

TAX ID # 05-348528

DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MD 21043
PERMITS (410) 313-2455 INSPECTIONS (410) 313-1810
AUTOMATED INFORMATION (410) 313-3800HOWARD COUNTY
PERMIT APPLICATION

PERMIT NUMBER

B07000307

Building Address Triadelphia MillProperty Owner's Name Triadelphia MillAddress Triadelphia Mill

Suite/Apt. #: _____ SDP/WP/Petition #: _____

Census Tract 605101 Subdivision _____City 31 State MD Zip Code 21158

Section _____ Area _____ Lot _____

Home Phone 410 Work Phone _____Tax Map 34 Parcel 17 Grid 2

Applicant's Name & Mailing Address, (if other than stated hereon): _____

Zoning RR Map Coordinates _____ Lot size 1.384

Phone _____ Fax _____

Existing Use WarehouseContractor Company Triadelphia Mill

Proposed Use _____

Contact Person James P. Brown Jr.

Estimated Construction Cost \$ _____

Address Triadelphia Mill

Description of Work _____

City 31 State MD Zip Code 21158License No. 10Phone 410 Fax 410Occupant or Tenant Triadelphia MillEngineer or Architect Company Triadelphia MillContact Name James P. Brown Jr.Contact Person James P. Brown Jr.Address Triadelphia MillAddress Triadelphia MillCity 31 State MD Zip Code 21158City 31 State MD Zip Code 21158Phone 410 Fax 410Phone 410 Fax 410BUILDING DESCRIPTION - COMMERCIALBUILDING DESCRIPTION - RESIDENTIAL

Building Characteristics

Utilities

Height: _____
No. of stories: _____
Gross area, sq. ft. per floor: _____
Use group: _____Water Supply: _____
Public _____
Private _____
Sewage Disposal: _____
Public _____
Private _____Electric Yes ☐ No ☐
Gas Yes ☐ No ☐Heating System: _____
Electric ☐ Oil ☐
Natural Gas ☐
Propane Gas ☐
Sprinkler system: N/A ☐
Full _____
Partial _____
Other Suppression _____
of Heads _____Construction type: _____
Reinforced Concrete _____
Structural Steel _____
Masonry _____
Wood Frame _____

State Certified Modular _____

Building Characteristics

Utilities

SF Dwelling ☐ SF Townhouse ☐
Depth _____ Width _____
1st floor: _____
2nd floor: _____
Basement: _____
Finished Basement ☐ Unfinished Basement ☐
Crawl space ☐ Slab on Grade ☐
No. of Bedrooms 4
Height: _____
Multi-family dwellings: _____
No. of efficiency units: _____
No. of 1 BR units: _____
No. of 2 BR units: _____
No. of 3 BR units: _____
Other Structure: _____
Dimensions: _____
Footings: _____
Roof Height: _____
State Certified Modular _____
Manufactured Home _____Water Supply: _____
Public _____
Private _____
Sewage Disposal: _____
Public _____
Private _____Electric Yes ☐ No ☐
Gas Yes ☐ No ☐Heating System: _____
Electric ☐ Oil ☐
Natural Gas ☐
Propane Gas ☒
Sprinkler system: N/A ☐
NFPA #13D _____
NFPA #13R _____
Other: _____

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature _____

Print Name _____

Title/Company _____

Date _____

Checks payable to: **DIRECTOR OF FINANCE OF HOWARD COUNTY**
** PLEASE WRITE NEATLY AND LEGIBLY. **

- FOR OFFICE USE ONLY -

AGENCY DATE SIGNATURE APPROVAL

Land Development, DPZ _____

State Highways _____

Building Official _____

Dev. Engineering, DPZ _____

Health 4/18/27 Chell-Tone

Fire Protection _____

Is Sediment Control approval required prior to issuance?

YES ☐ NO ☐CONTINGENCY CONSTRUCTION START: ☐ONE STOP SHOP: ☐Distribution of Copies:
Form PERMIT.FRM

White: Building Official

Green: LDD, DPZ

Yellow: DED, DPZ

Pink: Health

Gold: SHA

Accepted by _____

Rev. 11/4/04

DPZ SETBACK INFORMATION

PROPERTY ID#

Front: _____ Filing fee \$ 100.00
Rear: _____ Permit fee \$ _____
Side: _____ Excise tax \$ _____
Side St.: _____ Add'l per. fee \$ _____
All minimum setbacks met? TOTAL FEES \$ _____
YES ☐ NO ☐ Sub-total paid \$ _____
Is Entrance Permit required? Balance due \$ _____
YES ☐ NO ☐ Check \$ 117
Historic District? Validation \$ _____
YES ☐ NO ☐

Lot Coverage for NewTown Zone _____

SDP/Red-line approval date _____

Oswald, Hank

From: Linda D. Alexander <lalexander@clsimail.com>
Sent: Wednesday, October 25, 2017 2:59 PM
To: Oswald, Hank
Subject: FW: OSDS_13571 Triadelphia Road
Attachments: OSDS Memo_13571 Triadelphia Mill Road.pdf; DEST2211.pdf

Hi Hank,

I have a question regarding showing two alternative wells. First I have attached the perc certification plan for this lot which shows only one well location. Also this lot was issue a building permit under no. B07000307 at one point. This lot has existed since the 1881. This is why that we only showed the existing well and one replacement well. I am not sure that there is room for a second replacement well.

Regards,

Linda D. Alexander

Associate / Senior Project Manager

CLSI

439 East Main Street, Westminster, MD. 21157

lalexander@clsimail.com

direct: 410-871-4475

cell: 443-375-9903

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]

Sent: Monday, September 25, 2017 9:12 AM

To: Linda D. Alexander <lalexander@clsimail.com>

Subject: OSDS_13571 Triadelphia Road

Hi Linda:

Good morning. Please see attachment for comments pertaining to OSDS Plan for 13571 Triadelphia Road.

Should you have any questions or concerns, please don't hesitate to contact me.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
3430 COURT HOUSE DRIVE - ELLICOTT CITY, MD 21043
*** THIS PERMIT MUST BE CONSPICUOUSLY POSTED ON SITE ***

Residential New Single Family Dwelling Permit

PERMIT NUMBER: B17003339

APPLICATION DATE: 9/1/2017

ISSUE DATE: 11/20/2017

SITE ADDRESS:

13571 TRIADELPHIA MILL RD
CLARKSVILLE, MD 21029

PROPERTY OWNER INFO:

DANIEL T & SHANTA D RICHARDSON
13571 TRIADELPHIA ROAD
CLARKSVILLE, MD 21029
Phone #: 410-489-6030

Subdivision:

Lot No.: **Tax Map:** 34 **Grid:** 34-2

ADC Map: 4933-C6 **SDP No.:** **Zoning:** RR-DEO **Census Tract:** 605101

DESCRIPTION OF WORK:

SFD/ CUSTOM/ 2-STORY, FULL BSMT, 8R, 3FB, 1HB, 3-CAR SIDE-LOAD GARAGE, PORCH, (4BR), ENERGY CODE PRESCRIPTIVE METHOD

PRIMARY CONTRACTOR INFO:

Contractor License No.: 168

License Address: RYLEA HOMES, INC.
JAMES RYAN, JR.

Phone #: P. O. BOX 68
GLENWOOD, MD 21738
410-489-6030

PRIMARY CONTACT INFO:

Contact Type: CONTACT
MARYLAND BUILDING PERMITS INC

1602 PINNACLE ROAD
TOWSON, MD 21286

Phone #: 410-296-6900

Building/Lot Characteristics

Legal Description: 1 LOT 1.24 ACRES[]13571 TRIADELPHIA MILL[]

Existing Use: Vacant Lot

Water Supply: Private

Height:

Sewage Disposal: Private

Basement: Unfinished

SF # of Bedrooms: 4

SF # of Full Baths: 3

SF # of Half Baths: 1

Zoning Setback Requirements:

Front -	Proposed:	n/a	Required:	75
Rear -	Proposed:	n/a	Required:	60
Side -	Proposed:	n/a	Required:	30
Side Street -	Proposed:	n/a	Required:	n/a

Meets Minimum Required Setbacks?: Yes **Lot Coverage for NT Zoning:**

Permit Fees:

Total Fees Invoiced:	\$16,472.82
Total Fees Paid:	\$16,472.82
Balance Due:	\$0.00

To schedule an inspection or check the results of an inspection please call (410) 313-3800

APPROVED BY THE DIRECTOR OF INSPECTIONS, LICENSES AND PERMITS - BUILDING OFFICIAL



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: 9/1/17

Permit No.: B17003339

Building Address: 13571 Triadelphia Rd.
City: CLARKSVILLE State: MD Zip Code: 21029
Suite/Apt. #: N/A SDP/WP/BA #: GP-17-079
Census Tract: Subdivision: Charles Dorsey Prop
Section: Area: Lot:
Tax Map: 0034 Parcel: 0173 Grid: 0002
Zoning: Map Coordinates: Lot Size:

Existing Use: VACANT LOT
Proposed Use: New Single Fam. Dwelling
Estimated Construction Cost: \$ 290,000
Description of Work: 2 story w/ unfin. Bsmt. 3 car
garage, 4 BDRMS, 3 full BATH, 1 PR
FR
Occupant or Tenant: N/A
Was tenant space previously occupied? ☐ Yes ☐ No
Contact Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1 st floor:
	2 nd floor:
Area of construction (sq. ft.):	Basement:
	<input type="checkbox"/> Finished Basement
Use group:	<input checked="" type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type:	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units:
<input type="checkbox"/> Wood Frame	No. of 1 BR units:
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
➤ Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Property Owner's Name: DANIEL T. AND SHARITA D. RICHMONDSON
Address: 13551 Triadelphia Mill Rd.
City: CLARKSVILLE State: MD Zip Code: 21029
Phone: 410-489-6030 Fax:
Email:

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: Victoria Meyer
Address: 1602 Pinnacle Rd
City: JAWSON State: MD Zip Code: 21286
Phone: 410-296-6900 Fax:
Email: md Bldg permits @comcast.net

Contractor Company: RYLEA HOMES INC
Contact Person: JIM RYAN, JR.
Address: PO BOX 68
City: GLENWOOD State: MD Zip Code: 21738
License No.: 168
Phone: 301-674-5805 Fax:
Email: RYLEA HOMES @ MSN.COM

Engineer/Architect Company: CIST
Responsible Design Prof.: LINDA ALEXANDER
Address: 439 E. MAIN ST.
City: WESTHILSTER State: MD Zip Code: 21157
Phone: 410-848-1790 Fax: 410-848-1791
Email:

Utilities
Water Supply
<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
Sewage Disposal
<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Heating System
<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:
Sprinkler System:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Grading Permit Number: G17000276
Building Shell Permit Number:

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: Victoria Meyer
Email Address: md Bldg permits @comcast.net
Agent for Rylea Homes
Title/Company:

Print Name: Victoria Meyer
Date: 9/1/17
Sept 1, 2017

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY
FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	9/1/17	H. Oswald

Is Sediment Control approval required for issuance? ☐ Yes ☒ No
☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$ 100
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# 3344

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA

81703339



DESIGNATED NARROW WALL BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS ON SHEET B-1.

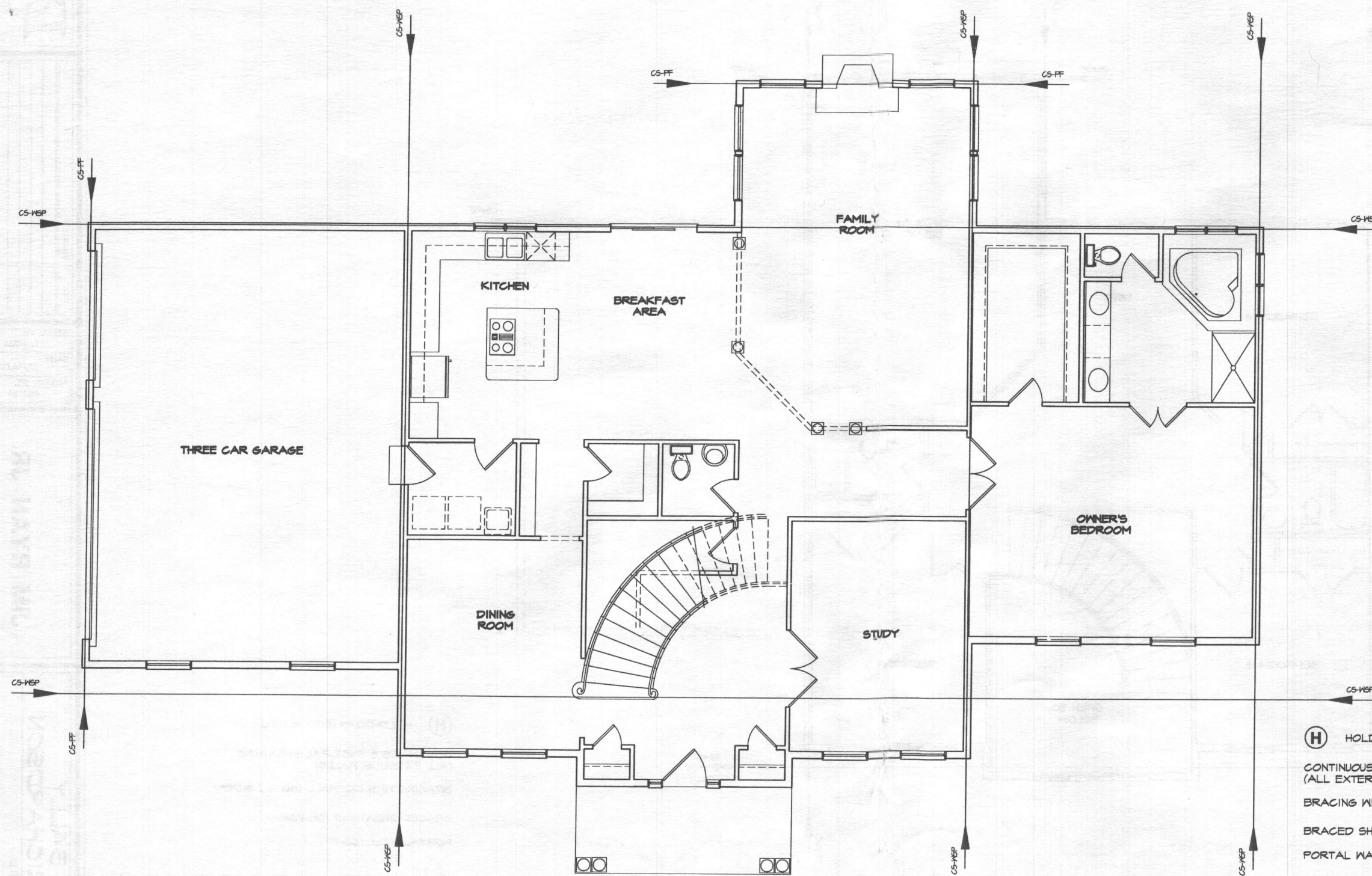
DATE	CHANGE

DRAWN BY:
F. LOLLI
 DATE: 12/16/15
 PROJECT NO.
003189

JIM RYAN JR.

