

CODE:
1. INTERNATIONAL RESIDENTIAL BUILDING CODE-- 2018 EDITION

GENERAL NOTES:

- WINDOWS IN ALL BEDROOMS ARE DOUBLE HUNG. WHEN THE LOWER SASH IS RAISED FROM INSIDE THESE WINDOWS THEY PROVIDE EMERGENCY AND RESCUE OPENINGS THAT ARE AT LEAST 24 INCHES IN HEIGHT AND 20 INCHES WIDE.
- SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR LOCATIONS ARE AS SHOWN ON PLANS.
- ALL NEW EXTERIOR LOAD BEARING WALLS ARE 2X6" STUDS @ 16" O/C WITH 5/8" SHEATHING BOARDS ON EXTERIOR AND 1/2" GB ON INSIDE FACE.
- ALL INTERIOR NON LOAD BEARING WALLS ARE 2"x4" STUDS @ 16" O/C WALLS WITH 1/2" GB ON EACH FACE EXCEPT NOTED OTHERWISE.
- NEW SECOND FLOOR AND ROOF AS SHOWN ON STRUCTURAL PLAN.
- SEE STRUCTURAL DRAWINGS FOR FLOOR FARMING INCLUDING LOAD BEARING WALLS LOCATIONS.
- ALL NEW DOORS AND WINDOWS ARE AS SHOWN ON PLANS AND FRAMING CONTRACTOR SHALL PROVIDE OPENING INTO WALLS WITH HEADERS AND JAMS PER CODE AND DETAILS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS, LOCATIONS AND ELEVATIONS OF STRUCTURES SHOWN ON THE CONTRACT DRAWINGS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL WORK SHALL BE DONE ACCORDANCE WITH HOWARD COUNTY BUILDING CODE.
- THE CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEE ARISING FROM THE PERFORMANCE OF THE WORK DONE BY THE CONTRACTOR.
- ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES AND THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS. THE DRAWINGS SHOWING THE GENERAL AGREEMENTS AND EXTENT OF WORK. AS THE WORK PROGRESSES THE CONTRACTOR AT NO EXTRA COST SHALL MAKE MODIFICATIONS TO MAKE PART ALIGN.
- CHANGES TO THE PLAN BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
- DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE PROPER INSTALLATION OF ALL METAL FASTENERS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT ON ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION AND NOTIFY ARCHITECT OF DISCREPANCIES AND CONFLICTS.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETE IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISIONS/AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

2018 IECC CODE COMPLIANCE

- R301.1 CLIMATE ZONE 4A
- R401.2 COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS
- 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, 2018 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, U NINTERRUPTED 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 .32 (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 WEATHERSTRIPPED AND INSULATED R-49
- R402.4 AIR LEAKAGE (MANDATORY): THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.1.1 THROUGH R402-4.5
- R402.4.1.2 TESTING:
THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, 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 CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- R402.4.2 FIREPLACES: NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. WHERE USING TIGHT-FITTING DOORS ON FACTORY-BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE 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 LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CFM (0.944 L/S) WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A PRESSURE DIFFERENTIAL OF 1.57 PSF (75 PA). RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- R403.1.1 THERMOSTAT
ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2018 IECC SECTION 403.1.1.
- R403.1.2 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 HEATING LOAD.
- R403.3.1 MECHANICAL DUCT INSULATION (PRESCRIPTIVE)
SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-8 FOR DUCTS 3 INCHES (76 MM) IN DIAMETER AND LARGER AND NOT LESS THAN R-6 FOR DUCTS SMALLER THAN 3 INCHES (76 MM) IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO NOT LESS THAN R-6 FOR DUCTS 3 INCHES (76 MM) IN DIAMETER AND NOT LESS THAN R-4.2 FOR DUCTS SMALLER THAN 3 INCHES (76 MM) IN DIAMETER.
- R403.3.2 DUCT SEALING (MANDATORY)
DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.
- R403.3.3 DUCT TESTING (MANDATORY)
DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
EXCEPTIONS:
A DUCT AIR-LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
- R403.6 MECHANICAL VENTILATION
OUTDOOR (MAKE-UP AND EXHAUSTS) AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER 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 90 % OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICACY LAMPS.

THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 6 FEET OF THE ELECTRICAL PANEL AND BE READILY VISIBLE.

R-VALUE AND U-FACTOR

ELEMENT	MAIN HOUSE	SUNROOM
U-FACTOR		
DOORS/WINDOWS	0.32	0.50
R-VALUE		
CEILLINGS	49	30
WALLS (WOOD FRAMED)	19	19
WALLS (CONCRETE)	13	19
FLOORS	19	-
BASEMENT WALLS	13	13
SLAB ON GRADE	10	-

* INSULATION MUST EXTEND FROM THE SLAB EDGE TO A LENGTH OF 24" VERTICALLY AND/OR HORIZONTALLY.

BUILDING SUMMARY:
GROSS AREA

- EXISTING BUILDING LIVING AREA = 3650 SF

PROPOSED ADDITION BUILDING AREA:

- FIRST FLOOR REAR ADDITION AREA = 238 SF
- REAR SCREEN PORCH AREA = 225 SF
- REAR DECK ADDITION AREA = 260 SF

SCOPE OF WORK:

- RENOVATION AND ADDITION TO EXISTING SPLIT LEVEL HOUSE.
- ONE STORY REAR ADDITION BEHIND THE KITCHEN
- COVERED SCREEN PORCH WITH DECK ON REAR OF THE KITCHEN
- MASTER BEDROOM INTERIOR RENOVATION
- NEW POWDER ROOM IN KITCHEN AREA

ARENCO LLC
 ARCHITECTS
 ENGINEERS
 CONSTRUCTION MANAGERS
 12430 TITLE CREST
 NEW MILFORD, MD 21113
 TEL: (410) 410-1300 FAX: (410) 974-6410

ARENCO LLC
 PROJECT TITLE
 RENOVATION AND ADDITION
 TO EXISTING SPLIT LEVEL HOUSE
 7006 GARDNER LANE
 HIGHLAND, MARYLAND 20777
 SHEET TITLE
 GENERAL NOTES AND SCHEDULES

DISCLAIMER
 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 NO. 25281 EXPIRATION DATE: 09/24/2021

PROJECT NUMBER
2020-382

DRAWN BY
SP

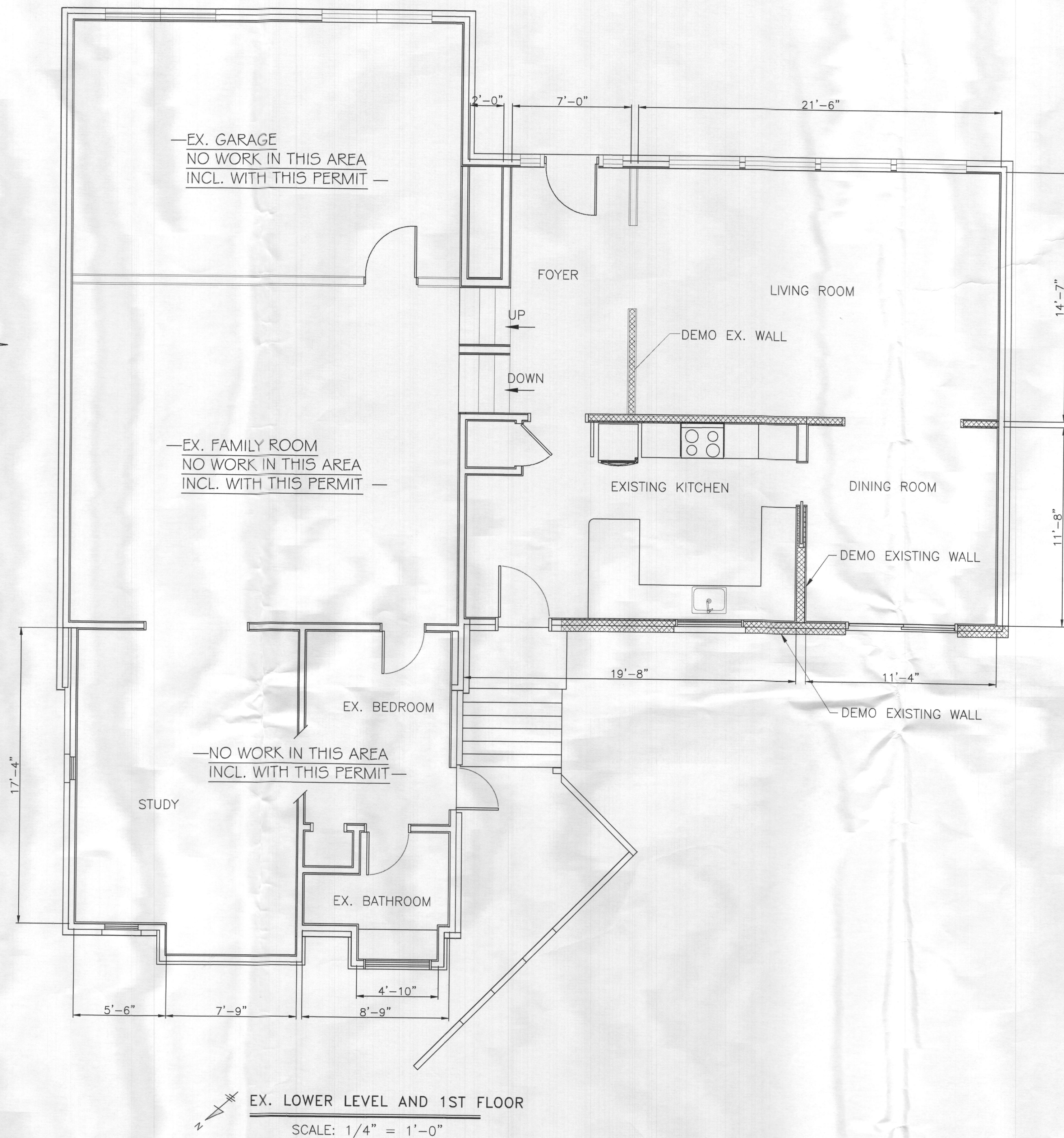
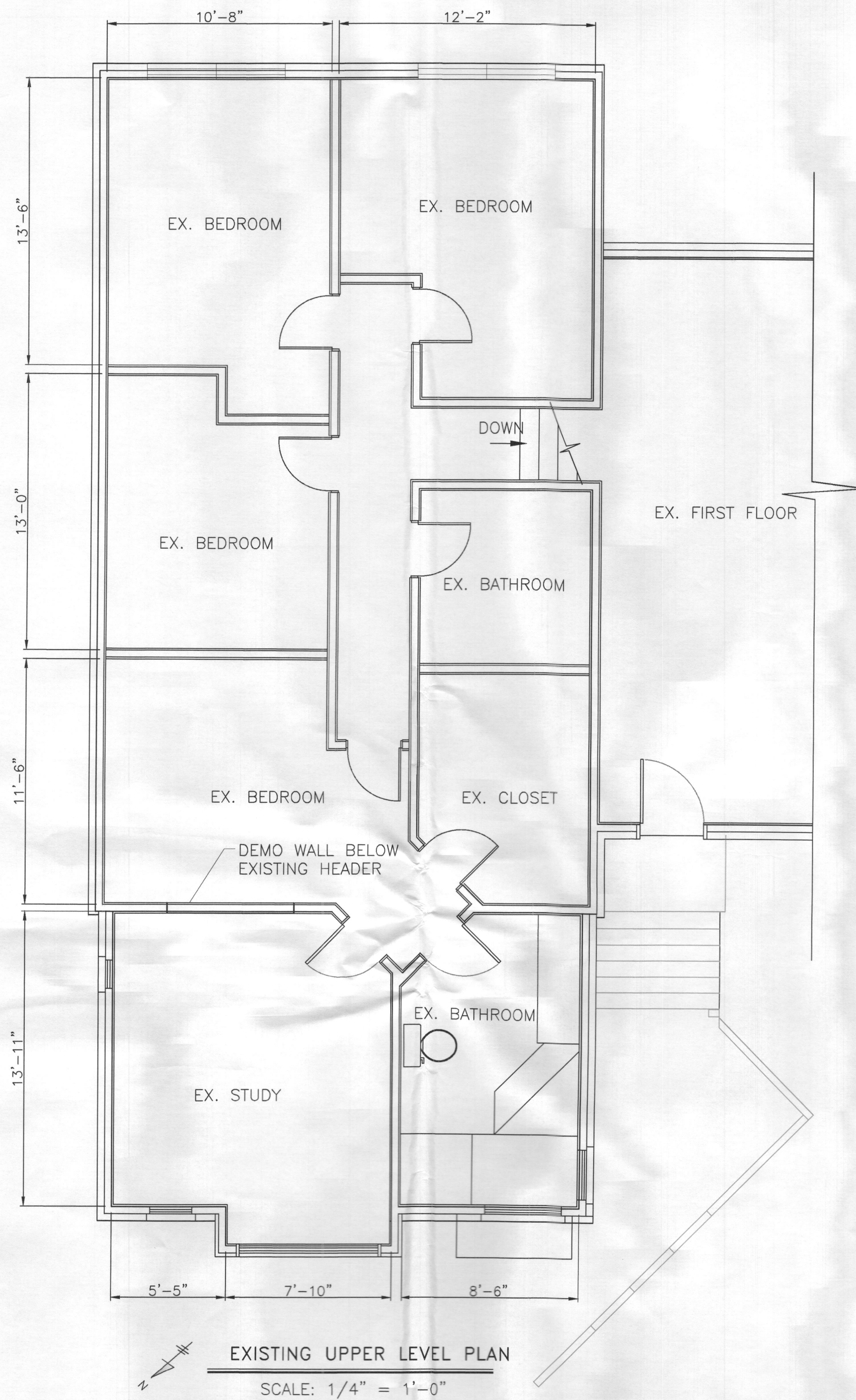
APPROVED BY
PP

DATE
11-14-2020

ORIGINAL SHEET SIZE
 36X24
 SHOULD MEASURE 1":

SCALE
AS SHOWN

DRAWING
A1



CONTRACTORS NOTES:

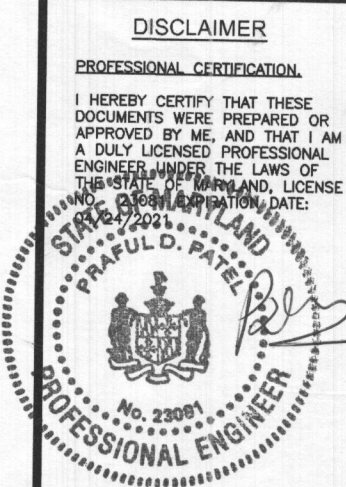
- CONTRACTOR MUST SUBMIT PROOF OF A VALID MHC LICENSE
- CONTRACTOR MUST SUBMIT A CERTIFICATE OF INSURANCE FOR BUILDER'S RISK FOR 120% OF CONTRACT VALUE.
- CONTRACTOR IS REQUIRED TO SUBMIT AND COMPLY WITH A SCHEDULE SHOWING THE START AND COMPLETION DATES FOR THIS PROJECT. SCHEDULE WILL BECOME PART OF THE CONTRACT DOCUMENTS.
- CONTRACTOR IS REQUIRED TO KEEP THE PROJECT SITE SAFE AND CLEAN PRIOR TO LEAVING THE SITE EACH DAY. THERE SHALL BE NO TRASH, DEBRIS, ETC. LEFT ON THE OUTSIDE OF THE PROJECT SITE AT THE END OF EACH DAY.
- CONTRACTOR MUST NOT USE ANY PORTION OF THE INTERIOR OF THE HOUSE BEYOND WHAT IS REQUIRED TO COMPLETE THE WORK.
- NO SMOKING IN THE HOUSE OR GARAGE. WORKERS TO SMOKE OUTSIDE 25' OR MORE FROM WINDOWS & DOORS.
- CONTRACTOR TO FIELD CONFIRM ALL DIMENSIONS. FIELD MEASUREMENTS PREVAIL OVER DIMENSIONS ON DRAWINGS
- DUST MITIGATION - 6 MIL PLASTIC SHEETING TO BE INSTALLED BETWEEN CONSTRUCTION AREA AND EXISTING ROOMS WITHIN THE EXISTING HOME
- ONCE FOUNDATION EXCAVATION BEGINS CONTRACTOR TO VERIFY TO THE HOME OWNER EXISTING FOUNDATION DEPTHS AND WIDTHS PRIOR TO ANY FOUNDATION WORK BEGINNING
- SMOKE ALARMS TO BE INSTALLED AS REQUIRED UNDER IRC 2018

NOTES:

1. FOR GENERAL NOTES SEE DRAWING A1 AND S1.
2. EXISTING WALL TO BE REMOVED AS SHOWN ON PLAN. PROVIDE TEMPORARY TO EXISTING ROOF PRIOR TO REAR WALL REMOVAL.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS PRIOR TO DEMOLITION.
4. ALL WORK SHALL BE DONE ACCORDANCE WITH HOWARD COUNTY BUILDING CODE.

