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: _____

Permit No.: B19002145

Building Address: 12517 WESTLAND COURT
City: FULTON State: MD Zip Code: 20759
Suite/Apt. #: _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: _____
Section: _____ Area: _____ Lot: 12
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: 3

Existing Use: SFD
Proposed Use: SFD W/PROPANE TANK
Estimated Construction Cost: $ 4,000
Description of Work:
INSTALL 1000 GAL UNDERGROUND PROPANE TANK

Occupant/Tenant Name: OWNER
Was tenant space previously occupied? ☐Yes ☐No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Property Owner's Name: WBG WESTLAND FARM LLC
Address: 5485 HARPERS FARM RD
City: COLUMBIA State: MD Zip Code: 21044
Phone: _____ Fax: _____
Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: MICHELLE CLANCY
Address: PO BOX 310
City: PERRY HALL State: MD Zip Code: 21128
Phone: 443-610-7514 Fax: _____
Email: MICHELLE@APPLIEDANDAPPROVED.COM

Contractor Company: TECH AIR
Contact Person: DENNIS FEAGA
Address: 1560 A-D CATON CENTER DRIVE
City: BALTIMORE State: MD Zip Code: 21227
License No. : 81215
Phone: 410-984-5681 Fax: _____
Email: _____

Engineer/Architect Company: CONTRACTOR
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

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

Utilities	
Electric: ☐ Yes ☒ No	
Gas: ☒ Yes ☐ No	
Water Supply	
☐ Public	
☒ Private	
Sewage Disposal	
☐ Public	
☒ Private	
Heating System	
☐ Electric ☐ Oil	
☐ Natural Gas ☐ Propane Gas	
☐ Other:	
Sprinkler System:	
☐ Yes ☐ No	
Grading Permit Number:	
Building Shell Permit Number:	

RECEIVED
JUL 02 2019
LICENSES & PERMITS DIVISION

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

MICHELLE CLANCY
Print Name

MICHELLE@APPLIEDANDAPPROVED.COM
Email Address

7/2/19
Date

PERMITS
Title/Company

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	7/9/2019	

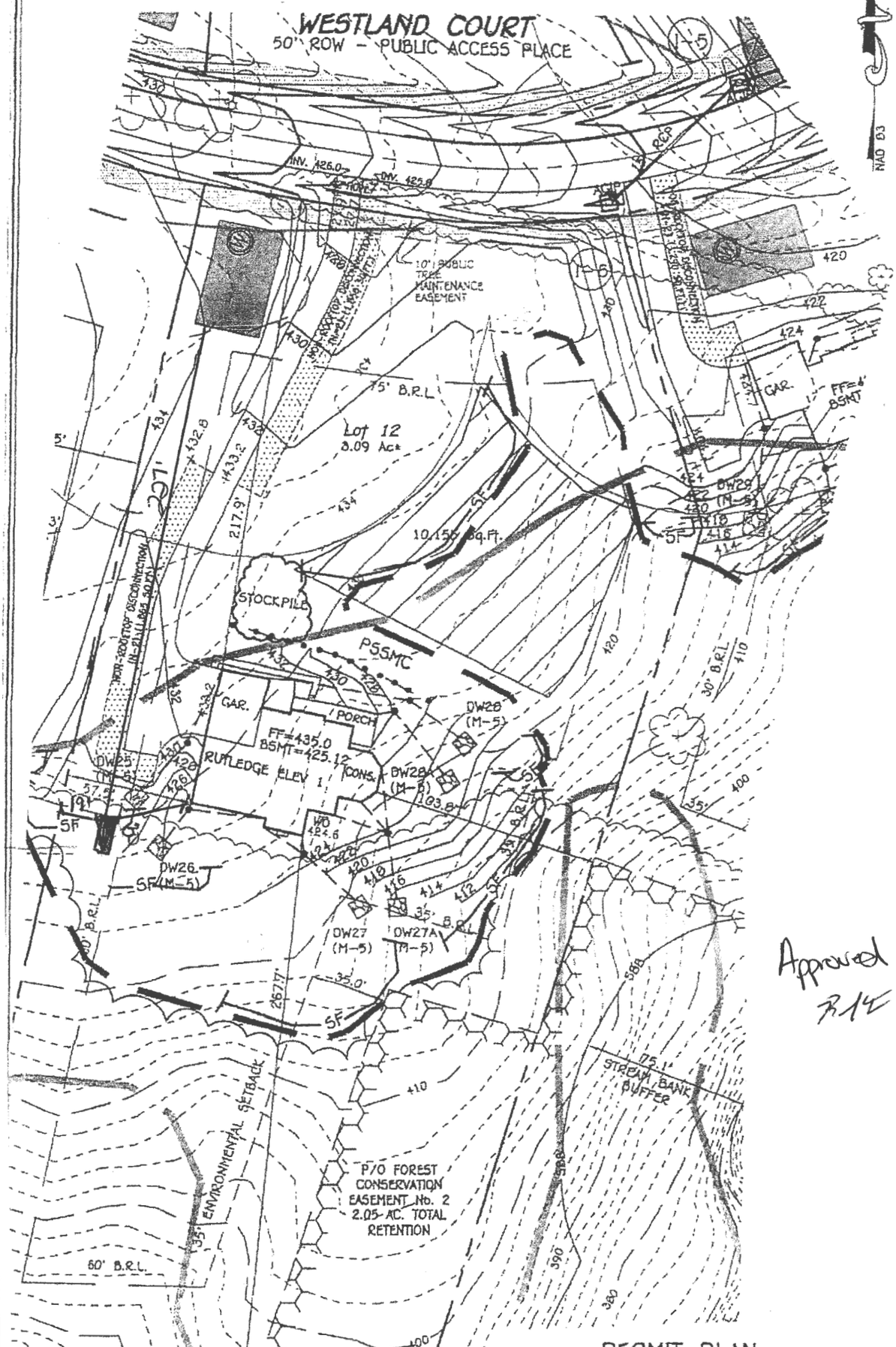
Is Sediment Control approval required for issuance? ☐ Yes ☐ No
☐ CONTINGENCY CONSTRUCTION START

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

Filing Fee	$ 110.00
Permit Fee	$
Tech Fee	$
Excise Tax	$
PSFS	$
Guaranty Fund	$
Add'l per Fee	$
Total Fees	$
Sub- Total Paid	$
Balance Due	$
Check	# 7401

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

T:\Operations\Updated Forms\Building applmp 03.21.2017.docx



Approved BRC002145
RJC 7/19/2019

PERMIT PLAN

WESTLAND FARM ESTATES

LOT 12

TAX MAP #45 PARCEL: 28
ZONED: RR-DEO
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"= 60' DATE: MARCH 2019

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

900 | 245 1000 Gal Underground Tank

12517 Westland Ct

PERMIT PLAN
WESTLAND FARM ESTATES
LOT 12

TAX MAP #45 PARCEL: 28
ZONED: RR-DEO
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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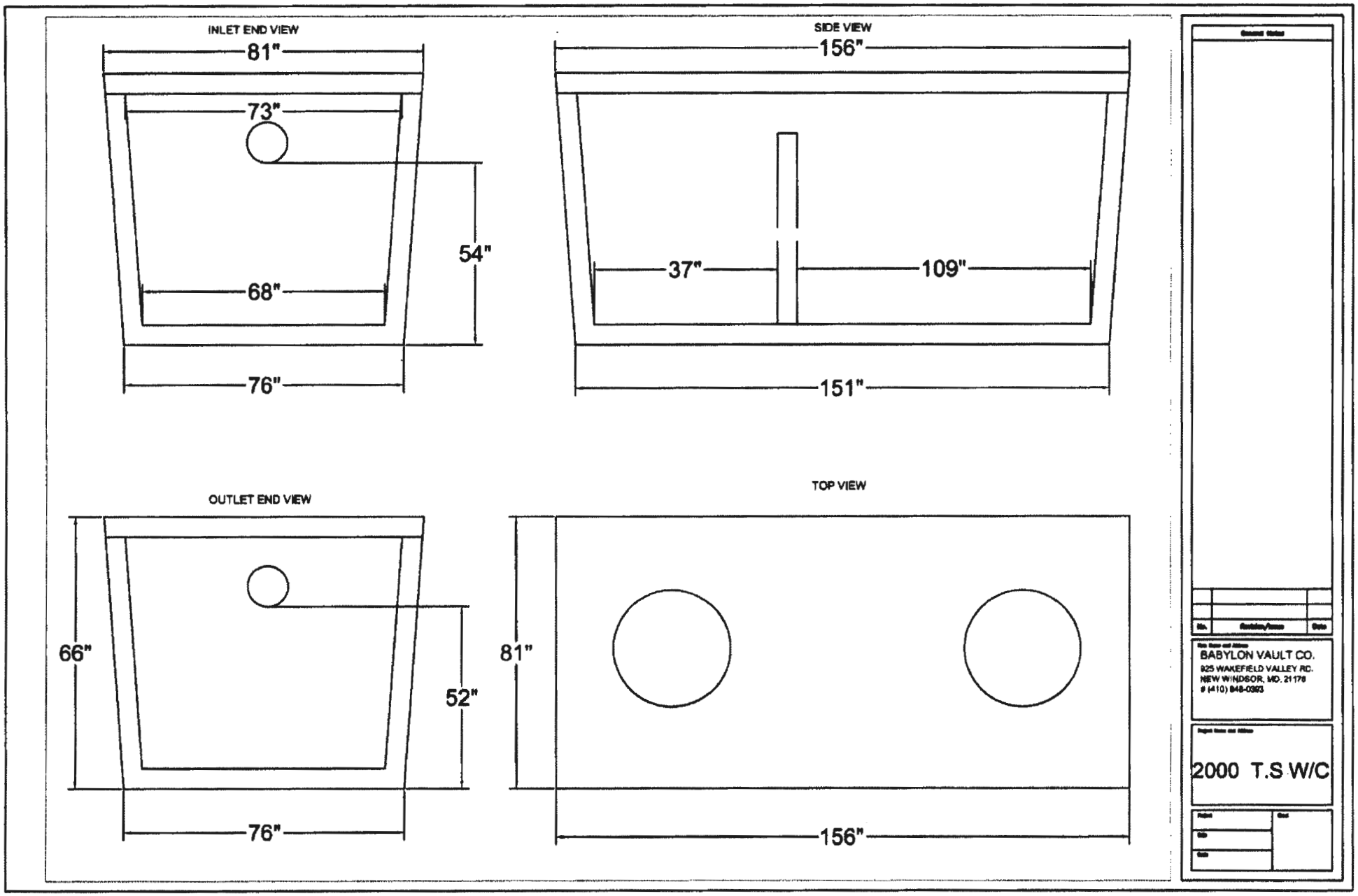
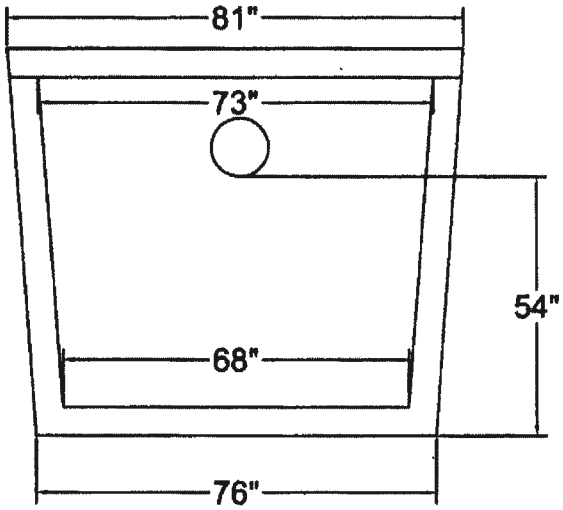
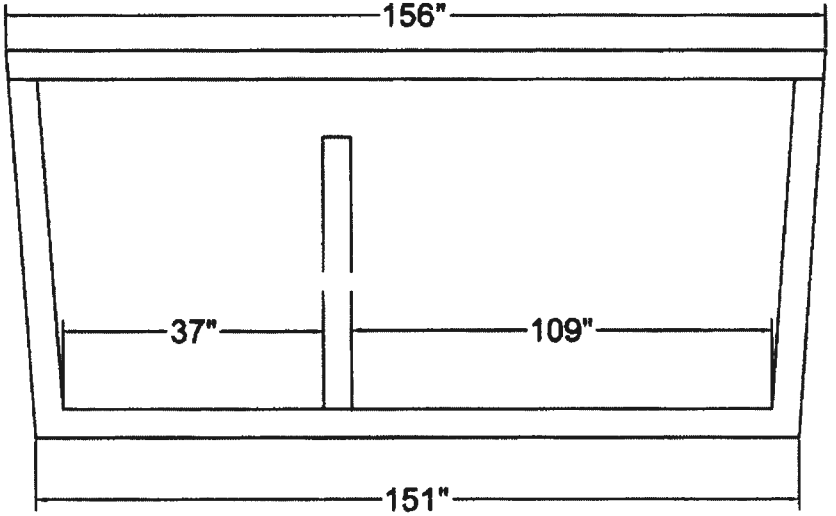

INLET END VIEW
81"
73"
54"
68"
76"
SIDE VIEW
156"
37"
109"
151"
OUTLET END VIEW
66"
52"
76"
TOP VIEW
81"
156"
BABYLON VAULT CO.
925 WAKEFIELD VALLEY RD.
NEW WINDSOR, MD. 21776
(410) 848-0393
2000 T.S W/C

