

**Proposed Rear Elevation**  
SCALE: 1/4" = 1'-0"

**Partial Proposed Rear Elevation at New Covered Porch**  
SCALE: 1/4" = 1'-0"

APPLICABLE CODE: 2021 IRC AS AMENDED BY HOWARD COUNTY AND 2021 IECC AS AMENDED BY MARYLAND

**NOTES**

**1.0 GENERAL**

1.01 THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS AND REQUIREMENTS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. WHEREVER CODES AND REGULATIONS ARE SUBJECT TO AMENDMENT BY THESE JURISDICTIONS, CONTRACTOR SHALL COMPLY WITH THE INTERPRETATIONS OF THE LOCAL BUILDING DEPARTMENT, IF THE INTERPRETATION OF THE LOCAL BUILDING DEPARTMENT VARIES FROM THE INTERPRETATION OF THE STATE BUILDING DEPARTMENT, THE MORE STRINGENT SHALL APPLY. USE OF THESE DRAWINGS TO OBTAIN A BUILDING PERMIT OR TO CONSTRUCT OR RECONSTRUCT OR ALTER A BUILDING OR STRUCTURE IS THE SOLE RESPONSIBILITY OF THE USER. CONTRACTOR SHALL VERIFY ALL CODES AND REGULATIONS BEFORE CONSTRUCTION.

1.02 IN THE EVENT OF A DISCREPANCY BETWEEN THE EXISTING RECORD PLANS OR SPECIFICATIONS AND THE STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

**1.03 CONDITIONS**

CONDITION	MIN. WIND SPEED (MPH)	MIN. WIND PRESSURE (PSF)
ROOF	30	15
SHEAR WALLS	30	15
OTHER WALLS	30	15
GARAGE DOORS	30	15
DOORS	30	15
OUTDOOR BALCONIES	30	15

1.04 ALL WORK IS NOT DESCRIBED IN THESE DOCUMENTS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL UNDETAILED WORK.

**3.0 CONCRETE/FOUNDATIONS**

3.01 ALL REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) 308.3R-16. ALL CONCRETE SHALL BE CAST IN PLACE AND SHALL BE CURED TO PREVENT CRACKING AND DISINTEGRATION.

3.02 MINIMUM SPECIFIED COMPRESSION STRENGTH SHALL BE:

LOCATION OF CONCRETE	MINIMUM SPECIFIED COMPRESSION STRENGTH (PSI)
FOUNDATION WALLS AND FOUNDATIONS NOT EXPOSED TO WEATHER	2800
FOUNDATION SLABS AND INTERIOR SLABS OF GARAGE	2800
FOUNDATION WALLS, EXTERIOR FOUNDATION WALLS AND OTHER WALLS EXPOSED TO WEATHER	3000
CEILING, FLOOR, WALLS, PARTS, PARTITIONS, DEPARTMENTS AND EXTERIOR GARAGE SLABS EXPOSED TO WEATHER	3000

3.03 FOUNDATIONS AND REINFORCED CONCRETE FOUNDATION WALLS SHALL CONFORM TO ALL APPLICABLE CODES AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

**4.0 MASONRY**

4.01 ALL MASONRY WORK SHALL CONFORM TO THE 2021 INTERNATIONAL BUILDING CODE (IBC) AND THE 2021 INTERNATIONAL CONCRETE AND MASONRY CODE (IMC). ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

**5.0 METALS**

5.01 FOUNDATION AND OTHER METALS SHALL BE PROVIDED AT MINIMUM 6" O.C. AND 1/4" THICK FOR EACH PLATE SECTION, WITH MINIMUM 2" WELDED LAP JOINTS. ALL METALS SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

5.02 ALL STEEL ANGLES, BOLTS, NUTS, WELDERS SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

5.03 ALL STEEL COLUMN COLUMNS SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

**6.0 WOOD**

6.01 ALL WOOD SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

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**GENERAL CONSTRUCTION NOTES**

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURANCE BEFORE COMMENCING WORK. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND SERVICES.

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**2021 IECC ENERGY CODE COMPLIANCE REQUIREMENTS**

THE BUILDING SHALL CONFORM TO THE 2021 INTERNATIONAL ENERGY CODE COMPLIANCE REQUIREMENTS (IECC) AS AMENDED BY MARYLAND. THE BUILDING SHALL CONFORM TO THE 2021 IECC AS AMENDED BY MARYLAND.

