

REVISIONS

DATE	COMMENT
07-19-16	Revised Base Set

IECC CODE COMPLIANCE

R401.1 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 R402.7 of the International Residential Code, 2015 Edition.

R402.1.2 Attic Insulation: R-49 or R-60

R402.1.3 Knee Wall Insulation: R-20 or R-25 continuous insulation.

R402.1.4 Basement Wall Insulation: R-10/R-15 Foil Faced Continuous, Uninterrupted R-10 Height

R402.1.5 Crawl Space Wall Insulation: R-10/R-15 Foil Faced Continuous R-10 Height extending from floor above to finished grade level and then vertically or horizontally an additional 2'-0".

R402.1.6 Floor Insulation over Unconditioned Space: R-9 Insulation.

R402.1.7 Windows U-Value/SHGC .35 (U-Value)/.40 (SHGC)

R402.1.8 Slab or 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 outside shall be unsharpened and insulated R-49

R402.4 Building Thermal Envelope (air leakage): Exterior walls and penetrations shall be sealed per this section of the 2015 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow 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 E1-13 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches a.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. 1/13

R402.4.2 Fireplaces: Non-wood burning fireplaces shall have tight-fitting fire doors or doors and outdoor combustion air. Fireplaces shall be tested and labeled in accordance with UL 127 (factory built fireplaces) and UL 907 (masonry fireplaces).

R402.4.4 Rooms containing fuel-burning appliances shall have open combustion air ducts provide combustion air to open combustion or fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from the thermal envelope. Exceptions: 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the exterior. 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 tested to limit air leakage.

R403.1 Thermostat: All ducting units shall have at least (1) programmable thermostat for each separate heating and cooling system per 2015 IECC Section 403.1.1.

R403.1.2 Zone a heat pump system having supplementary electric resistance heat is used the thermostat shall prevent the supplementary heat from cycling on when heat pump can meet heating load.

R403.3.1 Mechanical Duct Insulation: Supply and Return Ducts in Attic R-6 minimum, R-8 when less than 3 inches. Supply and Return Ducts outside of conditioned spaces R-6 minimum. All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs may be R-6 minimum.

R403.3.2 Duct Sealing: All ducts, air handlers, filter boxes shall be sealed. Joints and seams shall comply with section R403.4.1 of the IRC. A duct tightness test ("Duct Blaster" duct total leakage test) shall be performed on all homes and shall be verified by either a pre-connection 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 (intake and exhaust) air ducts to be provided with automatic or gravity damper that close when the ventilator 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 R403.1.

R404.1 Lighting Equipment: A minimum of 75% of all lamps (lights) shall be high-efficiency lamps. The 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.

DESIGN CRITERIA

ROOF SNOW LOAD (pounds per square foot)	30	
WIND PRESSURE (pounds per square foot)	17 +/- (90 m.p.h.)	
SEISMIC CONDITION BY ZONE	B	
SUBJECT TO DAMAGE	WEATHERING	SEVERE
	FROST LINE DEPTH	30
	TERMITE	MODERATE
	DECAY	MODERATE
WINTER DESIGN TEMP. FOR HEAT. FACILITIES	13'	
RADON RESISTANT CONSTRUCTION REQ.		
FLOOD ZONE		
ALL WORK SHALL COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS		



BASE PLAN - THE SENECA I

DRAWING LIST

0.00	TITLE SHEET	4.01	SECOND FLOOR PLAN
0.02	GENERAL NOTES	4.02	SECOND FLOOR OPTIONS
1.01	FRONT ELEVATION - 1	4.03	SECOND FLOOR OPTIONS
1.02	FRONT ELEVATION - 2	4.51	FIRST FLOOR PLAN BRACING
1.03	FRONT ELEVATION - 3	4.52	SECOND FLOOR PLAN BRACING
1.04	FRONT ELEVATION - 4	4.52a	WORST CASE SCENARIO BRACING
1.11	PARTIAL PLANS - ELEVATIONS 1 & 2	4.53	ELEVATION BRACING
1.12	PARTIAL PLANS - ELEVATIONS 3 & 4	4.54	BRACING DETAILS
1.21	RIGHT ELEVATION	5.01	SECTION A-A
1.31	LEFT ELEVATION	5.02	SECTION B-B
1.41	REAR ELEVATION	5.03	SECTION C-C
2.01	FOUNDATION PLAN	5.10	TYPICAL WALL SECTIONS
2.02	FOUNDATION DETAILS	E2.01	FOUNDATION - ELECTRICAL
2.03	FOUNDATION OPTIONS	E3.01	FIRST FLOOR - ELECTRICAL
3.01	FIRST FLOOR PLAN	E4.01	SECOND FLOOR - ELECTRICAL
3.02	FIRST FLOOR OPTIONS		
3.03	FIRST FLOOR OPTIONS		
3.04	FIRST FLOOR OPTIONS		
3.05	FIRST FLOOR OPTIONS		
3.06	FIRST FLOOR OPTIONS		

