, downspouts, and bleeders shall be installed by the contractor as required by local codes.

• All structural steel shall be detailed, fabricated and erected in accordance with the latest edition of AISC (American Institute of Steel Construction) "Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design" and AISC code of standard practice, shall be of domestic origin and conform to:

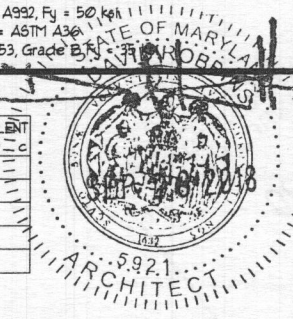
- Wideflange = ASTM A992, Fy = 50 ksi
- Plates and Angles = ASTM A36
- HSS Round ASTM A53, Grade B

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GENERAL NOTES
date: 08/2018
drawn: ACI
file: (34222)
U.N.O. 1"=8' (17x11) 1/2"
CHESTER OLIVER
OLIVER RESIDENCE

| date | revision | by | content |
|------|----------|----|---------|
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| | | | |

SHEET #
2.0
Professional Certification
I hereby 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: 5821
expiration date: 04-03-2020



2015 IECC ENERGY PERFORMANCE METHOD DOCUMENTATION
MAY BE USED IN LIEU OF THE FOLLOWING PRESCRIPTIVE
REQUIREMENTS, AS PER CODE.

2015 IECC CODE COMPLIANCE

- R301.1 Climate zone 4A
- R401.2 Compliance Method: Sections R401 through R404
Mandatory and Prescriptive Provisions
- R401.3 Certificate
A permanent Energy Certificate shall be completed by the builder or registered design professional and posted at an approved location.
- R402.1.1 Vapor Retarder:
Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2015 Edition.
- R402.1.2 Attic Insulation: Raised Heel Trusses
R-49 R-38
- R402.1.2 Wood Frame Wall:
R-20 or R13 + R5 continuous insulation.
- R402.1.2 Basement Wall Insulation:
R-13/R-10 Foil Faced Continuous, uninterrupted Batts Full Height
- R402.1.2 Crawl Space 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".
- R402.1.2 Floor Insulation over Unconditioned Space:
R-19 batt insulation.
- R402.1.2 Window U-Value/SHGC
.35 (U-Value)
.40 (SHGC)
- R402.2.10 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
- R402.2.4 Attic Access:
Attic access scuttle will be weather-stripped and insulated R-49
Vertical Doors that access unconditioned attic space shall have .35 U-Value

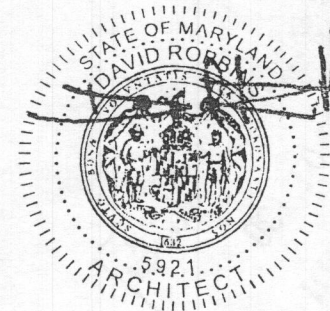
- R402.4 Building Thermal Envelope (Air Leakage): Sections R402.4.1 through R402.4.4
Exterior walls and penetrations will be sealed per these sections of the 2015 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.
- R402.4.1.2 Building Thermal Envelope Tightness Test:
Building envelope shall be tested and verified as having an air leakage rate not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals). Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building inspector.
- R402.4.2 Fireplaces:
New wood-burning fireplaces will have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled in accordance with UL 127 (factory built fireplace) and UL 907 (masonry fireplace).
- R402.4.4 Rooms containing fuel burning appliances:
Where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from inside the thermal envelope. Exceptions: 1. Direct Vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the IRC.
- R402.4.5 Recessed Lighting
Recessed luminaries installed in the building thermal envelope shall be sealed to limit air leakage.
- R403.1.1 Thermostat
All dwelling units will have at least (1) programmable thermostat for each separate heating and cooling system per 2015 IECC Section 403.1.1
- R403.1.2 Heat pumps
Where a heat pump system having supplementary electric-resistance heat is used, the thermostat shall prevent the supplementary heat from coming on when heat pump can meet the heating load.
- R403.3.1 Mechanical Duct Insulation
Supply and Return Ducts in Attic: R-8 minimum, R-6 when less than 3".
Supply and Return 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 must be R6 minimum.

- 403.3.2 Duct Sealing
All ducts, air handlers and filter boxes will be sealed. Joints and seams will comply with section M1601.4.1 of the IRC.
- R403.3.3 Duct Testing
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.
- R403.6 Mechanical Ventilation
The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable. Outdoor (make-up and exhausts) air ducts to be provided with automatic or gravity dampers that close when the ventilation system is not operating.
- R403.6.1 Whole house mechanical ventilation system fan efficiency to comply with Table R403.6.1
- R403.7 Equipment Sizing shall comply with R403.7.
- R404.1 Lighting Equipment
A minimum of 75% of all lamps (lights) must be high efficiency lamps.

Water Heater: Minimum efficiency established by NAECA

Mechanical Testing: All mechanical testing to be performed by a certified Mechanical Contractor.

This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6' of the electrical panel and be readily visible.



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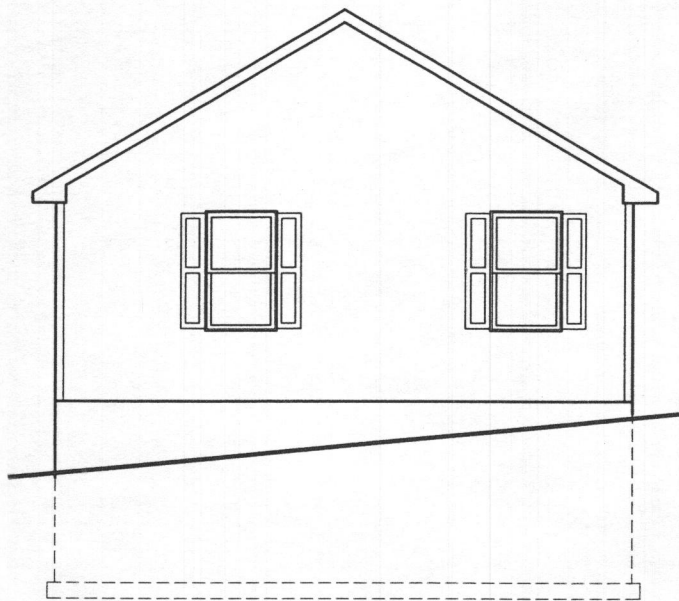
IECC SPEC. SHEET
scale: 1"=4' (34x32) file: 2.1
U.N.O. 1"=8' (17x11)
content: CHESTER OLIVER
title: OLIVER RESIDENCE
date: 08/2018
drawn: ACI

| date | revision |
|------|----------|
| | |
| | |
| | |
| | |

Professional Certification
I hereby certify that these documents were prepared or supervised by me, and that I am a duly licensed professional architect under the laws of the state of Maryland.
license number 5921
expiration date 04-03-2020

SHEET #
2.1

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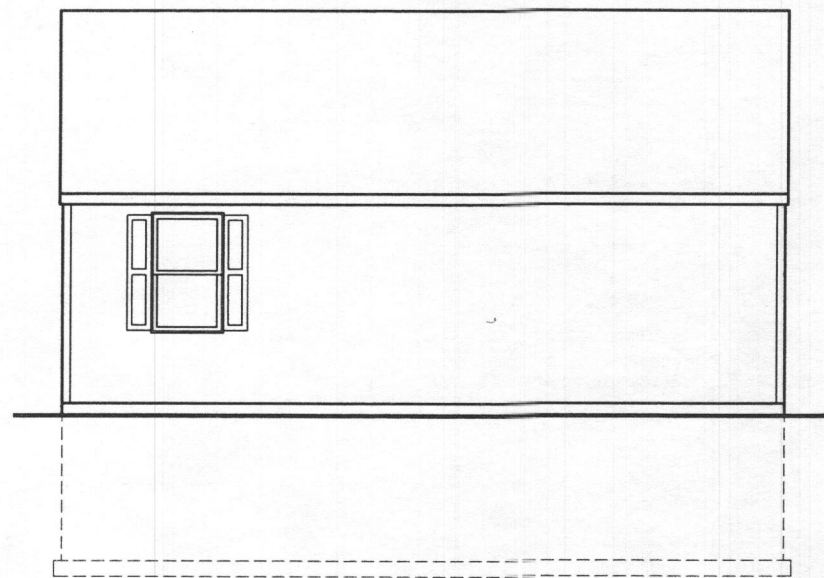
**RIGHT SIDE ELEVATION
EXISTING SCHEMATIC PLAN**

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



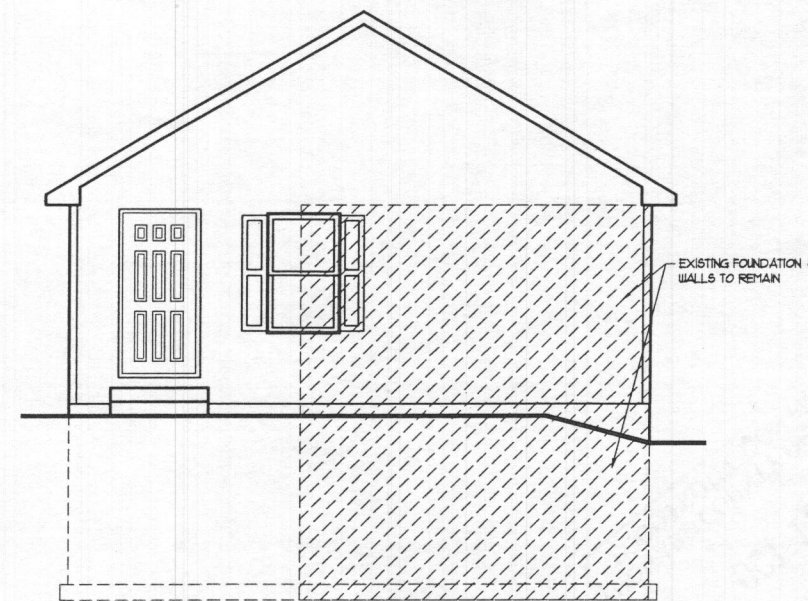
**FRONT ELEVATION
EXISTING SCHEMATIC PLAN**

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



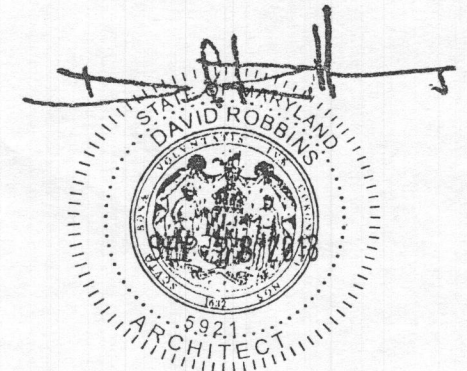
**REAR ELEVATION
EXISTING SCHEMATIC PLAN**

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



**LEFT SIDE ELEVATION
EXISTING SCHEMATIC PLAN**

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



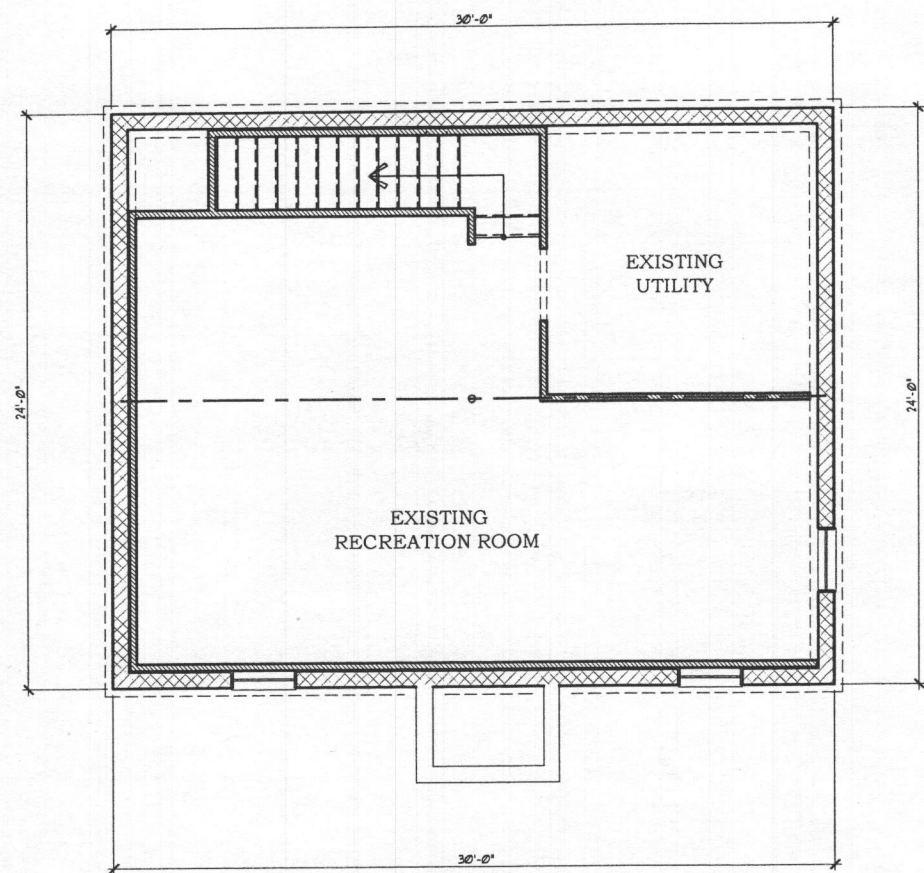
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|----------------|--------------------------|-------|---------|
| content | EXISTING SCHEMATIC ELEVS | date | 08/2018 |
| scale: 1" = 4' | (34x22) | file: | ACI |
| U.N.O. 1" = 8' | (17x11) | 2.3 | |
| by | CHESTER OLIVER | | |
| title | OLIVER RESIDENCE | | |