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**ADDITIONAL ENERGY EFFICIENCY PACKAGE**

PER 2021 IECC, AS AMENDED BY MARYLAND, THE BUILDING SHALL CONFORM TO 806.3 VIA THE FOLLOWING METHOD:

FEATURE #15, MORE EFFICIENT HVAC DISTRIBUTION SYSTEM (DUCTLESS MINI-SPLIT), 10%

OR

FEATURE #17, 100% OF NEW DUCTS IN CONDITIONED SPACE, 1.2%

COMPLEMENT

CEILING/DOOR

WALLS

FOUNDATION WALLS

FLOOR

CEILING

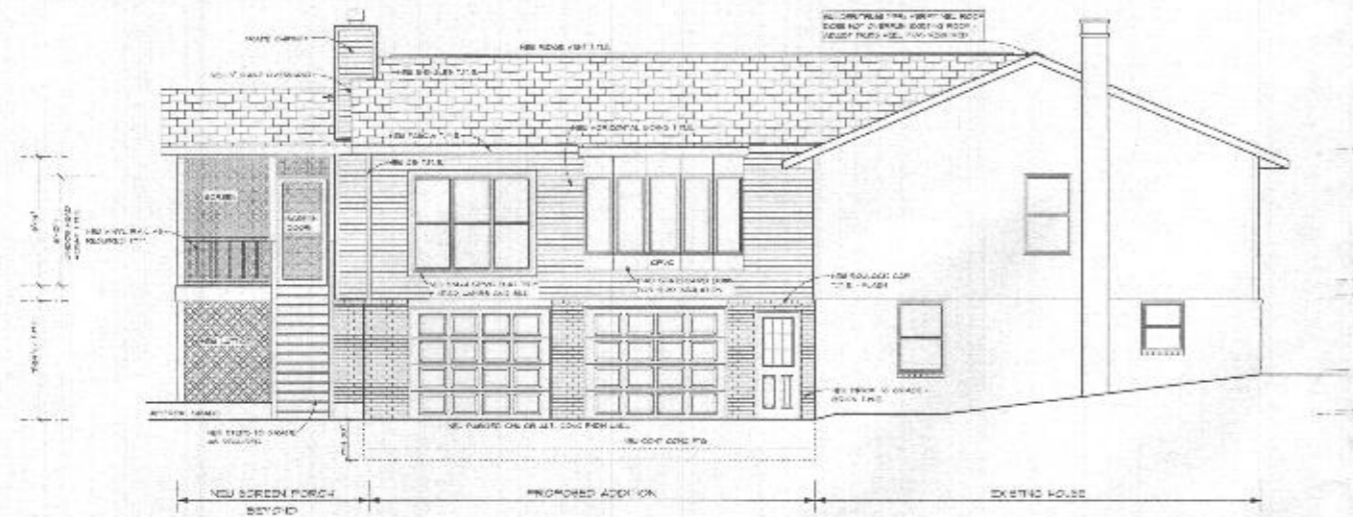
FLOOR

DUCTS OUTSIDE CONDITIONED SPACE

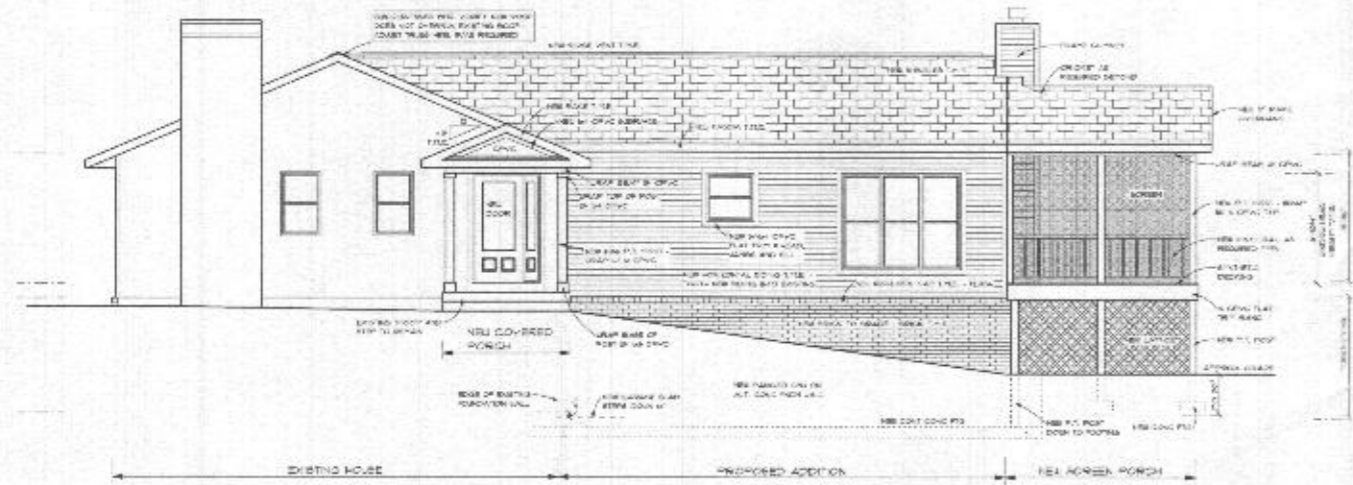
HOT WATER PIPES

VENTILATION

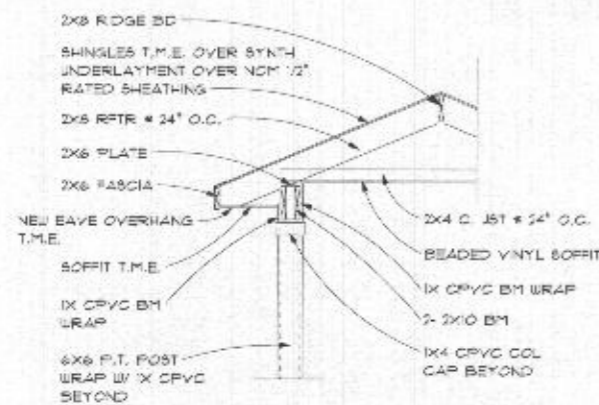
SEWERS



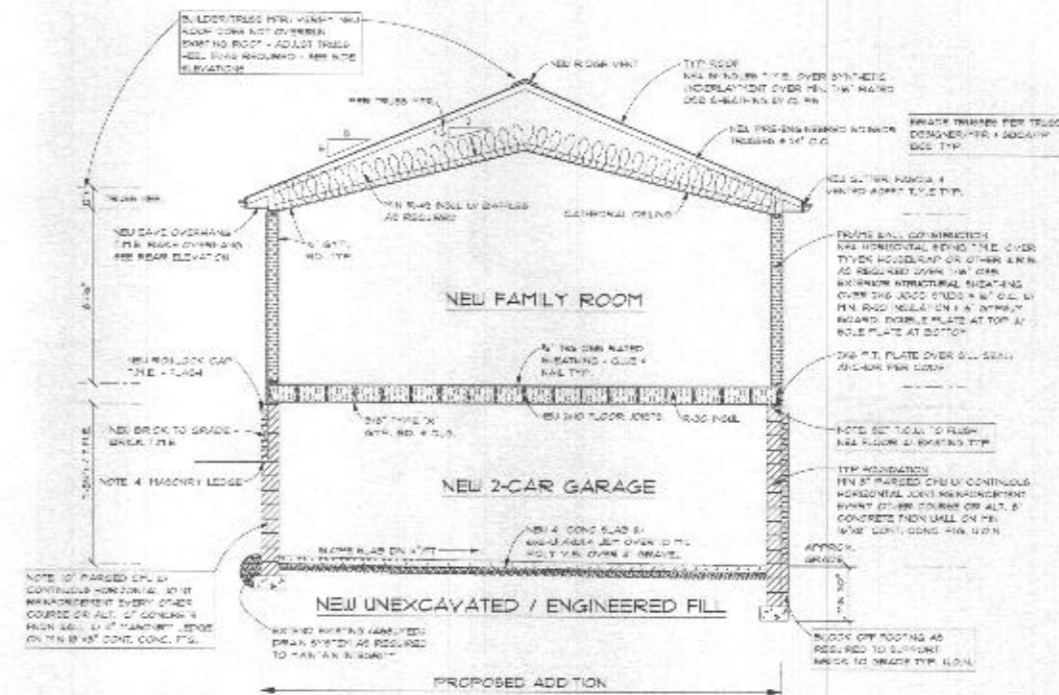
**Proposed Left Elevation**  
SCALE: 3/16" = 1'-0"



