

Framing notes

1. All existing framing shown is based upon assumed existing conditions. Contractor to verify and report to engineer any discrepancies.
2. Provide double wall stud post under all beams, headers, trimmers and multiple joists bearing on stud walls unless noted otherwise. Block solid between floor joists at floor levels to provide solid support to foundation. See general structural notes for jamb studs at bearing wall openings.
3. Connect all double LVLs together with LedgerLOK screws @ 16" oc staggered, connect all triple LVLs with 5" long LedgerLOK screws @ 12" oc staggered.
4. Connect all multiple ply stud posts with LedgerLOK screws @ 12" oc staggered. Use 3-5/8" long screws at double studs and 5" long screws at triple studs.
5. Provide metal hangers at all flush connections. Connect all LVLs to posts with (2) Simpson LCE4 post caps.
6. Provide (3)2x10 wall header at all exterior stud wall openings unless noted.

Wall bracing notes:

This house was designed in accordance with Section R301.1.3 of the IRC code which allows engineered design in lieu of the prescriptive design method. Engineered shear walls were used instead of the prescriptive wall bracing specified in Section R602.10. All exterior stud walls shall have studs spaced at 16" oc with 7/16" OSB continuous sheathing on the outside face of all exterior walls. Provide framing members or blocking at all sheathing edges and nail sheathing to walls studs, blocking and wall plates with 8d nails @ 6" oc at all sheathing edges. Nail to intermediate supports @ 12" oc. Connect wall bottom plates to joist, rim joist or blocking with (3)16d nails @ 16" oc. Connect abutting studs at wall corners with 16d face nails @ 12" o.c. Provide 1/2" gypsum board sheathing on the inside face of all exterior walls and connect sheathing to studs with #6x1-1/4" screws @ 12" oc.

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. 14452, Expiration Date: May 31, 2021

APPROVED

WALKTHRU BUILDING PERMIT
 BP# 1619003478 A# 10/13/19
 APP. SAN H. O. S. DATE: FAMILY
 DESC. OF WORK: 1st fl addition 230 SQ FT CH: 104.5
 bumpouts & interior renovations



10/14/19

GENERAL NOTES

1. NEW MOLDING TBD
2. NEW FLOORING
3. REWORK EXISTING PLUMBING LINE INTO WALL
4. RAISE CEILING TO MATCH DINING ROOM
5. DOORS INTERIOR TO MATCH EXISTING. REUSE WHERE APPLICABLE

= EXISTING WALL
 = NEW WALL



FIRST FLOOR
 PROPOSED NEW PLAN
 with 2nd floor framing

FIRST RESIDENCE
 4152 ROXBURY MILL ROAD
 GLENWOOD, MARYLAND

REVISIONS:

DATE:

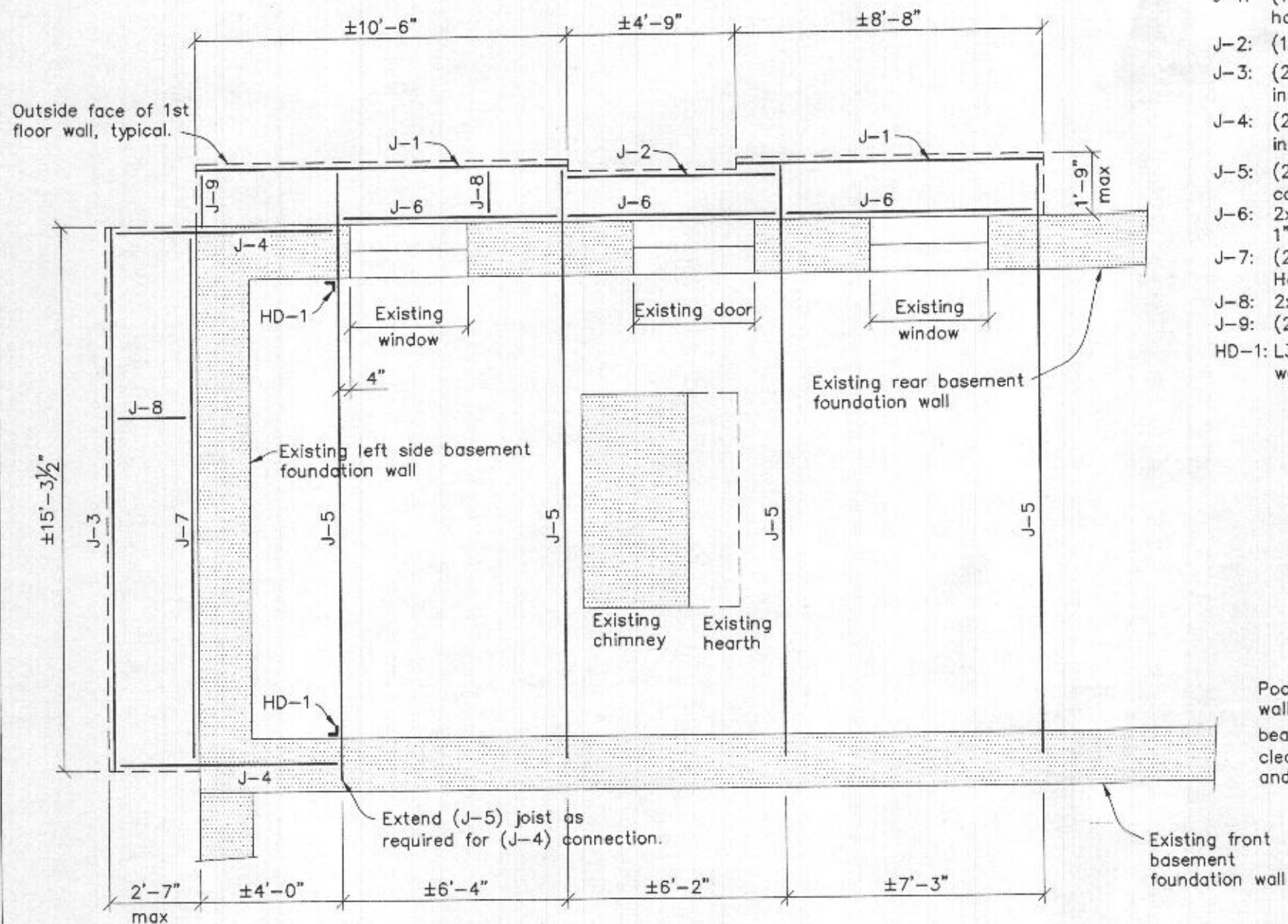
10/8/2019

SCALE:

1/4

SHEET:

53



1 Basement Plan with 1st floor framing
Scale: $\frac{1}{4}'' = 1'-0''$

Framing Schedule:

- J-1: (1) $1\frac{3}{4}'' \times 9\frac{1}{2}''$ LVL continuous rim beam. Connect to each (J-5) joist with Simpson HU410 or HUC410 metal hanger, install hanger in the inverted condition.
- J-2: (1) $1\frac{3}{4}'' \times 9\frac{1}{2}''$ LVL rim beam. Connect to (J-5) joist at each end with Simpson HU7 metal hanger.
- J-3: (2) $1\frac{3}{4}'' \times 9\frac{1}{2}''$ LVL continuous rim beam. Connect to each (J-4) joist with Simpson HUC410 metal hanger, install hanger in the inverted condition.
- J-4: (2) $1\frac{3}{4}'' \times 9\frac{1}{2}''$ LVL rim joist. Connect (J-5) joist with Simpson HU410 metal hanger, install hanger in the inverted condition. See detail 2/S1 for connection to left side foundation wall.
- J-5: (2) $1\frac{3}{4}'' \times 9\frac{1}{2}''$ LVL joist, see detail 2/S1 for connection to rear foundation wall, see detail 3/S1 for connection to front foundation wall.
- J-6: 2x10 joist header. Connect to supporting joist at each end with Simpson LU210 or LUC210Z hanger. Hold $\pm 1''$ off existing stone foundation wall.
- J-7: (2) 2x10 joist header. Connect to supporting joist at each end with Simpson HU210-2 or HUC210-2 hanger. Hold $\pm 1''$ off existing stone foundation wall.
- J-8: 2x10 @ 16" oc joist, typical. Connect with metal joist hanger at each end.
- J-9: (2) 2x10 rim joist, connect with metal joist hanger at each end.
- HD-1: L3x3x $\frac{3}{16}$ x 48" long vertical steel hold-down angle, see detail 1/S2 for connection to joist and foundation wall.

