

PERMIT NUMBER: B 27003377

DATE ACCEPTED:

RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4
www.howardcountymd.gov



BUILDING SITE ADDRESS REQUIRED

Street Address: 13783 FREDERICK Rd		Unit:
City: West Friendship	State: MD	Zip Code: 21794
Subdivision/Village/Complex Name:		SDP/WP/BA #:
Lot:	Tax Map: 15	Parcel: 178
Grading Permit #:		

DESCRIPTION OF WORK REQUIRED

Existing Use:	Proposed Use: SINGLE FAMILY DWELLING	Estimated Cost: \$ 975K
Trade Work to Be Completed (Separate Permits Required): <input type="checkbox"/> Mechanical (HVACR) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> None Construct & Build 2 story Single Family Dwelling with wrap around covered porch - 2 car attached garage 3 bedrooms - 2.5 baths wood burning FP + unfinished basement		

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Michael & Jody Tick	Primary Residence: <input type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 636 Oak Tree	
City: Westminster	State: MD
Phone:	Zip Code: 21784
Email:	

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Highlight Constr. Co. Inc.	Contact Name: Deborah Trombetta
Street Address: 1130 Home Dale Rd	
City: Sykesville	State: MD
Phone: 410-245-1227	Zip Code: 21784
Email: highlightconst@a.comcast.net	

CONTRACTOR INFORMATION REQUIRED

Business Name: Highlight Constr. Co. Inc.	License #: 6199
Licensee's Name: Vincent Trombetta	
Street Address: 1130 Home Dale Rd	
City: Sykesville	State: MD
Phone: 410-245-1227	Zip Code: 21784
Email: vincent@highlightconst.com	

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: GBL Home Designs	Name: GREG LITTLE
Street Address: P.O. Box 237	
City: Finksburg	State: MD
Phone: 410-832-8370	Zip Code: 21048
Email:	

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: <input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> SF Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Multi-Family Dwelling (MF*)	Condo: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Utilities: <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas	Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Well)
Heating System: <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Other:	Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Septic)
Sprinkler System: <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input type="checkbox"/> NFPA 13D <input type="checkbox"/> None	Roadside Tree Project: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: #
Fire Alarm System: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Voice Evac	

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options:					
# of Bedrooms (SF): 3	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):	
# Rooms: 12	# Full Baths: 2	# Half Baths: 1	# Fireplaces: 1		
Garage/Carport Info: <input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None					
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input checked="" type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial					
1st Fl Width: 77	1st Fl Depth: 38	2nd Fl Width: 71	2nd Fl Depth: 31	Bsmt Width: 83	Bsmt Depth: 63
Energy Method: <input type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 2100 sq ft	Occupiable Area: 2100 sq ft		

AGREEMENT/ DISCALIMER REQUIRED

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 ORIGINAL SIGNATURE: Deborah Trombetta	DATE SIGNED: 8-29-22
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FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY				
AGENCIES REQUIRED/APPROVALS: 10-25-22				
<input type="checkbox"/> PR	<input type="checkbox"/> DPZ	<input type="checkbox"/> DED	<input checked="" type="checkbox"/> Health DBernard	<input type="checkbox"/> SHA
SUBMITTAL FEES:	PAYMENT:	ACCEPTED BY:		

THE FICK RESIDENCE

THE FICK RESIDENCE HOWARD COUNTY, MD.

ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

GENERAL STRUCTURAL NOTES

- GENERAL**
 - ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 - DESIGN LIVE LOADS:**
 - ROOF.....40 PSF
 - FLOORS.....40 PSF
 - SLEEPING AREA.....30 PSF
- FOUNDATIONS**
 - FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. 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. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN 2000 PSF, THE FOOTINGS WILL HAVE TO BE REDESIGNED.
- CAST IN PLACE CONCRETE**
 - ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:
 - ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 - ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - ALL CONCRETE EXCEPT AS NOTED SHALL BE (FC=3,000 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" #11.4X1.4 W/F OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED.
- 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 530-12/ASCE 5-12/TMS 402-12) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-12/ASCE 6-12/TMS 602-12) IN ALL RESPECTS.
 - MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM C 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C 145.
 - ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE "S" MORTAR AS DESCRIBED IN ACI 530-12.
 - ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM C 476. SLUMP RANGE 8-11". PLACE GROUT IN 8'-0" MAXIMUM POUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION.
 - PROVIDE 8" DEPTH OF 100% SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 16" HIGH 100% SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE.
 - ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 9 GASS TRUSS TYPE GALVANIZED DUR-O-WALL SPACED VERTICALLY AT 16" O.C. UNLESS LAF ALL DUR-O-WALL 6" MINIMUM. PROVIDE CORNER AND TEE PIECES AT ALL INTERSECTIONS.
 - LOOSE LINTELS FOR MASONRY WALLS SHALL BE FOR EACH 4" WIDTH OF MASONRY ONE STEEL ANGLE AS FOLLOWS:
 - 0'-0" TO 3'-0" 3-1/2" X 3-1/2" X 5/16"
 - 3'-1" TO 5'-0" 4" X 3-1/2" X 5/16"
 - 5'-1" TO 6'-4" 5" X 3-1/2" X 3/8"
 - 6'-1" TO 8'-0" 6" X 3-1/2" X 3/8"
 - ALL ANGLES SHALL HAVE THEIR SHORT LEGS OUTSTANDING AND 6" MINIMUM BEARING.
- STRUCTURAL STEEL**
 - ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36 (LATEST LOCAL APPROVED). ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE.
 - ALL WELDED CONNECTIONS SHALL BE DONE WITH E70XX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDING AND D1.1. WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED.
- WOOD**
 - STRUCTURAL WOOD RAFTERS, JOISTS, BEAMS, AND STUDS SHALL BE HEM FIR #2 OR SPRUCE PINE FIR #2 SURFACED DRY AT A MAXIMUM OF 19% 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 (ANSI/TPI 1) AND COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-11) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
 - WOOD TRUSSES AND ENGINEERED FLOOR JOISTS 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: Fb=2500 psi, Fv=205 psi, E=1,900,000 psi, Fc=2510 psi (PARALLEL), Fc=1750 psi (PERPENDICULAR).
 - ALL DOUBLE MEMBERS SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS SPACED AT 12" O.C. ALL TRIPLE MEMBERS SHALL BE NAILED TOGETHER WITH 3 ROWS OF 16d NAILS SPACED AT 12" O.C. NAILED FROM EACH SIDE.
 - 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 2018 INTERNATIONAL RESIDENTIAL CODE. ALL MULTIPLE STUD POSTS ARE TO BE NAILED TOGETHER WITH 12d NAILS @ 6" O.C. STAGGERED.
 - PROVIDE BRIDGING SPACED AT 48" O.C. IN FIRST TWO JOIST, RAFTER, OR TRUSS SPACES FROM RAFTER TO EXTERIOR WALL. NAIL BRIDGING (FLOOR, CEILING OR ROOF) TO BRIDGING AND NAIL BRIDGING EXTERIOR WALL. PLATE OR 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 JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE.
 - 0-3' OPENING 1 JACK STUD, 1 KING STUD
 - 3'-1" - 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, GIRDERS TRUSSES AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS.
- 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 FLUSH JOIST TO BEAM OR BEAM TO BEAM CONNECTIONS SHALL BE MADE WITH JOIST OR BEAM HANGERS TO SUPPORT THE LOAD CAPACITY INDICATED ON THE PLANS OR THE FULL CAPACITY OF THE JOIST OR BEAM. HANGERS SHALL BE PROVIDED BY SIMPSON STRONG TIE OR IJEP LUMBER CONNECTORS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR THE CAPACITY STATED. INSTALL ALL HANGERS IN STRICT CONFORMANCE TO THE MANUFACTURERS INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.

2018 IECC CODE COMPLIANCE

- R301.1 CLIMATE ZONE 4
- R401.2 COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS
- R402.1.1 VAPOR RETARDER: WALL ASSEMBLIES IN THE THERMAL BUILDING ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION R102.1 OF THE IRC CODE, 2018 EDITION
- R402.1.2 ATTIC INSULATION: RAISED HEEL TRUSS: R-44 R-38
- R402.1.2 WOOD FRAME WALL: R-20 OR R13/R5 CONTINUOUS INSULATION
- R402.1.2 BASEMENT WALL INSULATION: R-13/R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT
- R402.1.2 CRAWL SPACE WALL INSULATION: R-13/R-10 FOIL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0"
- R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE: R-19 BATT INSULATION
- R402.1.2 WINDOW U-VALUE / SHGC: 35 (U-VALUE) .40 (SHGC)
- R402.2.10 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 WEATHERSTRIPPED AND INSULATED R-44
- R402.4 BUILDING THERMAL ENVELOPE (AIR LEAKAGE): EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2018 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL.
- R402.4.12 BUILDING THERMAL ENVELOPE TIGHTNESS TEST: BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 119 OR ASTM E 1827 (WITH BLOWER DOOR) AS A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.
- R402.4.2 FIREPLACES: NON WOOD BURNING MASONRY FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR FIREPLACE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 121 (FACTORY BUILT FIREPLACE) AND UL 907 (MASONRY FIREPLACE)
- R402.4.4 ROOMS CONTAINING FUEL BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE TO ENCLOSED IN A ROOM ISOLATED FROM THE THERMAL ENVELOPE. EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC.
- R402.4.5 RECESSED LIGHTING: RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.
- R403.1.1 THERMOSTAT: ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER IRC IECC SECTION R403.1.1.
- R403.1.2 WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED, THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.
- R403.3.1 MECHANICAL DUCT INSULATION: SUPPLY AND RETURN DUCTS IN ATTIC R-8 MINIMUM. R-6 WHEN LESS THAN 3". SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACE 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.
- R403.3.2 DUCT SEALING: ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND 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 AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH-IN TEST. DUCT TIGHTNESS IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
- R403.6 MECHANICAL VENTILATION: OUTDOOR (MAKE UP AND EXHAUST) AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- R403.6.1 WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1.
- R403.7 EQUIPMENT SIZING SHALL COMPLY WITH R403.7.
- R404.1 LIGHTING EQUIPMENT: A MINIMUM OF 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICACY LAMPS.

*THE CONTRACTOR IS ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 6 FEET OF THE PANEL AND BE READILY VISIBLE.

