PRIVATE RESIDENTIAL HOME

3190 DAISY ROAD, WOODBINE MD 21797

PERMIT SET

04/21/2023

PRIVATE RESIDENTIAL HOME
3190 DAISY ROAD, WOODBINE
MD 21797

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STATE OF MARYLAND — STEVE MESSVO — 16652 — ARCHITECT

Seal:

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED (PROFESSIONAL ARCHITECT) UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No .16652, EXPIRATION DATE:OCT, 2024,"

Job No:	22006
Drawn by:	Author
Checked by:	Checker
Date:	04/21/2023

No.	Description	Date

COVER SHEET

PERMIT SET

Sheet No. **A00.0**

5/12/2023 3:15:40 AM

TAG	DESCRIPTION
101A	DOOR TAG
?	CASEWORK TAG
?	SPECIALTY EQUIPMENT TAG
1 A	COLUMN LOCATION TAGS
	LEVEL ELEVATION TAG
	NORTH ARROW TAG
? ?	ROOM TAG
1 A101	BUILDING SECTION
1 A101	PARTITION SECTION
1 A101	CALLOUT / DETAIL
0'-0"	SPOT ELEVATION TAG
? ?	DETAIL / DRAWING TITLE TAG
2' 4' 8'	GRAPHIC SCALE
?	WALL TAG
?	WINDOW TAG
12 6	ROOF SLOPE ANNOTATION
0.0	ELEVATION TAG
A	SPECIFIC NOTE

SYMBOLS AND TAGS

PATTERN	DESCRIPTION
	BRICK
	CMU
	MASONRY CONCRETE SECTION
	POROUS FILL
	COMPACTED EARTH
	PLYWOOD
	RIGID INSULATION
	BATT INSULATION
	GYPSUM BOARD SECTION
	END GRAIN LUMBER
	WOOD BLOCK OR SHIM
	FINISH WOOD

KEY TO MATERIAL

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PROJECT TEAM

@	AT	NO.	NUMBER
	DIAMETER	NOM.	NOMINAL
ADJ.	ADJACENT	O.C.	ON CENTER
ALUM.	ALUMINUM	O.D.	OUTSIDE DIAMETER
ANOD.	ANODIZED	O.H.	OPPOSITE HAND
A.P.	ACCESS PANEL	OP.HD.	OPPOSITE HAND
BARR.	BARRIER	OPER.	OPERATING
BD	BOARD	OPG.	OPENING
BLDG.	BUILDING	OPP.	OPPOSITE
BOT.	BOTTOM	PART.	PARTITION
CAB.	CABINET	PASS.	PASSAGE
℄	CENTERLINE	PERIM.	PERIMETER
CLG.	CEILING	P.	PLATE, PROPERTY LINE
COL.	COLUMN	P.LAM.	PLASTIC LAMINATE
CONC.	CONCRETE	PLAS.	PLASTER
CONST.	CONSTRUCTION	PLY., PLYWD	PLYWOOD
CONT.	CONTINUOUS	POLY.	POLYETHELYNE
C.T.	CERAMIC TILE	PREFAB.	PREFABRICATED
CORR.	CORRIDOR	PREP.	PREPARATION
DIAM., 0/	DIAMETER	PT., PTD.	PAINTED
DISP.	DISPENSER	PTN.	PARTITION
DIM.	DIMENSION	Q.T.	QUARRY TILE
DTLS.	DETAILS	R.	RISER, RADIUS
DWGS.	DRAWINGS	R.A.	RETURN AIR
E.F.	EXHAUST FAN	RAD.	RADIUS
ELEC.	ELECTRICAL	R.D.	ROOF DRAIN
EL.	ELEVATION	REF.	REFERENCE, REFRIGERATOR
E.O.	EDGE OF	REINF.	REINFORCING
EQ.	EQUAL	RM.	ROOM
EQUIP.	EQUIPMENT	R.O.	ROUGH OPENING
EX., EXIST.	EXISTING	SCHED.	SCHEDULE
EXT.	EXTERIOR	SECT.	SECTION
FIN.	FINISHED	SHT.	SHEET
FLASH.	FLASHING	SIM.	SIMILAR
FL.	FLOOR	S.O.G.	SLAB ON GRADE
F.O.	FACE OF	S.P.	STANDPIPE
F.O.S.	FACE OF STUD / FACE OF SLAB	SPECS.	SPECIFICATIONS
F.O.W.	FACE OF WALL	SQ.	SQUARE
F.P.	FIREPROOFING	S.S.	STAINLESS STEEL
F.R., F.R.T.	FIRE RETARDANT TREATED	STL.	STEEL
FEC.	FIRE EXTINGUISHER CABINET	ST./STOR.	STORAGE
FTG.	FOOTING	STRUCT.	STRUCTURAL
GA.	GAUGE / GAGE	SUSP.	SUSPENDED
GAL.	GALVANIZED	S.W.	STORM WATER
G.W.B. GYP. BD.	GYPSUM BOARD	T.	TREAD
GEN.	GENERAL	T.B.	TACKBOARD
H.M.	HOLLOW METAL	T.B.D.	TO BE DETERMINED BY ARCHITECT
H.B.	HOSE BIB		
H.C.	HANDICAPPED	TEL.	TELEPHONE
H.O.	HOLD-OPEN	TH.	THRESHOLD
HORIZ.	HORIZONTAL	THK.	THICKNESS
H.P.	HIGH POINT	T&G	TONGUE AND GROOVE
H.R.	HANDRAIL	T.O.	TOP OF
I.D.	INSIDE DIAMETER	TRTD.	PRESSURE TREATED
INSUL.	INSULATION	TYP.	TYPICAL
J.C.	JANITOR'S CLOSET	U.L.	UNDERWRITER'S LABORATORY
J.O.	JAMB OPENING	U.N.O., U.O.N.	UNLESS NOTED OTHERWISE
JT.	JOINT	V.A.T.	VINYL ASBESTOS TILE
KIT.	KITCHEN	V.B.	VAPOR BARRIER
LAM.	LAMINATE	V.C.T.	VINYL COMPOSITION TILE
L.F.	LINEAR FEET	VERT.	VERTICAL
LAV.	LAVATORY	VEST.	VESTIBULE
L.P.	LOW POINT	V.I.F.	VERIFY EXISTING DIMENSION IN FIELD
MAX.	MAXIMUM		
MECH.	MECHANICAL	W/	WITH
MTL.	METAL	W/O	WITHOUT
MANF.	MANUFACTURER	W.B.	WHITEBOARD
MIN.	MINIMUM	WD.	WOOD
MISC.	MISCELLANEOUS	WP.	WATERPROOFING
MTG.	MOUNTING	W.W.F.	WELDED WIRE FABRIC
MULL.	MULLION	W.W.M.	WELDED WIRE MESH
N.I.C.	NOT IN CONTRACT		

ABREVIATION

APPLICABLE CODES:	
BUILDING	ICC/IRC - 2021
MECHANICAL	ICC/IRC - 2021
ELECTRICAL	ICC/NFPA NEC - 2021
FIRE	NFPA 72/2021
ENERGY	ICC/IECC - 2021
RES. SPRINKLER	NFPA 13D/ 2021

1. INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON CIVIL ENGINEERING DRAWINGS
2. REMOVE EXISTING VEGETATION AND FEATURES AS NECESSARY.
3. BEGING ROUGH GRADING OPERARTIONS TO BRING LOT TO GRADE
4. PROCEED WITH CONSTRUCTION FOR BUILDING.
5. BEGIN CONSTRUCTION/INSTALLATION OF UNDERGROUND UTILITIES
6. CONTINUE CONSTRUCTION OF BUILDING, INCLUDE ALL INTERIOR PLUMBING AND APPURTENANCES.
7. WHEN DOOR PLUMBING IS IN PLACE, BEGIN AND COMPLETE CONSTRUCTION AND INSTALLATION OF WATER AND SEWER SERVICE CONNECTION(S) TO THE BUILDING. IN ADDITION, ALL GAS AND ELECTRIC CONNECTIONS ARE TO BE MADE AT THIS TIME.
8. STABILIZE ALL AREAS WHERE CONSTRUCTION IS COMPLETED
9. COMPLETE CONSTRUCTION OF BUILDING AND ALL SITE APPURTENCES. STABILIZE ALL DISTURBED AREAS PER SEDIMENT CONTROL REQUIREMENTS
10. REMOVE SEDIMENT CONTROL DEVICES AFTER ENTIRE SITE IS STABILIZED AND PERMISSION IS RECEIVED FROM THE SEDIMENT CONTROL INSPECTOR

