

SECOND LEVEL CEILING FRAMING PLAN
SCALE 1/4"=1'-0

- KEY NOTES:
1. EXISTING TRUSSES, 24" O.C WITH FLAT CEILING.
 2. NEW ENGINEERED TRUSSES WITH TRAY CEILING IN MASTER BEDROOM.
 3. NEW TURNED GABLE OVER BUILD CENTERED ON WINDOWS BELOW, 8/12 PITCH. NEW ASPHALT SHINGLES.
 4. EXISTING ROOF OVER EXISTING FIRST FLOOR FAMILY ROOM AND PORCH. INSTALL STANDING SEAM METAL ROOFING
 5. NEW OVERBUILD ROOF OVER FOYER AND NEW PORCH, 12/12 PITCH WITH ASPHALT SHINGLES.
 6. NEW 4/12 PITCH ROOF. INSTALL STEEL STANDING SEAM METAL ROOFING, COLOR TO BE SELECTED.
 7. NEW OVERBUILD ROOF OVER NEW BEDROOM. 12/12 PITCH WITH ASPHALT SHINGLES, COLOR TO BE SELECTED.
 8. NEW (3) 2 X 8 MINIMUM HEADER AT EXTERIOR WINDOW OPENINGS.
 9. NEW UPSET (3) 1 3/4" X 14" LVL HEADER.
 10. NEW (2) 1 3/4" X 7 1/4" LVL HEADER.
 11. NEW (2) 1 3/4" X 7 1/4" X 7 1/4" LVL HEADER, UPSET.



Field & Tung Structural Engineers
1210 18th Street, NW
Third Floor
Washington, DC 20036
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. 25862, EXPIRATION DATE: 02-05-2023.

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

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

Winthorpe Design & Build

DRAWING TITLE:

**STRUCTURAL LAYOUT
SECOND LEVEL
CEILING**

No.	Description	Date

PROJECT NUMBER

DATE

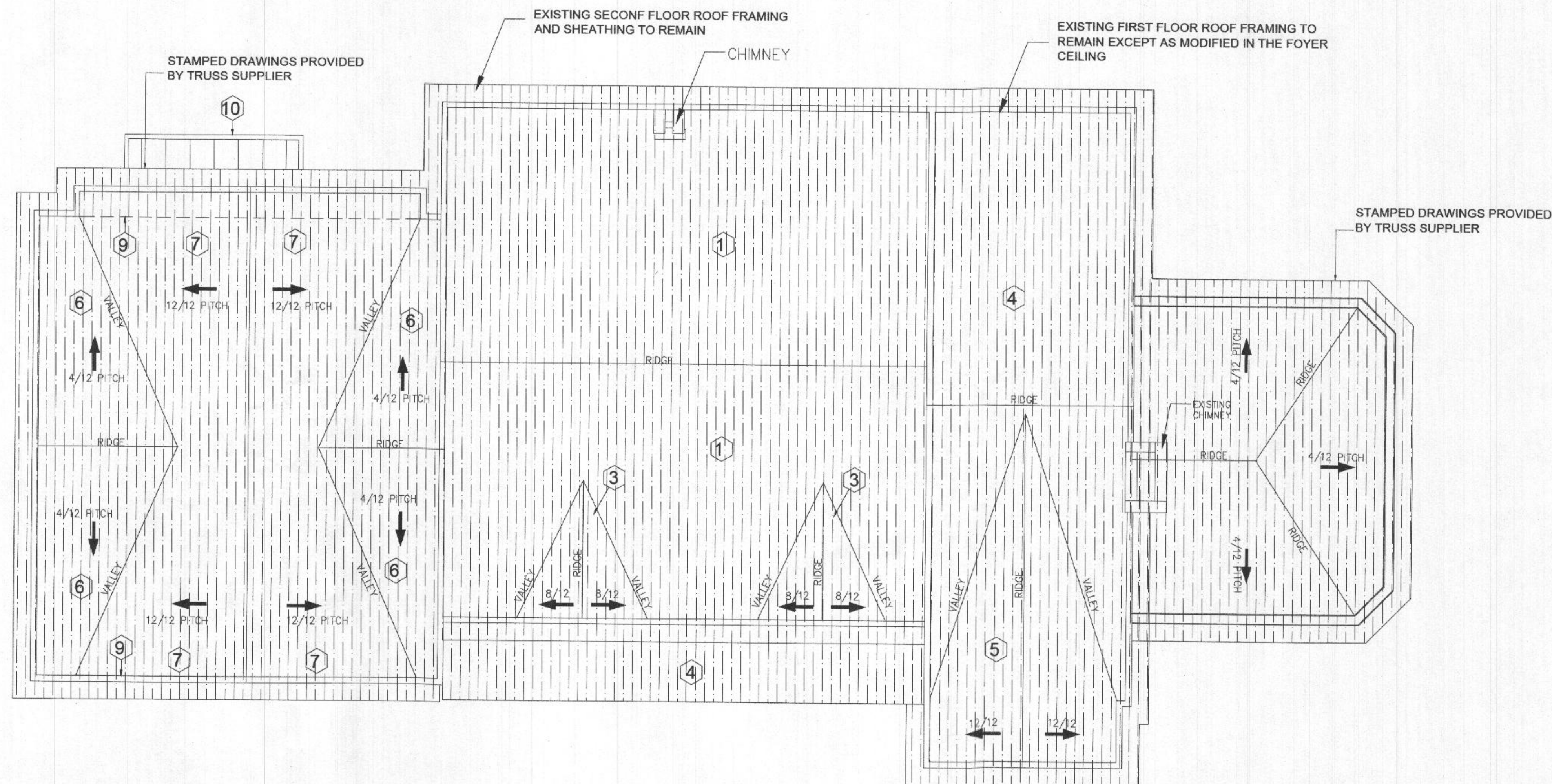
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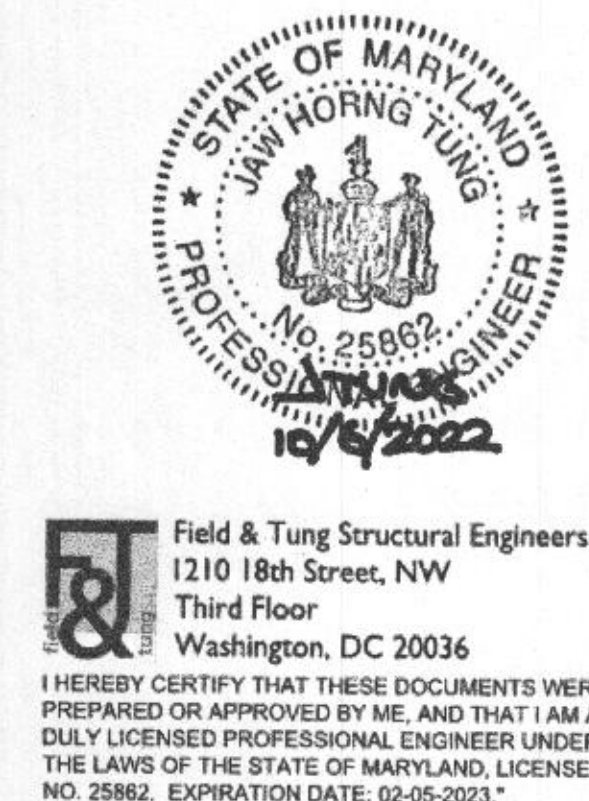
SCALEAS INDICATED



ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"

KEY NOTES:

1. EXISTING TRUSSES, 24" O.C WITH FLAT CEILING.
2. NEW ENGINEERED TRUSSES WITH TRAY CEILING IN MASTER BEDROOM.
3. NEW TURNED GABLE OVER BUILD CENTERED ON WINDOWS BELOW, 8/12 PITCH, 2X6 RAFTERS. NEW ASPHALT SHINGLES.
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5. NEW OVERBUILD ROOF OVER FOYER AND NEW PORCH, 12/12 PITCH WITH ASPHALT SHINGLES USING 2X6 RAFTERS.
6. NEW 4/12 PITCH ROOF. INSTALL STEEL STANDING SEAM METAL ROOFING, COLOR TO BE SELECTED.
7. NEW OVERBUILD ROOF OVER NEW BEDROOM. 12/12 PITCH WITH ASPHALT SHINGLES, COLOR TO BE SELECTED.
8. NEW (2) 2 X 6 HEADER @ OPENING 3' LESS
9. NEW CONTINUOUS (3) 1 1/2" X 11 1/8" LVLV HEADER BELOW
10. NEW 2X6 RAFTERS, 16" O.C OVER TUB AREA WITH STANDING SEAM ROOF.



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ROOF PLAN

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SCALE AS INDICATED



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EXT. SIDING FINISH
2X 6 STUDS • 24" O.C. TO 16" O.C. W/ R-20 INSULATION
1/2" GYP. BD. FINISH INSIDE
2- 2X BLOCKING BOTH SIDES OF OPENING
CAULK SEALANT BOTH SIDES
2 X 6 WOOD FRAME
WOOD DOOR, STYLE AND FINISH BY OWNER

EXT. SIDING FINISH
2X 6 STUDS • 24" O.C. W/ R-19 INSULATION
1/2" GYP. BD. FINISH INSIDE
SEE FRAMING PLAN FOR SIZE
CAULK SEALANT BOTH SIDES
2 X 6 WOOD FRAME
WOOD DOOR, STYLE AND FINISH BY OWNER

EXT. SIDING FINISH
1/2" GYP. BD. FINISH INSIDE
2X 6 STUDS • 24" O.C. W/ R-19 INSULATION
2X HEADER - SEE FRAMING PLAN FOR SIZE
CAULK SEALANT BOTH SIDES
WINDOW FRAME, FINISH AND STYLE BY OWNER
LINE OF WALL BEYOND

LINE OF WALL BEYOND
WINDOW FRAME, FINISH AND STYLE BY OWNER
CAULK SEALANT BOTH SIDES
2 - 2X 6 SILL BLOCKING
2X 6 STUDS • 30" O.C. W/ R-19 INSULATION
1/2" GYP. BD. FINISH INSIDE
EXT. SIDING FINISH

MATERIALS SPECIFIED:
MOISTOP FLASHING PAPER AND 'SUPER JUMBO TEX' 60 MINUTE PAPER MANUFACTURED BY FORTIFIBER CORPORATION PORTLAND, OREGON
'BITUTHENE' ICE AND WATER SHED MANUFACTURED BY W.R. GRACE AND COMPANY CAMBRIDGE, MASS.
SHEET METAL WHERE SPECIFIED - TYPICAL SHALL BE INSTALLED PER SMACNA RECOMMENDED SPECIFICATIONS
NOTE: PROVIDE SOLID BACKING TO SUPPORT MOISTOP PAPER
STAPLE PERIMETER OF MOISTOP TO FRAMING MEMBERS 1" FROM OUTSIDE EDGE TO PREVENT WIND DAMAGE

