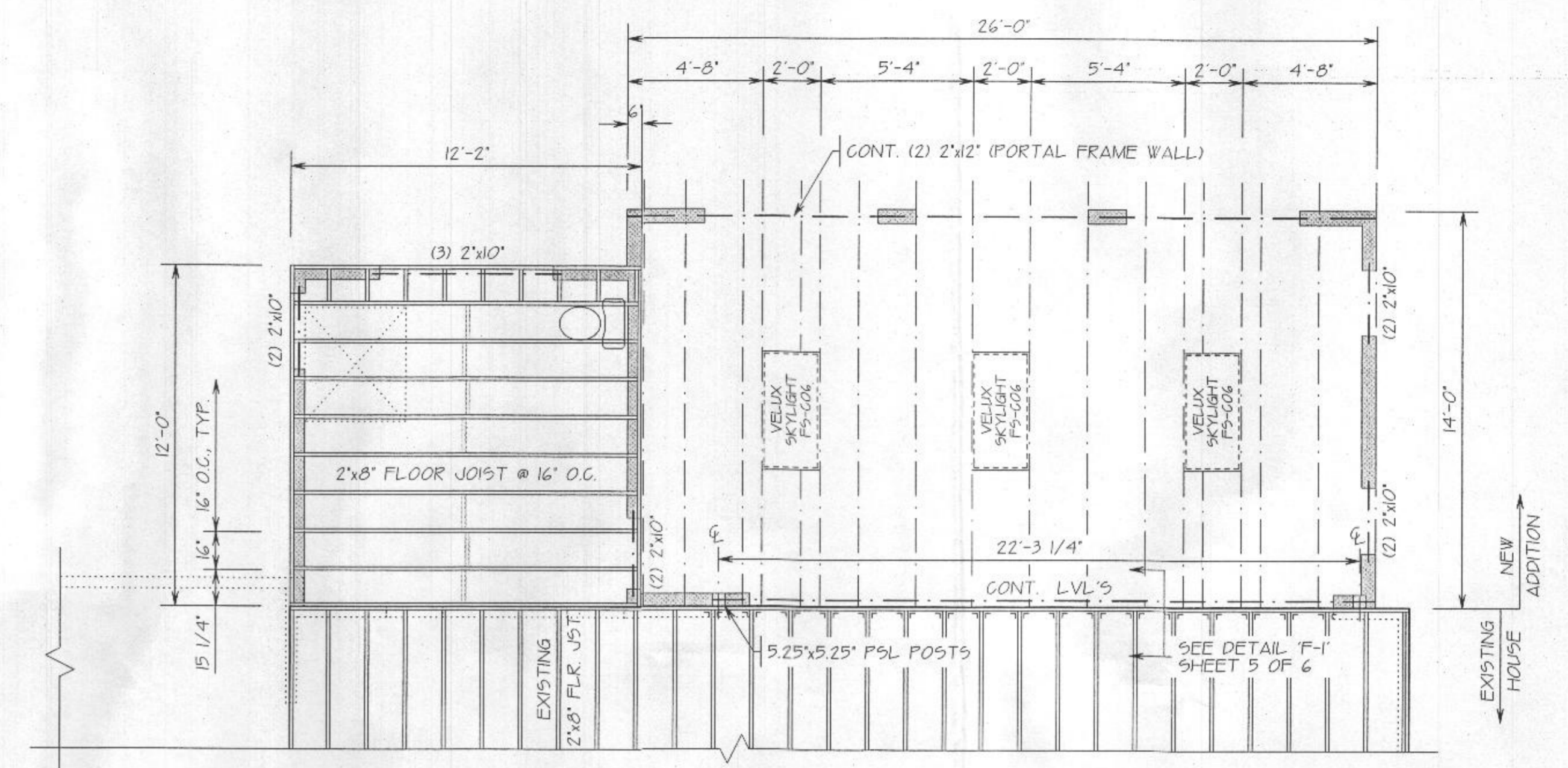
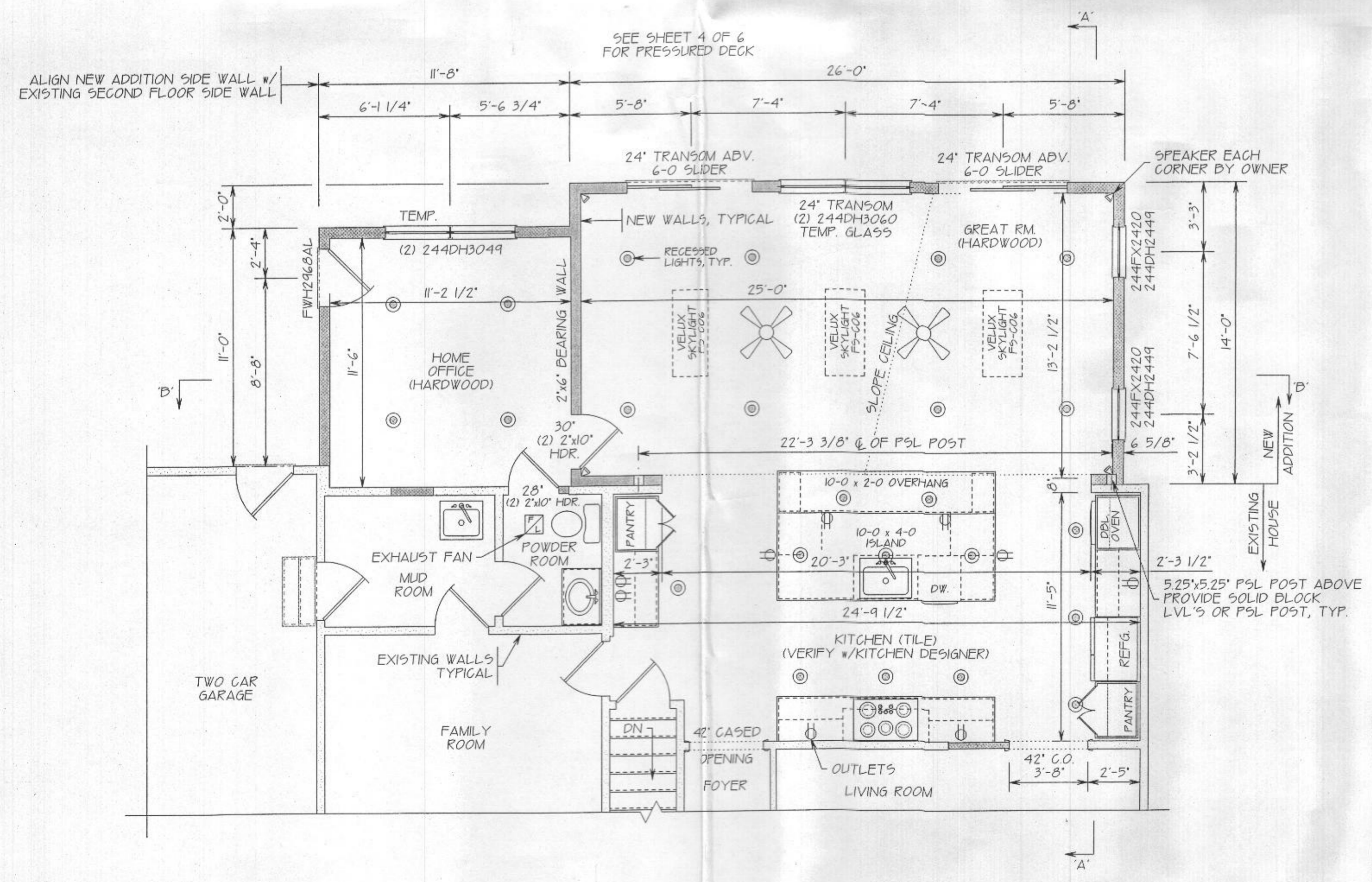


