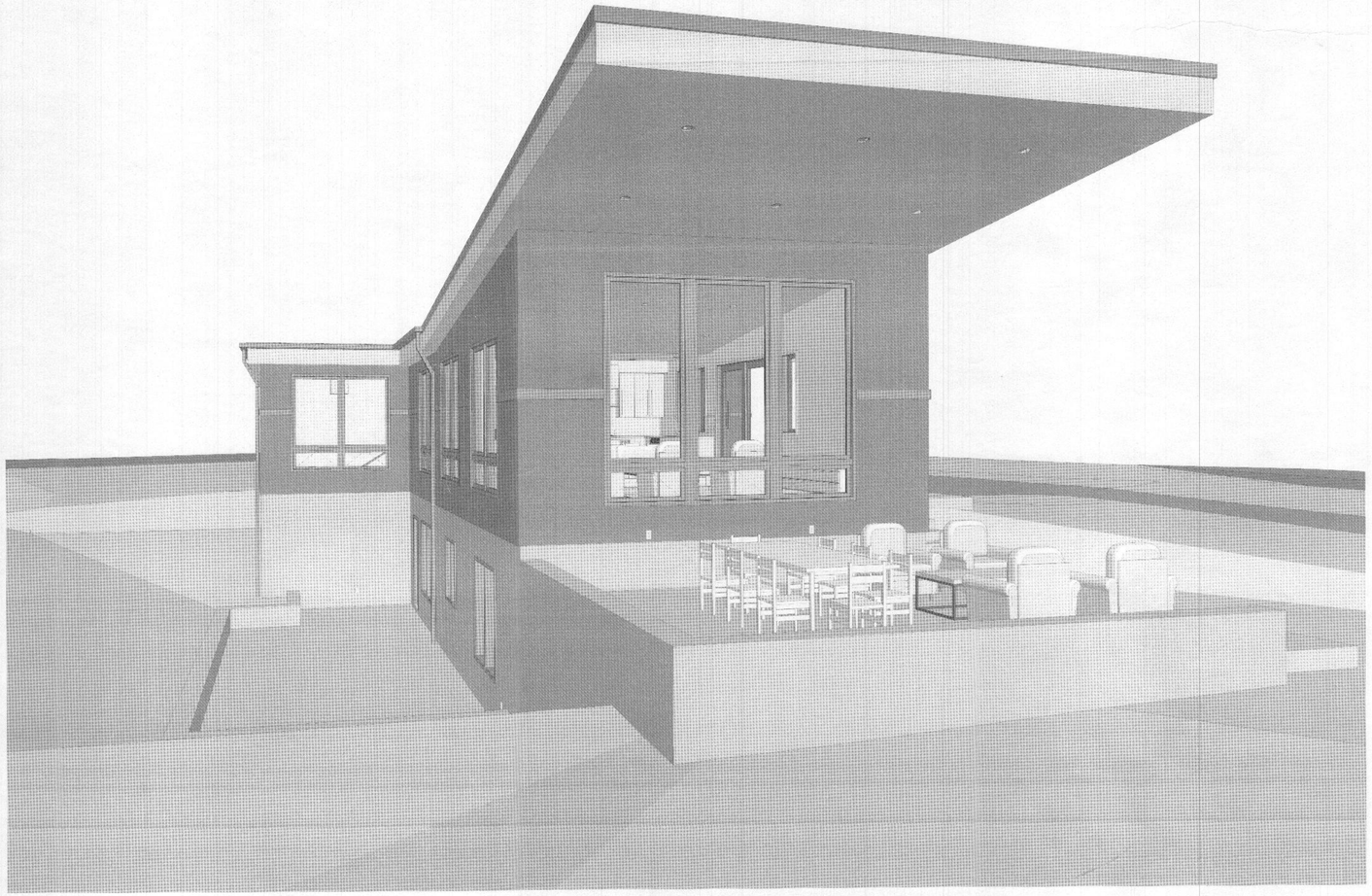
Temofeew Residence



2018 IECC CODE COMPLIANCE

R301.1 Climate zone 4A

R401.2 Compliance Method:
Mandatory and Prescriptive Provisions

R402.1.1 Vapor Retarder:
Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2015 Edition.

