RECEIVED

PERMIT NUMBER: B 20001325 **DATE ACCEPTED:** DEC 07 2020

RESIDENTIAL BUILDING PERMIT APPLICATION

[...] & PERMITS DIVISION

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: 5632 Doa Court	Unit:
City: Clarksville, MD	State: **MD**	Zip Code: 21029
Subdivision/Village/Complex Name: The Woodlands	SDP/WP/BA #:
Lot: 4	Tax Map: 28	Parcel: 15	Grading Permit #: 21-[illegible]

DESCRIPTION OF WORK *REQUIRED*

Existing Use: Vacant Lot | Proposed Use: SF Home | Estimated Cost: $ 733,462

Trade Work to Be Completed *(Separate Permits Required)*: ☒ Mechanical (HVACR) ☒ Electrical ☒ Plumbing ☐ None

2 STORY SFD (PER PLAN)

PROPERTY OWNER INFORMATION *REQUIRED*

Owner(s) Name(s) *(As it appears on tax records)*: [illegible] LLC | Primary Residence: ☐ Yes ☒ No

Owner's Street Address: [illegible] #202

City: [illegible] | State: MD | Zip Code: [illegible]

Phone: [illegible]-8800 | Email: [illegible]

APPLICANT NAME *REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION*

Business Name: Same as above | Contact Name:

Street Address:

City: | State: | Zip Code:

Phone: | Email:

CONTRACTOR INFORMATION *REQUIRED*

Business Name: Same as above

Licensee's Name: | **License #:** 155

Street Address:

City: | State: | Zip Code:

Phone: | Email:

ARCHITECT/ENGINEER INFORMATION *INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE*

Business Name: | Name:

Street Address:

City: | State: | Zip Code:

Phone: | Email:

BUILDING CHARACTERISTICS *REQUIRED*

Primary Structure: ☒ SF Dwelling ☐ SF Townhouse ☐ SF Duplex ☐ Mobile Home ☐ Multi-Family Dwelling (MF*) | Condo: ☐ Yes ☒ No

Utilities: ☒ Electric ☒ Gas | Water Supply: ☐ Public ☒ Private (Well) | Sewage Disposal: ☐ Public ☒ Private (Septic)

Heating System: ☐ Electric ☐ Natural Gas ☒ Propane ☐ Other: | Roadside Tree Project: ☒ No ☐ Yes: #

Sprinkler System: ☐ NFPA 13 ☐ NFPA 13R ☒ NFPA 13D ☐ None | Fire Alarm System: ☐ Yes ☒ No ☐ Voice Evac

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

Model Name & Options: [illegible]

# of Bedrooms (SF): | # of efficiency units (MF*): | # of 1 BR (MF*): | # of 2 BR (MF*): | # of 3 BR (MF*):

Rooms: 14 | # Full Baths: 3 | # Half Baths: 1 | # Fireplaces: 1

Garage/Carport Info: ☒ Attached Garage ☐ Detached Garage ☐ Integral Garage ☐ Carport ☐ None

Basement/Foundation Info: ☐ Slab on Grade ☐ Post & Pier ☒ Unfinished Basement ☐ Finished Basement: ☐ Full or ☐ Partial

1st Fl Width: 80 | 1st Fl Depth: 71 | 2nd Fl Width: [illegible] | 2nd Fl Depth: 55 | Bsmt Width: 80 | Bsmt Depth: [illegible]

Energy Method: ☐ Prescriptive ☐ Performance ☒ UA Alternative ☐ ERI | Gross Area: [illegible] sq ft | *Occupiable Area: [illegible] 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.

[signature] 12/7/20

APPLICANT'S ORIGINAL SIGNATURE — DATE SIGNED

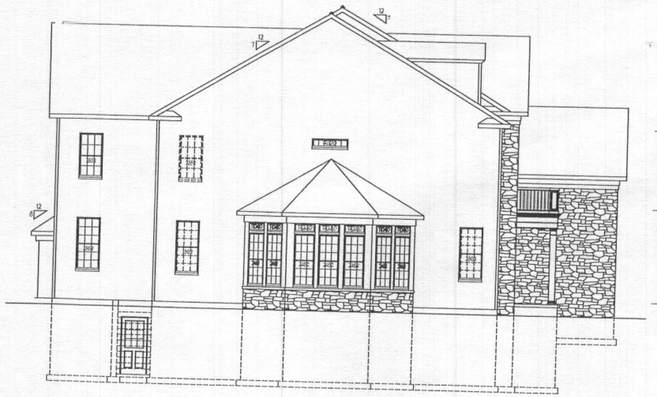
FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

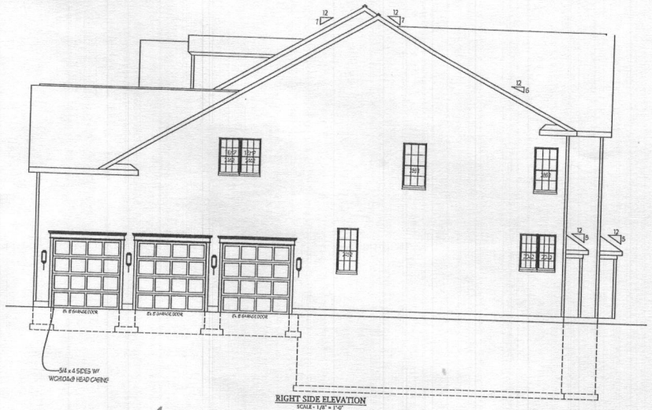
☒ PR ☒ DPZ ☒ DED ☒ Health 12/14/2020 [signature] ☒ SHA ☒ CID

SUBMITTAL FEES: $150.00 | PAYMENT: CK # 12564 | ACCEPTED BY: Dropbox



LEFT SIDE ELEVATION
SCALE - 1/8" = 1'-0"

REAR ELEVATION
SCALE - 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE - 1/8" = 1'-0"

4 bedroom SFD
w/ rough-in bath in unfinished basement
RB

FRONT ELEVATION #6 SHOWN W/OPT. CONSERVATORY AND STONE PORCH
SCALE: 1/4"=1'-0"

REVISED 5/20

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE: REVISION:

Date: 5/15
Scale: NOTED
Drawn: TIM
Checked:

Drawing: ELEVATION 6
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOMES

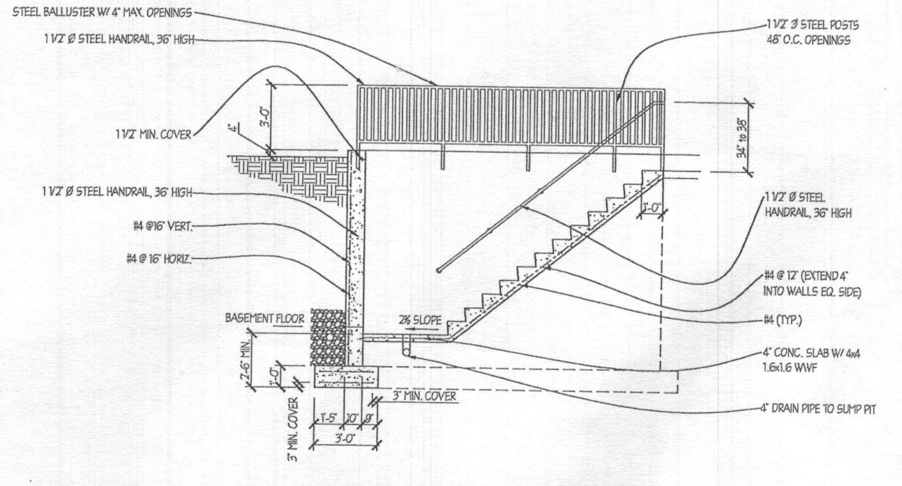
1067RE
Project No.

1g

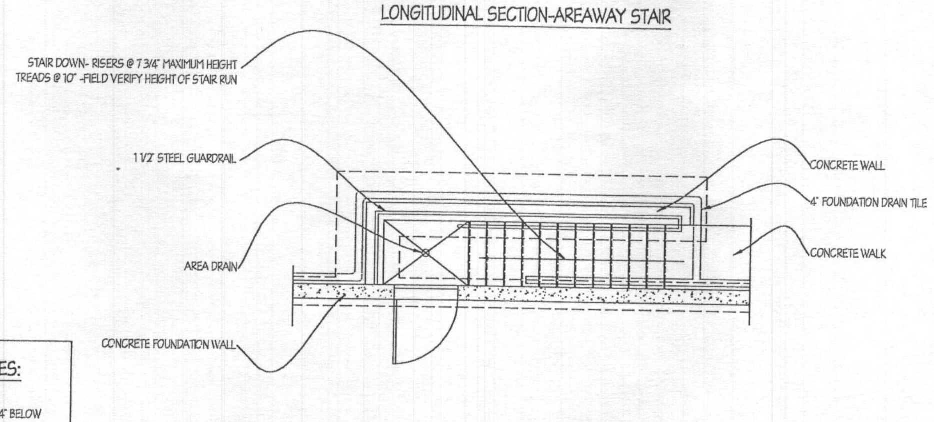
5632 Dosa Court, Clarksville, MD 21029
The Woodlands Lot 4

B2004325

HEALTH DEPT



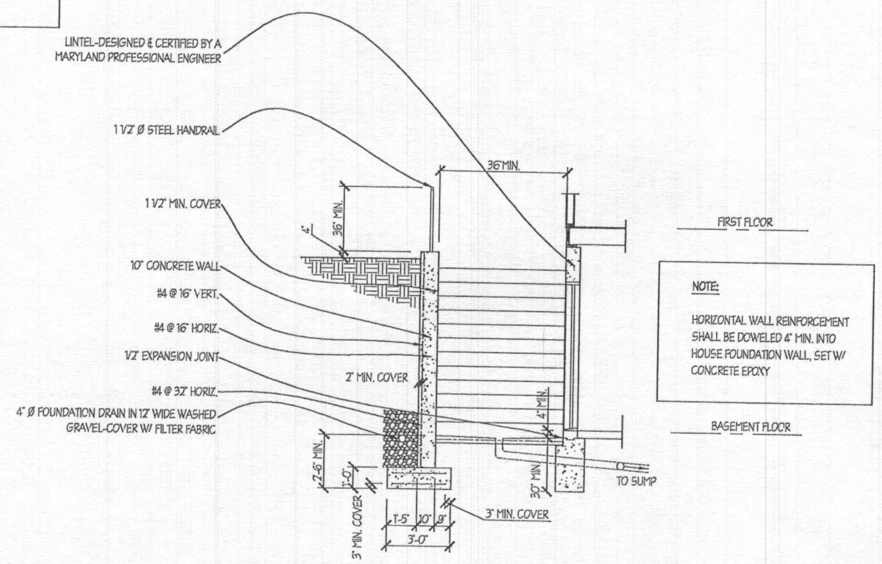
LONGITUDINAL SECTION-AREAWAY STAIR



AREA FLOOR PLAN

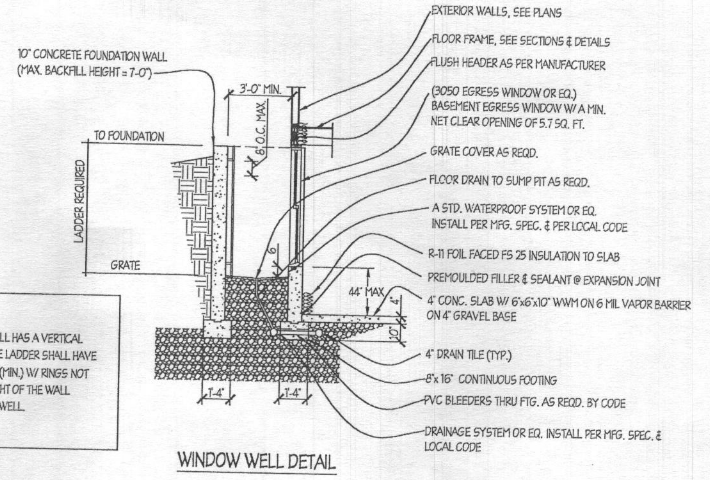
BASEMENT AREAWAY/DRAIN NOTES:

1- THE AREAWAY STAIR LANDING SHALL BE AT LEAST 4" BELOW THE INTERIOR FLOOR SLAB AND SLOPE TO DRAIN TO AN APPROVED GENERAL PURPOSE AREA DRAIN.
2- THE GENERAL PURPOSE DRAIN SHALL HAVE AN INTAKE OR STRAINER WITH A MINIMUM DIAMETER OF 6" AND A MINIMUM PIPE OUTFALL OF 4".
3- THE DRAIN SHALL HAVE A STRAINER LID OR BODY THAT PROVIDES ACCESSIBILITY FOR MAINTENANCE OF DRAIN BODY AND PIPE.
4- THE AREA DRAIN SHALL BE CONNECTED TO A RIGID PIPE WITH MINIMUM FALL OF 1/8" PER FOOT PIPED TO SUMP PUMP CROCK OR A DAY-LIGHTED OUTFALL AT GRADE.
5- THE RIGID PIPE SHALL NOT BE CONNECTED TO THE INTERIOR OR EXTERIOR FOUNDATION DRAIN OR DRAIN TILE.
6- THE PIPE SHALL BE SLEEVED WHERE IT PASSES THROUGHT THE FOUNDATION WALL OR FROST PROTECTED FOOTING.
7- THE GENERAL PURPOSE DRAIN ASSEMBLY AND RIGID PIPE MAY BE CONSTRUCTED OF SCHEDULE 40 PVC, CAST IRON, OR EQUIVALENT APPROVED RIGID PIPE.