WALL SYMBOLS

TYPE	DESCRIPTION
	EXISTING WALLS DEMOLITION
	EXISTING WALLS
	PROPOSED STUD WALL
	NEW CMU WALL



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SCALE
AS SHOWN

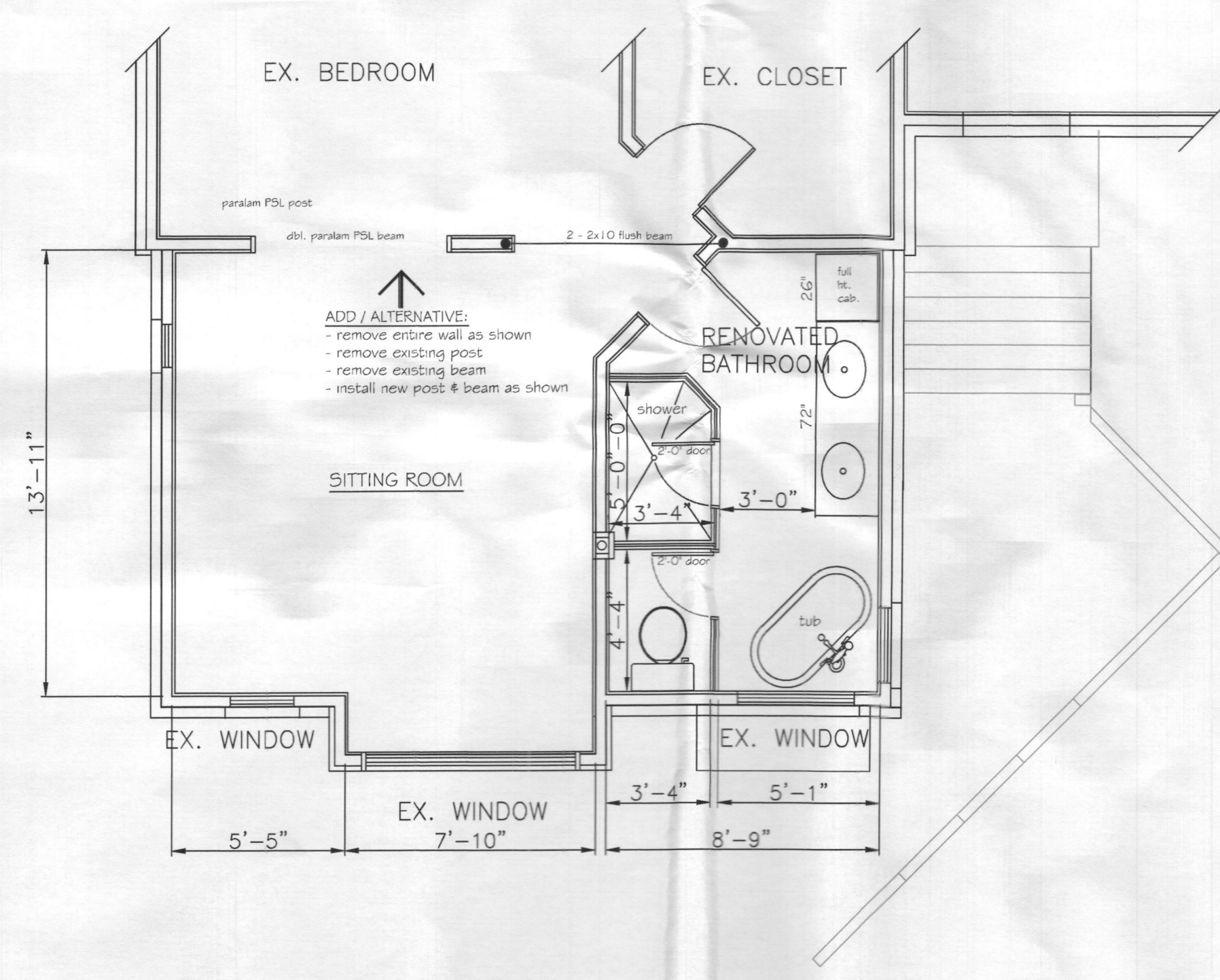
DRAWING

A2

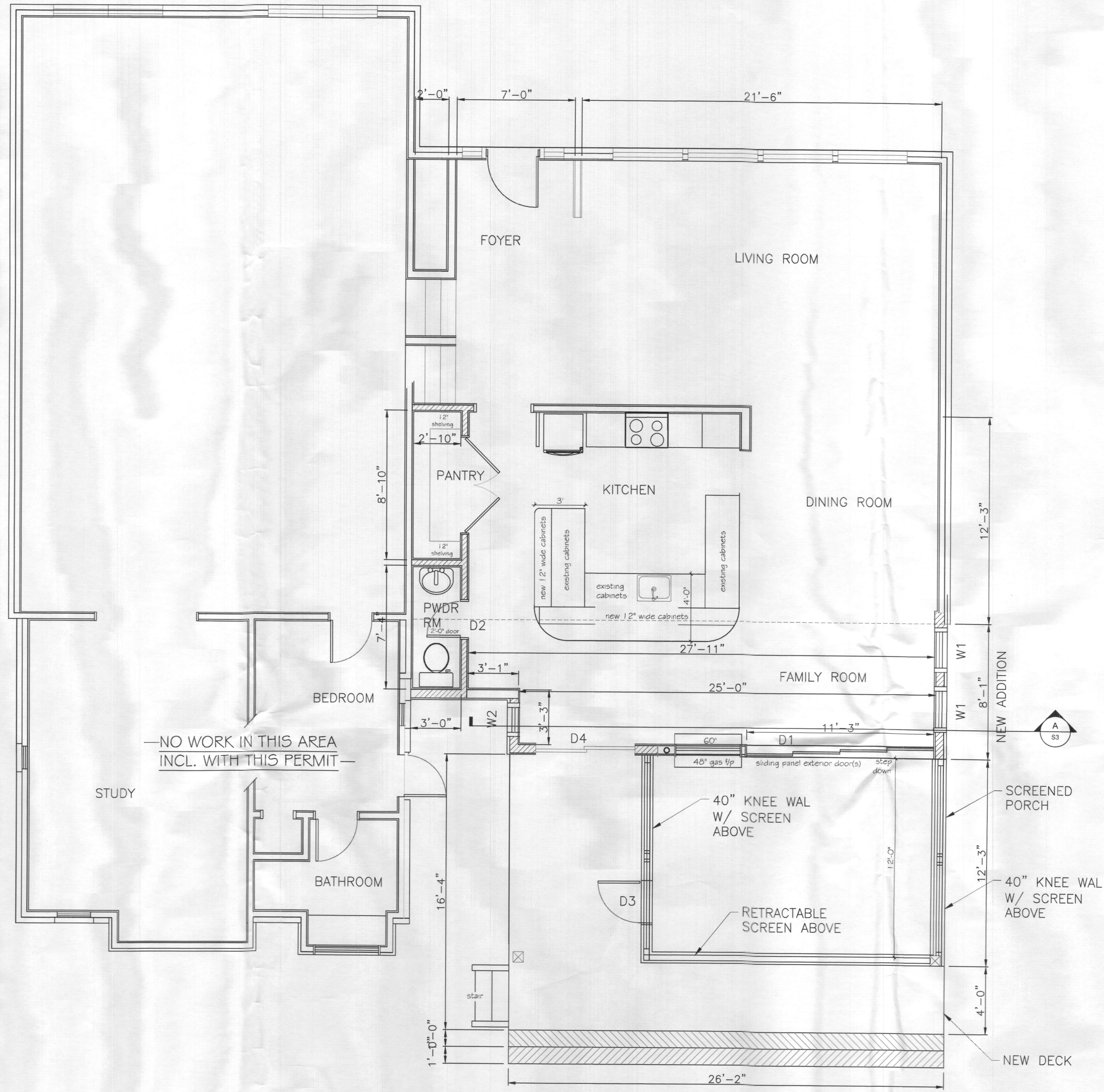
PROJECT TITLE
RENOVATION AND ADDITION
PROJECT ADDRESS
7006 GARDNER LANE
HIGHLAND, MARYLAND 20777
SHEET TITLE
EXISTING FLOOR PLANS

ARENCO LLC
ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS
18400 HILL CREST
FULTON MD 20709
TEL: (301) 410-1309 FAX: (301) 374-5416

PROJECT
RENOVATION AND ADDITION
7006 GARDNER LANE
HIGHLAND, MARYLAND 20777



PROPOSED 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR AND LOWER LEVEL
 SCALE: 1/4" = 1'-0"

WINDOWS SCHEDULE:

MARK	WIDTH	HEIGHT	HEADER
W1	2'-8"	4'-0"	2-2X10
W2	2'-0"	2'-8"	2-2X10

NEW DOORS SCHEDULE:

MARK	WIDTH	HEIGHT	HEADER	NOTES
D1	11'-3"	6'-8"	3-2X10	SLIDING PANEL PATIO DOOR
D2	2'-0"	6'-8"	2-2X10	
D3	3'-0"	6'-8"	2-2X10	SCREEN DOOR
D4	6'-0"	6'-8"	2-2X10	SLIDING DOOR

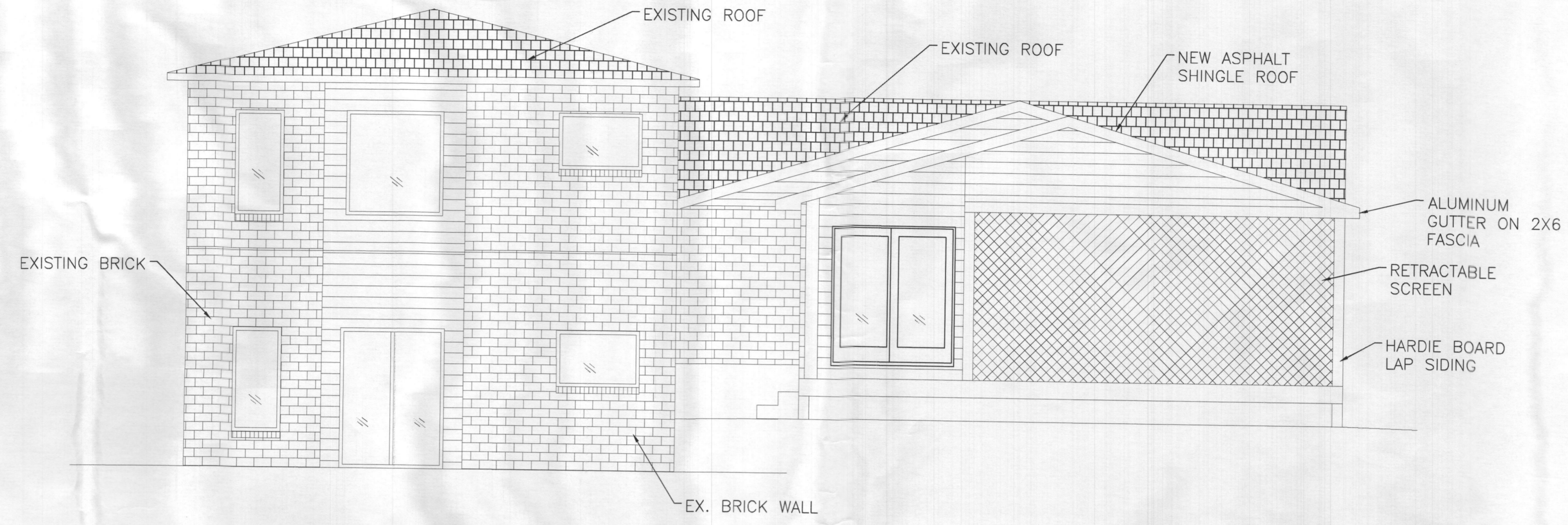
NOTES:

- FOR GENERAL NOTES SEE DRAWING A1 AND S1.
- ALL NEW EXTERIOR STUD WALLS SHALL BE 2"x6" STUDS @ 16" O/C. WITH 5/8" DRY WALL INSIDE FACE AND 5/8" EXTERIOR SHEATHING BOARD ON EXTERIOR FACE.
- ALL INTERIOR NEW PARTITION WALL SHALL BE 2X54 STUDS @ 16" O/C WITH 1/2" GB ON EACH FACE.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE DONE ACCORDANCE WITH HOWARD COUNTY BUILDING CODE.

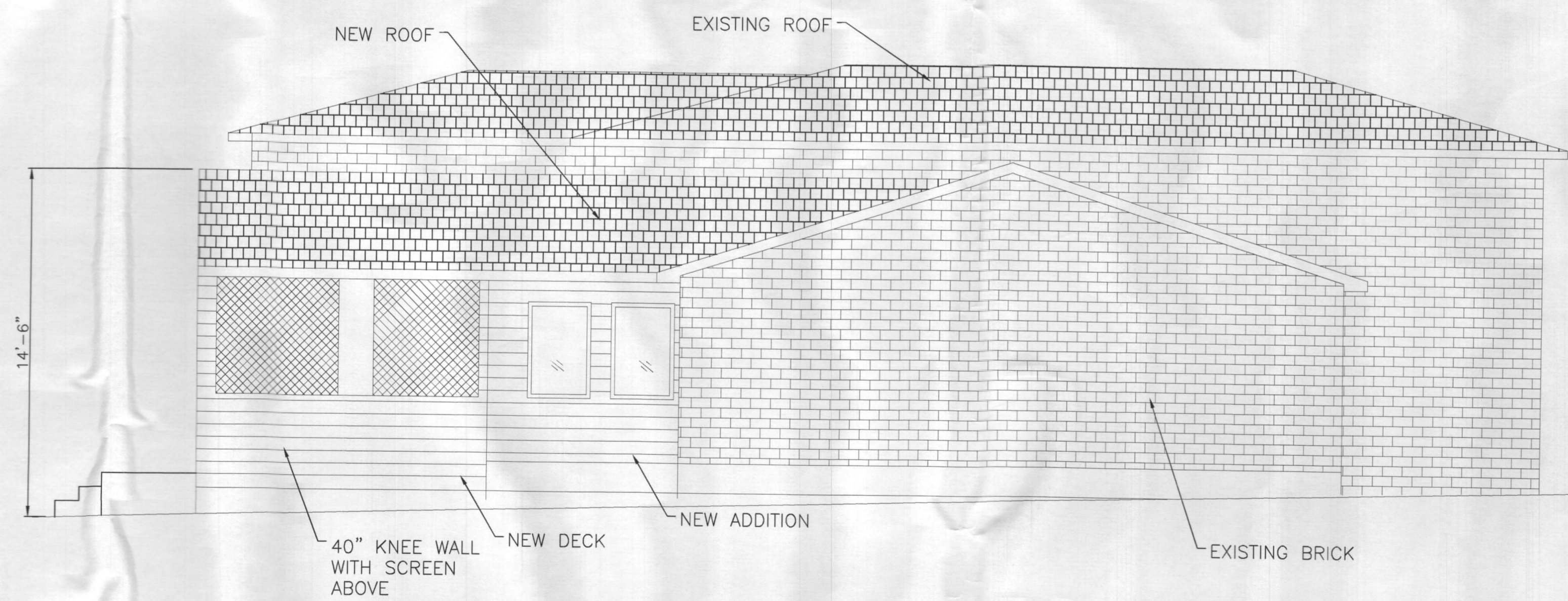
WALL SYMBOLS

TYPE	DESCRIPTION
	EXISTING WALLS DEMOLITION
	EXISTING WALLS
	PROPOSED STUD WALL
	NEW CMU WALL

- HARDWIRED AND INTERCONNECTED SMOKE ALARM
- HARDWIRED AND INTERCONNECTED CARBON MONOXIDE ALARM -UL 2034



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



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

PROJECT
RENOVATION AND ADDITION
7006 GARDNER LANE
HIGHLAND, MARYLAND 20777

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RENOVATION AND ADDITION
PROJECT ADDRESS
7006 GARDNER LANE
HIGHLAND, MARYLAND 20777
SHEET TITLE
ELEVATIONS

DISCLAIMER
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 JURISDICTION OF THE STATE OF MARYLAND, LICENSE NO. 22001 EXPIRES DATE 04/30/2024

PROJECT NUMBER
2020-382

DRAWN BY
SP

APPROVED BY
PP

DATE
11-14-2020

ORIGINAL SHEET SIZE
36X24
SHOULD MEASURE 1"

SCALE
AS SHOWN

DRAWING

A4

CONCRETE:

1. REINFORCED CONCRETE SHALL BE DETAILED AND CONSTRUCTED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE, (ACI 301) "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
2. NEW CONCRETE FOR FOOTING AND FILLED IN CMU SHALL BE MINIMUM OF 3000 PSI AT 28 DAYS.
3. ALL REINFORCEMENT SHALL CONFORM TO ASTM SPECIFICATION A185.
4. NEW FOOTING AND SLAB SHALL BE POURED ON 4" GRAVEL OR CR6 AS SHOWN ON SECTION.
5. NEW ROOF SHALL BE CONSTRUCTED ACCORDING WITH STRUCTURAL FRAMING PLAN AND ARCHITECTURAL DETAILS.
6. THE OWNER SHALL RETAIN THE SERVICES OF A SOIL CONSULTANT APPROVED BY THE ARCHITECT TO CHECK AND VERIFY THE REQUIRED SOIL BEARING PRESSURE OF EACH FOOTING.
7. ALL CONTINUOUS REINFORCING SHALL BE SPLICED WITH "B" SPLICE STAGGERED, UNLESS NOTED OTHERWISE. FOOTING AND OTHER CONCRETE POURED AGAINST EARTH -3"
8. FORMED CONCRETE EXPOSED TO EARTH -2" FOR BEARS LARGER THAN #5, 1/2" FOR #5 AND SMALLER BARS.
9. WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
10. FOUNDATION WALLS ENCLOSING BASEMENTS OR OTHER HABITABLE SPACE SHALL BE DAMPPROOFED PER IRC - WHERE A HIGH WATER TABLE OR OTHER SEVERE WATER CONDITION EXISTS, THE WALLS SHALL BE WATERPROOFED.
11. PROVIDE A MINIMUM 4-INCH PERFORATED DRAIN AROUND USABLE SPACE BELOW GRADE OR OTHER EQUIVALENT MATERIALS PER IRC THE PIPE SHALL BE COVERED WITH NOT LESS THAN 6 INCHES OF WASHED GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT TO THE EXTERIOR BELOW THE FLOOR LEVEL OR TERMINATE IN A MINIMUM 20-GALLON SUMP PIT.
12. INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
13. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED WITH A MINIMUM R-13 INSULATION FOR A MINIMUM OF 3 FEET BELOW THE BOTTOM OF THE SLAB.
14. ANCHOR BOLTS - MINIMUM 1/2-INCH ANCHOR BOLTS WITH 7" EMBEDMENT AT MAXIMUM 6 FEET O.C. AND WITHIN 6 INCHES OF THE END OF EACH SILL PLATE.
15. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED Laterally AT THE TOP BY SOLID BLOCKING FOR A MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 2'-10" FEET O.C.