FIRST FLOOR FRAMING LAYOUT

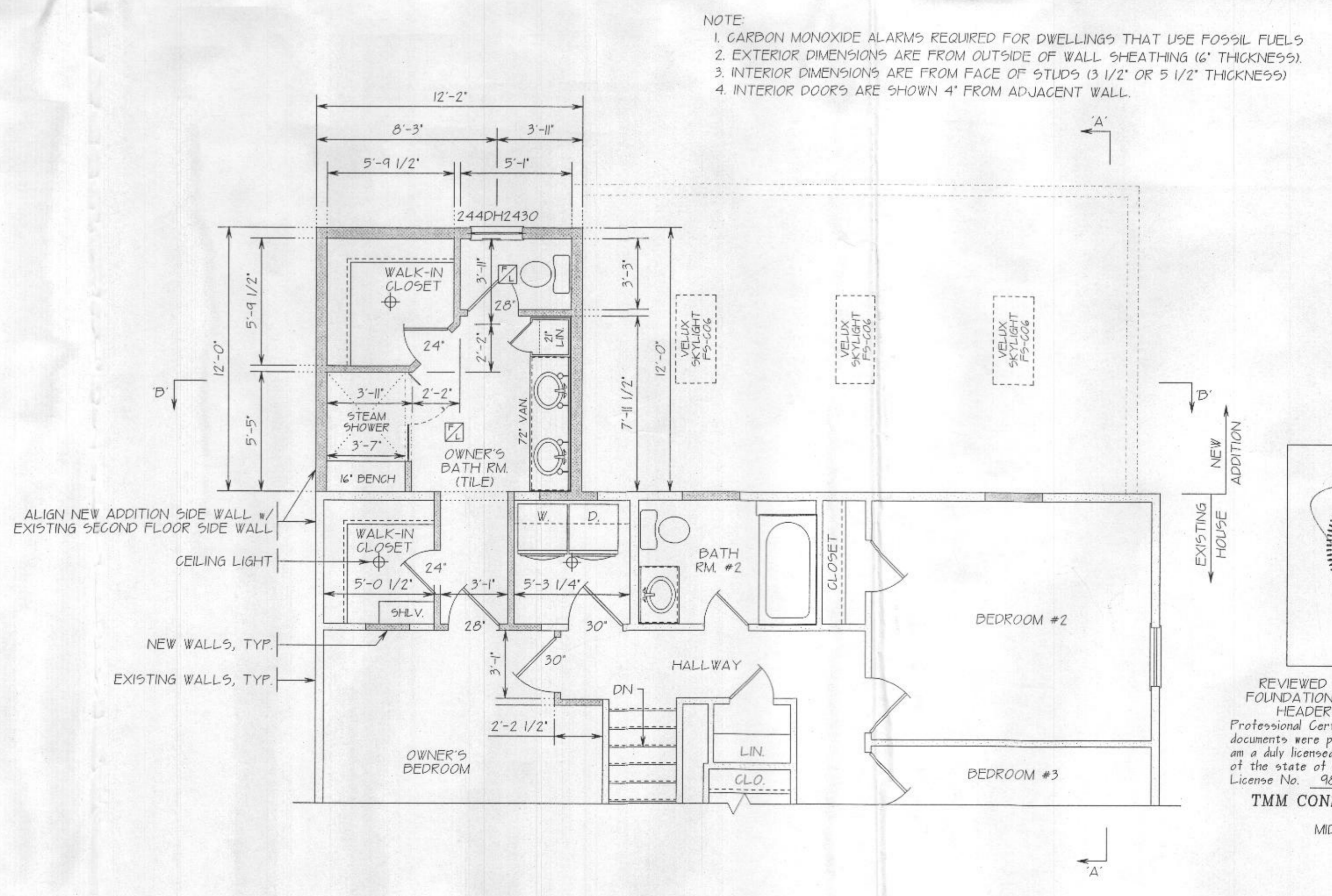


SECOND FLOOR FRAMING LAYOUT



FIRST LEVEL FLOOR PLAN

NEW LIVING AREA: 504 sq



SECOND LEVEL FLOOR PLAN

NEW LIVING AREA: 146 sq

PROJECT FOR:
KIRSTEN & JUSTIN EARP
 12124 CARROLL MILL CT.
 ELLICOTT CITY, MARYLAND 21042

DATE: FEB. 1, 2016
 SCALE: 1/4" = 1'-0"
 REVISION: EARP-FP

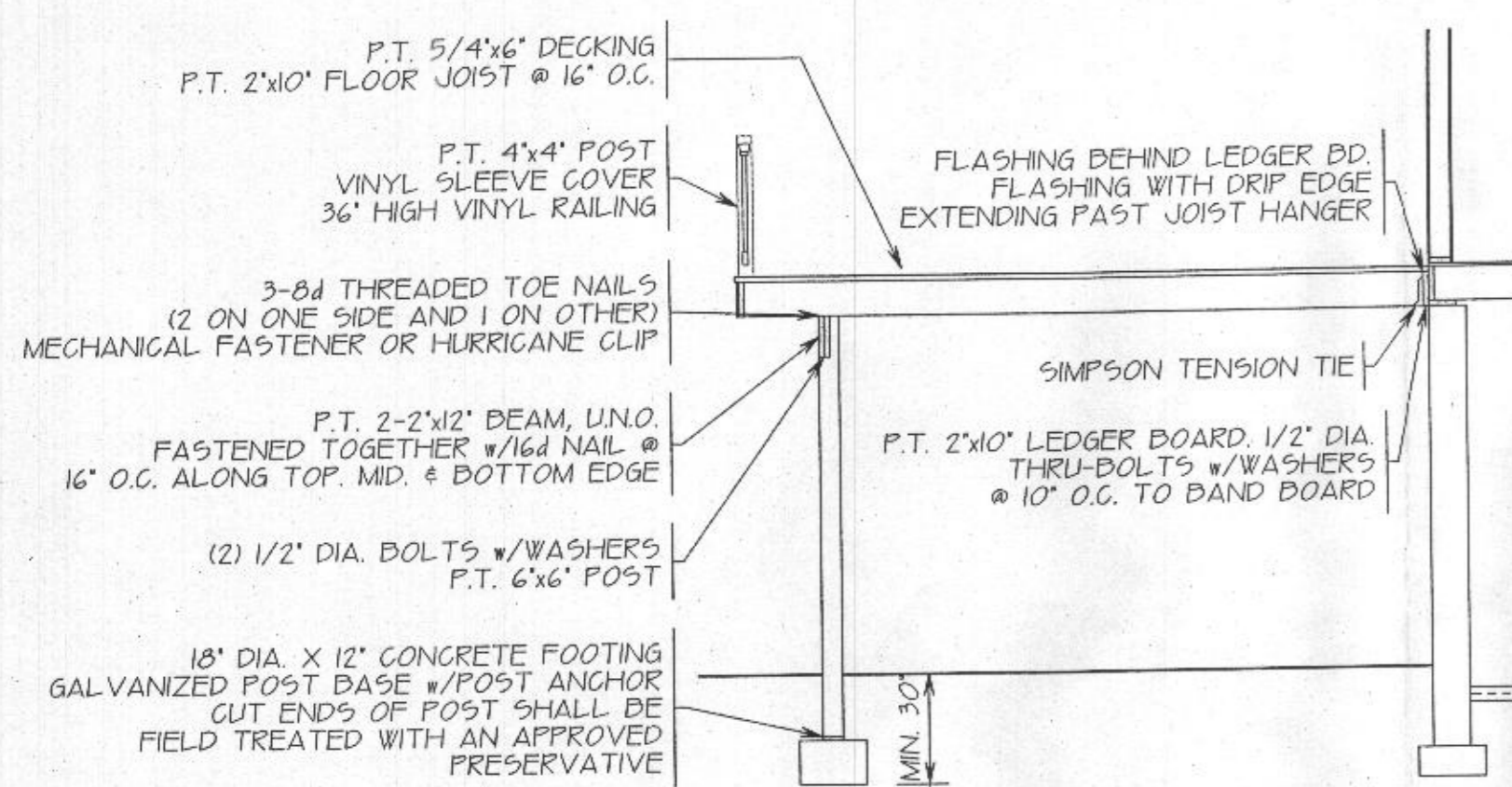
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 PHONE: 410-596-1062
 PFCREATE@GMAIL.COM

- NOTE
1. CARBON MONOXIDE ALARMS REQUIRED FOR DWELLINGS THAT USE FOSSIL FUELS
 2. EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF WALL SHEATHING (6" THICKNESS)
 3. INTERIOR DIMENSIONS ARE FROM FACE OF STUDS (3 1/2" OR 5 1/2" THICKNESS)
 4. INTERIOR DOORS ARE SHOWN 4" FROM ADJACENT WALL.