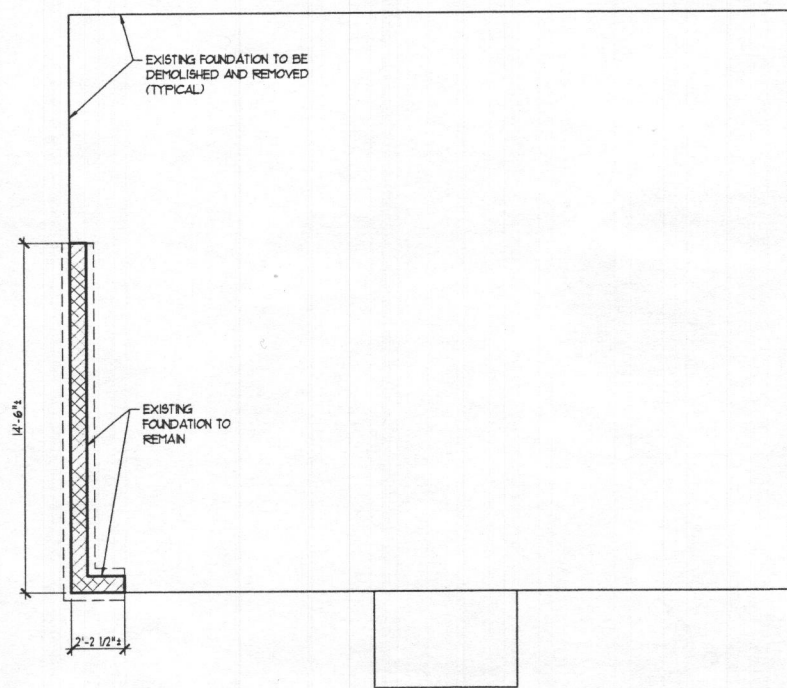
| date | revision |
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| Professional Certification | SHEET # |
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| license number 5921 | |
| expiration date 04-03-2020 | |

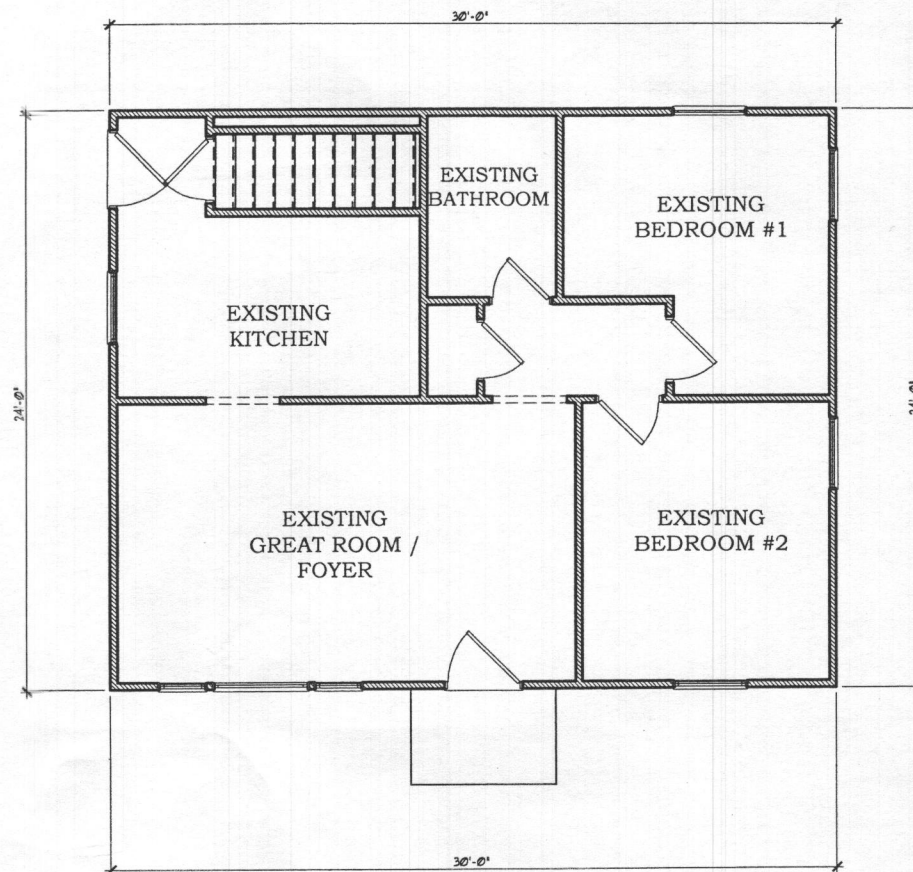
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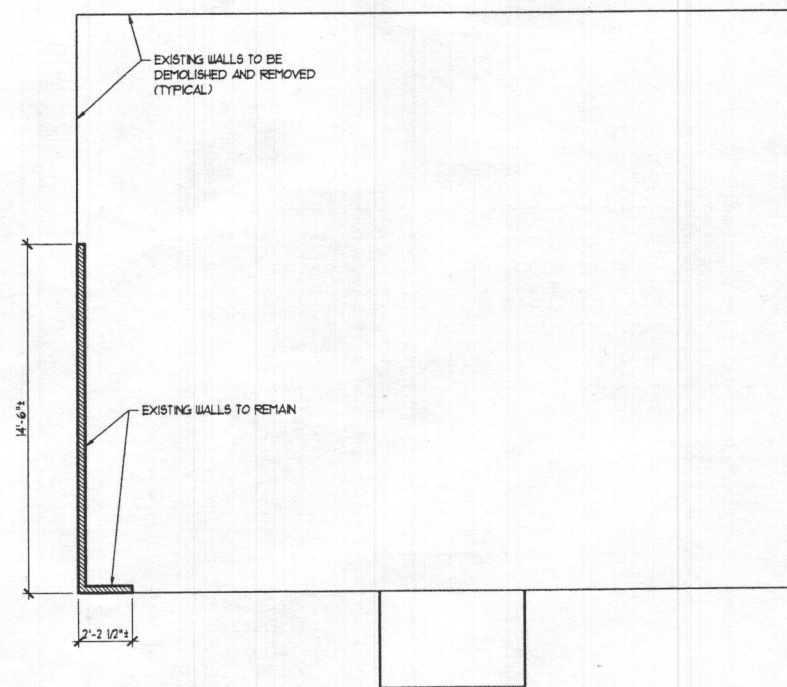
EXISTING FIRST FLOOR SCHEMATIC PLAN
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"



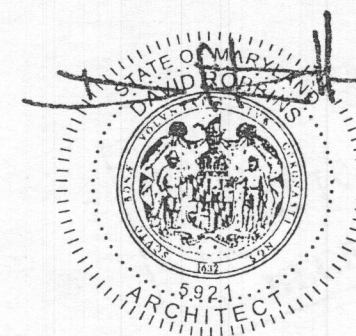
DEMOLITION PLAN : FOUNDATION
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"



EXISTING FIRST FLOOR SCHEMATIC PLAN
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"



DEMOLITION PLAN : FIRST FLOOR
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"



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|----------------|--------------------------|------------------|---------|
| content | EXISTING SCHEMATIC PLANS | | |
| scale | 1" = 4' | (34x22) | file |
| U.N.C. | 1" = 8' | (17x11) | 2.4 |
| drawn | ACI | date | 08/2018 |
| CHESTER OLIVER | | OLIVER RESIDENCE | |
| title | | | |

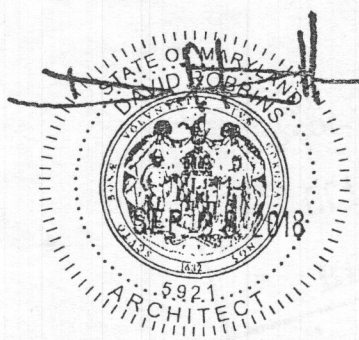
| date | revision | by |
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RIGHT SIDE ELEVATION
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"



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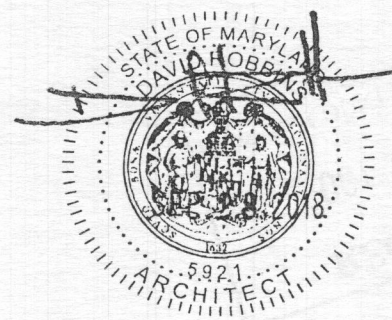
| | | | |
|---------|-----------------|------------------------------------|-----|
| content | | RIGHT SIDE ELEVATIONS | |
| scale: | 1" = 4' (34x22) | file: | 3.2 |
| U.N.O.: | 1" = 8' (17x11) | drawn: | ACI |
| date: | 08/2018 | drawn: | ACI |
| title | | CHESTER OLIVER OLIVER RESIDENCE | |

| date | revision | by |
|------|----------|----|
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LEFT SIDE ELEVATION
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"



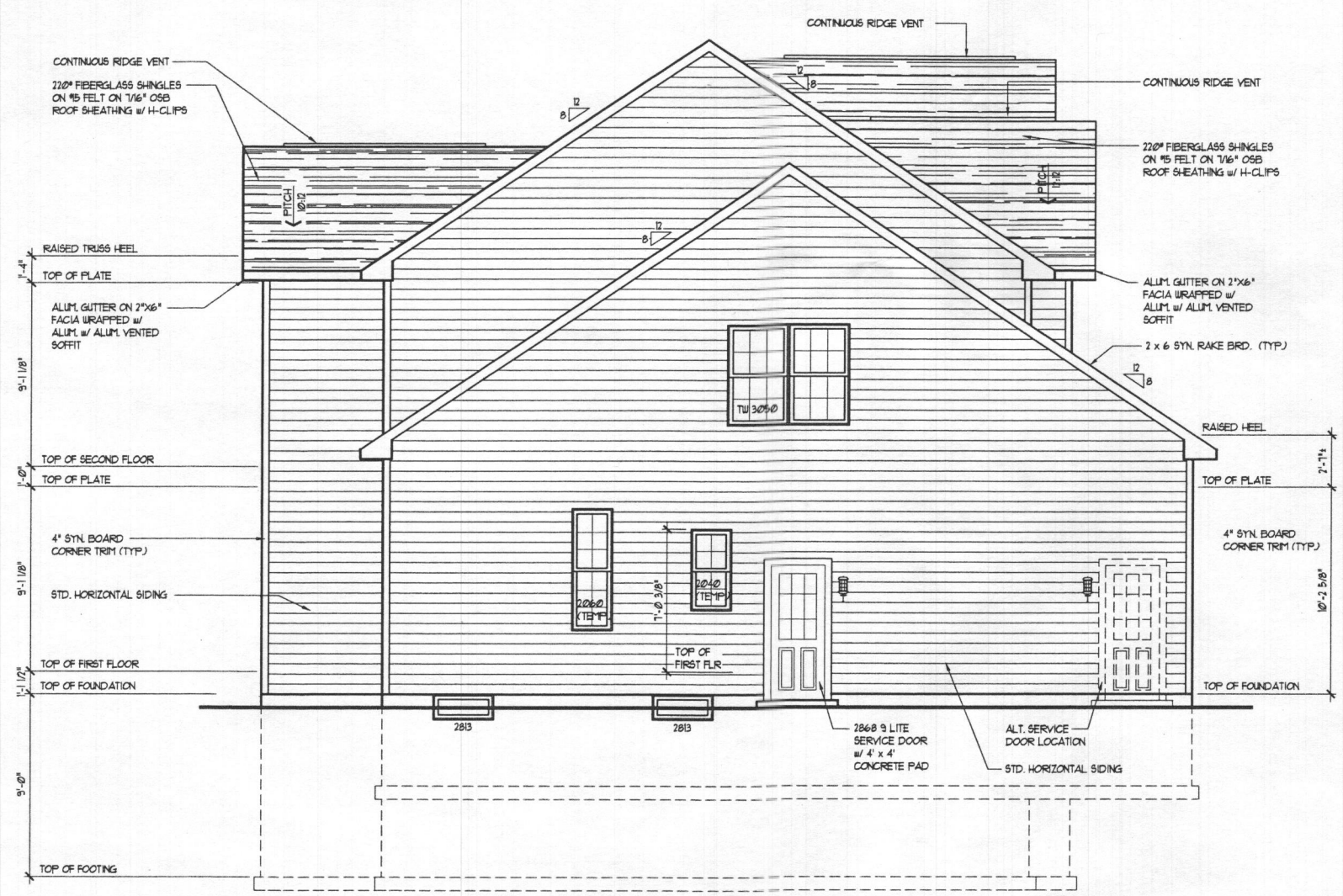
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content LEFT SIDE ELEVATION
 title CHESTER OLIVER OLIVER RESIDENCE
 date 08/2018
 drawn: ACI
 file: (94222) 3.3
 U.N.O. 1"=8' (77x17)

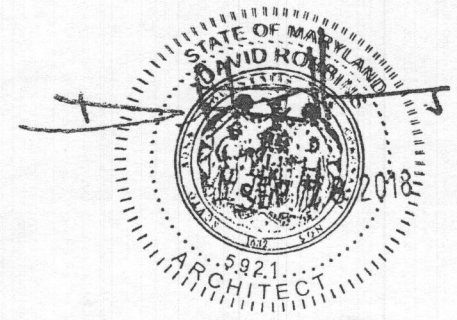
| date | revision |
|------|----------|
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SHEET #
 3.3



LEFT SIDE ELEVATION: w/ OPT/ 4' EXTENDED IN-LAW SUITE
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"



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content: **LEFT SIDE ELEVATION - EXT IN LAW SUITE**
 scale: 1"=4' (34x23) file: ACI date: 08/2018
 U.N.O. 1"=6' (17x11) 3.3A drawn:
CHESTER OLIVER
 OLIVER RESIDENCE title

| date | revision | by |
|------|----------|----|
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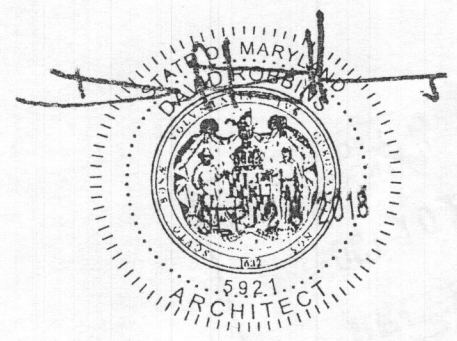
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REAR ELEVATION
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"