BALLY O' RICHARDSON
 DRAWING TITLE
BRACED WALL LINES

SHEET No.
S3.1



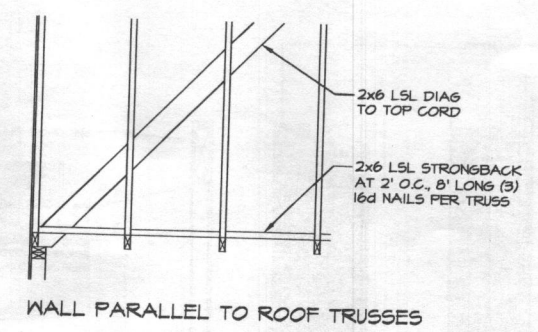
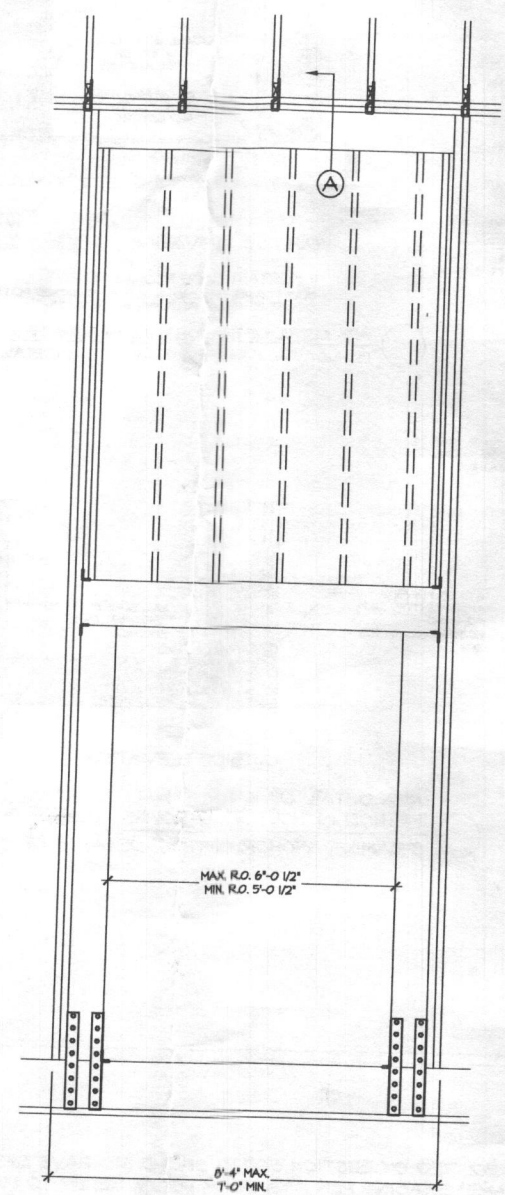
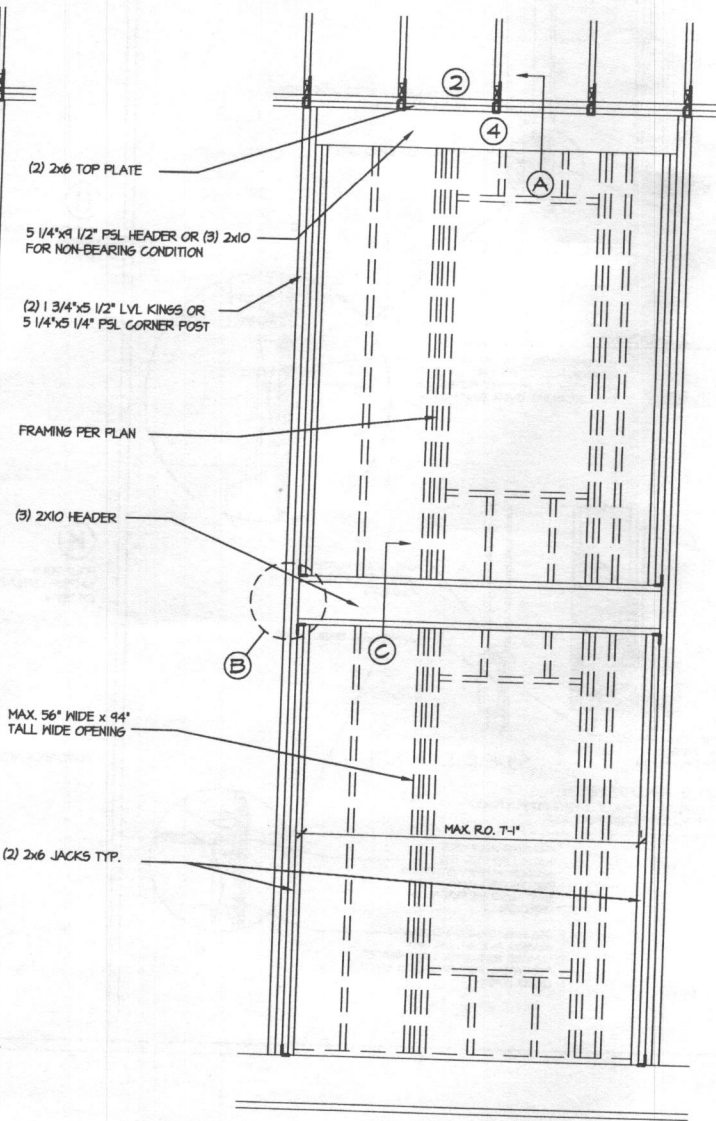
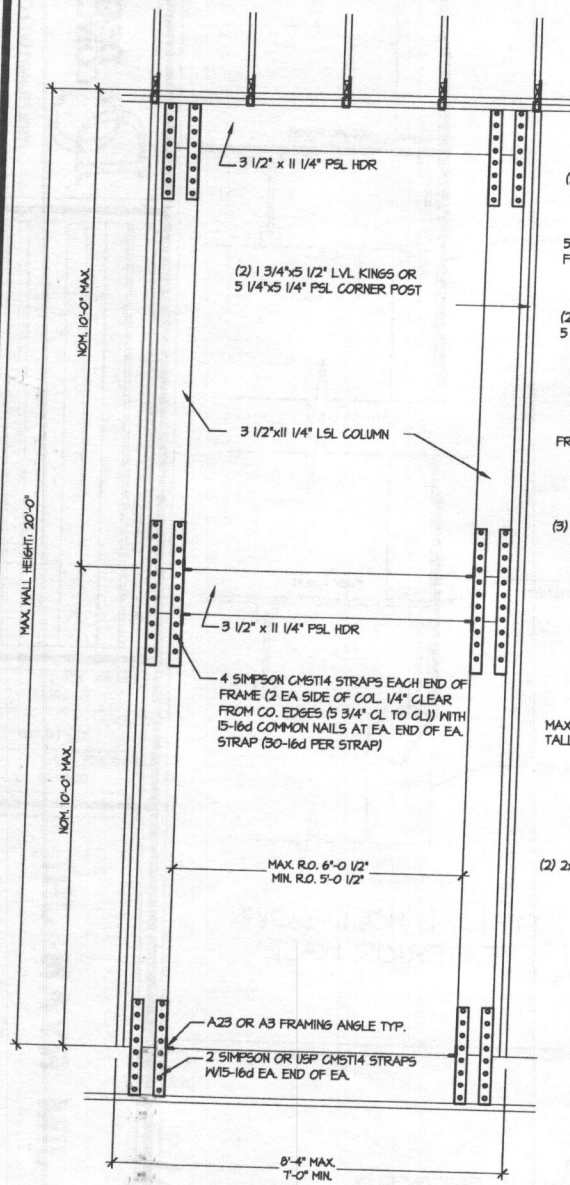
**FIRST FLOOR PLAN
BRACED WALL LINES**
 SCALE: 1/8" = 1'-0"

- (H) HOLD-DOWN (800 lb MIN.)
- CONTINUOUS STRUCTURAL SHEATHING (ALL EXTERIOR WALLS)
- BRACING WITH DRYWALL (GB - 2 SIDES)
- BRACED SHEATHING (CS-WSP)
- PORTAL WALL (CS-PF)

THIS DRAWING SHOWS BRACED WALL LINES WITH "CONTINUOUS STRUCTURAL PANEL SHEATHING" MEETING THE MINIMUM REQUIREMENTS OF SECTION R602.10.3 OF THE IRC. BRACED WALLS ARE OF THE MINIMUM LENGTHS SPECIFIED IN IRC2006 R602.10.5 OR VIRGINIA UNIFORM BUILDING CODE R602.10.3.2.

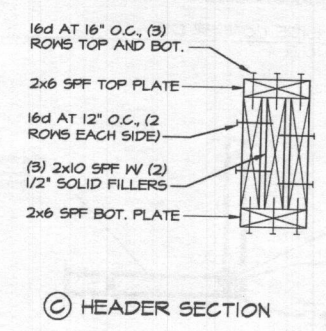
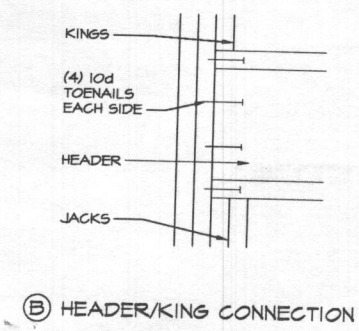
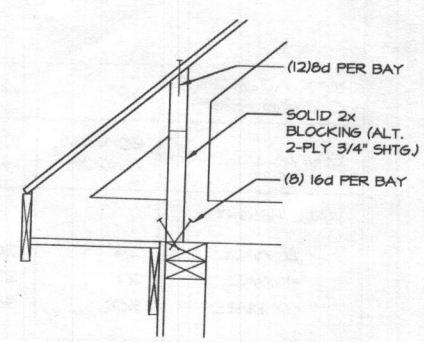
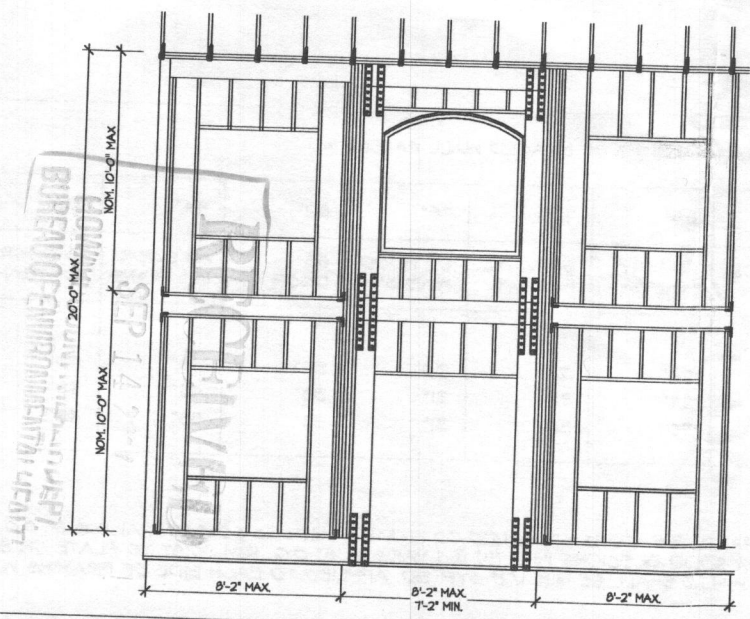
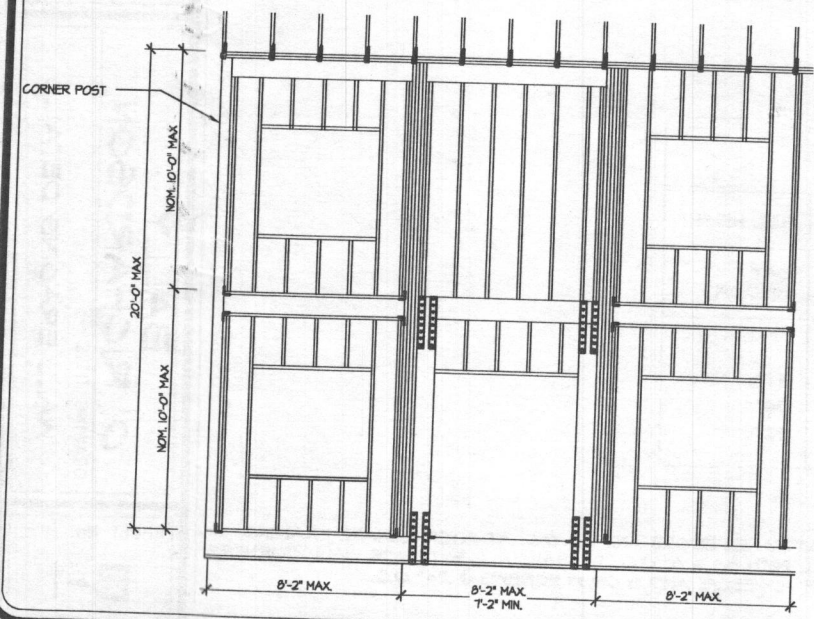
ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 1/16" OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OF SOLID BLOCKING WITH (3) 16d NAILS AT 16" O.C. JOIST TO PLATE OR SILL 8d @ 6" O.C. TOENAIL. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL SHEET B-1. ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN. 1/2" GYP BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE S OR H SCREWS AT 1" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.

DESIGNATED NARROW WALL BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS ON SHEET B-1.



- ① STUDS TO TOP AND BOT. PLATES, (2)16d
- ② PLATE TO PLATE, 10d AT 8" O.C. W/ (3) 10d /KING
- ③ BOT. PLATE TO BAND, 16d AT 8" O.C. W/ (3) 16d /KING (NOTE: DOUBLE BAND JOIST 2' EACH SIDE OF OPENING)
- ④ SIMPSON A34 ANGLES, TYP. AT KINGS

NOTE:
TRUSSES AND WALL ARE DESIGNED FOR 90 M.P.H. WIND LOAD



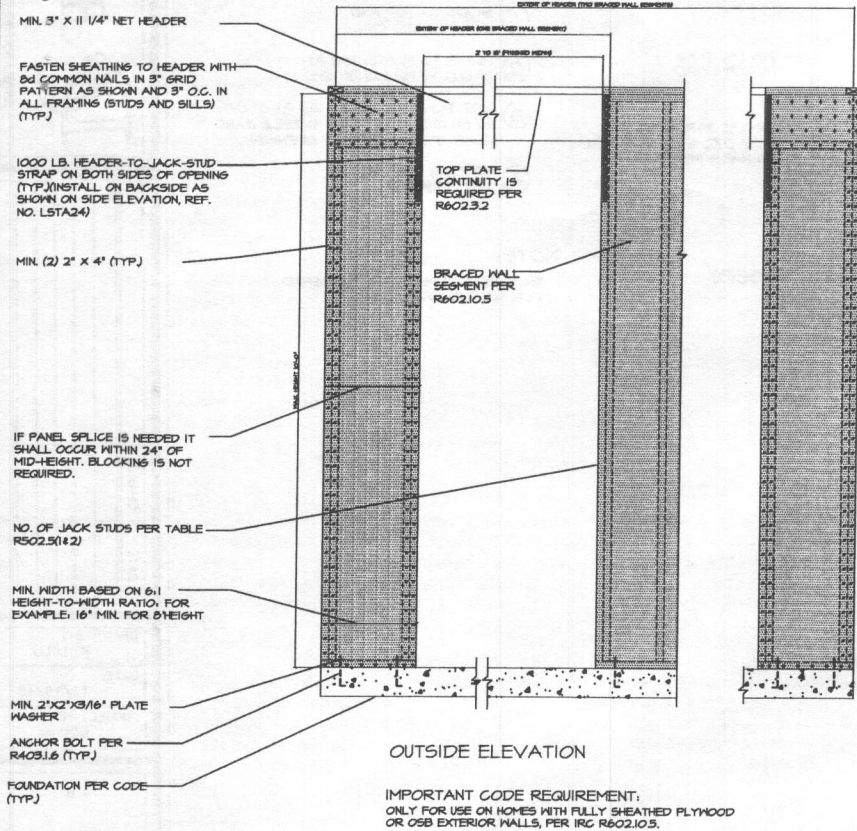
DATE	CHANGE

DRAWN BY:
F. LOLLJ
DATE:
12/16/15
PROJECT NO.
003189

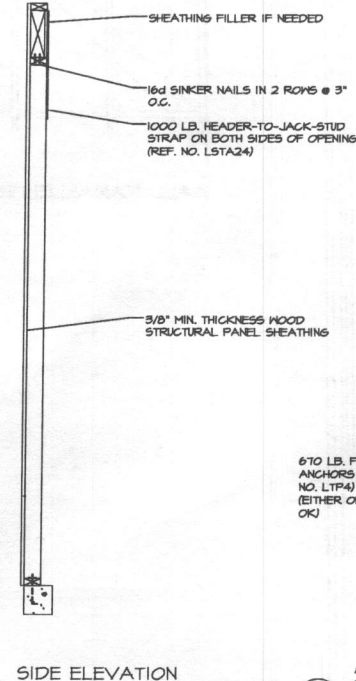
JIM RYAN JR.

