

# 7965 Harriet Tubman Ln, Columbia, MD 21044

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## BUILDING CODES:

MBPS 2018  
IBC 2018  
IRC 2018  
IECC 2018

## PROJECT INFORMATION:

ADDRESS:  
7965 HARRIET TUBMAN LN  
COLUMBIA, MD 21044

DESIGNER:  
Hamid Shirazi

E-mail: [hamidshirazi@gmail.com](mailto:hamidshirazi@gmail.com)

### ADDITION AREA:

	Existing Area	Addition Area	Total Level Area
Main Level:	1061 Sq.Ft.	777 Sq.Ft.	1838 Sq.Ft.

Addition Percentage: %73

Note: This is not an infill development.

### DEMOLITION AREA:

	Existing Area	Demolition Area
Main Level:	1061 Sq.Ft.	425 Sq.Ft.

Demolition Percentage: %40

## WINDOW AND INSULATION

WINDOW U FACTOR	0.35
CEILING	R-49
WALL	R-19
SLAB	R-10
FENESTRATION U-FACTOR	0.35

# General Code Requirements:

No inspection will be made unless an approved set of plan is on the job site.

No changes shall be made to the approved plans without prior approval of the Building Plan Review Branch.

Separate permits are required to install plumbing, electrical, and mechanical equipment in each dwelling unit, each structure or each area of a structure for which a separate building permit has been issued.

Submit 3 copies of truss fabricators shop details for approval prior to erection and engineering framing plans for all flat chord trusses.

Sleeping rooms shall have at least one operable window or exterior door to permit emergency exit or rescue. Where windows are provided they shall have a sill height of not more than 44" above the floor and shall provide not less than 5.7 square feet of openable area with no dimension less than 24" high by 20" wide. Minimum 7'-6" clear ceiling height for habitable rooms.

Safety glass is required in the following locations:  
With 1' horizontally from each door. In fixed panels with glazed area more than 9 square feet with the lowest edge less than 18" above the finish floor level or walking surface within 36" of such glazing.

Firestop all duct chases, bulkheads, laundry chutes, metal flues, and all shafts at each floor.

Smoke alarms shall be installed inside each separate sleeping area in the immediate vicinity of the bedrooms and on cellars. All smoke alarms shall be connected to a sounding device or other detectors to provide, when activated, an alarm, which will be audible in all sleeping areas.

Handrails having minimum or maximum heights of 34" and 38", respectively, shall be provided on at least one side of the stairways of three or more risers. Open side of stairs with a total rise of more than 30" above the floor or grade below shall have guardrails. The handgrip portion of the handrails shall be not more than 2" in cross-sectional dimension.

Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below shall have guardrails not less than 36" in height. Required guardrails shall have intermediate members which will not allow passage of an object 4" or more in diameter.

Exterior walls located less than 3' from property line shall have not less than a 1-hour fire resistive rating. The fire resistive rating of exterior walls located less than 3' from property line shall be rated for exposure from both sides. Openings shall not be permitted in exterior walls of dwelling located less than 3' from the property line.

Deck(s) are not approved for future hot tub installation.

All plywood used structurally shall meet the performance standards for the type, grade and species of plywood shall be so identified by an approved testing agency. Minimum of 5/8" thickness.

Attics and enclosed rafter spaces shall have cross ventilation for each separate space by ventilation openings. The net free ventilation area shall be not less than 1 to 150 of the area of the space ventilation except that the area may be 1 to 300, provided at least 50 percent of the required area is provided by ventilators located in the upper portion of the space to be ventilation at least 3' above eave or cornice vents with the balance of the required ventilation provided by eave or ventilation provided by eave or cornice vents. The net free cross-ventilation area may not be less than 1 to 300 of area of the space ventilated when the vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling.

Floors and walls of shower and bath areas shall be finished with a smooth hard and nonabsorbent surface to a height of not less than 6' above the floor.

First nail and last nail to be minimum 2-1/2" from edge.

## Division 1- General requirements:

This new construction shall conform in all respects to the 2018 Maryland Residential Code.

All dimensions shown here-in are from face of stud, masonry or rough framing lines unless otherwise noted.

Unless otherwise determined, selected subcontractors shall supply all miscellaneous blocking, bracing, metal, trim, fasteners, hardware, etc, as required to complete the work of their respective trade.

Controls and operating mechanism for all doors, fixtures and furnishings shall be operable by a force of no greater than 5 lb. with one hand and not required tight grasping, pinching or twisting of the wrist to operate.

Installation of all products shall be as required by the manufacture(s) latest printed instructions and requirements at the time of permitting.

Use regular, water resistant, plaster base (if used), and sheathings or other gypsum wallboard and products of one manufacturer throughout this project and as noted or required.

Electrical, plumbing and mechanical work for this project is to be accomplished by design/ build contract as allowed by the Virginia Statewide Building Code.

Materials required for the work shall be suitably stored on-site and only in areas to be designed by contractor.

Each contractor and/or subcontractor shall be responsible for all required OSHA Safety Precaution and personnel monitoring affecting it's performance of the work under this agreement.

## Division 2- Architectural Site work:

\*\* See structural drawings for site preparation and foundation/ slab notes and requirements

Insure that final installation of all meter bases, subgrade utilities area provided in accordance with site plans and applicable State and local codes and requirements. Owner will provide and pay temporary power, water and sanitary facilities within or from it's existing facilities for each of the selected contractors usage, and will pat for service usage by the associated contractors, at owner's expense.

## Division 3- Concrete :

All work within this section shall be as specified on the structural drawings.

The contractor shall separate all dis-similar materials (i.e., concrete masonry units and metal flashing) with appropriate bond break materials as required to protect the integrity of the involved materials, trim bond break(s) material as required upon completion so as to conceal from view entirely. Provide backer rod and sealant as required to complete installation.

See Structural note for all concrete work.

## Division 4- Masonry:

All structural masonry work within this section shall be as specified on the structural drawings attached herein.

## Division 5- Metals:

All structural metalwork within this section shall be as specified on the structural drawings attached herein.

