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: 8-26-14

Permit No.: B14003097

Building Address: 14022 Triadelphia Mill Road
City: Dayton State: MD Zip Code: 21036
Suite/Apt. # SDP/WP/BA #:
Census Tract: Subdivision:
Section: Area: Lot:
Tax Map: Parcel: Grid:
Zoning: Map Coordinates: Lot Size:

Property Owner's Name: Mike + Kate Crosen
Address: 14022 Triadelphia Mill Road
City: Dayton State: MD Zip Code: 21036
Phone: 443-324-4775 Fax:
Email: Kate.crosen@gmail.com

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Existing Use: Single family home
Proposed Use: Single family home
Estimated Construction Cost: $ 125,000
Description of Work: convert garage to office, carport to mudroom, Add basement storage and 1st flr sunroom and 3 car garage. 25'x16' 26'x36'
Occupant or Tenant:
Was tenant space previously occupied? ☐Yes ☐No
Contact Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Contractor Company: Self
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	
Water Supply	
☐ Public	
☑ Private	
Sewage Disposal	
☐ Public	
☑ Private	
Electric: ☑ Yes ☐ No	
Gas: ☐ Yes ☐ No	
Heating System	
☑ Electric ☐ Oil	
☐ Natural Gas ☑ Propane Gas	
☐ Other:	
Sprinkler System:	
☐ Yes ☑ No	
Grading Permit Number:	
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

Mike Crosen
Print Name

Kate.crosen@gmail.com
Email Address

8/25/14
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	9/10/14	Hank 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:	

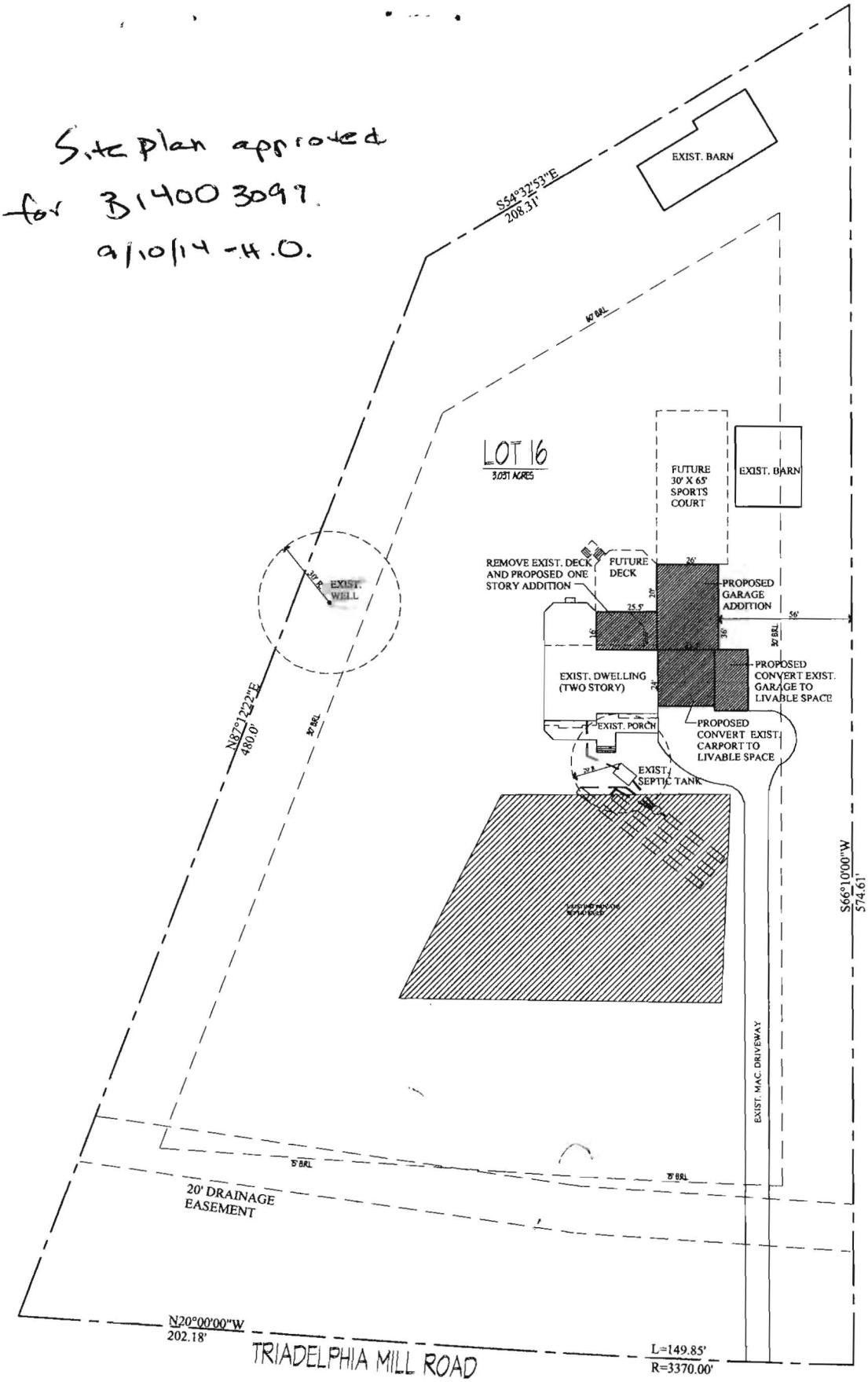
Filing Fee	$ 25.00
Permit Fee	$
Tech Fee	$
Excise Tax	$
PSFS	$
Guaranty Fund	$
Add'l per Fee	$
Total Fees	$
Sub-Total Paid	$
Balance Due	$
Check	# 930

