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: 1/9/2020

Permit No.: B20000120

Building Address: _____

City: _____ State: _____ Zip Code: _____

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

Subdivision: _____

Lot: _____ Tax Map: _____ Parcel: _____

Existing Use: _____

Proposed Use: _____

Estimated Construction Cost: $ _____

Description of Work: _____

Occupant/Tenant Name: _____

Was tenant space previously occupied? ☐Yes ☐No

Contact Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

Property Owner's Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)

Applicant's Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

Contractor Company: _____

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

License No. : _____

Phone: _____ Fax: _____

Email: _____

Engineer/Architect Company: _____

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:	G20000019
Building Shell Permit Number:	

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

Applicant's Signature _____ ***Print Name*** _____

Email Address _____ ***Date*** _____

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	2/21/20	H. Oswald

Is Sediment Control approval required for issuance? ☐ Yes ☐ No

☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	☐ 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	$ 135
Permit Fee	$
Tech Fee	$
Excise Tax	$
PSFS	$
Guaranty Fund	$
Add'l per Fee	$
Total Fees	$
Sub- Total Paid	$
Balance Due	$
Check	# 1029

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

T:\Operations\Updated Forms\BuildingPermitApplication03.29.2018.docx

CARUSO HOMES, INC.

2120 BALDWIN AVE, STE 200
CROFTON, MARYLAND 21114
TEL (301) 261-0277
FAX (301) 261-6588

Health

"OXFORD"

SINGLE FAMILY

REVISED: 09-06-2019

REFERENCE STRUCTURAL PLANS BY OTHERS FOR ALL BEAM, COLUMN AND FOOTING SIZES AND SPECIFICATIONS

ALL WORK SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS

WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEERED DESIGN and CONTINUOUSLY SHEATHED W/ 7/16" WOOD SHEATHING

FLOOR FRAMING TO BE 11-7/8" ENGINEERED FLOOR SYSTEM (DESIGNED BY TRUSS MANUFACTURER)

** THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA **

2018 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: HOWARD COUNTY MARYLAND

GROUND SNOW LOAD	WIND SPEED (mph)		SEISMIC DESIGN CATAGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects		Weathering	Frost Line Depth	Termite					
40 PSF	115		B	SEVERE	30"	MODERATE TO HEAVY					

CA53-10-CS-2018

REVISIONS

DATE	COMMENT	
9-30-03	PRELIMINARY FLOOR PLANS	K.M.G.
10-31-03	PERMIT SET ISSUED	K.M.G.
11-7-03	ISSUED FOR CONSTRUCTION	K.M.G.
12-5-03	ADD PRESERVES ELEVATIONS	J.M.
12-11-03	REVISIONS FROM CARUSO HOMES	K.M.G.
2-11-04	REV. STL. BEAM LOCATION	K.M.G.
9-9-04	STEEL BEAM CERT FROM STRUCTURAL ENG.	K.M.G.
11-24-04	ADD WALL BRACING DETAILS	K.M.G.
8-31-05	REVISIONS FROM CARUSO HOMES	J.L.
10-30-06	REDLINE REVISIONS	R.Z.S.
12-4-06	ADDED (2) SHEETS OF PRINCE GEORGE'S COUNTY DETAILS	W.F.S.
1-10-07	REVISED FLOOR SYSTEM	W.F.S.
4-30-07	REMOVE STRUCTURAL NOTES	C.G.G.
5-1-09	2006 IRC UPDATE PLUS MISC. REVISIONS	C.A.H.
5-12-10	CHANGE PLAN NAME TO "OXFORD", REVISE PER MARK W.F.S.	th
05-04-11	UPDATE PG COUNTY SHEETS	th
11-22-11	SUNROOM WNDWS, ELEV. TRIM, GARAGE DOOR, WALL SEC.	P.C.
03-05-13	2012 I.R.C. CODE UPDATE - K.M.G.	K.M.G.
08-18-14	REVISE KITCHEN LAYOUT, REV. ELEV#2 TO LONG PORCH	th
09-03-14	REVISE ELEVATION FEATURES, PLAN REDLINES	th
06-01-15	ADD BACK ELEVATION #2	th
07-25-15	REVISED PER ADD'L. COMMENTS	A.C.I.
08-06-15	ADD OPT. CALIFORNIA BATH	S.S.
08-06-15-A	REVIEW OF ADDITIONAL COMMENTS FROM 7-7-15	th
09-01-15	REVIEW OF ADDITIONAL COMMENTS FROM 9-1-15	A.C.I.
10-20-15	ADD "30 SERIES" ELEVATION TO THE SET.	A.C.I.
04-29-16	2015 CODE UPDATE	r.c.
09-06-19	2018 CODE UPDATE	A.C.I.

Address: 13842 Brighton Dam Rd.
Clarksville, MD 21029

tax map - 34
Lot: 1
Parcel: 232
2-story SFD ; unfinished Bsmt.
4 - Beds
2½3 - Baths
9 - # Rooms total

INDEX 2530

SHEET	DRAWING
1.0	TITLE SHEET
2.0	GENERAL NOTES
2.2	2018 IECC COMPLIANCE NOTES
3.1	ELEVATION #1
3.2	ELEVATION #2
3.3	ELEVATION #3
3.4	ELEVATION #4
3.4A	PARTIAL PLANS FOR ELEVATION #4
3.5	ELEVATION #5
3.5A	PARTIAL PLANS FOR ELEVATION #5
3.31	ELEVATION #31
3.31A	PARTIAL PLANS FOR ELEVATION #31
3.32	ELEVATION #32
3.32A	PARTIAL PLANS FOR ELEVATION #32
3.33	ELEVATION #33
3.33A	PARTIAL PLANS FOR ELEVATION #33
4.1	FOUNDATION PLAN
4.2	OPT. FINISHED LOWER LEVEL PLAN
5.1	FIRST FLOOR PLAN
6.1	SECOND FLOOR PLAN
7.1	OPT. 20'x12' REAR MORNING ROOM DETAILS
7.1A	OPT. REAR MORNING ROOM / FAMILY RM. EXTENSION DETAILS
7.1B	OPT. REAR MORNING ROOM / FAMILY RM. EXTENSION DETAILS
7.2	OPT. 3-CAR SIDE LOAD GARAGE DETAILS
7.3	OPT. 3-CAR SIDE LOAD GARAGE w/ OWNER'S RETREAT DETAILS
8.1	SECTIONS A-A AND B-B
8.2	SECTION C-C AND D-D
8.3	TYPICAL WALL SECTIONS
9.1	OPT. ANGLE BAY DETAILS
9.2	OPT. AREAWAY DETAILS
E1.1	FIRST FLOOR ELECTRICAL PLAN
E2.1	SECOND FLOOR ELECTRICAL PLAN

