

RECEIVED

OCT 26 2020

PERMIT NUMBER: B 20003927

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: 15003 Frederick Road
City: Woodbine
Subdivision/Village/Complex Name:
Lot: 1 acre
Tax Map:
Parcel: 04327519
Grading Permit #:
Unit:
State: MD
Zip Code: 21797
SDP/WP/BA #:

DESCRIPTION OF WORK REQUIRED

Existing Use: Home Addition
Proposed Use: Home Addition
Estimated Cost: \$
Trade Work to Be Completed (Separate Permits Required): Mechanical (HVACR) Electrical Plumbing None
Attached 2-car garage, laundry room, mud room, powder room, master suite with full bathroom and walk-in closet. The existing dwelling has been modified; deleting a current bedroom and turning it into a den/ office in order to add the new attached master suite bedroom. Therefor not adding any additional bedrooms to the existing dwelling.

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Aaron and Jackie Edings
Primary Residence: Yes
Owner's Street Address: 15003 Frederick Road
City: Woodbine
State: MD
Zip Code: 21797
Phone: (410) 207-2611
Email: jaclynedings@gmail.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Pickett's Choice Builders
Contact Name: Christopher Pickett
Street Address: 1213 Liberty Rd. Ste J #233
City: Eldersburg
State: MD
Zip Code: 21784
Phone: (443) 398-1592
Email: pickettschoice@gmail.com

CONTRACTOR INFORMATION REQUIRED

Business Name: Pickett's Choice Builders
Licensee's Name: Christopher Pickett
License #: 96626
Street Address: 1213 Liberty Rd. Ste J #233
City: Eldersburg
State: MD
Zip Code: 21784
Phone: (443) 398-1592
Email: pickettschoice@gmail.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: GBL Custom Home Design Inc.
Name: Greg Little
Street Address: PO Box 237
City: Finksburg
State: MD
Zip Code: 21048
Phone: (410) 833-8320
Email: gblplans@qis.net

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: SF Dwelling SF Townhouse SF Duplex Mobile Home Multi-Family Dwelling (MF*) Condo: Yes No
Utilities: Electric Gas Water Supply: Public Private (Well) Sewage Disposal: Public Private (Septic)
Heating System: Electric Natural Gas Propane Other: Roadside Tree Project: No Yes #
Sprinkler System: NFPA 13 NFPA 13R NFPA 13D None Fire Alarm System: Yes No Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT COMPLETE ALL THAT APPLY)

Model Name & Options:
of Bedrooms (SF): # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*):
Rooms: # Full Baths: # Half Baths: # Fireplaces:
Garage/Carport Info: Attached Garage Detached Garage Integral Garage Carport None
Basement/Foundation Info: Slab on Grade Post & Pier Unfinished Basement Finished Basement: Full or Partial
1st Fl Width: 1st Fl Depth: 2nd Fl Width: 2nd Fl Depth: Bsmt Width: Bsmt Depth:
Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: sq ft Occupiable Area: sq ft

AGREEMENT/ DISCALIMER REQUIRED

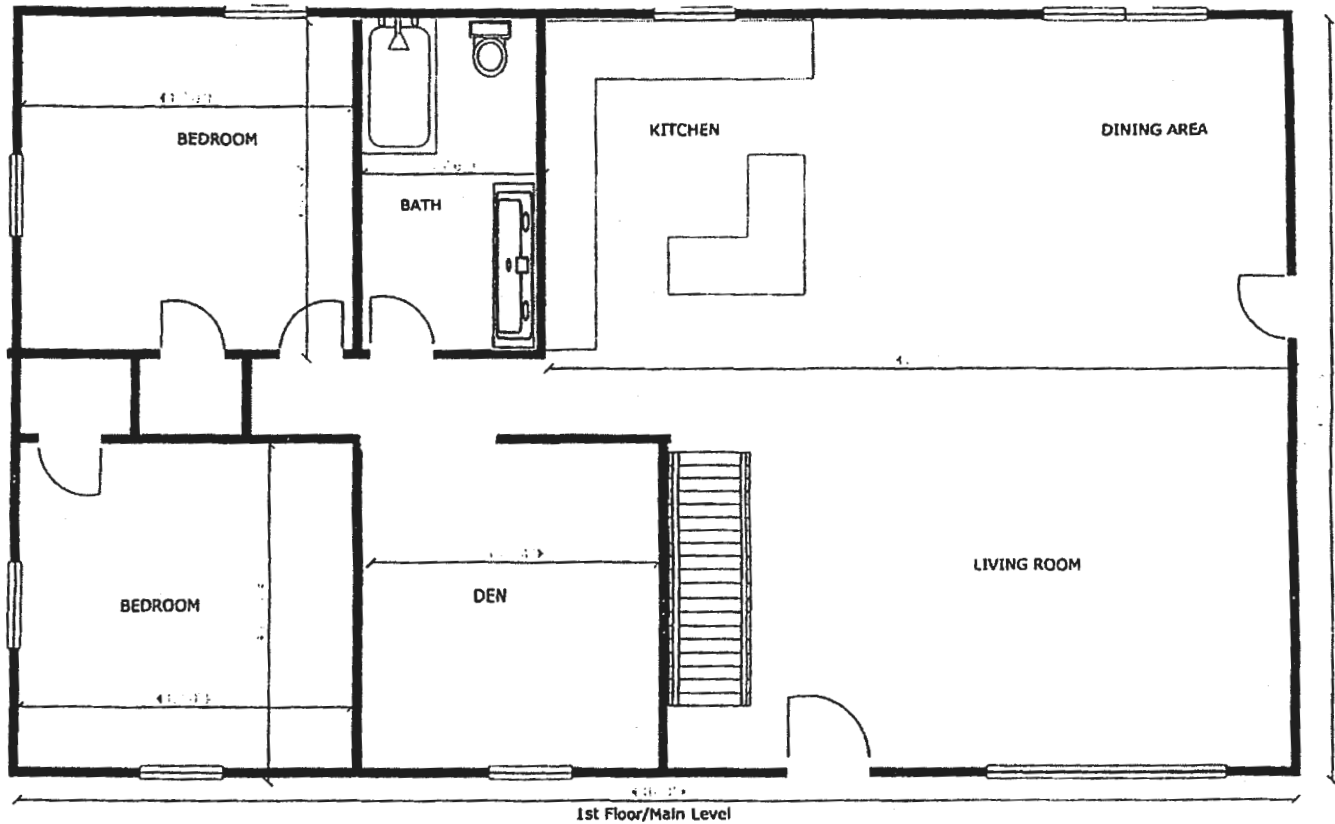
THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED 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: 10/26/2020

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:



15003 Frederick Rd, Woodbine, MD 21797
 Owner: Aaron and Jacyn Edings
 Scale: 1/4" = 1"

PROPOSED

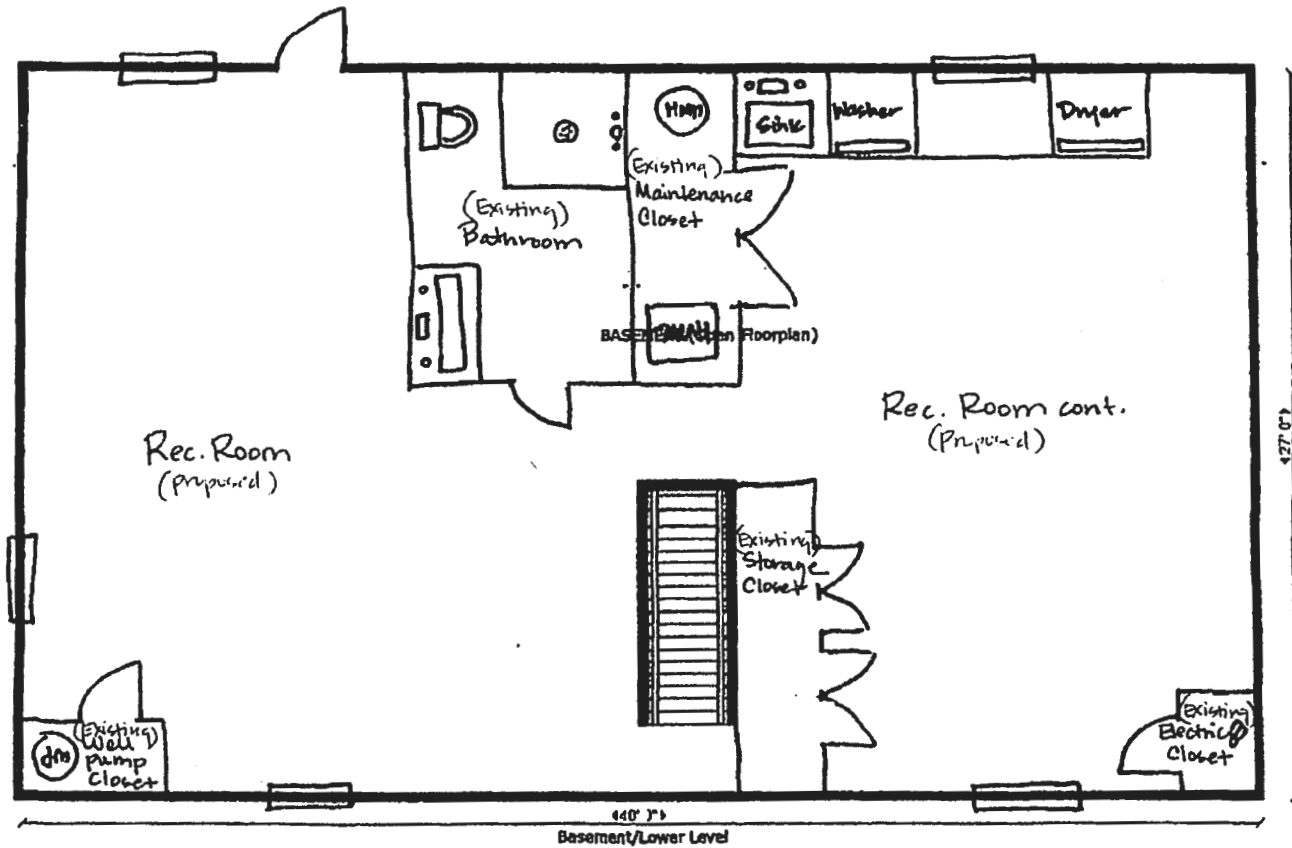
APPROVED

WALK-THRU BUILDING PERMIT

EP# _____ A# _____
 APP. SAN Kimmy DATE: 1/10/2020

DESC. OF WORK: Removal of
interior wall, make open layout.
minor interior upgrades, etc.
No living space additions.

Floor Plans of
Existing house.



15003 Frederick Rd, Woodbine, MD 21797
 Owner: Aaron and Jody Edings
 Scale: 1/4" = 1'

PROPOSED

APPROVED

WALK-THRU BUILDING PERMIT

BP# B200099 A#

APP. SAN Robert Freeman DATE: 1/16/2020

DESC. OF WORK Remove Interior walls
 as shown.

PROJECT ADDRESS:
15003 FREDERICK ROAD
WOODBINE, MD. 21197

HOWARD COUNTY, MD.