INSTALLATION NOTES:
1ST: ATTACH 1/2" MOISTOP FLASHING FLUSH ALONG THE BOTTOM OF THE OPENING. THE LENGTH OF THE FLASHING MUST BE LONG ENOUGH TO FALL A MIN. OF 12" BEYOND THE OPENING ON BOTH SIDES SO THAT IT IS BEYOND THE TWO VERTICALS THAT ARE ATTACHED IN STEP 2.
2ND: ATTACH FLASHING ALONG THE VERTICAL SIDES OF THE OPENING FLUSH WITH THE EDGE MAKING SURE THAT IT'S OVER THE BOTTOM HORIZ. STRIP. LENGTH OF THE FLASHING MUST BE LONG ENOUGH TO FALL A MIN. OF 12" BEYOND THE OPENING ON TOP AND BOTTOM SO THAT IT IS BEYOND THE HORIZ. PIECE THAT IS ATTACHED IN STEP 4 AFTER THE WINDOW IS PLACED IN THE OPENING.
3RD: INSTALL THE WINDOW PLUMB AND SQUARE BY PRESSING THE NAILING FLANGE POSITIVELY INTO A CONTINUOUS BEAD OF SEALANT WHICH EXTENDS AROUND THE BOT. AND VERTICAL PERIMETER OF THE WINDOW.
4TH: ATTACH THE 4TH STRIP OF FLASHING LAST, OVERLAPPING AND SEALED AGAINST THE FULL HEIGHT OF THE OUTER FACE OF THE TOP NAILING FLANGE WITH A CONT. BEAD OF SEALANT. CUT THE TOP PIECE OF FLASHING SUFFICIENTLY LONG SO THAT IT WILL EXTEND PAST THE EDGES OF BOTH STRIPS OF SIDE FLASHING.
5TH: STARTING AT THE BOTTOM OF THE WALL LAP THE APPROVED BUILDING PAPER OVER THE WEEP SCREED (WHERE OCCURS) AND LAP THE WALL IN WEATHERBOARD FASHION. FIRST COURSE THAT INTERSECTS THE WINDOW OPENING BENEATH THE SILL STRIP FLASHING WITH THE SUBSEQUENT COURSES ABOVE APPLIED OVER THE FLASHING.

7/16" OSB SHEATHING
R-21 INSUL.
3/4" T&G FLOOR 5/8" GYP. BD.
2X4 GALV. HEX BOLTS W/ NUTS AND WASHERS
11-7/8" T&J 210
BASEMENT WALL

4X POST
INTERIOR FINISH
2X4 PRESSURE TREATED DOUGLAS FIR
SIMPSON HDA
SIMPSON SSB ANCHOR BOLT PER TABLE W/ SIMPSON CNW COUPLER

MATERIALS SPECIFIED:
MOISTOP FLASHING PAPER AND 'SUPER JUMBO TEX' 60 MINUTE PAPER MANUFACTURED BY FORTIFIBER CORPORATION PORTLAND, OREGON
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1/2" GYP. BD. FINISH INSIDE
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CAULK SEALANT BOTH SIDES
2 X 6 WOOD FRAME
WOOD DOOR, STYLE AND FINISH BY OWNER

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2X HEADER - SEE FRAMING PLAN FOR SIZE
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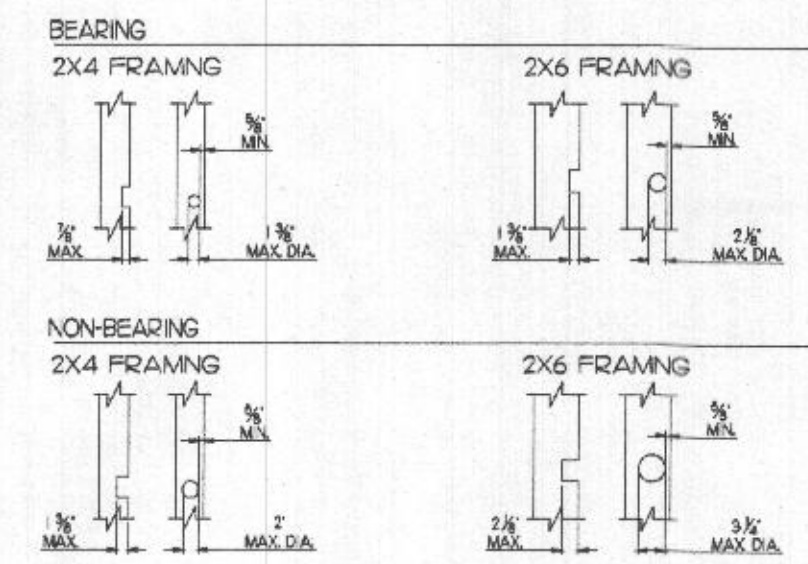
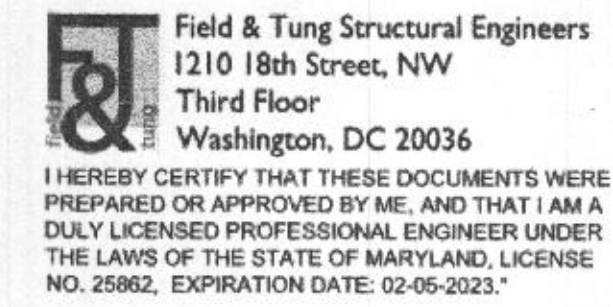


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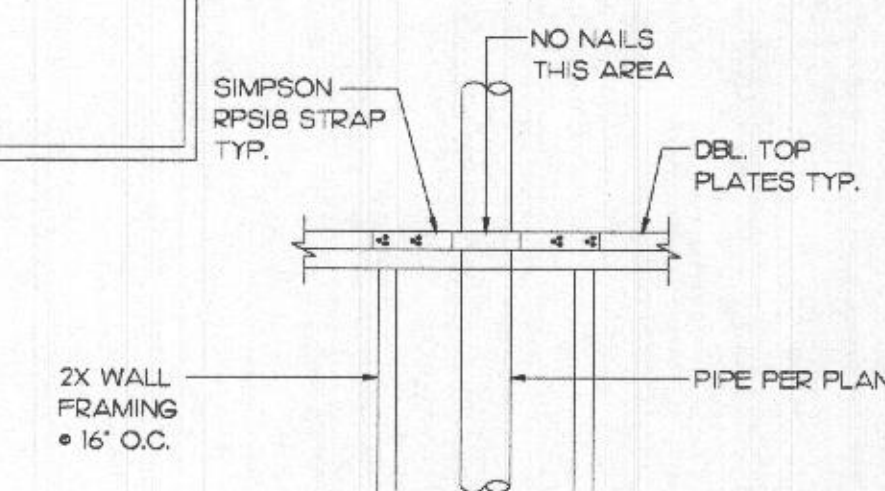
STRUCTURAL MISCELLANEOUS DETAILS

No.	Description	Date

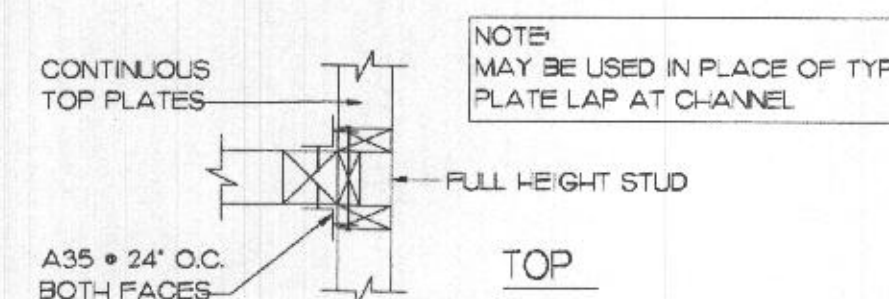
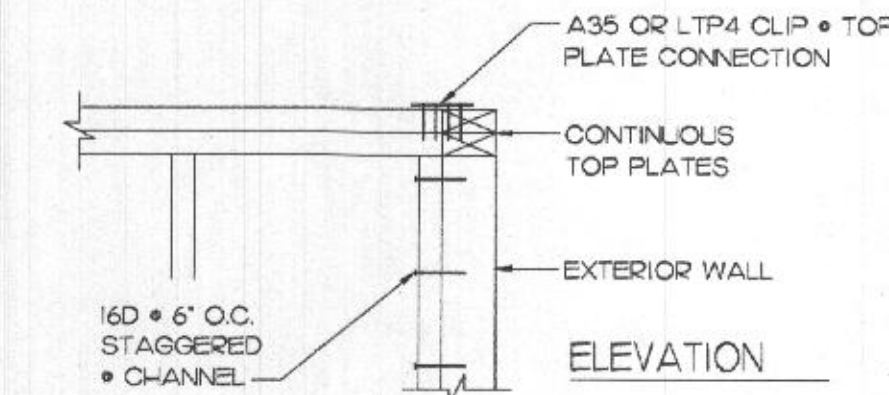
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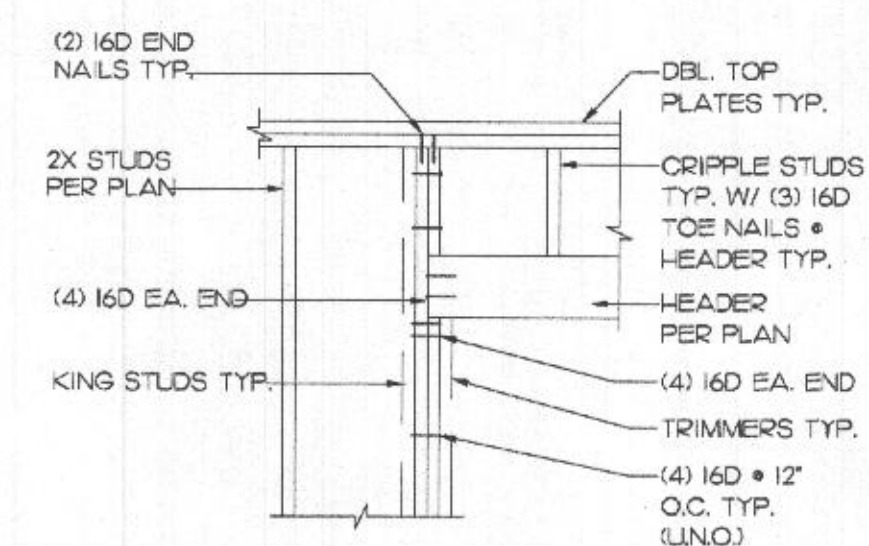
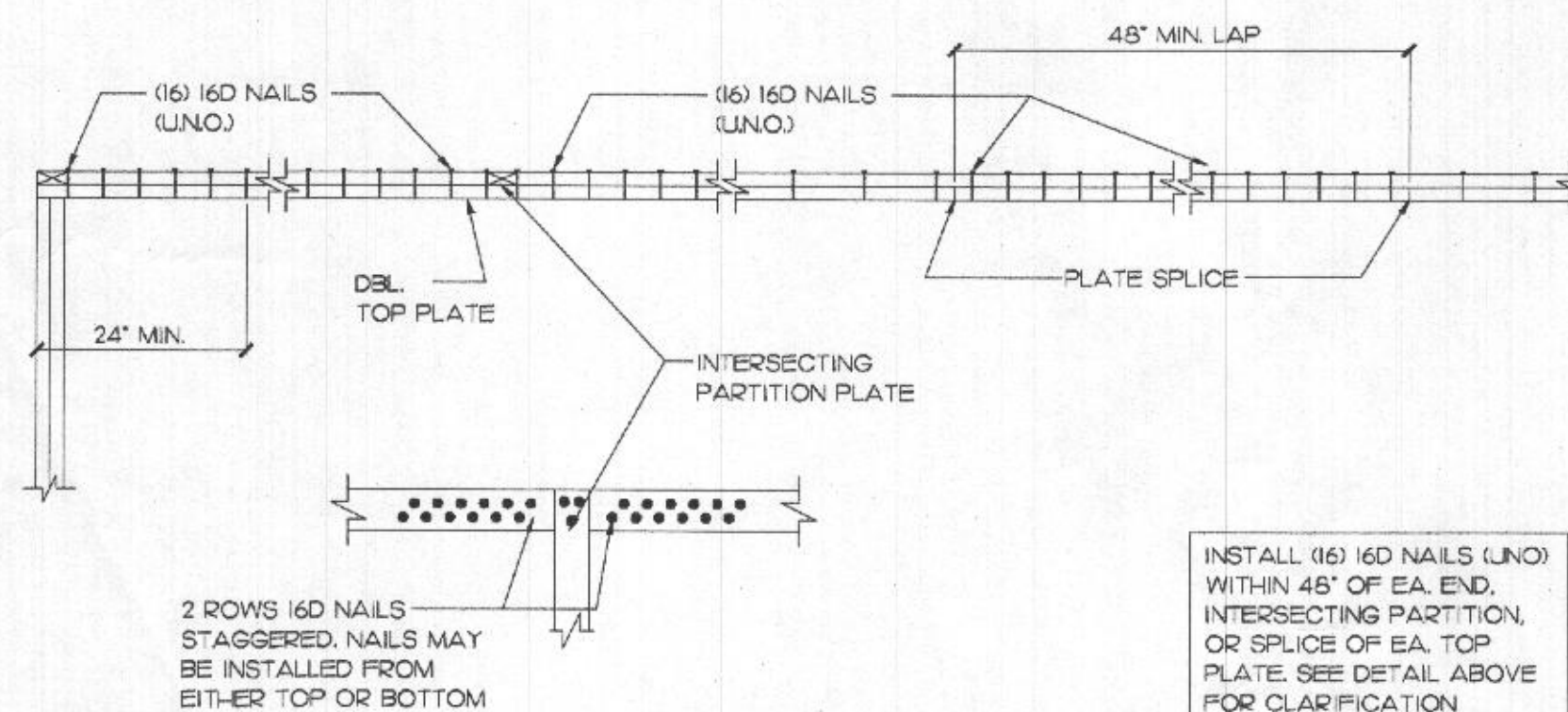
BEARING OR NON-BEARING WALLS MAY BE DRILLED 2" FOR 2X4 & 3 1/4" FOR 2X6 WALLS, W/ 5/8" EDGE DISTANCE, IF STUDS ARE DOUBLED & NO MORE THAN 2 SUCCESSIVE DOUBLED STUDS ARE DRILLED. (PER 2012 IRC)