R402.1.2 Attic Insulation:Raised Heel Trusses
R-49 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 Fenestration & Skylight U-Value/SHGC
.32 (U-Value) (Fenestrations); .55 (U-Value)(Skylights)
.40 (SHGC) (Fenestrations and Skylights)

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-49

R402.4 Building Thermal Envelope (air leakage):
Exterior walls and penetrations will be sealed per this section of the 2015 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.

R402.4.1.2 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 779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals). Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building inspector.

R402.4.2 Fireplaces: New wood burning fireplaces will have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled in accordance with UL 127 (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 or enclosed in a room isolated from inside the thermal envelope.
Exceptions: 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the IRC.

R402.4.5 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 (1) programmable thermostat for each separate heating and cooling system per 2015 IECC Section 403.1.1.

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 inches.
Supply and Return 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.

R403.3.2 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 test is not required if the air handler and all ducts are located within the conditioned space.

R403.6 Mechanical Ventilation
Outdoor (make-up and exhausts) 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.

This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.

Sheet Index

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Permit Set

5/31/2022

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GENERAL PROJECT NOTES

Notes and symbols included in this set are standard and may not necessarily be applicable to this project.

CODES AND REGULATIONS:
All work and materials shall conform to all governing codes and regulations, including the latest editions of the local building, electrical, and plumbing codes as well as the National Electrical Code, the NFPA 70 and the National Board of Fire Underwriters.

INSURANCE:
The contractor shall carry all necessary liability and workmen's compensation insurance.

MEASUREMENTS:
The contractor shall verify all dimensions on site prior to ordering materials or performing any work.

DRAWING DISCREPANCIES:
Should the contractor find, after visiting the site or during construction, any discrepancies, omissions, ambiguities or conflicts in the drawings, or to be unclear as to their meanings, he/she should immediately notify the Architect.

PROTECTION OF EXISTING INSTALLATIONS, MATERIALS, AND WORK:
The contractor shall protect all existing structures, utilities, and installations of all kinds against damage. The contractor will be required to return it to its original condition when the work is completed.

The contractor shall be responsible for all cutting, fitting, or patching that may be required to complete the Work or make its several parts fit together properly. Any unavoidable cutting of existing work shall be restored and repaired equal to original and existing work by workmen skilled in the trades involved.

REINSTALLED MATERIALS AND EQUIPMENT:
Carefully remove, store, and protect for reinstallation materials and equipment as described in these drawings ans specifications.

STRUCTURAL:
No structural members will be cut, moved, frilled, routed, or reduced in size without the proper written permission of the Architect. All drilling and patching for expansion bolts, shields, hangers, and other supports shall be performed subject to the prior approval of the Architect. Replace or refinish damaged parts to the satisfaction of the Architect.

CLEAN UP:
At all times the Contractor shall keep the premises free from accumulation of waste materials or rubbish caused by his/her operations.

At the completion of the Work, the Contractor shall remove all waste materials and rubbish, tools, construction equipment, machinery, and surplus materials from and about the Project.

GENERAL STRUCTURAL NOTES

All notes on Structural Drawings shall be assumed typical unless shown otherwise or noted on drawings or specifications.

All notes are for supplementing the plans and specifications and are in no way to be considered as excluding any item in them.

It shall be the Contractor's responsibility to coordinate the Structural Drawings and their dimensions with other drawings. If a conflict exists he shall not carry out the affected work until the Architect has resolved the conflict.

In addition to conforming with the following notes, all work shall conform to the requirements of the local building codes.

Existing conditions shown or implied are based on best available but limited information. If conditions are encountered that differ from those shown, noted, or implied, all work in that specific area is to stop and the Architect is to be notified. No work is to continue in such areas without the permission of the Architect.

FOUNDATION NOTES

Presumptive bearing is 1500 PSF in original, undisturbed soil of this bearing value.