SEQUENCE OF WORK

LOCATION MAP

VICINITY MAP

DRAWING LIST.	
SHEET NUMBER	SHEET NAME
A00.0	COVER SHEET
A101	CODE & FRAMING
A102	CODE & FRAMING
A103	BASEMENT PLAN
A104	MAIN LEVEL PLAN
A105	UPPER LEVEL FLOOR PLAN
A106	UPPER LEVEL REFLECTED CEILING PLAN
A107	LOWER LEVEL REFLECTED CEILING PLAN
A108	ROOF PLAN
A109	BUILDING ELEVATIONS
A110	DECK STRUCTURAL DETAIL
A111	BUILDING SECTIONS
A112	BUILDING SECTION
A113	DOORS AND WINDOWS SCHEDULE
S101	FOUNDATION NOTES
S102	FOUNDATION PLAN
S103	MAIN FLOOR FRAMING PLAN
S104	UPPER FLOOR FRAMING PLAN
S105	ROOF FRAMING PLAN
S106	SHEAR WALL PLANS

BUILDING INFORMATION:

PROPERT ADDRESS IS 3190 DAISY ROAD, WOODBINE MD 21797
THE PROJECT IS A NEW CONSTRUCTION SINGLE FAMILY HOME
TWO STORIES BUILDING, FOUR BEDROOMS, FOUR AND HALF BATHROOMS.
ATTACHED GARAGE, TWO ENTRANCE PORCHES AND A BALCONY WITH UNFINISHED BASEMENT.
ENERGY IS ELECTRIC.

DIMENSIONS
UNFINISHED BASEMENT : 2,200SQ.FT
FIRST FLOOR : 2,200 SQ.FT
SECOND FLOOR : 1,800 SQ.FT
ENTRANCE PORCHES:213 SQ.FT
PATIO: 285 SQ.FT
GARAGE:881 SQ.FT
TOTAL SQUARE FOOTAGE: 7,579 SQ.FT.
OCCUPIABLE SQUARE FOOTAGE: 4,000 SQ.FT.

ALL WORK SHALL COMPLY WITH IRC 2018 WITH LOCAL AMENDMENTS.

GENERAL NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS.

1. ASSEMBLIES, ITEMS AND CONDITIONS DETAILD OR OTHERWISE IDENTIFIED ON ONE DRAWING ARE APPLICABLE AND BINDING FORIDENTICAL OR SIMILAR CONDITIONS ON ALL OTHER DRAWINGS.
2. FOLLOW IN STRICT ACCORDANCE, REQUIREMENTS OF THE LAW AT THE PLACE OF CONSTRUCTION
3. IF A CONFLICT EXISTS WITHIN THE DOCUMENTS, THE MORE STRINGENT AND MORE COSTLY REQUIREMENT SHALL BE ENFORCED. IF AN ITEM IS SHOWN (IN DRAWINGS, BUT NOT SPECIFIED, THE CONTRACTOR SHALL PROVIDE THE ITEM AS SHOWN, SUBJECT TO SUBMITAL REQUIREMENTS CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS SHOULD IMMEDIATELY BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.
4. SECTIONS ILLUSTRATED ARE INTENDED TO SHOW THE SPECIFIC CONSTRUCTION WHERE REFERENCED AS WELL AS TO ESTABLISH THE GENERAL CONSTRUCTION DETAILS FOR SIMILAR ASSEMLIES THROUGHOUT THE PROJECT FOR WHICH SECTIONS HAVE NOT BEEN PROVIDED.
5. SPACES SHOWN BUT NOT NOTED, WHICH ARE SUBSTANTIALLY SIMILAR IN USE TO SPACES NOTED AS TYPICAL. SHALL BE CONSTRUCTED WITH THE SAME MATERIALS AND FINISHES AS THE TYPICAL SPACE.
6. CAREFULLY STUDY AND COMPARE DRAWINGS, SPECIFICATIONS AND OTHER INFORMATION PREPARED BY ARCHITECT. AS TO FIGURES AND METHODS OF CONSTRUCTION, USE CONTRACTOR'S SKILL AND EXPERIENCE FOR WHICH CONTRACTOR RECEIVES COMPENSATION UNDER THIS CONTRACT. REPORT TO THE ARCHITECT FOR RECTIFICATION OF ERRORS INCONSISTANCIES OR OMISSIONS THERIN FAILURE TO REPORT EXCEPTIONS TO THE OWNER/ARCHITECT BEFORE THE CONTRACT ARE SIGNED WILL IMPLY A COMPLETE ACCEPTANCE OF THE DESIGN AND CONDITION OF CONTRACT AND SITE.
7. COORDINATE WORK, TRADES AND VERIFY DIMENSIONS, METHODS OF CONSTRUCTION, EXISTING CONDITIONS AND PROPOSED NEW CONSTRUCTION PRIOR TO COMMENCING WORK MATERIAL ORDERING OR FABRICATION
8. DO NOT SCALE DRAWINGS, IF ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR, NOTIFY ARCHITECT. VERIFY DIMENSION AND BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT. WHEN CONFLICT ARE DISCOVERED WITH THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING INDICATING NATURE OF CONFLICT AND REQUEST CLARIFICATION.
9. REPAIR UTILITIES ENCOUNTERED BY CONTRACTOR, AT CONTRACTOR'S ENTIRE COST AND EXPENSE.
10. PATCH OR REPAIR WITH NEW, AT OWNER'S/ARCHITECT'S DISCRETION, WORK DAMAGED OR DISTURBED AS A RESULT OF WORK PERFORMED BY CONTRACTOR
11. PROTECT MATERIALS FROM MOISTURE. PLACE STORAGE OF MATERIALS TO NOT CAUSE OVERLOADING OF STRUCTURE
12. BROOM CLEAN PREMISES, REMOVE DEBRIS FROM AREA, AND DISPOSE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. INCLUDE FEES FOR DUMPING IN BASE BID.
13. SUBMIT SAMPLE OF SHOP DRAWINGS AS SPECIFIED FOR OWNER'S/ARCHITECT'S APPROVAL. WORK PERFORMED WITHOUT APPROVAL FROM OWNER/ARCHITECT IS THE LIABILITY OF CONTRACTOR.
14. PROVIDE WEATHER- STRIPPING, SEALANT, HARDWARE, TRIM AND MISCELLANEOUS ACCESSORIES TO COMPLETE JOB AS SPECIFIED AND INDICATED
15. FIRE STOP PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.

PROFESSIONAL CERTIFICATION

These contract documents for CUSTOM RESIDENTIAL HOME were prepared under my supervision and to the best of my knowledge, information, and belief, they comply with the relevant building codes in the State of Maryland.

MARYLAND REGISTRATION NUMBER..... DATE.....

PROFESSIONAL CERTIFICATION

2021 IECC CODE COMPLIANCE

R301.1 CLIMATE ZONE 4A

R401.2 COMPLIANCE METHOD:
MANDATORY AND PRESCRITIVE PROVISIONS

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE	0.32	0.55	0.40	49	20 or 13+5h	8/13	19	10/13	10, 2 ft	10/13

R402.2.10 SLAB ON GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES (305 MM) BELOW GRADE SHALL BE INSULATED IN ACCORDANCE WITH TABLE R402.1.2.

R402.2.4 ACCESS HATCHES AND DOORS
ACCESS DOORS FROM *CONDITIONED SPACES* TO *UNCONDITIONED SPACES* SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

R402.4 AIR LEAKAGE (MANDATORY)
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.5.

R402.4.1 BUILDING THERMAL ENVELOPE
THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1.1 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

R402.4.2 FIREPLACES
NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. WHERE USING TIGHT-FITTING DOORS ON FACTORY-BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE.

R402.4.5 RECESSED LIGHTING
RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND *UNCONDITIONED* SPACES.

R403.1.1 PROGRAMMABLE THERMOSTAT
THE THERMOSTAT CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.

R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT (MANDATORY)
HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

R403.3.1 DUCT INSULATION (PRESCRIPTIVE)
SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-8 FOR DUCTS 3 INCHES (76MM) IN DIAMETER AND LARGER AND NOT LESS THAN R-6 FOR DUCTS SMALLER THAN 3 INCHES (76MM) IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO NOT LESS THAN R-6 FOR DUCTS 3 INCHES (76MM) IN DIAMETER AND NOT LESS THAN R-4.2 FOR DUCTS SMALLER THAN 3 INCHES (76MM) IN DIAMETER.
EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

R403.3.2 DUCT SEALING (MANDATORY)
DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPICABLE.

