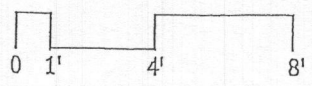


Green lines
show porch
extended



ROOF FRAMING PLAN

GRAPHIC SCALE



DANIELS & ASSOCIATES
ARCHITECTS, LLC.
1318 17th Ave NW
Brentwood, MD 21155 (410) 880-1111

ADDITION TO AN EXISTING SINGLE FAMILY DWELLING 4333 MAISEL FARM LANE HOWARD COUNTY, MARYLAND

DESIGN

Date:	10-4-22	
Revisions:		
No.	Date	Reference
Drawing Title:	ROOF PLAN	
Drawing Scale:	3/16" = 1'-0"	
Drawing Number:	A7	



ADDITION TO AN EXISTING SINGLE FAMILY DWELLING

4333 MAISEL FARM LANE

HOWARD COUNTY, MARYLAND

REVISED

Date: 10-4-22

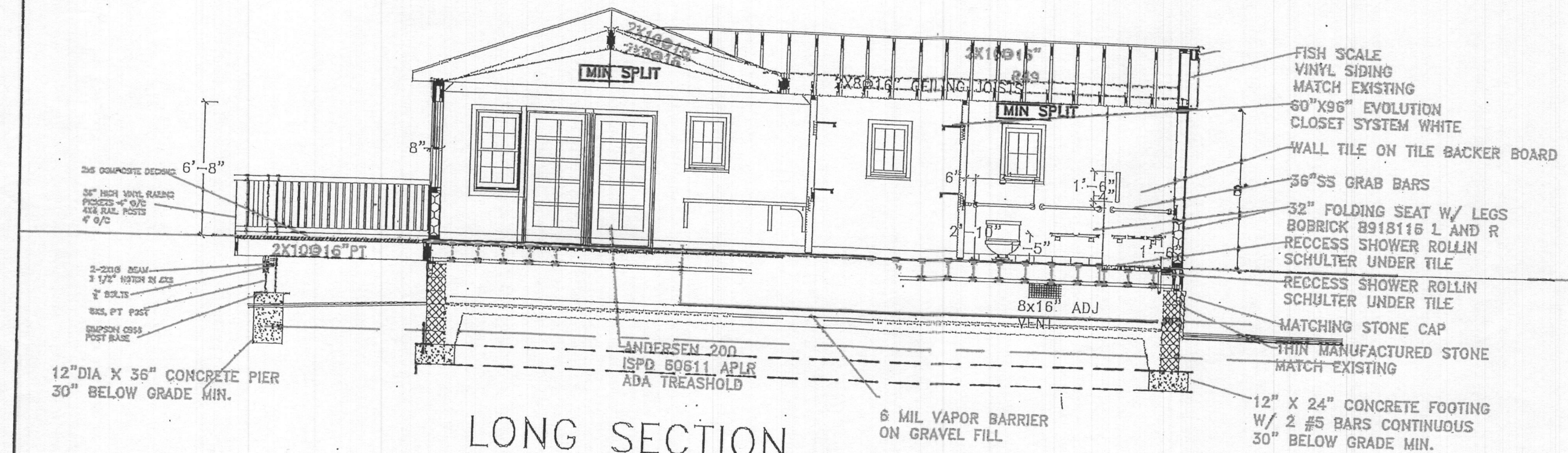
Revisions	No.	Date	Reference

Drawing Title
LONG SECTION

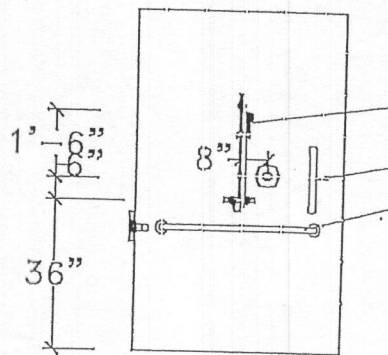
3/16" = 1'-0"