"OXFORD"

Professional Certification

I hereby 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 5921
expiration date 04-03-2020

STRUCT. REVIEW	08-17-18
PROJECT REVIEW	08-17-18
7.10 STAIR DESIGN	YES

Architecture Collaborative, Inc.
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Tel.: (410) 465-7500 Fax: (410) 465-0903

CA532848

B20000120

GENERAL NOTES

• ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.

• All construction shall be classified as One- and Two-Family Dwellings and comply to the 2018 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS.

• All construction shall comply to the 2018 INTERNATIONAL ENERGY CONSERVATION CODE (or as required by local code).

• These plans and notes are the property of Architecture Collaborative, Inc. Use of these plans without the written consent of Architecture Collaborative, Inc. is prohibited.

• These are conceptual plans and schematic in nature. Their purpose is to develop a proto-type house.

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

• The Owner shall defend, indemnify and save harmless the Architect and Architecture Collaborative, Inc. from and against all suits, actions, claims, liabilities, losses and/or expenses, including attorney's fees, arising out of or resulting from the performance of any work by the Owner or its employees, subcontractors, agents or representatives, caused in whole or in part by any act or omission, whether negligent or otherwise, on the part of the Owner or its employees, subcontractors, agents or representatives.

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

• These plans are NOT to be scaled for Construction purposes. Written dimensions and notes supercede all scale references. Contact the Architect and Owner prior to work when any discrepancy arises.

• 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.

• Habitable space, hallways, bathrooms, laundry rooms, toilet rooms and portions of basements containing these spaces shall have a minimum ceiling height of 7'-0", except as required by code.

• Portions of basements that do not contain habitable space shall have a minimum ceiling height of 6'-8" except beams, girders, ducts or other obstructions may project to within 6'-4" of the finish floor.

• Integral garages in dwelling units shall be separated from all adjacent living space w/ fire separation as required by local code.

• These drawings do not include structural details.

DESIGN LIVE LOADS

• RECOMMENDED MINIMUMS:

Roof	30 PSF
Sleeping Floors	30 PSF
Living Floors	40 PSF
Attic Floors	30 PSF
Exterior Decks	40 PSF
Garage Slabs	50 PSF
Exterior Balcony's	40 PSF
Stairs	40 PSF

Individual treads designed for uniformly distributed live load or 300-pound concentrated load over a 4 square inch area, whichever produces greatest stress.

Guard Rails 200 LB

A single concentrated load applied in any direction at any point along the top.

SITE

• GENERAL: These drawings do NOT cover sitework, grading, landscaping or zoning.

• Building foundations have been designed based on an assumed soil bearing capacity of 2,000 PSF (or as noted). Additional engineering is required if soil bearing capacity is less than 2,000 PSF (or as noted), or if there is no Geotechnical report available.

• In lieu of a complete geotechnical evaluation, load-bearing values shall be assumed to be 1500 PSF per Table R401.4.1

• 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 8' o.c. (max.). Typically, drains shall be lead to sump pits or to positive daylight discharge points.

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

• All work shall comply with local codes.

STAIR NOTES

• INTERIOR and EXTERIOR STAIRS:

• All stairs shall comply with the code and all local amendments.
= Minimum finish width: 36"
= Minimum finished headroom height: 6'-8"
= Maximum riser height to be 7 3/4" or per local code.
= Minimum tread depth to be 10" or per local code.
= Maximum space between ballisters to be 4" or per local code.
= Handrail height shall NOT be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.

• Stair winders shall have a minimum inside width of 6" and a minimum tread (10") or as per code, when measured 12" from the inside corner.

• Stair landings shall be a minimum of 36" x 36" finished.

• Stairways with (3) or more risers are required to have a handrail.

• Guard rails:
Porches, balcony's or raised floor surfaces located more than 30" above the floor or grade below shall have guard rails not less than 36" in height. Guard rail spacing shall be designed not to allow passage of an object of 4" or more in diameter.

• The stair manufacturer is responsible for the design and construction of the stair. All work shall comply with local code.

CONCRETE

• Bottom of footings shall be located at minimum frost line below finished grade, as per local code. Steps or depth of footing/ foundation may vary according to local site or frost conditions.

• All interior concrete slabs 30'-0" or greater in any direction shall have 6"x6"x10 welded wire mesh or control joints. Monolithic turned down slabs for Townhouses shall have a control joint between units when required by local code.

• 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 space located below grade shall be water-proofed using materials and methods approved by the local building jurisdiction.

Type of Concrete Construction:	Minimum Specified Compressive Strength:
Footings	3,000 PSI
Interior Basement Slabs	3,000 PSI
Foundation Walls	3,000 PSI
Garage / Exterior Slabs (as per local code)	3,500 PSI

• The concrete contractor is responsible for the design and construction of all concrete work. All work shall comply with local code.

MASONRY

• The maximum vertical distance of unbalanced fill, measured from the top of the lower level floor slab to outside finished grade, shall not exceed the following for un-reinforced walls where unstable soil or ground water conditions do not exist:

Type of Wall:	Height of Fill:
8" C.M.U.	4'-0"
12" C.M.U. (hollow)	5'-0"
12" C.M.U. (solid)	6'-0"
8" Poured Concrete	5'-0"
10" Poured Concrete (as per local code)	7'-0"

• Presumptive Load-Bearing Values of Foundation Materials shall not be less than 2,000 PSF or greater than 45 PCF lateral pressure. Additional engineering may be required if lateral pressure or load-bearing values are not within the above values.