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

T:\Operations\Updated Forms\Building applmp 8.2012.docx

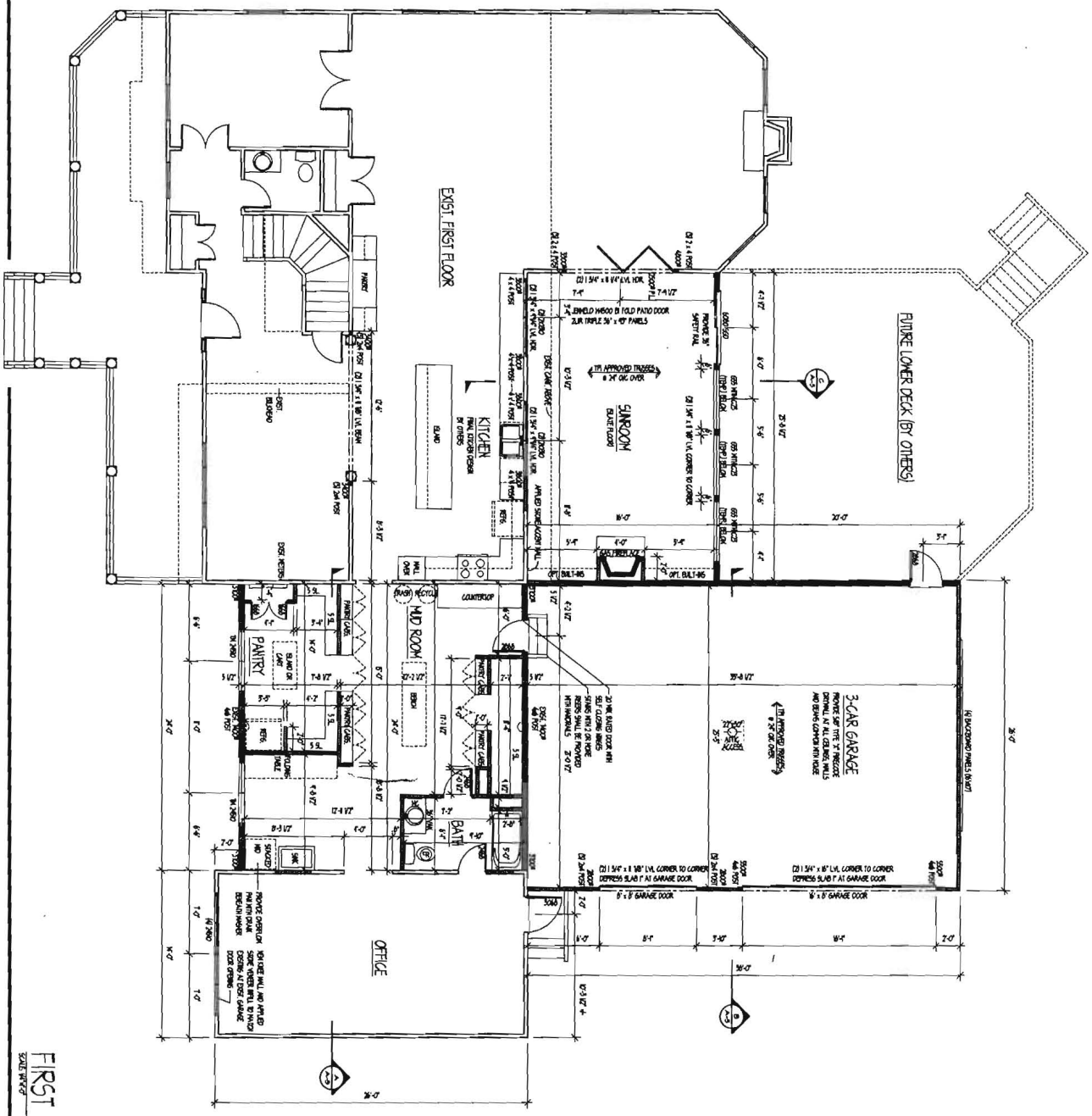
Review FP's
w/ Jeff
9.9.14 spoke w/
John Butts
Architectural
Designed
P 3140003097
about opt. 4
replacing tub w/
double vanity

Site plan approved
for B1400 3097.
9/10/14 - H.O.



14022 TRIADELPHIA MILL ROAD
DAYTON, MARYLAND 21036
HOWARD COUNTY
MAP 27/PARCEL 128/GRID 24
TRIADELPHIA MILL FARMS
SCALE: 1"=60' DATE: JULY 23, 2014

SITE PLAN



A-3

ISSUE

FIRST FLOOR PLAN

CONTENTS

SCALE: 1/4" = 1'-0" DATE: DRWN PRJT.MGR

CROSEN ADDITION

PROJECT TITLE:

JB HOME DESIGN, LLC
986 CONCORD COURT
BALTIMORE, MARYLAND 21234
OFFICE (410) 599-1581
FAX (410) 663-4041
EMAIL: JBHOMEDESIGN@COM

Oswald, Hank

From: Kate Crosen [kate.crosen@gmail.com]
Sent: Wednesday, September 10, 2014 8:47 AM
To: Oswald, Hank
Subject: Re: B14003097 - Floor Plans
Attachments: CROSEN PERMIT SET 09-09-14.pdf

Hank,

Attached is the updated set of plans showing the 4' opening from the mudroom to the office. Please let me know if you need anything else to proceed. Thank you.

Kate Crosen
443-745-9005

On Wed, Sep 10, 2014 at 8:40 AM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Mrs. Crosen:

Either way will be fine.

Thanks,

Hank

Hank Oswald, L.E.H.S.

Howard County Health Department

Well & Septic Program

8930 Stanford BLVD

Columbia, MD 21045

410-313-1786

410-313-2648 (Fax)

From: Kate Crosen [mailto:kate.crosen@gmail.com]
Sent: Tuesday, September 09, 2014 4:54 PM

To: Oswald, Hank
Subject: Re: B14003097 - Floor Plans

Hank,

Ok thank you, we will make the 4' opening. Do you need us to reprint the drawings or email them to you?

Sent from my iPhone

On Sep 9, 2014, at 4:28 PM, "Oswald, Hank" <hoswald@howardcountymd.gov> wrote:

> Mrs. Crosen:
>
> It would still be considered a full bath with a shower stall instead of a bath tub.
>
> Hank

From: Kate Crosen [mailto:kate.crosen@gmail.com]
Sent: Tuesday, September 09, 2014 3:34 PM
To: Oswald, Hank
Subject: Re: B14003097 - Floor Plans

Hank,

Sorry. That was actually supposed to be a shower, not bathtub in the bathroom next to the office. We want to have an area to clean the dogs with a detachable shower head, no bathtub. Is that ok? Do I need to get the plans changed by the architect or can we hand draw that in? Let me know, thanks.

Kate Crosen

443-745-9005

Sent from my iPhone

On Sep 9, 2014, at 1:34 PM, "Oswald, Hank" <hoswald@howardcountymd.gov> wrote:

Mike and Kate Crosen:

Upon review of the floor plans submitted on 9.8.14, the proposed floor plan layout is actual showing more than 4 bedrooms (by definition under Subtitle 8, Sec. 3.801 (b) Bedroom). The proposed office meets the criteria of a bedroom (please see attached doc regarding definition of a bedroom). Additionally, the septic system on this property is sized for only 4 bedrooms.

At this time, there are (3) options that may be utilized to redefine the proposed office space to a space other than a bedroom;

1.) Remove the bathtub in the adjacent bathroom or

2.) Make the entrance in to the office a 4 foot wide opening without doors or

3.) Build in a permanent book case around the room.

Should you have any questions, or wish to discuss this project, please contact me.

Respectfully,

Hank

Hank Oswald, L.E.H.S.

Howard County Health Department

Well & Septic Program

8930 Stanford BLVD

Columbia, MD 21045

410-313-1786

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<Subtitle 8 Sec 3 801 (b) Bedroom.pdf>

Howard County Health Department

Bureau of Environmental Health
8930 Stanford Boulevard, Columbia, MD 21045
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

September 8, 2014

KATE & MIKE CROSEN
14022 TRIADELPHIA MILL RD
DAYTON, MD 21036

Sent via email to: KATE.CROSEN@GMAIL.COM

RE: B14003097
14022 TRIADELPHIA MILL RD
DAYTON, MD 21036

KATE & MIKE CROSEN:

This letter is in response to building permit **B14003097**. The application describes garage conversion to an office, carport to mudroom, 1st floor sunroom, basement storage and 3 car garage addition. Upon review the submittal, the building permit did not include a copy of the floor plans of the existing house, proposed changes and plus garage addition.

