2015 IECC CODE COMPLIANCE

2015 IECC 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 R702.7 of the International Residential Code, 2015 Edition.

R402.1.2 Attic Insulation:Raised Heel Trusses R-49 R-38

R402.1.2 Wood Frame Wall: R-20 or R13 + 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 above to finishgrade level and then vertically or horizontally an additional 2'

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 weatherstripped and insulated R-49

R402.4 Building Thermal Envelope (air leakage): Exterior walls and penetrations will be sealed per this section of the 2015 IECC with caulk, gaskets, weatherstripping 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 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 with ASTM E779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals). Testing shall be conducted by an 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.7/15

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 fireplace) and UL 907 (masonry fireplace).

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 building thermal envelope or enclosed in a room isolated from inside the thermal envelope. Exceptions: 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with 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 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 minimum, R-6 when less than 3 inches. Supply and Return Ducts outside of conditioned spaces R-8 minimum. All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs must be R-6 minimum.

R403.3.2 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 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 or gravity damper that close when the ventilation system is not operating.

R403.6.1 Whole-house mechanical ventilation system fan efficiency to comply with TABLE R403.6.1.

R403.7 Equipment Sizing shall comply with R403.7.

R404.1 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 or within 6 feet of the electrical panel and be readily visible.

GENERAL FRAMING NOTES

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS NOTED OTHERWISE ON THE PLANS.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG. FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND MODULUS OF ELASTICITY OF 1,600,000 MIN. UNLESS OTHERWISE NOTED.

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDERS AND HEADERS LABELED ON THE PLANS TO HAVE A F6 RATING OF 2,950 AND MODULUS OF ELASTICITY OF 2,000,000 MIN. UNLESS OTHERWISE NOTED. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURER: SPECIFICATIONS.

ALL STRUCTURAL OPENINGS TO RECEIVE MIN. 3-2×10 HEADERS W/ 1/2" RIGID INSULATION FILLE & 1 JACK STUD EACH END UNLESS NOTED OTHERWISE.

PROVIDE SOLID 2x10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WHERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOIST BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

PROVIDE ADEQUATE CLEARANCE @ PLUMBING STACKS AS REQ.

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ARCHITECT OF ENGINEER PRIOR TO THE START OF CONSTRUCTION.

ANY VARIATION FROM THESE PLANS THAT WILL REQUIRE CHANGES TO THE STRUCTURAL MEMBERS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

WHERE APPLICABLE, REFER TO ENGINEERED LUMBER MFR'S SPECIFICATIONS FOR MULTI-MEMBEI **INSTALLATION & CONNECTION REQUIREMENTS**

FASTEN MULTIPLE MEMBER JACKS TOGETHER W/ MIN. 10d NAILS @ 8" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. PROVIDE NAILING W/IN 3" OF TOP OR BOTTOM OF MEMBERS.

FASTEN MULTIPLE MEMBER BEAMS TOGETHER W/ MIN 16d NAILS @ 12" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. TWO ROWS REQUIRED FOR DEPTHS UP TO 12", THREE ROWS REQUIRED FOR DEPTHS OF 12-18". PROVIDE NAILING W/IN 22" OF EACH END OF MEMBERS. FOR BEAMS 7" OR GREATER IN WIDTH PROVIDE BOLTED CONNECTION W/ ASTM GRADE A-307 (OR BETTER) 1/2" DIA. BOLTS IN TWO ROWS 3" FROM EACH END OF BEAM @ 24" O.C. STAGGERED.

DESIGN CRITERIA

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA - table 301.2 (1)

(lbs./s.f.)	30			
WIND PRESSURE (pounds per square foot) SEISMIC CONDITION BY ZONE SUBJECT TO DAMAGE WEATHERING				
ZONE	В			
WEATHERING	SEVERE			
FROST LINE DEPTH	17 +/- (90 m.p.h			
TERMITE	MODERATE			
DECAY	MODERATE			
FOR HEAT. FACILITIES	13°			
NSTRUCTION REQ				
	WEATHERING FROST LINE DEPTH TERMITE			

		PRAWING LIST
	0.01	COVER SHEET
	0.02	GENERAL INFO
	1.01	ELEVATIONS
	1.02	ELEVATIONS
	2.01	FOUNDATION
i,	3.01	FIRST FLOOR PLAN
S	3.02	SECOND FLOOR PLAN
	3.51	BRACING PLANS
ER	3.52	BRACING DETAILS
	5.01	SECTIONS
	5.02	SECTIONS
	5.03	WALL SECTIONS
0		
R		
;		

AREA INFO

FLOOR	SQUARE FOOTAGE				
SECOND FLOOR	631 s.f.				
FIRST FLOOR	418 s.f. 651 s.f.				
GARAGE					
FOOTPRINT	1,196 s.f.				

CODE INFORMATION

2015 International Residential Code 2011 National Electrical Code with Local Amendments (NFPS 70)

2012 International Mechanical Code

2012 Life Safety Code

2009 National Standard Plumbing Code III.

2009 National Fuel Gas Code (NFPA 54) 2015 International Energy Conservation Code

ITEMS OF PARTICULAR NOTE

- Contractor, sub-contractor or supplier shall verify all job conditions and measurements prior to commencing work or ordering materials. Discrepancies between dimensions shown on drawings and actual field conditions should be brought to the Architect and Owner's attention immediately for clarification prior to proceeding with work. These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference. If there are any conflicts, discrepencies or ambiguity with dimensioning the Contractor shall notify the Architect immediately for clarification. Field verify ALL proposed dimensions

- As a matter of record, JRArchitecture, LLC shall not be responsible for construction means and methods or omissions by the contractor, sub-contractor or any other persons performing work in accordance with these drawings.