REMODELING & ADDITION TO
THE EDINGS RESIDENCE

REVISED
12/1/2020

FILE: EDINGS ADDITION - 15003 FREDERICK ROAD

| | | |
|--|---------------|------------|
| SCALE: NOTED | DATE: 6/20/20 | SHEET NO.: |
| GBL CUSTOM HOME DESIGN INC. PO BOX 237 PAINSBURG, MD 21046 PHONE 410-833-8320 | | |

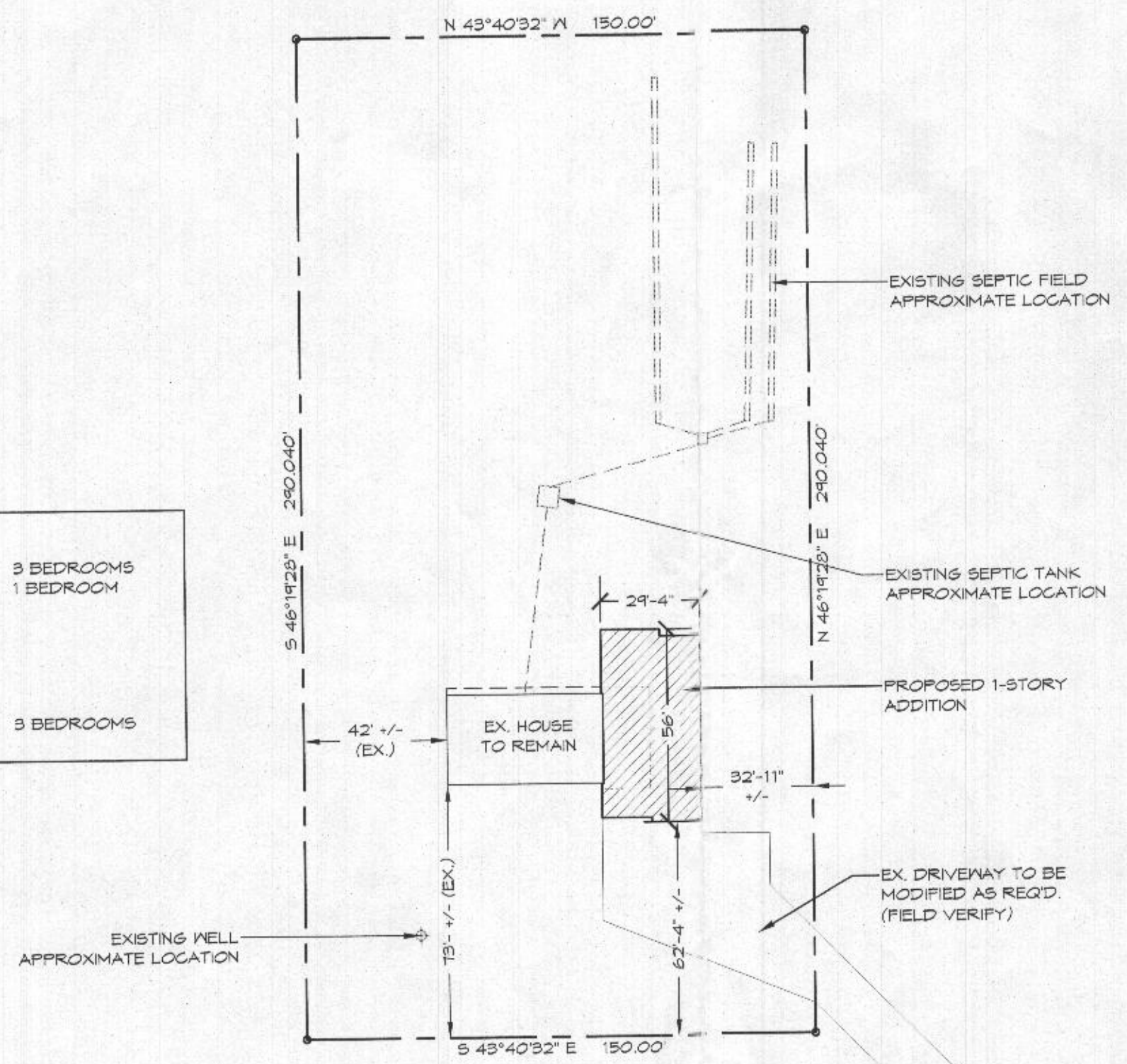
REVISED
Date: 1/27/2021
Comments: B20-3927

Approved 4/6/2021
AME

***NOTE:**
EXISTING HOUSE: 3 BEDROOMS
PROPOSED ADDITION ADDS: 1 BEDROOM

EXISTING 1 BEDROOM BECOMES
STUDY- CLOSET & DOOR TO BE
REMOVED.

TOTAL BEDROOMS AFTER
PROPOSED ADDITION/ REMODEL: 3 BEDROOMS

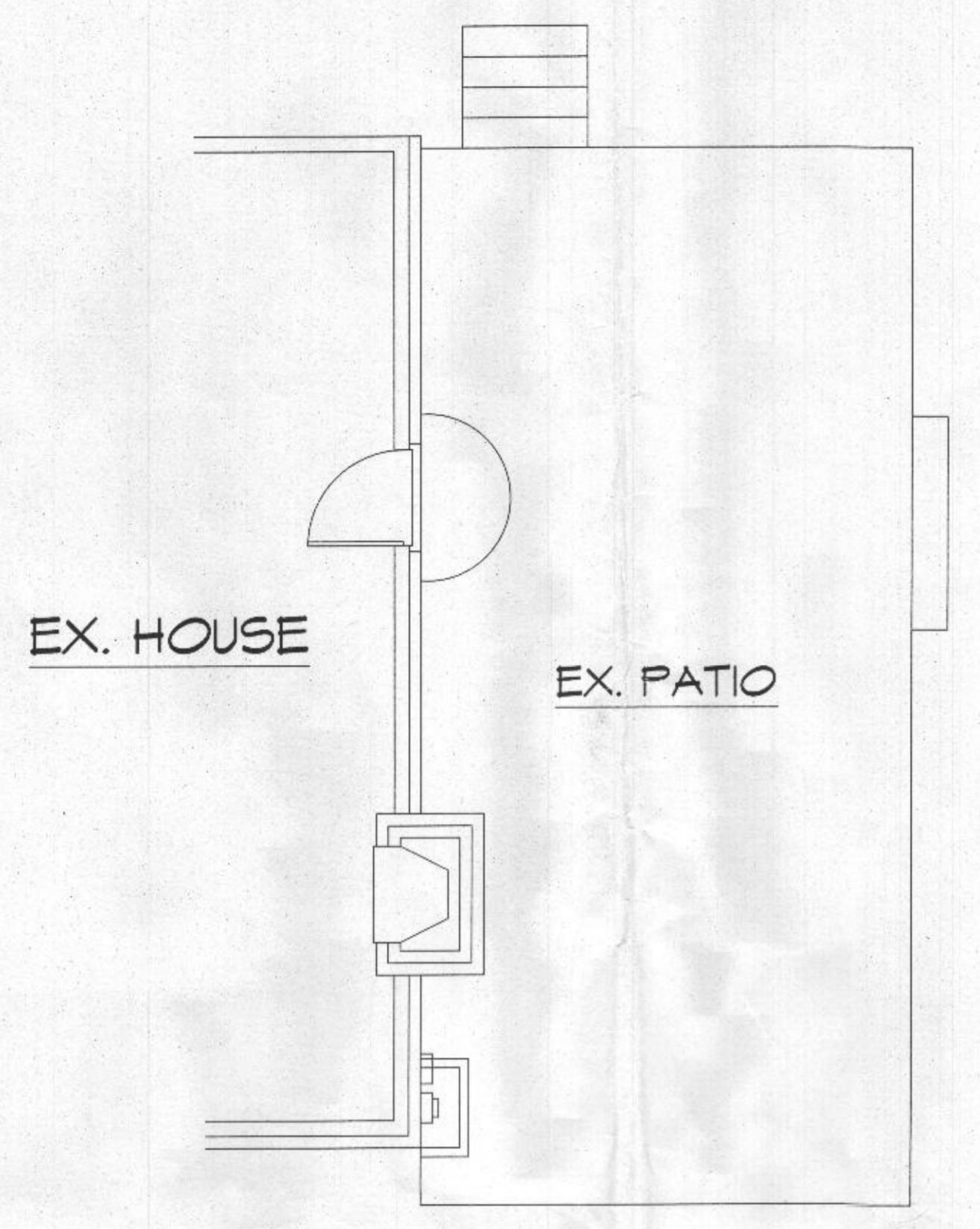


SITE PLAN

SCALE: 1"=40'-0"

Approved
B20003927
R12 4/6/2021

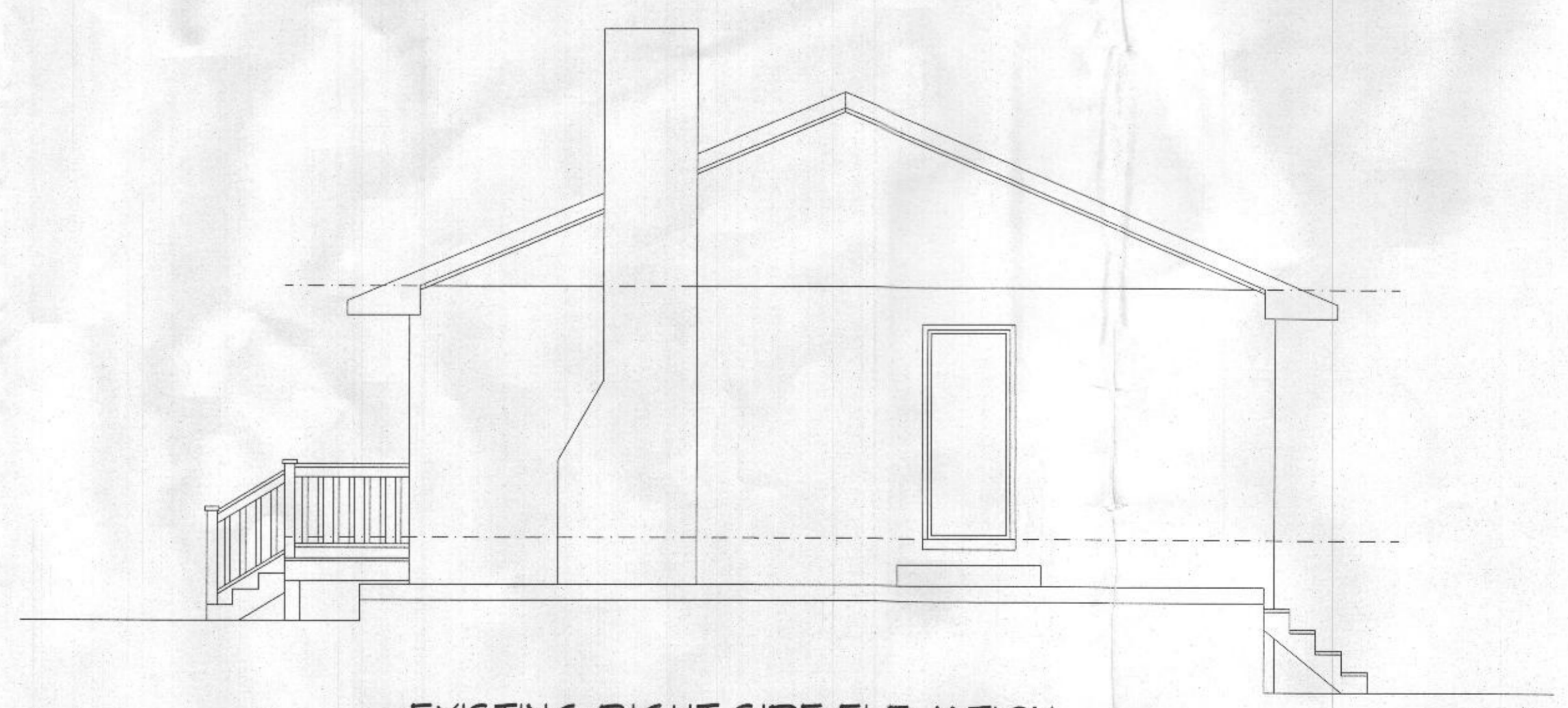
PROJECT ADDRESS:
15003 FREDERICK ROAD
WOODBINE, MD. 21191
HOWARD COUNTY, MD.