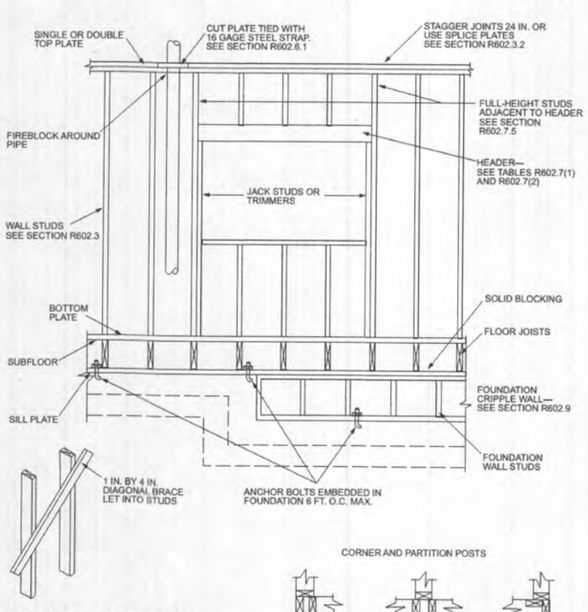
R403.3.3 DUCT TESTING (MANDATORY)
DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE.

R403.6 MECHANICAL VENTILATION (MANDATORY)
THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

R403.7 EQUIPMENT SIZING AND EFFICIENCY RATING (MANDATORY)
HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.

R404.1 LIGHTING EQUIPMENT (MANDATORY)
NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.



APPLY APPROVED SHEATHING OR BRACE EXTERIOR WALLS WITH 1 IN. BY 4 IN. BRACES LET INTO STUDS AND PLATES AND EXTENDING FROM BOTTOM PLATE TO TOP PLATE, OR OTHER APPROVED METAL STRAP DEVICES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SEE SECTION R602.10.

NOTE: A THIRD STUD AND/OR PARTITION INTERSECTION BACKING STUDS SHALL BE PERMITTED TO BE OMITTED THROUGH THE USE OF WOOD BACKUP CLEATS, METAL DRYWALL CLIPS OR OTHER APPROVED DEVICES THAT WILL SERVE AS ADEQUATE BACKING FOR THE FACING MATERIALS.

FIGURE R602.3(2)
FRAMING DETAILS

2021 IRC CODE COMPLIANCE

R313.2 ONE - AND TWO - FAMILY DWELLINGS AUTOMATIC FIRE SPRINKLER SYSTEMS
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE - AND TWO - FAMILY DWELLINGS.
EXCEPTION: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.

R314.1 SMOKE ALARMS
SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

R315.1 CARBON MONOXIDE ALARMS
CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315

R315.3 LOCATION
CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R315.6 POWER SOURCE
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERUPPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.
EXCEPTIONS:
- CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.
- CARBON MONOXIDE ALARMS INSTALLED IN ACCORDANCE WITH SECTION R315.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED.

TABLE R302.6

DWELLING / GARAGE SEPARATION SEPARATION MATERIAL:

ATTACH GARAGE SEPARATION FROM RESIDENCE AND ATTIC: 1/2" "X" GYPSUM BOARD WITH QUARTER ABOVE, NONE-COMBUSTIBLE FLOOR SLOPE TO THE GARAGE OVERHEAD WITH 4" MINIMUM ELEVATION TO RESIDENCE FLOOR. 20 MINUTES OR 1-3/4" SOLID WOOD FLOOR WTH SELF CLOSER. NO OPENEING INTO SLEEPING AREA

THE GARAGE SHALL BE SEPERATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R32.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO ADJACENT UNIT WALL.

1. FROM THE RESIDENCE AND ATTIC NOT LESS THAN 1/2 INCH. GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.
2. FROM ALL HABITABLE ROOMS ABOVE THE GARAGE NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT.
3. STRUCTURES SUPPORTING FLOOR/ CEILING ASSEMLIES USED FOR THE SEPERATION REQUIRED BY THIS SECTION NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT.
4. GARAGE LOCATED LESS THAN 3 FEET FROM THE DWELLING UNIT ON THE SAME LOT NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

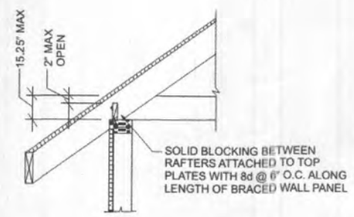


FIGURE R602.10.8.2(1)
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

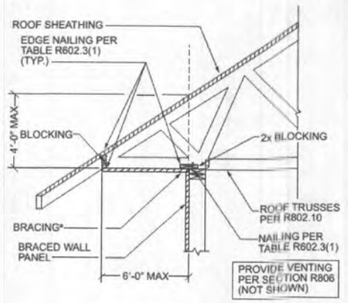


FIGURE R602.10.8.2(2)
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

R303.7 INTERIOR STAIRWAY ILLUMINATION

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT CANDLE(11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX MORE RISERS.

R303.8 EXTERIOR STAIRWAY ILLUMINATION

EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAYS. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

R807.1 ATTIC ACCESS.

BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND THAT HAVE A VERTICAL HEGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS OR ANY PERMANENT OBSTRUCTION TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS OR ANY PERMANENT OBSTRUCTION.

THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN LOCATED IN A WALL, THE OPENING SHALL BE A MINIMUM OF 22 INCHES WIDE BY 30 INCHES HIGH. WHEN THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE *ATTIC* SPACE SHALL BE 30 INCHES AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1306.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN *ATTICS*.

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STATE OF MARYLAND · DONNIE MELVIN CLIVE · 16652 · ARCHITECT

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PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED (PROFESSIONAL ARCHITECT) UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No .16652, EXPIRATION DATE:OCT, 2024,"

Job No:	22006
Drawn by:	Author
Checked by:	Checker
Date:	04/21/2023

No.	Description	Date

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R301.1 CLIMATE ZONE 4A

R401.2 COMPLIANCE METHOD:
MANDATORY AND PRESCRITIVE PROVISIONS

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE	0.32	0.55	0.40	49	20 or 13+5h	8/13	19	10/13	10, 2 ft	10/13

R402.2.10 SLAB ON GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES (305 MM) BELOW GRADE SHALL BE INSULATED IN ACCORDANCE WITH TABLE R402.1.2.

R402.2.4 ACCESS HATCHES AND DOORS
ACCESS DOORS FROM *CONDITIONED SPACES* TO *UNCONDITIONED SPACES* SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

R402.4 AIR LEAKAGE (MANDATORY)
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.5.

R402.4.1 BUILDING THERMAL ENVELOPE
THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1.1 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

R402.4.2 FIREPLACES
NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. WHERE USING TIGHT-FITTING DOORS ON FACTORY-BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE.

R402.4.5 RECESSED LIGHTING
RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND *UNCONDITIONED* SPACES.

R403.1.1 PROGRAMMABLE THERMOSTAT
THE THERMOSTAT CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.

R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT (MANDATORY)
HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

R403.3.1 DUCT INSULATION (PRESCRIPTIVE)
SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-8 FOR DUCTS 3 INCHES (76MM) IN DIAMETER AND LARGER AND NOT LESS THAN R-6 FOR DUCTS SMALLER THAN 3 INCHES (76MM) IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO NOT LESS THAN R-6 FOR DUCTS 3 INCHES (76MM) IN DIAMETER AND NOT LESS THAN R-4.2 FOR DUCTS SMALLER THAN 3 INCHES (76MM) IN DIAMETER.
EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

R403.3.2 DUCT SEALING (MANDATORY)
DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPICABLE.

