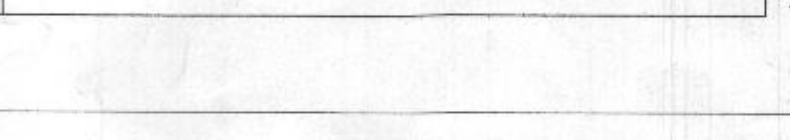
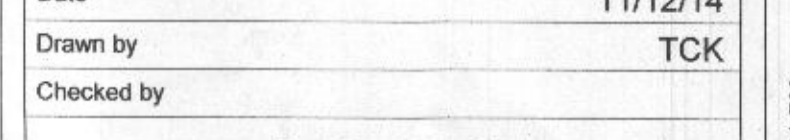
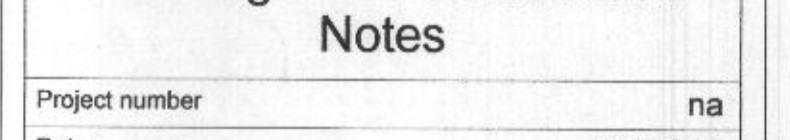
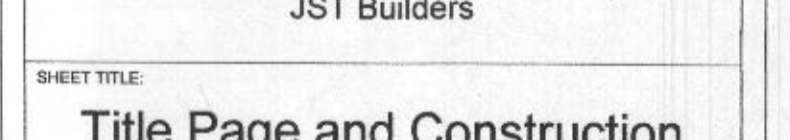
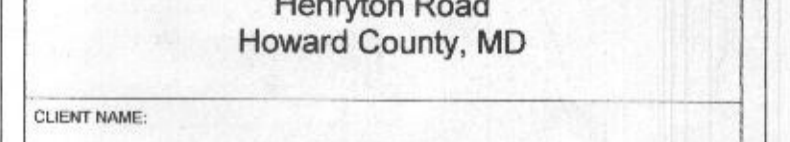
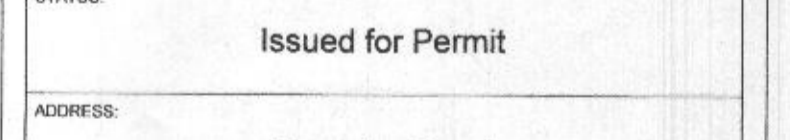
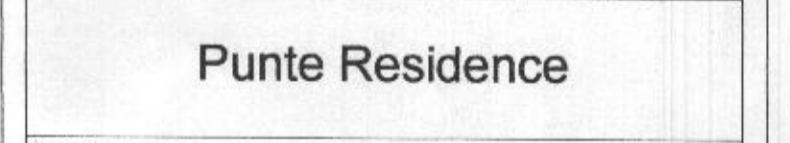
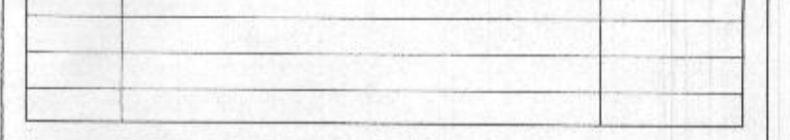
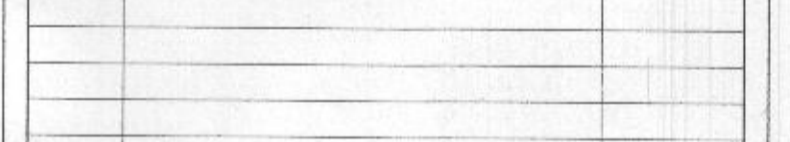
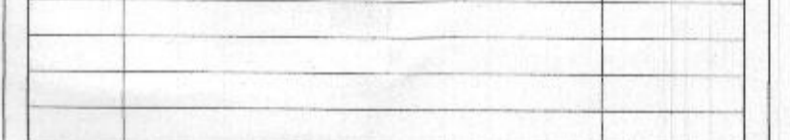
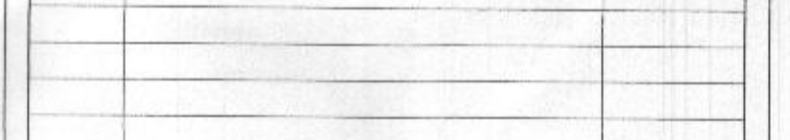
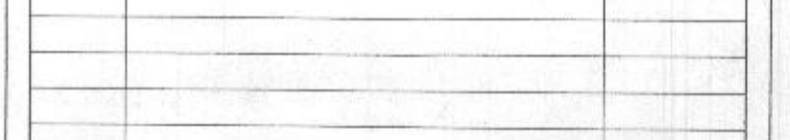
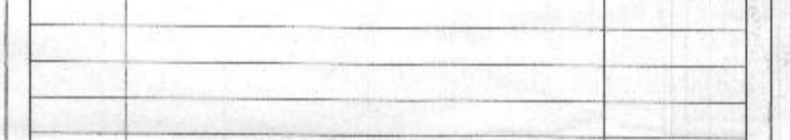
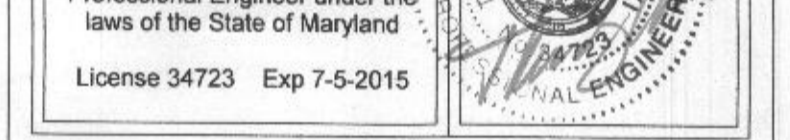
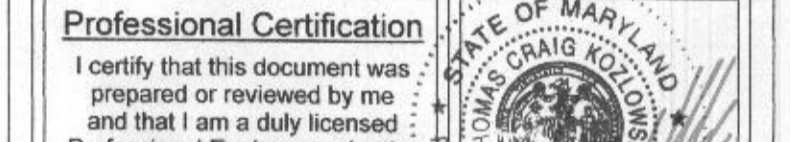
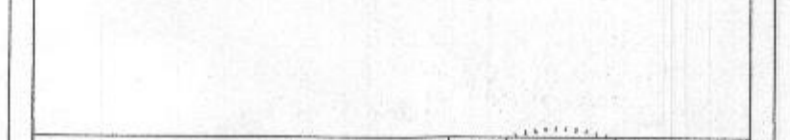
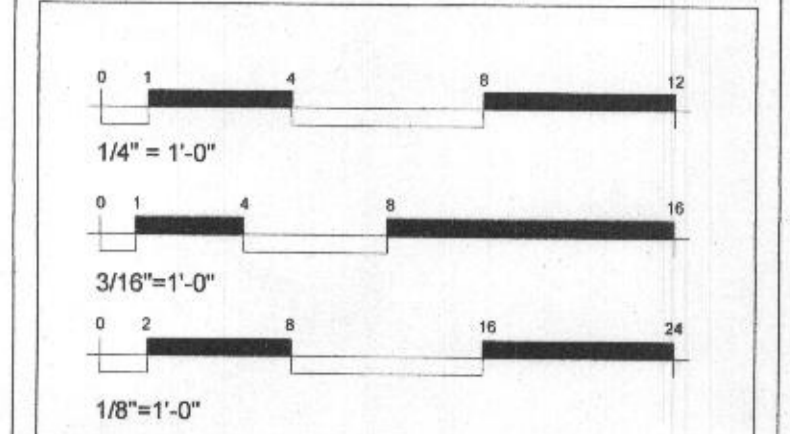


