

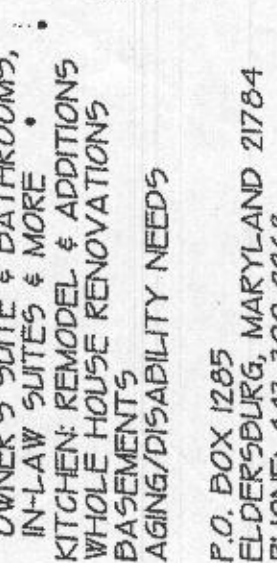
NOTE:

1. FLOOR JOIST SHALL BE EACOM MANUFACTURER VERIFY LAYOUT WITH MANUFACTURER.
2. CONTRACTOR SHALL VERIFY/COORDINATE ALL BEARING POINT/LOADS ARE DIRECT BEARING ON STEEL BEAMS OR FOUNDATION WALLS. PROVIDE SOLID BLOCKING AS NEEDED IN FLOOR SYSTEM.
3. OPENINGS GREATER THAN 4'-0" WIDE REQUIRED DOUBLE 2"x6" JACK STUDS EACH SIDE.
4. MINIMUM JOIST BEARING ON WOOD: 1/2" MASONRY-3"
5. JOIST HANGERS OR LAPPED MINIMUM 3' OVER BEAM.



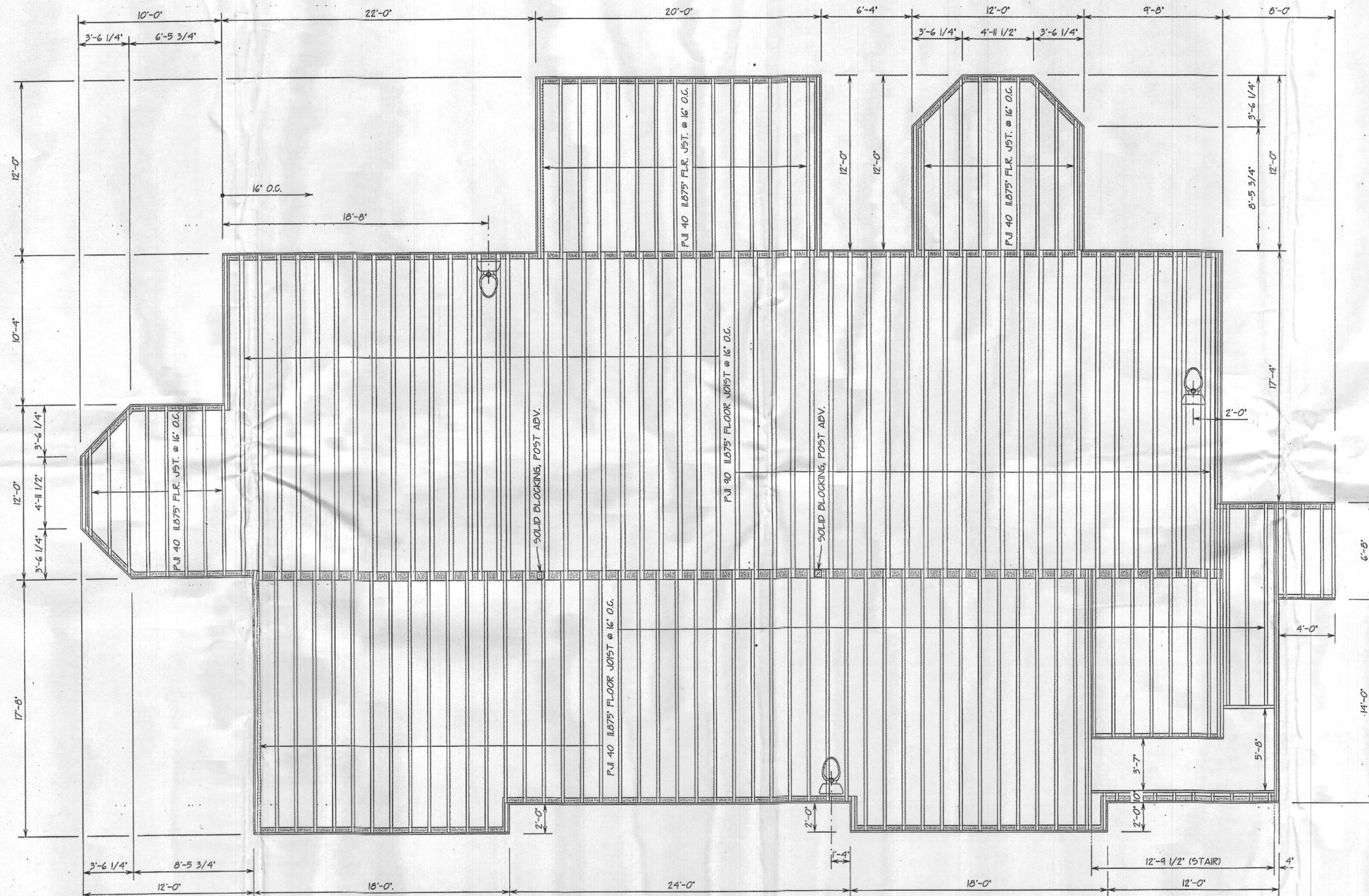
FAKHRI RESIDENCE
3705 SHADY LANE
GLENWOOD, MARYLAND 21738

PGCREATIVEOUTLOOKS@GMAIL.COM
CUSTOM HOME PLANNING & DESIGN
HOME ADDITION-REMODELING DESIGN
COMPLETE CONSTRUCTION PLANS
PHONE: 410-596-1062 PGCREATE@QIG.NET

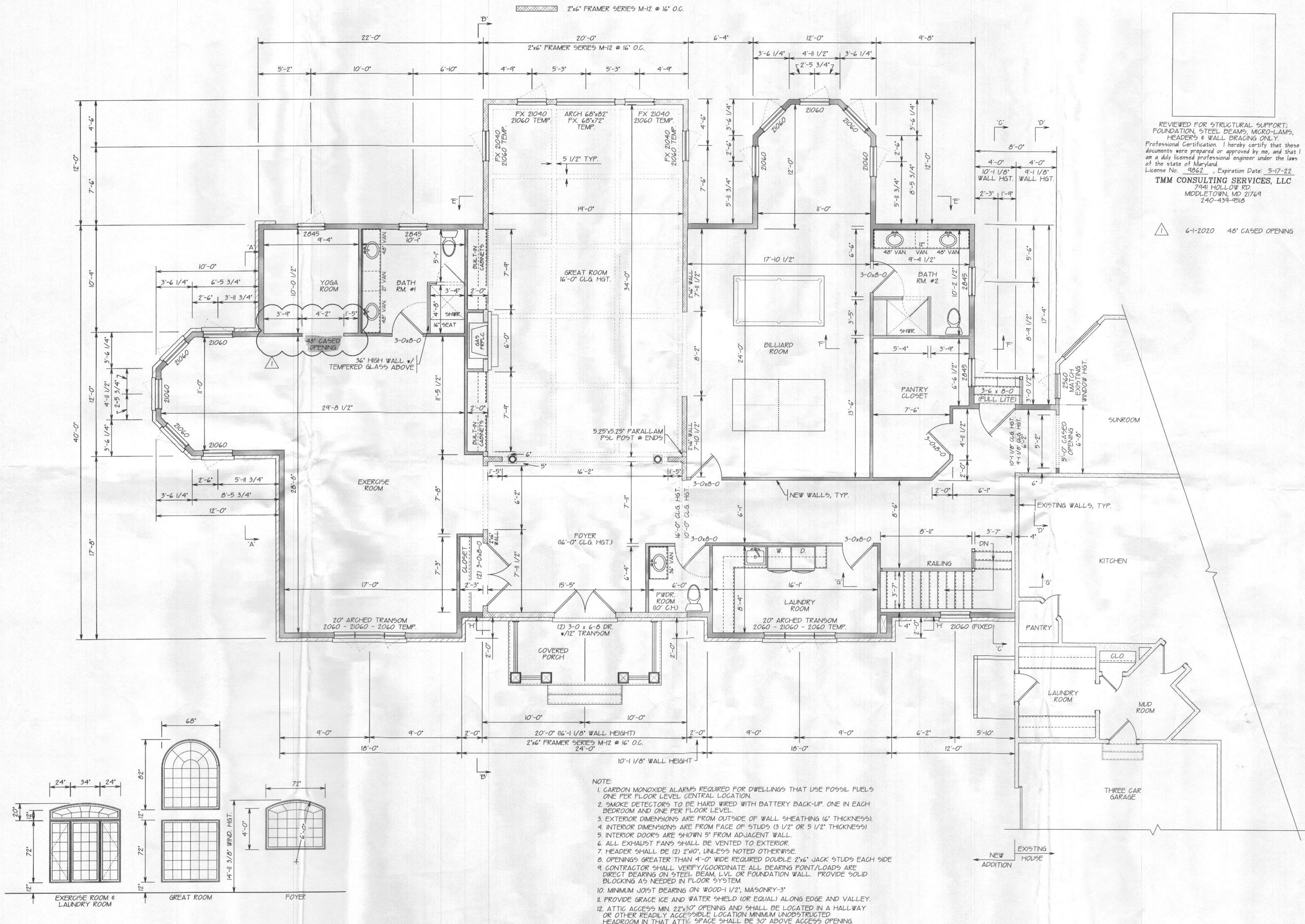


This set of drawings, the design itself, and any accompanying specifications are solely owned by, and have been prepared for the exclusive use by Design Build Remodeling Group, for the improvements to be made. A copy of these drawings and specifications will be provided to the Client. It is understood and agreed that these drawings are not to be used for construction by any other parties.