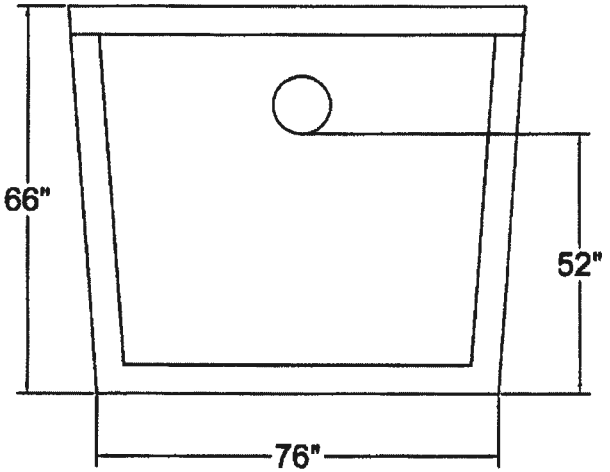
INLET END VIEW



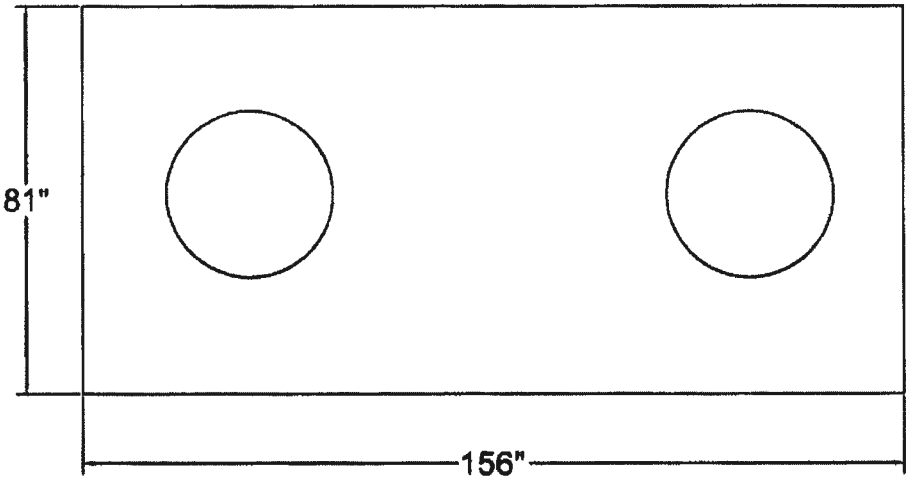
SIDE VIEW



OUTLET END VIEW



TOP VIEW



BABYLON VAULT CO.
925 WAKEFIELD VALLEY RD.
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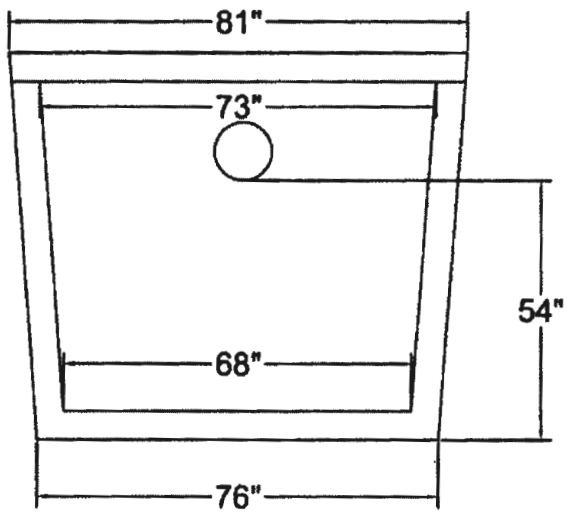
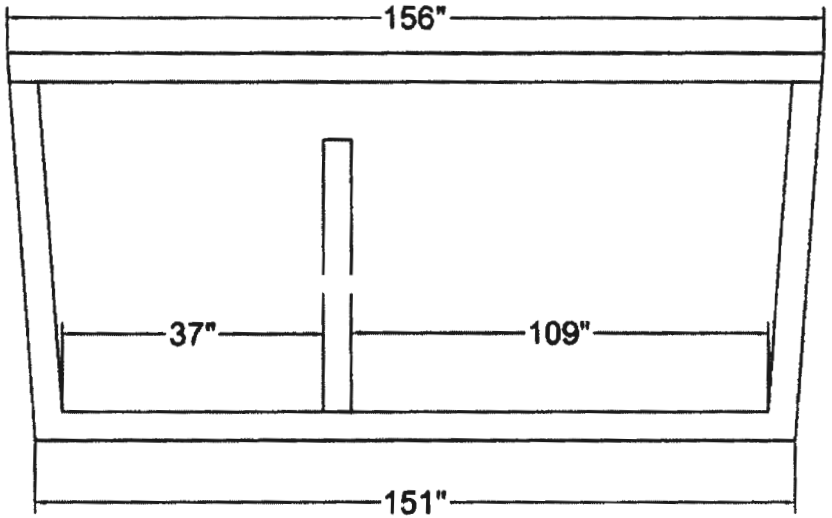
(410) 848-0393

2000 T.S W/C

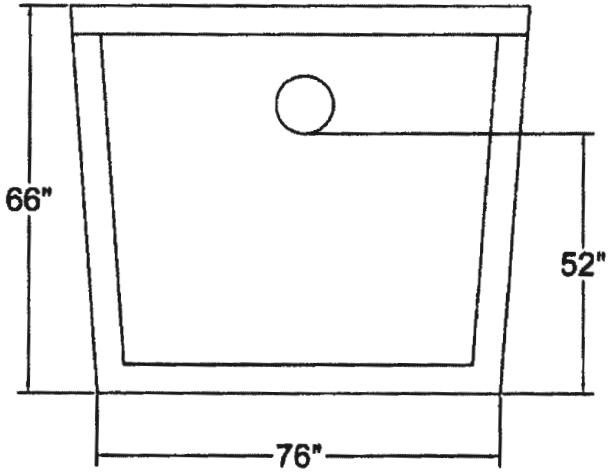
INLET END VIEW



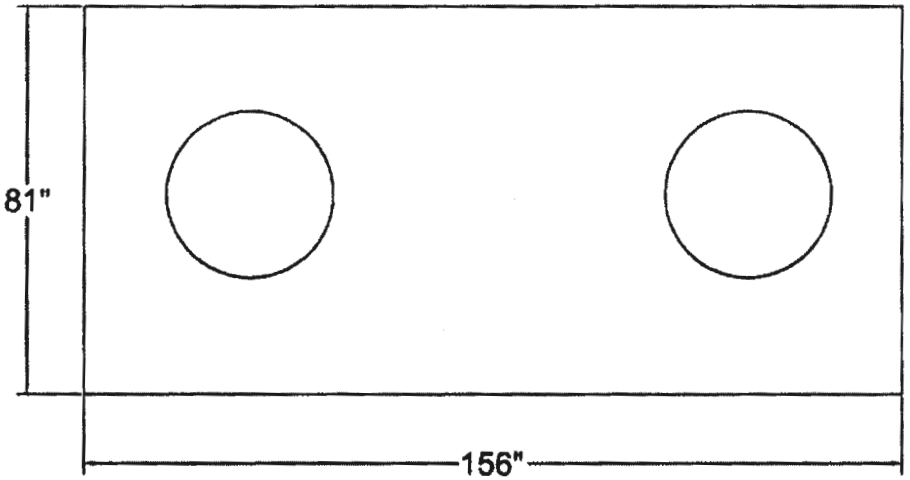
SIDE VIEW



OUTLET END VIEW



TOP VIEW



No.	Revision/Issue	Date

BABYLON VAULT CO.
925 WAKEFIELD VALLEY RD.
NEW WINDSOR, MD. 21776
(410) 848-0303

2000 T.S W/C

The Rutledge

Williamsburg Group, LLC
5485 Harpers Farm Rd. #200
Columbia , MD 21044
(410) 997- 8800

B19001245
HEALTH
DEPT

INDEX OF DRAWINGS

PROJECT DATA

CONSTRUCTION:

GROUND FLOOR	CONCRETE
FIRST FLOOR	WOOD
SECOND FLOOR	WOOD
ROOF	WOOD
WALLS	WOOD

BUILDING AREA:

FIRST FLOOR:	2780 SQ. FT.
SECOND FLOOR:	2416 SQ. FT.
TOTAL:	5196 SQ. FT.

PROJECT DESIGN CRITERIA

THE FOLLOWING STANDARDS ARE BASED ON THE GENERAL REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 EDITION FOR ONE AND TWO FAMILY DWELLINGS & ALL STATE AND LOCAL AMENDMENTS.CONSTRUCTION CLASSIFICATION TYPE: 5B (UNPROTECTED) USE GROUP: R3

2015 IECC CODE COMPLIANCE

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 THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OF THE IRC 2015
R402.1.2 ATTIC INSULATION:	R-49, R-38 WILL SATISFY THE REQUIREMENT IF FULL OVERTHE TOP PLATE @ EAVES (REQUIRES RAISED HEEL TRUSS).
R402.1.2 WOOD FRAME WALL	R-20 OR R13 + R5 CONTINUOS INSULATION.
R402.1.2 BASEMENT WALL INSULATION:	R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HGHT.R-13 IN CAVITY IF FINISHED.
R402.1.2 CRAWL SPACE WALL INSULATION:	R-10 FOIL FACED CONTINUOUS BATTS FULL HGHT. 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-VALUE/ SHGC	0.35 (U-VALUE) & 0.40 (SHGC)
R402.1.10 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE:	R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZANTALLY OR VERTICALLY.
R402.2.4 ATTIC ACCESS:	ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.
R402.4.1.2 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 OR SUITABLE MATERIAL.
R402.4.1.2 BUILDING ENVELOPE TEST OPTION:	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 E 779 OR ASTM E 1827 W/ BLOWER DOOR AT A PRESSURE OF .2 INCHES W.G. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.
R402.4.2 FIREPLACES	NEW WOODBURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.
R402.4.4 FUEL-BURNING APPLIANCES	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. FIREPLACES AND STOVES COMLPYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC.
R402.4.5 RECESSED LIGHTING	RECESSED LUMINAIRES 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 SEPERATE HEATING AND COOLING SYSTEM .
R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT	WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.
R403.3.1 MECHANICAL DUCT INSULATION	SUPPLY & RETURN DUCTS IN ATTIC R-8 MIN. SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACE R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED INSIDE THE BUILDING THERMAL ENVELOPE R-6 MIN. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MIN.
R403.3.2 DUCT SEALING	ALL DUCTS, AIR HANDLERS,AND FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC. A DUCT TIGHTNESS TEST (DUCT BLASTER LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONS. TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQ'D. IF AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE.
R403.6 MECHANICAL VENTILATION	OUTDOOR AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER.
403.6.1 WHOLE HOUSE MECH.VENT SYSTEM FAN EFFICIENCY	TO COMPLY WITH TABLE R403.6.1.
R403.7 EQUIPMENT SIZING	SHALL COMPLY WITH R403.7
R404.1 LIGHTING EQUIPMENT	A MIN. OF 75% OF ALL LAMPS MUST BE HIGH-EFFICIENCEY LAMPS.
WATER HEATER	MIN.EFFICIENCY ESTABLISHED BY NAECA.
MECHANICAL TESTING	ALL MECH. TESTING TO BE PERFORMED BY APPROVED THIRD PARTY. THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL.

BUILDING DATA

CLIMATE & GEOGRAPHIC DESIGN CRITERIA

FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	30 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.)
SEISMIC CATEGORY	B LIGHT FRAME STRUCTURAL W/ SHEAR WALLS
CONCRETE WEATHERING	SEVERE
TERMITE	MODERATE TO HEAVY
DECAY PROBABILITY	MODERATE
ICE UNDERLAYMENT	YES
FROST DEPTH	32"

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

GENERAL NOTES

GENERAL NOTES ARE ACKNOWLEDGED AND SHALL BE ADHERED TO DURING THE CONSTRUCTION

MISC. NOTES:
1. ALL WORK INCLUDING ALL STRUCTURAL, HVAC, ELECTRICAL AND OTHER SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.
2-CONTRACTOR TO VERIFY AND COORDINATE ALL THE CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING OF CONSTRUCTION. ANY DISCREPENCIES SHALL BE REPORTED TO ARCHITECTURE GROUP IMMEDIATELY.
3- ALL PRE-ENGINEERED MATERIALS, EQUIPMENT, FIXTURES, AND ETC. SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS.
4-PRE-ENGINEERED WOOD ROOF TRUSSES AND FLOOR JOISTS SHALL BE DESIGNED FOR THE LOAD INDICATED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MARYLAND. SHOP DRAWINGS SHALL BE SUBMITTED TO THE COUNTY PLAN REVIEWER FOR APPROVAL PRIOR TO FABRICATION.

REVISED 12/18

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

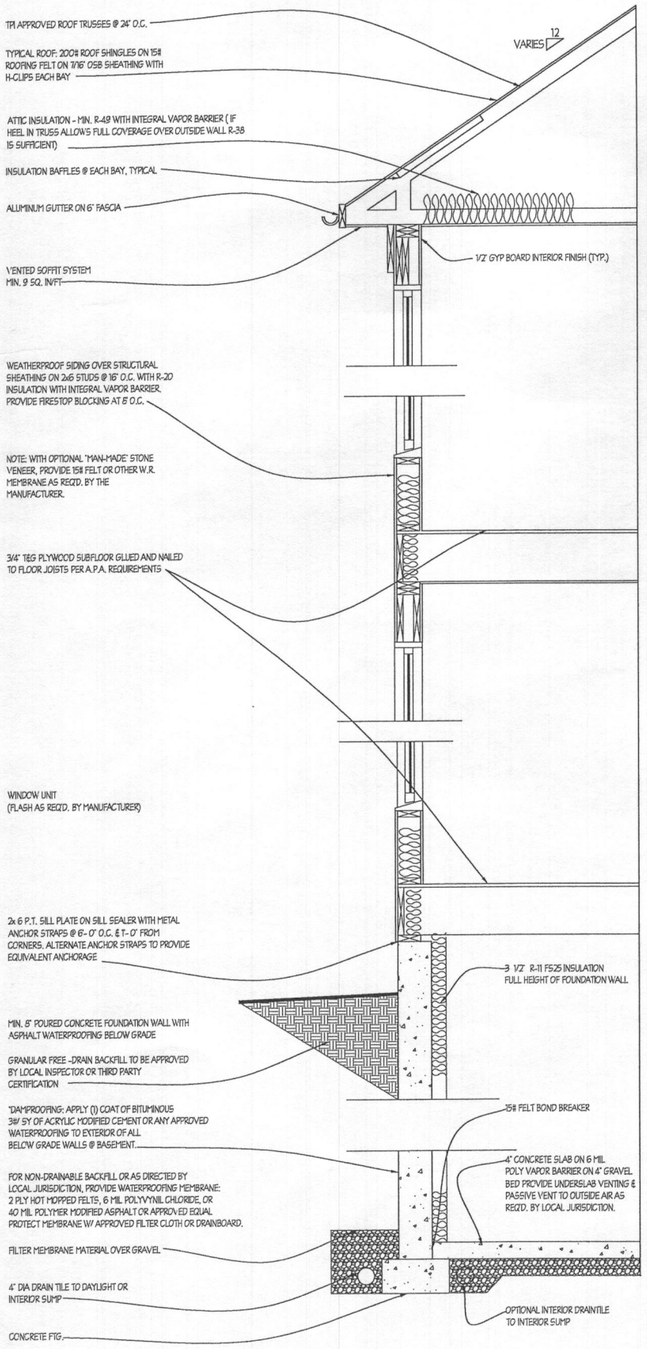
DATE:	REVISION:

Date: 5/15
Scale:
Drawn: TIM

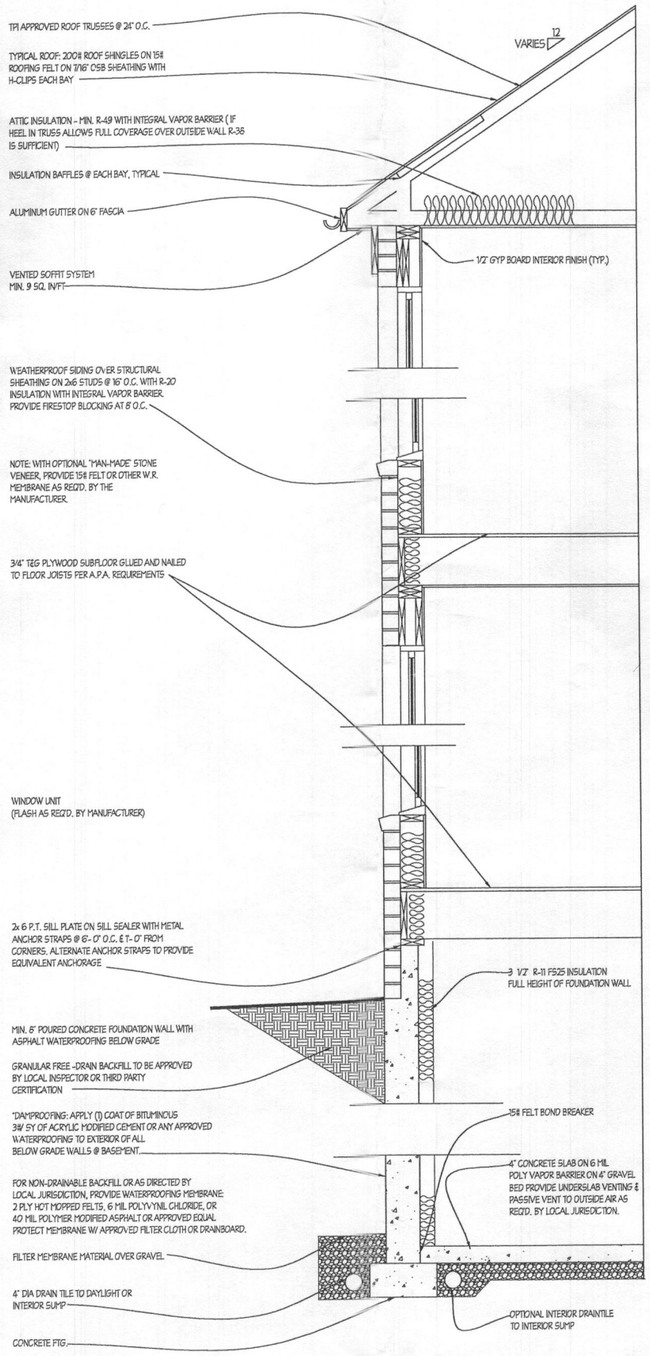
Drawing: COVER PAGE
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

1067 RE
Project No.

WFE012 12517 Westland Ct. Fulton, MD 20759



WALL SECTION W/ SIDING
SCALE:3/4"=1'-0"



WALL SECTION W/ BRICK VENEER

FOUNDATION DESIGN SCHEDULES

PLAIN CONCRETE WALLS

BASED ON GROUP 1 SOILS (GW,GP,SW,SP)

WALL THICKNESS	WALL HGHT	MAX. UNBALANCED FILL
6"	5' OR 9'	7'
10"	5' OR 9'	8'

BASED ON GROUP 2 (GM, GC, SM, SM-SC, & ML) GROUP 3 (SC, ML, ML-CL, & CL)

WALL THICKNESS	WALL HGHT.	MAX. UNBALANCED FILL
6"	5' OR 9'	6'
10"	5' OR 9'	7'
12"	5' OR 9'	8'

* MIN. 10" WALL THICKNESS W/ BRICK VENEER

PLAIN CONCRETE WALLS

BASED ON GROUP 2 OR 3 SOILS.