FRAMING	MAX. NOTCH	MAX. DRILLED HOLE
2X4 BEARING	1 1/2" X 5 1/2"	1 1/2" DIA. • C
2X4 NONBEARING	2 1/2" X 5 1/2"	2 1/2" DIA. • C
2X6 BEARING	3 1/2" X 5 1/2"	3 1/2" DIA. • C
2X6 NONBEARING	4" X 5 1/2"	4" DIA. • C

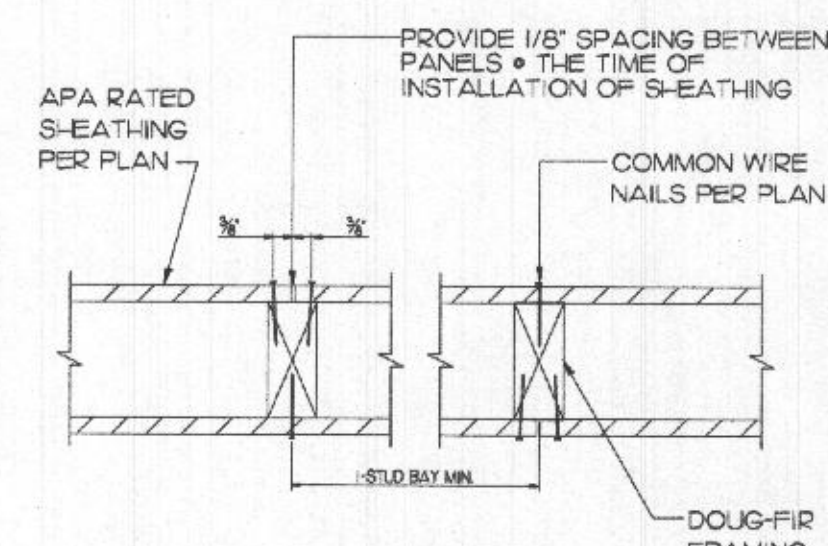


4	ALT. WALL CHANNEL DETAIL • EXT. BEARING WALLS
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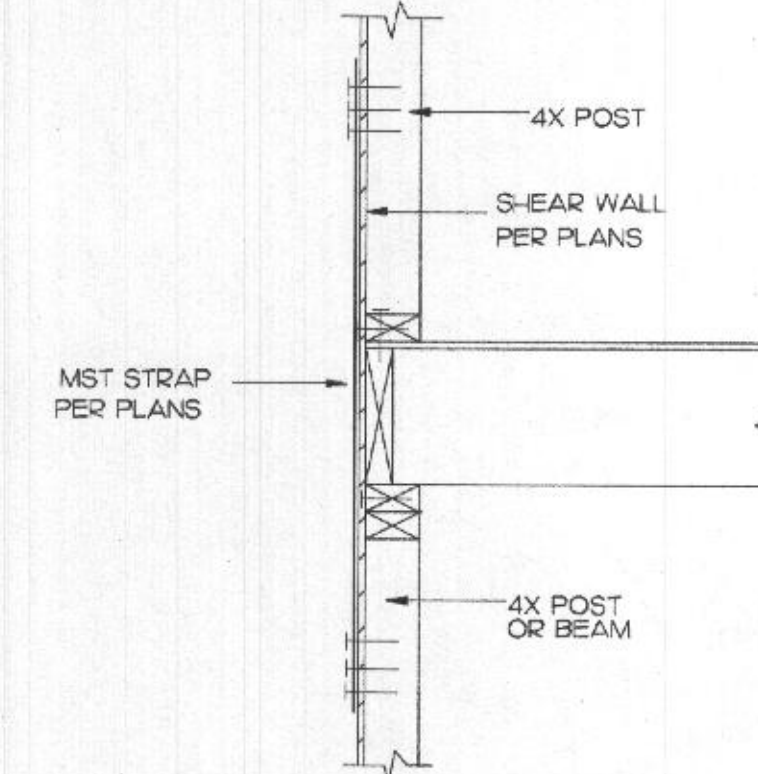


OPENING SIZE	KING STUDS	TRIMMERS
UP TO 4'-0"	(1) 2X4 OR (1) 2X6	(1) 2X4 OR (1) 2X6
4'-1" TO 6'-0"	(2) 2X4 OR (1) 2X6	(1) 2X4 OR (1) 2X6
6'-1" & GREATER	(2) 2X4 OR (2) 2X6	(2) 2X4 OR (2) 2X6