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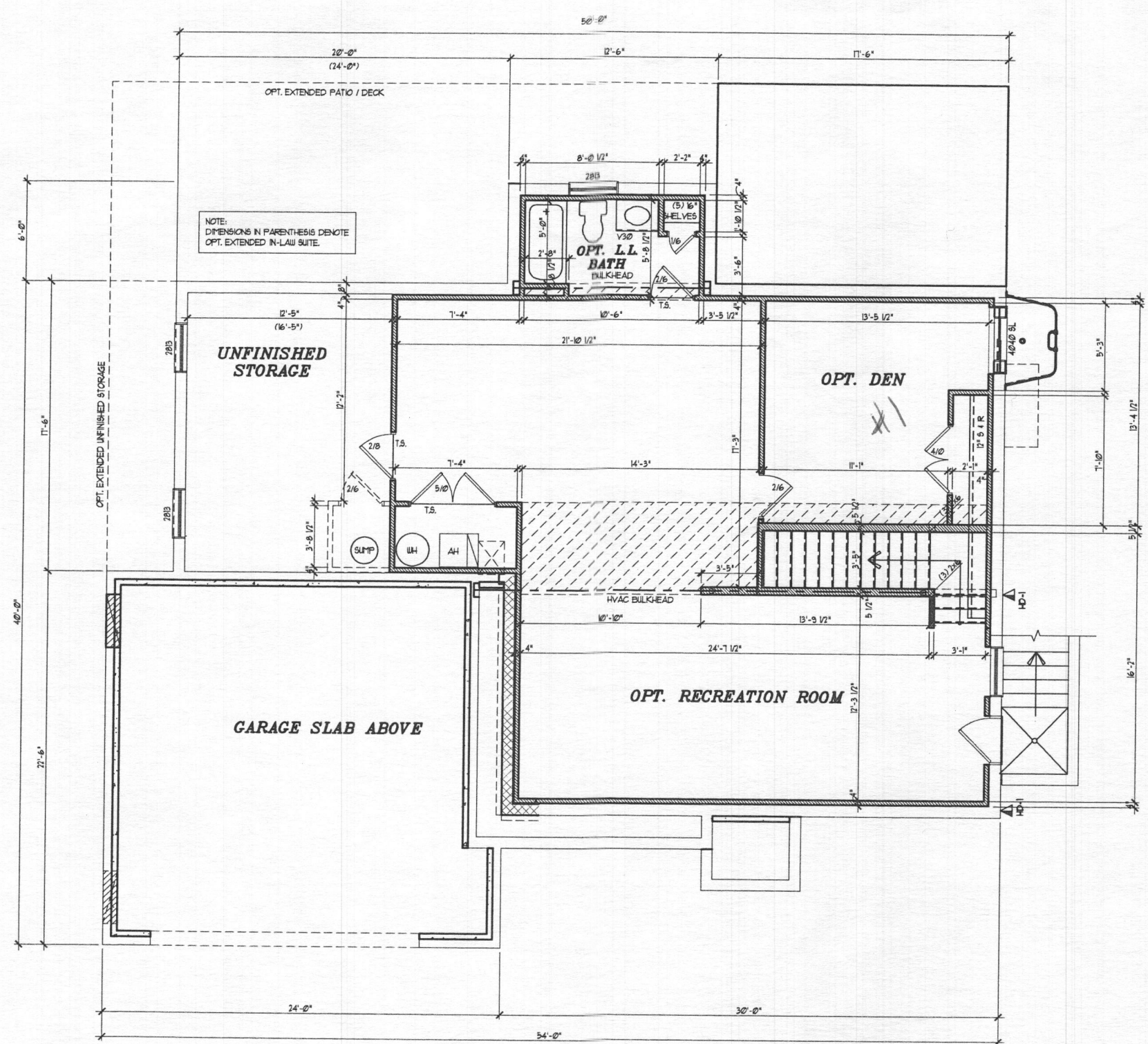
content
REAR ELEVATION
 scale: 1" = 4' (34x22) file:
 U.N.O. 1" = 8' (17x11) 3.4
 date: 08/2018
 drawn: ACI
CHESTER OLIVER
 OLIVER RESIDENCE
 title

| date | revision | by |
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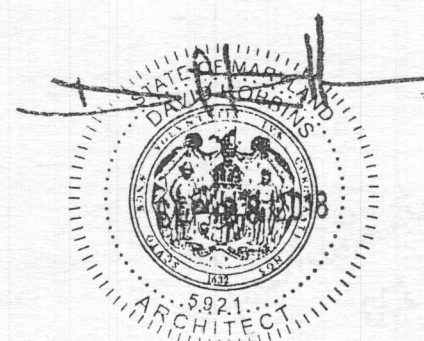
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OPT. FINISHED LOWER LEVEL PLAN
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"



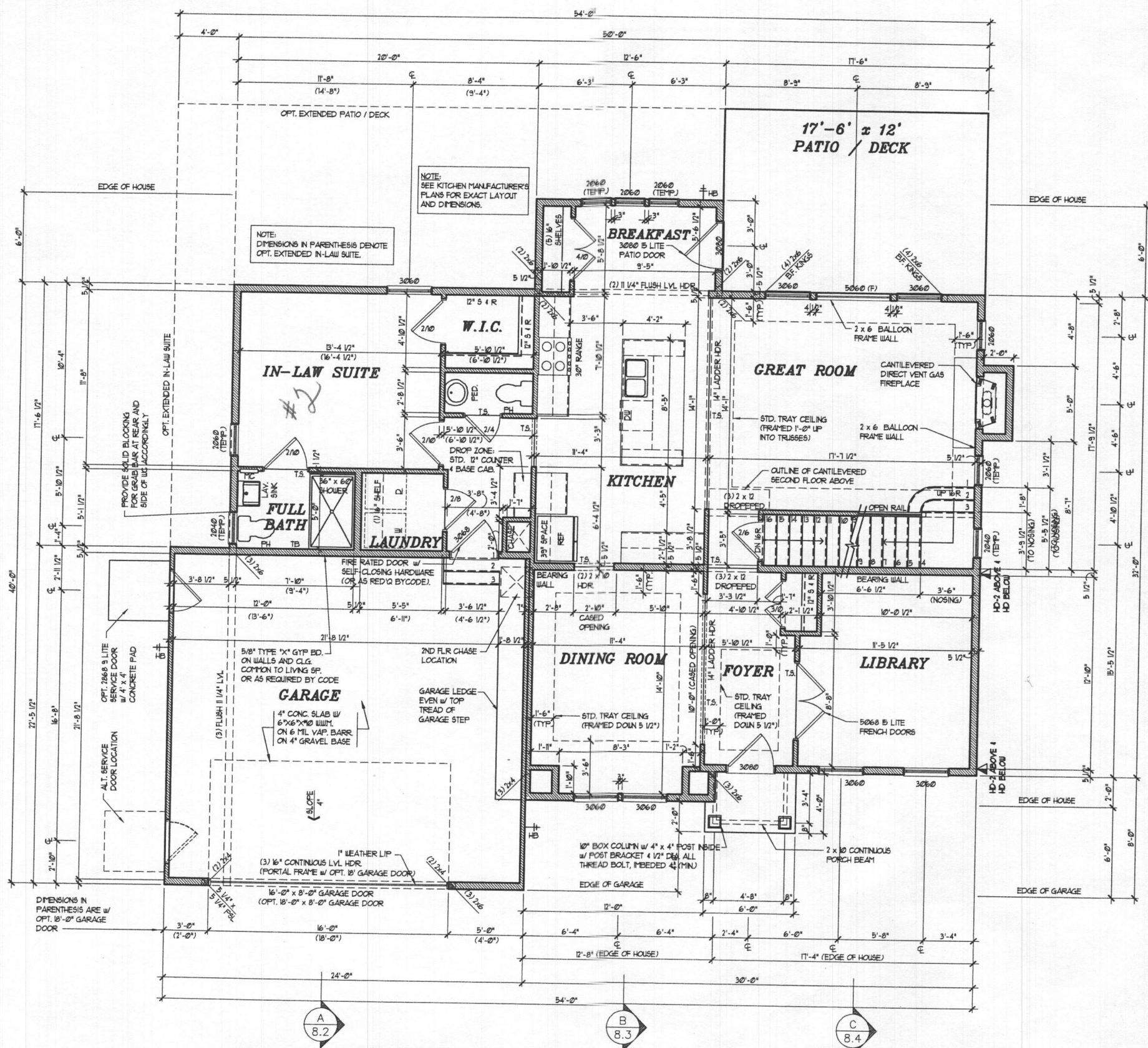
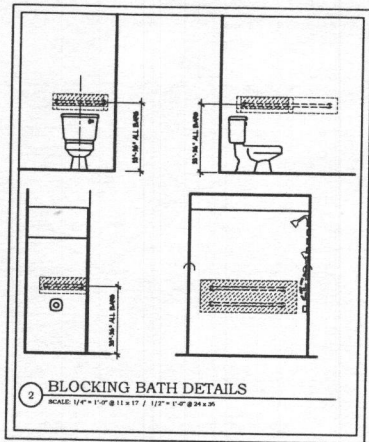
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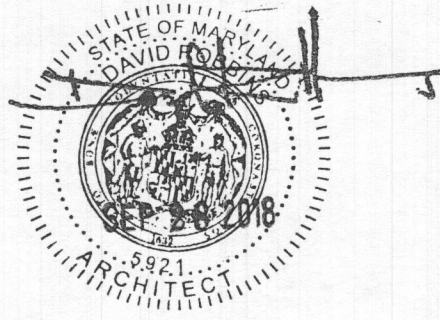
| | |
|-----------------------|---------------------------|
| content | OPT. FINISHED LOWER LEVEL |
| scale: 1"=4' | (34x22) |
| U.N.O. 1"=8' | (17x11) 4.2 |
| drawn: ACI | date: 08/2018 |
| CHESTER OLIVER | |
| OLIVER RESIDENCE | |
| title | |

| date | revision |
|------|----------|
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| Professional Certification | SHEET # |
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| license number 9921 | |
| expiration date 04-03-2020 | |



- NOTES:
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 16" O.C. UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR WALLS ARE TO BE 2X4 STUDS FRAMED @ 16" O.C. UNLESS NOTED OTHERWISE.
 3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4") w/ (2) 2X4 JACK STUDS UNLESS NOTED OTHERWISE.
 4. (2) 2 x 10 HEADERS (TYP.) AT OPENINGS LESS THAN 12" UNLESS NOTED OTHERWISE.
 5. 3 1/2" x 9 1/4" LVL HEADERS AT 12" OPENINGS UNLESS NOTED OTHERWISE.
 6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.



FIRST FLOOR PLAN
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"

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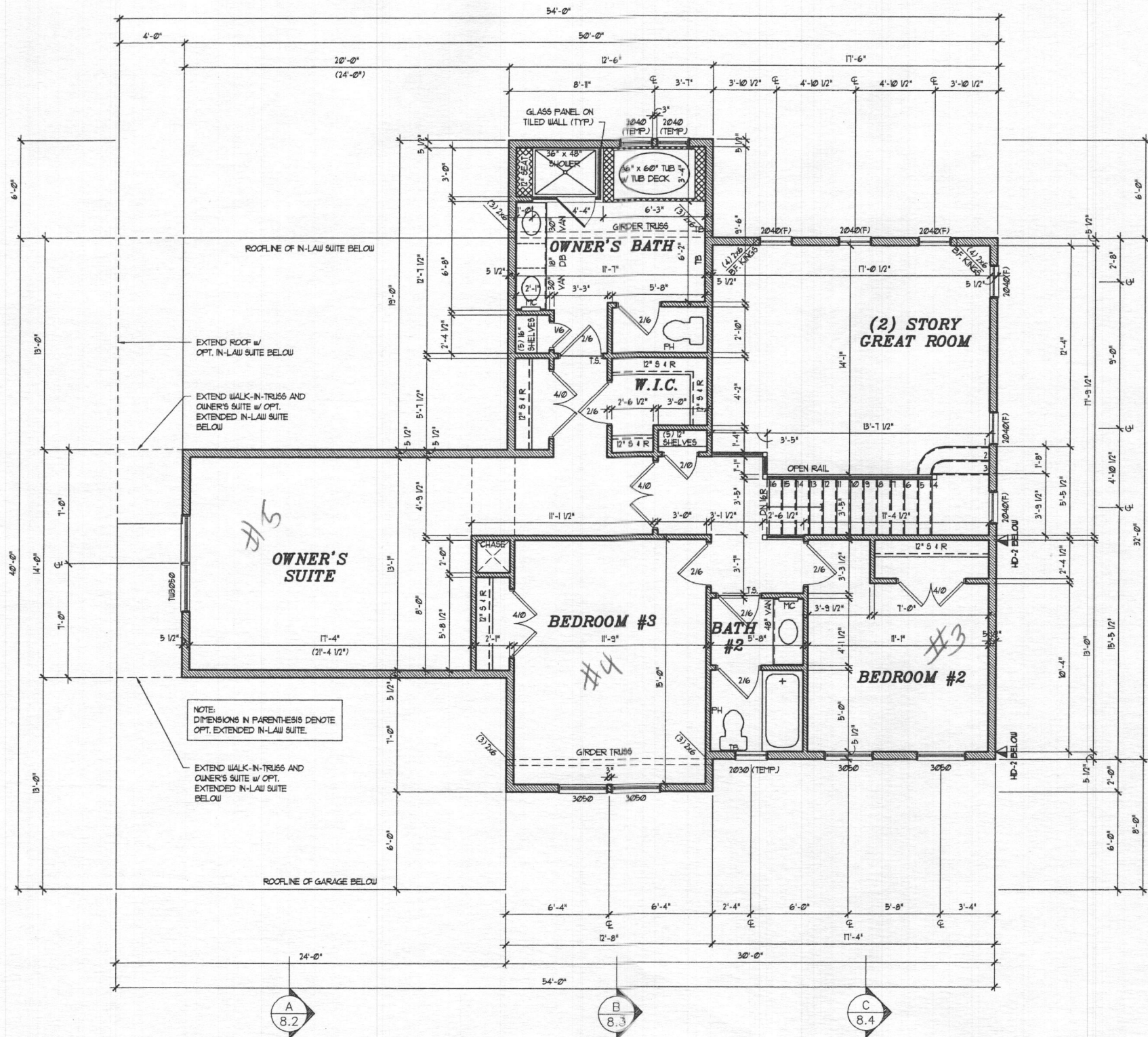
CHESTER OLIVER
 OLIVER RESIDENCE

content: FIRST FLOOR PLAN
 scale: 1" = 4' (36x24) 1/8" = 1'-0" (17x11)
 date: 06/2018
 drawn: ACI
 title: OLIVER RESIDENCE

| date | revision | by |
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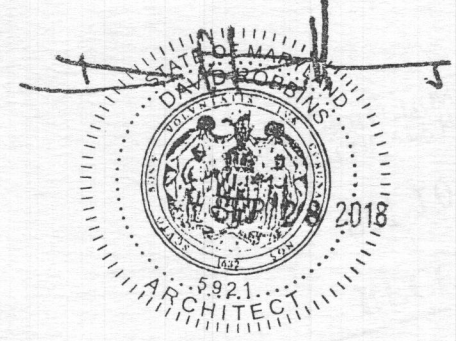
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 2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C. UNLESS NOTED OTHERWISE.
 3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4") w/ (2) 2x4 JACK STUDS UNLESS NOTED OTHERWISE.
 4. (2) 2 x 10 HEADERS (TYP.) AT OPENINGS LESS THAN 12' UNLESS NOTED OTHERWISE.
 5. 3 1/2" x 9 1/4" LVL HEADERS AT 12' OPENINGS UNLESS NOTED OTHERWISE.
 6. SEE KITCHEN MANUFACTURER'S PLANS FOR EXACT LAYOUT AND DIMENSIONS.