Thomas C. Kozlowski, PE
Architectural Engineering
PO BOX 1481 WESTMINSTER, MD 21157
ph: 443.398.5140 fax: 443.458.3870
e-mail: tkozlowski@gmail.com



GENERAL CONSTRUCTION NOTES:

1. THIS BUILDING WAS DESIGNED USING THE CRITERIA OUTLINED IN THE INTERNATIONAL CODE COUNCIL'S IRC 2012 EDITION.
2. THE BUILDING WAS DESIGNED FOR A SEISMIC DESIGN CATEGORY "B".
3. CONCRETE WEATHERING PROBABILITY FOR THIS AREA IS SEVERE.
4. TERMITE INFESTATION PROBABILITY IS DESIGNATED AS MODERATE TO HEAVY.
5. SEPARATION BETWEEN GARAGES AND LIVING AREAS SHALL HAVE A SEPARATION AND CONSTRUCTION IN ACCORDANCE WITH IRC 2012 SECTION R309.
6. EMERGENCY ESCAPE AND RESCUE OPENINGS ARE TO BE LOCATED AND INSTALLED IN ACCORDANCE WITH IRC 2012 SECTION R310.
7. DESIGNED FROST DEPTH FOR THIS AREA IS 32" BELOW FINAL GRADE.
8. WINTER DESIGN TEMP IS 13 DEG F.
9. MEAN DESIGN TEMP IS 55 DEG. F.