WALL THICKNESS & REINFORCING	WALL HGHT	MAX. UNBALANCED FILL
6" W/ #6@40" OC.	6'	7'
8" W/ #6@30"OC.	9'	8'
10" W/#6@56"OC.	8'	7'
10" W/#6@16"OC.	9'	8'
12" W/#6@32"OC.	8'	7'
12" W/#6@48"OC.	9'	8'

NOTE: PLACE REBAR MIN. 1 1/2" FROM INSIDE WALL FACE

PERIMETER SPREAD FOOTINGS:

MIN. WIDTHS BASED ON SOIL BEARING CAPACITY NOTED, MIN. THICKNESS IS 8".

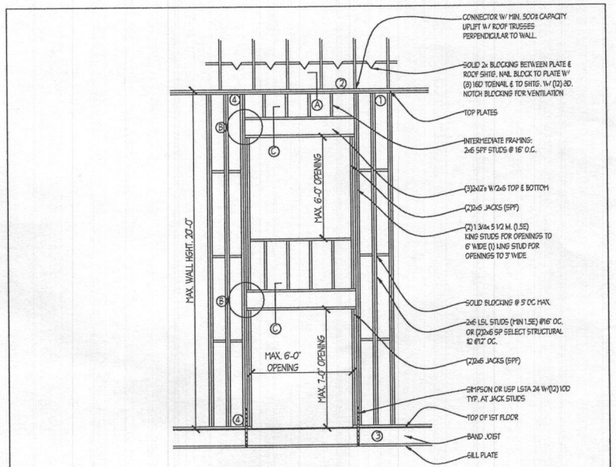
SUPPORTING	1500# PSF SOIL	2000# PSF SOIL
1 FLOOR AND ROOF	16"	16"
2 FLOORS AND ROOF	20"	16"
3 FLOORS AND ROOF	24"	16"
1 FLOOR AND ROOF W/ BRICK	20"	20"
2 FLOORS AND ROOF W/ BRICK	26"	20"
3 FLOORS AND ROOF W/ BRICK	32"	24"

PIER FOOTINGS AND COLUMNS:

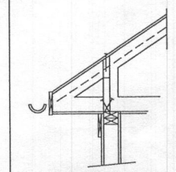
MIN. PLAIN CONCRETE FOOTING SIZES BASED ON COLUMN DESIGN LOADS AND SOIL BEARING CAPACITY NOTED:

KEY	MAX. VERT. LOAD	MAX. COLUMN HGHT.	COLUMN SIZE	1500# PSF SOIL FTG.	2000# PSF SOIL FTG.
A	13,400#	10'0"	3",11 ga.	36"x36"x16"	32"x32"x14"
B	17,500#	10'0"	3.5",11 ga.	42"x42"x20"	36"x36"x16"
C	21,500#	10'0"	4",11 ga.	48"x48"x22"	40"x40"x16"
D	32,400#	10'0"	3" SCH 40	56"x56"x26"	50"x50"x24"

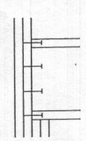
NOTE: FTG. DEPTHS MAYBE REDUCED TO MIN. 12" THICKNESS W/ REIN. : #5 BARS @ 8' OC. EACH WAY, 3" FROM BOTTOM



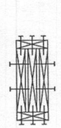
WALL FRAMING ELEVATION



A- SOLID BLOCKING DETAIL
SCALE: 3/4" = 1'-0"



B- HEADER/KING CONNECTION
SCALE: 1" = 1'-0"



C- HEADER SECTION
SCALE: 1" = 1'-0"

NAILING SCHEDULE :
1 STUDS TO TOP & BOTTOM PLATES : (2) 16D
2 PLATE TO PLATE : 10D @ 8" OC. W/ (3) 10D KING
3 BOT. PLATE TO BAND : 16D @ " OC. W/ (3) 16D / KING
NOTE: DOUBLE BAND JOIST 2' EACH SIDE OF OPENINGS
4 SIMPSON A 34 ANGLES, TYP. @ KINGS

TYP. 2 STORY WALL CONSTRUCTION DETAIL
SCALE: 1/4"=1'-0"

REVISED 6/17

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

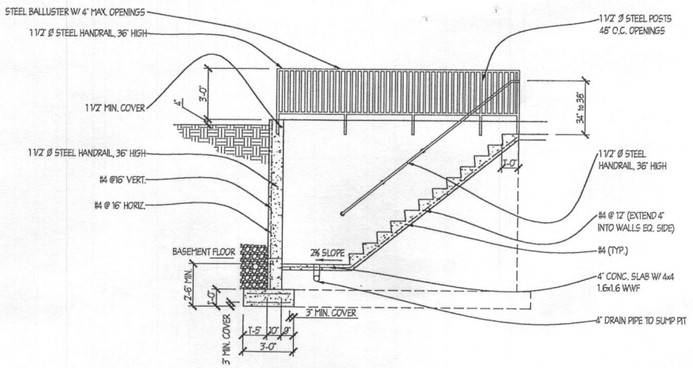
DATE: REVISION:

Date: 5/15
Scale: NOTED
Drawn: TIM

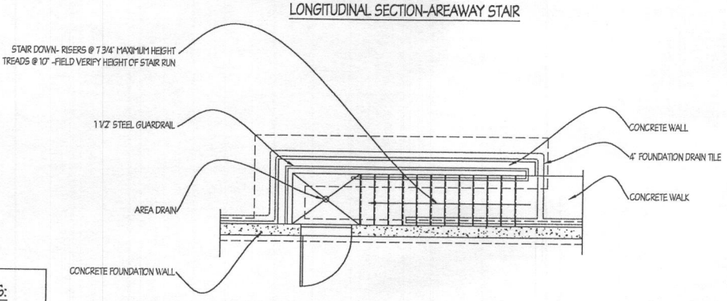
Drawing: WALL SECTIONS
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

1067 RE
Project No.

D1



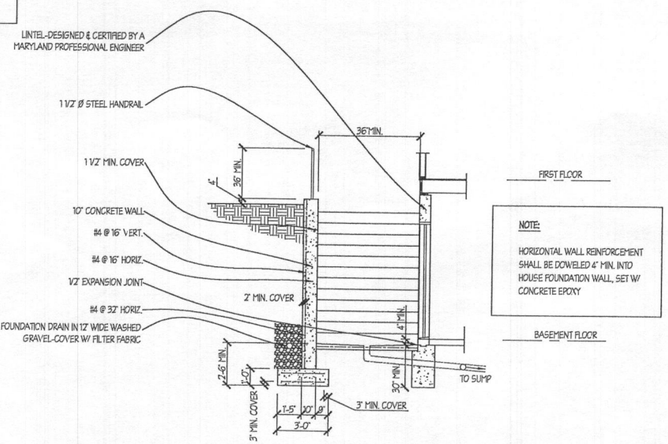
LONGITUDINAL SECTION-AREAWAY STAIR



AREA FLOOR PLAN

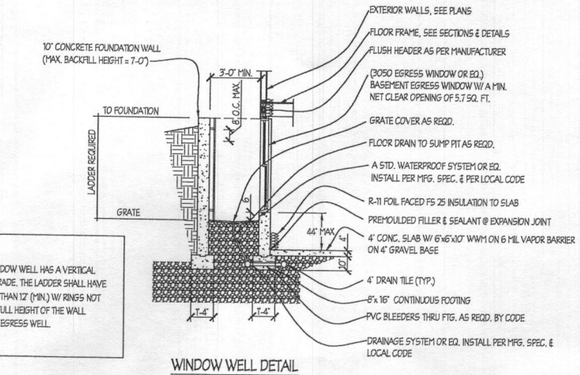
BASEMENT AREAWAY/DRAIN NOTES:

1- THE AREAWAY STAIR LANDING SHALL BE AT LEAST 4" BELOW THE INTERIOR FLOOR SLAB AND SLOPE TO DRAIN TO AN APPROVED GENERAL PURPOSE AREA DRAIN.
2- THE GENERAL PURPOSE DRAIN SHALL HAVE AN INTAKE OR STRAINER WITH A MINIMUM DIAMETER OF 6" AND A MINIMUM PIPE OUTFALL OF 4".
3- THE DRAIN SHALL HAVE A STRAINER LID OR BODY THAT PROVIDES ACCESSIBILITY FOR MAINTENANCE OF DRAIN BODY AND PIPE.
4- THE AREA DRAIN SHALL BE CONNECTED TO A RIGID PIPE WITH MINIMUM FALL OF 1/8" PER FOOT PIPED TO SUMP PUMP CROCK OR A DAY-LIGHTED OUTFALL AT GRADE.
5- THE RIGID PIPE SHALL NOT BE CONNECTED TO THE INTERIOR OR EXTERIOR FOUNDATION DRAIN OR DRAIN TILE.
6- THE PIPE SHALL BE SLEEVED WHERE IT PASSES THROUGHT THE FOUNDATION WALL OR FROST PROTECTED FOOTING.
7- THE GENERAL PURPOSE DRAIN ASSEMBLY AND RIGID PIPE MAY BE CONSTRUCTED OF SCHEDULE 40 PVC, CAST IRON, OR EQUIVALENT APPROVED RIGID PIPE.



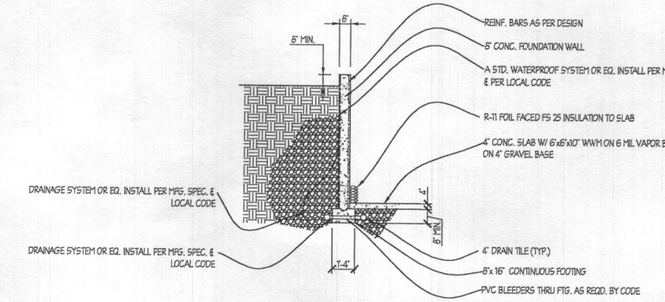
CROSS SECTION-AREAWAY

NOTE:
HORIZONTAL WALL REINFORCEMENT SHALL BE DOWELED 4" MIN. INTO HOUSE FOUNDATION WALL, SET W/ CONCRETE EPOXY

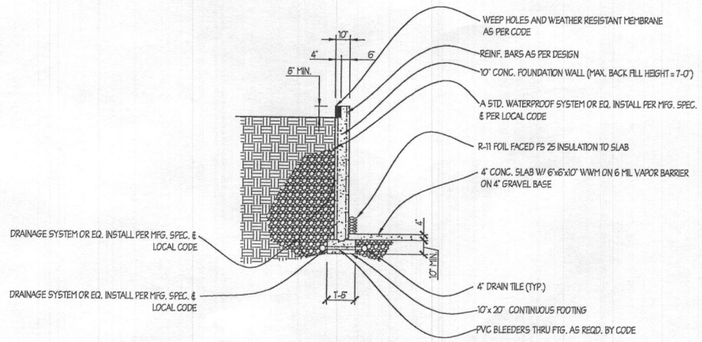


NOTE:
LADDER TO BE PROVIDED WHEN WINDOW WELL HAS A VERTICAL DEPTH GREATER THAN 44" BELOW GRADE. THE LADDER SHALL HAVE AN INSIDE DIMENSION OF NOT LESS THAN 12" (MIN.) W/ RINGS NOT MORE THAN 18" O.C. VERT. FOR THE FULL HEIGHT OF THE WALL LADDER LOCATED ON SIDE WALL OF EGRESS WELL.

WINDOW WELL DETAIL



8" WALL SECTION (NO BRICK OR STONE ABOVE GRADE)



10" WALL SECTION (TO SUPPORT BRICK OR STONE VENEER ABOVE GRADE)

REVISED 10/15

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	REVISION:
10/15	CHANGED 8" FTG NOTE

Date: 5/15
Scale: 1/4" =1'-0"
Drawn: TIM

Drawing:
Project: WILLIAMSBURG GROUP
THE RUTLEDGE ESTATE HOME

1067 RE
Project No.

D2

GENERAL REQUIREMENTS

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/OR FLOOR TRUSSES.
1. 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 SPECIFICATION HAVE PRECEDENCE.
2. IN THE EVENT THAT CERTAIN FEATURES OR DETAILS ARE NOT FULLY SHOWN, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
3. ALL PRODUCTS AND MATERIALS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS. IF A CONFLICT EXISTS BETWEEN THE DRAWINGS AND THE MANUFACTURER'S RECOMMENDATION, CONTACT THE ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY THAT ALL MATERIAL INSTALLED SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
4. PROVIDE 22 ½" x 30" ATTIC ACCESS WITH SWITCHED LIGHT, UNLESS OTHERWISE NOTED.
5. PROVIDE HANDRAILS 34"-38" ABOVE NOSINGS ON ALL STAIRS W/ THREE OR MORE RISERS. RETURN RAILS TO WALL OR NEWEL. REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIR. 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 MIN. 36" HIGH (UNLESS NOTED OTHERWISE) AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE. HANDRAILS SHALL HAVE MAX. 2 ¼" GRIP CROSS SECTION.
6. PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEADS, CHASES, AND MIN-HEIGHT FOR WALLS OVER 9' TALL. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE ½" GYP. BRD.DRAFTSTOPPING, NOT TO EXCEED 500 S.F. UNLESS DWELLINGS ARE FULLY SPRINKLERED.
7. PROVIDE A MINIMUM OF 6'-9" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7 ¾" AND TREADS SHALL BE AT LEAST 10" WITH 1" NOSING, UNLESS LOCAL JURISDICTION REQUIRES OTHERWISE. MAX. RISER AT EXTERIOR DOORS HALL BE 7 ¾".
8. THE CONTRACTOR SHALL SEAL ALL PENTRATIONS AND OPENINGS IN FLOORS AND WALLS TO MINIMIZE THE TRANSFER OF DRAFTS & MOISTURE. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.
9. SLOPE ALL CONCRETE STOOPS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLANS.
10. ALL DESIGNS FOR MANUFACTURED FLOOR JOISTS, RAFTERS, AND TRUSSES SHALL BE CERTIFIED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDATIONS.
11. CHIMNEYS SHALL EXTEND A MINIMUM OF 2' ABOVE ANY ROOF STRUCTURE WITHIN 10 FEET, BUT NO LESS THAN 3' AT POINT OF ROOF PENETRATION.
12. FLOOR JOISTS/TRUSSES AND ROOF TRUSSES SHALL ALIGN WITH BEARING STUDS +/- 1", OR PROVIDE TRIPLE PLATES.
13. PRIVATE GARAGES SHALL BE SEPARATED FROM ADJACENT DWELLING AND ATTIC WITH MINIMUM 5/8" GYP. BRD. ON GARAGE SIDE, AND 20 MINUTE SELF-CLOSING DOOR. WHEN BENEATH LIVING SPACE INSTALL 5/8" RATED G.B. ON CEILING & ALL SUPPORTING STRUCTURE.