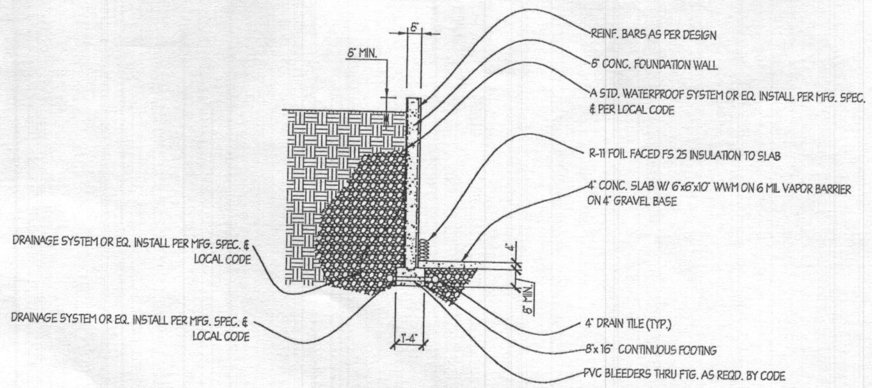


CROSS SECTION-AREAWAY

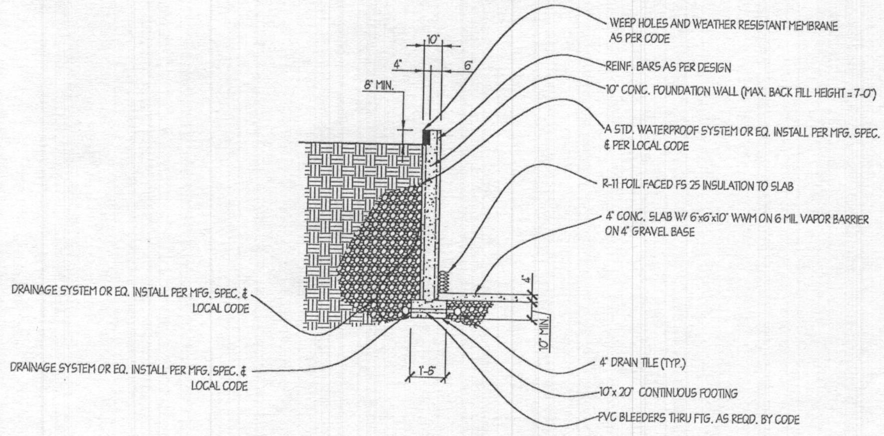
NOTE:
LADDER TO BE PROVIDED WHEN WINDOW WELL HAS A VERTICAL DEPTH GREATER THAN 44" BELOW GRADE. THE LADDER SHALL HAVE AN INSIDE DIMENSION OF NOT LESS THAN 12" (MIN.) W/ RINGS NOT MORE THAN 18" O.C. VERT. FOR THE FULL HEIGHT OF THE WALL LADDER LOCATED ON SIDE WALL OF EGRESS WELL.



WINDOW WELL DETAIL



8" WALL SECTION (NO BRICK OR STONE ABOVE GRADE)



10" WALL SECTION (TO SUPPORT BRICK OR STONE VENEER ABOVE GRADE)

REVISED 10/15

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	REVISION:	DATE:	REVISION:
10/15	CHANGED 8" FTG NOTE		

Date: 5/15
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing:
Project: WILLIAMSBURG GROUP THE RUTLEDGE ESTATE HOME

1067 RE
Project No.

D2

GENERAL REQUIREMENTS

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

CONTRACTOR 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. 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.
2. IN THE EVENT THAT CERTAIN FEATURES OR DETAILS ARE NOT FULLY SHOWN, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
3. 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 MATERIAL INSTALLED SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
4. PROVIDE 22 ½" x 30" ATTIC ACCESS WITH SWITCHED LIGHT, UNLESS OTHERWISE NOTED.
5. PROVIDE HANDRAILS 34"-38" ABOVE NOSINGS ON ALL STAIRS W/ THREE OR MORE RISERS. RETURN RAILS TO WALL OR NEWEL. REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIR. HANDRAILS MAY BE INTERRUPTED BY A NEWEL AT A TURN. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC. 30" OR MORE ABOVE GRADE OR FLOOR BELOW, GUARDS SHALL BE MIN. 36" HIGH (UNLESS NOTED OTHERWISE) AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE. HANDRAILS SHALL HAVE MAX. 2 ¼" GRIP CROSS SECTION.
6. PROVIDE NOMINAL 2x FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEADS, CHASES, AND MIN-HEIGHT FOR WALLS OVER 9' TALL. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE ½" GYP. BRD.DRAFTSTOPPING, NOT TO EXCEED 500 S.F. UNLESS DWELLINGS ARE FULLY SPRINKLERED.
7. PROVIDE A MINIMUM OF 6'-9" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7 ¾"AND TREADS SHALL BE AT LEAST 10" WITH 1" NOSING, UNLESS LOCAL JURISDICTION REQUIRES OTHERWISE. MAX. RISER AT EXTERIOR DOORS HALL BE 7 ¾".
8. THE CONTRACTOR SHALL SEAL ALL PENTRATIONS AND OPENINGS IN FLOORS AND WALLS TO MINIMIZE THE TRANSFER OF DRAFTS & MOISTURE. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.
9. SLOPE ALL CONCRETE STOOPS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLANS.
10. ALL DESIGNS 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.
11. CHIMNEYS SHALL EXTEND A MINIMUM OF 2' ABOVE ANY ROOF STRUCTURE WITHIN 10 FEET, BUT NO LESS THAN 3' AT POINT OF ROOF PENETRATION.
12. FLOOR JOISTS/TRUSSES AND ROOF TRUSSES SHALL ALIGN WITH BEARING STUDS +/- 1', OR PROVIDE TRIPLE PLATES.
13. PRIVATE GARAGES SHALL BE SEPARATED FROM ADJACENT DWELLING AND ATTIC WITH MINIMUM 5/8" GYP. BRD. ON GARAGE SIDE, AND 20 MINUTE SELF-CLOSING DOOR. WHEN BENEATH LIVING SPACE INSTALL 5/8" RATED G.B. ON CEILING & ALL SUPPORTING STRUCTURE.

SITE WORK

2.1 PROVIDE HOUSE NUMBERS CLEARLY VISIBLE FROM THE STREET.
2.2 EXCAVATION SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON UNSUITABLE MATERIAL (PROVIDING LESS THAN 1500 PSF CAPACITY).
2.3 SOIL BEARING CAPACITY SHALL BE VERIFIED BY THE CONTRACTOR.
2.4 BACKFILL SHALL ONLY BE CLEAN EARTH CONTAINING NO ORGANIC MATTER, GRADED WITH POSITIVE SLOPE, MIN. 6" IN FIRST 10'. FILL BENEATH STRUCTURE SHALL BE COMPACTED TO 95% DENSITY AS PER ASTM D1557 METHOD D.
2.5 PROVIDE 4" MINIMUM CONTINUOUS DRAIN TILE AROUND PERIMETER OF BASEMENT FOUNDATION. OPTIONAL INTERIOR DRAIN TILE MAY BE INSTALLED AT THE BUILDERS DISCRETION.
2.6 PROVIDE PASSIVE UNDER SLAB RADON VENTING W/ MIN. 3" DIA. VENT THRU ROOF WHEN REQUIRED BY LOCAL JURISDICTION AND IN ACCORDANCE WITH APPENDIX F OF THE IRC.
2.7 APPLY TERMITCIDE WITH 2 FEET OF ENTIRE STRUCTURE IN ACCORDANCE WITH LOCAL AND APA STANDARDS. TREATMENT MUST HAVE A 5 YEAR GUARANTEE.
2.8 EXTREME CARE AND PROPER MEASURES SHALL BE USED WHILE INSTALLING BACKFILL SO AS NOT TO DAMAGE, BULGE, OR TIP WALL. SHORING, BRACING, ETC., SHALL BE EMPLOYED UNTIL THE FULL DEAD LOAD OF THE BUILDING IS ON THE WALLS.

CONCRETE

3.1 CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE STANDARDS. AC1-301, ACI-318, & ACI-306.
3.2 CONCRETE FOOTINGS SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI (UNLESS OTHERWISE NOTED).
3.3 ALL INTERIOR CONCRETE SLABS EXCEPT GARAGES SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
3.4 FOUNDATION WALLS: SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI FOR MODERATE WEATHER & 3500 PSI FOR SEVERE WEATHER.
3.5 REINFORCING STEEL SHALL MEET ASTM A-615, WELDED WIRE MESH (WWF) ASTM A-185. REINFORCING IN FOOTINGS IS REQUIRED WHERE VARIATIONS IN SOIL CONDITIONS MAY EXIST OR AS NOTED ON COVER SHEET.
3.6 EXTERIOR CONCRETE AND GARAGE SLABS SHALL BE 5% TO 7% AIR ENTRAINED AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI.
3.7 ALL INTERIOR CONCRETE SLABS 30 FEET OR MORE IN ANY DIMENSION SHALL HAVE WWF, CONTROL JOINTS, OR FIBER REINFORCEMENT. PROVIDED ½" EXPANSION MATERIAL AT ALL COLD POUR JOINTS.
3.8 PROVIDED VAPOR BARRIERS UNDER ALL SLABS; 6 MIL POLYETHYLENE, LAP ALL EDGES 6". LAY OVER 4" POROUS FILL.
3.9 THE BOTTOM OF ANY FOOTING SHALL BE PLACED AT MINIMUM FROST DEPTH AS NOTED ON COVER SHEET.
3.10 POURED WALL VERTICAL REINFORCING WHEN REQUIRED SHALL BE PLACED MIN. 5" FROM SOIL FACE.
3.11 WATERPROOF FOUNDATION WALLS WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO FINISH GRADE. LAY 4" DRAIN TILE IN VDOT NO. 57 GRAVEL. GRAVEL SHALL EXTEND 1'-0" BEYOND FOOTING AND 6" ABOVE. DRAIN TO DAYLIGHT OR A SUMP PUMP PER ENGINEER'S DRAWING.

VERTICAL MASONRY

4.1 ALL MASONRY CONSTRUCTION & MATERIAL SHALL CONFORM TO ASCE 6-13 & ACI-530.1-13.
4.2 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 WHERE BACKFILL SOIL PROVIDES MEDIUM TO POOR DRAINAGE.