• All backfill shall consist of sand and/or gravel.

• Top courses of C.M.U. foundation walls shall be filled solid, including the courses under any steel beam or corbelled C.M.U. as per local code.

• Stone and Masonry veneer shall be attached and anchored in accordance with Section 703 (with Amendments).

• The masonry contractor is responsible for the design and construction of all masonry work. All work shall comply with local codes.

SPECIALTIES

• Pre-Built fireplace units shall be UL approved and installed according to code and manufacturers specifications and recommendations.

• Wood burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.

• Chimneys shall extend a minimum of 2'-0" above any roof structure within 10'-0".

• Provide overflow pans and drains for wet appliances when located above a finished space.

• Provide a 22"x30" (Min.) attic access with switched light or 22"x48" pull down stair. Seal and insulate as per local code.

• Kitchen and Bath plans are approximate. See manufacturers plans for exact layout and dimensions.

• The drywall contractor is responsible for the design and construction of the party walls, fire walls and fire separation assemblies. All work shall comply with local codes.

• The fire suppression contractor is responsible for the design and construction of the suppression systems. All work shall comply with local codes.

THERM. PROTECTION

• Insulation for slab-on-grade construction shall begin at the inside intersection of the slab and foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally under the slab.

• Compressible slab sealer material shall be installed under all mud sill plates (foundation wall and wood floor systems) and sole plates (slab-on-grade).

R-value:	Thickness:	Location:
R-8	--	Duct insulation in uncond. sp.
R-10	2"	Slab insulation at Perimeter
R-11 (blanket)	3.5"	Basement Walls - Unfinished
R-13	3.5"	Basement Walls - 2x4 Finished
R-13 + 5	3.5"	2x4 Walls - Exterior
R-21	5.5"	2x6 Walls - Exterior
R-19	6.25"	Crawl space / Floors exposed to unconditioned space
R-38 C	10.25"	Vaulted Ceiling
R-38	12"	Ceiling (w/ Energy heel)
R-49	15" (min.)	Ceiling (w/ standard heel)

• When using blown insulation, apply as required by manuf. specs.
• R-value as per local code.
• ResCheck may be used as a compliance alternative.

• Provide soffit vents, ridge vents, or gable end vents as shown on drawings and as per code. Install insulation baffles in accordance with local code, in each truss/rafter bay to maintain free air flow.

• A water-resist. barrier shall be installed on all ext. walls, per code.

• Flashing shall be of pre-finished aluminum (or equal), installed at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall (as per local code).

• Contractor shall maintain, in all instances, proper fire, sound and insul. ratings when penetrating through walls, floors, ceilings and roofs.

• All miscellaneous penetrations during construction shall be patched and repaired according to manuf.'s specif.'s and per local code.

• The roofing contractor is responsible for the design and construction of all roofing. All work shall comply with local codes.

METAL

• Straps/bolts shall be per code and building inspector approved:

Min. (2) straps/bolts per section of plating 12" max. from each end with intermediate straps/bolts at:
- 1/2" bolts spaced per code.
- Straps spaced per code or per manuf.'s spec.'s

• Galvanized metal brick ties shall be installed as per local codes.

• Gutters, downspouts, and bleeders shall be installed by the contractor as required by local codes.

• All structural steel shall be detailed, fabricated and erected in accordance with the latest edition of AISC (American Institute of Steel Construction) "Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design" and AISC code of standard practice, shall be of domestic origin and conform to:
- Wideflange = ASTM A992, Fy = 50 ksi
- Plates and Angles = ASTM A36
- HSS Round ASTM A53, Grade B Fy = 35 ksi

WOOD

• Wall bracing shall be installed as per local code.

• All roof trusses and floor systems shall be engineered by others.

• All roof trusses and floor systems shall be braced and installed per manufacturers specifications and per local code. See manufacturers plans for exact layout and construction.

• Fire-stopping shall be provided to cut off concealed draft openings and to form an effective fire barrier between stories, as per local code:
- At the intersection of Kitchen bulkhead and wall.
- At the top of all heat chases.
- At bathtub trap openings.
- 2x fire-stopping / blocking at every floor or 8'-0" o.c. vert.

• LVL Beams: 1-3/4" wide - 2.0E Microlam LVL
• LSL Beams: 3-1/2" wide - 1.55E Timberstrand LSL
• PSL Beams: 3-1/2" wide - 2.0E Parallam PSL
• PSL Columns: (as noted) - 1.8E Parallam PSL Columns

• All walls to be 24" o.c. (stud thickness per plan), minimum SPF stud grade unless otherwise noted. Interior non-load bearing partitions may be 2x4 studs at 24" o.c.

• All interior and exterior load bearing walls shall have lapping top plates where walls intersect.

• All wood less than 8" from grade shall be treated lumber. All sole plates on slabs and foundations shall be treated lumber.

• Provide bearing at all structural members as required by code.

• Provide floor and wall blocking as shown on framing plans as required by local codes.

• See drawings for type of floor construction.
- Tongue and groove floor decking, glued and fastened on floor joists shall meet the American Plywood Assoc. Sturd-I Floor System.

• All materials shall be installed per manufacturers specifications and per applicable local codes.

WINDOWS and DOORS

• Provide safety glazing as required by local code.

• All doors and windows shall be sealed and flashed on all sides and installed in accordance with manufacturers specifications and per local code.

• Garage door into dwelling shall have a minimum fire rating of 20 minutes (or per local code). The threshold of the door opening between the garage and adjacent interior space shall not be less than 4" above the garage floor (or per local code).

• Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The sill height shall not be more than 44" above the floor. Egress windows must have a minimum net clear opening of 5.7 ft^2, or per local code.

• Window sill height shall be a minimum 24" above finished floor at all sills greater than 72" above finished grade, or per local code.