SHEET No.
5 of 11



FIRST FLOOR FRAMING LAYOUT



FIRST LEVEL FLOOR PLAN

LIVING AREA: 3,290 sq

REVIEWED FOR STRUCTURAL SUPPORT, FOUNDATION, STEEL BEAMS, MICRO-LAMS, HEADERS & WALL BRACING ONLY. 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 No. 9862, Expiration Date: 5-17-22
TMM CONSULTING SERVICES, LLC
7941 HOLLOW RD.
MIDDLETOWN, MD 21769
240-439-9518

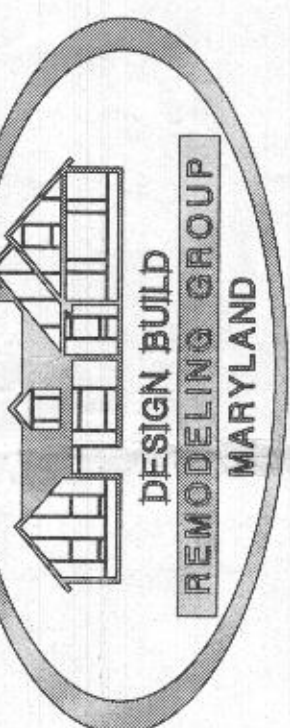
6-1-2020 48" CAGED OPENING

FIRST LEVEL FLOOR PLAN

NEW ADDITION FOR:
FAKHRI RESIDENCE
3705 SHADY LANE
GLENWOOD, MARYLAND 21738
DATE: 5-7-2020 DRAWN BY: PFG SCALE: 1/4" = 1'-0"

CREATIVE OUTLOOKS, LLC

PHILIP E. GULLUZZA
PGCREATIVEOUTLOOKS.COM
CUSTOM HOME DESIGN
HOME ADDITION-REMODEL DESIGN
COMPLETE CONSTRUCTION PLANS
PHONE: 410-546-1062
PGCREATIVE@GMAIL.COM

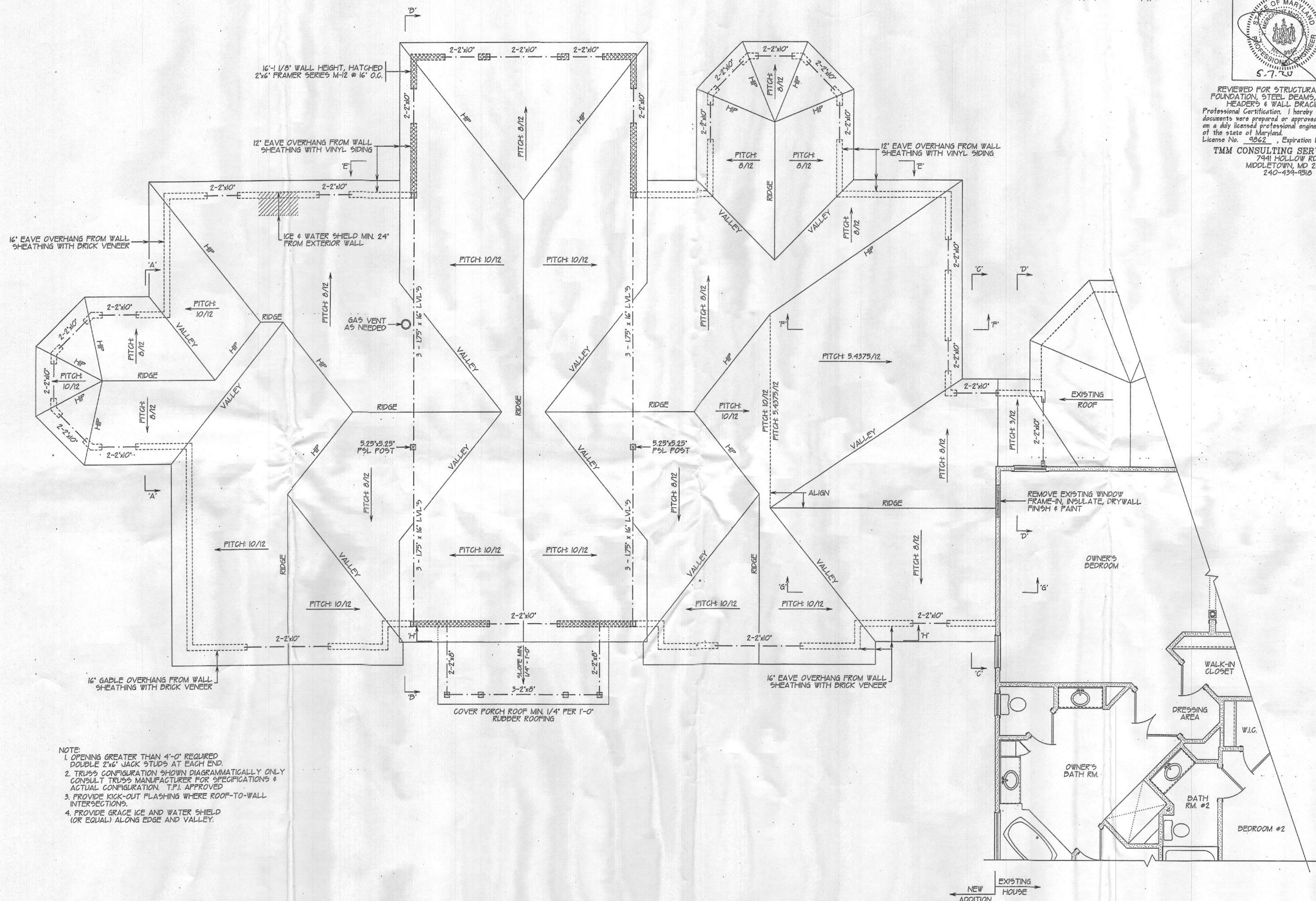


ADDITIONS: GARAGE, FAMILY ROOM, OWNER'S SUITE, BATHROOMS, IN-LAW SUITES & MORE
KITCHEN REMODEL & ADDITIONS
WHOLE HOUSE RENOVATIONS
BASEMENTS
AGING/DISABILITY NEEDS
P.O. BOX 1235
ELKERSBURG, MARYLAND 21764
PHONE: 443-300-2266

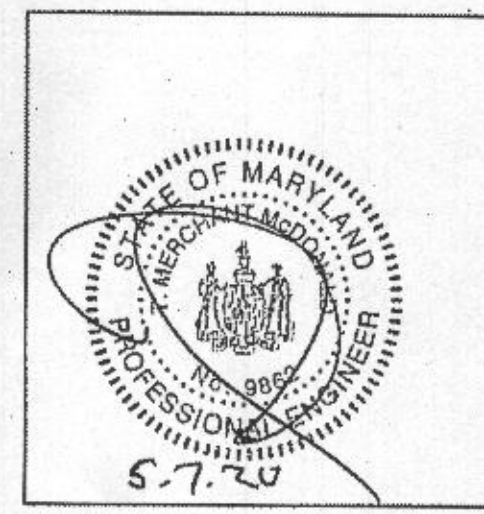
Authorization/Limitations for Use of Plans
This set of drawings, the design itself, and any accompanying specifications are the property of Design Build Remodeling Group, Inc. and shall not be used for any other project without the written consent of Design Build Remodeling Group, Inc. A copy of these drawings and specifications will be provided to the Client. It is understood and agreed that these drawings are not to be used for construction by any other parties.
Copyright DESIGN BUILD REMODELING GROUP
All rights reserved 2020

SHEET No.

6 of 11



- NOTE:
1. OPENING GREATER THAN 4'-0" REQUIRED DOUBLE 2x6 JACK STUDS AT EACH END.
 2. TRUSS CONFIGURATION SHOWN DIAGRAMMATICALLY ONLY CONSULT TRUSS MANUFACTURER FOR SPECIFICATIONS & ACTUAL CONFIGURATION. T.P.I. APPROVED
 3. PROVIDE KICK-OUT FLASHING WHERE ROOF-TO-WALL INTERSECTIONS.
 4. PROVIDE GRACE ICE AND WATER SHIELD (OR EQUAL) ALONG EDGE AND VALLEY.



REVIEWED FOR STRUCTURAL SUPPORT, FOUNDATION, STEEL BEAMS, MICRO-LAMS, HEADERS & WALL BRACING ONLY. 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 No. 9862, Expiration Date: 5-17-22
TMM CONSULTING SERVICES, LLC
7941 HOLLOW RD.
MIDDLETOWN, MD 21769
240-439-9310

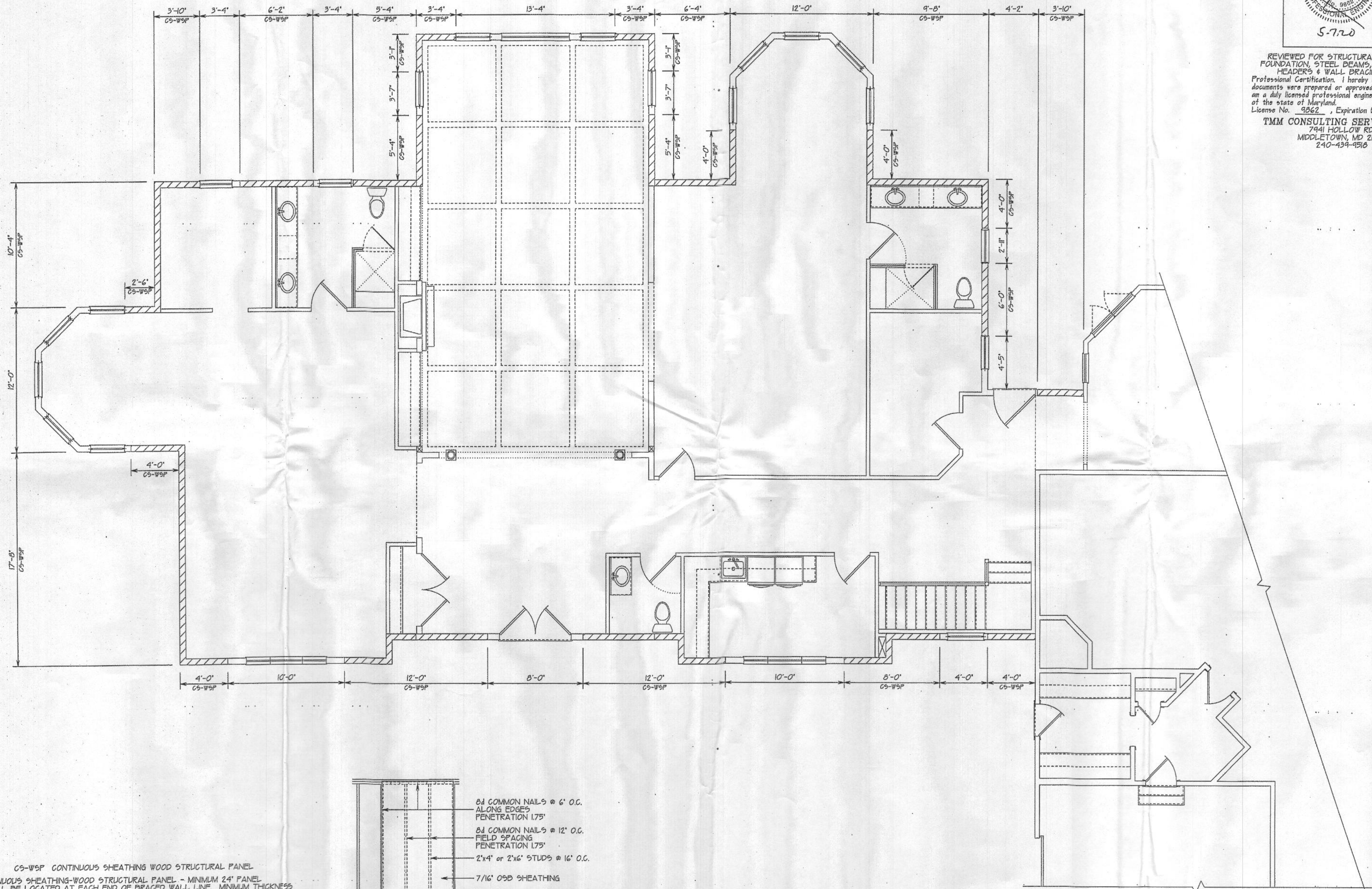
CREATIVE OUTLOOKS, LLC
PHILIP F. GIBLIN
P.GCREATIVEOUTLOOKS@GMAIL.COM
CUSTOM HOME PLANNING & DESIGN
HOME ADDITION-REMODELING PLANS
COMPLETE CONSTRUCTION PLANS
PHONE: 410-596-1062 P.GCREATIVE@GMAIL.NET