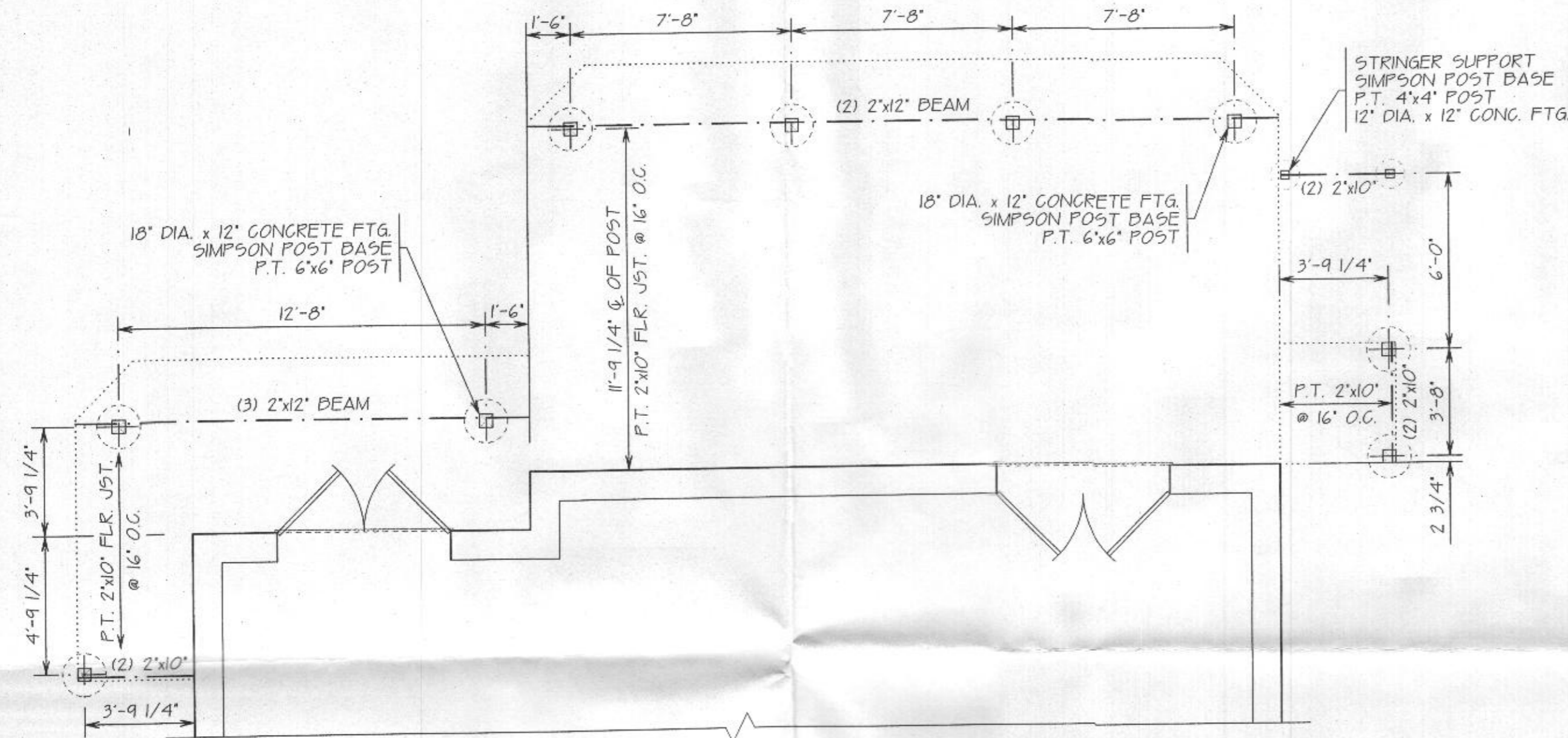
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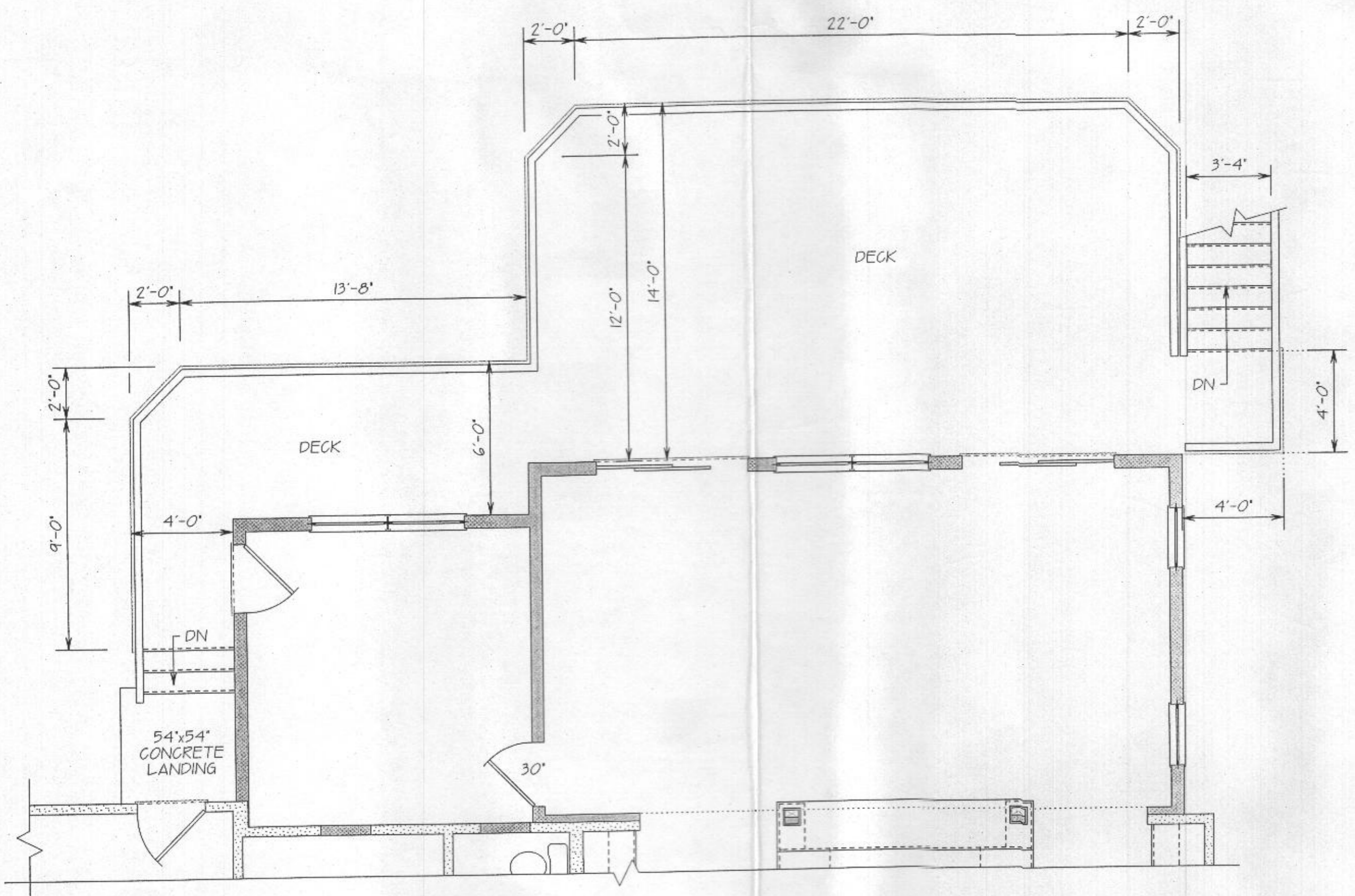


- DECK NOTES:**
1. ALL LUMBER SHALL BE PRESSURE-TREATED SOUTHERN PINE GRADE #2 OR BETTER
 2. ALL SCREW AND NAILS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL
 3. ALL HARDWARE (JOIST HANGERS, POST ANCHORS & BEAM, ETC) SHALL BE GALVANIZED WITH 185 oz/sf OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL. "ZMAX" BY SIMPSON STRONG-TIE OR "TRIPLE ZINC" FROM USP
 4. P.T. 2x12 STRINGERS ATTACHED TO BAND BOARD w/ SIMPSON LSC ADJUSTABLE STRINGER CONNECTOR.
 5. OPENINGS FOR REQUIRED GUARDS ON THE SIDE OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4" TO PASS THROUGH
 6. TRIANGULAR OPENING SHALL NOT PERMIT THE PASSAGE OF A 6" DIAMETER SPHERE
 7. MAX 7 3/4" RISERS, MIN. 10" TREAD EDGE OF NOSE TO EDGE OF NOSE
 8. LATERAL LOAD CONNECTION OPT:
 1. INSTALL (2) 1500# CONNECTORS WITH 24" OF EACH END OF DECK
 2. INSTALL (4) 750# CONNECTORS WITH (2) AT EACH END OF DECK
 3. PROVIDE DIAGONAL BRACING WITH 2X MEMBERS AT ALL POST