MECH. PLUMB. ELEC.

• Mechanical contractor is responsible for the design and installation of the mechanical systems including duct sizes, trunk and register sizes for air conditioning, heating and ventilation. Systems shall be installed per manufacturers specifications and recommendations and per all applicable codes.

• Mechanical systems shall provide a minimum of (3) air exchanges per hour (or per local code). The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable.

• Per IRC R303.4, when the air infiltration rate of a dwelling unit is 5 air changes per hour or less, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with IRC section M1507.3. Outdoor air intakes or exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

• Mechanical systems in unconditioned space shall have a manufacturer's designation for an air leakage of no more than 2% of the design air flow rate when tested in accordance w/ ASHRAE 193.

• Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturers specifications and recommendations and per all applicable codes.

• Each Sump shall be sealed and vented as per code, vented through roof with 3" Diameter vent.

• 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.

• Install programmable thermostats.

• Smoke detectors and Carbon Monoxide detectors:
- Provide a minimum of (1) ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup.
- Provide Smoke detectors at each sleeping room.

• Not less than 75% of the lamps in permanently installed lighting fixtures shall be high efficiency lamps or not less than 75% of permanently installed lighting fixtures shall contain only high-efficiency lamps.

• Sprinkler system (when required) shall be NFPA-13D, installed per manufacturers specifications and recommendations and per all applicable local codes.

TABLE 703.7.3 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER a,b,c

SIZE OF STEEL ANGLE a,c (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS c
3 X 3 X 1/4	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4	8'-0"	6'-0"	4'-6"	1
5 X 3 1/2 X 5/16	10'-0"	8'-0"	6'-0"	2
6 X 3 1/2 X 5/16	14'-0"	9'-6"	7'-0"	2
2-6 X 3 1/2 X 5/16	20'-0"	12'-0"	9'-6"	4

For SI: 1 inch = 25.4 mm , 1 foot = 304.8 mm

a. Long leg of the angle shall be placed in the vertical position.
b. Depth of the re-inforced lintels shall not be less than 8" and all cells of hollow masonry lintels shall be grouted solid. Re-inforcing bars shall extend not less than 8" into the support.
c. Steel members indicated are adequate typical examples: Other steel members meeting structural design requirements may be used.

2018 IRC – 2018 IECC

Architecture Collaborative, Inc.
8334 Main Street Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

content: GENERAL NOTES - 2018 IRC
scale: 1"=4' (36x24) 1"=8' (17x11) | file: CA53 | drawn: ACI | date: 9-6-19

title: CARUSO HOMES, INC. OXFORD

date	revision	by
08-01-07	NEW FORMAT	
10-14-08	LSL UPDATE	
04-29-16	2015 CODE UPDAT - RC	

SHEET # 2.0

Professional Certification
I hereby 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 5921
expiration date 04-08-2020

File Name: Z:\CLIENT\CARUSO\CA53848\CA53_2.0_SPEC_2018IRC.DWG

9/6/2019 10:08:42 AM Architecture Collaborative, Inc.

2018 IECC ENERGY PERFORMANCE METHOD DOCUMENTATION MAY BE USED IN LIEW OF THE FOLLOWING PRESCRIPTIVE REQUIREMENTS, AS PER CODE.

2018 IECC CODE COMPLIANCE

R301.1 Climate zone 4

R401.2 Compliance Method: Sections R401 through R404
Mandatory and Prescriptive Provisions

R401.3 Certificate
A permanent Energy Certificate shall be completed by the builder or registered design professional and posted at an approved location.

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, 2018 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 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
.32 (U-Value)
.40 (SHGC)

R402.2.10 Slab on Grade Floors Less Than 12 " Below Grade:
R-10 Rigid Foam Board Under Slab Extending Either 2 '-0" Horizontally or 2'-0" Vertically

R402.2.4 Attic Access:
Attic access scuttle will be weather-stripped and insulated R-49 or equivalent to the insulation on the surrounding surfaces.
Vertical Doors that access unconditioned attic space shall have .32 U-Value

R402.4 Building Thermal Envelope (Air Leakage): Sections R402.4.1 through R402.4.4
Exterior walls and penetrations will be sealed per these sections of the 2018 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 not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ASTM E 779 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.

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 2018 IECC Section 403.1.1

R403.1.2 Heat pumps
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 the heating load.

R403.3.1 Mechanical Duct Insulation
Supply and Return Ducts in Attic: R-8 minimum, R-6 when less than 3".
Supply and Return Ducts outside of conditioned spaces R-8 minimum.
All other ducts except those located completely inside the building thermal envelop R-6 minimum. Ducts located under concrete slabs must be R6 minimum.

403.3.2 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.

R403.3.3 Duct Testing
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
The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable. Outdoor (make-up and exhausts) air ducts to be provided with automatic or gravity dampers 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 95% of all lamps (lights) must be high efficiency lamps.

Water Heater: Minimum efficiency established by NAECA

Mechanical Testing: All mechanical testing to be performed by a certified Mechanical Contractor.

This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6' of the electrical panel and be readily visible.

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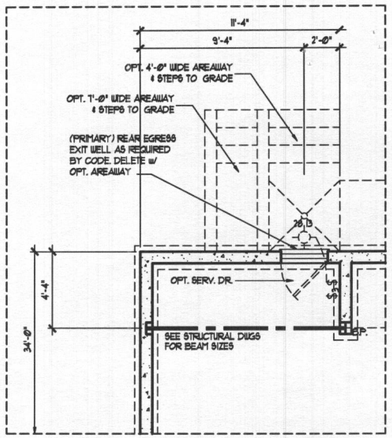
content: 2018 IECC COMPLIANCE NOTES
scale: NO SCALE | file: CA53 | drawn: ACI | date: 9-6-19
title: CARUSO HOMES, INC.
OXFORD