SPECIFICATIONS

1.1 GENERAL CONDITIONS
1.2 CONSTRUCTION SHALL COMPLY WITH THE LATEST ADDITION OF THE CODES NOTED ON THE COVER SHEET AND ALL APPLICABLE LOCAL CODES AND AMENDMENTS, AND FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
1.3 ALL CONSTRUCTION SHALL BE CLASSIFIED AS NOTED ON THE COVER SHEET.
1.4 DIMENSIONS GIVEN ON SCHEDULES ARE NOMINAL. GENERAL CONTRACTORS AND MANUFACTURERS ARE TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.
1.5 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.

SITE WORK

2.1 PROVIDE HOUSE NUMBERS CLEARLY VISIBLE FROM THE STREET.
2.2 EXCAVATION SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON UNSUITABLE MATERIAL (PROVIDING LESS THAN 1500 PSF CAPACITY).
2.3 SOIL BEARING CAPACITY SHALL BE VERIFIED BY THE CONTRACTOR.
2.4 BACKFILL SHALL ONLY BE CLEAN EARTH CONTAINING NO ORGANIC MATTER, GRADED WITH POSITIVE SLOPE, MIN. 6" IN FIRST 10'. FILL BENEATH STRUCTURE SHALL BE COMPACTED TO 90% DENSITY AS PER ASTM D1557 METHOD D.
2.5 PROVIDE 4" MINIMUM CONTINUOUS DRAIN TILE AROUND PERIMETER OF BASEMENT FOUNDATION. OPTIONAL INTERIOR DRAIN TILE MAY BE INSTALLED AT THE BUILDERS DISCRETION.
2.6 PROVIDE PASSIVE UNDER SLAB RADON VENTING W/ MIN. 3" DIA. VENT THRU ROOF WHEN REQUIRED BY LOCAL JURISDICTION AND IN ACCORDANCE WITH APPENDIX F OF THE IRC. SEE NOTE 12.5
2.7 APPLY TERMITCIDE WITH 2 FEET OF ENTIRE STRUCTURE IN ACCORDANCE WITH LOCAL AND APA STANDARDS. TREATMENT MUST HAVE A 5 YEAR GUARANTEE.
2.8 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 BUILDINGS IS ON THE WALLS.

CONCRETE

3.1 CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE STANDARDS, ACI-301, ACI-318, & ACI-306.
3.2 CONCRETE FOOTINGS SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI (UNLESS OTHERWISE NOTED).
3.3 ALL INTERIOR CONCRETE SLABS EXCEPT GARAGES SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
3.4 FOUNDATION WALLS: SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI FOR MODERATE WEATHER & 3500 PSI FOR SEVERE WEATHER.
3.5 REINFORCING STEEL SHALL MEET ASTM A-615 AND A-305, MESH: 6x6 - 1.4/1.4 WWF ASTM A-185. REINFORCING IN FOOTINGS IS REQUIRED WHERE VARIATIONS IN SOIL CONDITIONS MAY EXIST OR AS NOTED ON COVER SHEET.
3.6 EXTERIOR CONCRETE AND GARAGE SLABS SHALL BE 5% TO 7% AIR ENTRAINED AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI FOR MODERATE WEATHER AND 3500 FOR SEVERE WEATHER.
3.7 ALL INTERIOR CONCRETE SLABS 30 FEET OR MORE IN ANY DIMENSION SHALL HAVE WWF, CONTROL JOINTS, OR FIBER REINFORCEMENT. PROVIDED ½" EXPANSION MATERIAL AT ALL COLD POUR JOINTS.
3.8 PROVIDED VAPOR BARRIERS UNDER ALL SLABS; 6 MIL POLYETHYLENE, LAP ALL EDGES 6", LAY OVER 4" POROUS FILL.
3.9 THE BOTTOM OF ANY FOOTING SHALL BE PLACED AT MINIMUM FROST DEPTH AS NOTED ON COVER SHEET.
3.10 POURED WALL VERTICAL REINFORCING WHEN REQUIRED SHALL BE PLACED MIN. 5" FROM SOIL FACE.

VERTICAL MASONRY

4.1 ALL MASONRY CONSTRUCTION & MATERIAL SHALL CONFORM TO ACI-530-02 & ACI-530.1-02.
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 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, OR 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 PSI.
4.4 PARGING OVER CMU WALLS TO BE NOT LESS THAN 3/8" PORTLAND CEMENT PARGING FROM FOOTING TO FINISHED GRADE.
4.5 MASONRY LINTELS: PROVIDE LIGHT WEIGHT 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 OTHERWISE NOTED. PRECAST LINTEL TO HAVE MINIMUM 8" BEARING AT EACH END. SUCH LINTELS SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.
4.6 USE TYPE "M" MORTAR FOR MASONRY IN CONTACT WITH EARTH.
4.7 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.
4.8 MASONRY VENEER SHALL BE INSTALLED OVER A MOISTER BARRIER OR APPROVED WATER REPELLENT SHEATHING. THROUGH-WALL FLASHING AND WEEPS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER MAY POTENTIALLY ENTER THE BUILDING ENVELOPE.
4.9 MASONRY VENEER SHALL BEAR ON MIN. 4" LEDGE W/ TIES TO BACK-UP AT 24" O.C. HORIZ. & 16" O.C. VERT., 12" FROM EDGE OF OPENINGS. VENEER SHOULD NOT EXCEED 30' ABOVE TOP OF FOUNDATION, EXCEPT GABLE ENDS MAY BE 38' MAX.
4.10 IF BRICK LEDGES ARE RECESSED INTO FOUNDATIONS WALLS, THE RESULTING STEM WALL SHALL BE MIN. 8" THICK FOR CMU WALLS AND 6" FOR POURED IN PLACE WALLS.
4.11 PROVIDE WEEP HOLES ABOVE ALL FLASHING AT A MAX. OF 33" O.C. MAINTAIN MIN. 1" AIR SPACE BETWEEN VENEER & SHEATHING.
4.12 ONLY IF APPLICABLE AND SHOWN IN THE DRAWINGS, FOR ATTACHED DWELLINGS, MASONRY FIREWALLS SHALL BE CONSTRUCTED OF CLASSIFICATION D-2, 8" CMU IN ACCORDANCE WITH UL-U905 TO PROVIDE 2-HOUR SEPARATION FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.
4.13 BEAMS OR HEADERS BEARING ON MASONRY FIREWALLS SHALL HAVE A MIN. 4" MASONRY SEPARATION FROM ADJACENT DWELLING, AND SHALL BE FIRE CUT.
4.14 MANUFACTURED "THIN" STONE VENEER SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND NER602.

METALS

5.1 ALL STRUCTURAL STL SHALL CONFORM TO ASTM SPECIFICATION A-36.
5.2 STRAP ANCHORS OR ANCHOR BOLTS SHALL BE BUILDING INSPECTOR APPROVED. MINIMUM (2) ½" DIA. BOLTS PER SECTION OR PLATING, 12" FROM EACH END WITH INTERMEDIATE BOLTS AT 6'-0" O.C. MAXIMUM STRAP SPACING NOT TO EXCEED MANUFACTURER'S SPECIFICATIONS.
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 MANUFACTURER. ALUM. FLASHING SHALL BE USED IN DIRECT CONTACT WITH P.T. LUMBER.
5.4 NAILS: USE NUMBER AND TYPE FOR EACH APPLICATIONS AS CALLED FOR IN THE CURRENT MODEL CODE OR MANUFACTURER'S RECOMMENDED STANDARD.
5.5 VENEER TIES SHALL BE 1" WIDE, 22GA. GALVANIZED STEEL INSTALLED 24" 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 ½" UNLESS OTHERWISE SHOWN.
5.7 LINTEL SCHEDULE (UNLESS OTHERWISE NOTED ON PLANS):

L-1	3 ½" x 3 ½" x 5/16"	STEEL ANGLE UP TO 3' OPG.
L-2	4" x 3 ½" x 5/16"	STEEL ANGLE 3' TO 5' OPG.
L-3	5" x 3 ½" x 3/8"	STEEL ANGLE 5' TO 6'-6" OPG.
L-4	6" x 3 ½" x ½"	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 COAT ALL FERROUS METALS EXCEPT COMPLETELY PRE-FINISHED FACTORY ITEMS, WITH RUST INHIBITIVE PAINT.
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 ½" 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 AND STORE IN DRY LOCATION.
6.2 PRESSURE TREATED LUMBER SHALL CONFORM WITH AWPA-U1 & M4. FOR THE SPECIES, PRODUCT, PRESERVATIVE, AND END USE.
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 5'-0" IN LENGTH UNLESS MANUFACTURER'S SHOP DRAWINGS SHOW OTHERWISE.
6.5 WHEN ENGINEERING BEAMS ARE SPECIFIED ON THE DRAWINGS AS LVL OR PSI, THEY ARE INTERCHANGABLE. (MIN. Fb = 2600 PSI) NO OTHER SUBSTITUTIONS ARE TO BE MADE WITHOUT ARCHITECT'S APPROVAL. ALL SUCH BEAMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
6.6 BEARING WALL STUDS SHALL BE MINIMUM SPF STUD GRADE, KD OR BETTER AT 16" O.C. LAP ALL DOUBLE TOP PLATE JOINTS A MIN. OF 24".
6.7 EXTERIOR WALLS, UP TO 10' SUPPORTING (1) FLOOR & ROOF MAY BE 2x4 @ 16" O.C. SUPPORTING (2) FLOORS AND ROOF SHALL BE 2x6 @ 16" O.C., COMPLY W/ IRC-R6023.
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. ALTERNATIVE 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 TRUSS PLATE INSTITUTE TPI-82. STRUCTURAL DESIGN OR MODIFICATION SHALL BE BY A REGISTERED PROFESSIONAL ENGINEER.
6.12 BRACING OF WOOD TRUSSES TO BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND THE TRUSS PLATE INSTITUTE, I NC. PUBLICATION: BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS - HIB 91. INSTALL MIN. OF (2) 2x4 DIAGONAL BRACES AT APPROX. 45 DEGREES, FROM BOTTOM CHORD TO RIDGE IN EACH ROOF SECTION.
6.13 ALL PLYWOOD 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.
6.14 PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED TO JOISTS IN ACCORDANCE WITH APA RECOMMENDATIONS. LEAVE 1/16" SPACE AT ALL EDGES FOR EXPANSION OR AS PER MANUF. RECOMMENDATIONS.
6.15 PLYWOOD 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 SPECIFICATIONS
3/4" = 23/32" APA RATED STURDI-FLOOR 24 O.C. EXPOSURE
5/8" = 19/32" APA RATED STURDI-FLOOR 24O.C. EXPOSURE
1/2" = 15/32" APA RATED SHEATHING 32/16 EXPOSURE
7/16" = 7/16" RATED SHEATHING (OSB) 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-FEET 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 BY THE LOCAL JURISDICTION. THE INSTALLATION OF AN APPROVED FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D MAY ALLEVIATE THE NEED FOR F.R.T. IN CERTAIN JUREDICTIONS 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 AWPA STANDARDS.
6.19 NOTCHES IN TOP OR BOTTOM OF SOLID JOIST SHALL NOT EXCEED 1/6 OF DEPTH AND SHALL NOT OCCUR IN CENTER THIRD 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 NO. 2 (Fb = 875 PSI) OF SIZE SPECIFIED ON DRAWINGS. OPENINGS 3' OR LESS SHALL HAVE MIN. (2) -2x10 HEADERS.
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 STUDS AT OPENINGS LESS THAN 4'-0" AND DOUBLE JACK STUDS AT OPENINGS UP TO 7'-0".
6.23 ALL FASTENERS SHALL BE IN ACCORD WITH TABLE R6023 AND R40316 OF THE IRC. ATTACH BASEMENT WALL PLATES TO SLAB W/3" POWER DRAVEN DRIVE PINS @ 16" O.C.
6.24 MULTIPLE STUDS OR POSTS SHALL BE BLOCKED SOLID THROUGH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO THE FOUNDATION.

THERMAL & MOISTURE PROTECTION

7.1 WATERPROOFING: APPLY (1) COAT OF BITUMINOUS 3#/ SY 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 WHERE NOTED ON DRAWINGS. OVERLAY ALL EDGES 6".
7.3 SILL SEALER: ½" x 5 ½" COMPRESSIBLE FIBERGLASS BENEATH
ALL EXTERIOR SILL PLATES, OR OTHER APPROVED SILL SEALER.
7.4 PROVIDE APPROVED CORROSION-RESISTIVE 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 DRAWINGS, PROVIDE AND INSTALL THERMAL INSULATION AS SHOWN ON THE COVER SHEET. ALL INSULATION SHALL INCLUDE AN INTEGRAL VAPOR BARRIER POSITIONED IN DIRECT CONTACT WITH THE WARM SIDE OF THE WALL/CEILING/FLOOR. EXPOSED INSULATION IN UNFINISHED SPACE SHALL HAVE A MIN. FS-25 FACING. BLOWN OR SPRAYED INSULATION SHALL BE INSTALLED PER N-1101.3.1 OF THE IRC WITH DEPTH MARKERS. PROVIDE SLAB PERIMETER INSULATION WHER FIN. GRADE IS LESS THAN 12" ABOVE SLAB.
7.6 ROOFING: UNLESS NOTED OTHERWISE, ROOFING SHALL BE MIN. CLASS "C" FIBERGLASS BASED ASPHALT BASED ASPHALT SHINGLES OVER 15 LBS. FELT. ATTACH STRIP SHINGLE 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 AS 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 MANUFACTURER'S RECOMMENDATIONS AND MODEL CODE REQUIREMENTS.
7.8 PROVIDE SIDING MATERIAL AS SHOWN ON DRAWINGS AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. INSTALL OVER 15# FELT OR EQUIVALENT WEATHER RESISTIVE MATERIALS, AIR INFILTRATION BARRIER OR MOISTURE RESISTANT SHEATHING MEETING ASTM D779 STANDARDS.
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 & COORDINATE ROUGH OPENINGS FOR ALL DOORS & WINDOWS PRIOR TO START OF CONSTRUCTION. INSTALLATION SHALL BE IN ACCORD W/ MANUFACTURER'S INSTRUCTIONS.
8.2 EACH SLEEPING ROOM AND BASEMENT SPACE (UNLESS AMENDED OTHERWISE BY LOCAL JURISDICTION) SHALL HAVE AT LEAST ONE OPERABLE WINDOW PROVIDING 5.7 S.F. (5.4 S.F. AT GRADE CONDITIONS) OF NET CLEAR OPENINGS AS CERTIFIED BY THE MANUFACTURER, PERS. WITH ALL SILL HEIGHT 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 SAFETY (TEMPERED) GLAZING SHALL BE PROVIDED IN:
- GLASS DOORS, & SIDELIGHTS
- SHOWER AND TUB ENCLOSURES AND WINDOWS WITHIN 6' OF TUB
- GLAZING ON STAIR LANDINGS
- FIXED PANELS GREATER THAN 9 S.F., WITHIN 18" A.F.F.
- GLAZING WITHIN 12" OF A STAIR RAILING
- GLAZING WITHIN 24" RADIUS OF CLOSED DOORS

8.4 IF APPLICABLE, PROVIDE SELF-CLOSING DOOR BETWEEN DWELLING AND GARAGE. DOOR SHALL BE 1 ¾" THICK SOLID WOOD OR INSULATED STEEL W/ MIN. 20 MIN. RATING.

