

Permits: 410-313-2455
 Inspections: 410-313-1810
 Automated Line: 410-313-3800

Howard County Building/Fire Permit Application
 Department of Inspections, Licenses & Permits
 3430 Court House Drive
 Ellicott City, MD 21043

Permit Number: _____

B18001285

Building Address: 12541 Holly Quarter Rd

Suite/Apt. # _____ SDP/WP/BA #: _____

Census Tract: _____ Subdivision: _____

Section: _____ Area: _____ Lot: _____

Tax Map: _____ Parcel: _____ Grid: _____

Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: _____

Proposed Use: _____

Estimated Construction Cost: \$ 1

Description of Work: _____

Occupant or Tenant: _____

Was tenant space previously occupied? Yes No

Contact Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

Property Owner's Name: Kenn + Diane O'Connor

Address: _____

City: _____ State: _____ Zip Code: _____

Home Phone: _____ Work Phone: _____

Applicant's Name & Mailing Address, (If other than stated herein): _____

Phone: _____ Fax: _____

Email: _____

Contractor Company: _____

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

License No. : _____

Phone: _____ Fax: _____

Email: _____

Engineer/Architect Company: _____

Responsible Design Prof.: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

BUILDING DESCRIPTION - COMMERCIAL	
Building Characteristics	Utilities
Height:	<u>Water Supply</u>
No. of stories:	<input type="checkbox"/> Public
Gross area, sq. ft./floor:	<input type="checkbox"/> Private
	<u>Sewage Disposal</u>
Area of construction (sq. ft.):	<input type="checkbox"/> Public
	<input type="checkbox"/> Private
Use group:	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<u>Construction type:</u>	<u>Heating System</u>
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Masonry	<u>Sprinkler System:</u>
<input type="checkbox"/> Wood Frame	<input type="checkbox"/> N/A
<input type="checkbox"/> State Certified Modular	<input type="checkbox"/> Full
<input checked="" type="checkbox"/> <u>Roadside Tree Project Permit</u>	<input type="checkbox"/> Partial
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Other Suppression
<u>Roadside Tree Project Permit #</u>	No. of Heads:

BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities
<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	<u>Water Supply</u>
<u>Depth</u> <u>Width</u>	<input type="checkbox"/> Public
1 st floor:	<input type="checkbox"/> Private
2 nd floor:	<u>Sewage Disposal</u>
Basement:	<input type="checkbox"/> Public
<input type="checkbox"/> Finished Basement	<input type="checkbox"/> Private
<input type="checkbox"/> Unfinished Basement	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Crawl Space	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Slab on Grade	<u>Heating System</u>
No. of Bedrooms:	<input type="checkbox"/> Electric
<u>Multi-family Dwelling</u>	<input type="checkbox"/> Oil
No. of efficiency units:	<input type="checkbox"/> Natural Gas
No. of 1 BR units:	<input type="checkbox"/> Propane Gas
No. of 2 BR units:	
No. of 3 BR units:	
Other Structure:	
Dimensions:	
Footings:	<input checked="" type="checkbox"/> <u>Roadside Tree Project Permit</u>
Roof:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> State Certified Modular	<u>Roadside Tree Project Permit #</u>
<input type="checkbox"/> Manufactured Home	

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 Signature

Email Address

Title/Company

Print Name

Date

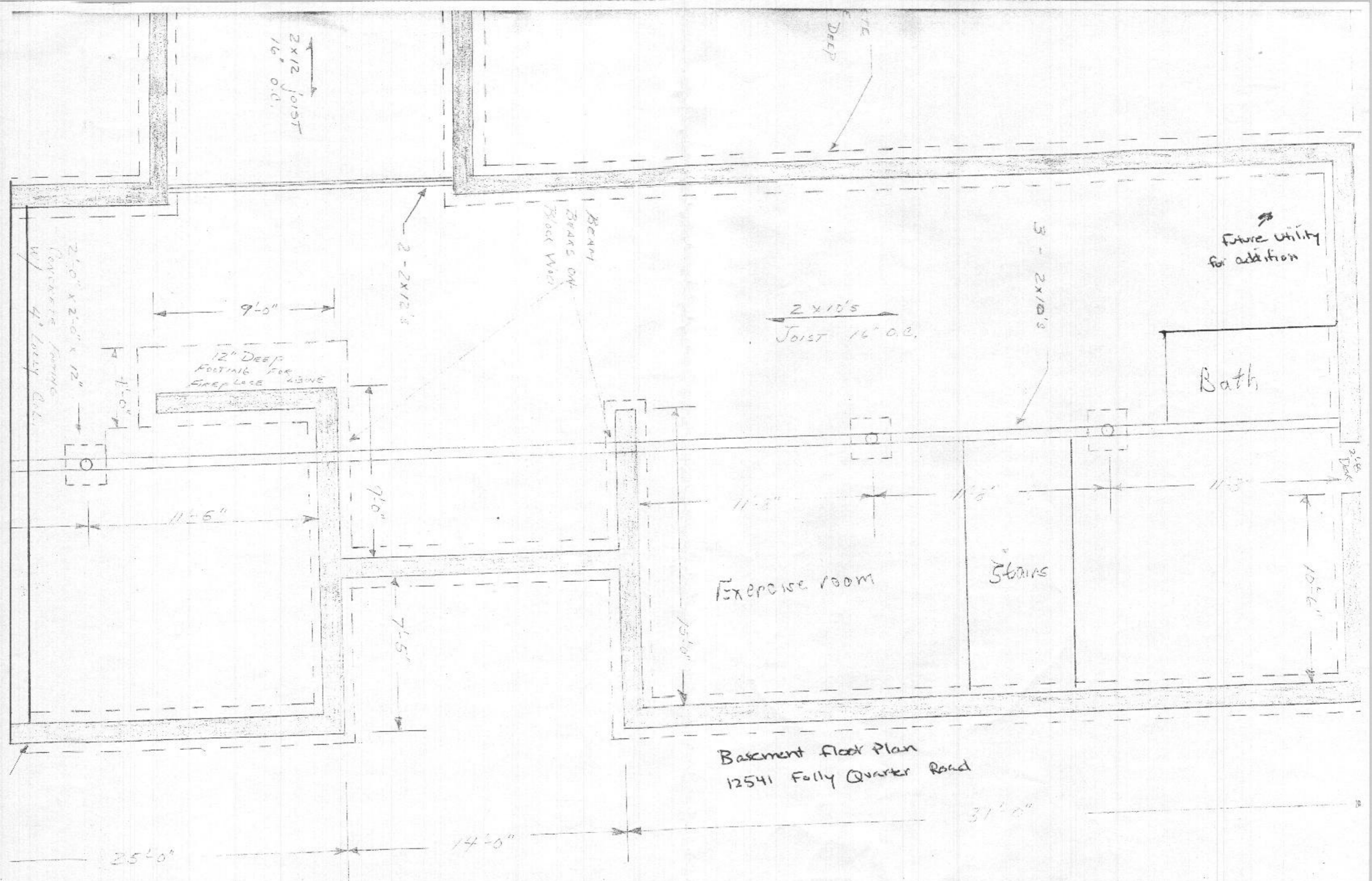
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		
Fire Protection	<u>5/31/18</u>	<u>H. Oswald</u>

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START
 ONE STOP SHOP

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$



2x12 Joist
16" o.c.

