CARUSO HOMES

2120 BALDWIN AVENUE. SUITE 200
CROFTON, MARYLAND 21114

TEL (301) 261-0277
FAX (301) 261-6588

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"COVERDALE MDN.006"

Poling Residence
13919 Forsythe Road
Sykesville, MD 21784

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COVERDALE MDN.006

2 STY SFD- HEIGHT- 23'-11 1/2"
SQUARE FOOTAGES
1ST FL- 2045sf
2ND FL-901sf
Bsmt total- 2792sf
BSMT FINISHED- 1557sf
BSMT UNFINISHED-1235sf
Front Cov Prch- 144sf
Rear Cov Deck- 189sf
2 car Garage- 428sf
TOTAL FINISHED- 4503 SF
TOTAL GROSS- 6499 SF

ELEV. 3
TOTAL BEDS- 4
TOTAL BATHS- 4
TOTAL ROOMS- 9

'COVERDALE MDN.006' Square Footages		
	Area	Square Footage
FINISHED	First Floor	2045 SF
	Second Floor	901 SF
	Total (First + Second)	2946 SF
	Garage	428 SF
	Covered Porch	189 SF

BUILDING CODE COMPLIANCE: 2021 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
ENERGY CODE COMPLIANCE: 2018 IECC PRESCRIPTIVE & MANDATORY REQUIREMENTS

WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEERED DESIGN & CONTINUOUSLY SHEATHED W/ 7/16" WOOD SHEATHING

FLOOR FRAMING TO BE 14" ENGINEERED FLOOR SYSTEM (DESIGNED BY TRUSS MANUFACTURER)

** THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA **

2021 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: HOWARD COUNTY, MARYLAND

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite					
40 PSF	115	NO	NO	NO	A/B	SEVERE	30"	MODERATE TO HEAVY	20° F	YES	SEE FLOOD MAPS	1500	55° F

ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF SEAL DATE
4/3/2023

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland.
license number 5921
expiration date 04-03-2024

REVISIONS		
DATE	COMMENTS	BY
09-30-2021	COVERDALE RE-DRAW	DRW
11-10-2021	REVISIONS	RC
03-14-2022	STRUCT. COORD., DROP ZONE DETAILS	RC
01-31-2023	ISSUED FOR HOWARD COUNTY, MD - 2021 IRC	RC
03-02-2023	MDN.006 POLING RESIDENCE - HOWARD COUNTY, MD	RC
03-09-2023	MDN.006 POLING - ADJUST FOR 9FT FOUNDATION WALL	RC
04-03-2023	MDN.006 POLING - ENG. COORD.	RC

Architecture Collaborative, Inc.
8334 Main Street Ellicott City, MD 21043
ArchitectureCollaborative.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

CA_B14_0006

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4/3/2023 4:05:12 PM, Architecture Collaborative, Inc

GENERAL NOTES

- ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.
- All construction shall be classified as One- and Two-Family Dwellings and comply to the 2021 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS.
- All construction shall comply to the 2021 INTERNATIONAL ENERGY CONSERVATION CODE (or as required by local code).
- These plans and notes are the property of Architecture Collaborative, Inc. Use of these plans without the written consent of Architecture Collaborative, Inc. is prohibited.
- These are conceptual plans and schematic in nature. Their purpose is to develop a proto-type house.
- These plans are subject to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect reserves the right to make any changes, for any reason, at any time.
- The Owner shall defend, indemnify and save harmless the Architect and Architecture Collaborative, Inc. from and against all suits, actions, claims, liabilities, losses and/or expenses, including attorney's fees, arising out of or resulting from the performance of any work by the Owner or its employees, subcontractors, agents or representatives, caused in whole or in part by any act or omission, whether negligent or otherwise, on the part of the Owner or its employees, subcontractors, agents or representatives.
- The Contractor shall compare and coordinate all drawings. When a discrepancy or an error/omission exists, he shall comply with the code and contact the Architect and Owner in writing for proper adjustment.
- These plans are NOT to be scaled for Construction purposes. Written dimensions and notes supercede all scale references. Contact the Architect and Owner prior to work when any discrepancy arises.
- In the event certain features of construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
- Habitable space, hallways, bathrooms, laundry rooms, toilet rooms and portions of basements containing these spaces shall have a minimum ceiling height of 7'-0", except as required by code.
- Portions of basements that do not contain habitable space shall have a minimum ceiling height of 6'-8" except beams, girders, ducts or other obstructions may project to within 6'-4" of the finish floor.
- Integral garages in dwelling units shall be separated from all adjacent living space w/ fire separation as required by local code.
- These drawings do not include structural details.

DESIGN LIVE LOADS

- RECOMMENDED MINIMUMS:

Roof	30 PSF	(40 PSF per JURISDICTION)
Sleeping Floors	30 PSF	
Living Floors	40 PSF	
Attic Floors	30 PSF	
Exterior Decks	40 PSF	
Garage Slabs	50 PSF	
Exterior Balcony's	40 PSF	
Stairs	40 PSF	

Individual treads designed for uniformly distributed live load or 300-pound concentrated load over a 4 square inch area, whichever produces greatest stress.

Guard Rails 200 LB
A single concentrated load applied in any direction at any point along the top.

SITE

- GENERAL: These drawings do NOT cover sitework, grading, landscaping or zoning.
- Building foundations have been designed based on an assumed soil bearing capacity of 2,000 PSF (or as noted). Additional engineering may be required if soil bearing capacity is less than 2,000 PSF (or as noted), or if there is no Geotechnical report available.
- In lieu of a complete geotechnical evaluation, load-bearing values per Table R401(4) shall be assumed
- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1-1/2" dia. bleeder pipes through mid-line of footing at 8' o.c. (max.). Typically, drains shall be lead to sump pits or to positive daylight discharge points.
- Slope all stoops, porches, walks and garage slabs away from building 1/8" minimum per foot.
- All work shall comply with local codes.

STAIR NOTES

- INTERIOR and EXTERIOR STAIRS:
- All stairs shall comply with the code and all local amendments.
  - Minimum finish width: 36"
  - Minimum finished headroom height: 6'-8"
  - Maximum riser height to be 7 3/4" or per local code.
  - Minimum tread depth to be 10" or per local code.
  - Maximum space between balisters to be 4" or per local code.
  - Handrail height shall NOT be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.
- Stair winders shall have a minimum inside width of 6" and a minimum tread (10") or as per code, when measured 12" from the inside corner.
- Stair landings shall be a minimum of 36" x 36" finished.
- Stairways with (3) or more risers are required to have a handrail.
- Guard rails:
  Porches, balcony's or raised floor surfaces located more than 30" above the floor or grade below shall have guard rails not less than 36" in height. Guard rail spacing shall be designed not to allow passage of an object of 4" or more in diameter.
- The stair manufacturer is responsible for the design and construction of the stair. All work shall comply with local code.

CONCRETE

- Bottom of footings shall be located at minimum frost line below finished grade, as per local code. Steps or depth of footing/foundation may vary according to local site or frost conditions.
- All interior concrete slabs 30'-0" or greater in any direction shall have 6"x6"x#10 welded wire mesh or control joints. Monolithic turned down slabs for Townhouses shall have a control joint between units when required by local code.
- Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.
- Foundation walls of habitable space located below grade shall be water-proofed using materials and methods approved by the local building jurisdiction.

Type of Concrete Construction:	Minimum Specified Compressive Strength:
Footings	3,000 PSI
Interior Basement Slabs	3,000 PSI
Foundation Walls	3,000 PSI
Garage / Exterior Slabs (as per local code)	3,500 PSI

- The concrete contractor is responsible for the design and construction of all concrete work. All work shall comply with local code.

MASONRY

- The maximum vertical distance of unbalanced fill, measured from the top of the lower level floor slab to outside finished grade, shall not exceed the following for un-reinforced walls where unstable soil or ground water conditions do not exist:

Type of Wall:	Height of Fill:
8" CMU.	4'-0"
12" CMU. (hollow)	5'-0"
12" CMU. (solid)	6'-0"
8" Poured Concrete	5'-0"
10" Poured Concrete (as per local code)	7'-0"

- Presumptive Load-Bearing Values of Foundation Materials shall not be less than 2,000 PSF or greater than 60 PCF lateral pressure. Additional engineering may be required if lateral pressure or load-bearing values are not within the above values.
- All backfill shall consist of sand and/or gravel.
- Top courses of C.M.U. foundation walls shall be filled solid, including the courses under any steel beam or corbelled C.M.U. as per local code.
- Stone and Masonry veneer shall be attached and anchored in accordance with Section 703 (with Amendments).
- The masonry contractor is responsible for the design and construction of all masonry work. All work shall comply with local codes.

SPECIALTIES

- Pre-Built fireplace units shall be UL approved and installed according to code and manufacturers specifications and recommendations.
- Wood burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.
- Chimneys shall extend a minimum of 2'-0" above any roof structure within 10'-0".
- Provide overflow pans and drains for wet appliances when located above a finished space.
- Provide a 22"x30" (Min.) attic access with switched light or 22"x48" pull down stair. Seal and insulate as per local code.
- Kitchen and Bath plans are approximate. See manufacturers plans for exact layout and dimensions.
- The drywall contractor is responsible for the design and construction of the party walls, fire walls and fire separation assemblies. All work shall comply with local codes.
- The fire suppression contractor is responsible for the design and construction of the suppression systems. All work shall comply with local codes.

