

MAIN FLOOR FRAMING PLAN
SCALE 1/4" = 1'

KEY NOTES:

1. NEW 2X8 FLOOR JOIST, 16" O.C. FLOOR JOISTS AT NEW FRONT ENTRANCE FLOOR.
2. EXISTING 2 X 8, 16" CEILING JOIST FRAMING NOT MODIFIED.
3. EXISTING GARAGE SLAB
4. NEW 11 7/8" I-JOIST AT NEW FLOOR JOIST DIRECTION. USE TJI SERIES 210, MINIMUM.
5. NEW (2) 1-1/3" X 11-7/8" LVL ON TRIPLE STUD PACK (2 JACK STUDS AND ONE KING STUD).

PROJECT NAME:
SCHLEIGH RESIDENCE
11830 RAMSBURG ROAD
MARRIOTSVILLE, MD 21104

WINTHORPE DESIGN & BUILD, INC.
13050 WAINWRIGHT ROAD
Highland MD 20777
301-854-2092



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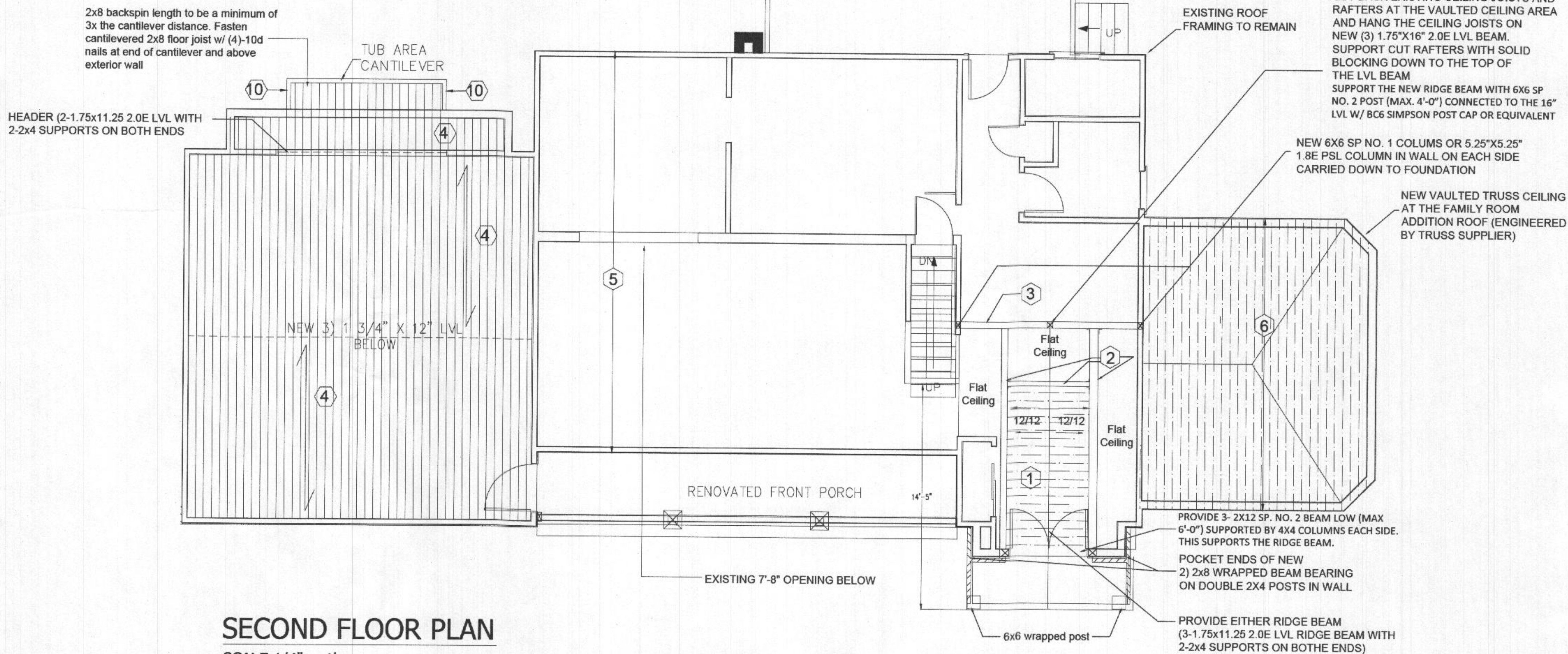
**STRUCTURAL LAYOUT
FIRST FLOOR FRAMING**