AREA INFO

LEVEL	SQUARE FEET
BASEMENT	1,248 s.f.
GROUND FLOOR	1,356 s.f.
SECOND FLOOR	1,519 s.f.
SUB TOTAL	4,123 s.f.
GARAGE	405 s.f.
TOTAL FINISHED AREA	2,875 s.f.

PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678 Expiration Date: 6/30/2018.

BURKARD HOMES, LLC
5300 DORSEY HALL DRIVE - SUITE 102
ELLCOTT CITY, MARYLAND 21042
240-375-1052

HEALTH
B20002089

CONCRETE

- Concrete works shall conform to American Concrete Institute Standard 318-03
- Bottom of all footings and slabs shall be finished to a minimum of 3/4" (or as per local code) below finished grade. Slopes or depth of footing / foundation may vary according to local site or front conditions.
- All interior concrete slabs shall have 6"x6"x10" L.L.P. or control joints. Monolithic poured down slabs for townhouses shall have a control joint between units.
- Concrete used in exposed areas typical to freezing and thawing (such as during construction and service life) shall be air-entrained in accordance with local code. Exterior finishes 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 Basements Slabs	3500 PSI
- Foundation Walls	3000 PSI
- Garage and Exterior Slabs	3500 PSI

(or as per local code)

- Concrete works shall conform to American Concrete Institute Standard 318-03
- All interior concrete footings and slabs shall have a minimum 28 Day Compressive Strength of 3500 psi - unless noted otherwise.
- REINFORCING RODS: ASTM A-63 and A-305 MESH: 4x4 - L41.4 W/ ASTM A-95. Reinforcing in footings is required where variations in soil conditions may exist.
- All interior slabs of 30 FEET or more in any dimension shall have J.L.P. Control Joints, or Floor Reinforcement.
- Vapor barrier under all slabs EXCEPT garages: 6 MIL Polyethyrene. Lap all edges 6" w/ 4" gravel bed.
- Exterior concrete slabs: 5% to 7% air entrained and shall have a minimum 28 Day Compressive Strength of 3500 psi - unless noted otherwise.
- Foundation walls: finished in place wall shall have a minimum 28 Day Compressive Strength of 3000 PSI. (SEE 4.0.2)

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of mechanical systems including duct sizes, trunk and register size for air conditioning and heating systems shall be installed per manufacturer's specifications and recommendations and as per all applicable building codes.
- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturer's specifications and recommendations and as per all applicable codes.
- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.

- Smoke & Carbon Monoxide detectors - Provide a minimum of one ceiling mounted smoke detector per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup. Provide detectors at each sleeping room if required by local code. Provide detectors outside each sleeping area within 10'-0" of each door.
- Fire suppression systems shall be installed as per local building code.
- All work shall comply to local code.

MASONRY

Maximum vertical distance of unbalanced masonry measured from the top of the course shall be outside finished grade and not exceed the following for unreinforced walls unless otherwise specified or ground water conditions do not exist.

Type of Wall	Height of Wall
8" CMU (Full)	4'-0"
8" CMU (Hollow)	6'-0"
8" CMU (Solid)	7'-0"
8" Round Concrete	7'-0"
10" Round Concrete	8'-0"