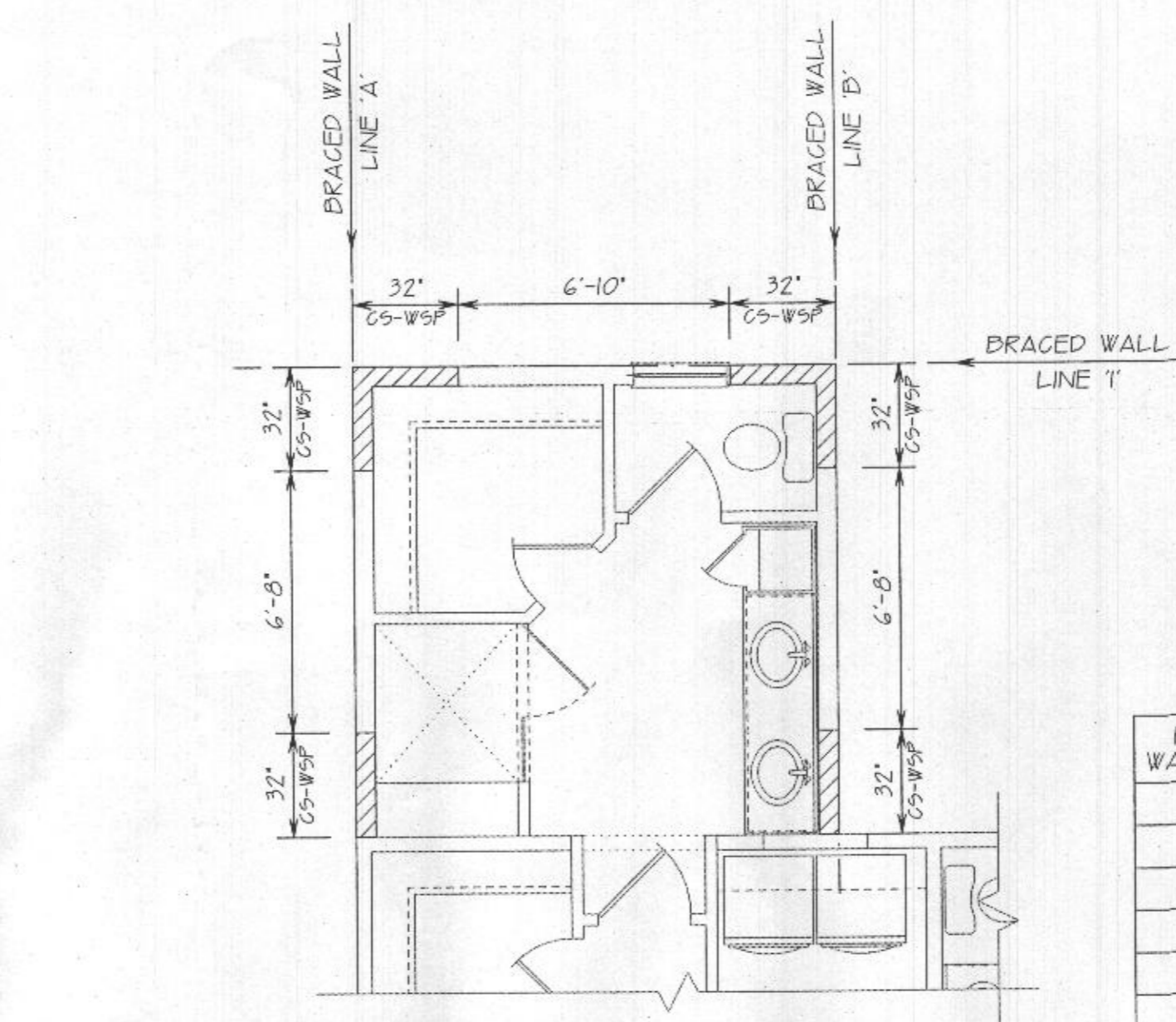
DECK SECTION



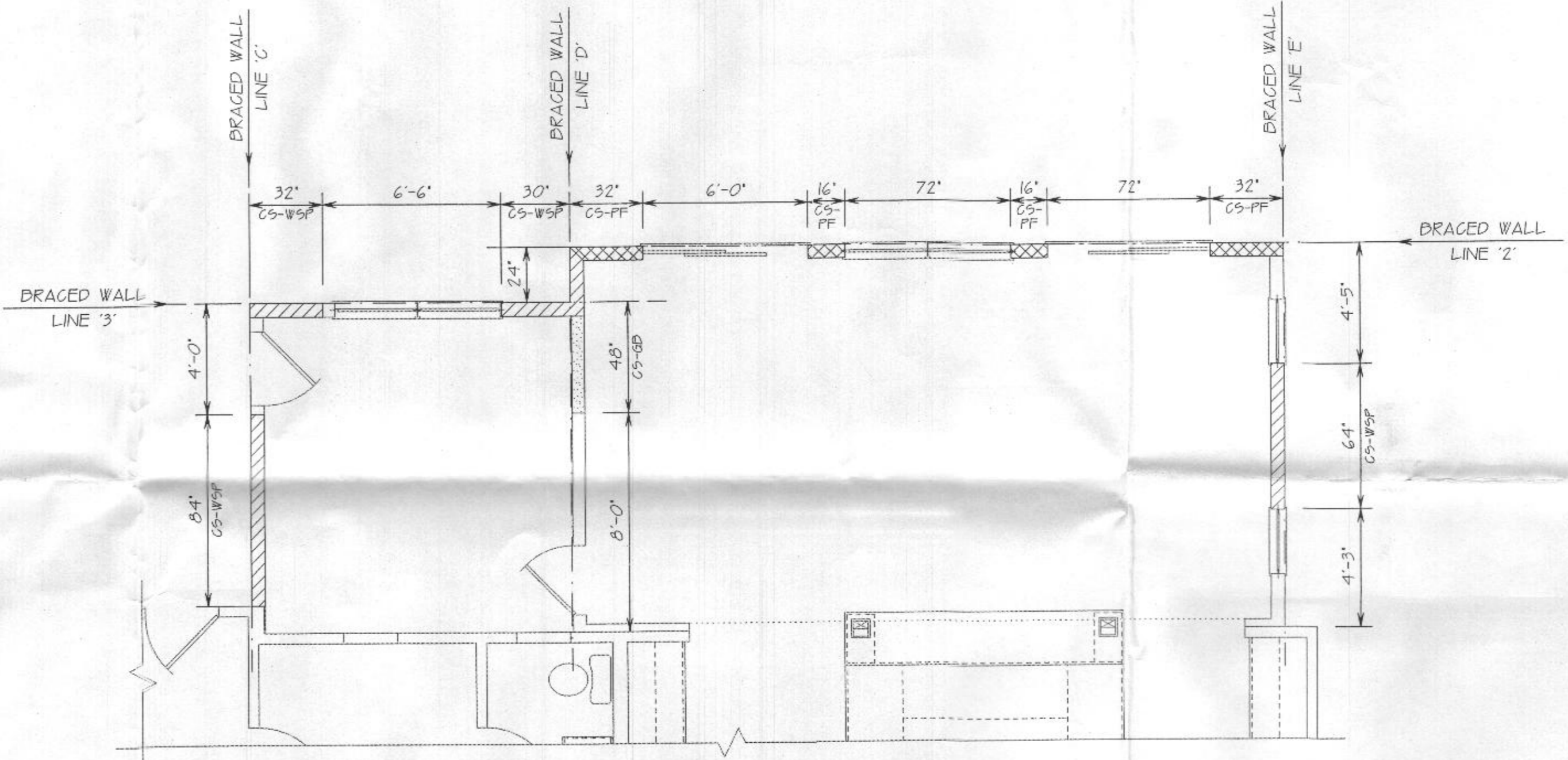
DECK FOUNDATION PLAN



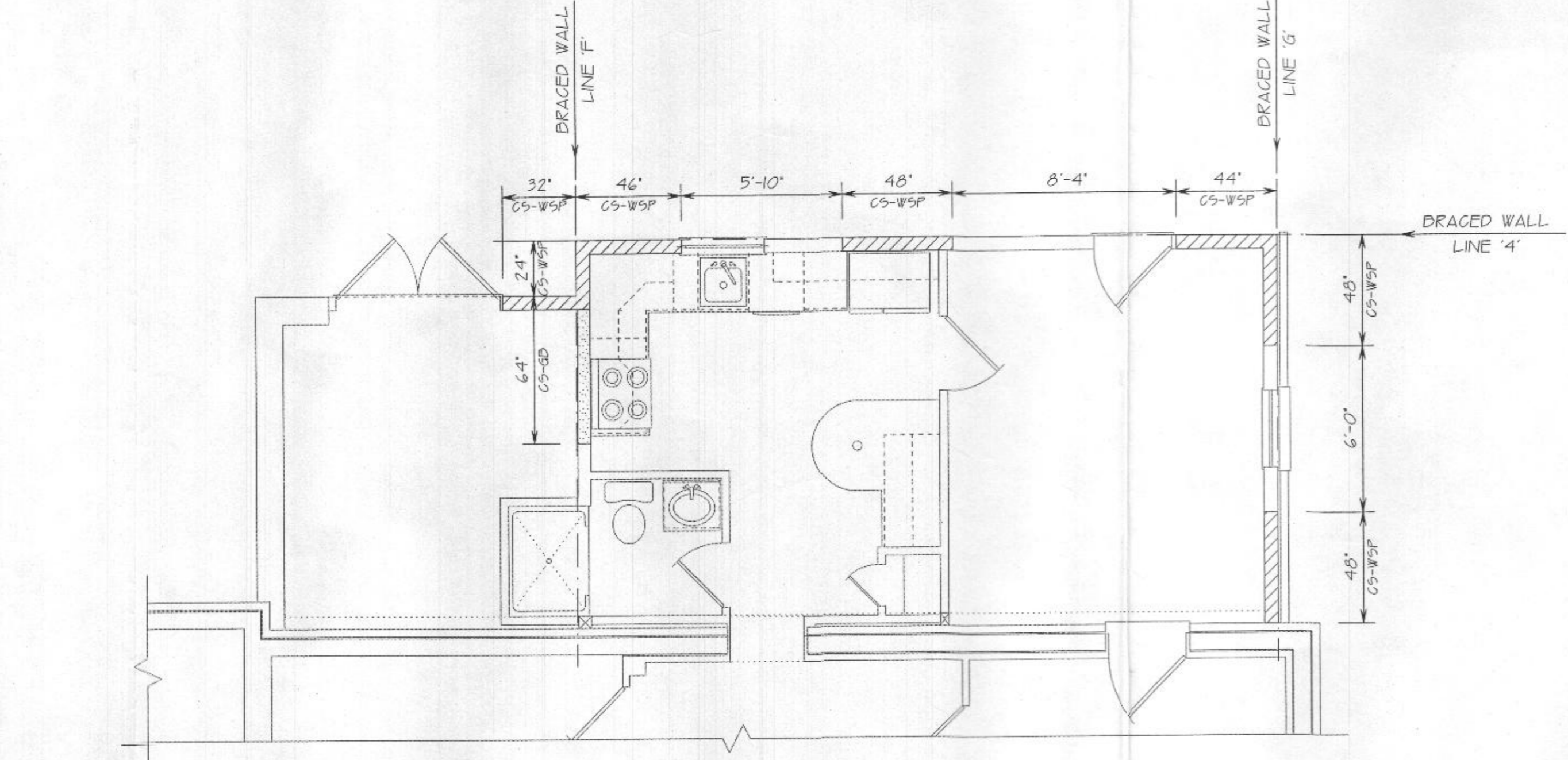
DECK FLOOR PLAN



SECOND FLOOR WIND BRACING



FIRST FLOOR WIND BRACING



LOWER FLOOR WIND BRACING

WIND BRACING DIAGRAM

- (H) HOLD-DOWN (800lb MIN)**
- INTERIOR BRACED WALL, SEE NOTE 1**
- CS-WSP CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL SEE NOTE 2**
- CS-PF CONTINUOUS SHEATHING PORTAL FRAME SEE NOTE 3**
1. INTERIOR BRACED WALLS SHALL BE MIN 1/2" GYPSUM BOARD APPLIED TO EACH SIDE OF FRAMING WITH ADHESIVE AND 5 OR W SCREWS @ 7" O.C.
 2. CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL - MINIMUM 24" PANEL SHALL BE LOCATED AT EACH END OF BRACED WALL LINE. MINIMUM THICKNESS PANEL 3/8" ATTACHED WITH 6d COMMON NAILS AT 6" O.C. SPACING (PANEL EDGES) AND AT 12" SPACING INTERMEDIATE SUPPORTS) OR 16 ga x 1 3/4" STAPLES AT 3" O.C. (PANEL EDGES) AND 6" O.C. SPACING INTERMEDIATE SUPPORTS). SOLE PLATE TO JOIST AT BRACED WALL PANELS 3-16d @ 16" O.C.
 3. DESIGNATED PORTAL FRAMING BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS R60210.6.4 OF THE IRC 2015 CONTINUOUS PORTAL FRAME PANEL. SEE SHEET 6 OF 6.
- THIS DRAWING SHOWS BRACED WALL LINES WITH CONTINUOUS STRUCTURAL PANEL SHEATHING MEETING THE MINIMUM REQUIREMENTS OF SECTION R60210.3 OF THE IRC. BRACED WALLS ARE OF THE MINIMUM LENGTHS SPECIFIED IN IRC 2015 R60210.30

