

JAN 19 2021

PERMIT NUMBER: B 21000174

DATE ACCEPTED:

LICENSES & PERMITS DIVISION



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4

www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 12568 Cloverhill Dr, City: West Friendship, State: MD, Zip Code: 21794, Subdivision/Village/Complex Name, SDP/WP/BA #, Lot, Tax Map, Parcel, Grading Permit #

DESCRIPTION OF WORK REQUIRED

Existing Use: Deck, Proposed Use: new kitchen/living/bedroom, Estimated Cost: \$ 480,000, Trade Work to Be Completed: Mechanical (HVAC), Electrical, Plumbing, None, New HVAC zone, and radiant hot water floor, new panel with new lighting and outlets, plumbing for kitchen, bathrooms, laundry and propane

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s): Paul Christian Swiderky, Primary Residence: Yes, Owner's Street Address: 12568 cloverhill Dr, City: West Friendship, State: MD, Zip Code: 21794, Phone: 443 745 2102, Email: cswiderky@stupsauto.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name, Contact Name: Paul Christian Swiderky, Street Address: 12568 cloverhill Dr, City: West Friendship, State: MD, Zip Code: 21794, Phone: 443 745 2102, Email: cswiderky@stupsauto.com

CONTRACTOR INFORMATION REQUIRED

Business Name, Licensee's Name, License #, Street Address, City, State, Zip Code, Phone, Email

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Jonathan Rivera, Name: Jonathan Rivera, Street Address, City, State: MD, Zip Code, Phone: 443 226-5745, Email: jrivera@jonathanrivera.com

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: SF Dwelling, Condo: No, Utilities: Electric, Gas, Water Supply: Public, Sewage Disposal: Private (Septic), Heating System: Electric, Propane, Roadside Tree Project: No, Sprinkler System: None, Fire Alarm System: Yes

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options: 2885sqft, # of Bedrooms (SF): 1, # of efficiency units (MF\*):, # of 1 BR (MF\*):, # of 2 BR (MF\*):, # of 3 BR (MF\*):, # Rooms: 3, # Full Baths:, # Half Baths:, # Fireplaces: N/A, Garage/Carport Info: None, Basement/Foundation Info: Unfinished Basement, 1st Fl Width: 62', 1st Fl Depth: 26.9", 2nd Fl Width: 16', 2nd Fl Depth: 18.6", Bsmt Width: 39', Bsmt Depth: 20', Energy Method: Performance, Gross Area: 3238 sq ft, Occupiable Area: 1198 sq ft

AGREEMENT/DISCLAIMER REQUIRED

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

APPLICANT'S ORIGINAL SIGNATURE: [Signature], DATE SIGNED: 1/12/2021

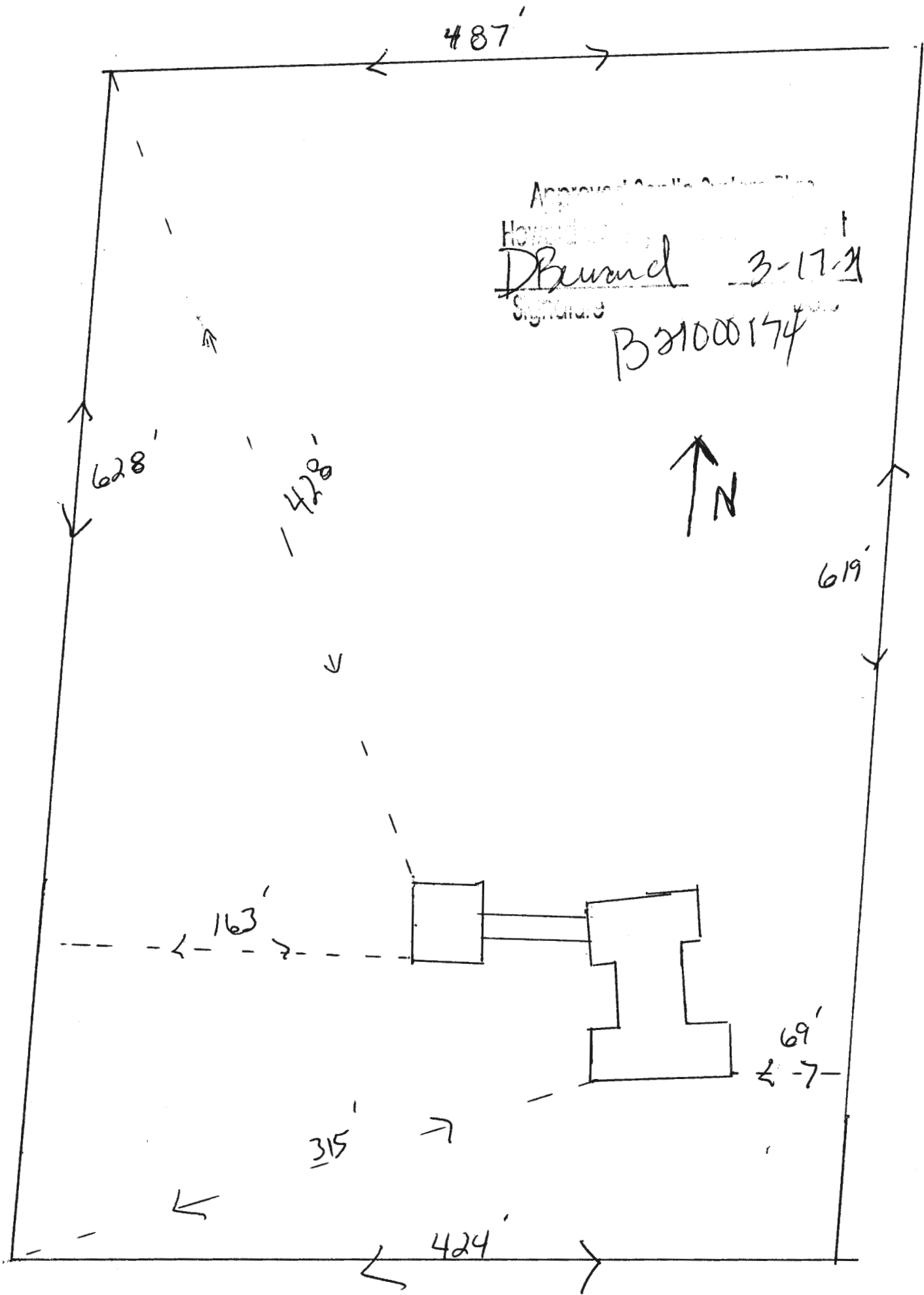
FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

PR, DPZ, DED, Health, SHA, CID

SUBMITTAL FEES, PAYMENT, ACCEPTED BY:



Approved Civil Engineer  
Howard  
D. Burand 3-17-21  
Signature  
B21000174



Office of the Health Officer

8930 Stanford Drive, MD 21045

Main: 410-313-6300 | Fax: 410-313-6303

TDD 410-313-2323 | Toll Free 1-866-313-6300

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Maura J. Rossman, M.D., Health Officer

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DATE: January 26, 2021

TO: C. SWIDERSKY (Applicant)

Via E-mail: [CSWIDERSKY@STUPSAUTO.COM](mailto:CSWIDERSKY@STUPSAUTO.COM)

RE: **Building Permit # B221000174**  
**12568 CloverHill Drive**  
**West Friendship, Maryland 21794**

Mr. SWIDERSKY,

Further review is contingent upon submission of a revised building plan showing the following:

- Septic system and all its components must be shown on plan and fall within the required setbacks.
- The addition must be 20 feet away from the septic system.
- Revised plot plan must be to scale.
- Show the well and septic system on plan.
- Floor plans for the existing house and the addition.

Your building permit will be placed "on hold" until all Health Department requirements are met. If you have any questions or correspondence, I can be reached at the above address or by telephone at (410) 313-2775.

Respectfully,

A handwritten signature in cursive script that reads 'Dana Bernard'.

