

KEN BRIDGET CAVY RESIDENCE ADDITION

4755 MONTGOMERY ROAD ELLICOTT CITY, MARYLAND 21043-6503

CDR PORT

CDR PORT

STORAGE

EXISTING FLOOR PLAN 1/4"

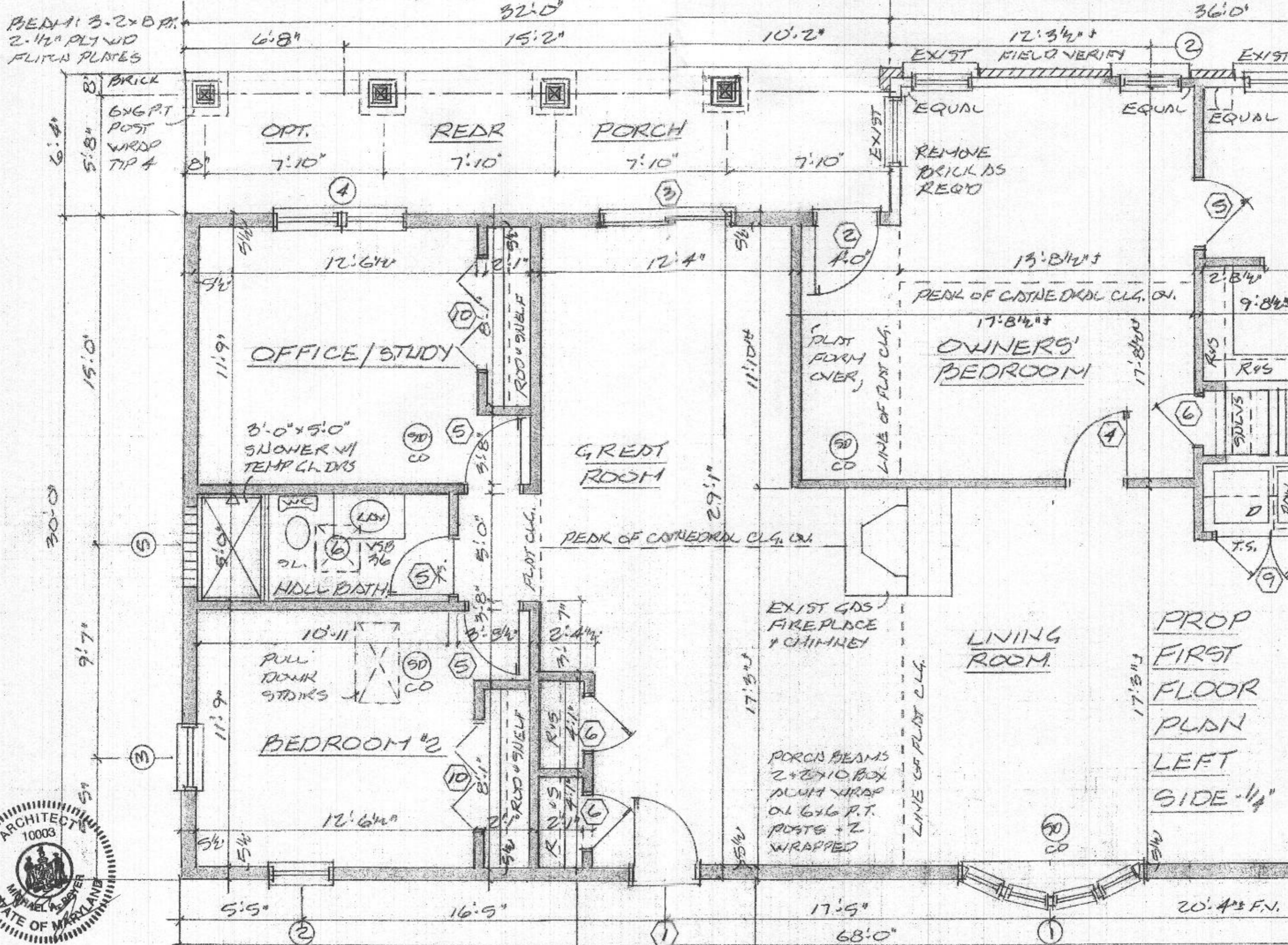


5-22-17

SHEET

3A
OF 28

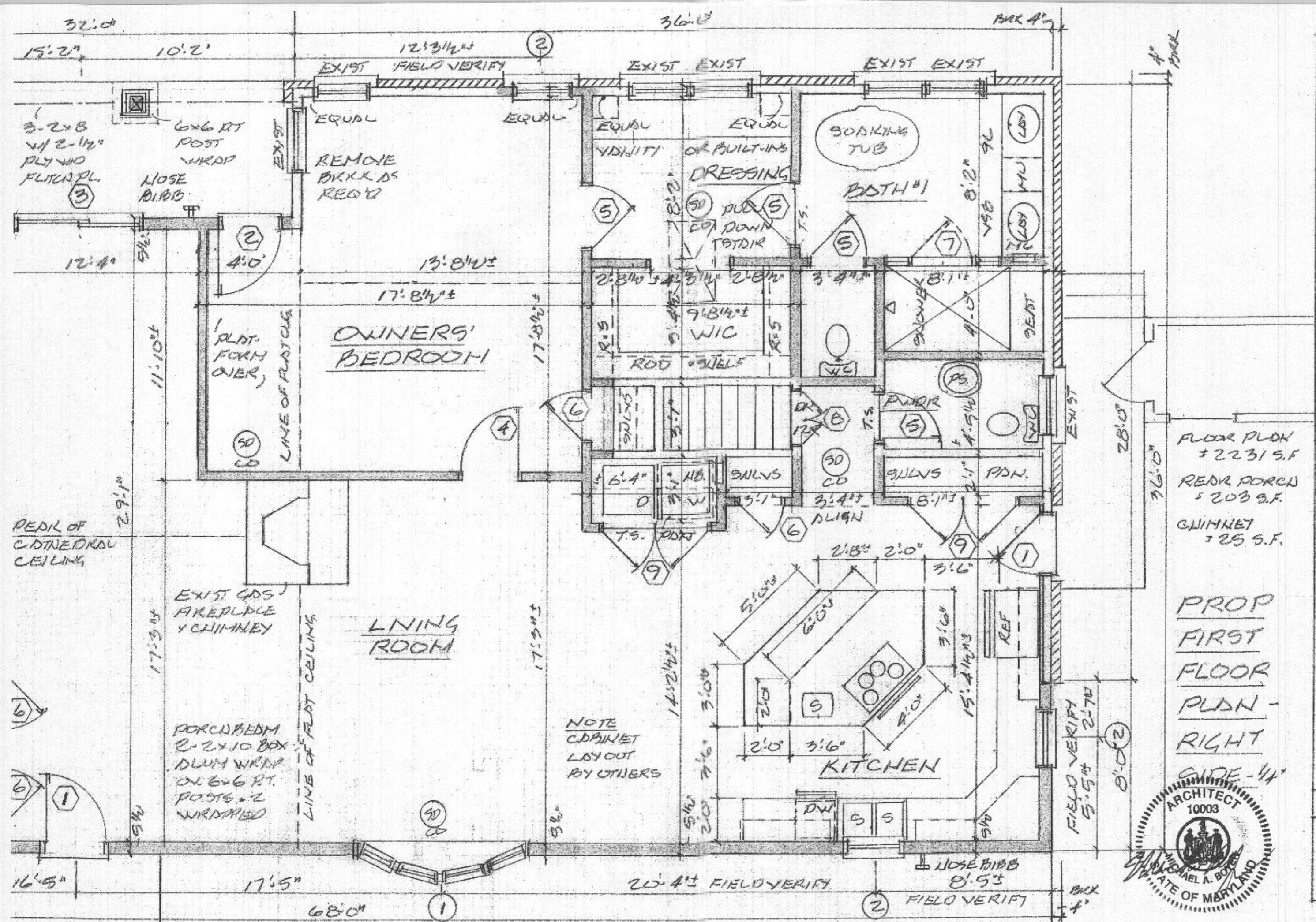
MEMO 3-2x8 P.N.
2-1/2" PLYWD
FLITCH PLATES



KEN BRIDGET CAVAY RESIDENCE ADDITION

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FLOOR PLAN
+ 2231 S.F.
REAR PORCH
+ 203 S.F.
CHIMNEY
+ 25 S.F.