No.	Description	Date

PROJECT NUMBER
DATE
DRAWN BY
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DRAWING NO. S.02.1
SCALE AS INDICATED



Field & Tung Structural Engineers
1210 18th Street, NW
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SECOND FLOOR PLAN
SCALE 1/4" = 1'

- KEY NOTES:**
1. NEW VAULTED CEILING AREA 2 X 6 CEILING JOISTS @16" O.C. 12/12 PITCH PADDED DOWN FOR INSULATION.
 2. NEW 2) 1.75" X 12" LVL BEAM IN FLAT CEILING BEARING ON DOUBLE 2 X 4 STUD PACK AT WALL AND HANGING ON LVL AT APPPOSITE END.
 3. NEW (3) 1 .75" X 16" 2.0e LVL BEAM IN FLAT CEILING BEARING ON 6 X 6 SP NO.1 COLUMN OR 5.25x5.25 1.8E PSL COLUMN EACH SIDE.
 4. NEW 2 X 8, FLOOR JOIST @ 16" O.C.
 5. EXISTING 2 X 8, 16" JOIST FRAMING.
 6. NEW TRUSS VAULTED CEILING, ENGINEERED BY TRUSS SUPPLIER.
 7. EXISTING GARAGE SLAB
 8. NEW (2) 2 X 6 HEADER @ OPENING 3' OR LESS
 9. NEW 11 7/8" I-JOIST AT NEW FLOOR.
 10. DOUBLE 2X8 FLOOR JOIST UNDER THE ENDS OF THE TUB AREA CANTLIVER



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**STRUCTURAL LAYOUT
SECOND FLOOR FRAMING**