- On this Project, the Contractor shall have sole supervision over, and exclusive responsibility for: demolition and temporary construction; construction means, methods, techniques, sequences, procedures, safety precautions and safety programs in connection with all demolition and construction work; and protection of persons and property during construction until final completion is attained. Services performed by Architect or its consultants during construction, if any, are intended to promote the goal that, in general, the construction work, when fully completed, will be consistent with the design intent reflected in the permit or construction

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PROFESSIONAL CERTIFICATION

certify that these documents

were prepared or approved

by me, and that I am a duly

licensed professional

State of Maryland, License Number #14678 Expiration Date: 6/30/2020

Jonathan Rivera

License Number #14678

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architect under the laws of the

Glenelg, Maryland Chase

,0t **ISSUE DATES:**

0

12-13-18 **REVIEW SET**

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

INFO SHEET

Wednesday, January 02, 2019

The Architectural Works, Drawings, Specifications, Technical Drawings and other documents prepared by the Architect's service for use solely with respect to this Project are instruments of the Architect's service for use solely with respect to this Project and, unless otherwise provided the Architect's service for use solely with respect to this Project and, unless otherwise provided the Architect's service for use solely with respect to this Project and, unless otherwise provided the Architect's service for use solely with respect to this Project and, unless otherwise provided the Architect's service for use solely with respect to this Project and unless otherwise provided the Architect's service for use solely with respect to this Project and unless otherwise provided the Architect's service for use solely with respect to this Project and unless otherwise provided the Architect's service for use solely with respect to this Project and unless otherwise provided the Architect's service for use solely with respect to this Project and unless otherwise provided the Architect's service for use solely with respect to this Project and unless otherwise provided the Architect's service for use solely with respect to this Project and unless otherwise provided the Architect's service for use solely with respect to this Project and unless otherwise provided the Architect's service for use solely with respect to this Project and unless otherwise provided the Architect's service for use solely with responsibility of the Architect's service for use solely with respect to this Project and unless otherwise provided the Architect's service for use solely with responsibility of the Architect's service for use solely with responsibility of the Architect's service for use solely with responsibility of the Architect's service for use solely with responsibility of the Architect's service for use solely with responsibility of the Architect's service for use solely with responsibility of the Architect's service for use solely with res under this Agreement, except by agreement in writing and with appropriate compensation to the Architect

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

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 chimneys, 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: Proivide lightweight pre-cast lintels for all openings and 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
- 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
- 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 ½, 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'	16x3-1/2x5/16 (IIV)

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.) 6" WALLS (8' max open.)	4"x8", Reinforced W/ 1#3 top & 1#5 bottom 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 positive 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	1	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 elastometric, vinyl acrylic mastic, 35 Mil. min. thickness or other approved equal.
- SLAB VAPOR BARRIER: 7 Mil. polyethlene 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-resitive 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 recommeded 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" Fiberalass 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.
- 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
- 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 ballisters: 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 GUTTERS AND LEADERS: .032" Prefinished aluminum gutters with .024" prefinished 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
 - 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.

(443) 226-5745 JONATHAN RIVERA.COM

PROFESSIONAL CERTIFICATION 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

enelg, Maryland

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REVIEW SET

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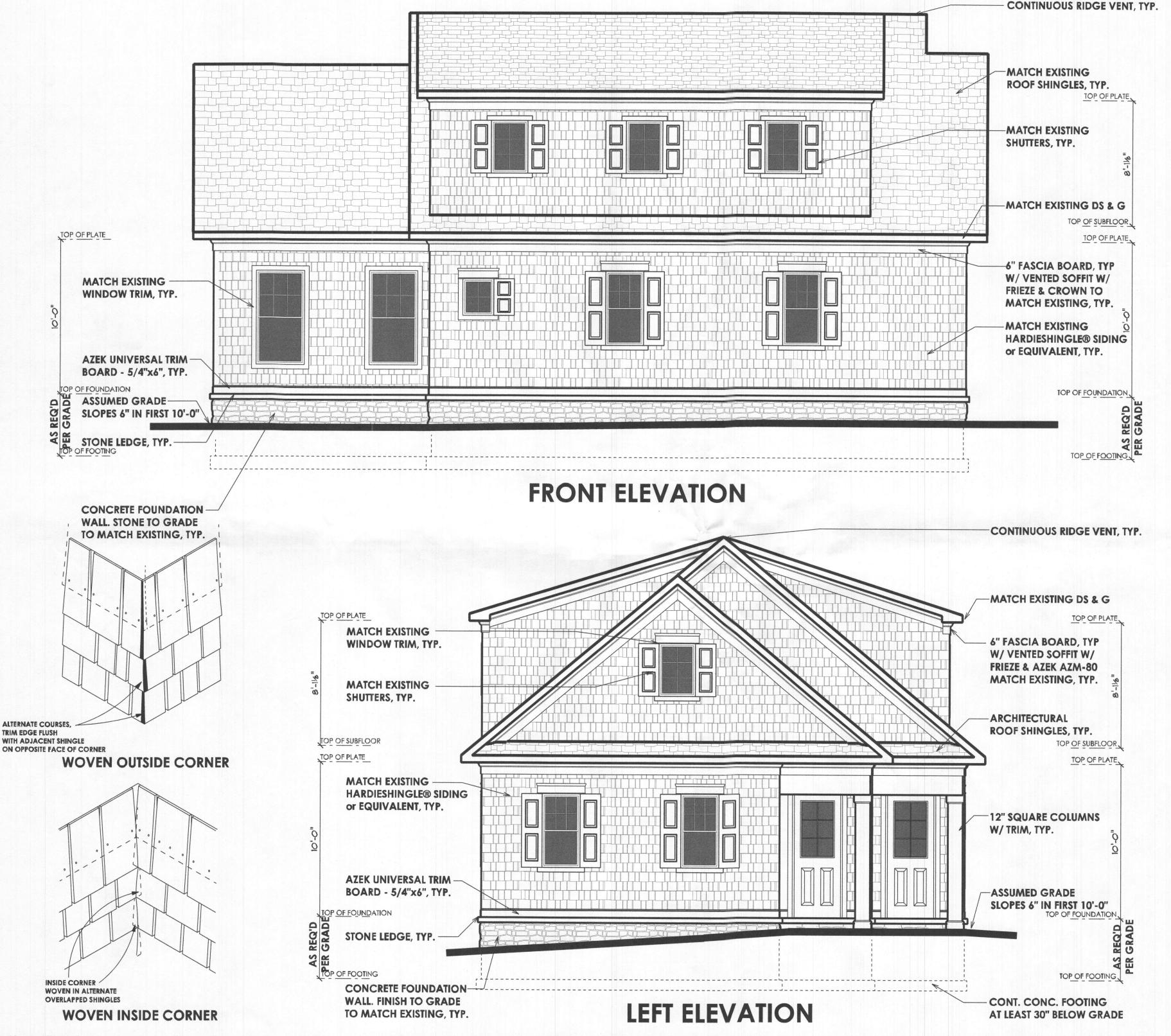
ISSUE DATES:

SCALE:

GENERAL INFO

Wednesday, January 02, 2019

The Architectural Works, Drawings, Specifications, Technical Drawings and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project and, unless otherwise provided, the Architect shall - Fire suppression systems shall be installed as per local building code, be deemed the author of these documents and shall retain all common law, statutory, and other reserved rights, including the copyright.... The Architect's Architectural Works, Drawings, Specifications, Technical Drawings or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of the comp



The Architectural Works, Drawings, Specifications, Technical Drawings and other documents prepared by the Architect for this Project are instruments of the Architect shall be deemed the author of these documents and shall retain all common law, statutory, and other reserved rights, including the copyright.... The Architect's Architectural Works, Drawings, Specifications, Technical Drawings or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, unless the Architect is adjudged to be in default under this Agreement, except by agreement in writing and with appropriate compensation to the Architect



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

ubbe Farm - Tenant House
7 - Chase Farm
85 Roxbury Road Lot #7 Glenelg, Maryland 21737

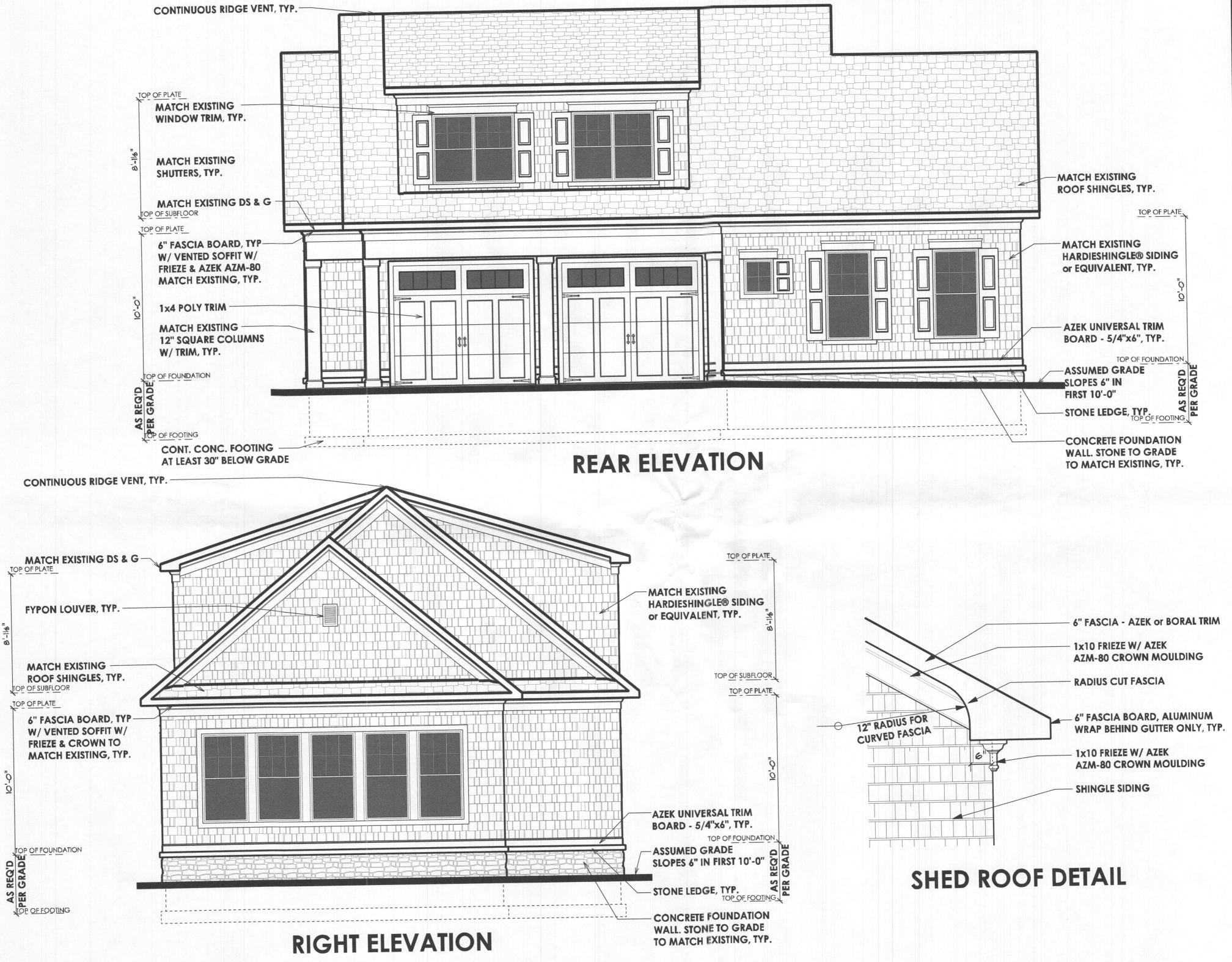
ISSUE DATES:

12-13-18 REVIEW SET

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

1.01

PRINT DATE:
Wednesday, January 02, 2019



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> PROFESSIONAL CERTIFICATION certify that these document 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

> > > Glenelg, Maryland 21737 enan

ISSUE DATES:

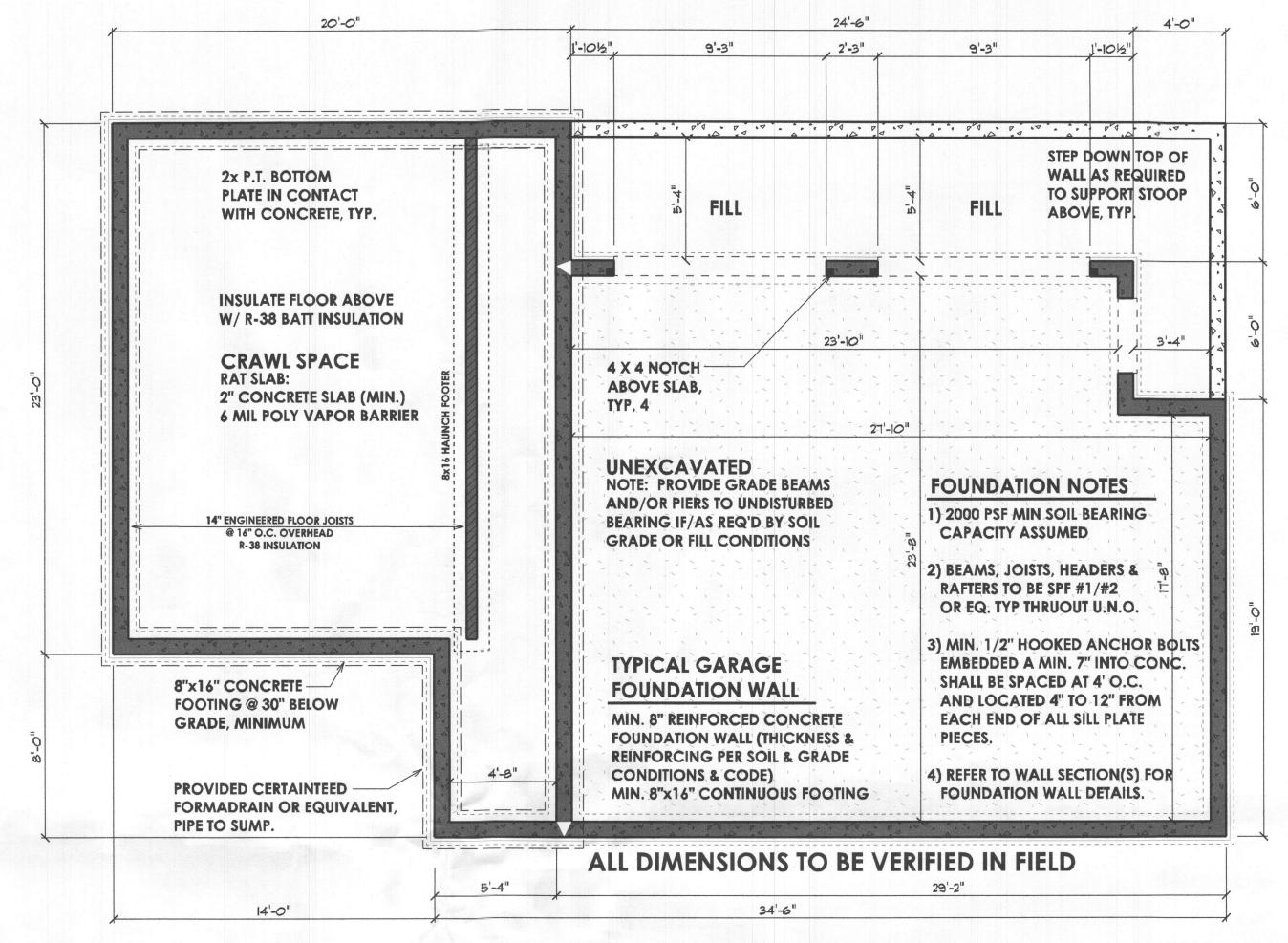
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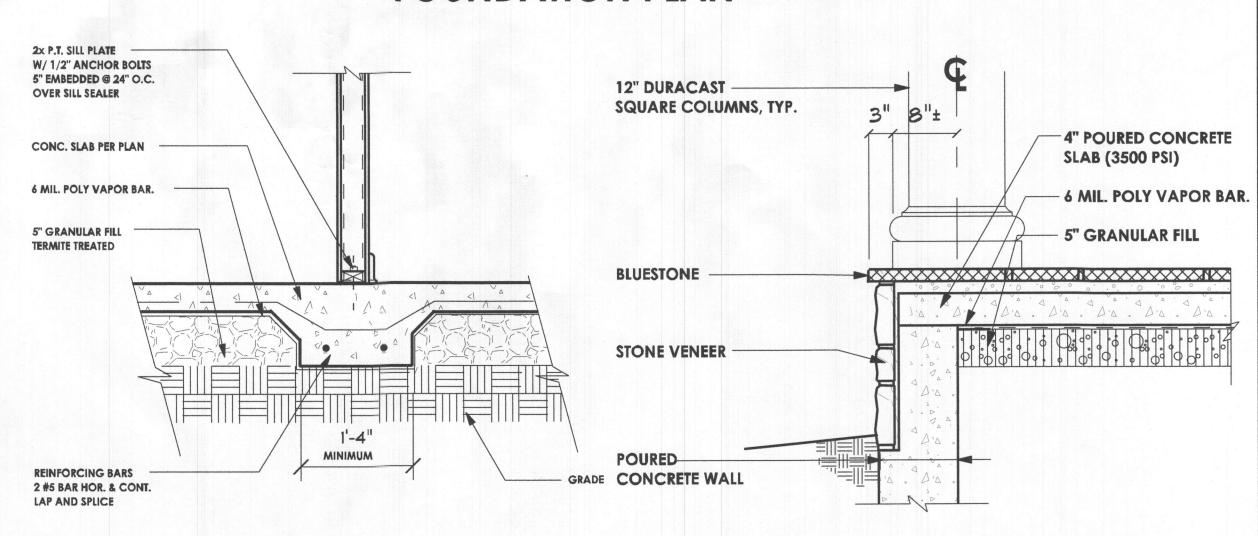
SCALE: 1/4" = 1'-0" **ELEVATIONS**