- Masonry veneer shall be installed over 1/2" flet or approved water resistant sheathing. Through-wall flashing and weeps shall be provided at any location where exterior space projects beyond the face of the veneer, i.e. bay windows, dormer chimneys, etc.
- Masonry veneer shall be attached and finished in accordance with the local code requirements.
- Walls over 7'-0" or on unstable soil shall be engineered and certified by a registered professional engineer.
- Concrete masonry units shall meet ASTM C-90 Grade A solid block or ASTM C-45 Grade B standard and be 28 DAYS OLD before installation. Minimum wet compression strength of block to be 3000 psi.
- Parging over CMU walls to be not less than 3/8" Portland cement parging from footing to finished grade. Parging and poured concrete walls shall be covered with a coat of approved bituminous material applied at the recommended rate below grade.
- MASONRY LINTELS: Provide lightweight pre-cast lintels for all openings and recesses in CMU walls. Provide (1) 4x8 lintel for each 4" of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and join #2 ties spaced 8" O.C., unless noted otherwise. Precast lintel to have minimum 6" bearing at each end. Four lintels shall not support any superimposed loads.
- Use Type 'M' mortar for masonry below grade in contact with earth.
- Use Type 'N' mortar for exterior above-grade load bearing and non-load bearing walls, and for other applications where another type is not indicated.

DOORS and WINDOWS

- Provide safety glazing as required by local code.
- Garage door into dwelling shall be fire rated minimum 45 minute or as per local building code. The threshold of the door opening between the garage and the adjacent interior space shall not be less than 4" above the garage door. (or as per local code)
- All doors and windows shall be installed in accordance with manufacturer's specifications, and as per local code.

SITWORK

- GENERAL: Tree drainage do not cover erosion, grading or landscaping
- Building foundations have been designed based on an assumed soil bearing capacity of 3000 P.S.F. Additional engineering is required if soil bearing capacity is less than 3000 P.S.F.
- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drainage are required, provide minimum 1/2" dia. bleeder pipes through the sole of footing at max 8' o.c. Typical drainage shall lead to surface pits or to positive daylight discharge points.
- Slope all ramps, porches, walks and garage slabs away from building 1/8" minimum per foot.
- All work shall comply to local code.

WEATHER/THERMAL

- Insulation for slab on grade construction shall begin at the exterior intersection of the slab and the foundation wall and shall extend for a minimum distance of 24" down the vertical face of the foundation wall and horizontally 24" under the slab. For unheated slabs a minimum R-value of 41 is required for heated slabs an R-value of 65 is required (or as per local code)
 - Slab sealers-concrete sealers shall be installed under all slab plates (foundation wall and wood floor systems) and seal slabs (slab on grade)
- | R-Value | Thickness | Location |
|------------|-----------|---------------------------------------------------------------------|
| R-11 EPS | 3 1/2" | Basement Walls |
| R-3 | 3 1/2" | 3/4 Walls (exterior) |
| R-3 | 5 1/2" | 2x6 Walls (exterior) |
| R-5 | 5 1/2" | Crawl Space |
| R-18 | 5 1/2" | Floors exposed to unheated condition |
| R-48 Seal. | 2" | Roof |
| R-45 Blown | 7" | Apply above insulation as required by manufacturer's specifications |

- Provide vents as per local code.
- Flashing: finished surface or equal, e. all roof offsets, chimney roof openings, hips, valleys, ridges, corners and where roof intersects wall.
- Contractor shall maintain in all circumstances proper fire, sound and insulation ratings when penetrating through walls, floors, ceilings and roofs.
- All miscellaneous penetrations during construction shall be patched and repaired according to manufacturer's specifications and as per code.
- All exterior joints between windows, doors and other surfaces shall be caulked and sealed appropriately.
- DAMPPROOFING: Apply (1) coat of asphalt emulsion to extend 6" below grade walls at basement conditions. When habitable space occurs below grade, provide waterproofing membrane, liquid based or sheetastic, vinyl acrylic elastic, 36 MIL min. thickness or other approved equal.
- SLAB VAPOR BARRIER: 6 MIL polyethyrene sheet where noted on drawings. Overlap at edges 6".
- SLAB SEALER: 1/2" x 3/4" compressible fiberglass backed self adhesive sealant or other approved sealant.
- Provide approved corrosion-resistant flashing at the intersections of masonry and wood frame construction, over projecting load units, sheet decks, porches etc. Flash to add frame construction at wall and roof intersections at chimney and roof intersections, in roof valleys, at roof penetrations and at wall openings if recommended by window and door manufacturers.
- Slab penetrations exposed to outside or under 30" of grade: 4"x4", either vertical or horizontal over slab intersection.
- ROOFING: unless noted otherwise, roofing shall be minimum 30 year Class 'C' Fiberglass based asphalt shingles over 5 pound felt. Eave flashing to 2 point 24" inside or interior face of wall. Flashing to be also installed at the eave drip line.
- WALL WEATHERING: As shown on drawings and installed in accordance with MANUFACTURER'S RECOMMENDATIONS.
- GUTTERS AND LEADERS: 100% Pre-finished aluminum gutters with .024" prefinished aluminum leaders. Lead to splashblocks or collector as required.