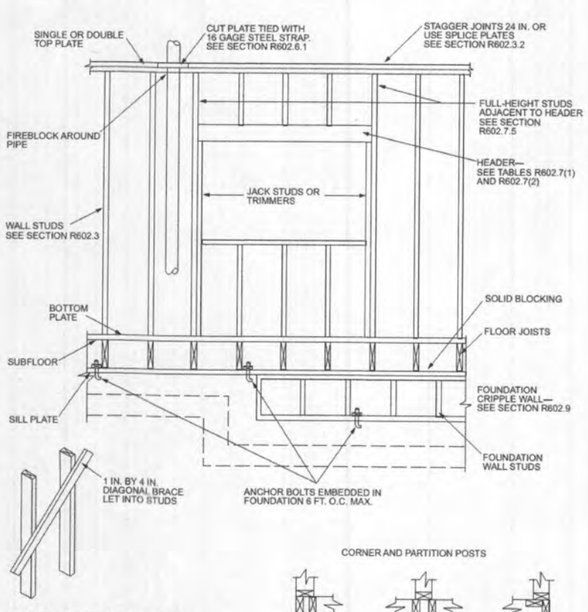
R403.3.3 DUCT TESTING (MANDATORY)
DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE.

R403.6 MECHANICAL VENTILATION (MANDATORY)
THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

R403.7 EQUIPMENT SIZING AND EFFICIENCY RATING (MANDATORY)
HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.

R404.1 LIGHTING EQUIPMENT (MANDATORY)
NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.



APPLY APPROVED SHEATHING OR BRACE EXTERIOR WALLS WITH 1 IN. BY 4 IN. BRACES LET INTO STUDS AND PLATES AND EXTENDING FROM BOTTOM PLATE TO TOP PLATE, OR OTHER APPROVED METAL STRAP DEVICES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SEE SECTION R602.10.

NOTE: A THIRD STUD AND/OR PARTITION INTERSECTION BACKING STUDS SHALL BE PERMITTED TO BE OMITTED THROUGH THE USE OF WOOD BACKUP CLEATS, METAL DRYWALL CLIPS OR OTHER APPROVED DEVICES THAT WILL SERVE AS ADEQUATE BACKING FOR THE FACING MATERIALS.

FIGURE R602.3(2)
FRAMING DETAILS

2021 IRC CODE COMPLIANCE

R313.2 ONE - AND TWO - FAMILY DWELLINGS AUTOMATIC FIRE SPRINKLER SYSTEMS
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE - AND TWO - FAMILY DWELLINGS.
EXCEPTION: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.

R314.1 SMOKE ALARMS
SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

R315.1 CARBON MONOXIDE ALARMS
CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315

R315.3 LOCATION
CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R315.6 POWER SOURCE
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERUPPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.
EXCEPTIONS:
- CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.
- CARBON MONOXIDE ALARMS INSTALLED IN ACCORDANCE WITH SECTION R315.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED.

TABLE R302.6

DWELLING / GARAGE SEPARATION SEPARATION MATERIAL:

ATTACH GARAGE SEPARATION FROM RESIDENCE AND ATTIC: 1/2" "X" GYPSUM BOARD WITH QUARTER ABOVE, NONE-COMBUSTIBLE FLOOR SLOPE TO THE GARAGE OVERHEAD WITH 4" MINIMUM ELEVATION TO RESIDENCE FLOOR. 20 MINUTES OR 1-3/4" SOLID WOOD FLOOR WTH SELF CLOSER. NO OPENEING INTO SLEEPING AREA

THE GARAGE SHALL BE SEPERATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R32.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO ADJACENT UNIT WALL.

1. FROM THE RESIDENCE AND ATTIC NOT LESS THAN 1/2 INCH. GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.
2. FROM ALL HABITABLE ROOMS ABOVE THE GARAGE NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT.
3. STRUCTURES SUPPORTING FLOOR/ CEILING ASSEMLIES USED FOR THE SEPERATION REQUIRED BY THIS SECTION NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT.
4. GARAGE LOCATED LESS THAN 3 FEET FROM THE DWELLING UNIT ON THE SAME LOT NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

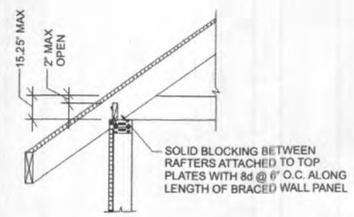


FIGURE R602.10.8.2(1)
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

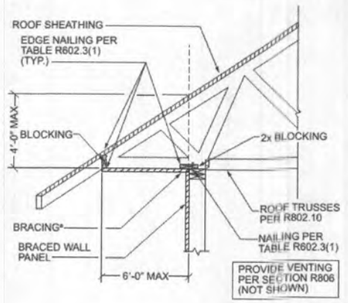


FIGURE R602.10.8.2(2)
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

R303.7 INTERIOR STAIRWAY ILLUMINATION

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT CANDLE(11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX MORE RISERS.

R303.8 EXTERIOR STAIRWAY ILLUMINATION

EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAYS. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

R807.1 ATTIC ACCESS.

BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND THAT HAVE A VERTICAL HEGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS OR ANY PERMANENT OBSTRUCTION TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS OR ANY PERMANENT OBSTRUCTION.

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STATE OF MARYLAND · DONNIE MELVIN CLIVE · 16652 · ARCHITECT

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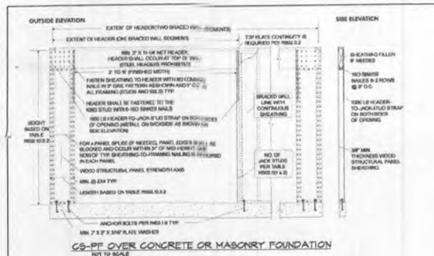
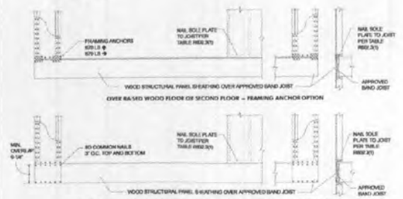
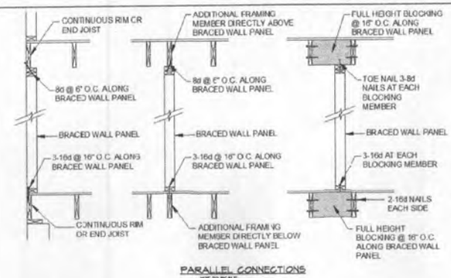


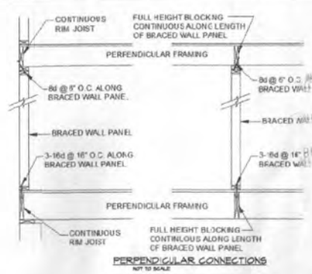
CS-PF OVER CONCRETE OR MASONRY FOUNDATION
NOT TO SCALE



CS-PF OVER WOOD FLOOR
NOT TO SCALE

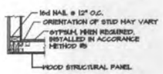


PARALLEL CONNECTIONS
NOT TO SCALE

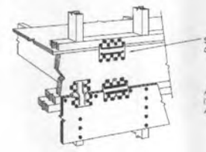


PERPENDICULAR CONNECTIONS
NOT TO SCALE

AT CORNERS, CONNECT THE TWO WALLS TOGETHER AS OUTLINED IN THIS DETAIL TO PROVIDE OVERTURNING RESTRAINT.



OUTSIDE CORNER DETAIL
SCALE: NOT TO SCALE



BRACED PANEL CONSTRUCTION
RAISED WOOD FLOOR OR 2ND FLOOR INSTALLATION
SCALE: NOT TO SCALE

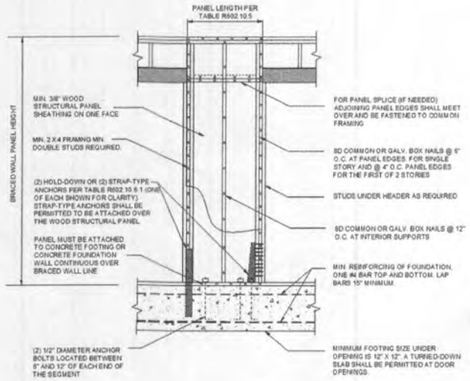
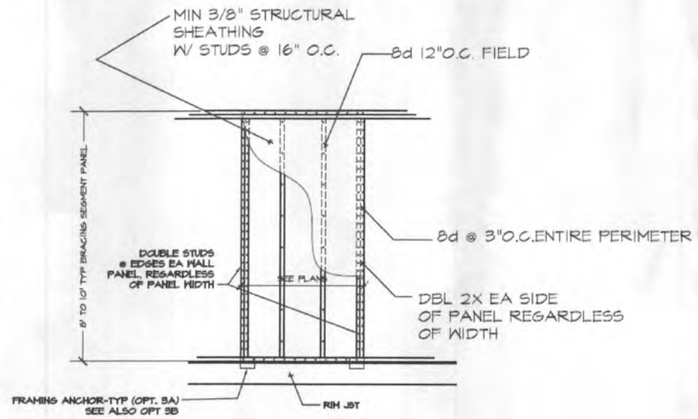


FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL



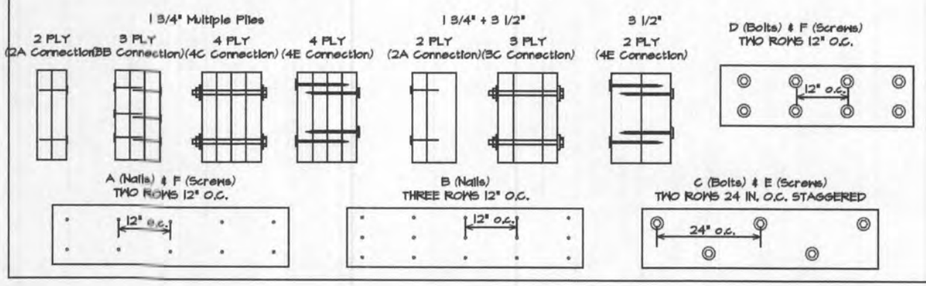
1 BRACED PANEL CONSTRUCTION(APA METHOD)
SCALE: NOT TO SCALE
RAISED WOOD FLOOR OR 2ND FLOOR

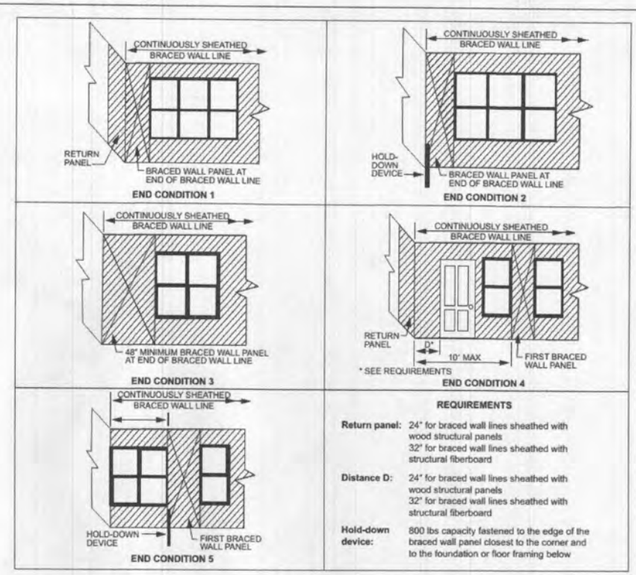
LVL FASTENING SCHEDULE

Maximum Uniform Load Applied to Either or Both Outside Plies (Pounds per lineal foot)

Plies in Member	16d NAILS		1/2" BOLTS		SCREWS (Note 4)	
	A	B	C	D	E	F
	2 ROWS 12" o.c.	3 ROWS 12" o.c.	2 ROWS 24" o.c. staggered	2 ROWS 12" o.c.	2 ROWS 24" o.c.	2 ROWS 12" o.c.
2	505	760	505	1015	500	995
3	380	570	380	760	375	745
4	Not Permitted		340	675	330	665

NOTES:
1. Confirm adequacy of the beam (depth and number of pieces) for carrying the designated load.
2. Stress level for nail and bolt values is 100%. Increases of 15% for snow loaded or 25% for non-snow loaded roof conditions are permitted.
3. Top and bottom row of connectors should be 2" from edge.
4. Bolt holes are to be the same diameter as the bolt. Every bolt must extend through the full thickness of the member. Use washers under head and nut.
5. For three-piece member, specified nailing is from the each side.
6. To minimize rotation, four-piece members should only be used when loads are applied to both sides, or completely across the top of the member.
7. Four-piece members must be bolted or attached with 6" screws from both sides.
8. Floor joists must be attached with approved metal hangers.
9. Screws are USP WS series or Simpson Strong-Tie SDS installed per manufacturer instructions.
10. Screws for 3-ply and 4-ply members must be from both sides of beam.

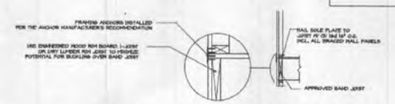




REQUIREMENTS

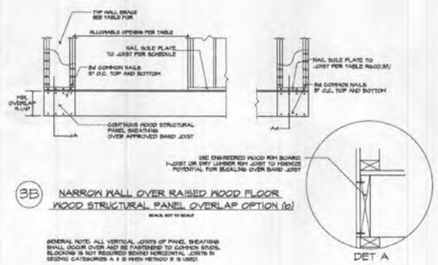
Return panel:	24" for braced wall lines sheathed with wood structural panels 32" for braced wall lines sheathed with structural fiberboard
Distance D:	24" for braced wall lines sheathed with wood structural panels 32" for braced wall lines sheathed with structural fiberboard
Hold-down device:	800 lbs capacity fastened to the edge of the braced wall panel closest to the corner and to the foundation or floor framing below

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING



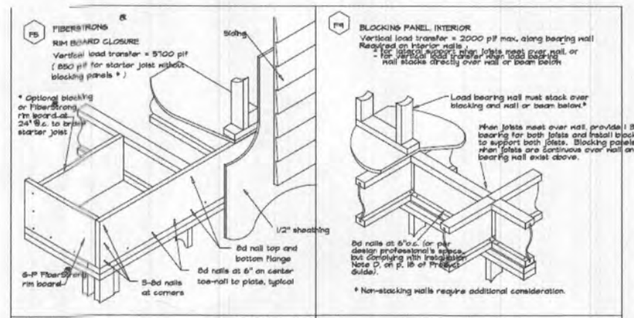
3A NARROW WALL OVER RAISED WOOD FLOOR
FRAMING ANCHOR OPTION (a)
SCALE: NOT TO SCALE

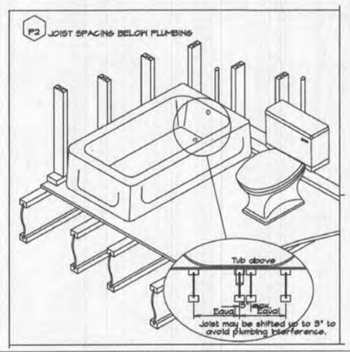
SIDE ELEVATION



3B NARROW WALL OVER RAISED WOOD FLOOR
WOOD STRUCTURAL PANEL OVERLAP OPTION (a)
SCALE: NOT TO SCALE

GENERAL NOTE: ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. BLOCKING IS NOT REQUIRED BEHIND HORIZONTAL JOINTS IN SEISMIC CATEGORIES A, B OR WHEN METHOD 3 IS USED.





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STATE OF MARYLAND
JOHNNIE MESSICK
16652
REGISTERED ARCHITECT

Seal:

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED (PROFESSIONAL ARCHITECT) UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 16652, EXPIRATION DATE: OCT, 2024."