date	revision	by

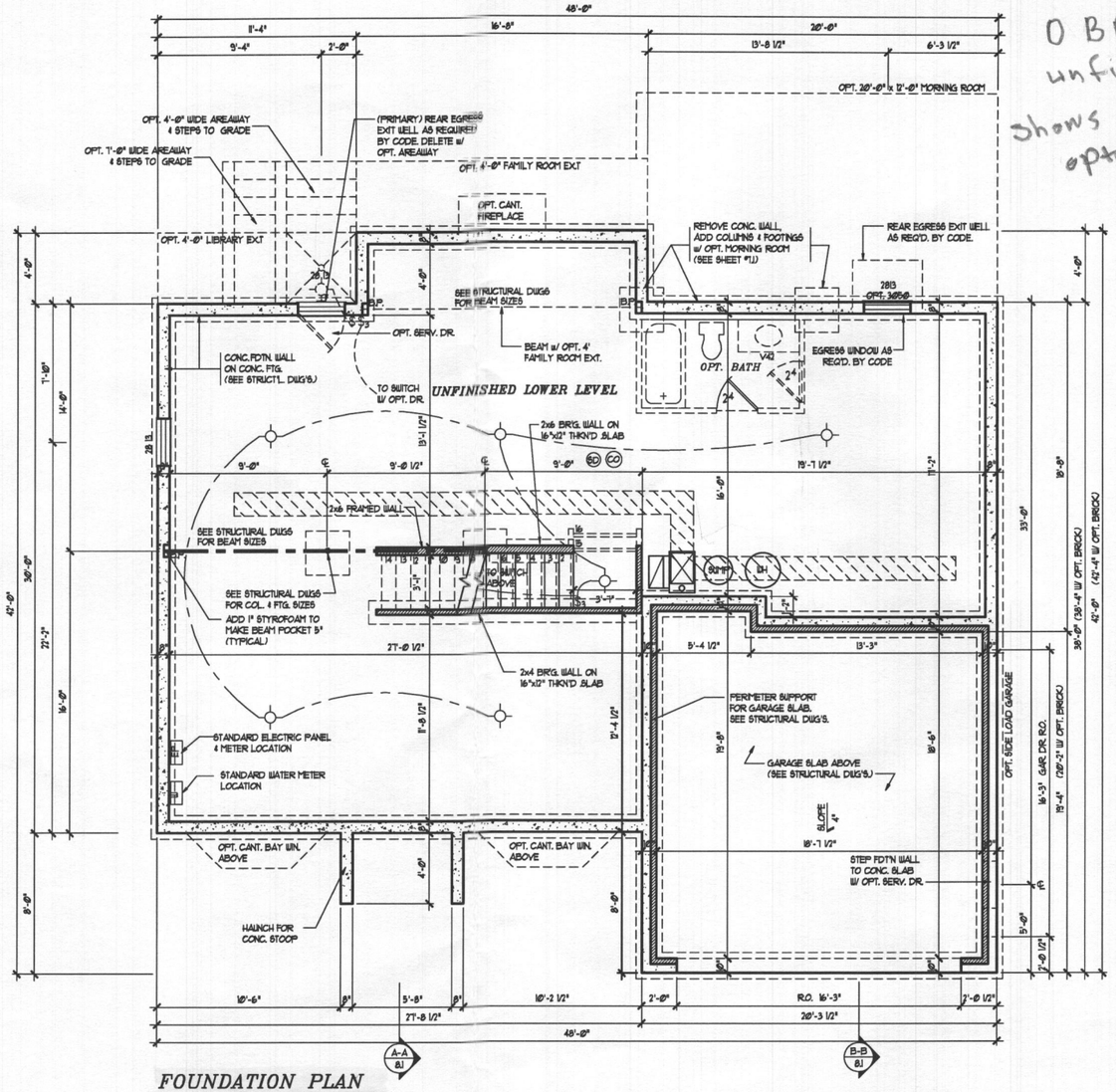
SHEET #
2.2

Professional Certification
I hereby 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 5921
expiration date 04-03-2020



OPT. 4'-0" LIBRARY EXT.

SCALE: 1/8"-1/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/8"-1/4" = 1'-0"

OBR unfinished shows FB option

GENERAL NOTES:

1. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:

A) CONSTRUCTED OF NOMINAL 2"x 10" OR GREATER DIMENSIONAL LUMBER

-OR-

B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE, 5/8" WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBERS. (AS AN ALTERNATIVE, I-JOIST MAY BE PROTECTED WITH AN APPROVED FIRE-PROTECTIVE COATING).

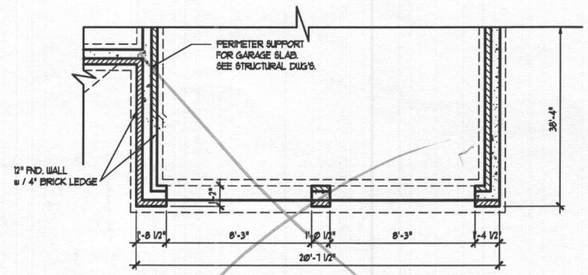
2. BASEMENTS SHALL HAVE NOT LESS THAN ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR YARD THAT LEADS TO A PUBLIC WAY.

2. SLEEPING ROOMS IN BASEMENTS THAT ARE NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL ALSO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING THAT LEADS TO A PUBLIC WAY.

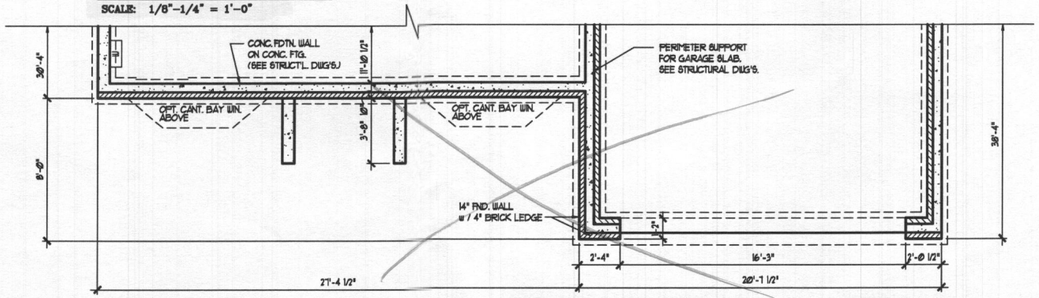
3. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED WITH FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE EMERGENCY ESCAPE AND RESCUE OPENING & THE EGRESS WINDOW AND WELL MAY BE OFFERED AS "OPTIONAL".