SECOND FLOOR PLAN
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"



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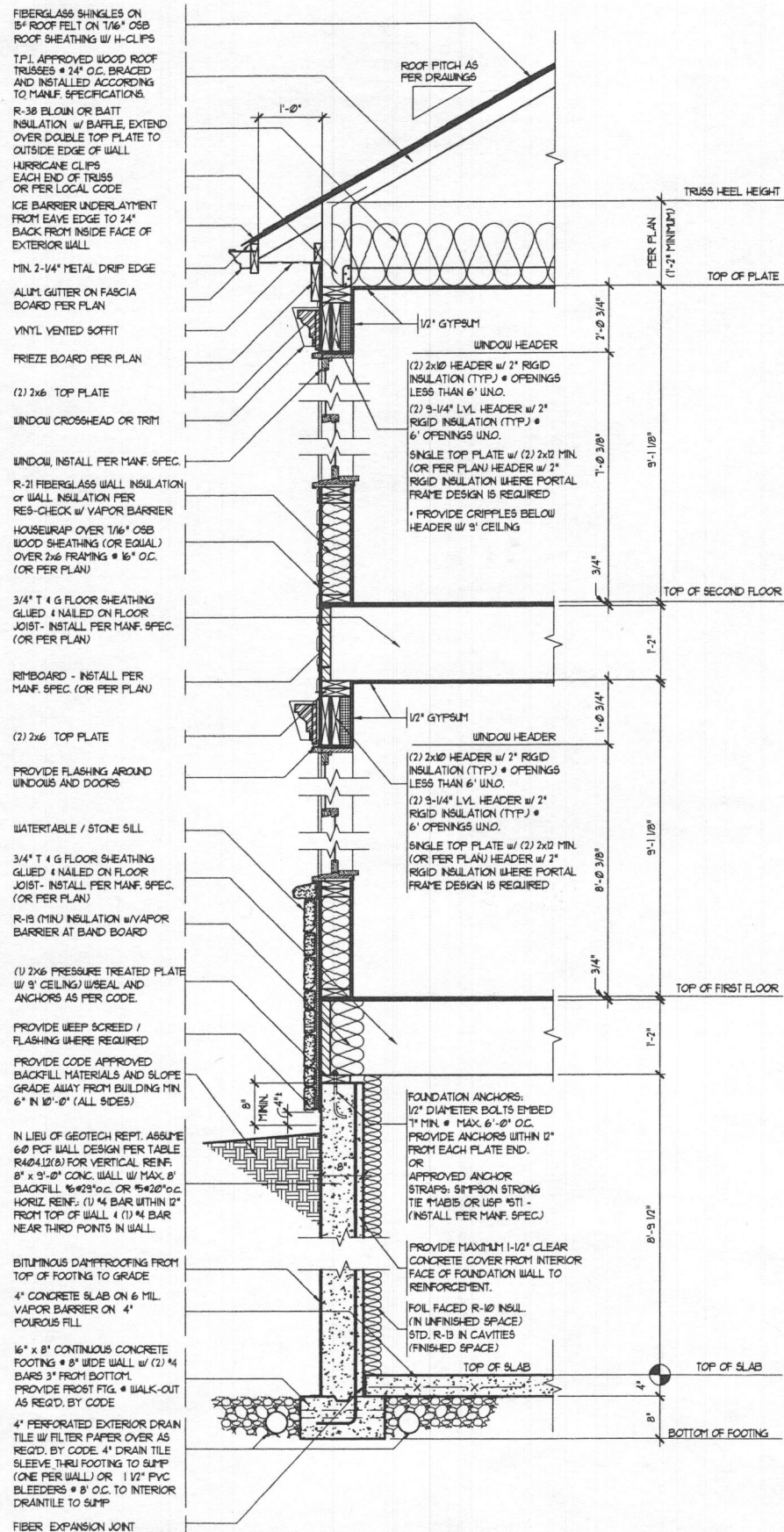
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| | |
|----------|-----------------------|
| content | SECOND FLOOR PLAN |
| scale: | 1" = 4' (34x22) file: |
| U.N.O.: | 1" = 8' (17x11) 6.1 |
| drawn: | ACI |
| date: | 09/2018 |
| by | |
| revision | |
| date | |

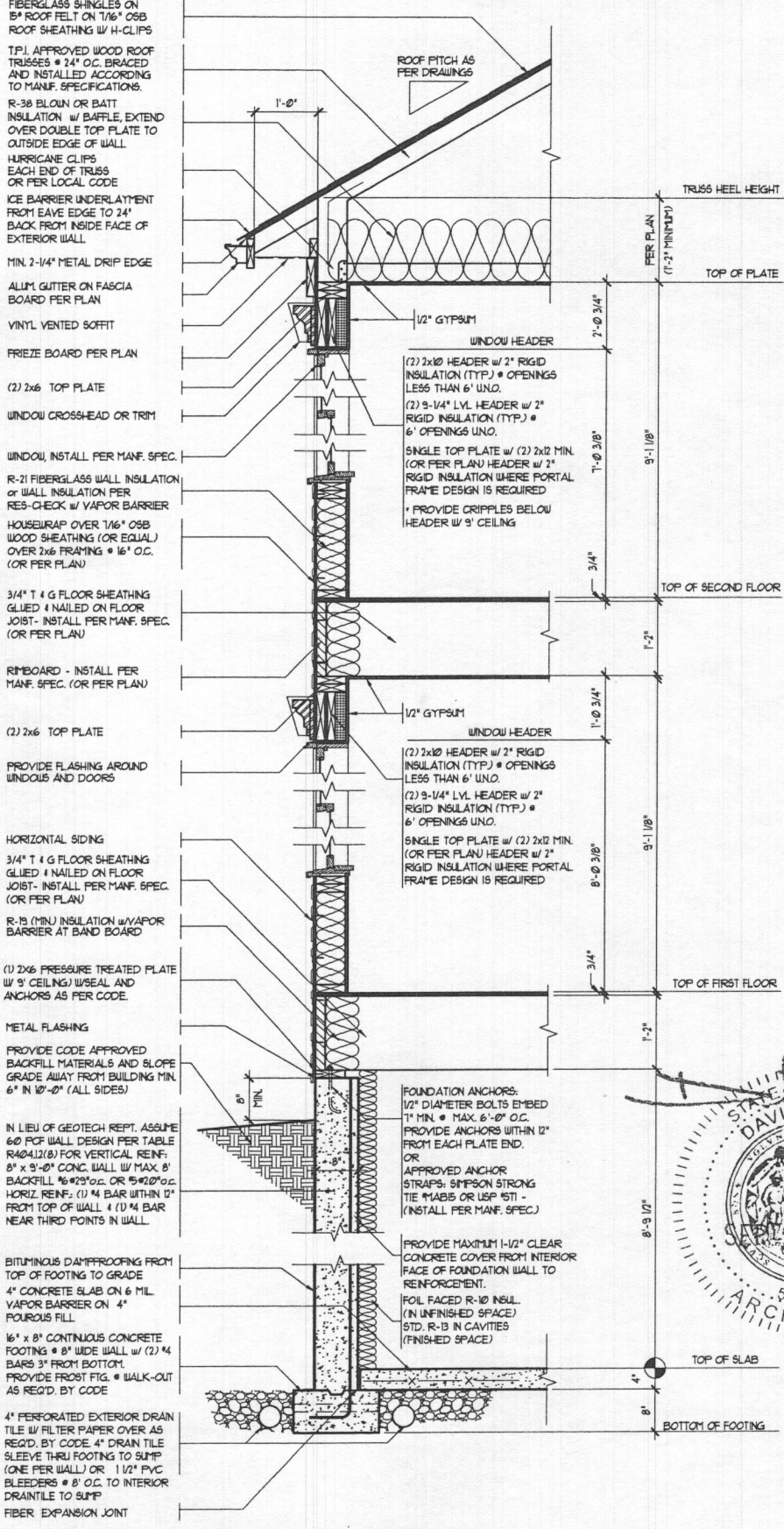
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| expiration date: | 04-03-2020 |

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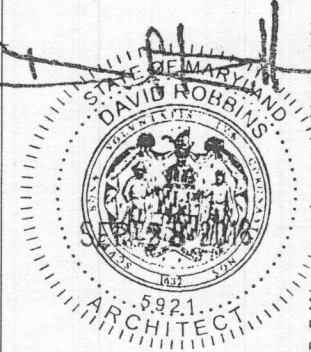
4 BASEMENT WALL SECTION
 SCALE (17x11): 3/8" = 1'-0" SCALE (34x22): 3/4" = 1'-0"
 (SYNTHETIC STONE VENEER BASE w/ SIDING ABOVE) 2/14/2018



1 BASEMENT WALL SECTION
 SCALE (17x11): 3/8" = 1'-0" SCALE (34x22): 3/4" = 1'-0"
 (FULL SIDING) 2/14/2018

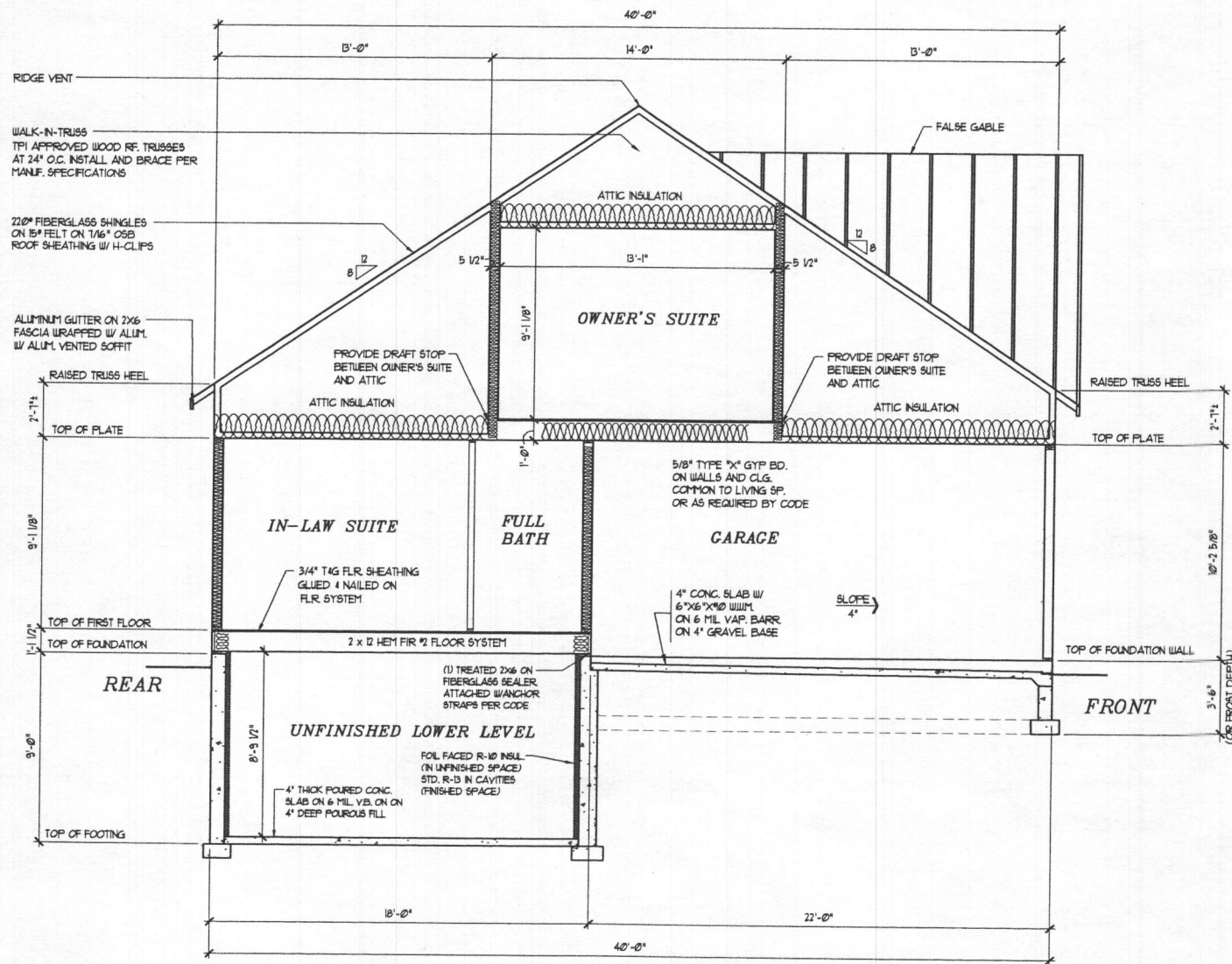
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WALL SECTION
 date: 08/2018
 drawn: ACI
 U.N.O. 1" = 6' (17x11) 1/8"
 scale: 1" = 6' (34x22) 1/8"
 CHESTER OLIVER
 OLIVER RESIDENCE