12"
Deep

Future utility
for addition

2'-0" x 2'-0" x 12"
Reinforced concrete
w/ 4" heavy d.c.

9'-0"

2 - 2x12's

Beam
Beams on
Block Wall

2x10's
Joist 16" o.c.

3 - 2x10's

Bath

12" Deep
Footing for
Fireplace

11'-6"

9'-0"

Exercise room

Stairs

7'-5"

10'-0"

Basement floor Plan
12541 Folly Quarter Road

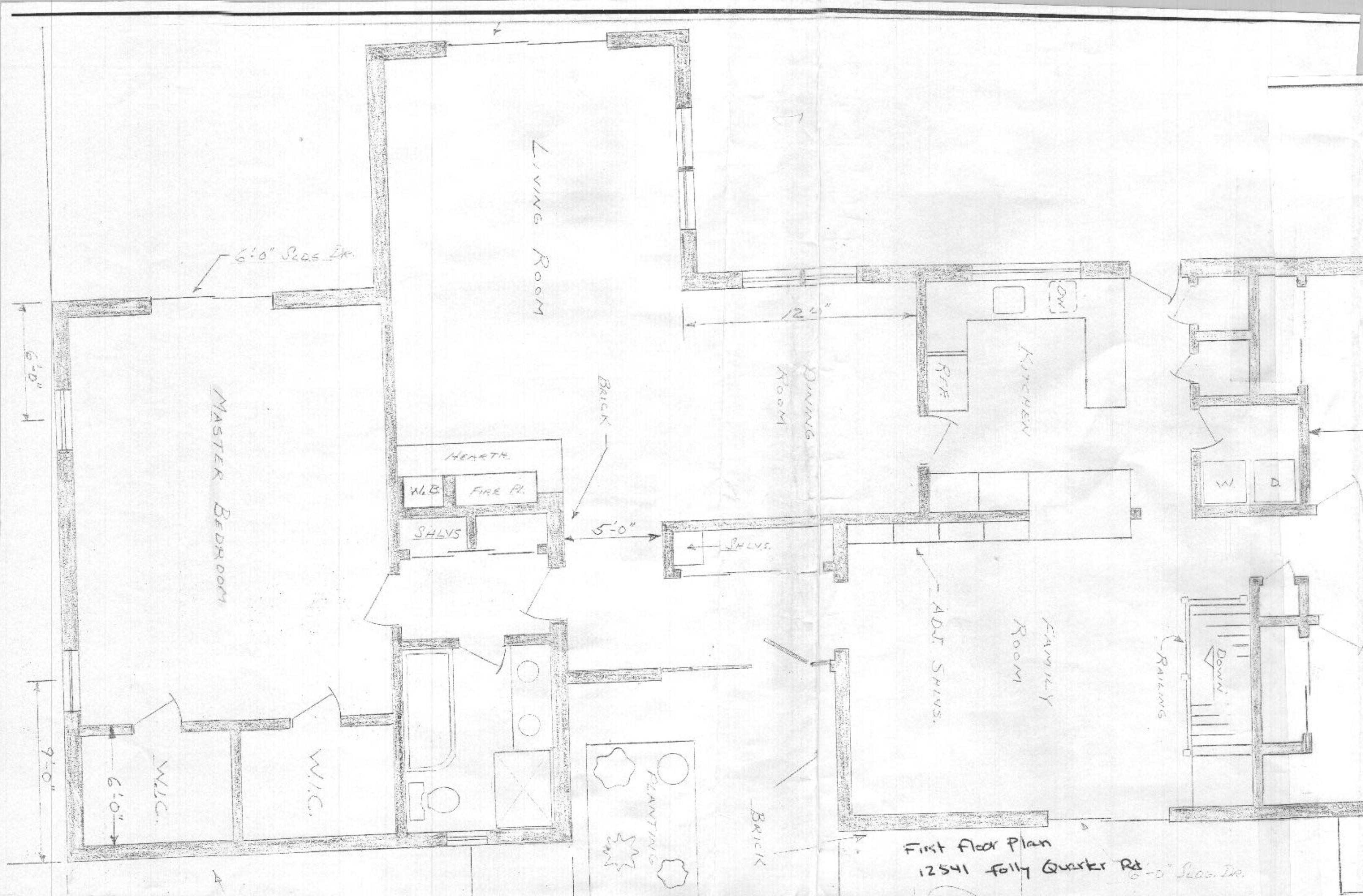
25'-0"

14'-0"

31'-0"

10'-6"

2'-0"



6'-0"

9'-0"

MASTER BEDROOM

6'-0" Side Dr.

W.I.C.

W.I.C.

LIVING ROOM

HEARTH

W.I.B.

FIRE PL.

SHLVs

BRICK

5'-0"

SHLVs

DINING ROOM

12'-0"

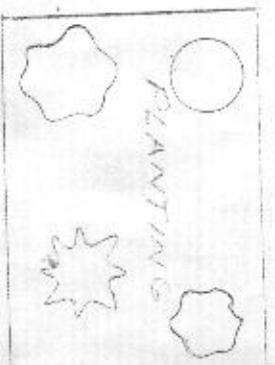
KITCHEN

ADJ. SHLVs.

FAMILY ROOM

RAILINGS

Down



BRICK

First floor Plan
12541 Holly Quarter Rd
6'-0" Side Dr.