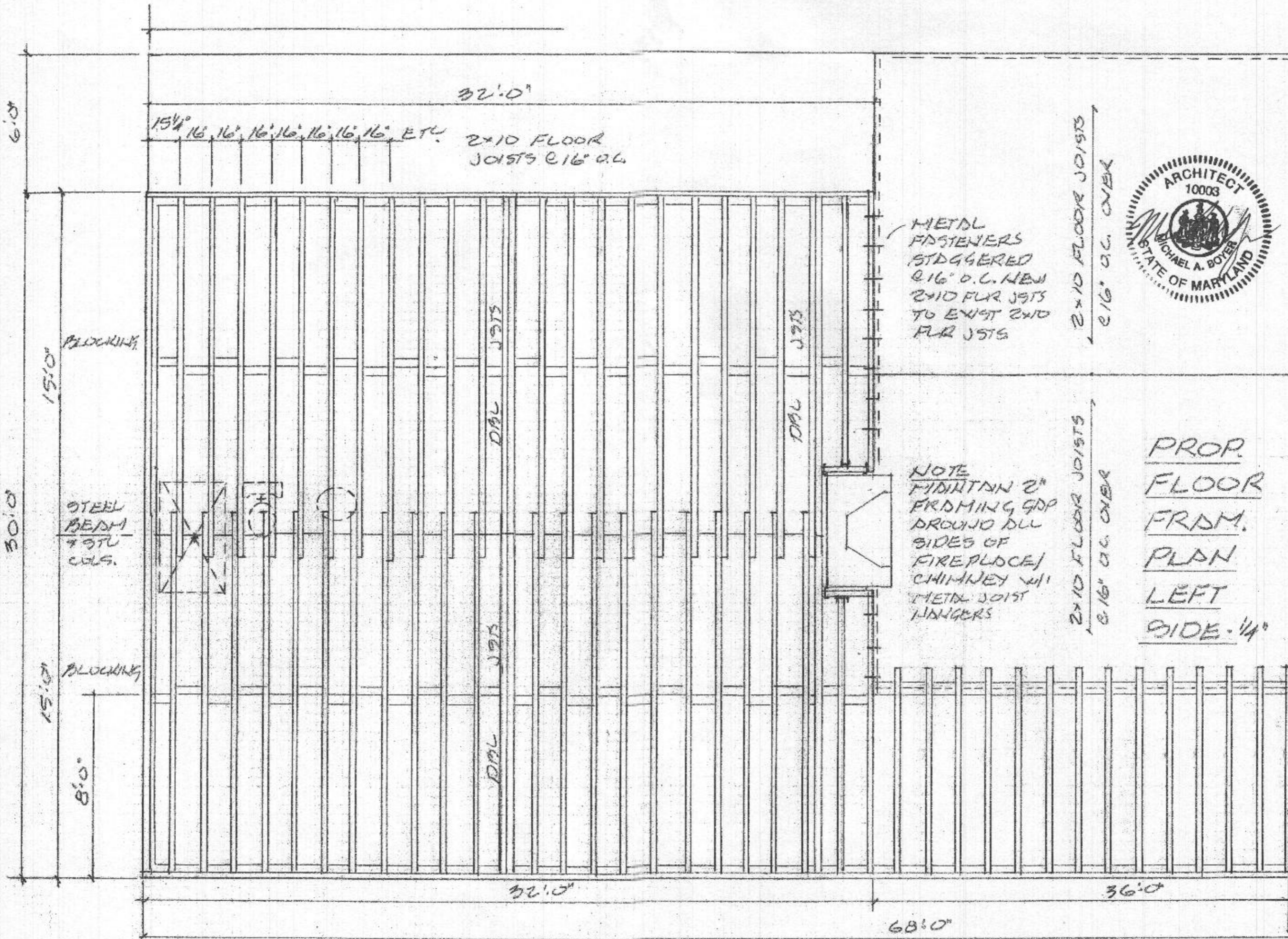
PROP
FIRST
FLOOR
PLAN -
RIGHT



KEN BRIDGET CANEY RESIDENCE ADDITION

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15'0" 16" 16" 16" 16" 16" 16" 16" ETC. 2x10 FLOOR JOISTS @ 16" O.C.