$\frac{1}{2}''$ gypsum board interior wall sheathing, see plan for framing specifications.

Cantilever joist, see plan.
Single or double joist header, see plan.

Wood stud wall with $\frac{7}{16}''$ OSB continuous sheathing to sill plate, align studs with joists.

Single or double LVL rim beam with inverted hanger where noted, see plan.

Pocket existing masonry wall as required for joist bearing and provide $\frac{1}{2}''$ clearance between wall and joist at sides.

2x8 x 8" long treated plate on leveling grout. Connect to foundation wall with (2) $\frac{1}{2}'' \phi$ x 4" long Tapcon+ screw anchors.

Outside face of existing masonry wall, Grout hollow portion of wall solid for a 8" depth and length below bearing plate.

2 Cantilever joist detail
Scale: $\frac{3}{4}'' = 1'-0''$

End of joist except at (J-4) joist connection.
Extend joist as required to support (J-4) joist where noted.

Joist, see plan. Connect to treated plate with (2) Simpson H3 ties.

2x8 x 8" long treated plate on leveling grout. Connect to foundation wall with (2) $\frac{1}{2}'' \phi$ x 4" long Tapcon+ screw anchors.

Inside face of existing masonry wall, pocket as required for joist bearing and provide $\frac{1}{2}''$ clearance between wall and joist at sides. Grout hollow portion of wall solid for a 8" depth and length below bearing plate.

3 Joist bearing detail
Scale: $\frac{3}{4}'' = 1'-0''$



www.sweeneyengineering.net
pat@sweeneyengineering.net

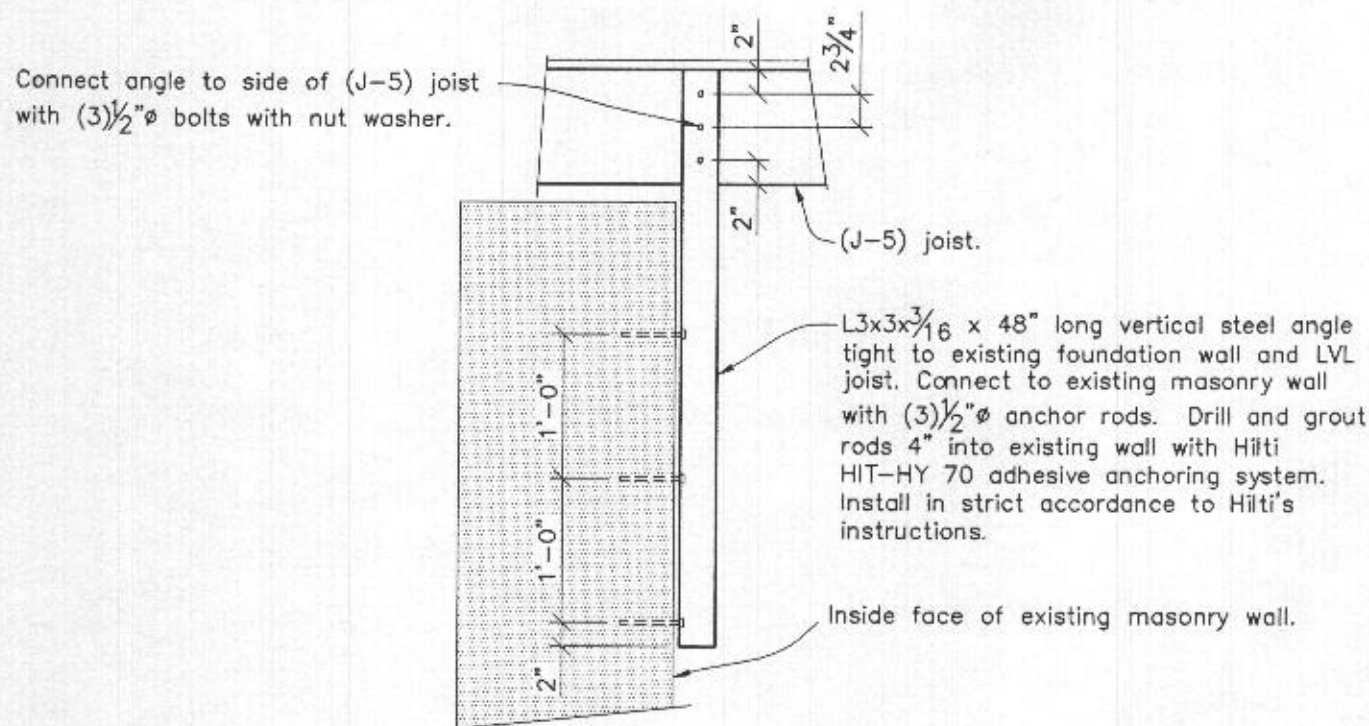
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14452, Expiration Date: May 31, 2021