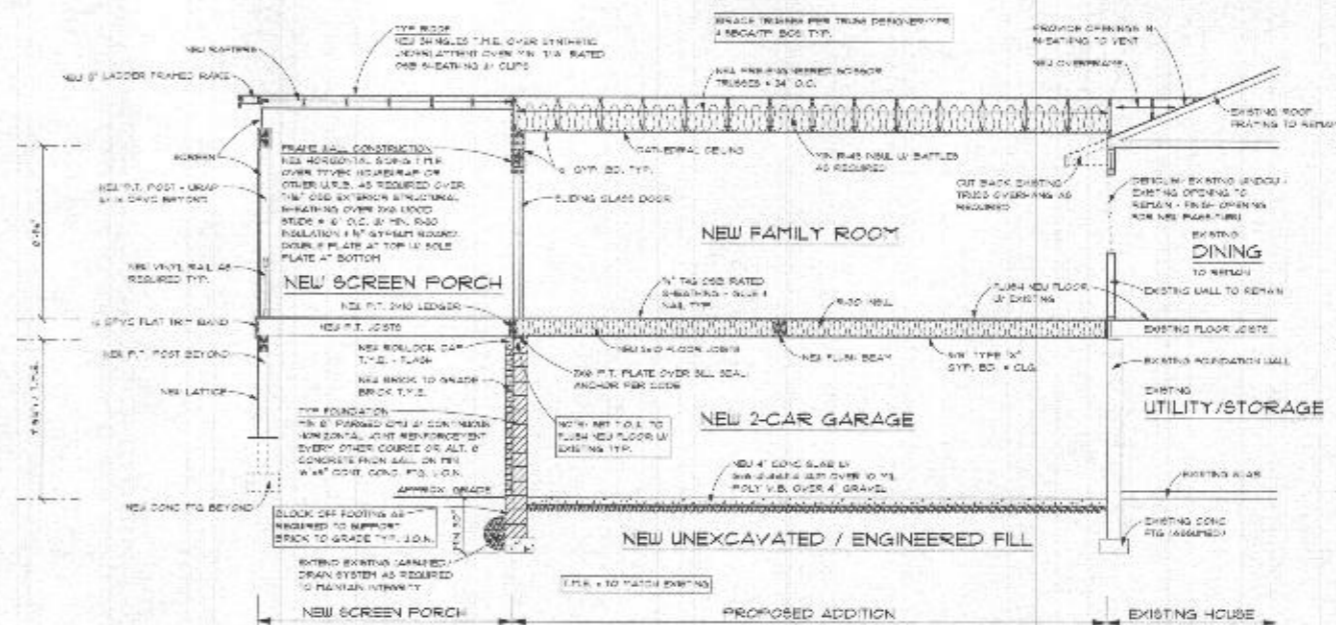
**Proposed Right Elevation**  
SCALE: 3/16" = 1'-0"



**Detail at New Covered Porch**  
SCALE: 1/2" = 1'-0"



**Section B**  
SCALE: 1/4" = 1'-0"



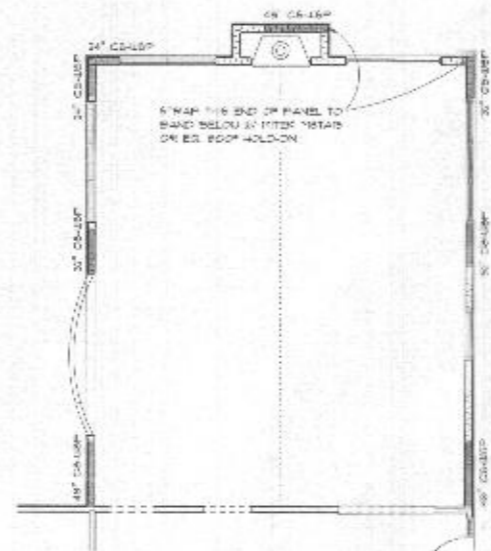
**Section A**  
SCALE: 1/4" = 1'-0"