WOOD NOTES:

1. FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. ALL WOOD FRAME CONSTRUCTION SHALL CONFORM TO THE STANDARDS OR THE IBC AS A MINIMUM REQUIREMENT. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:
 JOISTS: (2X8 AND SMALLER) HEM-FIR NO. 2
 MINIMUM BASE VALUE, FB=850 PSI
 BEAMS AND STRINGERS: DOUGLAS FIR NO. 1
 (2X10 AND LARGER) MINIMUM BASE VALUE, FB=1350 PSI
 POSTS AND TIMBERS: DOUGLAS FIR NO. 2
 (4X4 AND LARGER) MINIMUM BASE VALUE, FB=1200 PSI
 STUDS, PLATES & MISC. FRAMING: DOUGLAS FIR OR HEM-FIR
 STANDARD GRADE
 TOP AND BOTTOM PLATES AT BEARING WALLS GRADE DOUGLAS FIR-LARCH CONSTRUCTION
 2X6 STUDS AND PLATES: HEM-FIR NO.3/ STUD GRADE
2. ENGINEERED LUMBER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. ENGINEERED LUMBER MEMBERS SHALL BE MANUFACTURED UNDER A PROCESS BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPROPRIATE NER REPORT AND GLUED WITH A WATERPROOFING ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

PSL	FB=2900 PSI	E=2000 PSI	FV =290 PSI	NER-292
LVL	FB=2600 PSI	E=1900 PSI	FV =285 PSI	NER-126
LSL	FB=1700 PSI	E=1300 PSI	FV =150 PSI	NER-481

4. DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE GEORGIA-PACIFIC. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

5. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI/AITC A190.1 AND ASTM D3737. EACH MEMBER SHALL BEAR AND AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FOR COMINATION 24F-V4, FB=2400 PSI, FV=190 PSI. CAMBER ALL GLULAM BEAMS TO A 2,000 FOOT RADIUS UNLESS NOTED OTHERWISE ON THE PLANS.
6. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE TREATED. SUCH MEMBERS INCLUDE HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS, DECKING, OR VERTICAL MEMBERS SUCH AS POSTS, POLES AND COLUMNS.
7. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE SHALL BE IN CONFORMANCE WITH APA STANDARDS. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.
8. FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.
9. FLOOR SHEATHUNG SHALL BE 3/4" (NOM) WITH SPAN RATING 40/20
10. WALL SHEATHING SHALL BE 1/2" (NOM) WITH SPAN RATING 24
11. PLYWOOD OOF AND FLOOR SHEATHING TO BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS AT 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12" O.C. TO INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. PROVIDE APPROVED PLYWOOD EDGE CLIPS AT 16" O.C. AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. TOENAIL BLOCKING TO SUPPORTS WITH 16D @ 12" O.C. UNLESS NOTED OTHERWISE. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.
12. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING JOINTS, TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS.
13. ALL COLUMNS AND POSTS SUPPORTING BEAMS NOT SPECIFIED FOR SIZE ON PLAN SHALL CONSIST OF 2 STUDS SPIKE LAMINATED TOGETHER WITH 16D NAILS AT 9" O/C.

WOOD FRAMING:

1. FRAMING LUMBER FOR BEAMS AND JOISTS SHALL HAVE FB= 1100 PSI, E=1,300.00, AND FOR STUDS AND POSTS, FC= 500 PSI, E = 1,200.000 PSI
2. PROVIDE 2-2 X 6 @ EACH SIDE OF OPENINGS UNLESS NOTED OTHERWISE.
3. ALL WOOD LINTEL SHALL BE 2-2 X 8 UNLESS OTHERWISE NOTED.
4. PROVIDED CROSS-BRIDGING FOR JOISTS AT 8'-0" INTERVALS.
5. WOOD JOISTS AND BEAMS SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE ARCHITECT.
6. PROVIDE APPROVED HURRICANE CONNECTIONS BETWEEN FRAMING MEMBERS.
7. LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED AGAINST DECAY.
8. PROVIDED DOUBLE JOISTS BELOW NON-BEARING PARTITIONS PARALLEL TO JOISTS.
9. FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.
10. BRUSH PRESERVATIVE SOLUTION ON ALL EDGES THAT ARE CUT IN MEMBERS THAT ARE IN CONTACT WITH CONCRETE OR MASONRY.
11. PROVIDE MANUFACTURERS' STANDARD JOIST OR STANDARD BEAM HANGERS AT WALL WOOD TO WOOD CONNECTIONS THAT REQUIRE JOISTS OR BEAMS FRAMING INTO THE SIDE OR FACE OF THE SUPPORTING MEMBER. THE CAPACITY OF THE HANGER SHALL BE FOR THE MAXIMUM SHEAR CAPACITY OF THE JOISTS OR BEAM.

PLYWOOD SHEATHING:

1. ALL PLYWOOD SHEATHING SHALL BE CD-GRADE, UNLESS OTHERWISE SHOWN, WITH EXTERIOR GLUE MANUFACTURED IN ACCORDANCE WITH PRODUCT STANDARD PS183, LATEST ADDITION, ROOF AND WALL SHEATHING.
2. PLYWOOD SHEATHING SHALL BE LAID WITH END JOINT STAGGERED.
3. BLOCK ALL WALL SHEATHING WITH 2X4 FLAT BLOCKING AT ALL EDGES.
4. LAYOUT PLYWOOD TO ELIMINATED ANY WIDTH LESS THAN 1'-0"

DESIGN LOADS:

FLOOR LIVE LOAD = 40 PSF
 FLOOR DEAD LOAD = 10 PSF
 STAIR LIVE LOAD = 100 PSF
 DECKS LIVE LOAD = 40 PSF
 ROOF LIVE LOAD = 30 PSF
 ROOF DEAD LOAD = 10 PSF
 GROUND SNOW LOAD = 30 PSF
 WIND SPEED - 120 MPH MAX
 HANDRAIL - 200 LB CONCENTRATED LATERAL LOAD

SOIL BEARING CAPACITY = 1500 PSF

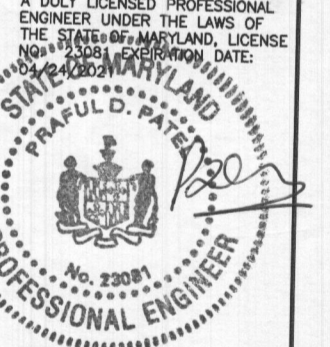
PROJECT
 RENOVATION AND ADDITION
 7006 GARDNER LANE
 HIGHLAND, MARYLAND 20777

ARENCO LLC
 ARCHITECTS
 CONSTRUCTION MANAGERS
 1640 HILL CREST
 FORT WORTH, TX 76104
 TEL: (817) 418 1389 FAX: (817) 774 5410

PROJECT TITLE
 RENOVATION AND ADDITION
 PROJECT ADDRESS
 7006 GARDNER LANE
 HIGHLAND, MARYLAND 20777
 SHEET TITLE
 STRUCTURAL NOTES

DISCLAIMER

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 NO. 15301 EXPIRES DATE: 12/31/2021



PROJECT NUMBER

2020-382

DRAWN BY

SP

APPROVED BY

PP

DATE

11-14-2020

ORIGINAL SHEET SIZE

36X24

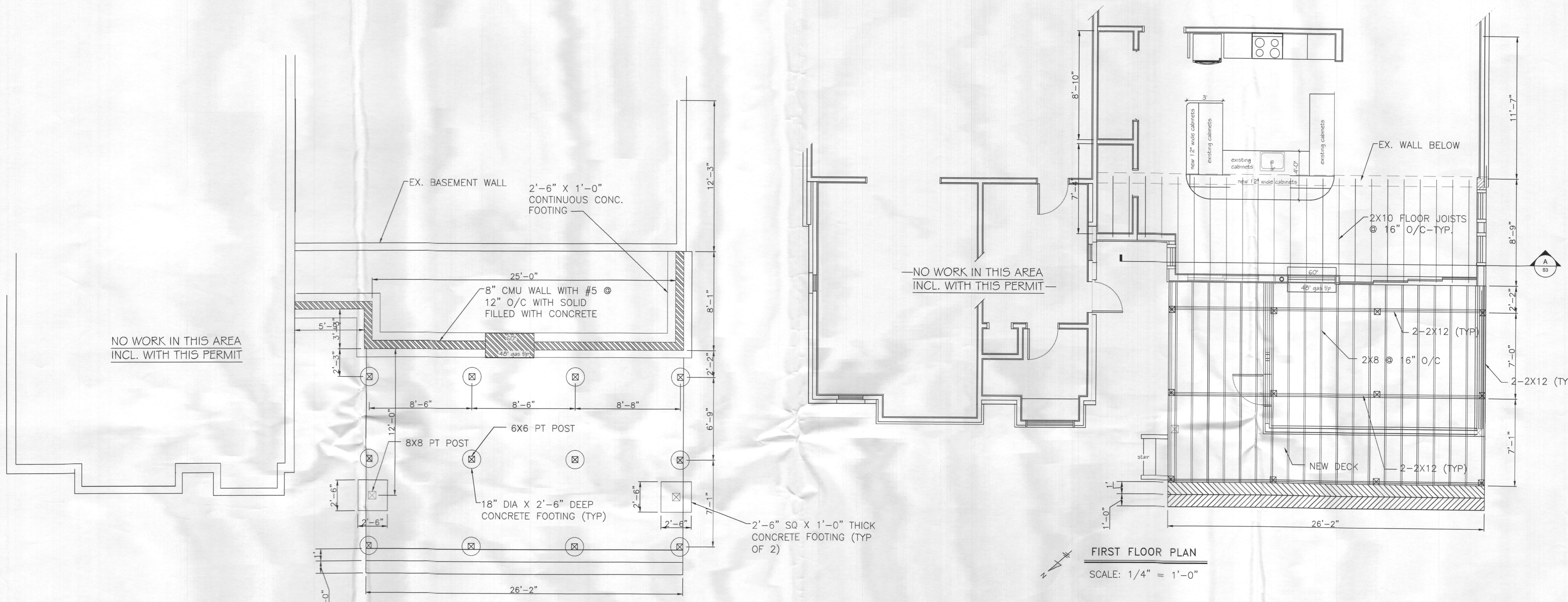
SHOULD MEASURE 1"

SCALE

AS SHOWN

DRAWING

S1



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

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

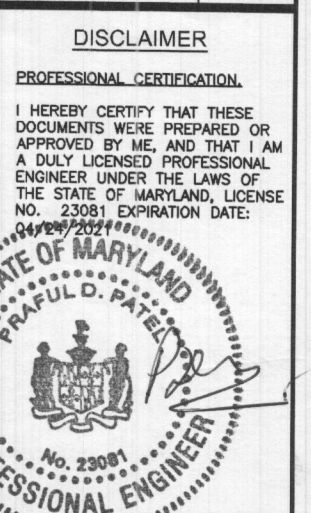
PROJECT
RENOVATION AND ADDITION
7006 GARDNER LANE
HIGHLAND, MARYLAND 20777

ARENCO LLC
ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS

12400 HILL CREST
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TEL: (301) 418-1888 FAX: (301) 974-6416

PROJECT TITLE
RENOVATION AND ADDITION
EXISTING BUSINESS
7006 GARDNER LANE
HIGHLAND, MARYLAND 20777

SHEET TITLE
FOUNDATION AND FIRST FLOOR PLAN



PROJECT NUMBER
2020-382

DRAWN BY
SP

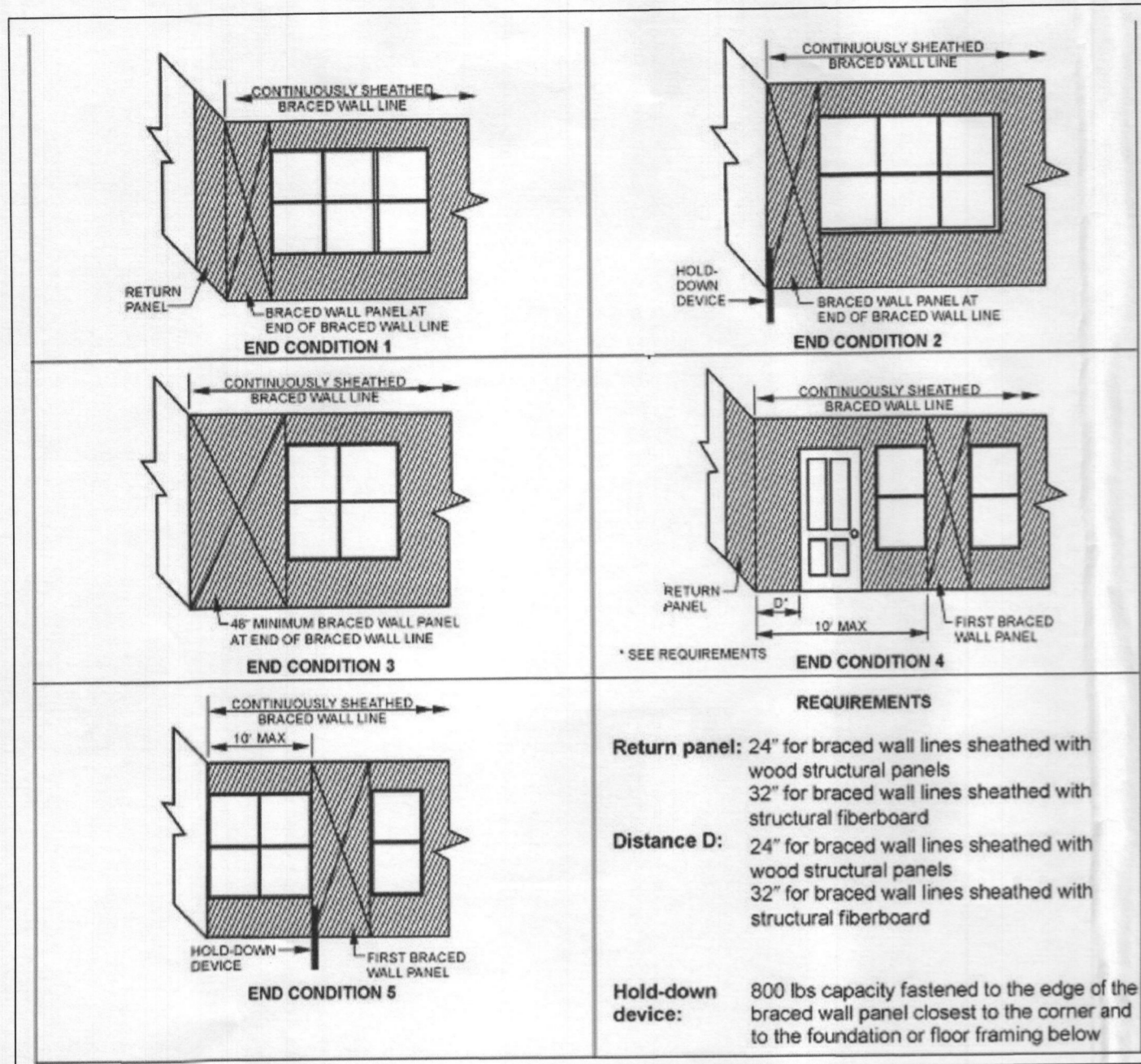
APPROVED BY
PP

DATE
11-14-2020

ORIGINAL SHEET SIZE
36x24
SHOULD MEASURE 1":