FINISHES

9.1 DRYWALL: ½" 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 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 & WALLS OF ACCESSIBLE, ENCLOSED SPACE UNDER STAIRS SHALL BE PROTECTED W/ ½" GYPSUM BOARD.
9.5 WHEN CERAMIC TILE IS USED, WATER RESISTANT GYPSUM BOARD ½" 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 ALTERNATIVE. NOTE: W.R. GYP. BOARD SHALL NOT BE INSTALLED OVER A VAPOR BARRIER IN TUB OR SHOWER COMPARTMENTS.
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 SEMIGLOSS ENAMAL FINISH
9.7 PAINT (EXTERIOR) UNLESS DIRECTED OTHERWISE: 1) TRIM: (1) COAT PRIMER, (1) COAT EXTERIOR GRADE EXTERIOR LATEX ENAMEL.
9.8 CERAMIC TILE WALLS SHALL BE GLAZED MOSAIC TILE OVER WATER RESISTANT 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 5/6" PLYWOOD UNDERLAYMENT, SCREWED 12" O.C. TO SUBFLOOR 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 ¼" MINIMUM FIBERBOARD OR PLYWOOD UNDERLAYMENT OR AS DIRECTED BY THE OWNER.

SPECIALTIES

10.1 IF APPLICABLE, PRE BUILT FIREPLACES AND CHIMNEYS SHALL BE U.L. APPROVED AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CHAPTERS 10 & 24 OF THE IRC.
10.2 TOILET AND BATH ACCESSORIES SHALL BE AS SPECIFIED BY THE OWNER.
10.3 MIRRORS: MIRROR QUALITY & SIZES 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 400 SQUARE FEET OF UNFINISHED BASEMENT SPACE IF APPLICABLE.
11.3 PROVIDE EXHAUST FANS AT EACH BATH, AND VENT TO EXTERIOR OF DWELLING. MIN. 50 CFM.
11.4 IF APPLICABLE & REQUIRED BY THE GOVERNING LAWS, PROVIDE FIRE SUFFRESSION 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.
111.6 DUCTWORK IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MIN. R-8.
11.7 DEVELOPED LENGTH OF DRYER VENTS SHALL NOT EXCEED 25 FEET OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
11.8 ALL VENTS AND FLUES SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE TO ADJACENT WOOD FRAMING, GREATER IF SPECIFIED BY MANUFACTURER.
11.9 ANY PIPING PASSING UNDER FOOTINGS OR THROUGH A FOUNDATION WALL OR SLAB SHALL BE PROVIDED WITH A SLEEVE TWO PIPE SIZES LARGER THAN THE SUBJECT PIPE.
11.10 PROVIDE OVERFLOW PANS AND DRAINS FOR WASHER AND/OR DRYER WITH WATER HEATER WHEN LOCATED ON A WOOD FLOOR SYSTEM.
11.11 PROVIDE HOSE BIBBS (FREEZE-PROOF OR WITH SHUT-OFFS) AT FRONT AND REAR OF DWELLINGS, OR AS SHOWN IN THE DRAWINGS.
11.12 PROVIDE 1 ½" CONDENSATE LINE FROM WATER HEATER AND AIR HANDLER TO POSITIVE OUTFALLL OR TO SUMP PUMP IF PROVIDED OR AS DIRECTED BY LOCAL JURISDICTION.
11.13 PIPING SHALL BE INSULATED PER IRC-N1103.5
11.14 IF APPLICABLE, CRAWL SPACES SHALL BE CONDITIONED W/ SUPPLIES AND RETURNS LOCATED TO INSURE EVEN AIR DISTRIBUTION.
11.15 PROVIDE A DUAL CHECK VALVE TYPE BACKFLOW PREVENTER CONFORMING TO ASSE 1024 OR CSA B64.6 WHERE WATER SERVICE ENTERS THE DWELLING, ADJACENT TO WATER METER

ELECTRICAL

12.1 WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY, AND ALL APPLICABLE LOCAL REGULATIONS.
FIXTURES AND APPLIANCES, AS SPECIFIED BY THE OWNER OR AS NOTED IN THE DRAWINGS.
12.2 ALL RECEPTACLES AT KITCHEN COUNTERS, VANITIES AND REFRIGERATOR TO BE 42" A.F.F. ALL OTHERS TO BE 13" A.F.F. SWITCHES SHALL BE 48" MAX A.F.F.
12.3 PROVIDE G.F.I. RECEPTACLES AT ALL WET LOCATIONS AND IN ACCORDANCE WITH NEC REQUIREMENTS.
12.4 PROVIDE HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUP 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.
12.5 IF REQUIRED BY THE LOCAL JURISDICTION, PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE RADON EXTRACTION FAN (W/ SWITCH) LOCATED IN ATTIC SPACE OR AS SPECIFIED BY THE OWNER.
12.6 ALL BRANCH CIRCUITS SERVING BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS PER NEC.
12.7 ALL PERMANENT APPLIANCES SHALL BE PROVIDED WITH BRANCH CIRCUIT OVER CURRENT DISCONNECTION DEVICES. FOR APPLIANCES RATED OVER 300 VOLTS-AMPS OR 1/8 HP. DISCONNECT SHALL BE WITHIN LINE OF SIGHT.
12.8 PROVIDED #4 REBAR FOOTING GROUND 20' LONG W/ 6" TURN-UP, W/ #4 BARE COPPER CONNNECTOR TO PANEL.

REVISED 6/17

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640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	REVISION:

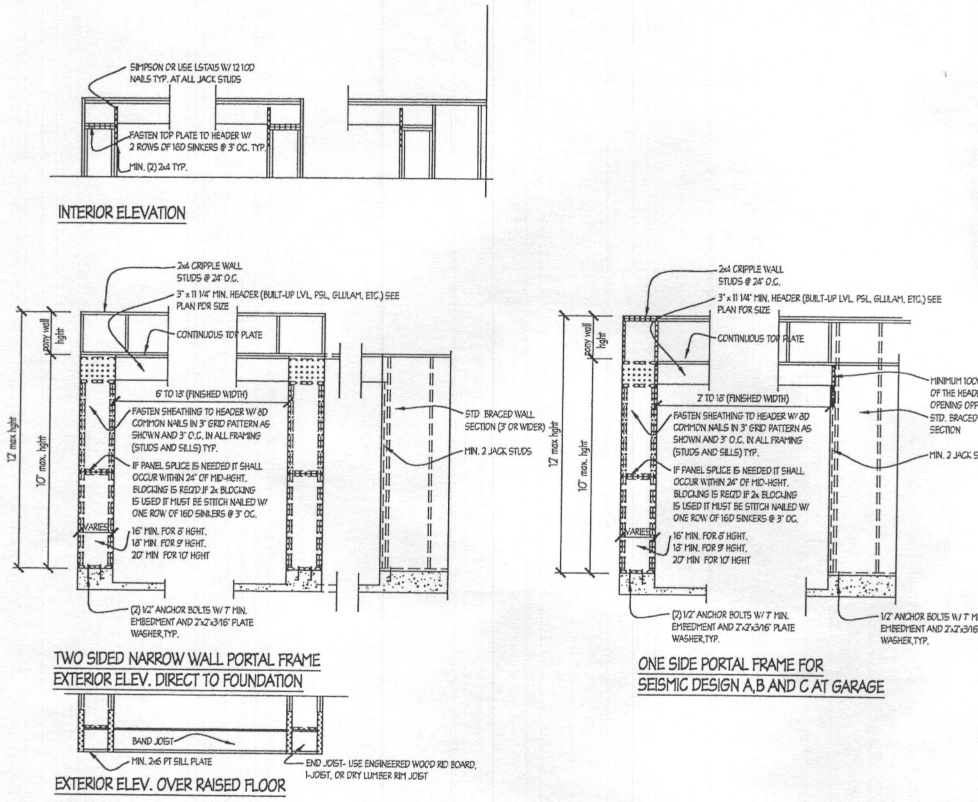
DATE:	REVISION:

Date: 5/15
Scale: N.A.
Drawn: TIM

Drawing: GENERAL REQUIREMNETS
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

1067 RE
Project No.

D3



NARROW WALL PORTAL DETAILS - TYPE 1

NARROW WALL BRACING DETAILS

NOTE: PORTAL FRAME ARE DESIGNED TO REPLACE THE REQ'D. BRACED WALL SEGMENT UP TO 40" LONG. FOR 9FT. WALL & 37" FOR 10FT. WALL ADJACENT TO 88% OPENING. LOCATIONS AND SPACING TO FOLLOW IRC REQUIREMENTS.

LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL.

A. LINEAR INTERPOLATIONS SHALL BE PERMITTED

B. FULL-HEIGHT SHEATHED WALL SEGMENTS TO EITHER SIDE OF GARAGE OPENINGS THAT SUPPORT LIGHT FRAME ROOFS ONLY, WITH ROOF COVERING DEAD LOADS OF 3PSF OR LESS SHALL BE PERMITTED TO HAVE A 4:1 ASPECT RATIO.

MINIMUM LENGTH OF BRACED WALL PANEL (INCHES)			MAXIMUM OPENING HEIGHT NEXT TO THE BRACED WALL PANEL (% OF WALL HEIGHT)
48	54	60	100%
32	36	40	85%
24	27	30	65%

NOTE:

WALL BRACING:

ALL EXTERIOR WALLS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION. IN ADDITION, INTERIOR BRACED WALL LINES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R602.10.1.1. FOR BUILDINGS IN SEISMIC DESIGN CATEGORIES, D1 AND D2, WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADDITIONAL REQUIREMENTS OF R602.10.9, R602.10.11, AND R602.11.

R602.10.1

BRACED WALL LINES SHALL CONSIST OF BRACED WALL PANEL CONSTRUCTION METHODS IN ACCORDANCE WITH SECTION R602.10.3. THE AMOUNT AND LOCATION OF BRACING SHALL BE IN ACCORDANCE WITH TABLE R602.10.1 AND THE AMOUNT OF BRACING SHALL BE THE GREATER OF THAT REQUIRED BY THE SEISMIC DESIGN CATEGORY OR THE DESIGN WIND SPEED. BRACED WALL PANELS SHALL BEGIN NO MORE THAN 12.5' (3810 MM) FROM EACH END OF A BRACED WALL LINE. BRACED WALL PANELS THAT ARE COUNTED AS PART OF A BRACED WALL LINE, EXCEPT THAT OFFSETS OUT-OF-PLANE OF UP TO 4 FEET (1219 MM) SHALL BE PERMITTED PROVIDED THAT THE TOTAL CUT TO OUT OFFSET DIMENSION IN ANY BRACED WALL LINE IS NOT MORE THAN 8' (2438 MM). A DESIGNED COLLECTOR SHALL BE PROVIDED IF THE BRACING BEGINS MORE THAN 12' (3658MM) FROM EACH END OF A BRACED WALL LINE.

R602.10.1.1 SPACING:

SPACING OF BRACED WALL LINES SHALL NOT EXCEED 35' (10,668 MM) ON CENTER IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTIONS IN EACH STORY.

EXCEPTION:

SPACING OF BRACED WALL LINES NOT EXCEEDING 50' SHALL BE PERMITTED WHERE:

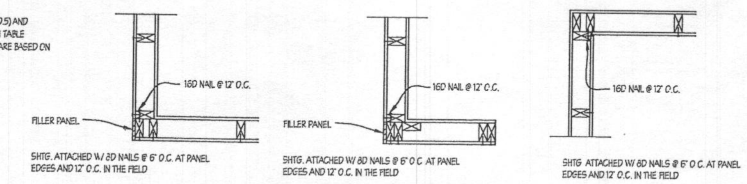
1. THE WALL BRACING PROVIDED EQUALS OR EXCEEDS THE AMOUNT OF BRACING REQUIRED BY TABLE R602.10.1 MULTIPLIED BY A FACTOR EQUAL TO THE BRACED WALL LINE SPACING DIVIDED BY 35', AND
2. THE LENGTH-TO-WIDTH RATIO FOR THE FLOOR/WALL DIAPHRAGM DOES NOT EXCEED 3:1.