Wednesday, January 02, 20

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FOUNDATION PLAN



INTERIOR BEARING

EDGE SECTION

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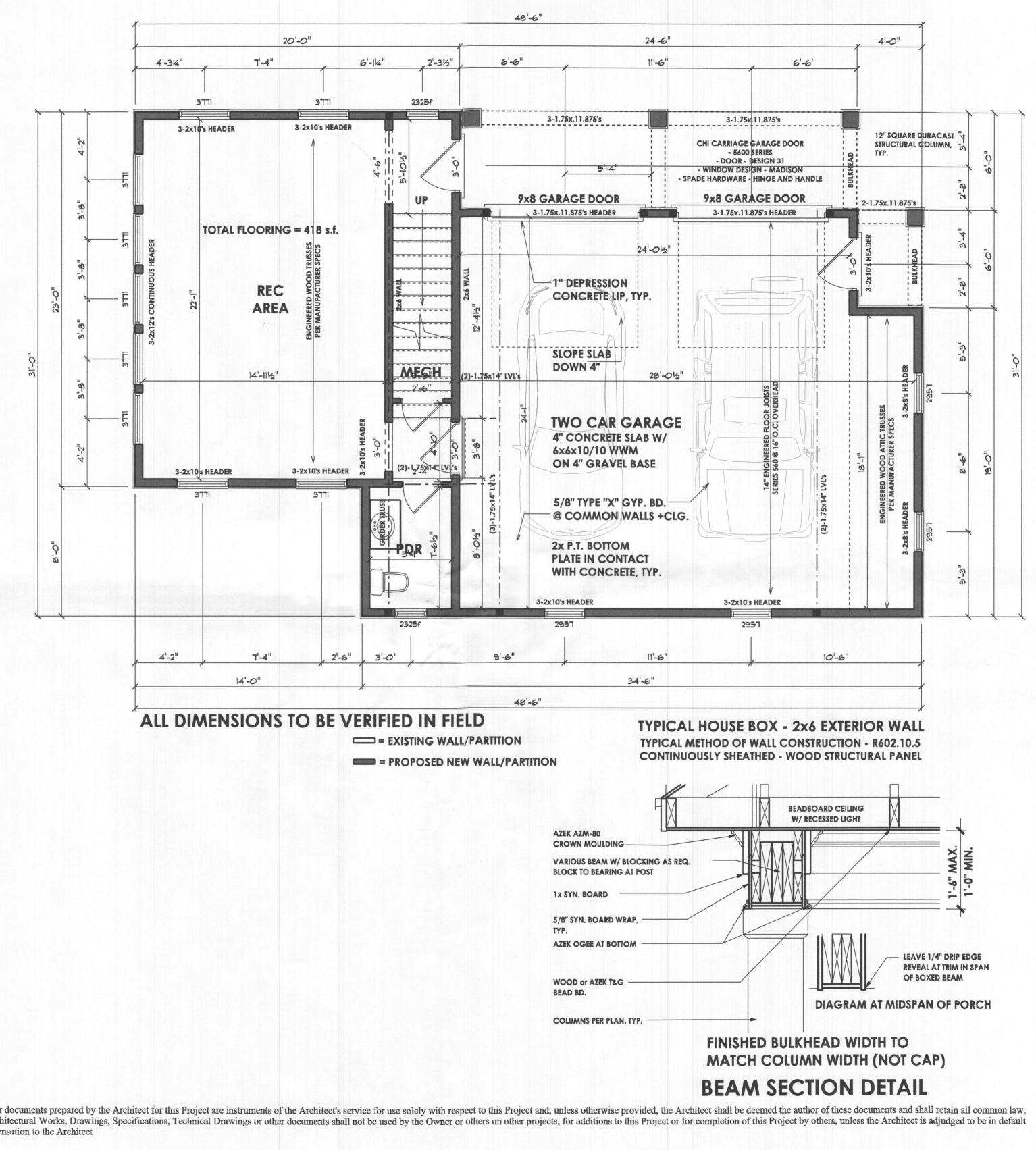
ISSUE DATES: 12-13-18 **REVIEW SET**