SCALE
AS SHOWN

DRAWING
S2

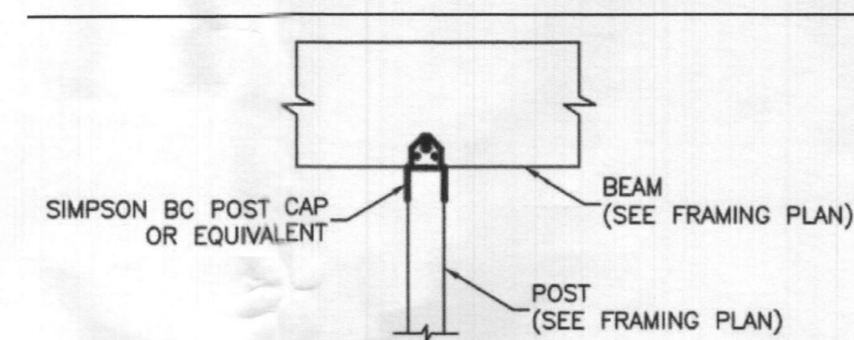
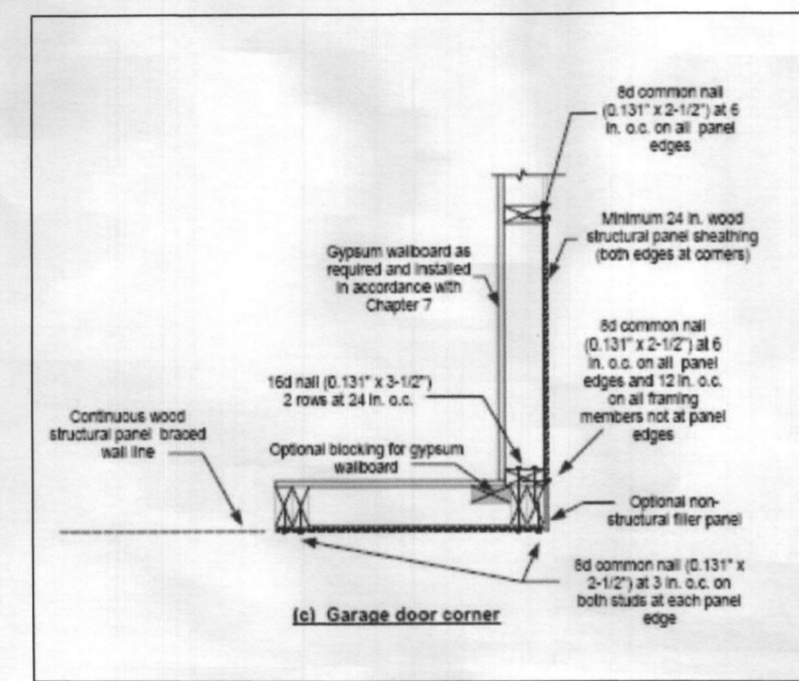
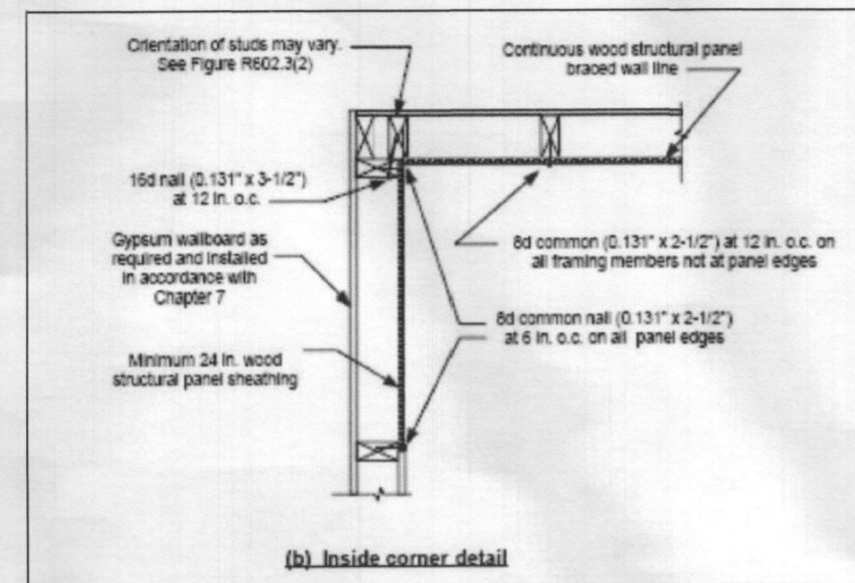
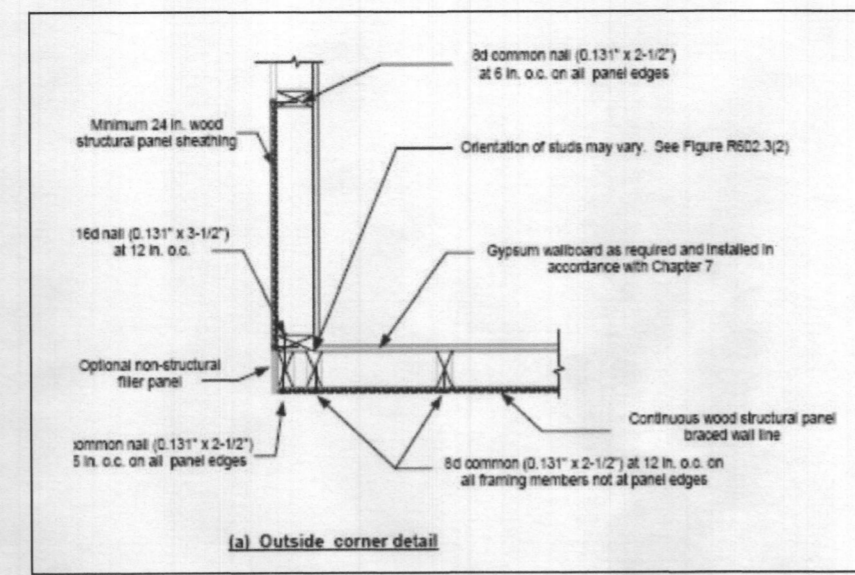


REQUIREMENTS

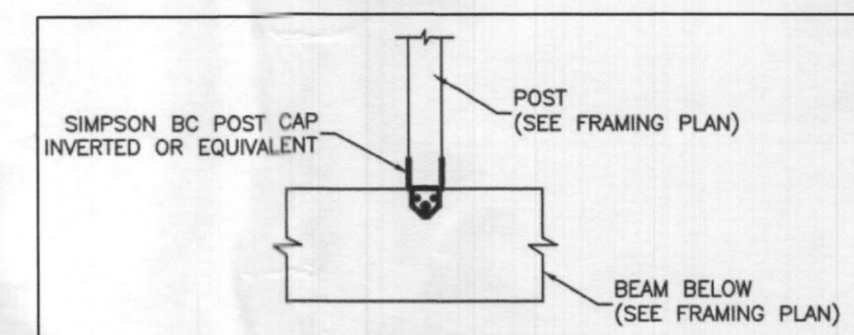
Return panel: 24' for braced wall lines sheathed with wood structural panels
32' for braced wall lines sheathed with structural fiberboard

Distance D: 24' for braced wall lines sheathed with wood structural panels
32' for braced wall lines sheathed with structural fiberboard

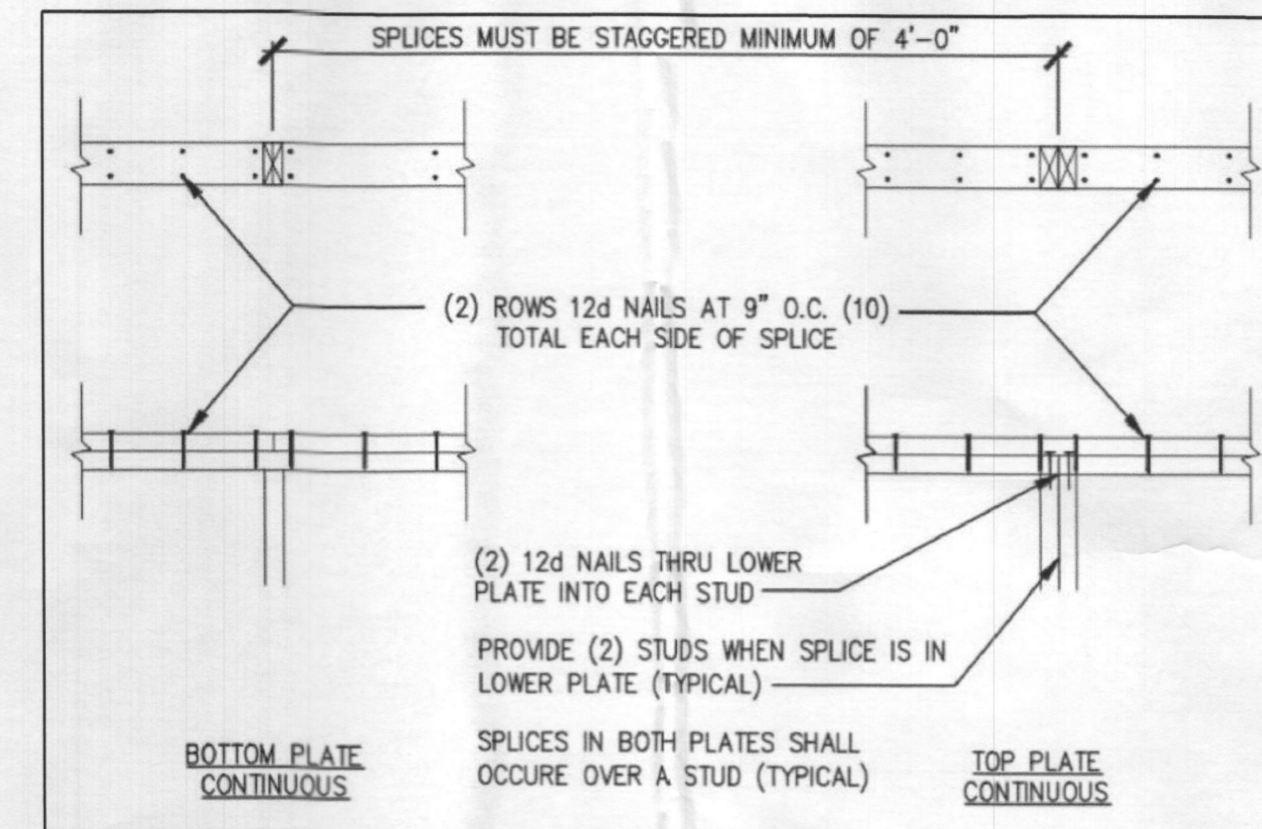
Hold-down device: 800 lbs capacity fastened to the edge of the braced wall panel closest to the corner and to the foundation or floor framing below



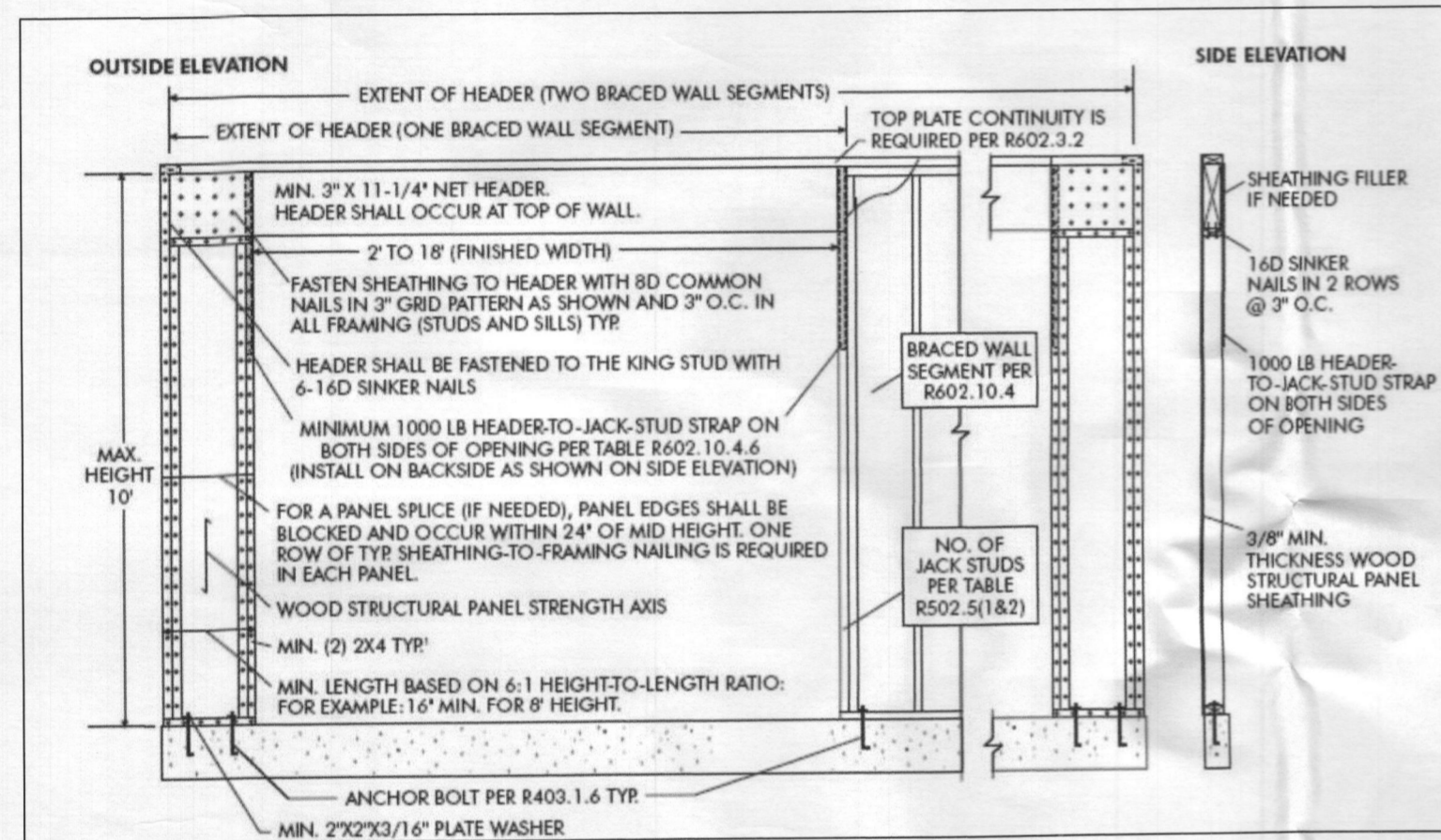
TYP. WOOD POST TO BEAM CONN.
N.T.S.



TYP. WOOD POST TO FLOOR JOIST CONN.
N.T.S.



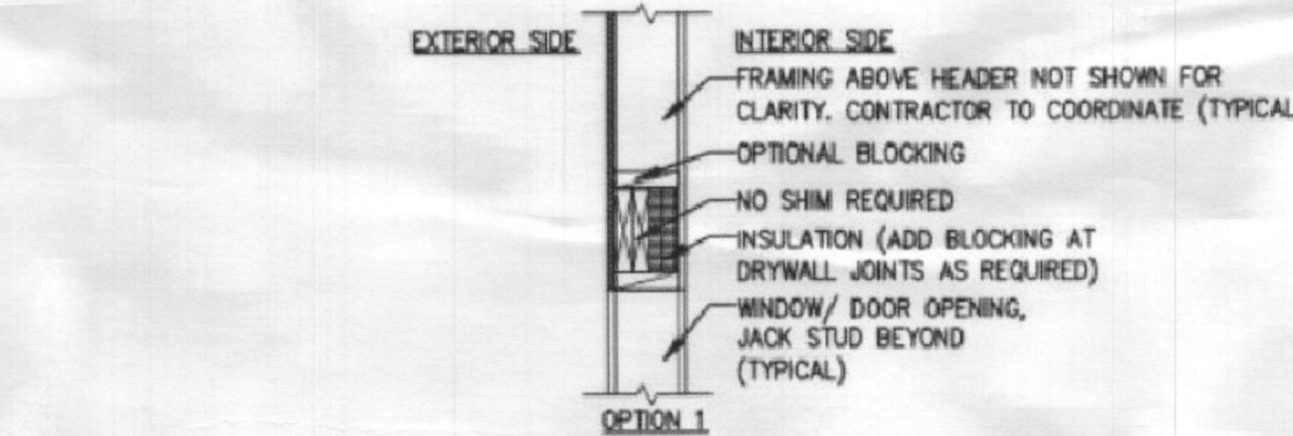
TYP TOP PL SPLICE
N.T.S.