TYPE OF WALL	HEIGHT OF FILL
8" C.M.U. (HOLLOW)	4'-0"
12" C.M.U. (HOLLOW)	5'-0"
12" C.M.U. (SOLID)	6'-0"

HEIGHTS MAY BE INCREASED WITH THE APPROVAL OF THE LOCAL JURISDICTION, OR REINFORCING.
4.3 CONCRETE MASONRY UNITS SHALL BE MANUFACTURED TO MEET ASTM C-90, GRADE A SOLID BLOCK OR ASTM C-145,GRADE B STANDARDS AND BE 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSION STRENGTH OF BLOCK TO BE 2000 PSI.
4.4 PARGING OVER CMU WALLS TO BE NOT LESS THAN 3/8" PORTLAND CEMENT PARGING FROM FOOTING TO FINISHED GRADE.
4.5 MASONRY LINTELS: PROVIDE LIGHT WEIGHT PRE-CAST LINTELS FOR ALL OPENINGS AND RECESSES IN CMU WALLS. PROVIDE (1) 4x8 LINTEL FOR EACH 4" OF WALL THICKNESS. REINFORCE EACH LINTEL WITH TWO #4 BARS AT TOP AND BOTTOM AND WITH #2 TIES SPACED 9" O.C., UNLESS OTHERWISE NOTED.PRECAST LINTEL TO HAVE MINIMUM 8" BEARING AT EACH END. SUCH LINTELS SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.
4.6 USE TYPE "M" MORTAR FOR MASONRY IN CONTACT WITH EARTH.
4.7 USE TYPE "S" MORTAR FOR EXTERIOR ABOVE GRADE LOAD BEARING AND NON-LOAD BEARING WALLS.
4.8 MASONRY VENEER SHALL BE INSTALLED OVER A MOISTER 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.
4.9 MASONRY VENEER SHALL BEAR ON MIN. 4" LEDGE W/ TIES TO BACK-UP AT 24" O.C. HORIZ. & 16" O.C. VERT., 12" FROM EDGE OF OPENINGS. VENEER SHOULD NOT EXCEED 30' ABOVE TOP OF FOUNDATION, EXCEPT GABLE ENDS MAY BE 38' MAX.
4.10 IF BRICK LEDGES ARE RECESSED INTO FOUNDATIONS WALLS, THE RESULTING STEM WALL SHALL BE MIN. 8" THICK FOR CMU WALLS AND 6" FOR POURED IN PLACE WALLS.
4.11 PROVIDE WEEP HOLES ABOVE ALL FLASHING AT A MAX. OF 33" O.C. MAINTAIN MIN. 1" AIR SPACE BETWEEN VENEER & SHEATHING.
4.12 MANUFACTURED THIN STONE VENEER SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS.

METALS

5.1 ALL STRUCTURAL STL SHALL CONFORM TO ASTM SPECIFICATION A-36.
5.2 STRAP ANCHORS OR ANCHOR BOLTS SHALL BE BUILDING INSPECTOR APPROVED. MINIMUM (2) ½" DIA. BOLTS PER SECTION OR PLATING, 12" FROM EACH END WITH INTERMEDIATE BOLTS AT 6'-0" O.C. MAXIMUM STRA SPACING NOT TO EXCEED MANUFACTURER'SSPECIFICATIONS.
5.3 METAL JOIST HANGERS SHALL BE USED AT 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. ALUM. FLASHING SHALL BE USED IN DIRECT CONTACT WITH P.T. LUMBER.
5.4 NAILS:NUMBER AND TYPE FOR EACH APPLICATION AS CALLED FOR IN THE CURRENT MODEL CODE OR MANUFACTURER'S RECOMMENDED STANDARD.
5.5 VENEER TIES SHALL BE 1" WIDE, 22GA, GALVANIZED STEEL INSTALLED 24" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY.
5.6 PROVIDE STEEL LINTELS FOR ALL OPENINGS AND RECESSES IN BRICK OR BRICK FACED MASONRY WALL SO IF NOT SPECIFICALLY DETAILED PROVIDE (1) STEEL ANGLE FOR EACH 4" OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM 6" BEARING AT EACH END. HORIZONTAL LEG SHALL BE 3 ½" UNLESS OTHERWISE SHOWN.
5.7 LINTEL SCHEDULE
(UNLESS OTHERWISE NOTED ON PLANS):

L-1	3 ½" x 3 ½" x 5/16"	STEEL ANGLE UP TO 3' OPG.
L-2	4" x 3 ½" x 5/16"	STEEL ANGLE 3' TO 5' OPG.
L-3	5" x 3 ½" x 3/8"	STEEL ANGLE 5' TO 6'-6" OPG.
L-4	6" x 3 ½" x ½"	STEEL ANGLE UP TO 9' OPG.

5.8 LINTELS SHOWN SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.
5.9 ALL STEEL ANGLES IN MASONRY WALLS SHALL BE FLASHED AND PAINTED.
5.10 COAT ALL FERROUS METALS EXCEPT COMPLETELY PRE-FINISHED FACTORY ITEMS, WITH RUST INHIBITIVE PAINT.
5.11 ADJUSTABLE STEEL COLUMNS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH CURRENT MODEL CODE STANDARDS IN O.D. SIZES SPECIFIED.
5.12 WOOD PLATE ATTACHMENT TO STEEL BEAMS SHALL BE WITH ½" DIA. BOLTS AT 24" STAGGERED O.C.

WOOD

6.1 ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE "CONSTRUCTION MANUAL" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND STORE IN DRY LOCATION.
6.2 PRESSURE TREATED LUMBER SHALL CONFORM WITH AWPA-UI & M4. FOR THE SPECIES, PRODUCT, PRESERVATIVE, AND END USE.
6.3 JOISTS AND GIRDERS: SEE PLANS FOR SIZE, SPACING AND MINIMUM GRADE AND SPECIES. HEM FIR AND SPRUCE-PINE-FIR (SPF) SHALL BE NORTHERN SPECIES ONLY. MAX. MOISTURE CONTENT SHALL NOT EXCEED 19%.
6.4 PROVIDE DOUBLE SOLID JOISTS UNDER ALL PARALLEL PARTITIONS OVER 5'-0" IN LENGTH UNLESS MANUFACTURER'S SHOP DRAWINGS SHOW OTHERWISE.
6.5 WHEN ENGINEERING BEAMS ARE SPECIFIED ON THE DRAWINGS AS LVL OR PSL, THEY ARE INTERCHANGABLE. (MIN. F/b = 2600 PSI) 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.
6.6 BEARING WALL STUDS SHALL BE MINIMUM SPF STUD GRADE, KD19 OR BETTER AT 16" O.C. LAP ALL DOUBLE TOP PLATE JOINTS A MIN. OF 24".
6.7 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.
6.8 INTERIOR NON-BEARING WALLS MAY BE SPF #2 2x4 STUDS. 24" O.C.
6.9 LATERAL WALL BRACING SHALL BE PROVIDED BY CONTINUOUS, APPROVED STRUCTURAL SHEATHING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECS. ALTERNATIVE WALL BRACING MUST COMPLY W/ IRC SECTION R602.10.
6.10 RAFTERS- SEE PLANS FOR SIZE, SPACING, MINIMUM GRADE AND SPECIES.
6.11 DESIGN, FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE TPI-82. STRUCTURAL DESIGN OR MODIFICATION SHALL BE BY A REGISTERED ENGINEER.
6.12 BRACING OF WOOD TRUSSES TO BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS.
6.13 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.
6.14 FLOOR SHEATHING SHALL CONFORM WITH SECTION R503.THICKNESS OF SHEATHING BASED ON TABLE R503.1. ALLOWABLE SPANS BASED ON TABLE R503.2.1.1(1)
6.15 WOOD STRUCTURAL PANEL (WSP) SHEATHING SHALL CONFORM WITH SECTION R503.2. INSTALLATION PER TABLE R602.3(1).ALLOWABLE SPANS BASED ON TABLE R503.2.1.1.
6.16 EACH WSP SHEET SHALL BEAR THE "APA" GRADE TRADEMARK.
6.17 ALL END JOINTS SHALL BE STAGGERED AND SHALL BUTT ALONG THE CENTERLINES OF FRAMING MEMBERS.
6.18 THE FACE GRAIN OF PLYWOOD SHALL BE LAID AT RIGHT ANGLES OF THE JOISTS AND TRUSSES AND PARALELL TO THE STUDS.
6.19 NAILS SHALL BE PLACED A MINIMUM ⅜" FROM THE EDGE OF SHEETS.
6.20 ALL FLOORS SHALL BE GLUED AND NAILEDWITH AN APA APPROVED ELASTROMIC STRUCTURAL ADHESIVE AND 8d COMMON NAILS,SPACED AT 6" OC. AT PANEL EDGES AND 10d AT INTERMEDIATE SUPPORTS.
6.21 ALL FIRE RETARDENT SHEATHING SHALL BE PROVIDED WITH WRITTEN VERIFICATION FROM THE TREATMENT COMPANY CERTIFYING THAT THE TREATMENT USED WILL NOT CAUSE ACID HYDROLYSIS TO OCCUR IN MOIST CONDITIONS.
6.22 NOTCHES IN TOP OR BOTTOM OF SOLID JOIST SHALL NOT EXCEED 1/6 OF DEPTH AND SHALL NOT OCCUR IN CENTER THIRD OF SPAN.
6.23 HOLES BORED IN SOLID JOIST SHALL NOT BE WITHIN 2" OF TOP OR BOTTOM, AND SHALL NOT EXCEED 1/3 DEPTH.
6.24 UNLESS NOTED ELSEWHERE ON THESE DRAWINGS, STRUCTURAL WINDOW AND DOOR HEADERS SHALL BE MIN. SPF NO. 2 (Fb = 875 PSI) OF SIZE SPECIFIED ON DRAWINGS. OPENINGS 3' OR LESS SHALL HAVE MIN. (2) -2x10 HEADERS.
6.25 UNLESS NOTED ELSEWHERE ON THESE DRAWINGS, STRUCTURAL WINDOW AND DOOR JACK STUDS SHALL BE MIN. STUD GRADE, KD OR BETTER. PROVIDE SINGLE JACK STUDS AT OPENINGS LESS THAN 4'-0" AND DOUBLE JACK STUDS AT OPENINGS UP TO 7'-0".
6.26 ALL FASTENERS SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULES IN IRC LATEST EDITION
6.27 MULTIPLE STUDS OR POSTS SHALL BE BLOCKED SOLID THROUGH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO THE FOUNDATION.

THERMAL & MOISTURE PROTECTION

7.1 WATERPROOF FOUNDATION WALLS WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO FINISH GRADE.THE MEMBRANE TO CONSIST OF (2) COATS HOT MOPPED FELTS WITH JOINTS LAPPED AND SEALED OR ANOTHER CODE APPROVED SYSTEM.
7.2 SLAB VAPOR BARRIER: 6 MIL POLYETHYLENE SHEET WHERE NOTED ON DRAWINGS. OVERLAY ALL EDGES 6".
7.3 SILL SEALER: ½" x 5 ½" COMPRESSIBLE FIBERGLASS BENEATH ALL EXTERIOR SILL PLATES, OR OTHER APPROVED SILL SEALER.
7.4 PROVIDE APPROVED CORROSION-RESISTIVE FLASHING AT THE INTERSECTIONS OF MASONRY AND WOOD FRAME CONSTRUCTION, OVER PROJECTING WOOD TRIM, WHERE DECKS, PORCHES, ETC. ARE ATTACHED TO WOOD FRAME CONSTRUCTION; AT WALL AND ROOF INTERSECTIONS, AT CHIMNEY AND ROOF INTERSECTIONS, IN ROOF VALLEYS, AT ALL ROOF PENETRATIONS, AND AT WALL OPENINGS IF RECOMMENDED BY WINDOW AND DOOR MANUFACTURER.
7.5 UNLESS OTHERWISE SPECIFIED ON DRAWINGS, PROVIDE AND INSTALL THERMAL INSULATION AS SHOWN ON THE COVER SHEET. ALL INSULATION SHALL INCLUDE AN INTEGRAL VAPOR BARRIER POSITIONED IN DIRECT CONTACT WITH THE WARM SIDE OF THE WALL/CEILING/FLOOR.
7.6 ROOFING: UNLESS NOTED OTHERWISE, ROOFING SHALL BE MIN. CLASS "C" FIBERGLASS BASED ASPHALT BASED SHINGLE OVER 15 LBS. FELT. ATTACH STRIP SHINGLE W/ MIN. OF 4 FASTENERS. EAVE FLASHING TO A POINT 24" INSIDE OF INTERIOR FACE OF WALL LINE MAY BE INSTALLED AT THE OWNER'S DISCRETION OR AS SPECIFIED ON THE COVER SHEET. USE DOUBLE UNDERLAYMENT FOR ROOF SLOPES LESS THAN 4:12 PITCH.
7.7 PROVIDE AND INSTALL CONTINUOUS STRUCTURAL WOOD PANEL SHEATHING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND MODEL CODE REQUIREMENTS.
7.8 PROVIDE SIDING MATERIAL AS SHOWN ON DRAWINGS AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. INSTALL OVER 15# FELT OR EQUIVALENT WEATHER RESISTIVE MATERIALS, AIR INFILTRATION BARRIER OR MOISTURE RESISTANT SHEATHING MEETING ASTM D779 STANDARDS.
7.9 GUTTERS SHALL BE .032" PREFINISHED ALUMINUM GUTTERS WITH .024" PREFINISHED ALUMINUM LEADERS. LEAD TO SPLASH BLOCKS OR AS REQUIRED BY THE LOCAL JURISDICTION. COORDINATE WITH SITE PLAN.
7.10 PROVIDE SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1/300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA.INSTALL PLASTIC OR CARDBOARD BAFFLES IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW. ALL REVERSE GABLES SHALL BE OPEN TO MAIN ROOF ATTIC TO ALLOW FREE AIR FLOW.