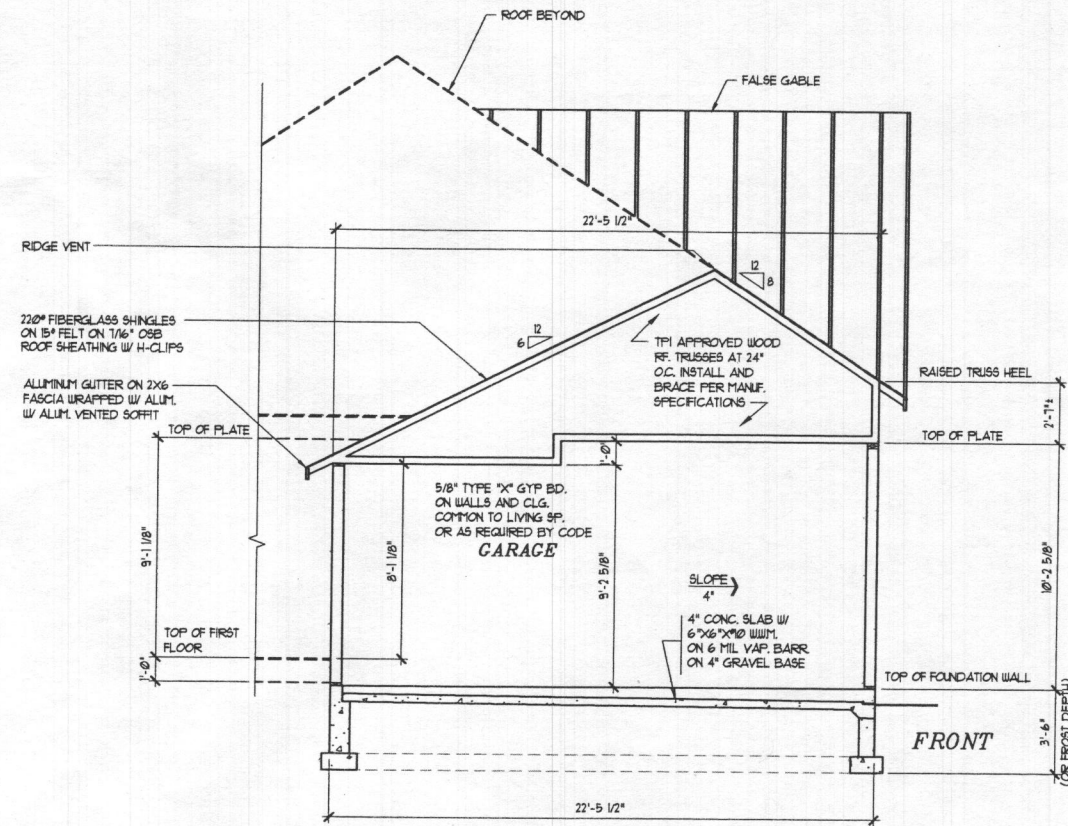
| date | revision |
|------|----------|
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BUILDING SECTION 'A'

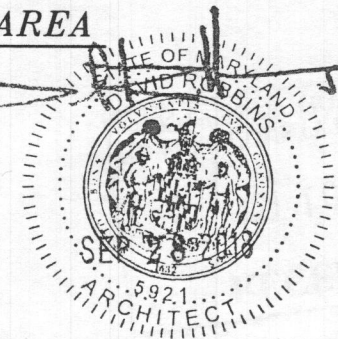
SCALE: 1/8" = 1/4" = 1'-0"



SECTION AT 4'-0" GARAGE AREA

SCALE: 1/8" = 1/4" = 1'-0"

NOTE:
OMIT SECTION w/
OPT. IN-LAW SUITE

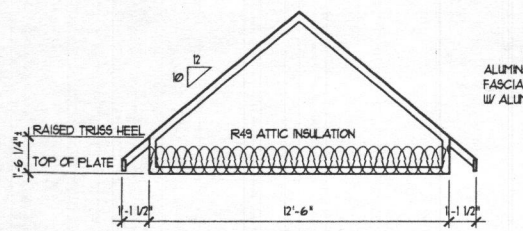


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| | |
|---------|------------------------------------|
| content | SECTION A |
| scale: | 1" = 4' (94x22) |
| U.N.C.: | 1" = 8' (77x11) |
| drawn: | ACI |
| date: | 08/2018 |
| title | CHESTER OLIVER OLIVER RESIDENCE |

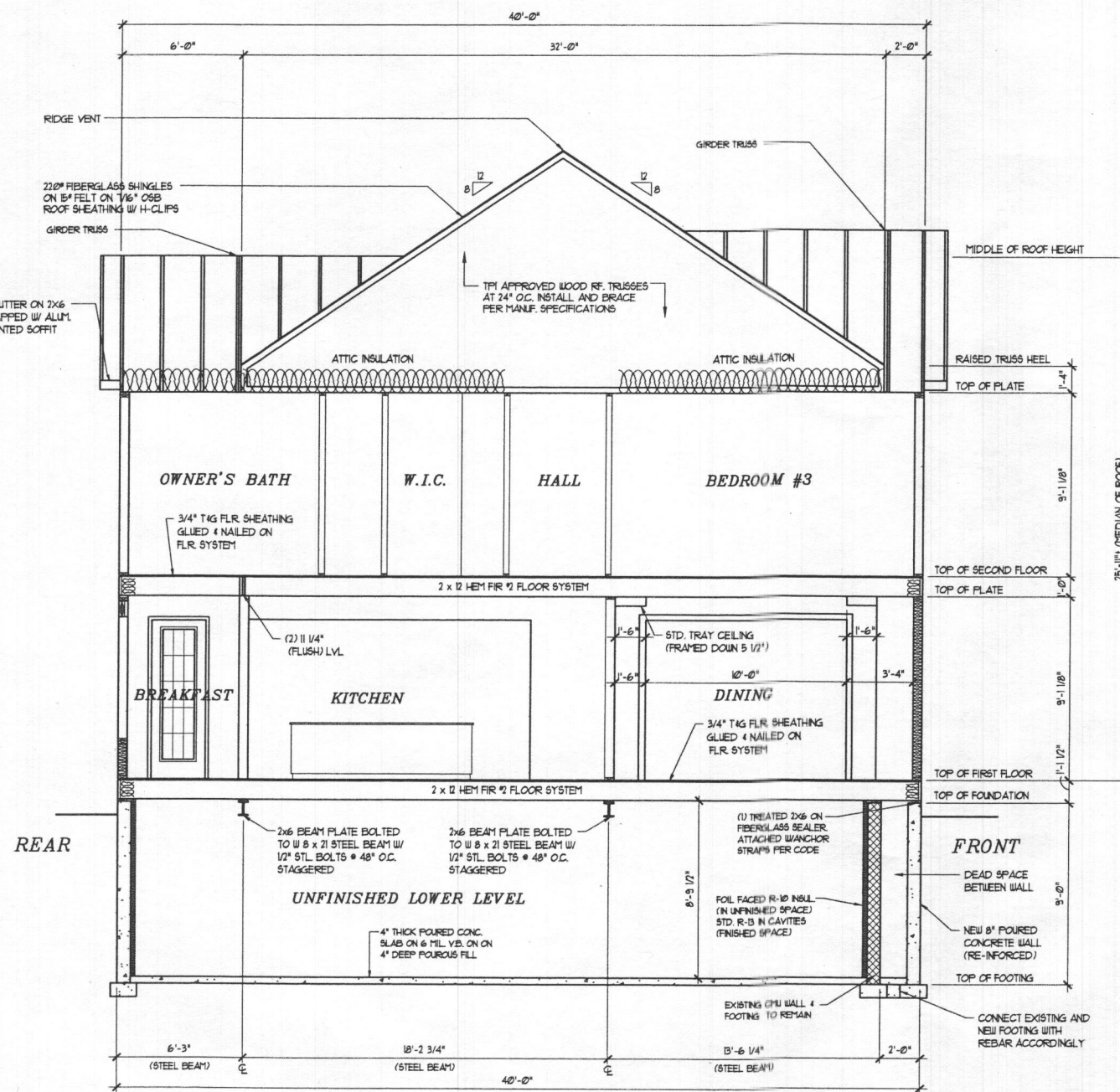
| date | revision | by |
|------|----------|----|
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| expiration date | 04-03-2020 |
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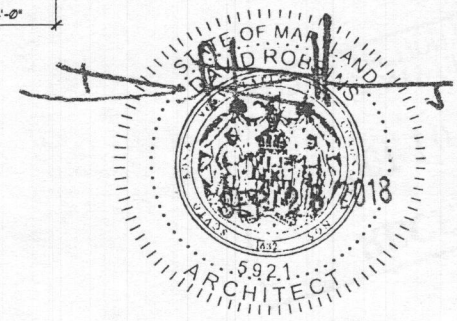
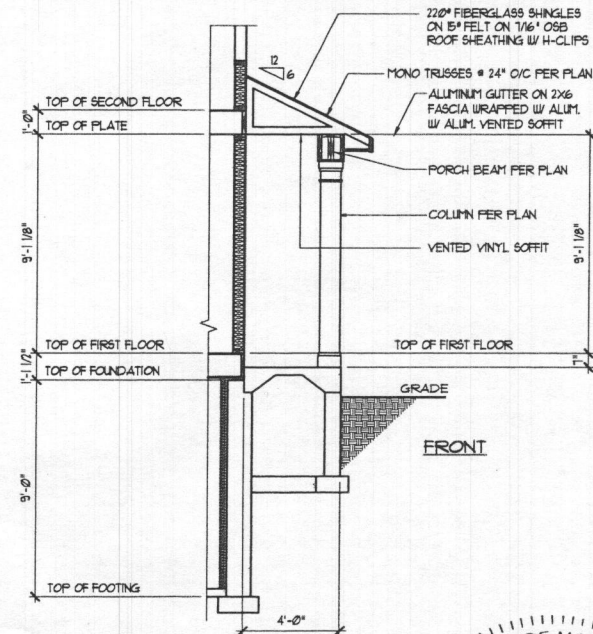
GABLE TRUSS PROFILE

SCALE: 1/8" = 1/4" = 1'-0"



BUILDING SECTION 'B'

SCALE: 1/8" = 1/4" = 1'-0"



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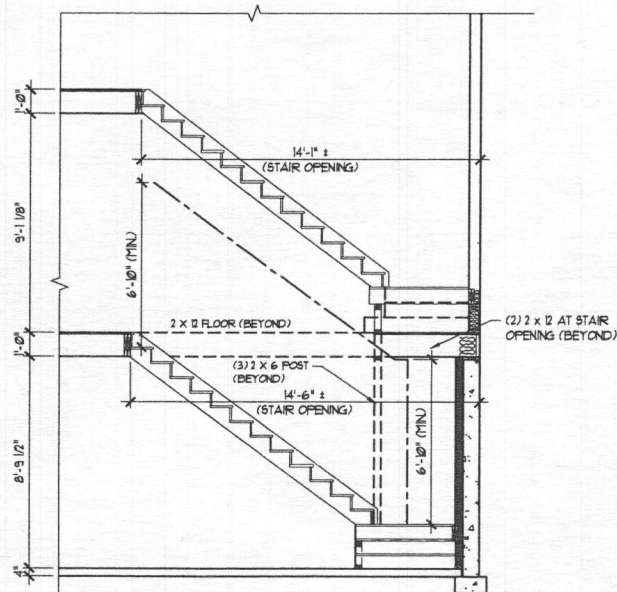
SECTION B
 content
 scale: 1" = 4' (94222) file: ACT date: 08/2018
 U.N.O. 1" = 8' (17211) 8.3
CHESTER OLIVER
 OLIVER RESIDENCE
 title

| date | revision | by |
|------|----------|----|
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 license number 5921
 expiration date 04-08-2020

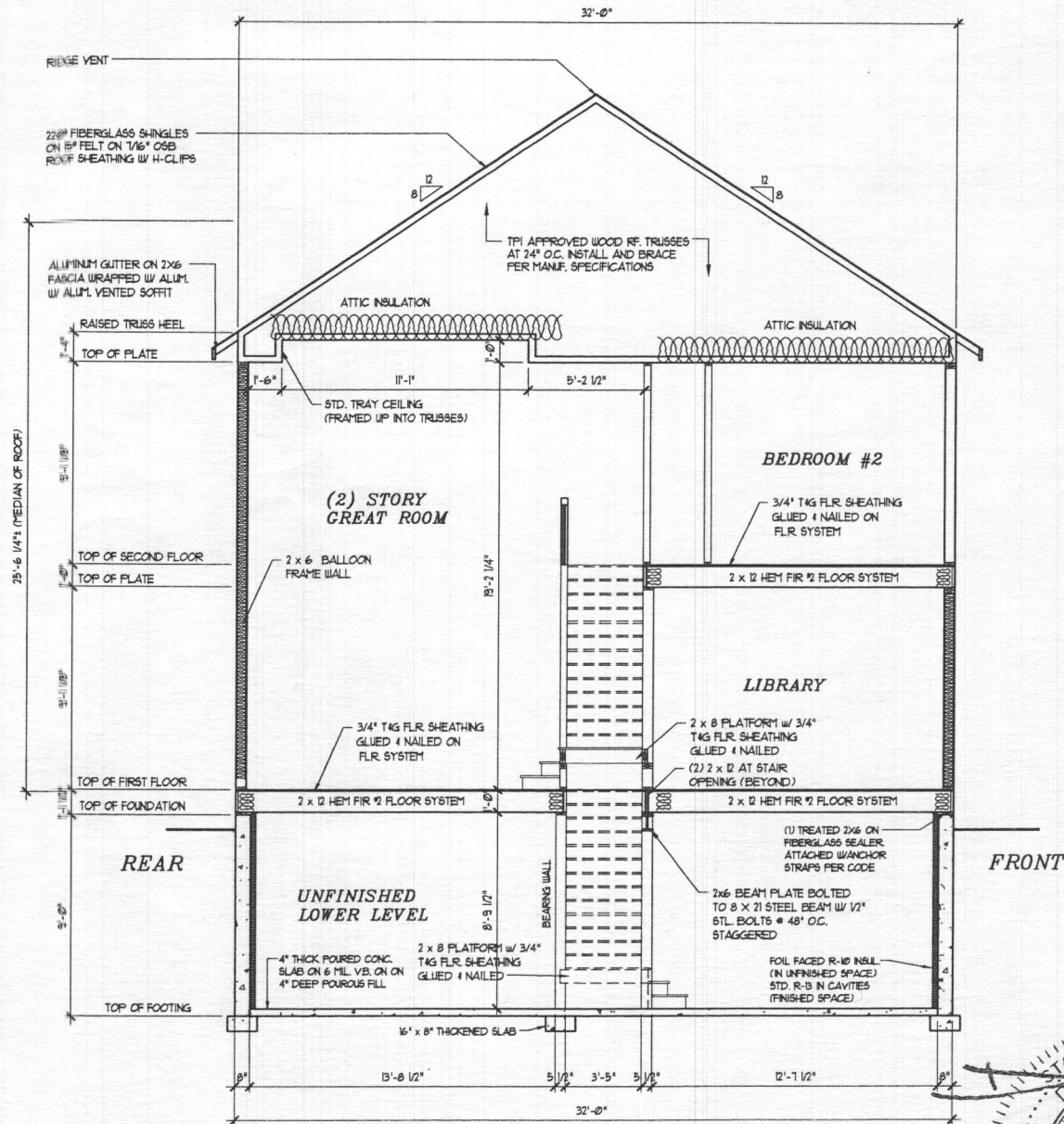
1ST FLOOR TO 2ND FLOOR
OVERALL HT: 10'-1 1/8"
STAIR RISER: 7'-9/16"
STAIR TREAD: 10"
NUMBER OF RISERS: 16