DESCRIPTION OF WORK:

3198 SQUARE FOOT NEW SINGLE FAMILY HOME

TWO STORY SINGLE FAMILY HOME; 3 BEDROOMS, 2.5 BATHROOMS, ATTACHED 2-CAR GARAGE, (1) INTERIOR WOOD-BURNING FIREPLACE, WRAP AROUND COVERED CONCRETE PORCH, & UNFINISHED BASEMENT

OVERALL DIMENSIONS:
FOUNDATION (FULL FOOTPRINT): 82'-8"x62'-10"
FIRST FLOOR: 76'-8"x57'-6"
SECOND FLOOR: 70'-8"x31'-4"

SQUARE FOOTAGES:
FULL BASEMENT: 2080 SQUARE FEET
2-CAR GARAGE: 694 SQUARE FEET

FIRST FLOOR: 2025 SQUARE FEET
SECOND FLOOR: 1173 SQUARE FEET
TOTAL (ABOVE GRADE LIVING SPACE): 3198 SQUARE FEET

ENERGY METHOD: 2018 IECC

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (In pounds per square foot)

USE	LIVE LOAD
UNINHABITABLE ATTICS (V/O STORAGE) b	10
UNINHABITABLE ATTICS (V/ LIMITED STORAGE) b, g	20
HABITABLE ATTICS & ATTICS SERVED (V/ FIXED STAIRS)	30
BALCONIES (EXTERIOR) & DECKS. e	40
FIRE ESCAPES	40
GUARDRAILS & HANDRAILS. d	200h
GUARDRAIL INFILL COMPONENTS. f	50h
PASSENGER VEHICLE GARAGES. a	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
COVER	COVER SHEET / NOTES
2	FRONT & LEFT SIDE ELEVATIONS
3	REAR & RIGHT SIDE ELEVATIONS
4	FOUNDATION PLAN / DETAILS
5	FIRST FLOOR FRAMING PLAN
6	SECOND FLOOR FRAMING PLAN
7	SECTIONS
8	SECTIONS / DETAILS
9	FIRST FLOOR WALL BRACING LAYOUT
10	SECOND FLOOR WALL BRACING LAYOUT
11	WALL BRACING DETAILS

HATCH LEGEND:

	30 YEAR ARCHITECTURAL SHINGLES
	VINYL SIDING
	THIN CUT STONE VENEER
	FRAME WALL
	POURED CONCRETE FOUNDATION WALL
	CONCRETE BLOCK FOUNDATION WALL

GENERAL NOTES

- ALL PROPOSED INTERIOR NON-BEARING PARTITIONS TO BE 2x4 @ 16" O/C (V/ SINGLE TOP PLATE (U/O.
- ALL PROPOSED WINDOW ROUGH OPENING HEIGHTS TO BE SET @ 6'-8" ABOVE FINISHED FLOOR (U/O.
- REFER TO FRAMING SUPPLIER'S LAYOUT FOR BRACING DETAILS & FRAMING INSTALLATION REQUIREMENTS (FOR NEW CONSTRUCTION)
- FRAMING SUPPLIER'S SHOP DRAWINGS SUPERSEDE PROPOSED FRAMING LAYOUT HEREIN SUGGESTED.
- PROVIDE ADEQUATE CLEARANCE AT PROPOSED PLUMBING STACKS AS REQ'D.

For S1: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm2, 1 pound = 4.45 N.