GENERAL FOUNDATION NOTES:

1. ALL CONCRETE WALL HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000PSI
2. ALL SOIL BEARING CAPACITIES ARE ASSUMED TO BE A MIN OF 2000 PSF.
3. FOUNDATION VERTICAL REINFORCEMENT WILL BE ACCORDANCE WITH IRC 2012 TABLE R404.1.1(5).
4. FOUNDATION WALL ANCHORAGE WILL CONFORM TO IRC 2012 SECTION R403.1.6 AS WELL AS ANY OTHER SECTION WHICH WILL APPLY TO THIS STRUCTURE.
5. FOUNDATION DRAINAGE SHALL BE INSTALLED AS DESCRIBED IN IRC 2012 SECTION R405
6. FOUNDATION DAMPPROOFING SHALL BE COMPLETED IN A MANNER CONSISTENT WITH IRC 2012 SECTION R406
7. CONCRETE FOOTINGS ARE SIZED WITHIN THE DRAWING HOWEVER THEY SHALL NOT BE LESS THAN OUTLINED IN IRC 2012 TABLE R403.1
8. BASEMENT CONCRETE SLAB WILL BE INSTALLED IN ACCORDANCE WITH IRC 2012 SECTION R506.
9. POURED CONCRETE WALL REINFORCING SHALL BE IN ACCORDANCE WITH IRC 2012 TABLE 404.1.2(8)

GENERAL FRAMING NOTES:

1. ALL WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH IRC 2012 TABLE R602.3(5) FOR HEIGHT AND LATERALLY UNBRACED LENGTH REQUIREMENTS.
2. ALL WALLS ARE TO BE DOUBLE TOP PLATED AND ALL OPENINGS GREATER THAN 3'-0" ARE TO BE DOUBLE JACKED (MIN).
3. WALL SHEATHING PANELS ARE TO BE INSTALLED IN ACCORDANCE WITH IRC 2012 SECTION 602.
4. FASTENING SCHEDULE TO COMPLY WITH IRC SECTION R602 UNLESS OTHERWISE NOTED.
5. WALL BRACING METHOD SHALL BE AS INDICATED ACCORDANCE WITH IRC 2012 TABLE R692.10.1. SEE DETAILS THIS SHEET
6. WOOD FRAMED FLOORS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH IRC 2012 SECTION R502.
7. LUMBER TYPE CONSIDERED FOR ALL STRUCTURAL APPLICATIONS IS NORTHERN HEM-FIR #2 OR BETTER.
8. NOTCHING OR BORING OF HOLES IN EXTERIOR AND BEARING WALLS SHALL BE IN ACCORDANCE WITH IRC 2012 FIGURE R602.6(1)
9. ALL FIRST FLOOR HEADERS ARE TO BE DOUBLE 2X10 UNLESS OTHERWISE NOTED AND ALL SECOND FLOOR HEADERS ARE TO BE DOUBLE 2X10 UNLESS OTHERWISE NOTED.

DESIGN NOTES

- | | |
|-----------------------------|------------------------|
| 1. SITE LOCATION | HOWARD COUNTY MARYLAND |
| 2. BUILDING CODE | IRC 2012 |
| 3. GARAGE SLAB LIVE LOAD | 50PSF |
| 4. ROOF LIVE LOAD | 30PSF |
| 5. ROOF SNOW LOAD | 25PSF |
| 6. GROUND SNOW LOAD | 25PSF |
| 7. ULTIMATE WIND SPEED | 120MPH |
| 8. CLIMATE ZONE | 4 NON-MARINE |
| 9. DESIGN SOIL BEARING CAP. | 2,000PSF |
| 10. CONCRETE COMP STRENGTH | 3,000PSI |

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A0.00	Title Page and Construction Notes	10/4/14
A1.00	Elevations	10/4/14
A1.01	Elevations	10/4/14
A2.00	Foundation Plan	10/4/14
A2.01	First Floor Plan	10/4/14
A2.02	Second Floor Plan and Roof Plan	10/4/14
S1.00	Building Sections and Details	10/4/14
S2.00	Braced Wall Panel Locations	10/4/14

CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT U-FACTOR*	GLAZED FENESTRATION SHGC**	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13 + 5"	8/13	19	5/13	0	5/13
4 except Marine 4	0.35	0.55	0.40	49	20 or 13 + 5"	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13 + 5"	13/17	30"	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	20 + 5 or 13 + 10"	15/20	30"	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20 + 5 or 13 + 10"	19/21	38"	15/19	10, 4 ft	15/19

TABLE R404.1.2(1)
MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS^{a,b}

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story.
> 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story.