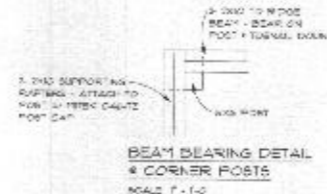


**Wall Key**

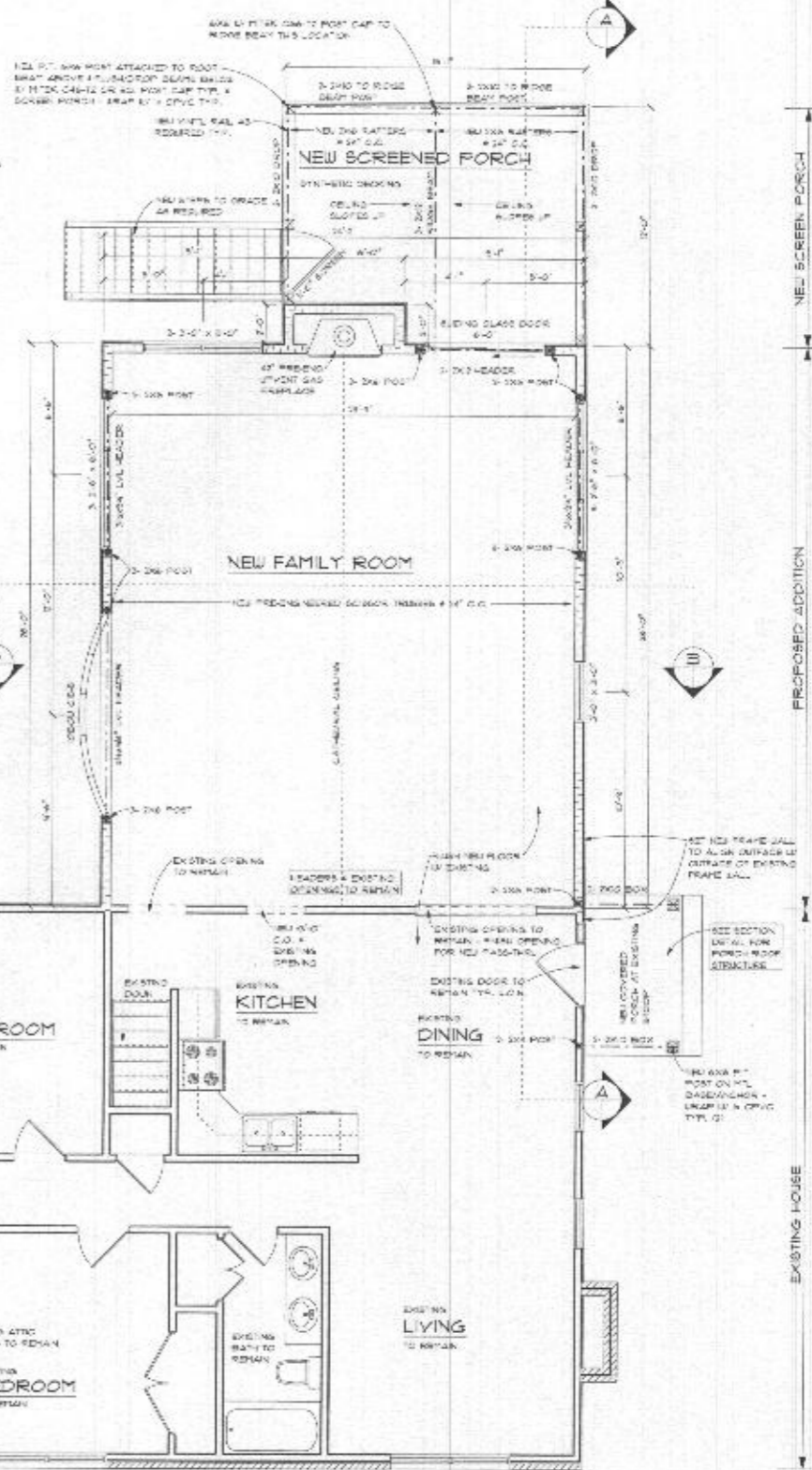
- EXISTING FOUNDATION WALL TO REMAIN
- 
- 
- 
- EXISTING FRAME / SOFFIT WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- 
- EXISTING FRAME WALL TO REMAIN
- 