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DATE

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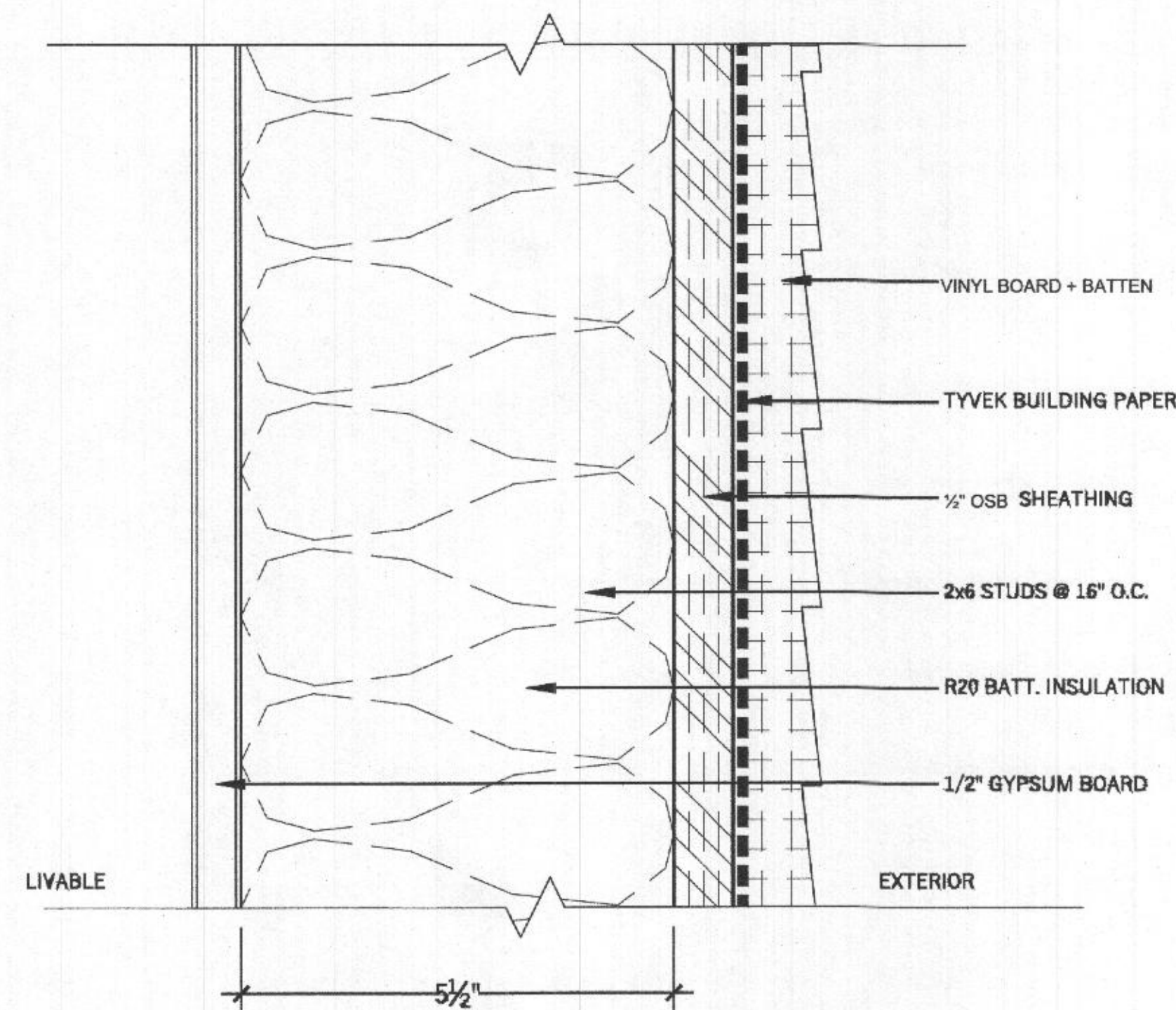
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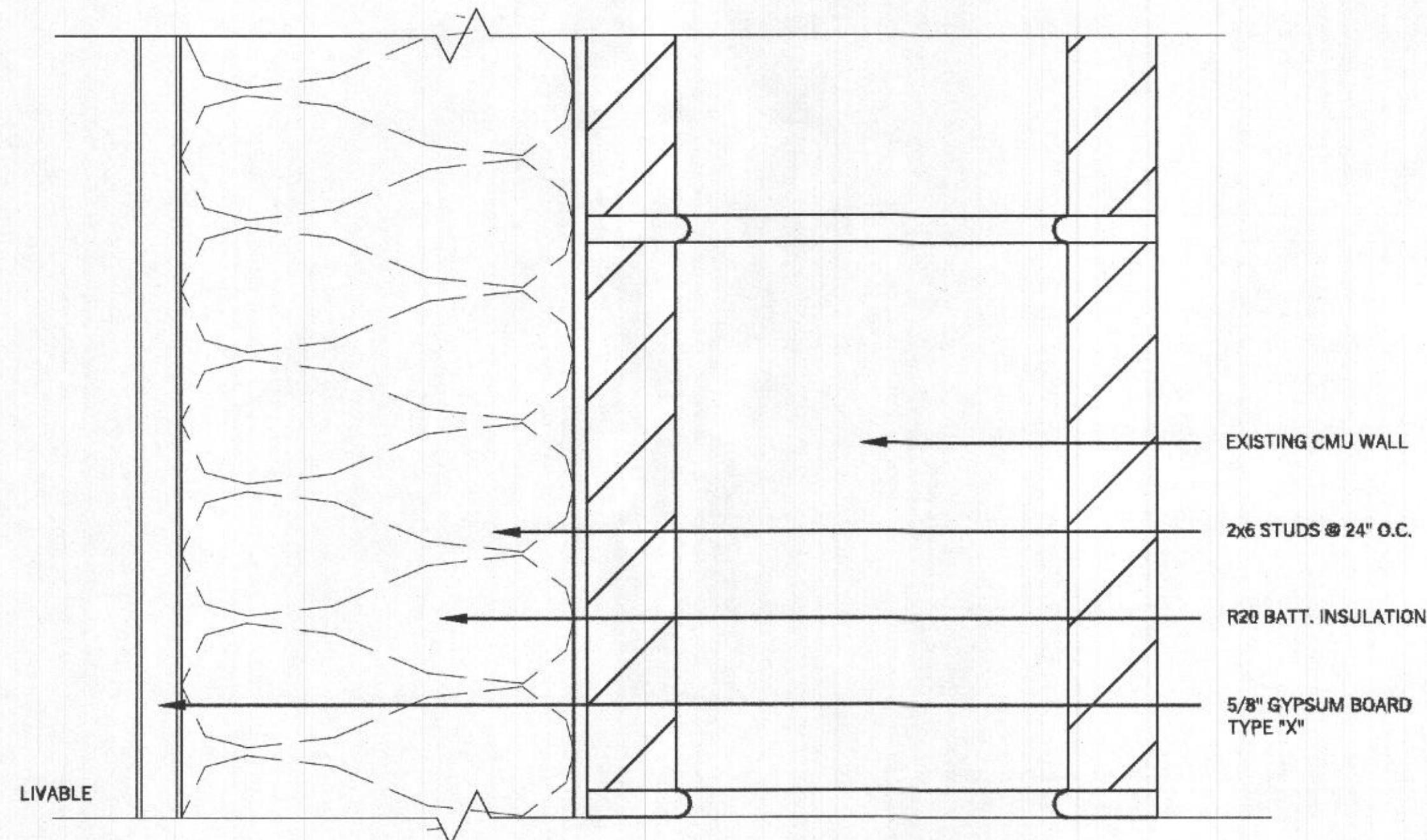
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SCALE