DeGonia Designs LLC

312 Mangrove Rd.
Severna Park, MD 21146
410-518-6736

EMAIL:
Scott@DeGoniaDesigns.com

O'Conner Residence

12541 Folly Quarter Rd. Ellicott city, MD 21042

CoverSheet

Project number	2018-20
Date	3-25-18
Drawn by	s.d.
Checked by	s.d.

A 1

Scale

GENERAL STRUCTURAL NOTES

- GENERAL
 - ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 - DESIGN LIVE LOADS:

ROOF	30 PSF
FLOORS	40 PSF
SLEEPING AREAS	30 PSF
GROUND SNOW LOAD, P _s	25 PSF
BASIC WIND SPEED (3 SECOND GUST)	115 MPH
SEISMIC DESIGN CATEGORY	A
SEISMIC SITE CLASS	D
 - THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING AS REQUIRED TO SUPPORT THE EXISTING STRUCTURE. THE CONTRACTOR SHALL EXAMINE THE EXISTING STRUCTURE TO DETERMINE THE EXTENT OF NECESSARY SHORING AND BRACING. THE CAPACITY AND METHOD USED FOR SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- FOUNDATIONS
 - FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF ASSUMING CLAY SOIL CONDITIONS AS SPECIFIED IN TABLE R401.4.1 OF THE INTERNATIONAL RESIDENTIAL CODE. CONTRACTOR TO VERIFY THAT THE EXISTING SOIL CONDITIONS MEET OR EXCEED THE CLASS OF SOIL MATERIAL SPECIFIED IN THIS TABLE. IF ACTUAL SOIL CONDITIONS DO NOT CONFORM TO TABLE R401.4.1, THE FOUNDINGS WILL HAVE TO BE REDESIGNED. 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.

- CAST IN PLACE CONCRETE
 - ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING DOCUMENTS:
 - ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 - ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - ALL CONCRETE SHALL BE (F-8,000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED.
 - SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH 6"x6" #14 @ 18" ON CENTER OVER 6" ML POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED.

- REINFORCING STEEL
 - ALL REINFORCING SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615, GRADE 60. ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE ACI'S MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES (ACI 318).
 - ALL SPLICES IN REINFORCING SHALL BE 24" BEND HORIZONTAL REINFORCING 1'-0" AROUND ALL CORNERS OR PROVIDE 4'-0" LONG CORNER BARS TO MATCH HORIZONTAL REINFORCING.

- MASONRY
 - 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/ASCE 5/TMS 402) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530/ASCE 6/TMS 602) IN ALL RESPECTS.
 - MASONRY CONSTRUCTION SHALL CONFORM TO STANDARD HOLLOW UNIT'S CONFORMING TO ASTM C-90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C-145.
 - MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE "S" MORTAR AS DESCRIBED IN ACI 530.
 - ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM C-476. SLUMP RANGE 8"-11". PLACE GROUT IN 5'-0" MAXIMUM POUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION.
 - PROVIDE 8" DEPTH OF SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 16" HIGH X 16" LONG 100% SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE.
 - 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.
 - GROUT ALL COLLAR JOINTS (VERTICAL JOINT BETWEEN BRICK AND CMU) 100% SOLID. PROVIDE SOLID BLOCK OR FILL WALL SOLID WITH GROUT DIRECTLY BELOW ALL CHANGES IN WALL THICKNESS OR CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS BEARINGS FOR ALL FACE SHELLS OF BLOCK.
 - SUPPORT AND FASTEN VERTICAL BAR REINFORCEMENT TO PREVENT MOVEMENT WHEN GROUT IS INSTALLED. LAP ALL VERTICAL REINFORCING 48 BAR DIAMETERS MINIMUM.

- STRUCTURAL STEEL
 - ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A36 OR A992. ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISI MANUAL, AISI SPECIFICATION AND AISI CODE OF STANDARD PRACTICE.

- WOOD
 - STRUCTURAL SOLID 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.
 - WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION AND COMMENTARY (ANSI/TPI 1-2002) AND GUIDE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BSC-181) AS PUBLISHED BY THE METAL PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1997 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
 - WOOD TRUSSES AND ENGINEERED FLOOR JOISTS ALONG WITH ALL METAL HANGERS REQUIRED AT FLUSH CONNECTIONS 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.
 - ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b=2600psi, F_v=250psi, E=1,900,000psi, F_c=2510psi (PARALLEL), F_c=780psi (PERPENDICULAR). ALL LVL'S SHALL HAVE A 1/32" MINIMUM THICKNESS.
 - ALL MULTIPLE MEMBERS 10" OR LESS IN DEPTH SHALL HAVE EACH MEMBER NAILED WITH 2 ROWS OF 16d NAILS SPACED AT 12" O.C. MEMBER DEEPER THAN 10" SHALL HAVE 3 ROWS OF 16d NAILS SPACED AT 12" O.C.
 - PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN.
 - ALL NAILS ARE TO BE COMMON WIRE NAILS. NAILING 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 2003 INTERNATIONAL RESIDENTIAL CODE. ALL MULTIPLE STUD POSTS ARE TO BE NAILED TOGETHER WITH 12d NAILS @ 6" O.C. STAGGERED.
 - PROVIDE BLOCKING SPACED AT 24" O.C. IN FIRST JOIST, RAFTER OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL. NAIL SHEATHING (FLOOR, CEILING OR ROOF) TO BLOCKING AND NAIL BLOCKING TO EXTERIOR WALL PLATE. PROVIDE ONE ROW OF 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.
 - PROVIDE THE FOLLOWING LAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE:

0'-0" - 3'-4" OPENING	2 JACK STUDS, 1 KING STUD
3'-5" - 6'-0" OPENING	2 JACK STUDS, 1 KING STUD
6'-1" - 9'-0" OPENING	2 JACK STUDS, 2 KING STUDS
 - PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND WOOD BEAMS UNLESS NOTED OTHERWISE ON PLANS. WOOD BEAMS, GIRDER TRUSSES AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS.
 - ALL EXTERIOR STUD WALLS AND INTERIOR STUD BEARING WALLS SHALL HAVE STUDS SPACED AT 16" O.C. MAXIMUM AND SHALL HAVE SOLID BRIDGING AT MID HEIGHT OF ALL STUDS UNLESS NOTED OTHERWISE.
 - 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.
 - ALL FASTENERS USED WITH PRESSURE TREATED LUMBER ARE TO BE HOT DIP GALVANIZED, STAINLESS STEEL OR 1.95 OZ. OF ZINC PER SQUARE FOOT OF SURFACE (G105).
 - ALL FLUSH WOOD CONNECTIONS SHALL HAVE METAL HANGERS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR ACTUAL LOADS. INSTALL ALL HANGERS IN STRICT CONFORMANCE TO THE MANUFACTURER'S INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.