Dana Bernard, REHS/RS  
Environmental Specialist II  
Well and Septic Program  
Phone (410) 313-2775

E-mail: [DBernard@howardcountymd.gov](mailto:DBernard@howardcountymd.gov)

## MASONRY VENEER LINTELS - ALLOWABLE SPANS

SIZE OF STEEL ANGLE	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	# OF 1/2" or EQ. REINF. 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	10'-0"	8'-0"	6'-0"	4

- A. LONG LEG OF ANGLE SHALL BE PLACED IN VERTICAL POSITION  
 B. DEPTH OF REINFORCED LINTELS SHALL NOT BE LESS THAN 8 INCHES AND CELLS OF HOLLOW MASONRY LINTELS SHALL BE GROUTED SOLID. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8 INCHES INTO SUPPORT.  
 C. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES - OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

## HEADER SPANS - PER IRC

### EXTERIOR BEARING WALLS

HEADERS SUPPORTING	SIZE	BUILDING WIDTH IN FEET					
		20		28		36	
		SPAN	# OF JACKS	SPAN	# OF JACKS	SPAN	# OF JACKS
ROOF AND CEILING	2-2x8	6'-10"	1	5'-11"	2	5'-4"	2
	2-2x10	8'-5"	2	7'-3"	2	6'-6"	2
	2-2x12	9'-9"	2	8'-5"	2	7'-6"	2
	3-2x8	8'-4"	1	7'-5"	1	6'-8"	1
	3-2x10	10'-6"	1	9'-1"	2	8'-2"	2
ROOF, CEILING and ONE CENTER BEARING FLOOR	2-2x8	5'-9"	2	5'-0"	2	4'-6"	2
	2-2x10	7'-0"	2	6'-2"	2	5'-6"	2
	2-2x12	8'-1"	2	7'-1"	2	6'-5"	2
	3-2x8	7'-2"	1	6'-3"	2	5'-8"	2
	3-2x10	8'-9"	2	7'-8"	2	6'-11"	2
ROOF, CEILING and ONE CLEAR SPAN FLOOR	2-2x8	5'-0"	2	4'-4"	2	3'-10"	2
	2-2x10	6'-1"	2	5'-3"	2	4'-8"	2
	2-2x12	7'-1"	2	6'-1"	2	5'-5"	3
	3-2x8	6'-3"	2	5'-5"	2	4'-10"	2
	3-2x10	7'-7"	2	6'-7"	2	5'-11"	2
ROOF, CEILING and TWO CENTER BEARING FLOORS	2-2x8	4'-9"	2	4'-2"	2	3'-9"	2
	2-2x10	5'-9"	2	5'-1"	2	4'-7"	3
	2-2x12	6'-8"	2	5'-10"	3	5'-3"	3
	3-2x8	5'-11"	2	5'-2"	2	4'-8"	2
	3-2x10	7'-3"	2	6'-4"	2	5'-8"	2
ROOF, CEILING and TWO CLEAR SPAN FLOORS	2-2x8	3'-10"	2	3'-4"	2	3'-0"	3
	2-2x10	4'-9"	2	4'-1"	3	3'-8"	3
	2-2x12	5'-6"	3	4'-9"	3	4'-3"	3
	3-2x8	4'-10"	2	4'-2"	2	3'-9"	2
	3-2x10	5'-11"	2	5'-1"	2	4'-7"	3

### INTERIOR BEARING WALLS

HEADERS SUPPORTING	SIZE	BUILDING WIDTH IN FEET					
		20		28		36	
		SPAN	# OF JACKS	SPAN	# OF JACKS	SPAN	# OF JACKS
ONE FLOOR ONLY	2-2x6	4'-6"	1	3'-11"	1	3'-6"	1
	2-2x8	5'-9"	1	5'-0"	2	4'-5"	2
	2-2x10	7'-0"	2	6'-1"	2	5'-5"	2
	2-2x12	8'-1"	2	7'-0"	2	6'-3"	2
TWO FLOORS	2-2x6	3'-2"	2	2'-9"	2	2'-5"	2
	2-2x8	4'-1"	2	3'-6"	2	3'-2"	2
	2-2x10	4'-11"	2	4'-3"	2	3'-10"	3
	2-2x12	5'-9"	2	5'-0"	3	4'-5"	3

- A. SPANS ARE GIVEN IN FEET AND INCHES.  
 B. TABULATED VALUES ASSUME #2 GRADE DOUGLAS FIR LARCH, HEM FIR, SOUTHERN PINE OR SPRUCE PINE FIR.  
 C. BUILDING WIDTH IS MEASURED PERPENDICULAR TO RIDGE. FOR WIDTHS IN BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.  
 D. WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADER IS PERMITTED TO BE SUPPORTED BY AN APPROVED FRAMING ANCHOR ATTACHED TO THE FULL-HEIGHT STUD AND TO THE HEADER.

## NOTES:

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

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

PROVIDE SOLID 2x10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WHERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOIST BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

PROVIDE ADEQUATE CLEARANCE @ PLUMBING STACKS AS REQ.

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ARCHITECT OR ENGINEER PRIOR TO THE START OF CONSTRUCTION.

ANY VARIATION FROM THESE PLANS THAT WILL REQUIRE CHANGES TO THE STRUCTURAL MEMBERS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

WHERE APPLICABLE, REFER TO ENGINEERED LUMBER MFR'S SPECIFICATIONS FOR MULTI-MEMBER INSTALLATION & CONNECTION REQUIREMENTS

FASTEN MULTIPLE MEMBER JACKS TOGETHER W/ MIN. 10d NAILS @ 8" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. PROVIDE NAILING W/IN 3" OF TOP OR BOTTOM OF MEMBERS.

FASTEN MULTIPLE MEMBER BEAMS TOGETHER W/ MIN 16d NAILS @ 12" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. TWO ROWS REQUIRED FOR DEPTHS UP TO 12". THREE ROWS REQUIRED FOR DEPTHS OF 12'-18". PROVIDE NAILING W/IN 22" OF EACH END OF MEMBERS, FOR BEAMS 7" OR GREATER IN WIDTH PROVIDE BOLTED CONNECTION W/ ASTM GRADE A-307 (OR BETTER) 1/2" DIA. BOLTS IN TWO ROWS 3" FROM EACH END OF BEAM @ 24" O.C. STAGGERED.

## DESIGN CRITERIA

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA - Table 301.2 (1)

GROUND SNOW LOAD (lbs./s.f.)	30
WIND PRESSURE (pounds per square foot)	19 +/- ( 100 m.p.h.)
SEISMIC CONDITION BY ZONE	B
SUBJECT TO DAMAGE	WEATHERING SEVERE
	FROST LINE DEPTH 30
	TERMITE MODERATE
	DECAY MODERATE
WINTER DESIGN TEMP. FOR HEAT. FACILITIES	13'
RADON RESISTANT CONSTRUCTION REQ	
FLOOD ZONE	

## CODE INFORMATION

ALL WORK SHALL COMPLY WITH INTERNATIONAL CODE W/ LOCAL AMENDMENTS

- 2018 International Residential Code
- 2018 International Energy Conservation Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 NFPA 101 Life Safety Code
- 2018 National Electrical Code with Local Amendments (NFPS 70)
- 2009 National Fuel Gas Code (NFPA 54)

## ITEMS OF PARTICULAR NOTE

- Contractor, sub-contractor or supplier shall verify all job conditions and measurements prior to commencing work or ordering materials. Discrepancies between dimensions shown on drawings and actual field conditions should be brought to the Architect and Owner's attention immediately for clarification prior to proceeding with work. These plans are not to be scaled for construction purposes. Written dimensions and notes supersede all scaled reference. If there are any conflicts, discrepancies or ambiguity with dimensioning the Contractor shall notify the Architect immediately for clarification. Field verify ALL proposed dimensions

- As a matter of record, JRArchitecture, LLC shall not be responsible for construction means and methods or omissions by the contractor, sub-contractor or any other persons performing work in accordance with these drawings.

- On this Project, the Contractor shall have sole supervision over, and exclusive responsibility for: demolition and temporary construction; construction means, methods, techniques, sequences, procedures, safety precautions and safety programs in connection with all demolition and construction work; and protection of persons and property during construction until final completion is attained. Services performed by Architect or its consultants during construction, if any, are intended to promote the goal that, in general, the construction work, when fully completed, will be consistent with the design intent reflected in the permit or construction drawings. Means and methods responsibility always shall be the exclusive responsibility of the Contractor and Contractor shall separately engage specialty engineers or other consultants as required to fulfill this responsibility.

## DRAWING LIST

0.01	COVER SHEET
0.02	GENERAL INFO
0.51	DEMO PLANS
1.01	FRONT ELEVATION
1.02	RIGHT ELEVATION
2.01	FOUNDATION
3.01	FIRST FLOOR PLAN
3.02	SECOND FLOOR PLAN
4.01	ROOF PLAN
5.01	SECTIONS
5.10	WALL SECTIONS

## AREA

FLOOR	SQUARE FOOTAGE
BASEMENT	896 s.f.
FIRST FLOOR	976 s.f.
SECOND FLOOR	296 s.f.

## PROPOSED RESIDENCE

### SWIDERSKY RESIDENCE

12568 Clover Hill Drive  
 West Friendship, Maryland  
 21794

### ARCHITECT

Jonathan Rivera AIA, NCARB  
 Glenwood, Maryland  
 443.226.5745  
 jrivera@jonathanrivera.com

### BUILDER

Name  
 address location

phone number  
 email

### STRUCTURAL ENGINEER

Name  
 address location

phone number  
 email

### ISSUE DATE

5-29-20 10:01

RECEIVED

JAN 19 2021

LICENSES & PERMITS  
 DIVISION

SCALE: N/A

COVER SHEET

0.01

PRINT DATE:  
 Wednesday, December 30, 2020

# MISCELLANEOUS

- Fire-Rated fireplace shall be UL approved and installed according to code and manufacturer's specifications and recommendations.
- Chimneys shall extend a minimum of 2'-0" above any roof structure within 10'-0".
- Provide overflow pans and drains for vent appliances unless located on bedroom level, or as noted otherwise.
- Provide 22"x6" slide access with pull chain light for as per local code.
- Kitchen and bath plans are approximate. See manufacturer's plans for exact layout and dimensions.