Building permit approval is being placed on hold until floor plans have been forwarded to the Health Department for review. I may be reached at (410) 313-1786, if you would like to discuss the project.

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well & Septic Program

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, September 09, 2014 1:35 PM
To: 'KATE.CROSEN@GMAIL.COM'
Subject: B14003097 - Floor Plans
Attachments: Subtitle 8 Sec 3 801 (b) Bedroom.pdf

Mike and Kate Crosen:

Upon review of the floor plans submitted on 9.8.14, the proposed floor plan layout is actual showing more than 4 bedrooms (by definition under Subtitle 8, Sec. 3.801 (b) Bedroom). The proposed office meets the criteria of a bedroom (please see attached doc regarding definition of a bedroom). Additionally, the septic system on this property is sized for only 4 bedrooms.

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2.) Make the entrance in to the office a 4 foot wide opening without doors or
3.) Build in a permanent book case around the room.

Should you have any questions, or wish to discuss this project, please contact me.

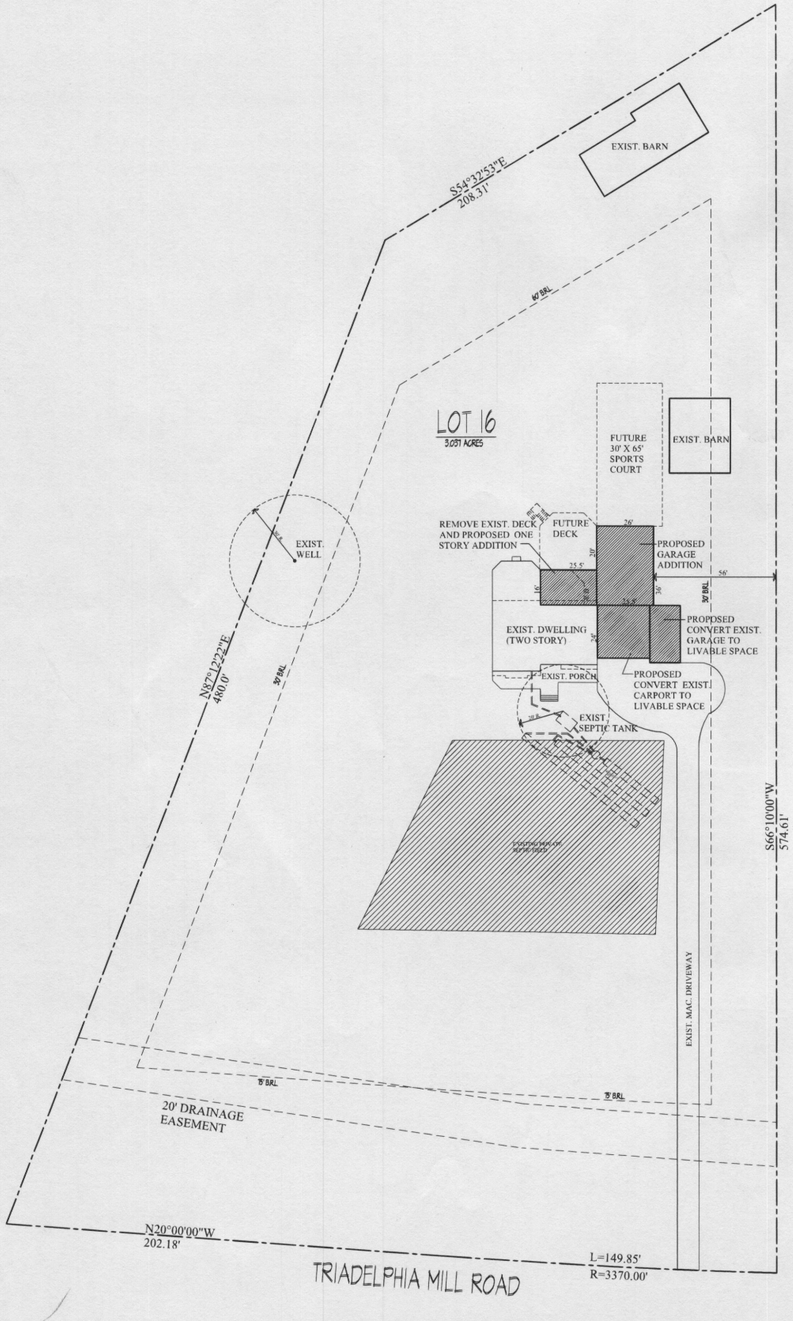
Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
8930 Stanford BLVD
Columbia, MD 21045
410-313-1786
410-313-2648 (Fax)

CROSEN ADDITION

JULY 23, 2014 - PERMIT SET



14022 TRIADELPHIA MILL ROAD
DAYTON, MARYLAND 21036
HOWARD COUNTY
MAP 27/PARCEL 128/GRID 24
TRIADELPHIA MILL FARMS
SCALE: 1"=30' DATE: JULY 23, 2014

SITE PLAN

1. TABLE R301.5 LIVE LOAD MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT) SHALL CONFORM TO THE FOLLOWING:

USE	LIVE LOAD	DEAD LOAD	TOTAL
ROOF TRUSSES	30	10 (top &bottom)	50
RAFTERS	30	10	40
ATTICS WITHOUT STORAGE [b]	10	5	15
ATTICS WITH LIMITED STORAGE [b,g]	20	10	30
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	10	40
BALCONIES (EXTERIOR) AND DECKS [e]	40	10	50
FIRE ESCAPES	40	10	50
GUARDRAILS AND HANDRAILS [d]	200 [h]		
GUARDRAIL IN-FILL COMPONENTS [f]	50 [h]		
PASSENGER VEHICLE GARAGES [a]	50	50	100
ROOMS OTHER THAN SLEEPING ROOMS	40 [a]	10	50
SLEEPING ROOMS	30	10	40
STAIRS	40 [c]	20	60

GROUND SNOW LOAD: 30PSF
ASSUMED SAIL BEARING CAPACITY: 2000 PSF
WIND SPEED: 90 MPH
SEISMIC DESIGN CATEGORY: B

a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
b. Uninhabitable attics without storage are those where the maximum clear height between joists and rafters is less than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches high by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
d. A single concentrated load applied in any direction at any point along the top.
e. See Section R502.2.2 for decks attached to exterior walls.
f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
g. Uninhabitable attics with limited storage are those where the maximum clear height between joists and rafters is 42 inches or greater, or where
there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses.
The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met.
1. The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is a minimum of 30 inches.
2. The slopes of the joists or truss bottom chords are no greater than 2 inches vertical to 12 units horizontal.
3. Required insulation depth is less than the joist or truss bottom chord member depth.
The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 lb/ft2.
h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