- LINTELS
 - ALL STEEL LINTELS IN MASONRY WALLS SHALL BE STEEL ANGLES WITH SIZES AS FOLLOWS FOR EACH 4" OF WALL THICKNESS OR FRACTION THEREOF (UNLESS NOTED OTHERWISE ON DRAWINGS):

SPANS	ANGLE SIZE
UNDER 6'-0"	4" X 3-1/2" X 5/16"
6'-0" TO 7'-11"	6" X 3-1/2" X 5/16"
8'-0" TO 10'-0"	8" X 4" X 5/16"
 - LINTEL ANGLES SHALL HAVE A MINIMUM END BEARINGS OF 8" BUT NO LESS THAN 1" OF BEARING FOR EACH FOOT OF OPENING WIDTH. ALL STEEL ANGLE LINTELS SHALL BE TACK WELDED TOP AND BOTTOM IN SUCH A MANNER AS TO INSURE THAT THE 2 OR 3 ANGLES WILL ACT AS ONE MEMBER. ALL EXTERIOR EXPOSED STEEL LINTELS ARE TO BE PAINTED WITH RUST-O-LEUM PAINT.

- PRECAST LINTELS IN MASONRY WALLS SHALL BE PRECAST CONCRETE (MIN 10,000 PSI) AS FOLLOWS FOR EACH 4" OF WALL THICKNESS OR FRACTION THEREOF (UNLESS NOTED OTHERWISE):

SPANS	PRECAST Lintel SIZE
UNDER 8'-0"	8" DEEP WITH 1 #3 BAR T&B
8'-0" TO 12'-0"	16" DEEP WITH 1 #5 BAR T&B

PRECAST LINTELS SHALL BE SAME WIDTH AS WALLS SUPPORTED. MINIMUM END BEARINGS 8" FOR ALL PRECAST LINTELS SPECIFIED ABOVE.

2015 IECC CODE COMPLIANCE

- N1101.7 (R301.1) CLIMATE ZONE 4A
- N1101.13 (R401.2) COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS
- N1102.1.1 (R402.1.1) EXTERIOR FRAME WALL CONSTRUCTION:
2x6 STUDS
R-21 KRAFT FACED BATT INSULATION
7/16" O.S.B. (CONTINUOUS)
HOUSEWRAP
- N1102.2.1 (R402.2.1) ATTIC INSULATION
R-49, R-38 IF 12" ENERGY HEEL IS USED.
- N1102.1.2 (R402.1.2) BASEMENT WALL INSULATION
R-10 FOL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT
- N1102.1.2 (R402.1.2) CRAWL SPACE WALL INSULATION
R-10 FOL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".
- N1102.1.2 (R402.1.2) FLOOR INSULATION OVER UNCONDITIONED SPACES:
R-19 BATT INSULATION
- N1102.1.2 (R402.1.2) WINDOW U-VALUE / SHGC
35 (U-VALUE)
40 (SHGC)

- N1102.1.2 (R402.1.2) 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.

- N1102.2.1 (R402.2.1) CEILING WITH ATTIC SPACE. WHEN SECTION R402.1.1 WOULD REQUIRE R-38 IN THE CEILING, R-30 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. SIMILARLY, R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.3 AND THE TOTAL UA IN SECTION N1102.2.1 (R402.1.4).

- N1102.2.4 (R402.2.4) ATTIC HATCHES AND DOORS. ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-30

- N1102.4 (R402.4) BUILDING THERMAL ENVELOPE (AIR LEAKAGE). THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R1102.4.1 THROUGH R1102.4.4. EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED. THIS SECTION OF 2015 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL.

- N1102.4.1.2 (R402.4.1.2) THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2 AND 3 AIR CHANGES PER HOUR IN CLIMATE ZONE 3 THROUGH 8. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASGALS).

- N1102.4.2 (R402.4.2) FIREPLACES. NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.

- N1102.4.3 (R402.4.3) PENETRATION AIR LEAKAGE. WINDOWS, SKYLIGHTS AND SLIDING DOORS SHALL AN AIR INFILTRATION RATE OF NO MORE THEN 0.5 CFM PER SQUARE FOOT (1.5 L/S/M²) AND SWINGING DOORS NO MORE THEN 0.5 CFM PER SQ. FOOT (2.6 L/S/M²) WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/15.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.

- N1102.4.4 (R402.4.4) RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.

- N1103.1.1 (R403.1.1) THERMOSTAT. ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2015 IECC SECTION R403.1.

- N1103.3.1 (R403.3.1) 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.

- N1103.3.2 (R403.3.2) DUCT SEALING. ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH EITHER THE IMC OR THE IRC AS APPLICABLE. 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 TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.

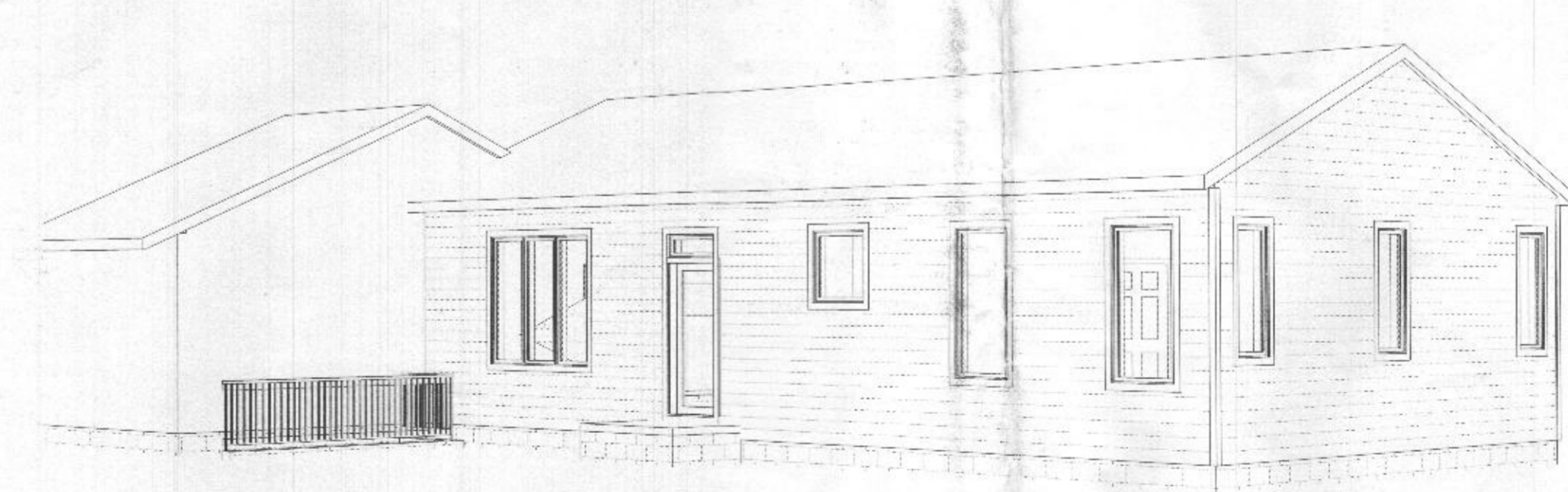
- N1103.6 (R403.6) MECHANICAL VENTILATION. OUTDOOR MAKE-UP AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING.