Minimum depth of footing bottoms to be 1'-0" into original soil. Any excavating of footings below established depth shall be filled with concrete as part of this work. Exterior (exposed) wall footings shall be 30 inches minimum below finish grade. Footing elevations have been established from available information and shall not be construed as waiving any of these requirements.

No excavating to be made whose depth below any footings is greater than 1/2 the distance from the nearest edge of the footing.

Provisions must be taken to protect all concrete work from frost damage with special attention paid to footings and other concrete on grade prior to backfilling and enclosing the building.

UNO, floor slabs on grade to be 4 inches thick with 6x6 - W1.4x1.4 WWF centered in slab. Floor slabs to be poured in checkerboard fashion or as noted by the Architect with no pour exceeding 625 sq. ft. in area and no dimension exceeding 40 feet. Cut alternate strands of WWF at pour joints or use screed keys, in which case all strands at the key may be cut.

Backfill, where required, to be compacted to 95% maximum dry density for cohesive soil and 95% for granulated soil in accordance with ASTM D-1557.

Backfilling against retaining walls shall not be carried out until framed floor structure and slab on grade have been installed and have reached their design strength and approval has been received from the Architect. Where the current ACI-318 and CRSI, design handbooks and recommended

POURED IN PLACE CONCRETE

All reinforced concrete shall be furnished and installed in accordance with backfill occurs on both sides of wall, backfill both sides at the same time, practices.

Concrete shall have a minimum28-day compressive strength of 3500 PSI.

Reinforcing steel shall be billet steel conforming to ASTM Spec. A615-60. Deformations in accordance with ASTM A-305. WWF shall conform to ASTM A-185.

All continuous reinforcing shall be continuous and lapped at all splices, corners and intersections a minimum of 30 BAR diameters, UNO.

Provide spacers, chairs, and ties as necessary and required for assembling, placing and supporting all reinforcement in proper position.

Concrete protection for reinforcement shall be as given on ACI-318.

Provide non-corrosive dovetail slots, inserts, metal anchors and other fastening devices required for attaching masonry and other work to concrete. See plans and specifications.

In on-grade concrete slabs the WWF reinforcement should be located midway in the slab thickness.

UNO, sufficient camber shall be provided for structural members and structural slabs so as to insure level surfaces after removal of form work.

UNO on plans and specifications, isolation, control and construction joints in concrete work shall conform to the latest recommended practice of the ACI Standards.

UNO, reinforcing steel shall be spaced and layered according to ACI-318.

MASONRY WORK

Provide vertical wall reinforcing as specified on plans and in specifications. All horizontal wall reinforcing to be truss type, every other course, EH galvanized wall reinforcing. At corners and intersections, horizontal wall reinforcing to be fully lapped with trusses. EH galvanized corners and tees.

UNO, Concrete masonry units in bearing walls shall be as specified by the ASTM and shown below:

a. Founcation Walls - C145 Grade N-1 (75% solid)
b. L.B. Walls - C90 Grade N-1 (54% solid)
c. Beam Bearing to Footing - C145 Grade N-1 (100% solid)
d. Joist Bearing Top 8" - C145 Grade N-1 (100% solid)

Mortar for load bearing and retaining walls shall be Type S.

Extreme care and proper measures must be used so as not to damage, auge, or tip walls due to any superimposed pressure. Shoring, brocing, etc. shall be employed until the full dead load of the building is on the walls.

Where changes in masonry unit types occur, or decrease in wall thickness, the top 8 inches shall be 100% solid.

Provide at least one continuous course of 100% solid masonry at all slab bearing lines.

LINTELS

All steel lintels in masonry walls shall be steel angles with sizes as follows for each 4 inches of wall thickness or fraction thereof, UNO:

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 7/16"

Lintel angles shall have a minimum end bearing of 8", but not less than 1" of bearing for each foot opening width.

All steel angle lintels shall be back welded top and bottom in such a manner as to insure that the 2 or 3 angles will act as one member.

In addition to the lintels noted, provide lintels and/or beam lintels as required for any opening shown on the architectural drawings and of any opening required by the mechanical drawings and any other as the Architect may show on the drawings.