BALLY
O' RICHARDSON
DRAWING TITLE
TYPICAL 2 STORY WALL

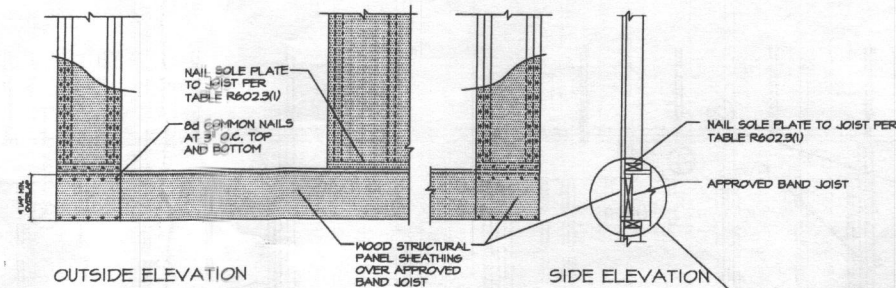
SHEET No.
B-2



APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (DETAIL 1 OF 3)



SIDE ELEVATION

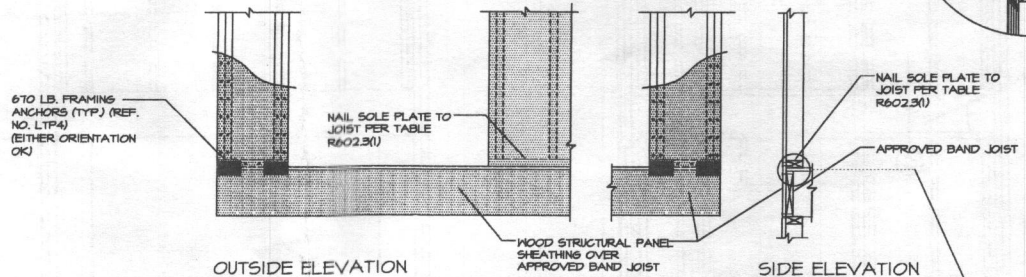


OUTSIDE ELEVATION

SIDE ELEVATION

IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (STRUCTURAL PANEL OVERLAP OPTION) (DETAIL 2 OF 3)



OUTSIDE ELEVATION

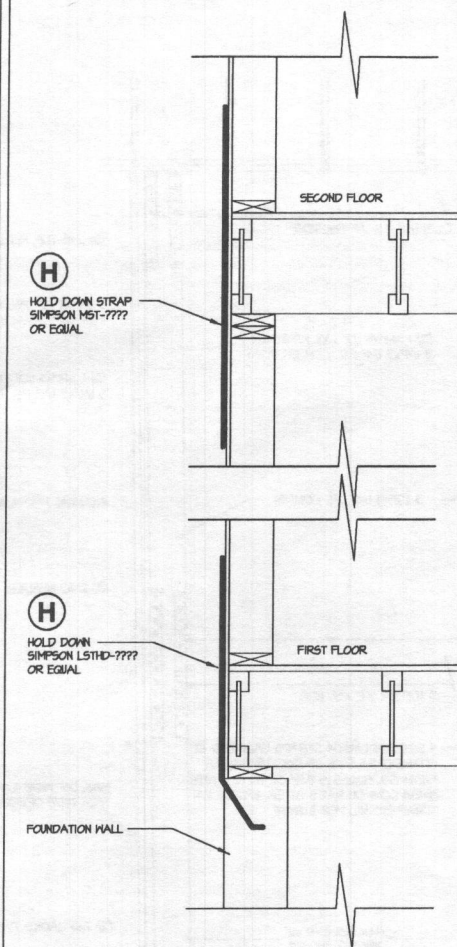
SIDE ELEVATION

IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

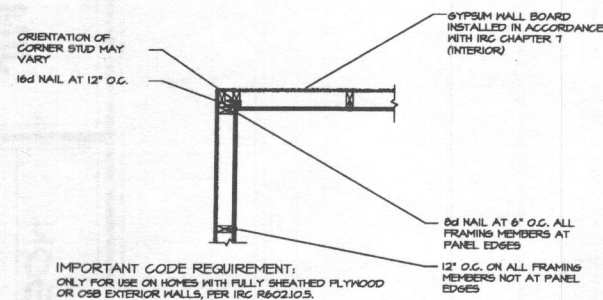
APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (FRAMING ANCHOR OPTION) (DETAIL 3 OF 3)

FRAMING ANCHORS INSTALLED PER THE ANCHOR MANUFACTURER'S RECOMMENDATION. THEY MAY ALSO BE ROTATED VERTICALLY.

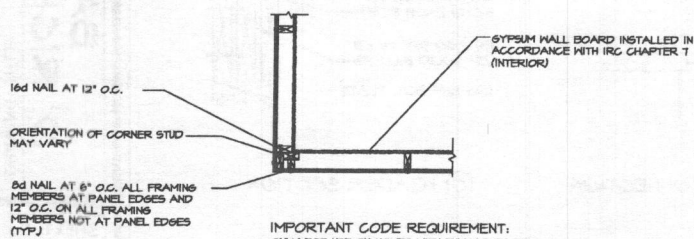
USE ENGINEERED WOOD RIM BOARD, I-JOIST, OR DRY LUMBER RIM JOIST TO MINIMIZE POTENTIAL FOR BUCKLING OVER BAND JOIST



TYPICAL HOLD-DOWN EXTERIOR WALL



EXAMPLE OF INSIDE CORNER DETAIL PER IRC R602.10.5



EXAMPLE OF OUTSIDE CORNER DETAIL PER IRC R602.10.5

NOTE: WIND BRACING DESIGN AS REQUIRED BY SECTION 602.10 OF THE IRC HAVE BEEN SATISFIED BY THE ALTERNATIVE PANEL SHEATHING METHOD (602.10.5) AND NARROW WALL (PORTAL FRAME) BRACING PER APA FORM #E425, REFER TO MINIMUM CONSTRUCTION DETAILS. ADDITIONALLY, ALL STRUCTURAL MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1) OF THE IRC, AND THE MANUFACTURERS' RECOMMENDATIONS IN THE CASE OF ENGINEERED COMPONENTS. MINIMUM BRACED WALL LENGTHS ARE BASED ON THE TABLE BELOW:

MINIMUM LENGTHS OF BRACED WALL PANELS									
MAX. ADJACENT OPENING HEIGHT	60"	66"	68"	72"	76"	82"	94"	106"	FULL HEIGHT
EQUIVALENT TO	50 VINYL WINDOW	52 WOOD WINDOW	58 VINYL WINDOW	60 VINYL WINDOW	62 WOOD WINDOW	68 DOOR	68 DOOR 10" TRANS.	68 DOOR 20" TRANS.	BAY WINDOW
WALL HEIGHT									
8' WALL	24"	26"	28"	28"	30"	32"	48"	48"	48"
9' WALL	27"	27"	27"	31"	31"	33"	42"	48"	54"
10' WALL	30"	30"	30"	30"	31"	33"	36"	48"	60"

ALL BRACED EXTERIOR WALLS SHALL BE MIN. 7/16" OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OR SOLID BLOCKING WITH (3) 16d NAILS @ 16" O.C., RIM JOIST TO PLATE OR SILL WITH 8d @ 6" O.C., TOENAIL. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER APA DETAILS. INTERIOR BRACED WALLS SHALL BE MIN. 1/2" GYP. BD. APPLIED TO EACH SIDE OF FRAMING WITH ADHESIVE AND S OR W SCREWS @ 24" O.C.



DESIGN CONCEPTS
WWW.FRANKLOLLI.COM

DATE	CHANGE	

DRAWN BY:
F. LOLLI

DATE:
12/16/15

PROJECT NO.
003189

JIM RYAN JR.

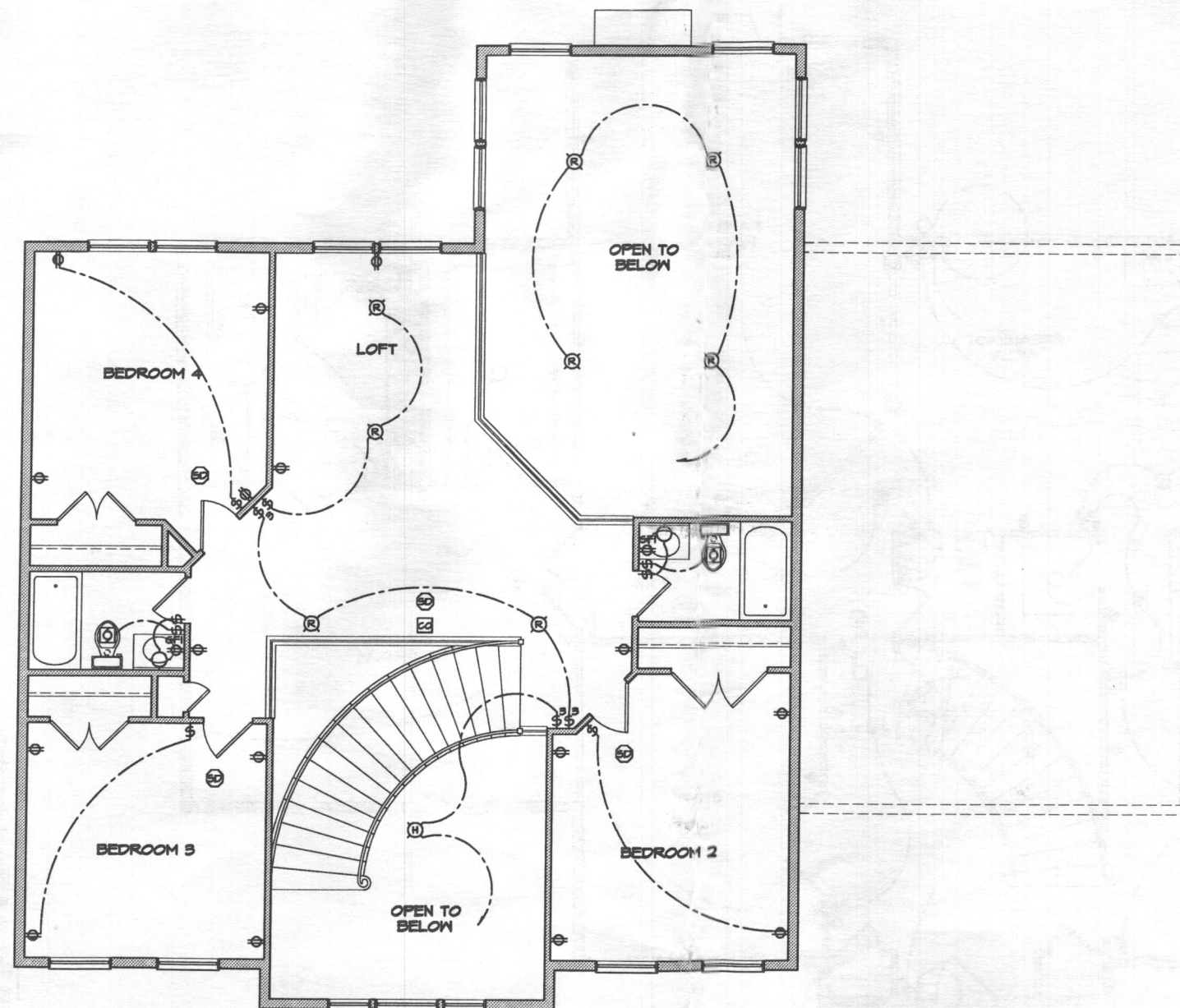
BALLY RICHARDSON

WALL BRACING DETAILS

DRAWING TITLE

SHEET No.
B-1

RECEIVED
SEP 14 2017
HONOLULU CITY DEPT.
PUBLIC WORKS & ENVIRONMENTAL HEALTH



1 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
	DUPLEX RECEPTACLE
	SMOKE DETECTOR - WIRED IN SERIES
	EXHAUST FAN MOTOR
	DOOR CHIME
	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
	LIGHT FIXTURE - RECESSED
	PULLCHAIN LAMPHOLDER
	KEYLESS LAMPHOLDER
	CABLE TV
	TELEPHONE

BALLY
O' RICHARDSON
DRAWING TITLE
SECOND FLOOR
ELECTRICAL PLAN

SHEET No.

13

JIM RYAN JR.

DRAWN BY:
F. LOLLI
DATE:
12/16/15
PROJECT NO.
003189

DATE

CHANGE

DESIGN
CONCEPTS
WWW.FRANKLOLLI.COM

DATE CHANGE

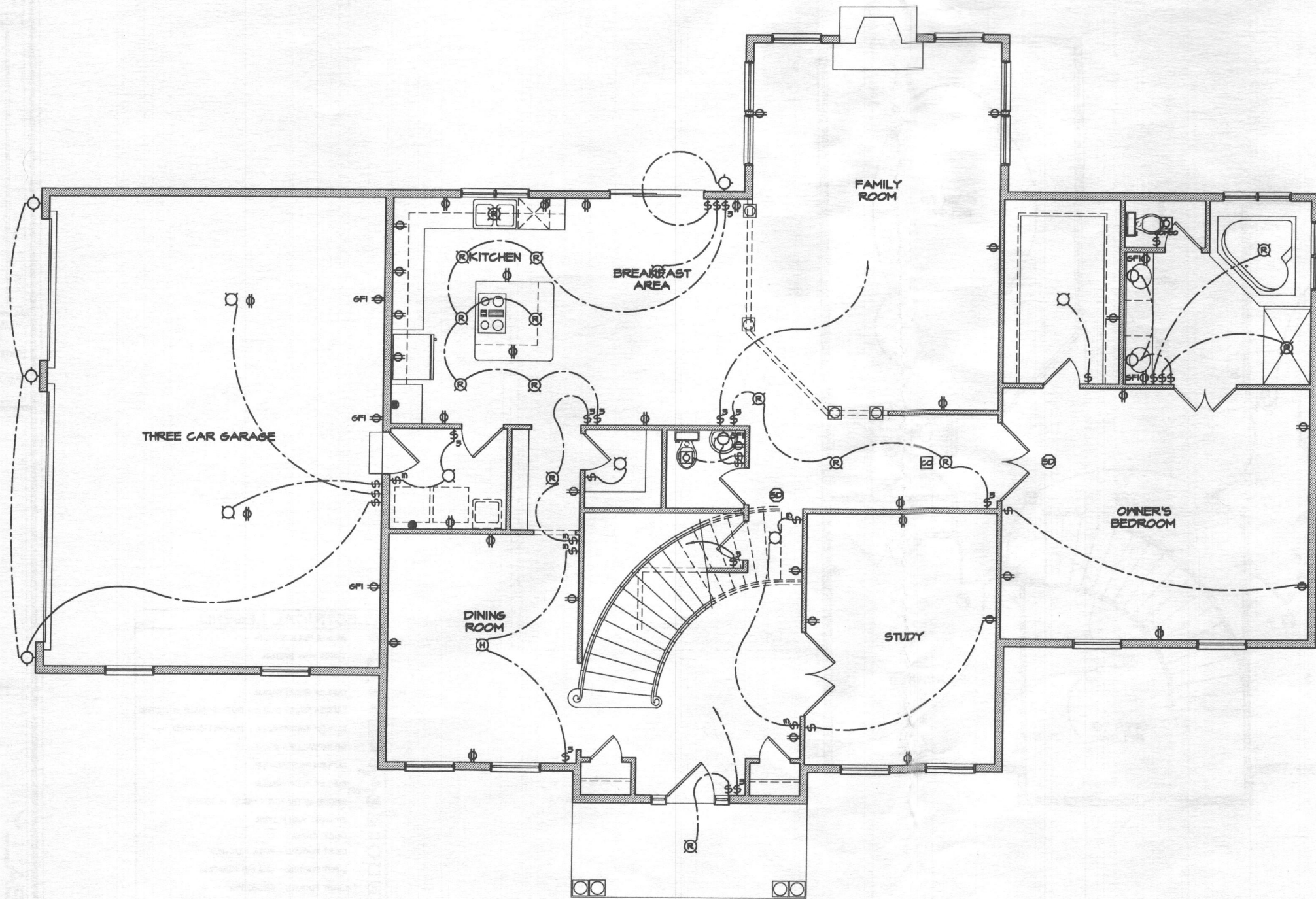
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F. LOLLI
DATE:
12/16/15
PROJECT NO.
003189

JIM RYAN JR.

BALLY
O' RICHARDSON
DRAWING TITLE
FIRST FLOOR
ELECTRICAL PLAN

SHEET No.