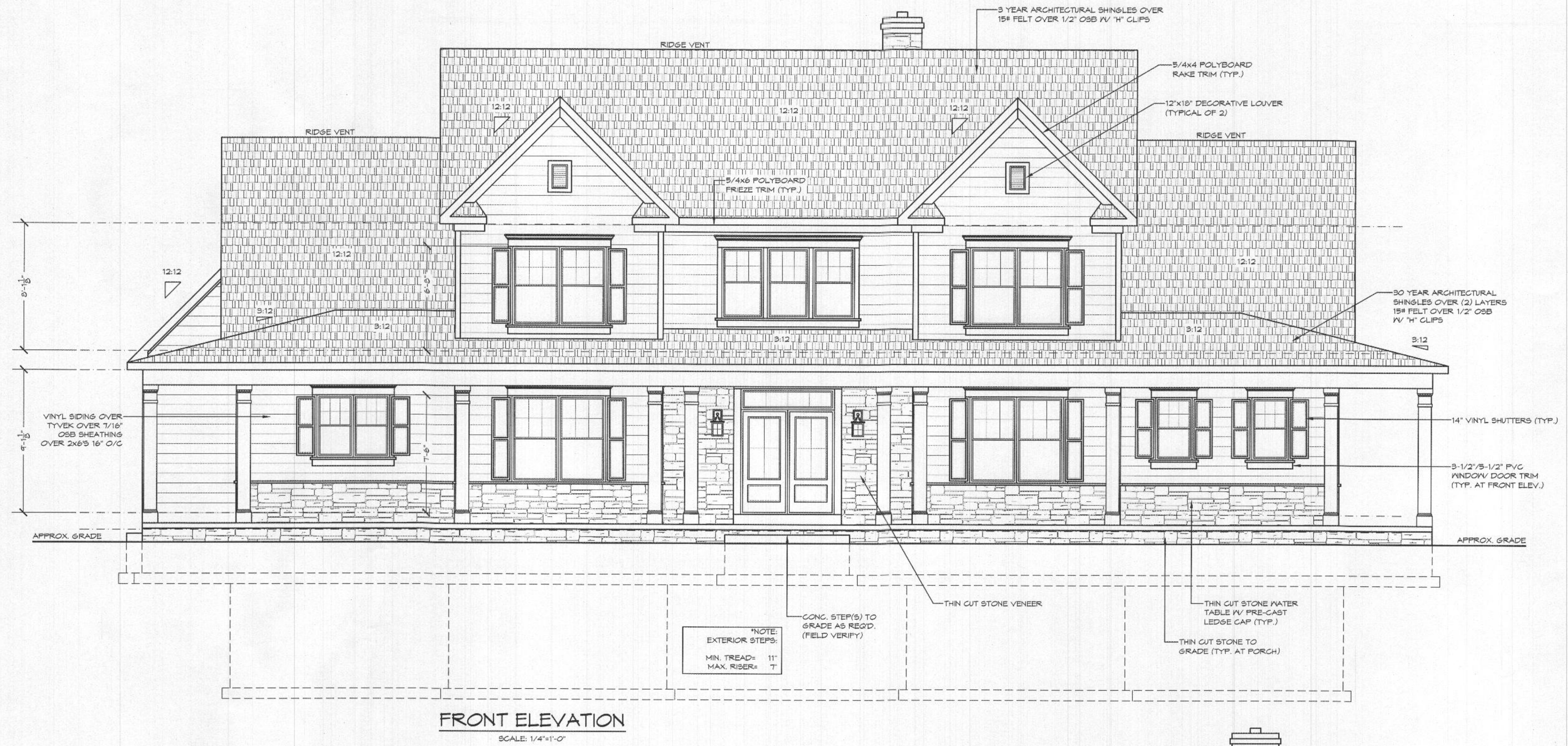
- Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- Uninhabitable attics without storage are those where the maximum clear height between joists and rafters is less than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches high by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
- Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- A single concentrated load applied in any direction at any point along the top.
- See Section R502.2.2 For decks attached to exterior walls.
- Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 80 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- Uninhabitable attics with limited storage are those where the maximum clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:
 - The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is a minimum of 30 inches.
 - The slopes of the joists or truss bottom chords are no greater than 2 inches vertical to 12 units horizontal.
 - Required insulation depth is less than the joist or truss bottom chord member depth. The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 lb/ft2.
 - Slazing used in handrail assemblies and guards shall be designed with a safety factor of
- The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

FILE: FICK-RESIDENCE

SCALE: 1/4"=1'-0"
DATE: 10/20/2020
SHEET NO.: COVER

REVISED 4/18/2022
REVISED 1/20/2021

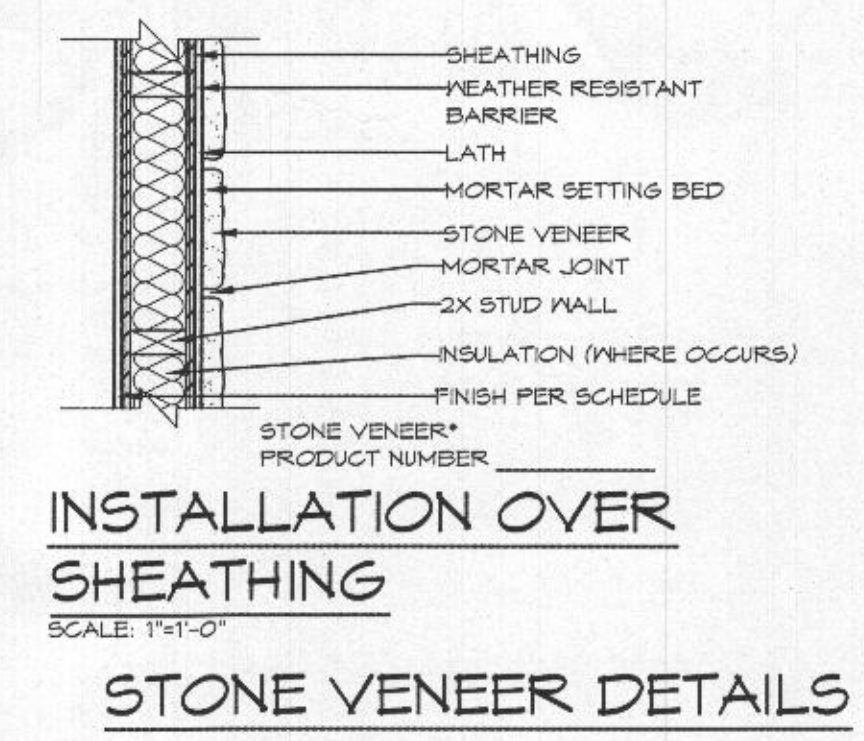
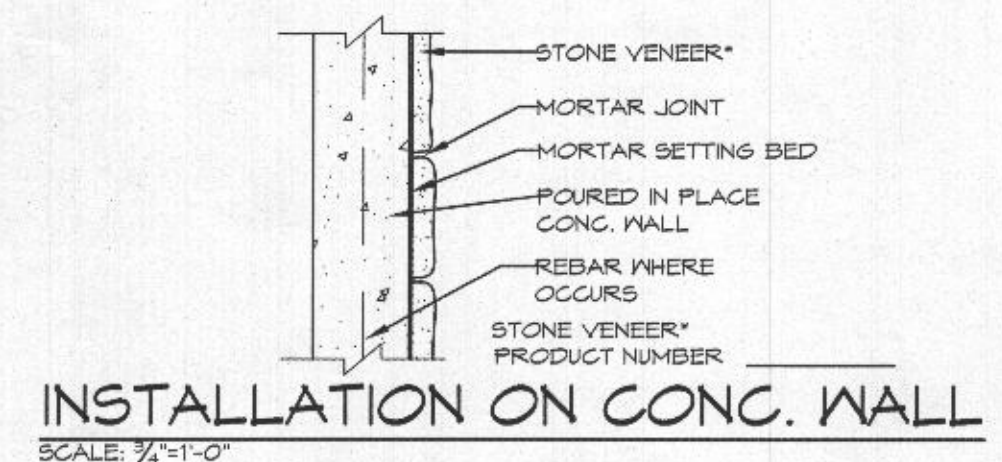
GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FNKSBURG, MD 21048
PHONE 410-833-8320