Sweeney Engineering, PC
Structural Engineers
(410)719-7446

Project: Furst Residence
4152 Roxbury Mill Road
Glenwood, MD

Title: Framing Plan Details
and Notes

Sheet#: S1
Date: Nov. 13, 2019
Job#: 19187



Note: See detail 2&3/S1 for additional information.

1 Hold-down joist detail

Scale: $\frac{3}{4}" = 1'-0"$



www.sweeneyengineering.net
pat@sweeneyengineering.net

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. 14452, Expiration Date: May 31, 2021

Sweeney Engineering, PC
Structural Engineers
(410)719-7446

Project: Furst Residence
4152 Roxbury Mill Road
Glenwood, MD

Title: Details and Notes

Sheet#: S2
Date: Nov. 13, 2019
Job#: 19187

General Structural Notes:

1. General

- 1.1. All construction shall conform with the provisions of the 2015 International Residential Code for one and two family dwellings.
- 1.2. Design live loads:

Roof	30 psf
Floors	40 psf
Sleeping areas	30 psf
Ground Snow Load, Pg	30 psf
Ultimate wind speed (3 second gust)	115 mph
Seismic design category	B
Seismic site class	D
- 1.3. The contractor shall provide all shoring and bracing as required to support the existing structure. The contractor shall examine the existing structure to determine the extent of necessary shoring and bracing. The capacity and method used for shoring and bracing shall be the responsibility of the contractor.

2. Masonry

- 2.1. All mortar shall conform to the requirements for proportions, mixing, strength and application for portland cement/lime type "S" mortar as described in ACI 530.
- 2.2. All grout fill in masonry walls shall conform to ASTM C 476. Slump range 8-11".

3. Structural Steel

- 3.1. All All angles shall be ASTM A36. All bolted connections are to be "snug tight".