Where 2 adjacent openings occur between which minimum bearing does not occur, use size of lintel required for length of continuous openings. For openings greater than those listed at beginning of section and not shown on plans consult the Architect.

All lintels to be set true and level.

Provide 100% solid masonry 8 inches beyond the opening for the full wall width at all lintels from the lintel bearing on the floor below.

STRUCTURAL STEEL

Steelwork in general shall conform to the current specification for the design, fabrication, and erection of structural steel for buildings adopted by the AISC.
All structural steel shall be in accordance with ASTM specification A-36, except for steel beam shall be ASTM specification A992.
All steel shall be painted with one shop coat of Tnemec 99 Primer or approved equal. Abraded places and field welds to be field painted with Tnemec 99 Primer or approved equal.

All connections except as noted on plans and details shall have bolted or welded connections as shown in the current edition of the AISC manual.

All bolts shall be high strength bolts in accordance with ASTM specification A0325 and shall be installed in accordance with the applicable specifications for structural beams using ASTM A-325 bolts.

Welding shall be in accordance with the latest edition of the Code for Welding in Building Construction of the American Welding Society.

All shop and field welding shall be done by certified welders qualified by the American Welding Society.

UNO, all welds are to develop the full strength of the particular member for the type connection required.

Anchor bolt lengths shown are embedded lengths.

No holes are to be cut in structural members in the field unless approved by the Architect. Structural drawings do not necessarily show all openings in the structural work.

Extra joists and special framing has been indicated in most cases where required by special applications. Locations shown are schematic only and reference must be made to other drawings for exact location.

Provide blocking of approved materials as required for leveling of all structure, decks, slabs, lintels, etc.

WOOD FRAMING

LIVE LOADS

ROOFS.....30 PSF
FLOORS.....40 PSF
DECKS.....40 PSF
STAIRS.....40PSF

All lumber to be SPF GR. 2 or better.

All outside wall headers to be (3) 2x10's with (2) jack studs and (1) king stud U.N.O.

All inside wall headers to be (2) 2x10's with (2) jack studs and (1) king stud U.N.O.

I-Joists shall be 11 7/8" PRI-40 @ 16" o.c.

Note: All jacks or posts are to line up with those at floor below even when jacks are not required by framing of the floor below; that is, all jacks or posts above are to be continuous, or increased as shown, to lowest level.

Where beams, joists, lintels, etc. bear on masonry, there shall be a minimum of 16 inches vertical by 16 inches horizontal by the total wall thickness of 100% solid masonry bearing, or plain concrete.

All structural wooden members and wood located within 8 inches of soil shall be pressure impregnated to resist decay and insect infestation, subject to approval of the Architect.
Timber, micro-lam beams and headers are to be connected to their bearing posts with Simpson column/post connectors. Bases of posts are to be fastened to their support in a like manner.

UNO, all timber (lumber) nailing should be done in accordance with the nailing schedule of the BOCA Basic Building Code, a copy of which shall be at the site at all times.

All screw, lag screws, bolts and nails 20d and greater to be drilled in pre-drilled holes of appropriate size. For screws pre-drill body diameter, for bolts pre-drill major diameter, and for nails, pre-drill 2/3 diameter of nail. Bolts and lag screws are to have washers at contact surfaces.

Beams, headers, and lintel beams designated "M.L." to be micro-lam laminated wood beams as manufactured by Truss Joist Corporation and having structural properties: Bending strength=2800 PSI, Mod.of elasticity=2.1x10PSI, Shear Strength=285 PSI. Sizes are to be as shown on the plans and details. Where 2 or more micro-lam beams are shown at one location, they are to be nailed together with 12d nails in pre-drilled holes spaces 12 inches on center and staggered 3 inches from the top and bottom. Multiple "M.L."s are to be fastened together with a minimum of 2 rows of 16d nails at 12 inches O.C.

Beams, headers, and lintels spanning across adjacent openings and marked with the symbol "O.C.S." are to be continuous over the support at the symbol.

Provide and install all sheathing per IBC 2304.7
Wood deck plywood sheathing to be 3/4" Plywood Douglas Fir (or equal) grade CC (min) bonded with 100% waterproof glue for floor and roof.