BASED WIND SPEED < 115 FLOOR BRACED WALL SYSTEM

FLOOR WALL LINE	PANEL TYPE	REQUIRED LENGTH	PROVIDED LENGTH	FLOOR WALL LINE	PANEL TYPE	REQUIRED LENGTH	PROVIDED LENGTH
A	CS-WSP	33'	64'	1	CS-WSP	33'	64'
B	CS-WSP	33'	64'	2	CS-PF	54'	144'
C	CS-WSP	60'	84'	3	CS-WSP	60'	62'
D	CS-WSP	60'	72'	4	CS-WSP	108'	138'
E	CS-WSP	33'	64'				
F	CS-WSP/GB	84'	88'				
G	CS-WSP	60'	96'				



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DECK FLOOR PLAN, SECTION & WIND BRACING DIAGRAM

PROJECT FOR: **KIRSTEN & JUSTIN EARP**
12124 CARROLL MILL CT.
ELLCOTT CITY, MARYLAND 21042

DATE: FEB 1, 2018
SCALE: 1/4" = 1'-0"
DRAWN BY: EARP-PF
CHECKED BY: GUGLIZZA

CREATIVE OUTLOOKS, LLC
PHILIP F. GUGLIZZA

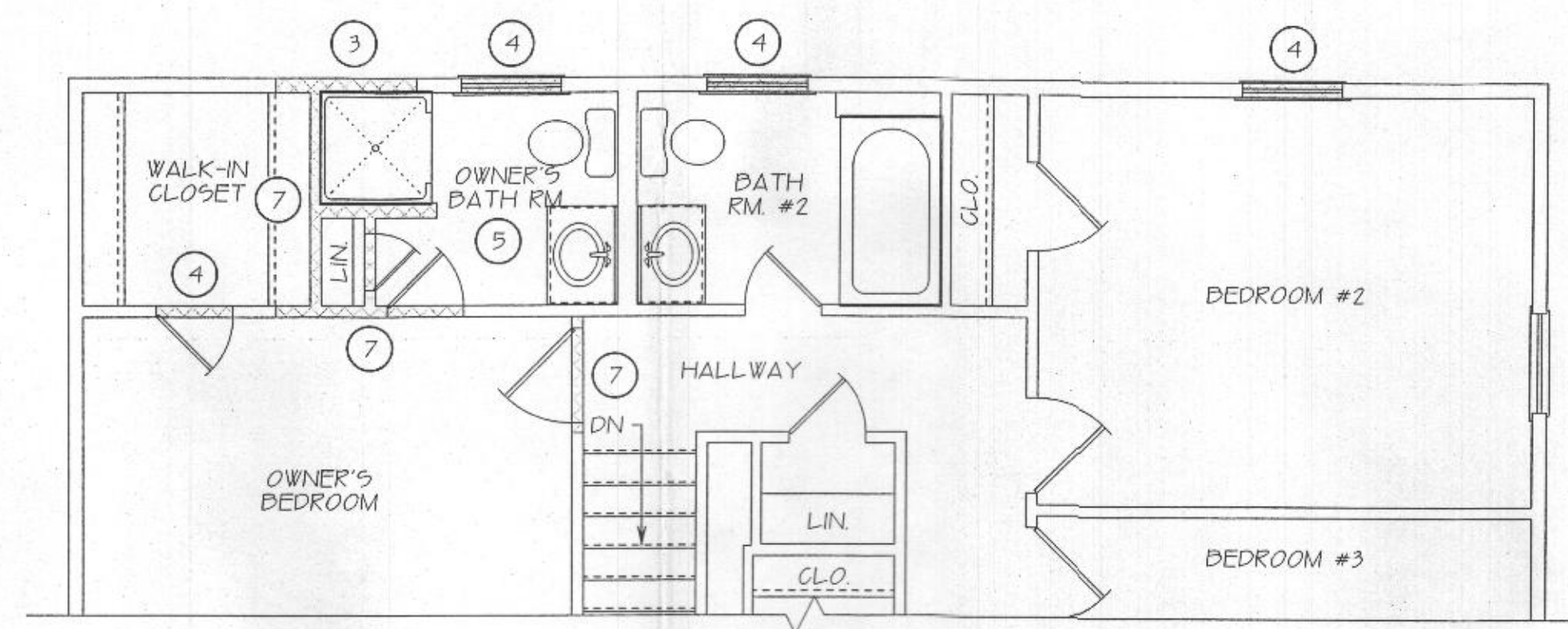
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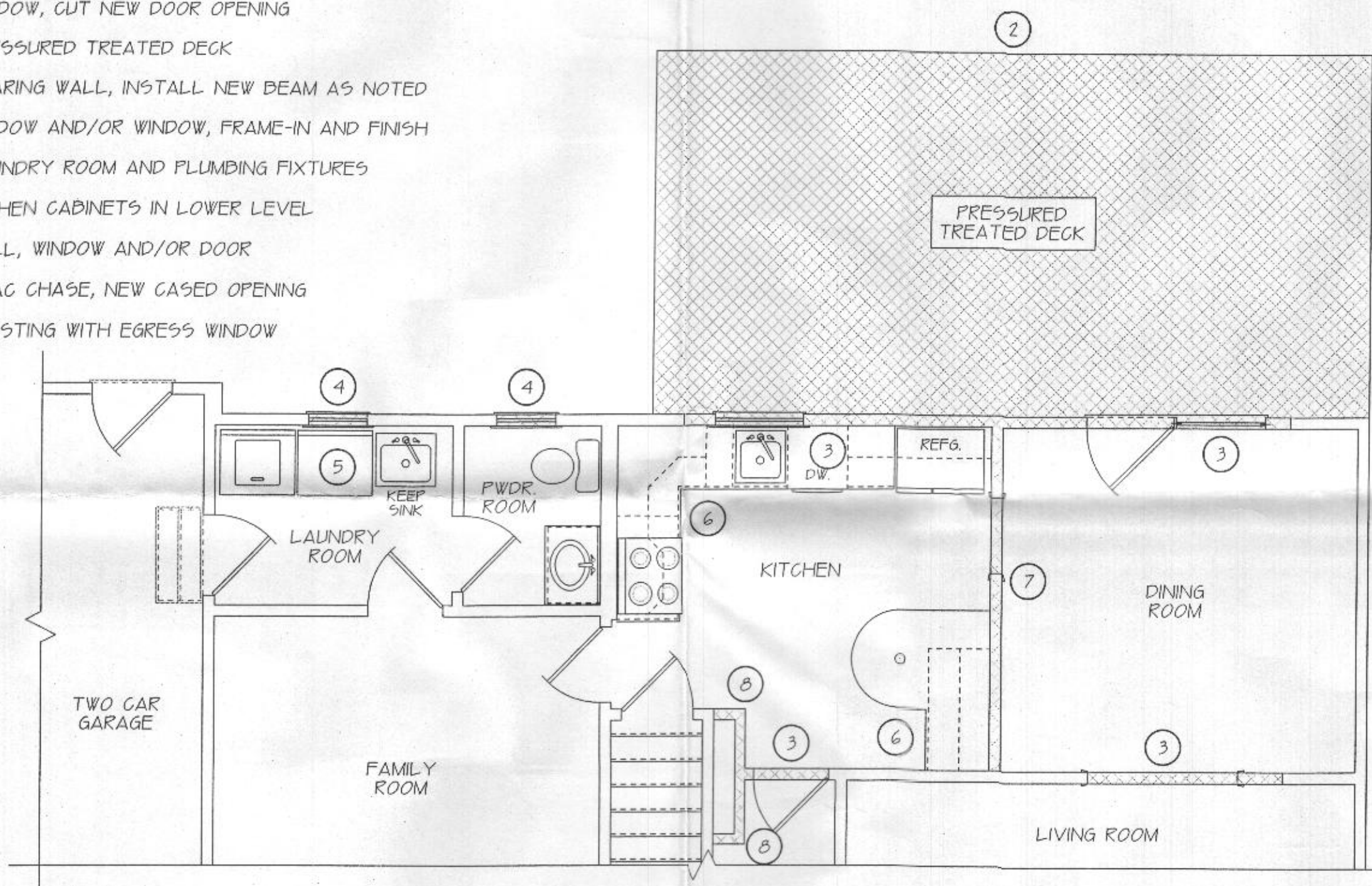
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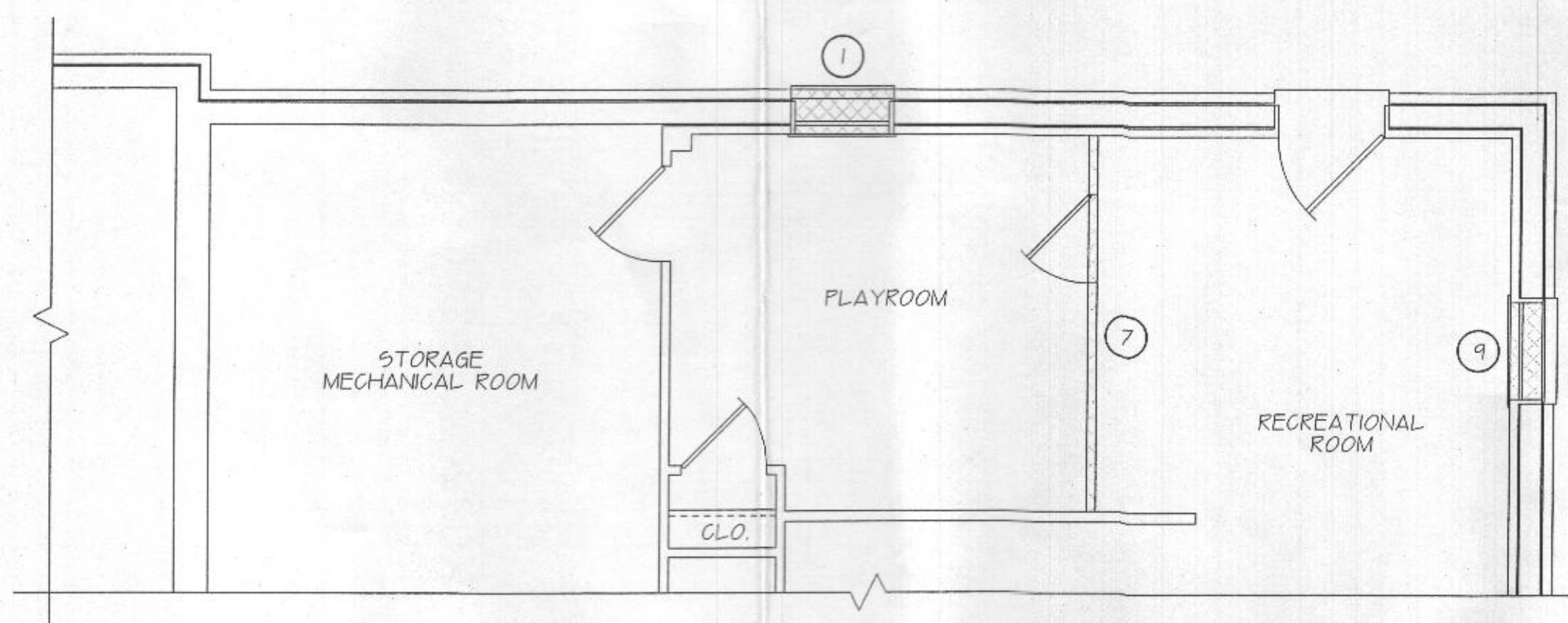