## Division 6- Wood:

Where detailed or otherwise required, all blocking, shim material and the like is to be fire retardant treated lumber as required by USBC subsection 602.4.

Section of all wood members shall be in accordance with WWPA and sub rules, erected in accordance with accepted trade practiced and applicable code requirements.

## Division 7- Thermal and moisture protection:

Provide minimum 6 in polyethylene vapor barrier below all slabs on grade for use as a vapor barrier and so as to prevent rapid moisture evaporation from the slab into the underlying soils. Install this barrier below the perimeter slab insulation(s).

Caulking and Sealants: Single component silicone in color to be selected by contractor for exterior and unpainted interior use and single component paint grade latex for interior use where painted finishes occur.

All structural masonry work within this section shall be as specified on the structural drawings attached herein.

## Division 8- Doors and Windows:

Interior and exterior door lock and latches shall be as selected by and installed by the contractor.

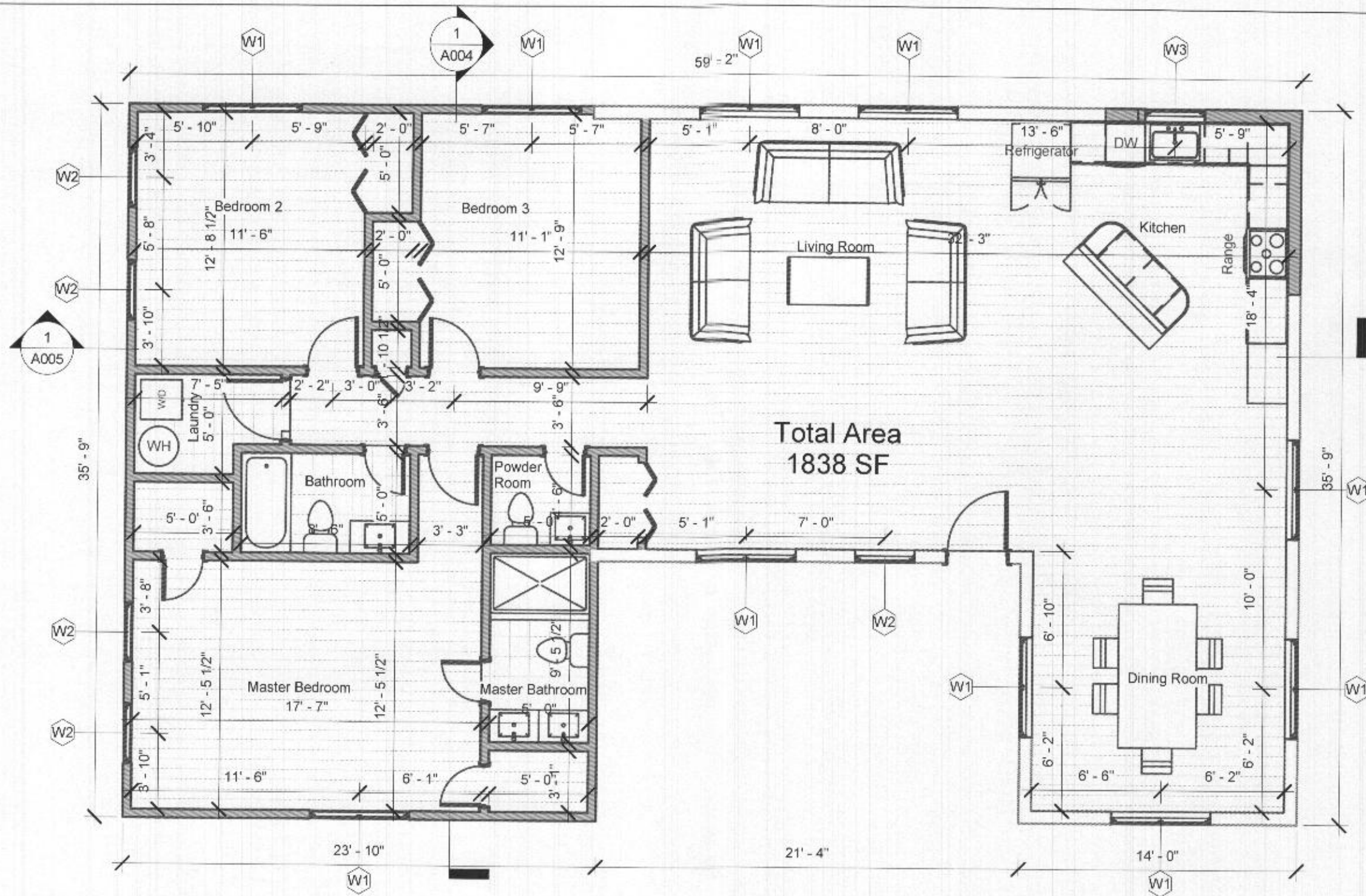
Interior non rated doors (bifolds, closet and bedroom, etc.) may be wood and of the pre-hung type, as selected by the Contractor.

## Division 9- Finishes:

All interior finishes of walls and ceiling including wall coverings (if used) shall be provided with a flame spread rating not greater than class 1 (flame spread < 0-25) as determined by ASTM E84.

Use regular, water resistant, gypsum liner panels, high impact abuse resistant and other gypsum wallboard and products of manufacturer throughout this project and as noted or required. Use fire code core (type "X") where noted and/ or otherwise required.

Use no nails for securing wallboard to studs, joist r similar supports unless otherwise required by listing assembly or structural requirement. Use 1-1/4" minimum length corrosion resistant bugle head screws spaced as required by building codes specified in the cover sheet.



Total Area  
1838 SF

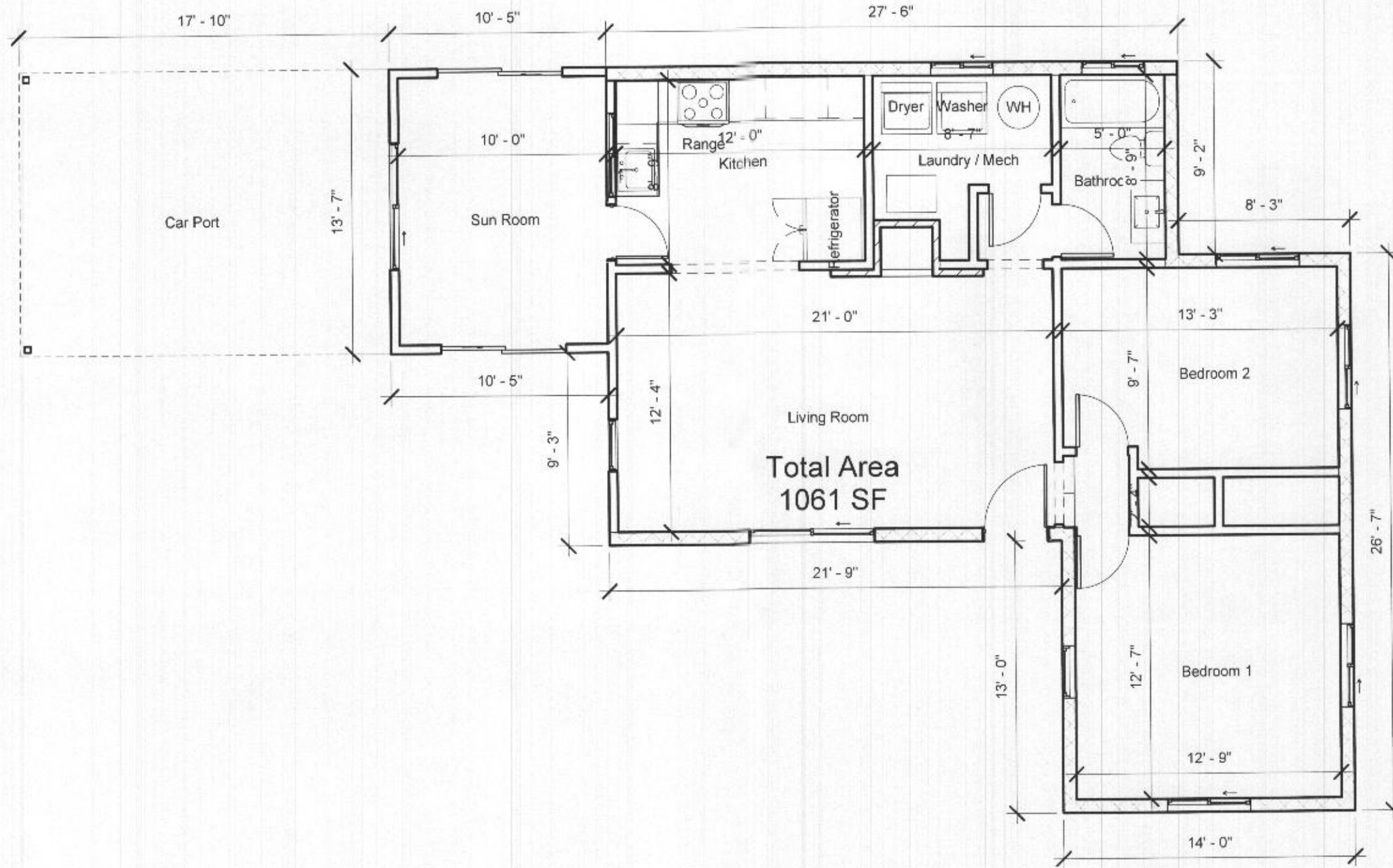
1 Main Level - Proposed  
3/16" = 1'-0"

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No.	Description	Date

Main Level - Proposed		
Project number	Project Number	A001
Date	Issue Date	
Drawn by	Author	Scale 3/16" = 1'-0"
Checked by	Checker	

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① Main Level - Existing  
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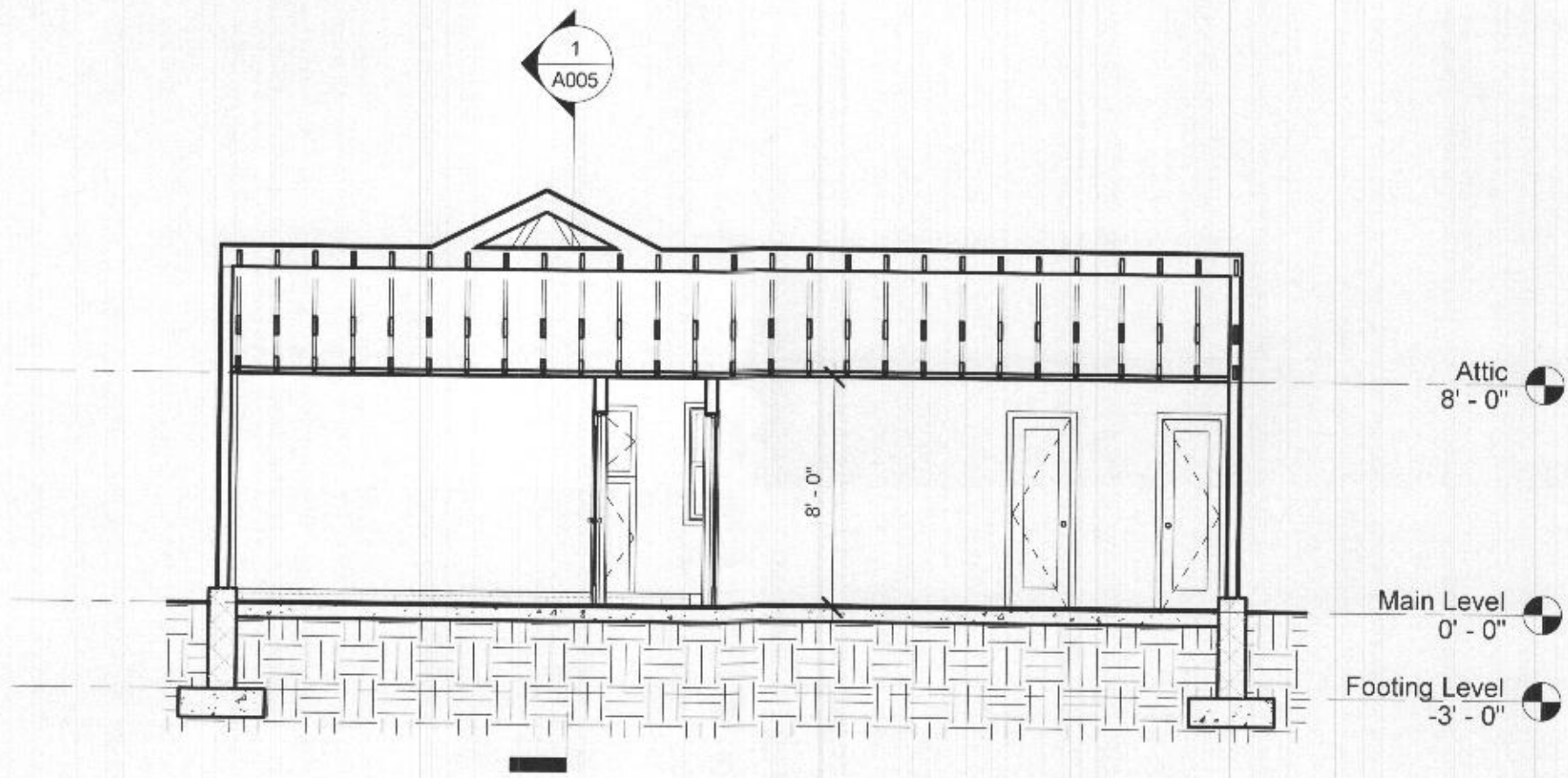
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No.	Description	Date

Main Level - Existing		
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Date	Issue Date	
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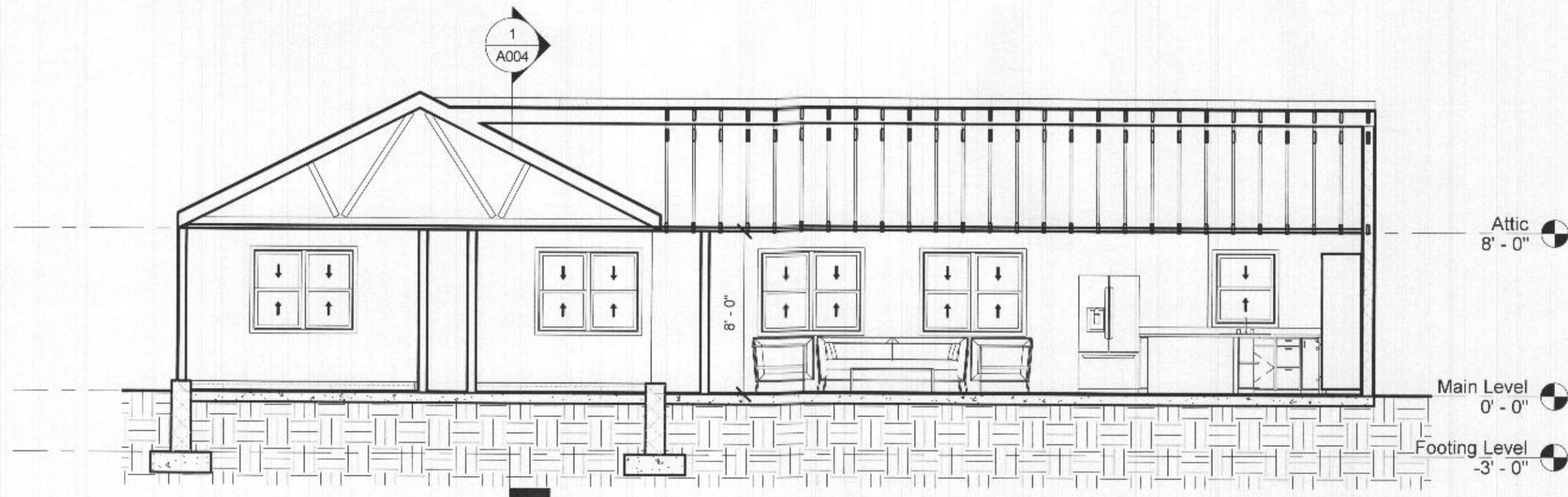


① Section 1  
3/16" = 1'-0"

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No.	Description	Date

Section 1		
Project number	Project Number	<b>A004</b> Scale 3/16" = 1'-0"
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	



1 Section 2  
3/16" = 1'-0"

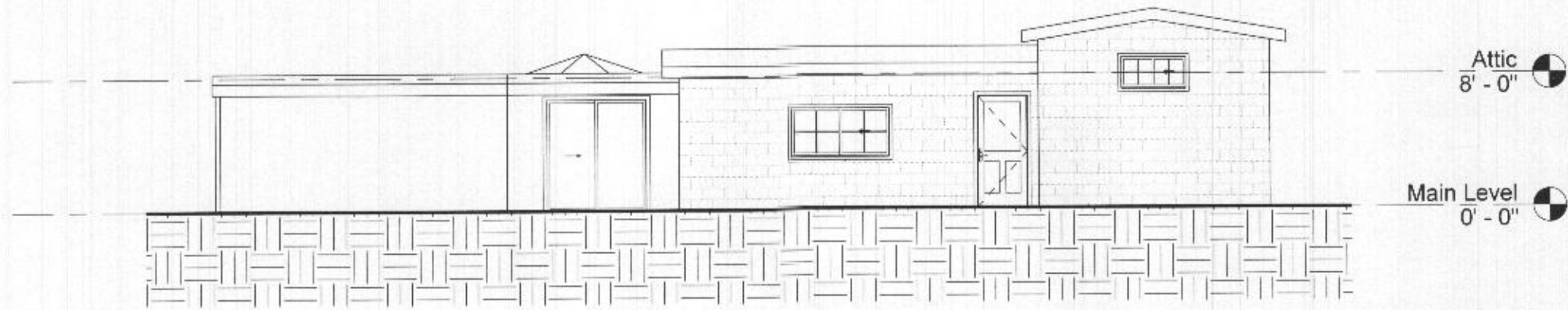
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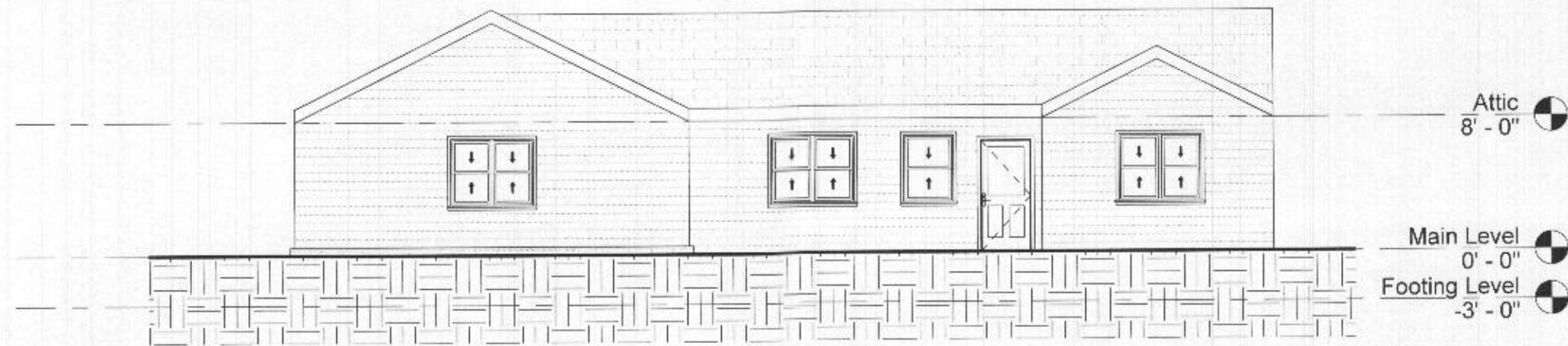
No.	Description	Date

Section 2

Project number	Project Number	<b>A005</b>
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale 3/16" = 1'-0"		



① South Elevation - Existing  
1/8" = 1'-0"



② South Elevation - Proposed  
1/8" = 1'-0"

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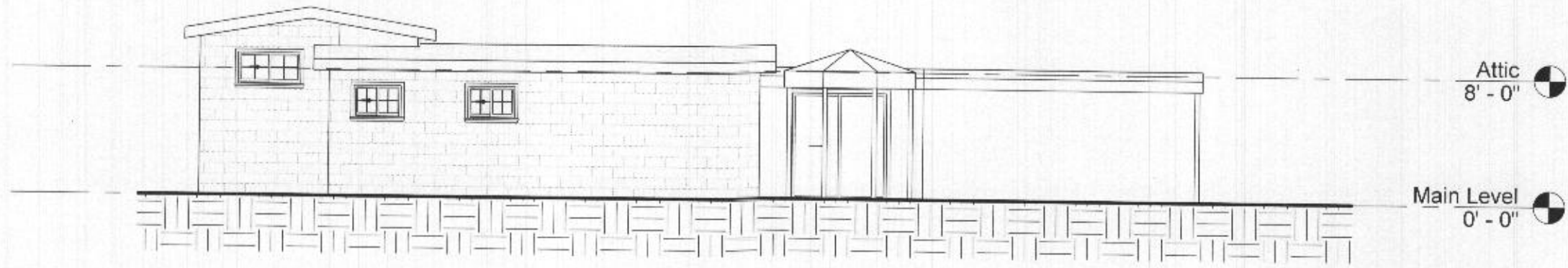
No.	Description	Date

**South Elevation**

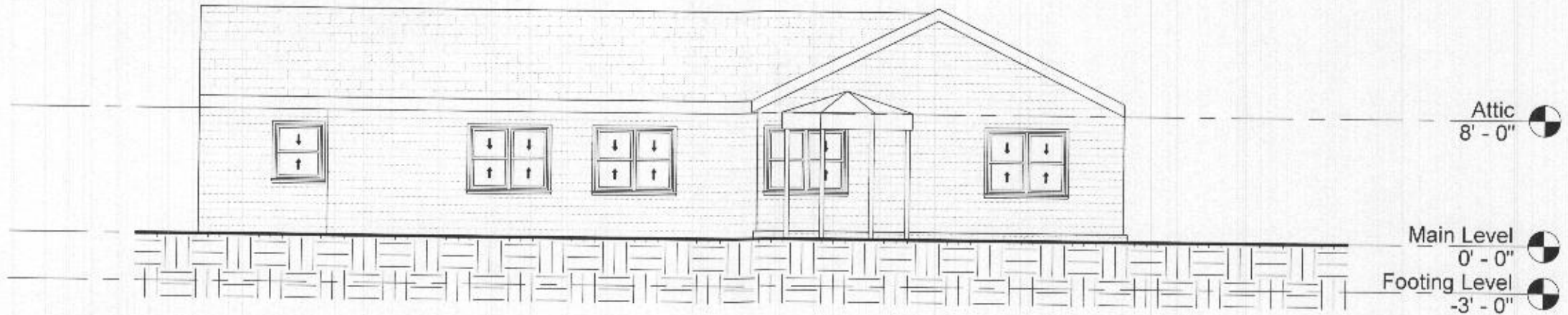
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

**A006**

Scale 1/8" = 1'-0"



① North Elevation - Existing  
1/8" = 1'-0"



② North Elevation - Proposed  
1/8" = 1'-0"

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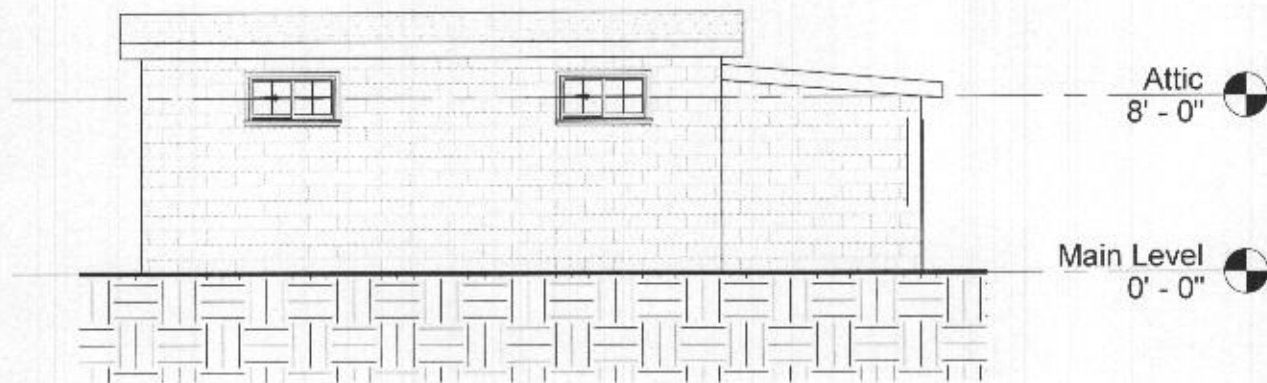
No.	Description	Date

North Elevation

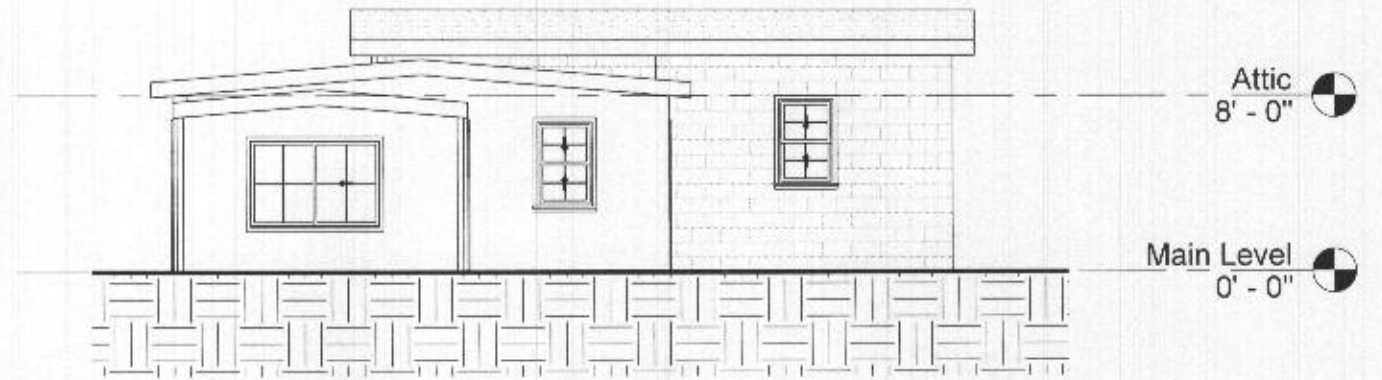
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Date	Issue Date
Drawn by	Author
Checked by	Checker

A007

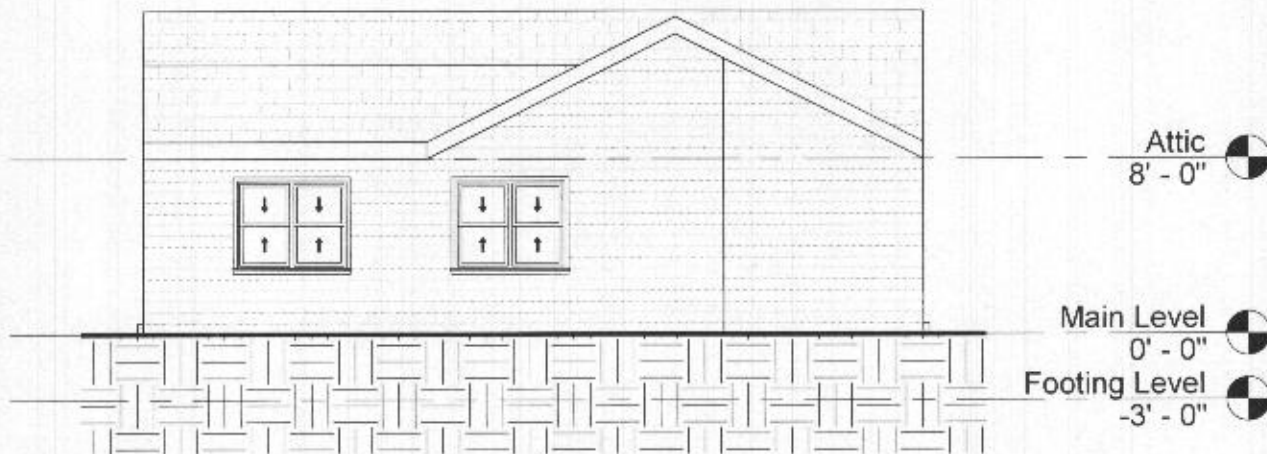
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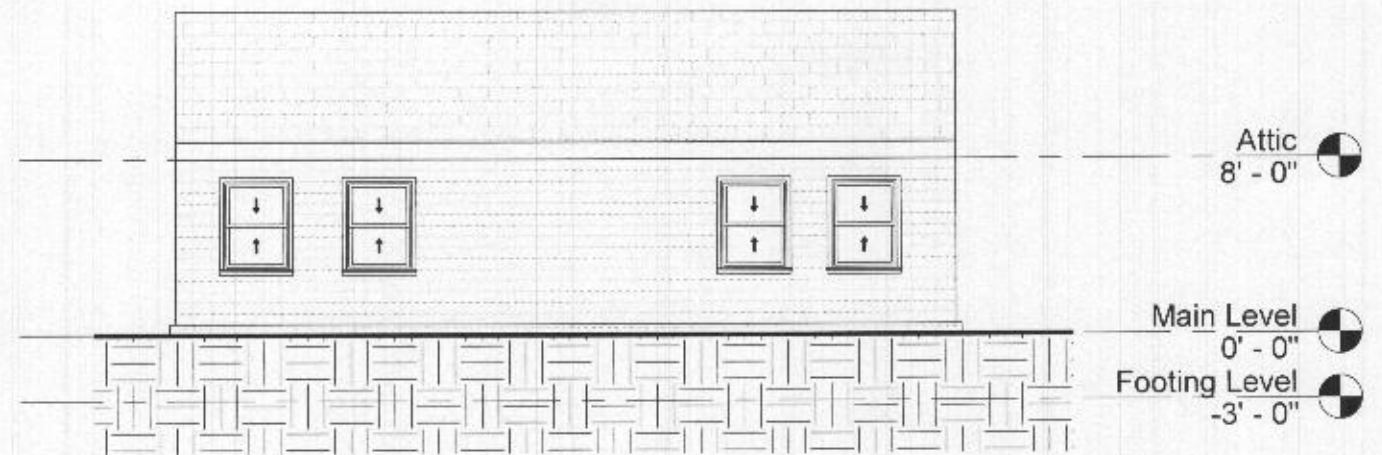
① East Elevation - Existing  
1/8" = 1'-0"