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



EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

REMODELING & ADDITION TO
THE EDINGS RESIDENCE

REVISED 1/19/2021
REVISED 12/15/2020
REVISED 6/25/2020

FILE EDINGS ADDITION - 15003 FREDERICK ROAD

SCALE: 1/4"=1'-0"
DATE: 6/2020
SHEET NO.: 1 OF 6

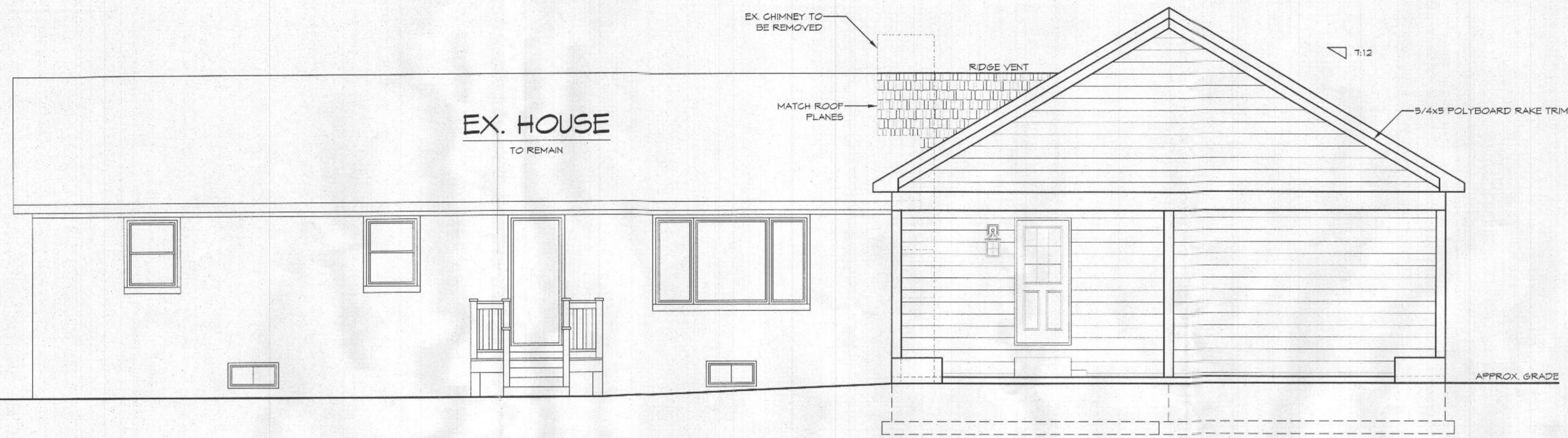
**GBL CUSTOM HOME
DESIGN INC.**
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

REMODELING & ADDITION TO
THE EDINGS RESIDENCE

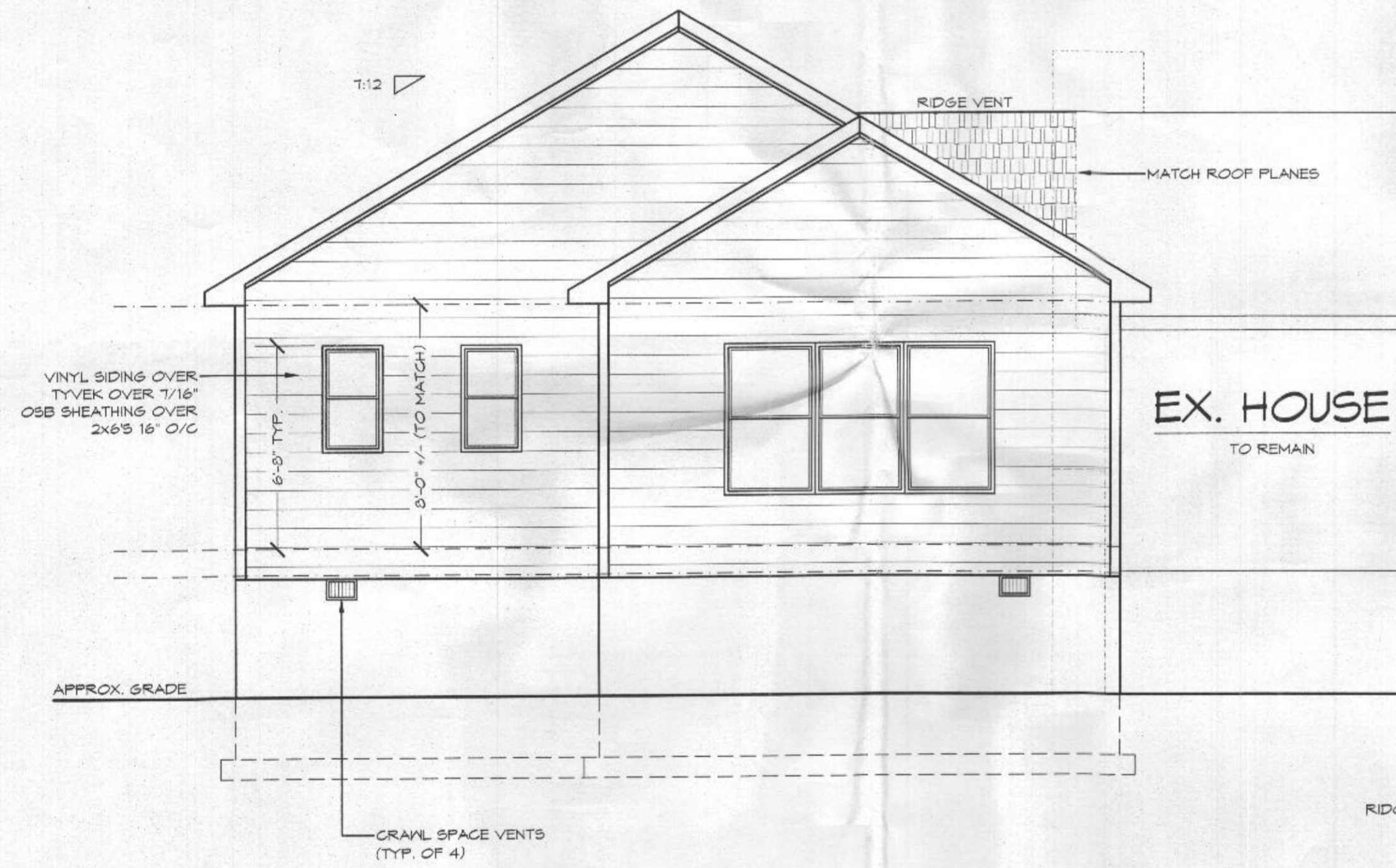
REVISED 1/19/2021
REVISED 12/15/2020
REVISED 6/25/2020

FILE: EDINGS ADDITION - 15003 FREDERICK ROAD

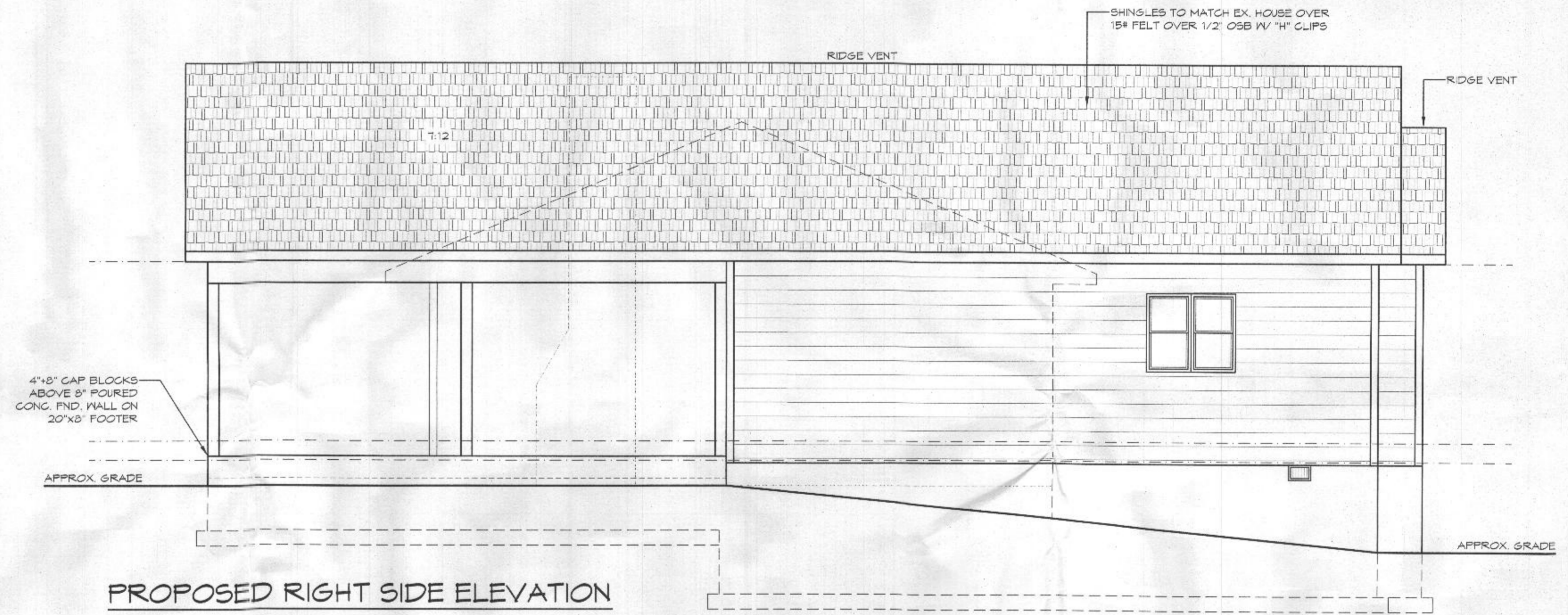
| | |
|--|-------------------|
| SCALE: 1/4"=1'-0" | SHEET NO.: 3 OF 6 |
| DATE: 6/2020 | |
| GBL CUSTOM HOME DESIGN INC. PO BOX 237 FINNSBURG, MD 21048 PHONE 410-833-8320 | |