OPT. DOUBLE GARAGE DOORS FOUNDATION PLAN

SCALE: 1/8"-1/4" = 1'-0"

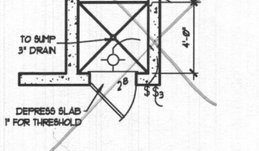


OPT. DOUBLE GARAGE DOORS FOUNDATION PLAN w/ BRICK FRONT



FOUNDATION PLAN w/ BRICK FRONT

SCALE: 1/8"-1/4" = 1'-0"



OPT. WALKOUT

PARTIAL PLAN

OPT. 7' AREAWAY

PARTIAL PLAN

OPT. 4' AREAWAY

PARTIAL PLAN

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content: FOUNDATION PLAN

scale 1/8"-1/4" | FILE# C453_4.1 | drwn. K.M.C. | date 9-29-03

title: CARUSO HOMES OXFORD

revisions	
01/25/5	REVISED PER ADD'L COMMENTS
03-01-15	REV. PER TRADE REVIEW CMHTB. -ACI
03-05-13	2012 IRC. CODE UPDATE - KMG.
08-18-14	REV. KITCHEN LAYOUT
08-27-14	ADD HVAC LOCATION

SHEET # 4.1

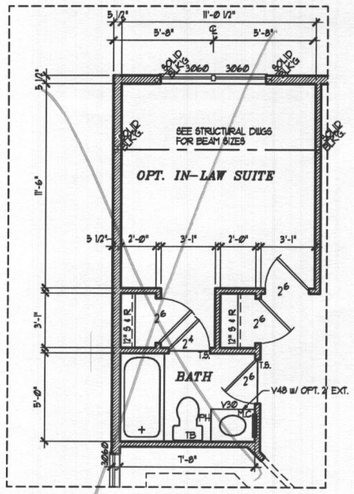
Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