# WOOD

- Wall bracing shall be installed as per local code.
- All roof trusses and floor systems shall be engineered by others.
- All roof trusses and floor systems shall be braced and installed per manufacturer's specifications and as per local code. See manufacturer's plans for exact layout and construction.
- All trusses are stamped and certified by a registered engineer and meet TPI manufacturer's minimum requirements.
- See drawings for type of floor construction
  - Tongue and groove floor decking glued and nailed on (SFF #2) 2x6 or 2x10 or 2x12 floor joists at 16" o.c. maximum to meet the American Plywood Association Suro-Floor system.
  - Tongue and groove floor decking glued and nailed on pre-engineered wood joists/trusses at 24" o.c. maximum to meet the American Plywood Association Suro-Floor system.
- Fire-stopping shall be provided to cut-off concealed draft openings and to form an effective fire barrier between stories as per local code.

- Structural lumber to have minimum bending stress of 1200 psi
- All exterior walls are 2x6 stud #2's, minimum SFF stud grade unless otherwise noted.
- All interior walls are 2x4 stud #2's, minimum SFF stud grade unless otherwise noted.
- All opening headers to be 2x10's unless noted otherwise
- Joint hinges to be installed as required.
- All wood less than 8" from grade shall be pressure treated. All sole plates or sills shall be pressure treated.
- Provide sheathing in all structural members as required by local code.
- All materials shall be installed per manufacturer's specifications and as per applicable building codes.
- All work shall comply to local code.

# METAL

- Strap anchors or anchor bolts shall be local code and building inspector approved. Minimum 2 straps/bolts per section of joist 12" Max. from each end and with immediate straps/bolts at 6'-0" o.c. maximum (or as per local code).
- Galvanized metal brick ties shall be installed as per local code.
- All steel shall conform to ASTM Specs for A-36 Steel.
- All steel designed for maximum bending stress of 24,000 psi
- Metal joint hangers (standard wood edges) shall be used where required. Joints without direct bearing and be 1/8" GA. galvanized steel. See all notes specified by the manufacturer.
- Veneer ties shall be 1" wide, 22 GA. galvanized steel, installed 24" O.C. horizontally and 16" O.C. vertically.
- Sill limits for all opening and recesses in brick or brick faced masonry shall not specifically called out. Provide (1) steel angle for each 4" of sill thickness. Sill angles to have minimum 6" bearing at each end. Horizontal leg shall be 3" in, unless noted otherwise.

- LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS)
 

L-1	3" x 3"-12" x 1/8"	STEEL ANGLE	3" TO 5' OPG.
L-2	4" x 3 1/2" x 1/8"	STEEL ANGLE	5' TO 5' OPG.
L-3	5" x 3 1/2" x 1/8"	STEEL ANGLE	5' TO 6'-6" OPG.
L-4	5 1/2" x 2 1/2" x 1/8"	STEEL ANGLE	3" TO 6' OPG.
L-5	5" x 4 x 1/8"	STEEL ANGLE	3" TO 10'-0"
L-6	5" OR 6" x 4 x 1/8"	STEEL ANGLE	16" GARAGE
- Lintels above shall not support any superimposed loads.
- All steel angles in masonry walls are to be flashed and painted.
- Paint all exterior ferrous or galvanized metal EXCEPT completely pre-finished factory items.
- All work shall comply to local code.

# SITework

- GENERAL: These drawings do not cover site-work, grading or encroaching.
- Building foundations have been designed based on an assumed soil bearing capacity of 3000 PSF. Additional engineering is required if soil bearing capacity is less than 3000 PSF.
- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1 1/2" dia. bleed-off pipes through and line of footing at mix 6" o.c. Typically, drains shall lead to sump pits or to positive daylight discharge points.
- Slope all stoops, porches, walks and garage slabs away from building 1/8" minimum per foot.
- All work shall comply to local code.

# WEATHER/THERMAL

- Insulation for sills or grade construction shall begin at the inside intersection of the slab and the foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally 24" under the slab. For unheated slabs a material with an R-value of 47 is required. For heated slabs an R-value of 63 is required (or as per local code).
  - Sill Section-compressible material shall be installed under all mud plates (Foundation wall and wood floor systems) and sole plates (slab on grade).
- | R-Value    | Thickness | Location                                                            |
|------------|-----------|---------------------------------------------------------------------|
| R-1 PB25   | 3 1/2"    | Basement Walls                                                      |
| R-2        | 5 1/2"    | 2nd & 3rd (exterior)                                                |
| R-38       | 3"        | Crawl Space                                                         |
| R-38       | 1"        | Floors exposed to unheated condition                                |
| R-43 Batt  | 12"       | Roof                                                                |
| R-43 Blown | 1"        | Apply blown insulation as required by manufacturer's specifications |

- Provide vents as per local code.
- Flashing: Prefinished aluminum or equal, at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects sill.
- Contractor shall maintain all circumstances proper fire, sound and insulation ratings when penetrating through walls, floors, ceilings and roofs.
- All miscellaneous penetrations during construction shall be patched and repaired according to manufacturer's specifications and as per code.
- All exterior joints between windows, doors and other surfaces shall be caulked and sealed appropriately.
- DAMPROOFING: Apply (1) coat of mastic emulsion to exterior of all below grade walls at constant conditions. Where habitable space occurs below grade, provide waterproof membrane, aqueous based elastomeric, vinyl acrylic mastic, 35 MIL min. thickness or other approved equal.
- SLAB VAPOR BARRIER: 6 MIL polythene sheet where noted on drawings. Overlay all edges 6".
- SILL SEALER: 3/4" x 1 1/2" compressible fiberglass beneath all exterior sill plates or other approved sill sealer.
- Provide approved compression-resistant flashing at the intersections of masonry and wood frame construction over projecting wood (ie: under decks, porches etc.) attach to wood frame construction at all wall and roof intersections, at chimney and roof intersections, in roof valleys, at all roof penetrations, and at all doorways if recommended by window and door manufacturers.
- Slab perimeters exposed to outside or within 30" of grade, 4.5x4", either vertical or horizontal from slab intersection.
- ROOFING: unless noted otherwise, roofing shall be min 200# Glass 10' Fiberglass based asphalt shingles over 1/2" board. Have flashing to a point 24" inside of interior face of wall. This may be also installed at the curb discretion.
- WALL SHEATHING: As shown on drawings and installed in accordance with MANUFACTURER'S RECOMMENDATIONS.
- GUTTERS AND LEADERS: .032" Prefinished aluminum gutters with .024" prefinished aluminum leaders. Lead is split-block or as shown as required.

# DOORS and WINDOWS

- Provide safety glazing as required by local code.
- Garage door into dwelling shall be fire rated minimum 45 minute or as per local building code. The threshold of the door opening between the garage and the adjacent interior space shall not be less than 4" above the garage floor, (or as per local code).
- Use Type "M" door for interior above grade (in contact with earth).
- Use Type "N" door for exterior above-grade load bearing and non-load bearing walls, and for other applications where another type is not indicated.
- All doors and windows shall be installed in accordance with manufacturer's specifications, and as per local code.

# CONCRETE

- Concrete work shall conform to American Concrete Institute Standard 318-05
- Bottom of all footings shall be located a minimum of 36" (or as per local code) below finished grade. Steps or depth of footing / foundation may vary according to local site or local conditions.
- All interior concrete slabs shall have a 5/8"x10" W.U.M. or control joints. Monolithic turned down slabs for townhouses shall have a control joint between units.
- Concrete used in exposed areas (critical to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Entrainment work shall be coated with an approved curing compound.
- Foundation walls of habitable rooms located below grade shall be waterproofed or water proofed using materials and methods approved by local building jurisdiction.
- All work shall comply to local code.

Type of Concrete Construction	Minimum Specified Compressive Strength
- Footings	3000 PSI
- Interior Basement Slabs	3500 PSI
- Foundation Walls	3000 PSI
- Garage and Exterior Slabs	3500 PSI

- (or as per local code):
- Concrete work shall conform to American Concrete Institute Standard 318-05
- All interior concrete footings and slabs shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.
- REINFORCING RODS: ASTM A-63 and A-305 MESH: 6x6 4/14 WUF ASTM A-185. Reinforcing in footings is required where variations in soil conditions may exist.
- All interior walls of 30 FEET or more in any dimension shall have 3/8" Control Joints, or Floor Reinforcement.
- Vapor barrier under all slabs EXCEPT garages & ML Polyethylene. Lap all edges 6". Lay over 4" gravel pad.
- Exterior Concrete Slabs: 5% to 7% Air Entrained and shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.
- Foundation Walls: Found in place walls shall have a minimum 28 Day Compressive Strength of 3000 PSI. (SEE 4.0 )

# MASONRY

- Maximum vertical distance of unbraced fill measured from the top of the lower level, slab to outside finished grade shall not exceed the following for unreinforced walls where unexcavated soil or ground water conditions do not exist.
 