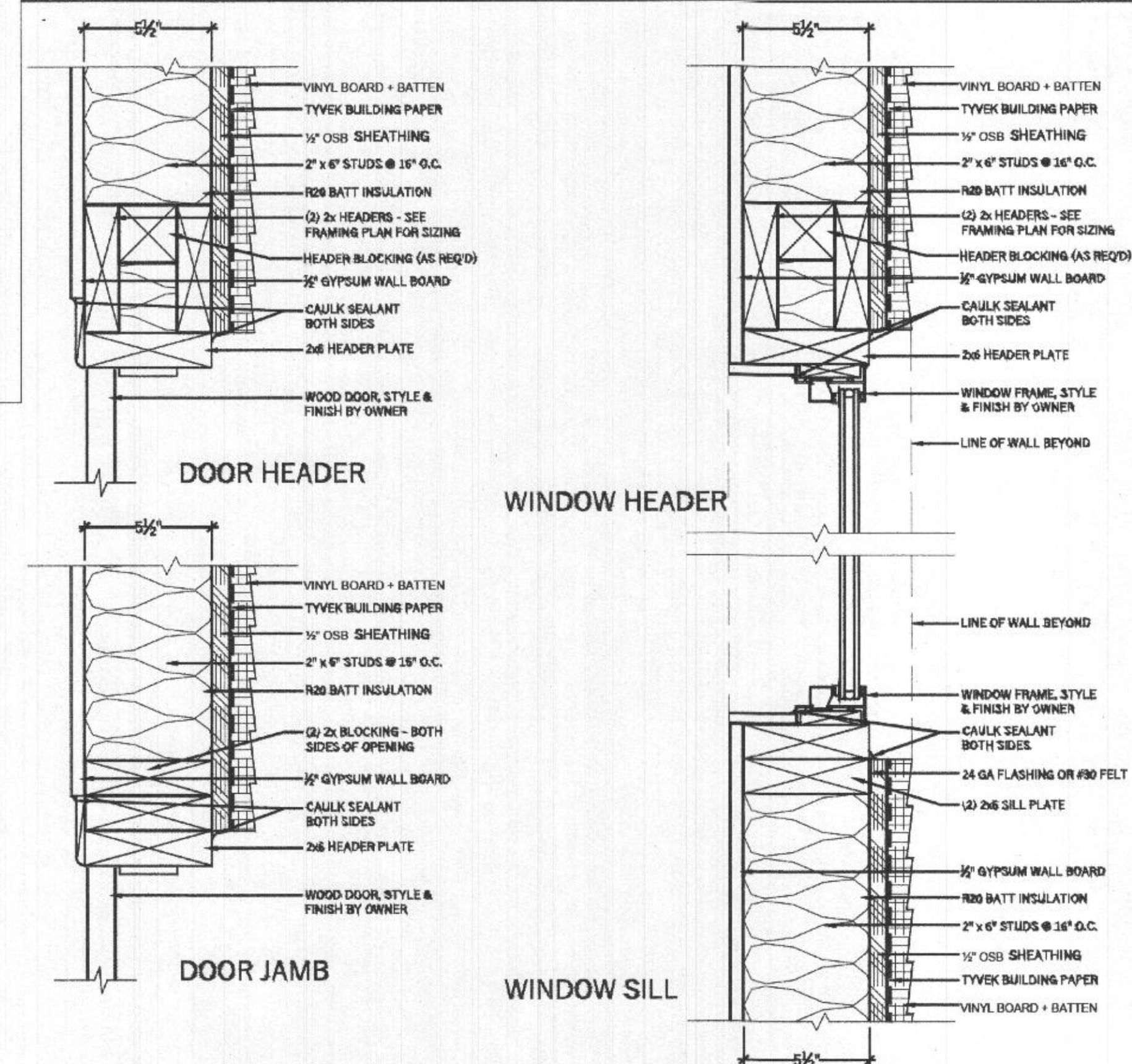
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