MISCELLANEOUS

- Pre-Built: The slide 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 over-the-sink and drains for hot appliances shall be located on bedroom level, or as noted on plans.
- Provide 2x5x4" attic access with pull down light (or as per local code)
- Kitchen and bath plans are approximate. See manufacturer's plans for exact layout and dimensions.

WOOD

- All 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 spaced and certified by a registered engineer and meet TP manufacturer's requirements.
- See drawings for type of floor construction.
 - Tongue and groove floor decking glued and nailed or (SPF 4) 2x6 or 2x8 or 2x12 floor joists at 16" o.c. maximum to meet the American Plywood Association Struct-Floor system.
 - Tongue and groove floor decking glued and nailed or pre-engineered wood joists/trusses at 24" o.c. radius to meet the American Plywood Association Struct-Floor system.
- Framing/jointing shall be provided to cut-off concealed draft openings and to form an effective fire barrier between stories as per local code.
- Structural lumber to have minimum bending stress of 1200 psi
- All exterior walls are 2x6 stud 16" centers, minimum 6" and grade unless otherwise noted.
- All interior walls are 2x4 stud 16" centers, minimum 6" stud grade unless otherwise noted.
- All opening headers to be 2x6's unless noted otherwise.
- Joint hangers to be installed as required.
- All wood less than 6" from grade shall be pressure treated. All sole plates or sills shall be pressure treated.
- Provide bearing at all structural members as required by local code.
- All veneer shall be installed per manufacturer's specifications and as per applicable building codes.
- All work shall comply to local code.

METAL

- Steel anchors or anchor bolts shall be local code and building inspector approved. Minimum 2 strands/bolts per section of piling 2" dia. for each end and with appropriate washers/bolts at 6'-0" o.c. maximum (or as per local code)
- Galvanized metal crick 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 hangers) shall be used where required at joints without direct bearing and be 16 GA. galvanized steel. Use all nail's specified by the manufacturer.
- Veneer ties shall be 1" dia. 70 BA, galvanized steel, headed 24" O.C. horizontally and 18" O.C. vertically.
- Steel brails for 2" opening and recesses in crick or brick faced masonry shall not specifically detailed. Provide (1) steel angle for each 4" of wall thickness. Steel angles to have minimum 6" bearing at each end. Horizontal leg shall be 3/4" unless noted otherwise.
- UNITS: SCHEDULE UNLESS NOTED OTHERWISE ON PLANS:

L-1	3"x3"x1/2"x5/16"	STEEL ANGLE	UP TO 3' OPG.
L-2	4"x3-1/2"x1/2"x5/16"	STEEL ANGLE	3' TO 6' OPG.
L-3	5"x3-1/2"x3/8"	STEEL ANGLE	6' TO 8' OPG.
L-4	6"x3-1/2"x1/2"	STEEL ANGLE	UP TO 9' OPG.
L-5	6"x4"x3/8"	STEEL ANGLE	UP TO 10'-0"
L-6	8" OR 1"x4"x5/16"	STEEL ANGLE	8' GARAGE
- Lintels shown shall not support any superimposed loads.
- All steel angles in masonry walls are to be flamed and painted.
- Paint all exterior surfaces or galvanized metal EXCEPT complexly pre-finished factory items.
- All work shall comply to local code.