Roxbury

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

Wednesday, January 02, 2019

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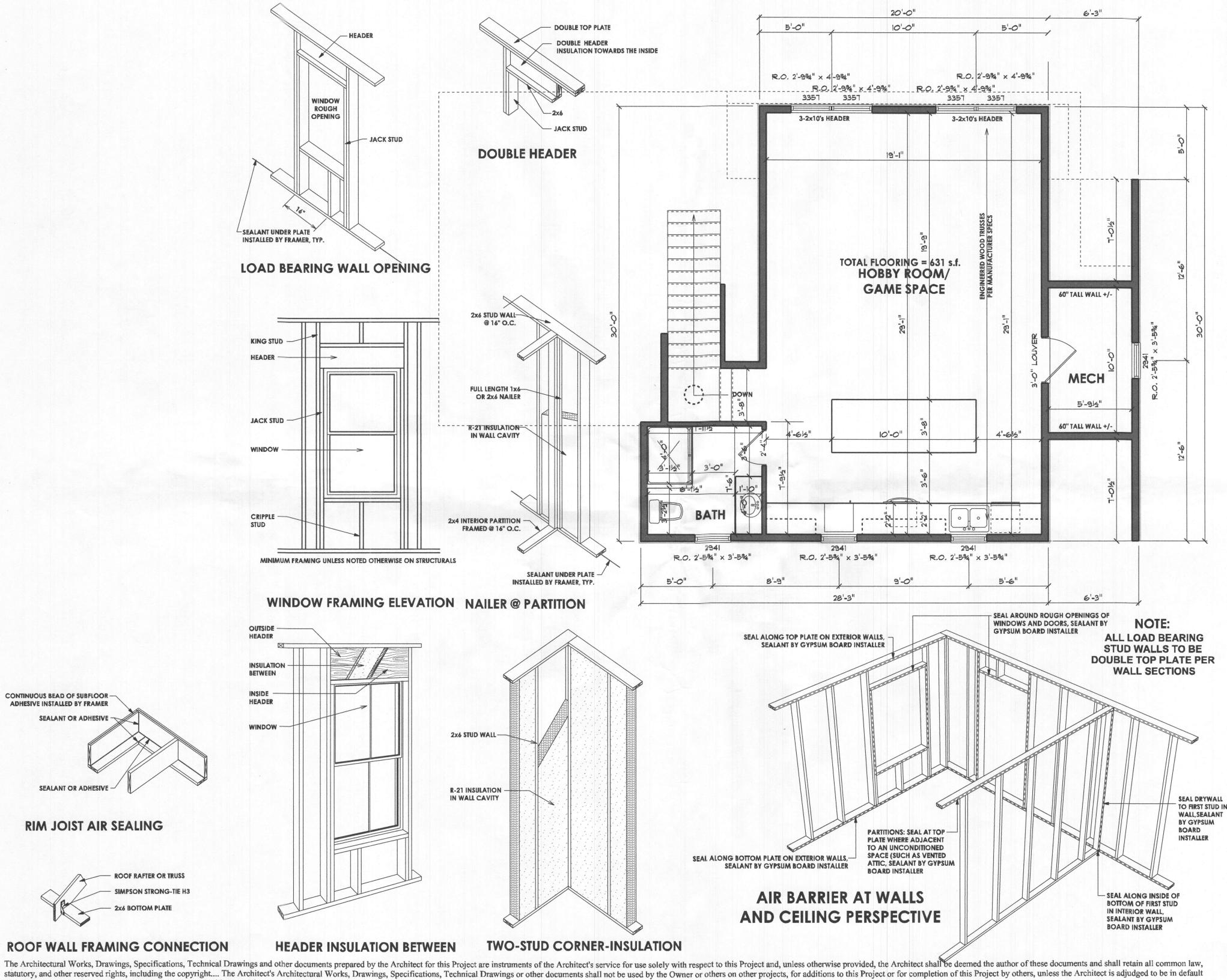
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SCALE: 1/4" = 1'-0"

FIRST FLOOR

Wednesday, January 02, 2019

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Road

ISSUE DATES:

12-13-18 **REVIEW SET**

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

SECOND FLOOR

Wednesday, January 02, 2019

under this Agreement, except by agreement in writing and with appropriate compensation to the Architect

SIMPSON Strong-Tie

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 31/4" 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 1½" for "end distance".
- · Overlap CMST strap with strap of base anchor:
 - a. Mark a 11/2" distance from the end of the CMST strap. This is your end distance clearance. From the end distance, mark strap to match the ocation 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.