Unless shown otherwise, double up the as-shown support structure (joists, etc.) under all partitions that run in the same general direction as the floor support structure.

PLUMBING AND HVAC NOTES

GENERAL:
Install a complete plumbing and HVAC system in the building in accordance with the drawings, specifications and the intent of the design.

Drawings are schematic. The Contractor is responsible to coordinate his/her work with the actual field conditions and other trades.

Provide all of the equipment specified on this drawing set.

Codes and Permits: Comply with Codes, Laws, and Ordinances in force at building. Secure and pay for permits and inspection fees required for fulfilling requirements of these specifications.

Substitution of equipment and materials: drawings are based upon the manufacturer listed first in the specifications. Where any other equipment is used, the Contractor will be responsible for any changes in the plumbing and HVAC system in the building due to physical limitations of such equipment, and shall pay for all general, mechanical, and electrical changes required by the substitution. The Contractor shall inform all contractors of any changes before they begin their respective work.

Sleeves, openings, cutting and drilling: plumbing and HVAC Contractor shall provide and patch all duct and piping openings required in new construction. Make arrangements with all other contractors for special sleeves, framing, spacing and chases.

Heating and cooling equipment to be sized per ACCA Manual S based on loads calculated per ACCA Manual J.

Auto./ gravity dampers install on all intakes/ exhausts typ. per IECC 2012 403.5.

Programmable thermostat to be installed on forced air furnace.
Heat pump thermostat to be installed on heat pumps.

Circulating hot water systems to have auto or accessible manual controls.

ELECTRICAL WORK:
All line voltage wiring for plumbing and HVAC equipment, factory-mounted control panels and to individually mounted starters, and from starters to motors, shall be provided by the electrical contractor. This contractor shall turn over all individually mounted starters and disconnect switches furnished under this contract to the electrical contractor for installation by him.

All line, or low voltage, wiring required for temperature control shall be provided by the plumbing and HVAC contractor.

Wiring and electrical work shall comply with the National Electrical Code and local requirement.

TESTS:
Adjust all fan drives and air distribution devices to provide the required air quantities as shown on the drawings within +10% to -5%.

GUARANTEE:
This contract shall guarantee all work, materials, and apparatus installed under this contract for one year from the completion and acceptance of the entire HVAC system

DUCT INSULATION:
Install a minimum of R-8 insulation for all supply ducts in attic. Install a minimum of R-6 insulation for all other ducts in unconditioned spaces or outside the building envelope. Per IECC 2012 403.2.1.
Insulation shall be 1 inch thick Manville Line - Acoustic or Owen Corning Aeroflex Duct Lining, minimum 1-1/2 lbs/sq.ft. Density with A.K. Factor of .23 at 75 degrees F mean temperature and shall meet the erosion test method described in UL PUB-181. Apply to inside surface of the supply and return duct shown on plans.

The intent of these drawings is to provide complete and properly functioning HVAC systems. Provide all labor and material necessary to achieve such ends. Contractor is obligated to examine the plans.

These drawings are schematic and intended to depict the general location of HVAC system components. Consult architectural plans for proper dimensions and location of equipment.

The mechanical contractor shall coordinate the installation of the HVAC and plumbing work with existing conditions and the work of other trades. Minor deviations from the plans may be made to avoid minor conflicts. When major conflicts are apparent, the Architect shall be advised immediately, and affected work shall not be installed until the conflict has been resolved.

Provide openings in building construction for passage of piping and ductwork. Do not penetrate structural members without prior approval of the Architect.

Mechanical contractor shall thoroughly clean his work area daily or as requested by the General Contractor. Mechanical Contractor shall also remove all of his trash and debris after the completion of the work.

All rotating mechanical equipment shall be connected to mechanical equipment using rubberized canvas flexible connections. All rotating mechanical equipment shall be mounted with vibration isolation fittings.

Ductwork shall be installed tight to underside of building structure. Adjust duct elevation to maintain duct tight to bottom of structure where structure elevations change.