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

GENERAL STRUCTURAL NOTES

- GENERAL
 - A. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 - B. DESIGN LIVE LOADS:
 - ROOF.....30 PSF
 - FLOORS.....40 PSF
 - SLEEPING AREA.....30 PSF
- FOUNDATIONS
 - A. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL 1'-0" BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISHED GRADE. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN 2000 PSF, THE FOOTINGS WILL HAVE TO BE REDESIGNED.
- CAST IN PLACE CONCRETE
 - A. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:
 - ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 - ACI-310 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - B. ALL CONCRETE EXCEPT AS NOTED SHALL BE (FC-3,000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED.
 - C. SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH 6"x6" W/14X1.4 WAF OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED.
- MASONRY
 - A. ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT, AND STEEL REINFORCEMENT) SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02/ASCE 5-02/TMS 402-42) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-02/ASCE 6-02/TMS 602-02) IN ALL RESPECTS.
 - B. MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM C 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C 145.
 - C. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE 'S' MORTAR AS DESCRIBED IN ACI 530-02.
 - D. ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM C 476. SLUMP RANGE 8-11". PLACE GROUT IN 5'-0" MAXIMUM FOUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION.
 - E. PROVIDE 3" DEPTH OF 100% SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 16" HIGH X16" LONG 100% SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE.
 - F. ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 4 GAGE TRUSS TYPE GALVANIZED DUR-O-WALL SPACED VERTICALLY AT 16" O.C. U.N.O. LAP ALL DUR-O-WALL 6" MINIMUM. PROVIDE CORNER AND TEE PIECES AT ALL INTERSECTIONS.
 - G. LOOSE LINTELS FOR MASONRY WALLS SHALL BE FOR EACH 4" WIDTH OF MASONRY ONE STEEL ANGLE AS FOLLOWS:

| | |
|----------------|-------------------------|
| 0'-0" TO 3'-0" | 3-1/2" X 3-1/2" X 5/16" |
| 3'-1" TO 5'-0" | 4" X 3-1/2" X 5/16" |
| 5'-1" TO 6'-6" | 5" X 3-1/2" X 3/8" |
| 6'-7" TO 8'-0" | 6" X 3-1/2" X 3/8" |
 - H. ALL ANGLES SHALL HAVE THEIR SHORT LEGS OUTSTANDING AND 6" MINIMUM BEARINGS.
- STRUCTURAL STEEL
 - A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36 (LATEST LOCAL APPROVED). ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERRECTED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE.
 - B. ALL WELDED CONNECTIONS SHALL BE DONE WITH E70XX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDING AND D1.1. WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED.
- WOOD
 - A. STRUCTURAL WOOD RAFTERS, JOISTS, BEAMS, AND STUDS SHALL BE HEM FIR #2 OR SPRUCE PINE FIR #2 SURFACED DRY AT A MAXIMUM OF 18% MOISTURE CONTENT. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE #2. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
 - B. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERRECTED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1) AND COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-11) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
 - C. WOOD TRUSSES AND ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED BY THE SUPPLIER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT FOR REVIEW. ALL TRUSSES AND JOISTS SHALL BE DESIGNED TO LIMIT THE BEARING STRESS TO 425 PSI WHEN MEMBERS BEAR ON STUD WALLS. PROVIDE MEMBERS OF ADEQUATE WIDTH OR METAL CONNECTIONS TO LIMIT STRESSES TO THE SPECIFIED VALUE.
 - D. ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb=2600 psi, Fv=255 psi, E=1,900,000 psi, Fc=2510 psi (PARALLEL), Fc=750 psi (PERPENDICULAR).
 - E. ALL DOUBLE MEMBERS SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS SPACED AT 12" O.C. ALL TRIPLE MEMBERS SHALL BE NAILED TOGETHER WITH 3 ROWS OF 16d NAILS SPACED AT 12" O.C. NAILED FROM EACH SIDE.
 - F. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN.
 - G. ALL NAILS ARE TO BE COMMON WIRE NAILS. NAILS OF ALL FRAMING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS BUT IN NO CASE SHALL BE LESS THAN THE RECOMMENDED NAILING SCHEDULE CONTAINED IN THE 2000 INTERNATIONAL RESIDENTIAL CODE. ALL MULTIPLE STUD POSTS ARE TO BE NAILED TOGETHER WITH 12d NAILS @ 8" O.C. STAGGERED.
 - H. PROVIDE BRIDGINGS SPACED AT 48" O.C. IN FIRST TWO JOIST, RAFTER, OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL NAIL SHEATHING (FLOOR, CEILING OR ROOF) TO BRIDGINGS AND NAIL BRIDGINGS EXTERIOR WALL PLATE. PROVIDE ONE END BRIDGING BETWEEN ALL FLOOR AND ROOF JOISTS FOR EACH 8'-0" OF SPAN. PROVIDE SOLID BLOCKING OR A CONTINUOUS RIM JOIST AT THE BEARING OF JOISTS, RAFTERS OR TRUSSES ON WOOD PLATES.
 - I. PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE:

| | |
|-----------------------|----------------------------|
| 0'-3" OPENING | 1 JACK STUD, 1 KING STUD |
| 3'-1" - 6'-0" OPENING | 2 JACK STUDS, 1 KING STUD |
| 6'-1" - 9'-0" OPENING | 2 JACK STUDS, 2 KING STUDS |
 - J. PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND WOOD BEAMS UNLESS NOTED OTHERWISE ON PLANS. WOOD BEAMS, GIRDERS TRUSSES AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS.
 - K. ALL POSTS (MULTIPLE STUDS OR SOLID POST) SUPPORTING BEAMS, WALL HEADERS OR GIRDER TRUSSES, SHALL BE BLOCKED SOLID FOR THE FULL LENGTH AND WIDTH OF POSTS AT ALL INTERSECTIONS WITH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO TOP OF FOUNDATION WALLS OR BEAMS. POSTS SHOWN ON UPPER LEVELS FLOORS SHALL ALSO BE INSTALLED ON THE LOWER LEVELS IN LINE WITH THE POST ABOVE DOWN TO FOUNDATION WALLS OR BEAMS.
 - L. ALL FLUSH JOIST TO BEAM OR BEAM TO BEAM CONNECTIONS SHALL BE MADE WITH JOIST OR BEAM HANGERS TO SUPPORT THE LOAD CAPACITY INDICATED ON THE PLANS OR THE FULL CAPACITY OF THE JOIST OR BEAM. HANGERS SHALL BE PROVIDED BY SIMPSON STRONG TIE OR USP LUMBER CONNECTORS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR THE CAPACITY STATED. INSTALL ALL HANGERS IN STRICT CONFORMANCE TO THE MANUFACTURER'S INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.

2015 IECC CODE COMPLIANCE

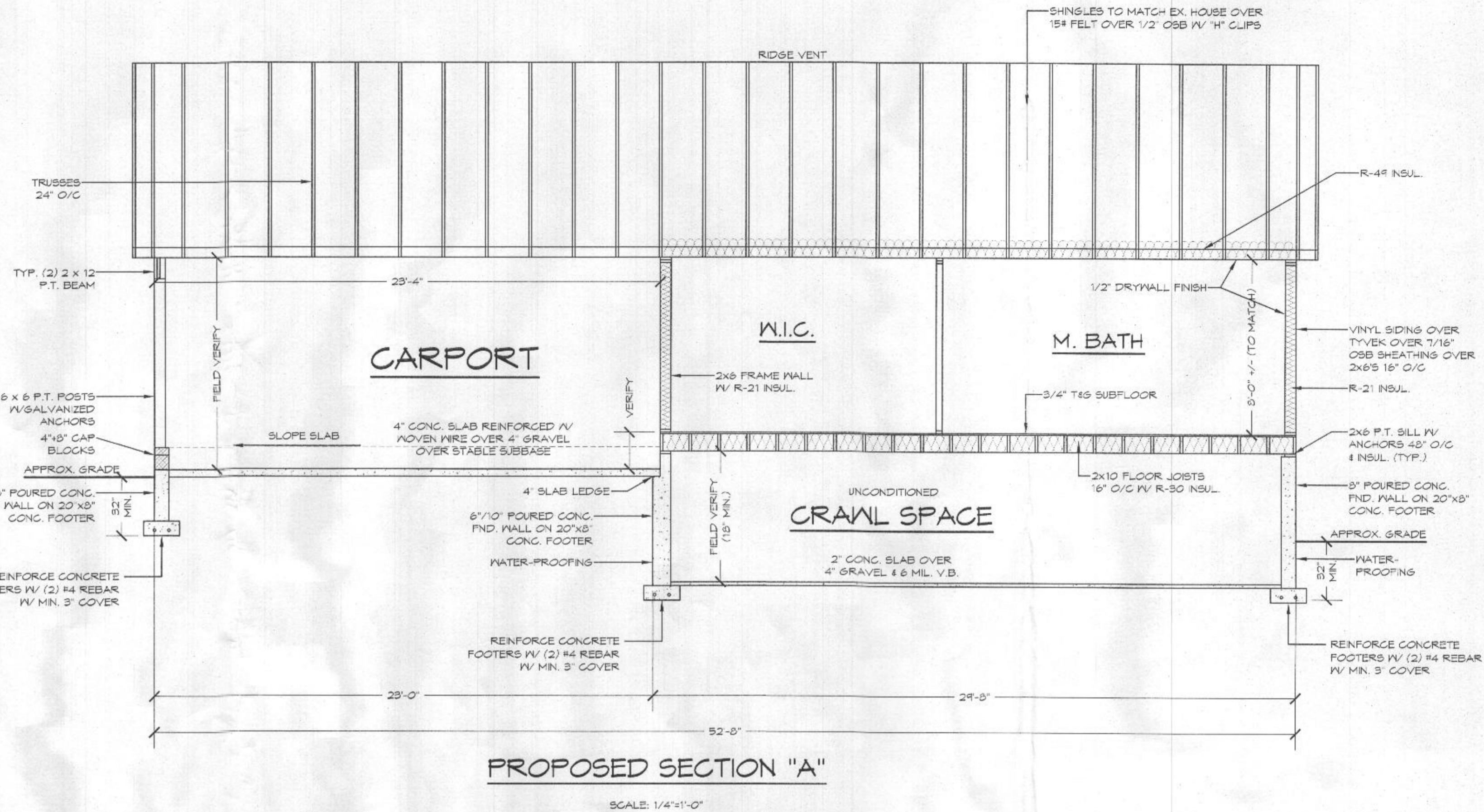
- R301.1 CLIMATE ZONE 4
- R401.2 COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS
- R402.1.1 VAPOR RETARDER: WALL ASSEMBLIES IN THE THERMAL BUILDING ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION R102.7 OF THE IRC CODE, 2015 EDITION
- R402.1.2 ATTIC INSULATION: RAISED HEEL TRUSS: R-49
- R402.1.2 WOOD FRAME WALL: R-20 OR R19RS CONTINUOUS INSULATION
- R402.1.2 BASEMENT WALL INSULATION: R-19/R-10 POLY Faced CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT
- R402.1.2 CRAWL SPACE WALL INSULATION: R-19/R-10 POLY Faced CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0"
- R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE: R-19 BATT INSULATION
- R402.1.2 WINDOW U-VALUE / SHGC: 35 (U-VALUE) 40 (SHGC)
- R402.2.10 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE: R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR 2'-0" VERTICALLY
- R402.2.4 ATTIC ACCESS: ATTIC ACCESS SCUTTLE SHALL BE WEATHERSTRIPPED AND INSULATED R-49
- R402.4 BUILDING THERMAL ENVELOPE (AIR LEAKAGE): EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2015 IECC WITH CAULK, GASKETS, WEATHERSTRIPPINGS OR AN AIR BARRIER OF SUITABLE MATERIAL.
- R402.4.12 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 E 779 OR ASTM E 1827 (WITH BLOWER DOOR) AS A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.
- R402.4.2 FIREPLACES: NEW WOOD BURNING MASONRY FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR. FIREPLACE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 121 (FACTORY BUILT FIREPLACE) AND UL 907 (MASONRY FIREPLACE)
- R402.4.4 ROOMS CONTAINING FUEL BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE TO ENCLOSED IN A ROOM ISOLATED FROM THE THERMAL ENVELOPE. EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE. 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.
- R403.1.1 THERMOSTAT: ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER IRC IECC SECTION R403.1.1.
- 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: SUPPLY AND RETURN DUCTS IN ATTIC R-8 MINIMUM, R-6 WHEN LESS THAN 5". SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACE R-8 MINIMUM. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE R-8 MINIMUM. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MINIMUM.
- R403.3.2 DUCT SEALING: ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC. A DUCT TIGHTNESS TEST ("DUCT BLASTER" DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH-IN TEST. DUCT TIGHTNESS IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
- 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 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICACY LAMPS.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