Top fasteners Install half of total face Beam and column shall be designed fasteners on each side as required by the Engineer of Record. of the beam. Double 2x minimum for header or beam. Installation 2 Typical CMST Installation to Beam Minimum 31/4" Length of strap must wrap over inside diameter header and extend down opposite side a minimum 7". **CMST** Base Anchor Minimum end threaded rod see table Minimum edge

TABLE 2 — Allowable Uplift Loads

Base Anchor Dia.	Anchor Drill Bit Dia	Min. Embed.	Min. Anchor Length	Min. End Dist.	Min. Edge Dist.	Strap Model No.	Strap Bolts		Drill Bit	Fasteners		Uplift	
							Qty	Dia.	Dia. (Strap)	Face (Total)	Тор	100	(133 & 160)
3/4	7/8	6¾	83/4	101/8	5	CMST14	2	1/2	9/16		2-10d	1750	1750
3/4	7/8	6¾	83/4	101/8	5	CMST14	4	1/2			Salar Homes and	3177.39.20	4455
5/8	3/4	5	7	71/2	4	CMST14	2			74.000000000000000000000000000000000000	M. 15	7-1000000000000000000000000000000000000	2775
% or ¾	7/8	6¾	83/4	101/8	4	CMST14		National Control					4010
7/8	1	73/4	93/4	11%	6								
7/8	1	73/4	93/4										4435
7/8	1												6305
	Anchor Dia. 3/4 3/4 3/4 5/8 3/8 Or 3/4 7/8	Anchor Drill Bit Dia	Anchor Drill Bit Dia Embed. 34	Anchor Dia. Drill Bit Dia Min. Embed. Length 3/4 7/8 63/4 83/4 3/4 7/8 63/4 83/4 5/8 3/4 5 7 7/8 63/4 83/4 7/8 63/4 83/4 7/8 1 73/4 93/4 7/8 1 73/4 93/4	Anchor Dia. Drill Bit Dia Min. Embed. Length Anchor Length End Dist. 3/4 7/8 63/4 83/4 101/8 3/4 7/8 63/4 83/4 101/8 5/8 3/4 5 7 71/2 7/8 63/4 83/4 101/8 7/8 63/4 83/4 101/8 7/8 1 73/4 93/4 115/8 7/8 1 73/4 93/4 115/8	Anchor Dia. Drill Bit Dia. Min. Embed. Length Anchor Length End Dist. Edge Dist. 34 7/8 63/4 83/4 10/8 5 34 7/8 63/4 83/4 10/8 5 5/8 3/4 5 7 71/2 4 7/8 63/4 83/4 10/8 4 7/8 1 73/4 93/4 115/8 6 7/8 1 73/4 93/4 115/8 6	Anchor Dia. Drill Bit Dia	Anchor Dia. Dia Embed. Anchor Length Dist. Dist. Mo. Oty 34	Anchor Dia. Drill Bit Dia	Anchor Dia. Dia Embed. Anchor Length Dist. Dist. No. Oty Dia. (Strap) 3/4	Anchor Dia. Drill Bit Dia. Anchor Length End Length Edge Dist. Model No. Qty Dia. GStrap) Face (Total) 3/4 7/8 63/4 83/4 10/8 5 CMST14 2 ½ 9/16 4-10d 3/4 7/8 63/4 83/4 10/8 5 CMST14 4 ½ 9/16 8-10d 5/8 3/4 5 7 7½ 4 CMST14 2 ½ 9/16 8-10d 5/8 3/4 5 7 7½ 4 CMST14 2 ¾ 1½ 9/16 8-10d 5/8 3/4 5 7 7½ 4 CMST14 2 ¾ 1½ 8-10d 5/8 7 7½ 4 CMST14 2 ¾ 1½ 8-10d 5/8 1 73/4 9¾ 115/8 6 CMST14 3 7/8 15/16 8-10d 7/8	Anchor Dia. Dia Embed. Anchor Length Dist. Dist. No. Dia. (Strap) Dia. (Strap) Top 34 7/8 63/4 83/4 101/8 5 CMST14 2 1/2 9/16 4-10d 2-10d 34 7/8 63/4 83/4 101/8 5 CMST14 4 1/2 9/16 8-10d 2-10d 5/8 3/4 5 7 71/2 4 CMST14 2 5/8 11/16 4-10d 2-10d 5/8 07 3/4 83/4 101/8 4 CMST14 2 3/4 13/16 8-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST14 3 7/8 15/16 8-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST12 3 7/8 15/16 10-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST12 3 7/8 15/16 10-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST12 3 7/8 15/16 10-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST12 3 7/8 15/16 10-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST12 3 7/8 15/16 10-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST12 3 7/8 15/16 10-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST12 3 7/8 15/16 10-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST12 3 7/8 15/16 10-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST12 3 7/8 15/16 10-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST12 3 7/8 15/16 10-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST12 3 7/8 15/16 10-10d 2-10d 7/8 1 73/4 93/4 115/8 6 CMST12 3 7/8 15/16 10-10d 2-10d 7/8 1 73/4	Anchor Dia. Drill Bit Dia Anchor Length End Length Edge Dist. Model No. Qty Dia. (Strap) Face (Total) Top (Total) <th< td=""></th<>

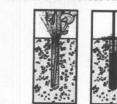
1. See Simpson Anchor Systems catalog for complete Epoxy-Tie installation details.

