

MASONRY

- Maximum vertical distance of unbalanced fill measured from the top of the lower level slab to outside finished grade shall not exceed the following, for unreinforced walls where unstable soil or ground water conditions do not exist.

Type of Wall	Height of Fill
8" C.M.U.	4'-0"
12" C.M.U. (hollow)	6'-0"
12" C.M.U. (solid)	7'-0"
8" Poured Concrete	7'-0"
10" Poured Concrete	8'-0"

- Masonry veneer shall be installed over 15# felt or approved water repellant sheathing. Through-wall flashing and weeps shall be provided at any location where interior space projects beyond the face of the veneer, i.e. bay windows, Off-set chlmneys, etc..

- Masonry veneer shall be attached 16" o.c. each way and anchored in accordance with the local code requirements.

- Walls over 7'-0" or on unstable soil shall be engineered and certified by a registered professional engineer.

- Concrete masonry units shall 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 1500 psi.

- Parging over CMU walls to be not less than 3/8" Portland cement parging from footing to finished grade. Parging and poured concrete walls shall be covered with a coat of approved bituminous material applied at the recommended rate below grade.

- MASONARY LINTELS: Provide lightweight pre-cast lintels for all openings and recesses in CMU walls. Provide (1) 4x8 lintel for each 4" of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and with #2 ties spaced 9" O.C., unless noted otherwise. Precast lintel to have minimum 8" bearing at each end. Such lintels shall not support any superimposed loads.

- Use Type "M" mortar for masonry below grade in contact with earth.

- Use Type "N" mortar for exterior above-grade load bearing and non-load bearing walls, and for other applications where another type is not indicated.

CONCRETE

- Concrete works shall conform to American Concrete Institute Standard 318-83

- Bottom of all footings shall be located a minimum of 30", (or as per local code) below finished grade. Steps or depth of footing / foundation may vary according to local site or frost conditions.

- All interior concrete slabs will be reinforced 6"x6"xW2.0xW2.0 WWF or control joints. Monolithic turned down slabs for townhouses shall have a control joint between units.

- Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.

- Foundation walls of habitable rooms located below grade will be dampproofed or water proofed using materials/methods approved by local building jurisdiction.

- All work shall comply to local code.

Type of Concrete Construction	Minimum Specified Compressive Strength
- Footings	3500 PSI
- Interior Basement Slabs	3500 PSI
- Foundation Walls	3500 PSI
- Garage and Exterior Slabs	3500 PSI
- Rat Slabs	2500 PSI

(or as per local code)

- REINFORCING BARS: ASTM A-615 and A-305, MESH: ASTM A-185.

- All Interior slabs of 30 FEET or more in any dimension shall have WWF and Control Joints.

- Vapor barrier under all slabs EXCEPT garages: 7 MIL Polyethylene, Lap all edges 6", Lay over 4" Gravel bed.

- Exterior Concrete Slabs: 5% to 7% Air Entrained

WOOD

- Wall bracing shall be installed as per local code.

- All roof trusses and floor systems shall be braced and installed per manufacturer's specifications and as per local code. See manufacturer's plans for exact layout and construction.

- All trusses are to be stamped and certified by a registered engineer and meet TPI manufacturers minimum requirement.

- See drawings for plywood.

- Tongue and groove floor decking glued and nailed (8d nails) on floor joists at 6" o.c. and 4" edge spacing maximum to meet the American Plywood Association Sturd-I-Floor system.

- Tongue and groove floor decking glued nailed (8d nails) on pre-engineered floor joists at 6" o.c. and 4" edge spacing maximum to meet the American Plywood Association Sturd-I-Floor system.

- Fire-stopping shall be provided to cut-off concealed draft openings and to form an effective fire barrier between stories as per local code.

- All LVL's will be microlams will be manu. by Trus Joist McMillian (or equiv)

- Structural sawn lumber shall be SPF #1 or #2

- All exterior walls are 2x6 stud #16" centers, minimum SPF stud grade unless otherwise noted.

- All interior walls are 2x4 stud #16" centers, minimum SPF stud grade unless otherwise noted.

- All opening headers to be 3-2x10's w/ 3/4" plywood filler bearing on min. 2-2x6's studs, unless noted otherwise

- Joist hangers to be installed as required.

- All wood less than 8" from grade shall be pressure treated. All sole plates on slabs shall be pressure treated.

- Provide bearing at all structural members as required by local code.

- All materials shall be installed per manufacturer's specifications and as per applicable building codes.

- All multiple beam members will be glued together with liquid nails and screwed using 3" Deck Mate screw at 16" o.c. staggered 2" from the top and bottom of the depth of the beam.

- All work shall comply to local code.

METAL

- Strap anchors or anchor bolts shall be local code and building inspector approved: Minimum 2 straps/bolts per section of plating 12" Max. from each end and with intermediate strap/bolts at 6'-0" o.c. maximum. (or as per local code)

- Galvanized metal brick veneer ties shall be installed 16" o.c. each way.

- All steel shall conform to ASTM Specs for A-36 Steel.

- Metal joist hangers (Standard wood ledger) Shall be used where required at joist without direct bearing and be min.18 GA. galvanized steel. Use all nails specified by the manufacturer.

- Steel lintels for all opening and recesses in brick or Brick Faced Masonry wall not specifically detailed: Provide (1) steel angle for each 4" of wall thickness. Steel angles to have minimum 6"baering at each end. Horizontal leg shall be 3 1/2, unless noted otherwise.

- LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):

LOOSE LINTELS (STEEL AND PRECAST)

1. Provide loose lintels over penetrations in new masonry walls (and new penetrations in existing masonry walls) at doors, windows, mechanical and electrical services and equipment, etc...u.n.o.

2. Provide a steel angle for each 4" of masonry thickness bearing 6" minium on a full mortar bed as follows:

OPENINGS UP TO 3'	L3-1/2x3-1/2x5/16
OPENINGS >3' TO 5'	L4x3-1/2x5/16, (LLV)
OPENINGS >5' TO 8'	L6x3-1/2x5/16, (LLV)

3. Where required for architectural reasons, or as noted, provide precast concrete lintels bearing 8" min. on a full mortar bed as follows.

4" WALLS (8' max open.)	4"x8", Reinforced W/ 1#3 top & 1#5 bottom
6" WALLS (8' max open.)	6"x8", Reinforced W/ 1#3 top & 1#5 bottom
8" WALLS (8' max open.)	8"x8", Reinforced W/ 2#3 top & 2#5 bottom

4. When walls are present that are thicker than 8" use a combination of 4", 6" and 8" precast concrete lintels.

- Lintels shown shall not support any superimposed loads.

- All steel angles in masonry walls are to be flashed and painted.

- Paint all exterior ferrous or galvanized metals EXCEPT completely pre-finished factory items.

- All work shall comply to local code.

SITEWORK

- GENERAL: These drawings do not cover sitework, grading or landscaping

- Building foundations have been designed based on an assumed soil bearing capacity of 1500 PSF. Additional engineering is required if soil bearing capacity is less than 1500 PSF.

- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1 1/2" dia. bleeder pipes through mid line of footing at max 8" o.c. Typically, drains shall lead to sump pits or to possilve daylight discharge points.

- Slope all stoops, porches, walks and exterior slabs away from building 1/8" minimum per foot.

- All work shall comply to local code.