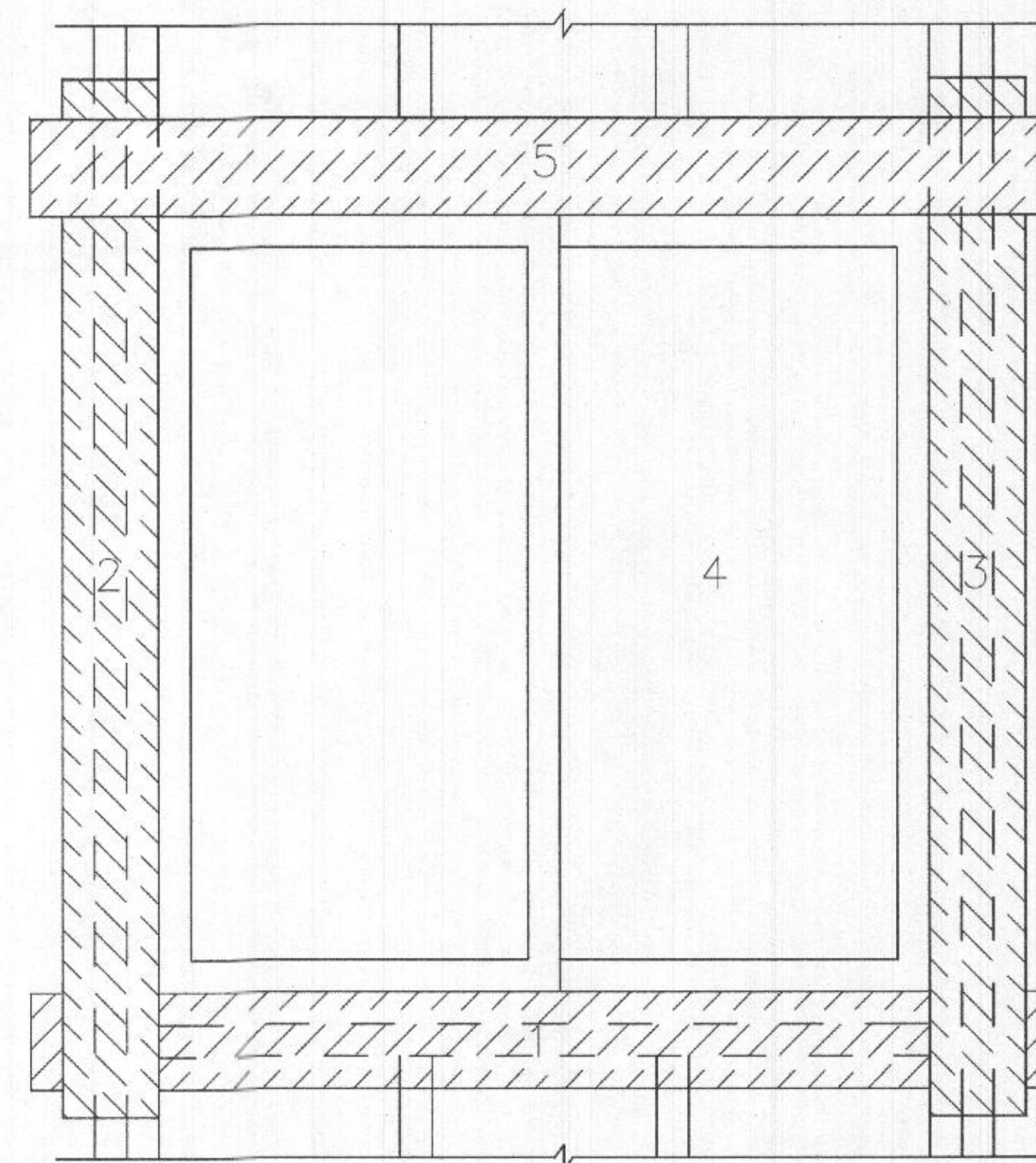
TYPICAL EXTERIOR WALL
SCALE: 3" = 1'-0"