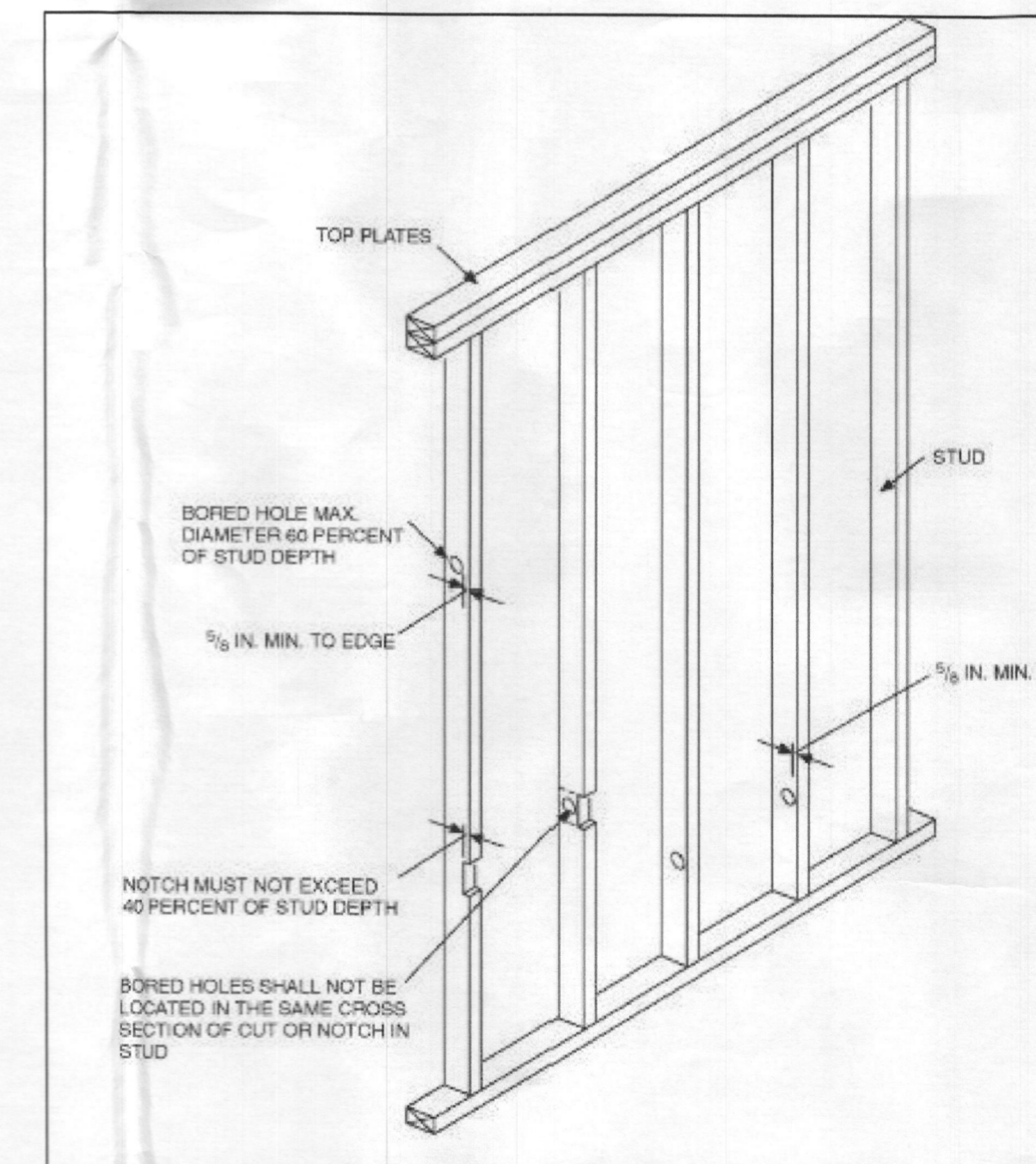
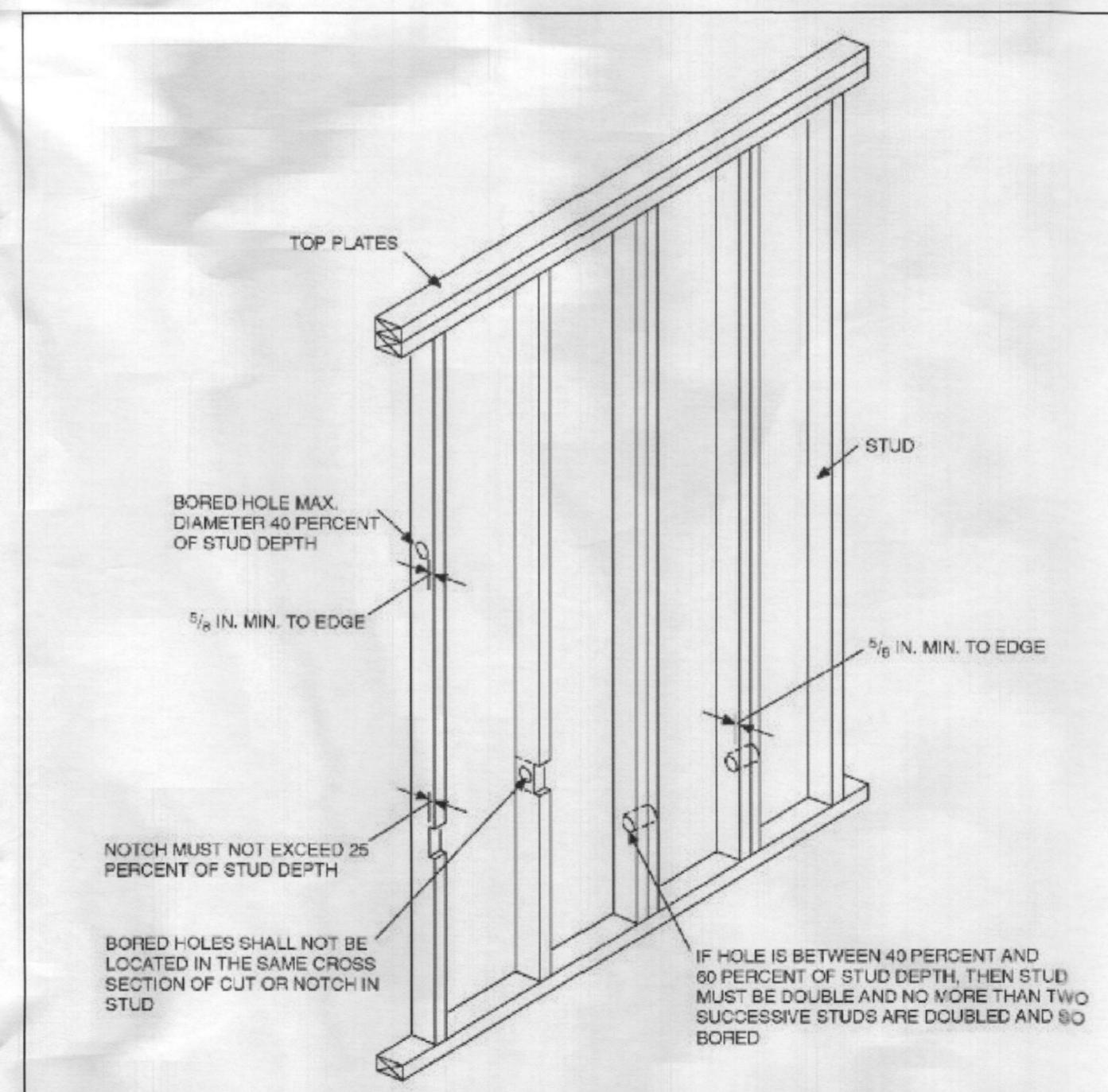
**TABLE R602.10.4.1
CONTINUOUS SHEATHING METHODS**

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
CS-VSP	Wood structural panel	3/8"		6d common (2x0.113") nails at 12\"/>
CS-G	Wood structural panel adjacent to garage opening and supporting roof load only	3/8"		See Method CS-VSP
CS-PF	Continuous portal frame	See Section R602.10.4.1.1		See Section R602.10.4.1.1

For SI: 1 inch = 25.4 mm
 a. Applies to one wall of a garage only.
 b. Roof covering dead loads shall be 3 psf (0.14 kN/m²) or less.



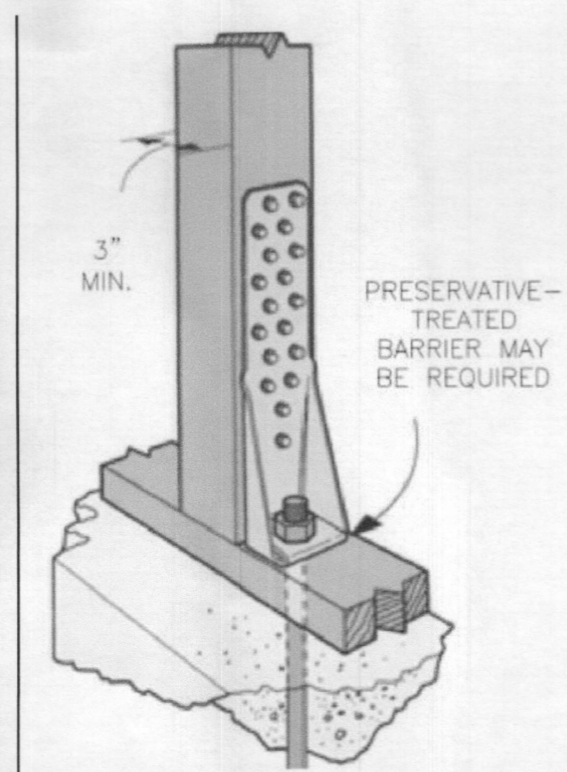
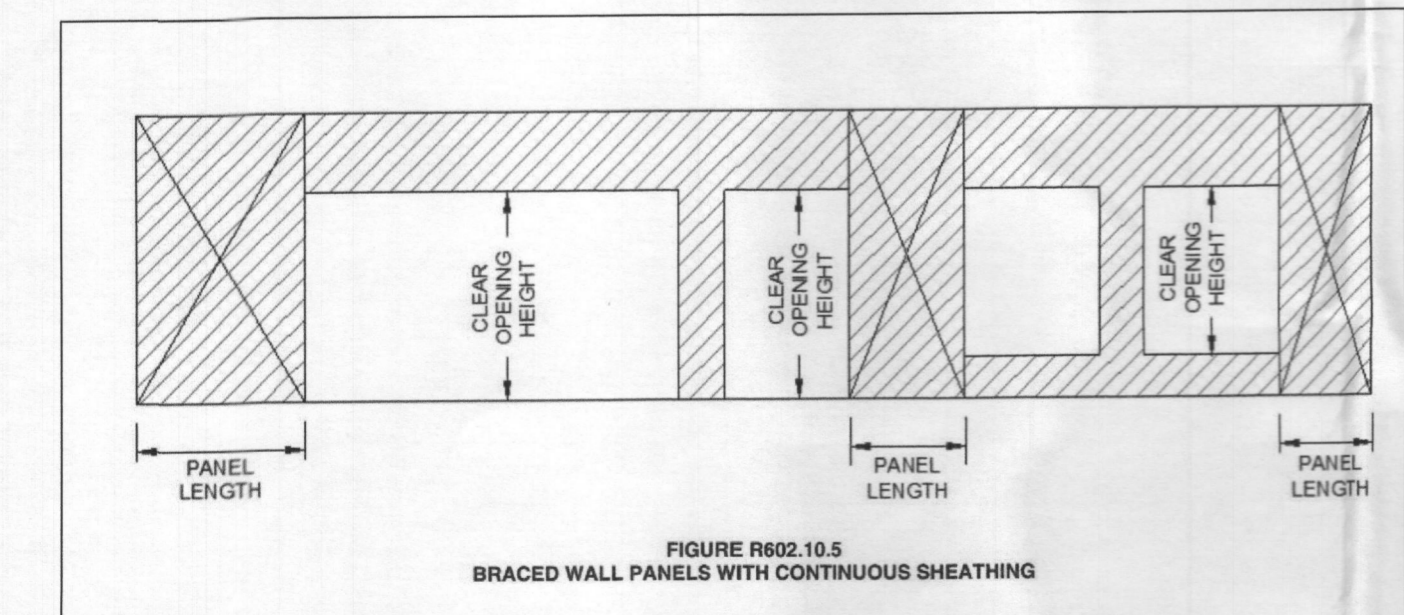
2 PLY HEADER FOR 2X6 WALLS
N.T.S.



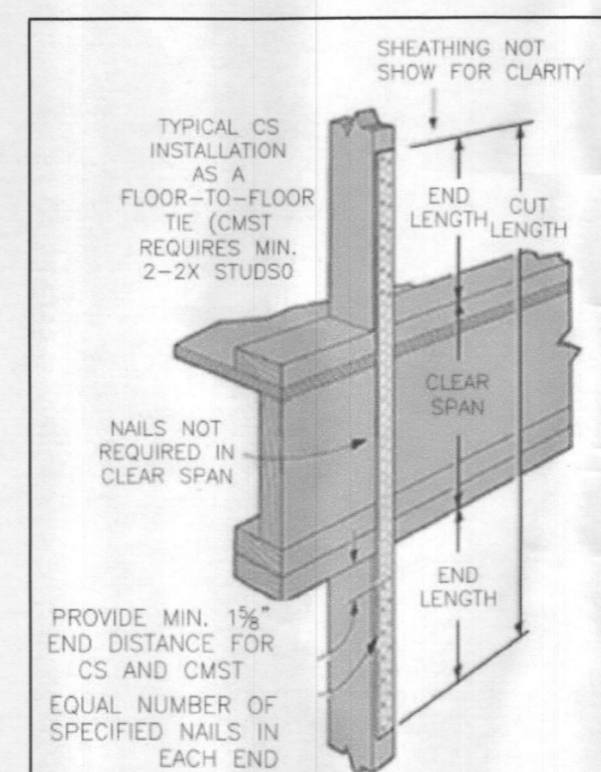
2015 IRC - R602.6 DRILLING AND NOTCHING OF STUDS

- NOTCHING-- ANY STU IN AN EXTERIOR WALL OR BEARING PORTION SHALL BE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS SHALL BE PERMITTED TO BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE WIDTH.
- DRILLING. ANY STUD SHALL BE PERMITTED TO BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NOT MORE THAN 60 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NOT MORE THAN 1/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL BE DOUBLED WITH NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED.

ALLOWABLE STUD NOTCH & BORING
N.T.S.



TYP. HOLD DOWN
N.T.S.



TYP. HOLD DOWN 2
N.T.S.

NOTES

- FOR GENERAL NOTES SEE DRAWING A2 AND S1.
- BUILDING SHALL BE BRACED IN ACCORDANCE WITH CHAPTER 6 OF IRC 2015. BRACED WALL LINES SHALL BE AS SHOWN ON PLANS AND IN ACCORDANCE WITH IRC.
- BUILDING BRACING SHALL BE CS-WSP - CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL.
- A MINIMUM 24\"/>

PROJECT
 RENOVATION AND ADDITION
 7006 GARDNER LANE
 HIGHLAND, MD 20777

ARENCO LLC
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 FULTON, MD 20759
 TEL: (301) 418-1388
 FAX: (301) 874-6418
 INFO@ARENCO-LLC.COM

PROJECT TITLE
 RENOVATION AND ADDITION
PROJECT ADDRESS
 7006 GARDNER LANE
 HIGHLAND, MD 20777
SHEET NO.
 S4
TYPICAL DETAILS - 1

DISCLAIMER
 PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR A DAILY LICENSED PROFESSIONAL ENGINEER AND THE USE OF THESE DOCUMENTS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.
 No. 2300
 PROFESSIONAL ENGINEER