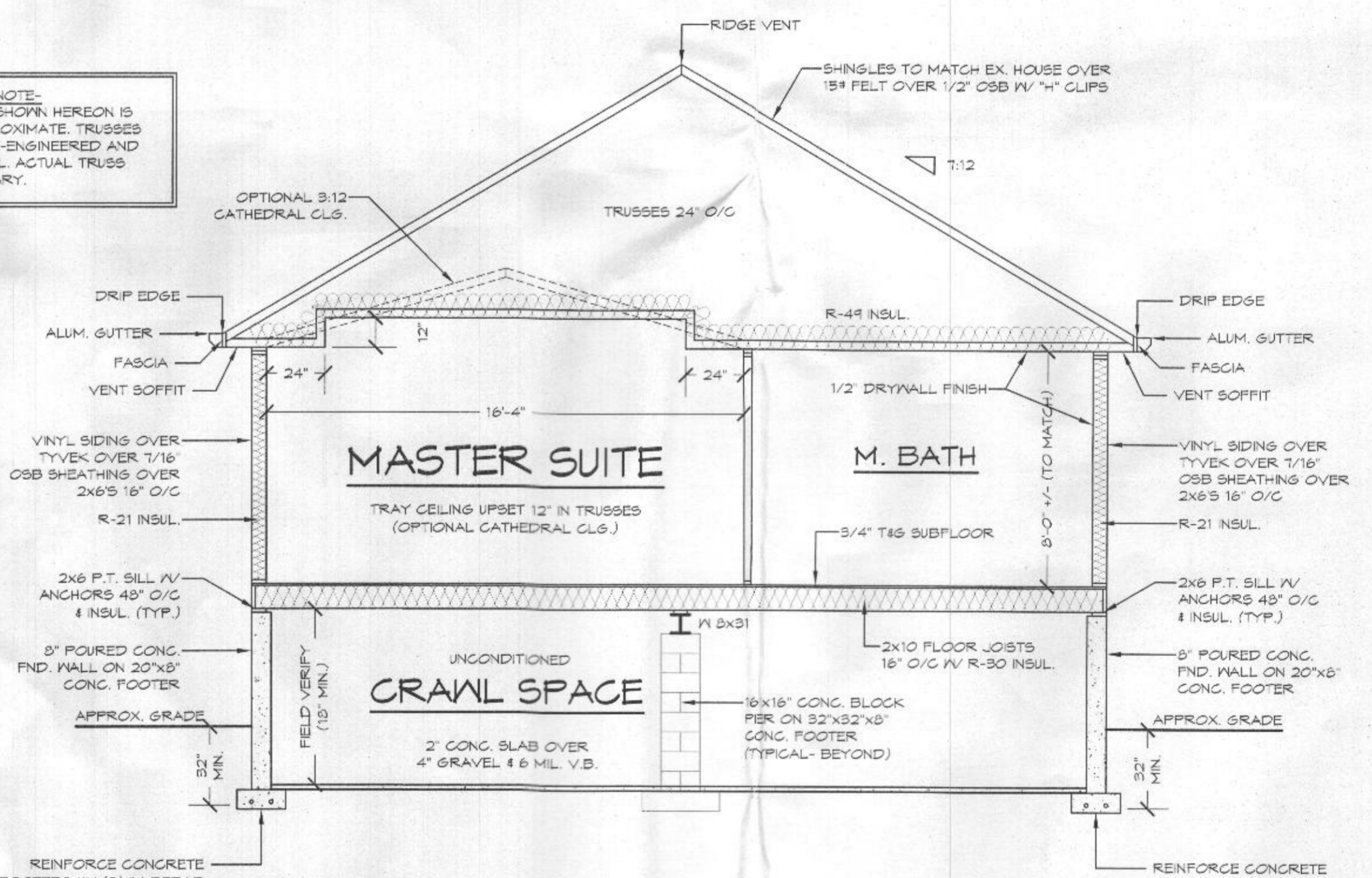
| USE | LIVE LOAD |
|---|-----------|
| UNINHABITABLE ATTICS W/O STORAGE: d | 10 |
| UNINHABITABLE ATTICS W/ LIMITED STORAGE: e, g | 20 |
| HABITABLE ATTICS & ATTICS SERVED BY FIXED STAIRS: | 30 |
| BALCONIES (EXTERIOR) & DECKS: e | 40 |
| FIRE ESCAPES: | 40 |
| GUARDRAILS & HANDRAILS: d | 200h |
| GUARDRAIL INFILL COMPONENTS: f | 50h |
| PASSENGER VEHICLE GARAGES: a | 50a |
| ROOMS OTHER THAN SLEEPING ROOMS: | 40 |
| SLEEPING ROOMS: | 30 |
| STAIRS: | 40c |

For S1: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm², 1 pound = 4.45 N.

- Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- Uninhabitable attics without storage are those where the maximum clear height between joists and rafters is less than 42 inches, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches high by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
- Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- A single concentrated load applied in any direction at any point along the top.
- See Section R502.2.2 for decks attached to exterior walls.
- Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirements.
- Uninhabitable attics with limited storage are those where the maximum clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:
 - The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is a minimum of 30 inches.
 - The slopes of the joists or truss bottom chords are no greater than 2 inches vertical to 12 units horizontal.
 - Required insulation depth is less than the joist or truss bottom chord member depth. The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 lb/ft². Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4.
 - The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.



TRUSS DESIGN NOTE: TRUSS DESIGN SHOWN HEREON IS STRICTLY APPROXIMATE. TRUSSES ARE TO BE PRE-ENGINEERED AND CARRY TPI SEAL. ACTUAL TRUSS DESIGN MAY VARY.



PROJECT ADDRESS: 15003 FREDERICK ROAD HOWDEN, MD. 21191

HOWARD COUNTY, MD.

REMODELING & ADDITION TO THE EDINGS RESIDENCE

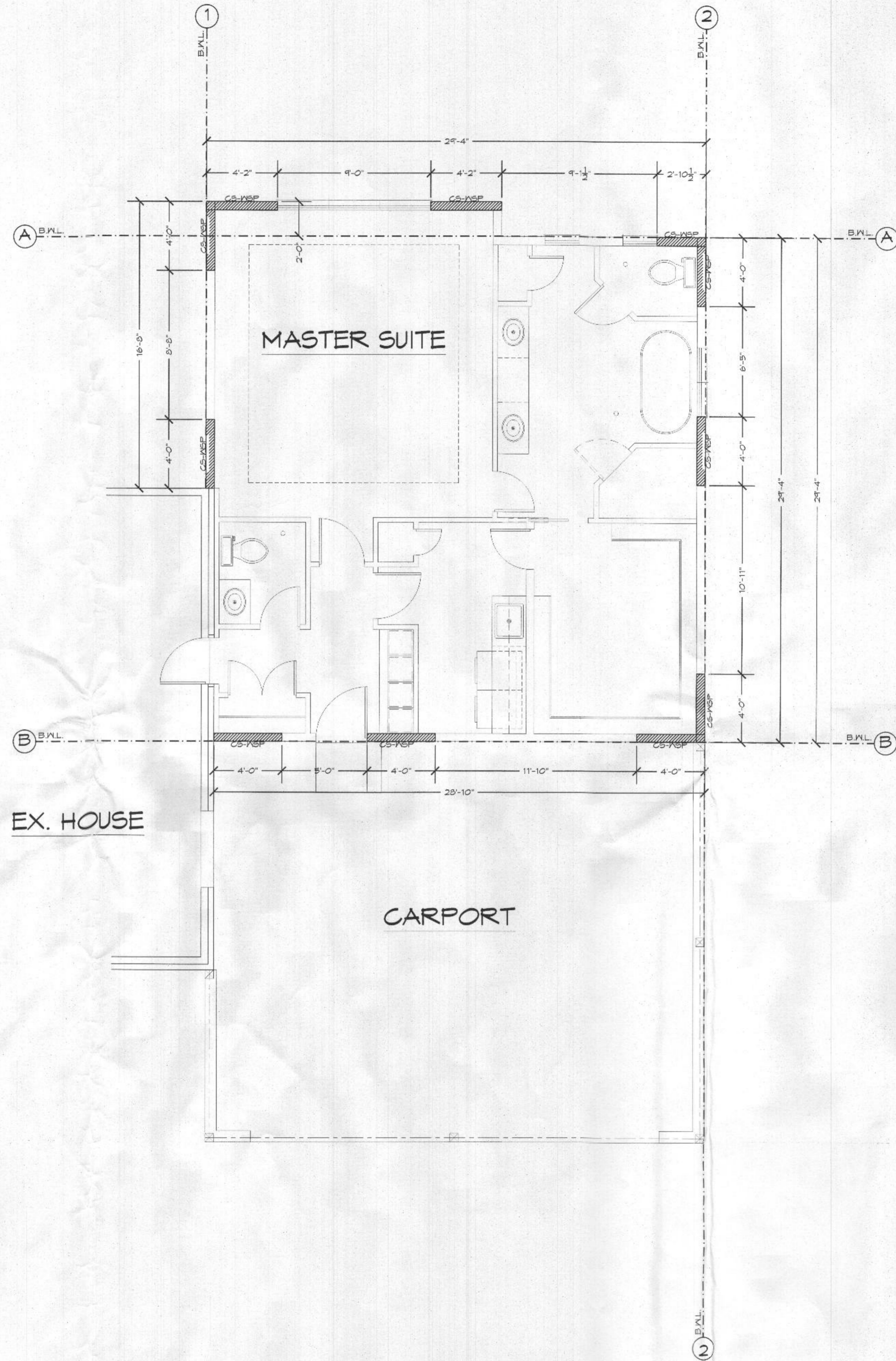
FILE EDINGS ADDITION - 15003 FREDERICK ROAD

SCALE: 1/4"=1'-0"
 DATE: 6/20/20
 SHEET NO.: 4 OF 6

REVISED 1/14/2021
 REVISED 12/15/2020
 REVISED 6/25/2020

GBL CUSTOM HOME DESIGN INC.
 PO BOX 237 FINKSBURG, MD 21048
 PHONE 410-833-8320

REMODELING & ADDITION TO THE EDINGS RESIDENCE



LEGEND:
CS-MSP CONTINUOUS SHEATHING- WOOD
STRUCTURAL PANEL (-LENGTH)
CS-PF CONTINUOUS SHEATHED PORTAL FRAME

WALL BRACING DESIGN INFO:

LOCATION: HOWARD COUNTY, MARYLAND
SEISMIC CATEGORY: B
WIND SPEED: 90 MPH

METHOD 3 (WOOD SHEATHING)/ CONTINUOUS SHEATHING
METHOD 5 (GYPSUM BOARD)

*THESE DRAWINGS ARE LIMITED TO IRC WALL BRACING
REQUIREMENTS ONLY.

R602.10.4 CONTINUOUS SHEATHING. BRACED WALL LINES WITH CONTINUOUS
SHEATHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION. ALL
BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE
CONTINUOUSLY SHEATHED.