Job No:	22006
Drawn by:	Author
Checked by:	Checker
Date:	04/21/2023

No.	Description	Date

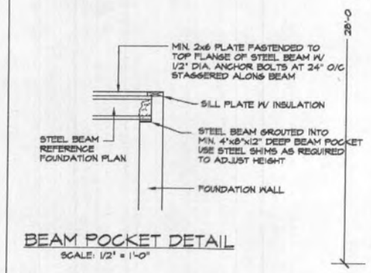
CODE & FRAMING

PERMIT SET

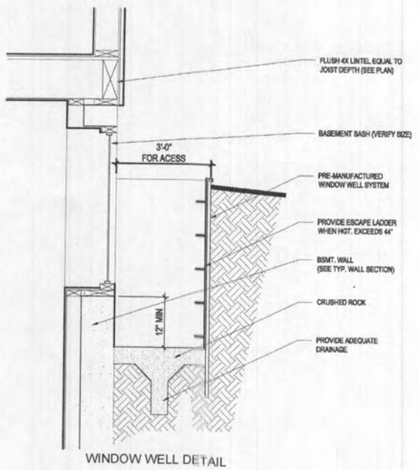
Sheet No.
A102

5/12/2023 3:15:56 AM

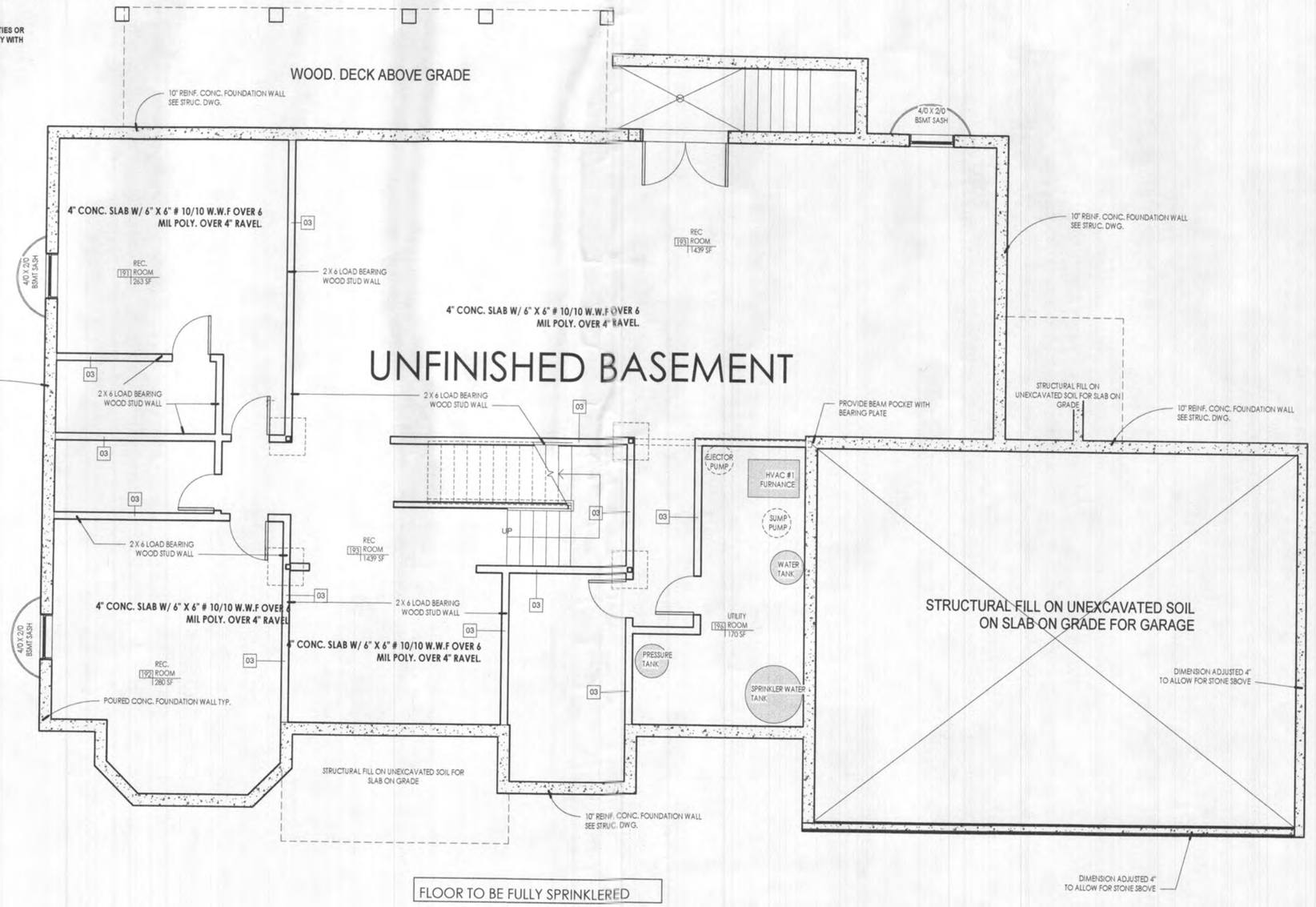
1. WOOD SHALL NOT REST UPON MASONRY WITHIN 8 INCHES OF THE GROUND.
2. THERE SHALL INTERPOSE BETWEEN THE WOOD AND THE MASONRY A SOLID CONTINUOUS LAYER OF SOLID BLOCK OR CEMENT MORTAR AT LEAST 4 INCHES THICK, OR A HOOD ALONG THE EDGES OF THE MASONRY.
3. NO WOOD WITHIN 4 FEET OF THE GROUND SHALL BE ALLOWED TO COME IN CONTACT WITH PIPING, OR OTHER OBJECTS UNLESS THEY HAVE BEEN FITTED WITH METAL SHIELDS TO BLOCK THE SHELTER TUBES OF TERMITES
4. WOOD STUD MUST BE SPACED 16 INCHES ON CENTERS
5. STUD MUST BE BOLTED TO FOUNDATION WITH BOLTS OF NOT LESS THAN ONE-HALF INCH IN DIAMETER AT 6 FEET MAXIMUM CENTERS. MINIMUM EMBEDDED TO A DEPTH OF NOT LESS THAN 6 INCHES IN PLACED CONCRETE LESS THAN 15 INCHES IN WIDTH OF ALL WALL SUPPORTED THEREON PRESSURE TREATED JOISTS < 18" TO GROUND
6. PROVIDE DOUBLE JOISTS UNDER OVERSIZE BATHROOM TUBS.
7. PROVIDE 15 ½ HEEL AT ROOF TRUSS BEARINGS FOR R-49 INSULATION INSTALLATION PROVIDE COLLAR TIES OR STRUCTURAL RIDGE AT FRAMED ROOFS LESS THAN 3 ½ IN 12 PITCH DECK CONSTRUCTION MUST COMPLY WITH ALL SPECIFICATIONS PROVIDED IN THE DECK CONSTRUCTION GUIDE



BEAM POCKET DETAIL
SCALE: 1/2" = 1'-0"



WINDOW WELL DETAIL



FLOOR TO BE FULLY SPRINKLERED

BASEMENT FLOOR PLAN

1/4" = 1' - 0"

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STATE OF MARYLAND
ALVIN E. HAGER
16652
REGISTERED ARCHITECT

Seal:

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Job No:	22006
Drawn by:	Author
Checked by:	Checker
Date:	04/21/2023

No.	Description	Date

BASEMENT PLAN

PERMIT SET

Sheet No. A103

1. WOOD SHALL NOT REST UPON MASONRY WITHIN 8 INCHES OF THE GROUND.

2. THERE SHALL INTERPOSE BETWEEN THE WOOD AND THE MASONRY A SOLID CONTINUOUS LAYER OF SOLID BLOCK OR
CEMENT MORTAR AT LEAST 4 INCHES THICK, OR A HOOD ALONG THE EDGES OF THE MASONRY.

3. NO WOOD WITHIN 4 FEET OF THE GROUND SHALL BE ALLOWED TO COME IN CONTACT WITH PIPING, OR OTHER OBJECTS
UNLESS THEY HAVE BEEN FITTED WITH METAL SHIELDS TO BLOCK THE SHELTER TUBES OF TERMITES

4. WOOD STUD MUST BE SPACED 16 INCHES ON CENTERS

5. STUD MUST BE BOLTED TO FOUNDATION WITH BOLTS OF NOT LESS THAN ONE-HALF INCH IN DIAMETER AT 6 FEET MAXIMUM CENTERS

MINIMUM EMBEDDED TO A DEPTH OF NOT LESS THAN 8 INCHES IN PLACED CONCRETE LESS THAN 15 INCHES IN WIDTH OF ALL WALL SUPPORTED THEREON
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6. PROVIDE DOUBLE JOISTS UNDER OVERSIZE BATHROOM TUBS.