EXISTING SECOND LEVEL FLOOR PLAN - DEMO

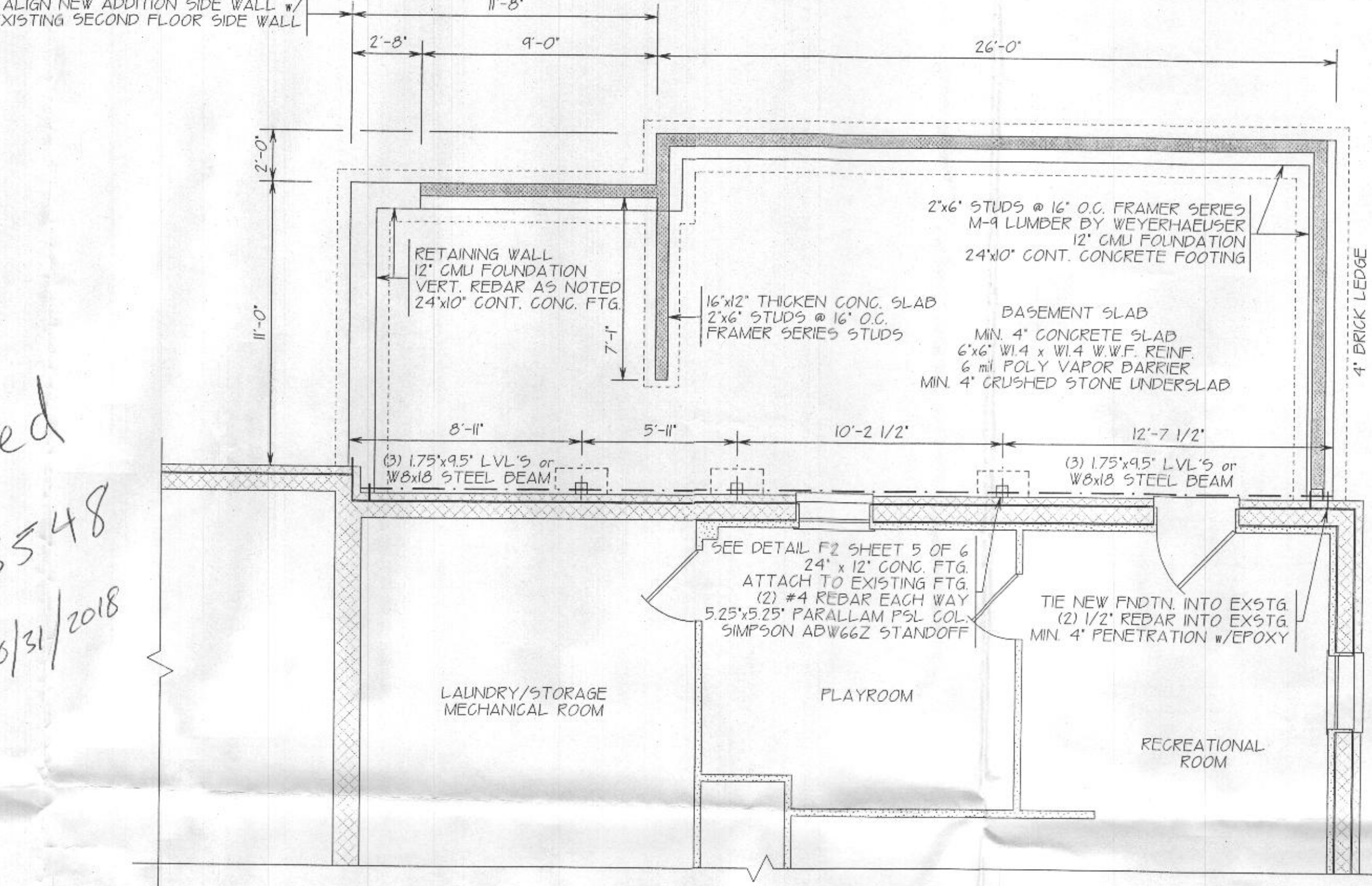
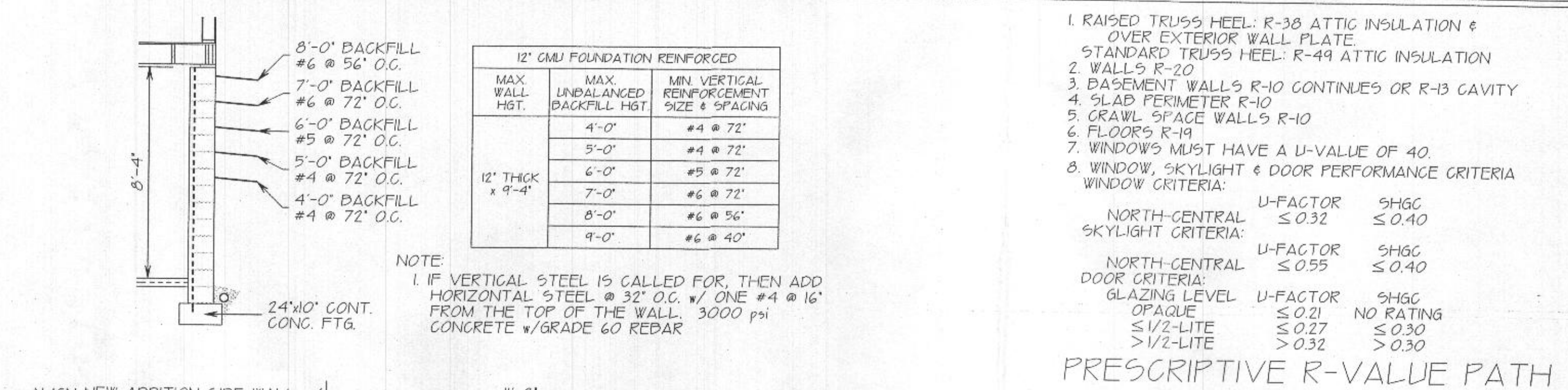
- 1 REMOVE WINDOW, CUT NEW DOOR OPENING
- 2 REMOVE PRESSURED TREATED DECK
- 3 REMOVE BEARING WALL, INSTALL NEW BEAM AS NOTED
- 4 REMOVE WINDOW AND/OR WINDOW, FRAME-IN AND FINISH
- 5 REMOVE LAUNDRY ROOM AND PLUMBING FIXTURES
- 6 RE-USE KITCHEN CABINETS IN LOWER LEVEL
- 7 REMOVE WALL, WINDOW AND/OR DOOR
- 8 REMOVE HVAC CHASE, NEW CASED OPENING
- 9 REPLACE EXISTING WITH EGRESS WINDOW