DOORS AND WINDOWS

8.1 THE CONTRACTOR SHALL VERIFY & COORDINATE ROUGH OPENINGS FOR ALL DOORS & WINDOWS PRIOR TO START OF CONSTRUCTION. INSTALLATION SHALL BE IN ACCORD W/ MANUFACTURER'S INSTRUCTIONS.
8.2 ALL DWELLINGS SHALL BE PROVIDED WITH MEANS OF EGRESS IN ACCORDANCE WITH SECTION R311.
8.3 EXTERIOR WINDOW AND DOORS SHALL BE IN ACCORDANCE WITH SECTIOB R609.
8.4 WINDOW FALL PREVENTION DEVICES SHALL BE INSTALLED WHEN THE WINDOW SILL IS BELOW 24" FROM THE INTERIOR FLOOR IN ACCORDANCE WITH SECTION R312.2.
8.5 ALL WINDOWS SHALL HAVE INSULATED GLASS.
8.6 BASEMENTS,HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.SUCH OPENINGS SHALL HAVE A SILL HGHT. NOT TO EXCEED 44" ABOVE THE FLOOR.
8.7 ALL EGRESS OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET WITH A MINIMUM NET CLEAR HGHT. OF 24" AND A MINIMUM CLEAR WIDTH OF 20".
8.8 BELOW GRADE EMERGENCY EGREES WINDOWS SHALL HAVE A WINDOW WELL WITH A MINIMUM HORIZANTOL AREA OF 9 SQUARE FEET AND A MINIMUM HORIZANTOL PROJECTION AND WIDTH OF 36".A LADDER OR STEPS SHALL BE PROVIDED FOR WELLS DEEPER THAN 44".
8.9 SAFETY (TEMPERED) GLAZING SHALL BE PROVIDED IN:
- GLASS DOORS, & SIDELIGHTS
- SHOWER AND TUB ENCLOSURES AND WINDOWS WITHIN 6' OF TUB
- GLAZING ON STAIR LANDINGS
- FIXED PANELS GREATER THAN 9 S.F., WITHIN 18" A.F.F.
- GLAZING WITHIN 12" OF A STAIR RAILING
- GLAZING WITHIN 24" RADIUS OF CLOSED DOORS

8.10 IF APPLICABLE, PROVIDE SELF-CLOSING DOOR BETWEEN DWELLING AND GARAGE. DOOR SHALL BE 1 ¾" THICK W/ MIN. 20 MINUTE RATING.

FINISHES

9.1 GYPSUM WALLBOARD SHALL COMPLY WITH ASTM C36 AND C442 WITH AMMENDMENTS.
9.2 ALL GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF IRC AS WELL AS STATE AND LOCAL CODES AND ORDINANCES.
9.3 GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR INSTALLATION IS PROVIDED. STORAGE PROVISIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURE'S WRITTEN INSTRUCTIONS9.4 MINIMUM TEMPERAURE IN AREAS TO RECEIVE DRYWALL SHALL BE 50 DEGREES FAHRENHEIT. ALL JOINTS SHALL BE BUTTED LOOSELEY TOGETHER. END JOINTS SHALL BE SUPPORTED ON FRAMING MEMBERS.
9.4 THE SIZING AND SPACING OF FASTENERS SHALL COMPLY WITH THE IRC AS WELL AS STATE AND LOCAL CODES.
9.5 PROVIDE WATER RESISTANT BACKERS IN COMPLIANCE WITH ASTM C 1288,C 1288,C 1325,C 1178, OR C 1278 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS BACKER BOARD FOR WALL TILE AT TUB AND SHOWER AREA AND WALL PANELS IN SHOWER AREAS.
9.6 FIRE-RESISTIVE CONSTRUCTION: GARAGE CEILINGS,WALLS,AND BULKHEADS WHEN ADJACENT TO A DWELLING UNIT SHALL BE OF ⅝" TYPE X OR OTHER RATED CONSRUCTION ACCORDING TO THE UL DESIGNED UNDER IRC STANDARDS.
9.7 FLAME SPREAD AND SMOKE INDEX FOR WALLS AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SECTION R302.9.
9.8 CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.5, A108.6,A108.11,A118.1,A118.3,A136.1, AND A137.1.

SPECIALTIES

10.1 IF APPLICABLE. PRE BUILT FIREPLACES AND CHIMNEYS SHALL BE U.L. APPROVED AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CHAPTERS 10 &24 OF THE IRC.
10.2 TOILET AND BATH ACCESSORIES SHALL BE AS SPECIFIED BY THE OWNER.
10.3 MIRRORS: MIRROR QUALITY & SIZES PER PLANS, OR AS SPECIFIED BY THE OWNER.
10.4 PROVIDE EITHER SHOWER RODS 80" A.F.F. OR TEMPERED OR SAFETY LAMINATE GLASS DOORS, AS SPECIFIED BY THE OWNER.

MECHANICAL

11.1 HVAC AND PLUMBING CONTRACTORS SHALL COORDINATE ALL OPENINGS IN JOISTS, TRUSSES, ETC. WITH GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.
ALL WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL MECHANICAL AND PLUMBING CODES.
11.2 PROVIDE ONE DAMPER REGISTER PER 400 SQUARE FEET OF UNFINISHED BASEMENT SPACE IF APPLICABLE.
11.3 PROVIDE EXHAUST FANS AT EACH BATH, AND VENT TO EXTERIOR OF DWELLING. MIN. 50 CFM.
11.4 ALL NEW SINGLE FAMILY HOMES MUST BE FULLY SPRINKLED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH IRC SECTION P2904 OR NFPA 13D.
11.5 ALL DUCTWORK THAT PENETRATES A RATED WALL OR FLOOR ASSEMBLY SHALL BE PROVIDED WITH FIRE DAMPERS.
11.6 DUCTWORK IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MIN. R-8.
11.7 DEVELOPED LENGTH OF DRYER VENTS SHALL NOT EXCEED 20 FEET OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
11.8 ALL VENTS AND FLUES SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE TO ADJACENT WOOD FRAMING, GREATER IF SPECIFIED BY MANUFACTURER.
11.9 ANY PIPING PASSING UNDER FOOTINGS OR THROUGH A FOUNDATION WALL OR SLAB SHALL BE PROVIDED WITH A SLEEVE TWO PIPE SIZES LARGER THAN THE SUBJECT PIPE.
11.10 PROVIDE OVERFLOW PANS AND DRAINS FOR WASHER AND/OR DRYER WITH WATER HEATER WHEN LOCATED ON A WOOD FLOOR SYSTEM.
11.11 PROVIDE HOSE BIBBS (FREEZE-PROOF OR WITH SHUT-OFFS AT FRONT AND REAR OF DWELLINGS, OR AS SHOWN IN THE DRAWINGS.
11.12 PROVIDE 1 ½" CONDENSATE LINE FROM WATER HEATER AND AIR HANDLER TO POSITIVE OUTFALL OR TO SUMP PUMP IF PROVIDED OR AS DIRECTED BY LOCAL JURISDICTION.
11.13 PIPING SHALL BE INSULATED PER IRC-N1103.5
11.14 IF APPLICABLE, CRAWL SPACES SHALL BE CONDITIONED W/ SUPPLIES AND RETURNS LOCATED TO INSURE EVEN AIR DISTRIBUTION.
11.15 PROVIDE A DUAL CHECK VALVE TYPE BACKFLOW PREVENTER CONFORMING TO ASSE 1024 OR CSA B64.6 WHERE WATER SERVICE ENTERS THE DWELLING, ADJACENT TO WATER METER

ELECTRICAL

12.1 WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY, AND ALL APPLICABLE LOCAL REGULATIONS. FIXTURES AND APPLIANCES, AS SPECIFIED BY THE OWNER OR AS NOTED IN THE DRAWINGS.
12.2 ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHERPROOF.
12.3 BOTTOMS OF RECEPTACLES AND SWITCHES SHALL BE LOCATED 5" ABOVE COUNTERTOPS UNLESS OTHERWISE NOTED.
12.4 RECEPTACLES SHALL BE INSTALLED 12" ABOVE FINISHED FLOOR AND MAXIMUM 12'-0" OC HORIZANTALLY. ALL RECEPTACLES WITHIN 6'-0" HORIZANTALLY OF A SINK,LAVATORY OR TUB SHALL BE WIRED TO A GROUND FAULT INTERRUTED CIRCUIT.
12.5 IF REQUIRED BY THE LOCAL JURISDICTION, PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE RADON EXTRACTION FAN (W/ SWITCH) LOCATED IN ATTIC SPACE OR AS SPECIFIED BY THE OWNER.
12.6 ALL SMOKE DETECTORS SHALL BE WIRED IN A MANNER SUCH THAT ACTIVATION OF ONE WILL ACTIVATE ALL.
12.7 ALL STAIRS SHALL BE PROVIDED ILLUMINATION IN ACCORDANCE WITH SECTION R303.7.
12.8 ALL SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R314.
12.9 ALL CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R315. WHEN FUEL FIRED APPLIANCES ARE USED, CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
12.10 AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED IN ACCORDANCE WITH UL325.

REVISED 6/19

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640 Plymouth Road, Catonsville, MD 21229 410-788-0281

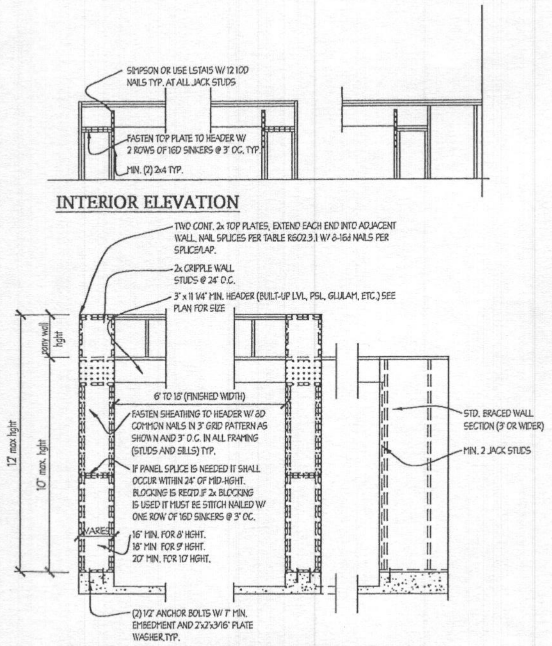
DATE:	REVISION:	DATE:	REVISION:

Date: 5/15
Scale: N.A.
Drawn: TIM

Drawing: GENERAL REQUIREMNETS
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

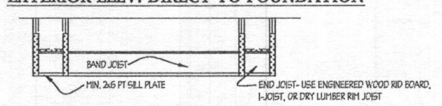
1067 RE
Project No.