METAL FASTENERS STAGGERED @ 16" O.C. NEW 2x10 FLOOR JOIST TO EXIST 2x10 FLOOR JOIST

NOTE PROVIDE 2" FRAMING GDP AROUND ALL SIDES OF FIREPLACE/ CHIMNEY W/ METAL JOIST HANGERS

2x10 FLOOR JOISTS @ 16" O.C. OVER

2x10 FLOOR JOISTS @ 16" O.C. OVER

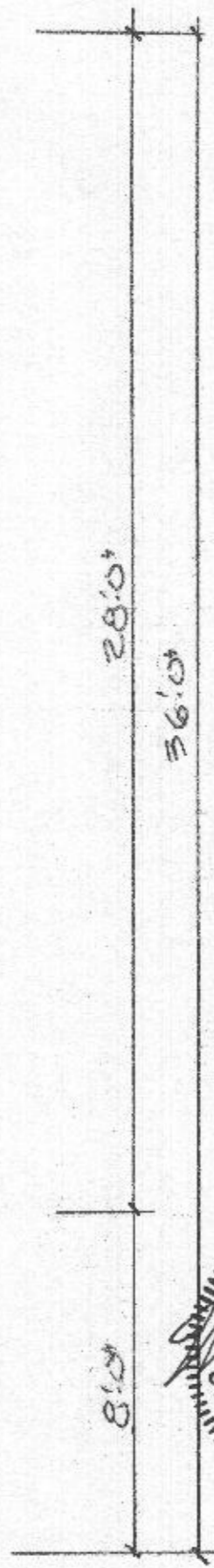
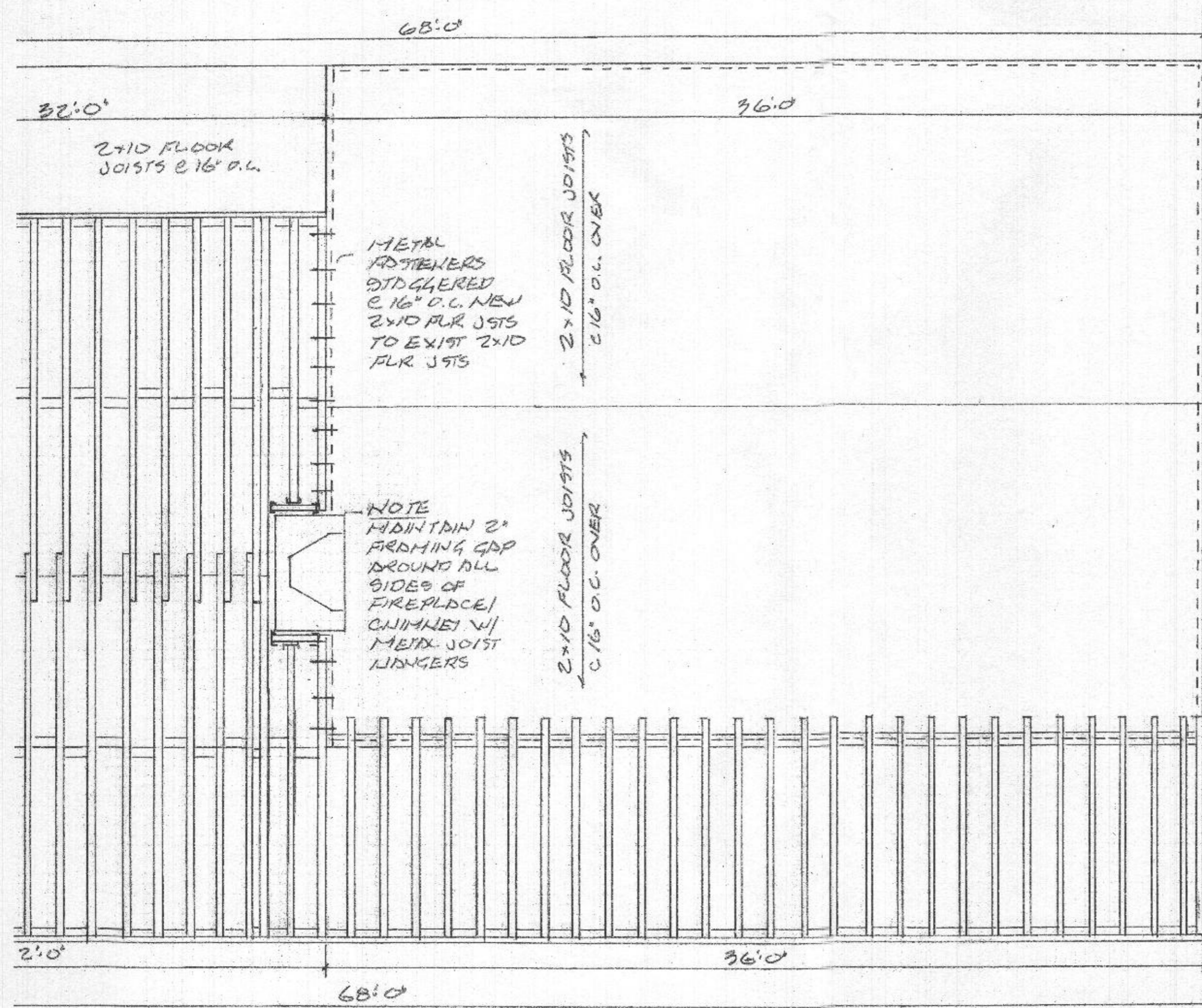


PROP. FLOOR FRAM. PLAN LEFT SIDE - 1/4"

KEN & BRIDGET CASVEY RESIDENCE ADDITION

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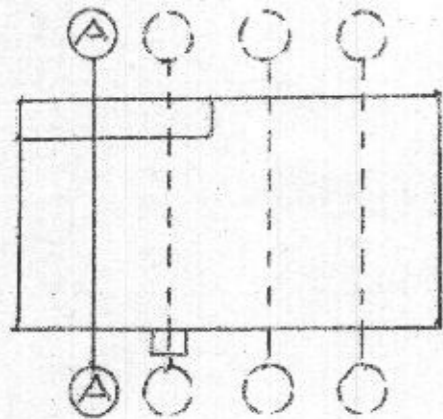


PROP
FLOOR
FRAM.
PLAN
RIGHT
SIDE - 1/4"



KEN & BRIDGET CAVENY RESIDENCE ADDITION
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NOTE: TYPICAL EXTERIOR PERIMETER WALLS:

HORIZONTAL SIDING, OVER HOUSE WRAP, OVER STRUCTURAL EXTERIOR 1/2" PLYWOOD SHEATH w/ R-21 INSUL w/ INT. VDP BAR w/ 2x6 WD STUDS @ 16" O.C. ALL PER LOCAL BLDG. & CONSTR. CODES.

RELOCATE OR REMOVE ALL VENTS, JOSE BIBBS, DUCTS, ELECTRICAL OUTLETS, ETC. THAT INTERFERE w/ CONSTR.

ALUM GUTTER OVER ALUM WRAPPED FASCIA BO. w/ BULK'G. BETWEEN ROOF TRUSSES @ 24" O.C.

VENTED SOFFIT

ALUM COVERED FRIEZE BO. ON BULK'G.

TOP OF BEARING PLATE

WINDOW NO HIT

8'11 1/2" TYPICAL

FLOOR SUBFLR

FOUND

TOP FTG.

BATH FTG.

CONTINUOUS RIDGE VENT w/ 1/4" GAP IN ROOF SHEATHING

ROOF SHINGLES, OVER ROOFING FELT, OVER 1/2" CITY PLYWOOD ROOF SHEATH w/ N'CLIPS

METAL DRIP EDGE

OPTIONAL SOLAR TUBE OR SKYLIGHT FRAMING, PEK CONTRACTOR

R-49 BATT INSUL w/ INT. VDP BAR w/ BOBBLES @ ED. BODY

BEDROOM #2

R-21 BATT INSUL w/ INT. VDP BAR

R-30 BATT INSUL

HALL BATH

OFFICE

3/4" T&G PLYWOOD SUBFLR GLUE & SCREW TO 2x10 FLR JST'S @ 16" O.C.

OPT. PORCH

FLOORING & SEAL

CRAWL SPACE

CRAWL SPACE

STANDARD INTERIOR DRAIN PIPE, w/ WEEP HOLES @ 4" O.C., IN GRAVEL PADSE

OPTIONAL/ADDITIONAL DRAIN PIPE IN GRAVEL PADSE

STANDARD INTERIOR DRAIN PIPE, w/ WEEP HOLES @ 4" O.C., IN GRAVEL PADSE

OPTIONAL/ADDITIONAL DRAIN PIPE IN GRAVEL PADSE

CEMENT PDGRG. ON BLOCK FOUND. WALL w/ DRAIN PROOFING BELOW GRADE.

NOTE: CONTRACTOR TO VERIFY THE EXISTING CONSTRUCTION INTEGRITY OF ALL WALLS, ROOFS, FLOORS, FOUNDATIONS, ETC. OF EXIST. HOME BEFORE & DURING THE CONSTRUCTION PROCESS.