WEATHER/THERMAL

- Insulation for slab on grade construction shall begin at the inside intersection of the slab and the foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally 24" under the slab. For unheated slabs a material with an R-value of 42 is required; for heated slabs an R-value of 63 is required (or as per local code)

- Sill Sealer-compressible material shall be installed under all mud plates (foundation wall and wood floor systems) and sole plates (slab on grade)

R-Value	Thickness	Location
R-11 FS25	3 1/2"	Basement Walls
R-21	5 1/2"	2x6 Walls (exterior)
R-38	9"	Crawl Space
R-38	.	Floors exposed to unheated condition
R-49 Batt.	12"	Roof
R-49 Blown	.	Apply blown insulation as required by manufacturer's specifications

- Provide vents as per local code.

- Flashing: Prefinished aluminum or equal, at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall.

- Contractor shall maintain in all circumstances proper fire, sound and insulation ratings when penetrating through walls, floors, ceilings and roofs.

- All miscellaneous penetrations during construction shall be patched and repaired according to manufacturer's specifications and as per code.

- All exterior joints between windows, doors and other surfaces shall be caulked and sealed appropriately.

- DAMPPROOFING: Apply (1) coat of asphalt emulsion to exterior of all below grade walls at basement conditions. When habitable space occurs below grade, provide waterproofing membrane, aqueous based elastomeric, vinyl acrylic masitic, 35 Mil. min. thickness or other approved equal.

- SLAB VAPOR BARRIER: 7 Mil. polyethylene sheet where noted on drawings. Overlay all edges 6".

- SILL SEALER: 1/2" x 5 1/2" compressible fiberglass beneath all exterior sill plates or other approved sill sealer.

- Provide approved corrosion-resilive flashing at the intersections of masonry and wood frame construction; over projecting wood trim; where decks, porches etc. attach to wood frame construction; at wall and roof intersection; at chimney and roof intersections; in roof valleys; at all roof penetrations; and at wall openings if recommended by window and door manufacturers.

- Slab perimeters exposed to outside or within 30" of grade; 4.5x24", either vertical or horizontal from slab intersection.

- ROOFING: unless noted otherwise, roofing shall be min 200# Class "C" Fiberglass based asphalt shingles over 15 pound felt. Eave flashing to a point 24" inside of interior face of wall line may be also installed at the owner discretion.

- WALL SHEATHING: As shown on drawings and installed in accordance with MANUFACTURER'S RECOMMENDATIONS.

- GUTTERS AND LEADERS: .032" Prefinished aluminum gutters with .024" prefinished aluminum leaders. Lead to splashblocks or collector as required.

DOORS AND WINDOWS

- Provide safety glazing as required by local code.

- All doors and windows shall be installed in accordance with manufacturer's specifications, and as per local code.

GENERAL NOTES

- All work shall comply to all applicable local codes.

- All construction shall be classified as and comply to either of the following:

-- Use Group R-4 under the 2015 International Residential Code. & Howard County Code

- Contractor is responsible for bracing all framing/walls during construction

- These plans and notes are the property and sole responsibility of JRArchitecture, Inc. Use of these plans without the written consent of JRArchitecture, Inc. is prohibited.

- These plans are subject to modification as necessary to meet code requirements and or facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect and the Owner reserves the right to make any changes, for any reason, at any time, providing they comply with the code.

- The Sub-Contractor shall compare and coordinate all drawings. When a discrepancy or an error or omission exists, he shall comply with the code and contact the Architect and the Owner in writing for proper adjustment.

- These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference.

- In the event certain features of Construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.

- Field verify ALL existing dimensions

DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:

- Ground Snow Load	30 psf
- Roof	30 psf
- Sleeping Floors	30 psf
- Living Floors	40 psf
- Exterior Decks	60 psf
- Stairs	100 psf
- Garage Slabs	50 psf
- Wind Load	17 psf
- Dead Load	10 psf
- Guardrails	200' at any point in any direction.

(or as per local code)

STAIR CRITERIA

- INTERIOR and EXTERIOR STAIRS

- All stairs shall comply with all local codes.
- Minimum finish width: 36"
- Minimum finished headroom height: 6'-8"
- Maximum riser height: 7 3/4"
- Minimum tread depth: 11"
- Maximum space between balusters: 4"
- Handrail height shall not be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.

- Provide a minimum of 1 1/2" space between handrail and wall.

- Stair winder shall have a minimum inside width of 6" and a minimum of a 9" tread when measured 12" from inside corner.

- Stair landings shall be a minimum of 36" x 36"

- Stairways with 3 or more risers are required to have a handrail.

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of mechanical systems including duct sizes, trunk and register size for air conditioning and heating. Systems shall be installed per manufacturer's specifications and recommendations and as per all applicable building codes.

- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturer's specifications and recommendations and as per all applicable codes.

- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.

- Smoke & Carbon Monoxide detectors - Provide a minimum of one ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup. Provide detectors at each sleeping room if required by local code. Provide detectors outside each sleeping area within 10'-0" of each door.

- Fire suppression systems shall be installed as per local building code. All work shall comply to local code.

ARCHITECTURE
JONATHAN RIVERA
Every detail matters
(443) 226-5745
JONATHANRIVERA.COM

PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678
Expiration Date: 6/30/2020

Jonathan Rivera
License Number #14678

Dubbe Farm - Tenant House
Lot 7 - Chase Farm
15085 Roxbury Road Lot #7 Glenelg, Maryland 21737

ISSUE DATES:
12-13-18 REVIEW SET

SCALE:

GENERAL INFO

0.02

PRINT DATE :
Wednesday, January 02, 2019

Dubbe Farm - Tenant House

Lot 7 - Chase Farm
15085 Roxbury Road Lot #7 Glenelg, Maryland 21737

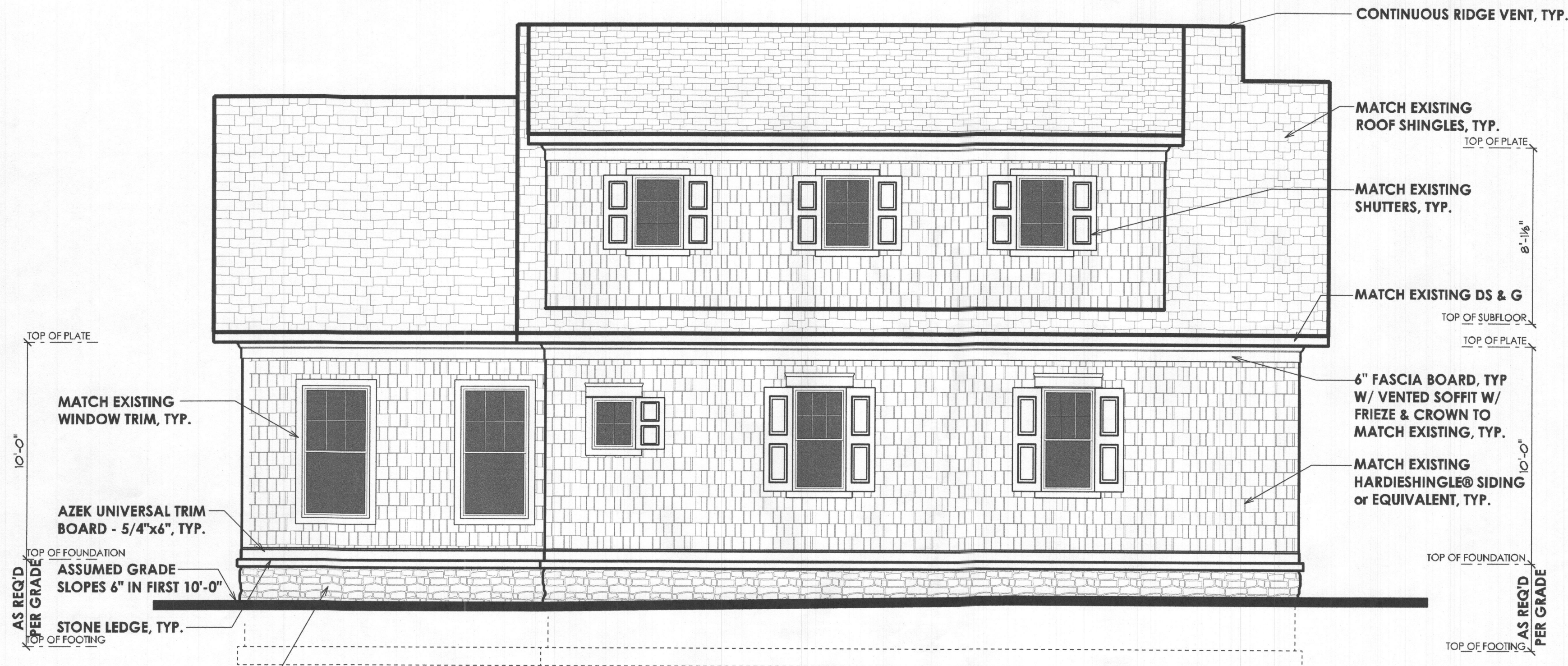
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12-13-18 REVIEW SET

SCALE: 1/4" = 1'-0"

ELEVATIONS

1.01

PRINT DATE:
Wednesday, January 02, 2019



FRONT ELEVATION



LEFT ELEVATION

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SCALE: 1/4" = 1'-0"

ELEVATIONS

1.02

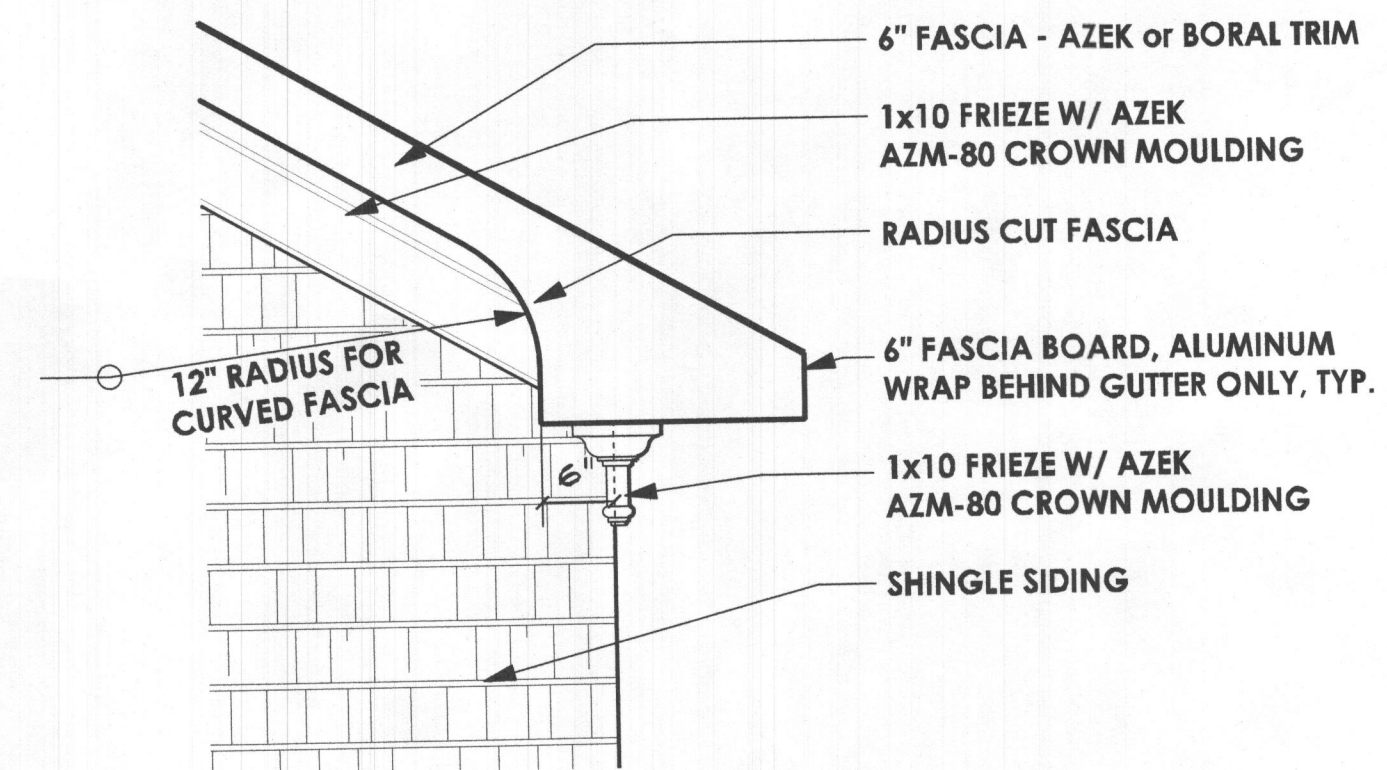
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REAR ELEVATION