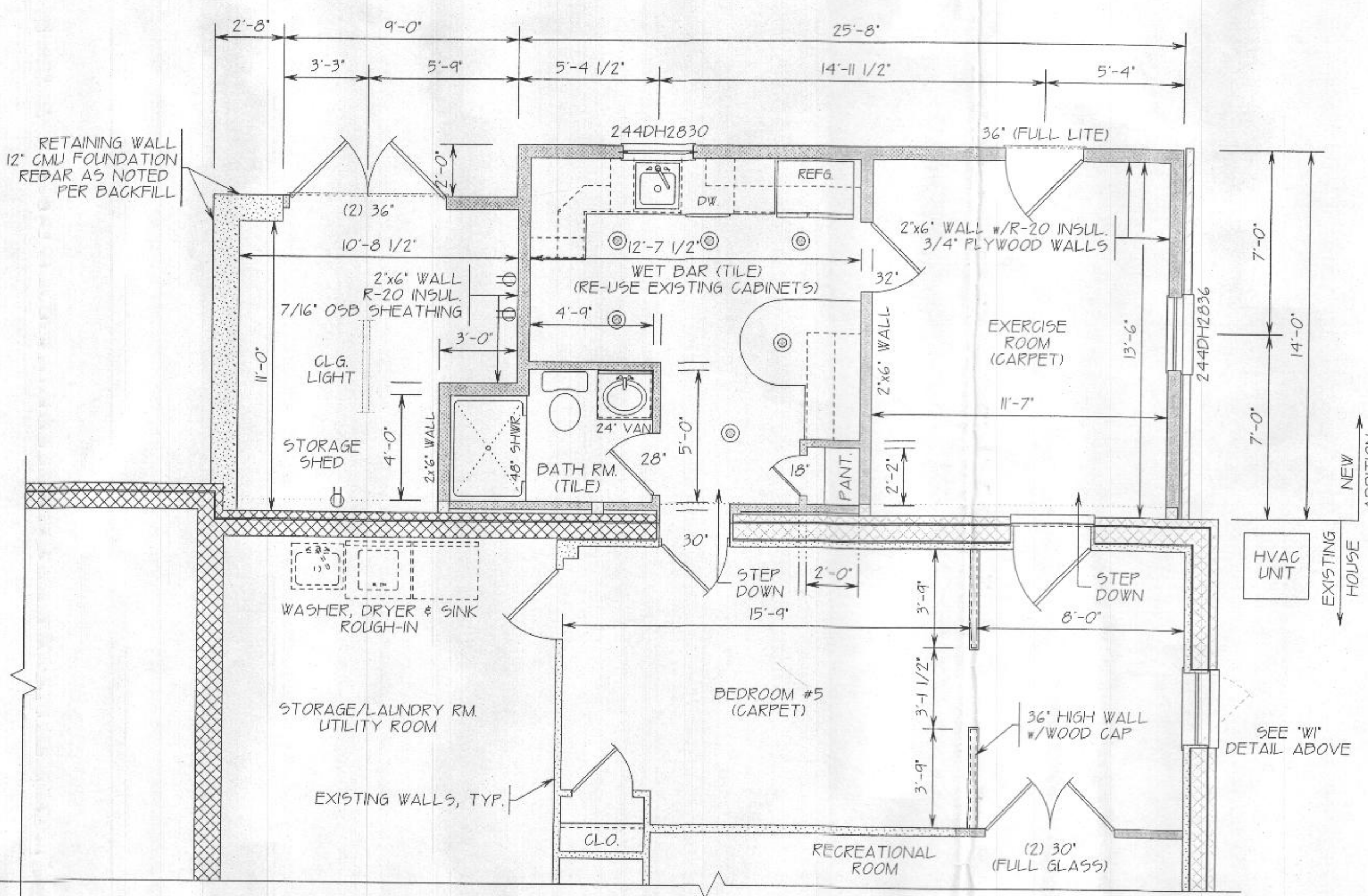
EXISTING FIRST LEVEL FLOOR PLAN - DEMO



EXISTING LOWER LEVEL FLOOR PLAN - DEMO



FOUNDATION PLAN



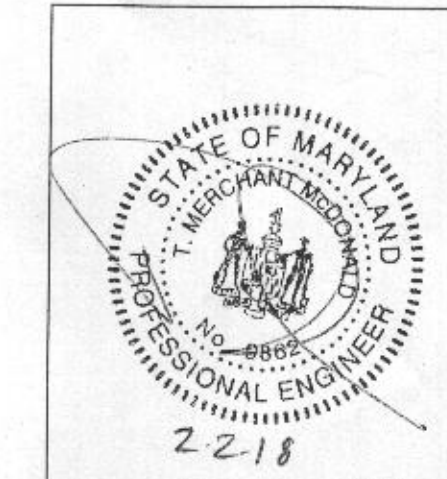
LOWER LEVEL FLOOR PLAN

Approved
B18003548
R/E 10/31/2018

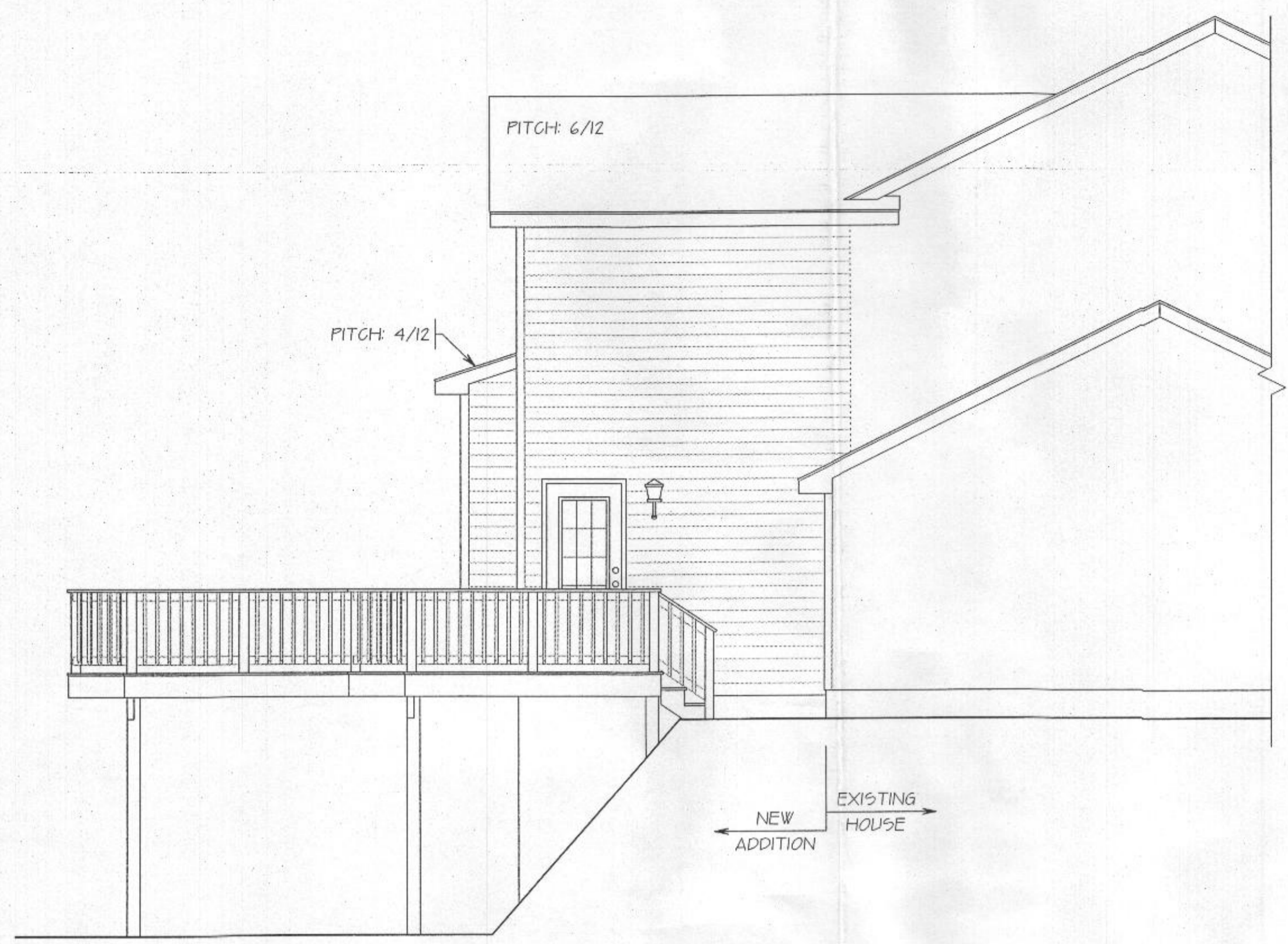
EXISTING FLOOR PLANS & FOUNDATION & LOWER PLAN
PROJECT FOR: KIRSTEN & JUSTIN EARP
12124 CARROLL MILL CT.
ELLCOTT CITY, MARYLAND 21042
DATE: FEB 1, 2018
SCALE: 1/4" = 1'-0"
DRAWN BY: P. GUGLIUZZA
EARTH: EAR-FF