GENERAL NOTES

- All work shall comply to all applicable local codes.
- All construction shall be classified as and comply to either of the following:
 - Use Group R-4 under the 2015 International Residential Code.
- All work shall comply to International Energy Conservation Code, 2015 edition
- These plans are subject to modification as necessary to meet code requirements and or facilitate mechanical/plumbing installation or to incorporate design improvements. The Architect and the Owner reserves the right to make any changes, for any reason, at any time, providing they comply with the code.
- The Sub-Contractor shall compare and coordinate all drawings. When a discrepancy or an error or omission exists, he shall comply with the code and contact the Architect and the Owner in writing for proper adjustment.
- These plans are not to be relied 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.
- Integral grades in dwelling units shall be determined from all adjacent living space. The location is required by local code.
- Field verify ALL existing dimensions

DESIGN - LIVE LOADS

RECOMMENDED MINIMUMS:		
- Ground Snow Load	50 psf	
- Roof	30 psf	
- Sleeping Floors	30 psf	
- Living Floors	40 psf	
- Exterior Decks	60 psf	
- Balns	100 psf	
- Garage Slabs	80 psf	ATTIC AREAS
- Lind Load	7 psf	UNACCESSIBLE: 10PSF
- Dead Load	0 psf	ACCESSIBLE: 20 psf
- Wind Load	30'	WIND LOAD: 15 PSF (EXPOSURE C)
- Ground Air	30'	F.L.D. PRESSURE: 30 PCF MAXIMUM

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

LOADS GREATER THAN 30 PCF REQUIRE FOUNDATION WALLS TO BE ENGINEERED.

STAIR CRITERIA

- INTERIOR and EXTERIOR STAIRS
- All stairs shall comply with all local codes.
 - Minimum finish width: 36"
 - Minimum finished headroom height: 6'-8"
 - Maximum riser height: 7 1/4"
 - Minimum tread depth: 11"
 - Maximum space between balusters: 4"
 - Handrail height shall not be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.
- Provide a minimum of 1 1/2" space between handrail end wall.
- Stair winder shall have a minimum inside width of 4' and a minimum of a 9" head when measured 12" from inside corner.
- Stair landings shall be a minimum of 36" x 36"
- Stairways with 3 or more risers are required to have a handrail.

SPECIALTIES

- Concrete works shall conform to American Concrete Institute Standard 318-03
- MESH: LACEE: Pre-Built; J.L. Approved, selected by the owner and installed according to code and manufacturer's recommendations. IF APPL. CABLE
- Toilet and bath accessories per class or by owner.
- MIRRORS: TBD by builder or by owner.
- Provide two towel bars for each full bath, one per powder room.
- Provide either shower rods 80" & 1/2" or tensioned or safety entrance glass doors, per owner.

was prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number P14478, Expiration Date: 3/30/2018.

Jonathan Hayes
License Number 414478

BURKARD HOMES, LLC
5300 DORSEY HALL DRIVE - SUITE 102
ELLICOTT CITY, MARYLAND 21042
240-375-1052

Seneca Base Plan
SCALE: 3/16" = 1'-0" PRINT: Thursday, July 11, 2016
REVISED BASE.SET
44-30-18

GENERAL INFO
0.02

PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.
License Number: 416478
Expiration Date: 4/30/2018.

Jonathan Stone
License Number P16478



NOTE:
STAIRS WITH 2 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIA SPHERE.