9' FOUNDATION PLANE
FTDN SLAB TO 1ST FLOOR
OVERALL HT: 9'-9 1/2"
STAIR RISER: 1'-3/8"
STAIR TREAD: 10"
NUMBER OF RISERS: 16



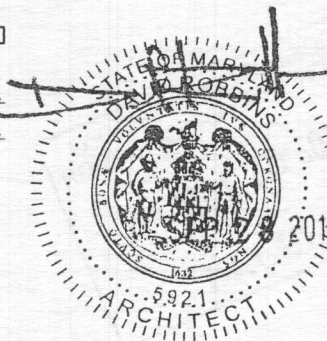
STAIR CROSS SECTION

SCALE: 1/8" = 1/4" = 1'-0"



BUILDING SECTION 'C'

SCALE: 1/8" = 1/4" = 1'-0"



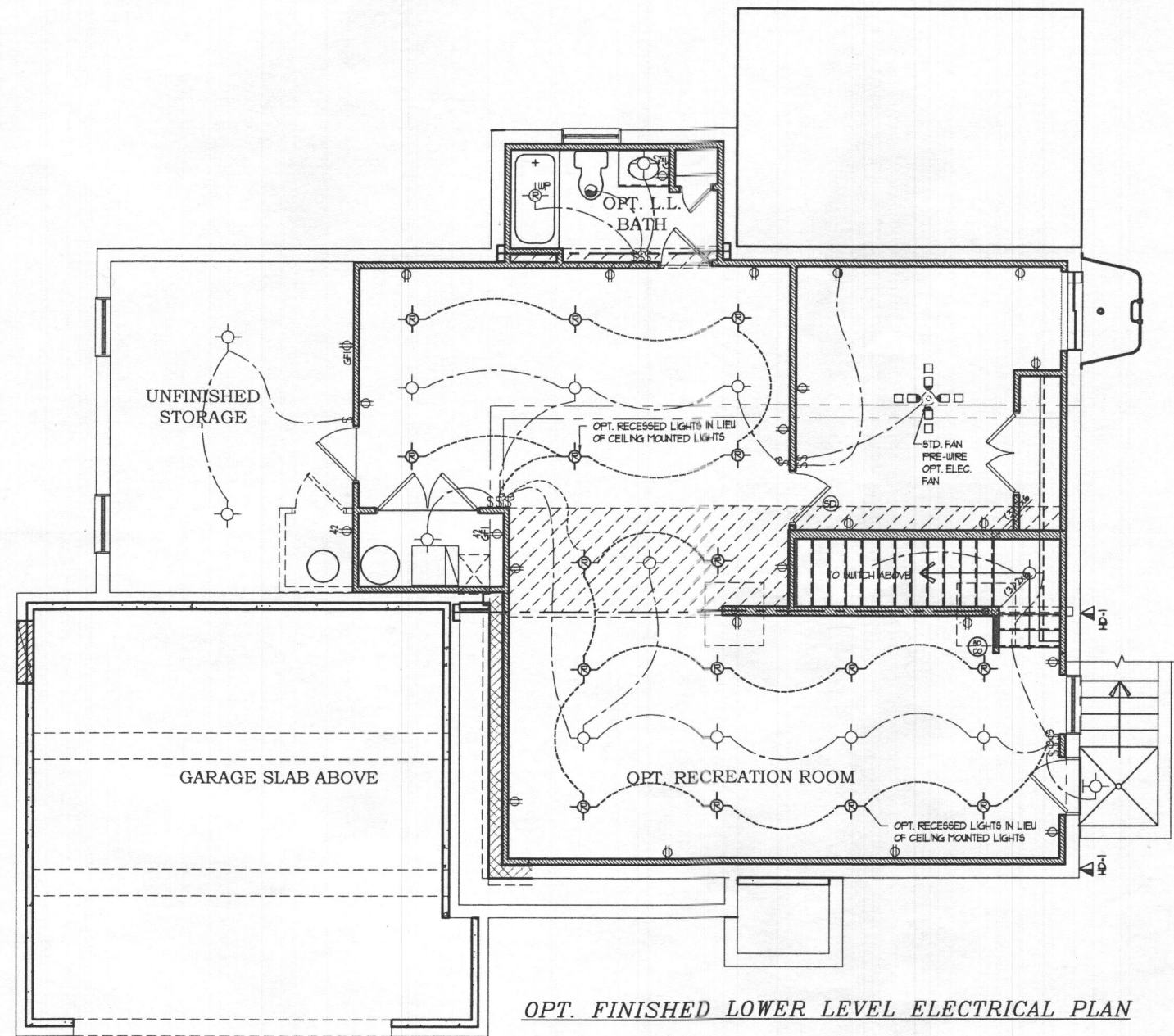
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| | |
|-----------------------|---------------|
| content | SECTION C |
| scale: 1"=4' (34±22) | file: 8.4 |
| U.N.O. 1"=8' (17±1) | date: 08/2018 |
| drawn: ACI | |
| CHESTER OLIVER | |
| OLIVER RESIDENCE | |
| title | |

| date | revision | by |
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| license number | 3981 |
| expiration date | 04-03-2020 |

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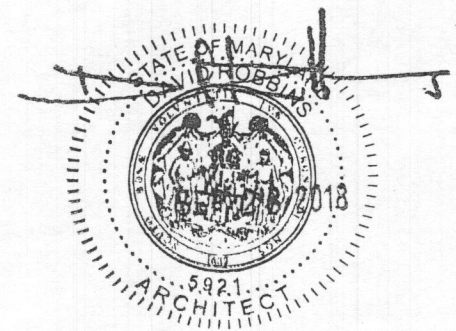
OPT. FINISHED LOWER LEVEL ELECTRICAL PLAN

PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY LOCAL CODE, WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION.

THESE DRAWINGS ARE SCHEMATIC ONLY. THE 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.

ELECTRICAL SYMBOLS

- ⊕ DUPLEX OUTLET
- ⊕ 18" AFF. DUPLEX OUTLET
- ⊕ 42" AFF. DUPLEX OUTLET
- ⊕ 220 VOLT DUPLEX OUTLET
- ⊕ WP WATERPROOF RECEPTACLE
- ⊕ GFI GROUND FAULT INTERRUPTER
- ⊕ 42 GROUND FAULT INTERRUPTER 42" AFF.
- ⊕ WALL SWITCH
- ⊕ 3-WAY WALL SWITCH
- ⊕ 4-WAY WALL SWITCH
- ⊕ DIMMER WALL SWITCH
- ⊕ EXHAUST FAN
- ⊕ FL FANLIGHT CONEDO
- ⊕ LIGHT FIXTURE CEILING MOUNTED
- ⊕ RECESSED LIGHT FIXTURE
- ⊕ PC FULL CHAIN FLUORESCENT LIGHT FIXTURE
- ⊕ FLOOD LIGHTS
- ⊕ LIGHT FIXTURE WALL MOUNTED
- ⊕ T THERMOSTAT
- ⊕ JB JUNCTION BOX
- ⊕ CHIME DOOR CHIME
- ⊕ TELEPHONE JACK
- ⊕ TELEVISION JACK
- ⊕ GB GARBAGE DISPOSAL
- ⊕ SD SMOKE DETECTOR
- ⊕ CO CARBON MONOXIDE DETECTOR
- ⊕ CB COMBINATION SMOKE-CARBON DETECTOR
- ⊕ EP ELECTRIC PANEL
- ⊕ EM ELECTRIC METER
- ⊕ I INTERCOM
- ⊕ IC INTERCOM CONSOLE



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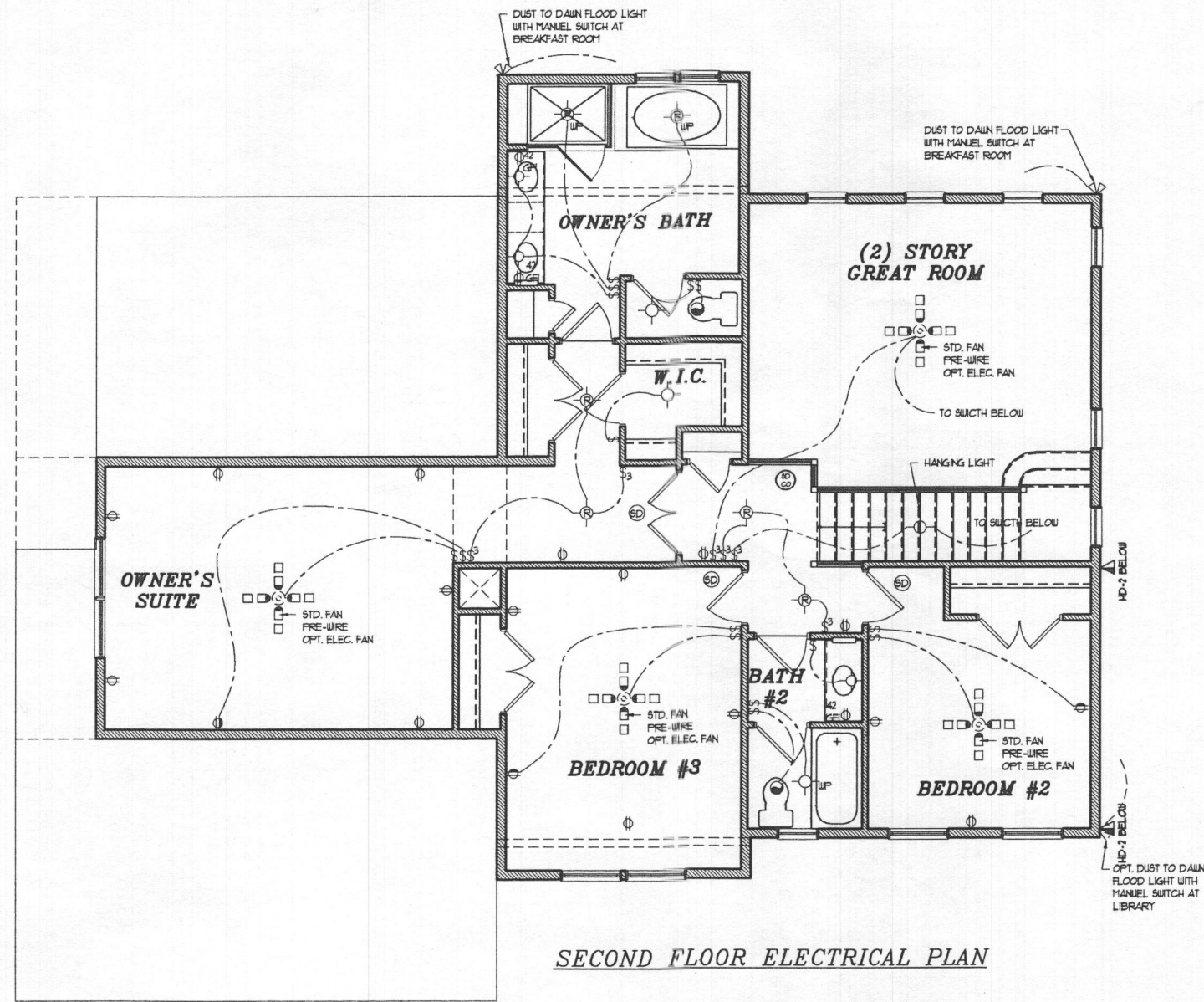
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 scale: 1"=4' (34x22) file: 17x11 E0.1
 U.N.O. 1"=8'
 date: 08/2018
 drawn: ACI
 title: CHESTER OLIVER
 OLIVER RESIDENCE

| date | revision |
|------|----------|
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Professional Certification
 I hereby certify that these documents were prepared by me, or under my direct supervision and that I am a duly licensed professional architect under the laws of the State of Maryland.
 license number: 9821
 expiration date: 04-03-2020

SHEET #
 E0.1

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SECOND FLOOR ELECTRICAL PLAN

PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY LOCAL CODE, WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION.

THESE DRAWINGS ARE SCHEMATIC ONLY. THE 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.