RIGHT ELEVATION



SHED ROOF DETAIL



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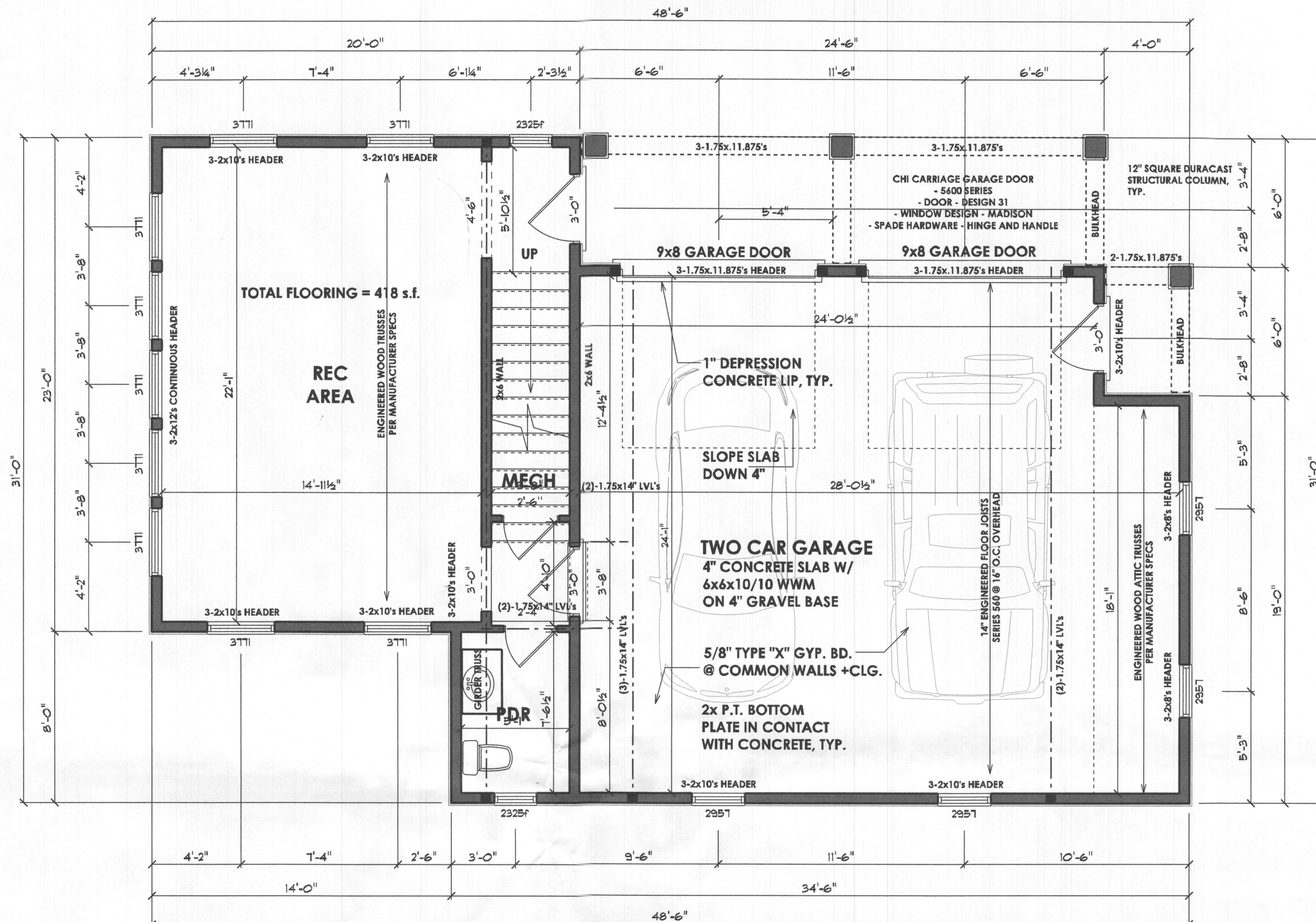
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SCALE: 1/4" = 1'-0"

FIRST FLOOR

3.01

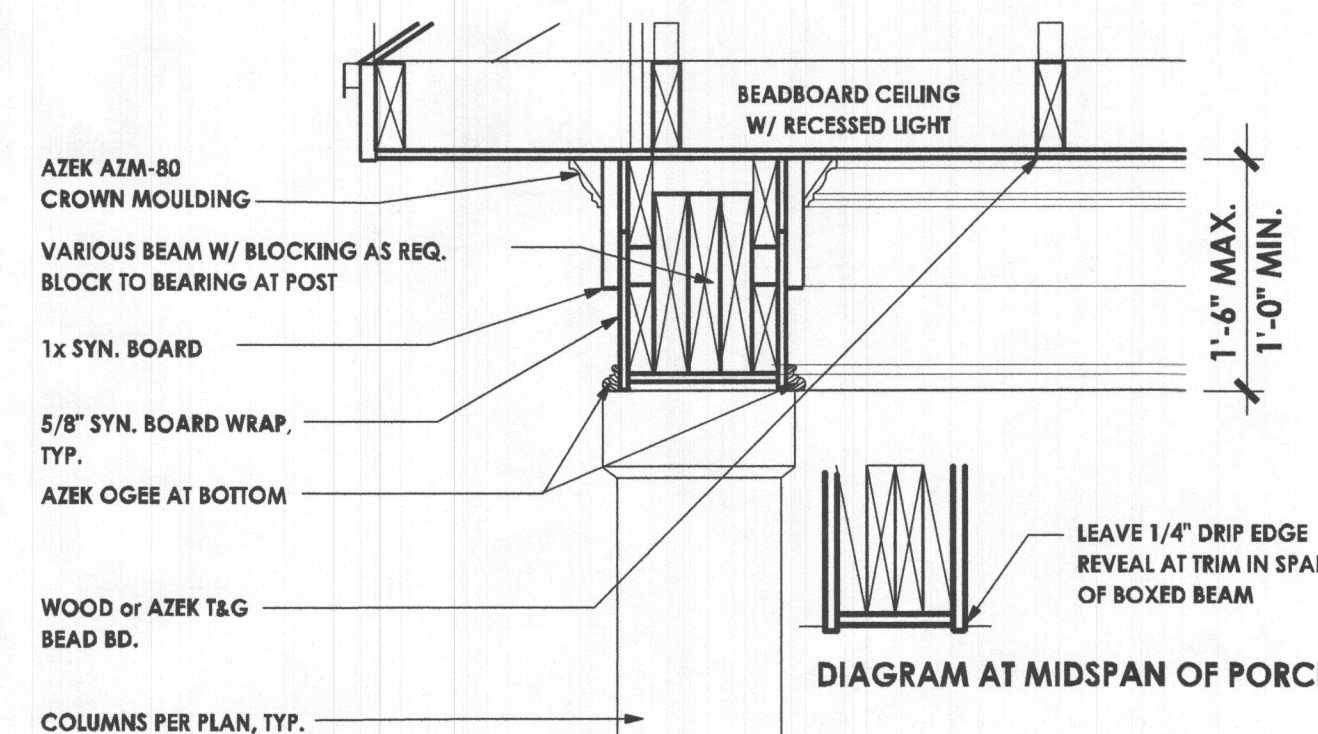
PRINT DATE:
Wednesday, January 02, 2019



ALL DIMENSIONS TO BE VERIFIED IN FIELD

— = EXISTING WALL/PARTITION
— = PROPOSED NEW WALL/PARTITION

TYPICAL HOUSE BOX - 2x6 EXTERIOR WALL
TYPICAL METHOD OF WALL CONSTRUCTION - R602.10.5
CONTINUOUSLY SHEATHED - WOOD STRUCTURAL PANEL



FINISHED BULKHEAD WIDTH TO MATCH COLUMN WIDTH (NOT CAP)
BEAM SECTION DETAIL

Dubbe Farm - Tenant House

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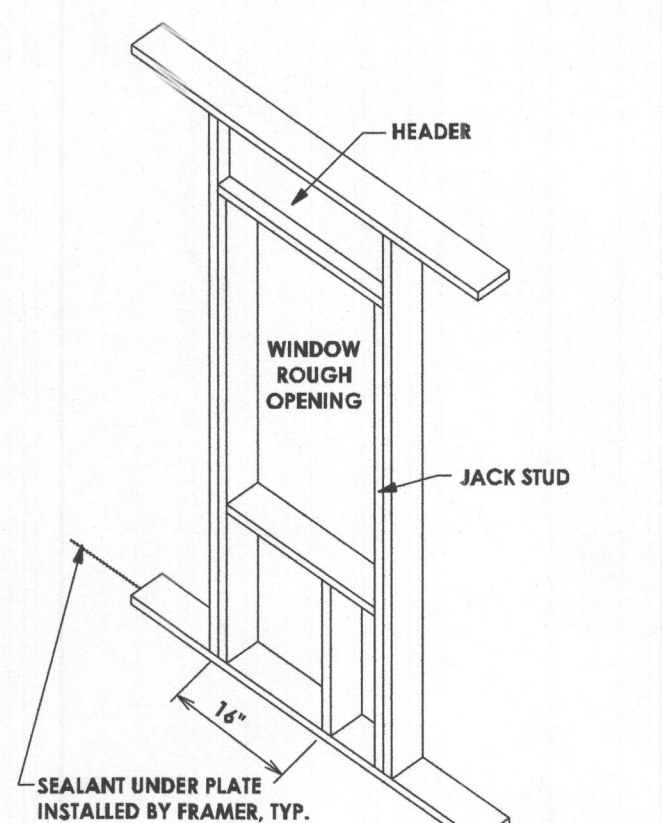
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12-13-18	REVIEW SET