4. Wood

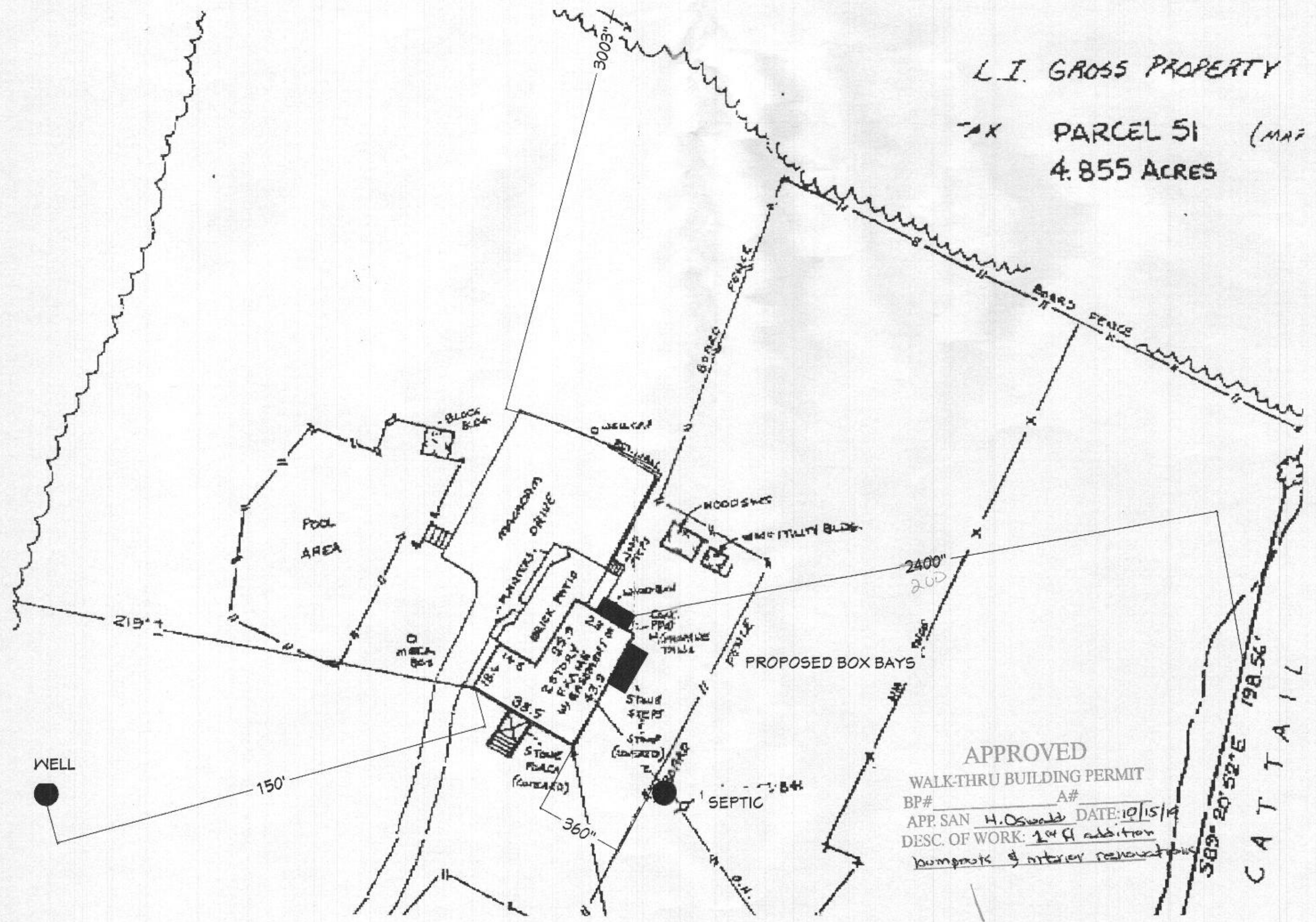
- 4.1. Structural solid wood rafters, joists, beams and studs shall be Spruce Pine Fir No.2 surfaced dry at a maximum of 19 % moisture content. All lumber exposed to weather shall be pressure treated Southern Pine No.2.
- 4.2. All laminated veneer lumber (LVL) shall have the following minimum properties: Fb=2600psi, Fv=285psi, E=2,000,000psi, Fc=2510psi(parallel), Fc=750psi(perpendicular). All LVL's shall have a $1\frac{3}{4}"$ minimum thickness.
- 4.3. All multiple members 10" or less in depth shall have each member nailed with 2 rows of 16d nails spaced at 12" o.c. Members deeper than 10" shall have 3 rows of 16d nails spaced at 12" o.c..
- 4.4. All nails are to be common wire nails. Nailing of all framing shall be as specified in the contract documents but in no case shall be less than the recommended nailing schedule contained in the 2015 International Residential Code. All multiple stud posts are to be nailed together with 12d nails @ 6" o.c. staggered..
- 4.5. Provide the following jamb studs at all bearing wall openings unless noted otherwise:

0'-0" - 5'-0" opening	1 jack stud, 1 king stud
5'-1" - 8'-0" opening	2 jack studs, 1 king stud