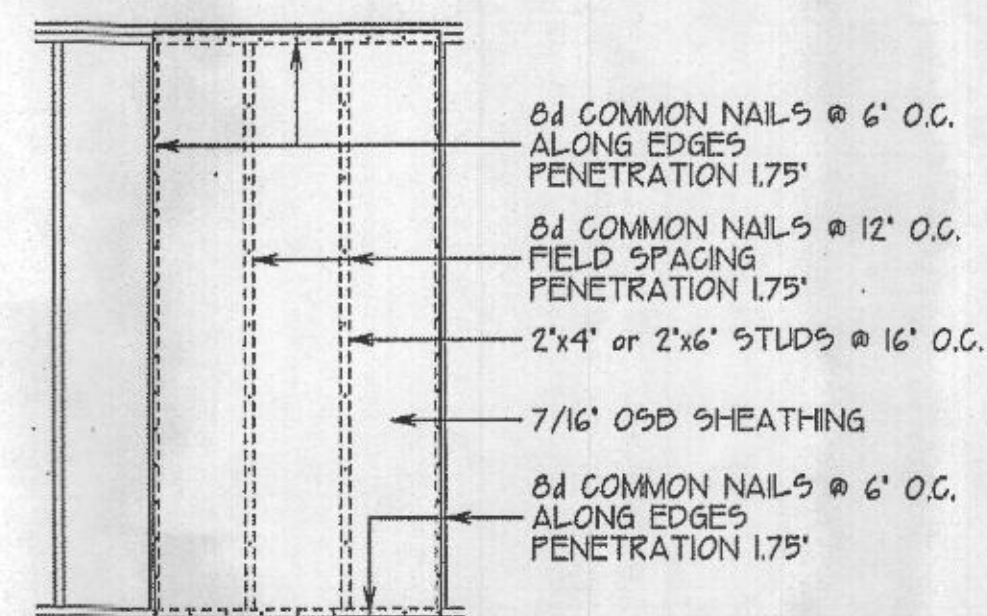
ADDITIONS: GARAGE, FAMILY ROOM, OWNER'S SUITE & BATHROOMS, IN-LAW SUITES & MORE
KITCHEN REMODEL & ADDITIONS
WHOLE HOUSE RENOVATIONS
BASEMENTS
AGING/DISABILITY NEEDS
P.O. BOX 1285
ELDERSBURG, MARYLAND 21764
PHONE: 443-300-2268

Authorization/Limitations for Use of Plans
This set of drawings, including specifications, and any accompanying specifications are the property of Design Build Remodeling Group, Inc. and are to be used only for the project and site specified herein. A copy of these drawings and specifications will be provided to the Client. It is understood and agreed that these drawings are not to be used for construction by any other parties.
Copyright DESIGN BUILD REMODELING GROUP
All rights reserved 2020

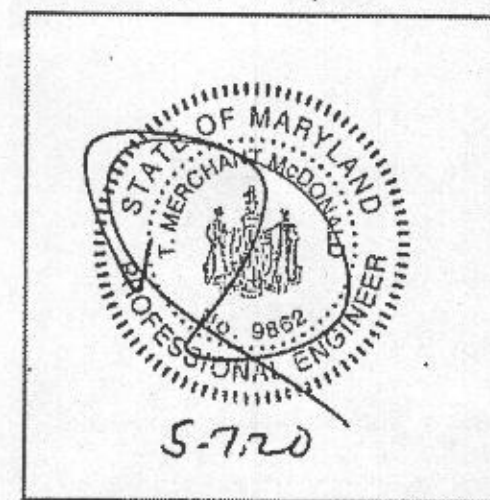
ROOF PLAN
NEW ADDITION FOR
FAKIRI RESIDENCE
3705 SHADY LANE
GLENWOOD, MARYLAND 21738
DATE: 5-7-2020
DRAWN BY: PFG
SCALE: 1/4" = 1'-0"



CS-WSP CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL
CONTINUOUS SHEATHING-WOOD STRUCTURAL PANEL - MINIMUM 24" PANEL SHALL BE LOCATED AT EACH END OF BRACED WALL LINE. MINIMUM THICKNESS PANEL 5/8" ATTACHED WITH 8d COMMON NAILS AT 6" O.C. SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS) OR 16 ga x 1 3/4" STAPLES AT 3" O.C. (PANEL EDGES) AND 6" O.C. SPACING (INTERMEDIATE SUPPORTS). SOLE PLATE TO JOIST AT BRACED WALL PANELS 3-16d @ 16" O.C.
THIS DRAWING SHOWS BRACED WALL LINES WITH 'CONTINUOUS STRUCTURAL PANEL SHEATHING' MEETING THE MINIMUM REQUIREMENTS OF SECTION R602.10.4.2 AND FIGURE R602.10.7 OF THE IRC.



EXTERIOR WALL SHEATHING TO WALL FRAMING ASSEMBLY

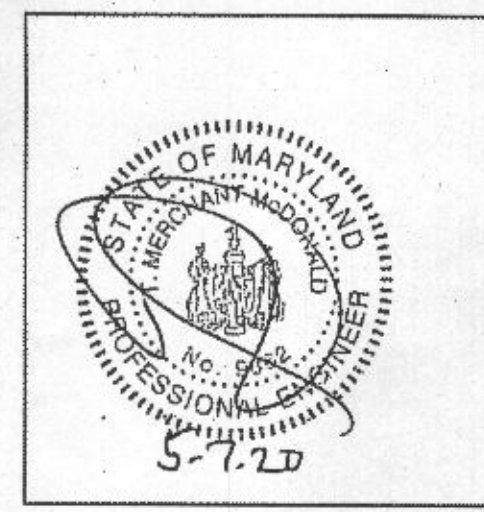
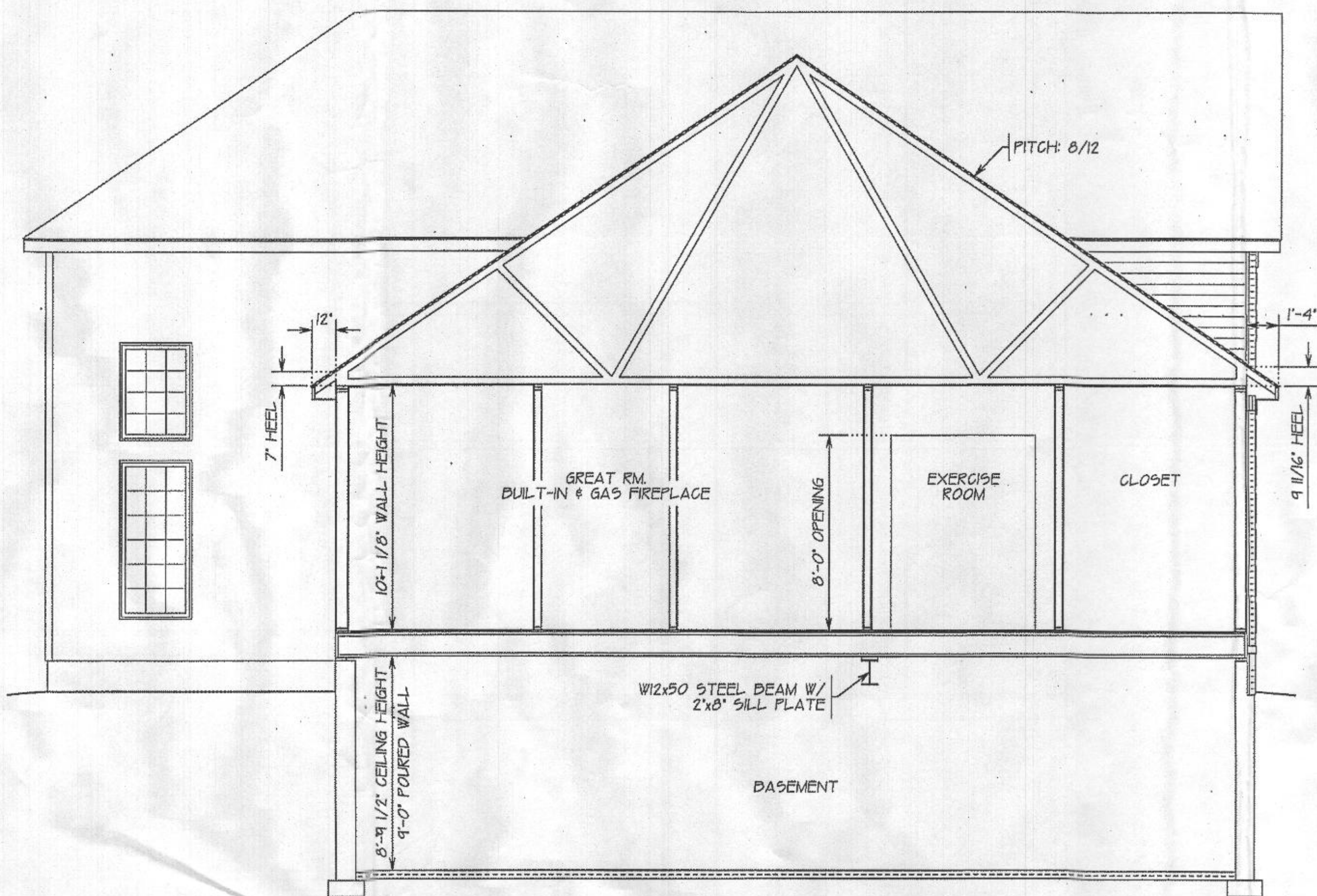
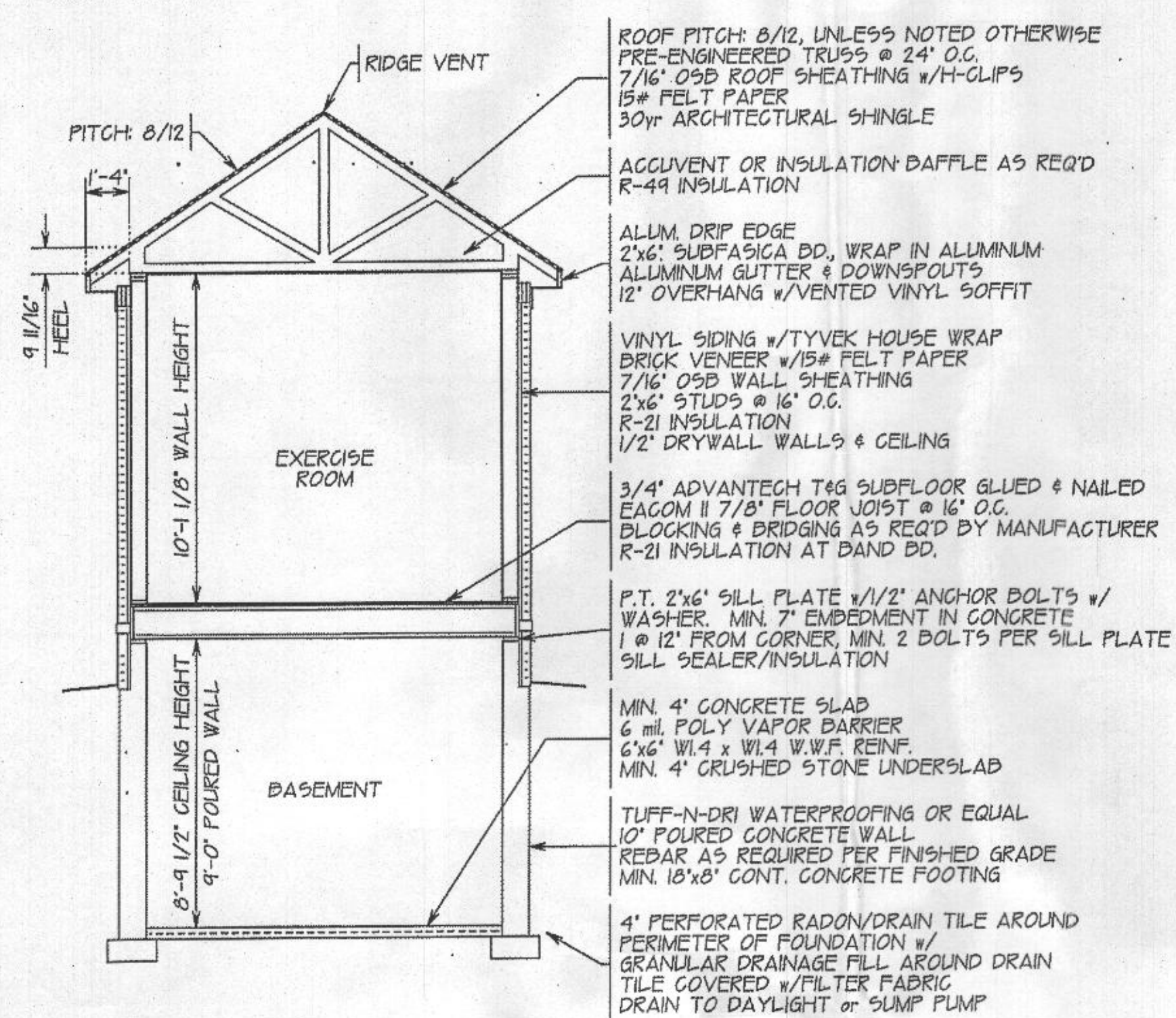