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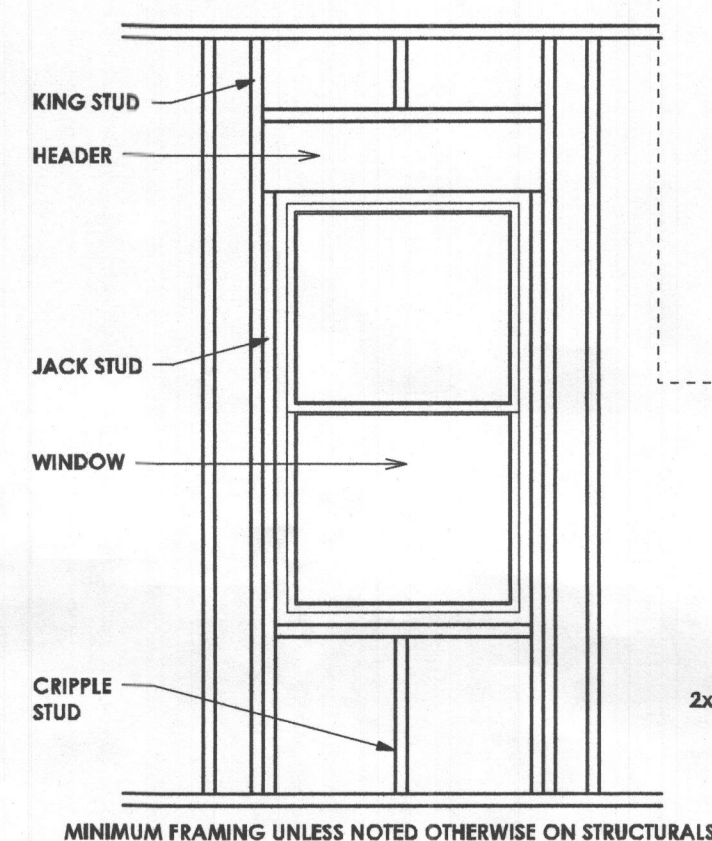
SECOND FLOOR

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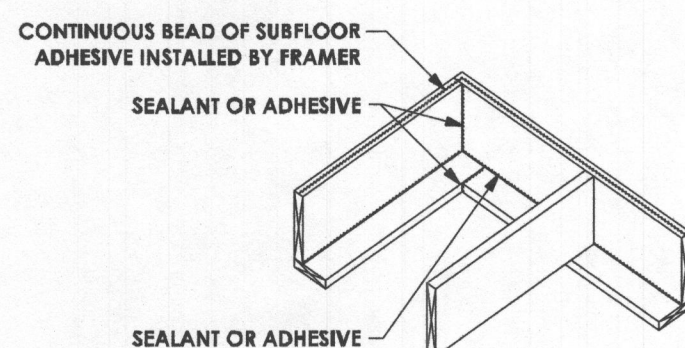
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Wednesday, January 02, 2019



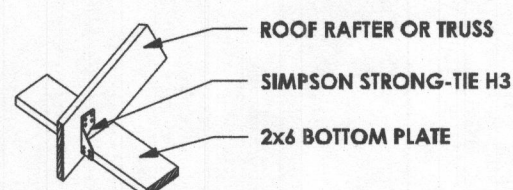
LOAD BEARING WALL OPENING



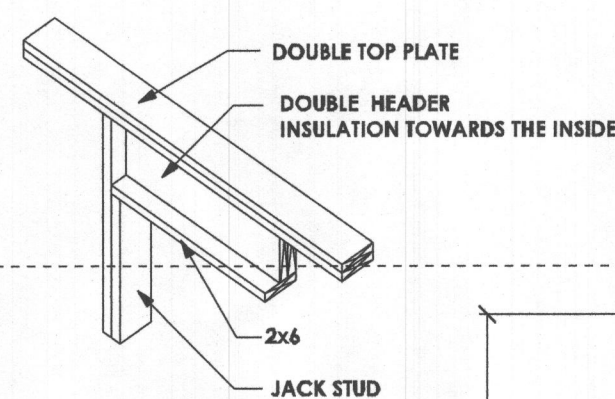
WINDOW FRAMING ELEVATION NAILER @ PARTITION