 Provide double studs at all corners and beneath all girder trusses and wood beams unless noted otherwise on plans. Wood beams, girder trusses and headers shall bear the full depth of posts and jack studs.
- 4.6. All exterior stud walls and interior stud bearing walls shall have studs spaced at 16" o.c. maximum and shall have solid bridging at mid height of all studs unless noted otherwise.
- 4.7. All posts (multiple studs or solid post) supporting beams, wall headers or girder trusses, shall be blocked solid for the full length and width of posts at all intersections with floors as required to provide continuous support to top of foundation walls or beams.
- 4.8. All fasteners used with pressure treated lumber are to be hot dip galvanized, stainless steel or 1.85 oz. of zinc per square foot of surface (G185).
- 4.9. All flush wood connections shall have metal hangers. Install all hangers in strict conformance to the manufactures instructions. Fill all nail or screw holes using the specified nails and screws only.
- 4.10. Plywood, OSB and gypsum board sheathing panels shall be a minimum of 4'x8' sheets. Install roof and floor sheathing perpendicular to framing members with end joints of adjacent courses of sheathing not occurring over the same support. Sheathing shall be securely fastened $\frac{3}{8}"$ from the edge, not less than 6" on center at all edges, and not less than 12" on center for all intermediate supports. Framing members or blocking shall be provided at all sheathing edges for walls and ceilings. Use 8d nails for $\frac{7}{16}"$ and $\frac{1}{2}"$ wood sheathing, 10d nails for $\frac{3}{4}"$ sheathing and #6 x $1\frac{1}{4}"$ long screws for gypsum board sheathing.
- 4.11. Wall sheathing shall be $\frac{7}{16}"$ APA rated sheathing, 24/16 span rating, exposure 1. Roof sheathing shall be $\frac{1}{2}"$ APA rated sheathing, 32/16 span rating, exposure 1. Floor sheathing shall be $\frac{3}{4}"$ APA rated sheathing, 48/24 span rating, exposure 1, tongue and groove.

L.I. GROSS PROPERTY

PARCEL 51 (MAP)
 4.855 ACRES



APPROVED
 WALK-THRU BUILDING PERMIT
 BP# _____ A# _____
 APP. SAN H. Oswald DATE: 10/15/19
 DESC. OF WORK: 1st addition
pumpouts & interior renovations

FIRST RESIDENCE
 4152 ROXBURY MILL ROAD
 GLENWOOD, MARYLAND

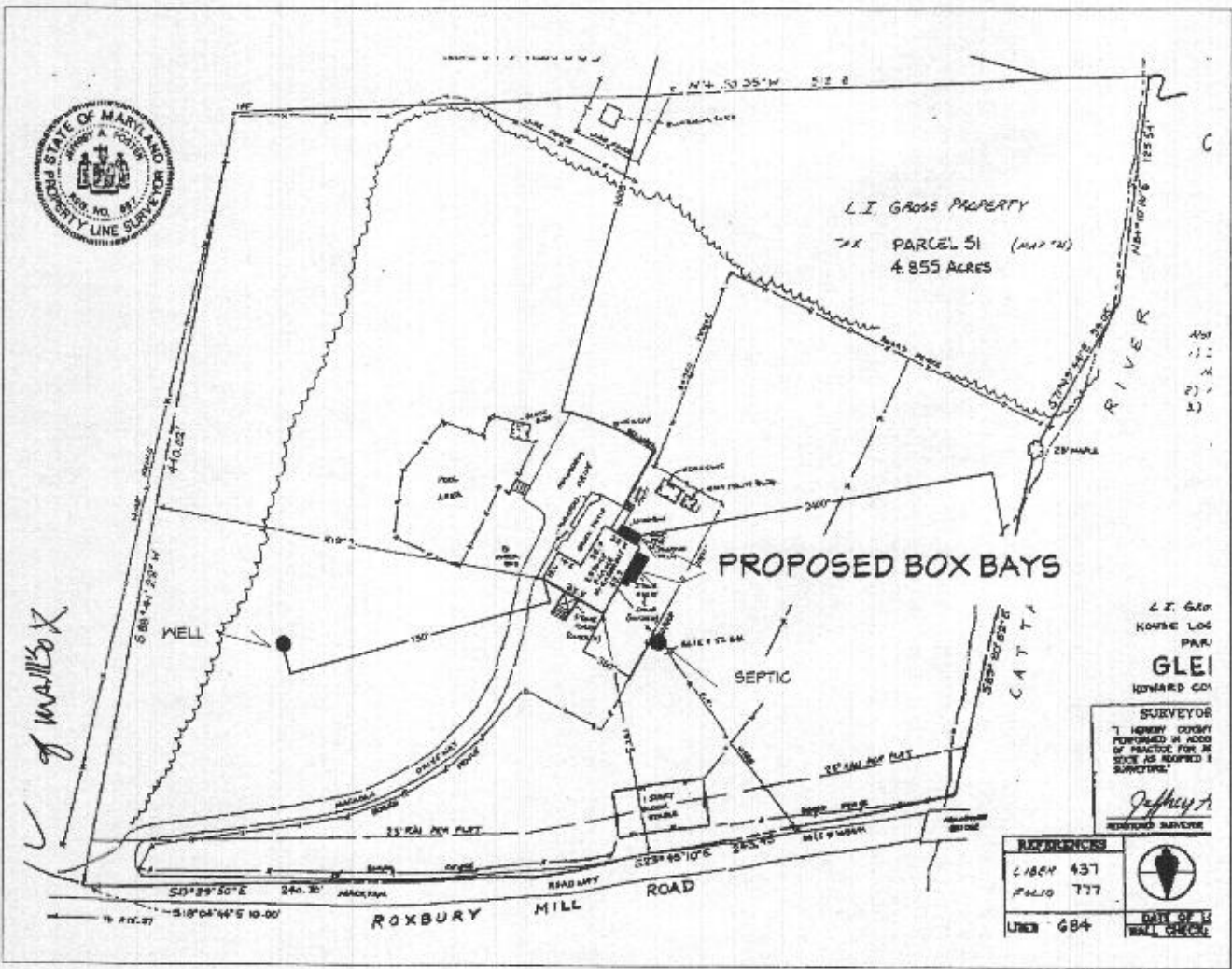
REVISTONS:

DATE:
 10/8/2019
 SCALE:
 1:30
 SHEET:
 1

FURST RESIDENCE

RENOVATIONS & ADDITION
4152 ROXBURY MILL ROAD
GLENWOOD, MARYLAND

PROPERTY PLAN



SCALE: 1" = 100'

PROJECT DESCRIPTION

RENOVATION AREAS TO INCLUDE, BUT
ARE NOT LIMITED TO:

BOX BAYS ON SIDE AND BACK OF HOUSE
KITCHEN RENOVATION
MUDROOM/SIDE ENTRY RENOVATION
DINING ROOM RENOVATION
FIRST FLOOR BATH RENOVATION
MASTER SUITE RENOVATION

LOCATION PLAN

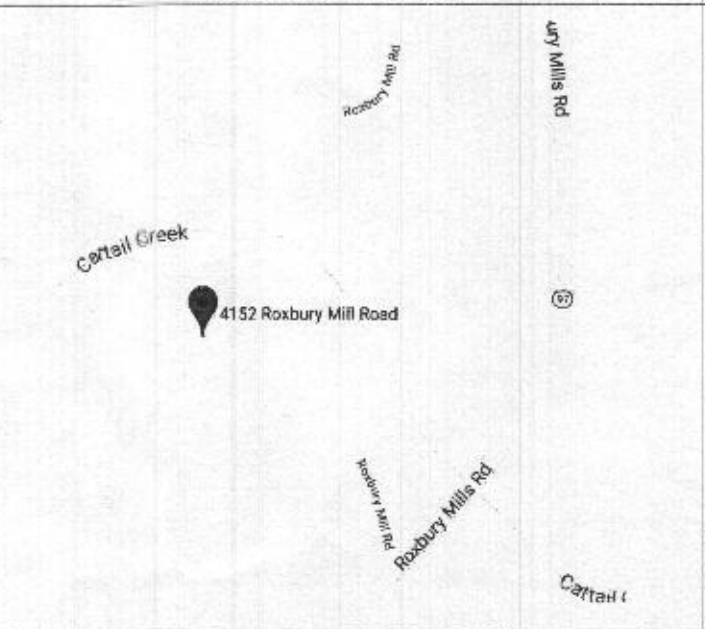


TABLE OF CONTENTS

- 1: TITLE
- 2-3: AS-BUILT/DEMO
- 4: KITCHEN 3D VIEW AND INSPIRATION
- 5-6: PROPOSED NEW PLAN
- 7-8: FRAMING PLAN
- 9-10: ELECTRICAL PLAN
- 11-13: EXT ELEVATIONS
- 14: EXTERIOR 3D VIEW AND INSPIRATION
- 15-24: INTERIOR ELEVATIONS

FURST RESIDENCE
4152 ROXBURY MILL ROAD
GLENWOOD, MARYLAND

REVISIONS:

DATE:

10/8/2019

SCALE:

SHEET:

2