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

	MINIMUM LENGTH OF BRACED WALL PANELS								
MAX. ADJACENT OPENING HGHT	60"	66"	68"	72"	76"	82"	94"	106"	FULL HGHT
EQUIVALENT TO	50 VINYL WINDOW	52 W.D WINDOW	56 VINYL WINDOW	60 VINYL WINDOW	62 W.D. WINDOW	68 DOOR	68 DR W/10 TR	68 DR W/20 TR	
WALL HEIGHT 8' WALL 9' WALL 10' WALL	 24" 27" 30"	 26" 27" 30"	 28" 27" 30"	 28" 31" 30"	 30" 31" 31"	 32" 33" 33"	 48" * 37" 36"	 N/A 48" * 46" *	 48" * 54" * 60" *

* PORTAL DESIGN MAY NOT BE SUBSTITUTED

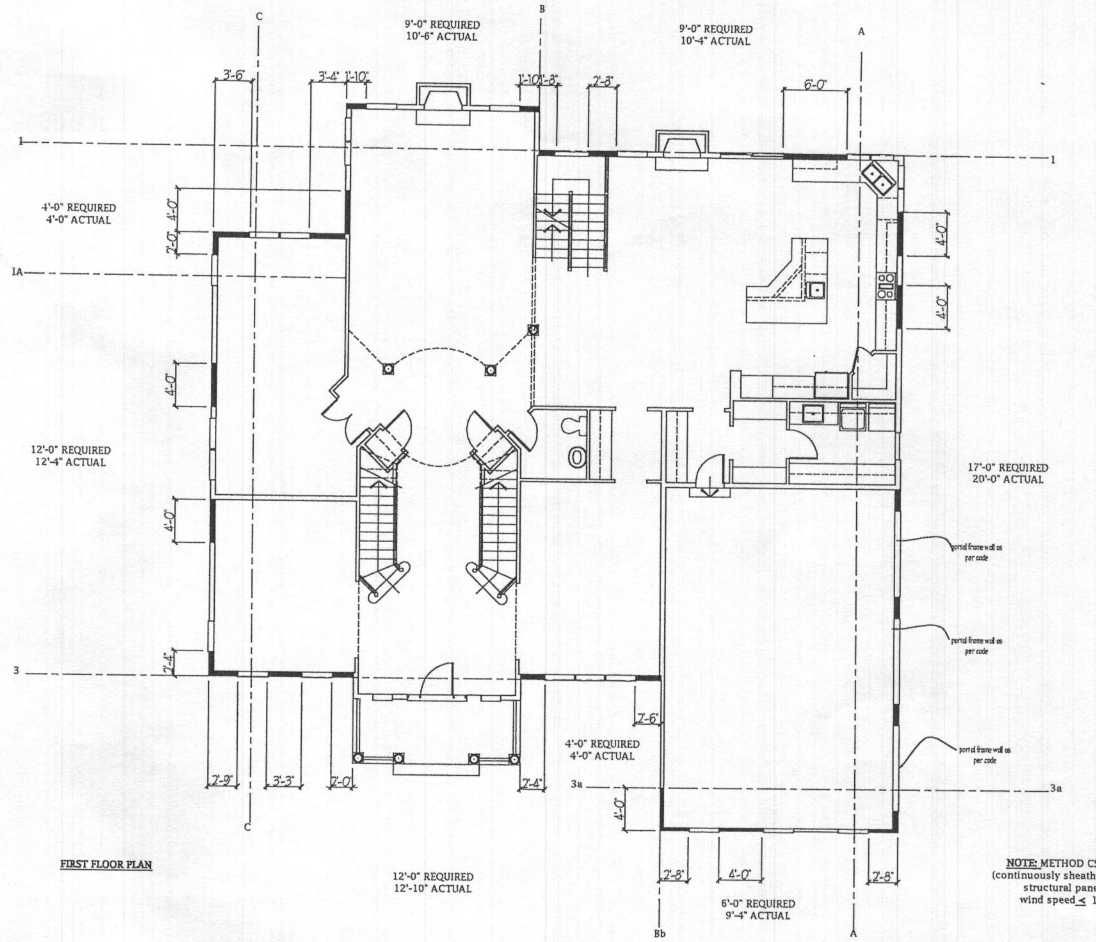
ALL BRACED EXTERIOR WALLS SHALL BE MIN. 7/16" OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS 2 6" O.C. AT PANEL EDGES AND 12" OC. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OR SOLID BLOCKING WITH (3)16d NAILS @ 16" O C. , RIMJOIST TO PLATE OR SILL W/ 8d 2 6" O C., TOENAIL. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL. INTERIOR BRACED WALLS SHALL BE MIN. 1/2" GYP. BD. APPLIED TO EACH SIDE OF FRAMING W/ ADHESIVE AND 5 DR W SCREWS @ 24" O.C.



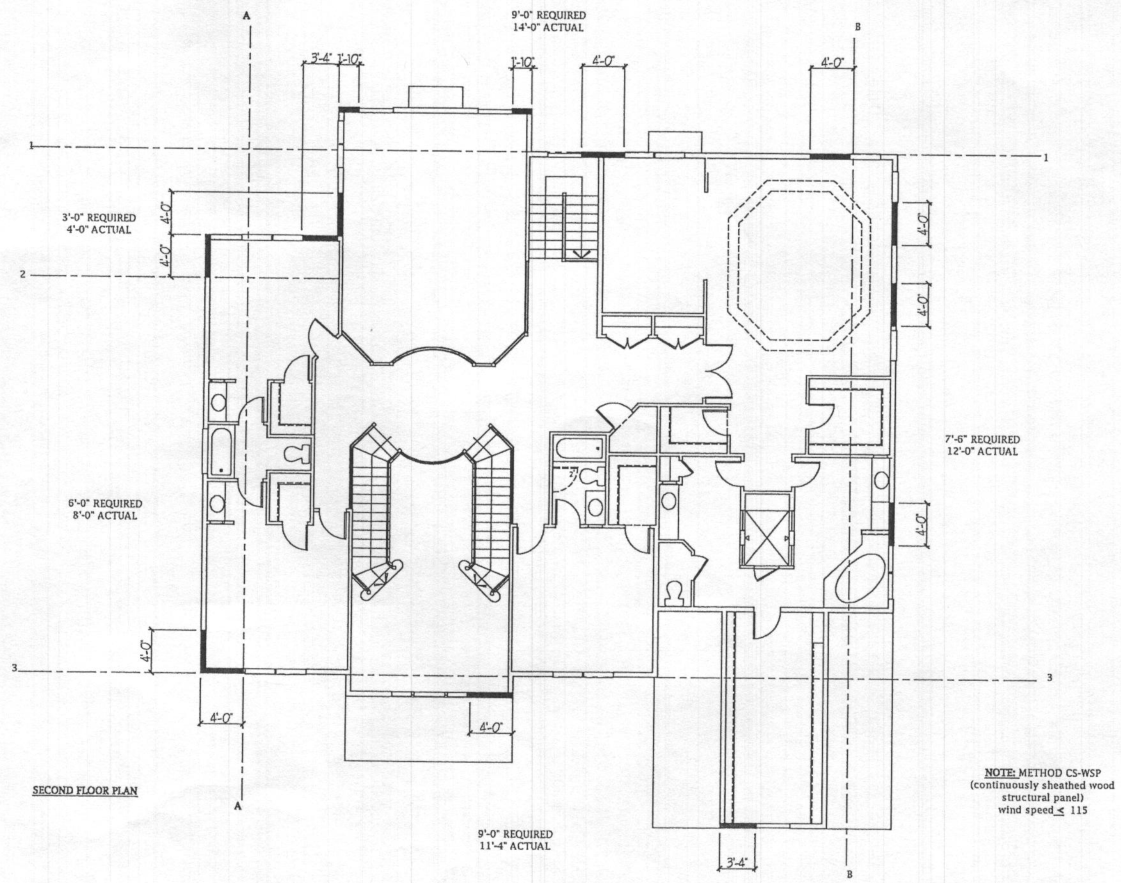
OUTSIDE CORNER DETAIL
not to scale

GARAGE CORNER DETAIL
not to scale

INSIDE CORNER DETAIL
not to scale



NOTE: METHOD CS-WSP
(continuously sheathed wood structural panel)
wind speed ≤ 115



NOTE: METHOD CS-WSP
(continuously sheathed wood structural panel)
wind speed ≤ 115

REVISED 6/17

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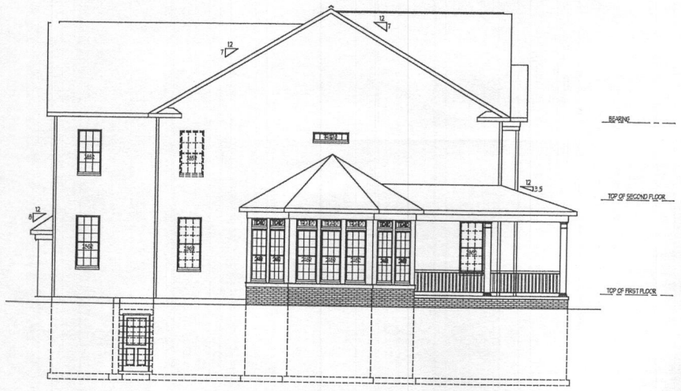
DATE:	REVISION:	DATE:	REVISION:

Date: 5/15
Scale: N.A.
Drawn: TIM

Drawing: SHEAR WALL DETAILS
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

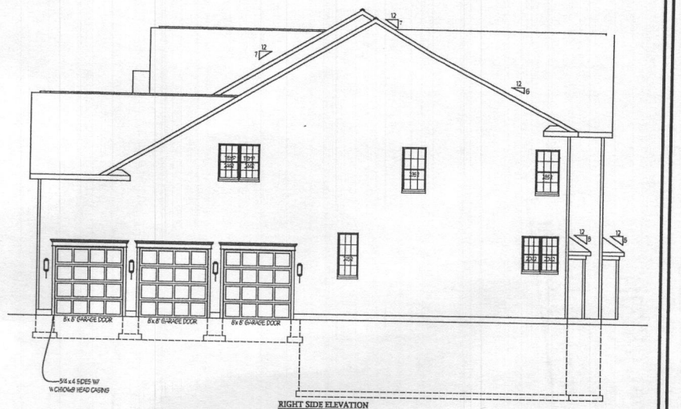
1067 RE
Project No.

D4



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

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



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

FRONT ELEVATION #1 (STANDARD)-
SHWN W/ OPT. BRICK TO GRADE, WRAPPED PORCH AND CONSERVATORY
SCALE: 1/4"=1'-0"

BRICK VILOS
FRONT ELEVATION #1 (STANDARD)-
SHWN W/ OPT. BRICK ,WRAPPED PORCH AND CONSERVATORY

REVISED 1/19

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	REVISION:
4/20/06	REVIEWED FOR CODE COMPLIANCE
11/20/06	CORRECTED TITLES AND SCALES

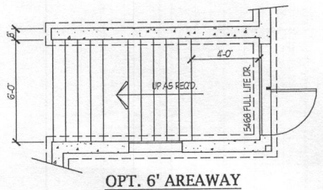
Date: 5/15
Scale: NOTED
Drawn: TIM
Checked:

Drawing: ELEVATION 1- W/ CONSERVATORY

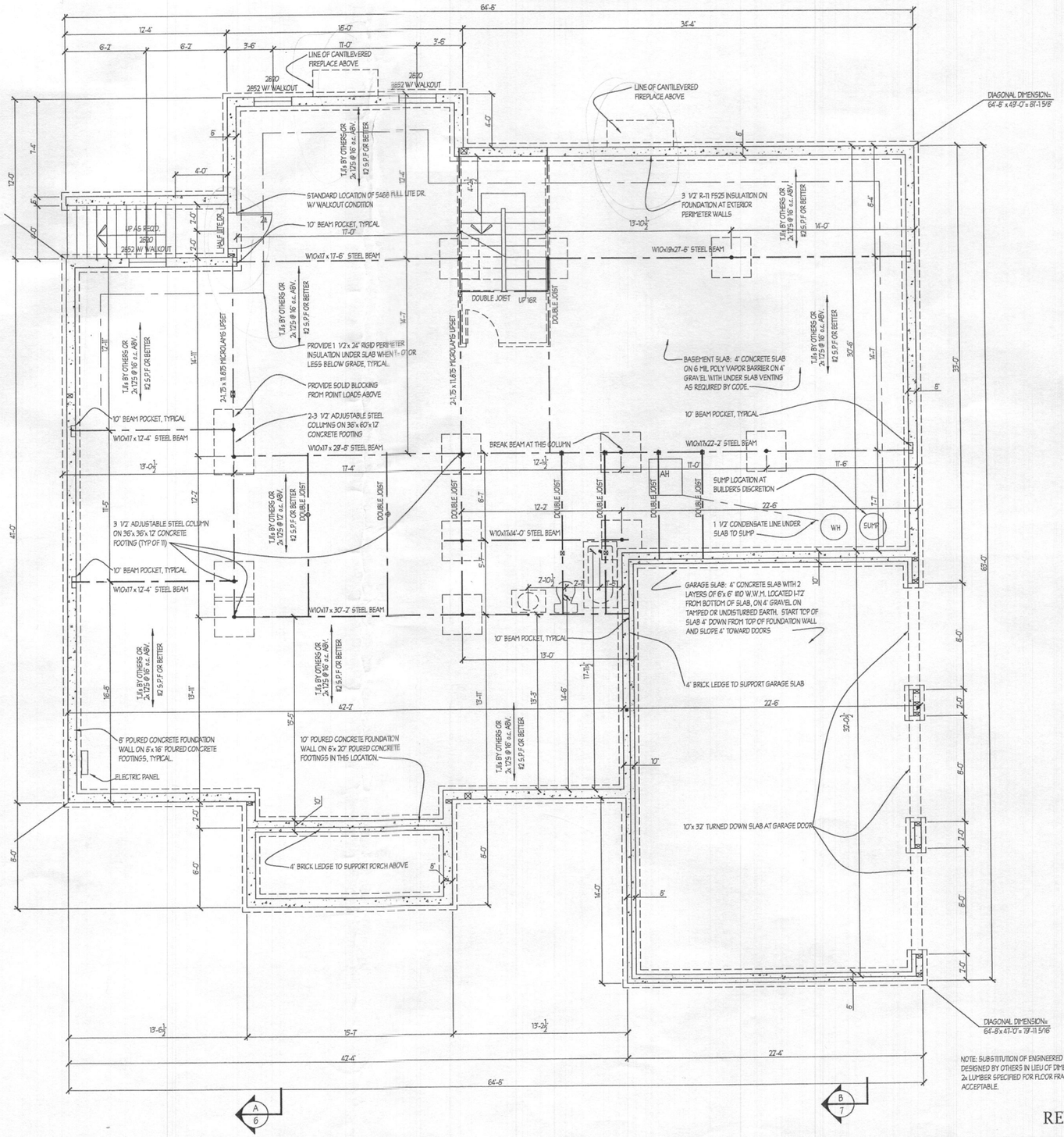
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOMES

1067RE
Project No.

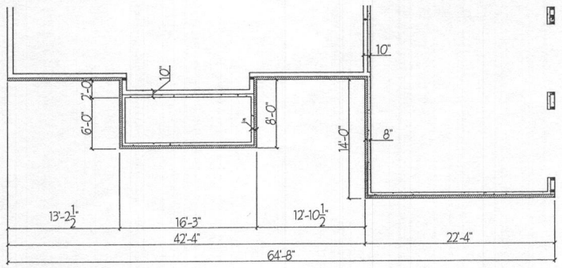
1b



OPT. 6' AREAWAY



NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL 2x LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE.



FOUNDATION W/ BRICK FRONT

REVISED 3/19

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

REVISION:	DATE:

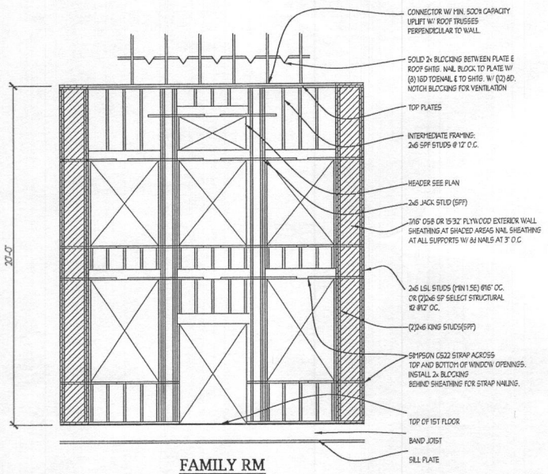
Date: 5/15
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: BSMT/FOUNDATION PLAN
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

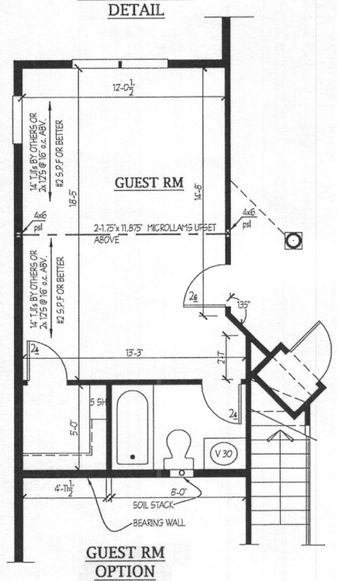
1067RE
Project No.