FRONT ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



THE FICK RESIDENCE

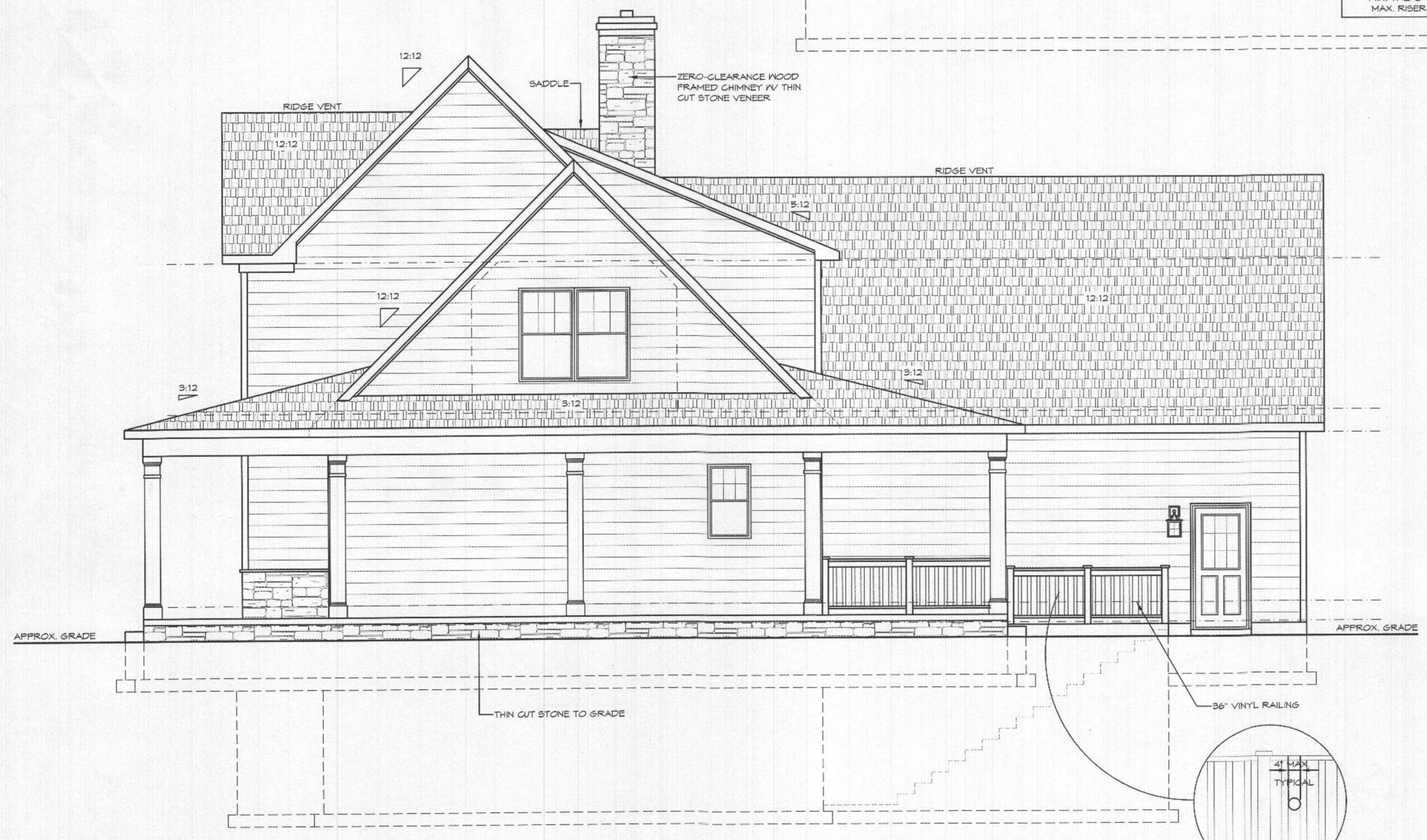
FILE: FICK RESIDENCE

SCALE: 1/4"=1'-0"
DATE: 10/2020
SHEET NO.: 2

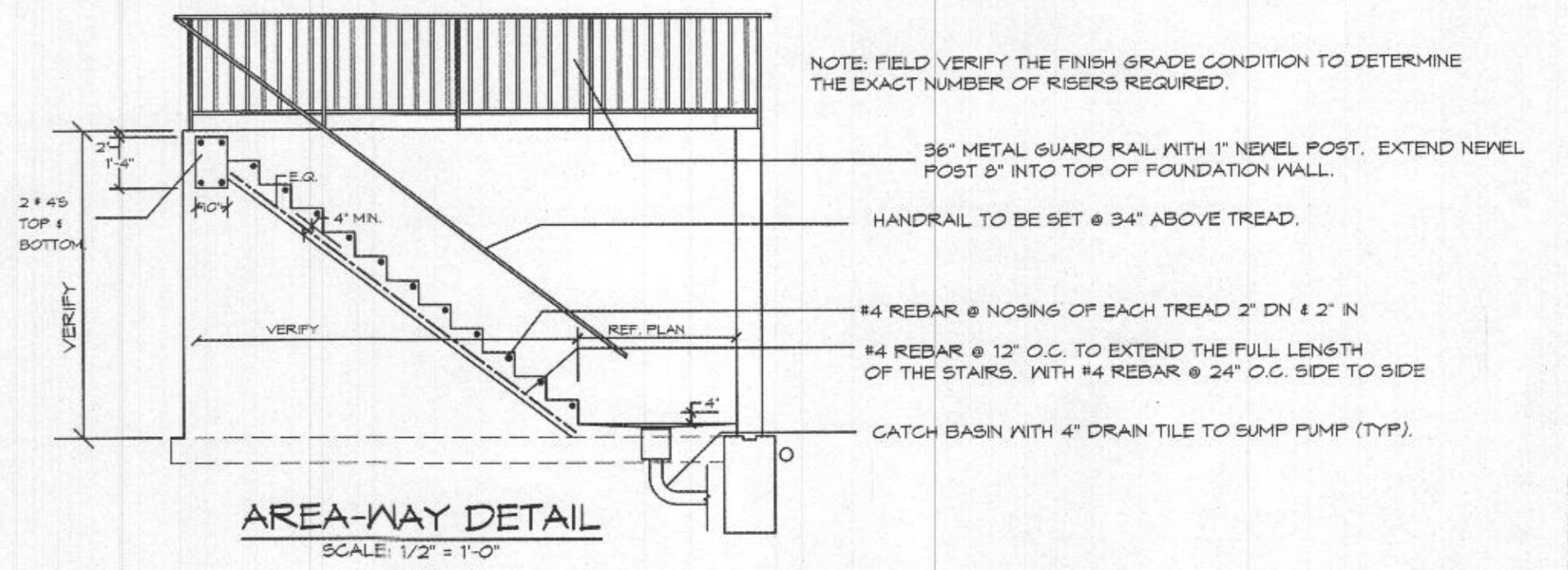
GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINNKSBURG, MD 21048
PHONE 410-833-8320



REAR ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



AREA-WAY DETAIL
SCALE: 1/2"=1'-0"