TYPICAL FURRING WALL
SCALE: 3" = 1'-0"



TYPICAL DOOR & WINDOW FRAMING
SCALE: 3" = 1'-0"



1. INSTALL BOTTOM FLASHING FIRST
2. INSTALL SIDE FLASHING
3. INSTALL SIDE FLASHING
4. POSITION WINDOW IN OPENING
5. INSTALL TOP FLASHING LAST
6. BOTTOM EDGE SHALL BE LEFT UN-FASTENED TO PERMIT BUILDING PAPER TO BE INSTALLED UNDER FLASHING.

TYPICAL WINDOW FLASHING
SCALE: 3" = 1'-0"

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MISCELLANEOUS
DETAILS

No.	Description	Date

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SCALE AS INDICATED



4x POST

SHEAR WALL PER PLAN

SIMPSON HDA PER PLAN

2x6 PRESSURE TREATED DOUGLAS FIR

SIMPSON SSTB ANCHOR BOLT PER TABLE W/ SIMPSON CNW COUPLER

ALL THREAD ANCHOR BOLT

HDA HOLDWN

SCALE 1/4"=1'-0"

EXISTING & NEW FOOTING LAYOUT PLAN

SCALE 1/4"=1'-0"

EXISTING TO REMAIN

EXISTING TO REMAIN

1

2

3

4

5

6

7

8

9

01

02

UP

New post in wall to carry post up to the beam in the foyer ceiling
Includes column footing connection detail with simpson cbs66 post base or equivalent

New footing 12" deep x 33" wide x 33" length reinforced w/ (3) #4 rebar each way

2'-6" masonry shear wall fully grouted end chords w/ #4 rebar per end chord

New lintel New lintel Double W6 x 12 with a 1/2" Hung Plate Below at 12" wide CMU walls