A CROSS SECTION A-A 1/4"

KEN, BRIDGET CAVAY RESIDENCE ADDITION

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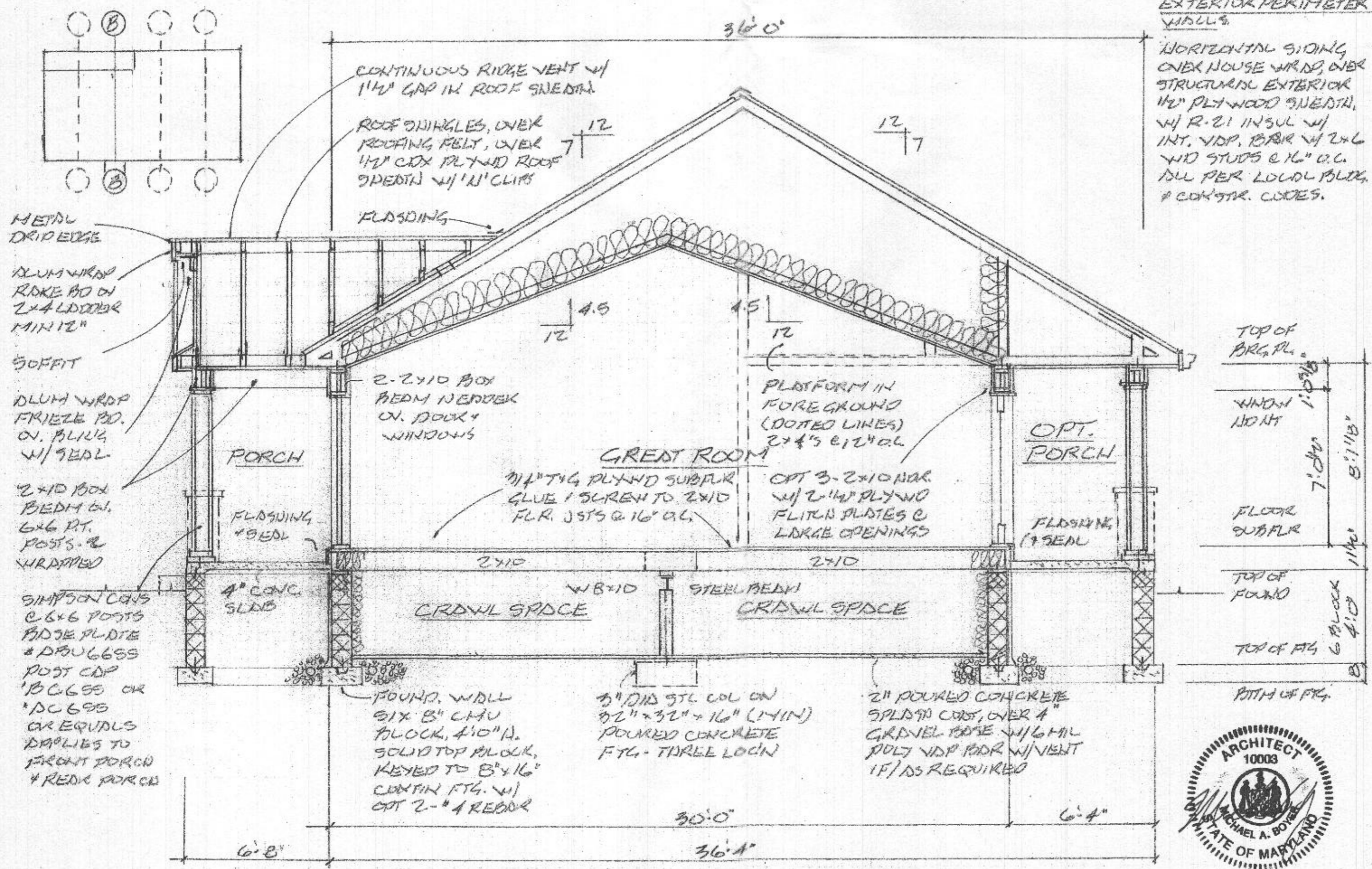
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NOTE: TYPICAL EXTERIOR PERIMETER WALLS.

HORIZONTAL SIDING OVER HOUSE WRAP, OVER STRUCTURAL EXTERIOR 1/2" PLYWOOD SHEATH, W/ R-21 INSUL W/ INT. VAP. BARR W/ 2x6 WID STUDS @ 16" O.C. ALL PER LOCAL BLDG. & CONSTR. CODES.



KEN BRIDGET CAVNEY RESIDENCE ADDITION

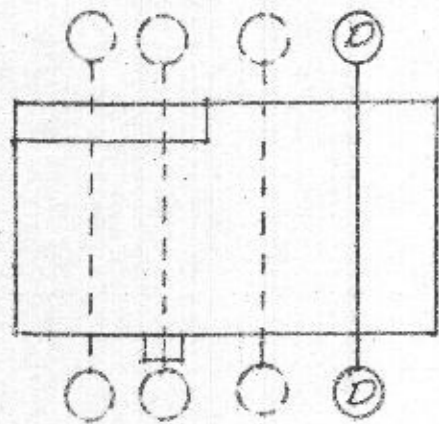
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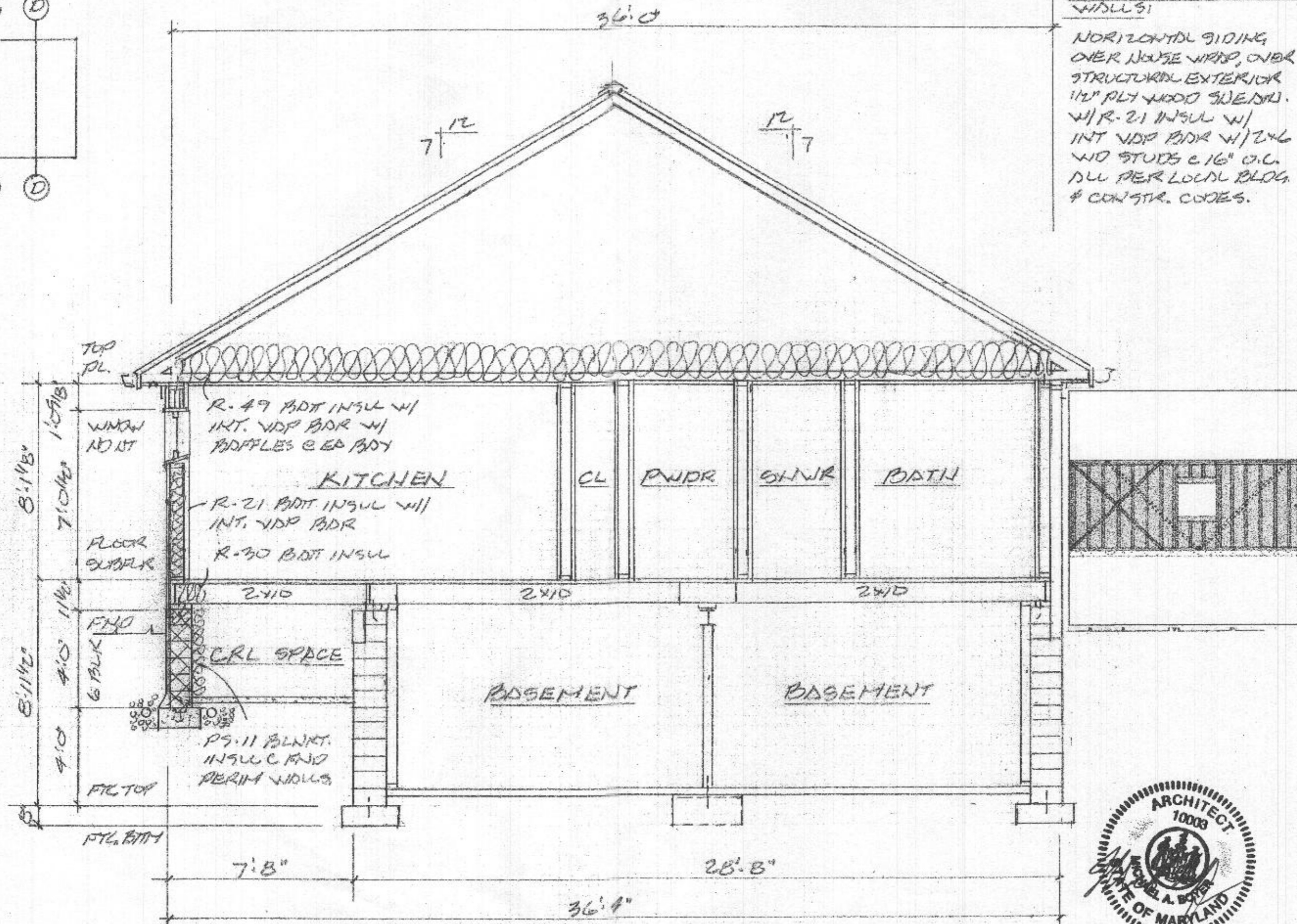
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(B) CROSS SECTION B-B '14'