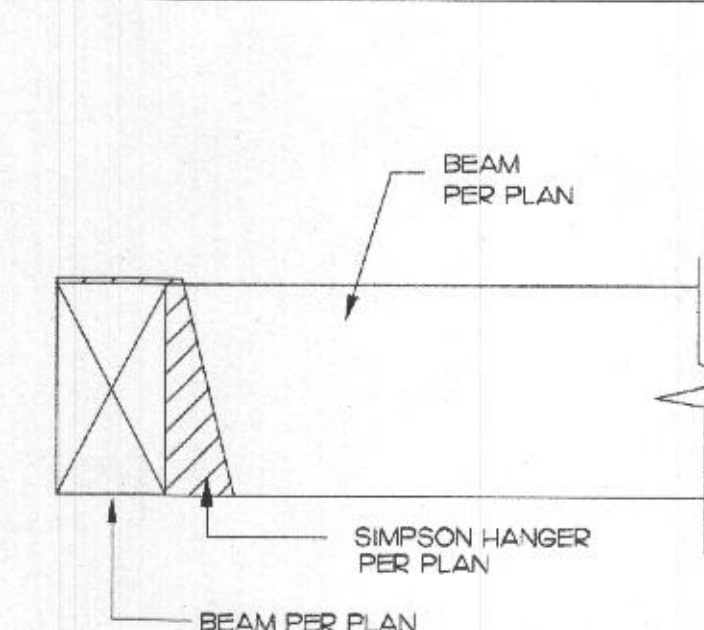
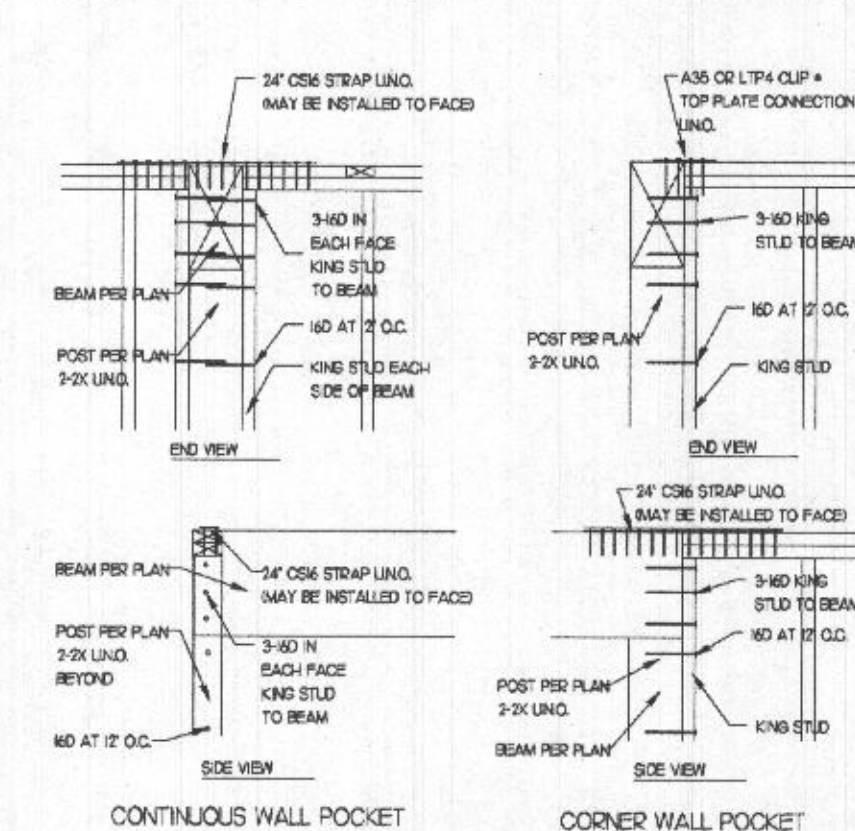
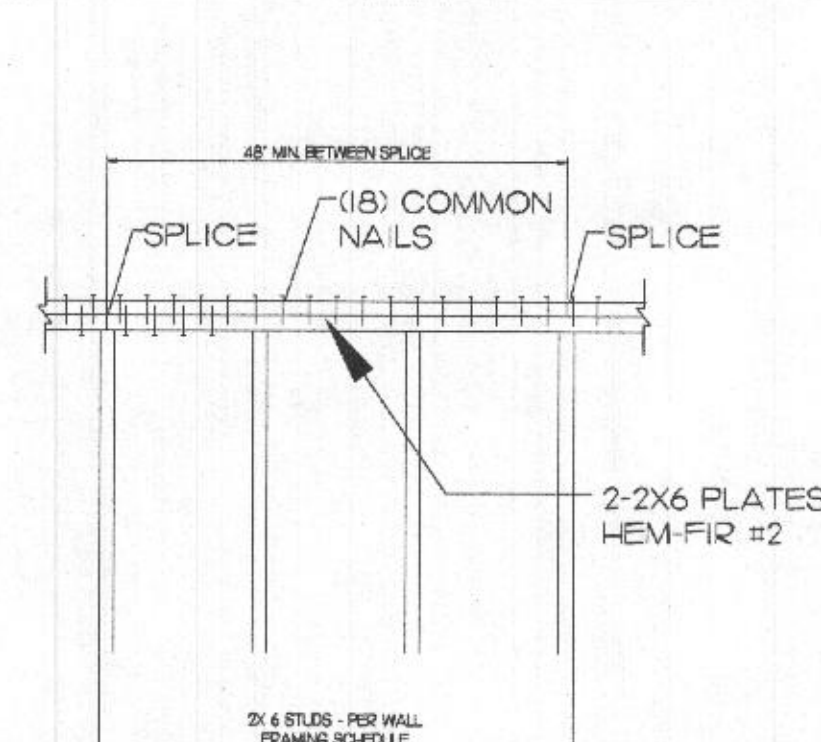
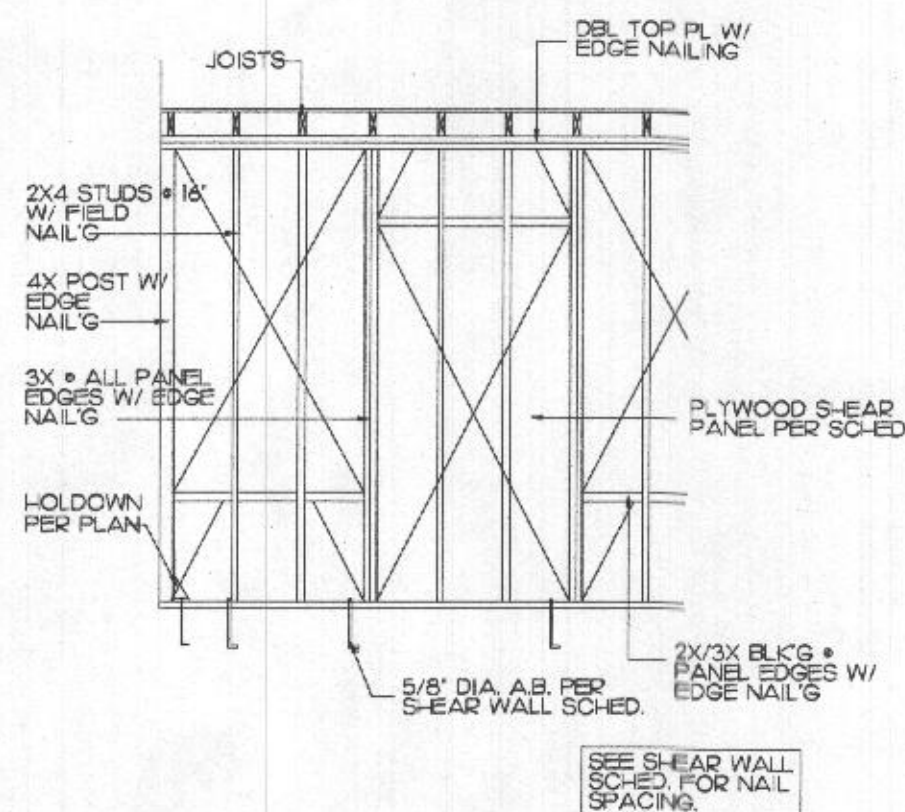
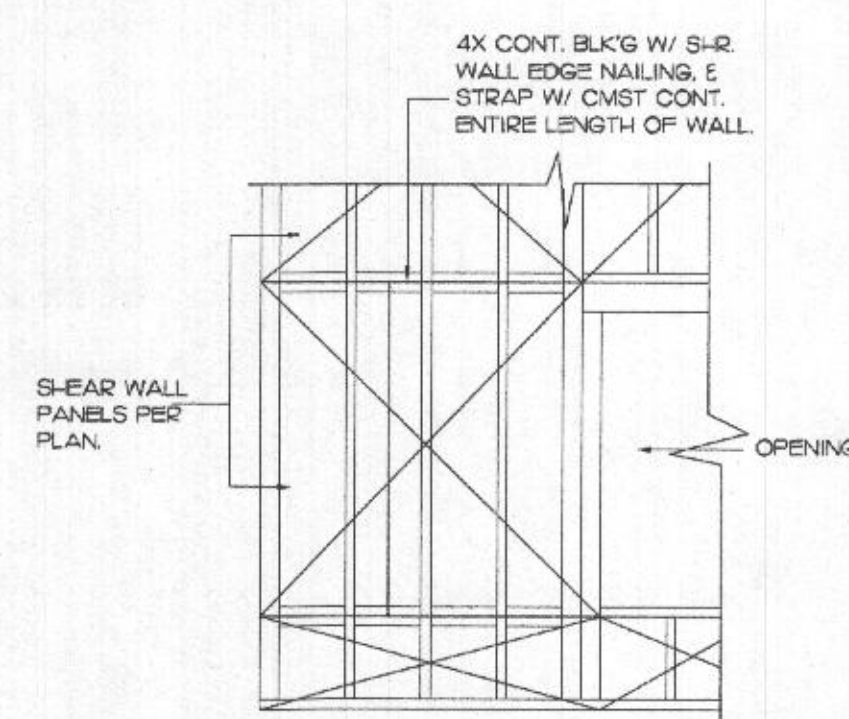
MAX. PLATE HEIGHT IS 10'; FOR WALLS GREATER THAN 10' IN HEIGHT SEE FRAMING PLANS FOR WALL FRAMING SPECS.