PROJECT NUMBER
 2020-382

DRAWN BY
 SP

APPROVED BY
 PP

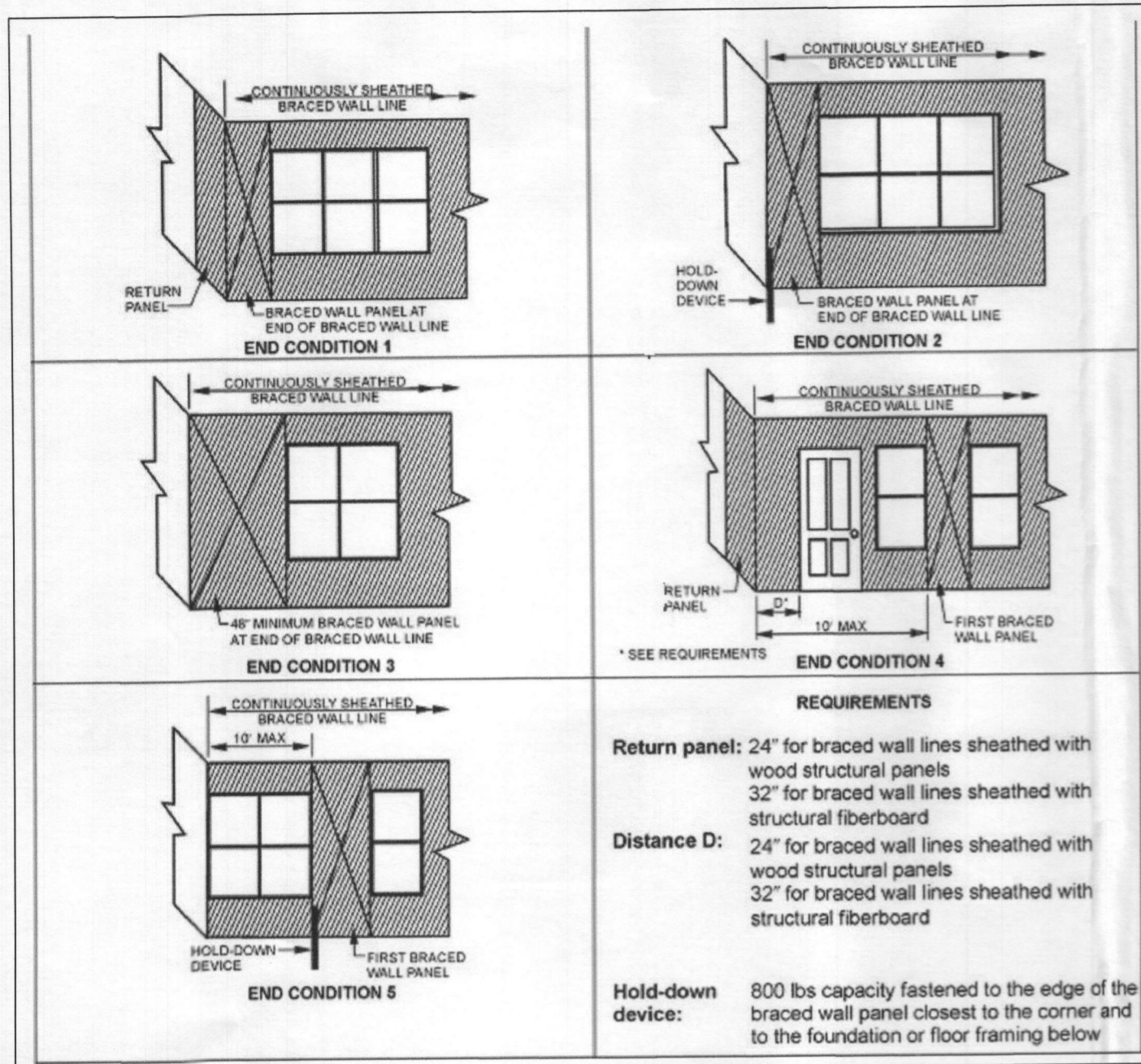
DATE
 11-14-2020

ORIGINAL SHEET SIZE
 3004
 SHOULD MEASURE 1\"/>

SCALE
 AS SHOWN

DRAWING

S4

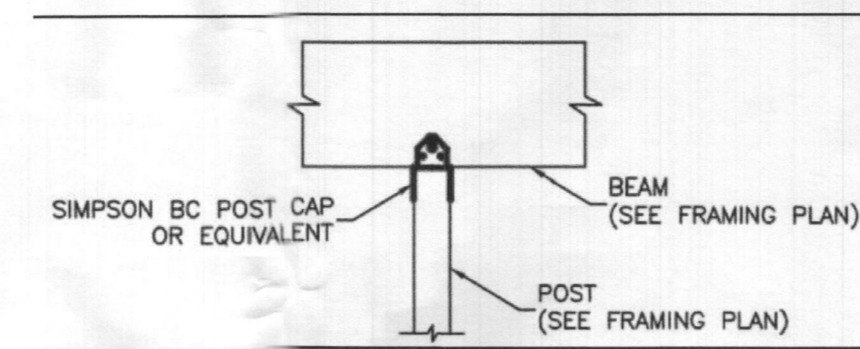
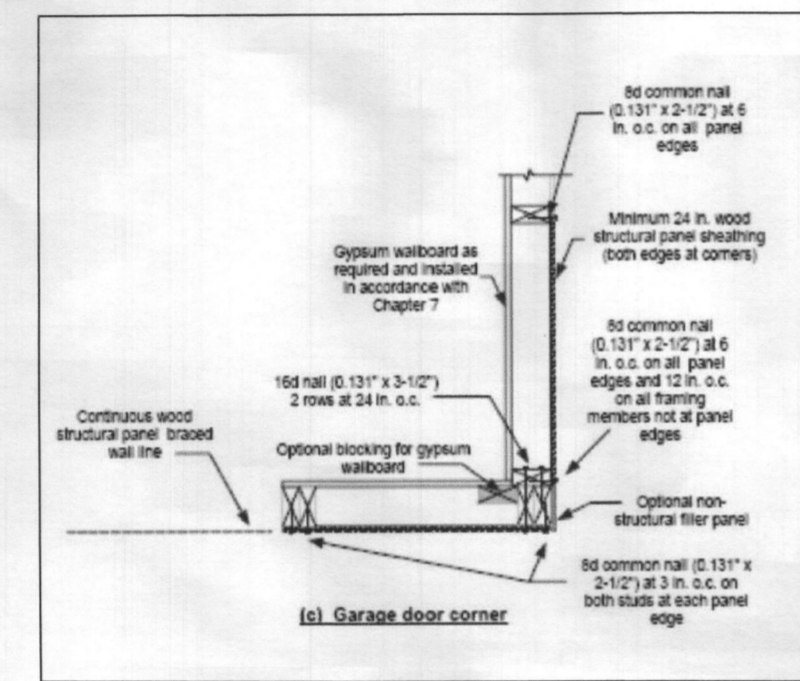
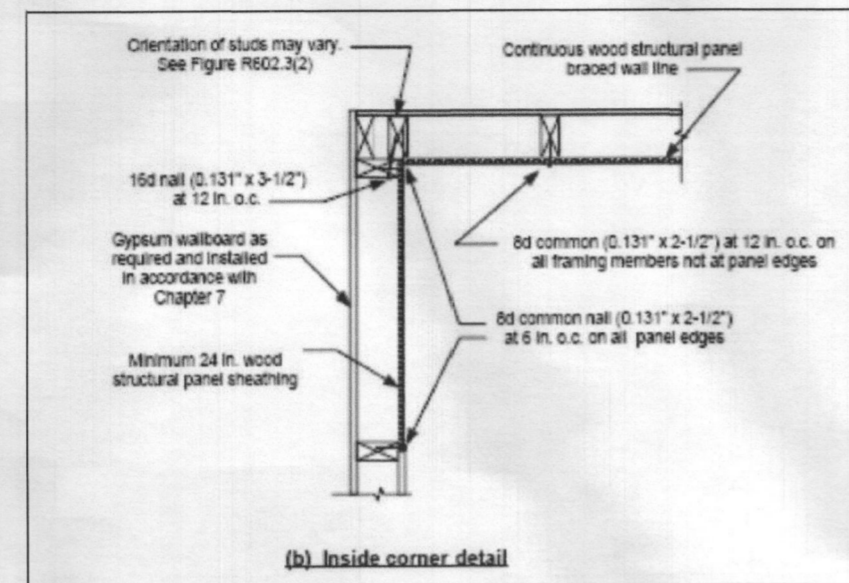
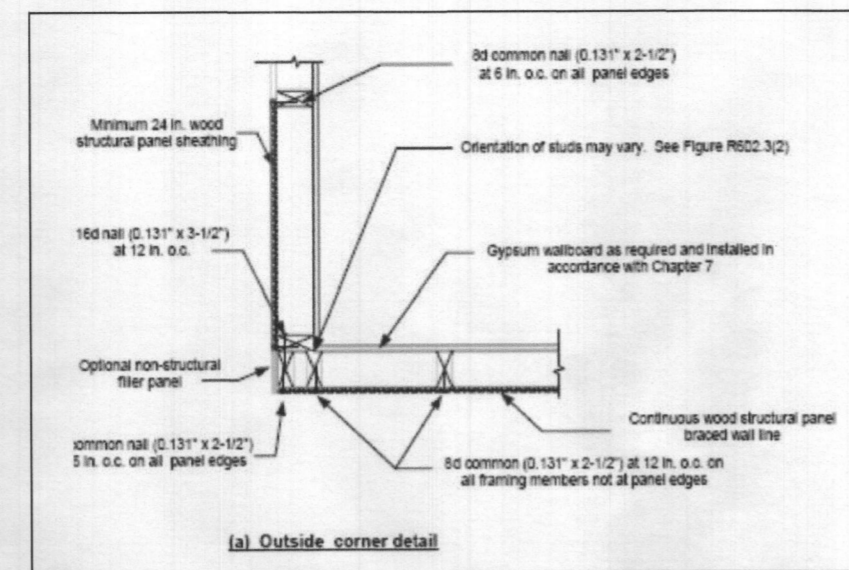


REQUIREMENTS

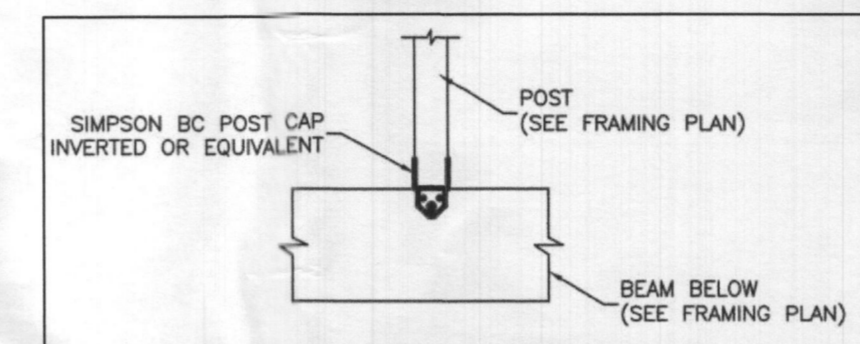
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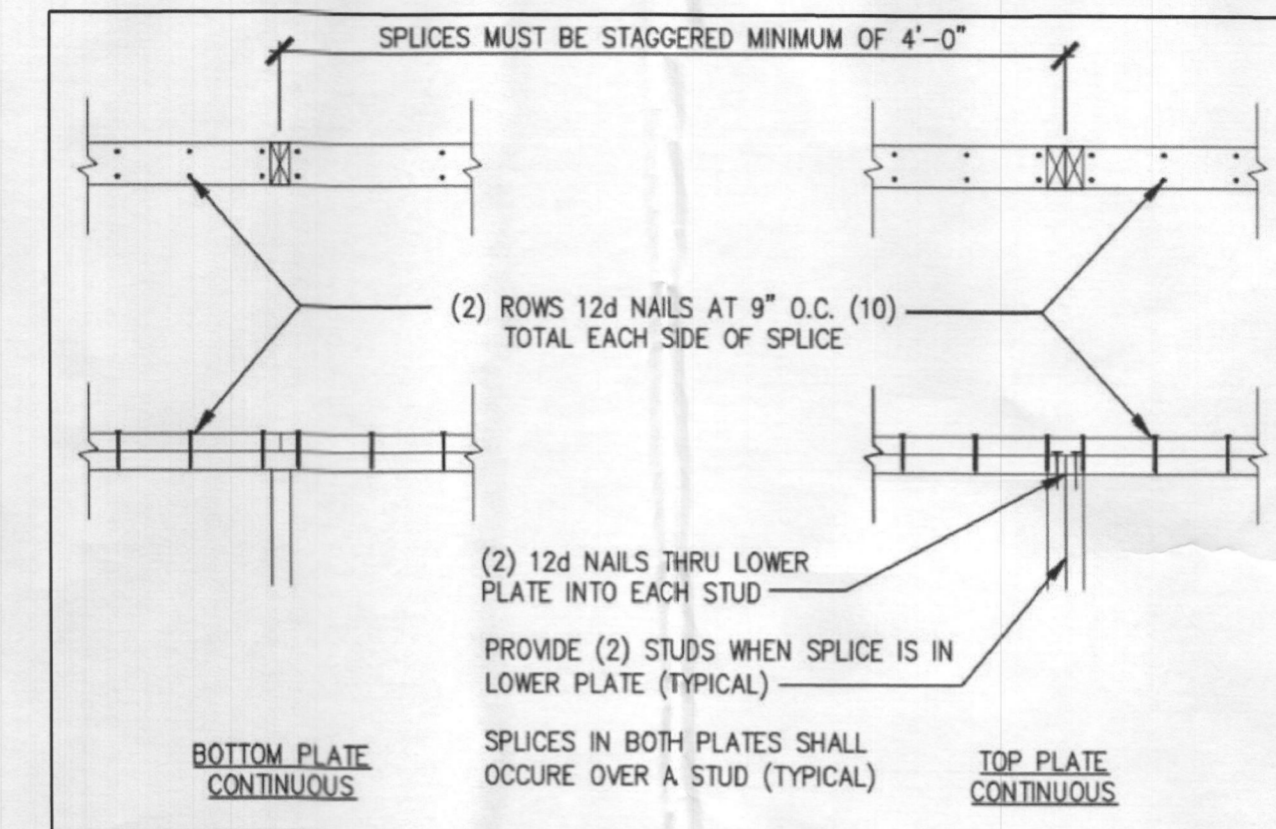
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TYP. WOOD POST TO BEAM CONN.
N.T.S.



TYP. WOOD POST TO FLOOR JOIST CONN.
N.T.S.



TYP TOP PL SPLICE
N.T.S.