THERM. PROTECTION

- Insulation for slab-on-grade construction shall begin at the inside intersection of the slab and foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally under the slab.
- Compressible slab sealer material shall be installed under all sud sill plates (foundation wall and wood floor systems) and sole plates (slab-on-grade).

R-value:	Thickness:	Location:
R-8	--	Duct insulation in uncond. sp.
R-10	2"	Slab insulation at Perimeter
R-11 (blanket)	3.5"	Basement Walls - Unfinished
R-13	3.5"	Basement Walls - 2x4 Finished
R-13 + 5	3.5"	2x4 Walls - Exterior
R-21	5.5"	2x6 Walls - Exterior
R-19	6.25"	Crawl space / Floors exposed to unconditioned space
R-38 C	10.25"	Vaulted Ceiling
R-49	15" (min.)	Ceiling (w/ Energy heel)
R-60	15" (min.)	Ceiling (w/ standard heel)

- When using blown insulation, apply as required by manuf. specs.
- R-value as per local code.
- ResCheck may be used as a compliance alternative.
- Provide soffit vents, ridge vents, or gable end vents as shown on drawings and as per code. Install insulation baffles in accordance with local code, in each truss/rafter bay to maintain free air flow.
- A water-resist. barrier shall be installed on all ext. walls, per code.
- Flashing shall be of pre-finished aluminum (or equal), installed at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall (as per local code).
- Contractor shall maintain, in all instances, proper fire, sound and insul. ratings when penetrating through walls, floors, ceilings and roofs.
- All miscellaneous penetrations during construction shall be patched and repaired according to manuf.'s specif.'s and per local code.
- The roofing contractor is responsible for the design and construction of all roofing. All work shall comply with local codes.

METAL

- Straps/bolts shall be per code and building inspector approved:
  Min. (2) straps/bolts per section of plating 12" max. from each end with intermediate straps/bolts at:
  - 1/2" bolts spaced per code.
  - Straps spaced per code or per manuf.'s spec.'s
- Galvanized metal brick ties shall be installed as per local codes.
- Gutters, downspouts, and bleeders shall be installed by the contractor as required by local codes.
- All structural steel shall be detailed, fabricated and erected in accordance with the latest edition of AISC (American Institute of Steel Construction) "Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design" and AISC code of standard practice, shall be of domestic origin and conform to:
  - Wideflange = ASTM A992, Fy = 50 ksi
  - Plates and Angles = ASTM A36
  - HSS Round ASTM A53, Grade B Fy = 35 ksi

WOOD

- Wall bracing shall be installed as per local code.
- All roof trusses and floor systems shall be engineered by others.
- All roof trusses and floor systems shall be braced and installed per manufacturers specifications and per local code. See manufacturers plans for exact layout and construction.
- Fire-stopping shall be provided to cut off concealed draft openings and to form an effective fire barrier between stories, as per local code:
  - At the intersection of Kitchen bulkhead and wall.
  - At the top of all heat chases.
  - At bathtub trap openings.
  - 2x fire-stopping / blocking at every floor or 8'-0" o.c. vert.
- LVL Beams: 1-3/4" wide - 2.0E Microlam LVL
- LSL Beams: 3-1/2" wide - 1.55E Timberstrand LSL
- PSL Beams: 3-1/2" wide - 2.0E Parallam PSL
- PSL Columns: (as noted) - 1.8E Parallam PSL Columns
- All walls to be 24" o.c. (stud thickness per plan), minimum SPF stud grade unless otherwise noted. Interior non-load bearing partitions may be 2x4 studs at 24" o.c.
- All interior and exterior load bearing walls shall have lapping top plates where walls intersect.
- All wood less than 8" from grade shall be treated lumber. All sole plates on slabs and foundations shall be treated lumber.
- Provide bearing at all structural members as required by code.
- Provide floor and wall blocking as shown on framing plans as required by local codes.
- See drawings for types of floor construction.
  - Tongue and groove floor decking, glued and fastened on floor joists shall meet the American Plywood Assoc. Sturd-I Floor System.
- All materials shall be installed per manufacturers specifications and per applicable local codes.
- Floor assemblies such as manufactured I-Joist or open web joists, other than minimum 2x10 dimensional lumber or structural composite lumber, located directly over a space that is not protected by an automatic sprinkler system shall be protected by 1/2" gypsum board to the underside of the TJI floor framing members, or other code approved method.

WINDOWS and DOORS

- Provide safety glazing as required by local code.
- All doors and windows shall be sealed and flashed on all sides and installed in accordance with manufacturers specifications and per local code.
- Garage door into dwelling shall have a minimum fire rating of 20 minutes (or per local code). The threshold of the door opening between the garage and adjacent interior space shall not be less than 4" above the garage floor (or per local code).
- Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The sill height shall not be more than 44" above the floor. Egress window must have a minimum net clear opening of 5.7 ft², or per local code.
- Window sill height shall be a minimum 24" above finished floor at all sills greater than 72" above finished grade, or per local code.

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of the mechanical systems including duct sizes, trunk and register sizes for air conditioning, heating and ventilation. Systems shall be installed per manufacturers specifications and recommendations and per all applicable codes.
- Mechanical systems shall provide a minimum of (3) air exchanges per hour (or per local code). The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable.
- Per IRC R303.4, when the air infiltration rate of a dwelling unit is 5 air changes per hour or less, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with IRC section M1307.3. Outdoor air intakes or exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
- Mechanical systems in unconditioned space shall have a manufacturer's designation for an air leakage of no more than 2% of the design air flow rate when tested in accordance w/ ASHRAE 193.
- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturers specifications and recommendations and per all applicable codes.
- Each sump shall be sealed and vented as per code, vented through roof with 3" Diameter vent.
- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.
- Install programmable thermostats.
- Smoke detectors and Carbon Monoxide detectors:
  - Provide a minimum of (1) ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup.
  - Provide Smoke detectors at each sleeping room.
- Not less than 90% of the lamps in permanently installed lighting fixtures shall be high efficiency lamps or not less than 90% of permanently installed lighting fixtures shall contain only high-efficiency lamps.
- Sprinkler system (when required) shall be NFPA-13D, installed per manufacturers specifications and recommendations and per all applicable local codes.

TABLE 703.7.3 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER [a,b,c]

SIZE OF STEEL ANGLE [a,c] (Inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS [c]
3 X 3 X 1/4	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4	8'-0"	6'-0"	4'-6"	1
5 X 3 1/2 X 5/16	10'-0"	8'-0"	6'-0"	2
6 X 3 1/2 X 5/16	14'-0"	9'-6"	7'-0"	2
7-6 X 3 1/2 X 3/8	20'-0"	12'-0"	9'-6"	4

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

a. Long leg of the angle shall be placed in the vertical position.
b. Depth of the re-inforced lintels shall not be less than 8" and all cells of hollow masonry lintels shall be grouted solid. Re-inforcing bars shall extend not less than 8" into the support.
c. Steel members indicated are adequate typical examples: Other steel members meeting structural design requirements may be used.

2021 IRC – 2021 IECC

Architecture Collaborative, Inc.
8334 Main Street Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

content	scale: 1"=4' (34x22) U.N.O. 1"=8" (17x11)	title: 2021 IRC GENERAL NOTES	drawn: RC	date: 3-2-23

CARUSO HOMES
COVERDALE MDN.006

date	revision	by

SHEET # 2.0

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License number 6923
expiration date 04-03-2024

STATE OF MARYLAND · RICHARD OSBORNE · 6923 · ELECTRONIC SEAL PER MD. BUSINESS OCCUPATIONS & PROFESSIONS LAW SECTION 14-3502(b)(2) · 4/3/2023

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2018 IECC Energy Efficiency Certificate

Insulation Rating	R-Value	
Above-Grade Wall	19.00	
Below-Grade Wall	13.00	
Floor	19.00	
Ceiling / Roof	38.00	
Ductwork (unconditioned spaces):	____	
Glass & Door Rating	**U-Factor**	**SHGC**
Window	0.32	0.32
Door	0.32	0.32
Heating & Cooling Equipment	**Efficiency**	
Heating System:_____	____	
Cooling System:_____	____	
Water Heater:_____	____	

Name:_____ Date:_____

Comments

Generated by RES*check-Web* Software

Compliance Certificate

Project COVERDALE MDN.006 - Poling

Energy Code:	2018 IECC
Location:	Howard County, Maryland
Construction Type:	Single-family
Project Type:	New Construction
Conditioned Floor Area:	4,991 ft2
Glazing Area	10%
Climate Zone:	4 (4999 HDD)
Permit Date:	
Permit Number:	

Construction Site:
13919 Forsythe Road
Sykesville, MD 21784

Owner/Agent:
Jeff Caruso
Caruso Homes
2120 Baldwin Avenue
Suite 200
Crofton, MD 21114
(301) 261-0277