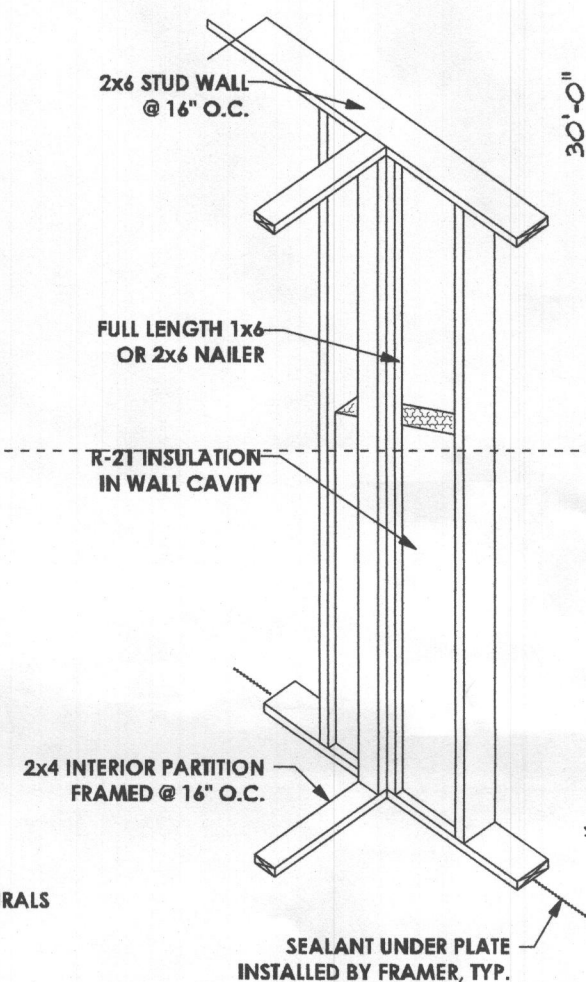
RIM JOIST AIR SEALING



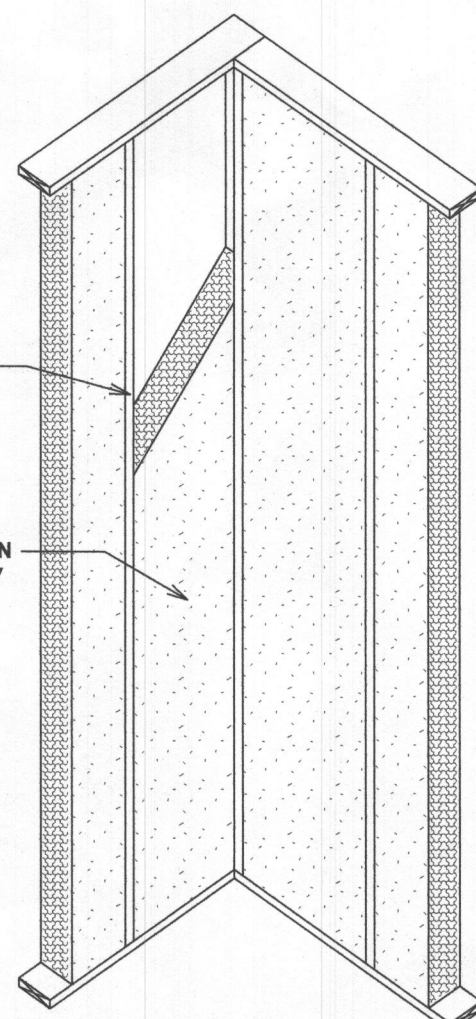
ROOF WALL FRAMING CONNECTION



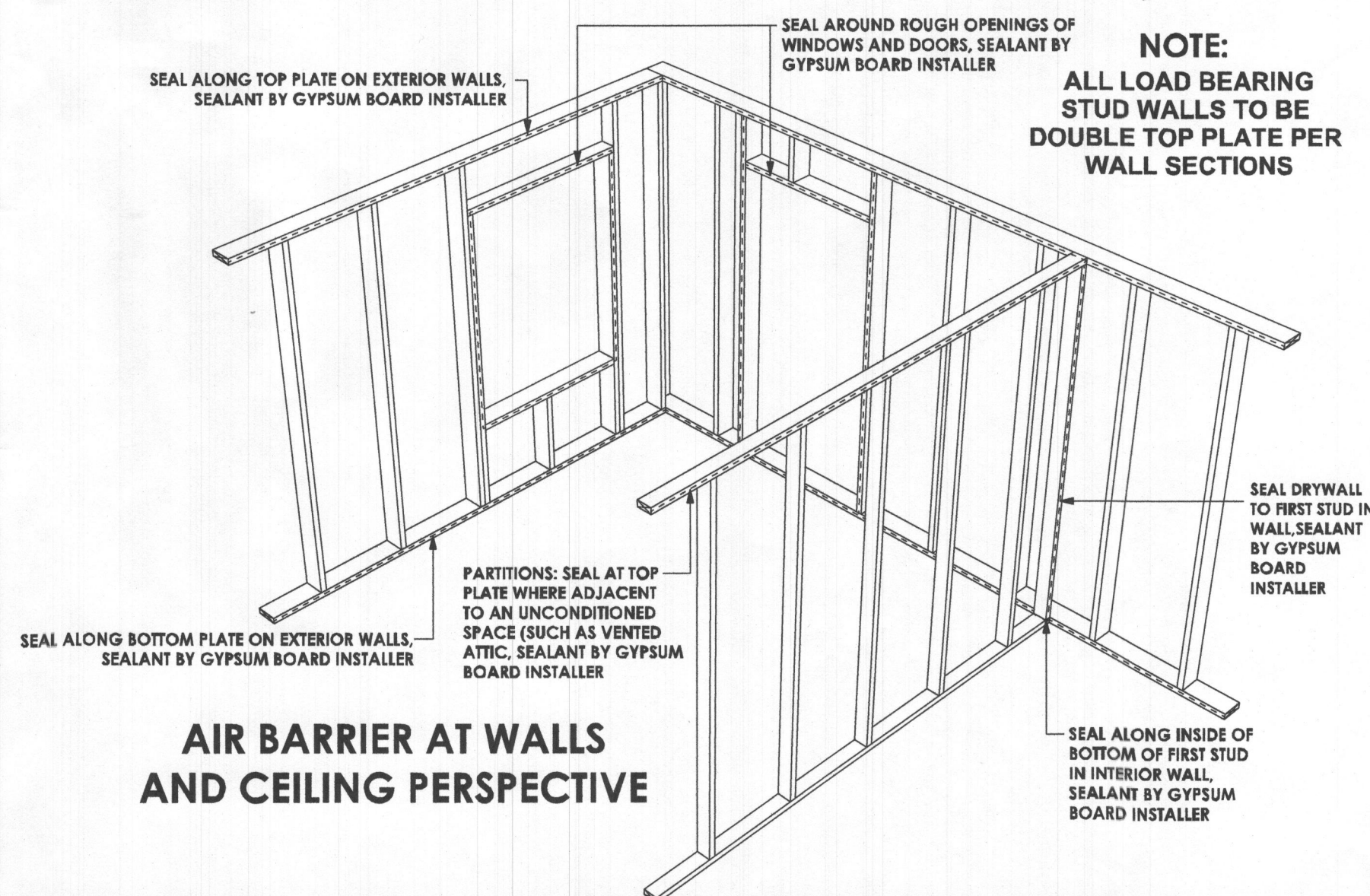
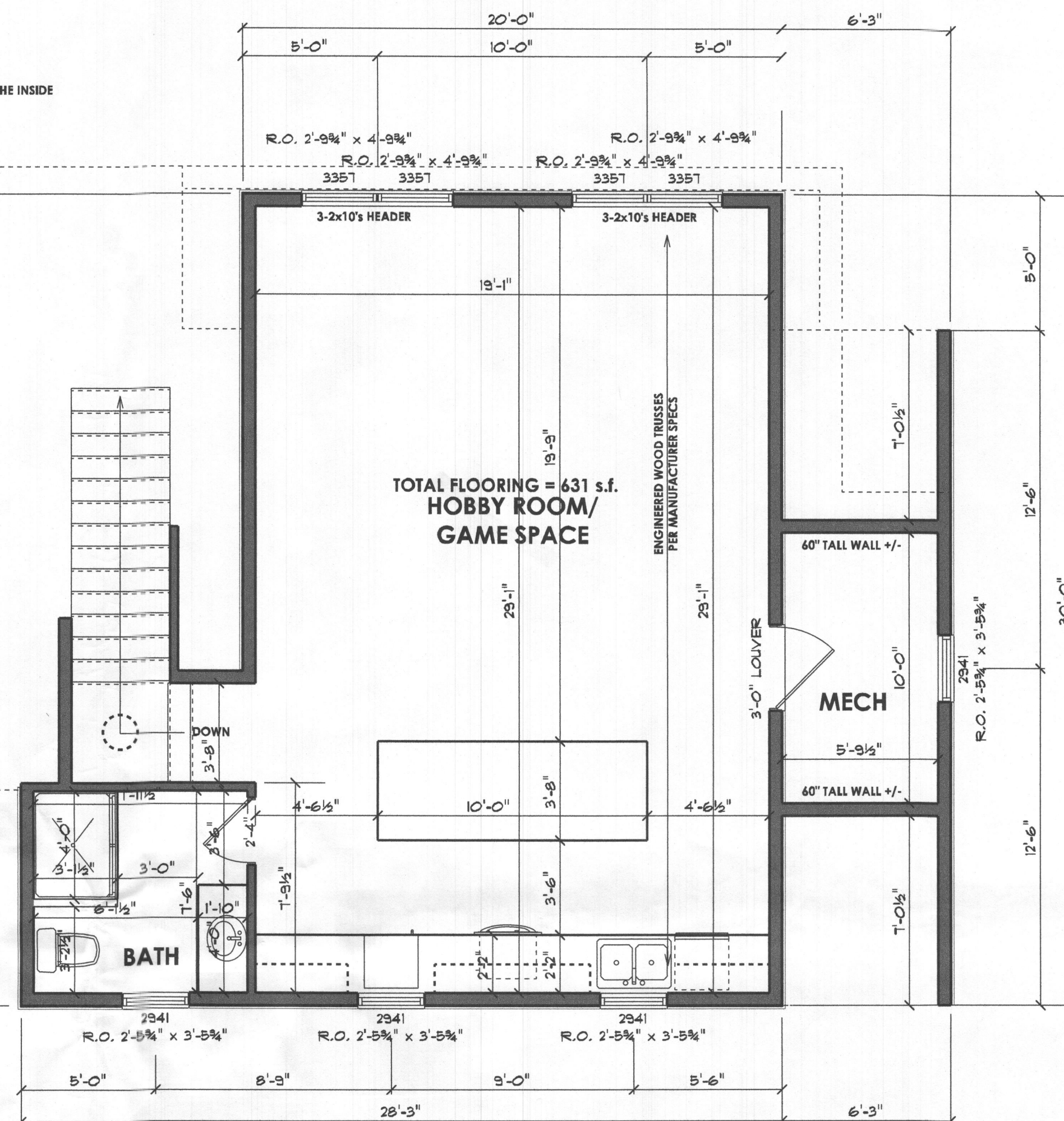
DOUBLE HEADER