- N1103.7 (R403.7) EQUIPMENT SIZING. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.

- N1104.1 (R404.1) LIGHTING EQUIPMENT. A MINIMUM OF 75% OF ALL LAMPS (LIGHT) MUST BE HIGH-EFFICACY LAMPS.

- WATER HEATER. MINIMUM EFFICIENCY TESTING ESTABLISHED BY NAEGA

- MECHANICAL TESTING. ALL MECHANICAL TESTING TO BE PERFORMED BY A CERTIFIED CONTRACTOR.



1 3D View

NOTE

THESE DRAWINGS DO NOT INCLUDE INDICATIONS OF NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL RULES AND REGULATIONS THEREOF. IT SHALL BE THE CONTRACTOR(S) RESPONSIBILITY FOR COMPLIANCE THEREOF.

COPIES

ALL WORK ON THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS AND ANY ADDITIONAL REQUIREMENT SO STATED IN ANY LAW, ORDINANCE OR REGULATION PERTAINING TO CONSTRUCTION WITHIN THE SCOPE OF THE AUTHORITY (CITY, COUNTY, STATE OR FEDERAL) HAVING JURISDICTION OVER THE PROPOSED WORK. ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY CONSERVATION ZONING AND FIRE. IT SHALL BE THE CONTRACTOR(S) RESPONSIBILITY FOR THE CONFORMITY TO ALL CODES APPLICABLE TO THIS PROJECT.

MATERIALS, COMPONENTS, SYSTEMS & FINISHES

ALL MATERIALS, COMPONENTS, SYSTEMS, INTERIOR AND EXTERIOR FINISHES SHALL BE INSTALLED, ASSEMBLED, OPERATED AND/OR APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS AND/OR INSTRUCTIONS. IT SHALL BE THE CONTRACTOR(S) RESPONSIBILITY FOR THE PROPER INSTALLATION, APPLICATION, ASSEMBLY AND/OR OPERATION OF SAID MATERIALS, COMPONENTS, SYSTEMS AND FINISHES.

VERIFICATION

THE CONTRACTOR SHALL VERIFY AND FIELD CHECK ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK, AND SHALL REVEAL ALL DRAWINGS AND SPECIFICATIONS FOR ANY CONDITIONS THAT MAY AFFECT HIS WORK, AND SHALL REPORT TO THE DESIGNER ANY CONDITIONS OR DISCREPANCIES, OR REQUEST CLARIFICATION PRIOR TO THE START OF ANY WORK. FAILURE TO REPORT SUCH CONDITIONS OR DISCREPANCIES OR TO REQUEST CLARIFICATION PRIOR TO THE START OF ANY WORK, IS A WAIVER TO ANY CLAIM BY THE CONTRACTOR(S) FOR ANY ADDITIONAL EXPENSES MADE NECESSARY BY REASON OF LATER INTERPRETATION OF THE DRAWINGS.

SMOKE DETECTORS

SMOKE DETECTORS SHALL BE LOCATED IN AREAS REQUIRED BY LOCAL CODES AND APPROVED BY THE FIRE MARSHAL. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT AND SHALL PROVIDE AN ALARM WHICH WILL BE HEARD IN ALL SLEEPING AREAS. ALL DETECTORS SHALL BE APPROVED AND LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

GLAZING NOTES

TEMPERED GLASS SHALL BE USED IN THE FOLLOWING SPECIFIC HAZARDOUS LOCATIONS:

- GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED, SLIDING OR SPRINGING PANELS OF SLIDING OR SWINGING-TYPE DOORS.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING, OPERABLE OR NONOPERABLE, IN SHOWER AND BATHTUB DOORS AND ENCLOSED WITH A HORIZONTAL EDGE LESS THAN 6 FEET (1829 MM) ABOVE THE ROOM FLOOR LEVEL OR LESS THAN 10 INCHES (254 MM) ABOVE THE COMPARTMENT FLOOR.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE, PANEL ADJACENT TO A DOOR WHERE THE NEAREST EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A GLEESD POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

- GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF 4 SQUARE FEET (0.89 M²) WITH THE LOWEST EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FINISH FLOOR LEVEL OR WALKING SURFACE WITHIN 36 INCHES (914 MM) OF SUCH GLAZING, IN LIEU OF BATTERY GLAZING. SUCH GLAZED PANELS MAY BE PROTECTED WITH A HORIZONTAL MEMBER NOT LESS THAN 1 1/2 INCHES (38 MM) IN WIDTH WHEN LOCATED BETWEEN 24 INCHES (610 MM) AND 36 INCHES (914 MM) ABOVE THE WALKING SURFACE.

- ALL GLAZING IN KALINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDING AREA STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

FRAMING & DESIGN NOTES

CAUTION: TYPICAL FLOOR FRAMING IS NOT DESIGNED FOR SUPPORT OF WATERBED(S) WHICH MAY REQUIRE ADDITIONAL STRUCTURAL MEMBERS DUE TO LARGE CONCENTRATED LOADING.

- FRAMING MEMBERS TO BE:
JOISTS & RAFTERS: HEM FIR NO.2
F_b=1,900 P.S.I.
E=1,300,000 P.S.I.

PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN.