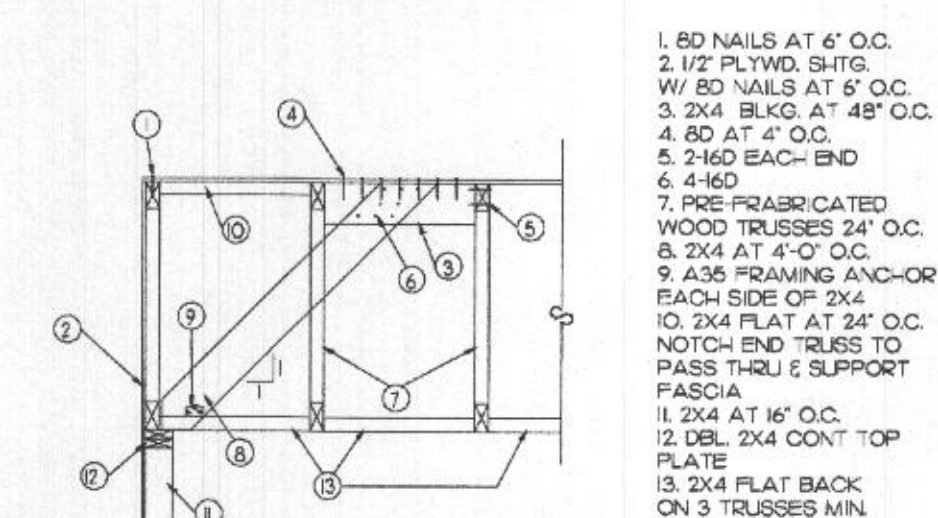
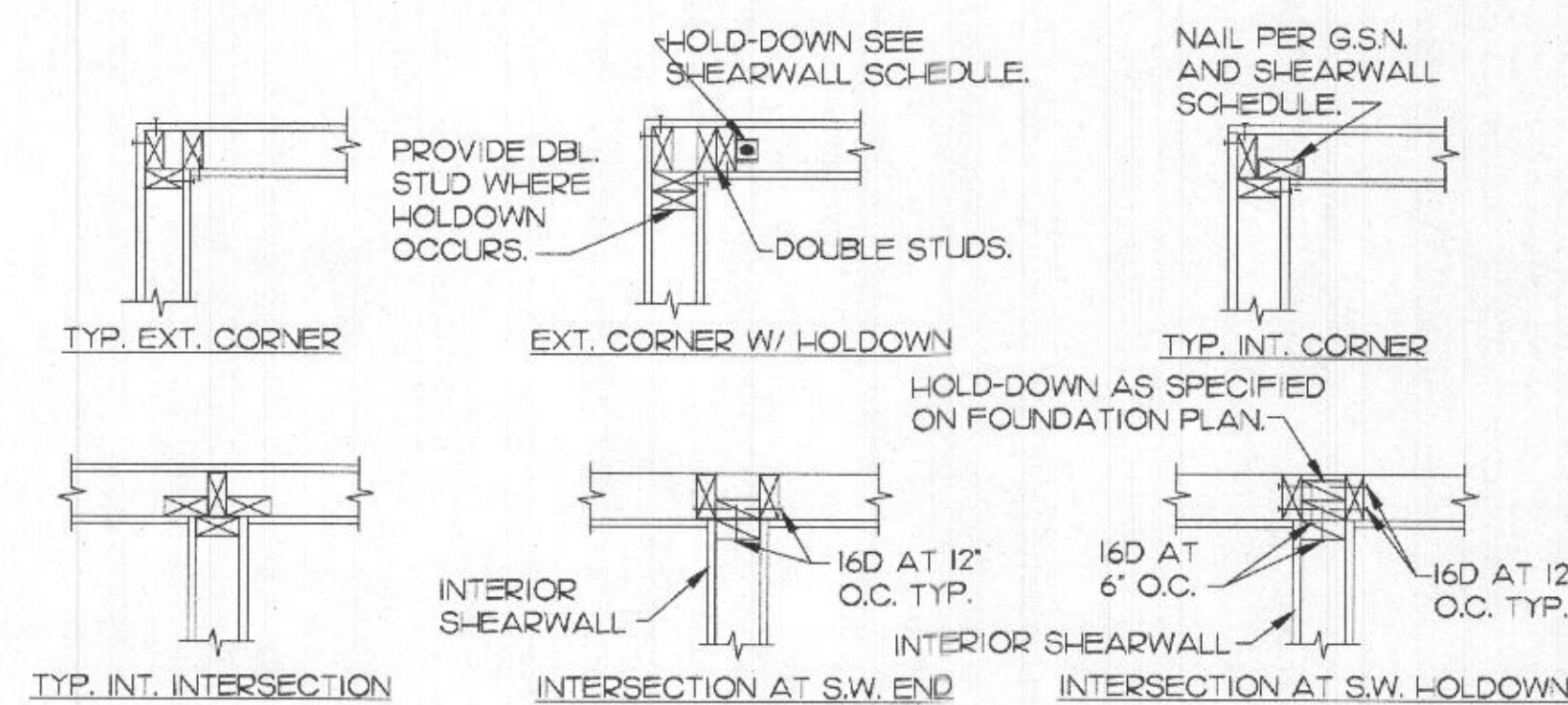
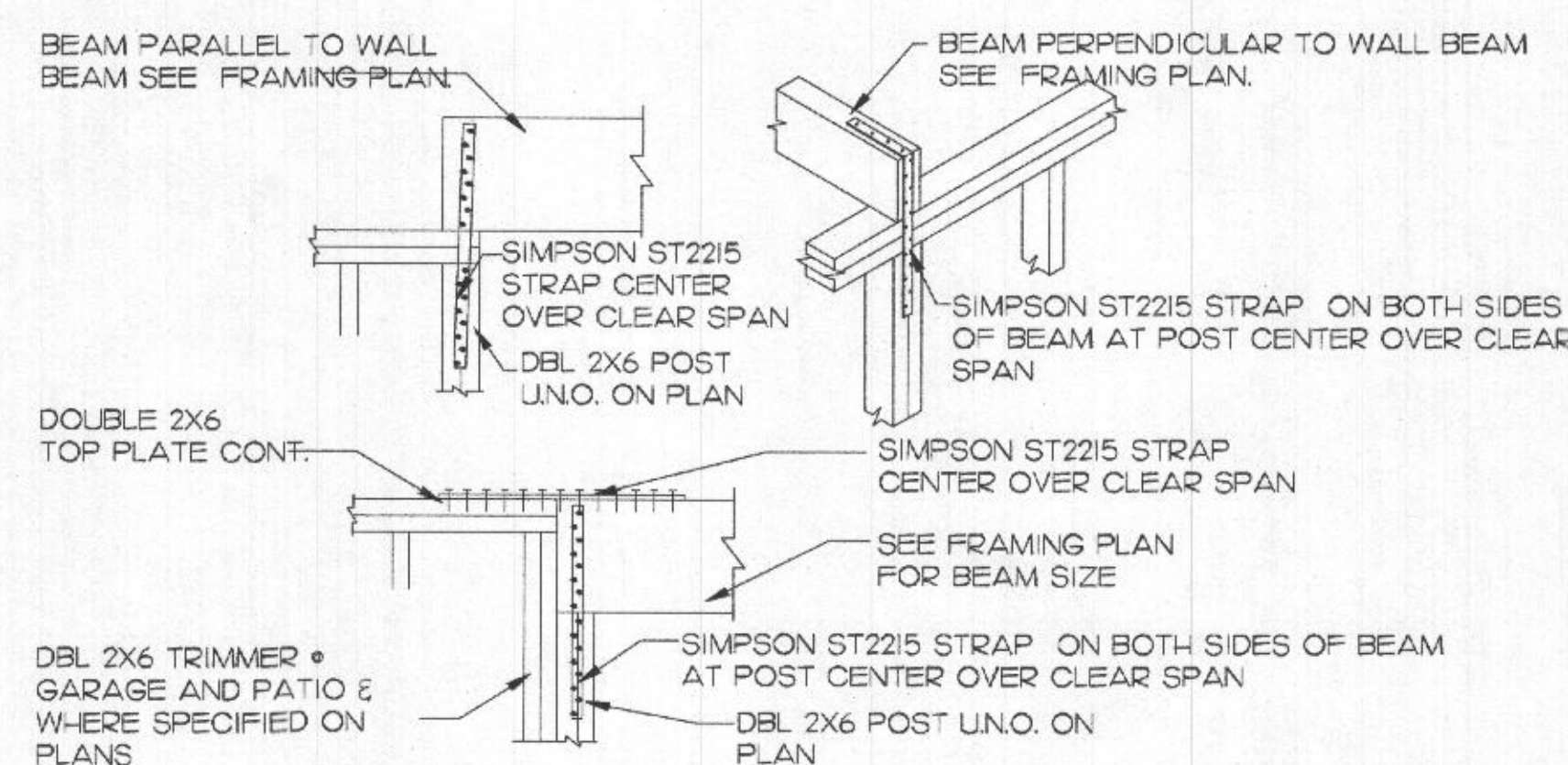
NOTE:
FOR DBL. SIDED SHEAR WALLS
INSTALL SHEETS W/ MIN. OVER
LAP OF ONE STUD BAY



9	HOLDOWN STRAP
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14 TYPICAL BEAM DETAIL



15	TRUSS TO WALL
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SCHLEIGH RESIDENCE

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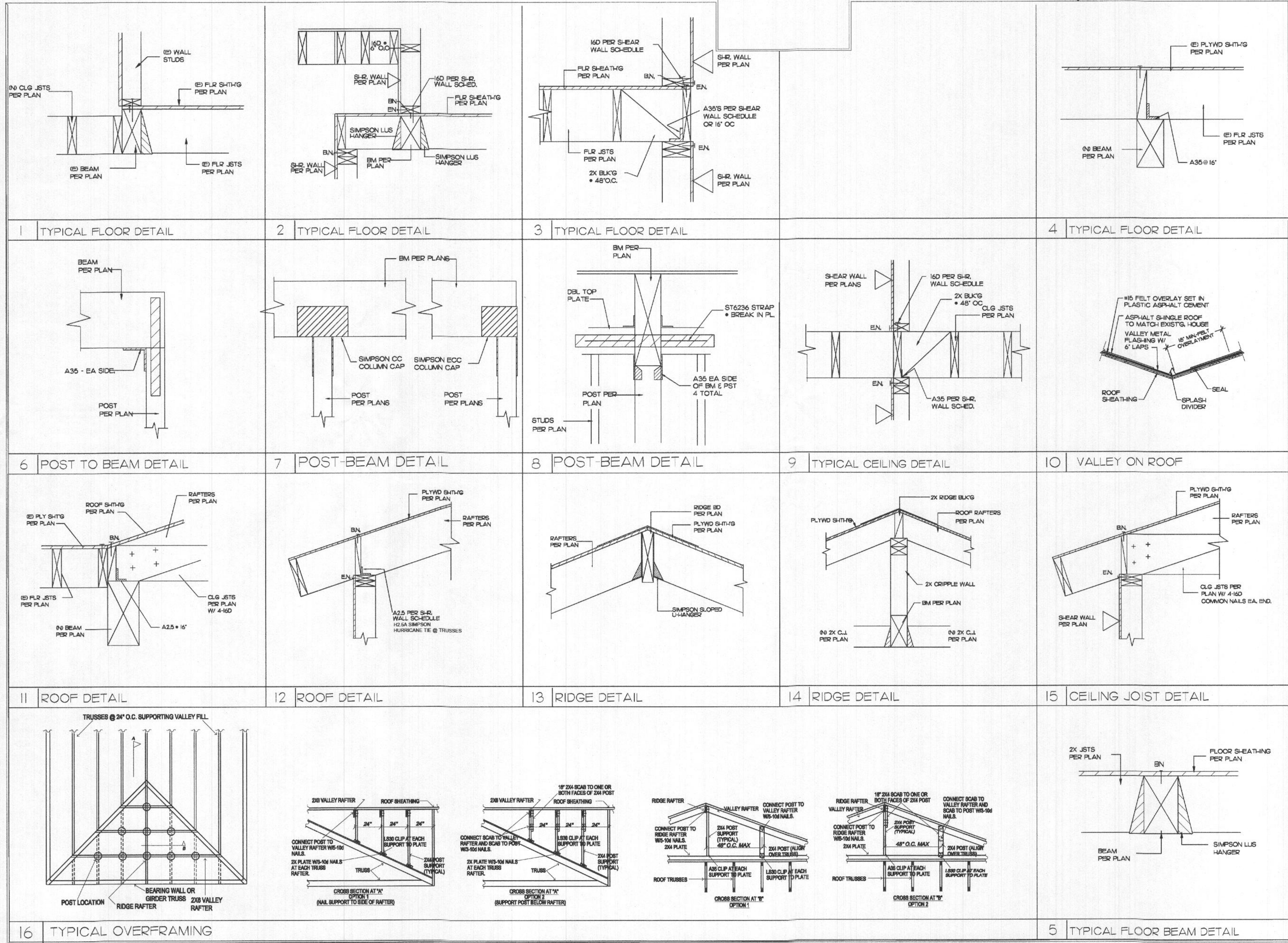
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SCALE