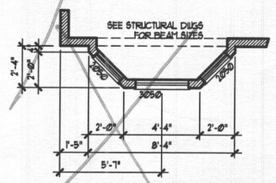
license number 22621

expiration date 04-09-2020

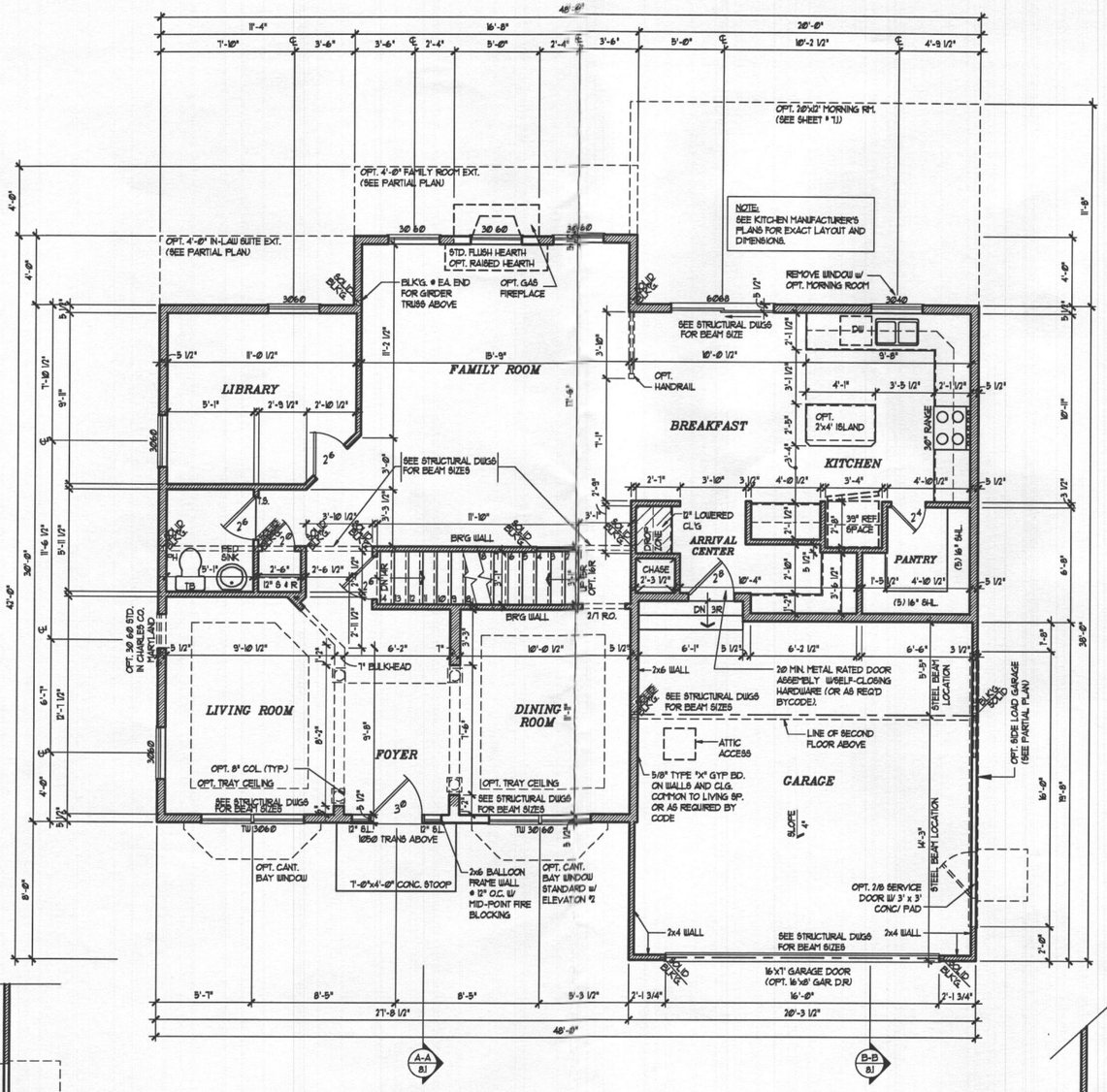
OBR



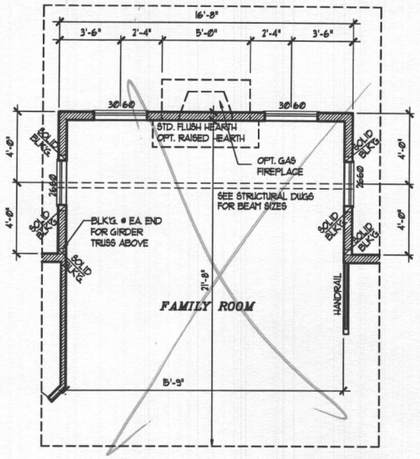
OPT. 4' IN-LAW SUITE EXT.
PARTIAL PLAN



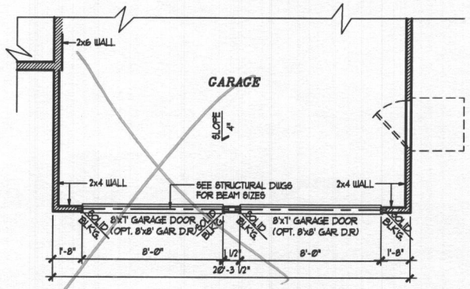
OPT. BAY WINDOW
PARTIAL PLAN



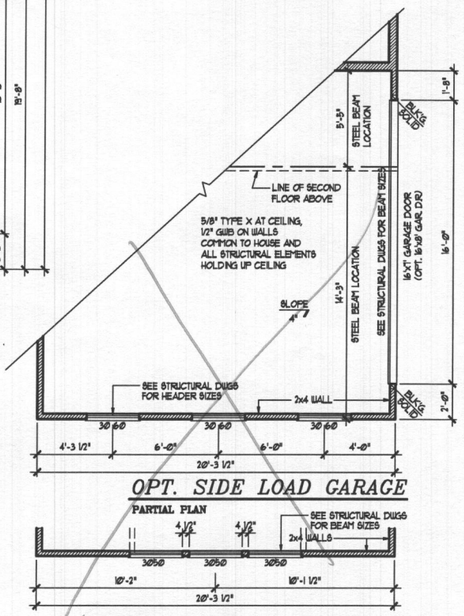
FIRST FLOOR PLAN
SCALE: 1/8"-1/4" = 1'-0"



OPT. 4' FAMILY ROOM EXT.
PARTIAL PLAN



OPTIONAL DOUBLE GARAGE DOOR FIRST FLOOR PLAN
SCALE: 1/8"-1/4" = 1'-0"
SEE ELEVATION 4 ON SHEET 3.4



OPT. SIDE LOAD GARAGE
PARTIAL PLAN w/ ELEVATION #32

OPT. SIDE LOAD GARAGE
PARTIAL PLAN

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FIRST FLOOR PLAN
content

scale 1/8"-1/4" | FILE# CA53_5.1 | drwn. K.M.C. | date 9-29-03

CARUSO HOMES
OXFORD
title

revisions	
07/25/15	REVISED PER ADD'L. COMMENTS
03-01-15	REV. PER TRADE REVIEW COMMTS. - ACI
03-25-13	2012 IRC. CODE UPDATE - K.H.G.
06-18-14	REV. KITCHEN LAYOUT
08-21-14	REV. BASEMENT STAIR LOCATION