Type of Wall	Height of Fill
8" C.M.U.	4'-0"
12" C.M.U. (hollow)	6'-0"
12" C.M.U. (solid)	8'-0"
8" Poured Concrete	4'-0"
10" Poured Concrete	6'-0"
- Masonry veneer shall be installed over 1 1/2" felt or approved water resistant sheathing. Through-wall flashing and weeps shall be provided at any location where interior space projects beyond the face of the veneer (ie: sig windows, off-set chimneys, etc.).
- Masonry veneer shall be attached and anchored in accordance with the local code requirements.
- Walls over 1'-0" or on unstable soil shall be engineered and certified by a registered professional engineer.
- Concrete masonry units shall meet ASTM C-90 Grade A solid block or ASTM C-145 Grade B blocks and be 28 DAYS OLD before installation. Minimum net compressive strength of block to be 2000 psi.
- Piercing over CMU walls to do not less than 3/8" minimum cement parging from footing to finished grade. Parging and poured concrete walls shall be covered with a coat of approved bituminous masonry applied at the recommended rate below grade.

- MASONRY LINTELS: Provide lightweight precast (lisse) for all openings and are recesses in CMU walls. Provide (1) 4x6 lintel for each 4' of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and with #2 ties spaced 6" O.C., unless noted otherwise. Precast lintel to have minimum 5" bearing at each end. Such lintels shall not support any superimposed loads.
- Use Type "M" door for masonry below grade (in contact with earth).
- Use Type "N" door for exterior above-grade load bearing and non-load bearing walls, and for other applications where another type is not indicated.
- Toilet and bath accessories per plans or by owner.

# IECC CODE COMPLIANCE

- 2016 IECC CODE COMPLIANCE R301: Climate zone 4A
- R401.2 Compliance Method: Mandatory and Prescriptive Provisions
- R402.1 Vapor Retarder: Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R102.1 of the International Residential Code, 2015 Edition.
- R402.1.1 Atic Insulation/Raised Heat Trusses R-49 R-38
- R402.1.2 Wood Frame Wall: R-49 or R5 + R5 continuous insulation.
- R402.1.2 Basement Wall Insulation: R-5/R-10 Full Face/Continuous, Uninterrupted Basis Full Height.
- R402.1.2 Crawl Space Wall Insulation: R-5/R-10 Full Face/Continuous Basis Full Height extending from floor above to finished grade level and then vertically or horizontally an additional 2'-0".
- R402.1.2 Floor Insulation over Unconditioned Space: R-15 batt, insul, or
- R402.1.2 Window U-Value: SHGC .35 U-Value: .40 (R-6/GC)
- R402.1.2.1 Slab on Grade Floors Less Than 2" Below Grade: R-10 Rigid Foam Board Under Slab Extending Either 2'-0" horizontally or 2'-0" vertically
- R402.2.4 Atic Access: Atic access egress will be unobstructed and insulated R-49
- R402.4 Building Thermal Envelope (air leakage): Exterior walls and penetration shall be sealed per the section of the 2016 IECC with each, gaskets, weatherstripping or an air barrier of suitable mass. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.
- R402.4.1 Building Thermal Envelope Tightness Test: Building envelope shall be tested and verified as having an air leakage rate of not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ASTM E779 or ASTM E 871 with (closed door) at a pressure of 0.2 inches w.g. (30 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. TB
- R402.4.2 Fireplace: New wood burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be labeled and labeled in accordance with UL 21 (factory built fireplace) and UL 507 (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 appliance and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from inside the thermal envelope. Exception: 1. Direct vent appliances with both intake and exhaust pipes terminate continuously 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.
- R403.1 Thermostat: All dwelling units shall have at least (1) programmable thermostat for each separate heating and cooling system per 2016 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.
- R403.2.1 Mechanical Duct Insulation: Supply and Return Ducts in Attic R-6 minimum, R-6 when less than 3 inches. 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 R-6 minimum.
- R403.2.2 Duct Sealing: All ducts, air handlers, filter boxes shall be sealed. Joints and seams shall comply with section M604.1.1 of the IRC. A duct tightness test ("Duct Blaster" duct test 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: Outdoor make-up and exhaust air ducts to be provided with automatic or gravity damper that closes when the ventilation system is not operating.
- R403.6.1 Whole-house mechanical ventilation system for efficiency to comply with TABLE R403.6.1.
- R403.7 Egress: Rank Rating shall comply with R403.7.
- R404.1 Lighting Equipment: A minimum of 75% of all lamps (light) shall be high-efficacy lamps. The contractor also responsible for generating Certificates of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.

# SPECIALTIES

- Toilet and bath accessories per plans or by owner.
- MIRRORS: TBD by builder or by owner.
- Provide tap water bars for each full bath, one per powder room.
- Provide either shower rack 80"x41", or barpan or safety laminar glass doors per owner.

# GENERAL NOTES

- All work shall comply to all applicable local codes.
- All construction shall be classified as and comply to either of the following:
  - Use Group R-4 under the 2018 International Residential Code.
- All work shall comply to International Energy Conservation Code, 2015 with SEE IECC CODE COMPLIANCE notes below.
- These plans and notes are the property and sole responsibility of JRArchitecture, LLC. Use of these plans without the written consent of JRArchitecture, LLC is prohibited.
- These plans are subject to modification as necessary to meet code requirements and to facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect and the Owner reserves the right to make any changes, for any reason, at any time, providing they comply with the code.
- The Sub-Contractor shall compare and coordinate all drawings. When a discrepancy or omission or omission exists, he shall comply with the code and contact the Architect and the Owner in writing for proper adjustment.
- These plans are to be sealed for Construction purposes. Written dimensions and notes supersede all scaled references.
- 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.
- Major girders in dwelling units shall be separated from all adjacent living space with fire expansion as required by local code.
- Field verify ALL dimensions.

# DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:
 

	ENCL. LOADS:	
- Ground Snow Load	35 psf	ROOF: 12.6 PSF
- Roof	40 psf	GROUND: 20.0 PSF
- Sealing floors	30 psf	FLAT ROOF: 14.0 PSF
- Living Floors	40 psf	IMP. FACTOR: 1.00
- Exterior Decks	60 psf	IMPORT FACTOR: 1.0
- Balns	100 psf	ATTIC AREAS: 0 PSF
- Garage Slabs	20 psf	UNACCESSIBLE: 30 PSF
- Jind Loads	17 psf	ACCESSIBLE: 30 PSF
- Dead Load	10 psf	LNAD LOAD: 50 PSF (EXPOSURE CO)
- Gypsum's	200	FLUID PRESSURE: at any point in any direction
- (or as per local code)
- LOADS GREATER THAN 30 PCF REQUIRE FOUNDATION WALLS TO BE ENGINEERED.

# STAIR CRITERIA

- INTERIOR and EXTERIOR STAIRS
  - All stairs shall comply with all local codes.
  - Minimum finish width: 36"
  - Minimum finished headroom height: 6'-6"
  - Maximum riser height: 7 1/4"
  - Minimum tread depth: 10"
  - Maximum space between balusters: 4"
  - Handrail height shall not be less than 34" or greater than 38" and may not project more than 2 1/2" into stair width.
- Provide a minimum of 1 1/2" space between handrail and wall.
- Stair treads shall have a minimum inside width of 6" and a minimum of a 9" tread when measured 12" from inside corner.
- Stair landings shall be a minimum of 36" x 36"
- Stairways with 3 or more risers are required to have a handrail.

# MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of mechanical systems including duct work, trunk and register size for air conditioning and heating. Registers shall be installed per manufacturer's specifications and recommendations and as per all applicable building codes.
- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturer's specifications and recommendations and as per all applicable codes.
- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.
- Smoke & Carbon Monoxide detector - Provide a minimum of one ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for a simultaneous activation with battery backup. Provide detectors at each sleeping room as required by local code. Provide detectors outside each sleeping area within 10'-0" of each door. Supply and install per IRC R314 and R315. Provide Recess vent per code.
- Fire suppression systems shall be installed as per local building code.
- All work shall comply to local code.