All necessary allowances and provisions shall be made by the Contractor for beams, columns, or other obstructions of the building or the work of the other contractors, whether or not same is indicated. Where necessary to avoid obstructions the ducts shall be transformed, divided, offset, raised or lowered with the required free area being maintained.

Domestic water piping shall be copper tubing, type L hard temper, with wrought copper solder joint fittings and 95-5 solder.

All service valves on this project shall be gate type.

Test and disinfect domestic water systems in accordance with applicable codes.

INSULATION:

Hot water pipes to be insulated to at least R-3 per IECC 2012 403.4.2.

Hot and cold water piping and exposed P-traps shall be insulated with fiberglass insulation as follows:

Domestic Cold Water.....1/2" thick
Domestic Hot Water.....1/2" thick

Verify the location, invert elevation and direction of flow of all plumbing piping before the installation of new Work.

SPECIAL NOTES:
All equipment and the systems shall be provided in conformance with NFPA, AGA, PDI, manufacturer's recommendations, state and local codes and ordinances.

ELECTRICAL NOTES

The intent of these drawings is to provide a complete and properly functioning electrical system to connect to the existing building system. Provide all labor and materials necessary to achieve such ends. The Contractor is obligated to examine plans and visit the site. Any observed faults or ambiguities in this plan shall be called to the attention of the Owner's representative immediately, so that the matter may be resolved prior to this submission of bids. By submission of bid, the Contractor, shall acknowledge acceptance of this plan set as an adequate definition of the scope of work and extra cost claims based on inadequacy of plans will not be considered.

The electrical contractor shall obtain all permits and pay such fees as may be necessary for inspections, tests, and other services which are required for the completion of the work.

All equipment, devices, and materials shall be new and listed with the Underwriters Laboratories for its application as installed and shall bear the UL label.

All wire and cable shall be copper having 600 volts with THW or THWN insulation. All wire sizes are based on copper conductors 75 C degrees unless indicated otherwise. All connectors, lugs, etc. shall be listed for 75 C degrees. Minimum wire size shall be #12 AWG, UNO.

All electrical installations including grounding of the equipment shall comply with The National Electrical Code (NEC) and all local codes having jurisdiction.

Electrical contractor shall verify existing homerun circuit capacity. New homerun circuits shall be added as necessary

Circuit numbers are for identification purposes only. Contractor shall be responsible for correctly phasing the circuits in the panel and balance the load on the phases under normal operating conditions.

All circuits 120/208 volt over 100 feet and all 277/480 volt circuits over 200 feet from panel to first outlet shall have conductors one size larger than normally required whether indicated on panel schedule or not.

Provide an updated typewritten panel directory in each panel after completion of work.

All conductors, cables, and raceways shall be concealed in ceiling or wall, UNO. All wiring devices shall be installed recessed, UNO.

All penetrations of floor and walls shall be fire stopped in accordance with IRC, NEC, and NFPA.

Cap all unused piping in concealed spaces.

Patching and repair shall match existing materials.

IC-rated recessed lighting fixtures to be sealed at housing/ interior finish and labeled to indicate less than or equal to 2.0 CFM leakage at 75 Pa.

75% Lamps in permanent fixtures or 75% permanent fixtures to be high effic. lamps typ.

The Contractor shall perform all tests required by local authorities.

The electrical work shall be performed in a workmanlike manner. Work shall be rejected if, in the opinion of the Owner's representative, it is not installed in the proper manner.

The Contractor shall guarantee all of his/her work and materials for a period of one year after the acceptance by the Owner.

ENERGY CONSERVATION NOTES

Provide and install all insulation as required by IECC 2018 & IRC N1102.1.

Install R-19 insulation in between studs in all exterior walls, UNO.

Install R-49 insulation above uppermost ceiling spaces and in floors over unconditioned space.

Fill all voids at window and door shim spaces with foam type insulation.

Install sealant at all woodwork joints that are subject to allow air infiltration.

Provide doors, windows and skylights with U factor as required by IECC 2018. Provide glazing SHGC value as required by IECC 2018.

Provide air barrier and thermal barrier alignment per IECC 2018.

See Electrical and Mechanical notes for more specifications.