D3



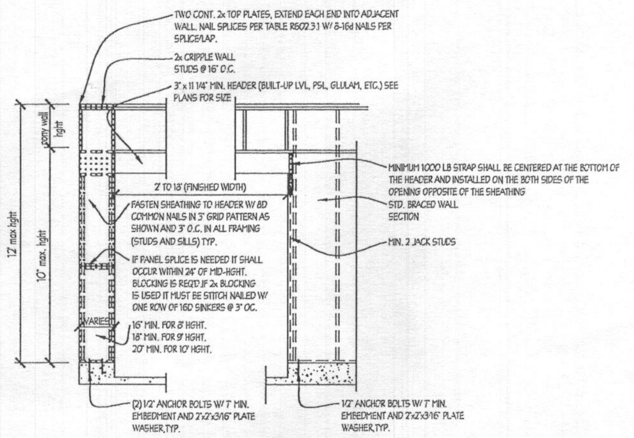
INTERIOR ELEVATION

TWO SIDED NARROW WALL PORTAL FRAME
EXTERIOR ELEV. DIRECT TO FOUNDATION



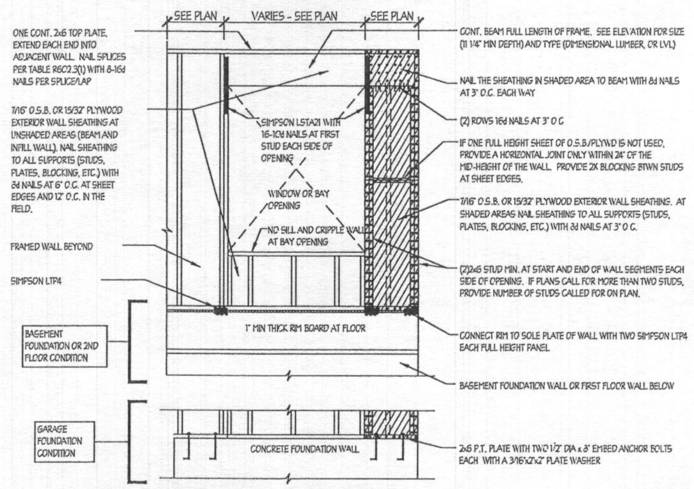
EXTERIOR ELEV. OVER RAISED FLOOR

NARROW WALL PORTAL DETAILS - TYPE 1



ONE SIDE PORTAL FRAME FOR
SEISMIC DESIGN A,B AND C AT GARAGE

NARROW WALL PORTAL DETAILS - TYPE 2



ONE SIDED PORTAL FRAME DETAIL
AT WINDOW OR BAY OPENING

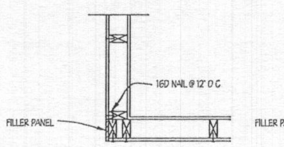
NARROW WALL BRACING DETAILS

NOTE: PORTAL FRAME ARE DESIGNED TO REPLACE THE RIGID, BRACED WALL SEGMENT UP TO 40' LONG. FOR 8FT. WALL & 31" FOR 10FT. WALL ADJACENT TO 65% OPENING. LOCATIONS AND SPACING TO FOLLOW IBC REQUIREMENTS.

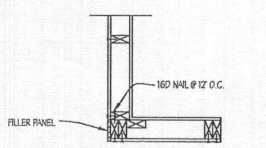
BRACED WALL PANEL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS
GB(1)-4	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS
GB(2)-4	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
CS-PF	CONTINUOUS PORTAL FRAME	7/16" OSB	NAILING PER DETAIL
PFH	PORTAL FRAME HOLD DOWN	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUE OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUE OSB AROUND DOOR WINDOW OPENINGS
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUE OSB AROUND DOOR WINDOW OPENINGS

NOTES:

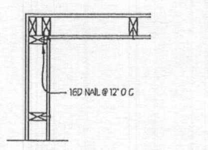
1. ALL BRACED WALL PANEL TYPES (AND ENGINEERED SHEAR WALLS), EXCEPT GB(1) AND GB(2) WITH SHEATHING INSTALLED HORIZONTALLY, SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
2. PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS.
3. ALL EXTERIOR WALLS ARE SHEATHED WITH 7/16" O.S.B., OR 15/32" PLYWOOD, FASTENED PER TABLE R602.3(1). AT EXTERIOR CORNERS SHEATHING SHALL BE FASTENED AS SHOWN.
4. BRACED WALL PANELS ARE PROVIDED PER SECTIONS R602.10. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.
5. WHERE ENGINEERED SHEAR WALLS (I.E., TYPES CS-ESW(1), OR CS-ESW(2)) THE SHEAR WALLS HAVE BEEN DESIGNED TO RESIST THE CODE REQUIRED WIND LOAD.



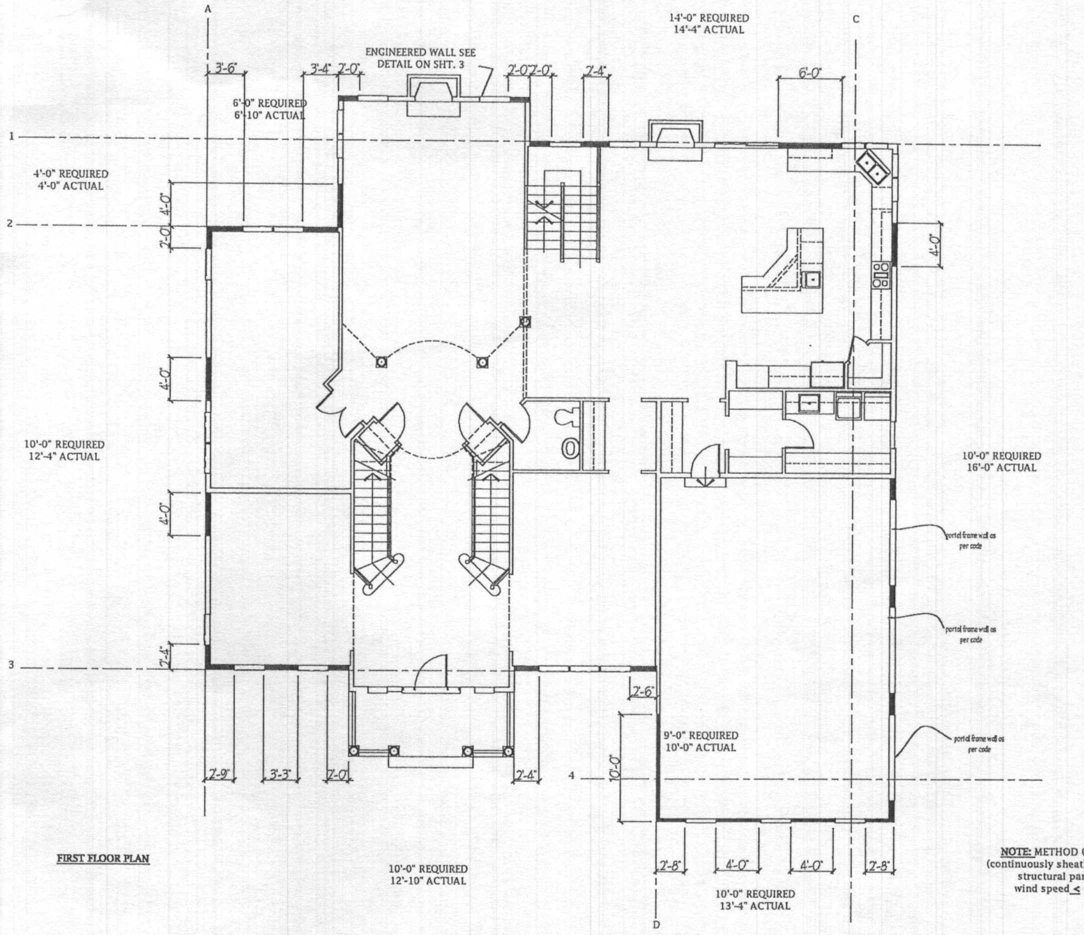
OUTSIDE CORNER DETAIL
not to scale



GARAGE CORNER DETAIL
not to scale

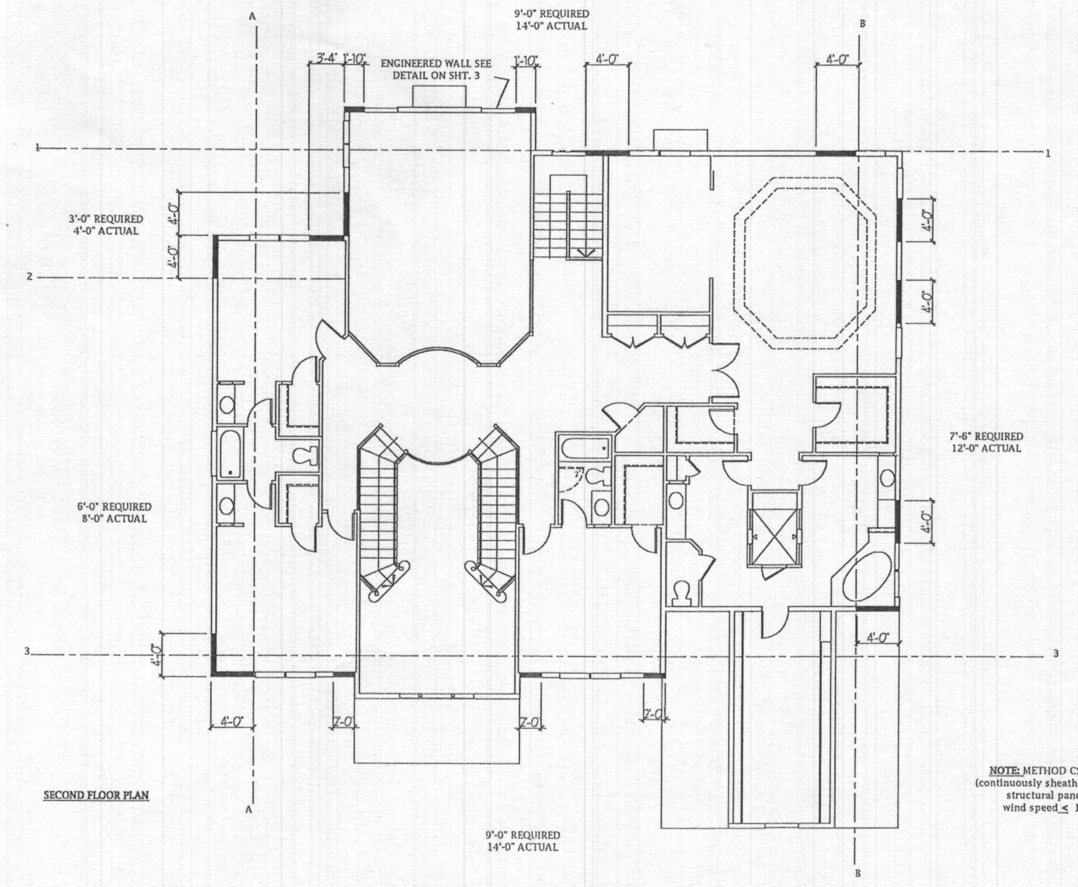


INSIDE CORNER DETAIL
not to scale



FIRST FLOOR PLAN

NOTE: METHOD CS-WSP
(continuously sheathed wood structural panel)
wind speed ≤ 115



SECOND FLOOR PLAN

NOTE: METHOD CS-WSP
(continuously sheathed wood structural panel)
wind speed ≤ 115

REVISED 10/19

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DATE: REVISION:
DATE: REVISION:

Date: 5/15
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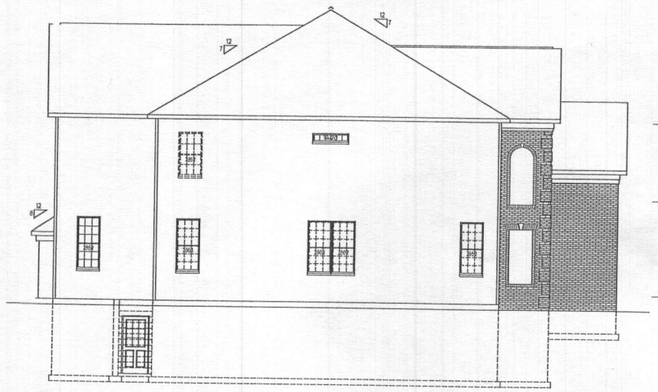
Drawn: TIM

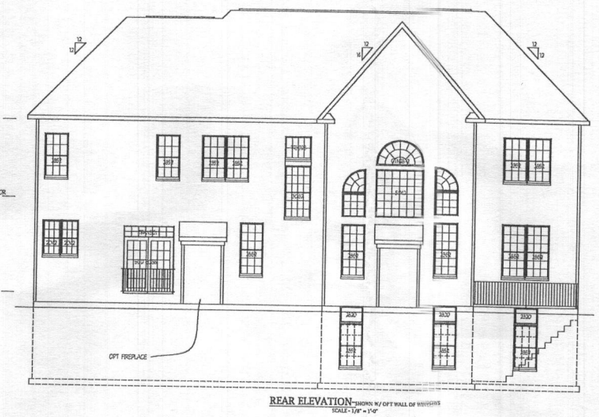
Drawing: SHEAR WALL DETAILS
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