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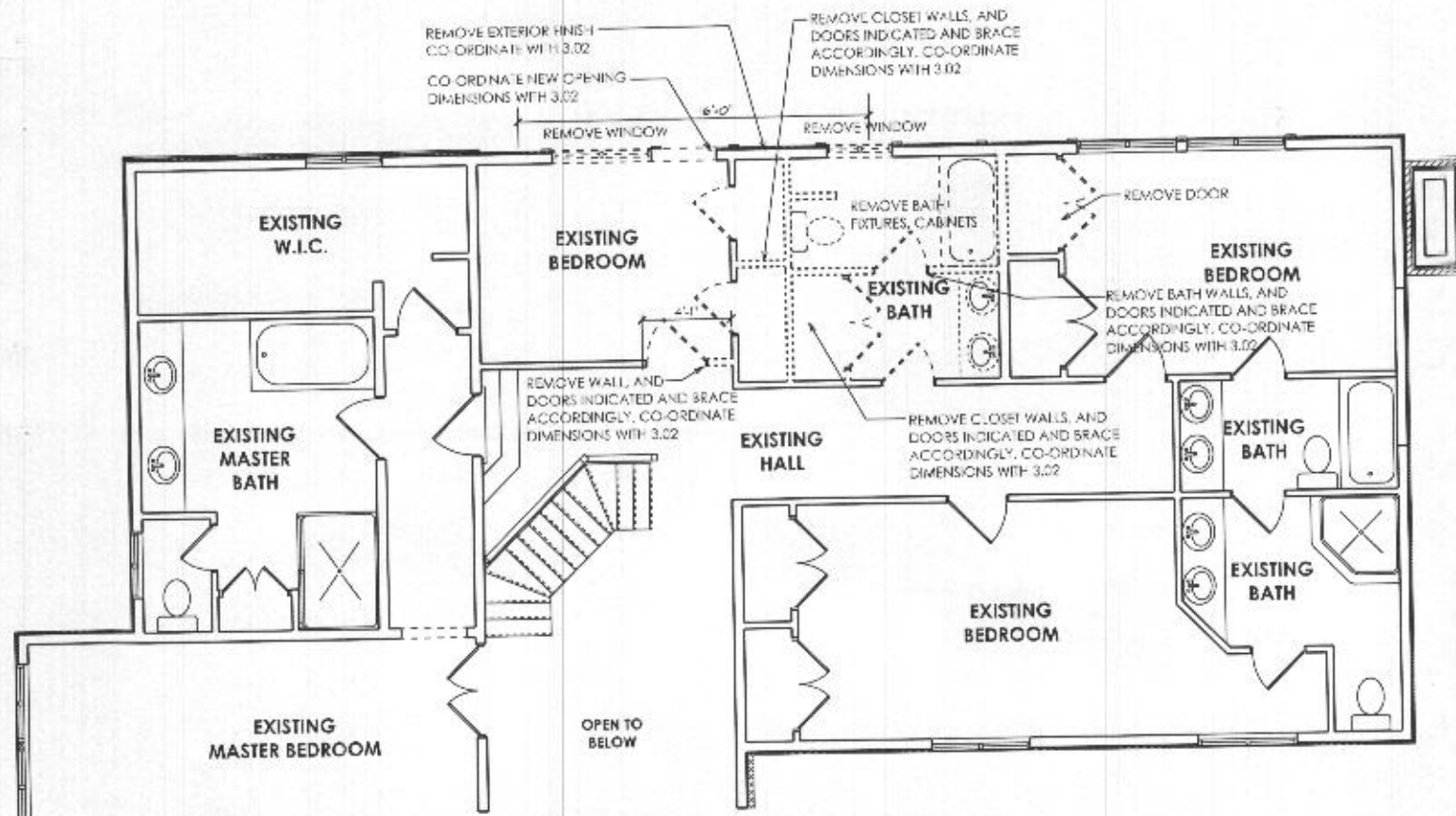
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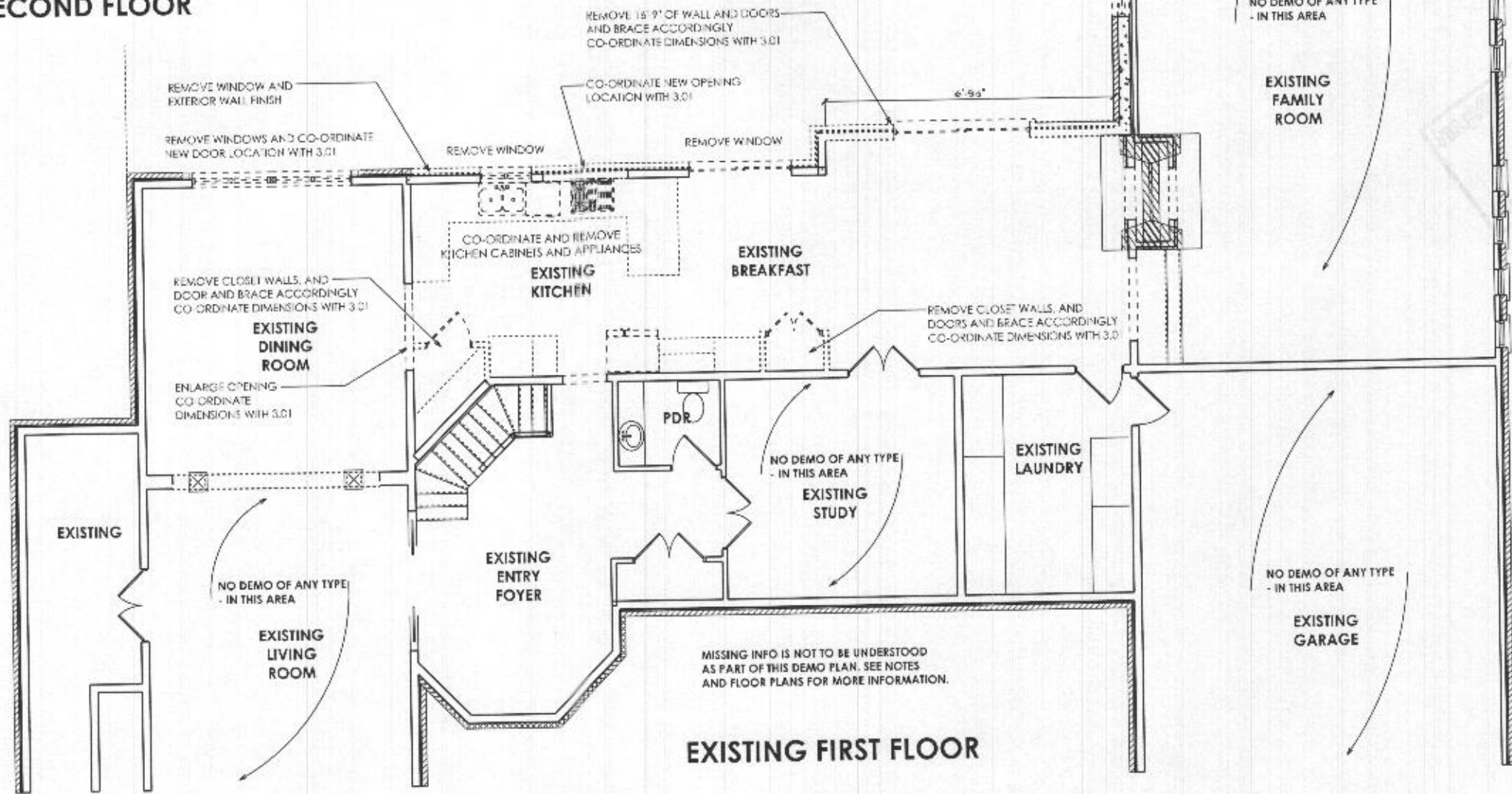
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**EXISTING FIRST FLOOR**