ADOPTED CODES

BUILDING: 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
MECHANICAL: 2012 INTERNATIONAL MECHANICAL CODE (IMC)
ELECTRICAL: 2011 NATIONAL ELECTRICAL CODE (NEC)
PLUMBING: 2012 INTERNATIONAL PLUMBING CODE (IPC)
ENERGY: 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
FIRE: 2012 INTERNATIONAL FIRE CODE (IFC)
2012 INTERNATIONAL FUEL GAS CODE (IFGC)
ENERGY COMPLIANCE: PRESCRIPTIVE APPROACH

DRAWING INDEX

SQ. FOOTAGE

BASEMENT	422
FIRST FLOOR SUNROOM	411
FIRST FLOOR CARPORT TO MUD ROOM	576
FIRST FLOOR GARAGE TO OFFICE	364
SECOND FLOOR	0
TOTAL ADDITION/RENOVATION	1773
EXISTING TOTAL	4114
NEW GARAGE	936

JB HOME DESIGN, LLC
9416 CONCORD COURT
BALTIMORE, MARYLAND 21234
OFFICE (410) 599-4587
FAX (410) 663-4069
EMAIL: JON@JBHOMEDESIGN.COM

GENERAL CONSTRUCTION NOTES:

1.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSION INFORMATION. NEVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER BEFORE PROCEEDING WITH FABRICATION OF STAIRS, ROOF AND/OR FLOOR TRUSSES.

2.
WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, SPECS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.

3.
PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES.

4.
ALL CLOSETS ARE TO HAVE THE SAME FINISH AS THE ADJOINING ROOM UNLESS OTHERWISE NOTED.

5.
PROVIDE 22 1/2" X 30" ATTIC ACCESS WITH SWITCHED LIGHT, UNLESS OTHERWISE NOTED.

6.
PROVIDE PLUMBING FIXTURE ACCESS PANEL AT EACH TUB AND SHOWER ENCLOSURE AS REQUIRED BY LOCAL JURISDICTION.

7.
PROVIDE HANDRAILS 30"-38" ABOVE NOSINGS ON ALL STAIRS WITHREE OR MORE RISERS. RETURN RAILS TO WALL OR NEWEL. REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIR. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC. 30" OR MORE ABOVE GRADE OR FLOOR BELOW. GUARDS SHALL BE MIN. 36" HIGH AND HAVE CLOSURES SPACED TO PEVENT PASSAGE OF A 4" SPHERE.

8.
PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEAD AND CHASE. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED PROVIDE 1/2" G.B. DRAFTSTOPPING, NOT TO EXCEED 500 S.F.

9.
PROVIDE A MINIMUM OF TWO 2X4 DIAGONAL BRACES AT APPROX. 45 DEGREE ANGLE AT MID-POINT OF SPAN FROM BOTTOM CHORD TO RIDGE OF ROOF TRUSSES. INSTALL OTHER BRACES AS REQUIRED BY THE TRUSS MANUFACTURER'S SHOP DRAWINGS AND IN COMPLIANCE WITH HIB 91 SUPPLIED BY MANUFACTURER.

10.
PROVIDE A MINIMUM OF 6'-4" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 8 1/4"AND TREADS SHALL BE AT LEAST 9" WITH 1" NOSING.

11.
PROVIDE SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1/300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD BAFFLES IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW.

12.
MECHANICAL, PLUMBING, AND ELECTRICAL CONSTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.

13.
ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, CEILINGS, WINDOWS, DOOR FLANGES, AND JAMBS.

14.
SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.

15.
SLOPE ALL STOOPS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLANS.

16.
ALL DESIGNS FOR MANUFACTURED FLOOR JOISTS, RAFTERS, AND TRUSSES SHALL BE CERTIFIED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDATIONS. SUBMIT ALL SHOP DRAWINGS AND PRODUCT SUBMITTALS TO ARCHITECT FOR APPROVAL.

17.
CHIMNEYS SHALL EXTEND A MINIMUM OF 2' ABOVE ANY ROOF STRUCTURE WITHIN 10 FEET, BUT NOT LESS THAN 3' AT POINT OF ROOF PENETRATION.

18.
FLOOR JOISTS/TRUSSES AND ROOF TRUSSES SHALL ALIGN WITH BEARING STUDS +/- 1".

19.
PRIVATE GARAGES SHALL BE SEPARATED FROM DWELLING AND ATTIC WITH 1/2" GYPSUM BOARD ON GARAGE SIDE. PROVIDE ONE-HOUR RATED SEPARATION BETWEEN GARAGE AND LIVING SPACES OVER OR IN ACCORDANCE WITH SPECIFIC REQUIREMENTS OF THE LOCAL JURISDICTION.

20.
PROVIDE MINIMUM 4" STEP DOWN INTO GARAGE FROM DWELLING.

SPECIFICATIONS:

1.0
GENERAL CONDITIONS

1.01
CONSTRUCTION SHALL COMPLY WITH THE LATEST ADDITION OF INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE AND TWO FAMILY DWELLINGS 2012 AND ALL APPLICABLE LOCAL CODES AND AMENDMENTS.

1.01.1
ALL CONSTRUCTION SHALL BE CLASSIFIED AS 'USE GROUP R-3, TYPE 5-B CONSTRUCTION' WHEN REVIEWED UNDER IRC 2012

1.02
DIMENSIONS GIVEN ON SCHEDULES ARE NOMINAL. GENERAL CONTRACTORS AND MANUFACTURERS ARE TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.

1.03
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.

1.04
MINIMUM UNIFORMLY DISTRIBUTED DESIGN LIVE LOADS

ROOF:	30 PSF	SNOW LOADS:	
SLEEPING FLOORS/ATTICS:	30 PSF	ROOF:	12.6 PSF
LIVING FLOORS :	40 PSF	GROUND:	30.0 PSF
EXTERIOR DECKS:	60 PSF	FLAT ROOF:	14.0 PSF
STAIRS:	40 PSF	EXP. FACTOR:	0.01
GARAGE SLABS:	50 PSF	IMPORT FACTOR:	1.0

ATTIC AREAS, UNINHABITABLE
INACCESSIBLE: 10 PSF
ACCESSIBLE: 20 PSF
WIND LOAD: 20 PSF
FLUID PRESSURE: 30 PCF MAXIMUM
LOADS GREATER THAN 30 PCF REQUIRE FOUNDATION WALLS TO BE ENGINEERED.
SOIL BEARING: 2000 PSF(ASSUMED)
GUARD RAILS: 200# AT ANY POINT IN ANY DIRECTION.

SITE WORK

2.01
EXCAVATION SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON SOFT OR FROZEN MATERIAL.

2.02
MINIMUM SOIL BEARING CAPACITY IS ASSUMED TO BE 2000 PSF AT ALL WALL AND PIER FOOTINGS. IT IS THE OWNERS RESPONSIBILITY TO VERIFY THAT THE ABOVE BEARING CAPACITY IS OBTAINABLE, OR TO NOTIFY THE ARCHITECT IF SPECIAL DESIGN IS REQUIRED.