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





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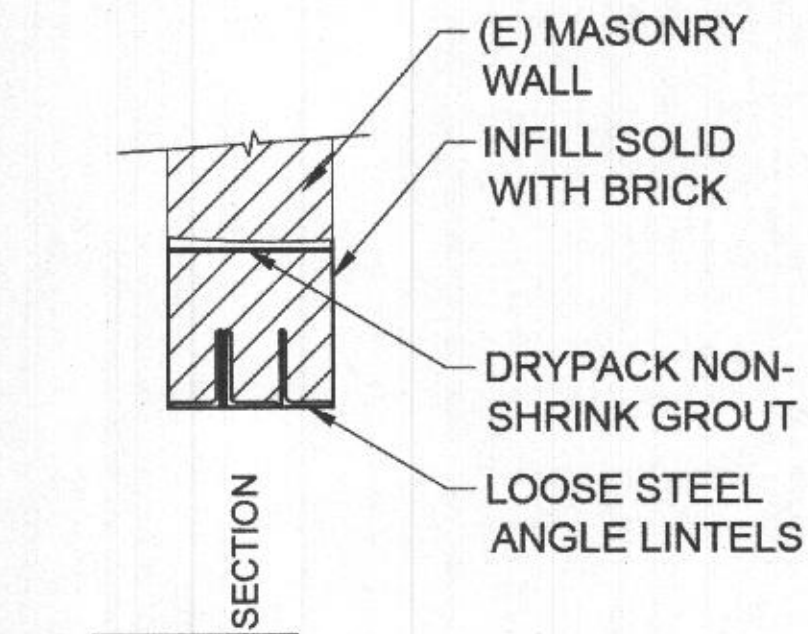
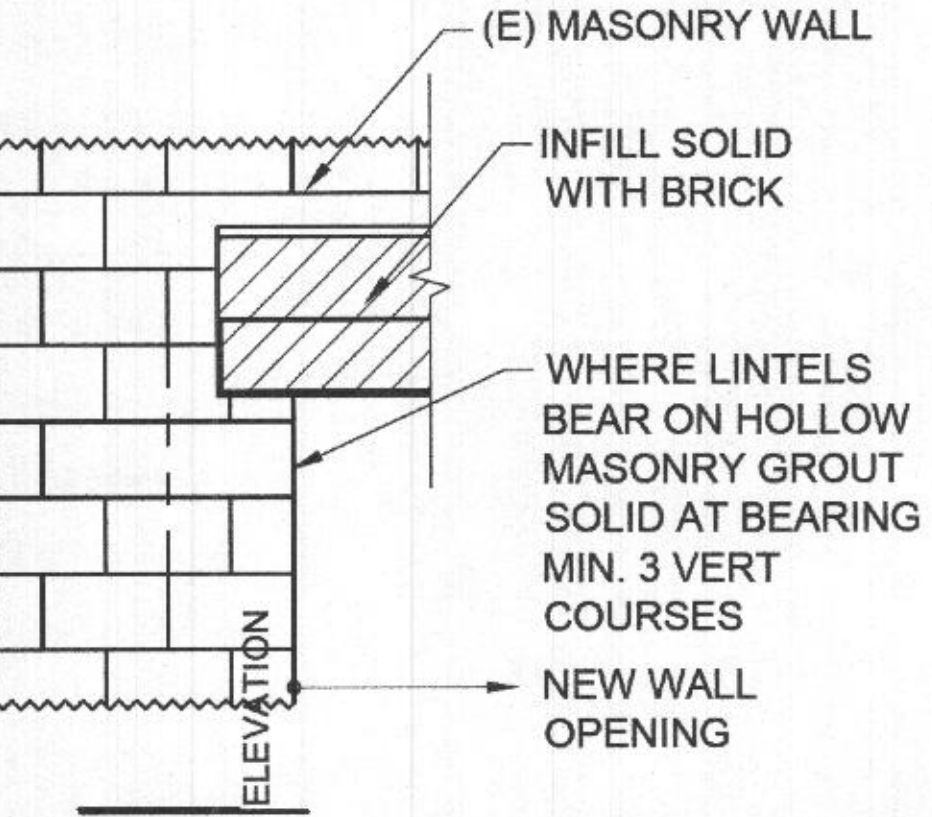
**STRUCTURAL
MISCELLANEOUS
DETAILS**

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LOOSE LINTEL SCHEDULE (NON-LOADBEARING WALLS)				
M.O. WIDTH (MAX)	WALL THICKNESS		SECTION	
	4"	6"	4"	6"
TO 3'-0"	L 3 1/2 x 3 1/2 x 1/4	L 5 x 5 x 5/16	L	L
TO 4'-0"	L 3 1/2 x 3 1/2 x 1/4	L 5 x 5 x 5/16	L	L
TO 5'-0"	L 4 x 3 1/2 x 1/4	L 5 x 5 x 5/16	L	L
TO 6'-0"	L 4 x 3 1/2 x 1/4	L 5 x 5 x 5/16	L	L
TO 7'-0"	L 5 x 3 1/2 x 1/4	L 5 x 5 x 3/8	L	L
TO 8'-0"	L 6 x 3 1/2 x 5/16	L 6 x 6 x 3/8	L	L
TO 8'-0"	4" x 8" NOM DIMENSION PRECAST LINTEL w/ 1-#4 TOP AND BOTT	6" x 8" NOM DIMENSION PRECAST LINTEL w/ 2-#4 TOP AND BOTT		
TO 12'-0"	W6x12 WITH 1/4" HUNG PLATE	W6x12 WITH 1/4" HUNG PLATE		

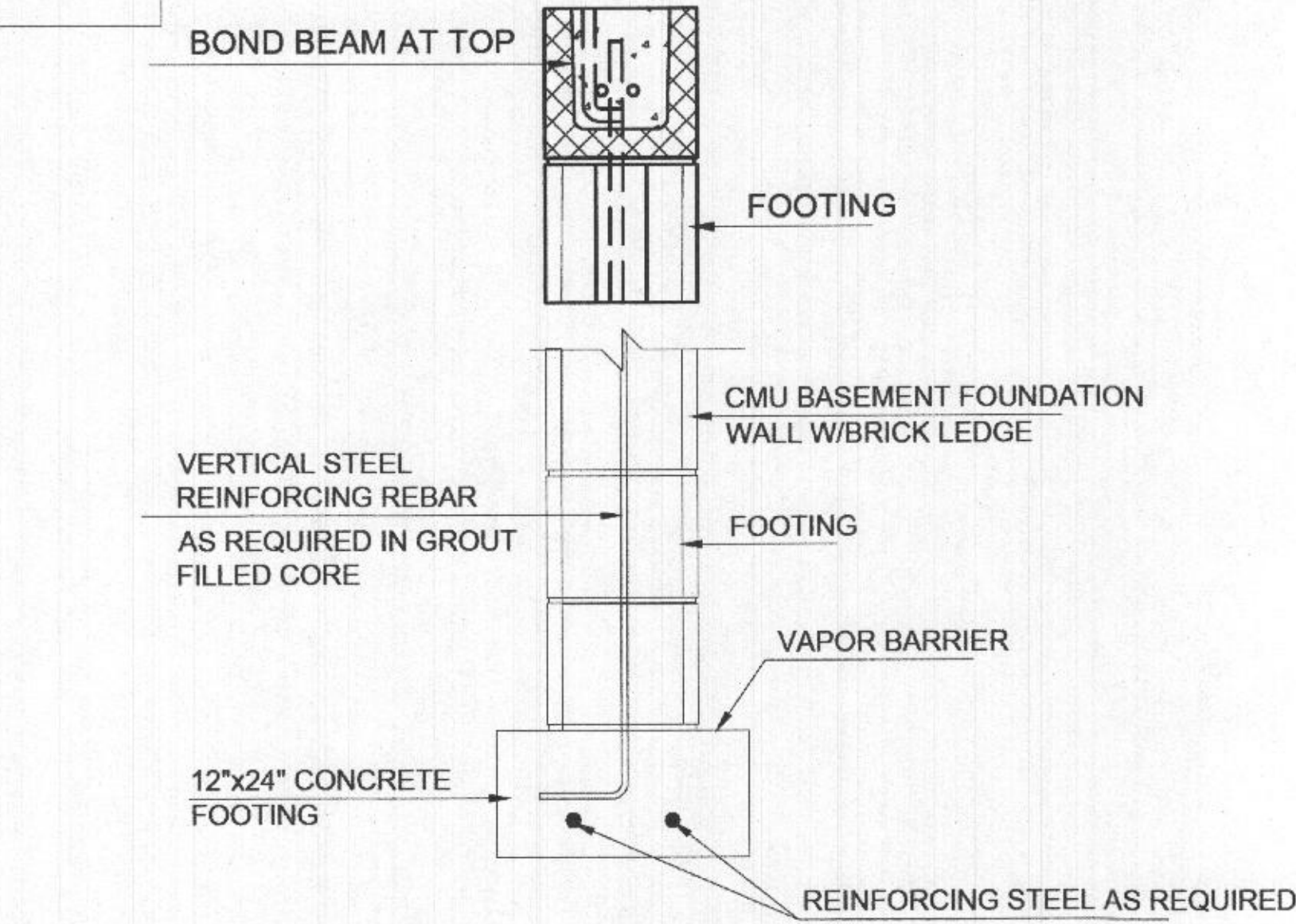
- BEARING AND NON-LOADBEARING WALL LINTEL SCHEDULE NOTES:
1. GALV ALL LINTELS IN EXTERIOR WALLS AND EXTERIOR WALL BACKUP.
 2. MINIMUM THICKNESS OF LOOSE LINTEL ANGLES IN EXTERIOR WALLS TO BE 5/16".
 3. BEARING WIDTH SHALL BE 1" PER FOOT OF CLEAR SPAN ON EACH END.
MINIMUM WIDTH SHALL BE 8" IN BEARING WALLS, AND 6" IN NON-LOADBEARING WALLS, UNO.
 4. GROUT CMU FOR (16") x (FULL HEIGHT OF OPENING) TO UNDERSIDE OF LINTEL BEARING (TYP, UNO).
 5. GROUT OPEN CELLS OF UPPER COURSES MONOLITHICALLY w/ U-SHAPED BLOCK LINTEL.
 6. PRECAST CONCRETE (PC) LINTELS SHALL BE MADE OF 3000 PSI CONCRETE (MINIMUM 28 DAY COMPRESSIVE STRENGTH).
 7. USE (2) 4" PC UNITS FOR 8" WALL, 4" + 6" PC UNITS FOR 10" WALL, (2) 6" OR (3) 4" PC UNITS FOR 12" WALL, ETC.
 8. USE ARCHITECTURAL AND MECHANICAL DRAWINGS TO COORDINATE LINTEL ELEVATIONS WITH DOOR SCHEDULE, CEILING HEIGHTS, DUCT ELEVATIONS, ETC. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW WITH THIS INFORMATION.



NOTES: LOOSE STEEL ANGLE LINTELS NOT INTENDED TO BE USED UNDER BEAM BEARING, UON.