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**REAR ELEVATION**

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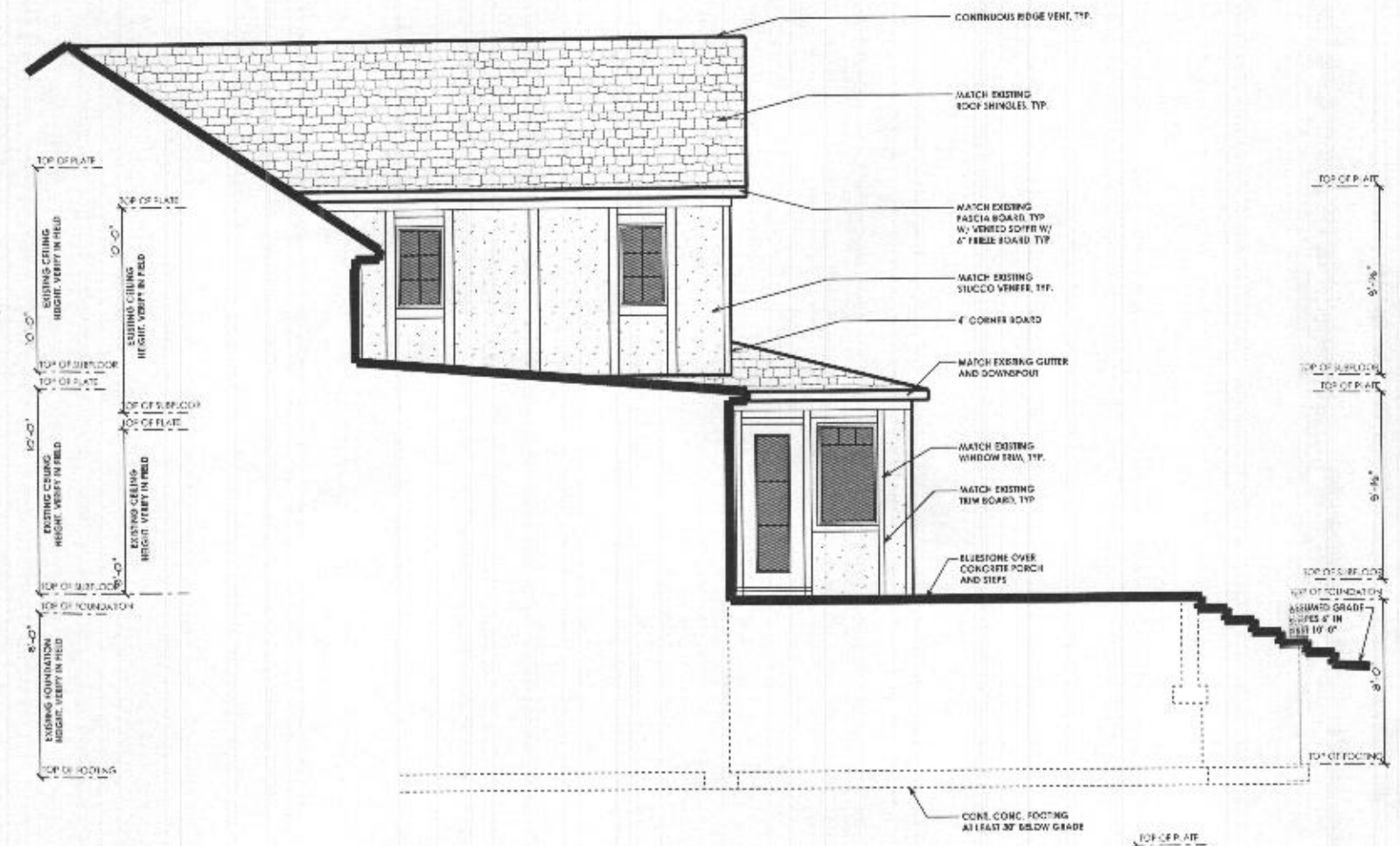
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**ELEVATIONS**  
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**RIGHT ELEVATION**



**LEFT ELEVATION**

**NOTE:**  
 STAIRS WITH 3 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34\"/>

PORCHES, DECKS, BALCONIES OR BATH FLOOR SURFACES LOCATED MORE THAN 30\"/>

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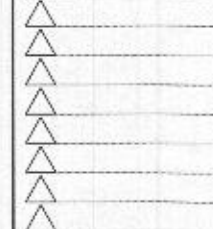
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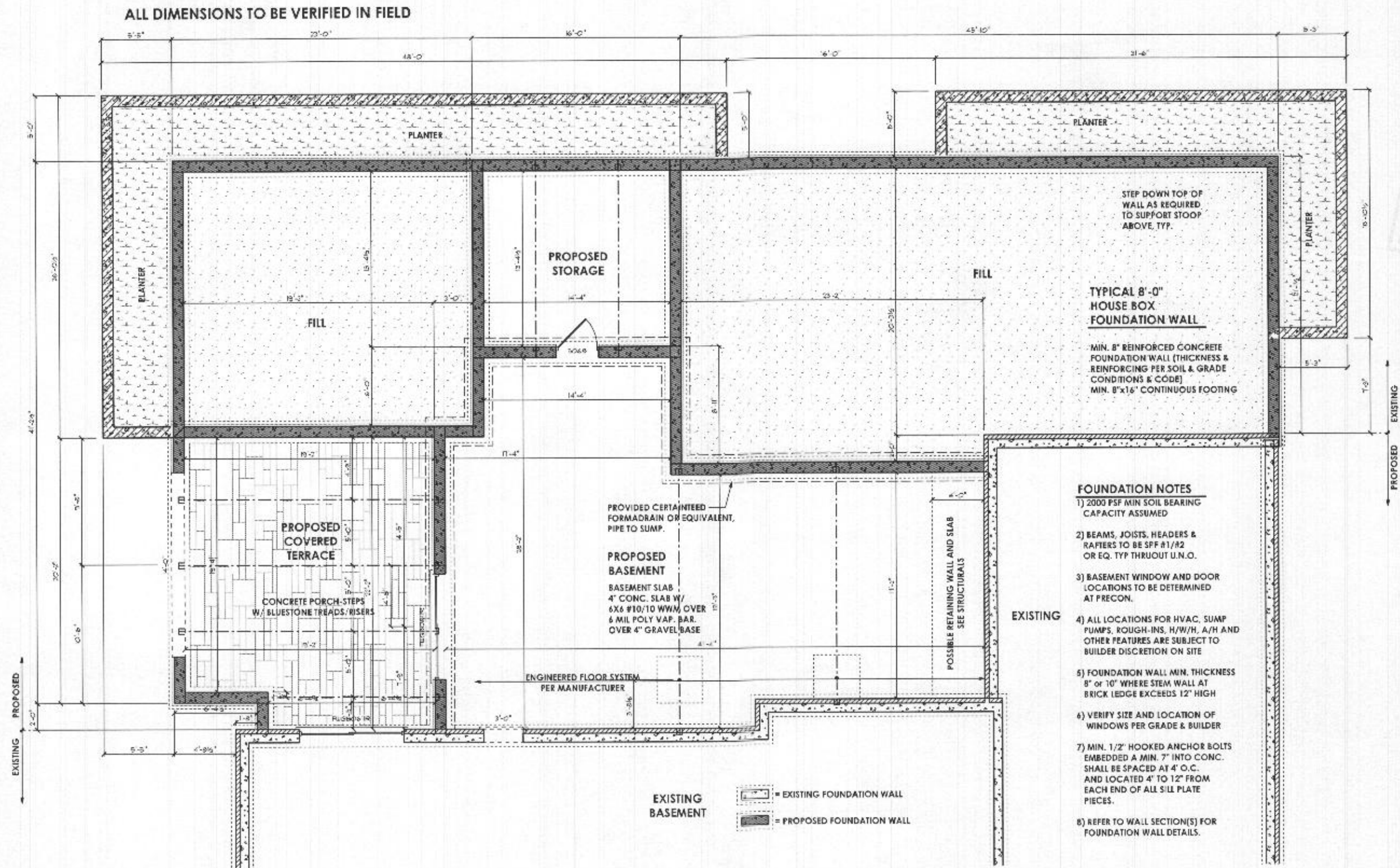