7. PROVIDE 15 ½ HEEL AT ROOF TRUSS BEARINGS FOR R-49 INSULATION INSTALLATION PROVIDE COLLAR TIES OR STRUCTURAL RIDGE AT FRAMED ROOFS LESS THAN 3 ½ IN 12 PITCH DECK CONSTRUCTION MUST COMPLY WITH ALL SPECIFICATIONS PROVIDED IN THE DECK CONSTRUCTION GUIDE

WINDOWS AND DOOR OPENINGS

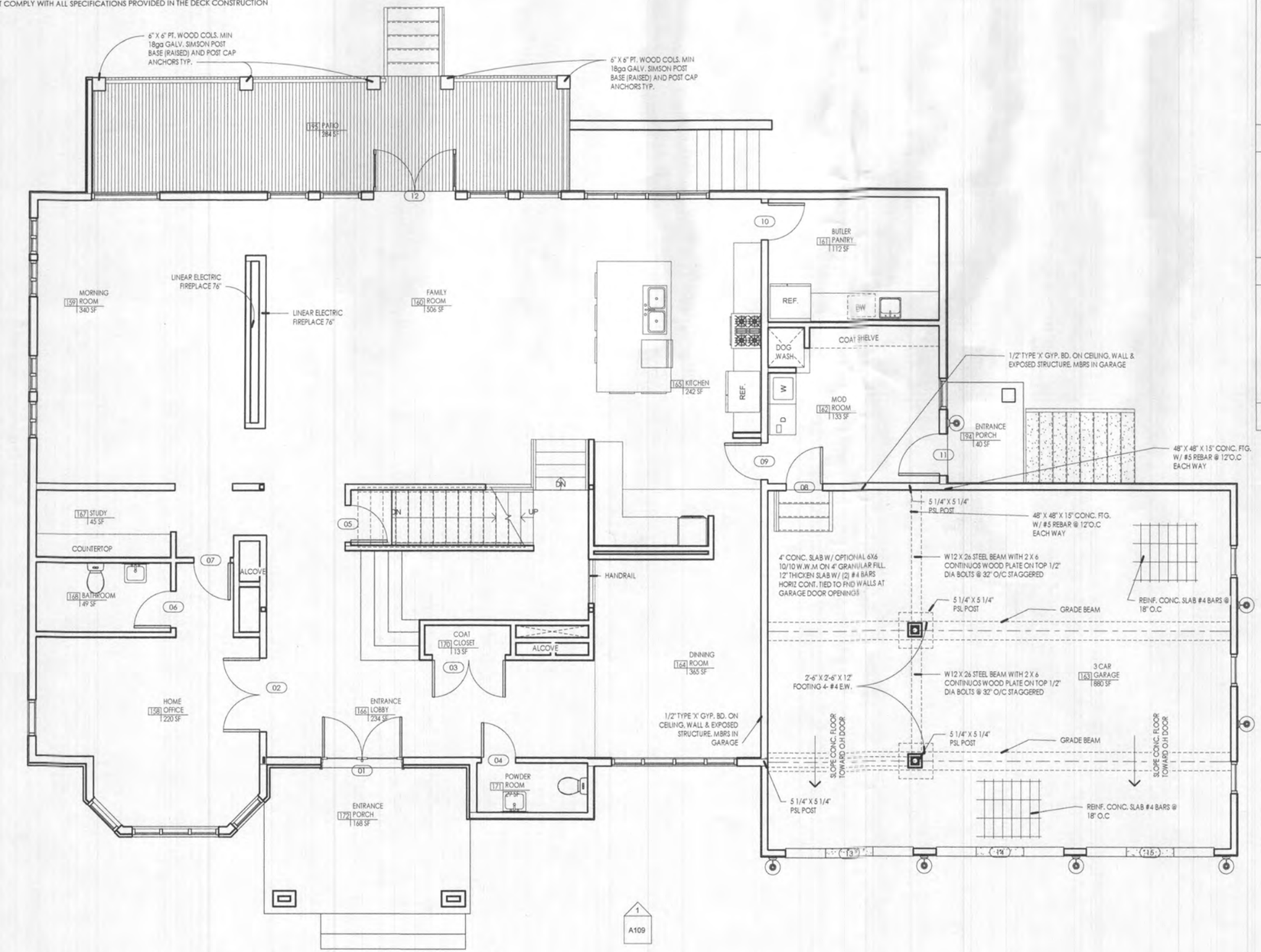
1. ALL TRIPLE OPENINGS NOT EXCEEDING 8 FEET, THE HEADERS SHALL NOT BE LESS THAN DOUBLE 2X8, AND NOT EXCEEDING 10 FEET, NOT LESS THAN DOUBLE 2X10 SUPPORTING ONE FLOOR OR ROOF. ALL HEADERS MUST BE BRACED AT THE TOP.

2. FOR ALL SINGLE WINDOW AND DOOR OPENINGS, NOT EXCEEDING 48 INCHES, THE HEADERS SHALL NOT BE LESS THAN DOUBLE 2X4 SUPPORTING ONE FLOOR OR ROOF

3. FOR ALL TWIN OPENINGS NOT EXCEEDING 72 INCHES, THE HEADERS SHALL NOT BE LESS THAN DOUBLE 2X6 SUPPORTING ONE FLOOR OR ROOF

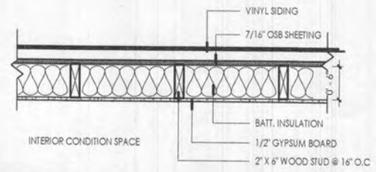
4. ALL TRIPLE OPENINGS NOT EXCEEDING 8 FEET, THE HEADERS SHALL NOT BE LESS THAN DOUBLE 2X8, AND NOT EXCEEDING 10 FEET, NOT LESS THAN DOUBLE 2X10 SUPPORTING ONE FLOOR OR ROOF. ALL HEADERS MUST BE BRACED AT THE TOP.

A109 / 4

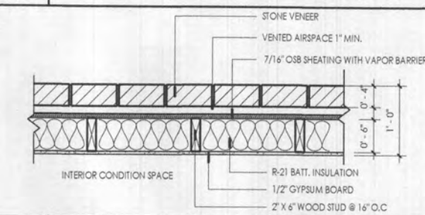


MAIN LEVEL FLOOR PLAN

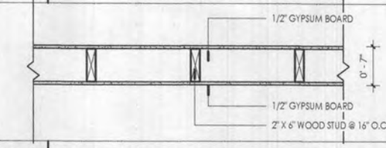
1/4" = 1' - 0"



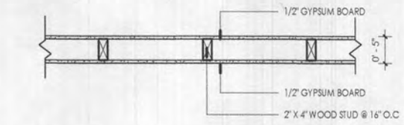
01 VINYL SIDING EXTERIOR WALL SCHEDULE



02 STONE VENEER EXTERIOR WALL SCHEDULE



03 6" THICK INTERIOR WALL PROFILE



04 5" THICK INTERIOR WALL PROFILE

2 A109

LINTEL SCHEDULE:

FOR SPAN < 4' - 0"	3 - 2 X 8 WITH 2 - 1/2" PLYWOOD 2 X 6 JACK STUD 2 X 6 FULL HEIGHT STUD AT EACH JAMB
FOR SPAN 4' - 0" < SPAN < 8' - 0"	3 - 2 X 10 WITH 2 - 1/2" PLYWOOD 2 - 2 X 6 JACK STUD 2 - 2 X 6 FULL HEIGHT STUDS AT EACH JAMB

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STATE OF MARYLAND
BRIDGE MESSICK
16652
ARCHITECT

Seal:

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LICENSE No .16652, EXPIRATION DATE:OCT, 2024,"