2.03
BACKFILL AND COMPACTION. USE ONLY CLEAN EARTH CONTAINING NO ORGANIC MATTER, GRADED WITH POSITIVE SLOPE. FILL BENEATH STRUCTURE SHALL BE COMPACTED TO 90% DENSITY AS PER ASTM D1557 METHOD D.

2.04
PROVIDE 4" MINIMUM CONTINUOUS DRAIN TILE AROUND PERIMETER OF BASEMENT FOUNDATION - LOCATION TO BE DETERMINED BY LOCAL CODES FOR INSIDE OR OUTSIDE OF FOUNDATION. PROVIDE UNDER SLAB VENTING AS REQUIRED BY LOCAL JURISDICTION.

CONCRETE

3.01
CONCRETE WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE STANDARD 318-LATEST EDITION

3.02
CONCRETE FOOTINGS SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI (UNLESS OTHERWISE NOTED.)

3.03
ALL INTERIOR CONCRETE SLABS SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.

3.04
REINFORCING RODS: ASTM A-615 GRADE 60 AND A-305 MESH: 6X6 - 1.4/1.4 MWF ASTM A-185. REINFORCING IN FOOTINGS IS REQUIRED WHERE VARIATIONS IN SOIL CONDITIONS MAY EXIST.

3.05
ALL INTERIOR CONCRETE SLABS 30 FEET OR MORE IN ANY DIMENSION SHALL HAVE WWF, CONTROL JOINTS, OR FIBER REINFORCEMENT.

3.06
VAPOR BARRIER UNDER ALL SLABS: 6 MIL POLYETHYLENE, LAP ALL EDGES 6", LAY OVER 4" GRAVEL BED.

3.07
EXTERIOR CONCRETE SLABS: 5% TO 7% AIR ENTRAINED AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.

3.08
FOUNDATION WALLS: ANY POURED IN PLACE WALLS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. (SEE 4.01)

3.09
THE BOTTOM OF ANY FOOTING SHALL BE A MINIMUM OF 2'-0" BELOW FINISHED GRADE.

MASONRY

4.01.0
THE MAXIMUM VERTICAL DISTANCE OF UNBALANCED FILL MEASURED FROM THE TOP OF THE LOWER LEVEL FLOOR SLAB TO THE OUTSIDE FINISHED GRADE SHALL NOT EXCEED THE FOLLOWING: HEIGHTS ARE FOR UNREINFORCED WALLS WHERE UNSTABLE SOIL OR GROUND WATER CONDITIONS DO NOT EXIST.

TYPE OF WALL	HEIGHT OF FILL
8" C.M.U. (HOLLOW)	4'-0"
12" C.M.U. (HOLLOW)	6'-0"
8" POURED CONCRETE	7'-0"

HEIGHTS MAY BE INCREASED WITH THE APPROVAL OF THE LOCAL JURISDICTION, OR REINFORCING.

4.01.1
WALLS OVER 7'-0" OR ON UNSTABLE SOIL SHALL BE ENGINEERED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

4.02
CONCRETE MASONRY UNITS SHALL BE MANUFACTURED TO MEET ASTM C-90 GRADE A SOLID BLOCK OR ASTM C-145 GRADE B STANDARDS AND BE 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSION STRENGTH OF BLOCK TO BE 2000 PSI.

4.03
PARGING OVER CMU WALLS TO BE NOT LESS THAN 3/8" PORTLAND CEMENT PARGING FROM FOOTING TO FINISHED GRADE. PARGING AND POURED CONCRETE WALLS SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE BELOW GRADE.

4.04
EXTREME CARE AND PROPER MEASURES SHALL BE USED SO AS NOT TO DAMAGE, BULGE, OR TIP WALL. SHORING, BRACING, ETC., SHALL BE EMPLOYED UNTIL THE FULL DEAD LOAD OF THE BUILDING IS ON THE WALLS.

4.05
MASONRY LINTELS: PROVIDE LIGHT WEIGHT PRE-CAST LINTELS NOT SPECIFICALLY CALLED OUT FOR ALL OPENINGS AND RECESSES IN CMU WALLS. PROVIDE (1) 4X8 LINTEL FOR EACH 4" OF WALL THICKNESS. REINFORCE EACH LINTEL WITH TWO #4 BARS AT TOP AND BOTTOM AND WITH #2 TIES SPACED 9" O.C., UNLESS OTHERWISE NOTED. PRECAST LINTEL TO HAVE MINIMUM 8" BEARING AT EACH END. SUCH LINTELS SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.

4.06
USE TYPE "M" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.

4.07
USE TYPE "S" MORTAR FOR EXTERIOR ABOVE-GRADE LOAD BEARING AND NON-LOAD BEARING WALLS, AND FOR OTHER APPLICATIONS WHERE ANOTHER TYPE IS NOT INDICATED.

4.08
MASONRY VENEER SHALL BE INSTALLED OVER 15# FELT OR APPROVED WATER REPELLENT SHEATHING. THROUGH-WALL FLASHING AND WEEPS SHALL BE PROVIDED AT ANY LOCATION WHERE INTERIOR SPACE PROJECTS BEYOND FACE OF THE VENEER, IE. BAY WINDOWS, OFF-SET CHIMNEYS, ETC.

4.09.0
IF APPLICABLE AND SHOWN IN THE DRAWINGS FOR ATTACHED DWELLINGS, MASONRY PARTY WALLS SHALL BE CONSTRUCTED OF CLASSIFICATION D-2, 8" CMU IN ACCORDANCE WITH UL-1405 TO PROVIDE 2-HOUR SEPARATION FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING. SEE 6.08.4.

4.09.1
BEAMS OR HEADERS BEARING ON MASONRY PARTY WALLS SHALL HAVE MIN. 4" MASONRY SEPARATION FROM ADJACENT DWELLING, AND SHALL BE FIRE CUT.

METALS

5.01
STRAP ANCHORS OR ANCHOR BOLTS SHALL BE IRC 2012 CODE AND BUILDING INSPECTOR APPROVED. MINIMUM (2) 1/2" #BOLTS PER SECTION OR PLATING 12" FROM EACH END WITH INTERMEDIATE BOLTS AT 6'-0" O.C. MAXIMUM, STRAP SPACING BY MANUFACTURER.

5.02
METAL JOIST HANGERS (STANDARD WOOD LEDGER) SHALL BE USED WHERE REQUIRED AT JOISTS WITHOUT DIRECT BEARING AND BE 18 GA. GALVANIZED STEEL. USE ALL NAILS SPECIFIED BY THE MANUFACTURER.

5.03
NAILS: USE NUMBER AND TYPE FOR EACH APPLICATION AS CALLED FOR IN THE IRC 2012 CODE OR MANUFACTURER'S RECOMMENDED STANDARDS.