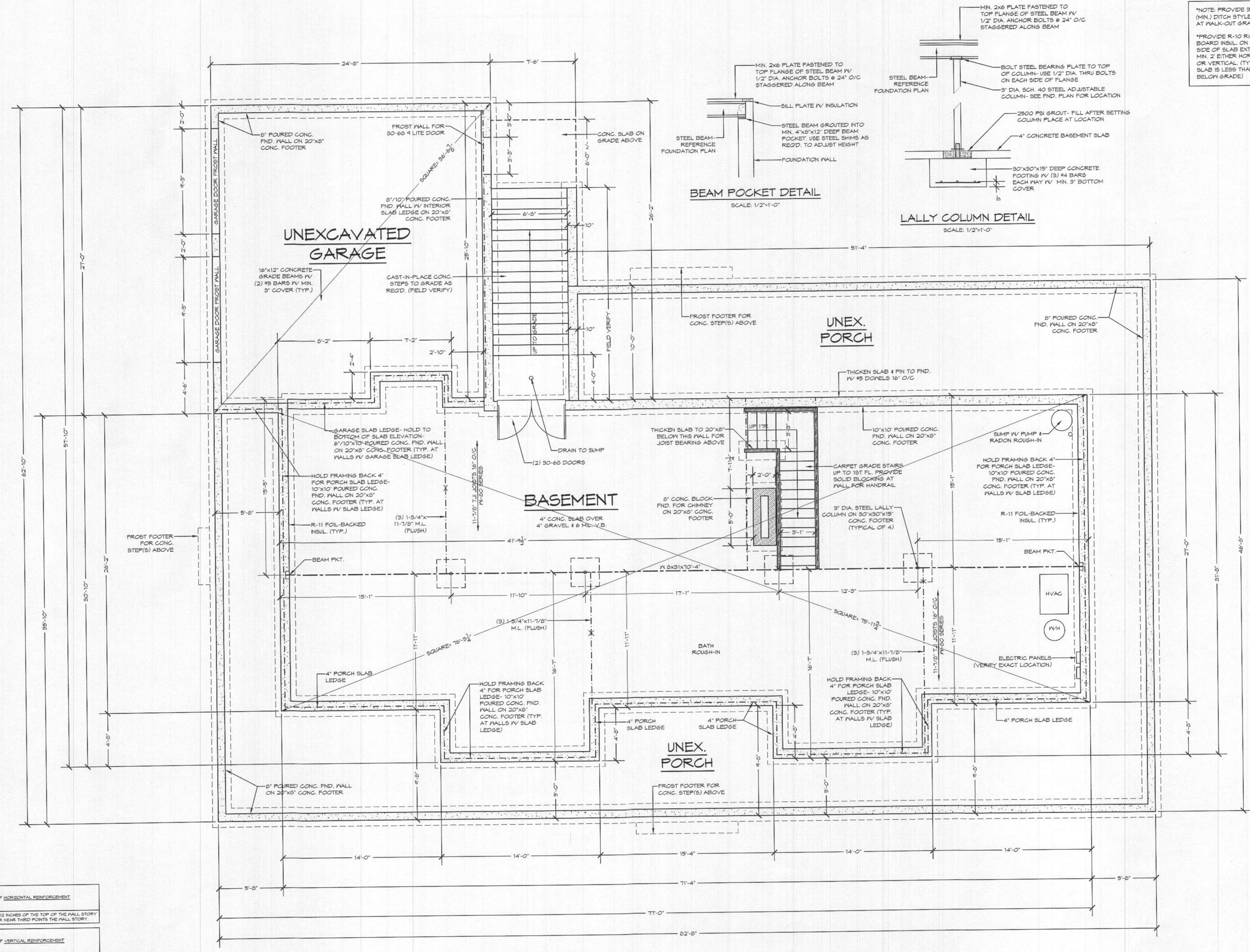
THE FICK RESIDENCE

FILE: FICK_RESIDENCE

SCALE: 1/4"=1'-0"
DATE: 10/20/20
SHEET NO.: 9

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THE FICK RESIDENCE



NOTE: PROVIDE 32" DEEP (MIN.) DITCH STYLE FOOTER AT WALK-OUT GRADE

*PROVIDE R-10 RIGID FOAM BOARD INSUL. ON UNDER-SIDE OF SLAB EXTENDING MIN. 2' EITHER HORIZONTAL OR VERTICAL (TYP. WHERE SLAB IS LESS THAN 12" BELOW GRADE)

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (FEET)	LOCATION OF HORIZONTAL REINFORCEMENT
14'	ONE NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR THIRD POINTS THE WALL STORY.
MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (FEET)	LOCATION OF VERTICAL REINFORCEMENT
14'	8" FOUNDATION WALL: #6 BARS @ 18" O/C 10" FOUNDATION WALL: #6 BARS @ 11" O/C

FOR 56.1 INCH 28.4 MM, 1 FOOT, 304.8 MM, 1 POUND PER SQUARE INCH 4.89 KPA
 6. HORIZONTAL REINFORCEMENT REQUIREMENTS ARE FOR REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 40,000 PSI AND CONCRETE WITH A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 3500 PSI
 7. SEE SECTION R404.1.2.2 FOR MINIMUM REINFORCEMENT REQUIRED FOR FOUNDATION WALLS SUPPORTING ABOVE-GRADE CONCRETE WALLS.

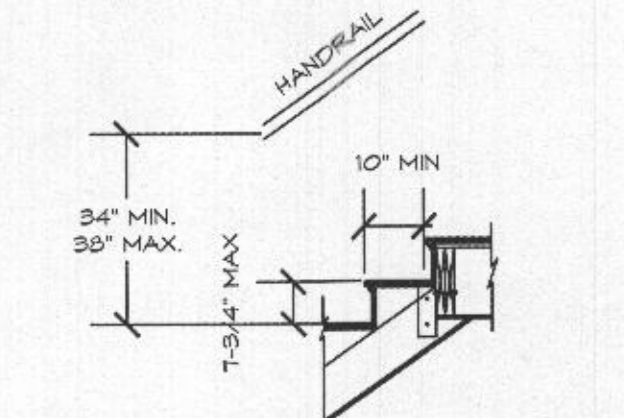
FOUNDATION PLAN
SCALE: 1/4"=1'-0"

10" TALL POURED CONCRETE FOUNDATION WALLS
 NOTE: LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE- FIELD VERIFY.

FILE: FICK RESIDENCE

SCALE: 1/4"=1'-0"
 DATE: 10/20/20
 SHEET NO.: 4

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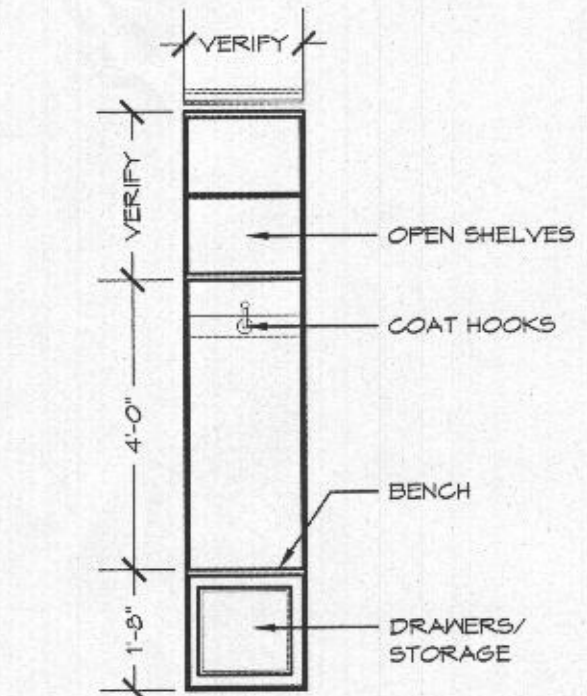