112



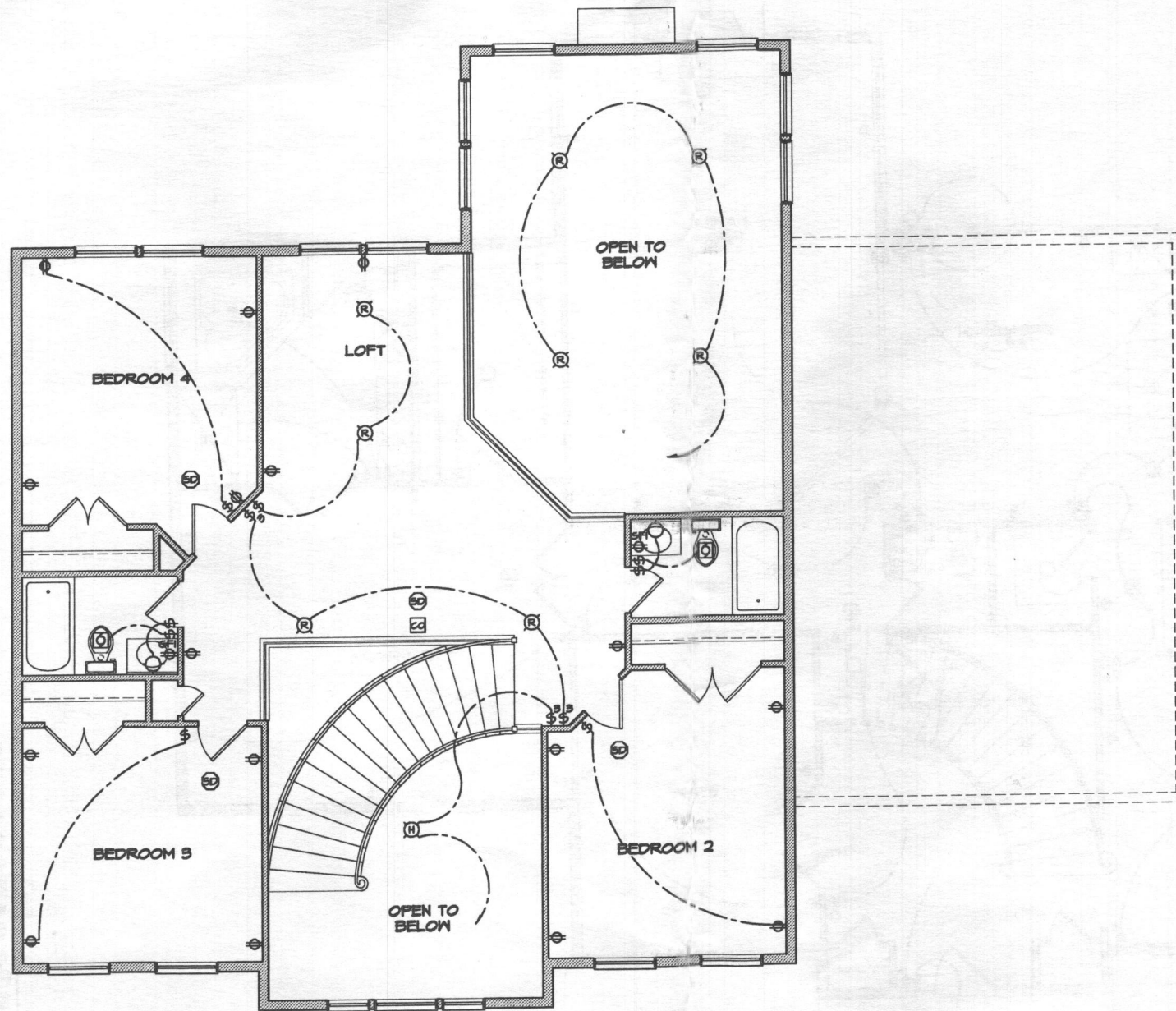
1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
	DUPLEX RECEPTACLE
	SMOKE DETECTOR - WIRED IN SERIES
	EXHAUST FAN MOTOR
	EXHAUST FAN / LIGHT COMBO
	DOOR CHIME
	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
	LIGHT FIXTURE - HANGING
	LIGHT FIXTURE - RECESSED
	PULLCHAIN LAMPHOLDER
	KEYLESS LAMPHOLDER
	CABLE TV
	TELEPHONE

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1 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL LEGEND	
Ⓢ	SINGLE POLE SWITCH
Ⓢ₃	THREE WAY SWITCH
Ⓢ₄	FOUR WAY SWITCH
ⓈⓈ	DUPLEX RECEPTACLE
ⓈⓈⓈ	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
ⓈⓈⓈⓈ	DUPLEX RECEPTACLE - FLOOR MOUNTED
ⓈⓈⓈⓈⓈ	RECEPTACLE - 220V
ⓈⓈⓈⓈⓈⓈ	DUPLEX RECEPTACLE
ⓈⓈⓈⓈⓈⓈⓈ	DUPLEX RECEPTACLE
ⓈⓈⓈⓈⓈⓈⓈⓈ	SMOKE DETECTOR - WIRED IN SERIES
ⓈⓈⓈⓈⓈⓈⓈⓈⓈ	EXHAUST FAN MOTOR
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	DOOR CHIME
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	LIGHT FIXTURE - WALL MOUNTED
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	LIGHT FIXTURE - CEILING MOUNTED
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	LIGHT FIXTURE - RECESSED
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	FULLCHAIN LAMPHOLDER
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	KEYLESS LAMPHOLDER
△	CABLE TV
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	TELEPHONE

DESIGN
CONCEPTS
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SECOND FLOOR
ELECTRICAL PLAN

SHEET No.
13

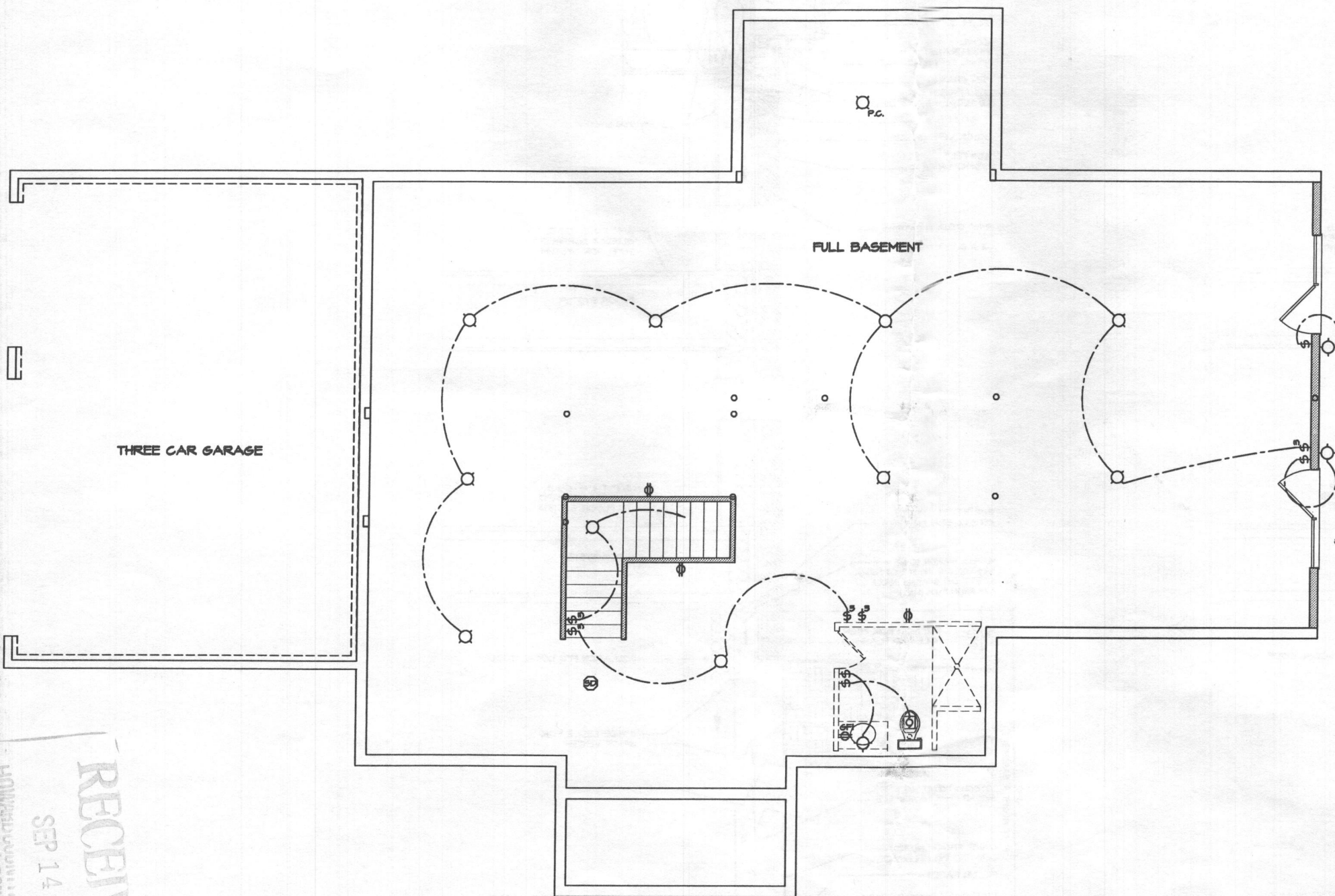
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DRAWING TITLE
FIRST FLOOR
ELECTRICAL PLAN

SHEET No.
E2

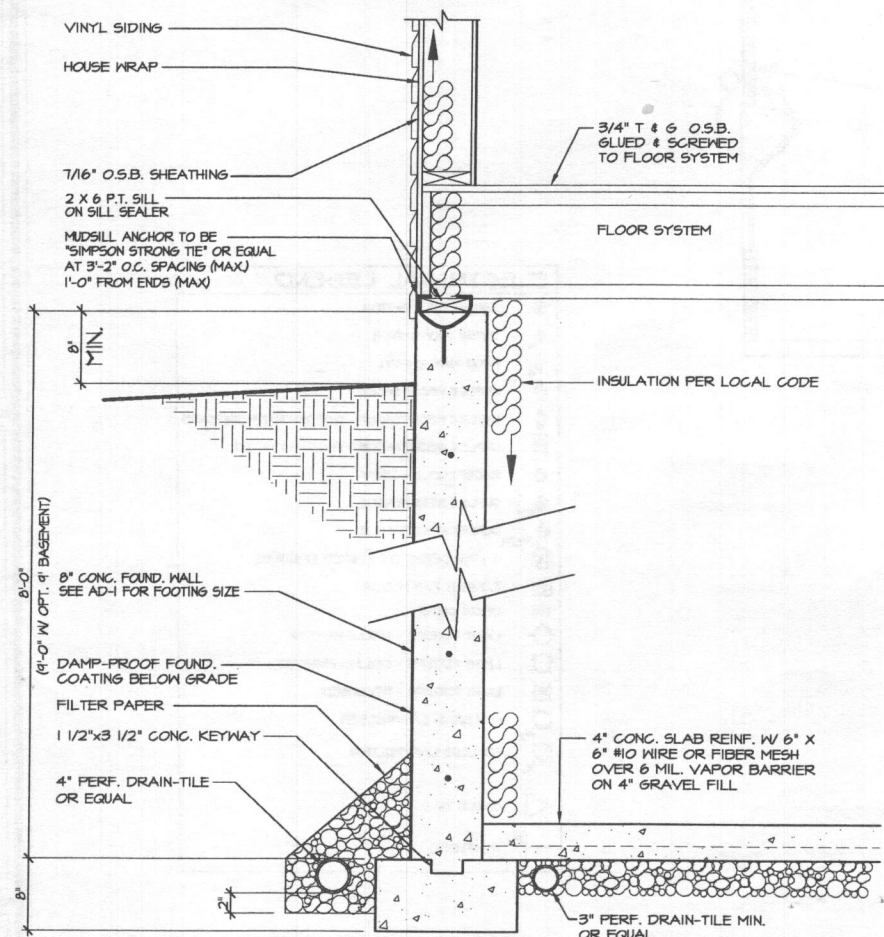
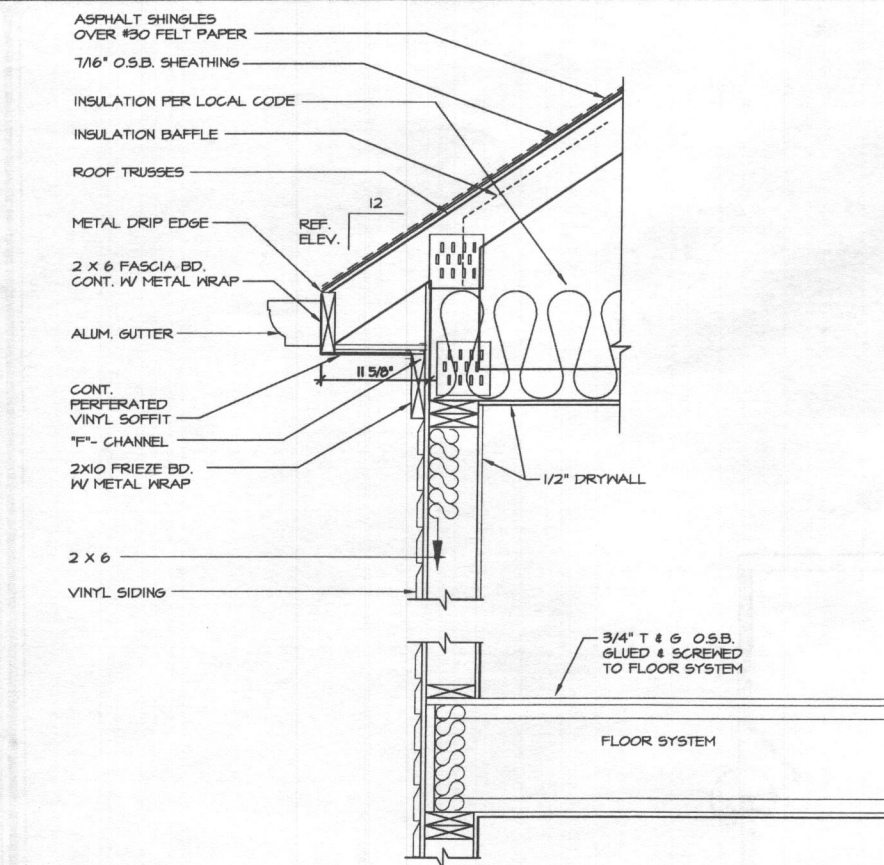


ELECTRICAL LEGEND

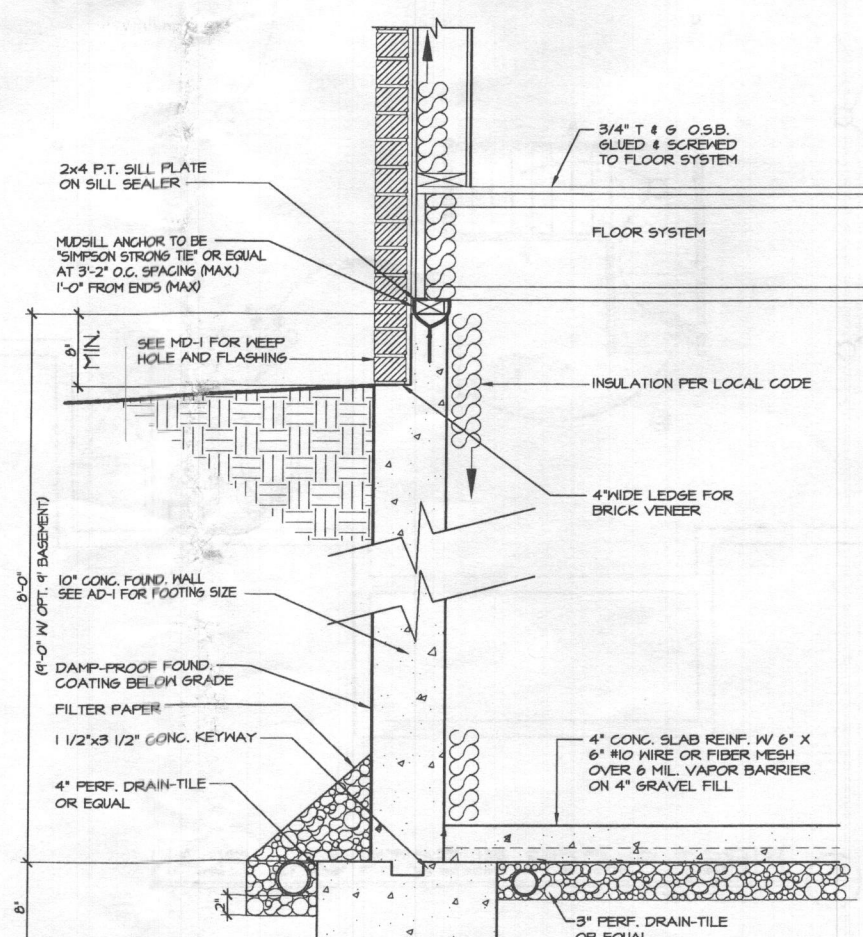
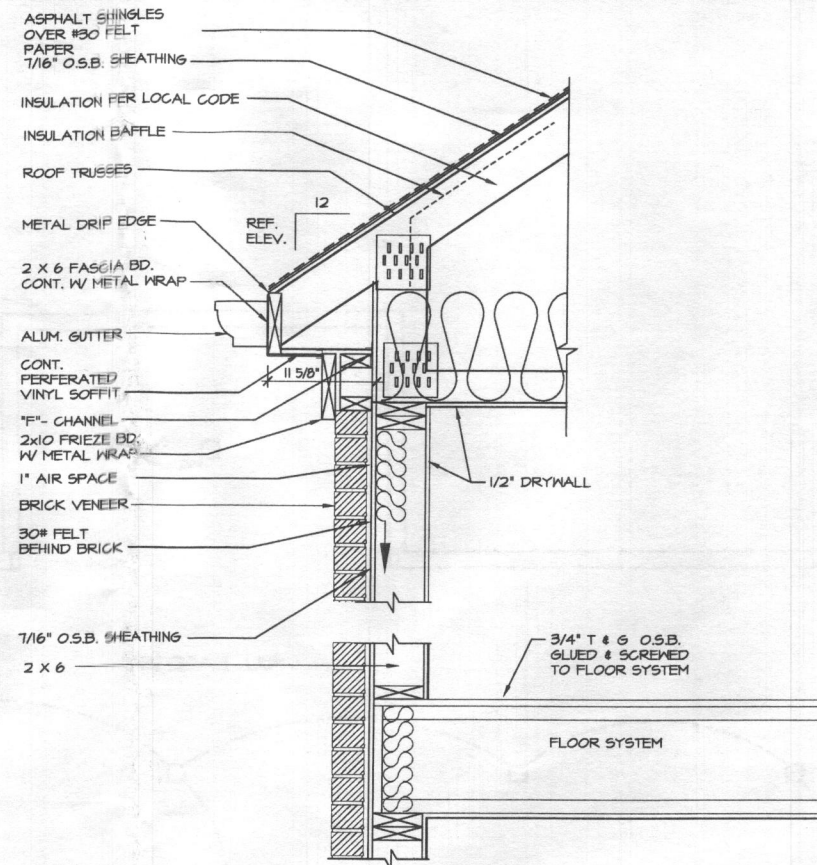
\$	SINGLE POLE SWITCH
\$ \$	THREE WAY SWITCH
\$ \$ \$	FOUR WAY SWITCH
\$ \$ \$ \$	DUPLEX RECEPTACLE
\$ \$ \$ \$ \$	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
\$ \$ \$ \$ \$ \$	DUPLEX RECEPTACLE - FLOOR MOUNTED
\$ \$ \$ \$ \$ \$ \$	RECEPTACLE - 220V
\$ \$ \$ \$ \$ \$ \$ \$	DUPLEX RECEPTACLE
\$ \$ \$ \$ \$ \$ \$ \$ \$	DUPLEX RECEPTACLE
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	SMOKE DETECTOR - WIRED IN SERIES
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	EXHAUST FAN MOTOR
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	DOOR CHIME
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	LIGHT FIXTURE - WALL MOUNTED
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	LIGHT FIXTURE - CEILING MOUNTED
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	LIGHT FIXTURE - RECESSED
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	FULL CHAIN LAMP HOLDER
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	KEYLESS LAMP HOLDER
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	CABLE TV
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	TELEPHONE