HEADER INSULATION BETWEEN



TWO-STUD CORNER-INSULATION



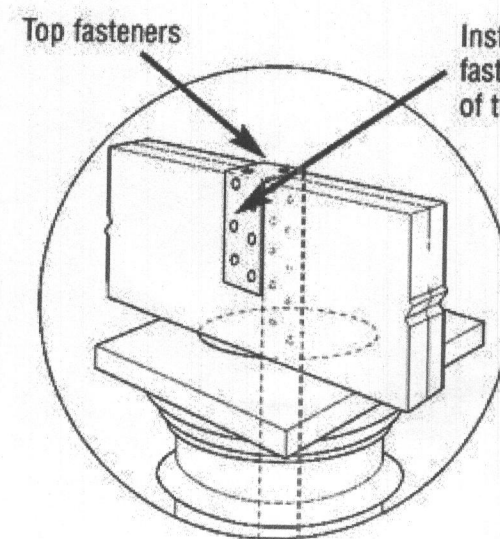
AIR BARRIER AT WALLS AND CEILING PERSPECTIVE

TECHNICAL BULLETIN
HOLLOW COLUMN UPLIFT CONNECTIONS

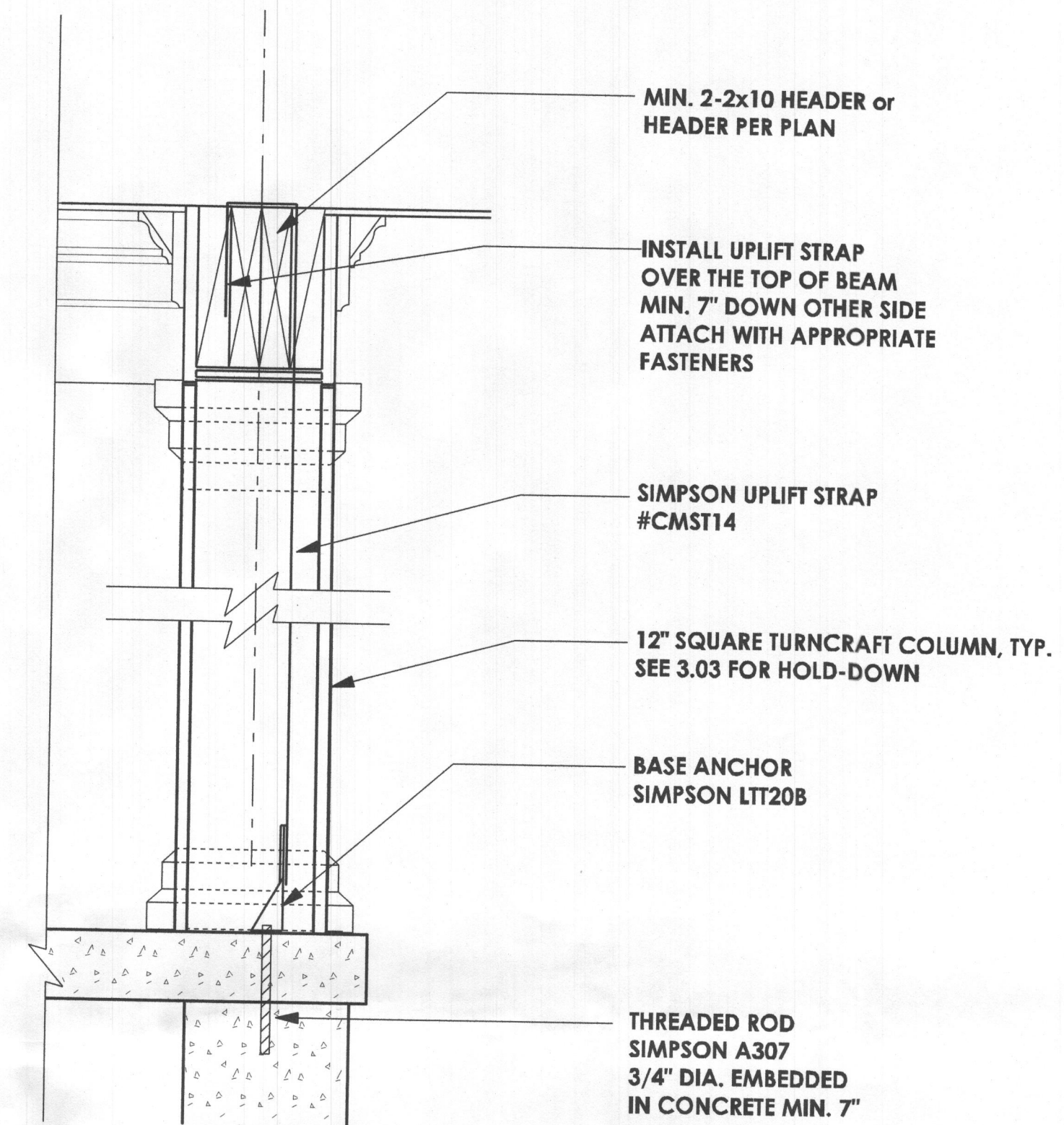
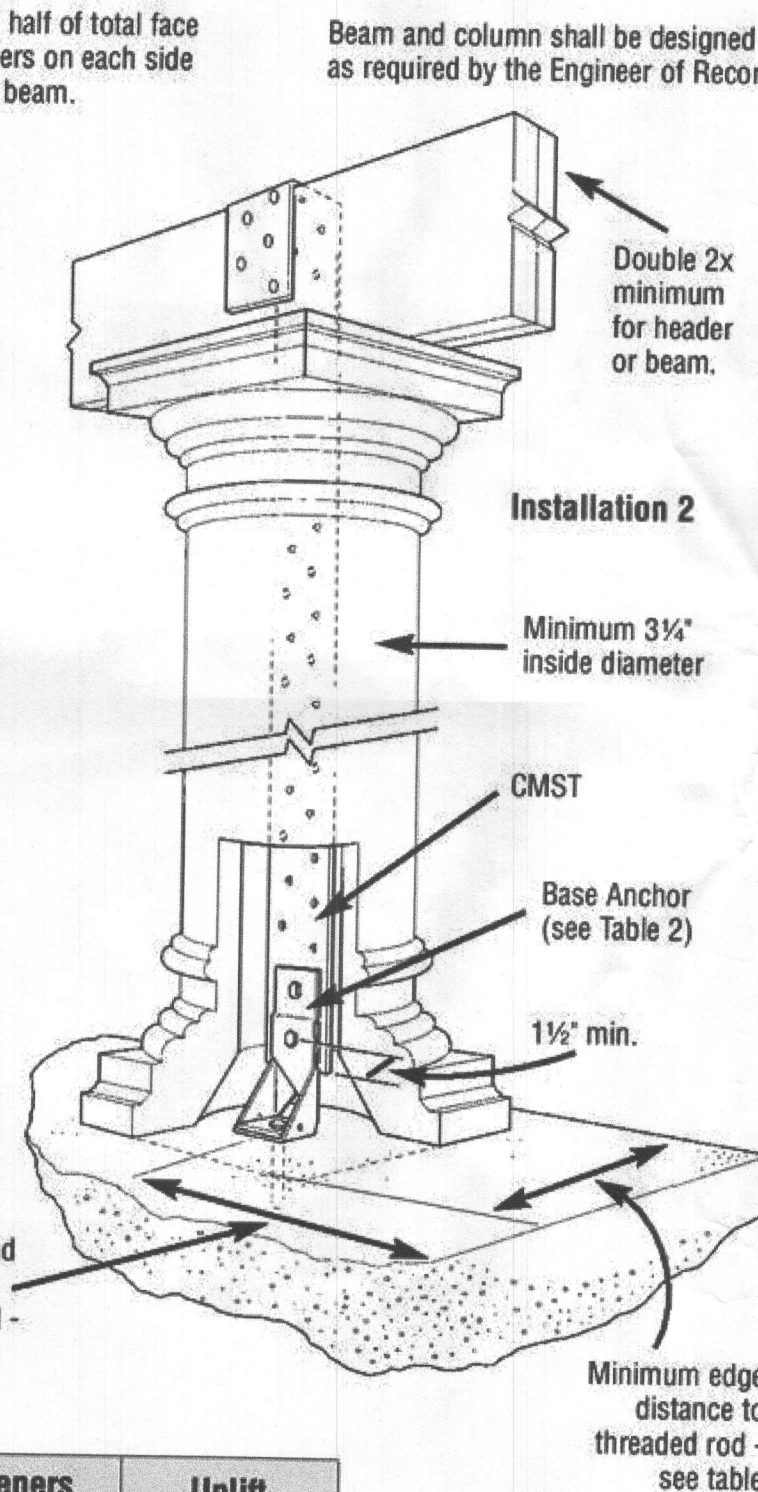
Installation requires a base anchor and Simpson's CMST strap. A concealed connection can be designed between foundation and beam. The minimum inside diameter of the hollow column must be 3 1/4" for the CMST strap and a minimum base opening diameter of approximately 7" is required for the LTT/HTT or HDA base anchors. Consult the column manufacturer for minimum column opening diameters.