NOTE: TYPICAL EXTERIOR PERIMETER WALLS!

HORIZONTAL SIDING OVER HOUSE WRAP, OVER STRUCTURAL EXTERIOR 1 1/2" PLT WOOD SHEATH. W/ R-21 INSUL W/ INT VDF BRK W/ 2x6 WD STUDS @ 16" O.C. ALL PER LOCAL BLDG & CONSTR. CODES.



KEN BRIDGET CAVY RESIDENCE ADDITION
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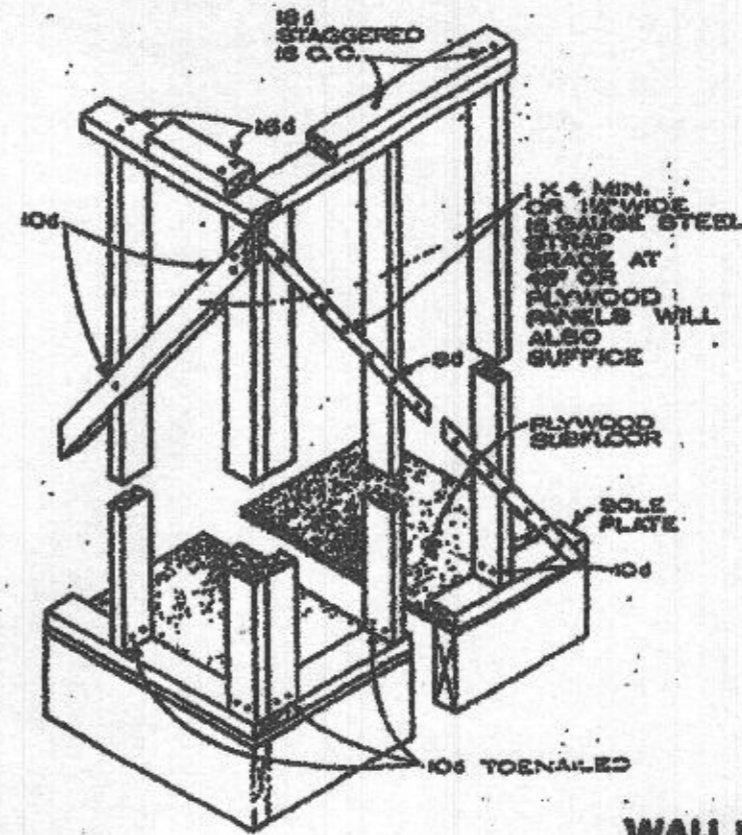
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D CROSS SECTION D-D-114"

FRAMING NOTES

1. FLOOR FRAMING TO BE 2x10 @ 16" JOIST O.C. (TYPICAL)
2. DOUBLE FLOOR JOIST UNDER ALL WALLS LONGER THAN 4'-0"
3. PROVIDE STEEL JOIST HANGERS WHERE REQUIRED AND NOTED.
4. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS IN THE FLOOR SYSTEM
5. OFFSET FLOOR JOISTS AT ALL W.C. LOCATIONS TO PROVIDE ADEQUATE CLEARANCE.
6. PROVIDE BRIDGING AT MIDPOINT OF SPAN.
7. PROVIDE DOUBLE HEADERS AND DOUBLE TRIMMERS AT ALL FLOOR OPENINGS.
8. PROVIDE 3' MINIMUM BEARING FOR ENGINEERED AND MANUFACTURED FLOOR SYSTEMS. FOLLOWING MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE DOUBLE WALL STUD POST UNDER ALL BEAMS, HEADERS, TRIMMERS, MULTIPLE JOISTS AND GIRDER TRUSSES BEARING ON STUD WALLS UNLESS NOTED OTHERWISE. PROVIDE SAME POST IN STUD WALLS BELOW UNDER ALL POSTS TO PROVIDE SOLID SUPPORT TO FOUNDATION BLOCK SOLID BETWEEN FLOOR JOIST AT FLOOR LEVEL.
10. PROVIDE METAL HANGERS AT ALL FLUSH CONNECTIONS. ALL HANGERS TO BE DESIGNED BY JOIST SUPPLIER.
11. PSLI INCLUDES PARALLEL STRAND LUMBER.
12. PROVIDE THE FOLLOWING JAMB STUDS AT ALL OPENINGS UNLESS NOTED OTHERWISE:

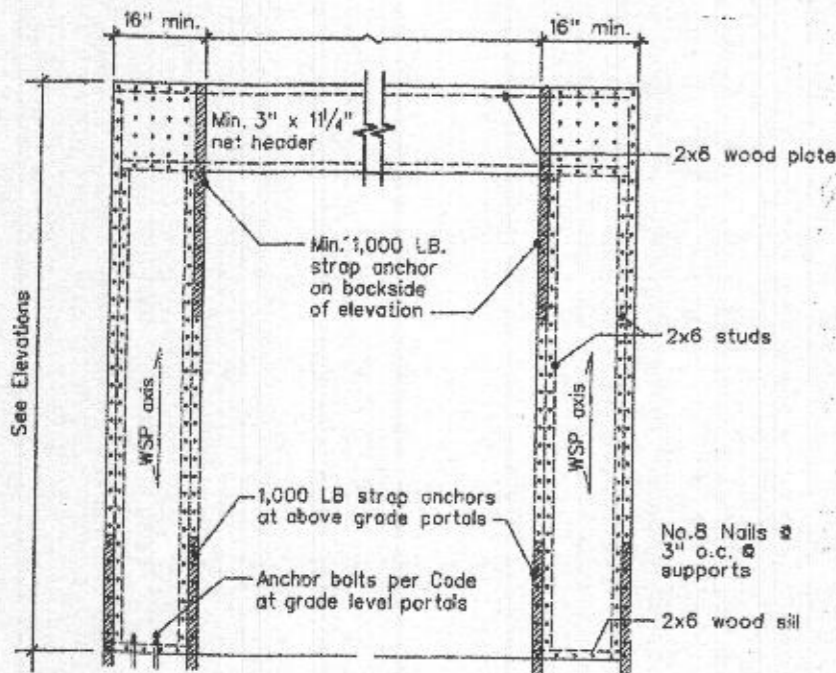
| | | |
|----------------|---------|----------------------------|
| A) 0'-3"-4" | OPENING | 1 JACK STUD, 1 KING STUD |
| B) 5'-5"-6'-0" | OPENING | 2 JACK STUDS, 1 KING STUD |
| C) 6'-1"-9'-0" | OPENING | 2 JACK STUDS, 2 KING STUDS |