1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

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1 TYPICAL WALL SECTION W/ SIDING
N.T.S.



2 TYPICAL WALL SECTION W/ BRICK
N.T.S.

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JIM RYAN JR.

BALLY
O' RICHARDSON
DRAWING TITLE
TYPICAL WALL SECTIONS

SHEET No.
AD-2

FOUNDATION DESIGN SCHEDULE

MINIMUM FOUNDATION WALL THICKNESS AND REINFORCING - ACI-332-14								
MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UN-BALANCED BACKFILL HEIGHT (FEET)	SOIL CLASSES AND DESIGN LATERAL SOIL (PSF PER FOOT OF DEPTH)						
		GM, GP, SM, AND SP 30		GM, GC, SM, SM-SG AND MIL 45		SC, ML-CL, AND INORGANIC CL 60		
		MINIMUM WALL THICKNESS (NOMINAL)						
		8"	10"	8"	10"	8"	10"	12"
8	6	PC	PC	PC	PC	#6@31"	PC	PC
		PC	PC	#6@36"	PC	#6@35"	PC	PC
9	7	PC	PC	#6@35"	PC	#6@32"	#6@31"	PC
		#6@36"	PC	#6@28"	#6@31"	#6@23"	#6@28"	#4@48"
10	8	#6@35"	PC	#6@29"	#6@28"	#6@21"	#6@28"	#6@45"
		#6@34"	#6@33"	#6@22"	#6@28"	#6@16"	#6@21"	#6@34"

- NOTE: 1. MINIMUM 10" WALL THICKNESS REQUIRED WITH BRICK VENEER
2. PC = PLAIN IN-REINFORCED CONCRETE WALL
3. CONCRETE SHALL BE MINIMUM 3000 PSI, AIR ENTRAINED
4. REINFORCING TO BE MINIMUM 40 KSI PLACED 1 1/2" FROM INSIDE WALL FACE
5. FOR CRAWL SPACE CONDITIONS 6" PC MAX HEIGHT OF 6' W/ 4" OF BACKFILL (ALL SOILS)

PIER FOOTINGS AND COLUMNS

MIN. PLAIN CONCRETE FOOTING SIZES BASED ON COLUMN DESIGN LOADS AND SOIL BEARING CAPACITY NOTED

MAX. VERTICAL LOAD	MAX. COLUMN HEIGHT	COLUMN SIZE	1500# PSF SOIL	2000# PSF SOIL	3000# PSF SOIL
			FOOTING SIZE	FOOTING SIZE	FOOTING SIZE
13,400#	100"	3", II 6A	36" X 36" X 12"	32" X 32" X 12"	26" X 26" X 12"
17,500#	100"	3 1/2", II 6A	42" X 42" X 20"	36" X 36" X 16"	30" X 30" X 12"
21,500#	100"	4", II 6A	48" X 48" X 22"	40" X 40" X 18"	33" X 33" X 16"
32,400#	100"	3", SCH 40	56" X 56" X 26"	50" X 50" X 24"	40" X 40" X 18"

NOTE: FTG DEPTHS MAY BE REDUCED TO MIN. 12" THICKNESS WITH REINFORCEMENT:
#5 REBAR @ 8" O.C. EA. WAY, 3" FROM BOTTOM

PERIMETER SPREAD FOOTINGS

SUPPORTING	1500# PSF SOIL	2000# PSF SOIL	3000# PSF SOIL
1 FLOOR AND BASEMENT	14"	14"	12"
2 FLOORS AND BASEMENT	23"	17"	12"
3 FLOORS SLAB ON GRADE	15"	12"	12"
1 FLOOR AND BASEMENT W/ BRICK	22"	16"	12"
2 FLOORS AND BASEMENT W/ BRICK	27"	21"	14"
3 FLOORS SLAB ON GRADE W/ BRICK	21"	16"	12"

BASED ON 32' WIDE HOME WITH LOAD BEARING CENTER WALL THAT CARRIES HALF OF THE TRIBUTARY ATTIC AND FLOOR FRAMING. FOR EVERY 2'-0" OF ADJUSTMENT TO THE WIDTH OF THE HOME, ADD OR SUBTRACT 2" OF FOOTING WIDTH AND 1" OF FOOTING THICKNESS (BUT NOT LESS THAN 6" THICK).

STEEL REINFORCING
CONVERSION TABLE

CODE SPECIFICATIONS	#4 REBAR EQUIVALENT
#5 @ 64" O.C.	#4 @ 40" O.C.
#5 @ 56" O.C.	#4 @ 36" O.C.
#5 @ 48" O.C.	#4 @ 30" O.C.
#5 @ 40" O.C.	#4 @ 24" O.C.
#6 @ 36" O.C.	#4 @ 15" O.C.
#6 @ 64" O.C.	#4 @ 28" O.C.
#6 @ 48" O.C.	#4 @ 20" O.C.
#6 @ 40" O.C.	#4 @ 18" O.C.
#6 @ 32" O.C.	#4 @ 14" O.C.
#6 @ 24" O.C.	#4 @ 10" O.C.
#7 @ 72" O.C.	#4 @ 24" O.C.
#7 @ 40" O.C.	#4 @ 12" O.C.

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ENERGY EFFICIENCY
2015 IECC

CODE SECTION		STANDARD (MINIMUM)
R301.1	CLIMATE ZONE	4A
R401.2	COMPLIANCE METHOD	*MANDATORY AND PRESCRIPTIVE PROVISIONS
R402.1.1	VAPOR RETARDER	WALL ASSEMBLIES IN THE BLDG THERMAL ENVELOPE SHALL COMPLY W/ VAPOR RETARDER REQUIREMENTS OF SECTION R702.1 OF THE IRC, 2015 EDITION
R402.1.2	ATTIC INSULATION	ATTIC INSULATION: R-49, RAISED HEEL TRUSSES: R-38
R402.1.2	WOOD FRAMED WALL	R-20 OR R-13 + R-5 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 INSUL.	R-13 / R-10 FOIL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL 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-VALUES / SHGC	035 (U-VALUE) & 0.40 (SHGC)
R402.2.10	SLAB ON GRADE FLOOR 42" 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 WEATHERSTRIPPED AND INSULATED R-49
R402.4	BUILDING THERMAL ENVELOPE (AIR LEAKAGE)	EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2012 IECC. W/ CAULK GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL. SEALING METHODS BTWN DISSIMILAR SHALL ALLOW FOR DIFFERENT EXPANSION AND CONTRACTION
R402.4.12	BUILDING THERMAL ENVELOPE (TIGHTNESS TEST)	BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE W/ ASTM T19 OR ASTM 1827 W/ (BLOWER DOOR) AT A PRESSURE OF 0.2 INg. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED 3RD 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
R402.4.2	FIREPLACES	NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS AND OUTDOOR COMBUSTION AIR. FIREPLACE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 127 (FACTORY BUILT FIREPLACES) AND UL 907 (MASONRY FIREPLACES)
R402.4.4	ROOMS CONTAINING FUEL BURNING APPLIANCES	WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BLDG THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE. EXCEPTIONS: 1 - DIRECT VENT APPLIANCES W/ BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE. 2 - FIREPLACES AND STOVES COMPLYING W/ SECTION R402.4.2 AND SECTION R1006 OF THE IRC.
R402.4.5	RECESSED LIGHTING	RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE
R403.1.1	THERMOSTAT	ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2015 IECC SECTION 403.1.1
R403.1.2	HEAT PUMP SUPPLEMENTARY HEAT (MANDATORY)	WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED, THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD
R403.3.1	MECHANICAL DUCT INSULATION	SUPPLY AND RETURN DUCTS IN ATTIC R-8 MIN, R-6 WHEN LESS THAN 3". SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BLDG THERMAL ENVELOPE R-6 MIN. DUCTS LOCATED UNDER CONC SLABS R-6 MIN.
R403.3.2	DUCT SEALING	ALL DUCTS, AIR HANDLERS, FILTER BOXED 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 ROUGH-IN TEST. DUCT TIGHTNESS TEST IS 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 OF GRAVITY DAMPER THAT CLOSES WHEN THE VENTILATION SYSTEM IS NOT OPERATING
R403.6.1	WHOLE HOUSE MECH. VENT SYSTEM FAN EFFICACY	TO COMPLY WITH TABLE R403.6.1
R403.7	EQUIPMENT SIZING	TO COMPLY WITH R403.7
R404.1	LIGHTING EQUIPMENT WATER HEATER MECHANICAL TESTING	A MINIMUM OF 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH EFFICIENCY LAMPS MINIMUM EFFICIENCY ESTABLISHED BY NAECA ALL MECHANICAL TESTING TO BE BY: THIS CONTRACTOR ALSO IS RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 6'-0" OF THE ELECTRICAL PANEL AND BE READILY VISIBLE

NOTE: *ALTERNATIVE COMPLIANCE BY PERFORMANCE ALTERNATIVE WHEN PREPARED BY ENERGY PROFESSIONAL (ENERGY ANALYSIS OR UA ALTERNATIVE) OR ERI OF 54 OR LESS
** R-38 IS DEEMED SATISFACTORY WHEN FULL UNCOMPRESSED THICKNESS OF R-38 IS MAINTAINED OVER TOP PLATE AND AT THE EAVES. (REQUIRES MIN. 14" HEELS)

BUILDER CONTRACTOR SHALL CONFIRM WITH LOCAL JURISDICTION SPECIFIC REQUIREMENTS FOR DOCUMENTATION AND / OR CERTIFICATION OF COMPLIANCE

PROJECT DESIGN DATA

APPLICABLE STANDARDS

THE FOLLOWING DATA AND ACCOMPANYING SPECIFICATIONS ARE BASED ON THE GENERAL REQUIREMENTS OF THE 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, AND ALL STATE AND LOCAL JURISDICTION AMENDMENTS. THEY ARE INTENDED TO BE APPLICABLE ONLY TO DETACHED ONE AND TWO FAMILY DWELLINGS AND MULTIPLE, ATTACHED SINGLE-FAMILY DWELLINGS, NOT MORE THAN THREE STORIES IN HEIGHT (EXCLUDING BASEMENTS) WITH SEPARATE, INDEPENDENT MEANS OF EGRESS. TWO-FAMILY DWELLINGS SHALL BE COMPLETELY SEPARATED FROM EACH OTHER BY A ONE-HOUR FIRE RATED WALL OR FLOOR SEPARATION ASSEMBLY. TOWNHOUSE DWELLINGS SHALL BE SEPARATED BY A MINIMUM COMMON ONE-HOUR FIRE RATED WALL ASSEMBLY. NFPA-13D FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL DWELLINGS.

BUILDING CRITERIA

RESIDENTIAL SINGLE FAMILY CONSTRUCTION TYPE	(R-3) V-B (5-B)
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CLIMATE & GEOGRAPHIC DESIGN CRITERIA

FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	30 PSF
SNOW LOAD (Pg)	35 PSF
WIND SPEED ULTIMATE	115 MPH, EXPOSE C
ATTICS W/O STORAGE	10 PSF
ATTICS W/ STORAGE	20 PSF
HABITABLE ATTICS	30 PSF
STAIRS	40 PSF
DECKS & BALCONIES (EXT)	40 PSF
GUARD & HANDRAILS	200# (CONT. AND DIR)
INFILL GUARDS	50# PER 1 SF
SEISMIC CATEGORY	B
(LIGHT FRAME STRUCTURAL SYSTEM WITH SHEAR WALLS)	
CONCRETE WEATHERING	SEVERE
TERMITE INFESTATION	MODERATE TO HEAVY
DECAY PROBABILITY	MODERATE
ICE UNDERLAYMENT	YES
FROST DEPTH	32"

NOTE: VALUES SHOWN ARE MINIMUM - CONFIRM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION

LISTED ASSEMBLIES (WHERE APPLICABLE)

1-HOUR RATING	UL #U305 (WALL) UL #L534 (OPEN WEB FLOOR TRUSSES) UL #L544 (1-JOIST) UL #L512 (MIN. 2X10 JOIST)
2-HOUR RATING	UL #U334 (SINGLE WALL) FM #WP360 (DOUBLE WALL) UL #U336 (SHAFT WALL)

WIND BRACING

COMPLIANCE FOR WIND BRACING AS SPECIFIED IN THE IRC - R602.10 HAD BEEN SATISFIED BY "CONTINUOUS SHEATHED WOOD STRUCTURAL PANELS" (CS-WSP) AND ENGINEERED ALTERNATIVE METHODS AS REQUIRED. REFER TO DRAWINGS FOR SPECIFIC REQUIREMENTS.

FIRE RESISTANT CONSTRUCTION (REQUIRED)

EXTERIOR WALLS > 3' FIRESEPARATION DISTANCE	0 HOUR
EXTERIOR WALLS < 3' FIRESEPARATION DISTANCE	1 HOUR
DWELLING UNIT SEPARATION (MINIMUM)	1 HOUR
REFER TO DRAWINGS FOR SPECIFIC REQUIREMENTS	



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NOTE SHEET

SHEET No.
2-3

6.14 O.S.B. SUBFLOORS SHALL BE GLUED AND SCREWED TO JOISTS IN ACCORDANCE WITH APA RECOMMENDATIONS. LEAVE 1/16" SPACE AT ALL EDGES FOR EXPANSION OR AS PER MANUF. RECOMMENDATIONS.

6.15 O.S.B. ROOF SHEATHING SHALL BE INSTALLED WITH PANEL CLIPS (1 PER BAY). LEAVE 1/16" SPACE AT PANEL ENDS.

6.16 REFERENCE TO NOMINAL THICKNESS SHALL MEAN THE FOLLOWING:
ACTUAL THICKNESS AND SPECIFICATION
3/4" = 23/32" APA RATED STURDI-FLOOR 24" O.C. EXPOSURE
5/8" = 19/32" APA RATED STURDI-FLOOR 24" O.C. EXPOSURE
1/2" = 15/32" APA RATED SHEATHING 32/16 EXPOSURE
7/16" = 7/16" RATED SHEATHING (O.S.B.) 24/16 EXPOSURE

6.17 ONLY IF APPLICABLE AND SHOWN ON THE DRAWINGS, ATTACHED DWELLINGS W/ 2 HOUR RATED FIRE SEPARATION SHALL HAVE FIRE RESISTANT TREATED (F.R.T.) ROOF SHEATHING 4' EACH SIDE OF THE PARTYWALL CENTERLINE. PLYWOOD SHALL BE CERTIFIED NOT TO CAUSE ACID HYDROLYSIS AT MOST CONDITIONS AT TEMPERATURE BELOW 400 F. ALTERNATIVES TO THE USE OF F.R.T. SHALL ONLY BE AS APPROVED FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA BD MAY ALLEVIATE THE NEED FOR F.R.T. IN CERTAIN JURISDICTIONS. VERIFY WITH BUILDING CODE OFFICIAL.