1067 RE
Project No.

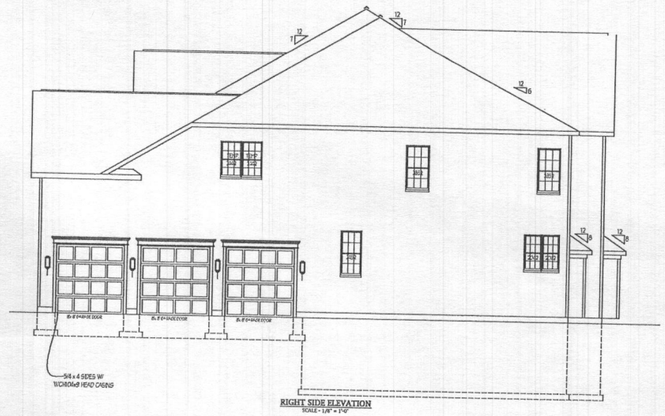
D4



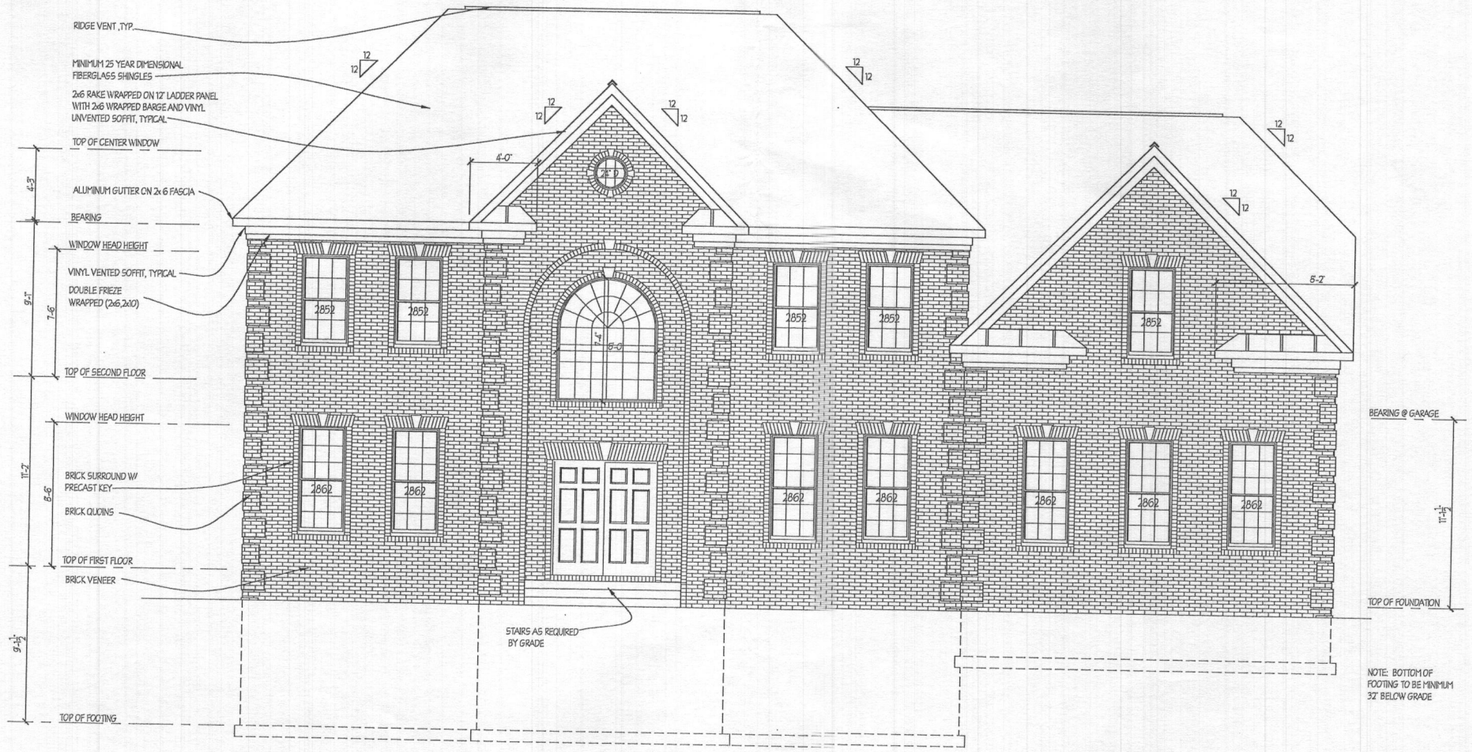
LEFT SIDE ELEVATION
SCALE - 1/8" = 1'-0"



REAR ELEVATION-SHOWN W/ OPT WALL OF WINDOWS
SCALE - 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE - 1/8" = 1'-0"



FRONT ELEVATION #5
SCALE: 1/4"= 1'-0"

REVISED 5/20

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640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE: REVISION:

Date: 5/15
Scale: NOTED
Drawn: TIM
Checked:

Drawing: ELEVATION 5
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOMES

1067RE
Project No.

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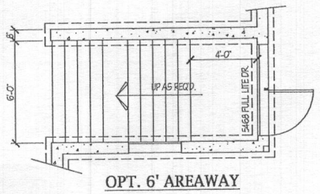
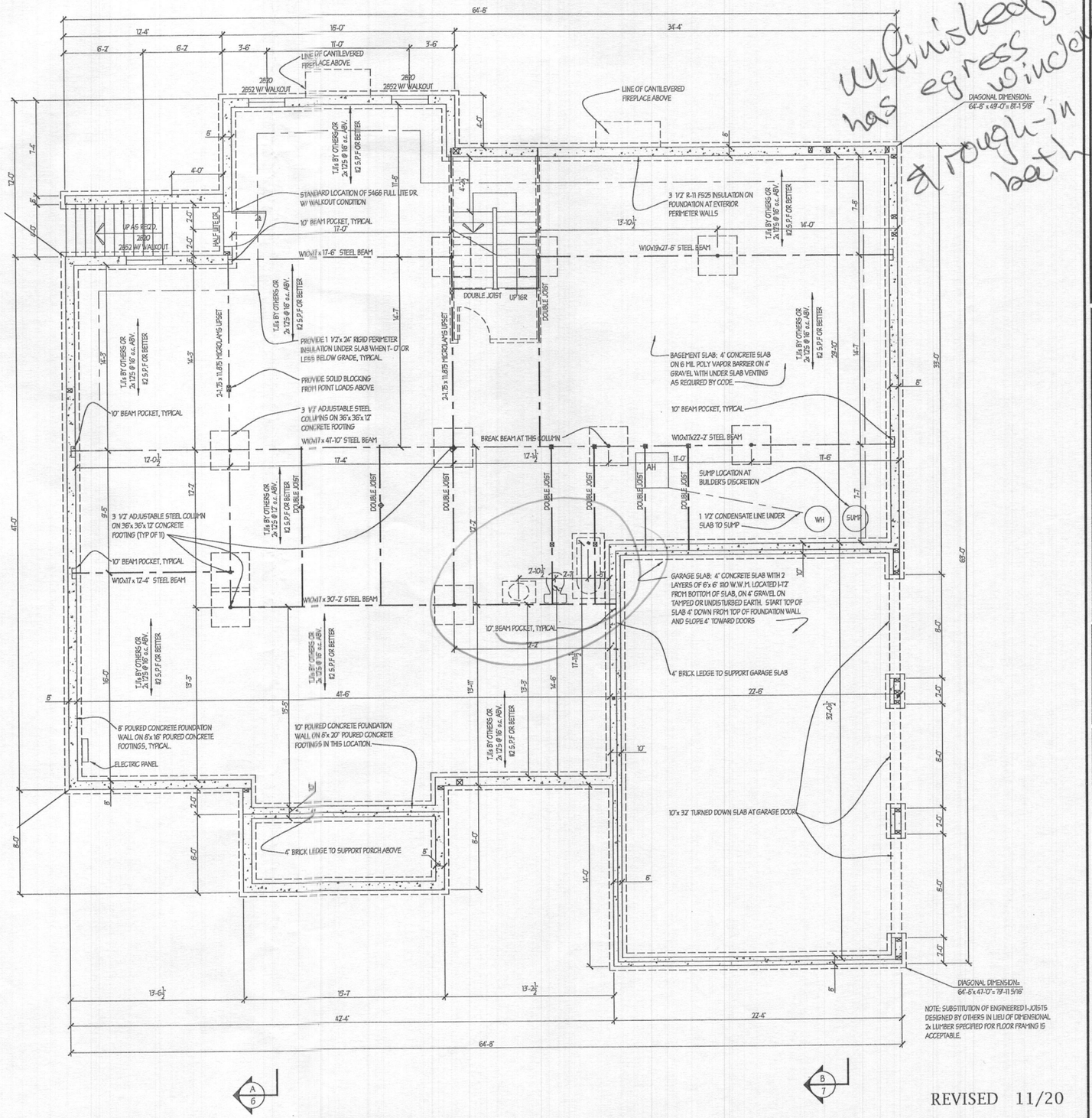
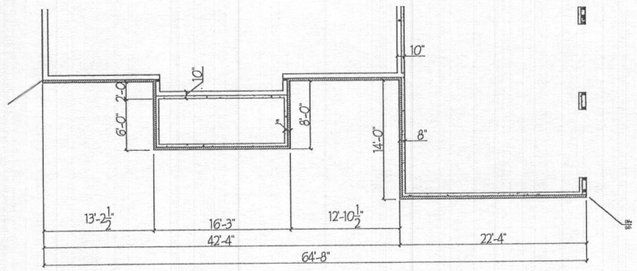


OPT. 6' AREAWAY



unfinished, has egress window & rough-in bath



FOUNDATION W/ BRICK FRONT

REVISED 11/20

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640 Plymouth Road, Catonsville, MD 21229 410-788-0281

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DATE:	REVISION:

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Scale: 1/4"=1'-0"
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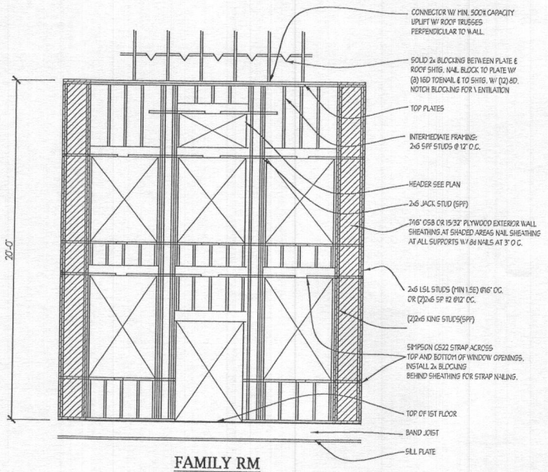
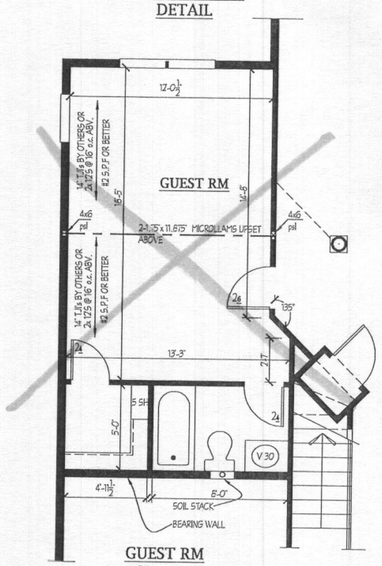
Drawing: BSMT/FOUNDATION PLAN
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

1067RE
Project No.