③ West Elevation - Existing  
1/8" = 1'-0"



② East Elevation - Proposed  
1/8" = 1'-0"



④ West Elevation - Proposed  
1/8" = 1'-0"

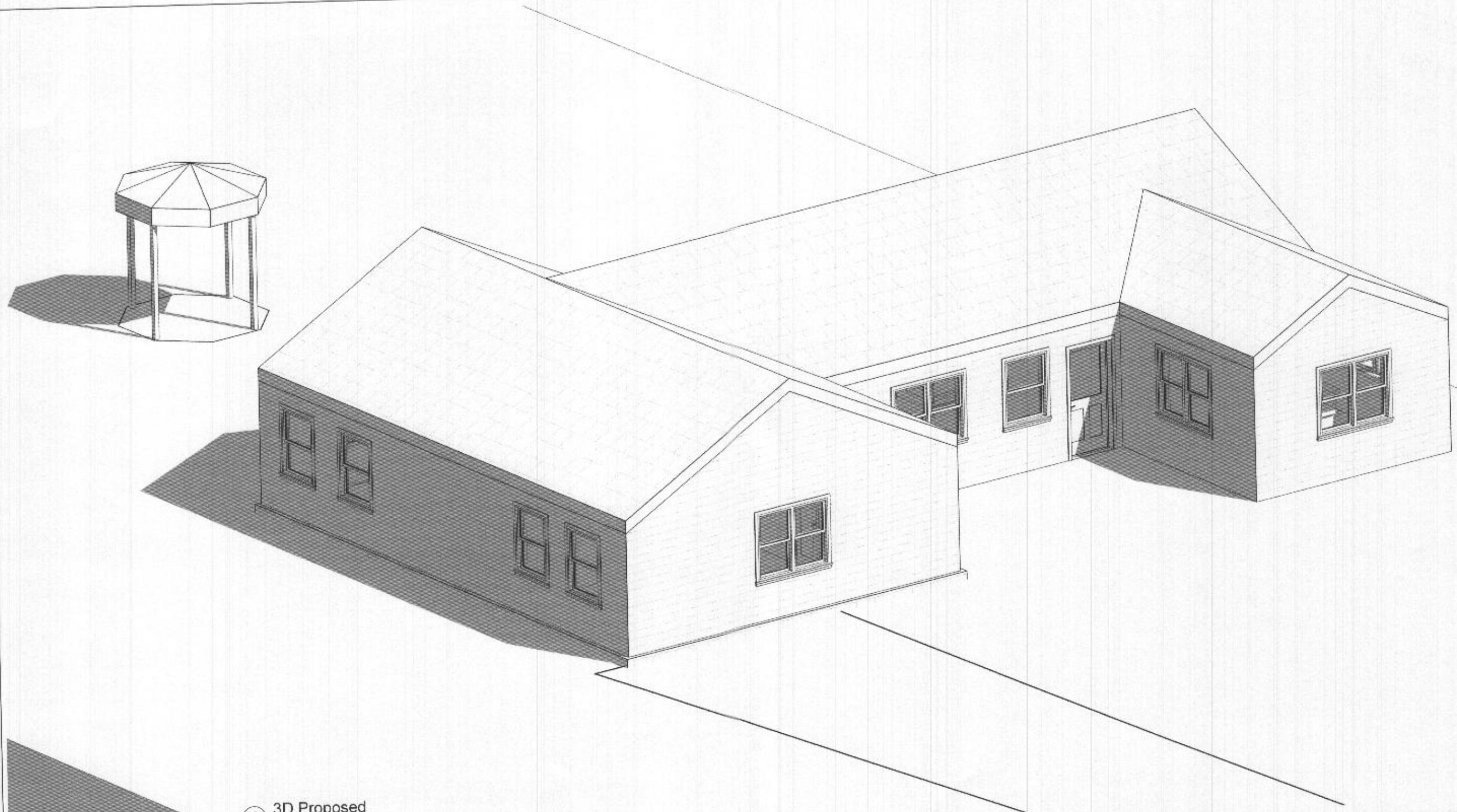
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No.	Description	Date

East & West Elevation

Project number	Project Number	<b>A008</b>
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		



① 3D Proposed

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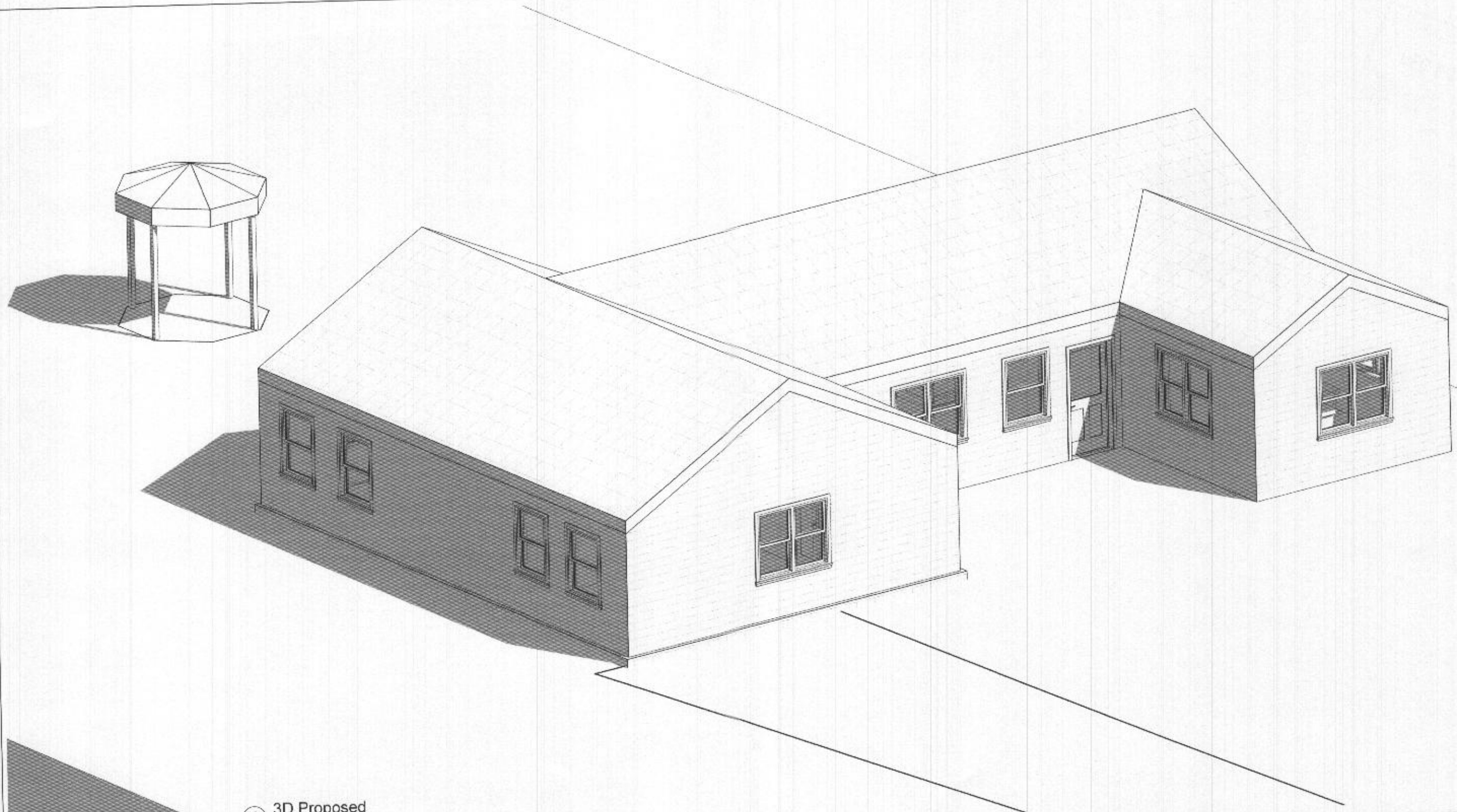
No.	Description	Date

3D View - Proposed

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A009

Scale



① 3D Proposed

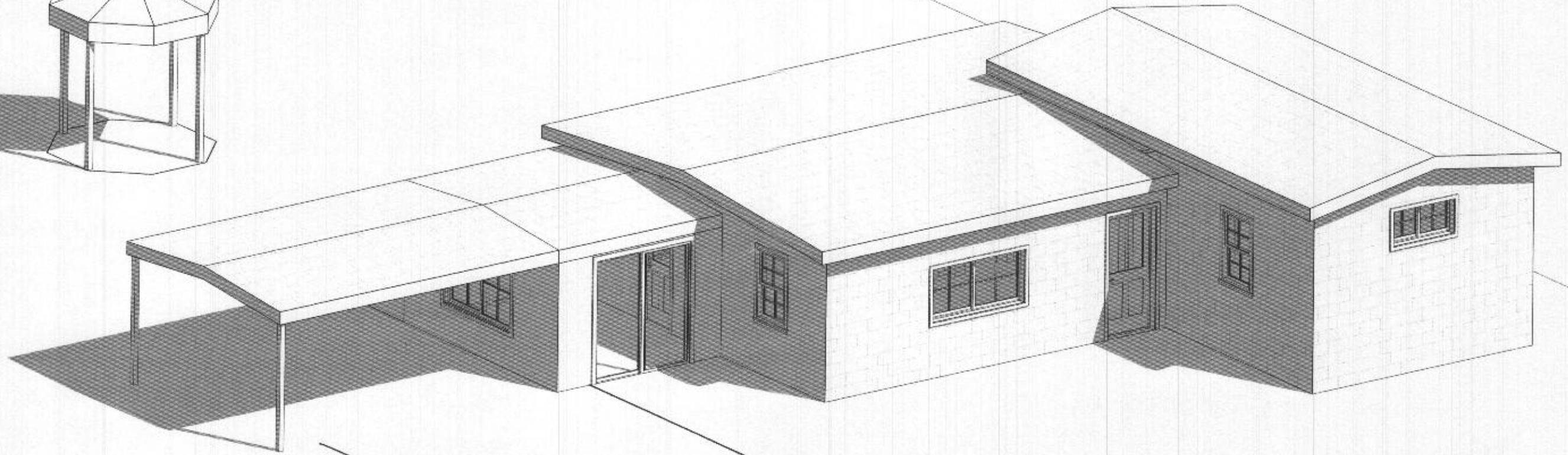
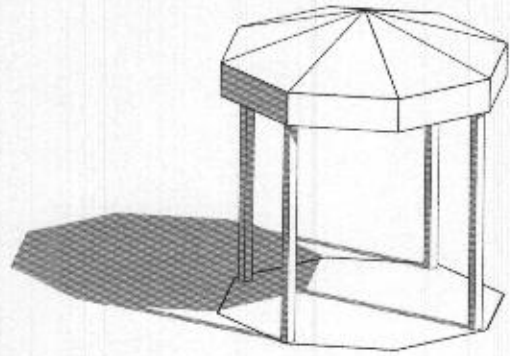
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No.	Description	Date

3D View - Proposed

Project number	Project Number	A009
Date	Issue Date	
Drawn by	Author	Scale
Checked by	Checker	



① 3D Existing

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No.	Description	Date

3D View - Existing

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A010

Scale