5.04
VENEER TIES SHALL BE 1" WIDE, 22 GA, GALVANIZED STEEL INSTALLED 24" O.C. HORIZONTALLY AND 16" O.C.VERTICALLY.

5.05.0
STEEL LINTELS FOR ALL OPENINGS AND RECESSES IN BRICK OR BRICK FACED MASONRY WALL NOT SPECIFICALLY DETAILED. PROVIDE (1) STEEL ANGLE FOR EACH 4" OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM 8" BEARING AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2:, UNLESS OTHERWISE SHOWN.

5.05.1
LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):

L-1	3 1/2"X3 1/2" X 5/16"	STEEL ANGLE UP TO 3' OPG.
L-2	4"X3 1/2" X 5/16"	STEEL ANGLE 3' TO 5' OPG.
L-3	5"X3 1/2" X 3/8"	STEEL ANGLE 5' TO 6'-6" OPG.
L-4	6"X3 1/2" X 1/2"	STEEL ANGLE UP TO 9' OPG.
L-5	6"X4"X5/8"	STEEL ANGLE UP TO 10' OPG.
L-6	8"OR 9"X4"X9/16"	STEEL ANGLE 16' GARAGE DOOR OPG.

LINTELS SHOWN SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.

5.05.2
ALL STEEL ANGLES IN MASONRY WALLS ARE TO BE FLASHED AND PAINTED.

5.05.3
PAINT ALL EXTERIOR FERROUS OR GALVANIZED METALS EXCEPT COMPLETELY PRE-FINISHED FACTORY ITEMS.

5.06
ADJUSTABLE STEEL COLUMNS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED BY IRC 2012 CODE STANDARDS.

WOOD

6.01
ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE "CONSTRUCTION MANUAL" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.

6.02
PRESSURE TREATED WOOD IS TO MEET AMERICAN WOOD PRESERVES INSTITUTE STANDARD LP-2 OR LP-4.

6.03.0
JOISTS AND GIRDERS: SEE PLANS FOR SIZE, SPACING AND MINIMUM GRADE AND SPECIES. HEM FIR AND SPRUCE-PINE-FIR (SPF) SHALL BE NORTHERN SPECIES ONLY.

6.03.1
PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER 5'-0" IN LENGTH UNLESS MANUFACTURED JOIST SYSTEM HAS BEEN SPECIFIED.

6.03.2
WHEN LAMINATED BEAMS ARE SPECIFIED ON THE DRAWINGS AS LVL OR PSL, THEY ARE INTERCHANGEABLE. (MIN. Fb=2800 PSI)

6.04.0
BEARING WALL STUDS: MINIMUM SPF STUD GRADE (Fb=675 PSI MIN.), KD OR BETTER.

6.04.1
EXTERIOR WALLS, INTERIOR BEARING WALLS AND WALLS BACKING-UP CERAMIC TILE SHALL BE 2X4 STUDS 16" O.C. UNLESS OTHERWISE NOTED.

6.04.2
INTERIOR NON-BEARING WALLS MAY BE SPF #2 2X4 STUDS, 24" O.C.

6.05
LATERAL WALL BRACING SHALL BE EITHER AN APPROVED METAL "LET-IN" TYPE, WOOD 1X6, OR APPROVED STRUCTURAL SHEATHING INSTALLED AT THE END OF EACH WALL AND AT LEAST EVERY 25' INTERVALS AT EACH STORY. PROVIDE (1) ROW OF WOOD BLOCKING AT MID HEIGHT IN ALL BEARING WALLS AND STUD POSTS.

6.06
RAFTERS - SEE PLANS FOR SIZE, SPACING, MINIMUM GRADE AND SPECIES.

6.07.0
DESIGN, FABRICATION AND INSTALLATION OF TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE TPI-82.

6.07.1
BRACING OF WOOD TRUSSES TO BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE, INC. PUBLICATION BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS HIB-91.

6.08.0
PLYWOOD: ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THAT TYPE, GRADE AND SPECIES OF WOOD, AND SHALL BE IDENTIFIED BY AN APPROVED TESTING AGENCY.

6.08.1
PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED TO JOISTS IN ACCORDANCE WITH APA RECOMMENDATIONS. LEAVE 1/16" SPACE AT ALL EDGES FOR EXPANSION.

6.08.2
PLYWOOD ROOF SHEATHING SHALL BE INSTALLED WITH PANEL CLIPS (1 PER BAY.) LEAVE 1/16" SPACE AT PANEL ENDS.

6.08.3
REFERENCE TO NOMINAL THICKNESS SHALL MEAN THE FOLLOWING ACTUAL THICKNESS AND SPECIFICATIONS
3/4" = 23/32" APA RATED STURDI-FLOOR 24 O.C. EXPOSURE
5/8" = 19/32" APA RATED STURDI-FLOOR 24 O.C. EXPOSURE
1/2" = 15/32" APA RATED SHEATHING 32/16 EXPOSURE
7/16"= 7/16" RATED SHEATHING (OSB) 24/16, EXPOSURE

6.08.4
FOR ATTACHED DWELLINGS, PROVIDE FIRE RESISTANT TREATED (F.R.T.) ROOF SHEATHING 4-FEET EACH SIDE OF PARTYWALL CENTERLINE. PLYWOOD SHALL BE CERTIFIED NOT TO CAUSE ACID HYDROLYSIS AT MOST CONDITIONS AT TEMPERATURE BELOW 40 DEGREES F. ALTERNATIVES TO THE USE OF F.R.T. SHALL ONLY BE AS APPROVED BY THE LOCAL JURISDICTION. THE INSTALLATION OF AN APPROVED FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFIPA 13D MAY ALLEVIATE THE NEED FOR F.R.T. IN CERTAIN JURISDICTIONS - VERIFY WITH BUILDING CODE OFFICIAL.

6.09
ALL WOOD LESS THAN 8" FROM GRADE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE CCA 40 PRESSURE TREATED.

6.10
NOTCHES IN TOP OR BOTTOM OF A JOIST SHALL NOT EXCEED 1/6 OF DEPTH AND SHALL NOT OCCUR IN CENTER THIRD OF SPAN.

6.11
HOLES BORED IN A JOIST SHALL NOT BE WITHIN 2" OF TOP OR BOTTOM, AND SHALL NOT EXCEED 1/3 THE DEPTH.

6.12
UNLESS NOTED ELSEWHERE ON THESE DRAWINGS, STRUCTURAL WINDOW AND DOOR HEADERS SHALL BE MIN. SPF NO.2 (Fb = 875 PSI) AND BE THE FOLLOWING SIZES.

SUPPORTING	MAX. OPENING	HEADER
ROOF	5'-0"	2-2X8
	6'-6"	2-2X10
	8'-0"	2-2X12
ROOF + 1 STORY	4'-0"	2-2X8
	6'-0"	2-2X10
	7'-0"	2-2X12
ROOF + 2 STORIES	4'-0"	2-2X10
	5'-0"	2-2X12

FOR OPENINGS GREATER THAN THOSE NOTED, CONSULT THE ARCHITECT OR ENGINEER IF NOT NOTED ON DRAWINGS.