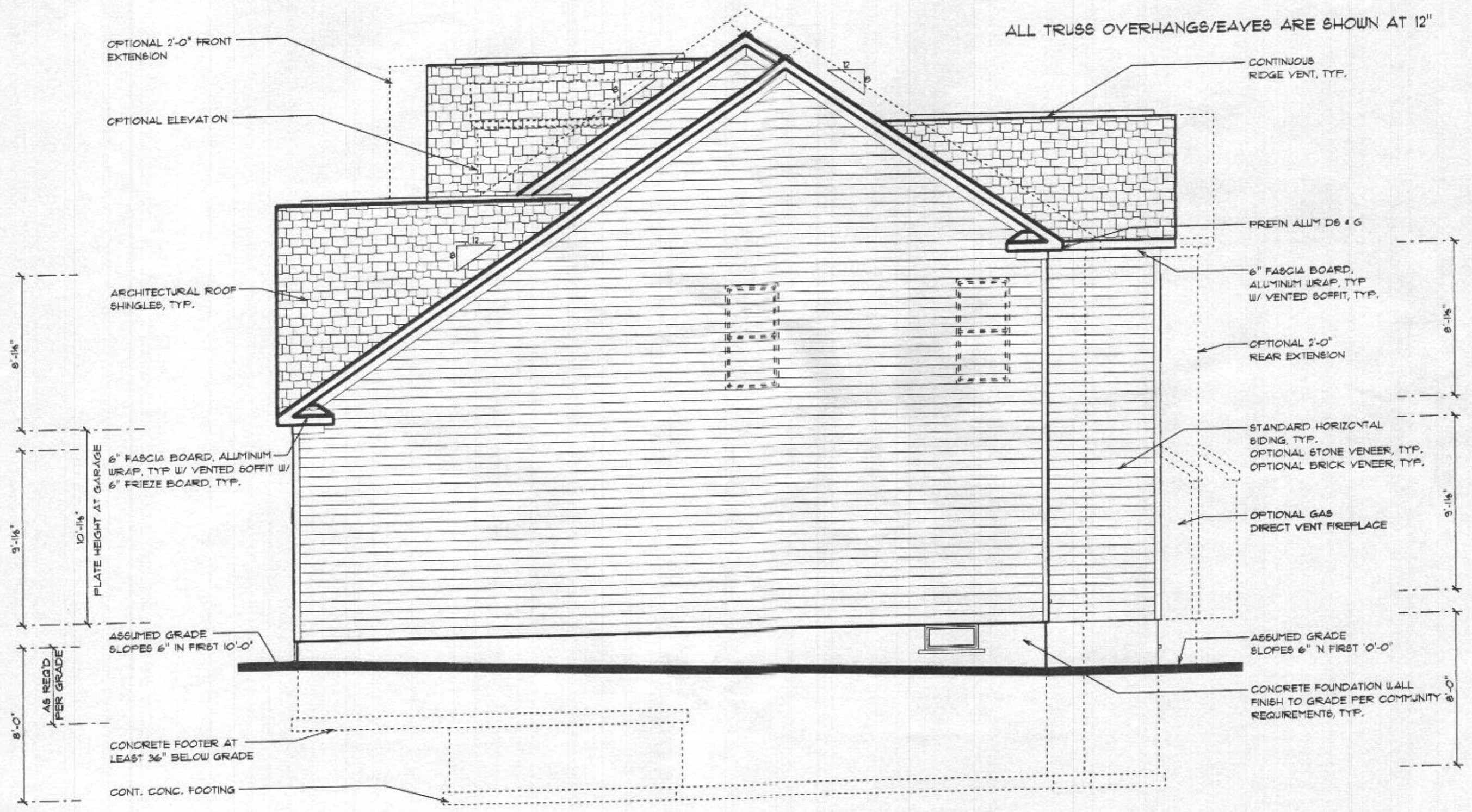
BURKARD HOMES, LLC
5300 DORSEY HALL DRIVE - SUITE 102
ELLICOTT CITY, MARYLAND 21042
240-375-1052

Seneca Base Plan
SCALE: 3/16" = 1'-0" PRINT: Thursday, July 11, 2019
04-38-18 REVISED BASE SET

FRONT ELEV
1.03A

PROFESSIONAL CERTIFICATION
 I certify that these documents
 were prepared or approved
 by me, and that I am a duly
 licensed professional
 architect under the laws of the
 State of Maryland.
 License Number #14678
 Expiration Date: 4/30/2018