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#### FOUNDATION

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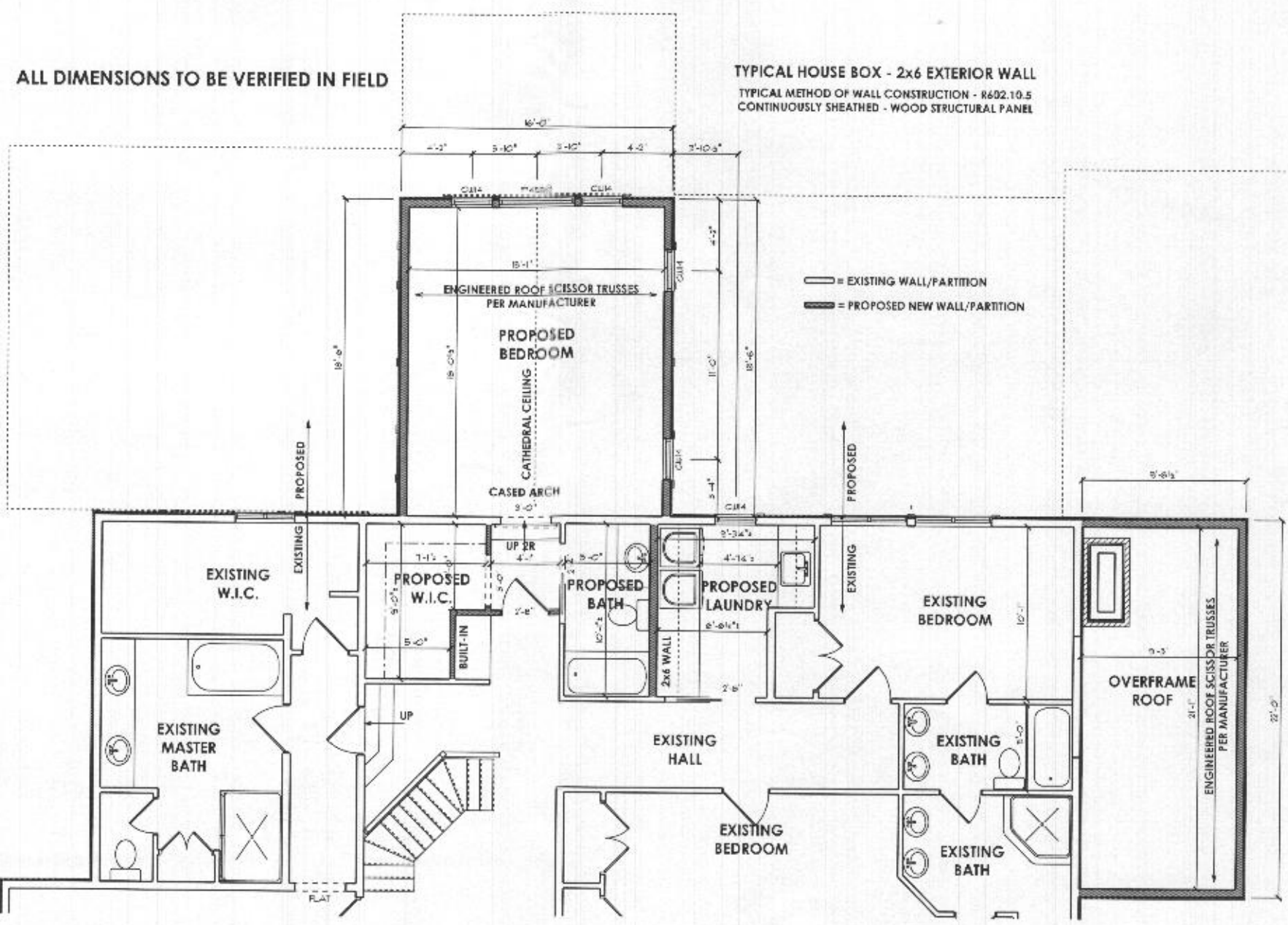
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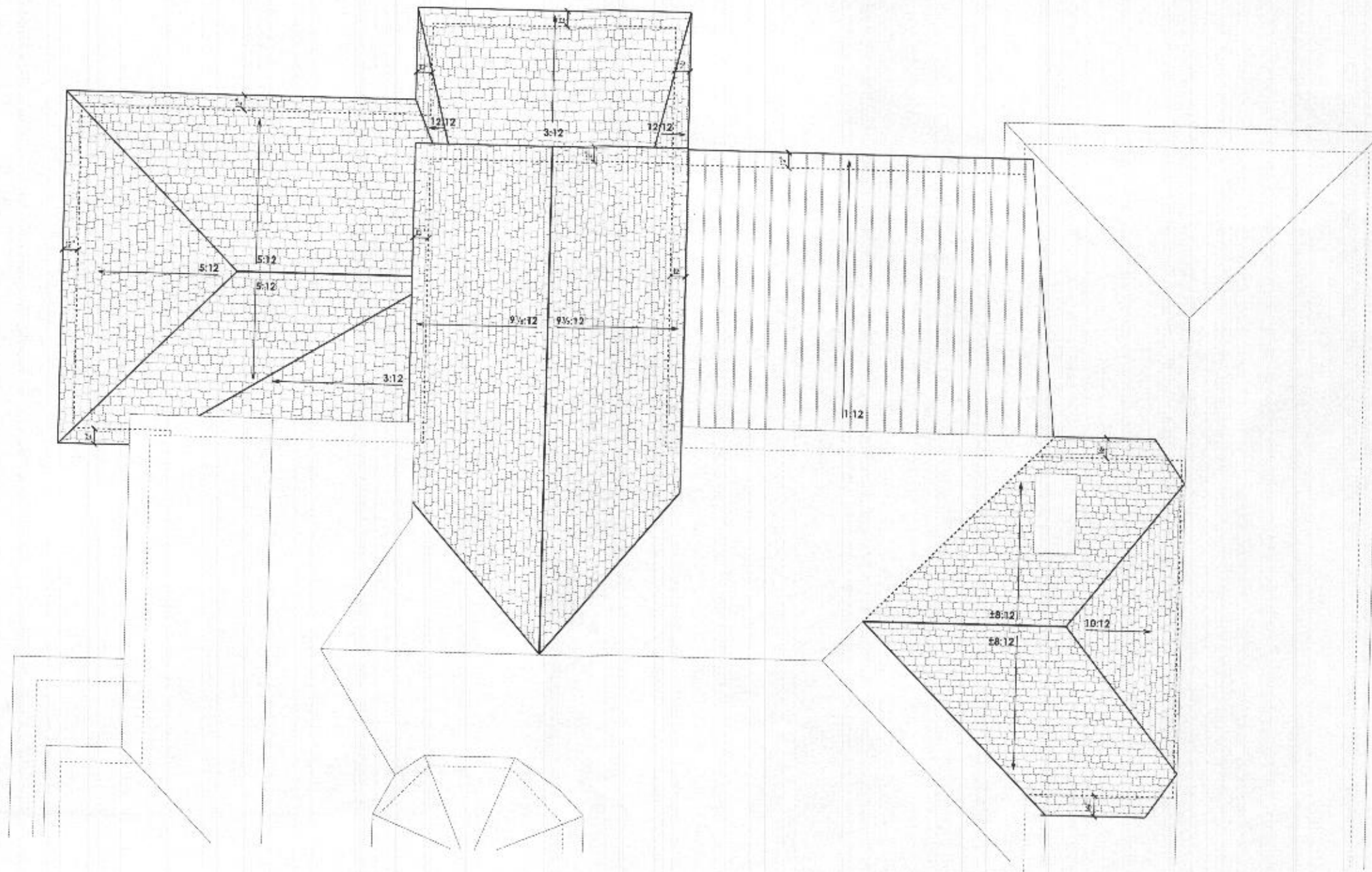
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**ROOF PLAN**

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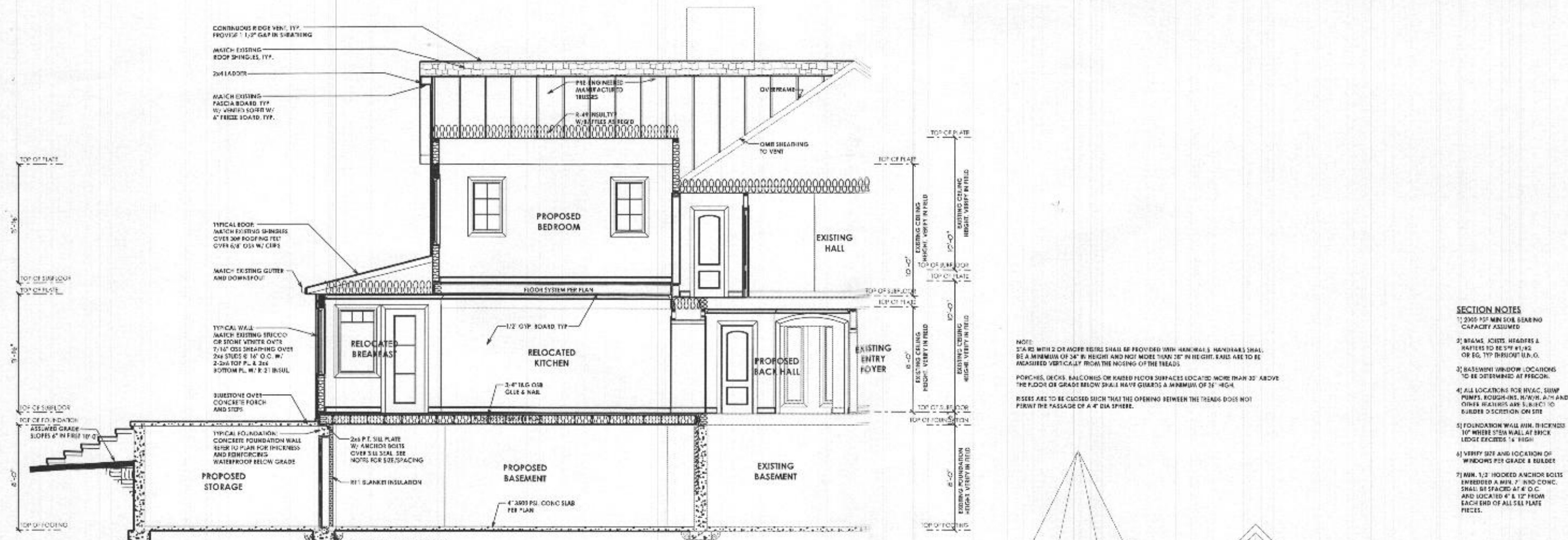
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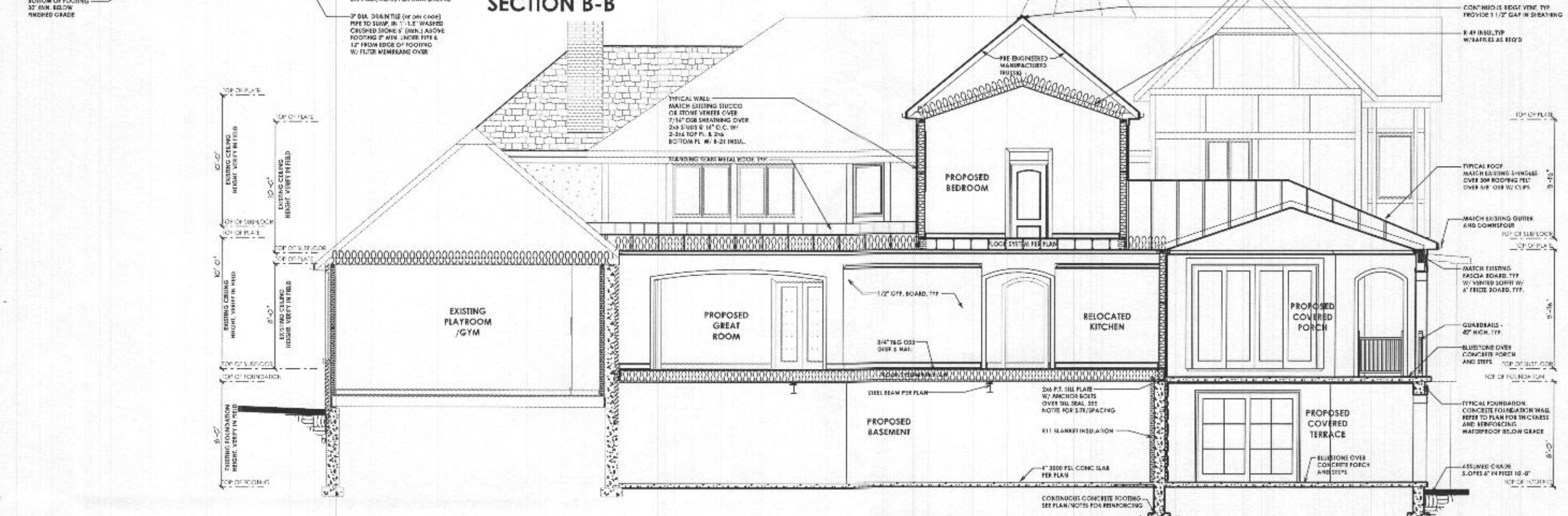
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**SECTION B-B**