2a

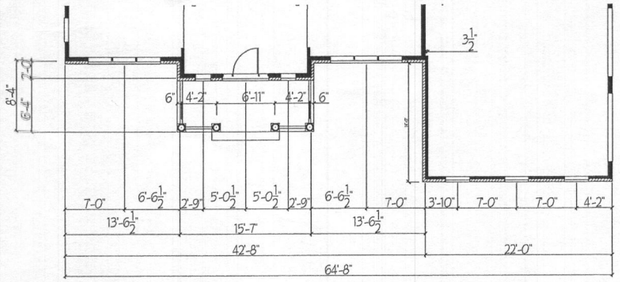
1 BR



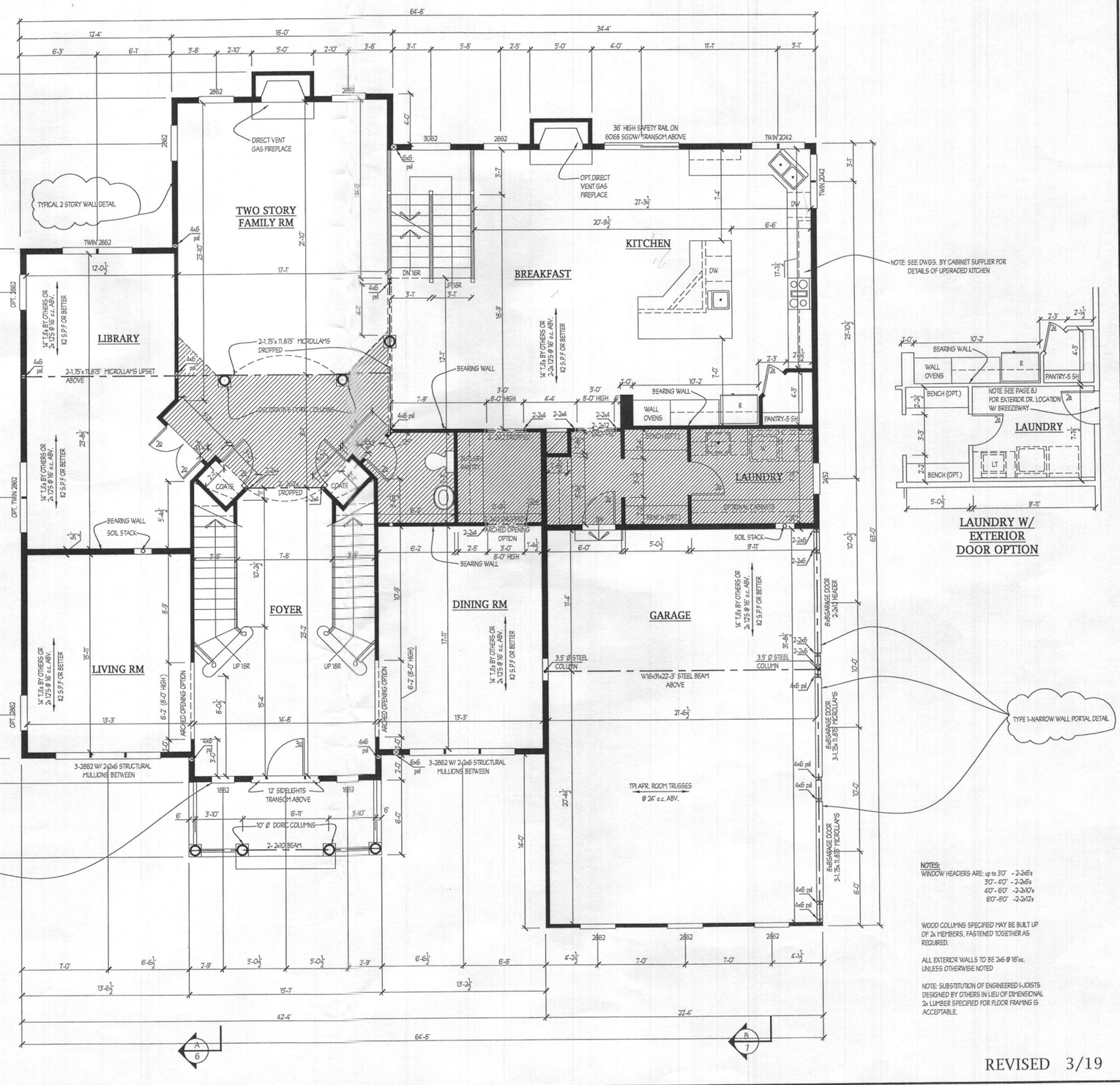
FAMILY RM
WALL BRACING
DETAIL



GUEST RM
OPTION



FLOOR PLAN W/
BRICK FRONT



LAUNDRY W/
EXTERIOR
DOOR OPTION

NOTES:
WINDOW HEADERS ARE: up to 30" - 2-2x6's
30'-40" - 2-2x8's
40"-60" - 2-2x10's
60"-80" - 2-2x12's

WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED.

ALL EXTERIOR WALLS TO BE 2x6 @ 16" oc. UNLESS OTHERWISE NOTED

NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL 2x LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE.

REVISED 3/19

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	REVISION:
8/15	added 1st stair

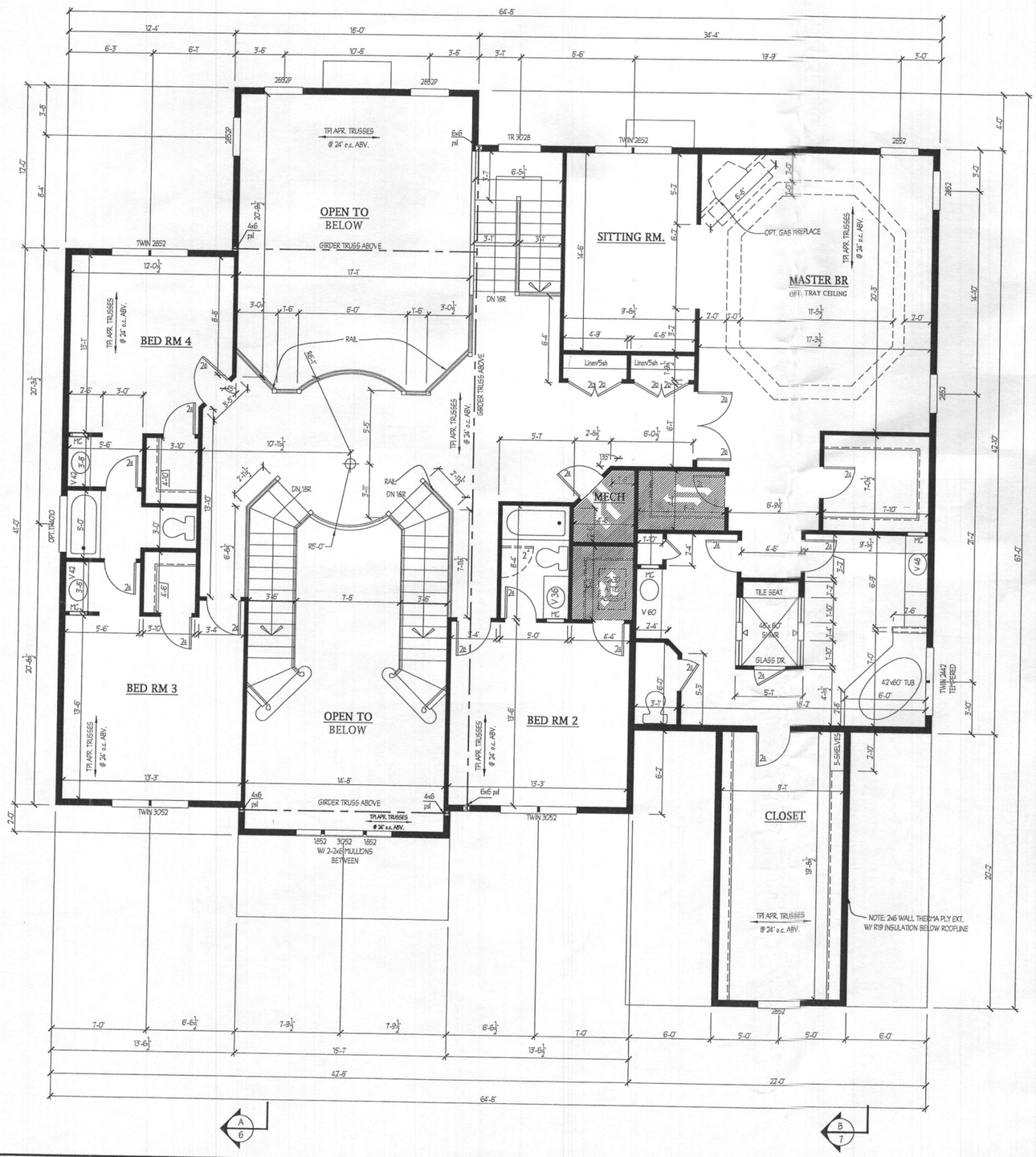
Date: 5/15
Scale: 1/4"=1'-0"
Drawn: TIM

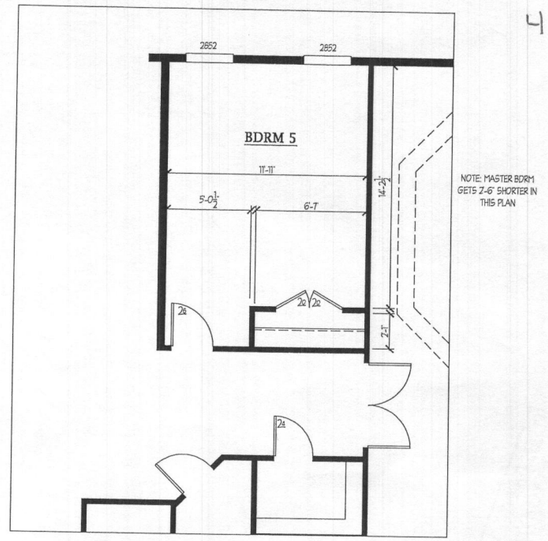
Drawing: FIRST FLOOR PLAN
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

1067RE
Project No.

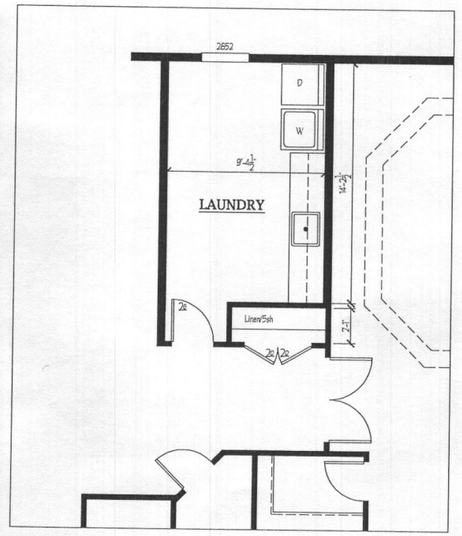
3

4 BR





OPT. FIFTH BDRM. PLAN



OPT. SECOND FLOOR LAUNDRY PLAN

NOTES:
WINDOW HEADERS ARE: up to 3'0" - 2-2x6's
3'0"- 4'0" - 2-2x8's
4'0"- 6'0" - 2-2x10's
6'0"-8'0" - 2-2x12's

WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED.

ALL EXTERIOR WALLS TO BE 2x6 @ 16" oc. UNLESS OTHERWISE NOTED

NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL 2x LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE.

REVISED 7/18

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

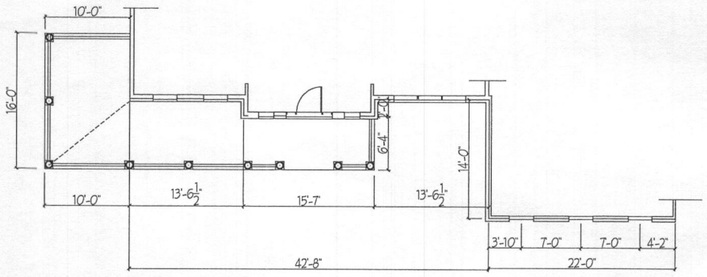
DATE:	REVISION:
8/15	added 18r stair

Date: 5/15
Scale: 1/4"=1'-0"
Drawn: TIM

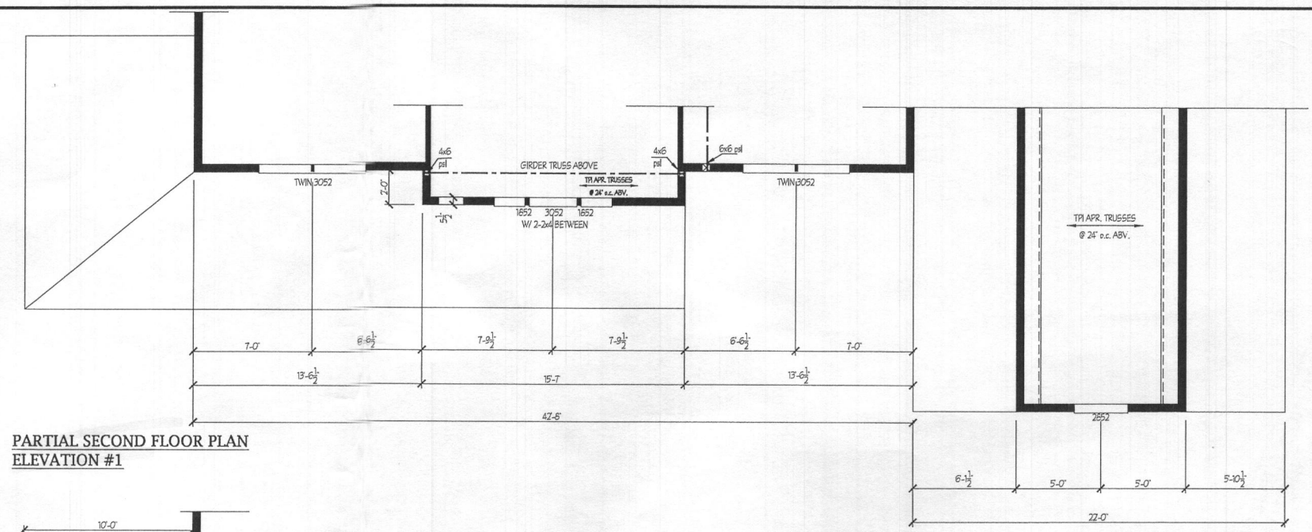
Drawing: SECOND FLOOR PLAN
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