TYPICAL STAIR SECTION
NOT TO SCALE

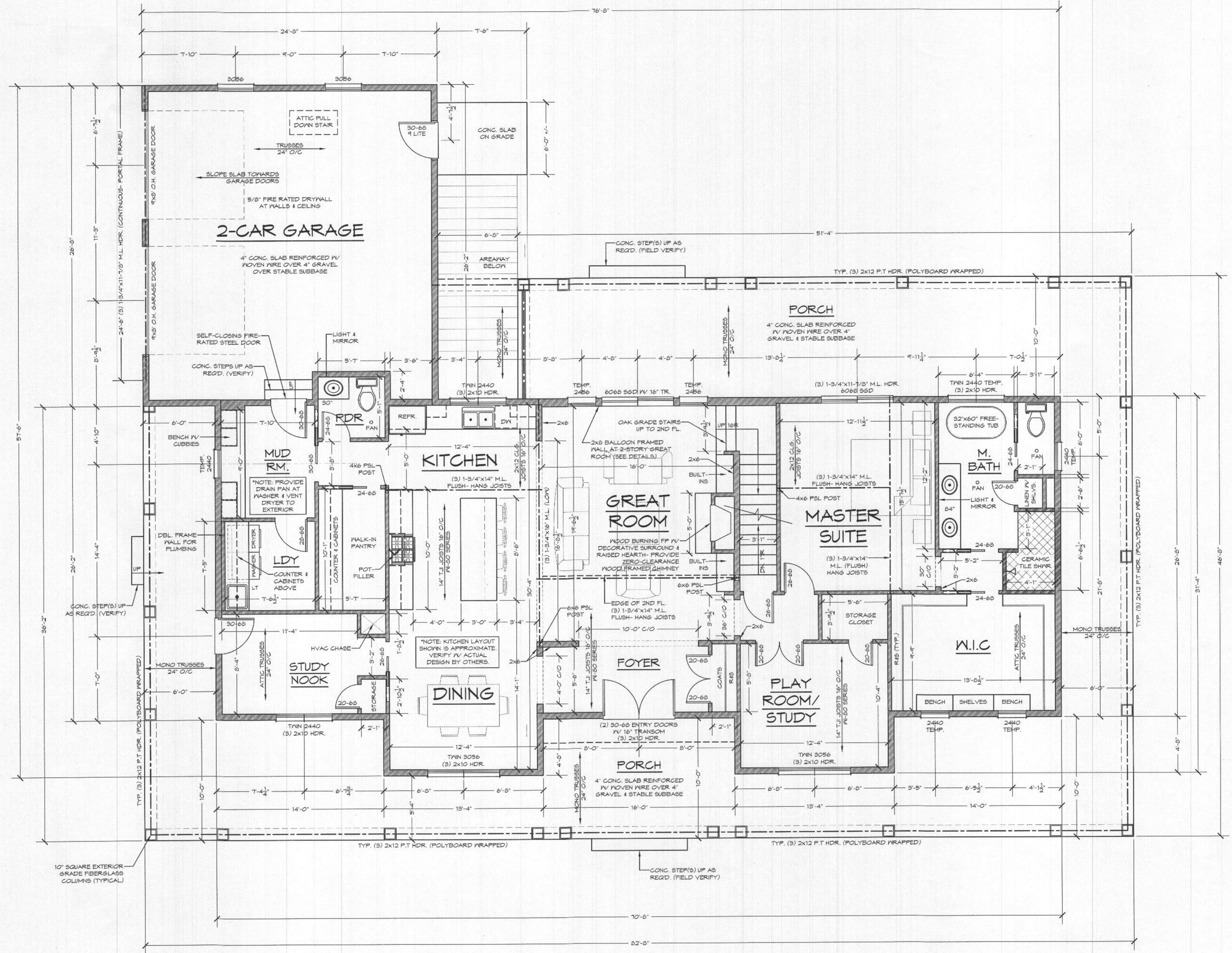
*NOTE: ALL STAIRS SHALL BE CONSTRUCTION IS ACCORDANCE WITH IRC 2010 SECTION R314

R619.2 WINDOW SILLS
ALL WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 72\"/>

- EXCEPTIONS:
1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4\"/>
 2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2010.



CUBBIE DETAIL
NOT TO SCALE



GENERAL NOTES:

- FLOOR JOIST DATA: LP BRAND OR EQUAL- W-80 SERIES L/480
- WINDOW SIZES SHOWN ARE ANDERSEN 200 SERIES (VINYL SIZES)
- SIZES MEET OR EXCEED EGRESS CLEAR OPENING AREA OF 5.7 SQ.FT., CLEAR OPENING WIDTH OF 20\"/>

FIRST FLOOR FRAMING PLAN- 2025 SQUARE FEET

SCALE: 1/4\"/>

THE FICK RESIDENCE

FILE FICK RESIDENCE

SCALE: 1/4\"/>
DATE: 10/2020
SHEET NO.: 5

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