Jonathan Burt
 License Number #14678

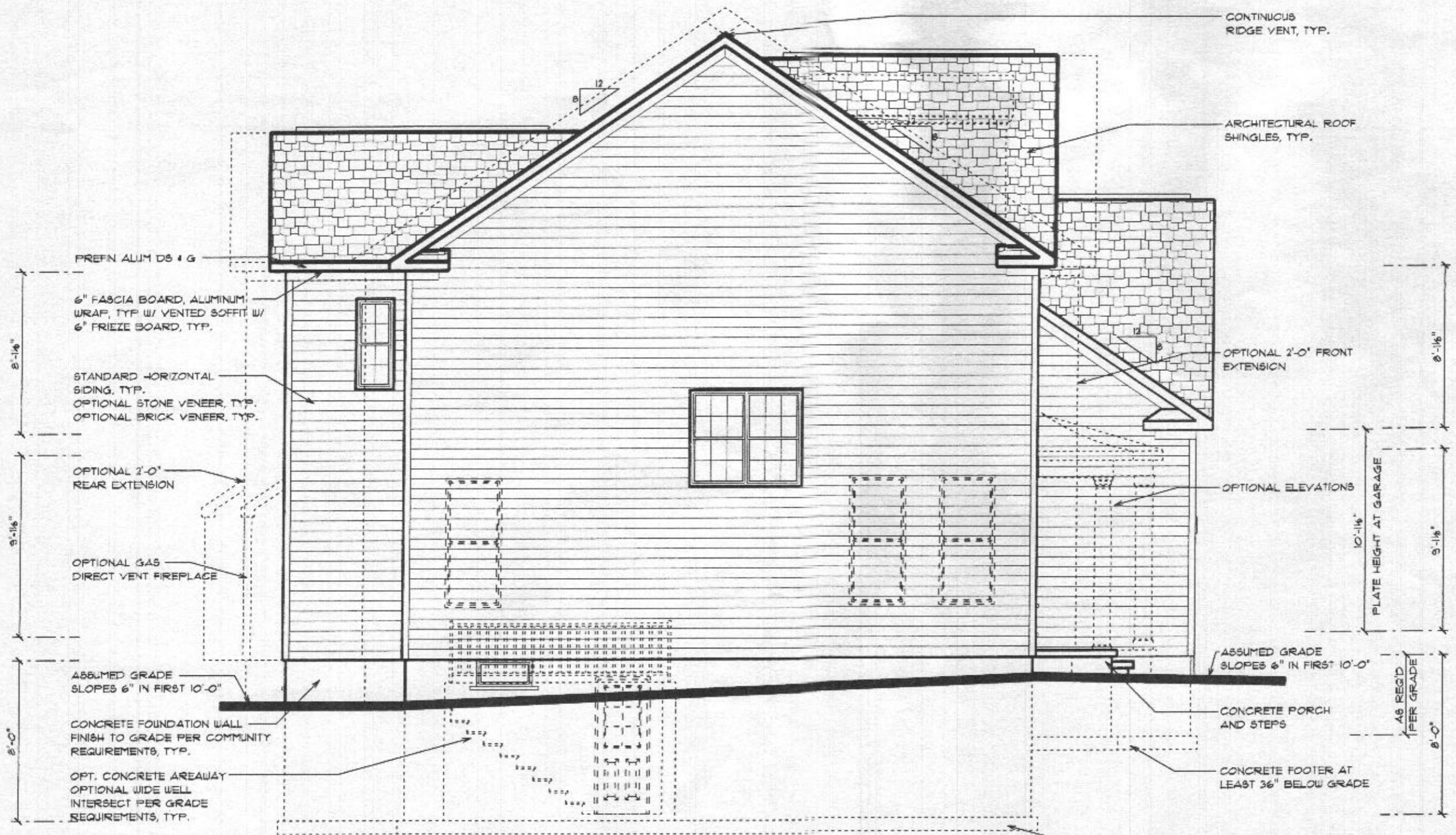


BURKARD HOMES, LLC
 5300 DORSEY HALL DRIVE - SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 240-375-1052

Seneca Base Plan
 SCALE: 3/16" = 1'-0" PRINT: Thursday, July 11, 2013
 04-30-18 REVISED BASE SET

**RIGHT
 ELEV
 1.21**

ALL TRUSS OVERHANGS/EAVES ARE SHOWN AT 12"



NOTE:
STAIRS WITH 2 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIA SPHERE.