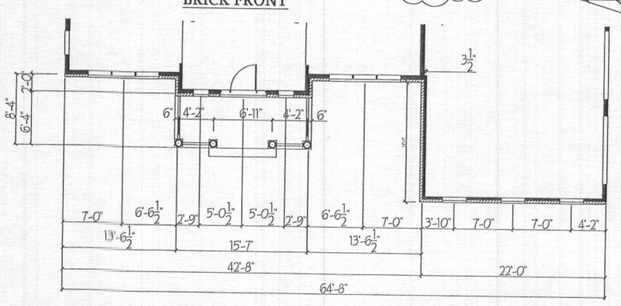
2a



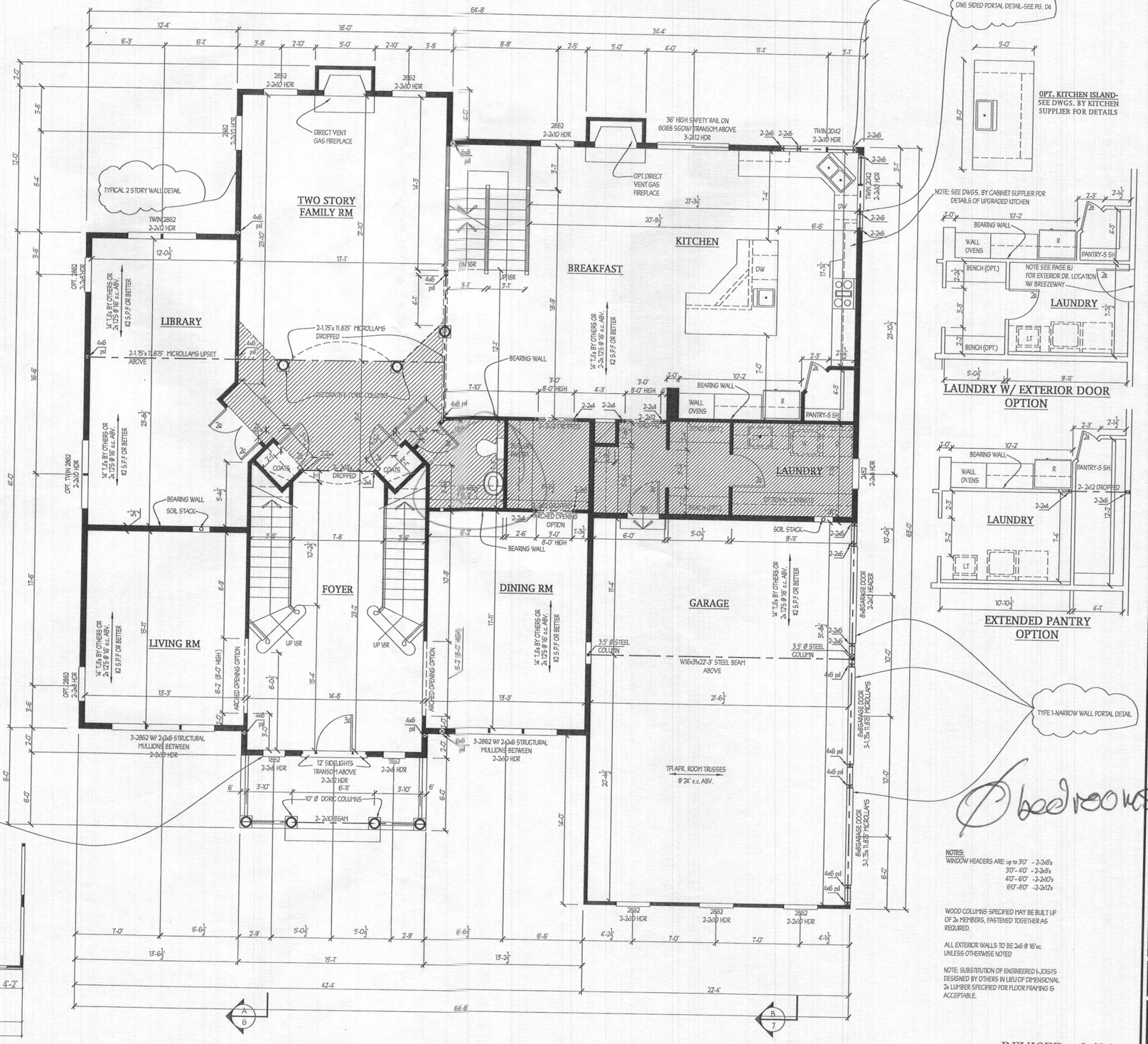
FAMILY RM
WALL BRACING
DETAIL



GUEST RM
OPTION



FLOOR PLAN W/
BRICK FRONT



REVISED 9/20

Tim Graham 9/24/2020 10:11 AM 2015 Rutledge plan stair back.dwg

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

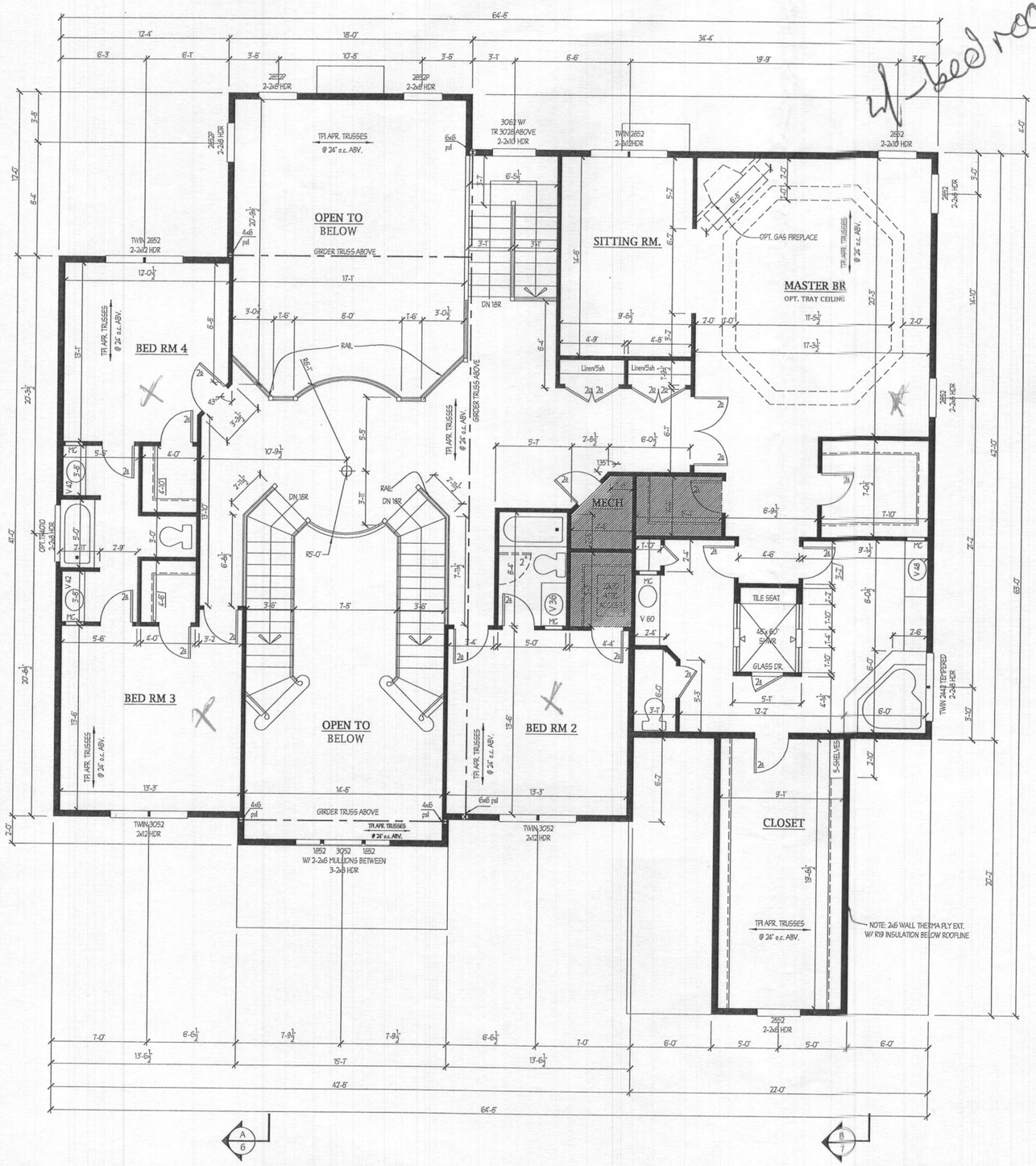
DATE:	REVISION:
8/7/15	added 18" stair

Date: 5/15 Scale: 1/4" = 1'-0" Drawn: TIM

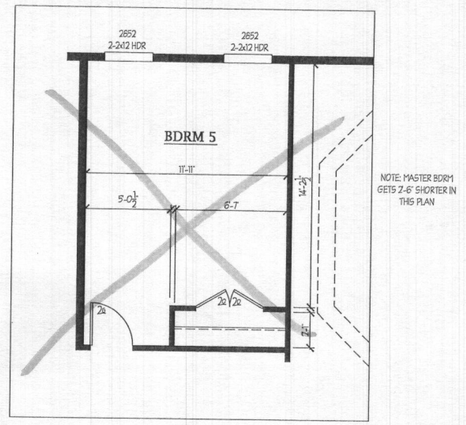
Drawing: FIRST FLOOR PLAN
Project: WILLIAMSBURG GROUP THE RUTLEDGE ESTATE HOME

1067RE
Project No.

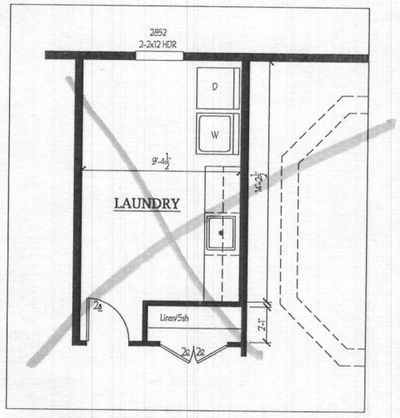
3



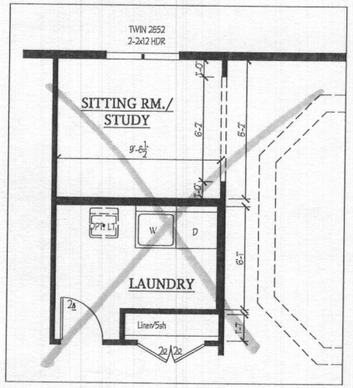
4th bedroom



OPT. FIFTH BDRM. PLAN



OPT.LARGE SECOND FLOOR LAUNDRY PLAN



OPT. SECOND FL. LAUNDRY RM.

NOTES:

WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED UNLESS NOTED.

ALL EXTERIOR WALLS TO BE 2x6 @ 16" oc. UNLESS OTHERWISE NOTED

NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL 2x LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE.

REVISED 2/20

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	REVISION:
8/15	added 18r stair

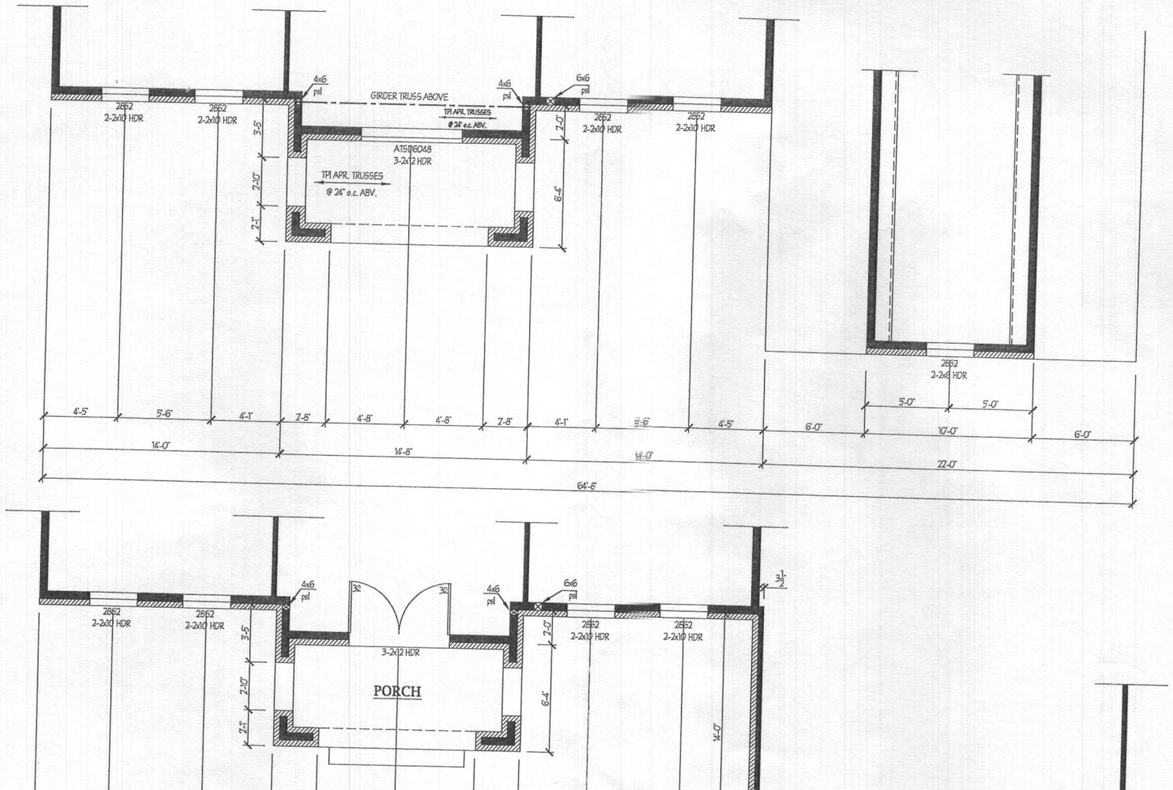
Date: 5/15
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: SECOND FLOOR PLAN
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