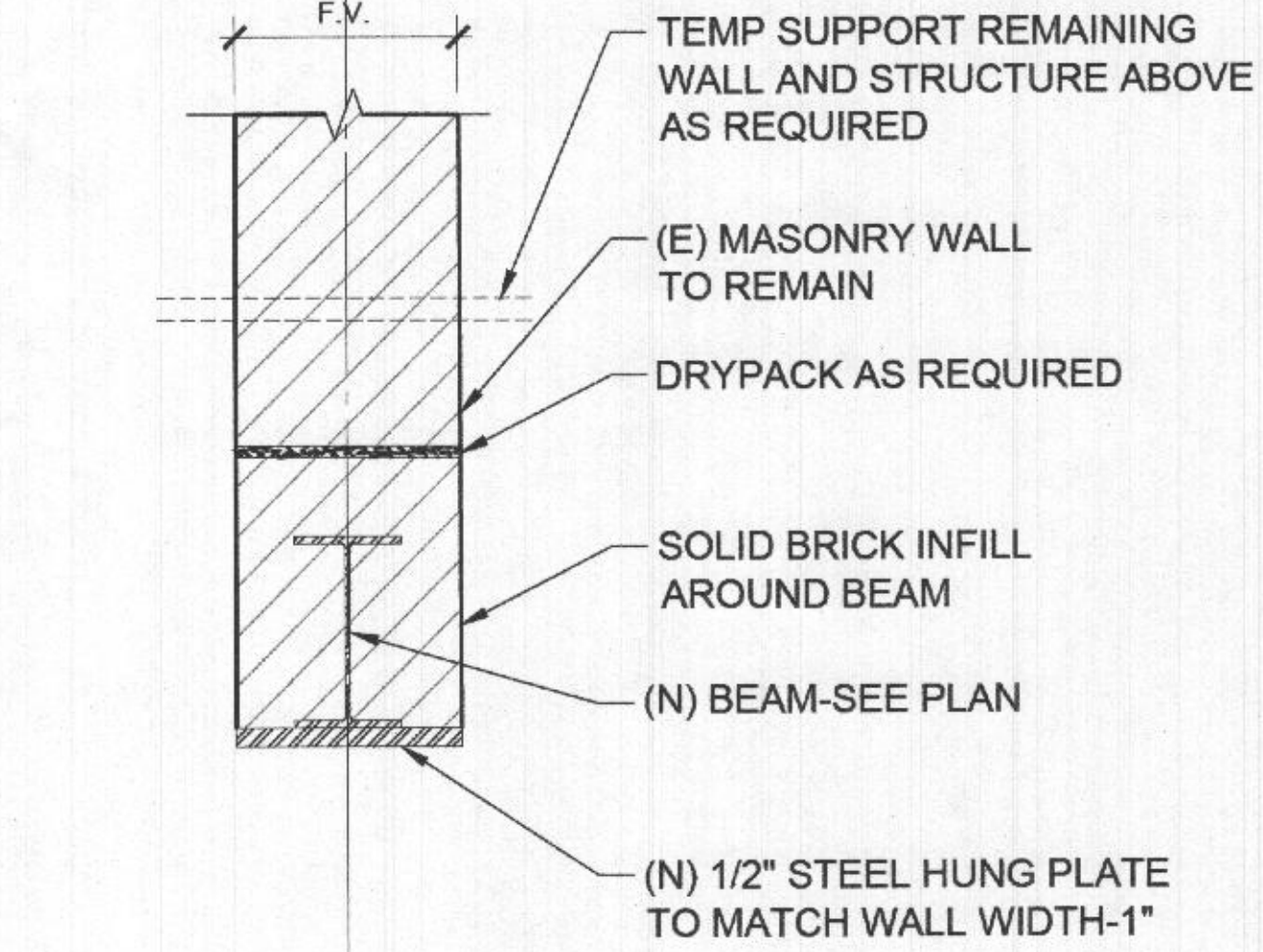
TYPICAL LOOSE STEEL ANGLE LINTEL

1



BOND BEAM DETAIL

3



SCALE: NOT TO SCALE

TYPICAL STEEL HEADER

2



Field & Tung Structural Engineers
1210 18th Street, NW
Third Floor
Washington, DC 20036
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. 25862. EXPIRATION DATE: 02-05-2023.

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

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



DRAWING TITLE:

TYPICAL LOOSE
STEEL ANGLE LINTEL

No.	Description	Date

PROJECT NUMBER	
DATE	
DRAWN BY	
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DRAWING NO.	
S.07	
SCALE	AS INDICATED

GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES, THE INTERNATIONAL RESIDENTIAL CODE 2012 EDITION, AND WITH THE NATIONAL ELECTRICAL CODE 2011 EDITION.
2. CONTRACTOR TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC. WITH OWNER.
3. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
4. CARBON MONOXIDE DETECTORS ARE TO BE INSTALLED IN EACH CORRIDOR ACCESSING BEDROOMS. CARBON MONOXIDE DETECTORS TO BE HARDWIRED AND INTER-CONNECTED.
5. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
6. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
7. FIXTURES TO BE SELECTED BY HOME OWNER.
8. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE GFCI PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
9. GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) SHALL BE USED ON ALL WIRING IN EXTERIOR OUTLETS.
10. GROUNDING TO COMPLY WITH NEC AND THE UFER GROUNDS SHALL BE INCLUDED IN THE FOUNDATION AND SHALL BE CONNECTED TO THE ELECTRICAL SERVICE DISCONNECT.
11. ALL 125-VOLT, 15-AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
12. SERVICE ENTRANCE CONDUCTORS ENTERING OR ON THE EXTERIOR OF THE STRUCTURE SHALL BE INSULATED.
13. PROVIDE (2) 20 AMP (MIN.) SMALL APPLIANCE BRANCH CIRCUITS AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS (NOTE THEY CANNOT SERVE OUTSIDE PLUGS, RANGE HOODS, GARBAGE DISPOSALS, DISHWASHERS OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS MAY INCLUDE THE REFRIGERATOR) AS PER NEC.
14. LIGHT SWITCHES SHALL BE MOUNTED AT 3'-3" ABOVE FINISH FLOOR, U.N.O.-LUTRON "SNOW WHITE " FINISH.
15. A RECEPTACLE SHALL BE INSTALLED ON BOTH SIDES OF AN APPLIANCE OR PLUMBING FIXTURE MOUNTING WITHIN A COUNTER TOP. THIS SHALL INCLUDE OPEN ENDED ISLAND CONFIGURATION.
16. ALL FIXTURES TO BE INSTALLED OUTSIDE, OR IN WET OR DAMP LOCATIONS INSIDE, SHALL BE UL LISTED FOR SUCH LOCATIONS.
17. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ALL FIXTURES WITH OWNER, PRIOR TO FINAL INSTALLATION. SPECIFIC FIXTURE TYPES TO BE COORDINATED DIRECTLY WITH OWNER.
18. ALL EXTERIOR SWITCHES AND WALL PLATES TO BE PROTECTED WITH WEATHERPROOF COVERING.
19. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
20. ALL PHONE LINES TO BE (2) CATEGORY 5 TWISTED PAIR LINES AND CABLE LINES ARE TO BE HOME RUN TO BOX IN RESIDENCE.
21. EXTERIOR LIGHT FIXTURES SHALL BE PROTECTED BY A GFCI AND MEET THE FOLLOWING REQUIREMENTS: RECESSED FIXTURES WITH A GLASS OR PLASTIC LENS AND NONMETALLIC OR ELECTRICALLY ISOLATED TRIM, TO BE SUITABLE FOR USE IN DAMP LOCATIONS.
22. ART SPOT LIGHTS SHALL BE RECESSED SQUARE BOXES IN CEILING.
23. A MINIMUM OF 75% OF NEWLY INSTALLED LIGHTING TO BE HIGH EFFICACY.

S. NO.	DRG NO.	DESCRIPTION
1	EL.00	LIST OF DRAWINGS & NOTES LEGEND
2	EL.01	BASEMT LEVEL
3	EL.02	MAIN LEVEL
4	EL.03	SECOND LEVEL
5	EL.04	MISCELLANEOUS DETAILS

ELECTRICAL SYMBOLS	
	110V DUPLEX OUTLET
	220V OUTLET
	110V DUPLEX OUTLET (ONE OUTLET SWITCH OPERATOR)
	110V DUPLEX OUTLET W GFCI @ 18" AFF (U.N.O.)
	110V DUPLEX OUTLET W GFCI & WATERPROOF COVER
	GAS OUTLET
	CEILING MNT. INCANDESCENT FIXTURE
	WALL MNT. INCANDESCENT FIXTURE
	RECESSED DOWN LIGHT
	RECESSED WALL WASHER
	SINGLE POLE SWITCH
	DOUBLE POLE SWITCH
	SWITCH DIMMER
	MANUAL ON/AUTO-OFF
	FLUORESCENT LIGHT
	UNDER CABINET FLUORESCENT LIGHT
	APPROVED SMOKE DETECTOR
	CEILING FAN W LIGHT FIXTURE
	HOSE BIBB
	BROADBAND (CABLE) JACK
	VOICE DATA JACK
	EXHAUST FAN
	EXHAUST FAN W LIGHT FIXTURE- SWITCHED SEPARATELY
	APPROVED CARBON MONOXIDE ALARM
	DOOR OPENER

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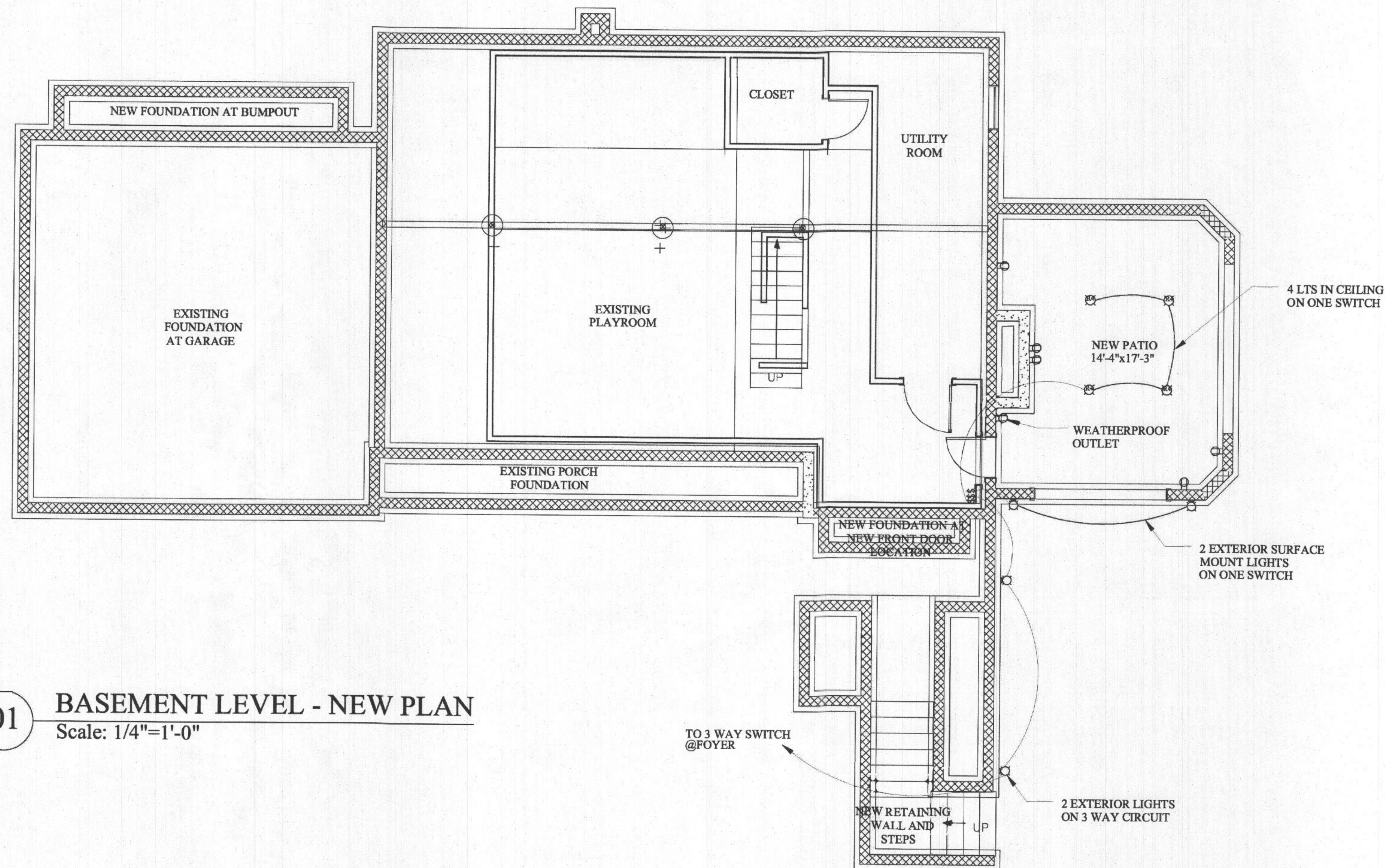
Winthorpe Design & Build, Inc.
13050 Wainwright Road Highland MD 20777
301-854-2092