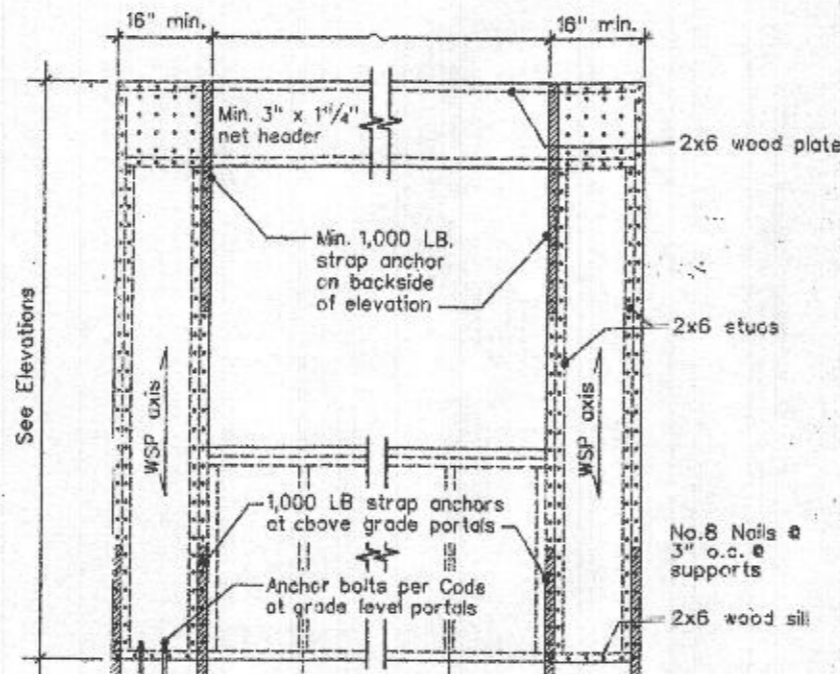
**WALL BRACING DETAIL
(N.T.S.)**

TOP PLATE AND BRACING

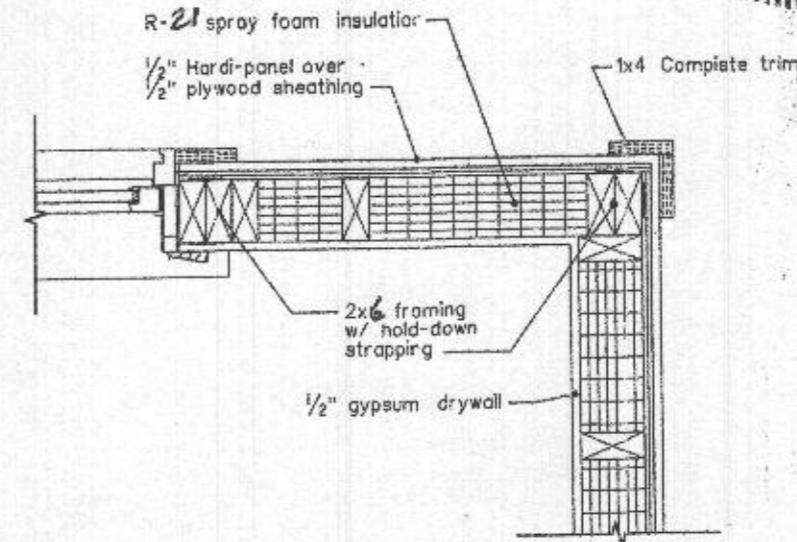
NOTE:
INSTALL 1/2" PLYWOOD SHEATHING AT ALL CORNERS, WITH METAL DIAGONAL BRACING, TO BE IN COMPLIANCE WITH SECTION 102.10 OF THE 2015 IRC.



Portal Frame Opening (Wind Bracing)



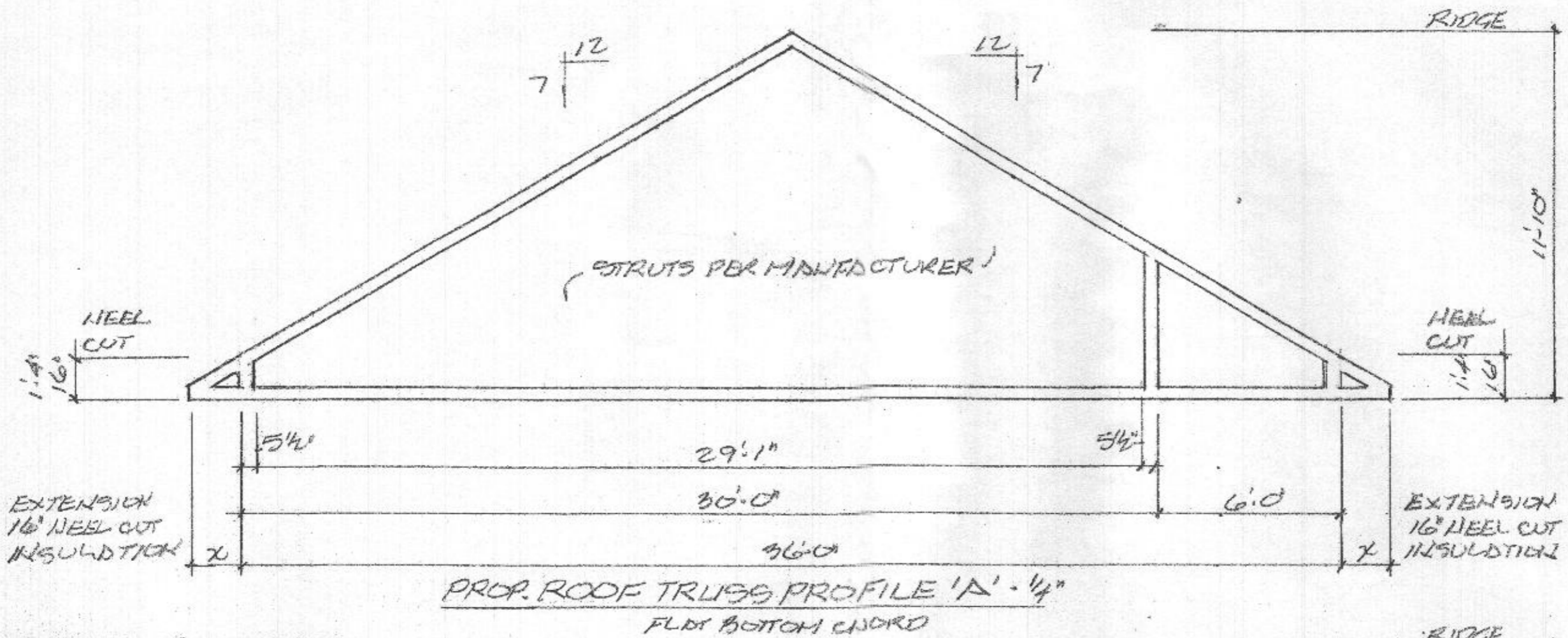
Portal Frame Opening at Windows (Wind Bracing)