CONTRACTOR TO VERIFY BEARING LENGTHS REQUIRED FOR ALL BEAMS. CONTRACTOR TO VERIFY ALL POST-TO-BEAM CONNECTIONS ARE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

FOOTINGS ARE SIZED FOR ASSUMED SOIL BEARING CAPACITY OF 2000 P.S.F. IF ACTUAL SOIL BEARING CAPACITY IS FOUND TO BE LESS, THE FOOTINGS ARE TO BE REDESIGNED ACCORDINGLY. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I.

LINTELS

- ALL STEEL LINTELS IN MASONRY WALLS SHALL BE STEEL ANGLES WITH SIZES AS FOLLOWS FOR EACH 4" OF WALL THICKNESS OR FRACTION THEREOF (UNLESS NOTED OTHERWISE ON DRAWINGS):

SPANS	ANGLE SIZE
UNDER 6'-0"	4" X 3-1/2" X 5/16"
6'-0" TO 7'-11"	6" X 3-1/2" X 5/16"
8'-0" TO 10'-0"	8" X 4" X 5/16"

LINTEL ANGLES SHALL HAVE A MINIMUM END BEARINGS OF 8" BUT NO LESS THAN 1" OF BEARING FOR EACH FOOT OF OPENING WIDTH. ALL STEEL ANGLE LINTELS SHALL BE TACK WELDED TOP AND BOTTOM IN SUCH A MANNER AS TO INSURE THAT THE 2 OR 3 ANGLES WILL ACT AS ONE MEMBER. ALL EXTERIOR EXPOSED STEEL LINTELS ARE TO BE PAINTED WITH RUST-O-LEUM PAINT.

- ALL PRECAST LINTELS IN MASONRY WALLS SHALL BE PRECAST CONCRETE (MIN 10,000 PSI) AS FOLLOWS FOR EACH 4" OF WALL THICKNESS OR FRACTION THEREOF (UNLESS NOTED OTHERWISE):

SPANS	PRECAST Lintel SIZE
UNDER 8'-0"	8" DEEP WITH 1 #3 BAR T&B
8'-0" TO 12'-0"	16" DEEP WITH 1 #5 BAR T&B

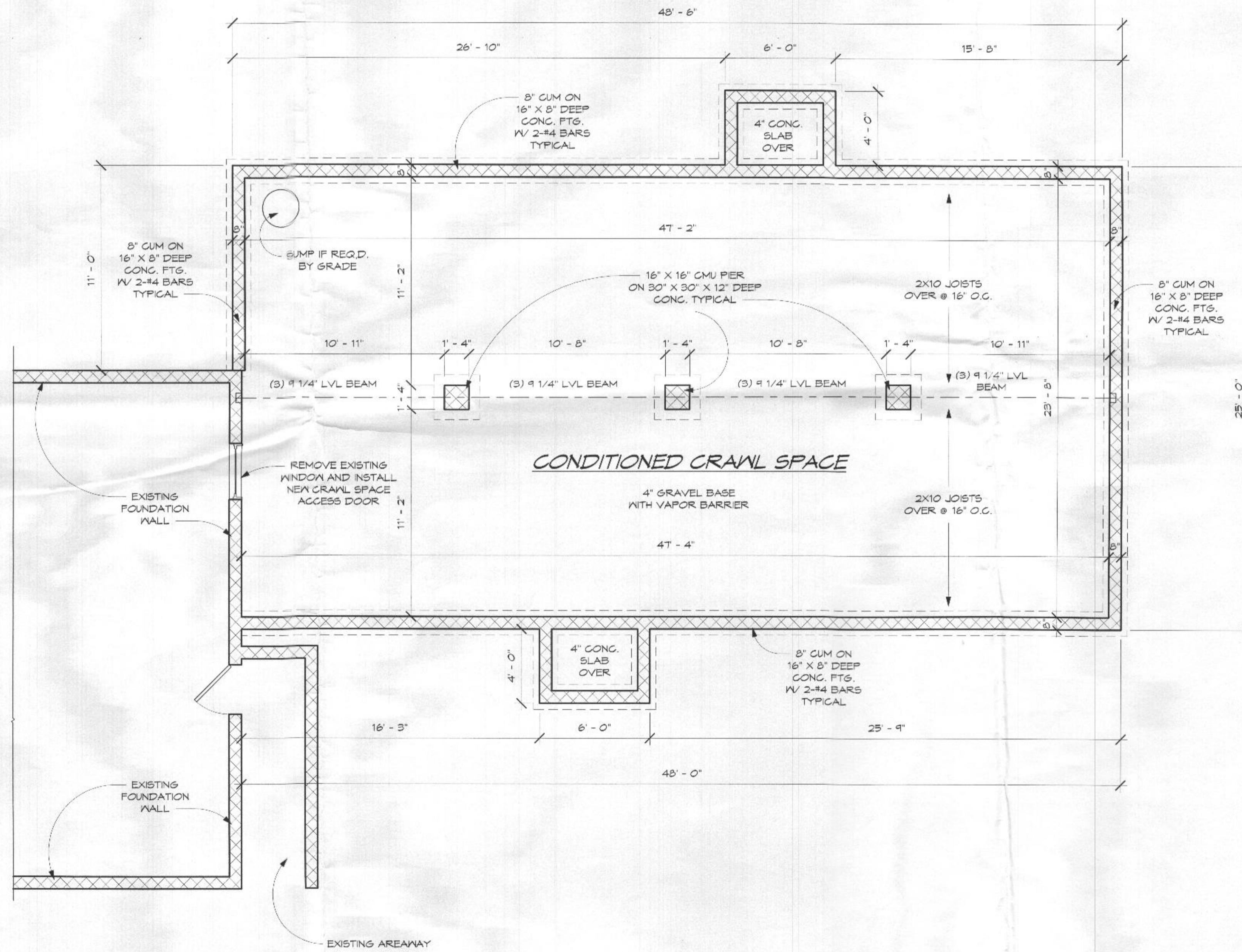
PRECAST LINTELS SHALL BE SAME WIDTH AS WALLS SUPPORTED. MINIMUM END BEARINGS 8" FOR ALL PRECAST LINTELS SPECIFIED ABOVE.

**DeGonia
Designs
LLC**

312 Mangrove Rd.
Severna Park, MD 21146
410-518-6736

EMAIL:
Scott@DeGoniaDesigns.com

O'Conner Residence
12541 Folly Quarter Rd. Ellicott city, MD 21042



① Foundation Plan
1/4" = 1'-0"

No.	Description	Date

Foundation Plan

Project number 2018-20
Date 3-25-18
Drawn by s.d.
Checked by s.d.