Designer/Contractor:
David Robbins
Architecture Collaborative, Inc.
8334 Main Street
Ellicott City, MD 21043
(410) 465-7500

Compliance: Passes using UA trade-off

Compliance: 3.2% Better Than Code Maximum UA: 539 Your UA: 522 Maximum SHGC: 0.40 Your SHGC: 0.32

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling - Bedroom 3: Flat Ceiling or Scissor Truss	218	38.0	0.0	0.030	0.026	7	6
Ceiling - Main: Raised or Energy Truss	1,778	38.0	0.0	0.025	0.026	44	46
Second Floor Walls (9ft + Rim): Wood Frame, 16" o.c.	1,085	19.0	0.0	0.060	0.060	60	60
Bedroom 2: Vinyl Frame SHGC: 0.32	30			0.320	0.320	10	10
Bedroom 2 WIC: Vinyl Frame SHGC: 0.32	8			0.320	0.320	3	3
Loft: Vinyl Frame SHGC: 0.32	45			0.320	0.320	14	14
First Floor Walls (9ft + Rim): Wood Frame, 16" o.c.	2,488	19.0	0.0	0.060	0.060	131	131
Door - Dining: Solid Door (under 50% glazing)	18			0.140	0.320	3	6
Door - Utility: Solid Door (under 50% glazing)	18			0.140	0.320	3	6
Door - Entry: Solid Door (under 50% glazing)	20			0.140	0.320	3	6
Bedroom 4: Vinyl Frame SHGC: 0.32	36			0.320	0.320	12	12

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Owner's Bath: Vinyl Frame SHGC: 0.32	16			0.320	0.320	5	5
Owner's Suite: Vinyl Frame SHGC: 0.32	54			0.320	0.320	17	17
Great Room: Vinyl Frame SHGC: 0.32	36			0.320	0.320	12	12
Dining: Vinyl Frame SHGC: 0.32	64			0.320	0.320	20	20
Home Office: Vinyl Frame SHGC: 0.32	36			0.320	0.320	12	12
Second Floor Walls (at Bedroom #3): Wood Frame, 24" o.c.	458	19.0	0.0	0.059	0.060	26	27
Bedroom 3: Vinyl Frame SHGC: 0.32	15			0.320	0.320	5	5
Floor Above Garage: All-Wood Joist/Truss	11	19.0	0.0	0.047	0.047	1	1
Basement Walls (9ft): Solid Concrete or Masonry Wall height: 8.8' Depth below grade: 8.0' Insulation depth: 8.8'	2,129	13.0	0.0	0.056	0.059	116	122
Door - Walk-Out: Glass Door (over 50% glazing) SHGC: 0.32	40			0.320	0.320	13	13
Windows (Walk-Out): Vinyl Frame SHGC: 0.32	15			0.320	0.320	5	5

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

David Robbins - Architect
Name - Title

Signature

Date

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Architecture Collaborative, Inc.
8334 Main Street Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

IECC COMPLIANCE FORMS

scale: 1"=4' (34x22) 1"=8' (17x11)	drawn: RC
date: 3-9-23	
title: 2.1 IECC COMPLIANCE FORMS	

CARUSO HOMES
COVERDALE MDN.006

date	revision	by

content

scale: 1"=4' (34x22) 1"=8' (17x11) U.N.O.

title

SHEET #
2.1

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
license number 6921
expiration date 04-05-2024

STATE OF MARYLAND
DAVID ROBBINS
6921
ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF SEAL DATE
4/3/2023
ARCHITECT

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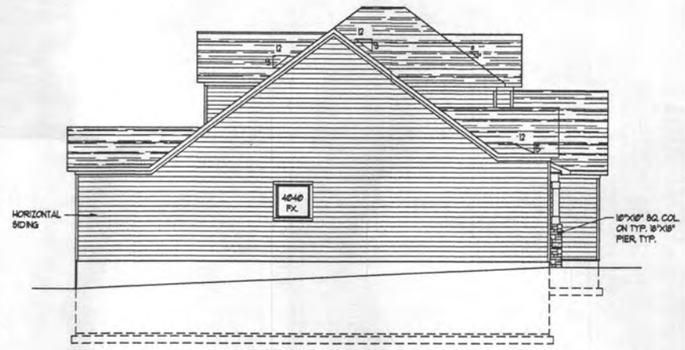
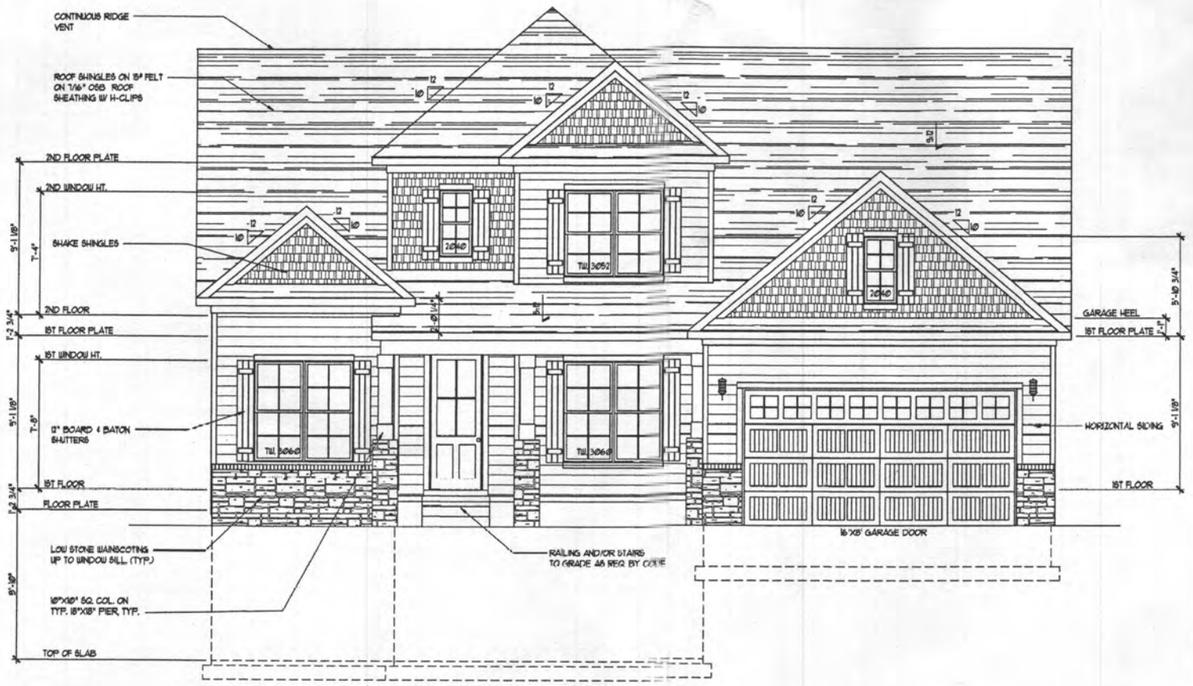
RIGHT ELEVATION
SCALE (17x11): 1/16" = 1'-0"
SCALE (36x24): 1/8" = 1'-0"

REAR ELEVATION
SCALE (17x11): 1/16" = 1'-0"
SCALE (36x24): 1/8" = 1'-0"



LEFT ELEVATION
SCALE (17x11): 1/16" = 1'-0"
SCALE (36x24): 1/8" = 1'-0"



FRONT ELEVATION 3
SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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content: ELEVATION 3
scale: 1"=4' (36x24) 1"=8' (17x11) | drawn: RC | date: 3-2-23
title: 3.3
CARUSO HOMES
COVERDALE MDN.006

date	revision	by

SHEET # 3.3

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license number 0982
expiration date 04-05-2024