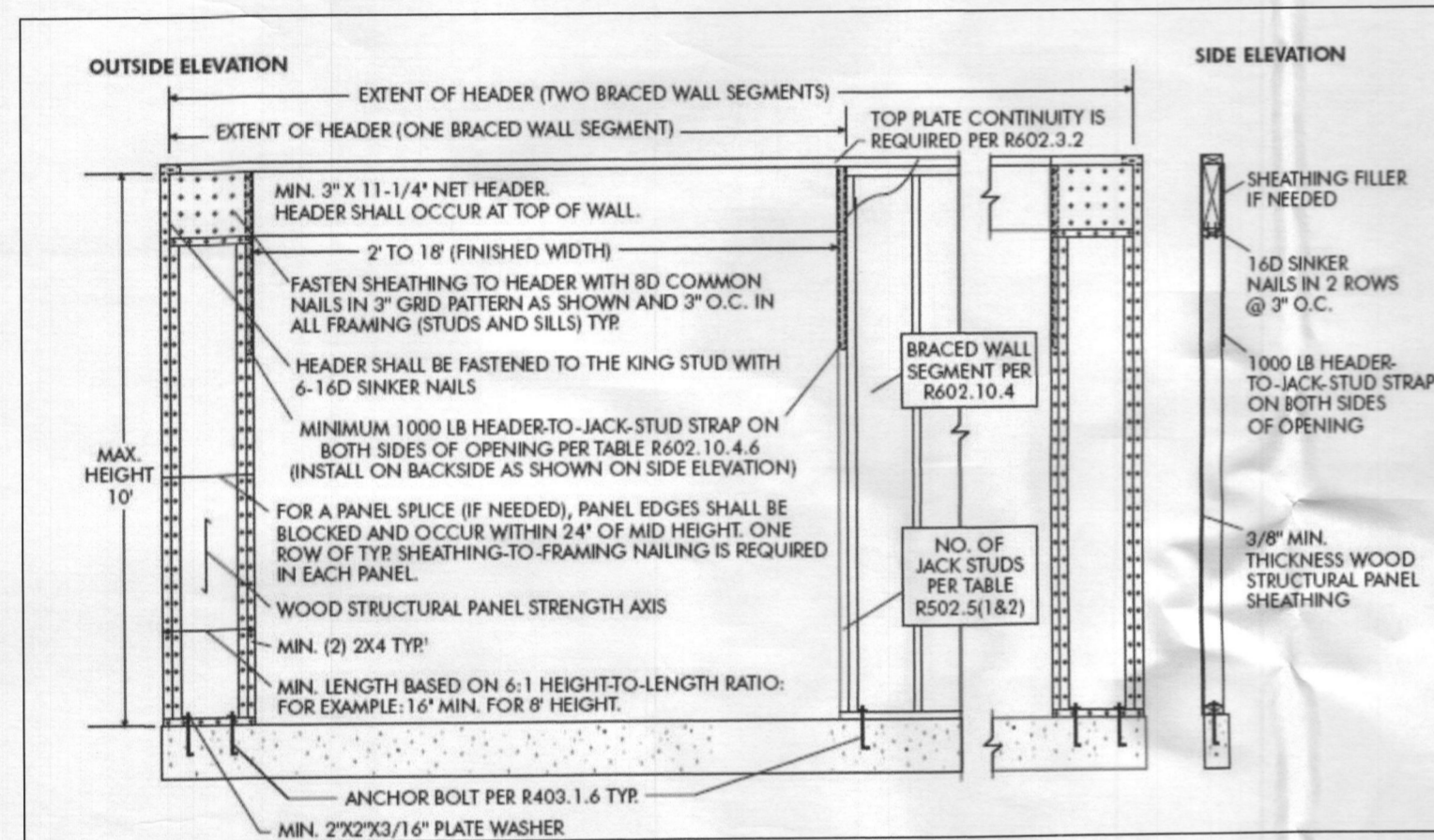
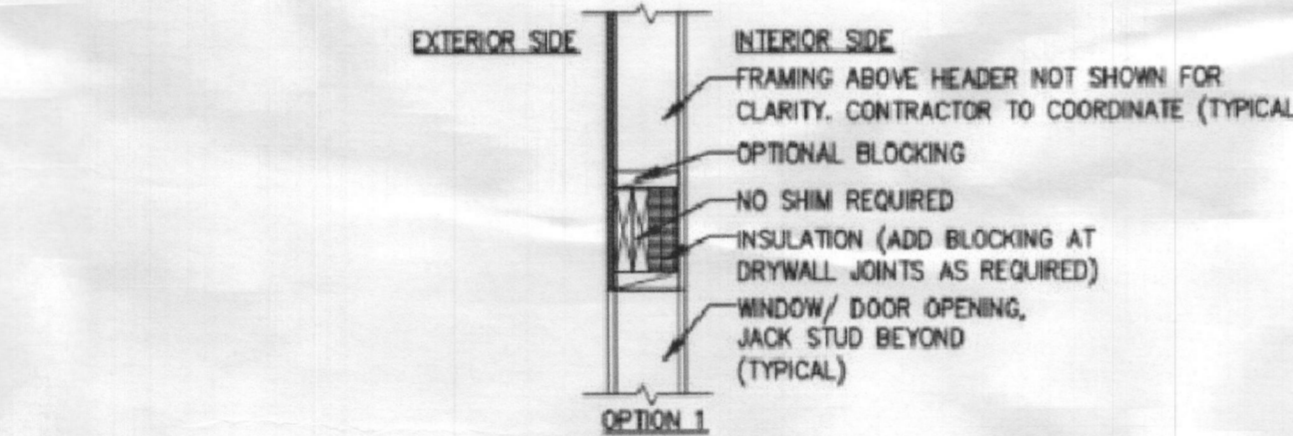
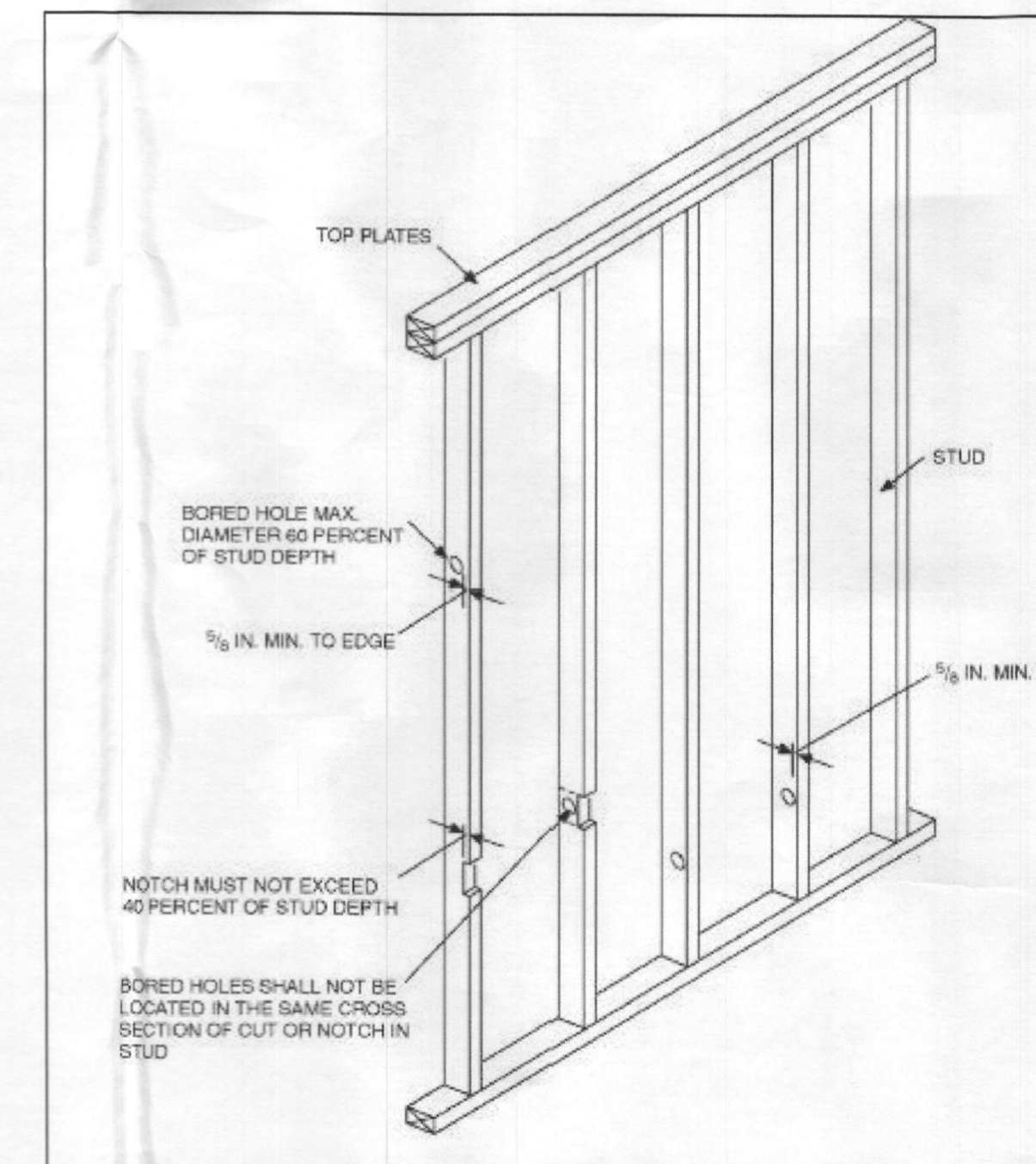
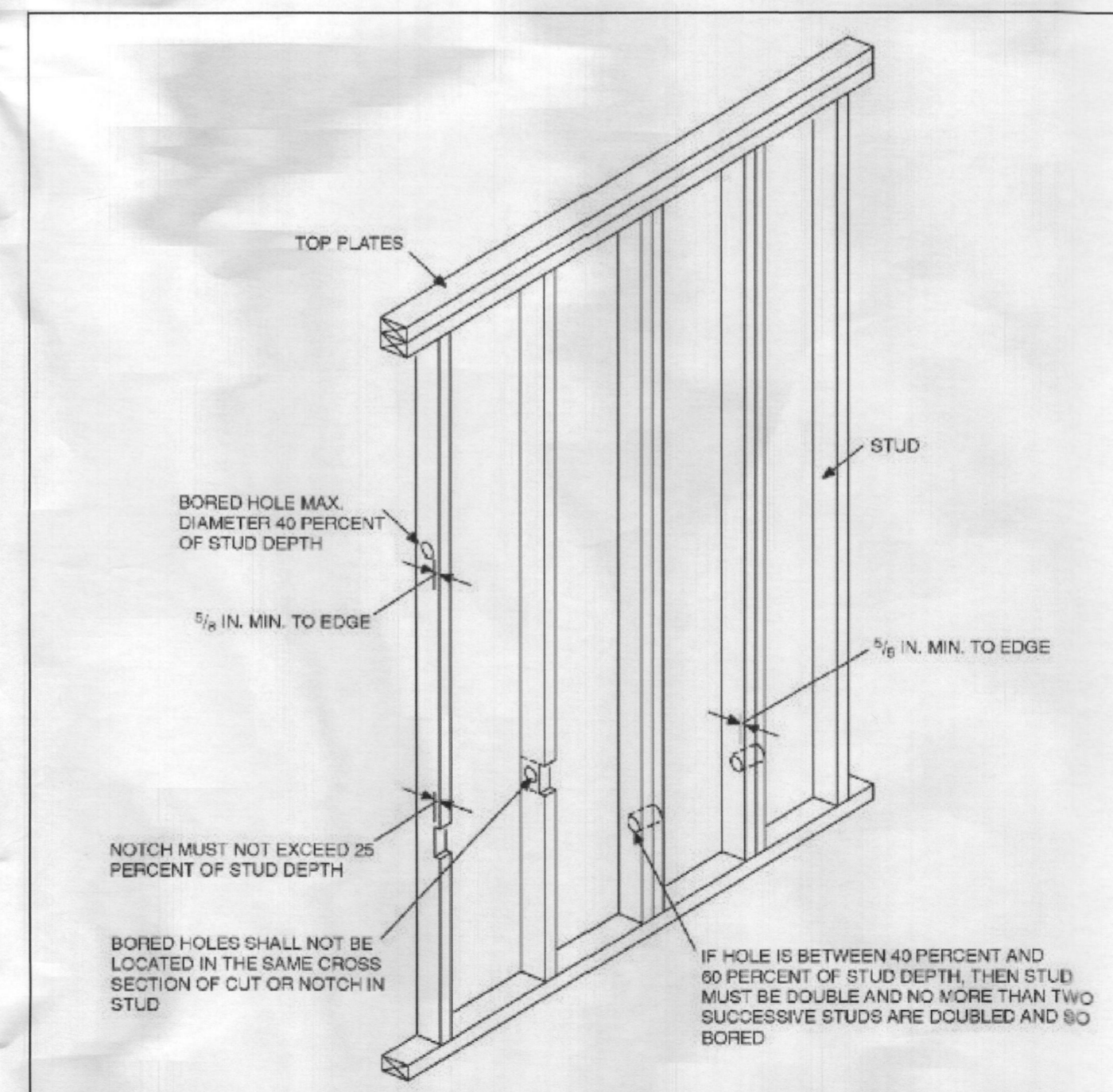


TABLE R602.10.4.1 CONTINUOUS SHEATHING METHODS				
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For SI: 1 inch = 25.4 mm
 a. Applies to one wall of a garage only.
 b. Roof covering dead loads shall be 3 psf (0.14 kN/m²) or less.



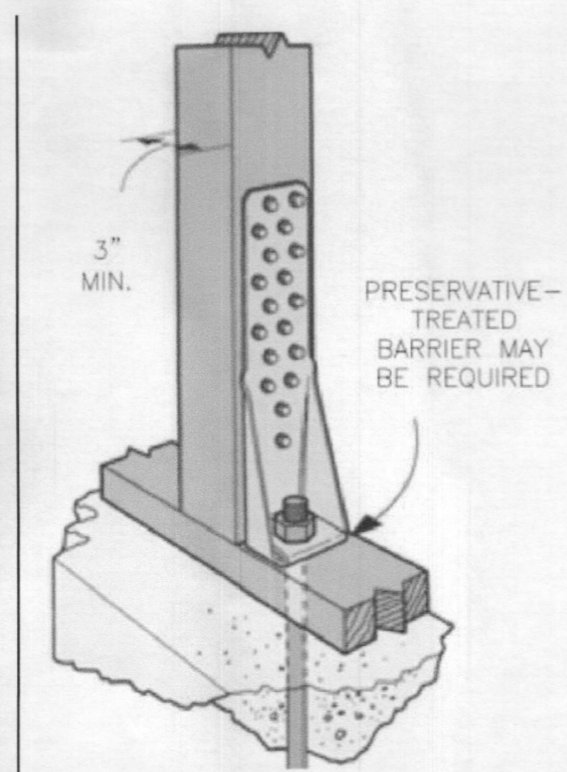
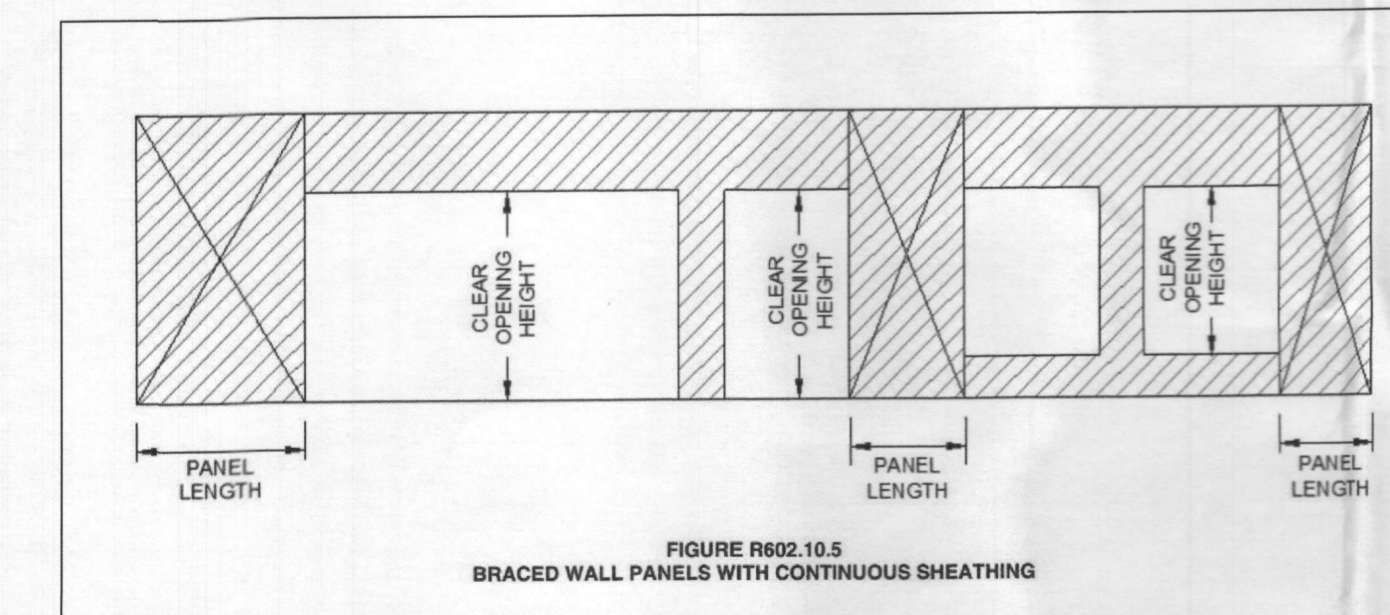
2 PLY HEADER FOR 2X6 WALLS
N.T.S.



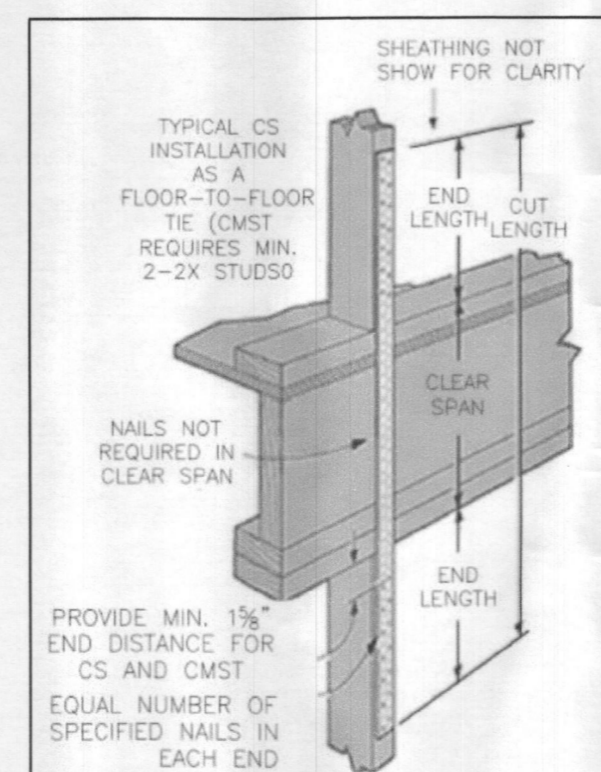
2015 IRC - R602.6 DRILLING AND NOTCHING OF STUDS

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ALLOWABLE STUD NOTCH & BORING
N.T.S.



TYP. HOLD DOWN
N.T.S.



TYP. HOLD DOWN 2
N.T.S.