ELECTRICAL SYMBOLS

- ⊕ DUPLEX OUTLET 15" AFF.
- ⊕ DUPLEX OUTLET 42" AFF.
- ⊕ DUPLEX OUTLET 18" AFF. HALF SWITCHED
- ⊕ 220 VOLT DUPLEX OUTLET
- ⊕ WP WATERPROOF RECEPTACLE
- ⊕ GFI GROUND FAULT INTERRUPTER
- ⊕ 42 GROUND FAULT INTERRUPTER 42" AFF.
- \$ WALL SWITCH
- \$3 3-WAY WALL SWITCH
- \$4 4-WAY WALL SWITCH
- \$D DIMMER WALL SWITCH
- \$E EXHAUST FAN
- \$FL FAN/LIGHT COMBO
- LIGHT FIXTURE CEILING MOUNTED
- LIGHT FIXTURE RECESSED LIGHT
- PC FIXTURE PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLOOD LIGHTS
- LIGHT FIXTURE WALL MOUNTED
- T THERMOSTAT
- ⊕ JUNCTION BOX
- ⊕ DOOR CHIME
- ⊕ TELEPHONE JACK
- ⊕ TELEVISION JACK
- ⊕ GARBAGE DISPOSAL
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ COMBINATION SMOKE - CARBON DETECTOR
- ⊕ EP ELECTRIC PANEL
- ⊕ EM ELECTRIC METER
- ⊕ I INTERCOM
- ⊕ IC INTERCOM CONSOLE

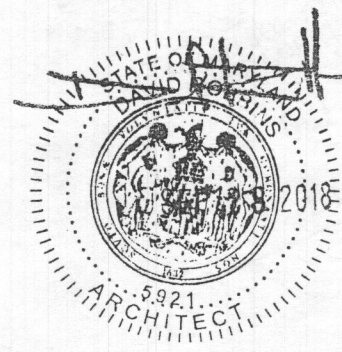
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 Tel.: (410) 465-7500 Fax: (410) 465-0903

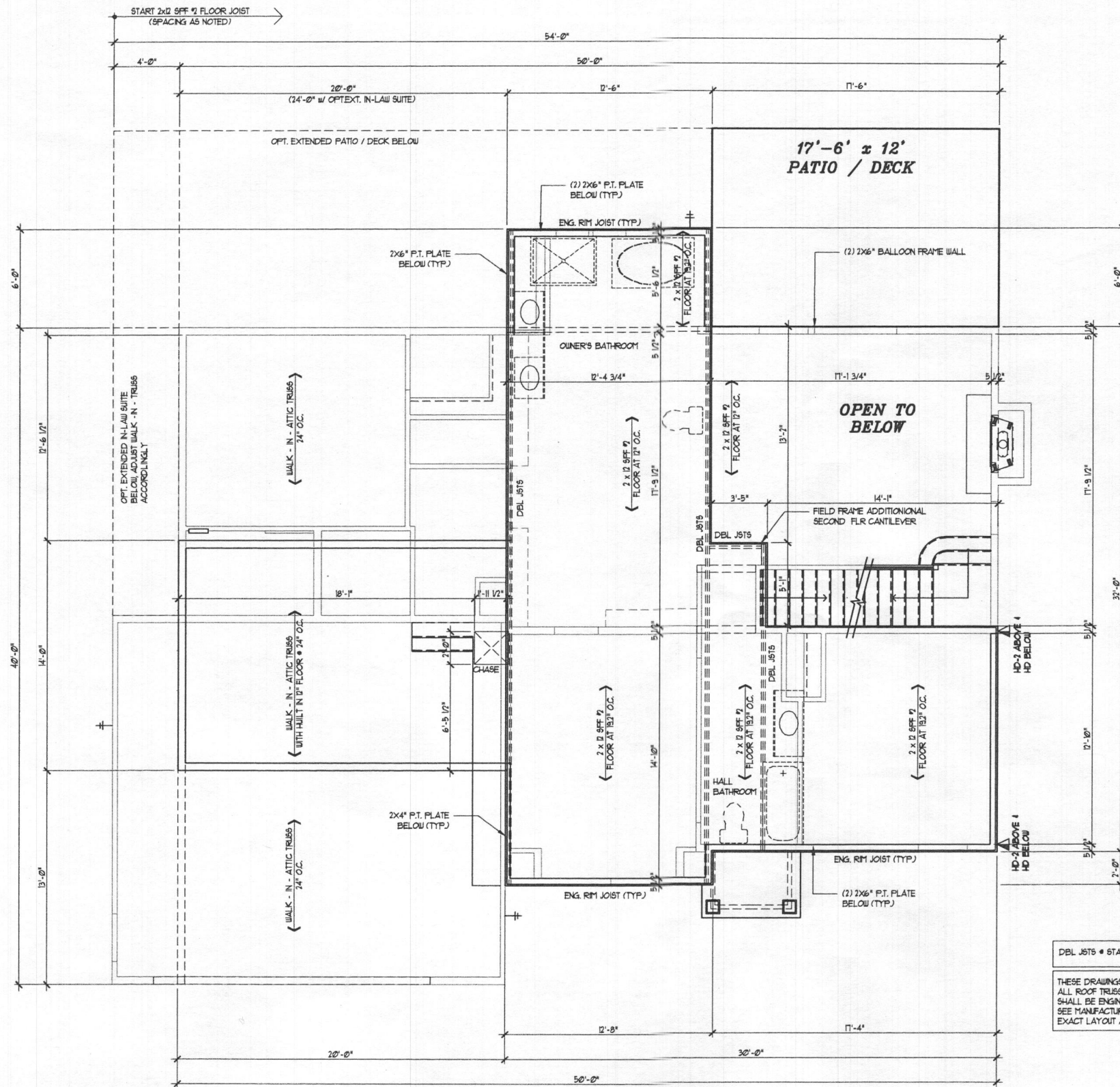
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 date: 09/2018
 drawn: ACI
 title: CHESTER OLIVER OLIVER RESIDENCE

| date | revision | by |
|------|----------|----|
| | | |
| | | |
| | | |

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 license number 5821
 expiration date 04-03-2020

SHEET #
 E2.1

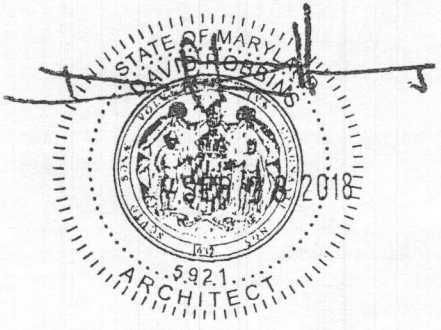




SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1/4" = 1'-0"

DBL JS15 = STAIR OPENINGS

THESE DRAWINGS ARE SCHEMATIC ONLY. ALL ROOF TRUSSES AND FLOOR SYSTEMS SHALL BE ENGINEERED BY OTHERS. SEE MANUFACTURER'S PLANS FOR THE EXACT LAYOUT AND CONSTRUCTION.



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| | |
|---------------------------|---------------------------|
| content | SECOND FLOOR FRAMING PLAN |
| scale: | 1"=4' (34x22) file: |
| U.N.O. 1"=8' (17x11) S2.1 | drawn: ACI |
| | date: 08/2018 |
| | CHESTER OLIVER |
| | OLIVER RESIDENCE |
| title | |

| date | revision |
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| SHEET # | S2.1 |

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M&K project number:
093-18051

project mgr: SDI
drawn by: NCF
issue date: 09-26-18

REVISIONS:
date: initial:

GEMCRAFT HOMES

ARCHITECTURE
COLLABORATIVE, INC.

LATERAL NOTES & DETAILS

OLIVER RESIDENCE
4792 BEECHWOOD ROAD
ELLCOTT CITY, MARYLAND

sheet:

LB-1

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
115 MPH WIND IN 2015 IRC MAP
(115 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER IRC R301.2.1.1)
EXP. B, RISK CAT. 2 & SEISMIC CAT. AVB.

THE DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1604) & ASCE 7-10, AS PERMITTED BY R301.3 OF THE 2015 IRC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREBY, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD:
FASTEN SHEATHING W/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN PANEL FIELD. (TYP. U.N.O.)
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/4" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

BLOCKED PANEL EDGES

- AT DESIGNATED AREAS - FASTEN SHEATHING W/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 3/4" 16 GA STAPLES (1/4" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

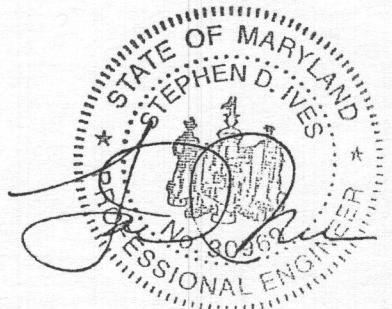
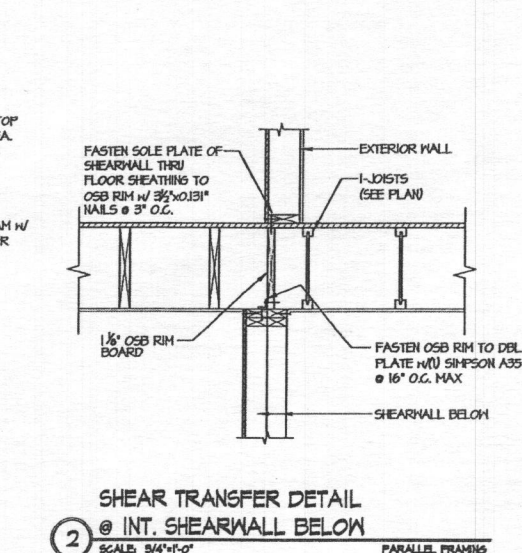
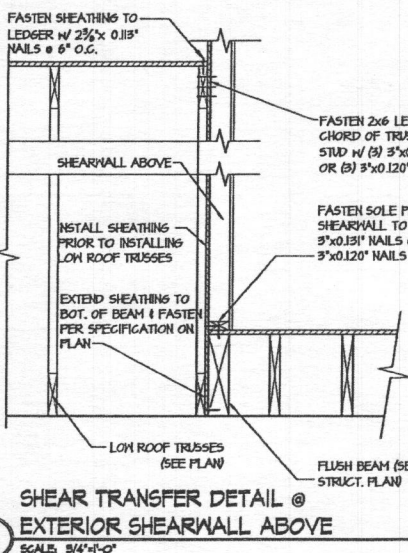
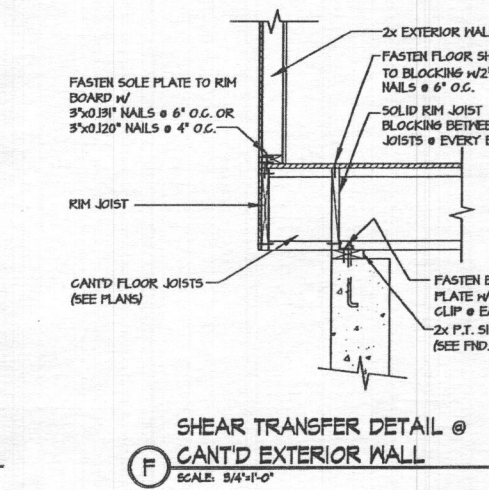
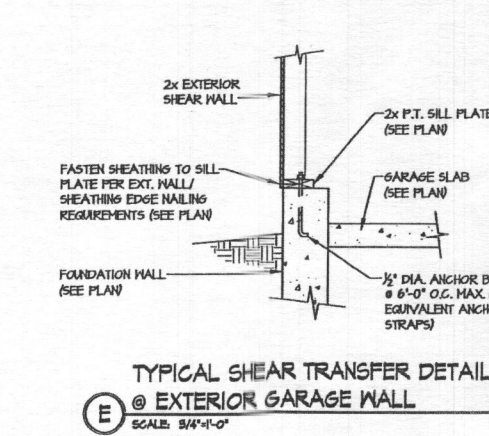
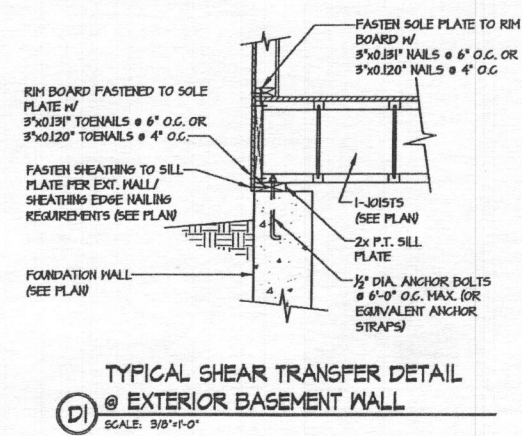
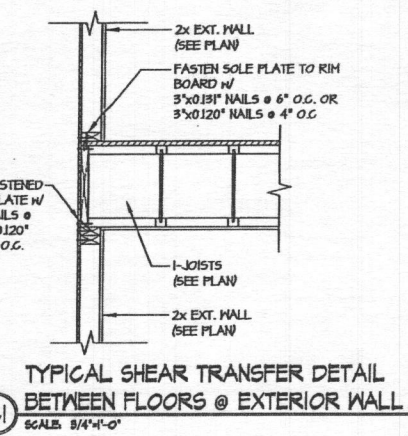
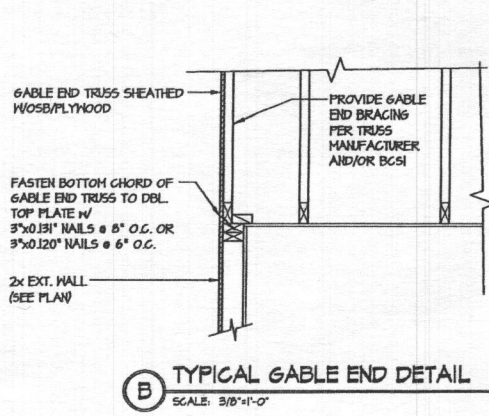
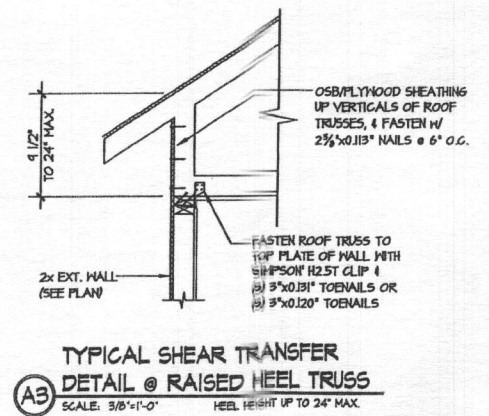
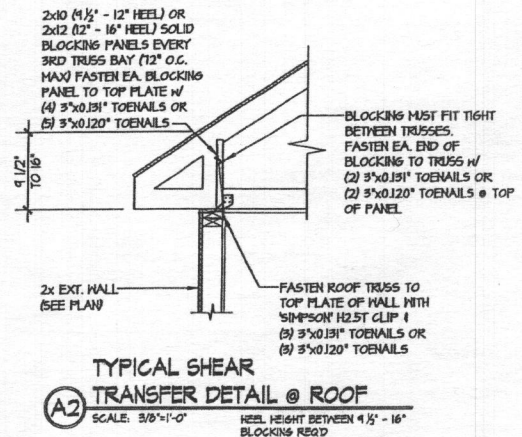
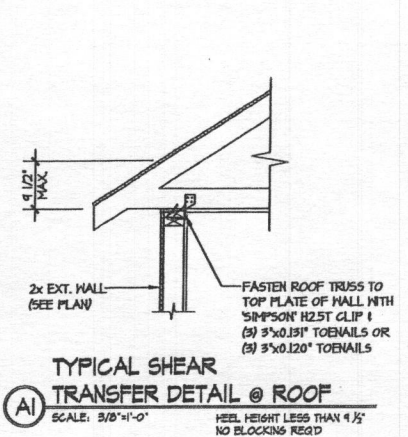
3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W/ 2 3/8" x 0.113" NAILS @ 3" O.C. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACINGS, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- PRE-MANUFACTURED PANELIZED WALLS:
FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED W/ OSB OR PLYWOOD W/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

--- INDICATES EXTENT OF INT. OSB SHEARWALL, BLOCKED PANEL EDGES, AND/OR 3" O.C. EDGE NAILING



Professional Certification
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License No. **30969**, Expiration Date: **10/14/18**

| HOLD-DOWN SCHEDULE | |
|--------------------|--|
| SYMBOL | SPECIFICATION |
| ▶ HD-1 | SIMPSON HIT-4 HOLD-DOWN (OR STUD4RJ IN LIEU) |
| ▶ HD-2 | SIMPSON HSTG52 STRAP |

CONNECTION SPECIFICATIONS (TYP. U.N.O.)

| DESCRIPTION OF BLDG. ELEMENT | 3"x0.131" NAILS | 3"x0.120" NAILS |
|--|--------------------------|--------------------------|
| JOIST TO SOLE PLATE | (3) TOENAILS | (3) TOENAILS* |
| SOLE PLATE TO JOIST/BLK'S | (3) NAILS @ 4" o.c. | (3) NAILS @ 4" o.c. |
| STUD TO SOLE PLATE | (2) TOENAILS | (3) TOENAILS* |
| TOP OR SOLE PLATE TO STUD | (2) NAILS | (3) NAILS |
| RIM TO TOP PLATE | TOENAILS @ 8" o.c. | TOENAILS @ 6" o.c.* |
| BLK'S, BTWN. JOISTS TO TOP PL. | (3) TOENAILS | (3) TOENAILS* |
| DOUBLE STUD | NAILS @ 24" o.c. | NAILS @ 16" o.c. |
| DOUBLE TOP PLATE | NAILS @ 24" o.c. | NAILS @ 16" o.c. |
| DOUBLE TOP PLATE LAP SPLICE | (4) NAILS IN LAPPED AREA | (1) NAILS IN LAPPED AREA |
| TOP PLATE LAP @ CORNERS & INTERSECTING WALLS | (2) NAILS | (2) NAILS |

* 2 3/8" x 0.113" IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)

LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.