Drawing Number

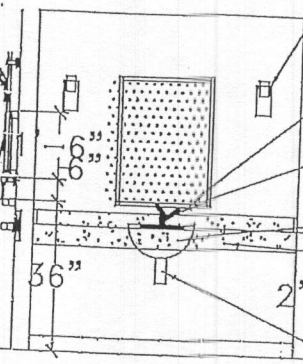
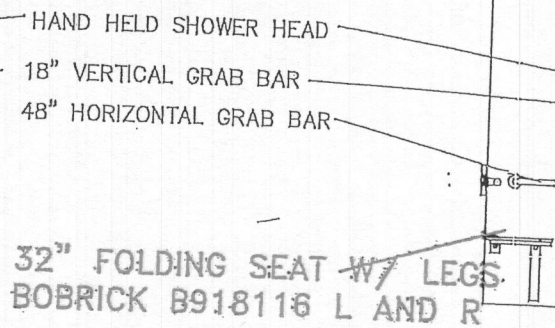
A9



ANDERSEN 200
ISPD 50611 APLR
ADA TREASHOLD



CONTROL SIDE WALL



SCONCE
SEAGULL LIGHTING-LED
ALTRUS 4224601-05

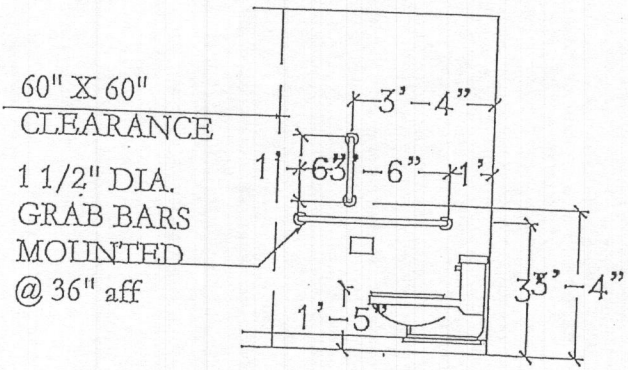
TILT MIRROR
BOBRICK 24" X 36"
MOUNT BOTTOM 40" MAX.

H.C. SINK WITH
RIM 34" AFF
AMERICAN STANDARD STUDIO UNDER MOUNT SINK
WHITE

SILESTONE COUNTER TOP AND SPLASH

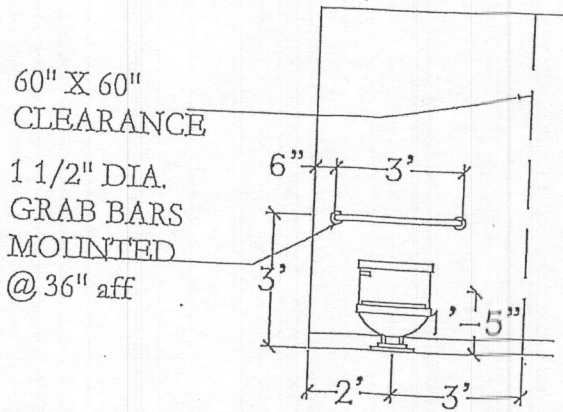
2'-10"
PVC INSUL.
PIPE COVER

TYP ADA SINK



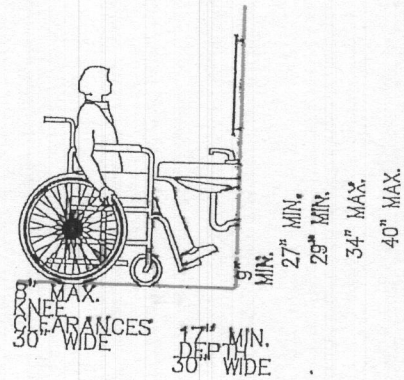
TYP ADA TOILET

SIDE WALL



TYP ADA TOILET

BACK WALL



LAVATORY CLEARANCES

DANIELS & ASSOCIATES
ARCHITECTS, I.A.C.



1415 7th Ave. N.E.
Atlanta, Ga. 30309 (404) 525-8888

ADDITION TO AN EXISTING SINGLE FAMILY DWELLING

4333 MAISEL FARM LANE

HOWARD COUNTY, MARYLAND

REVISED

Date: 10-4-22

Revisions
No. Date Reference

Drawing Title
INTERIOR
DETAIL

3/16" = 1'-0"