2'-6" masonry shear wall fully grouted end chords w/ #4 rebar per end chord

MASONRY SHEAR WALLS- FULLY GROUTED END CHORDS W/ #4 REBAR PER END CHORD

New lintel Double W6 x 12 with a 1/2" Hung Plate Below at 12" wide CMU walls

8'-0" 12" CMU reinforced with #5 @ 32" O.C. vertically on 3'-0" wide by 15" deep footing reinforced with 3#5 horizontal w/ #5 @ 16" O.C. @ each face w/ 15" deep footing

0" thick concrete reinforced w/ #6 @ 18" O.C. (NO GREATER)

MUST BE 5'-0" WIDE (10" TOE FROM FRONT FACE OF WALL AND 4'-2" HEEL) REINFORCED W/ #6 @ 12" O.C.

ALIGN WITH AND DOWEL INTO THE EXISTING FOOTING, 8" CMU OR 8" POURED CONCRETE WALL

K CONCRETE REINFORCED W/ #5 @ 18" O.C. (NO GREATER)

MUST BE 2'6" WIDE (CENTERED ON WALL) REINFORCED W/ #5 @ 12" O.C..

STATE OF MARYLAND
JAW HORNG
PROFESSIONAL ENGINEER
No. 25862
10/4/20

Field & Tung Structural Engineers
1210 18th Street, N.E.
Third Floor
Washington, DC 20002
I HEREBY CERTIFY THAT THESE

1. EXISTING CMU FOUNDATION WALL (TYP.)
2. EXISTING 24" CONTINUOUS FOOTING (TYP.)
3. EXISTING 4" SLAB
4. NEW 36" X 36" X 12" PIER FOOTING WITH THREE #4 REBAR EACH WAY. DRILL AND EPOXY #4 BARS INTO (E) SLAB ON GRADE. PROVIDE A MINIMUM 6" EMBEDMENT DEPTH. USE HILTI HIT HY-200 ADHESIVE OR EQUIVALENT ALTERNATIVE
5. DESIGNED AS RESTRAINED RETAINING WALL- REQUIRES THE FLOOR OR CONCRETE SLAB BE TIED INTO WALL TO STABILIZE AND RESTRAIN WALL AT TOP. MAX WALL HEIGHT: 8'-0". 12" CMU REINFORCED WITH #5 @ 32" O.C. VERTICALLY ON 3'-0" WIDE BY 15" DEEP FOOTING REINFORCED WITH 3#5 HORIZONTAL REBAR 12" O.C. FOOTING OR 10" CONCRETE REINFORCED W/ #5 @ 16" O.C. @ EACH FACE W/ 15" DEEP FOOTING
6. THE CANTILEVERED PLANTER RETAINING WALL MUST BE 10" THICK CONCRETE REINFORCED W/ #6 @ 18" O.C. (NO GREATER SPACING THAN 18" O.C. PER ACI CODE) AND THE FOOTING MUST BE 5'-0" WIDE (10" TOE FROM FRONT FACE OF WALL AND 4'-2" HEEL) REINFORCED W/ #6 @ 12" O.C.
7. NEW 20" X 10" CONTINUOUS FOOTING, USE TWO #4 REBAR. ALIGN WITH AND DOWEL INTO THE EXISTING FOOTING. 8" CMU OR 8" POURED CONCRETE WALL
8. RESTRAINED PLANTER RETAINING WALL MUST BE 10" THICK CONCRETE REINFORCED W/ #5 @ 18" O.C. (NO GREATER SPACING THAN 18" O.C. PER ACI CODE) AND THE FOOTING MUST BE 2'6" WIDE (CENTERED ON WALL) REINFORCED W/ #5 @ 12" O.C..
9. REINFORCED 4" CONCRETE SLAB W/ 6X6 W1.4/1.4 WELDED WIRE MESH.



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FOUNDATION PLAN

No.	Description	Date

S.01

AS INDICATED