1067 RE
Project No.

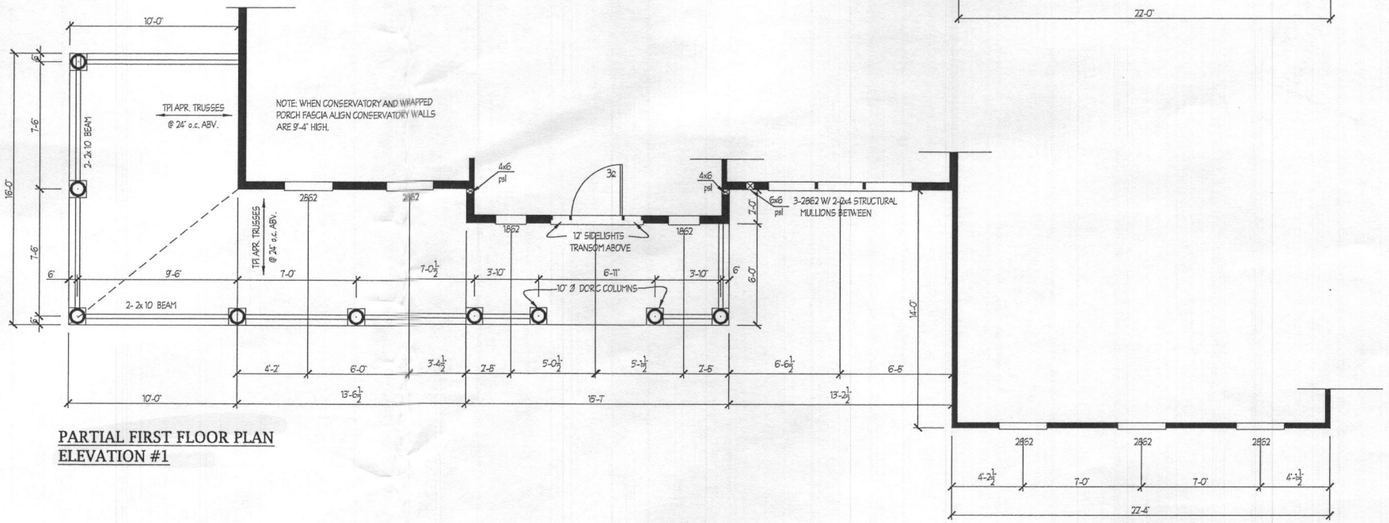
4



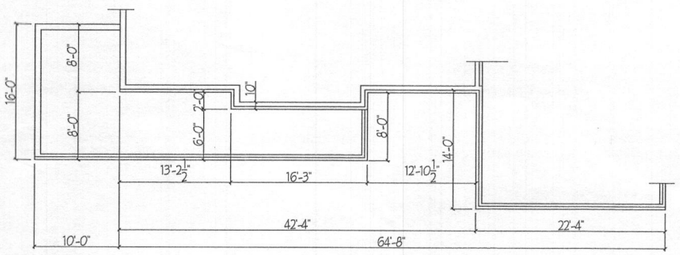
PARTIAL FIRST FLOOR PLAN
ELEVATION #1-BRICK FRONT



PARTIAL SECOND FLOOR PLAN
ELEVATION #1

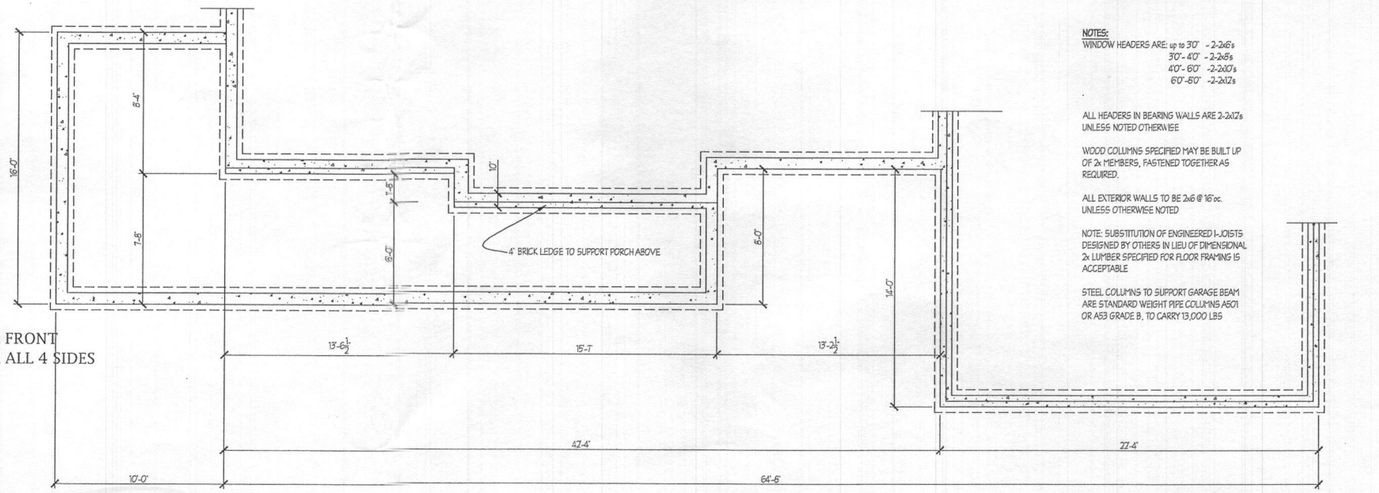


PARTIAL FIRST FLOOR PLAN
ELEVATION #1



PARTIAL FOUNDATION PLAN
ELEVATION #1- BRICK FRONT

0VERALL DEPTH -41'-0"
41'-4" W/ BRICK FRONT
41'-8" W/ BRICK ALL 4 SIDES



NOTES:
WINDOW HEADERS ARE: up to 3'0" - 2-2x6's
3'0" - 4'0" - 2-2x8's
4'0" - 6'0" -2-2x10's
6'0" -8'0" -2-2x12's

ALL HEADERS IN BEARING WALLS ARE 2-2x12's UNLESS NOTED OTHERWISE

WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED.

ALL EXTERIOR WALLS TO BE 2x6 @ 16" oc. UNLESS OTHERWISE NOTED

NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL 2x LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE

STEEL COLUMNS TO SUPPORT GARAGE BEAM ARE STANDARD WEIGHT PIPE COLUMNS A501 OR A53 GRADE B, TO CARRY 13,000 LBS

PARTIAL FOUNDATION PLAN
ELEVATION #1

REVISED 3/19

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

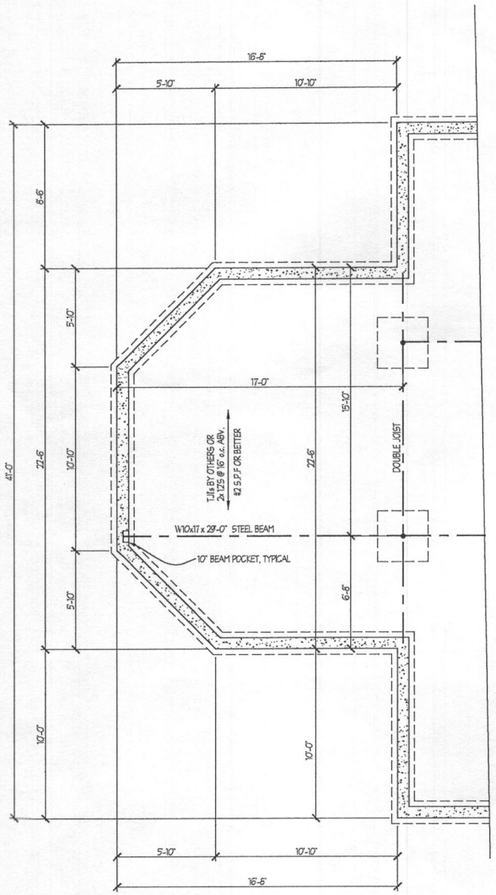
DATE: REVISION:

Date: 5/15
Scale: 1/4"=1'-0"
Drawn: TIM

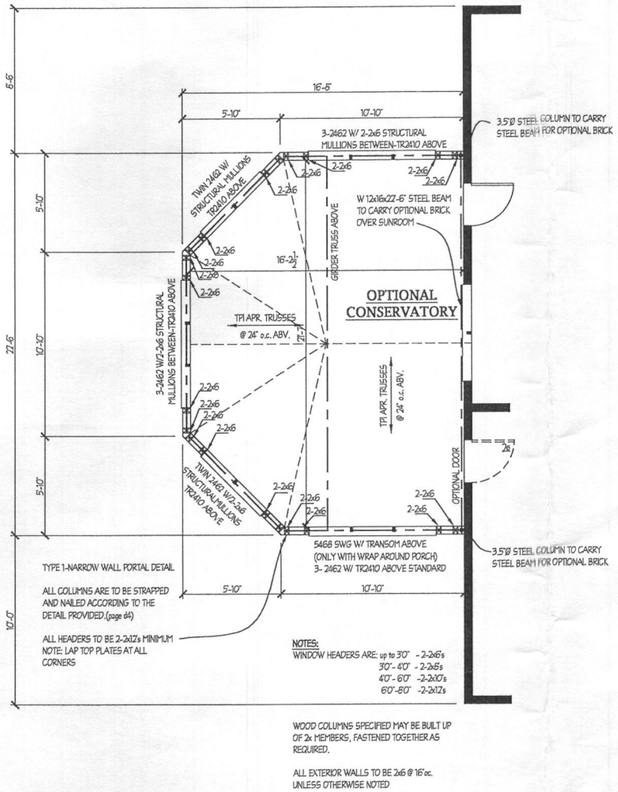
Drawing: PARTIAL PLANS -ELEVATION 1 PORCH
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
ESTATE HOME

1067 RE
Project No.

5a



FOUNDATION PLAN
SCALE- 1/4"= 1'-0"



TYPE 1-NARROW WALL PORTAL DETAIL

ALL COLUMNS ARE TO BE STRAPPED AND NAILED ACCORDING TO THE DETAIL PROVIDED.(page 64)

ALL HEADERS TO BE 2-2x12's MINIMUM
NOTE: LAP TOP PLATES AT ALL CORNERS

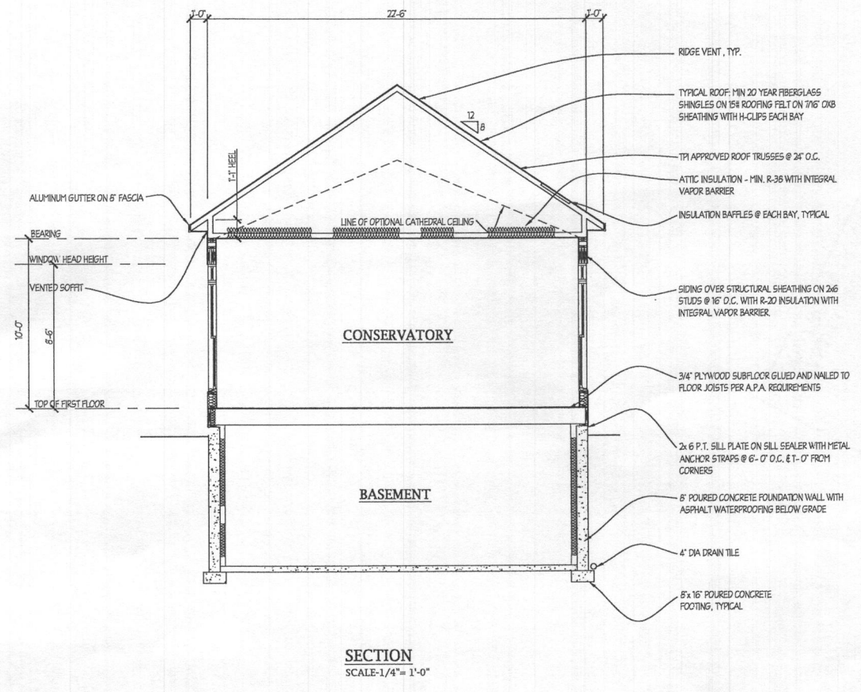
NOTES:
WINDOW HEADERS ARE: up to 3'0" - 2-2x6's
3'0"- 4'0" - 2-2x8's
4'0"- 6'0" -2-2x10's
6'0"-8'0" -2-2x12's

WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED.

ALL EXTERIOR WALLS TO BE 2x6 @ 16"oc. UNLESS OTHERWISE NOTED

NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL 2x LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE.

FLOOR PLAN
SCALE - 1/4"= 1'-0"



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

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

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

REVISED 5/17

Plymouth Road Architects
640 Plymouth Road Baltimore, MD 21229
Phone: 410-788-0281 arch@plymouth-road.com

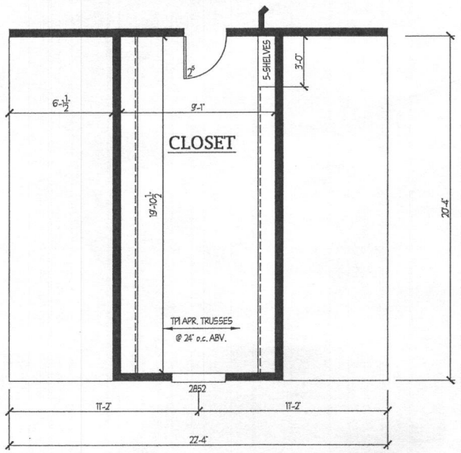
Notes: ALL WALLS STANDARD PORTAL FRAME

Drawing: OPTIONAL CONSERVATORY

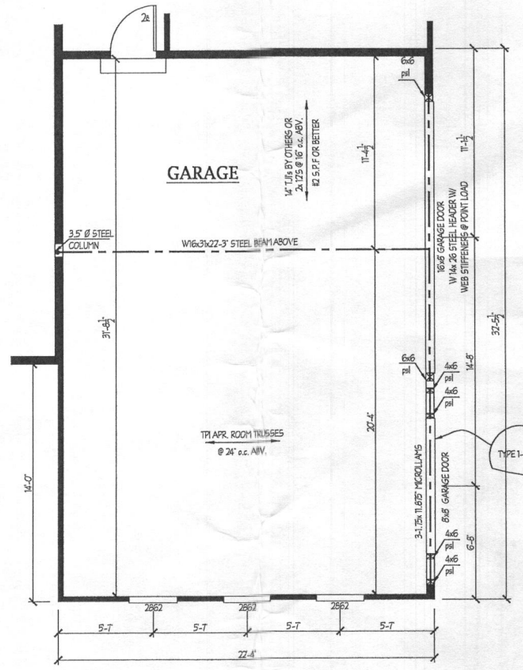
Project: WILLIAMSBURG GROUP
RUTLEDGE
ESTATE HOME

Project No.:1067 RE
Date: 5/15
Scale:NOTED

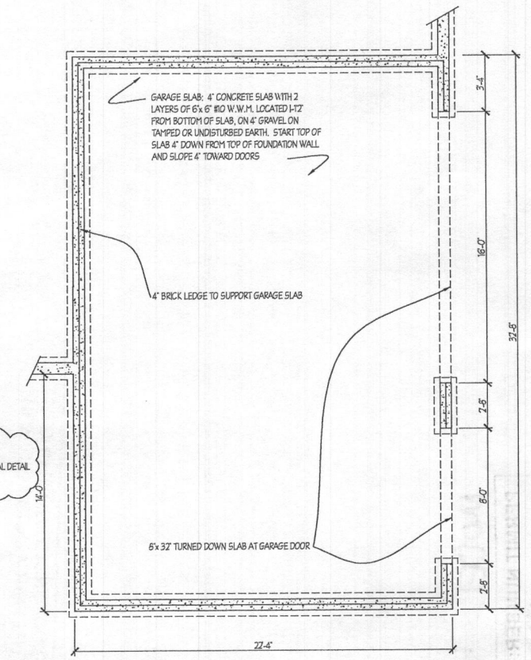
8c



SECOND FLOOR PLAN
2 doors



FIRST FLOOR PLAN
2 doors



FOUNDATION
2 doors

REVISED 11/17

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE: REVISION:

Date: 5/13
Scale: 1/4" = 1'-0"
Drawn: TIM

Drawing: 3 CAR SIDE LOAD GARAGE PLANS
Project: WILLIAMSBURG GROUP
RUTLEDGE

1067.R
Project No.

8g