M&K project number:

093-18051

project mgr:

SDI

drawn by:

NCF

issue date:

09-26-18

REVISIONS:

date:

init

GEMCRAFT HOMES
ARCHITECTURE
COLLABORATIVE, INC.

LATERAL NOTES & DETAILS
OLIVER RESIDENCE
4792 BEECHWOOD ROAD
ELLCOTT CITY, MARYLAND

sheet:

LB-2

LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.

HOLD-DOWN SCHEDULE

| SYMBOL | SPECIFICATION |
|--------|---|
| ▶ HD-1 | SIMPSON HTT-4 HOLD-DOWN (OR STDH4RJ IN LIB) |
| ▶ HD-2 | SIMPSON HSTC52 STRAP |

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
115 MPH WIND IN 2015 IRC MAP
(115 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER IRC R301.2.1.1)
EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1604) & ASCE 7-10, AS PERMITTED BY R901.3 OF THE 2015 IRC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

EXT. WALL SHEATHING SPECIFICATION

- 1/16" OSB OR 15/32" PLYWOOD:
FASTEN SHEATHING w/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN PANEL FIELD. (TYP, UNO)
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/4" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

BLOCKED PANEL EDGES

- AT DESIGNATED AREAS - FASTEN SHEATHING w/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 3/4" 16 GA STAPLES (1/4" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

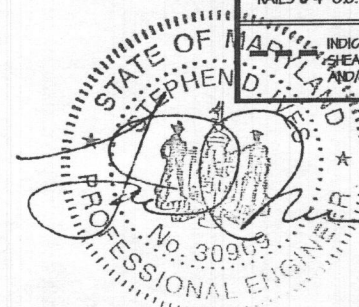
3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 3/8" x 0.113" NAILS @ 3" O.C. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

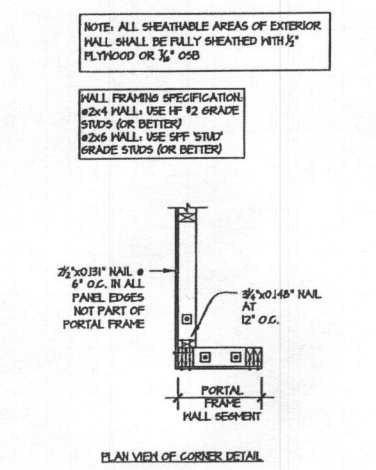
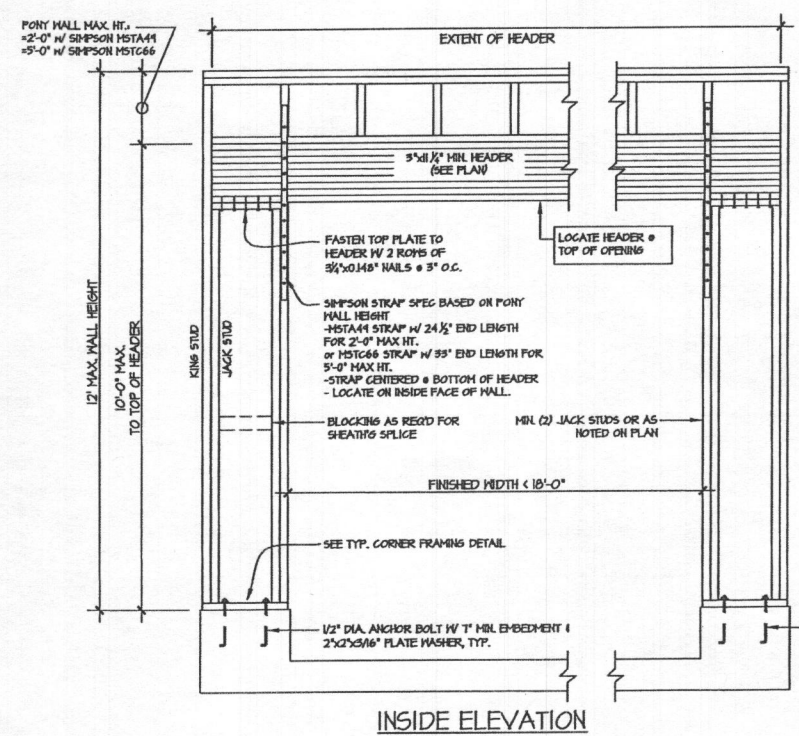
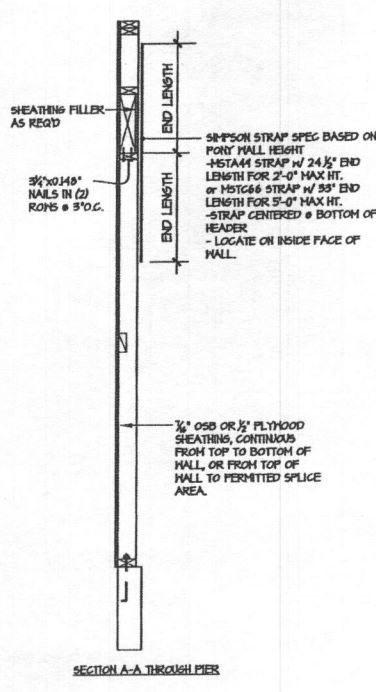
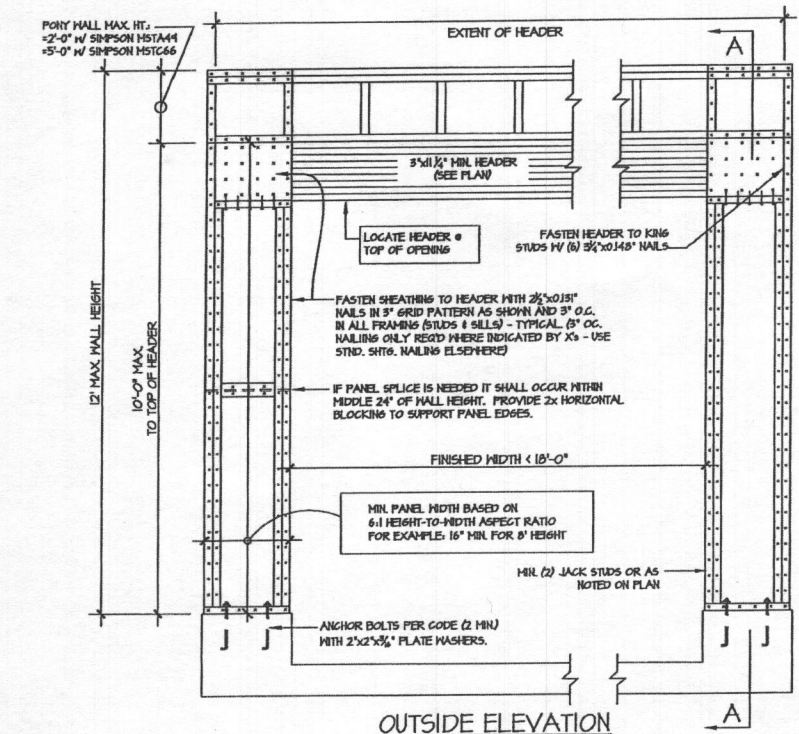
NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, UNO.
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- PRE-MANUFACTURED PANELIZED WALLS:
FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

INDICATES EXTENT OF INT. OSB SHEARWALL, BLOCKED PANEL EDGES, AND/OR 3" O.C. EDGE NAILING

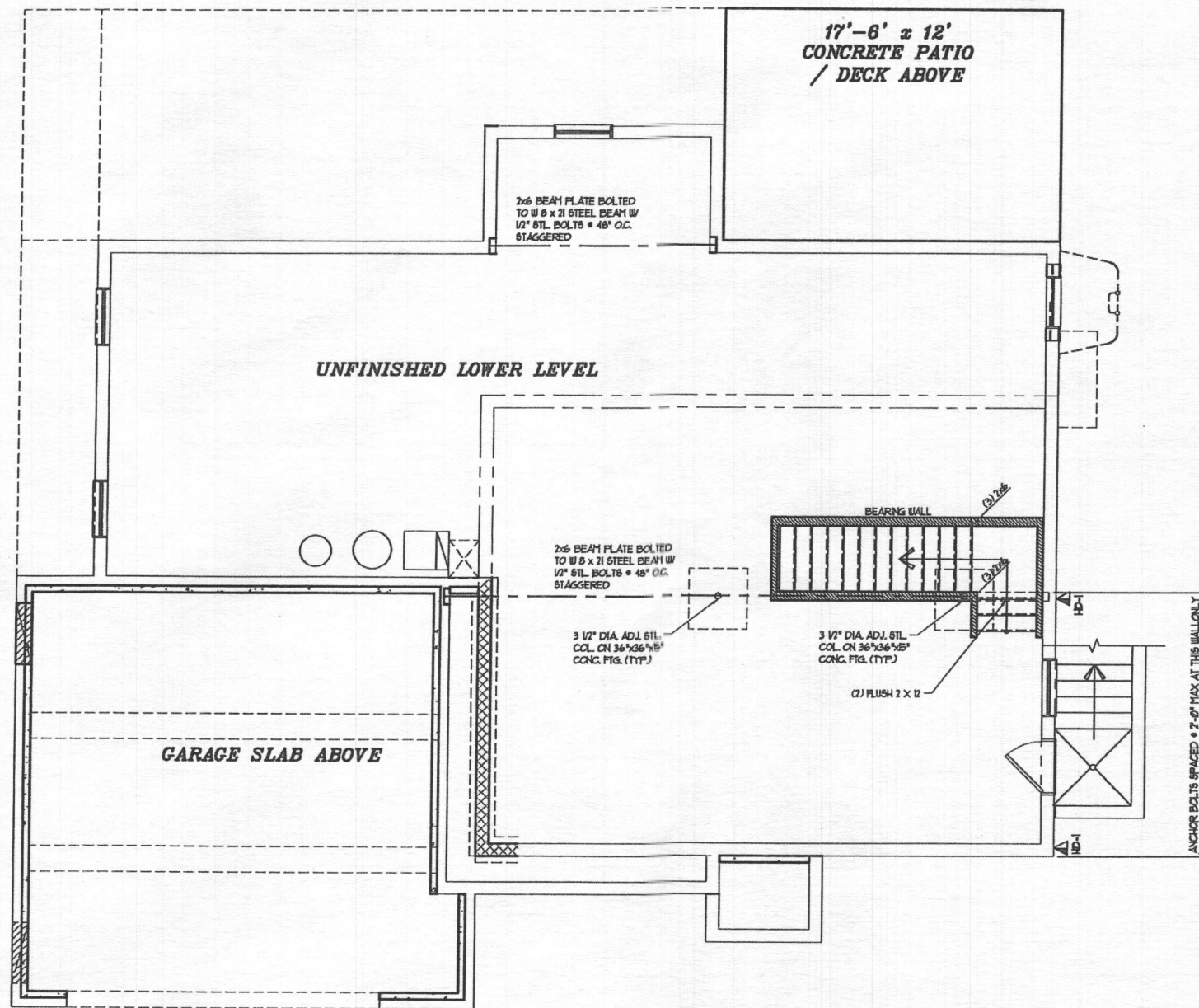


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License No. 30969 Expiration Date: 10/19/15



ALTERNATIVES TO 1/2" DIA. ANCHOR BOLT:
1) 1/2" DIA. x 6" LONG SIMPSON TITEN HD
2) 1/2" DIA. THREADED ROD EPOXY SET w/ 1/4" EMBED.
(#10) UTILIZING HLT1 HY200 EPOXY ANCHORING SYSTEM (OR EQUAL)

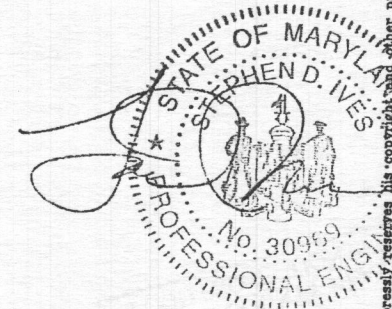
GARAGE PORTAL FRAME BRACING ELEVATION
SCALE: N.T.S. BOTH SIDES OF GARAGE DOOR



LATERAL BRACING: FOUNDATION PLAN

NOTE:
REFER TO LATERAL BRACINGS &
SHEAR WALL NOTES ON SHEET LB-1

M & K HAS REVIEWED THESE PLANS FOR LATERAL
DESIGN ONLY. GRAVITY IS BY OTHERS AND IS
NOT REVIEWED BY M & K



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License No. **30969**, Expiration Date: **10/14/18**

| | |
|--|---|
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| content LB-FOUNDATION PLAN | date: 08/2018 |
| scale: 1" = 4' U.N.C. 1" = 8' | file: LB-3 |
| drawn: ACI | title: CHESTER OLIVER OLIVER RESIDENCE |
| date: 08/2018 | revision: |
| SHEET # LB-3 | Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License number: 30969 expiration date: 10-14-2020 |