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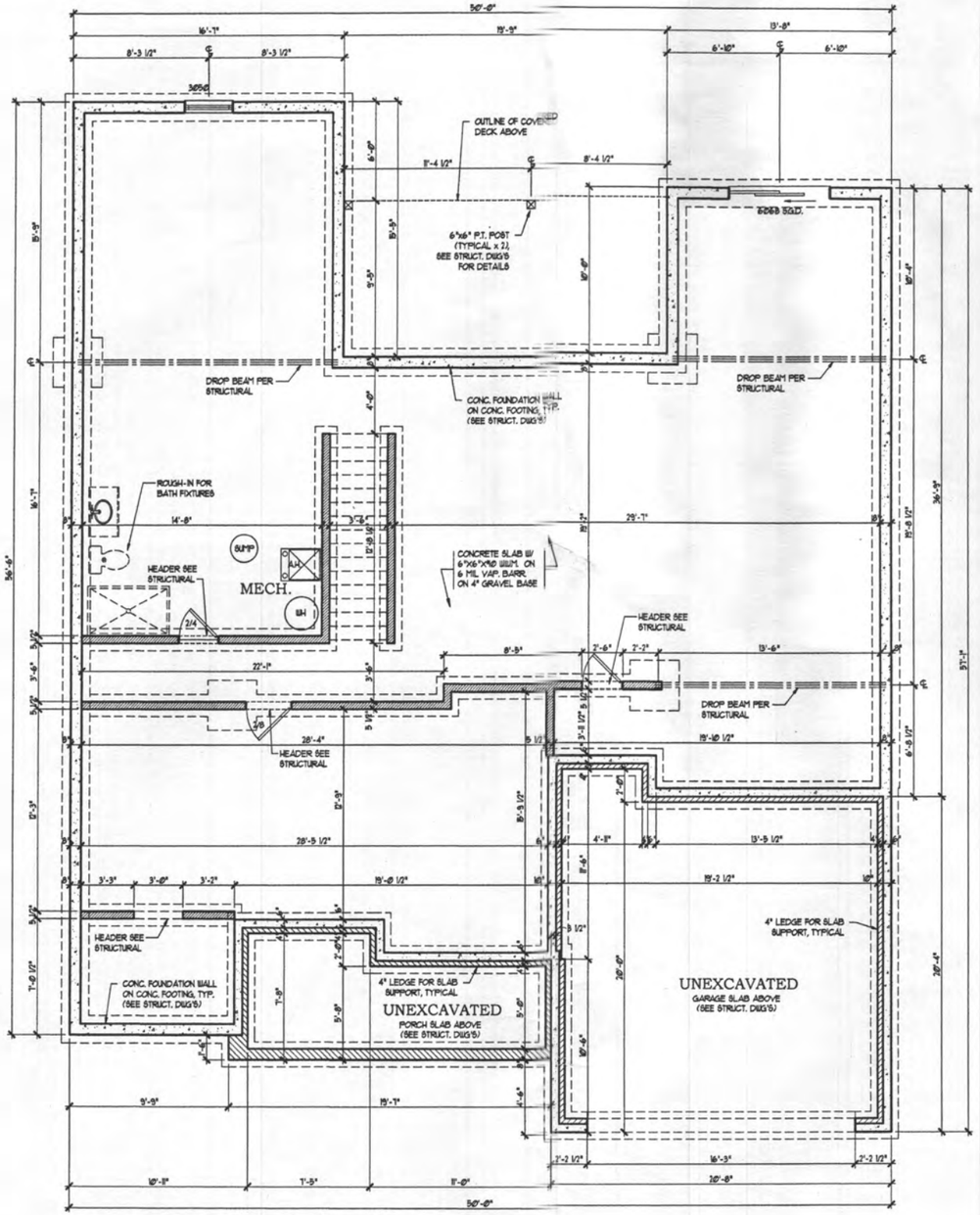
ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF SEAL DATE
4/3/2023
ARCHITECTURE COLLABORATIVE, INC.



BASEMENT FOUNDATION PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

IRC GENERAL NOTES:

SECTION R-310

1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.

2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE).

SECTION R-317.3

FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:

(A) CONSTRUCTED OF NOMINAL 2"x 10" OR GREATER DIMENSIONAL LUMBER
-OR-
(B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)

ELECTRICAL NOTES:
CHAPTER 34

- PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION (AS REQUIRED BY CODE).
- ELECTRICAL OUTLETS LOCATED IN GARAGES, KITCHEN, POWDER ROOM, BATH ROOMS, LAUNDRY AREA, CRAWL SPACES AND THE EXTERIOR ARE TO BE GFCI PROTECTED AS REQUIRED BY CODE.
- PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACES.
- THESE DRAWINGS ARE SCHEMATIC ONLY.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS.
- ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES.
- FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

ELECTRICAL SYMBOLS

- DUPLEX OUTLET 18" A.F.F.
- DUPLEX OUTLET 42" A.F.F.
- DUPLEX OUTLET 18" A.F.F. HALF SWITCHED
- 220 VOLT DUPLEX OUTLET
- WATERPROOF RECEPTACLE
- GROUND FAULT INTERRUPTER
- GROUND FAULT INTERRUPTER 42" A.F.F.
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- DIMMER WALL SWITCH
- EXHAUST FAN
- FAN/LIGHT COMBO
- LIGHT FIXTURE CEILING MOUNTED
- LIGHT FIXTURE RECESSED LIGHT
- FIXTURE PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLOOD LIGHTS
- LIGHT FIXTURE WALL MOUNTED
- THERMOSTAT
- JUNCTION BOX
- DOOR CHIME
- TELEPHONE JACK
- TELEVISION JACK
- GARBAGE DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE -CARBON DETECTOR
- ELECTRIC PANEL
- ELECTRIC METER
- INTERCOM
- INTERCOM CONSOLE

STATE OF MARYLAND — DAVID ROBBINS — No. 5921 — PROFESSIONAL ARCHITECT
ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF SEAL DATE
4/3/2023

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FOUNDATION PLAN
drawn: RC
date: 3-2-23
scale: 1"=4' (34x22) 1"=8' (17x11)
file: 4.1
CARUSO HOMES
COVERDALE MDN.006

date	revision	by

SHEET # 4.1

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expiration date 04-03-2024

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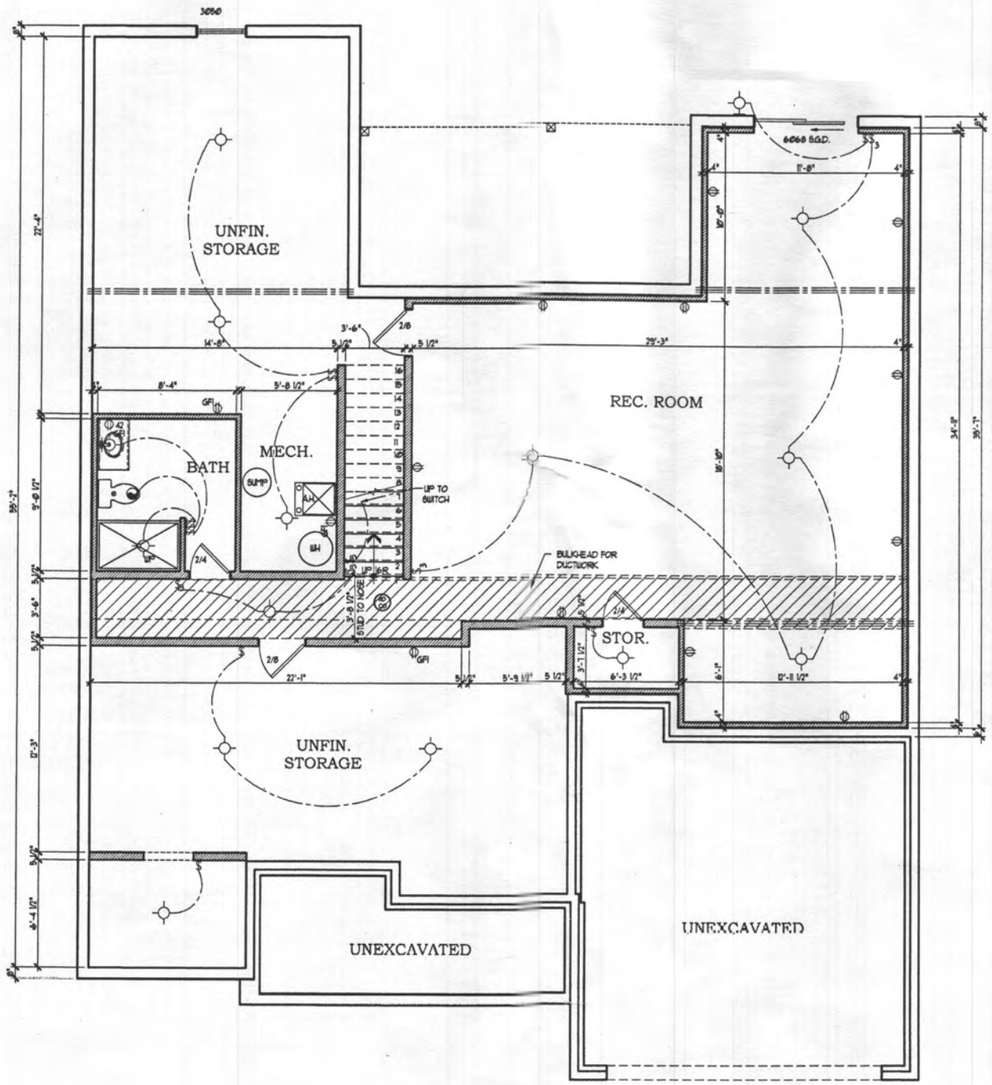

FINISHED LOWER LEVEL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

IRC GENERAL NOTES:

SECTION R-310

1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.

2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE).