Method WSP (wood structural panel)

Method	Material	Minimum Thickness	Figure	Connection Criteria
WSP	Wood structural panel (See Section R604)	3/8"		Exterior sheathing: see IRC Table R602.3(3) Interior sheathing: see IRC Table R602.3(1)

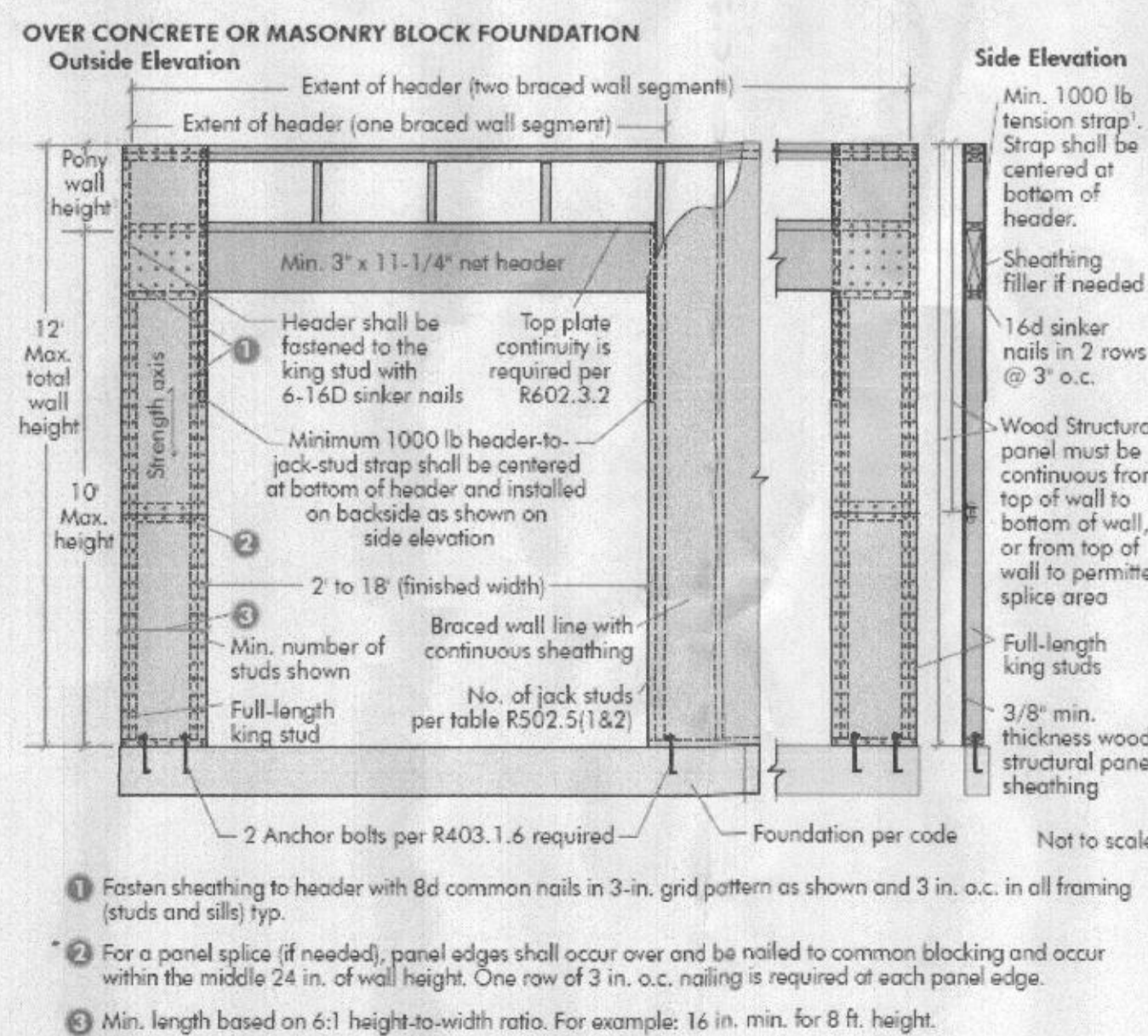
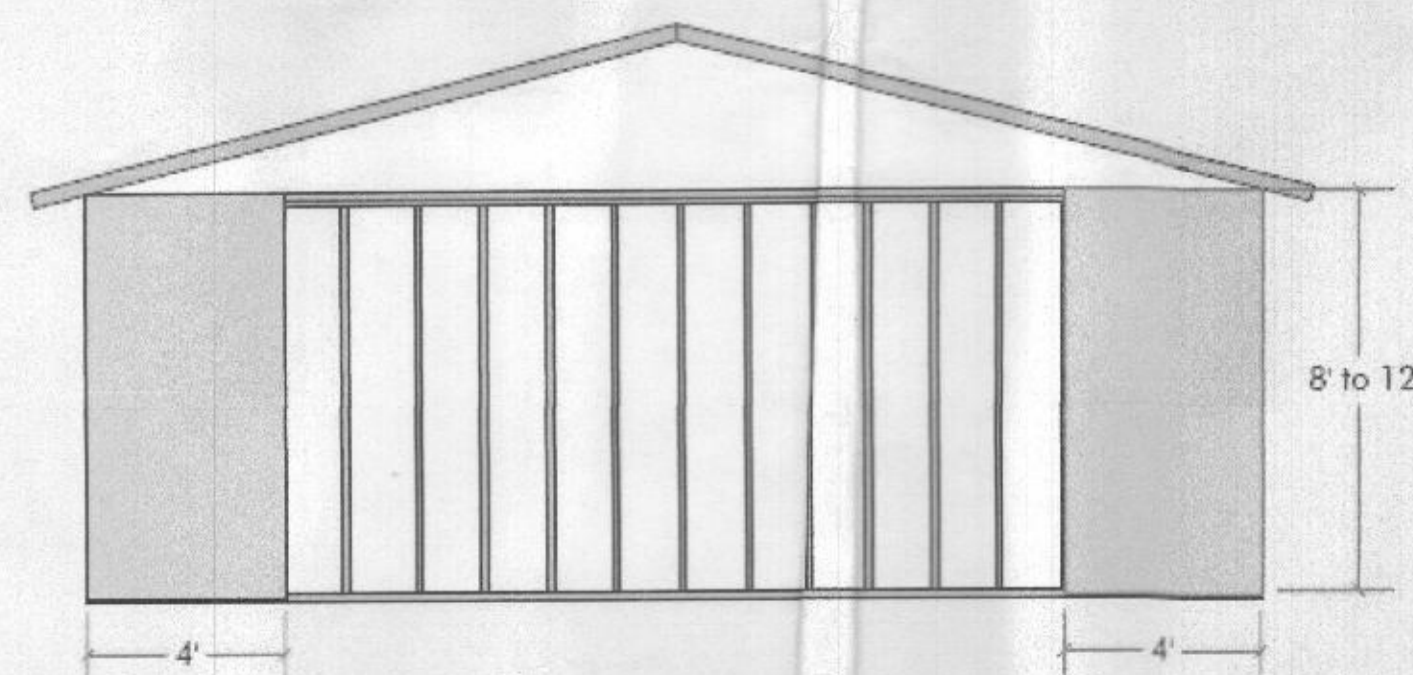