Drawing Number

A10

2018 I.E.E.C. CODE COMPLIANCE

- R301.1 CLIMATE ZONE 4A
- R401.2 COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS
- R402.1.1 VAPOR RETARDER:
WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION 702.7 OF THE INTERNATIONAL RESIDENTIAL CODE.
- R 402.1.2 ATTIC INSULATION: RAISED HEEL TRUSSES
R-49 R38
- R 402.1.2 EXTERIOR WOOD FRAME WALL:
R-20 OR R-13 + R5 CONTINUOUS INSULATION
- R402.1.2 BASEMENT WALL INSULATION:
R-13/R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT
- R402.1.2 CRAWL SPACE WALL INSULATION:
R-13/R-10 FOIL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR TO ABOVE FINISH GRADE AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".
- R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE: R-19 BATT INSULATION
- R402.1.2 WINDOW U-VALUE /SHGC:
.35 (U-VALUE)
.40 (SHGC)
- R402.2.10 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE
R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR 2'-0" VERTICALLY .
- R402.2.4 ATTIC ACCESS:
ATTIC ACCESS SCUTTLE WILL BE WEATHER-STRIPPED AND INSULATED R-49
- R402.4 BUILDING THERMAL ENVELOPE (AIR LEAKAGE)
EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF 2015 IECC WITH CAULK, GASKETS, WEATHER-STRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL. SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW SEALING FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
- R402.4.1.2 BUILDING ENVELOPE TIGHTNESS TEST :
BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827(BLOWER DOOR) AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AND APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.
- 402.4.2 FIRE PLACES: IF ANY
NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. FIREPLACES DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 127 (FACTORY FIREPLACE) AND UL 907 (MASONRY FIREPLACE)
- 402.4.4 ROOMS CONTAINING FUEL BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR O OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FORM THE INSIDE THERMAL ENVELOPE.
EXCEPTIONS: 1 DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE. FIREPLACES AND STOVE COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC.

R403.1.1 THERMOSTAT:
ALL DWELLING UNITS WILL HAVE AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2015 IECC SECTION 403.1.1

R 403.1.2 WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FORM COMING ON WHEN THE HEAT PUMP CAN MEET HEATING LOAD.

R403.2.1 MECHANICAL DUCT INSULATION:
SUPPLY AND RETURN DUCTS IN ATTIC R-8 MINIMUM, R6 WHEN LESS THAN 3 INCHES.
SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MINIMUM.
ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THEBUILDING THERMAL ENVELOPE TO BE R-6 MINIMUM. DUCTS LOCATED UNDER THE CONCRETE SLABS MUST BE R-6 MINIMUM.

R403.2.2 DUCT SEALING:
ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC.

A DUCT TIGHTNESS TEST ("DUCT BLASTER" DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH-IN TEST. DUCT TIGHTNESS TEST IN NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.

R403.6 MECHANICAL VENTILATION:
OUTDOOR (MAKE-UP AND EXHAUSTS) AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPENING.

R403.6.1 WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFIECIENCY TO COMPLY WITH TABLE R403.6.1

R403.7 EQUIPMENT SIZING SHALL COMPLY WITH R403.7

404.1 LIGHTING EQUIPMENT:
A MINIMUM OF 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH EFFICACY LAMPS.

(THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL.)

DANIELS & ASSOCIATES
ARCHITECTS, Ltd.



4418 Ivy Hill Road
West Valley, MD 21088
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ADDITION TO AN EXISTING SINGLE FAMILY DWELLING

4333 MAISEL FARM LANE

HOWARD COUNTY, MARYLAND

Date: 10-4-22

Revisions	No.	Date	Reference

Drawing Title
NOTES

3/16" = 1'-0"

Drawing Number

A11

Wood Flooring

Provide wood flooring to match the existing main floor in all new area except bath.

Tile Floor, base & walls

- A. Provide tile allowance \$10 per square foot
- B. Provide schuler under placement and shower pan
- C. Provide Wall tile backer board

HVAC

- A. Provide mini split electric heating and airconditioning. fan coil in bedroom and bath.

Hot water tank

Provide new 60 gallon water heater for whole house in existing basement.

Electric Service

Up grade existing electric service to 400 amp.

Water Supply

- A. Replace well pump and increase water pressure pump for existing house
- B. Provide dedicated water line to new bath.

Sanitary

- A. Connect to existing private sewer system
- B. Add septic drain line.

NOTES:
DESIGN PER IRC 2015

1. Design Loads in pounds per square foot.

- Roof Live Load = 30
- Floor Live Load = 40
- Floor Live Load Sleeping areas = 30
- Ground Snow Load = 30

- Basic Wind Speed = 115 mph
- Wind Importance Factor (I) = 1.0
- Wind Exposure Factor = C
- Wind Exposure (P) = 22.