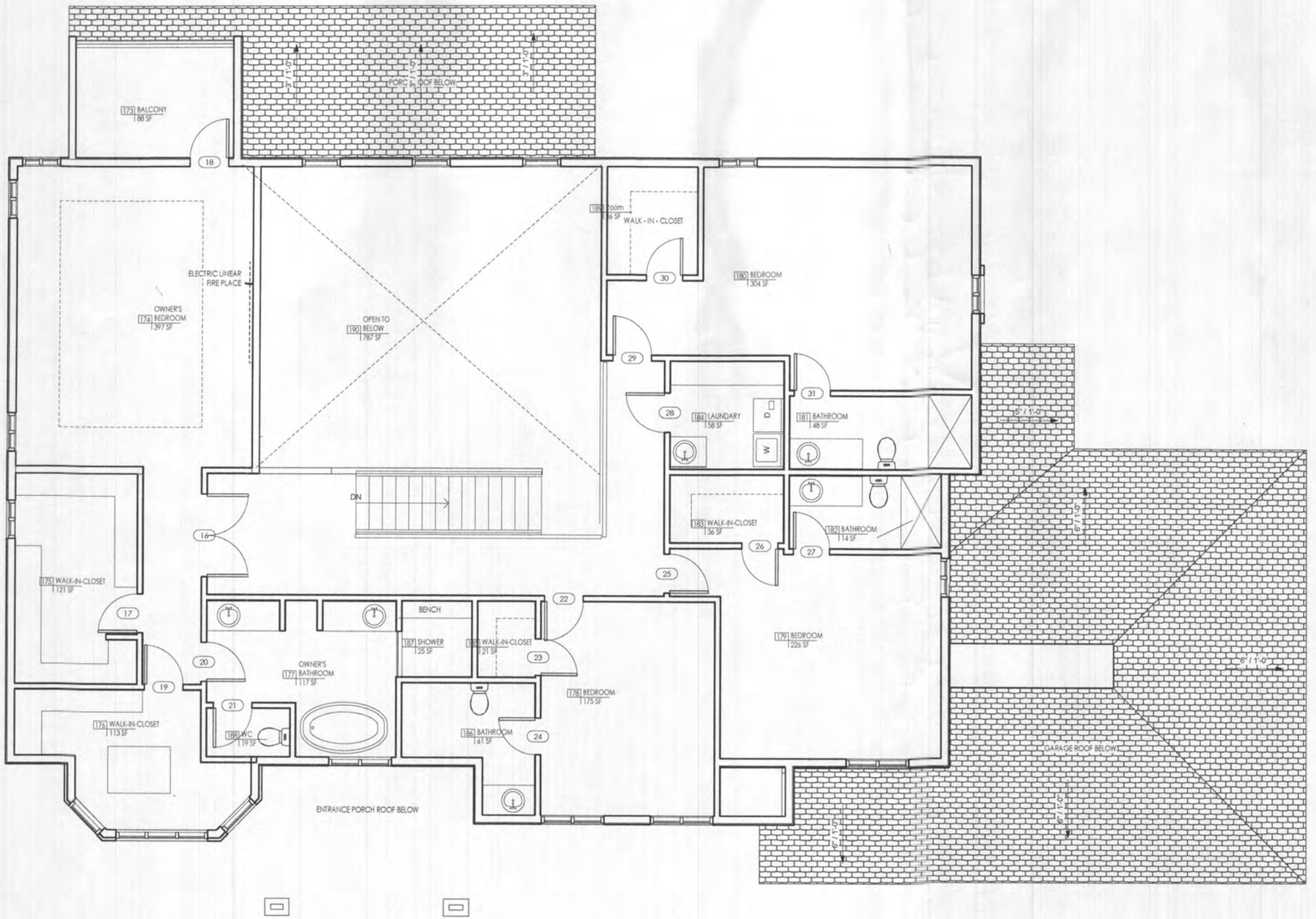
Job No:	22006
Drawn by:	Author
Checked by:	Checker
Date:	04/21/2023

No.	Description	Date

MAIN LEVEL PLAN

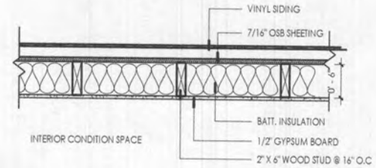
PERMIT SET

Sheet No. A104

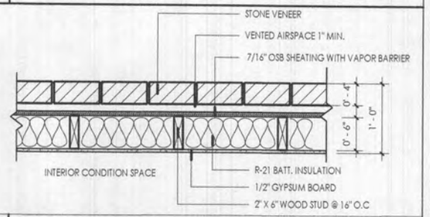


UPPER LEVEL FLOOR PLAN

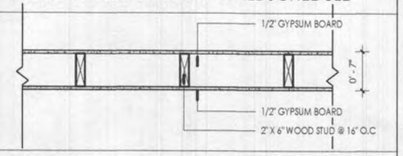
1/4" = 1' - 0"



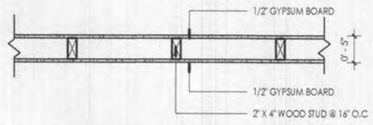
01 VINYL SIDING EXTERIOR WALL SCHEDULE



02 STONE VENEER EXTERIOR WALL SCHEDULE



03 6" THICK INTERIOR WALL PROFILE



04 5" THICK INTERIOR WALL PROFILE

LINTEL SCHEDULE:

FOR SPAN < 4' - 0"	3 - 2 X 8 WITH 2 - 1/2" PLYWOOD 2 X 6 JACK STUD 2 X 6 FULL HEIGHT STUD AT EACH JAMB
FOR SPAN 4' - 0" < SPAN < 8' - 0"	3 - 2 X 10 WITH 2 - 1/2" PLYWOOD 2 - 2 X 6 JACK STUD 2 - 2 X 6 FULL HEIGHT STUDS AT EACH JAMB

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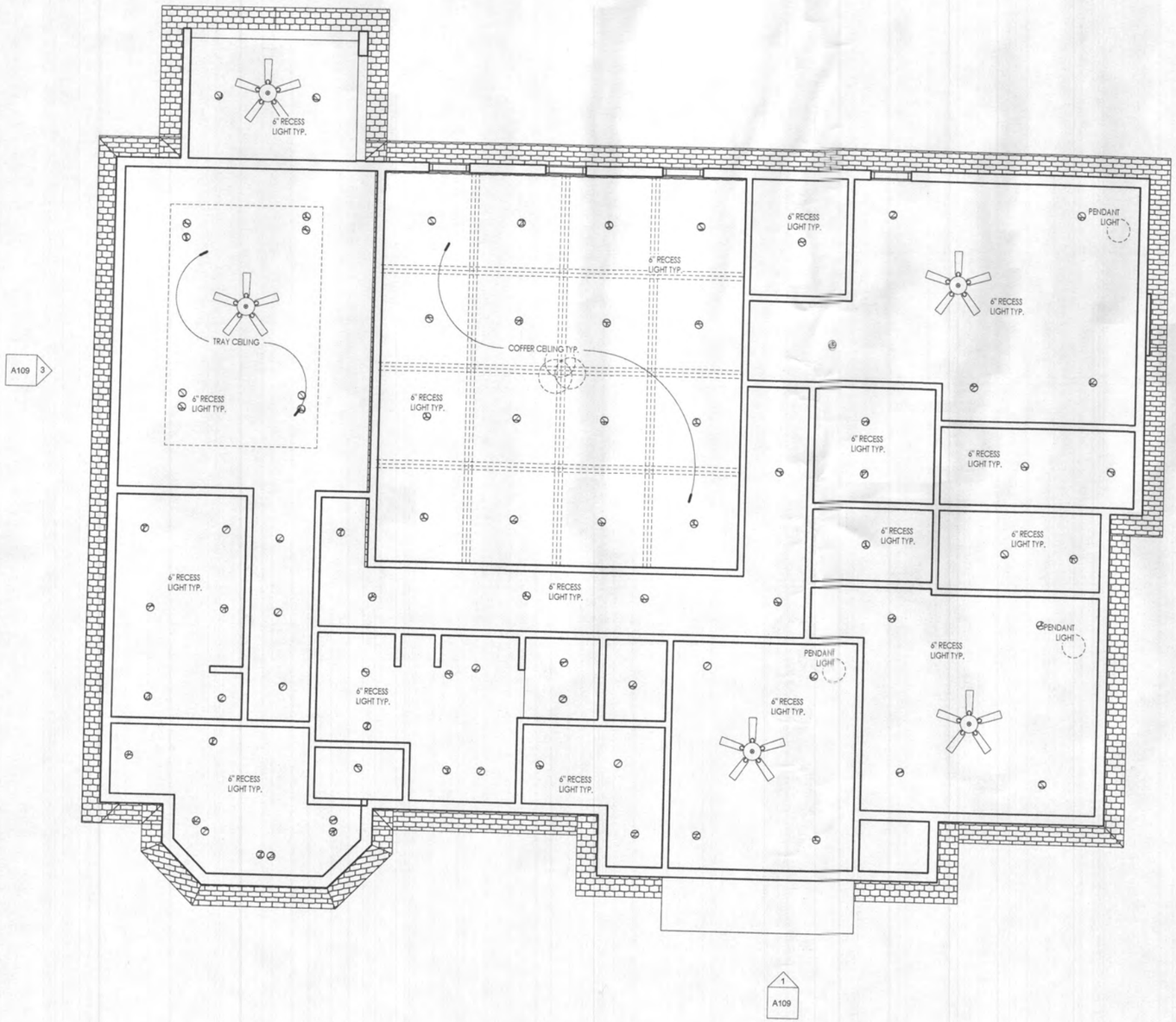
Job No:	22006
Drawn by:	Author
Checked by:	Checker
Date:	04/21/2023

No.	Description	Date

UPPER LEVEL FLOOR PLAN

PERMIT SET

Sheet No. A105



STRUCTURAL FILL ON UNEXCAVATED SOIL FOR SLAB ON GRADE

UPPER LEVEL REFLECTED CEILING PLAN

1/4" = 1' - 0"

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UPPER LEVEL REFLECTED CEILING PLAN
PERMIT SET

Sheet No.
A106

5/12/2023 3:17:51 AM