TABLE R404.1.2(8)
MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-INCH AND 12-INCH NOMINAL FLAT BASEMENT WALLS^{a,b,c,d,e,f,g,h,i,j,k}

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT* (feet)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE AND SPACING (inches)											
		Soil classes ^a and design lateral soil (psf per foot of depth)											
		GW, GP, SW, GP 20				GM, GC, SM, SS-SG and ML 45				SC, ML-CL and Inorganic CL 60			
Minimum nominal wall thickness (inches)													
		6	8	10	12	6	8	10	12	6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	4	NR	NR	NR	NR	5 @ 48	NR	NR	NR	5 @ 36	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	4	NR	NR	NR	NR	5 @ 42	NR	NR	NR	6 @ 43	5 @ 48	NR	NR
	5	5 @ 46	NR	NR	NR	6 @ 42	5 @ 46	NR	NR	6 @ 34	5 @ 48	NR	NR
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	4 @ 38	NR	NR	NR	5 @ 43	NR	NR	NR
11	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	4 @ 37	NR	NR	NR	5 @ 37	NR	NR	NR	6 @ 37	5 @ 43	NR	NR
12	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
13	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
14	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
15	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
16	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
17	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
18	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
19	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
20	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

Punte Residence

STATUS: Issued for Permit

ADDRESS: Henryton Road
Howard County, MD

CLIENT NAME: JST Builders

SHEET TITLE: Title Page and Construction Notes

Project number: na
Date: 11/12/14
Drawn by: TCK
Checked by:

A0.00

Scale:

