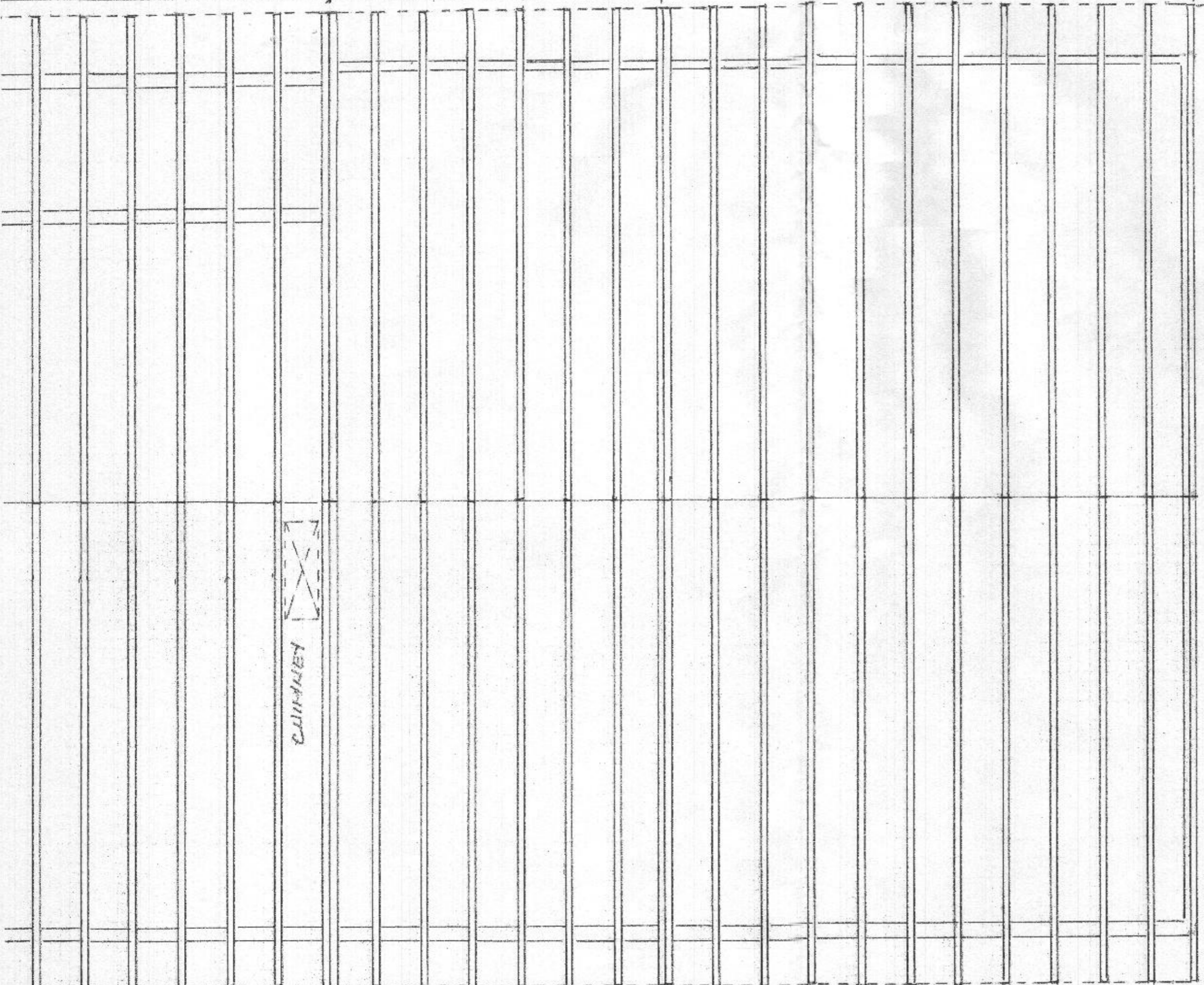


ROOF TRUSS 16'-7 1/4" 'B'      ROOF TRUSS 13'-8 1/4" 'C'      ROOF TRUSS 22'-0" 'D'      12" MIN.



CHIMNEY

NOTE  
ROOF TRUSSES  
C-24' O.C. OR PER  
MANUF SPECS

PROPOSED  
ROOF  
FRAMING  
PLAN  
RIGHT  
SIDE



ROOF TRUSS 16'-7 1/4" 'B'      ROOF TRUSS 13'-8 1/4" 'C'      ROOF TRUSS 22'-0" 'D'      12" MIN.

KEN. BRIDGET CAYEY RESIDENCE ADDITION  
4755 MONTGOMERY ROAD ELLICOTT CITY, MARYLAND 21043-6503

5-22-17  
SHEET  
7D  
OF 28

① WINDOW SCHEDULE						
MARK	FRAME	NAME	SIZE	QUANT	DESCRIP	OPTIONAL
①	2x6 WD FRAME EXTER	EXIST ROW WIND	8'0" x 5'8" 4-PNL + R.O.	1	4-PANEL FIXED WIND	
②	2x6 WD FRAME EXTER	EXIST 2824 DN	2'6" x 2'4" x 3" + R.O.	4	DOUBLE HUNG	
③	2x6 WD FRAME EXTER	2852	2'9 5/8" x 5'4 7/8" + R.O.	1	DOUBLE HUNG	30410
④	2x6 WD FRAME EXTER	2-2852	5'7" x 5'4 7/8" + R.O.	1	2- DOUBLE HUNG	2-30410
⑤	2x6 WD FRAME EXTER	4030	4'0" x 3'0" x 3" + R.O.	1	GLASS BLOCK OR EQ.	
⑥	ROOF TRUSS EXTER	SOLDK TUBE	PEK TUBE MANUF	1	SOLDK TUBE TO EXT. ROOF	2' x 2' SKYLIGHT + SNOFT
⑦						

② DOOR SCHEDULE						
MARK	FRAME	NAME	SIZE	QUANT	DESCRIP	OPTIONAL
①	2x6 WD FRAME EXTER	3068	3'0" x 6'7 1/2" + R.O.	2	ENTRY DR WD W/ STORM DR	
②	2x6 WD FRAME EXTER	2868	2'8" x 6'7 1/2" + R.O.	1	ENTRY DR WD W/ STORM DR	3068
③	2x6 WD FRAME EXTER	6068	6'0" x 6'7 1/2" + R.O.	1	ENTRY DR WD W/ SCREEN	
④	2x4 WD FRAME INTER	3068	3'0" x 6'7 1/2" + R.O.	1	SWING DOOR INTERIOR	
⑤	2x4 WD FRAME INTER	2868	2'8" x 6'7 1/2" + R.O.	7	SWING DOOR INTERIOR	
⑥	2x4 WD FRAME INTER	2668	2'6" x 6'7 1/2" + R.O.	4	SWING DOOR INTERIOR	
⑦	2x4 WD FRAME INTER	2668 W/ 2 SIDES	5'8" x 6'7 1/2" + R.O.	1-SET	SHOWER SWG DR W/ SIDES	TEMP GLOSS
⑧	2x4 WD FRAME INTER	2-1368	2'6" x 6'7 1/2" + R.O.	1	DOUBLE SWING DR INTER	2668
⑨	2x4 WD FRAME INTER	2-2668	5'0" x 6'7 1/2" + R.O.	2	DOUBLE SWING DR INTER	
⑩	2x4 WD FRAME INTER	2-2668	5'0" x 6'7 1/2" + R.O.	2	DOUBLE PI-FOLD DR INTER	
⑪						

KEN BRIDGET CAVNEY RESIDENCE ADDITION  
4755 MONTGOMERY ROAD ELLICOTT CITY, MARYLAND 21043-6503

- NOTE: WINDOWS & DOORS:  
FIELD VERIFY ALL SITE CONDITIONS AND SITUATIONS PRIOR TO ORDERING ALL WINDOWS AND DOORS THROUGHOUT ENTIRE PLAN.

- NOTE: CONTRACTOR INVESTIGATION:  
CONTRACTOR TO VERIFY THE CONSTRUCTION INTEGRITY OF ALL WALLS, FLOORS, CEILINGS, ROOFS, ETC. AND ALL OF THE COMPONENTS OF EXISTING HOUSE, BEFORE AND DURING CONSTRUCTION AND MODIFICATIONS

- NOTE: TYPICAL EXTERIOR PERIMETER WALLS:  
HORIZONTAL SIDING, OVER HOUSE WIND, OVER STRUCTURAL EXTERIOR 1/2" PLYWOOD SHEATHING W/ R-21 INSULATION WITH INTEGRAL VAPOR BARRIER W/ 2x6 WOOD STUDS @ 16" ON CENTER. ALL PER LOCAL BUILDING CODES AND CONSTRUCTION CODES.



PROPOSED WINDOW & DOOR SCHEDULE

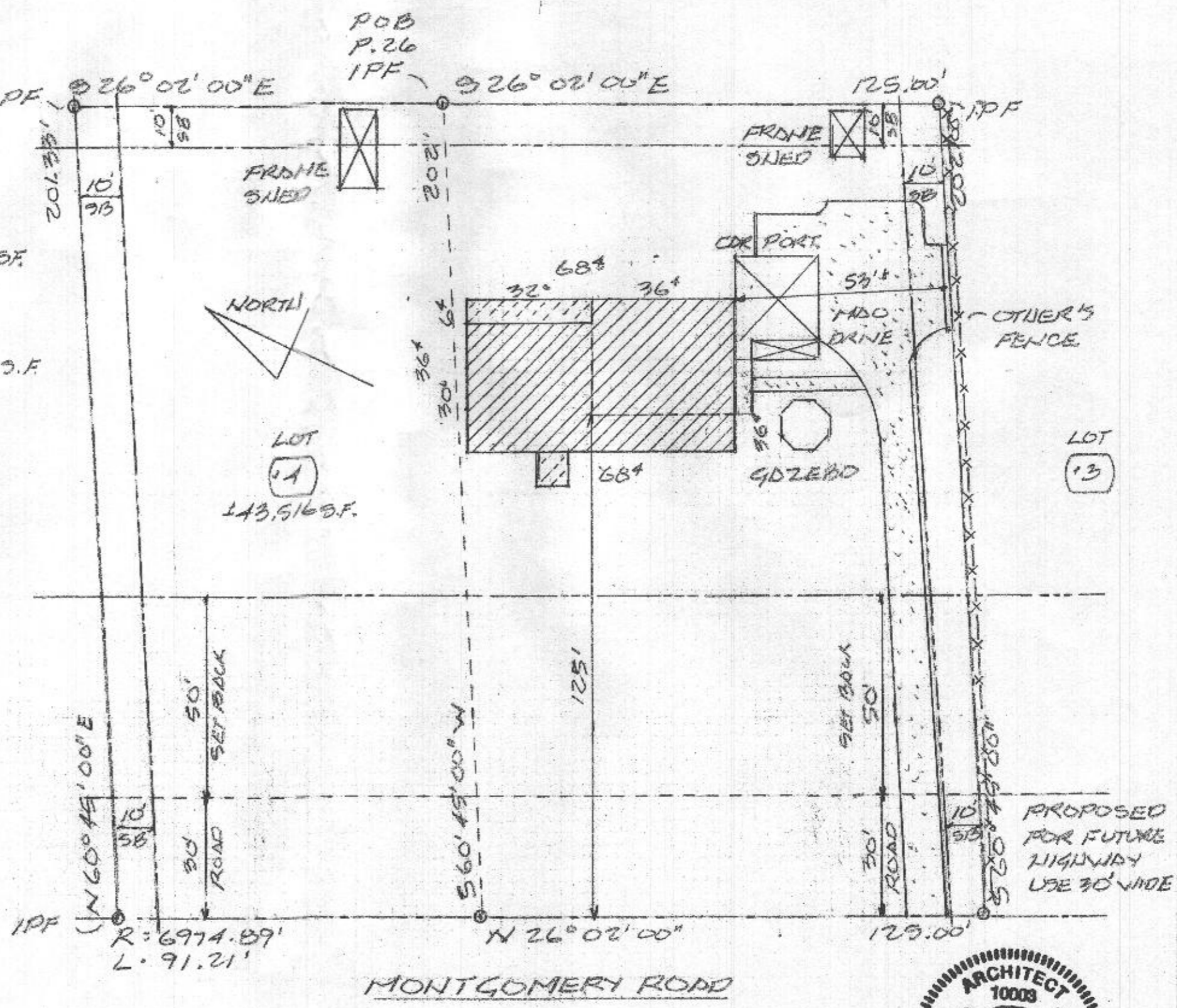
5-22-17  
SHEET  
8  
OF 28

SET BACK RESTRICTIONS

- 50' FRONT YARD SET BACK
- 30' FRONT YARD FUTURE HIGHWAY
- 10' LEFT SIDE YARD SET BACK
- 10' RIGHT SIDE YARD SET BACK
- 10' REAR YARD SET BACK
- 34' MAXIMUM OVERSILL HEIGHT
- LOT SIZE / SITE SIZE DRED ± 43,516 SF
- EXIST HOUSE COVERGE ± 1073 SF
- NEW ADDITION COVERGE ± 1440 SF
- TOTAL STRUCTURE COVERGE ± 2513 SF
- ACTUAL LOT COVERGE ± 5.75 %

LOT LOCATION

ZONE: R-20  
 LOT # 4 DEED # 00607/00586  
 PLAT BOOK # 7 PLAT # 4  
 LIBER # 897 FOLIO # 132  
 MDP # 31 GRID # 7 PARCEL # 415  
 ADJOINING PARCEL # 26, PLAT # 19364  
 SUBDIVISION OF D PROPERTY OF  
 RUSSELL H. BAUGHER  
 ELECTION DIST. # 2, ACCOUNT # 194147  
 4755 MONTGOMERY ROAD  
 HOWARD COUNTY  
 ELLICOTT CITY, MARYLAND 21043-6503



SITE PLAN/PLAT PLAN 1"=30'



KEN BRIDGET CAVAY RESIDENCE ADDITION

4755 MONTGOMERY ROAD ELLICOTT CITY, MARYLAND 21043-6503

2015 IECC CODE COMPLIANCE

- R301.1 Climate Zone 4
- R401.2 Compliance Method: Mandatory & Prescriptive Provisions
- R402.1.1 Attic Insulation: Raised Heel Trusses:  
R-49 R-38
- R402.1.1 Wood Frame Wall:  
R-21 or R-13 +R5 continuous insulation.
- R402.1.1 Basement Wall Insulation:  
R-13 / R-10 Foil Faced Continuous, uninterrupted Batts full height
- R402.1.1 Crawl Space Wall Insulation:  
R-13 / R-10 Foil faced continuous batts, full height, extending from Floor above to finish grade level & then vertically or horizontally an additional 2'-0".
- R402.1.1 Floor Insulation over Unconditioned Space:  
R-19 batt insulation.
- R402.1.1 Window U-Value / SHGC  
.35 ( U-Value )  
.40 ( SHGC )
- R402.2.9 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 will be weather stripped & insulated R-49.
- R402.4 Building Thermal Envelope ( air leakage)  
Exterior walls & penetrations will be sealed, per this section of the 2012 IECC, with caulk, gaskets, weather stripping or an air barrier of suitable material.
- R402.4.1 Building Envelope Tightness Test.  
Building envelope tightness & insulation installation must meet the Inspection criteria listed in table 402.4.1.2. A "Blower Door Air Infiltration Test" shall be performed in all units. See also Section R303.4 of the 2012 IRC.

- R402.4.2 Fireplaces.  
All wood burning masonry fireplaces will have tight fitting flue dampers & outdoor combustion air. Fireplaces shall have gasketed doors.
- R402.4.4 Recessed Lighting.  
Recessed luminaries installed in the building thermal envelope shall be sealed to limit air leakage.
- R403.1.1 Thermostat.  
All dwelling units will have at least one (1) programmable thermostat for each separate heating & cooling system per 2012 IECC Section 403.1. Where a heat pump system, having supplementary electric heat is used, the thermostat shall prevent the supplementary heat from coming on when heat pump can meet heating load.
- R403.2.1 Mechanical Duct Insulation.  
Supply Ducts in Attic R-8 minimum.  
Supply Ducts outside of conditioned spaces R-8 minimum.  
All other ducts, except those located completely inside the building thermal envelope, R-6 minimum.  
Ducts located under concrete slabs must be R-6 minimum.
- R403.2.2 Duct Sealing.  
All ducts, air handlers, filter boxes, will be sealed. Joints & 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 & shall be verified by either a post construction test or a rough-in test.  
Duct tightness test is not required if the air handler & all ducts are located within the conditioned space.
- R403.5 Mechanical Ventilation.  
Outdoor ( make-up ) air will be brought into the home thru a duct with an automatic or gravity damper.
- R403.6 Equipment Sizing shall comply with R403.6.
- R404.1 Lighting Equipment.  
A minimum of 75% of all lamps ( light ) must be high-efficiency lamps. Water Heater. Minimum efficiency established by the NAECA. Mechanical Testing. All mechanical testing to be performed.

The Contractor is also responsible for generating Certificate of Compliance & affixing to the electrical panel.



KEN BRIDGET CASEY RESIDENCE ADDITION

4755 MONTGOMERY ROAD ELLICOTT CITY, MARYLAND 21043-6503

5-22-17

SHEET

10

OF 28

1. GENERAL REQUIREMENTS

- 1.1 VERIFY DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER BEFORE PROCEEDING WITH FABRICATION OF STAIRS, ROOF, AND/OR FLOOR TRUSSES.
1.2 DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION. WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, SPECS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION. LARGER SCALE DRAWINGS AND WRITTEN SPECIFICATION HAVE PRECEDENCE.
1.3 IN THE EVENT THAT CERTAIN FEATURES OR DETAILS ARE NOT FULLY SHOWN, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
1.4 ALL PRODUCTS AND MATERIALS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. IF A CONFLICT EXISTS BETWEEN THE DRAWINGS AND THE MANUFACTURER'S RECOMMENDATION, CONTACT THE ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY THAT ALL MATERIALS INSTALLED SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
1.5 PROVIDE 22 1/2" X 50" ATTIC ACCESS WITH SWITCHED LIGHT, UNLESS OTHERWISE NOTED.
1.6 PROVIDE HANDRAILS 36" ABOVE NOSINGS ON ALL STAIRS WITH TWO OR MORE RISERS. RETURN RAILS TO WALL OR NEWEL. REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS. HANDRAILS MAY BE INTERRUPTED BY A NEWEL AT A TURN. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC., 36" OR MORE ABOVE GRADE OR FLOOR BELOW. GUARDS SHALL BE MIN. 36" HIGH (UNLESS OTHERWISE NOTED) AND HAVE CLOSED GAP TO PREVENT PASSAGE OF A 4" SPHERE. HANDRAILS SHALL HAVE MAX 2 1/4" GRIP CROSS SECTION.
1.7 PROVIDE NOMINAL 2x4 FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEADS, CHASES, AND MID-HEIGHT FOR WALLS OVER 3' TALL. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE DRAFT STOPPING, NOT TO EXCEED 500 SQ. FT. UNLESS OTHERWISE FULLY SPRINKLED.
1.8 PROVIDE A MINIMUM OF 5" - 8" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 8 1/4" AND TREADS SHALL BE AT LEAST 11" WITH 1" NOSINGS, UNLESS LOCAL JURISDICTION REQUIRES OTHERWISE.
1.9 THE CONTRACTOR SHALL SEAL ALL PENETRATIONS AND OPENINGS IN FLOORS AND WALLS TO MINIMIZE THE TRANSFER OF DRAFT AND MOISTURE. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECS.
1.10 SLOPE ALL CONCRETE STAIRS, PORCHES, WALKS, AND GARAGE SLABS 1/8" IN 12" TO DRAIN OR AS NOTED ON PLANS.
1.11 ALL JOISTS FOR MANUFACTURED FLOOR JOISTS, RAFTERS, AND TRUSSES SHALL BE CERTIFIED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDATIONS.
1.12 CHIMNEYS SHALL EXTEND A MINIMUM OF 2' ABOVE ANY ROOF STRUCTURE WITHIN 10', BUT NO LESS THAN 3' AT POINT OF ROOF PENETRATION.
1.13 FLOOR JOISTS / TRUSSES AND ROOF TRUSSES SHALL ALIGN WITH BEARING STUDS +/- 1/4" OF PROVIDED TRIPLE PLATES.
1.14 PRIVATE GARAGES SHALL BE SEPARATED FROM ADJACENT DWELLING AND ATTIC WITH MINIMUM RIGID DRYWALL ON GARAGE SIDE, AND SELF CLOSING DOOR, WHEN BENEATH LIVING SPACE INSTALL DOUBLE LAYER FIRE RATED DRYWALL ON CEILING AND ALL SUPPORTING STRUCTURE.

2. SPECIFICATIONS

- 2.1 CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF ALL APPLICABLE LOCAL CODES AND AMENDMENTS, AND FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.
2.2 DIMENSIONS GIVEN ON SCHEDULES ARE NOMINAL. GENERAL CONTRACTORS AND MANUFACTURERS ARE TO COORDINATE ALL DIMENSIONS CONCERNING CABINETS, DOORS, PANELS, WINDOWS, AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.
2.3 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT AND / OR OWNER.

3. SITE WORK

- 3.1 ELEVATION SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON UNSTABLE MATERIAL (PROVIDING LESS THAN 2000 PSF CAPACITY).
3.2 SOIL BEARING CAPACITY SHALL BE VERIFIED BY THE CONTRACTOR.
3.3 BACKFILL SHALL ONLY BE CLEAN EARTH CONTAINING NO ORGANIC MATTER, GRADE WITH POSITIVE SLOPE. FILL BENEATH STRUCTURE SHALL BE COMPACTED TO 95% DENSITY AS PER ASTM D1557 METHOD D.
3.4 PROVIDE 4" MINIMUM CONTINUOUS DRAIN TILE AROUND PERIMETER OF BASEMENT FOUNDATION. OPTIONAL INTERIOR DRAINAGE MAY BE INSTALLED AT THE BUILDERS DISCRETION.
3.5 PROVIDE PASSIVE UNDER SLAB RADON VENTING WHEN REQUIRED BY LOCAL JURISDICTION AND IN ACCORDANCE WITH APPENDIX F OF THE IRC.

4. CONCRETE

- 4.1 CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE STANDARDS, ACI-308, ACI-309, & ACI-310.
4.2 CONCRETE FOOTINGS SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI (UNLESS OTHERWISE NOTED).
4.3 ALL INTERIOR CONCRETE SLABS EXCEPT GARAGES SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
4.4 FOUNDATION WALLS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI.
4.5 REINFORCING STEEL SHALL MEET ASTM A-605 & A-505, 18GHS 6X6 - 14 (1/4) W/14 ASTM A-185. REINFORCING IN FOOTINGS IS REQUIRED WHERE VARIATIONS IN SOIL CONDITIONS MAY EXIST OR AS NOTED IN THE DRAWINGS.
4.6 EXTERIOR CONCRETE AND GARAGE SLABS SHALL BE 5% TO 7% AIR ENTRAINMENT AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
4.7 ALL INTERIOR CONCRETE SLABS 30 FEET OR MORE IN ANY DIMENSION SHALL HAVE WWS CONTROL JOINTS, OR FIBER REINFORCEMENT. PROVIDE 1/2" BRANDED MATERIAL AT ALL COLD JOINTS.
4.8 PROVIDE VAPOR BARRIERS UNDER ALL SLABS: 5 MIL POLYETHYLENE, LAP ALL EDGES 6", LAY OVER 4" GRAVEL BED.
4.9 FORMED WALL VERTICAL REINFORCING WHEN REQUIRED SHALL BE PLACED MIN. 3" FROM SOIL FACE.

5. VERTICAL MASONRY

- 5.1 ALL MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ACI-500-82 & ACI-500-1-82.
5.2 THE MAXIMUM VERTICAL DISTANCE OF UNBALANCED FILL MEASURED FROM THE TOP OF THE FLOOR SLAB TO THE OUTSIDE FINISHED GRADE SHALL NOT EXCEED THE FOLLOWING HEIGHTS ARE FOR UNREINFORCED WALLS AND WHERE BACKFILL SOIL PROVIDES MEDIUM TO POOR DRAINAGE.
5.3 CONCRETE MASONRY UNITS SHALL BE MANUFACTURED TO MEET ASTM C-90. GRADE A SOLID OR ASTM C-140, GRADE B STANDARDS AND BE 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK TO BE 2000 PSI.
5.4 PAINTING OVER CMU WALLS TO BE NOT LESS THAN 5/8" PORTLAND CEMENT MORTAR FROM FINISHED GRADE.
5.5 EXTREME CARE AND PROPER MEASUREMENT SHALL BE USED WHILE INSTALLING BACKFILL SO AS NOT TO DAMAGE, RUDE, OR TIP WALL. SHOCKING, BRACING, ETC., SHALL BE EMPLOYED UNTIL THE FULL DEAD LOAD OF THE BUILDING IS ON THE WALLS.
5.6 MASONRY LINTELS PROVIDE LIGHT WEIGHT PRE-CAST LINTELS FOR ALL OPENINGS AND RECESSES IN CMU WALLS. PROVIDE (1) 3/8" UNTEL FOR EACH 4' OF WALL THICKNESS. REINFORCE EACH UNTEL WITH TWO #4 BARS AT TOPPED AND BOTTOM AND WITH #2 TIEB SPACED 9" O.C., UNLESS OTHERWISE NOTED. PRECAST LINTEL TO HAVE MINIMUM 8" BEARING AT EACH END. EACH UNTEL SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.
5.7 USE TYPE "M" MORTAR FOR MASONRY IN CONTACT WITH EARTH.
5.8 USE TYPE "M" MORTAR FOR EXTERIOR ABOVE GRADE LOAD BEARING AND NON-LOAD BEARING WALLS, AND FOR OTHER APPLICATIONS WHERE ANOTHER TYPE IS NOT INDICATED.
5.9 MASONRY VENEER SHALL BE INSTALLED OVER A MOISTURE BARRIER OR APPROVED WATER REPELLENT SHEATHING. THROUGH-WALL FLASHING AND WEEPS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER MAY POTENTIALLY ENTER THE BUILDING ENVELOPE.
5.10 MASONRY VENEER SHALL BEAR ON MIN. 4" EDGE W/ TIEB TO BACK-UP AT 24" O.C. VERT. VENEER SHOULD NOT EXCEED 30' ABOVE TOP OF FOUNDATION, EXCEPT GABLE ENDS MAY BE 30' MAX.
5.11 IF BRICK LEDGES ARE RECESSED INTO FOUNDATION WALLS THE RESULTING STEM WALL SHALL BE MIN. 8" THICK FOR CMU WALLS AND 6" FOR POURED IN PLACE WALLS.
5.12 PROVIDE WEEP HOLES ABOVE ALL FLASHING AT A MAX. OF 50" O.C. MAINTAIN MIN. 1" AIR SPACE BETWEEN VENEER AND SHEATHING.
5.13 ONLY IF APPLICABLE AND SHOWN IN THE DRAWINGS, FOR ATTACHED DWELLINGS, MASONRY FIREWALLS SHALL BE CONSTRUCTED OF 8" CMU, CLASSIFICATION D-2, IN ACCORDANCE WITH UL-900 TO PROVIDE 2-HR SEPARATION FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING BEAMS OR HEADERS BEARING ON MASONRY FIREWALLS SHALL HAVE MIN. 4" MASONRY SEPARATION FROM ADJACENT DWELLING AND SHALL BE FIRE CUT.

6. METALS

- 6.1 ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36.
6.2 STRAP ANCHORS OR ANCHOR BOLTS SHALL BE BUILDING INSPECTOR APPROVED. MINIMUM (2) 1/2" DIAMETER BOLTS PER SECTION OR PLATING, 12" FROM EACH END WITH INTERMEDIATE BOLTS AT 6" O.C. MAXIMUM STRAP SPACING NOT TO EXCEED 3'-3" O.C.
6.3 METAL JOIST HANGERS SHALL BE USED ALL FLUSH CONNECTIONS TO SUPPORT THE FULL CAPACITY OF THE JOIST OR BEAM. CONNECTORS USED FOR P.T. LUMBER SHALL BE CORROSION RESISTANT AS APPROVED BY THE MANUFACTURER.
6.4 NAILS, USE NUMBER AND TYPE FOR EACH APPLICATION AS CALLED FOR IN THE CURRENT MODEL CODE OR MANUFACTURER'S RECOMMENDED STANDARDS.
6.5 VENEER TIEB SHALL BE 1" WIDE, 22GA, GALVANIZED STEEL INSTALLED 24" O.C. HORIZONTALLY AND 18" O.C. VERTICALLY.
6.6 PROVIDE STEEL LINTELS FOR ALL OPENINGS AND RECESSES IN BRICK OR BRICK FACED MASONRY WALL. 60 IF NOT SPECIFICALLY DETAILED PROVIDE (1) STEEL ANGLE FOR EACH 4' OF WALL THICKNESS. STEEL ANGLE TO HAVE MINIMUM 6" BEARING AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2" UNLESS OTHERWISE NOTED ON DRAWINGS.
6.7 UNTEL SCHEDULE: STEEL ANGLE (UNLESS OTHERWISE NOTED):
L-1 3 1/2" X 3 1/2" X 5/16" UP TO 3' OPENING.
L-2 4" X 3 1/2" X 5/16" 3' TO 3' OPENING.
L-3 6" X 3 1/2" X 3/16" 3' TO 3' OPENING.
L-4 6" X 3 1/2" X 1/2" UP TO 3' OPENING.
6.8 LINTELS SHOWN SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.
6.9 ALL STEEL ANGLES IN MASONRY WALLS SHALL BE FLASHED AND PAINTED.
6.10 PAINT ALL EXTERIOR FERROUS OR GALVANIZED METALS EXCEPT COMPLETELY PRE-FINISHED FACTORY ITEMS.
6.11 ADJUSTABLE STEEL COLUMNS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH CURRENT MODEL CODE STANDARDS IN O.D. SIZES SPECIFIED.
6.12 WOOD PLATE ATTACHMENT TO STEEL BEAMS SHALL BE WITH 1/2" DIAMETER BOLTS AT 24" STAGGERED 4" O.C.
6.13 REFERENCE TO NOMINAL THICKNESS SHALL MEAN THE FOLLOWING ACTUAL THICKNESS AND SPECIFICATIONS:
2x4 = 3 1/2" APA RATED STUDS-FLOOR
2x6 = 5 1/2" APA RATED STUDS-FLOOR
2x8 = 7 1/2" APA RATED STUDS-FLOOR
2x10 = 9 1/2" APA RATED STUDS-FLOOR
2x12 = 11 1/2" APA RATED STUDS-FLOOR
6.14 ALL WOOD LESS THAN 2" FROM GRADE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED AS PER CURRENT ANFA STANDARDS.
6.15 NOTCHES IN TOP OR BOTTOM OF SOLID JOISTS SHALL NOT EXCEED 1/6 OF DEPTH AND SHALL NOT OCCUR IN CENTER THIRD OF SPAN.
6.16 HOLES BORED IN SOLID JOISTS SHALL NOT BE WITHIN 2" OF TOP OR BOTTOM AND SHALL NOT EXCEED 1/3 DEPTH.
6.17 UNLESS NOTED ELSEWHERE ON THESE DRAWINGS, STRUCTURAL WINDOW AND DOOR HEADERS SHALL BE MIN. 2x10 NO. 2 (18-18% PSF) OF SIZE SPECIFIED ON DRAWINGS. OPENINGS 2' OR LESS SHALL HAVE MIN. (2) - 2x10 HEADERS.
6.18 UNLESS OTHERWISE NOTED ON THE DRAWINGS, STRUCTURAL WINDOW AND DOOR JACK STUDS SHALL BE MIN. STUD GRADE, KD OR BETTER. PROVIDE SINGLE JACK STUD AT OPENINGS LESS THAN 4'-0" AND DOUBLE JACK STUDS AT OPENINGS UP TO 7'-0".
6.19 ALL FASTENERS SHALL BE IN ACCORDANCE WITH TABLE 602.2 OF THE IRC.
6.20 MULTIPLE STUDS OR PORTS SHALL BE BLOCKED SOLID THROUGH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO THE FOUNDATION.

7. WOOD

- 7.1 ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE "CONSTRUCTION MANUAL" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
7.2 PRESURE TREATED (P.T.) LUMBER SHALL CONFORM WITH ANFA-UP & MA. PRESERVATIVES SHALL CONFORM TO ANFA-PWP3, P2, P3, P4, OR P5.
7.3 JOISTS AND GIRDERS: SEE PLANS FOR SIZE, SPACING AND MINIMUM GRADE AND SPECIES. HEM FIR AND SPRUCE-PINE-FIR (SPF) SHALL BE NORTHERN SPECIES PER. ONLY. MAX MOISTURE CONTENT SHALL NOT EXCEED 19%.
7.4 PROVIDE DOUBLE SOLID JOISTS UNDER ALL PARALLEL PARTITIONS OVER 7'-0" IN LENGTH UNLESS MANUFACTURER'S SHOP DRAWINGS SHOW OTHERWISE.
7.5 WHEN ENGINEERED BEAMS ARE SPECIFIED ON THE DRAWINGS AS LVL OR PSJ, THEY ARE INTERCHANGEABLE. (MIN. F19 = 2800 PSF NO OTHER SUBSTITUTIONS ARE TO BE MADE WITHOUT ARCHITECT'S APPROVAL. ALL SUCH BEAMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
7.6 BEARING WALL STUDS SHALL BE MINIMUM 2x10 STUD GRADE, KD OR BETTER.
7.7 EXTERIOR WALLS, UP TO 10' SUPPORTING (1) FLOOR & ROOF MAY BE 2x4 @ 16" O.C. SUPPORTING (2) FLOORS AND ROOF SHALL BE 2x6 @ 16" O.C.
7.8 INTERIOR NON-BEARING WALLS MAY BE 2x4 @ 16" O.C.
7.9 LATERAL WALL BRACING SHALL BE PROVIDED BY CONDITIONS APPROVED STRUCTURAL SHEATHING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECS. ALTERNATE WALL BRACING MUST COMPLY W/ SECTION 602.2 OF THE IRC.
7.10 RAFTERS: SEE PLANS FOR SIZE, SPACING, MINIMUM GRADE AND SPECIES.
7.11 DESIGN, FABRICATION, AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE IT-18. STRUCTURAL DESIGN SHALL BE BY A REGISTERED PROFESSIONAL ENGINEER.
7.12 BRACING OF WOOD TRUSSES TO BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE INC. PUBLICATION BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS, HIB-04. INSTALL MINIMUM OF (2) 2x4 DIAGONAL BRACES AT APPROX. 45 DEGREES, FROM BOTTOM CHORD TO RIDGE IN EACH ROOF SECTION.
7.13 ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THAT TYPE, GRADE AND SPECIES OF WOOD, AND SHALL BE IDENTIFIED BY AN APPROVED TESTING AGENCY.
7.14 PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED TO JOISTS IN ACCORDANCE WITH APA RECOMMENDATIONS. LEAVE 1/8" GAP AT ALL EDGES FOR EXPANSION OR AS PER MANUFACTURER'S RECOMMENDATIONS.
7.15 PLYWOOD ROOF SHEATHING SHALL BE INSTALLED WITH PANEL CUTS (1 PER BAY), LEAVE 1/8" SPACE AT PANEL ENDS.