**SECTION A-A**

- SECTION NOTES**
- 2000 P.S.F. MIN. SOLE BEARING CAPACITY ASSUMED
  - BEAM JOISTS HEADERS & RAFTERS TO BE 2" X 12" OR EQ. TYP THROUGHOUT U.S.A.
  - BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT FREIGHT.
  - ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, R/W, A/F, AND OTHER FEATURES ARE SUBJECT TO BURDEN DISCRETION ON SITE
  - FOUNDATION WALL MIN. THICKNESS 10" WHERE 5" DIA WALL AT BRICK LEDGE EXCEEDS 14" HIGH
  - VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
  - MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4" O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.

NOTE:  
 2" x 4'S WITH 2 OR MORE RISES SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 36" IN HEIGHT. RAILS ARE TO BE ANCHORED VERTICALLY FROM THE NOSING OF THE TREADS.  
 PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.  
 RESES ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIA. SPHERE.



PRE-ENGINEERED MANUFACTURED TRUSSES

CONTINUOUS CONCRETE FOOTING SEE PLAN/NOTES FOR REINFORCING

3" DIA. DRAIN (or per code) PIPE TO SUMP, IN 1'-1.5" WASHED CRUSHED STONE 6" MIN. ABOVE FOOTING 2" MIN. UNDER PIPE & 12" FROM EDGE OF FOOTING W/ FILTER MEMBRANE OVER.

2x6 P.F. SILL PLATE W/ ANCHOR BOLTS OVER SILL SEAL. SEE NOTES FOR SILL SPACING

R11 BUNKER INSULATION

4" 3500 P.S.I. CONC. SLAB PER PLAN

STEEL BEAM PER PLAN

1/2" GYP. BOARD TYP.

3/4" T&G OSB GUE & NAIL

2x6 P.F. SILL PLATE W/ ANCHOR BOLTS OVER SILL SEAL. SEE NOTES FOR SILL SPACING

R11 BUNKER INSULATION

4" 3500 P.S.I. CONC. SLAB PER PLAN

CONTINUOUS CONCRETE FOOTING SEE PLAN/NOTES FOR REINFORCING

3" DIA. DRAIN (or per code) PIPE TO SUMP, IN 1'-1.5" WASHED CRUSHED STONE 6" MIN. ABOVE FOOTING 2" MIN. UNDER PIPE & 12" FROM EDGE OF FOOTING W/ FILTER MEMBRANE OVER.

2x6 P.F. SILL PLATE W/ ANCHOR BOLTS OVER SILL SEAL. SEE NOTES FOR SILL SPACING

R11 BUNKER INSULATION

4" 3500 P.S.I. CONC. SLAB PER PLAN

STEEL BEAM PER PLAN

1/2" GYP. BOARD TYP.

3/4" T&G OSB GUE & NAIL

2x6 P.F. SILL PLATE W/ ANCHOR BOLTS OVER SILL SEAL. SEE NOTES FOR SILL SPACING

R11 BUNKER INSULATION

4" 3500 P.S.I. CONC. SLAB PER PLAN

CONTINUOUS CONCRETE FOOTING SEE PLAN/NOTES FOR REINFORCING

3" DIA. DRAIN (or per code) PIPE TO SUMP, IN 1'-1.5" WASHED CRUSHED STONE 6" MIN. ABOVE FOOTING 2" MIN. UNDER PIPE & 12" FROM EDGE OF FOOTING W/ FILTER MEMBRANE OVER.

2x6 P.F. SILL PLATE W/ ANCHOR BOLTS OVER SILL SEAL. SEE NOTES FOR SILL SPACING

R11 BUNKER INSULATION

4" 3500 P.S.I. CONC. SLAB PER PLAN

STEEL BEAM PER PLAN

1/2" GYP. BOARD TYP.

3/4" T&G OSB GUE & NAIL

2x6 P.F. SILL PLATE W/ ANCHOR BOLTS OVER SILL SEAL. SEE NOTES FOR SILL SPACING

R11 BUNKER INSULATION

4" 3500 P.S.I. CONC. SLAB PER PLAN

CONTINUOUS CONCRETE FOOTING SEE PLAN/NOTES FOR REINFORCING

3" DIA. DRAIN (or per code) PIPE TO SUMP, IN 1'-1.5" WASHED CRUSHED STONE 6" MIN. ABOVE FOOTING 2" MIN. UNDER PIPE & 12" FROM EDGE OF FOOTING W/ FILTER MEMBRANE OVER.

2x6 P.F. SILL PLATE W/ ANCHOR BOLTS OVER SILL SEAL. SEE NOTES FOR SILL SPACING

R11 BUNKER INSULATION

4" 3500 P.S.I. CONC. SLAB PER PLAN

STEEL BEAM PER PLAN

1/2" GYP. BOARD TYP.

3/4" T&G OSB GUE & NAIL

2x6 P.F. SILL PLATE W/ ANCHOR BOLTS OVER SILL SEAL. SEE NOTES FOR SILL SPACING

R11 BUNKER INSULATION

4" 3500 P.S.I. CONC. SLAB PER PLAN

CONTINUOUS CONCRETE FOOTING SEE PLAN/NOTES FOR REINFORCING

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2x6 P.F. SILL PLATE W/ ANCHOR BOLTS OVER SILL SEAL. SEE NOTES FOR SILL SPACING

R11 BUNKER INSULATION

4" 3500 P.S.I. CONC. SLAB PER PLAN

STEEL BEAM PER PLAN

1/2" GYP. BOARD TYP.

3/4" T&G OSB GUE & NAIL

2x6 P.F. SILL PLATE W/ ANCHOR BOLTS OVER SILL SEAL. SEE NOTES FOR SILL SPACING

R11 BUNKER INSULATION

4" 3500 P.S.I. CONC. SLAB PER PLAN

CONTINUOUS CONCRETE FOOTING SEE PLAN/NOTES FOR REINFORCING

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2x6 P.F. SILL PLATE W/ ANCHOR BOLTS OVER SILL SEAL. SEE NOTES FOR SILL SPACING

R11 BUNKER INSULATION

4" 3500 P.S.I. CONC. SLAB PER PLAN

STEEL BEAM PER PLAN

1/2" GYP. BOARD TYP.

3/4" T&G OSB GUE & NAIL

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