6.18 ALL WOOD LESS THAN 8" FROM GRADE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED PER CURRENT ANPA STANDARDS.

6.19 NOTCHES IN TOP OR BOTTOM OF SOLID JOIST SHALL NOT EXCEED 1/6 OF DEPTH AND SHALL NOT OCCUR IN CENTER 1/3 OF SPAN.

6.20 HOLES BORED IN SOLID JOIST SHALL NOT BE WITHIN 2" OF TOP OR BOTTOM, AND SHALL NOT EXCEED 1/3 DEPTH.

6.21 UNLESS NOTED ELSEWHERE ON THESE DRAWINGS, STRUCTURAL WINDOW AND DOOR HEADERS SHALL BE MIN. SPF #2 (Fb = 875 P.S.I.) OF SIZE SPECIFIED ON DRAWINGS. ALL HEADERS SHALL BE MIN (2) 2 X 10 UNLESS OTHERWISE NOTED.

6.22 UNLESS NOTED ELSEWHERE ON THESE DRAWINGS, STRUCTURAL WINDOW AND DOOR JACK STUDS SHALL BE MIN. STUD GRADE, KD OR BETTER. PROVIDE SINGLE JACK STUD AT OPENINGS LESS THAN 4'-0" AND DOUBLE JACK STUDS AT OPENINGS UP TO 7'-0".

6.23 ALL FASTENERS SHALL BE IN ACCORDANCE WITH TABLE 602.3 OF THE IRC.

6.24 MULTIPLE STUDS OR POSTS SHALL BE BLOCKED SOLID THROUGH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO THE FOUNDATION.

THERMAL AND MOSTURE PROTECTION

7.1 DAMP-PROOFING, APPLY (1) COAT OF BITUMINOUS 3#/ 5Y OF ACRYLIC MODIFIED CEMENT OR ANY APPROVED WATERPROOFING TO EXTERIOR OF ALL BELOW GRADE WALLS AT BSMT CONDITIONS.

7.2 SLAB VAPOR BARRIER, 6 MIL POLYETHYLENE SHEET SHEET WHERE NOTED ON DRAWINGS. OVERLAY ALL EDGES 6".

7.3 SILL SEALER, 1/2" X 5 1/2" COMPRESSIBLE FIBERGLASS BENEATH ALL EXTERIOR SILL PLATES, OR OTHER APPROVED SILL SEALER.

7.4 PROVIDE APPROVED CORROSION RESISTANT FLASHING AT THE INTERSECTIONS OF MASONRY AND WOOD FRAME CONSTRUCTION OVER PROJECTING WOOD TRIM. WHERE DECKS, PORCHES, ETC., ARE ATTACHED TO WOOD FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS, AT CHIMNEY AND ROOF INTERSECTIONS, IN ROOF VALLEYS, AT ALL ROOF PENETRATIONS, AND AT WALL OPENINGS IF RECOMMENDED BY WINDOW AND DOOR MANUFACTURER.

7.5 UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, PROVIDE AND INSTALL THERMAL INSULATION AS SHOWN ON THE COVER SHEET. ALL INSULATION SHALL INCLUDE AN INTEGRAL VAPOR BARRIER POSITIONED ON THE WARM SIDE OF THE WALL / CEILING. EXPOSED INSULATION IN UNFINISHED SPACE SHALL HAVE A MIN. P5-25 FACING.

7.6 ROOFING, UNLESS OTHERWISE NOTED, ROOFING SHALL BE MIN. GLASS "C" FIBERGLASS BASED ASPHALT SHINGLES OVER #30 FELT. ATTACHED STRIP SHINGLES W/ MIN. OF 4 FASTENERS. EAVE FLASHING TO A POINT 24" INSIDE OF INTERIOR FACE OF WALL LINE MAY BE INSTALLED AT THE OWNER'S DISCRETION OR SPECIFIED ON THE COVER SHEET. USE DOUBLE UNDERLAYMENT FOR ROOF SLOPES LESS THAN 4/12 PITCH.

7.7 PROVIDE AND INSTALL CONTINUOUS STRUCTURAL WOOD PANEL SHEATHING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND MODEL CODE REQUIREMENTS.

7.8 PROVIDE SIDING MATERIAL AS SHOWN ON DIAGRAMS AND INSTALLED PER MANUFACTURERS INSTRUCTIONS. INSTALL OVER #15 FELT OR APPROVED WEATHER SENSITIVE MATERIALS, AIR INFILTRATION BARRIER OR MOISTURE RESISTANT SHEATHING.

7.9 GUTTERS SHALL BE .032" PREFINISHED ALUMINUM GUTTERS WITH .024" PREFINISHED ALUMINUM LEADERS. LEAD TO SPLASH BLOCKS OR AS REQUIRED BY THE LOCAL JURISDICTION. COORDINATE WITH SITE PLAN.

7.10 PROVIDE SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1/300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD BAFFLES IN EACH TRUSS / RAFTER BAY TO MAINTAIN FREE AIR FLOW. ALL REVERSE GABLES SHALL BE OPEN TO MAIN ROOF ATTIC TO ALLOW FREE AIR FLOW.

DOORS AND WINDOWS

8.1 THE CONTRACTOR SHALL VERIFY AND COORDINATE ROUGH OPENINGS FOR ALL DOOR AND WINDOWS PRIOR TO START OF CONSTRUCTION. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

8.2 EACH BEDROOM SPACE (UNLESS AMENDED OTHERWISE BY LOCAL JURISDICTIONS) SHALL HAVE AT LEAST ONE OPERABLE WINDOW PROVIDING 5.7 S.F. (5.4 S.F. AT GRADE CONDITIONS) OF NET CLEAR OPENING AS CERTIFIED BY THE MANUFACTURER, WITH A SILL HEIGHT OF NOT MORE THAN 44" A.F.F. OR OTHER CLEAR DIRECT MEANS OF EGRESS TO THE OUTSIDE. WINDOW WELLS, IF REQUIRED, SHALL BE MIN. 3' X 3'.

8.3 SAFTY (TEMPERED) GLAZING SHALL BE PROVIDED IN:
* GLASS DOORS AND SIDELIGHTS
* SHOWER AND TUB ENCLOSURES
* WINDOWS WITHIN 60" OF TUB OR SHOWER
* GLAZING ON STAIR LANDINGS
* FIXED PANELS GREATER THAN 9.0 S.F. WITHIN 18" A.F.F.
* GLAZING WITHIN 12" OF A STAIR RAILING
* GLAZING WITHIN 24" RADIUS OF CLOSED DOORS ON HINGE SIDE

8.4 IF APPLICABLE, PROVIDE SELF-CLOSING DOOR BETWEEN DWELLING AND GARAGE. DOOR SHALL BE 1 3/4" THICK SOLID WOOD OR INSULATED STEEL W/ 20" MIN. FIRE RATING.

FINISHES

9.1 DRYWALL: 1/2" TAPERED EDGE GYPSUM BOARD APPLIED, TAPED, AND FINISHED IN ACCORDANCE WITH GYPSUM ASSOCIATION GA-216 AND ASTM C-840.

9.2 5/8" GYPSUM BOARD IS TO BE USED TO COMPLETELY SEPARATE GARAGE FROM LIVING AREA, APPLIED ON GARAGE SIDE PER THE PLANS, OR IN A MANOR ACCEPTABLE TO LOCAL JURISDICTION.

9.3 IF APPLICABLE AND AS SHOWN ON THE DRAWINGS, PROVIDE FIRE RESISTANT RATED ASSEMBLIES AS DETAILED FOR PARTYWALLS OR OTHER RATED WALLS OR FLOORS. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TESTING AGENCY'S REQUIREMENTS.

9.4 UNDERSIDE AND WALLS OF ACCESSIBLE ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED W/ 1/2" GYPSUM BOARD.

9.5 WHEN CERAMIC TILE IS USED, CEMENT FIBER GYPSUM BOARD 1/2" THICK, OR APPROVED EQUAL, IS REQUIRED AT TUB AND SHOWER SURROUNDS TO A HEIGHT OF 36" ABOVE TUB OR SHOWER PAN. GLASS MESH CEMENT BOARD IS A PREFERRED ALTERNATE.

9.6 PAINT (INTERIOR) UNLESS DIRECTED OTHERWISE:
* CEILINGS: (1) COAT PRIMER, (1) COAT FLAT LATEX
* FINISH WALLS: (1) COAT PRIMER, (1) COAT FLAT LATEX
* FINISH TRIM: (1) COAT PRIMER, (1) COAT SEMI-GLOSS ENAMEL

9.7 PAINT (EXTERIOR) UNLESS DIRECTED OTHERWISE:
* PRIMER (1) COAT, EXTERIOR GRADE EXTERIOR LATEX ENAMEL

9.8 CERAMIC TILE WALLS SHALL BE GLAZED MOSAIC TILE OVER CEMENT FIBER GYPSUM BOARD OR GLASS MESH MORTAR UNITS. USE THIN SET ORGANIC ADHESIVE (ANSI A108.4) OVER GYPSUM BOARD AND DRY-SET LATEX PORTLAND MORTAR (ANSI A108.5) OVER CEMENT BOARD. FLOOR TILES SHALL BE GLAZED MOSAIC TILE OVER MINIMUM 5/8" PLYWOOD UNDERLAYMENT, SCREWED 12" O.C. TO SUB FLOOR OR AS RECOMMENDED BY MANUFACTURER. USE EPOXY MORTAR AND GROUP APPLICATION (ANSI A118.3). JOIST SPACING SHALL NOT EXCEED 19.2" O.C.

9.9 RESILIENT FLOORS SHALL BE SHEET VINYL RESILIENT FLOORING OVER 1/4" MIN. FIBERBOARD OR PLYWOOD UNDERLAYMENT OR AS DIRECTED BY THE OWNER.

SPECIALTIES

10.1 IF APPLICABLE, PREBUILT FIREPLACES SHALL BE U.L. APPROVED AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

10.2 TOILET AND BATH ACCESSORIES SHALL BE AS SPECIFIED BY THE OWNER.

10.3 MIRRORS: MIRROR QUALITY AND SIZE PER PLANS, OR AS SPECIFIED BY THE OWNER.

10.4 PROVIDE EITHER SHOWER RODS 80" A.F.F. OR TEMPERED OR SAFETY LAMINATE GLASS DOORS, AS SPECIFIED BY THE OWNER.

MECHANICAL

11.1 HVAC AND PLUMBING CONTRACTORS SHALL COORDINATE ALL OPENINGS IN JOISTS, TRUSSES, ETC., WITH GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK. ALL WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL MECHANICAL AND PLUMBING CODES.

11.2 PROVIDE ONE DAMPER REGISTER PER 900 S.F. OF UNFINISHED BASEMENT SPACE IF APPLICABLE.

11.3 PROVIDE EXHAUST FANS AT EACH BATH, AND VENT TO EXTERIOR OF DWELLING.

11.4 IF APPLICABLE AND REQUIRED BY THE GOVERNING LAWS, PROVIDE FIRE SUPPRESSION SYSTEMS IN ACCORDANCE WITH NFPA 13D. CONFIRM SUCH REQUIREMENTS WITH THE LOCAL JURISDICTION BEFORE PROCEEDING WITH ANY WORK.

11.5 ALL DUCTWORK THAT PENETRATES A RATED WALL OR FLOOR ASSEMBLY SHALL BE PROVIDED WITH FIRE DAMPERS.

11.6 ALL VENTS AND FLUES SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE TO ADJACENT WOOD FRAMING, GREATER IF SPECIFIED BY MANUFACTURER.

11.7 ANY PIPING PASSING UNDER FOOTINGS OR THROUGH A FOUNDATION WALL OR SLAB SHALL BE PROVIDED WITH A SLEEVE THAT IS TWO PIPE SIZES LARGER THAN THE SUBJECT PIPE.

11.8 PROVIDE OVERFLOW PANS AND DRAINS FOR WASHER AND/OR WATER HEATER WHEN LOCATED ON A WOOD FLOOR SYSTEM.

11.9 PROVIDE HOSE BIBS (FREEZE PROOF OR WITH SHUT OFFS) AT FRONT AND REAR OF DWELLINGS, OR AS SHOWN ON THE DRAWINGS.

11.10 PROVIDE 1 1/2" CONDENSATE LINE FROM WATER HEATER AND AIR HANDLER TO POSITIVE OUTFALL OR TO SUMP PUMP IF PROVIDED OR AS DIRECTED BY LOCAL JURISDITON.

ELECTRICAL

12.1 WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY, AND TO ALL APPLICABLE LOCAL REGULATIONS, FIXTURES AND APPLIANCES, AS NOTED ON THE DRAWINGS.

12.2 ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

12.3 PROVIDE G.F.I. RECEPTACLES AT ALL WET LOCATIONS AND IN ACCORDANCE WITH N.E.C. REQUIREMENTS.

12.4 ALL BRANCH CIRCUITS NOT COVERED BY G.F.I. RECEPTILES SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS PER N.E.C.

12.5 ALL RECEPTACLES AT KITCHEN COUNTERS, VANITIES AND REFRIGERATOR TO BE 42" A.F.F. ALL OTHERS TO BE 18" A.F.F. SWITCHES SHALL BE 48" MAX. A.F.F.

12.6 PROVIDE HARDWIRED SMOKE DETECTORS IN EACH SLEEPING ROOM AND AT EACH FLOOR LEVEL WITHIN 10' OF EACH SLEEPING AREA, NOT CLOSER THAN 4' FROM RETURN AIR INLETS. ALL DETECTORS SHALL BE INTERCONNECTED TO SOUND SIMULTANEOUSLY.

12.7 PROVIDE CARBON MONOXIDE DETECTORS WITHIN 10' OF EACH SLEEPING ROOM. CARBON MONOXIDE DETECTORAS ARE NOT REQUIRED TO BE INTERCONNECTED.

12.8 IF REQUIRED BY THE LOCAL JURISDICTION, PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE RADON EXTRACTION FAN (W/ SWITCH), LOCATED IN ATTIC SPACE.

12.9 ALL PERMANENT APPLIANCES SHALL BE PROVIDED WITH BRANCH CIRCUIT OVER CURRENT DISCONNECTION. FOR APPLIANCES RATED OVER 300 VOLT-AMPS, OR 1/8 h/p. DISCONNECT SHALL BE WITHIN LINE OF SIGHT.

12.10 PROGRAMMABLE THERMOSTAT WITH SETBACK CAPABILITY REQUIRED.

12.11 A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL BE HIGH EFFICACY.



DATE	CHANGE

DRAWN BY:	F. LOLLI
DATE:	12/16/15
PROJECT NO.	003189

JIM RYAN JR.