2. 10d nails are common nails.

distance to threaded rod see table

- 3. Allowable loads have been increased for wind or earth quake loading with no further increase allowed.
- 4. Minimum concrete compressive strength is 2000 psi.

Installation into Concrete and Grout Filled CMU



oil-free compressed air. Clean with nylon brush and blow out remaining dust. Note: Dust left in hole can reduce the adhesive's holding

Cut open top mixing



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.



be clean and oil free Insert anchor, turning slowly until the anchor contacts the bottom of the hole. Do not disturb during cure time.

MIN. 2-2x10 HEADER or **HEADER PER PLAN** INSTALL UPLIFT STRAP OVER THE TOP OF BEAM MIN. 7" DOWN OTHER SIDE ATTACH WITH APPROPRIATE **FASTENERS** SIMPSON UPLIFT STRAP #CMST14 12" SQUARE TURNCRAFT COLUMN, TYP. SEE 3.03 FOR HOLD-DOWN **BASE ANCHOR** SIMPSON LTT20B THREADED ROD SIMPSON A307

CONCRETE PORCH SECTION

COLUMNS AND ROOF PER ELEVATION



1. Drill-Drill

hole to

specified

diameter

and depth.

4. Attach

3/4" DIA. EMBEDDED

IN CONCRETE MIN. 7"

Insert-Anchors must

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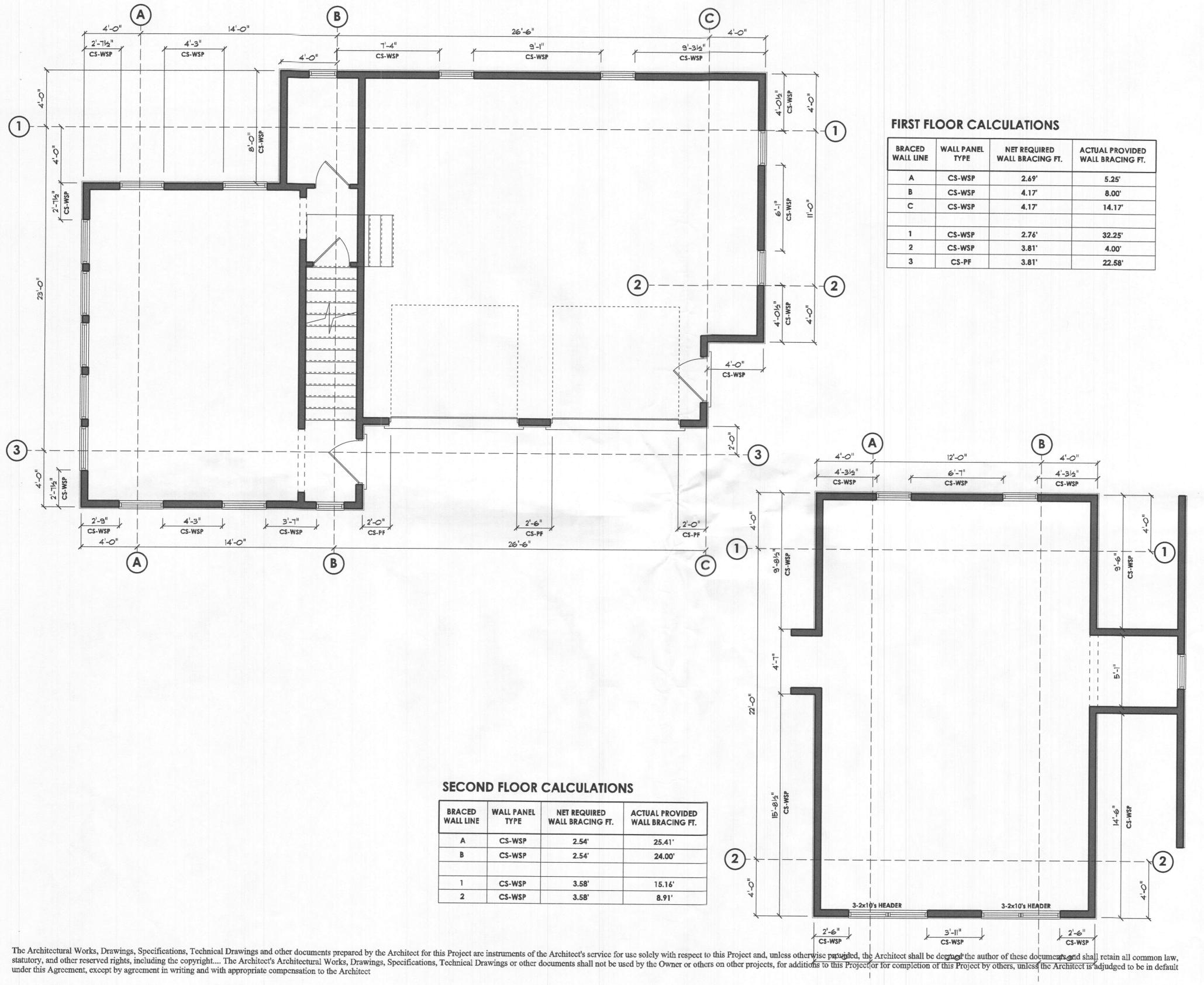
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12-13-18

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1/4" = 1'-0" HOLD DOWNS

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BRACING PLAN

Wednesday, January 02, 2019