INSTALLATION

- Select the appropriate strap and base anchor for the required uplift load from the table.
- Install base anchor:
 - a. Mark slab for center location of column.
 - b. Drill hole to the specified diameter and depth. See Table 2.
 - c. Clean hole and add Simpson's Epoxy-Tie. See Figures 1 through 6 on page 1.
 - d. Insert the required A307 threaded rod at the specified embedment depth.
 - e. Allow epoxy to cure.
- Attach base anchor to threaded rod and tighten nut after Epoxy-Tie has cured.
- Cut length of strap as required. Add an additional 1 1/2" for "end distance".
- Overlap CMST strap with strap of base anchor:
 - a. Mark a 1 1/2" distance from the end of the CMST strap. This is your end distance clearance. From the end distance, mark strap to match the location of base anchor stud bolts.
 - b. Drill strap bolt holes size and quantity as shown in Table 2.
 - c. Attach strap to base anchor with the required size and quantity of machine bolts (A307 bolts minimum).
- Set column in place and pull strap taut. While strap is held taut, fasten strap to beam with fasteners shown in table.



Typical CMST Installation to Beam
Length of strap must wrap over header and extend down opposite side a minimum 7".



CONCRETE PORCH SECTION
COLUMNS AND ROOF PER ELEVATION

TABLE 2 — Allowable Uplift Loads

Base Anchor Model No.	Base Anchor Dia.	Anchor Drill Bit Dia.	Min. Embed.	Min. Anchor Length	Min. End Dist.	Min. Edge Dist.	Strap Model No.	Strap Bolts Qty	Strap Bolts Dia.	Drill Bit Dia. (Strap)	Fasteners Face (Total)	Top	100	Uplift (133 & 160)
LTT20B	3/4"	7/8"	6 3/4"	8 3/4"	10 1/2"	5"	CMST14	2	1/2"	9/16"	4-10d	2-10d	1750	1750
MTT28B	3/4"	7/8"	6 3/4"	8 3/4"	10 1/2"	5"	CMST14	4	1/2"	9/16"	8-10d	2-10d	3630	4455
HD2A	5/8"	3/4"	5"	7"	7 1/2"	4"	CMST14	2	3/4"	1 1/4"	4-10d	2-10d	2775	2775
HD5A	5/8" or 3/4"	7/8"	6 3/4"	8 3/4"	10 1/2"	4"	CMST14	2	3/4"	1 3/4"	8-10d	2-10d	3375	4010
HD8A	7/8"	1"	7 3/4"	9 3/4"	11 1/2"	6"	CMST14	3	7/8"	1 5/8"	8-10d	2-10d	3430	4435
HD8A	7/8"	1"	7 3/4"	9 3/4"	11 1/2"	6"	CMST12	3	7/8"	1 5/8"	10-10d	2-10d	4865	6305
HD10A	7/8"	1"	7 3/4"	9 3/4"	11 1/2"	6"	CMST12	4	7/8"	1 5/8"	10-10d	2-10d	4865	6305

1. See Simpson Anchor Systems catalog for complete Epoxy-Tie installation details.
2. 10d nails are common nails.
3. Allowable loads have been increased for wind or earthquake loading with no further increase allowed.
4. Minimum concrete compressive strength is 2000 psi.

Installation into Concrete and Grout Filled CMU

1. Drill-Drill hole to specified diameter and depth.
2. Clean-Remove dust from hole with oil-free compressed air. Clean with nylon brush and blow out remaining dust. Note: Dust left in hole can reduce the adhesive's holding capacity.
3. Cut open top of cartridge.
4. Attach clean mixing nozzle.
5. Fill-Dispense bead of adhesive off to the side to check for proper mixture (a uniform gray color) before using. Fill hole halfway, starting from bottom of hole to prevent air pockets. Withdraw nozzle as hole fills up.
6. Insert-Anchors must be clean and oil free. Insert anchor, turning slowly until the anchor contacts the bottom of the hole. Do not disturb during cure time.

PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678, Expiration Date: 6/30/2020

Jonathan Rivera
License Number #14678

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HOLD DOWNS

3.03

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