A 3

Scale 1/4" = 1'-0"

3/26/2018 4:25:52 PM

**DeGonia
Designs
LLC**

312 Mangrove Rd.
Severna Park, MD 21146
410-518-6736

EMAIL:
Scott@DeGoniaDesigns.com

O'Conner Residence
12541 Folly Quarter Rd. Ellicott city, MD 21042

No.	Description	Date

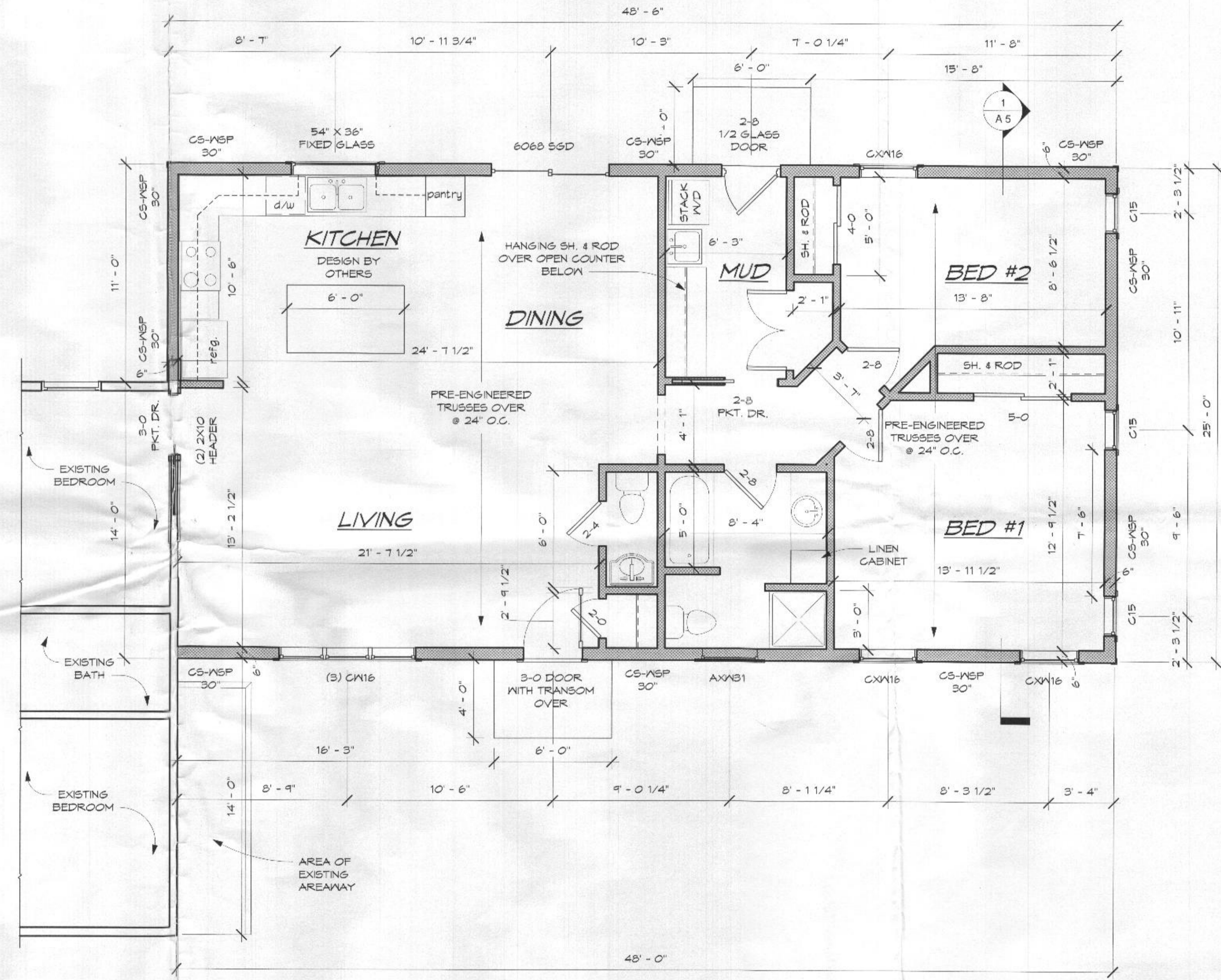
**First Floor &
Roof Plans**

Project number 2018-20
Date 3-25-18
Drawn by s.d
Checked by s.d

A 4

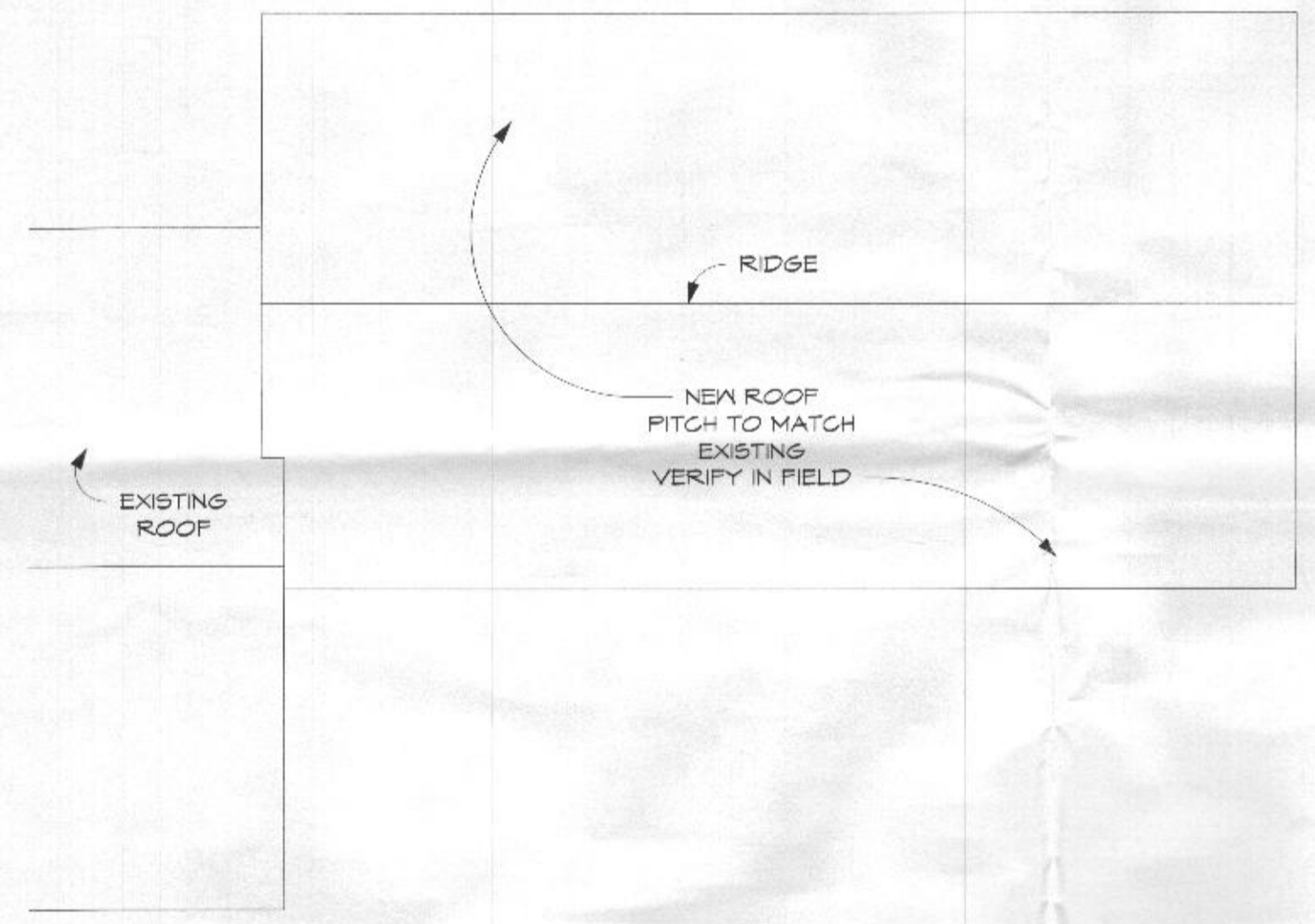
Scale As indicated

3/26/2018 4:25:53 PM