8. THERMAL AND MOISTURE PROTECTION

- 8.1 DAMP PROOFING: APPLY (1) COAT OF BITUMINOUS OR OF ACRYLIC MODIFIED CEMENT OR ANY APPROVED WATERPROOFING TO EXTERIOR OF ALL BELOW GRADE WALLS AT BASEMENT CONDITIONS.
8.2 SLAB VAPOR BARRIER: 6 MIL POLYETHYLENE SHEET WHERE NOTED ON DRAWINGS. OVERLAY ALL EDGES 6"
8.3 WALL SEALER: 1/2" X 3/8" COMPRESSIBLE FIBERGLASS BENEATH ALL EXTERIOR SILL PLATES, OR OTHER APPROVED SILL SEALER.
8.4 PROVIDE APPROVED CORROSION RESISTANT FLASHING AT THE INTERSECTIONS OF MASONRY AND WOOD FRAME CONSTRUCTION. OVER PROTECTING WOOD TRIM, WHERE DECKS, PORCHES, ETC., ARE ATTACHED TO WOOD FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS, AT GIMMEY AND ROOF INTERSECTIONS, IN ROOF VALLEYS, AT ALL JOINT PENETRATIONS, AND AT WALL OPENINGS IF RECOMMENDED BY WINDOW AND DOOR MANUFACTURERS.
8.5 UNLESS OTHERWISE SPECIFIED ON DRAWINGS, PROVIDE AND INSTALL THERMAL INSULATION. ALL INSULATION SHALL INCLUDE AN INTEGRAL VAPOR BARRIER POSITIONED ON THE WARM SIDE OF THE WALL / CEILING. EXPOSED INSULATION IN UNFINISHED SPACES SHALL HAVE A MIN. 15-25 FACING.
8.6 ROOFING, UNLESS OTHERWISE NOTED, ROOFING SHALL BE MIN. CLASS "C" FIBERGLASS BASED ASPHALT SHINGLES OVER 1/2" FELT. ATTACH SHIP SHINGLE W/ MIN. 4 FASTENERS. EAVE FLASHING TO A POINT 3/4" INSIDE OF EXTERIOR FACE OF WALL LINE MAY BE INSTALLED AT THE OWNER'S DISCRETION. USE DOUBLE UNDERLAYMENT FOR ROOF SLOPES LESS THAN 4:12 PITCH.
8.7 PROVIDE AND INSTALL CONTINUOUS STRUCTURAL WOOD PANEL BREATHERS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND MODEL CODE REQUIREMENTS.
8.8 PROVIDE SHING MATERIAL AS SHOWN ON DRAWINGS AND INSTALLED AS PER MANUFACTURER'S SPECS. INSTALL OVER 3/8" FELT OR APPROVED WEATHER RESISTIVE MATERIALS, AIR INFILTRATION BARRIER OR MOISTURE RESISTANT SHEATHING.
8.9 BUTTERS SHALL BE .032" PREFINISHED ALUMINUM BUTTERS WITH .036" PREFINISHED ALUMINUM LEADERS. LEAD TO FLASH BRACKS OR AS REQUIRED BY THE LOCAL CODES.

9. DOORS AND WINDOWS

- 9.1 THE CONTRACTOR SHALL VERIFY AND COORDINATE ROUGH OPENINGS FOR ALL DOORS AND WINDOWS PRIOR TO START OF CONSTRUCTION. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECS.
9.2 EACH SLEEPING ROOM AND BASEMENT SPACE (UNLESS AMENDED OTHERWISE BY LOCAL JURISDICTION) SHALL HAVE AT LEAST ONE OPERABLE WINDOW PROVIDING 5.7 SQ. FT. (5.4 SQ. FT. AT GRADE CONDITIONS) OF NET CLEAR OPENINGS AS CERTIFIED BY THE MANUFACTURER, WITH A SILL HEIGHT NOT MORE THAN 44" A.F.F. OR OTHER CLEAR DIRECT MEANS OF EGRESS TO THE OUTSIDE. WINDOW WELLS, IF REQUIRED, SHALL BE MIN. 2x2.
9.3 TEMPERED GLASS (SAFETY GLAZING) SHALL BE PROVIDED IN:
-GLASS DOORS, & SIDELIGHTS
-SHOWER AND TUB ENCLOSURES AND WINDOWS WITHIN 6" OF TUB
-GLAZING ON STAIR LANDINGS
-FRAME PANELS GREATER THAN 9 SQ. FT. WITHIN 16" OF FINISHED FLOOR
-GLAZING WITHIN 12" OF A STAIR RAILING
-GLAZING WITHIN 24" RADIUS OF CLOSED DOORS
9.4 IF APPLICABLE PROVIDE SELF CLOSING DOOR BETWEEN DWELLINGS AND GARAGE. DOOR SHALL BE 1 3/4" THICK SOLID WOOD OR INSULATED STEEL, W/ MIN. 20 MINUTE FIRE RATING.

10. FINISHES

- 10.1 DRYWALL: 1/2" TAPERED EDGE GYPSUM BOARD APPLIED, TAPED, AND FINISHED IN ACCORDANCE WITH GYPSUM ASSOCIATION GA-26 AND ASTM C-840.
10.2 5/8" GYPSUM BOARD IS TO BE USED TO COMPLETELY SEPARATE GARAGE FROM LIVING AREA, APPLIED ON GARAGE SIDE PER THE PLANS, OR IN MAJOR ACCEPTABLE TO LOCAL JURISDICTION.
10.3 IF APPLICABLE AND AS SHOWN ON THE DRAWINGS, PROVIDE FIRE RESISTANT RATED ASSEMBLIES AS DETAILED FOR PARTY WALLS OR OTHER RATED WALLS OR FLOORS. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TESTING AGENCY'S REQUIREMENTS.
10.4 UNDERSIDE AND WALLS OF ACCESSIBLE, ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD.
10.5 WHEN CERAMIC TILE IS USED, WATER RESISTANT GYPSUM BOARD 1/2" THICK, OR APPROVED EQUAL IS REQUIRED AT TUB AND SHOWER SURROUNDING TO A HEIGHT OF 36" ABOVE TUB OR SHOWER PAN. GLASS MESH CEMENT BOARD IS A PREFERRED ALTERNATIVE.
10.6 INTERIOR PAINT (COORDINATE WITH HOME OWNER / MANUF. SPEC.)
-CEILING: 1 COAT PRIMER, 1 COAT FLAT LATEX
-FINISH WALLS: 1 COAT PRIMER, 1 COAT FLAT LATEX
-FINISH TRIM: 1 COAT PRIMER, 1 COAT SEMI-GLOSS ENAMEL FINISH
10.7 EXTERIOR PAINT (COORDINATE WITH HOME OWNER / MANUF. SPEC.)
-TRIM: 1 COAT PRIMER, 1 COAT EXTERIOR GRADE LATEX ENAMEL
10.8 CERAMIC TILE WALLS SHALL BE GLAZED MOSAIC TILE OVER WATER RESISTANT GYPSUM BOARD OR GLASS MESH MORTAR UNITS. USE THIN SET ORGANIC ADHESIVE (AMH A103-A) OVER GYPSUM BOARD AND SKY-SET LATEX PORTLAND MORTAR (AMH A103-B) OVER CEMENT BOARD. FLOOR TILE SHALL BE GLAZED MOSAIC TILE OVER A MINIMUM 5/8" PLYWOOD UNDERLAYMENT, SCREENED 1/2" O.C. TO SUBFLOOR OR AS RECOMMENDED BY MANUFACTURER. USE EPOXY MORTAR AND GROUT APPLICATION (AMH A103-C). JOINT SPACING SHALL NOT EXCEED 18" O.C.
10.9 BRIGHTLY FLOORS SHALL BE SHEET VINYL RESILIENT FLOORING, OVER 1/4" MIN. FIBERGLASS OR PLYWOOD UNDERLAYMENT OR AS DIRECTED BY THE OWNER.