BALLY O' RICHARDSON	DRAWING TITLE NOTE SHEET
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SHEET No.	N-2
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GENERAL

1. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER BEFORE PROCEEDING WITH FABRICATION OF STAIRS, ROOF, AND FLOOR TRUSSES.
2. DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION. WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, SPECS, OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION. LARGER SCALE DRAWINGS AND WRITTEN SPECIFICATIONS HAVE PRECEDENCE.
3. IN THE EVENT THAT CERTAIN DETAILS OR FEATURES ARE NOT FULLY SHOWN, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
4. ALL PRODUCTS AND MATERIALS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS. IF A CONFLICT EXISTS BETWEEN THE DRAWINGS AND THE MANUFACTURERS INSTRUCTIONS, CONTACT THE ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY THAT ALL MATERIALS INSTALLED COMPLY WITH APPLICABLE CODES AND REGULATIONS.
5. PROVIDE 22 1/2" X 30" ATTIC ACCESS WITH SWITCHED LIGHT, UNLESS OTHERWISE NOTED.
6. PROVIDE HANDRAILS 34" TO 38" ABOVE NOSES ON ALL STAIRS WITH 2 OR MORE RISERS. RETURN RAILS TO WALL OR NEWEL. REQUIRED HANDRAILS SHALL BE CONTINUOUS FOR THE LENGTH OF THE STAIRS. HANDRAILS MAY BE INTERRUPTED BY A NEWEL AT A TURN. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC., 30" OR MORE ABOVE GRADE OR FLOOR BELOW. GUARDS SHALL BE A MINIMUM OF 36" HIGH (UNLESS NOTED OTHERWISE) AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE. HANDRAILS SHALL HAVE A MAXIMUM 2 1/4" GRIP CROSS SECTION.
7. PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEADS, CHASES, AND MINIMUM HEIGHT FOR WALLS OVER 9' TALL. IF OPEN WEB FLOOR TRUSSES ARE USED, PROVIDE DRAFT STOPPERS NOT TO EXCEED 500 S.F. UNLESS DWELLINGS ARE FULLY SPRINKLERED.
8. PROVIDE A MINIMUM OF 6'-9" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7 3/4" AND TREADS SHALL BE AT LEAST 11" , UNLESS LOCAL CODES REQUIRE OTHERWISE.
9. THE CONTRACTOR SHALL SEAL ALL PENETRATIONS AND OPENINGS IN FLOORS AND WALLS TO MINIMIZE THE TRANSFER OF DRAFTS AND MOISTURE. SHEATHING PENETRATIONS SHALL BE PATCHED AND REPAIRED TO MANUFACTURERS SPECIFICATIONS.
10. SLOPE ALL CONCRETE STOOPS, PORCHES, WALKS, AND GARAGE SLABS 1/8" PER 12" TO DRAIN, OR AS NOTED ON PLANS.
11. ALL DESIGNS FOR MANUFACTURED FLOOR JOIST, RAFTERS, AND TRUSSES SHALL BE CERTIFIED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS SHOP DRAWINGS AND RECOMMENDATIONS.
12. CHIMNEYS SHALL EXTEND A MINIMUM OF 2' ABOVE ANY ROOF STRUCTURE WITHIN 10', BUT NOT LESS THAN 3' AT POINT OF ROOF PENETRATION.
13. FLOOR JOISTS / TRUSSES AND ROOF TRUSSES SHALL ALIGN WITH BEARING STUDS +/- 1".
14. PRIVATE GARAGES SHALL BE SEPARATED FROM ADJACENT DWELLING AND ATTIC WITH A MINIMUM 5/8" GYPSUM BOARD ON GARAGE SIDE AND 20 MINUTE SELF-CLOSING DOOR. WHEN BENEATH LIVING SPACE, INSTALL 5/8" RATED GYPSUM BOARD ON CEILING AND ALL SUPPORTING STRUCTURES.

SITE WORK

- 2.1 EXCAVATION SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON UNUSABLE MATERIAL (PROVIDING LESS THAN 1500 P.S.F. CAPACITY).
- 2.2 SOIL BEARING CAPACITY SHALL BE VERIFIED BY THE CONTRACTOR.
- 2.3 BACKFILL SHALL ONLY BE CLEAN EARTH CONTAINING NO ORGANIC MATTER, GRADED WITH POSITIVE SLOPE. FILL BENEATH STRUCTURE SHALL BE COMPACTED TO 90% DENSITY AS PER ASTM D1557 METHOD D.
- 2.4 PROVIDE 4" MINIMUM CONTINUOUS DRAIN TILE AROUND PERIMETER OF BASEMENT FOUNDATION. OPTIONAL INTERIOR DRAIN TILE MAY BE INSTALLED AT THE BUILDERS DISCRETION.
- 2.5 PROVIDE PASSIVE UNDER SLAB RADON VENTING WHEN REQUIRED BY LOCAL CODES IN ACCORDANCE WITH APPENDIX F OF THE I.R.C. CODES. RADON VENT PIPE TO BE MIN. 3" DIA. VERTICAL AND EXTEND THRU ROOF. PIPE ELBOWS TO BE NOT LESS THAN 45 DEG.
- 2.6 CONCRETE MASONRY UNITS SHALL BE MANUFACTURED TO MEET ASTM C-90, GRADE A SOLID BLOCK OR ASTM C-145, GRADE B STANDARDS AND BE 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSION STRENGTH OF BLOCK TO BE 2000 P.S.I.
- 2.4 PARGING OVER C.M.U. WALLS TO BE NOT LESS THAN 3/8" PORTLAND CEMENT PARGING FROM FOOTING TO FINISHED GRADE.

CONCRETE

- 3.1 CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE STANDARDS: ACI-318-10, AND ACI-332-14.
- 3.2 CONCRETE FOOTINGS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 P.S.I. (UNLESS OTHERWISE NOTED).
- 3.3 ALL INTERIOR CONCRETE SLABS EXCEPT GARAGES SHALL HAVE A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 2500 P.S.I.
- 3.4 EXTERIOR CONCRETE AND GARAGE SLABS SHALL BE 5% TO 7% AIR ENTRAINED AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 P.S.I.
- 3.5 ALL CONCRETE SLABS SHALL BE MIN. 4" CONCRETE WITH EITHER 6" X 6" #10 WWM. OR APPROVED FIBER MESH ON 6 MIL POLYETHYLENE VAPOR BARRIER ON 4" MIN. GRAVEL BASE. SLAB INSULATION TO BE R-10 MIN. 2'-0" HORIZONTAL. LAP EDGES OF VAPOR BARRIER MIN 6". MESH EDGES SHALL OVERLAP MIN 12" TO ADJACENT PEICES.
- 3.6 ALL INTERIOR CONCRETE SLABS 30' OR MORE IN ANY DIMENSION SHALL HAVE CONTROL JOINTS LOCATED PER CONTROL JOINT DRAWINGS. PROVIDE 1/2" EXPANSION MATERIAL AT ALL COLD POUR JOINTS.
- 3.7 FOUNDATION WALLS SHALL HAVE A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 3500 P.S.I.
- 3.8 WALL REINFORCING STEEL SHALL MEET ASTM A-615/A, 615M-12, MESH 6 X 6 - 1.4 / 1.4 WWM.ASTM A-641/A, 641M-09a. REINFORCING IN FOOTINGS IS REQUIRED WHERE VARIATIONS IN SOIL CONDITIONS MAY EXIST OR AS NOTED ON SHEET AD-1.
- 3.9 THE BOTTOM OF ANY FOOTINGS SHALL BE PLACED AT MINIMUM FROST DEPTH AS REQUIRED BY LOCAL CODES. CONTRACTOR SHALL VERIFY REQUIRED DEPTH.
- 3.10 POURED WALL VERTICAL REINFORECING WHEN REQUIRED SHALL BE PLACED A MINIMUM OF 5' FROM SOIL FACE.

VERTICAL MASONRY

- 4.1 ALL MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ACI-530-13.
- 4.2 THE MAXIMUM VERTICAL DISTANCE OF UNBALANCED FILL MEASURED FROM THE TOP OF THE FLOOR SLAB TO THE OUTSIDE FINISHED GRADE SHALL NOT EXCEED THE FOLLOWING: HEIGHTS ARE FOR UNREINFORCED WALLS AND WHERE BACKFILL SOIL PROVIDES MEDIUM TO POOR DRAINAGE.

TYPE OF WALL	HEIGHT OF FILL
8" C.M.U. (HOLLOW)	4'-0"
12" C.M.U. (HOLLOW)	5'-0"
12" C.M.U. (SOLID)	6'-0"

HEIGHTS MAY BE INCREASED WITH THE APPROVAL OF THE LOCAL JURISDICTION, OF REINFORCING.
- 4.3 CONCRETE MASONRY UNITS SHALL BE MANUFACTURED TO MEET ASTM C-90, GRADE A SOLID BLOCK OR ASTM C-145, GRADE B STANDARDS AND BE 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSION STRENGTH OF BLOCK TO BE 2000 P.S.I.
- 4.4 PARGING OVER C.M.U. WALLS TO BE NOT LESS THAN 3/8" PORTLAND CEMENT PARGING FROM FOOTING TO FINISHED GRADE.

- 4.5 EXTREME CARE AND PROPER MEASURES SHALL BE USED WHILE INSTALLING BACKFILL SO AS NOT TO DAMAGE, BULGE, OR TIP WALL. SHORING, BRACING, ETC., SHALL BE EMPLOYED UNTIL THE FULL DEAD LOAD OF THE BUILDING IS ON THE WALLS.
- 4.6 MASONRY LINTELS: PROVIDE LIGHT WEIGHT PRE-CAST LINTELS FOR ALL OPENINGS AND RECESSES IN C.M.U. WALLS. PROVIDE (1) 4 X 8 LINTEL FOR EACH 4" OF WALL THICKNESS. REINFORCE EACH LINTEL WITH 2 #4 BARS AT TOP AND BOTTOM AND WITH #2 TIES SPACED 9" O.C. UNLESS OTHERWISE NOTED. PRE-CAST LINTEL TO HAVE MINIMUM 8" BEARING AT EACH END. SUCH LINTELS SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.
- 4.7 USE TYPE "M" MORTAR FOR MASONRY IN CONTACT WITH EARTH.
- 4.8 USE TYPE "S" MORTAR FOR EXTERIOR ABOVE GRADE LOAD BEARING AND NON-LOAD BEARING WALLS, AND FOR OTHER APPLICATIONS WHERE ANOTHER TYPE IS NOT INDICATED.
- 4.9 MASONRY VENEER SHALL BE INSTALLED OVER A MOISTURE BARRIER OR APPROVED WATER REPELLENT SHEATHING. THROUGH-WALL FLASHING AND KEEPS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER MAY POTENTIALLY ENTER THE BUILDING ENVELOPE.
- 4.10 MASONRY VENEER SHALL BEAR ON MINIMUM 4" LEDGE W/ TIES TO BACK-UP AT 24" O.C. HORIZ. AND 16" O.C. VERT. VENEER SHOULD NOT EXCEED 30" ABOVE TOP OF FOUNDATION, EXCEPT GABLE ENDS MAY BE 38" MAXIMUM.
- 4.11 IF BRICK LEDGES ARE RECESSED INTO FOUNDATION WALLS THE RESULTING STEM WALL SHALL BE A MINIMUM 8" THICK FOR C.M.U. WALLS AND 6" FOR POURED IN PLACE WALLS.
- 4.12 PROVIDE WEEP HOLES ABOVE ALL FLASHING AT A MAXIMUM OF 33" O.C. MAINTAIN A MINIMUM OF 1" AIR SPACE BETWEEN VENEER AND SHEATHING.
- 4.13 ONLY IF APPLICABLE AND SHOWN ON THE DRAWINGS, FOR ATTACHED DWELLINGS, MASONRY FIREWALLS SHALL BE CONSTRUCTED OF CLASSIFICATION D-2, 8" C.M.U. IN ACCORDANCE WITH UL-U905 TO PROVIDE 2 HOUR SEPARATION FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.
- 4.14 BEAMS OR HEADERS BEARING ON MASONRY FIREWALLS SHALL HAVE A MINIMUM 4" MASONRY SEPARATION FROM ADJACENT DWELLING, AND SHALL BE FIRE CUT.

METALS

- 5.1 ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36.
- 5.2 STRAP ANCHORS OR ANCHOR BOLTS SHALL BE BUILDING INSPECTOR APPROVED. MINIMUM (2) 1/2" DIA. BOLTS PER SECTION OR PLATING 12" FROM EACH END WITH INTERMEDIATE BOLTS AT 4'-0" O.C. MAXIMUM. STRAP SPACING NOT TO EXCEED 3'-2" O.C.
- 5.3 METAL JOIST HANGERS SHALL BE USED AT ALL FLUSH CONNECTIONS TO SUPPORT THE FULL CAPACITY OF THE JOIST OR BEAM. CONNECTORS USED FOR P.T. LUMBER SHALL BE CORROSION RESISTANT AS APPROVED BY THE MANUFACTURE.
- 5.4 NAILING SCHEDULE: USE NUMBER AND TYPE FOR EACH APPLICATION AS CALLED FOR IN THE CURRENT MODEL CODE OR MANUFACTURER'S RECOMMENDED STANDARDS.
- 5.5 VENEER TIES SHALL BE 1" WIDE, 22GA, GALVANIZED STEEL INSTALLED 16" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY.
- 5.6 PROVIDE STEEL LINTELS FOR ALL OPENINGS AND RECESSES IN BRICK OR BRICK FACED MASONRY WALL SO IF NOT SPECIFICALLY DETAILED PROVIDE (1) STEEL ANGLE FOR EACH 4" OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM 6" BEARING AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2" UNLESS OTHERWISE SHOWN.
- 5.7 LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):

L-1	3 1/2" X 3 1/2" X 5/16"	STEEL ANGLE UP TO 3' OPG.
L-2	4" X 3 1/2" X 5/16"	STEEL ANGLE 3' TO 5' OPG.
L-3	5" X 3 1/2" X 3/8"	STEEL ANGLE 5' TO 6'-6" OPG.
L-4	6" X 3 1/2" X 1/2"	STEEL ANGLE UP TO 9' OPG.

- 5.8 LINTELS SHOWN SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.
- 5.9 ALL STEEL ANGLES IN MASONRY WALLS SHALL BE FLASHED AND PAINTED.
- 5.10 PAINT ALL EXTERIOR FERROUS OR GALVANIZED METALS EXCEPT COMPLETELY PRE-FINISHED FACTORY ITEMS.
- 5.11 ADJUSTABLE STEEL COLUMNS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH CURRENT MODEL CODE STANDARDS IN O.D. SIZES SPECIFIED.
- 5.12 WOOD PLATE ATTACHMENT TO STEEL BEAMS SHALL BE WITH 1/2" DIA. BOLTS AT 24" STAGGERED O.C.

WOOD

- 6.1 ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE "CONSTRUCTION MANUAL" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- 6.2 PRESSURE TREATED LUMBER SHALL CONFORM WITH ANPA-UI # M4. PRESERVATIVES SHALL CONFORM TO ANPA-P1 / P13, P2, P5, P8, OR P9.
- 6.3 JOISTS AND GIRDERS: SEE PLANS FOR SIZE, SPACING AND MINIMUM GRADE AND SPECIES. HEM FIR AND SPRUCE-PINE-FIR (SPF) SHALL BE NORTHERN SPECIES ONLY. MAX MOISTURE CONTENT SHALL NOT EXCEED 19%.
- 6.4 PROVIDE DOUBLE SOLID JOISTS UNDER ALL PARALLEL PARTITIONS OVER 12'-0" IN LENGTH UNLESS MANUFACTURER'S SHOP DRAWINGS SHOW OTHERWISE.
- 6.5 WHEN ENGINEERED BEAMS ARE SPECIFIED ON THE DRAWINGS AS LVL OR PSJ, THEY ARE INTERCHANGEABLE. (MIN. F/b = 2600 PSI) NO OTHER SUBSTITUTIONS ARE TO BE MADE WITHOUT ARCHITECTS APPROVAL. ALL SUCH BEAMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S WRITTEN INSTRUCTIONS.
- 6.6 BEARING WALL STUDS SHALL BE MINIMUM SPF STUD GRADE, KD OR BETTER.
- 6.7 EXTERIOR WALLS, UP TO 10' SUPPORTING (1) FLOOR & ROOF MAY BE 2X6 @ 16" O.C. SUPPORTING (2) FLOORS AND ROOF SHALL BE 2X6 @ 16" O.C.
- 6.8 INTERIOR NON-BEARING WALLS MAY BE SPF #3 2X4 STUDS, 24" O.C.
- 6.9 LATERAL WALL BRACING SHALL BE PROVIDED BY CONTINUOUS, APPROVED STRUCTURAL SHEATHING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECS. ALTERNATE WALL BRACING MUST COMPLY W/ SECTION 60210 OF THE IRC.
- 6.10 RAFTERS - SEE PLANS FOR SIZE, SPACING, MINIMUM GRADE AND SPECIES.
- 6.11 DESIGN, FABRICATION AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH ANSI TPI-2002. HANDLING, INSTALLATION AND BRACING SHALL BE IN ACCORDANCE WITH BCSI-1-03. STRUCTURAL DESIGN SHALL BE BY A REGISTERED PROFESSIONAL ENGINEER.
- 6.12 BRACING OF WOOD TRUSSES TO BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE, INC. PUBLICATION: BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS - BCSI-1-03. INSTALL MIN. OF (2) 2X4 DIAGONAL BRACES AT APPROX. 45 DEGREES, FROM BOTTOM CHORD TO RIDGE IN EACH ROOF SECTION.
- 6.13 ALL O.S.B. USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THAT TYPE, GRADE AND SPECIES OF WOOD, AND SHALL BE IDENTIFIED BY AN APPROVED TESTING AGENCY.