**PARTIAL PROPOSED FIRST FLOOR
WALL BRACING LAYOUT**
SCALE: 1/4"=1'-0"

REVISED 1/14/2021
REVISED 12/15/2020
REVISED 6/25/2020

FILE: EDINGS ADDITION - 15003 FREDERICK ROAD

SCALE: 1/4"=1'-0"
DATE: 6/2020
SHEET NO.: 5 OF 6

**GBL CUSTOM HOME
DESIGN INC.**
PO BOX 237 FINNLSBURG, MD 21048
PHONE 410-833-8320

REMODELING & ADDITION TO
THE EDINGS RESIDENCE

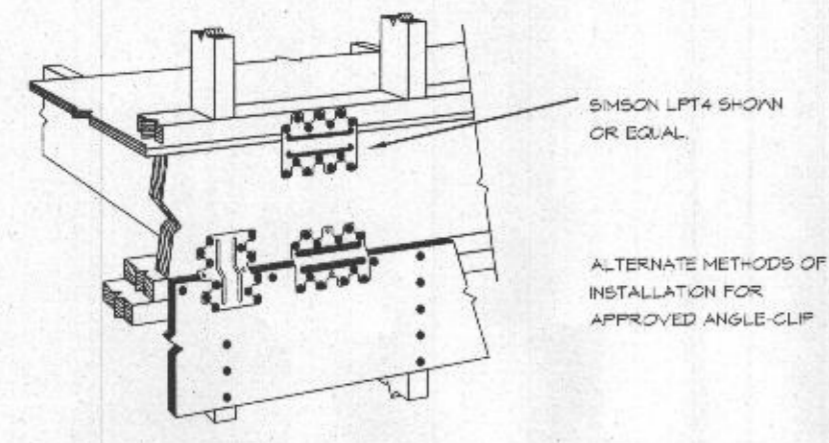
REVISED 1/19/2021
REVISED 12/15/2020
REVISED 6/25/2020

FILE: EDINGS ADDITION - 15003 FREDERICK ROAD

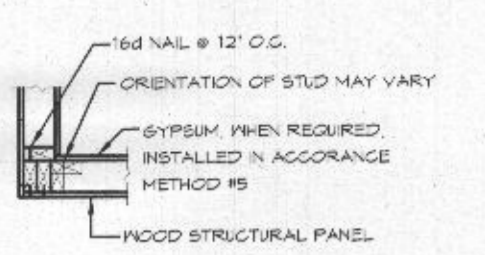
GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINNSBURG, MD 21048
PHONE 410-833-8320

SCALE: 1/4"=1'-0"
DATE: 6/20/20
SHEET NO.: 6 OF 6

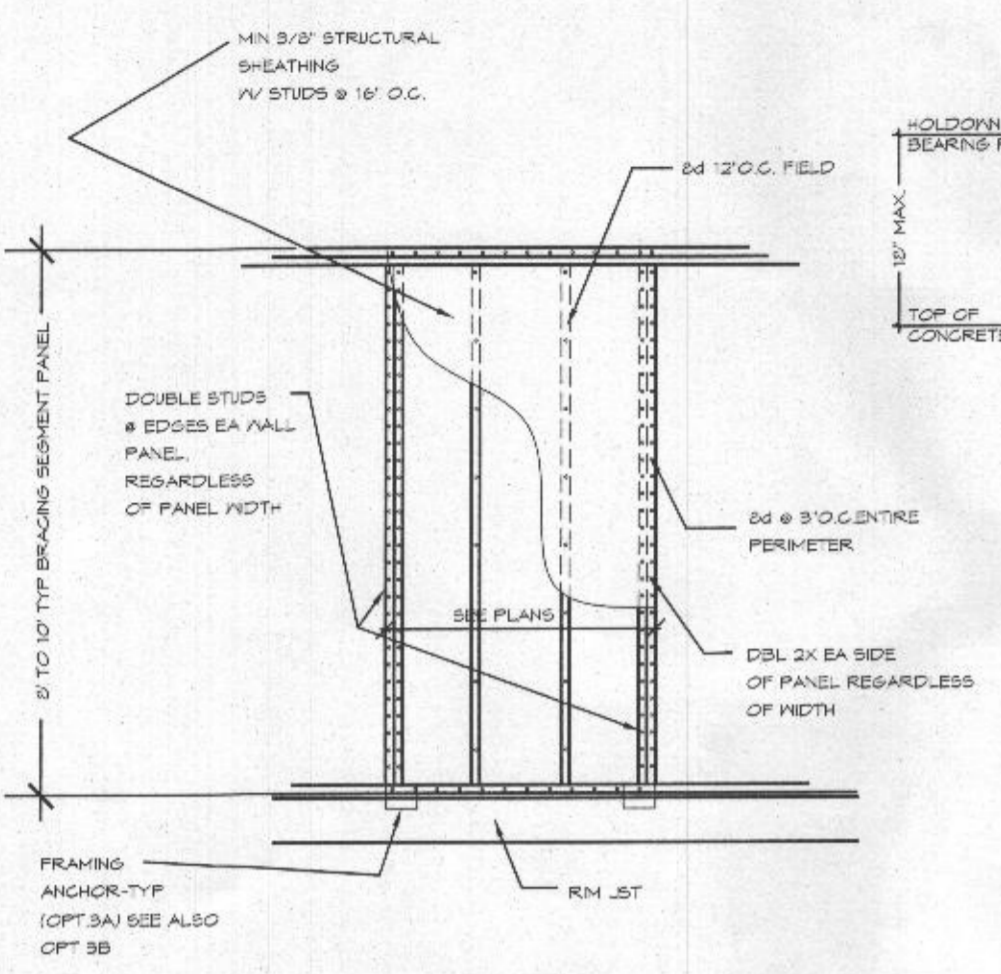
AT CORNERS, CONNECT THE TWO WALLS TOGETHER AS OUTLINED IN THIS DETAIL TO PROVIDE OVERTURNING RESTRAINT.