REVIEWED FOR STRUCTURAL SUPPORT; FOUNDATION, STEEL BEAMS, MICRO-LAMS, HEADERS & WALL BRACING ONLY.
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland.
License No. 9862, Expiration Date: 5-17-22
TMM CONSULTING SERVICES, LLC
7941 HOLLOW RD.
MIDDLETOWN, MD 21769
240-439-9316



NOTES:

1. PROVIDE HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP ON EVERY LEVEL AND ALL BEDROOMS.
2. VENT ALL EXHAUST FANS TO OUTSIDE.
3. FIRESTOP ALL CONCEALED SPACES OF STUD WALL PARTITIONS TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND ROOF.
4. FLASHING SHALL BE USED AROUND WINDOWS AND DOORS UNDER AND AT THE ENDS OF MASONRY, ABOVE ALL PROJECTING, WOOD TRIM, WHERE PORCHES, DECKS OR STAIRS ATTACHED TO A WALL OR FLOOR ASSEMBLY, ALL WALL AND ROOF INTERSECTIONS.
5. DESIGN LOADS:
LIVE LOAD: 40# psf FOR LIVING AREA
30# psf FOR SLEEPING AREA
DEAD LOAD: 10# psf
TRUSS DESIGN LIVE LOAD 35# psf TOP CHORD
BOTTOM CHORD DEAD LOAD 10# psf
20# psf LIVE LOAD FOR ATTIC STORAGE
6. TRUSS CONFIGURATION SHOWN DIAGRAMMATICALLY ONLY CONSULT TRUSS MANUFACTURER FOR SPECIFICATIONS & ACTUAL CONFIGURATION. T.P.I. APPROVED



REVIEWED FOR STRUCTURAL SUPPORT:
FOUNDATION, STEEL BEAMS, MICRO-LAMS,
HEADERS & WALL BRACING ONLY.
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 No. 9862, Expiration Date: 5-17-22
TMM CONSULTING SERVICES, LLC
7941 HOLLOW RD.
MIDDLETOWN, MD 21769
240-434-9318

BUILDING SECTIONS

NEW ADDITION FOR
FAKHRI RESIDENCE
3705 SHADY LANE
GLENWOOD, MARYLAND 21738

DATE: 5-7-2020 P.F.G. SCALE: 1/4" = 1'-0"

CREATIVE OUTLOOKS, LLC
PHILIP F. GUGLIZZA
PGCREATIVEOUTLOOKS@GMAIL.COM
CUSTOM HOME PLANNING & DESIGN
HOME ADDITION-REMODELING PLANS
COMPLETE CONSTRUCTION PLANS
PHONE: 410-596-1062

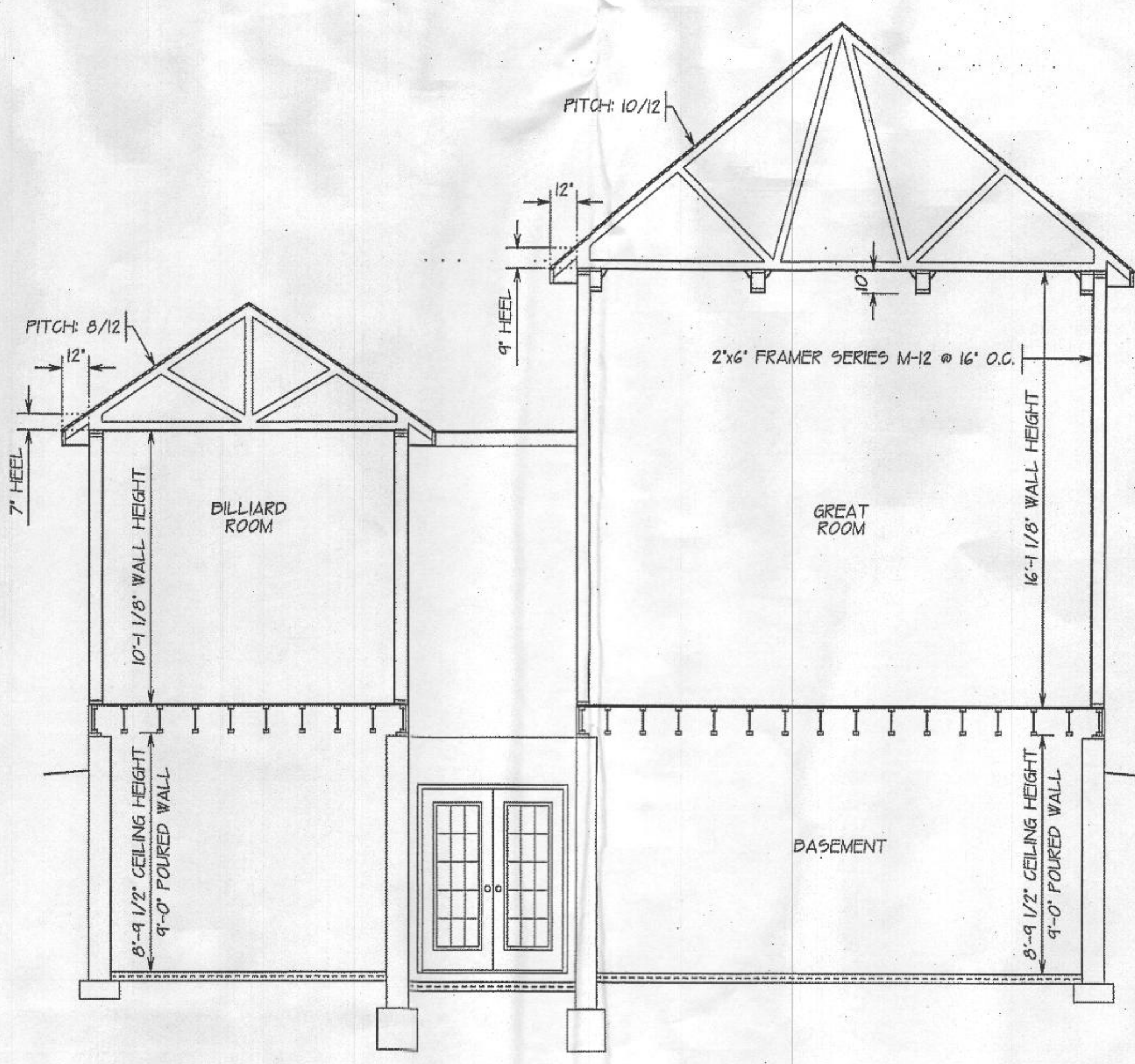
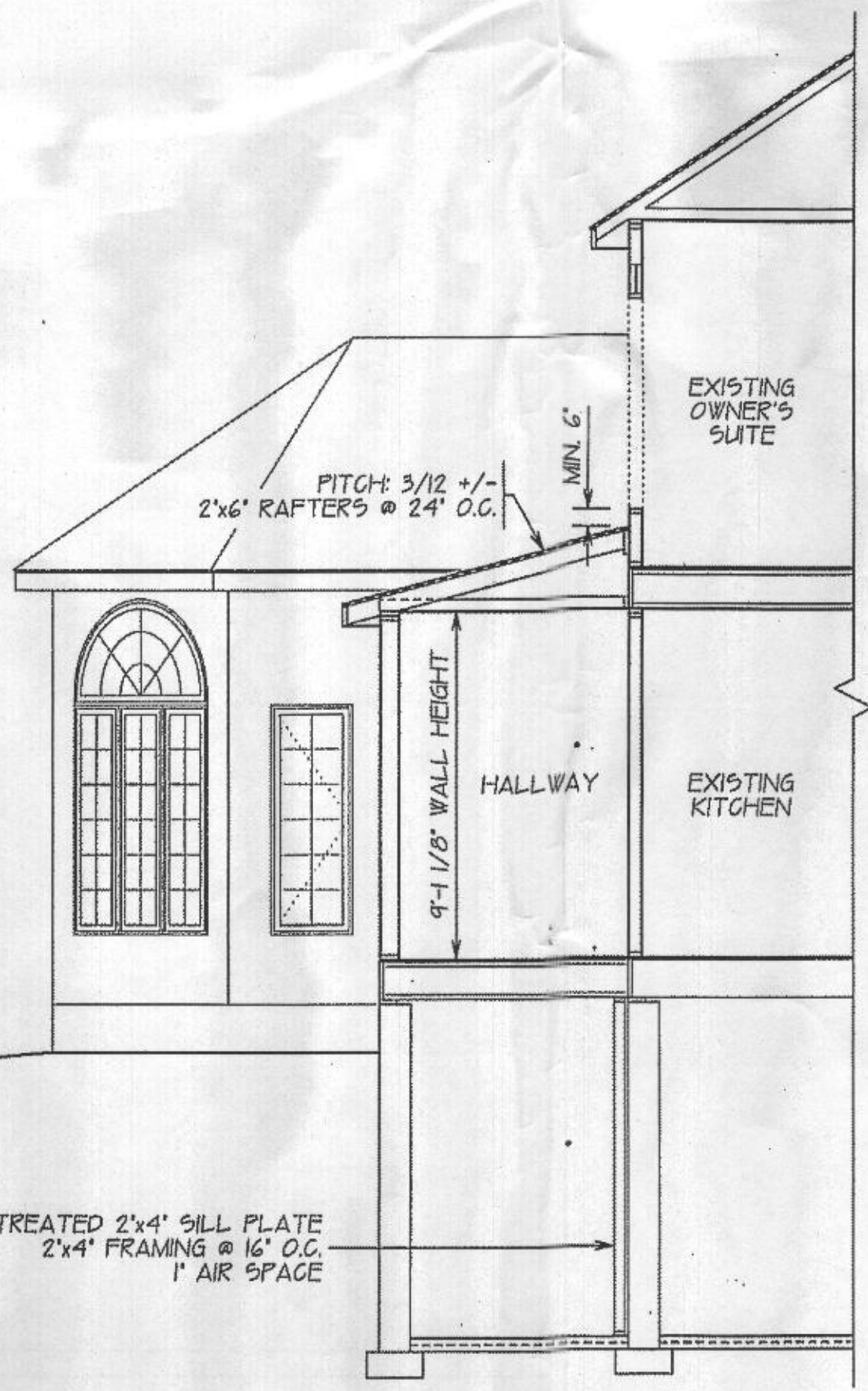
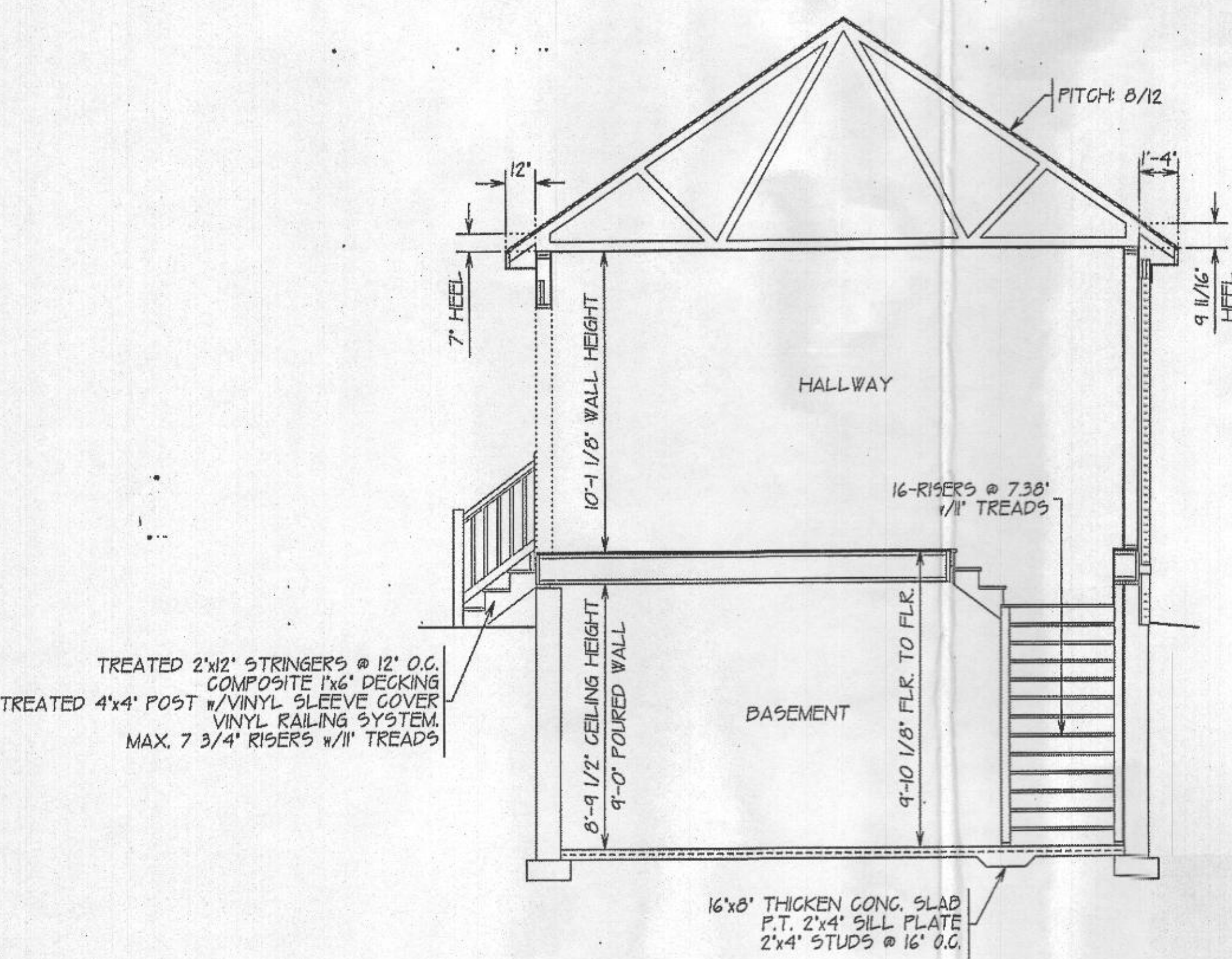