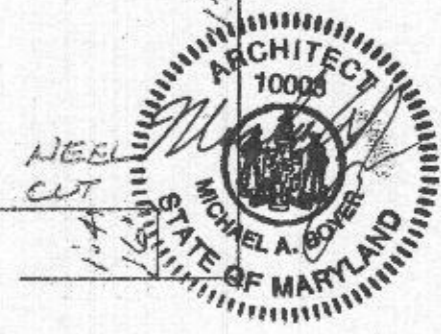
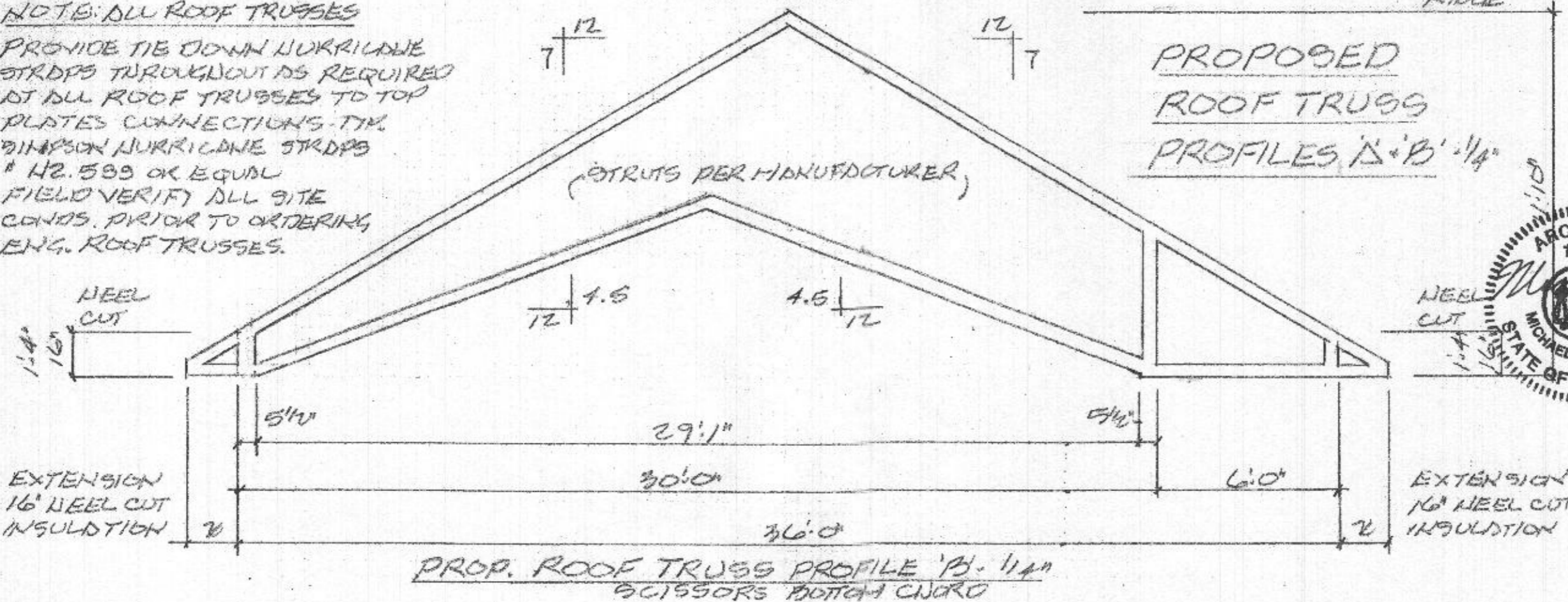
Corner Detail (PFH Bracing)

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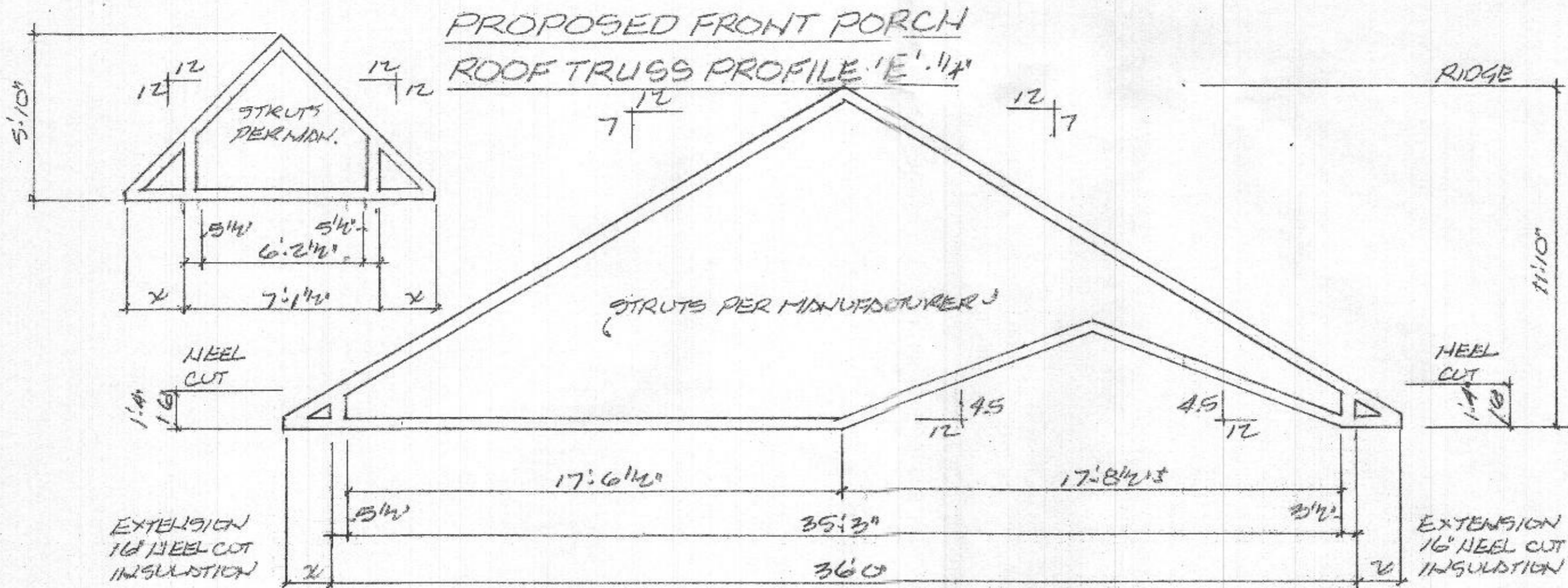
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NOTE: ALL ROOF TRUSSES PROVIDE TIE DOWN HURRICANE STRIPS THROUGHOUT AS REQUIRED AT ALL ROOF TRUSSES TO TOP PLATES CONNECTIONS. TIM BIRNBY HURRICANE STRIPS # 1/2.589 OR EQUAL FIELD VERIFY ALL SITE COND'S. PRIOR TO ORDERING ENG. ROOF TRUSSES.