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PHILIP F. GUGLIUZZA
CUSTOM HOME PLANNING & DESIGN
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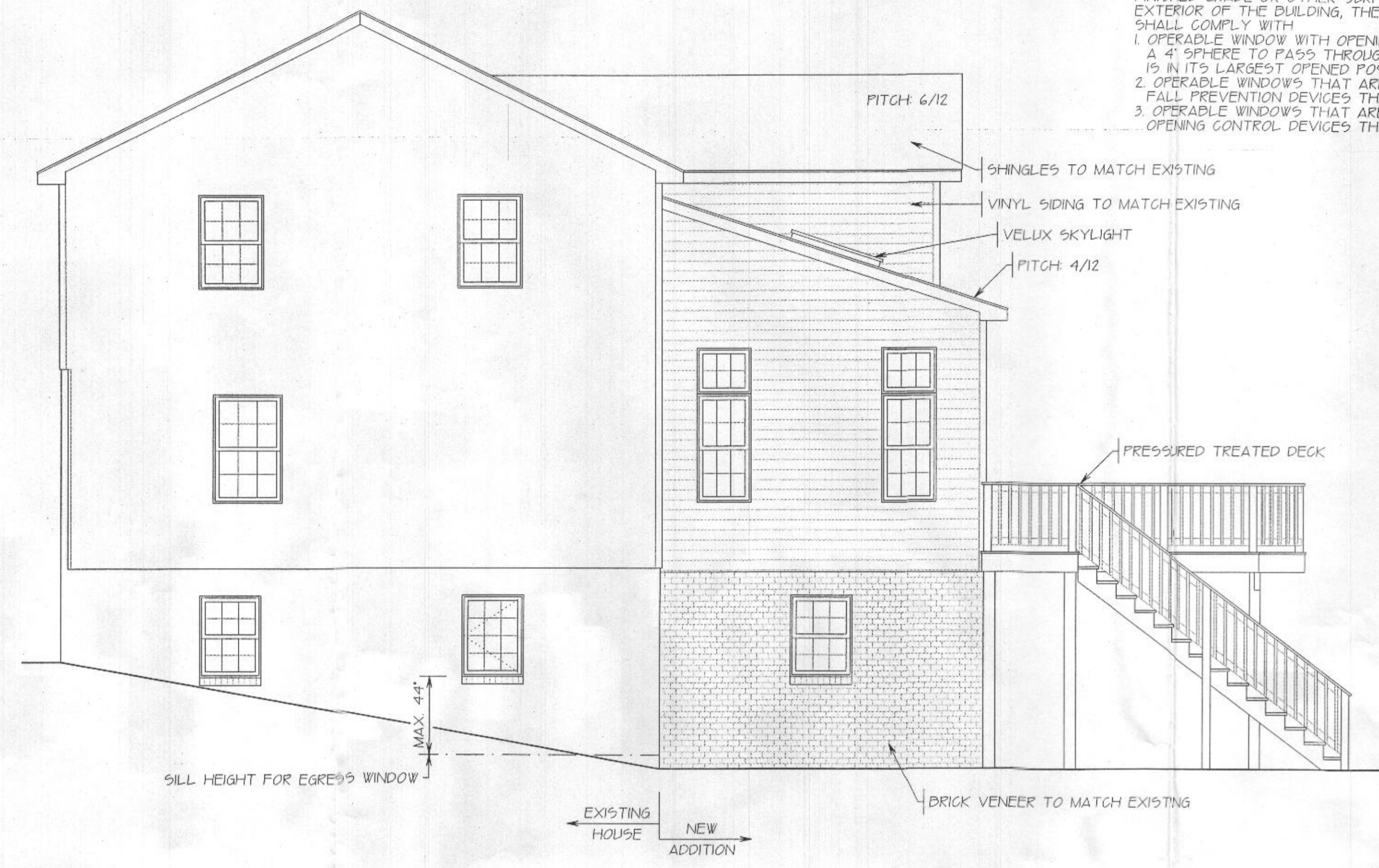
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LEFT SIDE ELEVATION

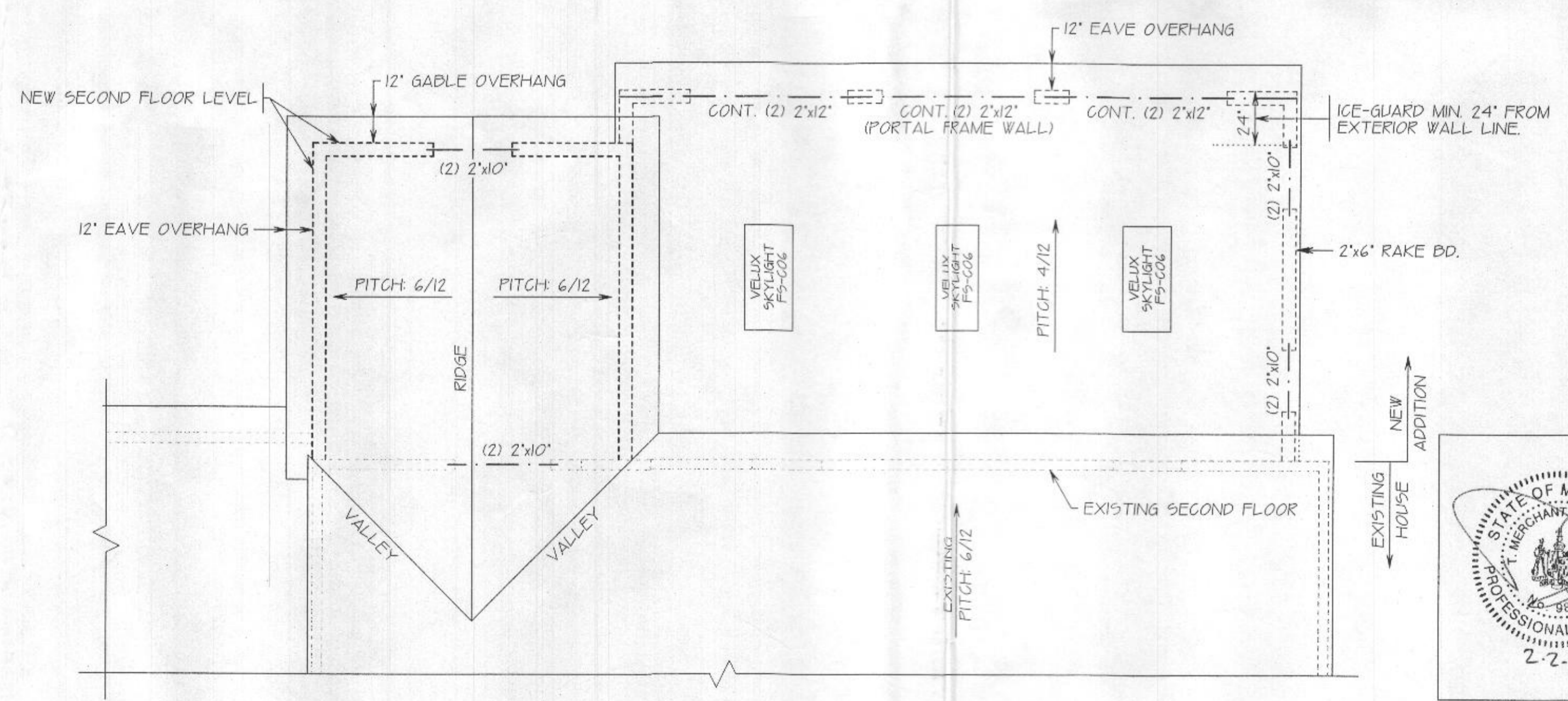


RIGHT SIDE ELEVATION

R312.2 WINDOW FALL PROTECTION
 WHERE THE TOP OF THE WINDOW SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACES BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH:
 1. OPERABLE WINDOW WITH OPENINGS THAT WILL NOT ALLOW A 4" SPHERE TO PASS THROUGH THE OPENING WHERE IS IN ITS LARGEST OPENED POSITION.
 2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

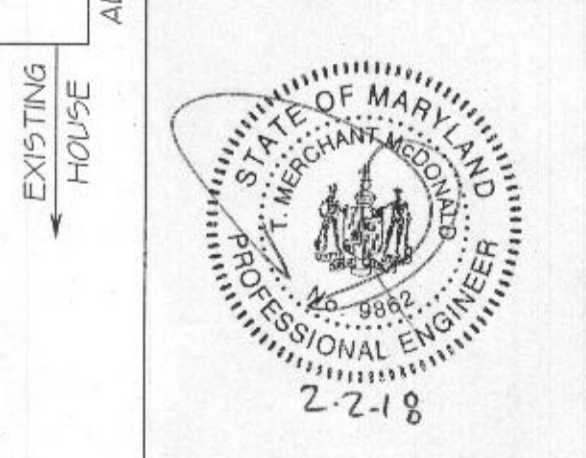


REAR ELEVATION



ROOF PLAN

- NOTE
1. OPENING GREATER THAN 4'-0" REQUIRED DOUBLE 2x6" JACK STUDS AT EACH END.
 2. TRUSS CONFIGURATION SHOWN DIAGRAMMATICALLY ONLY CONSULT TRUSS MANUFACTURER FOR SPECIFICATIONS & ACTUAL CONFIGURATION. T.P.I. APPROVED
 3. PROVIDE KICK-OUT FLASHING WHERE ROOF-TO-WALL INTERSECTIONS.
 4. 15# FELT PAPER #1/ICE-GUARD ON ALL EAVES AND IN THE VALLEYS. ICE-GUARD MIN 24" FROM EXTERIOR WALL LINE



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ELEVATIONS & ROOF PLAN

PROJECT FOR: **KIRSTEN & JUSTIN EARP**
 1214 CARROLL MILL CT.
 ELLICOTT CITY, MARYLAND 21042

CREATIVE OUTLOOKS, LLC
 PHILIP F. GUGLIUZZA
 CUSTOM HOME PLANNING & DESIGN
 HOME ADDITION-REMODELING DESIGN
 COMPLETE CONSTRUCTION PLANS
 PHONE: 410-596-1062
 EMAIL: FCGCREATE@GIGIS.NET

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