\*\*\*ALL WORK TO COMPLY WITH IRC / IBC 2015

11. SPECIALTIES

- 11.1 IF APPLICABLE, PREBUILT FIREPLACES SHALL BE I.A.I. APPROVED AND INSTALLED ACCORDING TO THE MANUFACTURER'S SPECS.
11.2 TUBS AND BATH ACCESSORIES SHALL BE AS SPECIFIED BY THE OWNER.
11.3 MIRROR QUALITY AND SIZES TO BE SPECIFIED BY THE OWNER.
11.4 PROVIDE EITHER SHOWER RODS 20" ABOVE FINISHED FLOOR, OR TEMPERED, OR SAFETY LAMINATE GLASS DOORS, AS SPECIFIED BY THE OWNER.

12. MECHANICAL

- 12.1 HVAC AND PLUMBING CONTRACTORS SHALL COORDINATE ALL OPENINGS IN JOISTS, FLOORS, ETC., WITH GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK. ALL WORK SHALL BE PERMITTED IN COMPLIANCE WITH ALL LOCAL MECHANICAL AND PLUMBING CODES.
12.2 PROVIDE ONE DAMPER REGISTER PER 800 SQ. FT. OF UNFINISHED BASEMENT SPACE IF APPLICABLE.
12.3 PROVIDE EXHAUST FANS AT EACH BATH AND VENT TO EXTERIOR OF DWELLING.
12.4 IF APPLICABLE AND REQUIRED BY LOCAL CODE, PROVIDE FIRE SUPPRESSION SYSTEMS IN ACCORDANCE WITH NFPA 13D. PROVIDE SUCH REQUIREMENTS WITH THE LOCAL JURISDICTION BEFORE PROCEEDING WITH ANY WORK.
12.5 ALL DUCTWORK THAT PENETRATES A RATED WALL OR FLOOR ASSEMBLY SHALL BE PROVIDED WITH FIRE DAMPING.
12.6 ALL VENTS AND GLUES SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE TO ADJACENT WOOD FRAMING, GREATER IF SPECIFIED BY MANUFACTURER.
12.7 ANY PIPING PASSING UNDER FOOTINGS OR THROUGH A FOUNDATION WALL OR SLAB SHALL BE PROVIDED WITH A SLEEVE TWO (2) SIZES LARGER THAN THE SUBJECT PIPE.
12.8 PROVIDE OVERFLOW PANS AND DRAINS FOR WASHER AND WATER HEATER WHEN LOCATED ON A WOOD FLOOR SYSTEM.
12.9 PROVIDE HOSE BIBBS (FREEZE PROOF OR WITH SHUT OFF) AT FRONT AND REAR OF DWELLINGS, OR AS SHOWN ON DRAWINGS.
12.10 PROVIDE 1/2" CONDENSATE LINE FROM WATER HEATER AND AIR HANDLER TO POSITIVE CURB ALL OR TO SUMP PUMP IF PROVIDED OR AS DIRECTED BY LOCAL JURISDICTION.

13. ELECTRICAL

- 13.1 ALL PERMITTED WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY, AND ALL APPLICABLE LOCAL REGULATIONS, FUTURE AND APPLIANCES, AS SPECIFIED BY THE OWNER OR AS NOTED ON THE DRAWINGS.
13.2 ALL RECEPTACLES AT KITCHEN COUNTERS, VANITIES AND REFRIGERATOR TO BE 42" ABOVE FINISHED FLOOR. SWITCHES SHALL BE 48" MAX ABOVE FINISHED FLOOR.
13.3 PROVIDE GFCI RECEPTACLES AT ALL WET LOCATIONS AND IN ACCORDANCE WITH N.E.C. REQUIREMENTS.
13.4 PROVIDE HARDWIRED SMOKE DETECTORS IN EACH SLEEPING ROOM AND AT EACH FLOOR LEVEL WITHIN 10' OF EACH SLEEPING AREA, NOT CLOSER THAN 4' FROM RETURN AIR INLETS. ALL DETECTORS SHALL BE INTERCONNECTED TO SOUND SIMULTANEOUSLY.
13.5 IF REQUIRED BY THE LOCAL CODE, PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE RADON EXTRACTION FAN (W/ SWITCH) LOCATED IN ATTIC SPACE OR AS SPECIFIED BY THE OWNER.
13.6 ALL BRANCH CIRCUITS SERVING BEDROOMS SHALL BE PROTECTED BY ARC-FULTY CIRCUIT INTERRUPTERS PER NEC.
13.7 ALL PERMANENT APPLIANCES SHALL BE PROVIDED WITH BRANCH CIRCUIT OVER CURRENT PROTECTION DEVICES. FOR APPLIANCES RATED OVER 300 VOLTS-AMPS OR 1/8hp, DISCONNECT SHALL BE WITHIN LINE OF SIGHT.

14. DESIGN LOAD BASIS

Table with 2 columns: Load Type and Value. Includes Roof DL (25 PSF), 2nd Flr DL (25 PSF), 1st Flr DL (15 PSF), 2nd Flr DL (10 PSF), 1st Flr DL (15 PSF), 2nd Flr DL (10 PSF), and Wind Load (20 PSF).

15. ENERGY CODE NOTE

THIS PROJECT IS REQUIRED TO COMPLY WITH 2019 INTERNATIONAL ENERGY CODES IN RESPECT TO WALL INSULATION, CEILING (TUB, SKYLIGHTS, DORMER) GLASS, AIR LEAKAGE, FIRE PLACES, WATER HEATERS, HEAT PUMPS, SUCT INSULATION. CONTRACTOR TO REFER TO THIS CODE PRIOR TO CONSTRUCTION TO INSURE COMPLIANCE.

KLEIN, BRIDGET CAYEY RESIDENCE ADDITION
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