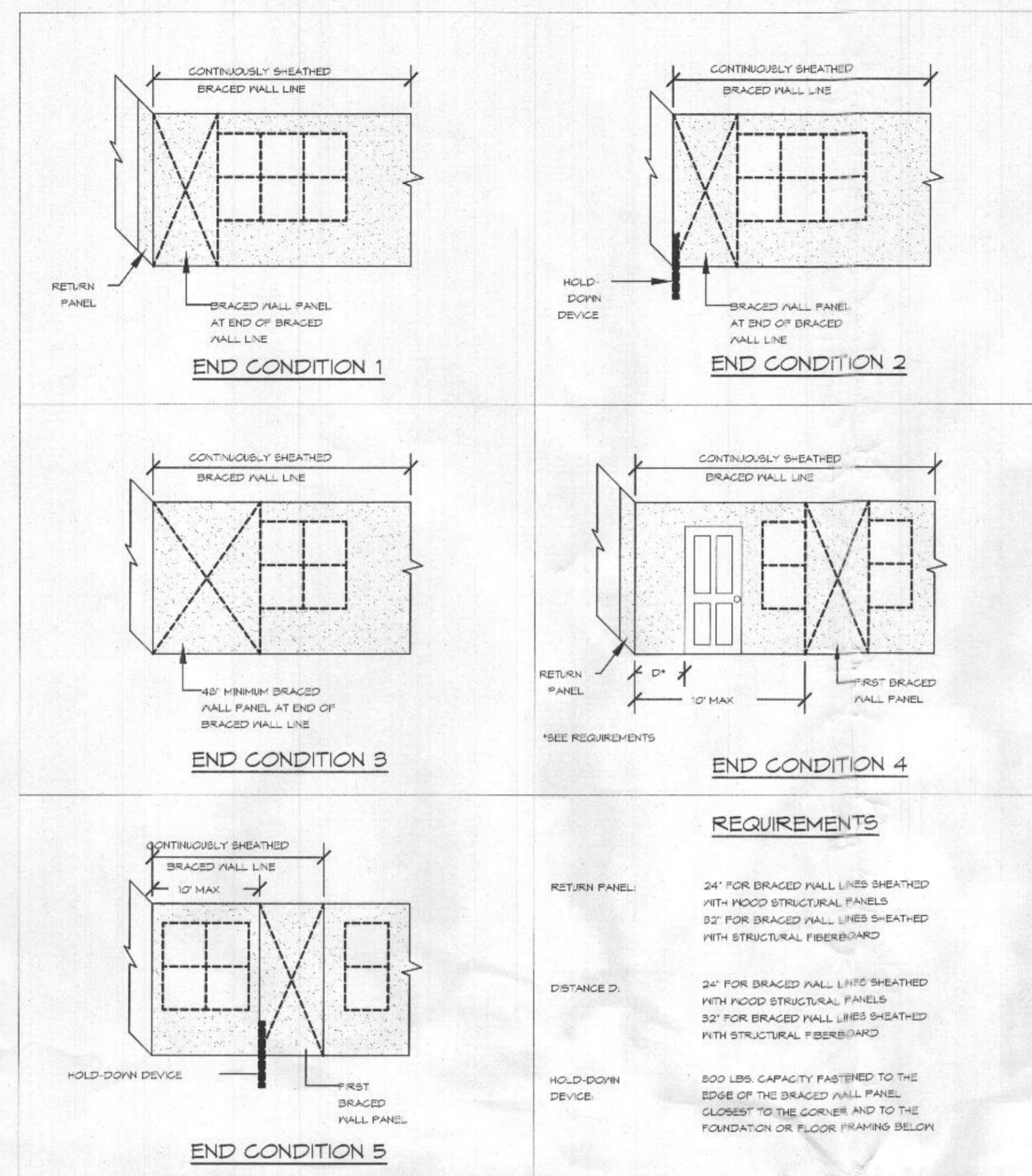
**BRACED PANEL CONSTRUCTION
RAISED WOOD FLOOR OR
SECOND FLOOR INSTALLATION**



OUTSIDE CORNER DETAIL
SCALE: NOT TO SCALE



**1 BRACED PANEL CONSTRUCTION (APA METHOD)
RAISED WOOD FLOOR OR 2ND FLOOR**
SCALE: NOT TO SCALE

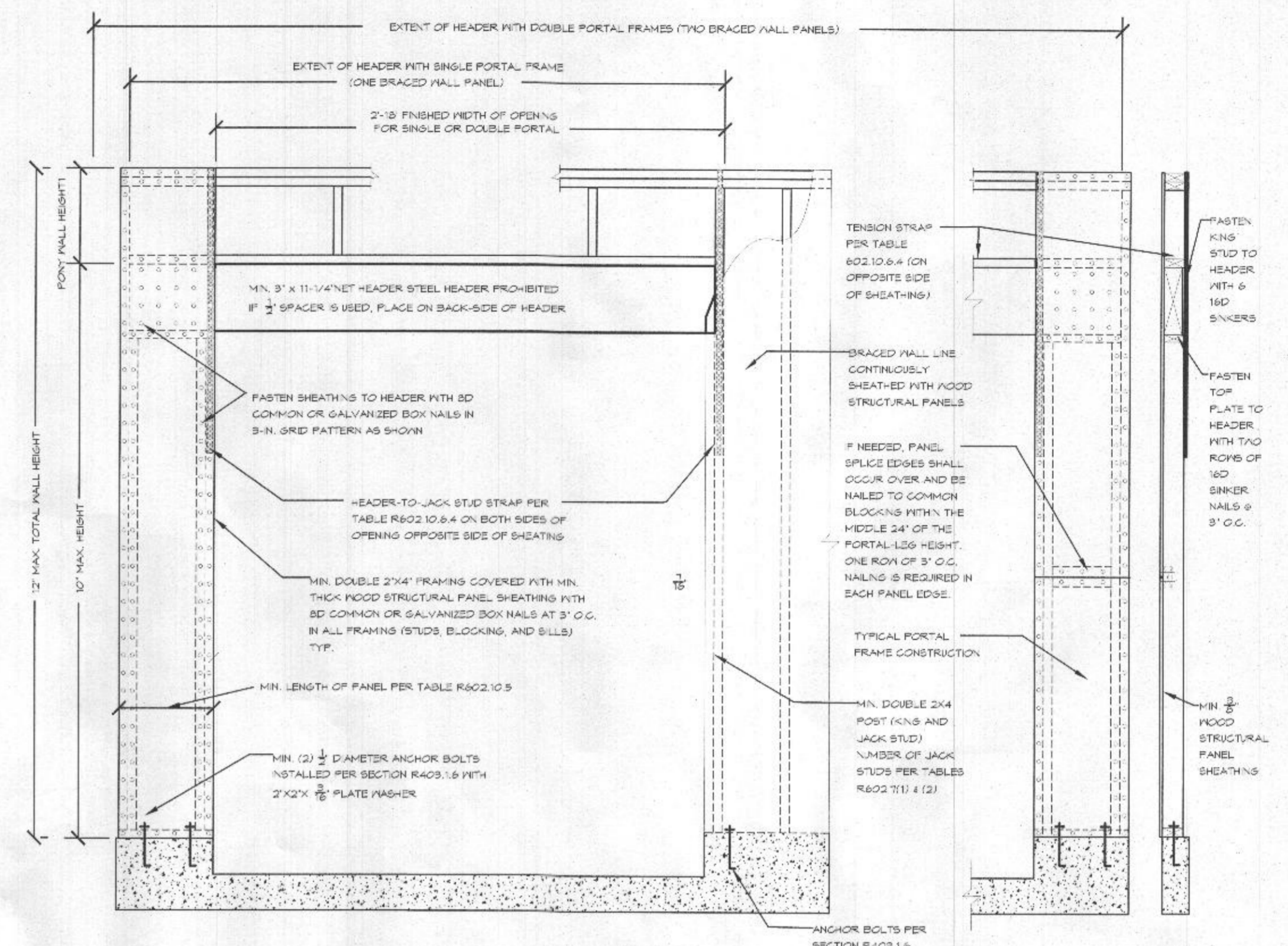


REQUIREMENTS

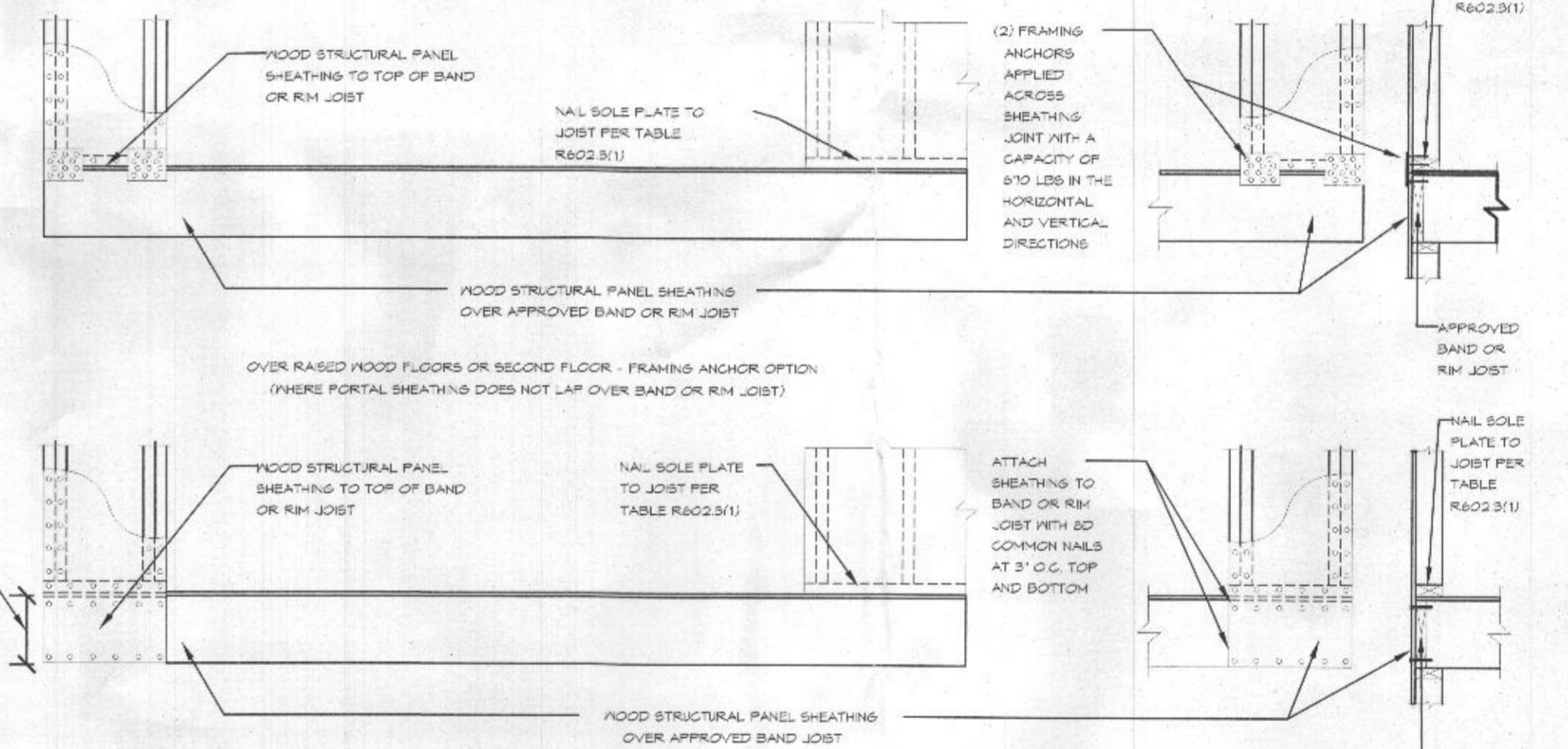
RETURN PANEL: 24\"/>

DISTANCE D: 24\"/>

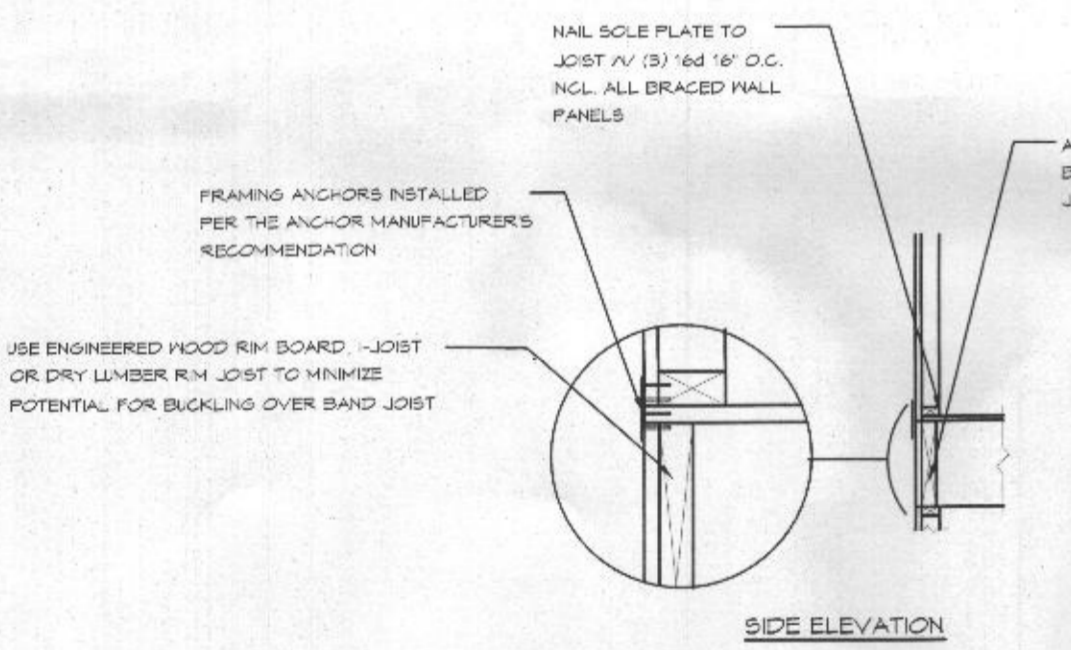
HOLD-DOWN DEVICE: 800 LBS. CAPACITY FASTENED TO THE EDGE OF THE BRACED WALL PANEL. CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FLOOR FRAMING BELOW.