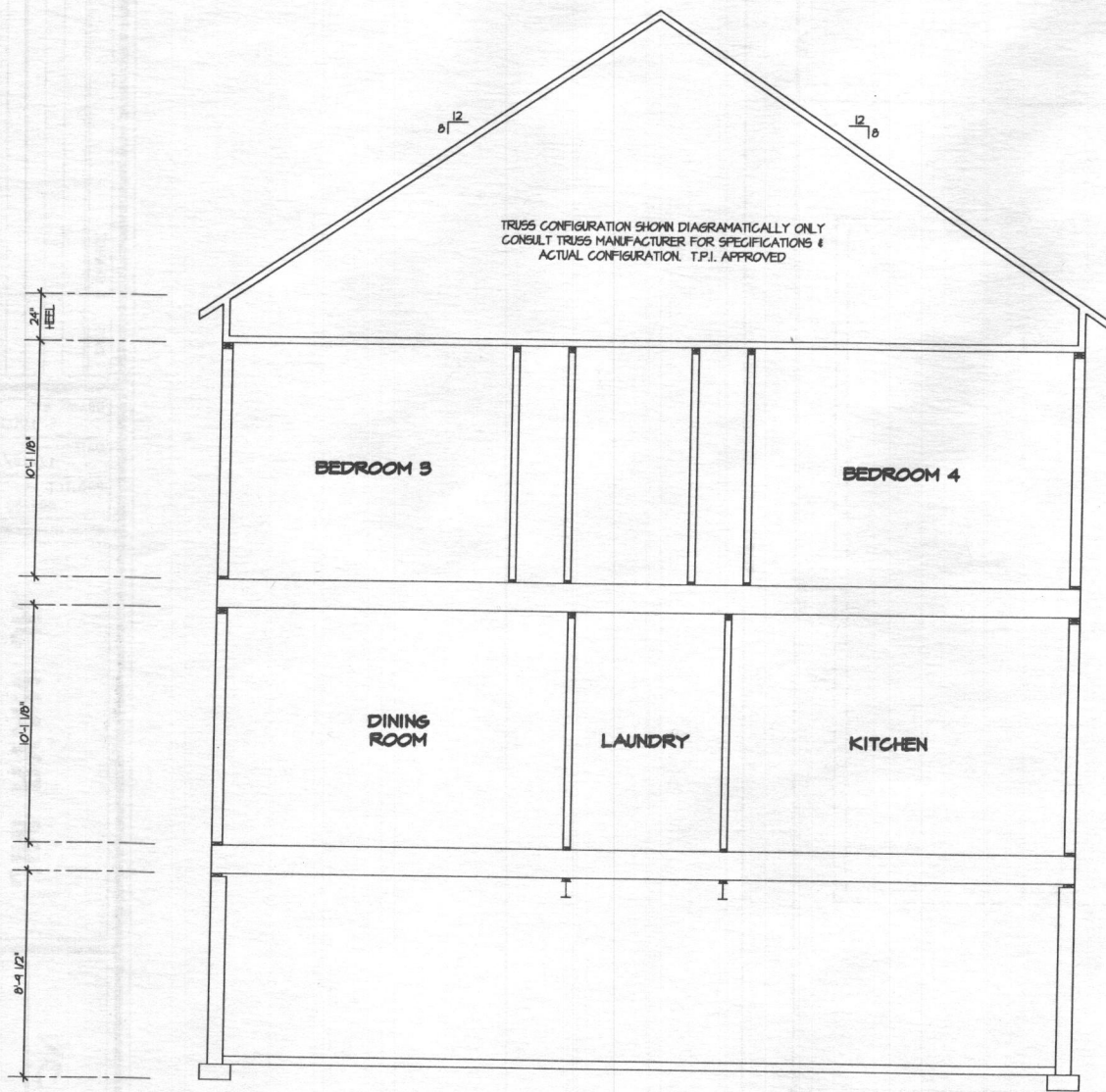
DATE	CHANGE

DRAWN BY:	F. LOLLI
DATE:	12/16/15
PROJECT NO.	003189

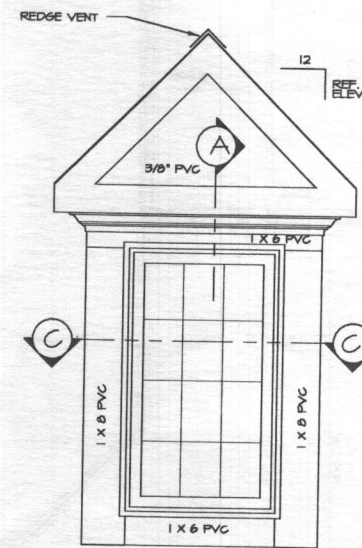
JIM RYAN JR.

BALLY
O' RICHARDSON

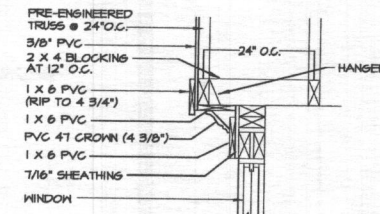
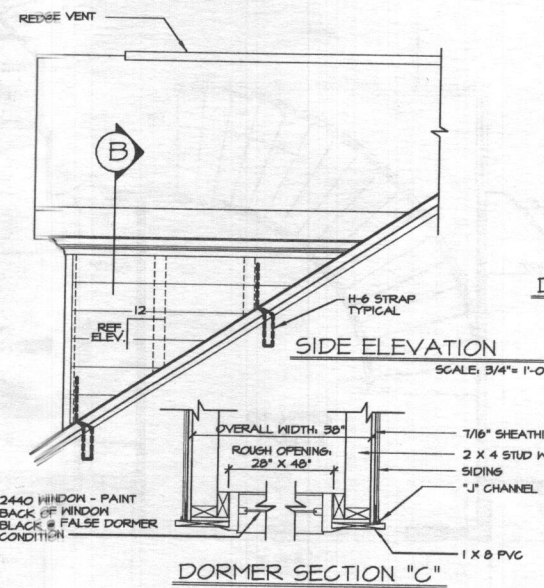
DRAWING TITLE
NOTE SHEET



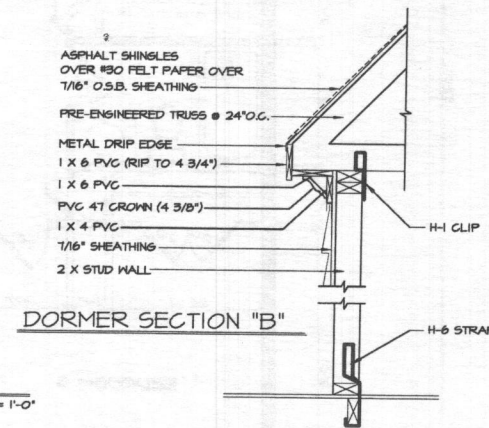
BUILDING SECTION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

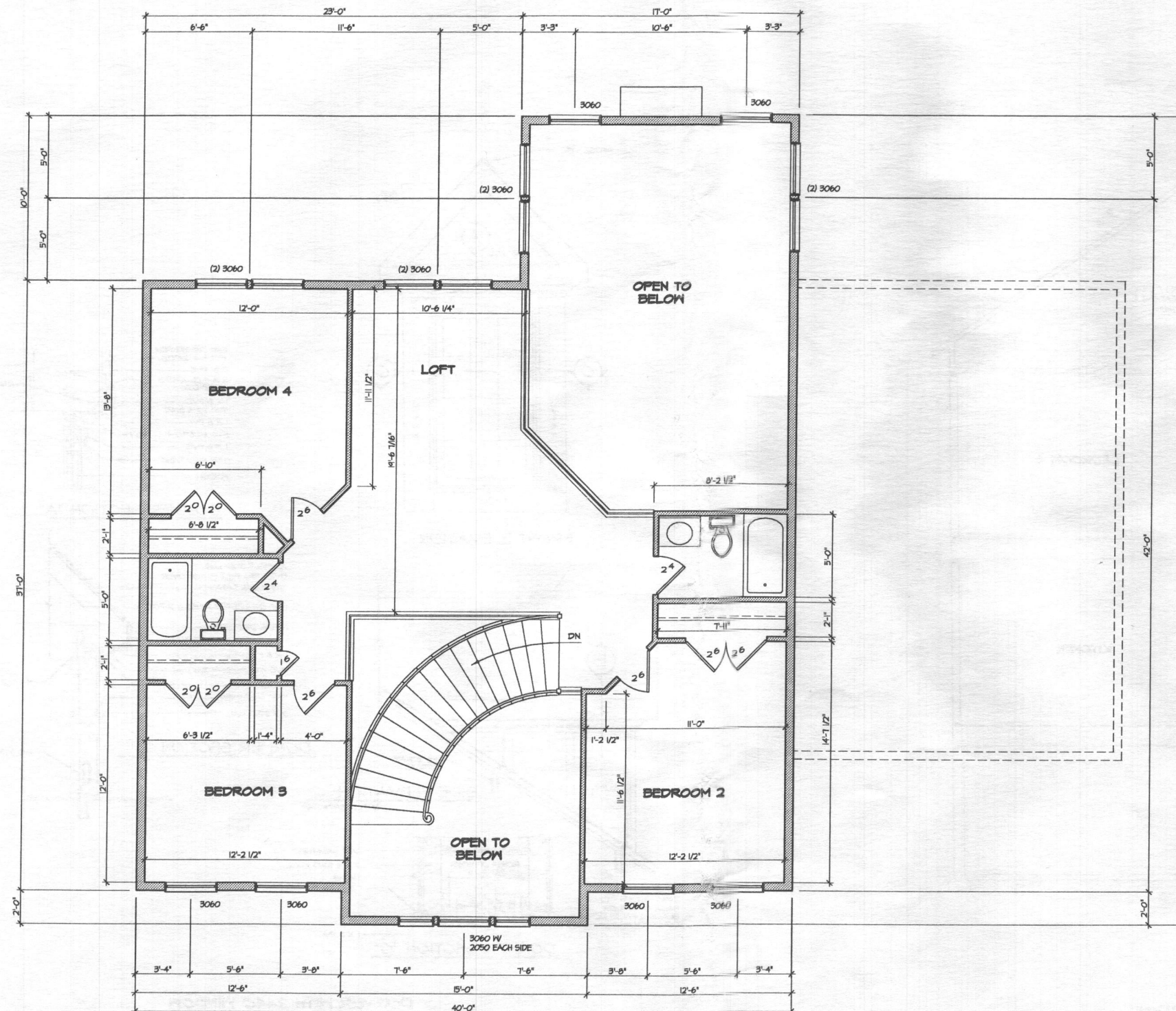


DORMER SECTION "A"



DORMER SECTION "B"

DORMER WITH 2440 WINDOW



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
1022 SQ. FT.

NOTES:

DIMENSIONS ARE FROM OUTSIDE FACE OF STUD.

INTERIOR PARTITIONS ARE SHOWN AS 3 1/2" (2"x4" WD. STUDS)
EXTERIOR WALLS ARE SHOWN AS 6" (2"x6" STUDS @ 16" O.C. PLUS 1/2" SHEATHING) UNLESS NOTED OTHERWISE.

ALL INTERIOR FRAMED OPENINGS TO BE SAME HEIGHT AS WINDOW HEADS: (UNLESS OTHERWISE NOTED)
6'-11 3/8" WITH 8'-0" CEILING
7'-11 3/8" WITH 9'-0" CEILING

SIZING/SPACING OF ALL PRE-ENGINEERED WOOD FRAMING PRODUCTS (MICROLAMS, PARALLAMS, AND FLOOR/ROOF TRUSSES) TO BE ENGINEERED/VERIFY BY THE MANUFACTURER.

ALL WOOD FRAMING SHALL BE S.P.F. #2 OR BETTER.
ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

BALLY
O' RICHARDSON
DRAWING TITLE
SECOND FLOOR PLAN

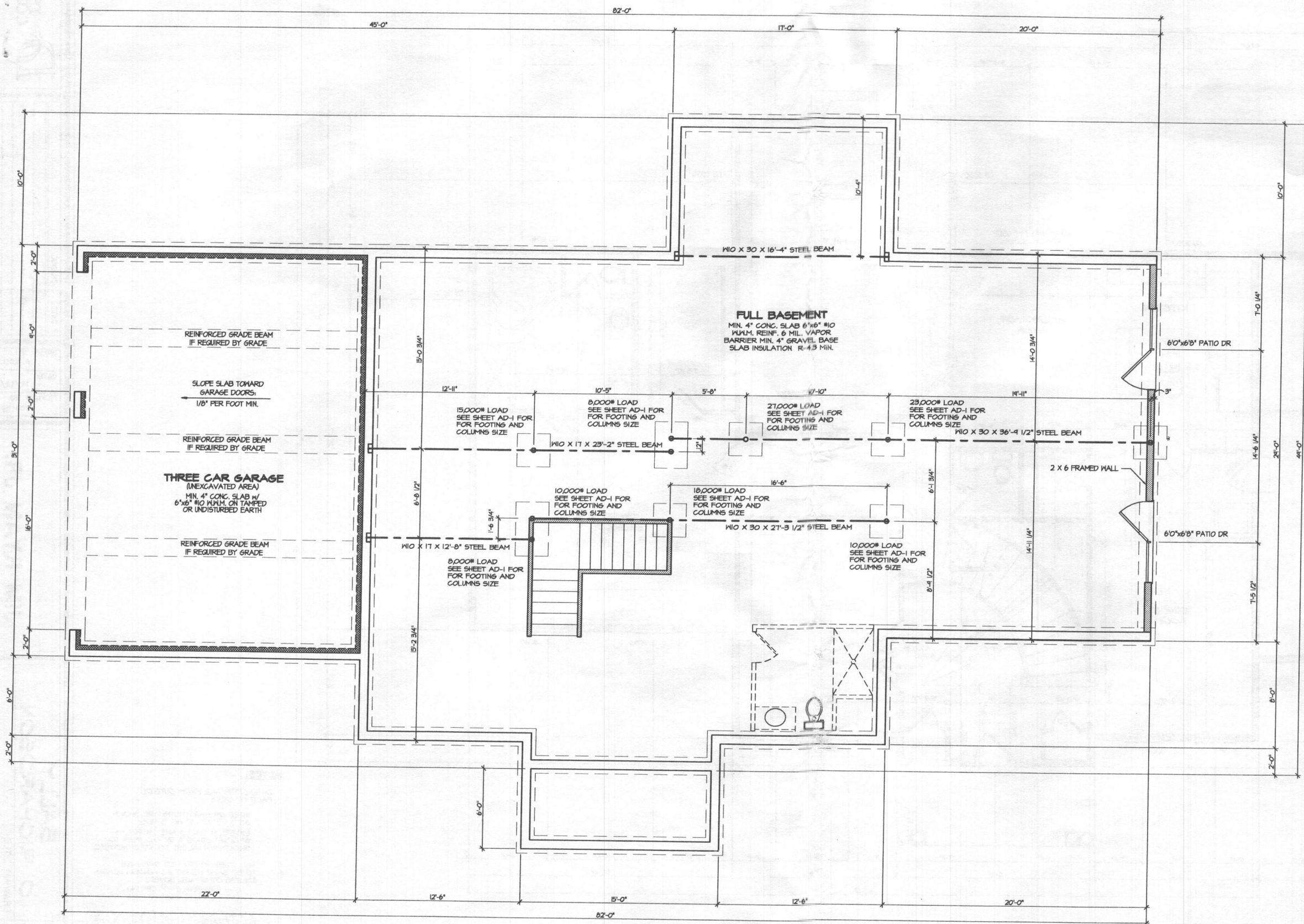
SHEET No.

A4.1

JIM RYAN JR.

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DATE:
12/16/15
PROJECT NO.
003189

DATE
CHANGE



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

DATE	CHANGE

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DATE: 12/16/15
PROJECT NO.
003189

JIM RYAN JR.

BALLY RICHARDSON
DRAWING TITLE
FOUNDATION PLAN

SHEET No.
A2.1



1 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

24'
10'-1 1/8"
10'-1 1/8"
21'-4 1/8"



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

RECEIVED

SEP 14 2017

HOWARD COUNTY HEALTH DEPT.
BUREAU OF ENVIRONMENTAL HEALTH



DATE	CHANGE

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003189

JIM RYAN JR.

BALLY
O' RICHARDSON
DRAWING TITLE
REAR ELEVATION

SHEET No.
A1.2

HEALTH DEPT

BI7003339

HSE. PLANS

"Health Dept"

Charles Dorsey
PROP.

GP-17-079

13571 Triadelphia
Mill Rd.

2'-4"
10'-1 1/8"
10'-1 1/8"
8'-4 1/2"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN
CONCEPTS
www.FRANKLOLLI.COM

DATE CHANGE

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F. LOLL
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12/16/15
PROJECT NO.
003189

JIM RYAN JR.

BALLY
O' RICHARDSON
DRAWING TITLE
FRONT ELEVATION

SHEET No.

A1.1