ADDITIONS: GARAGE, FAMILY ROOM,
OWNER'S SUITE & BATHROOMS,
IN-LAW SUITES & MORE
KITCHEN REMODEL & ADDITIONS
WHOLE HOUSE RENOVATIONS
AGING/ACCESSIBILITY NEEDS
P.O. BOX 1285
ELKERSBURG, MARYLAND 21764
PHONE: 443-300-2268

Authorization/Limitations for Use of Plans
This set of drawings, the design itself, and any accompanying specifications are solely owned by, and have been prepared for the exclusive use by Design Build Remodeling Group. For the improvements to be made, a copy of these drawings and specifications will be provided to the Client. It is understood and agreed that these drawings are not to be used for construction by any other parties.
Copyright DESIGN BUILD REMODELING GROUP
All rights reserved 2020

BUILDING SECTION 'A-A'

BUILDING SECTION 'B-B'



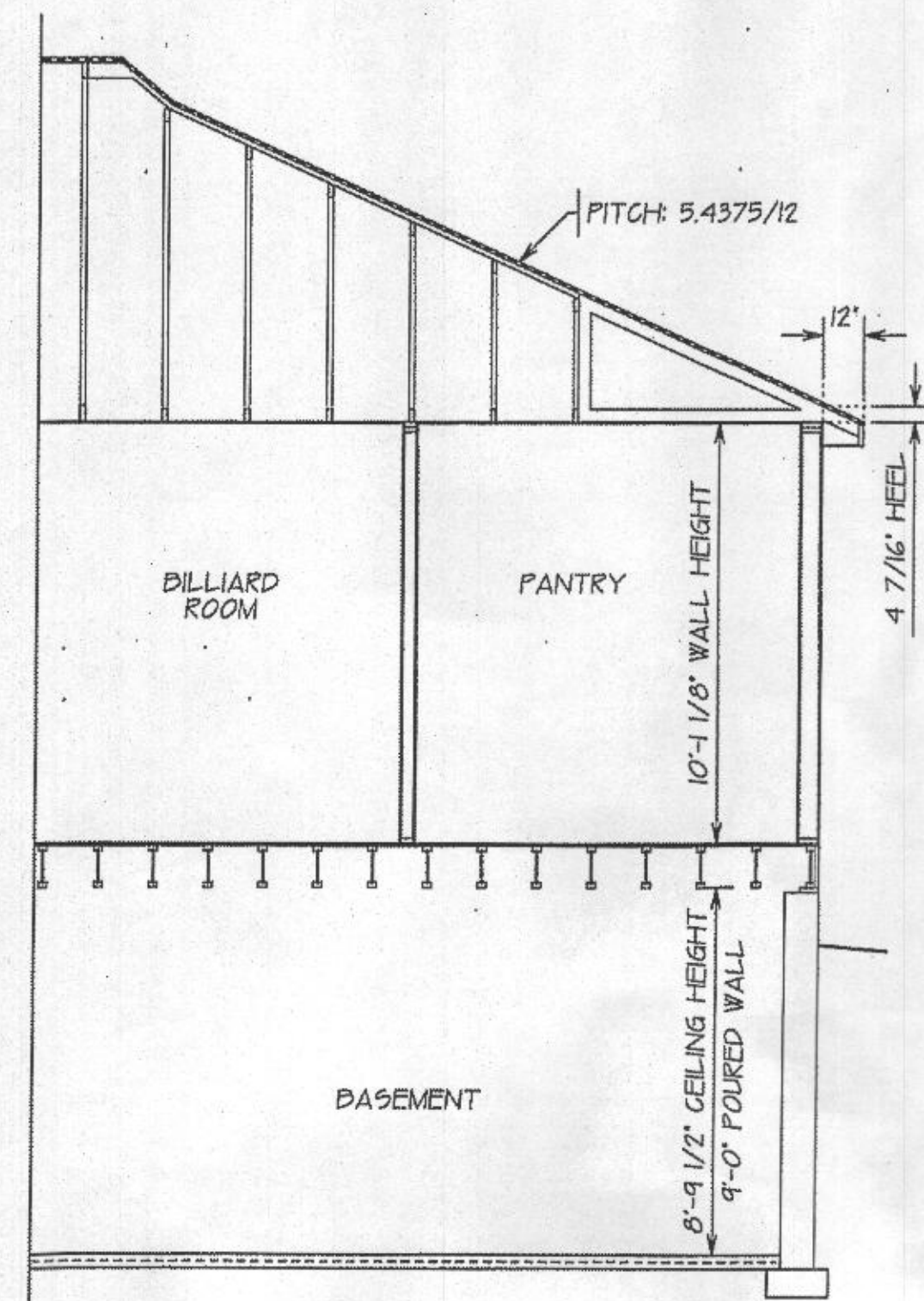
BUILDING SECTION 'C-C'

BUILDING SECTION 'D-D'