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Permit Set

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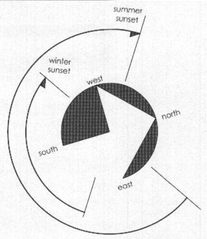

PATIO WALL, SEE STRUCTURAL DRAWINGS, TYP.

SEE SITE PLAN BY OTHERS FOR PATIO MATERIAL AND RELATED DETAILS

FOUNDATION FOR PATIO ABOVE, SEE STRUCTURAL DRAWINGS, TYP.

CONC. SLAB FOR PATIO ABOVE, SEE STRUCTURAL DRAWINGS, TYP.

Patio

Stair

ACCESS DOOR TO STORAGE SPACE UNDER STAIR, G.C. V.I.F. SIZE

Office

Closet #4

Utility Room

Rec Room

tv

HVAC

shelves

Bedroom #2

Bath #2

towels

shelves

Linen

Closet #3

Bedroom #3

high ceiling

low ceiling

Closet #2

Hall #1

"ENVIROCAST" FOUNDATION WALLS BY MODERN FOUNDATIONS, TYP. SEE DETAILED DRAWINGS BY OTHERS

UNEXCAVATED
SLAB ON GRADE
FLOOR, SEE
STRUCTURAL DRAWINGS

UP

PLAN NOTES:

1. ALL WINDOWS ARE DIMENSIONED TO CENTER LINE OF THE WINDOW, G.C. TO COORDINATE WINDOW SIZES w/ THE FOUNDATION WALL COMPANY TO VERIFY ROUGH OPENINGS REQUIRED.
2. INTERIOR WALLS ARE DIMENSIONED TO STUDS, U.O.N.
3. INTERIOR DOOR ROUGH OPENINGS START 5" FROM WALL ON HINGE SIDE, U.O.N. (DOUBLE CLOSET DOORS ARE CENTERED IN THE WALL, U.O.N.)

PLAN NOTES:

SMOKE DETECTORS (SD)

1) LOCATED IN EACH BEDROOM
2) OUTSIDE & IN IMMEDIATE VICINITY OF EACH BEDROOM
3) ON EACH STORY
4) MUST BE HARD-WIRE WITH BATTERY BACKUP
5) INTERCONNECTED

CARBON MONOXIDE ALARMS (CM)

1) LOCATED OUTSIDE EACH BEDROOM

STAIR NOTES:

1) TREAD: 10" MINIMUM
2) RISER: 4" MINIMUM / 7 3/4" MAXIMUM
3) WIDTH: 36" MINIMUM
4) HEAD CLEARANCE: 6'-8" MINIMUM
5) HANDRAILS REQUIRED IF 4 OR MORE RISERS. TOP OF RAIL TO BE 34" - 38" ABOVE NOSING.
6) GUARDRAIL REQUIRED IF MORE THAN 30" RISE. TOP OF RAIL TO BE 34" MINIMUM HEIGHT ABOVE NOSING.
7) ILLUMINATION REQUIRED

HANDRAIL GRIP SIZE

CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OR AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES OR SHALL PROVIDE EQUIVALENT GRASPABILITY. NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION DIMENSION OF 2 1/4 INCHES.

SHOWERS AND TUBS

ALL WALLS IN BATHROOMS AT SHOWERS AND TUBS TO BE FINISHED WITH A NONABSORBENT SURFACE. (GREENBOARD)

1 Lower Level
SCALE: 1/4" = 1'-0"

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Permit Set

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Peter R. Throhy
STATE OF MARYLAND

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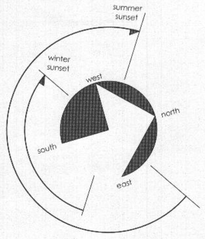

First Floor
Conditioned Space: 1,233 sq ft

Second Floor
Conditioned Space: 1,830 sq ft

SUB-TOTAL
CONDITIONED SPACE: 3,063 sq ft

Garage and Studio: 912 sq ft
Unfinished First Floor Storage: 537 sq ft

TOTAL ENCLOSED
INTERIOR SPACE: 4,512 sq ft

PLAN NOTES:

1. ALL WINDOWS ARE DIMENSIONED TO CENTER LINE OF THE WINDOW, G.C. TO COORDINATE WINDOW SIZES w/ THE FOUNDATION WALL COMPANY TO VERIFY ROUGH OPENINGS REQUIRED.
2. INTERIOR WALLS ARE DIMENSIONED TO STUDS, U.O.N.
3. INTERIOR DOOR ROUGH OPENINGS START 5" FROM WALL ON HINGE SIDE, U.O.N. (DOUBLE CLOSET DOORS ARE CENTERED IN THE WALL, U.O.N.)