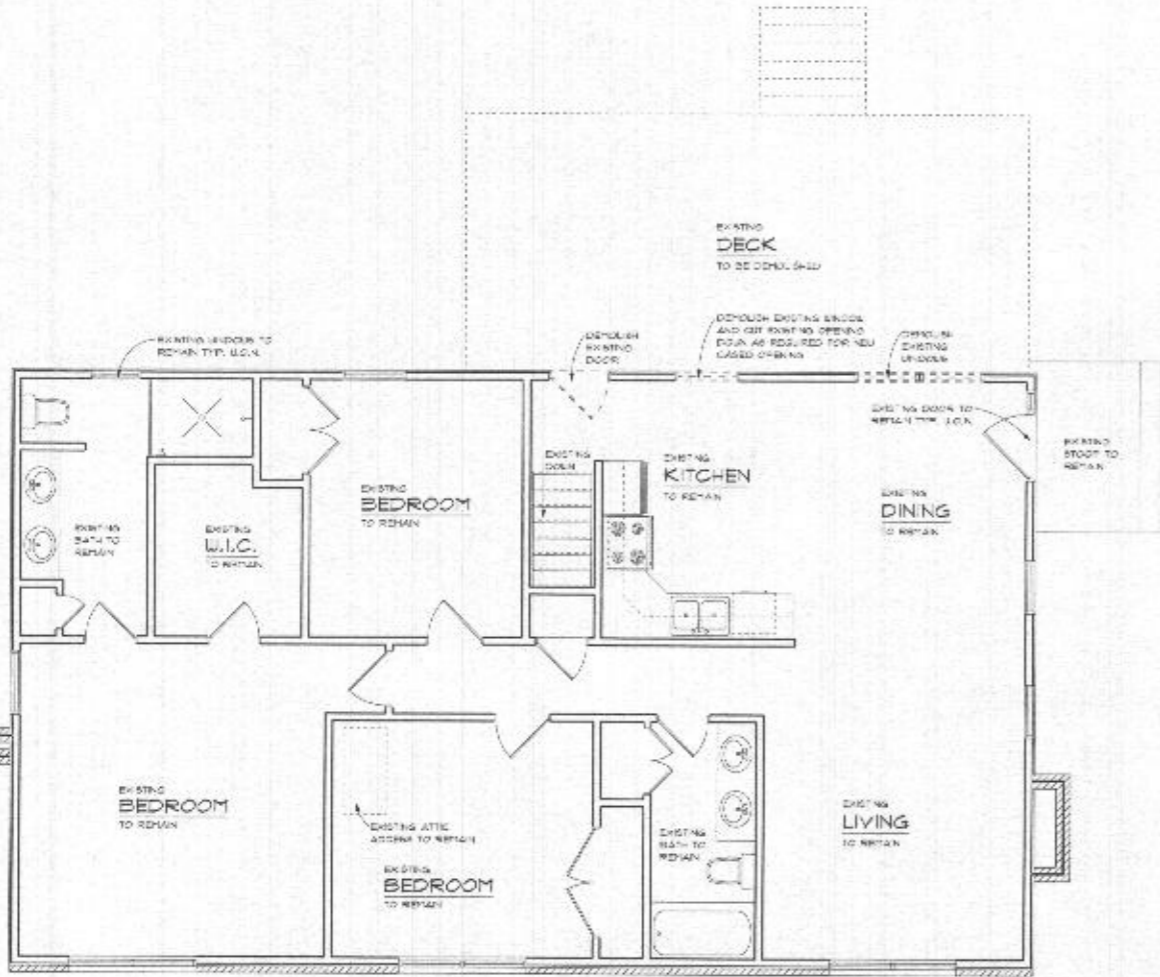
**Proposed Wall Bracing Plan**  
SCALE: 3/16\"/>



**BEAM BEARING DETAIL & CORNER POSTS**  
SCALE: 1\"/>



**Proposed Upper Level Plan**  
SCALE: 1/4\"/>



**Existing/Demolition Upper Level Plan**  
SCALE: 1/4\"/>

**RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS**  
11507 BARLEY FIELD WAY  
MARRIOTTVILLE, MD 21104 • 410-642-3667

Proposed Addition to the  
**Smith Residence**  
14084 Barbara Circle, Cooksville, Maryland 21723

DATE: 09-03-2024  
SHEET NO: **A-5**  
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