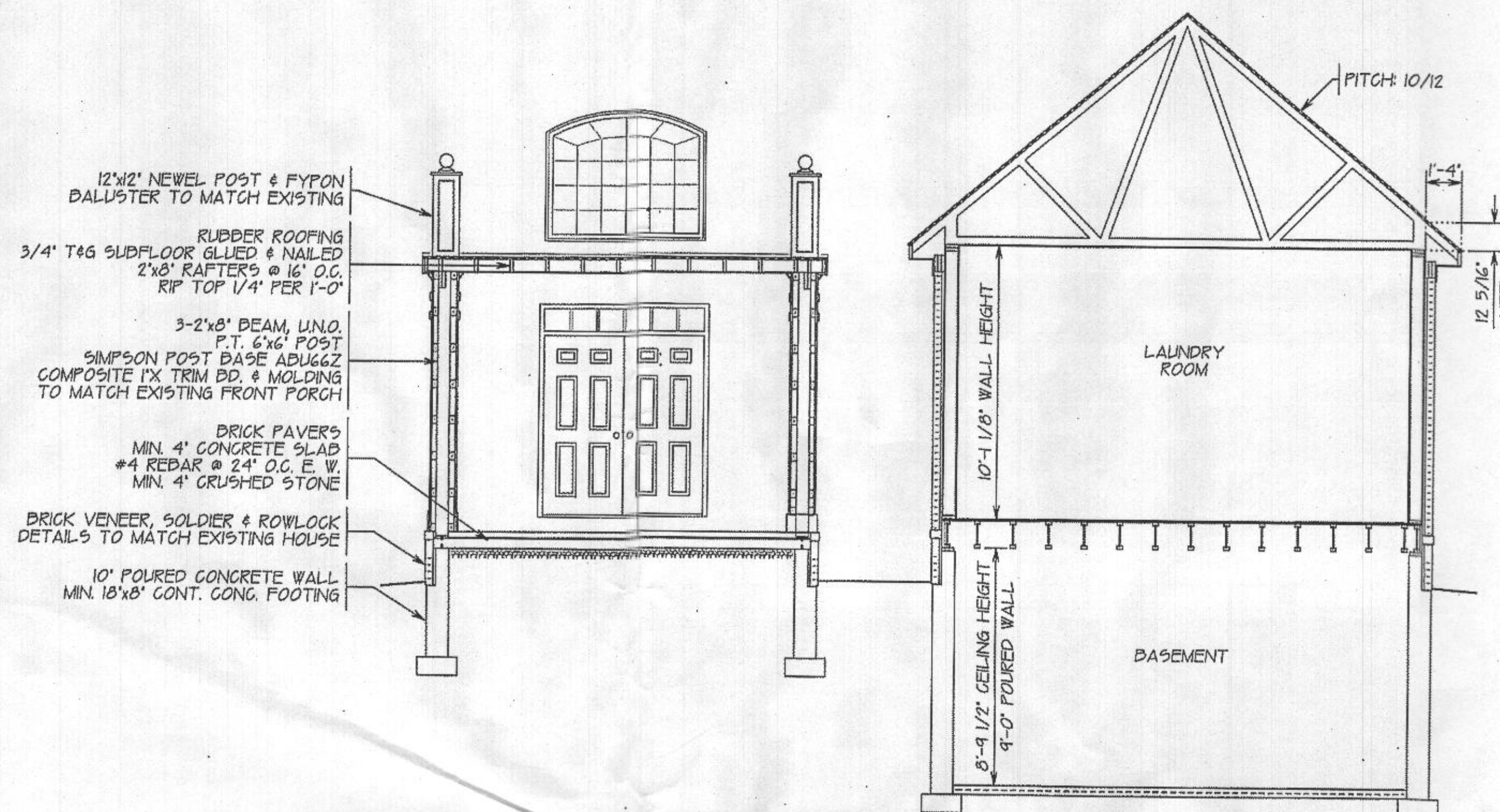
BUILDING SECTION 'E-E'

SHEET No.

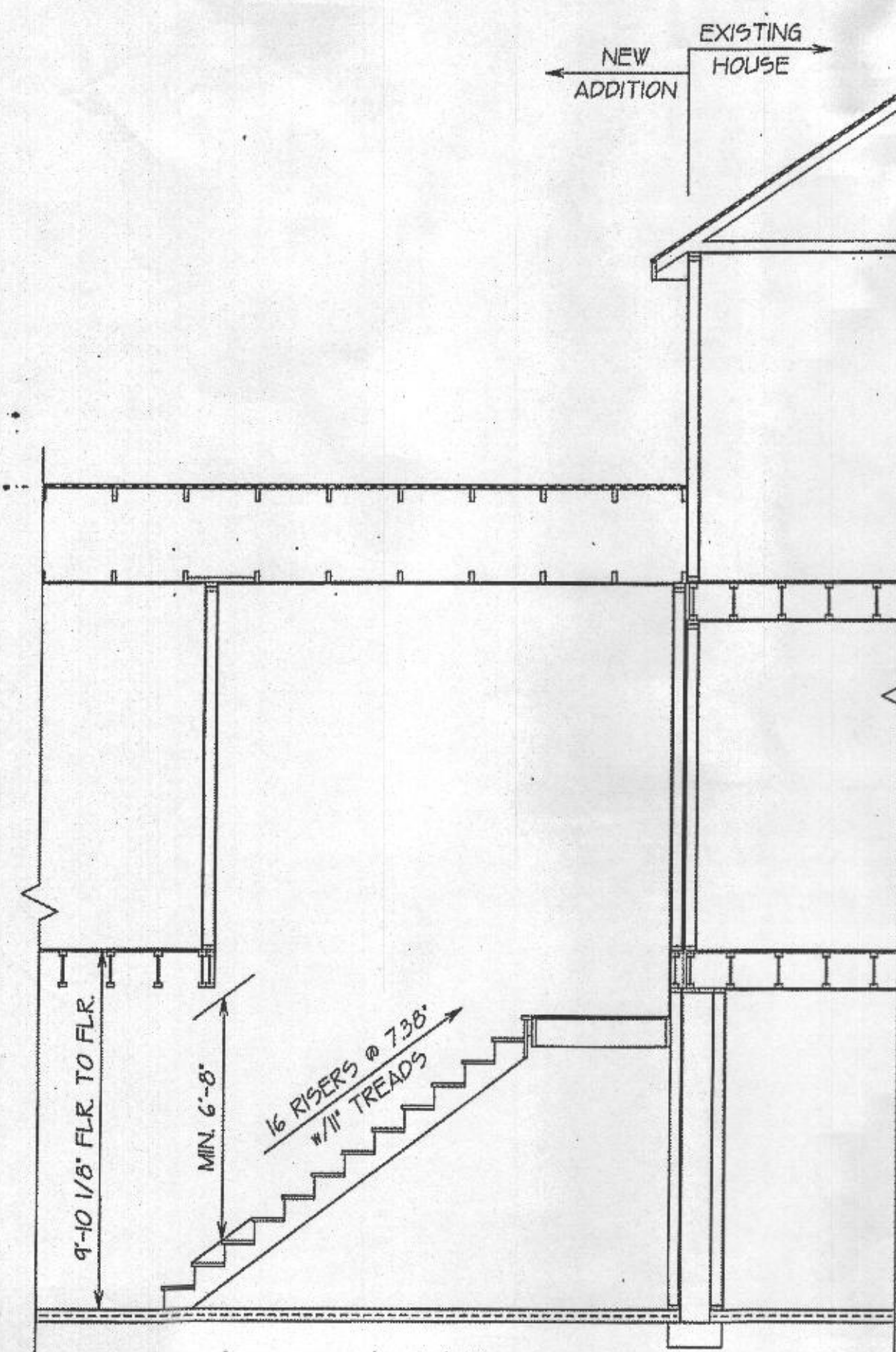
9 of 11



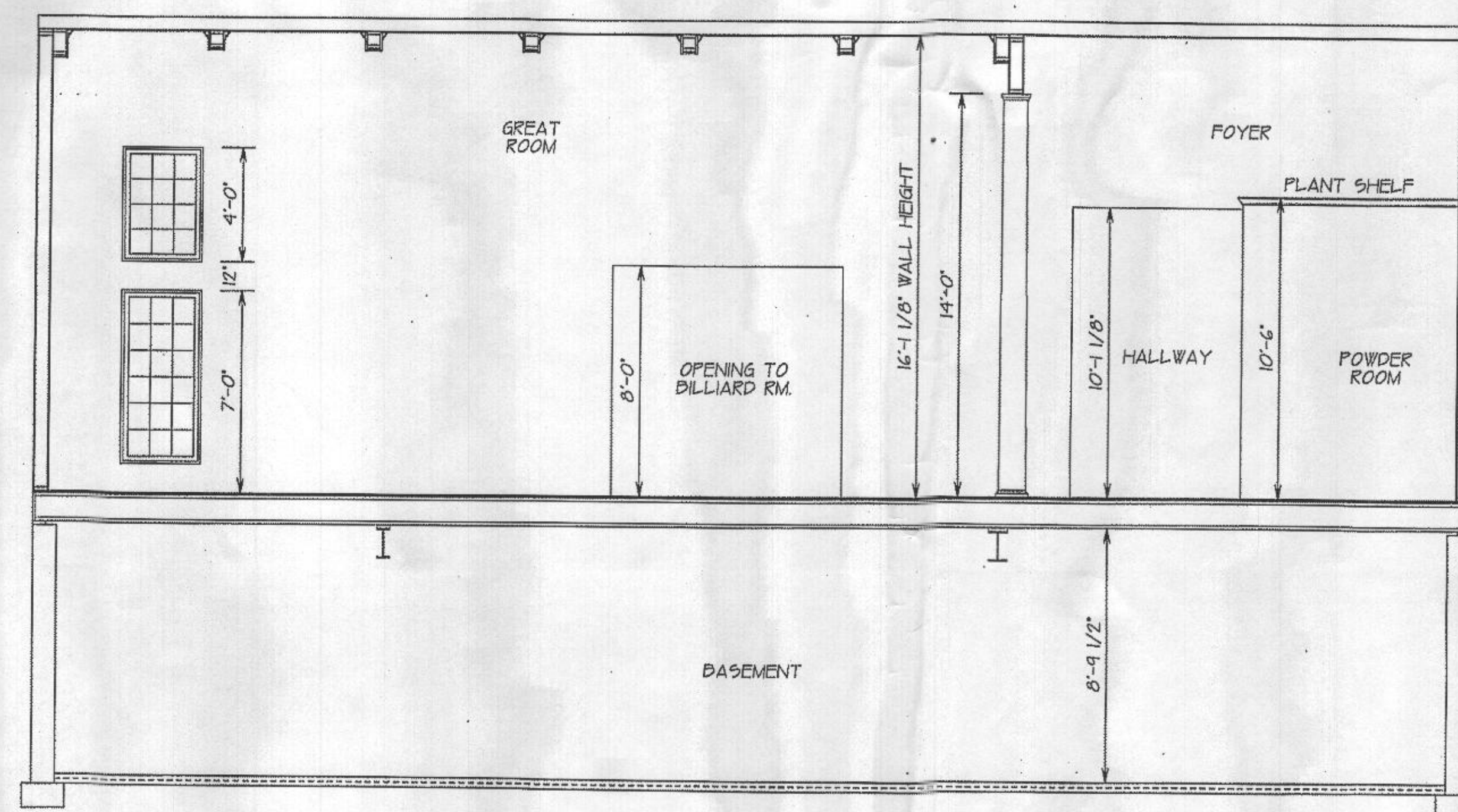
BUILDING SECTION 'F-F'



BUILDING SECTION 'H-H'