1 First Floor Plan
1/4" = 1'-0"

2 Roof Plan
1/8" = 1'-0"



**DeGonia
Designs
LLC**

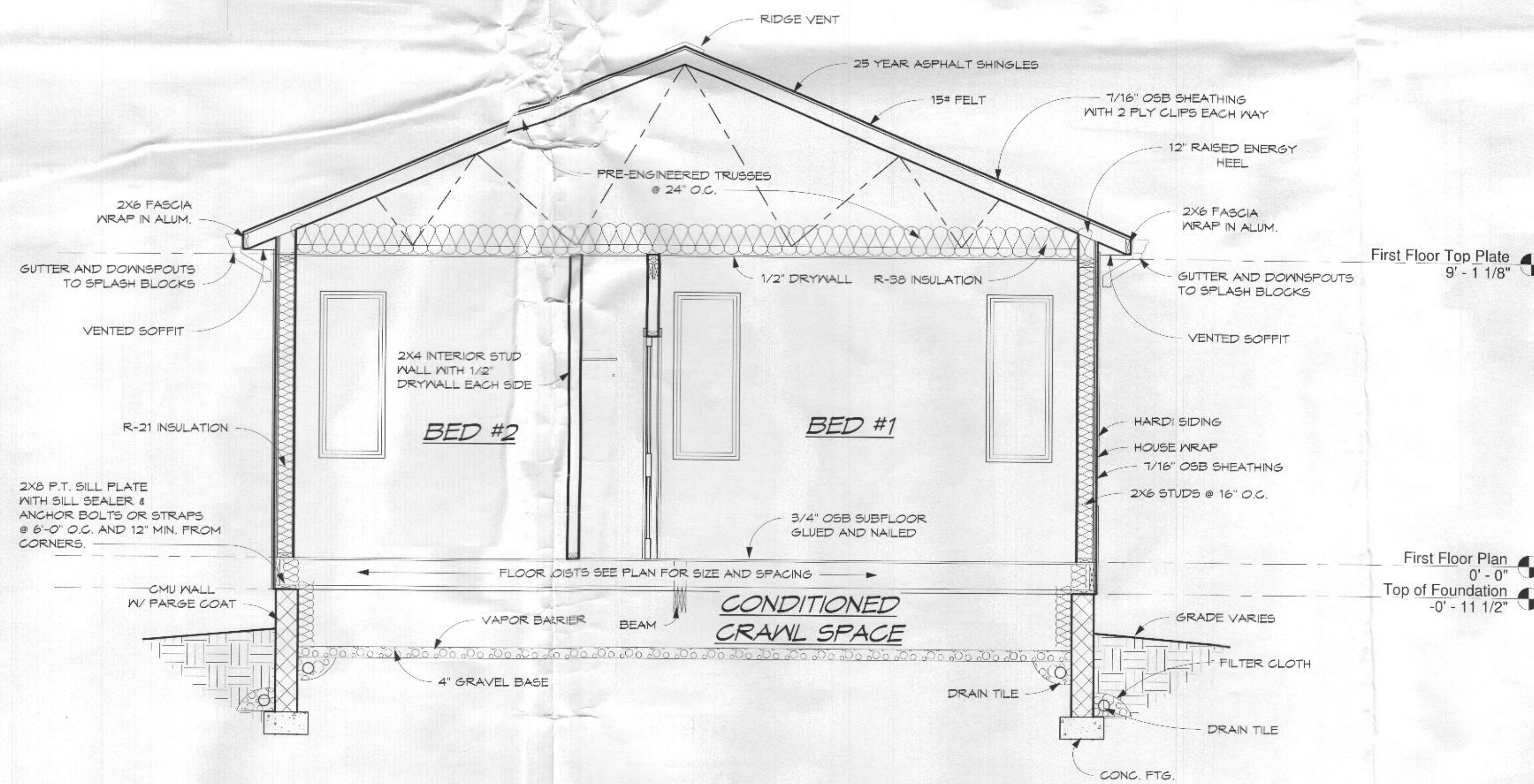
312 Mangrove Rd.
Severna Park, MD 21146

410-518-6736

EMAIL:
Scott@DeGoniaDesigns.com

O'Conner Residence

12541 Folly Quarter Rd. Ellicott city, MD 21042



1 Section 1
3/8" = 1'-0"

No.	Description	Date

Typical Section

Project number	2018-20
Date	3-25-18
Drawn by	s.d.
Checked by	s.d.

A5

Scale 3/8" = 1'-0"

3/26/2018 4:25:53 PM