Winthorpe Design & Build
DRAWING TITLE:

LIST OF
DRAWINGS &
NOTES LEGEND

No.	Description	Date

PROJECT NUMBER
DATE
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SCALEAS INDICATED



01 BASEMENT LEVEL - NEW PLAN
Scale: 1/4"=1'-0"

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DRAWING TITLE:

BASEMENT LEVEL

No.	Description	Date

PROJECT NUMBER

DATE

DRAWN BY

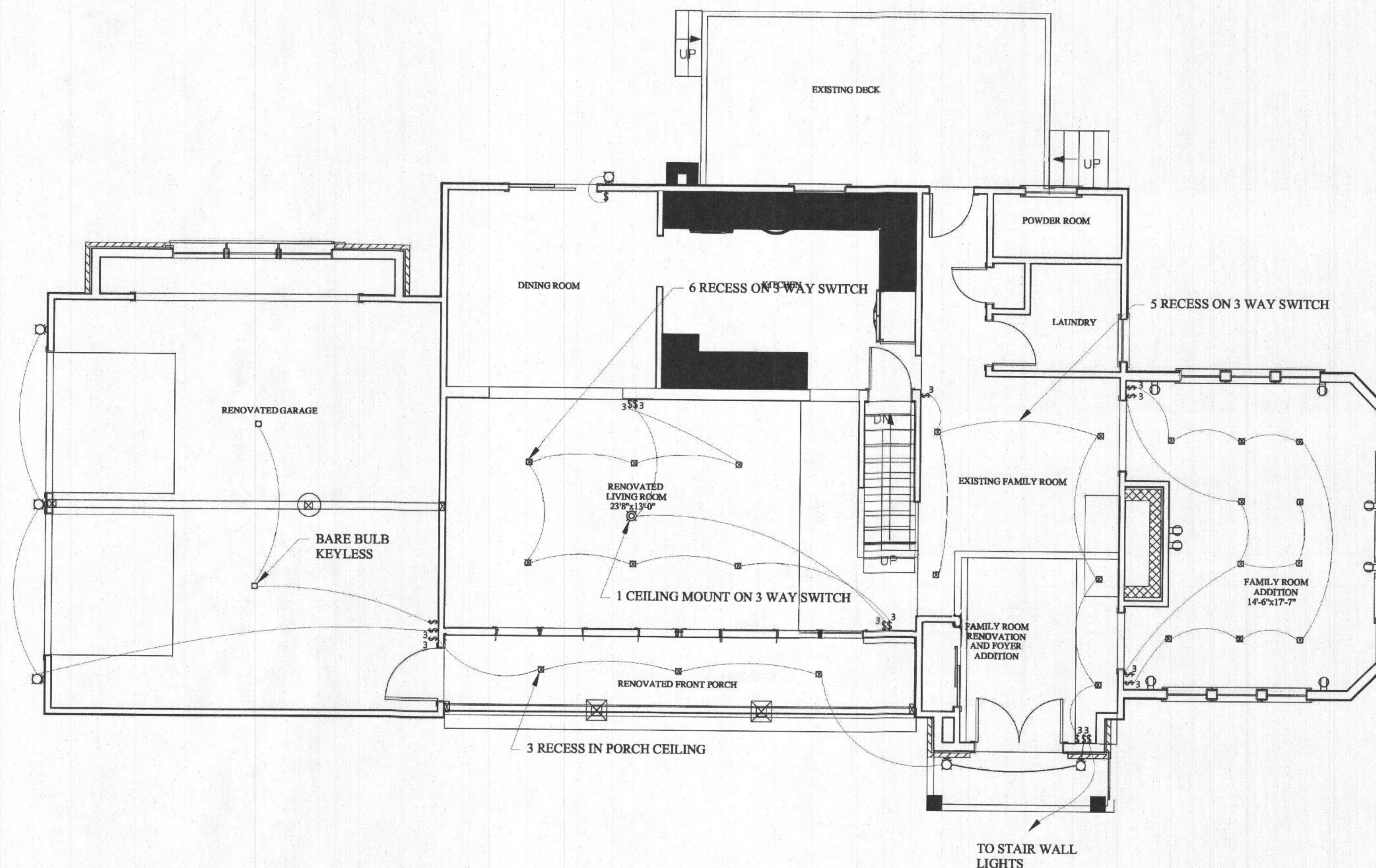
CHECKED BY

DRAWING NO.

EL.01

SCALE

AS INDICATED



02

MAIN LEVEL - NEW PLAN Scale: 1/4"=1'-0"

PROJECT NAME:
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MARRIOTSVILLE, MD 21104

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DRAWING TITLE:

MAIN FLOOR LEVEL

No.	Description	Date

PROJECT NUMBER

DATE

DRAWN BY

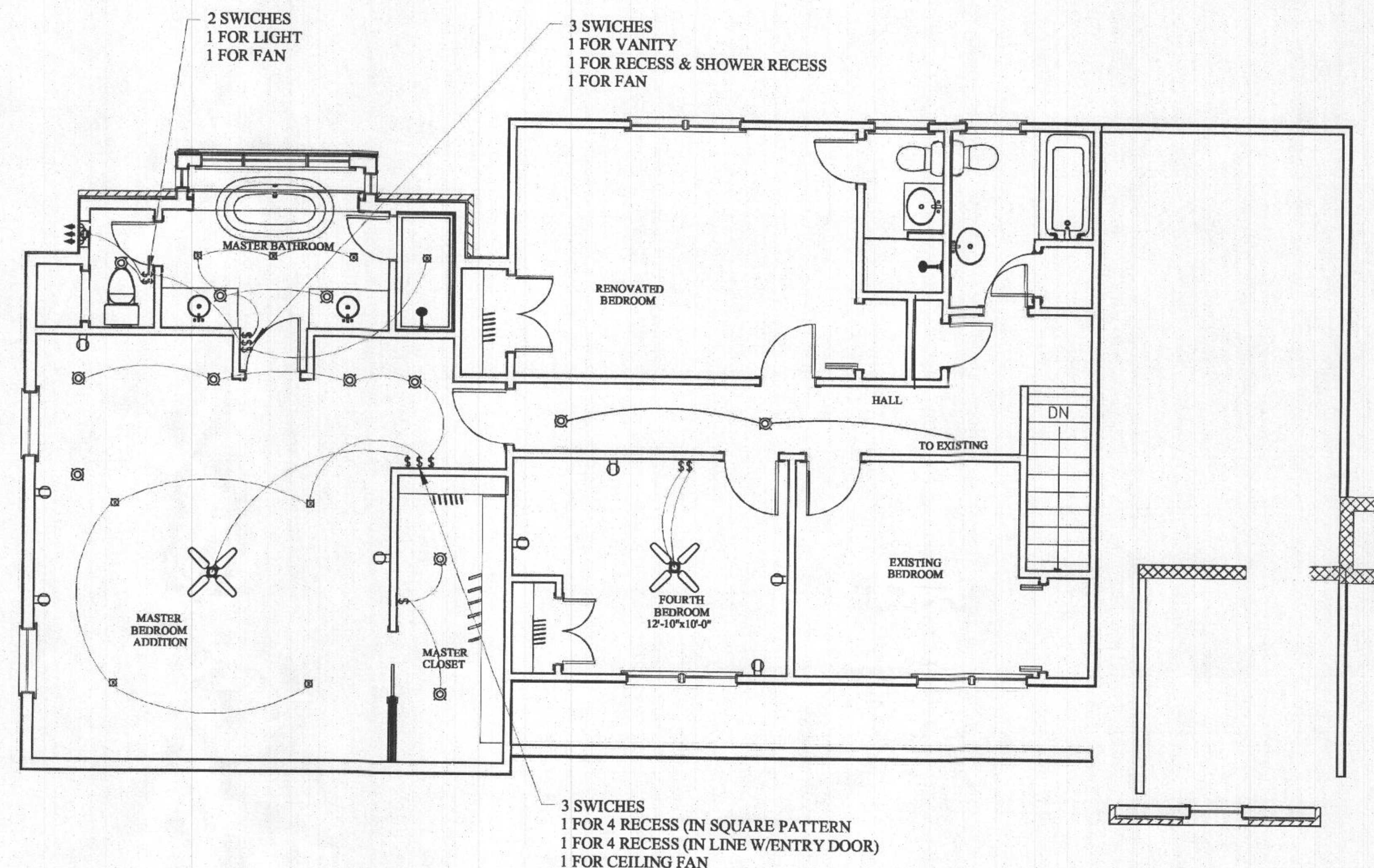
CHECKED BY

DRAWING NO.

EL.02

SCALE

AS INDICATED



03 SECOND LEVEL - NEW PLAN
Scale: 1/4"=1'-0"

PROJECT NAME:
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RESIDENCE**
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MARRIOTSVILLE, MD 21104

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301-854-2092



DRAWING TITLE:

SECOND LEVEL

No.	Description	Date

PROJECT NUMBER

DATE

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DRAWING NO.

EL.03

SCALE

AS INDICATED