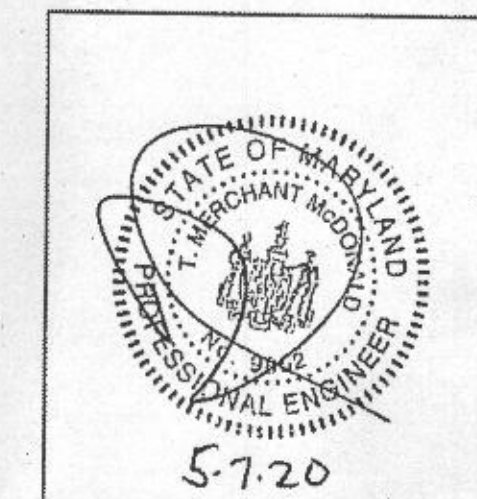
BUILDING SECTION 'G-G'



INTERIOR ELEVATION

FASTENING SCHEDULE	
1. JOISTS TO SILL OR GIRDER	(3) 8d COMMON (0.131" DIA x 2 1/2"), TOENAIL
2. BRIDGING TO JOIST	(2) 8d COMMON, TOE NAIL EACH END
3. SOLE PLATE TO JOISTS OR BLOCKING	16d NAILS @ 16" o.c.
4. TOP PLATE TO STUD	(2) 16d COMMON (0.162" DIA x 3 1/2") END NAILS
5. STUD TO SOLE PLATE	(4) 8d COMMON OR (2) 16d COMMON
6. DOUBLE STUDS	16d @ 24" o.c.
7. DOUBLE TOP PLATE	16d @ 16" o.c.
8. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON, TOENAIL
9. RIM JOISTS TO TOP PLATE	8d @ 6" o.c.
10. TOP PLATE, LAPS AND INTERSECTIONS	(2) 16d COMMON
11. CONTINUOUS HEADER, TWO PIECES	16d COMMON @ 16" o.c.
12. CONTINUOUS HEADER TO STUD	(4) 8d COMMON, TOENAIL
13. RAFTER TO TOP PLATE	(3) 8d COMMON, TOENAIL
14. BUILT UP CORNER STUDS	16d @ 16" o.c.
15. BUILT UP GIRDER AND BEAMS	20d @ 24" o.c., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES, UNLESS NOTED ON DWG'S TO BE THROUGH BOLTED
16. COLLAR TIES TO RAFTER	(4) 12d FACE NAIL
17. JACK RAFTER TO HIP	(3) 10d COMMON, TOENAIL
18. ROOF RAFTER TO SINGLE 2x RIDGE BEAM	(2) 16d COMMON, TOENAIL
19. ROOF RAFTER TO RIDGE BEAM	JOIST HANGERS, MINIMUM 500 LB. SHEAR CAPACITY
20. JOIST TO RIBBON BOARD	(3) 16d, FACE NAIL
21. CORNER STUDS	16d COMMON 12" o.c. FACE NAIL
22. WOOD STRUCTURAL WALL PANEL SHEATHING	16d COMMON @ 6" o.c. INTO TOP PLATE, 8d COMMON @ 6" o.c. AT ALL EDGES AND 12" o.c. AT ALL OTHER LOCATIONS
23. PLYWOOD OR OSB DECKING LOCATIONS	6d COMMON @ 6" o.c. AT EDGES, 12" o.c. AT ALL OTHER LOCATIONS

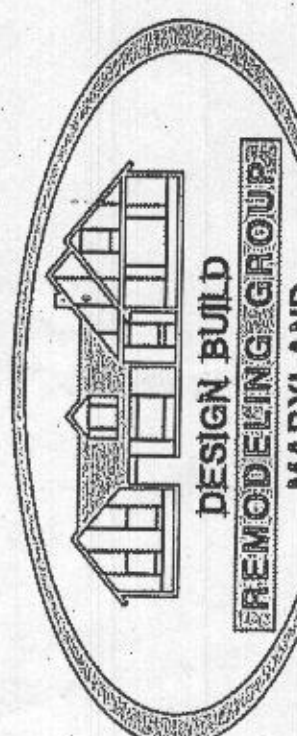
FASTENING SCHEDULE



REVIEWED FOR STRUCTURAL SUPPORT:
FOUNDATION, STEEL BEAMS, MICRO-LAMS,
HEADERS & WALL BRACING ONLY.
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 No. 9862, Expiration Date: 5-17-22
TMM CONSULTING SERVICES, LLC
7941 HOLLOW RD.
MIDDLETOWN, MD 21769
240-434-9516

CREATIVE OUTLOOKS, LLC

PHILIP F. GUGLIUZZA
PGCREATIVEOUTLOOKS@GMAIL.COM
CUSTOM HOME PLANNING & DESIGN
HOME ADDITION REMODELING PLANS
COMPLETE CONSTRUCTION DESIGN
PHONE: 410-596-1062

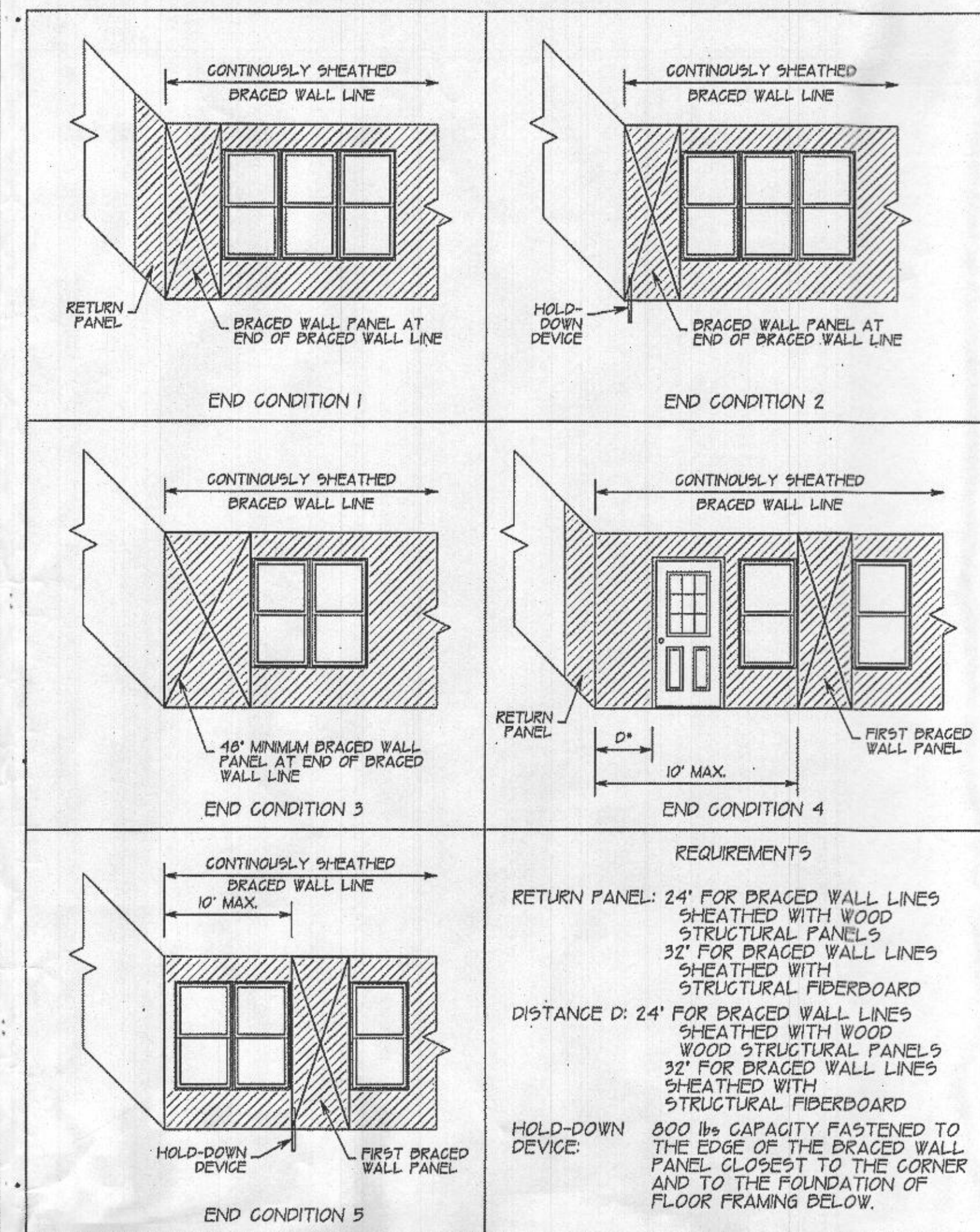


ADDITIONS: GARAGE, FAMILY ROOM,
OWNER'S SUITE, BATHROOMS,
IN-LAW SUITES & MORE
KITCHEN REMODEL & ADDITIONS
WHOLE HOUSE RENOVATIONS
BASEMENTS
AGING/DISABILITY NEEDS

P.O. BOX 1285
ELDERSBURG, MARYLAND 21704
PHONE: 410-300-2263

Authorization/Limitations for Use of Plans:
This set of drawings, the design, specifications and any accompanying specifications are solely owned by and have been prepared by the firm of Design Build Remodeling Group, Inc. for the improvements to be made. A copy of these drawings and specifications will be provided to the Client. It is understood and agreed that these drawings are not to be used for construction by any other parties.

Copyright © DESIGN BUILD REMODELING GROUP
All rights reserved 2020



REVIEWED FOR STRUCTURAL SUPPORT:
FOUNDATION, STEEL BEAMS, MICRO-CLAMPS,
HEADERS, WALL, BRIMPLY

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

License No. 9862, Expiration Date: 5-17-20

TMM CONSULTING SERVICES, LLC
7941 HOLLOW RD.
MIDDELTOWN, MD 21769
240-439-9518

WIND BRACING DETAILS & NOTES

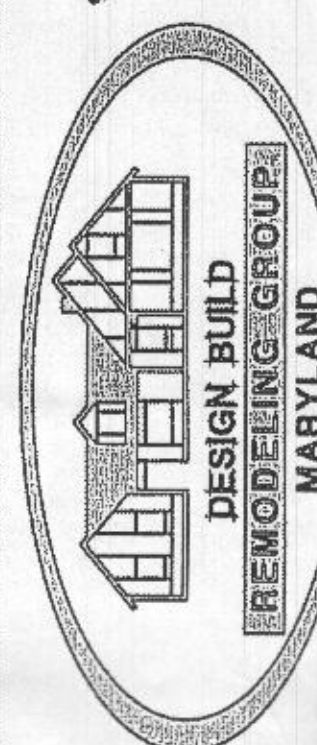
ATTENTION FOR:
FAKHRI RESIDENCE
3705 SHADY LANE
GLENWOOD, MARYLAND 21738

DATE	5-7-2020	DRAWN BY:	P.F.G.	SCALE	1/4" = 1' 0"
------	----------	-----------	--------	-------	--------------

CREATIVE OUTLOOKS, LLC

PHILIP F. GUGLIUZZA

PHONE: 410-596-1062
PGCREATE@QIS.NET



ADDITIONS: GARAGE, FAMILY ROOM,
OWNER'S SUITE & BATHROOMS,
IN-LAW SUITES & MORE
KITCHEN: REMODEL & ADDITIONS
WHOLE HOUSE RENOVATIONS
BASEMENTS
AGING/DISABILITY NEEDS