5. Wood Framing:

- A. Structural Lumber shall meet requirements of AITC
Wood shall have minimum Fb= 1050 psi and E= 1,500,000 psi
- B. Floor sheathing T&G 3/4" APA rated weather resistant attached with nails and glue. Roof Sheathing to be 1/2" APA Rated exterior plywood rated exposure#1 with panel ID 32/16 with panel clips. Wall sheathing to be 1/2" zip sheathing rated wall sheathing. tape and flash joints.
- C. Follow building code for fastening and sizing.
- D. Roof trusses shall be engineered by manufacturer. Submit shop drawings with engineered drawings
- E. TJI shall be engineered by manufacture for loads shown and a deflection limit of L/480.
- F. LVL and Mircolam or Paralams shall conform to Truss Joist McMillan with Fb = 2600 psi and E+2,000,000 psi
- G, all connections shall be by Simpson or equal, and shall be of type recommended for intended usage, unless shown otherwise.
- F. Submit shop drawings for TJI and trusses. Shop drawings shall be stamped by Maryland Structural Engineer.

6. Wood Guard Railings shall be design to resist 100 pound per linear foot or 300 pounds concentrated load applied at the top of the rail in any direction..

DANIELS & ASSOCIATES ARCHITECTS, INC.

1115 W. Elm Road Hunt Valley, MD 21080 (410) 880-8668

ADDITION TO AN EXISTING SINGLE FAMILY DWELLING

4333 MAISEL FARM LANE

HOWARD COUNTY, MARYLAND

DANIELS

Date: 10-4-22

Revisions		
No.	Date	Reference

Drawing Title
NOTES

Drawing Number
A12

NOTES:
 CONTRACTOR DESIGN AND BUILD
 PER IRC 2018

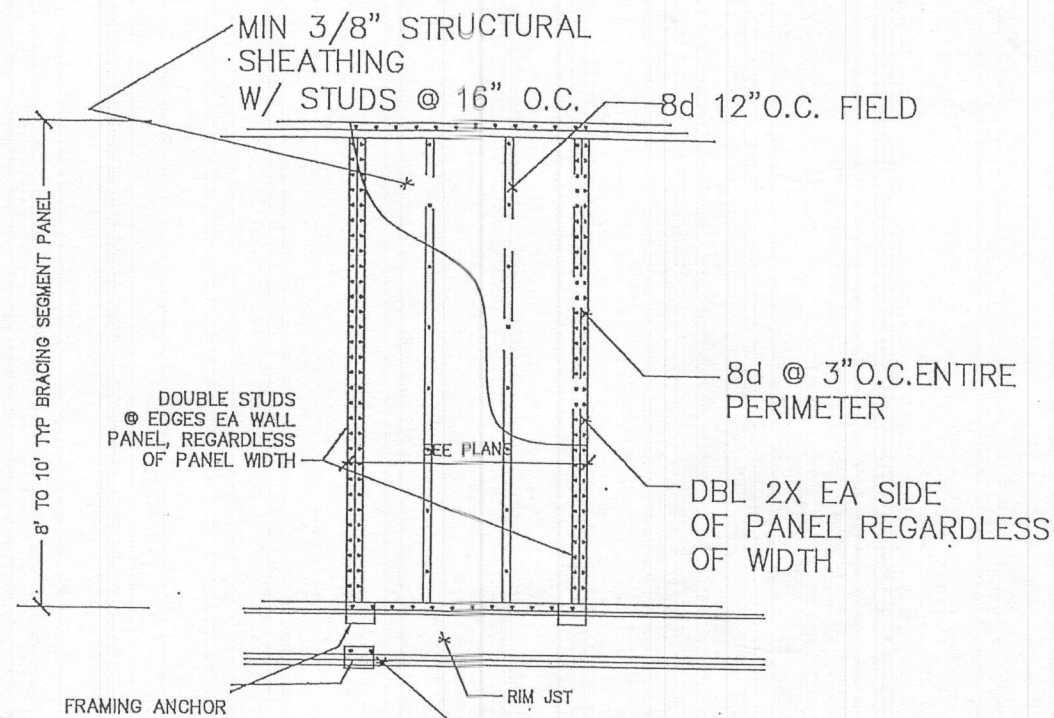
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 Floor Live Load Sleeping areas = 30
 Ground Snow Load = 30

Basic Wind Speed = 115 mph
 Wind Importance Factor (I) = 1.0
 Wind Exposure Factor = C
 Wind Exposure (P) = 22.