SECTION R-307.13

FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:

(A) CONSTRUCTED OF NOMINAL 2"x 10" OR GREATER DIMENSIONAL LUMBER
-OR-
(B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)

ELECTRICAL NOTES: CHAPTER 34

- PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION (AS REQUIRED BY CODE).
- ELECTRICAL OUTLETS LOCATED IN GARAGES, KITCHEN, POWDER ROOM, BATH ROOMS, LAUNDRY AREA, CRAWL SPACES AND THE EXTERIOR ARE TO BE GFCI PROTECTED AS REQUIRED BY CODE.
- PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACES.
- THESE DRAWINGS ARE SCHEMATIC ONLY.
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- ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES.
- FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

ELECTRICAL SYMBOLS

- DUPLEX OUTLET 18" AFF.
- DUPLEX OUTLET 42" AFF.
- DUPLEX OUTLET 18" AFF. HALF SWITCHED
- 220 VOLT DUPLEX OUTLET
- WATERPROOF RECEPTACLE
- GROUND FAULT INTERRUPTER
- GROUND FAULT INTERRUPTER 42" AFF.
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- DIMMER WALL SWITCH
- EXHAUST FAN
- FAN/LIGHT COMBO
- LIGHT FIXTURE CEILING MOUNTED
- LIGHT FIXTURE RECESSED LIGHT
- FIXTURE PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLOOD LIGHTS
- LIGHT FIXTURE WALL MOUNTED
- THERMOSTAT
- JUNCTION BOX
- DOOR CHIME
- TELEPHONE JACK
- TELEVISION JACK
- GARBAGE DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE -CARBON DETECTOR
- ELECTRIC PANEL
- ELECTRIC METER
- INTERCOM
- INTERCOM CONSOLE

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content: FINISHED LOWER LEVEL PLAN
scale: 1"=4' (36x24); 1"=8' (17x11) title:
drawn: RC date: 3-2-23

CARUSO HOMES
COVERDALE MDN.006

date	revision	by

SHEET # 4.2

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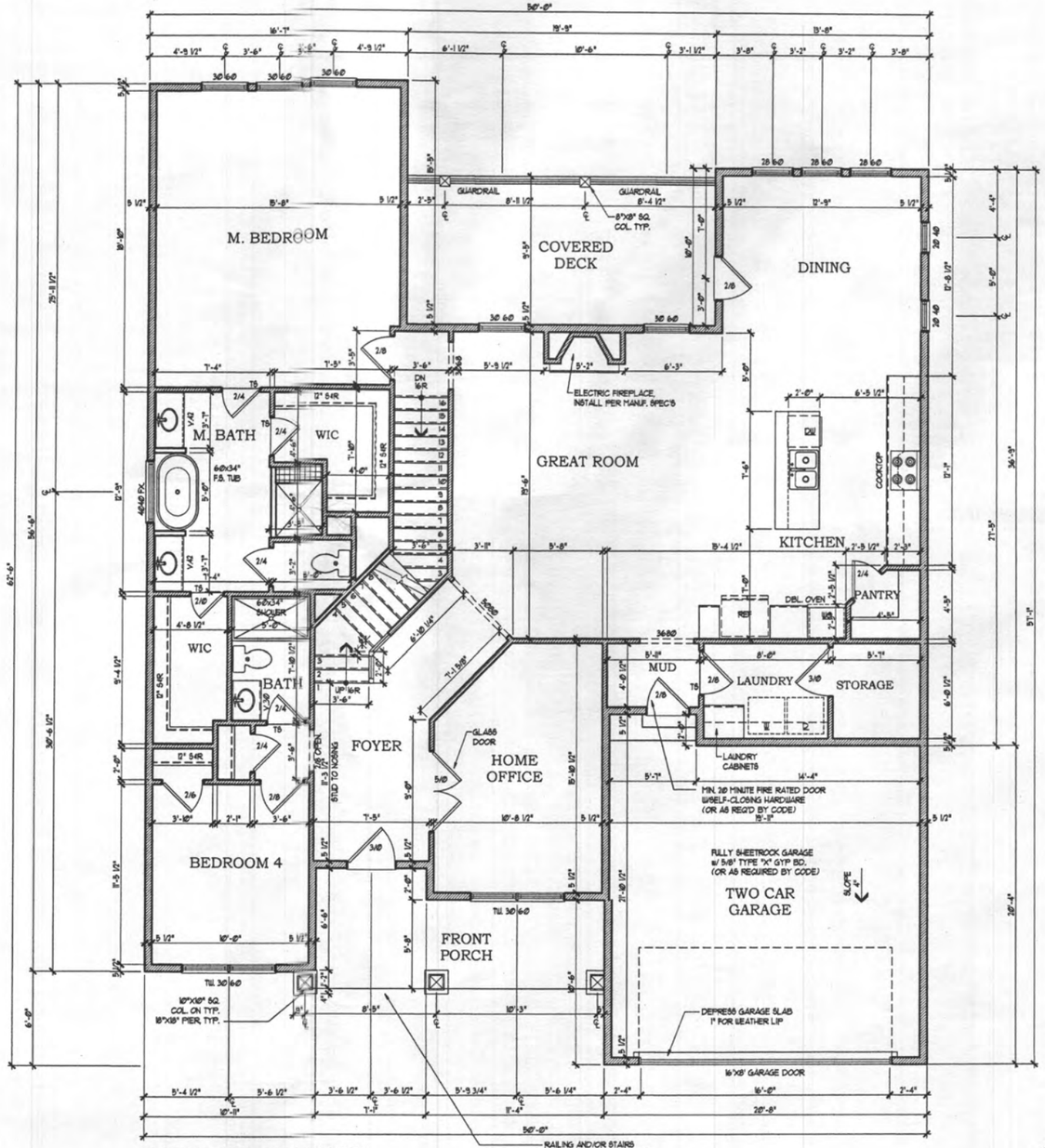

FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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content: FIRST FLOOR PLAN
scale: 1/8"=1'-0" (17x11); 1/4"=1'-0" (36x24) | file: 5.1 | drawn: RC | date: 3-2-23
title: CARUSO HOMES
COVERDALE MDN.006

date	revision	by

SHEET # 5.1

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4/3/2023
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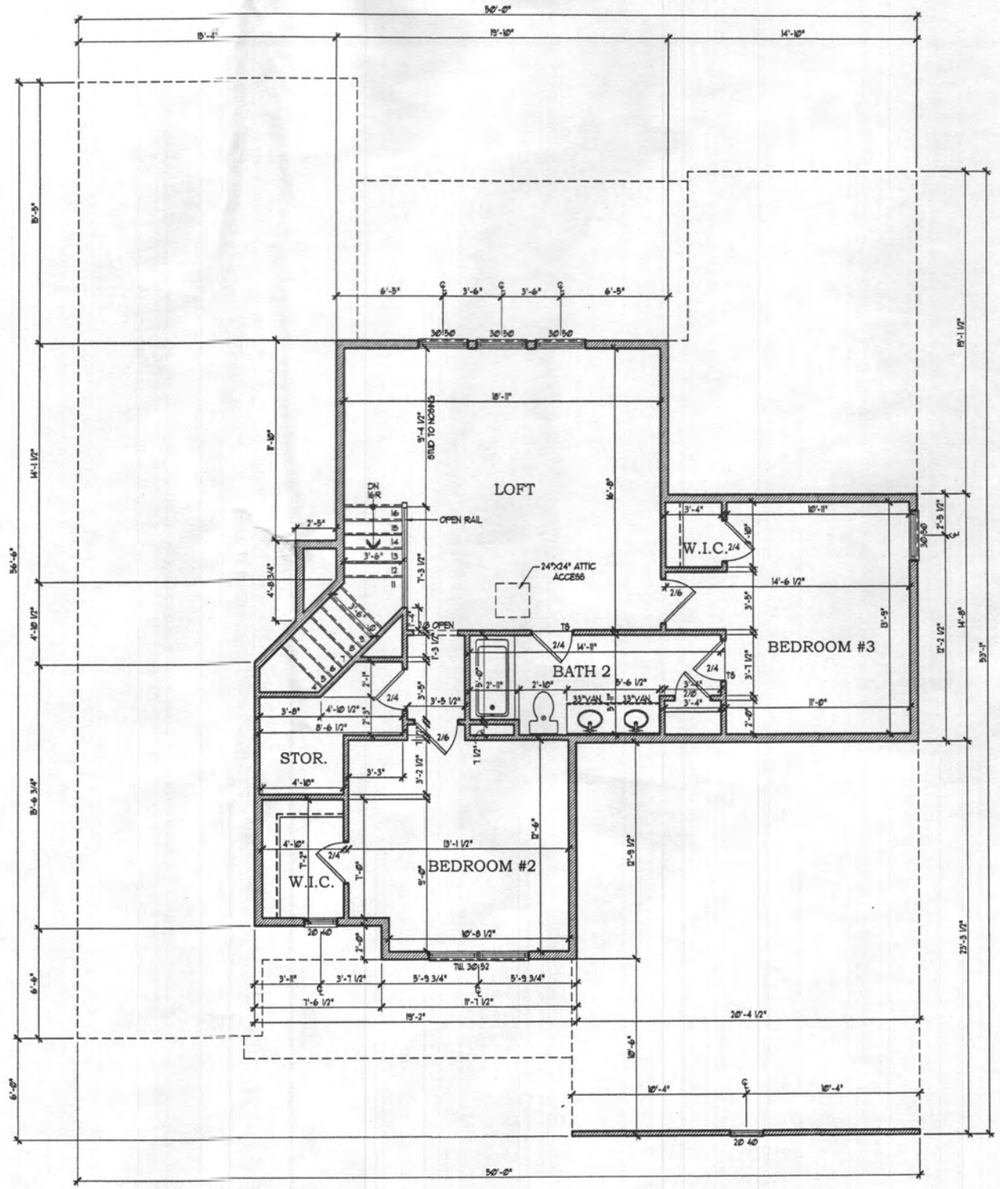

SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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content: SECOND FLOOR PLAN
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.
title: 6.1
drawn: RC
date: 3-2-23

CARUSO HOMES
COVERDALE MDN.006

date	revision	by

SHEET # 6.1

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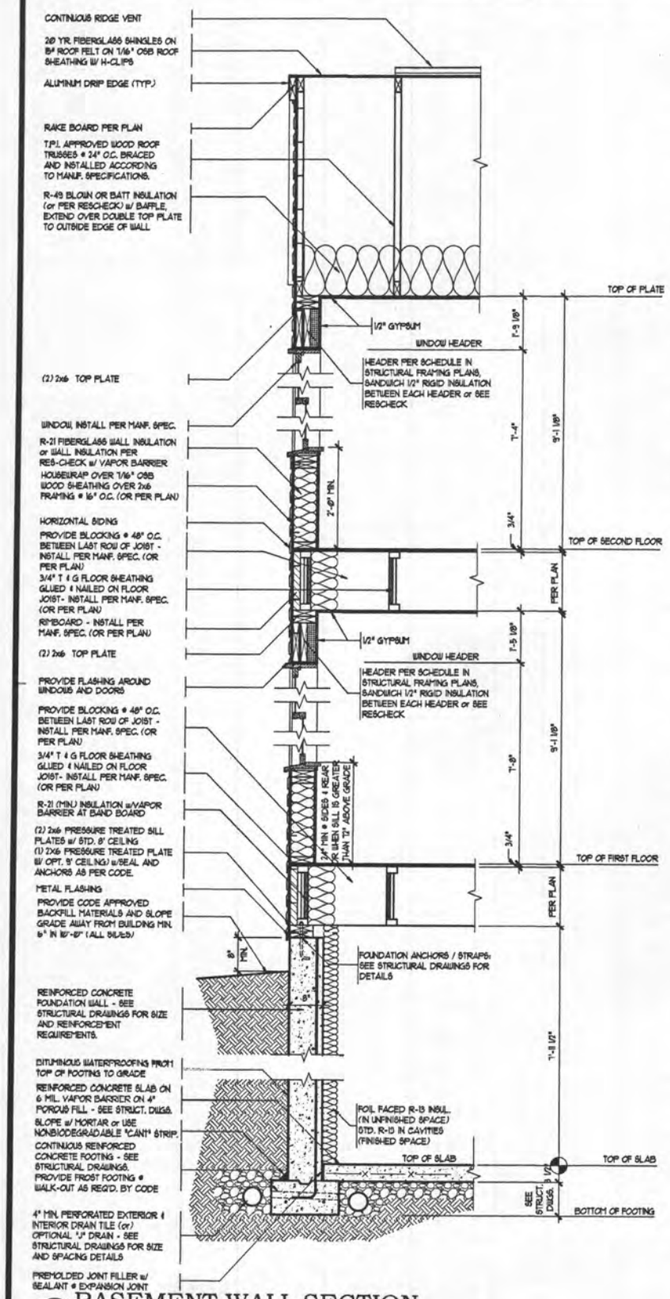
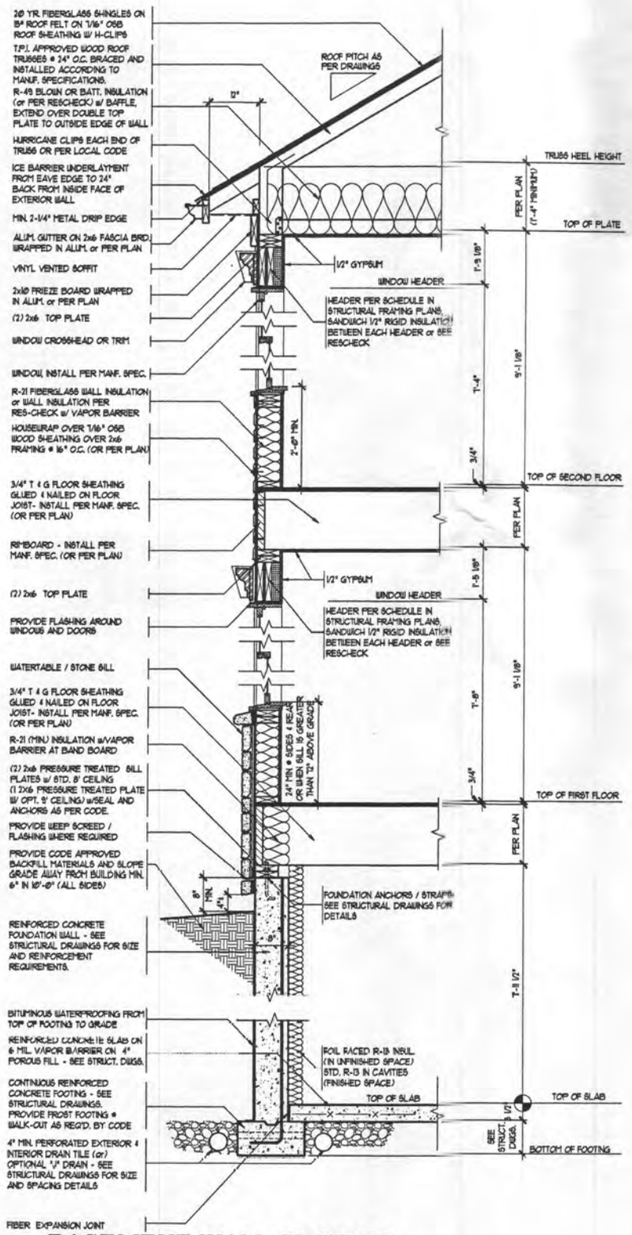
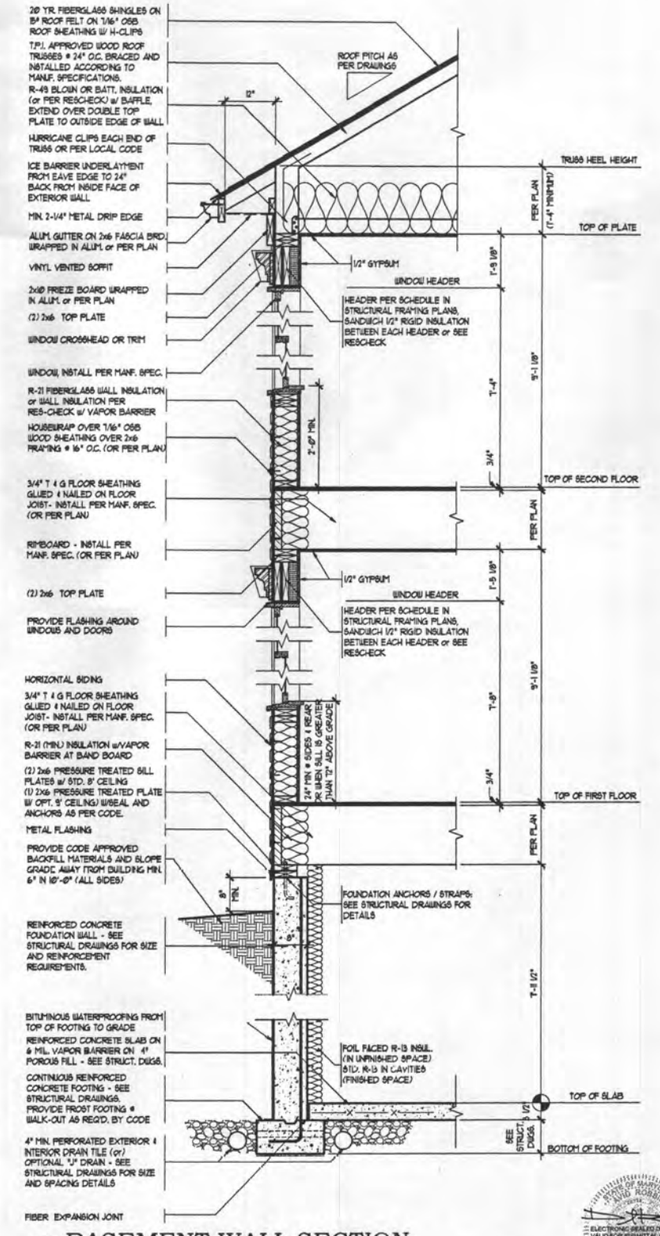


7 BASEMENT WALL SECTION
SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0" 4/29/2022
(TYPICAL GABLE END WALL)



4 BASEMENT WALL SECTION
SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0" 4/29/2022
(SYNTHETIC STONE VENEER BASE w/ SIDING ABOVE)



1 BASEMENT WALL SECTION
SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0" 4/29/2022
(FULL SIDING)

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TYPICAL WALL SECTIONS - 2021
file: 8.0 TYPICAL WALL SECTIONS - 2021 drawn: RC date: 3-2-23
scale: 1"=4' (34x22) (17x11) U.N.O. 1"=8'

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content

title

by	date	revision

SHEET #
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DAVID ROBBINS
5982
PROFESSIONAL ENGINEER
ELECTRONIC SEALED DRAWINGS
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DAYS OF SEAL DATE
4/3/2023

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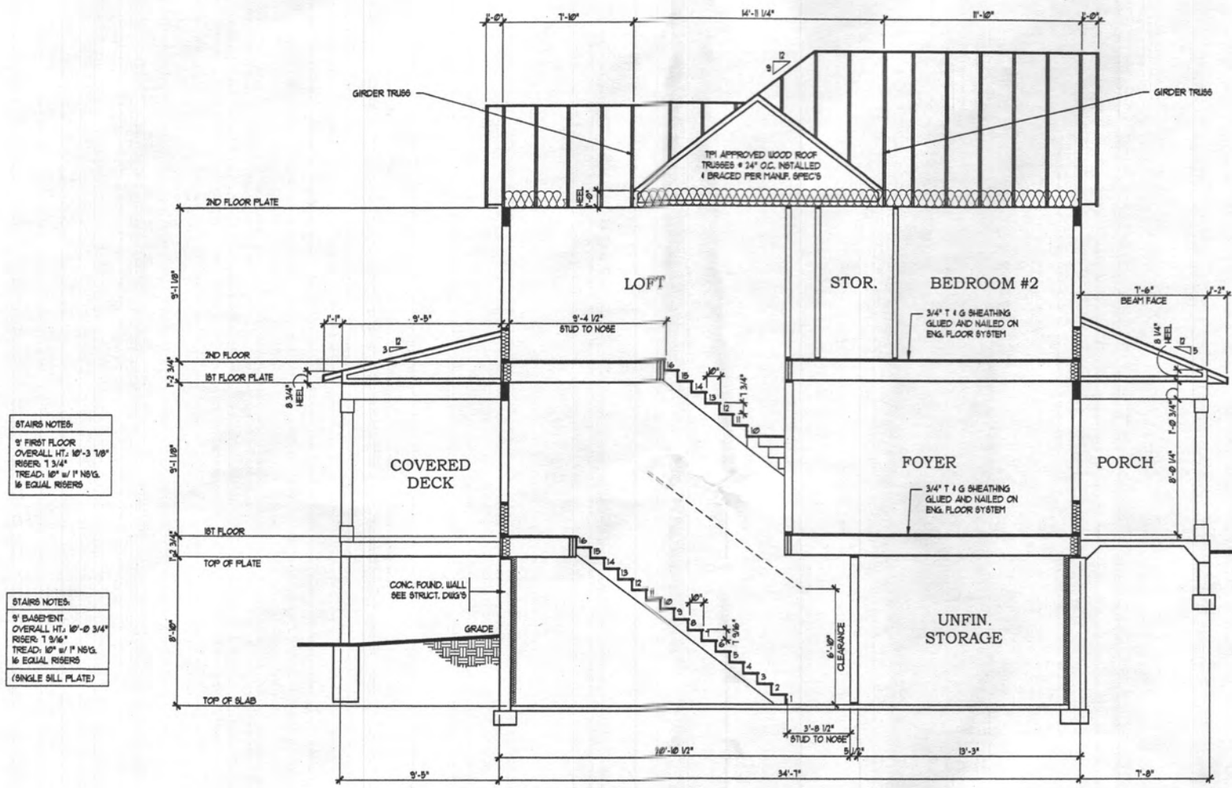

BUILDING SECTION 'A'

SCALE (17x11): 1/8" = 1'-0"

STAIRS NOTES:
1ST FIRST FLOOR OVERALL HT.: 10'-3 7/8" RISER: 7 3/4" TREAD: 10" w/ 1" NOS. 16 EQUAL RISERS

STAIRS NOTES:
1ST BASEMENT OVERALL HT.: 10'-Ø 3/4" RISER: 7 9/16" TREAD: 10" w/ 1" NOS. 16 EQUAL RISERS (SINGLE SILL PLATE)

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content: BUILDING SECTION A

scale: 1"=4" (34x22) 1"=8" (17x11) | file: 8.1 | drawn: RC | date: 3-2-23

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date	revision	by

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4/3/2023

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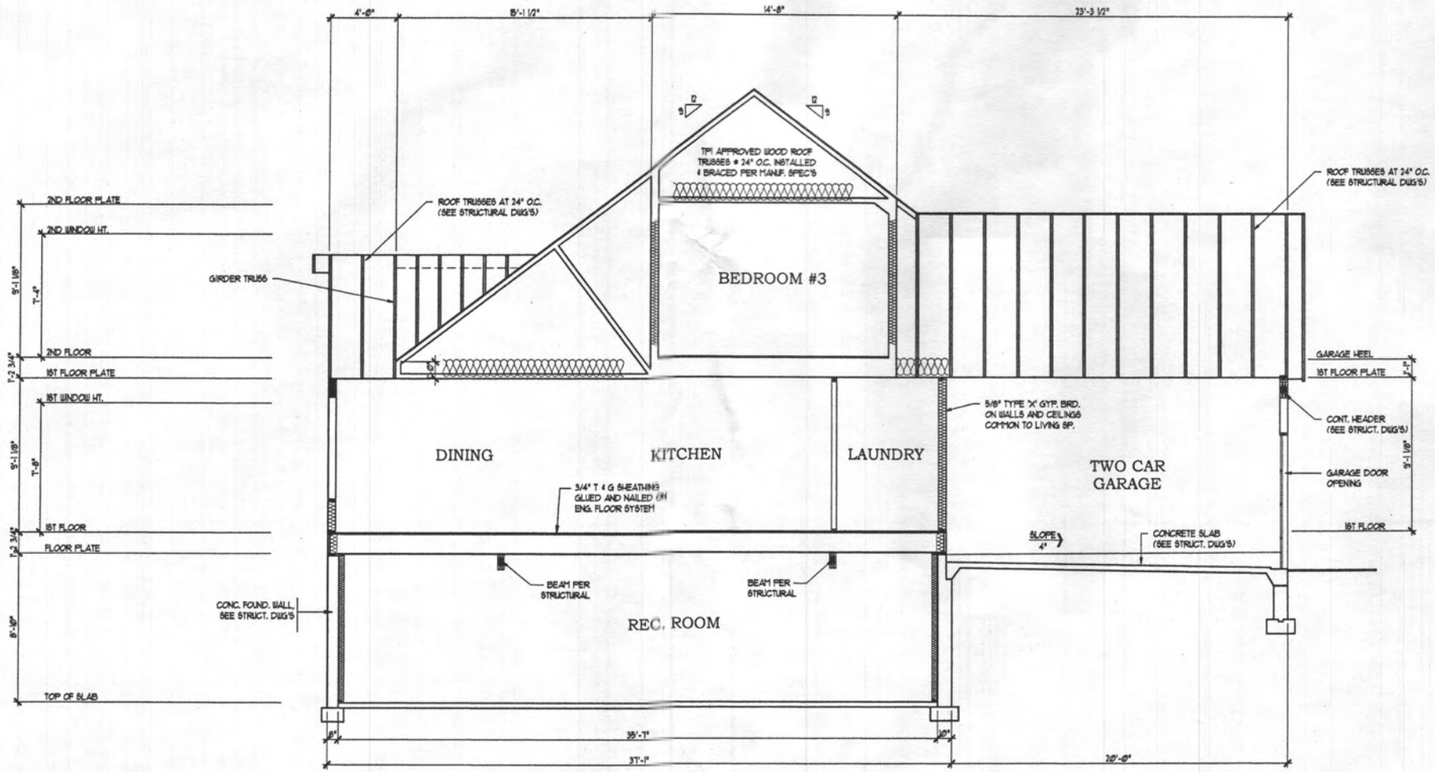

BUILDING SECTION 'B'

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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BUILDING SECTION B

drawn: RC date: 3-2-23

scale: 1"=4' (34x22) 1"=8' (17x11) title: #2 denotes sheet size

CARUSO HOMES

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content

title

by

date revision

SHEET # 8.2

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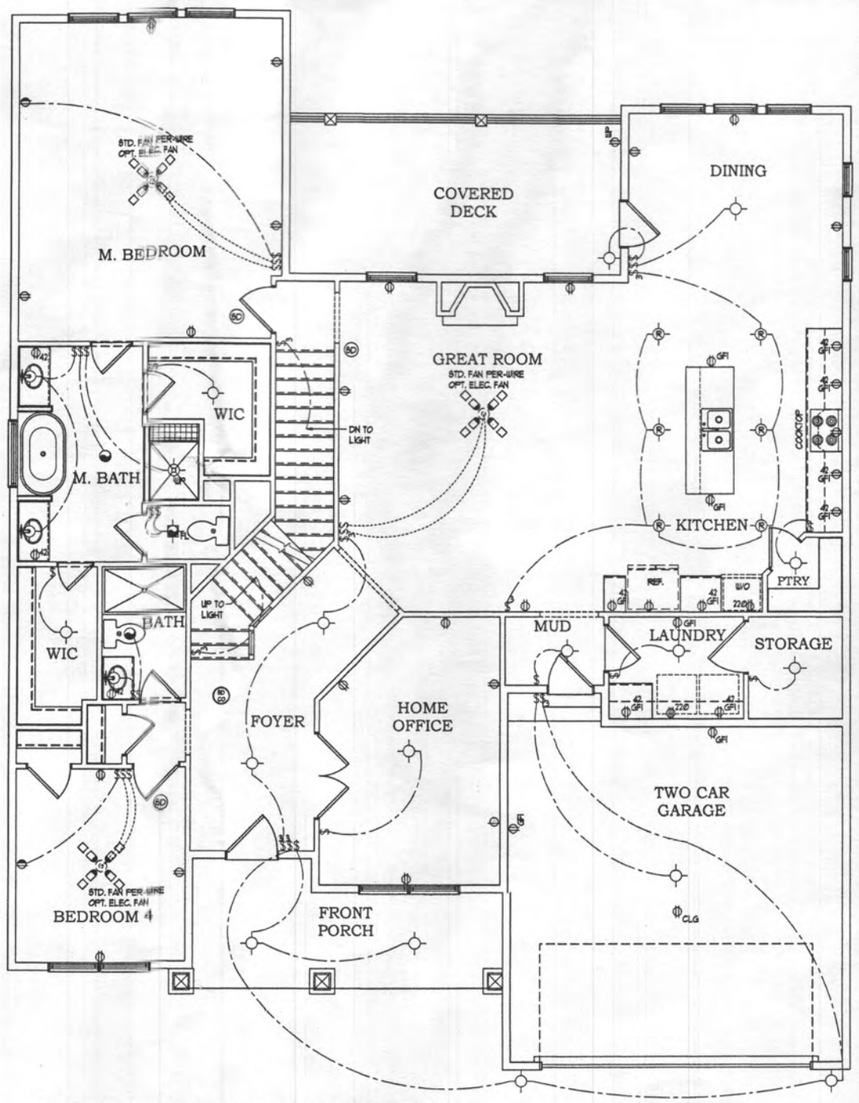

FIRST FLOOR ELECTRICAL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ELECTRICAL NOTES:
CHAPTER 34

- PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION (AS REQUIRED BY CODE).
- ELECTRICAL OUTLETS LOCATED IN GARAGES, KITCHEN, POWDER ROOM, BATH ROOMS, LAUNDRY AREA, CRAWL SPACES AND THE EXTERIOR ARE TO BE GFCI PROTECTED AS REQUIRED BY CODE.
- PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACES.
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- FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

ELECTRICAL SYMBOLS

- DUPLEX OUTLET 18" A.F.F.
- DUPLEX OUTLET 42" A.F.F.
- DUPLEX OUTLET 18" A.F.F. HALF SWITCHED
- 220 VOLT DUPLEX OUTLET
- WATERPROOF RECEPTACLE
- GROUND FAULT INTERRUPTER
- GROUND FAULT INTERRUPTER 42" A.F.F.
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- DIMMER WALL SWITCH
- EXHAUST FAN
- FAN/LIGHT COMBO
- LIGHT FIXTURE CEILING MOUNTED
- LIGHT FIXTURE RECESSED LIGHT
- FIXTURE PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLOOD LIGHTS
- LIGHT FIXTURE WALL MOUNTED
- THERMOSTAT
- JUNCTION BOX
- DOOR CHIME
- TELEPHONE JACK
- TELEVISION JACK
- GARBAGE DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE -CARBON DETECTOR
- ELECTRIC PANEL
- ELECTRIC METER
- INTERCOM
- INTERCOM CONSOLE

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FIRST FLOOR ELECTRICAL PLAN
scale: 1"=4' (34x22) 1/8"=1'-0" (17x11) | drawn: RC | date: 3-2-23
CARUSO HOMES
COVERDALE MDN.006

date	revision	by

SHEET # E1.1

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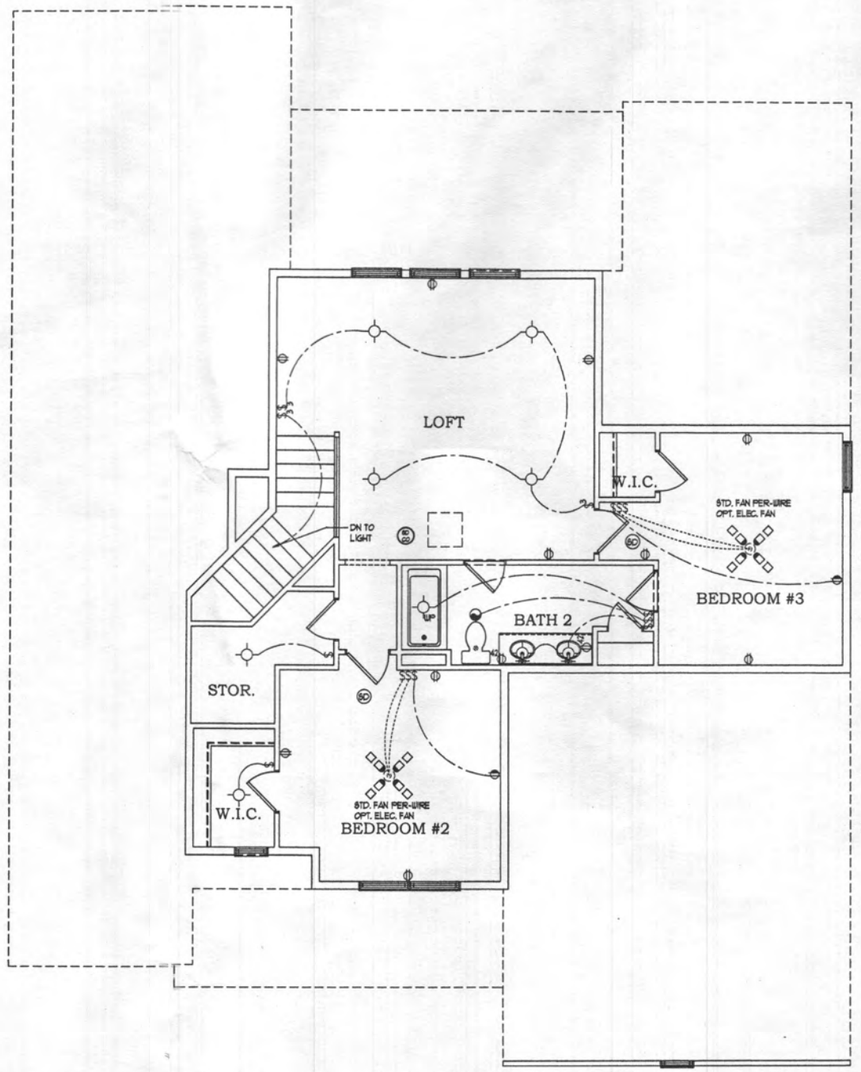

SECOND FLOOR ELECTRICAL PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ELECTRICAL NOTES:
CHAPTER 34

- PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION (AS REQUIRED BY CODE).
- ELECTRICAL OUTLETS LOCATED IN GARAGES, KITCHEN, POWDER ROOM, BATH ROOMS, LAUNDRY AREA, CRAWL SPACES AND THE EXTERIOR ARE TO BE GFCI PROTECTED AS REQUIRED BY CODE.
- PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACES.
- THESE DRAWINGS ARE SCHEMATIC ONLY.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS.
- ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES.
- FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

ELECTRICAL SYMBOLS

- DUPLEX OUTLET 18" AFF.
- DUPLEX OUTLET 42" AFF.
- DUPLEX OUTLET 18" AFF, HALF SWITCHED
- 220 VOLT DUPLEX OUTLET
- WATERPROOF RECEPTACLE
- GROUND FAULT INTERRUPTER
- GROUND FAULT INTERRUPTER 42" AFF.
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- DIMMER WALL SWITCH
- EXHAUST FAN
- FAN/LIGHT COMBO
- LIGHT FIXTURE CEILING MOUNTED
- LIGHT FIXTURE RECESSED LIGHT
- FIXTURE PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLOOD LIGHTS
- LIGHT FIXTURE WALL MOUNTED
- THERMOSTAT
- JUNCTION BOX
- DOOR CHIME
- TELEPHONE JACK
- TELEVISION JACK
- GARBAGE DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE -CARBON DETECTOR
- ELECTRIC PANEL
- ELECTRIC METER
- INTERCOM
- INTERCOM CONSOLE

STATE OF MARYLAND
DAVID ROBBINS
No. 5921
REGISTERED
PROFESSIONAL
ARCHITECT
ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF SEAL DATE
4/3/2023

Architecture Collaborative, Inc.
8334 Main Street
Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

content: SECOND FLOOR ELECTRICAL PLAN
scale: 1"=4' (34x22) 1"=8' (17x11) U.N.O.
drawn: RC
date: 3-2-23
file: E2.1
title: CARUSO HOMES
COVERDALE MDN.006

date	revision	by

SHEET #
E2.1

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