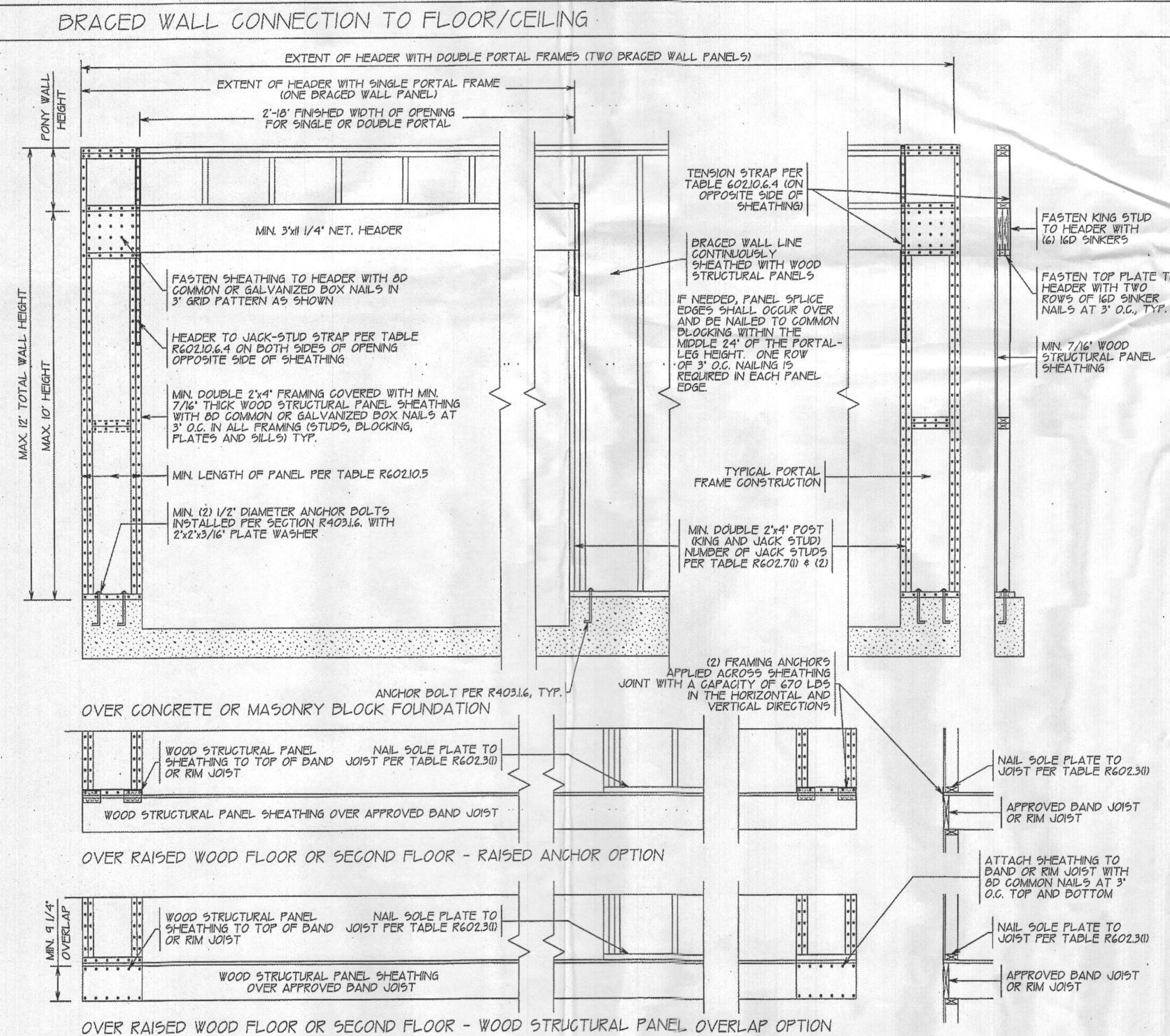
P.O. BOX 1285
ELDERSBURG, MARYLAND 21784
PHONE: 443-300-2268

Authorization/Limitations for Use of Plans

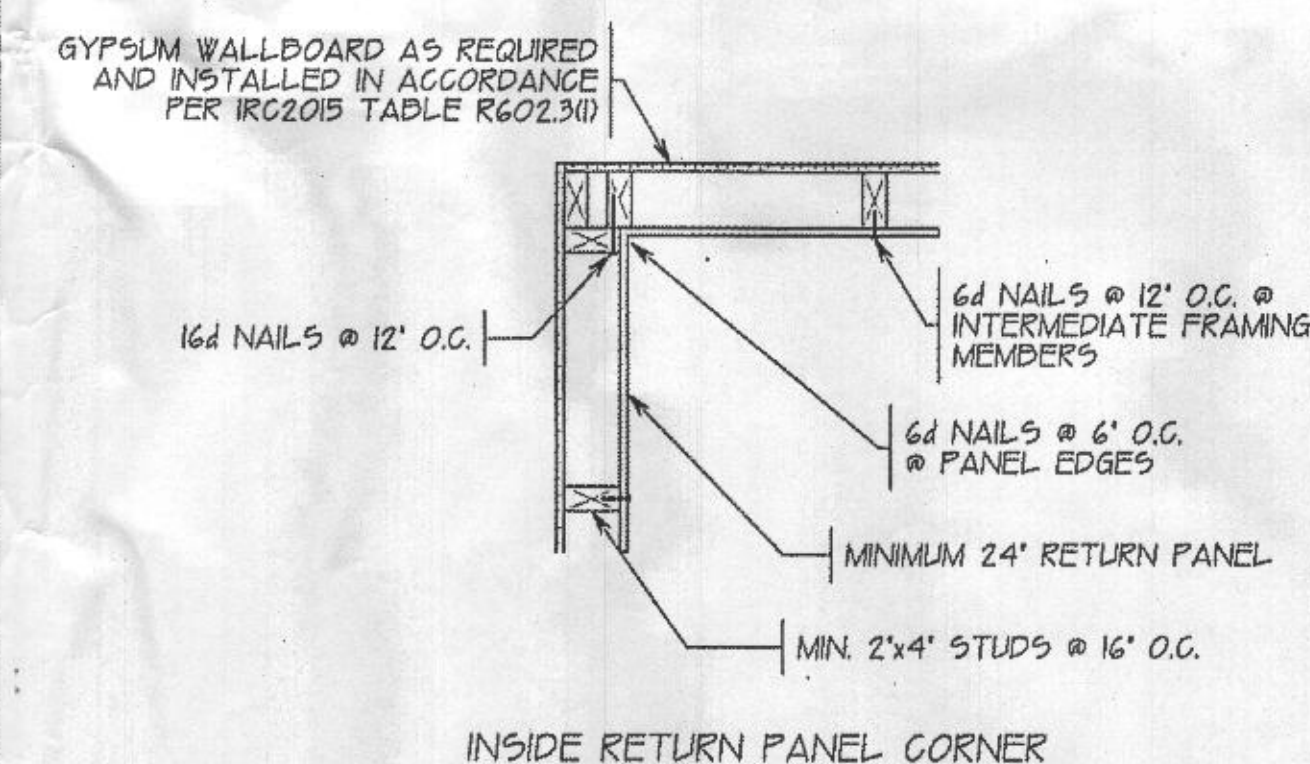
SHEET No

11 of 1

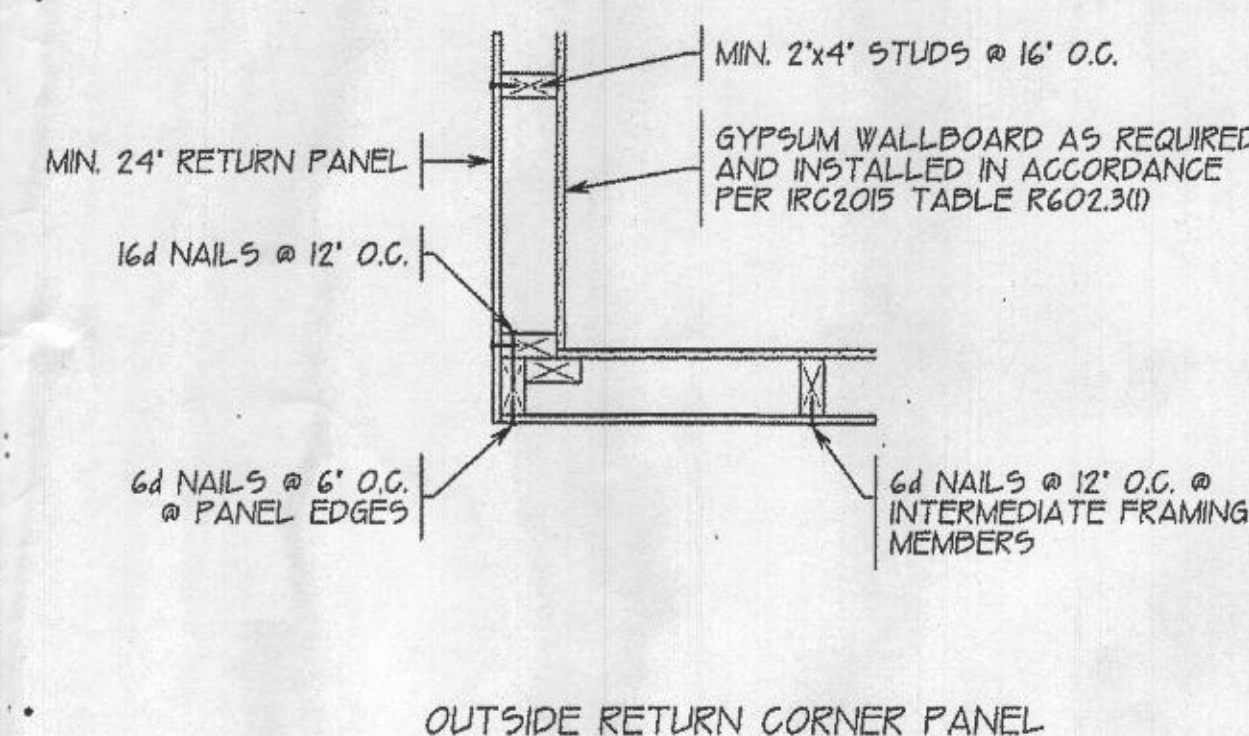
SCALE: 1/4" = 1' 0"



END CONDITIONS FOR BRACED WALL LINES FIGURE R602.10.7 IRC 2015



INSIDE RETURN PANEL CORNER



OUTSIDE RETURN CORNER PANEL

CONNECT THE TWO WALLS TOGETHER AS OUTLINED IN THIS DETAIL BELOW TO PROVIDE OVERTURNING RESTRAINT. THE FULLY SHEATHED WALL LINE PERPENDICULAR TO THE NARROW BRACING SEGMENT HELPS REDUCE THE OVERTURNING FORCE BECAUSE THE OVERTURNING MOMENT ACTS OVER A LONGER DISTANCE.

CORNER WALL DETAILS