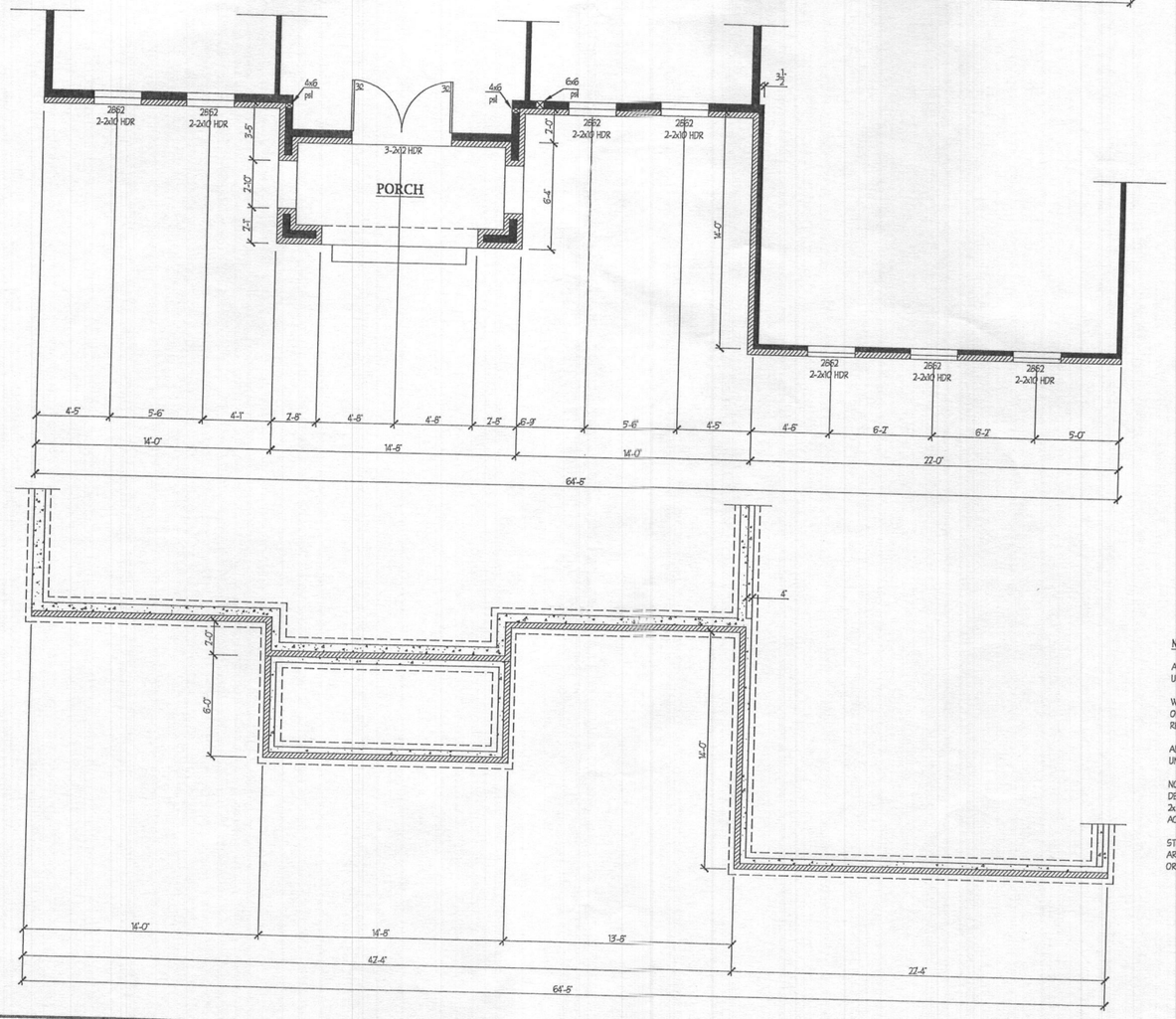
1067 RE
Project No.

4

PARTIAL SECOND FLOOR PLAN
ELEVATION #5



PARTIAL FIRST FLOOR PLAN
ELEVATION #5



OVERALL DEPTH -41'-0"
41'-4" W/ BRICK FRONT
41'-8" W/ BRICK ALL 4 SIDES

PARTIAL FOUNDATION PLAN
ELEVATION #5

NOTES:

ALL HEADERS IN BEARING WALLS ARE 2-2x12's UNLESS NOTED OTHERWISE

WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED.

ALL EXTERIOR WALLS TO BE 2x6 @ 16"oc. UNLESS OTHERWISE NOTED

NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL 2x LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE

STEEL COLUMNS TO SUPPORT GARAGE BEAM ARE STANDARD WEIGHT PIPE COLUMNS A501 OR A53 GRADE B, TO CARRY 13,000 LBS

REVISED 7/19

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	REVISION:
11/10/10	PORTAL WALL DETAIL

Date:5/15
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: PARTIAL PLANS- LEVATION 5
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

1067 RE
Project No.

5e

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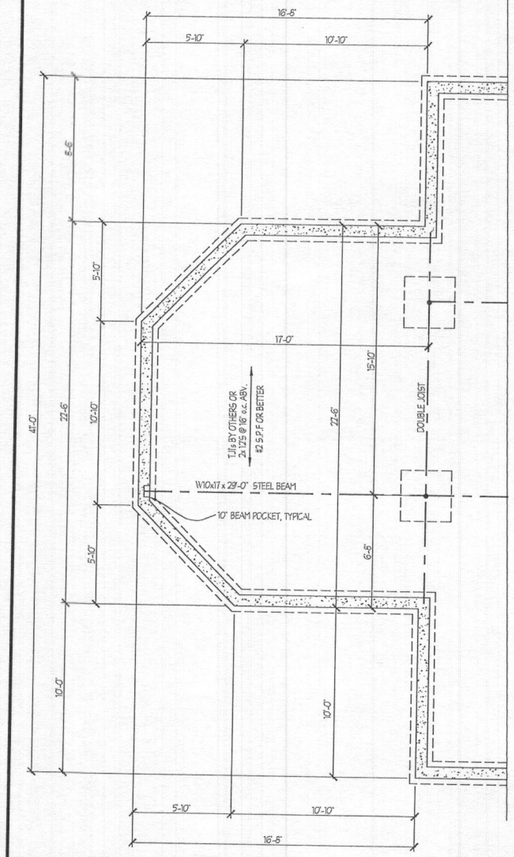
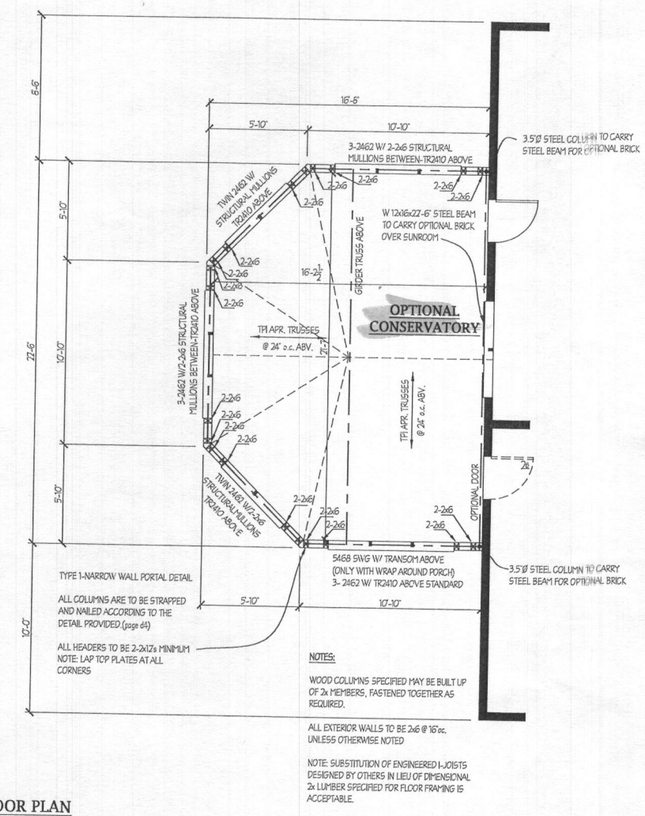


FOUNDATION PLAN
SCALE- 1/4"= 1'-0"



TYPE 1-NARROW WALL PORTAL DETAIL

ALL COLUMNS ARE TO BE STRAPPED AND NAILED ACCORDING TO THE DETAIL PROVIDED (page 64)

ALL HEADERS TO BE 2-2x12's MINIMUM
NOTE: LAP TOP PLATES AT ALL CORNERS

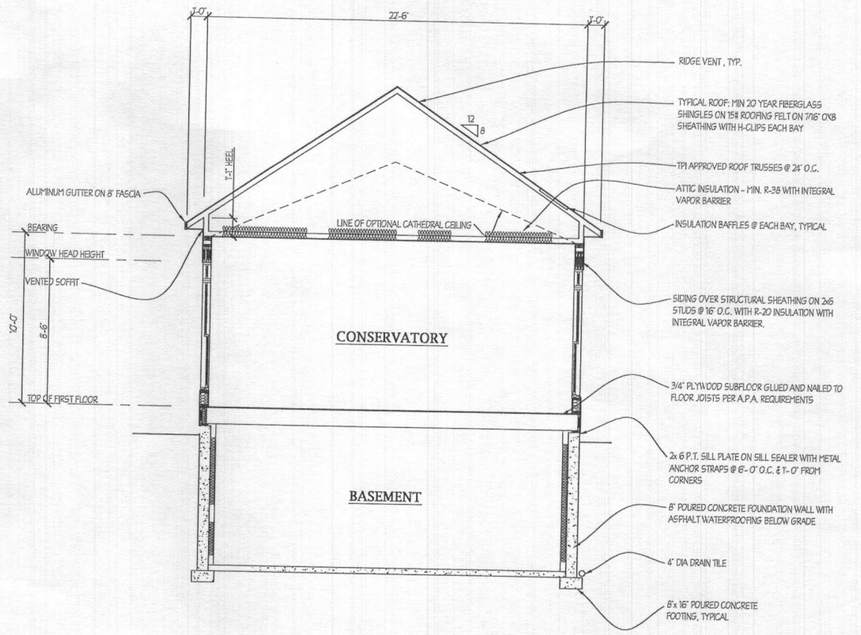
NOTES:

WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED.

ALL EXTERIOR WALLS TO BE 2x6 @ 16" oc. UNLESS OTHERWISE NOTED

NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL 2x LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE.

FLOOR PLAN
SCALE - 1/4"= 1'-0"



SECTION
SCALE-1/4"= 1'-0"

LEFT SIDE ELEVATION
SCALE - 1/8" = 1'-0"

FRONT ELEVATION
SCALE - 1/8" = 1'-0"

REVISED 5/17

Plymouth Road Architects
640 Plymouth Road Baltimore, MD 21229
Phone: 410-788-0281 arch@plymouth-road.com

Notes: ALL WALLS STANDARD PORTAL FRAME

Drawing: OPTIONAL CONSERVATORY

Project: WILLIAMSBURG GROUP RUTLEDGE ESTATE HOME

Project No.:1067 RE

Date: 5/15

Scale:NOTED

8c