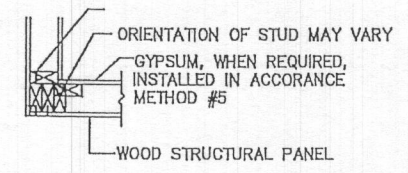
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 G. all connections shall be by Simpson or equal, and shall be of type recommended for intended usage, unless shown otherwise.
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6. Wood Guard Railings shall be design to resist 100 pound per linear foot or 300 pounds concentrated load applied at the top of the rail in any direction..



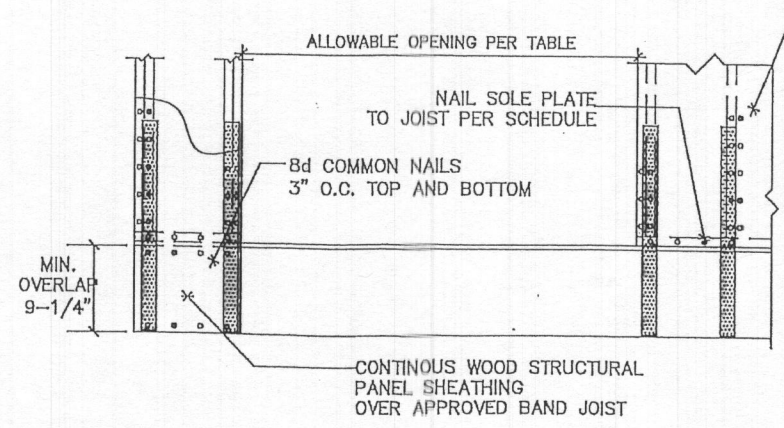
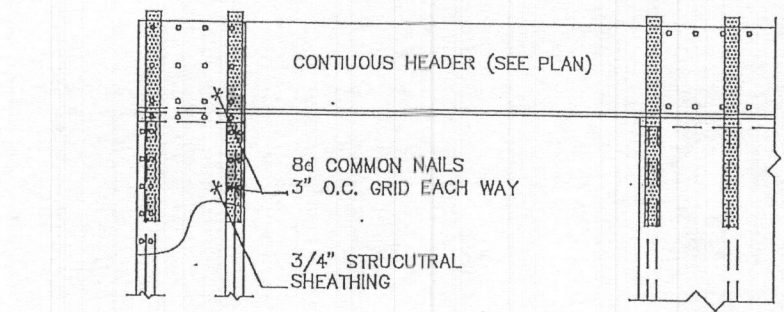
1 TYP. BRACED PANEL CONSTRUCTION (APA METHOD)
 SCALE: NOT TO SCALE



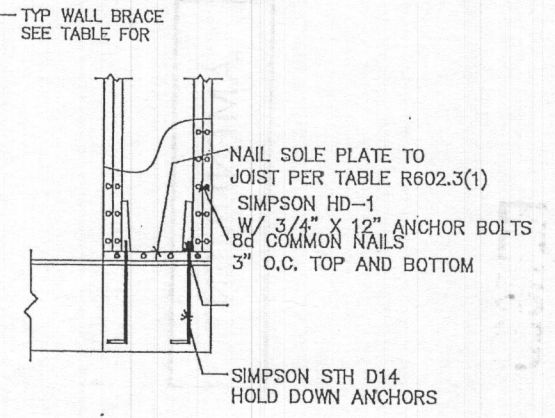
OUTSIDE CORNER DETAIL
 SCALE: NOT TO SCALE

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

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 WHEN METHOD 3 IS USED.



2 NARROW WALL OVER RAISED WOOD FLOOR
 WOOD STRUCTURAL PANEL OVERLAP OPTION (b)
 AT FOUNDATION



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ADDITION TO AN EXISTING SINGLE FAMILY DWELLING
 4333 MAISEL FARM LANE
 HOWARD COUNTY, MARYLAND

REVISED

Date: 5-14-23

Revisions	No.	Date	Reference

Drawing Title
 LATERAL BRACING

Drawing Number
 A13