PLAN NOTES:

SMOKE DETECTORS (SD)

1) LOCATED IN EACH BEDROOM
2) OUTSIDE & IN IMMEDIATE VICINITY OF EACH BEDROOM.
3) ON EACH STORY.
4) MUST BE HARD-WIRE WITH BATTERY BACKUP
5) INTERCONNECTED

CARBON MONOXIDE ALARMS (CM)

1) LOCATED OUTSIDE EACH BEDROOM

STAIR NOTES:

1) TREAD: 10" MINIMUM
2) RISER: 4" MINIMUM / 7 3/4" MAXIMUM
3) WIDTH: 36" MINIMUM
4) HEAD CLEARANCE: 6'-8" MINIMUM
5) HANDRAILS REQUIRED IF 4 OR MORE RISERS. TOP OF RAIL TO BE 34" - 38" ABOVE NOSING.
6) GUARDRAIL REQUIRED IF MORE THAN 30" RISE. TOP OF RAIL TO BE 34" MINIMUM HEIGHT ABOVE NOSING.
7) ILLUMINATION REQUIRED

HANDRAIL GRIP SIZE

CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OR AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES OR SHALL PROVIDE EQUIVALENT GRASPABILITY. NON-CIRCULAR HANDRAILS SHALL HAVE A PERMIETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION DIMENSION OF 2 1/4 INCHES.

SHOWERS AND TUBS

ALL WALLS IN BATHROOMS AT SHOWERS AND TUBS TO BE FINISHED WITH A NONABSORBENT SURFACE. (GREENBOARD)

1 Upper Level
SCALE: 1/4" = 1'-0"

ARCHITECTS
2e Architects
9515 Deereco Road
Suite 907
Timonium, Maryland 21093
410.583.2112
Peter@2e-Architects.com

CONSULTANTS

Rich & Denise Temofeew Residence

14005 Clarksville Pike
Highland Maryland 20777

Permit Set

5/31/2022

MARK	DATE	DESCRIPTION

PROJECT NO:
MODEL FILE:
DRAWN BY:
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SHEET TITLE

Upper Level

ARCHITECT
License #14338
Peter R. Twohy
STATE OF MARYLAND

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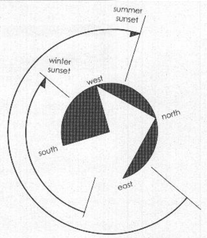

PATIO WALL, SEE STRUCTURAL DRAWINGS, TYP.

SEE SITE PLAN BY OTHERS FOR PATIO MATERIAL AND RELATED DETAILS

FOUNDATION FOR PATIO ABOVE, SEE STRUCTURAL DRAWINGS, TYP.

CONC. SLAB FOR PATIO ABOVE, SEE STRUCTURAL DRAWINGS, TYP.

Patio

Stair

ACCESS DOOR TO STORAGE SPACE UNDER STAIR, G.C. V.I.F. SIZE

Office

Closet #4

Utility Room

Rec Room

tv

HVAC

shelves

high ceiling
low ceiling

Bedroom #2

Bedroom #3

Bath #2

towels

shelves

Linen

Closet #3

Closet #2

Hall #1

high ceiling

low ceiling

"ENVIROCAST" FOUNDATION WALLS BY MODERN FOUNDATIONS, TYP. SEE DETAILED DRAWINGS BY OTHERS

UNEXCAVATED
SLAB ON GRADE FLOOR, SEE STRUCTURAL DRAWINGS

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1 Lower Level
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Lower Level

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