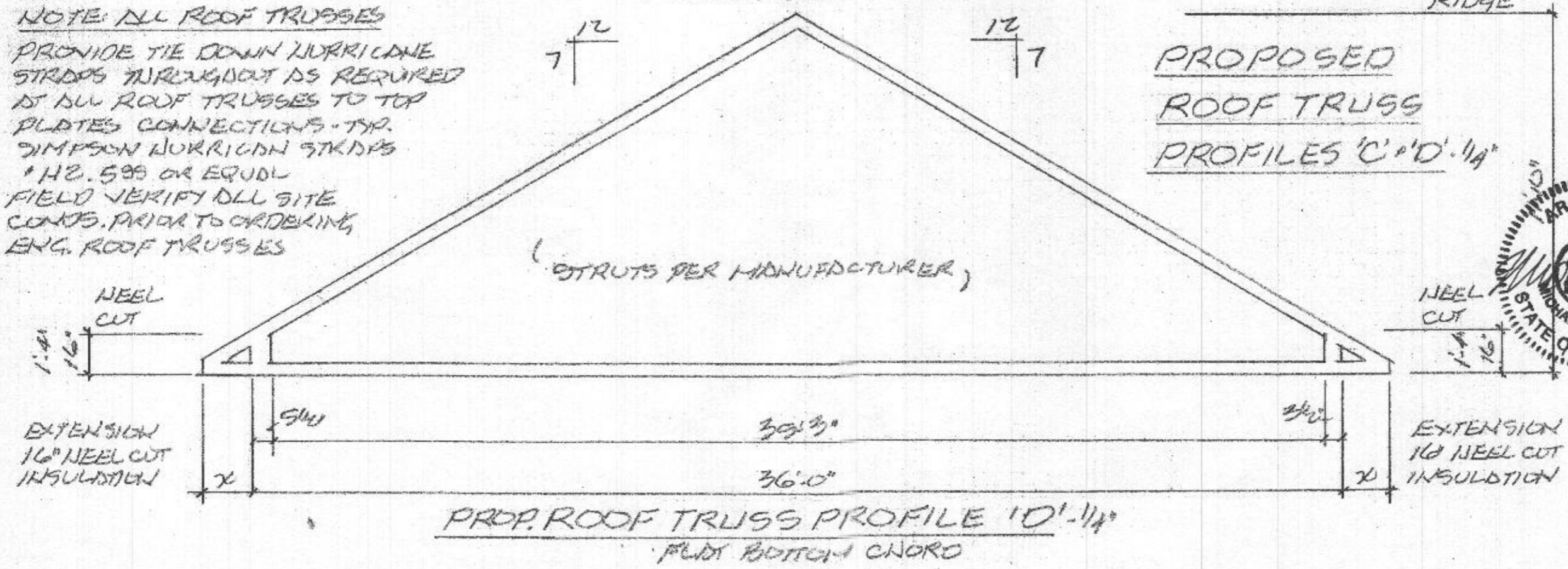


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PROP. ROOF TRUSS PROFILE 'C' - 1/4"
 SCISSORS BOTTOM CHORD

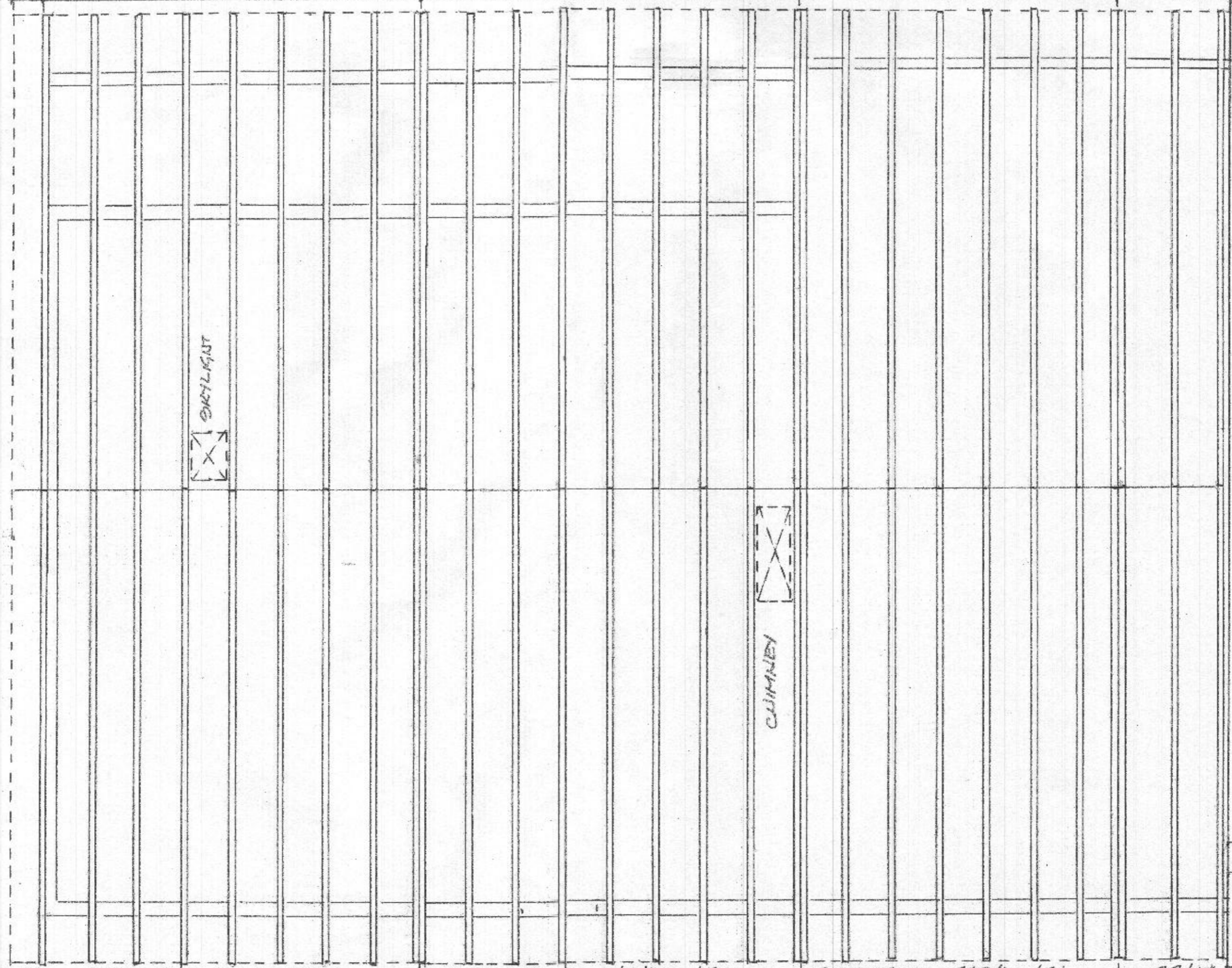
NOTE: ALL ROOF TRUSSES PROVIDE TIE DOWN HURRICANE STRIPS THROUGHOUT AS REQUIRED AT ALL ROOF TRUSSES TO TOP PLATES CONNECTIONS - TOP SIMPSON HURRICAN STRIPS #12.588 OR EQUAL FIELD VERIFY ALL SITE COND'S. PRIOR TO ORDERING ENG. ROOF TRUSSES



KEN + BRIDGET CASVEY RESIDENCE ADDITION
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MN 14 ROOF TRUSS 15'-8" 1A ROOF TRUSS 16'-7 1/4" 1B ROOF TRUSS 13'-8 1/4" 1C 22'-0"



SKYLIGHT

CHIMNEY

NOTE
ROOF TRUSSES
@ 24" O.C. OR
PER MANUF SPECS

PROPOSED
ROOF
FRAMING
PLAN
LEFT



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MN 12 ROOF TRUSS 15'-8" 1A ROOF TRUSS 16'-7 1/4" 1B ROOF TRUSS 13'-8 1/4" 1C 22'-0"