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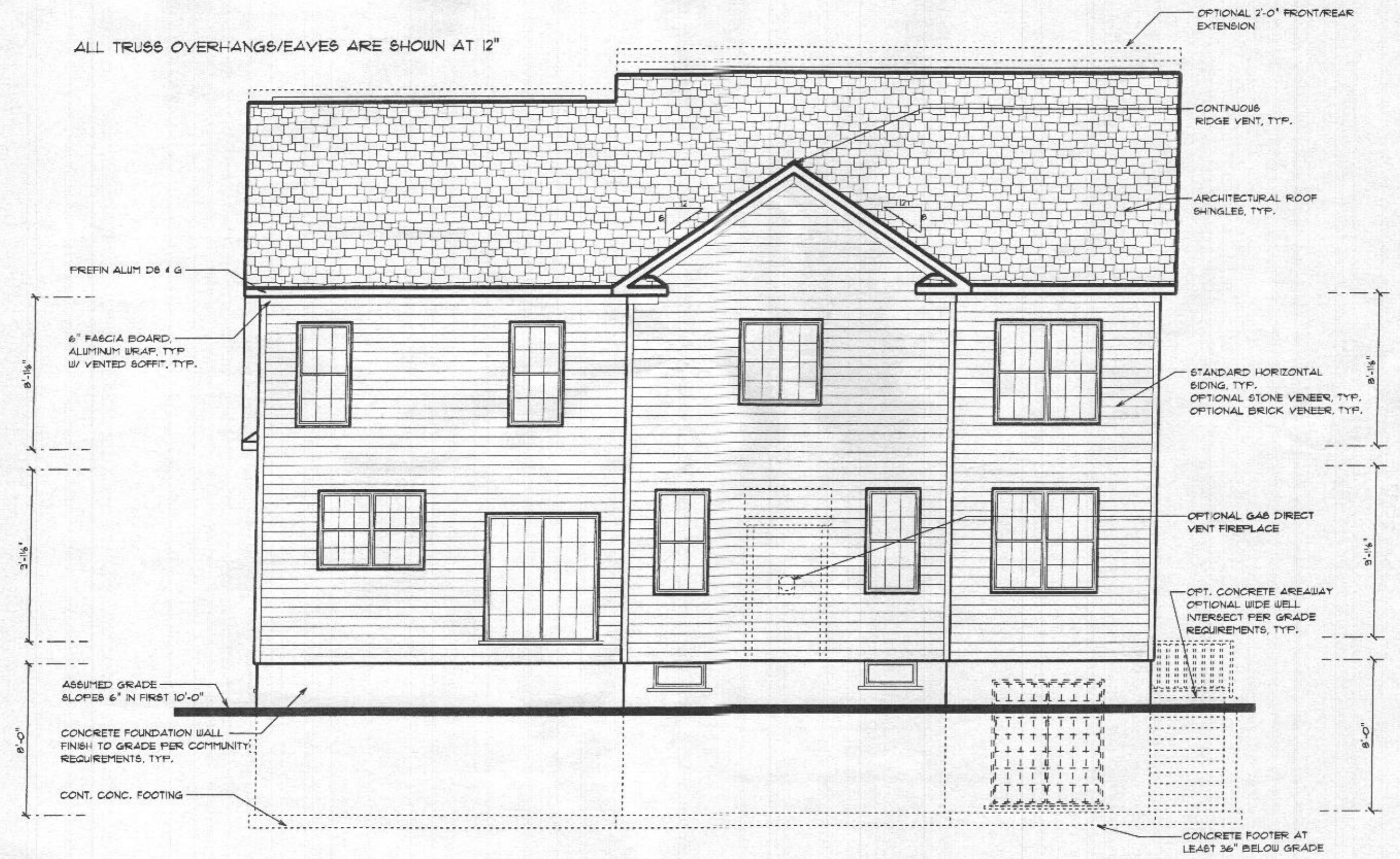
Seneca Base Plan
SCALE: 3/16" = 1'-0" PRINT: Tuesday, July 11, 2018
04-30-18 REVISED BASE SET

LEFT
ELEV
1.31

PROFESSIONAL CERTIFICATION
I certify that these documents
were prepared or approved
by me, and that I am a duly
licensed professional
architect under the laws of the
State of Maryland
License Number #16679
Expiration Date: 6/30/2018.

Jonathan Byers
License Number #14678

ALL TRUSS OVERHANGS/EAVES ARE SHOWN AT 12"



OPTIONAL 2'-0" FRONT/REAR
EXTENSION

CONTINUOUS
RIDGE VENT, TYP.

ARCHITECTURAL ROOF
SHINGLES, TYP.

PREFIN ALUM D6 4 G

6" FASCIA BOARD,
ALUMINUM WRAP, TYP
W/ VENTED SOFFIT, TYP.

STANDARD HORIZONTAL
SIDING, TYP.
OPTIONAL STONE VENEER, TYP.
OPTIONAL BRICK VENEER, TYP.

OPTIONAL GAS DIRECT
VENT FIREPLACE

OPT. CONCRETE AREAWAY
OPTIONAL WIDE WELL
INTERSECT PER GRADE
REQUIREMENTS, TYP.

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

CONCRETE FOUNDATION WALL
FINISH TO GRADE PER COMMUNITY
REQUIREMENTS, TYP.

CONT. CONC. FOOTING

CONCRETE FOOTER AT
LEAST 36" BELOW GRADE

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REAR
ELEV
1.41