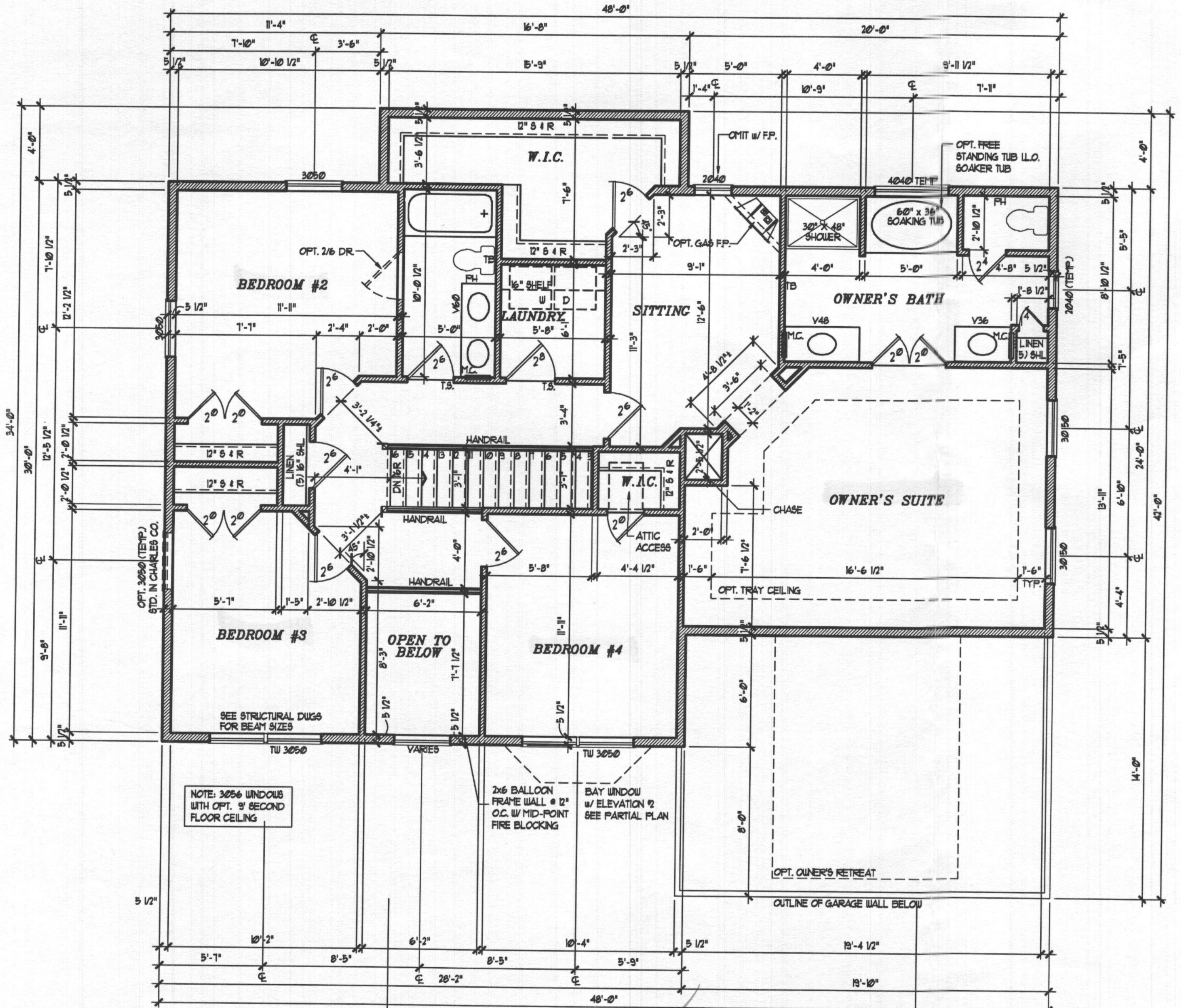
SHEET #
5.1

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Maryland.

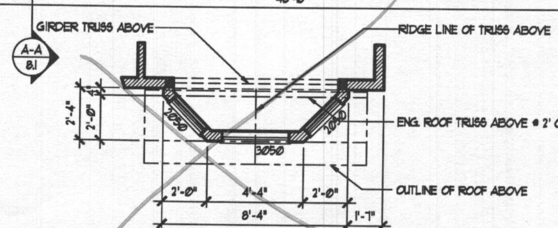
license number 5661
expiration date 04-09-2020

4BR



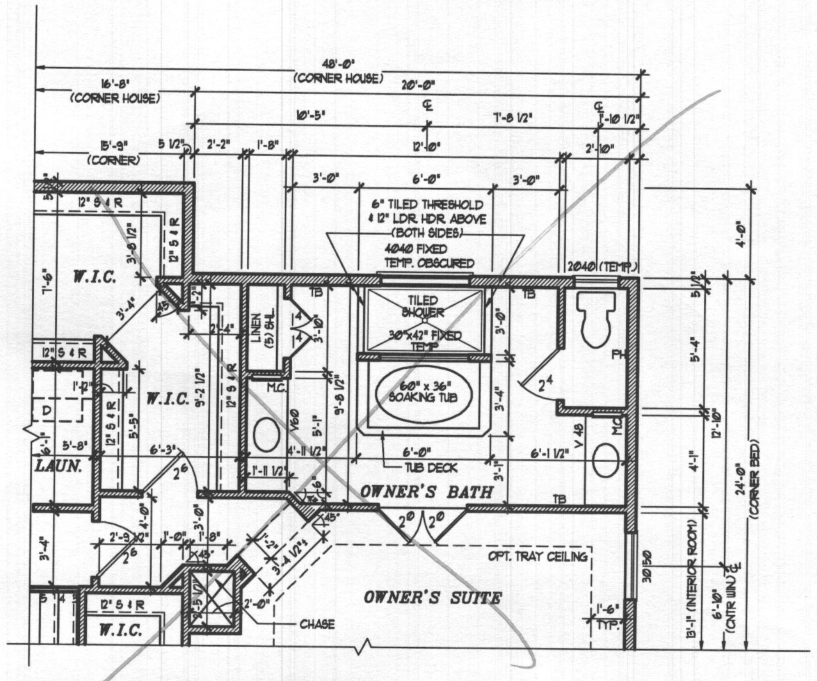
SECOND FLOOR PLAN

SCALE: 1/8"-1/4" = 1'-0"



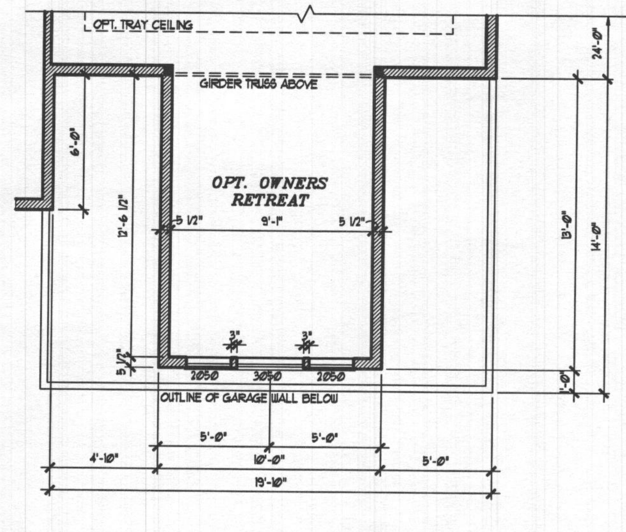
ELEVATION #2

PARTIAL PLAN (SEE SHEET #3.2)



OPT. CALIFORNIA BATH

PARTIAL PLAN



OPT. OWNER'S RETREAT

PARTIAL PLAN

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content: SECOND FLOOR PLAN

scale 1/8"-1/4" | FILE# CA53_6.1 | drwn. K.M.G. | date 9-29-03

title: CARUSO HOMES OXFORD

revisions	
05/12/10	REVISE MBR 4 BATH LAYOUT
11-21-11	WINDOW NOTE, DUCT SIZE, VANITIES
03-05-13	2012 IRC CODE UPDATE - KMG
01/25/15	REVISED PER ADD'L COMMENTS
03-07-15	REV. PER TRADE REVIEW CMNTS. - ACI

SHEET # 6.1

Professional Certification