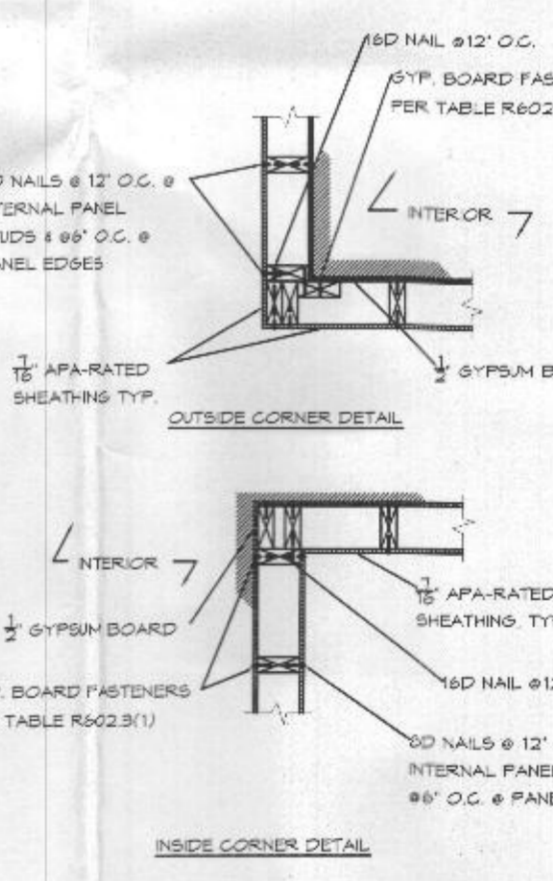
CS-PF OVER CONCRETE OR MASONRY FOUNDATION
NOT TO SCALE



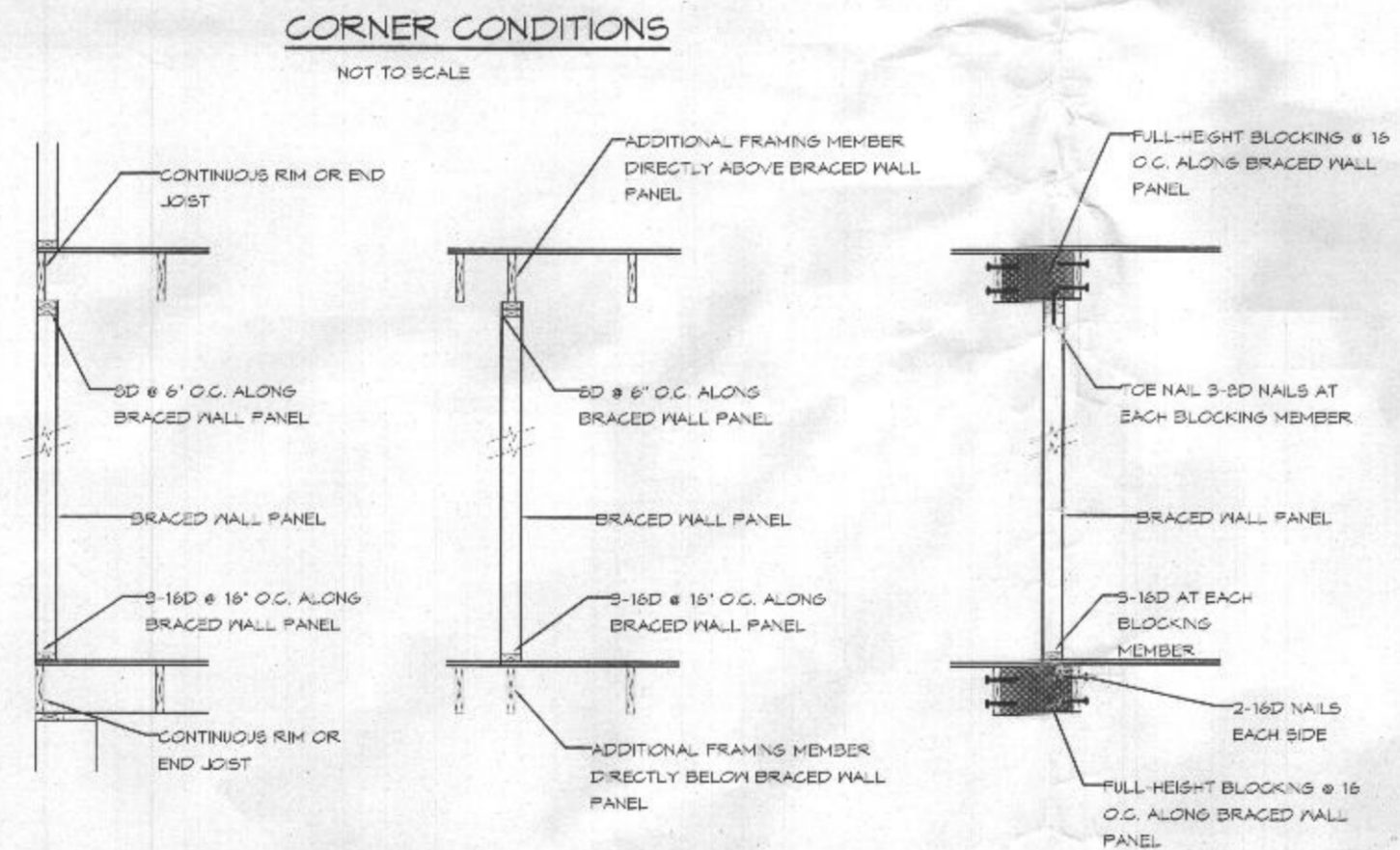
CS-PF OVER WOOD FLOOR
NOT TO SCALE



**3A NARROW WALL OVER RAISED WOOD FLOOR
FRAMING ANCHOR OPTION (a)**
SCALE: NOT TO SCALE

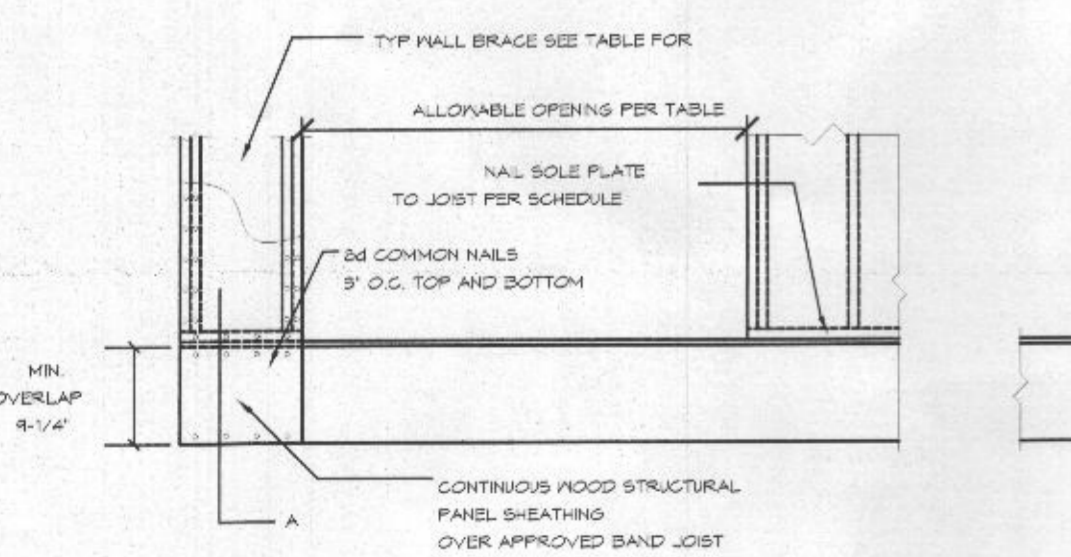


**TYP. CORNER FRAMING
DETAIL W/ FASTENERS**
NOT TO SCALE

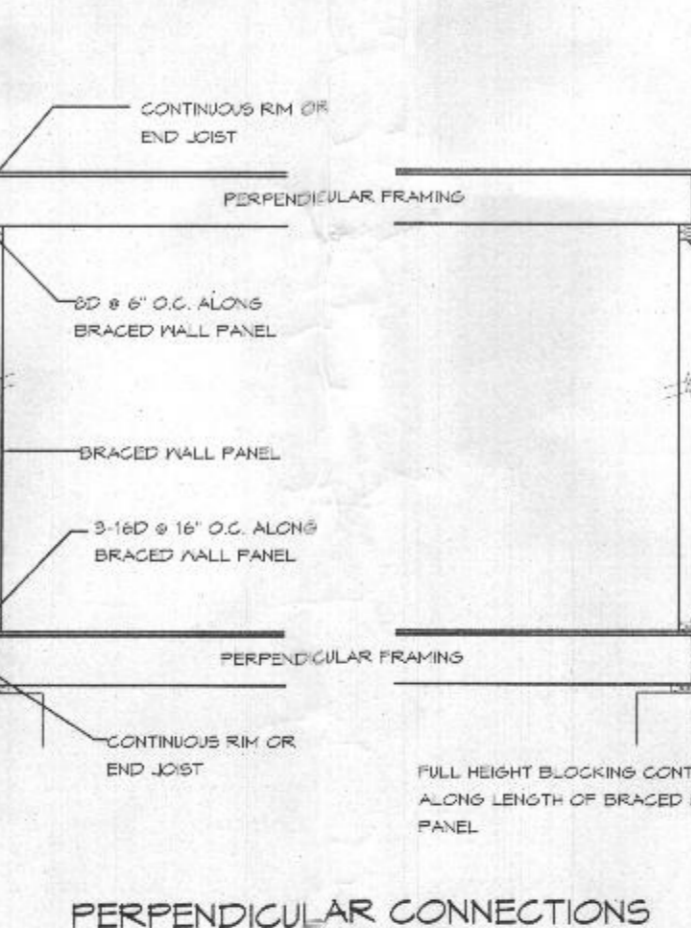
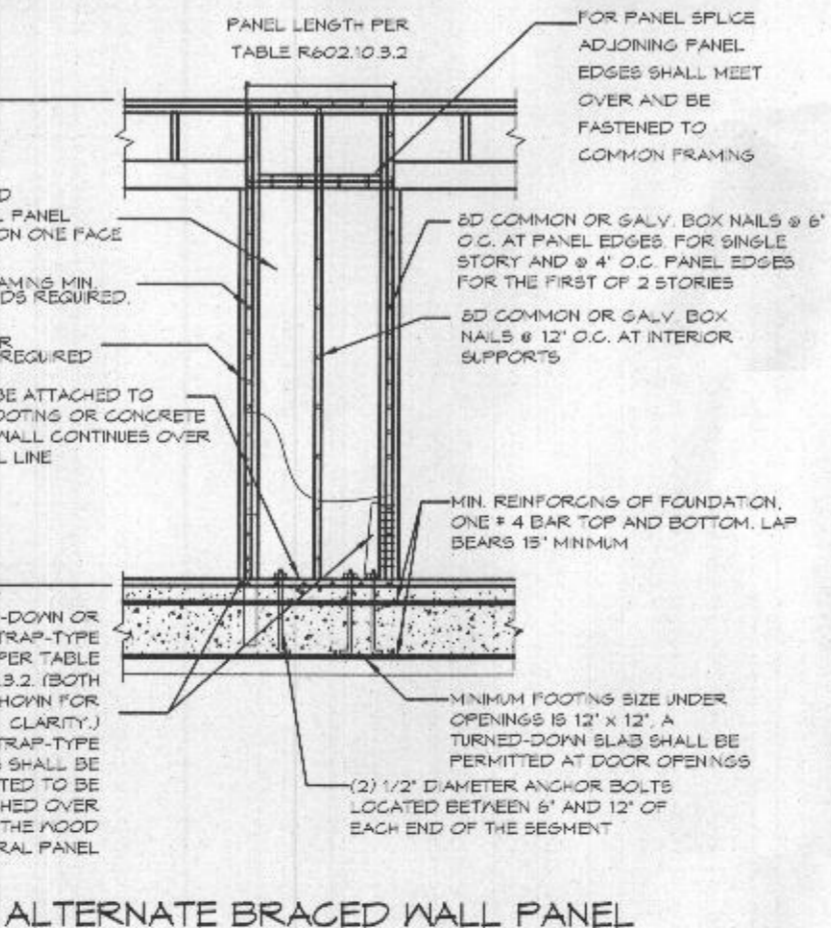
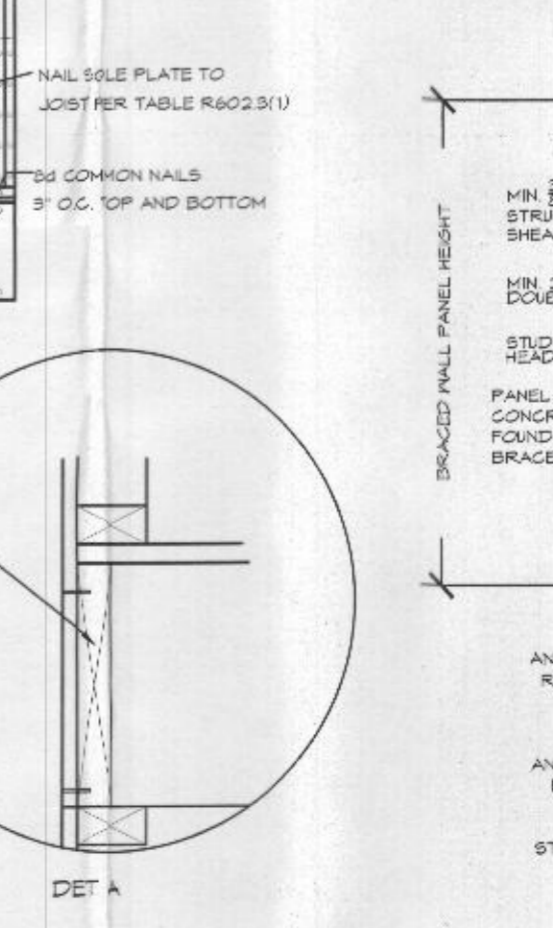


PARALLEL CONNECTIONS
NOT TO SCALE

PERPENDICULAR CONNECTIONS
NOT TO SCALE



**3B NARROW WALL OVER RAISED WOOD FLOOR
WOOD STRUCTURAL PANEL OVERLAP OPTION (b)**
SCALE: NOT TO SCALE



GENERAL NOTE: ALL VERTICAL JOINTS OF PANEL SHEATHINGS SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. BLOCKING IS NOT REQUIRED BEHIND HORIZONTAL JOINTS IN SEIZING CATEGORIES A & B WHEN METHOD 3 IS USED.

**FIGURE R602.10.8.2(1)
BRACED WALL PANEL CONNECTION
TO PERPENDICULAR RAFTERS**

**FIGURE R602.10.8.2(2)
BRACED WALL PANEL CONNECTION OPTION TO
PERPENDICULAR RAFTERS OR ROOF TRUSSES**

ROOF CONNECTIONS
NOT TO SCALE