PROJECT
RENOVATION AND ADDITION
 7006 GARDNER LANE
 HIGHLAND, MD 20777

ARENCO LLC
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 FULTON, MD 20709
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 FAX: (888) 874-6418
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PROJECT TITLE
RENOVATION AND ADDITION
 PROJECT ADDRESS
 7006 GARDNER LANE
 HIGHLAND, MD 20777
 SHEET NO.
TYPICAL DETAILS - 1

DISCLAIMER
 PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR A DAILY LICENSED PROFESSIONAL ENGINEER AND THAT I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY.
 No. 2307
 PROFESSIONAL ENGINEER

PROJECT NUMBER
2020-382

DRAWN BY
SP

APPROVED BY
PP

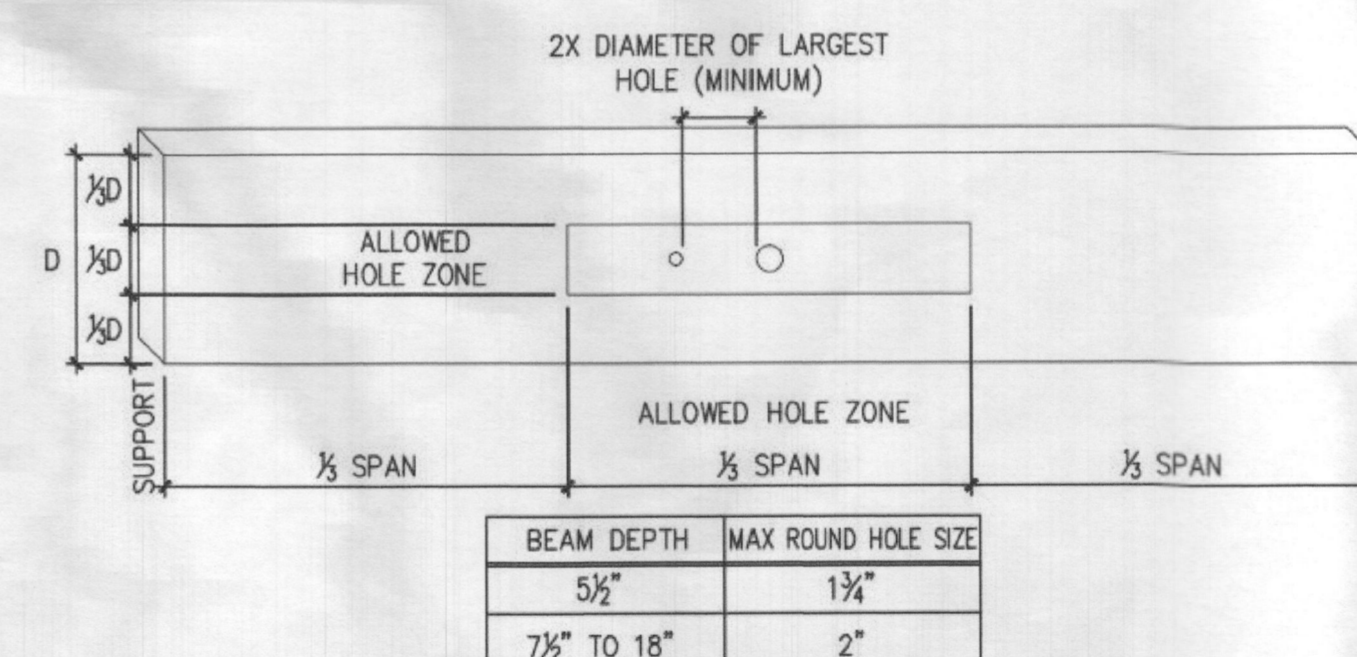
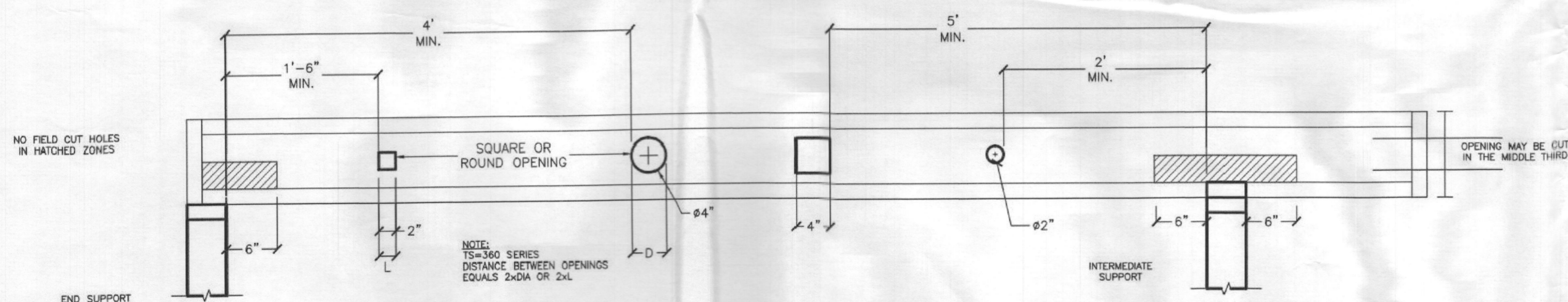
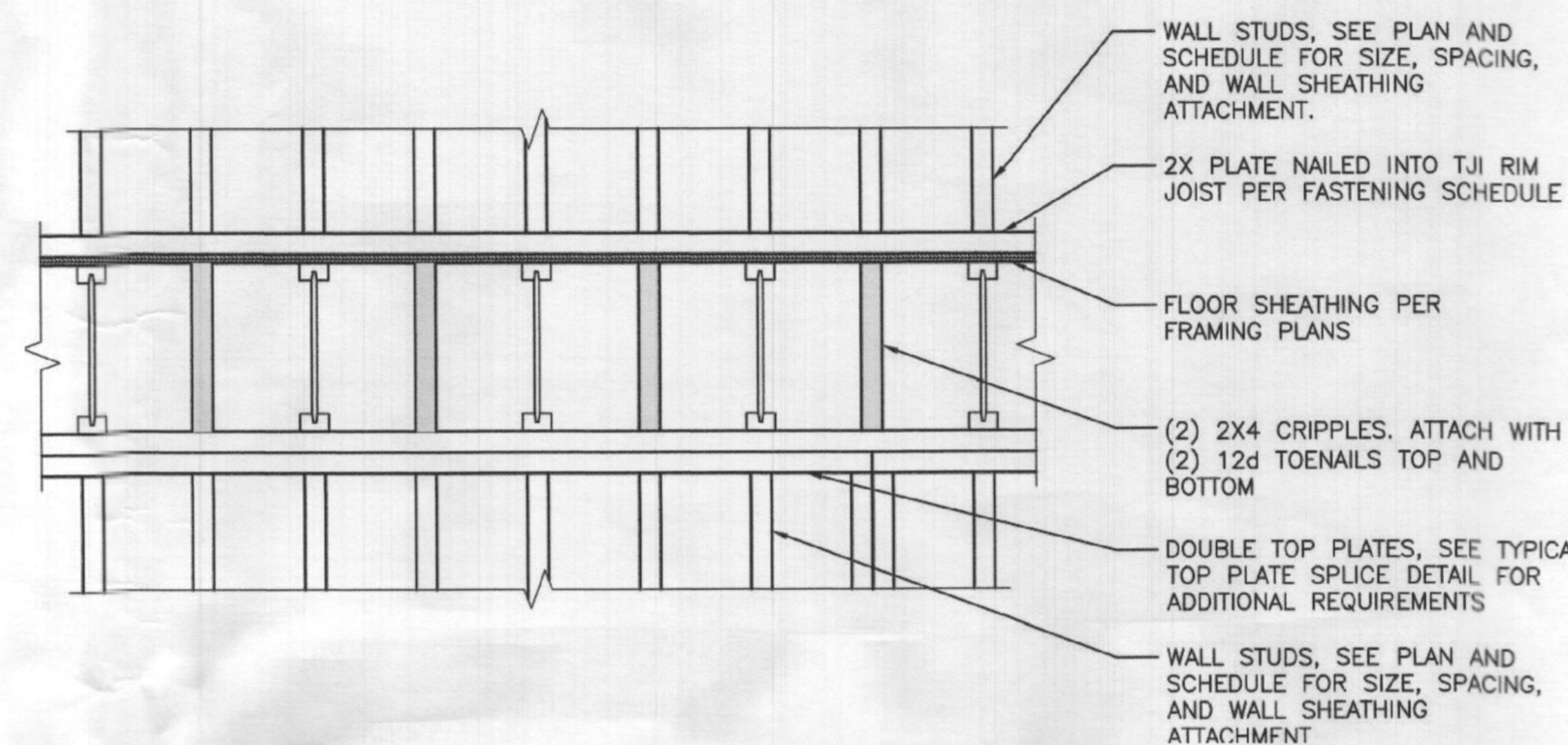
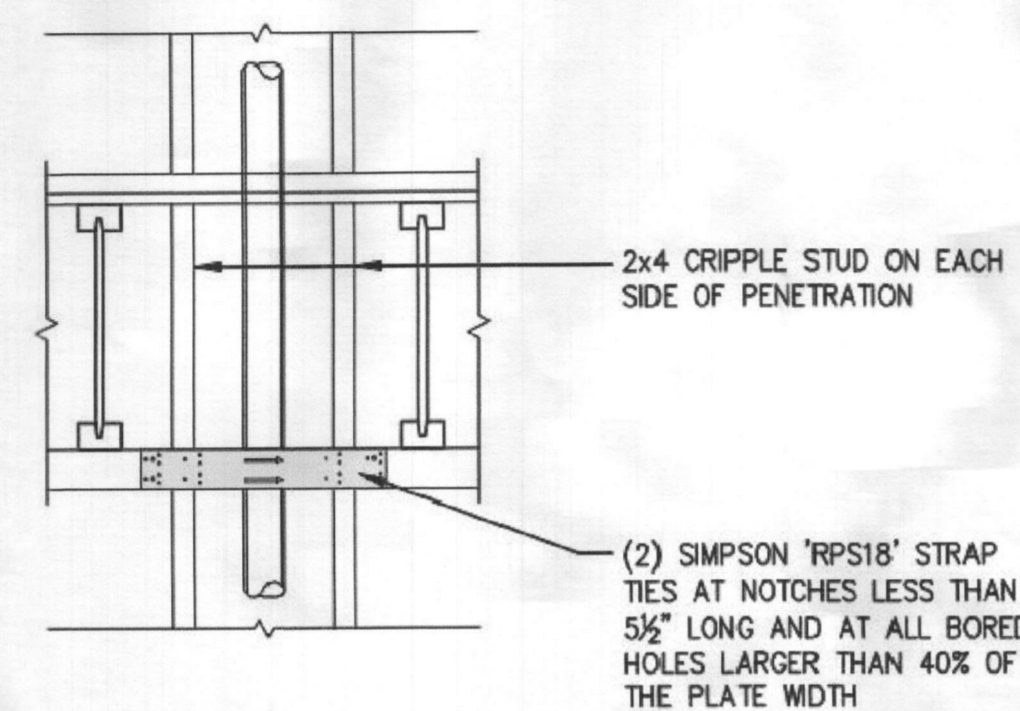
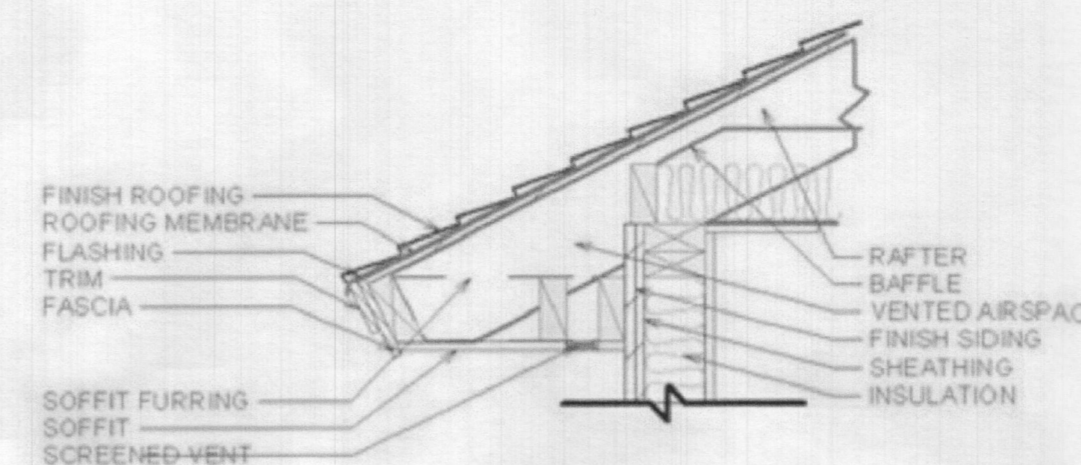
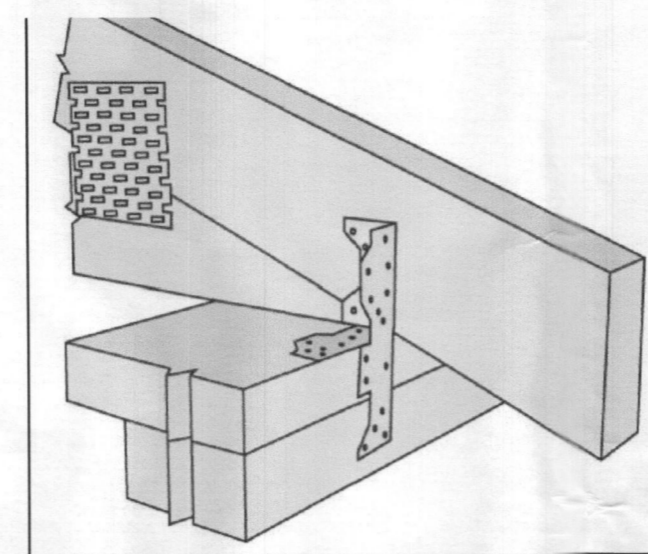
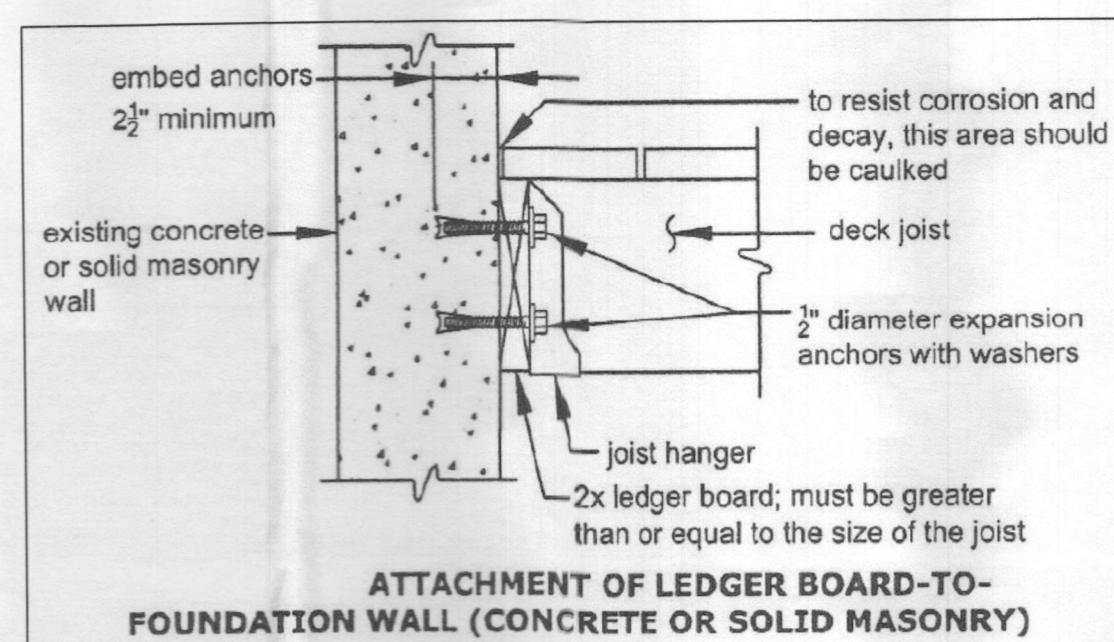
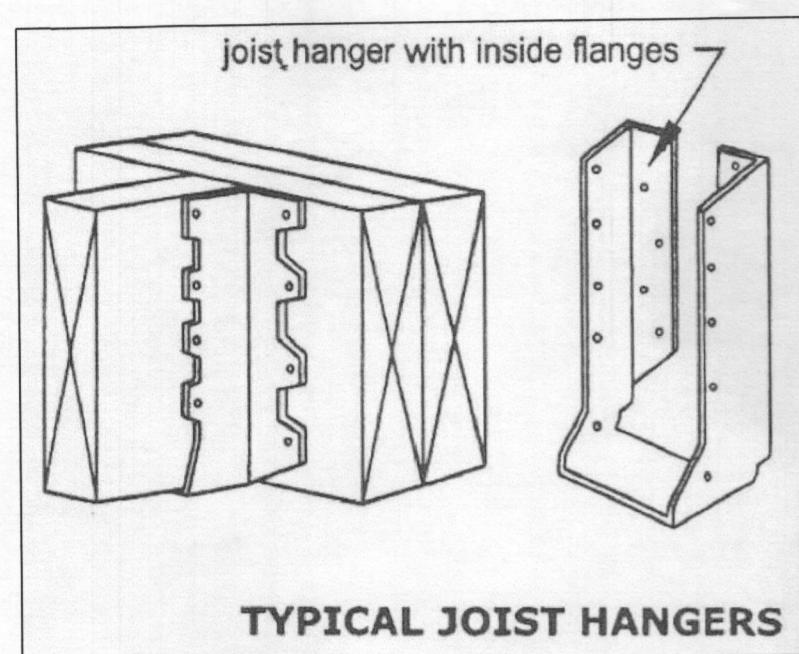
DATE
11-14-2020

ORIGINAL SHEET SIZE
3004
 SHOULD MEASURE 1":

SCALE
AS SHOWN

DRAWING

S4



GENERAL NOTES:
1. DIAGRAM IS FOR UNIFORMLY LOADED BEAM ONLY.
2. RECTANGULAR HOLES ARE NOT ALLOWED

PROJECT
RENOVATION AND ADDITION
7006 GARDNER LANE
HIGHLAND, MD 20777

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FARMERSVILLE, MD 21038
TEL: (410) 415-1300
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ARCHITECTS
CONSTRUCTION MANAGERS

PROJECT TITLE
RENOVATION AND ADDITION
PROJECT ADDRESS
7006 GARDNER LANE
HIGHLAND MD 20777
SHEET TITLE
TYPICAL DETAILS -2

DISCLAIMER
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE SUPERVISION OF THE STATE OF MARYLAND, LICENSE NO. 2020-382

STATE OF MARYLAND
PROFESSIONAL ENGINEER

PROJECT NUMBER
2020-382

DRAWN BY
SP

APPROVED BY
PP

DATE
11-14-2020

ORIGINAL SHEET SIZE
3604
SHOULD MEASURE 1":

SCALE
AS SHOWN

DRAWING

S5