THERMAL & MOISTURE PROTECTION

7.01.0
DAMPPROOFING: APPLY (1) COAT OF ASPHALT EMULSION TO EXTERIOR OF ALL BELOW GRADE WALLS AT BASEMENT CONDITIONS. WHEN HABITABLE SPACE OCCURS BELOW GRADE, PROVIDE WATERPROOFING MEMBRANE, AQUEOUS BASED ELASTOMERIC, VINYL ACRYLIC MASTIC, 35 MIL MIN. THICKNESS, OR OTHER APPROVED EQUAL.

7.01.1
SLAB VAPOR BARRIER: 6 MIL POLYETHYLENE SHEET WHERE NOTED ON DRAWINGS. OVERLAY ALL EDGES 6'.

7.02
SILL SEALER: 1/2"X 5 1/2" COMPRESSIBLE FIBERGLASS BENEATH ALL EXTERIOR SILL PLATES, OR OTHER APPROVED SILL SEALER.

7.03
PROVIDE APPROVED CORROSION - RESISTIVE FLASHING AT THE INTERSECTIONS OF MASONRY AND WOOD FRAME CONSTRUCTION, OVER PROJECTING WOOD TRIM, WHERE DECKS, PORCHES, ETC. ATTACH TO WOOD FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS; AT CHIMNEY AND ROOF INTERSECTIONS; IN ROOF VALLEYS; AT ALL ROOF PENETRATIONS; AND AT WALL OPENINGS IF RECOMMENDED BY WINDOW AND DOOR MANUFACTURER.

7.04.0
UNLESS OTHERWISE SPECIFIED ON DRAWINGS PROVIDE AND INSTALL THERMAL INSULATION AS FOLLOWS:

7.04.1
SEE TABLE R402.1.1 -INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT SHEET A-8B

7.05
ROOFING: UNLESS NOTED OTHERWISE, ROOFING SHALL BE MIN. 30 YEAR CLASS "C" FIBERGLASS BASED ASPHALT SHINGLES OVER 15 POUND FELT. EAVE FLASHING TO A POINT 24" INSIDE OF INTERIOR FACE OF WALL LINE MAY BE ALSO INSTALLED AT THE

7.06
WALL SHEATHING: AS SHOWN ON DRAWINGS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

7.07
SIDING MATERIAL: AS SHOWN ON DRAWINGS AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

7.08
GUTTERS AND LEADERS: .032" PREFINISHED ALUMINUM GUTTERS WITH .024" PREFINISHED ALUMINUM LEADERS. LEAD TO CONCRETE SPLASH BLOCKS OR AS REQUIRED.

DOORS AND WINDOWS

8.01
ALL INTERIOR DOORS, EXCEPT CLOSETS LESS THAN 10 S.F., SHALL BE MIN. 2'-0" IN WIDTH.

8.02
EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW PROVIDING 5.7 S.F. OF NET CLEAR OPENING WITH A SILL HEIGHT NOT MORE THAN 44" A.F.F.

8.03
SAFETY GLAZING (TEMPERED) SHALL BE PROVIDED IN
SLIDING GLASS DOORS,
SHOWER AND TUB ENCLOSURES AND WINDOWS WITHIN 6 FEET OF TUB,
SIDELIGHTS,
FIXED PANELS GREATER THAN 9 S.F., WITHIN 18" A.F.F. OR WITHIN 36" OF A WALKING SURFACE.
GLAZING WITHIN 12" OF A STAIR RAILING

8.04
PROVIDED SELF-CLOSING DOOR BETWEEN DWELLING AND GARAGE. DOOR SHALL BE 1 3/4" THICK SOLID WOOD OR INSULATED STEEL W/ MIN. 20 MIN. RATING.

FINISHES

9.01.0
DRYWALL: 1/2" TAPERED EDGE GYPSUM BOARD APPLIED, TAPED, AND FINISHED IN ACCORDANCE WITH GYPSUM ASSOCIATION GA-216 AND ASTM C-840.

9.01.1
5/8" OR 1/2" GYPSUM BOARD IS TO BE USED TO COMPLETELY SEPARATE GARAGE FROM LIVING AREA, APPLIED ON GARAGE SIDE PER THE PLANS, OR IN MANOR ACCEPTABLE TO LOCAL JURISDICTION. (SEE GENERAL CONSTRUCTION NOTE #19)

9.01.2
PROVIDE RATED ASSEMBLIES AS DETAILED IN THE DRAWINGS FOR PARTYWALLS OR OTHER RATED WALLS OR FLOORS. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TESTING AGENCY'S REQUIREMENTS.

9.02
WHEN CERAMIC TILE IS USED, WATER RESISTANT GYPSUM BOARD 1/2" THICK, OR APPROVED EQUAL, IS REQUIRED AT TUB AND SHOWER SURROUNDS TO A HEIGHT OF 36" ABOVE TUB OR SHOWER PAN. GLASS MESH AND CEMENT BOARD IS AN ACCEPTABLE ALTERNATE.

9.03
PAINT (INTERIOR) UNLESS DIRECTED OTHERWISE:
CEILINGS: (1) COAT PRIMER, (1) COAT FLAT LATEX FINISH
WALLS: (1) COAT PRIMER, (1) COAT FLAT LATEX FINISH
TRIM: (1) COAT PRIMER, (1) COAT SEMI-GLOSS ENAMEL FINISH

9.04
PAINT (EXTERIOR) UNLESS DIRECTED OTHERWISE:
(1) TRIM: (1) COAT PRIMER, (1) COAT FINISH OR EXTERIOR GRADE EXTERIOR LATEX SEMI-GLOSS ENAMEL.

9.05
CERAMIC TILE:
WALLS: GLAZED MOSAIC TILE OVER WATER RESISTANT GYPSUM BOARD OR GLASS MESH MORTAR UNITS. USE THIN SET ORGANIC ADHESIVE (ANSI A108.4) OVER GYPSUM BOARD AND DRY-SET LATEX PORTLAND MORTAR (ANSI A108.5) OVER CEMENT BOARD.
FLOORS: GLAZED MOSAIC TILE OVER MINIMUM 5/8" PLYWOOD UNDERLAYMENT, SCREWED 12" O.C. TO SUBFLOOR. USE EPOXY MORTAR AND GROUT APPLICATION (ANSI A118.3)

9.06
RESILIENT FLOORS: SHEET VINYL RESILIENT FLOORING, OVER 1/4" MIN. FIBERBORAD OR PLYWOOD UNDERLAYMENT.

SPECIALTIES

10.01
FIREPLACES: PRE-BUILT U.L. APPROVED, SELECTED BY THE OWNER AND INSTALLED ACCORDING TO CODE AND MANUFACTURER'S RECOMMENDATIONS, IF APPLICABLE.

10.02.0
TOILET AND BATH ACCESSORIES PER PLANS, OR BY OWNER.

10.02.1
MIRRORS: MIRROR QUALITY & SIZES PER PLANS, OR BY OWNER.

10.02.3
PROVIDE TWO TOWEL BARS FOR EACH FULL BATH, ONE PER POWDER ROOM.

10.02.4
PROVIDE EITHER SHOWER RODS 80" AFF OR TEMPERED OR SAFETY LAMINATE GLASS DOORS, PER OWNER.

MECHANICAL

15.01
HVAC AND PLUMBING CONTRACTORS SHALL COORDINATE ALL OPENINGS IN JOISTS, TRUSSES, ETC. WITH GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK. ALL WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL MECHANICAL AND PLUMBING CODES.

15.02
PROVIDE ONE DAMPERED REGISTER PER 900 SQUARE FOOT OF UNFINISHED BASEMENT SPACE.

15.03
PROVIDE EXHAUST FANS AT EACH BATH, AND VENT TO EXTERIOR OF HOUSE.

15.04
DETACHED DWELLINGS AND ALL ATTACHED DWELLINGS CONSTRUCTED IN THE STATE OF MARYLAND SHALL INCLUDE A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFIPA 13D.

15.05
ALL DUCTWORK THAT PENETRATES A RATED WALL OR FLOOR ASSEMBLY SHALL BE PROVIDED WITH FIRE DAMPERS.

15.06
ALL VENTS AND FLUES SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE TO ADJACENT WOOD FRAMING GREATER IF SPECIFIED BY MANUFACTURER.

15.07
ANY PIPING PASSING UNDER FOOTINGS OR THROUGH A FOUNDATION WALL OR SLAB SHALL BE PROVIDED WITH A SLEEVE TWO PIPE SIZES LARGER THAN THE SUBJECT PIPE.

15.08
PROVIDE OVERFLOW PANS AND DRAINS FOR WASHER AND/OR WATER HEATER WHEN LOCATED ON WOOD FLOOR SYSTEM.

15.09
PROVIDE HOSE BIBBS (FREEZE-PROOF OR WITH SHUT OFFS) AT FRONT AND REAR OF SINGLE FAMILY DWELLINGS.

15.10
PROVIDE 1 1/2" CONDENSATE LINE FROM WATER HEATER AND AIR HANDLER TO POSITIVE OUTFALL OR TO SUMP PUMP IF PROVIDED.

ELECTRICAL

16.01
WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2012 NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY, AND ALL APPLICABLE LOCAL REGULATIONS. FIXTURES AND APPLIANCES AS SELECTED BY THE OWNER.

16.02
ALL RECEPTACLES AT KITCHEN COUNTERS, VANITIES AND REFRIGERATOR TO BE 42" A.F.F. ALL OTHERS TO BE 13" A.F.F.

16.03
PROVIDE G.F.I. RECEPTACLES AT ALL WET LOCATIONS IN ACCORDANCE WITH N.E.C..

16.04
PROVIDE HARDWIRED SMOKE DETECTORS AT EACH FLOOR LEVEL WITHIN 10'-0" OF EACH SLEEPING AREA, NOT CLOSER THAN FOUR FEET FROM RETURN AIR INLETS. AUTOMATIC SPRINKLER SYSTEM REQUIRED AND MUST BE INSTALLED IN EVERY ONE AND TWO FAMILY DWELLING. SPRINKLER SYSTEM DESIGN, INSTALLATION, INSPECTION AND TESTING MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF 2012 IRC AND THE FIRE CODE.

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CONSTRUCTION NOTES
CONTENTS
SCALE: 1/4" = 1'-0"
DATE:
DRWN.
PRJT.NO.
CROSEN ADDITION
PROJECT TITLE:

ISSUE

SHEET NO.
CN=

EXIST. FRONT ELEVATION

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

EXIST. LEFT SIDE ELEVATION

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

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CONTENTS: EXIST. FRONT AND LEFT ELEVATIONS

SCALE: 1/4" = 1'-0" DATE: DRAWN: PRJT.NO.

PROJECT TITLE: CROSEN ADDITION

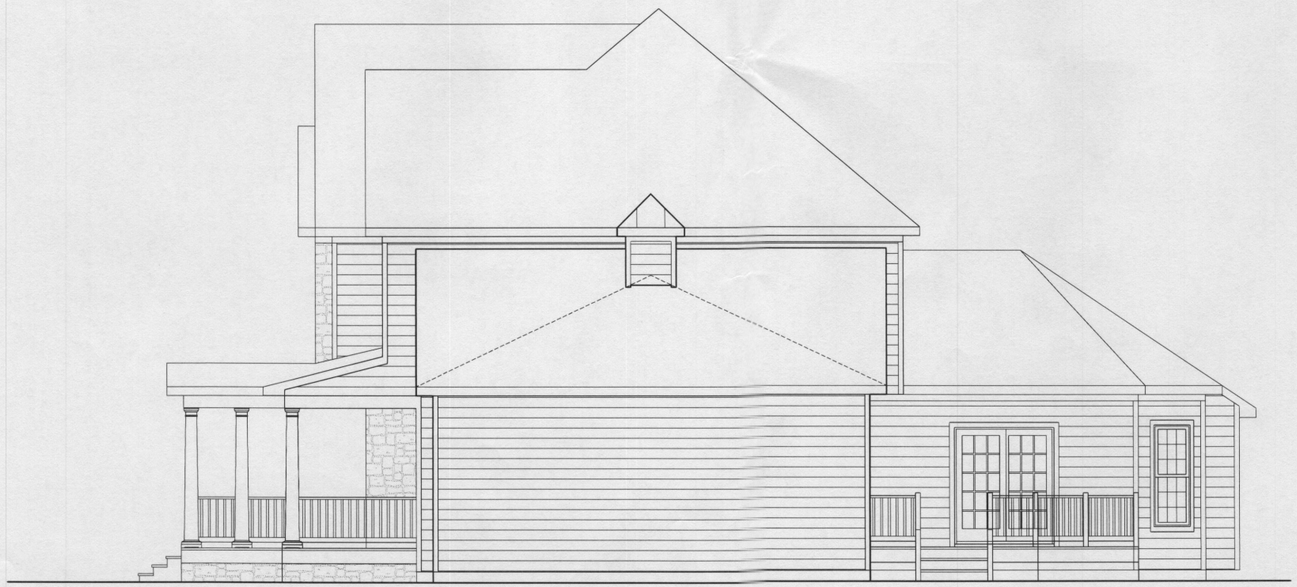
ISSUE
07/24/14 PERMIT/PRICING SET

SHEET NO.

EX-1

EXIST. REAR ELEVATION

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



EXIST. RIGHT SIDE ELEVATION

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

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CONTENTS: EXIST. REAR AND RIGHT ELEVATIONS

SCALE: 1/4" = 1'-0" | DATE: | DRWN. | PRJT.NO.

PROJECT TITLE: CROSEN ADDITION

ISSUE
07/28/14 PERMIT/PACKING SET

SHEET NO.

EX-2