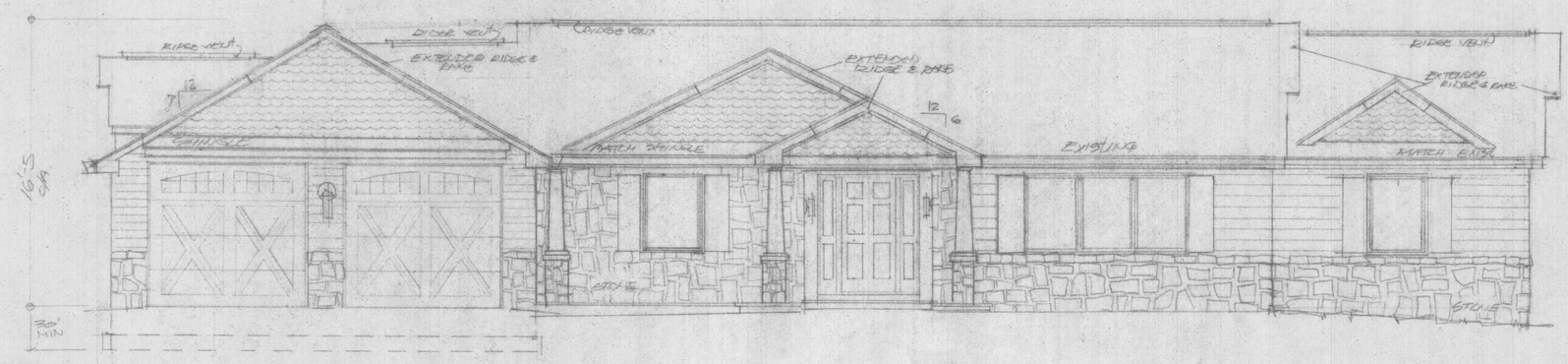
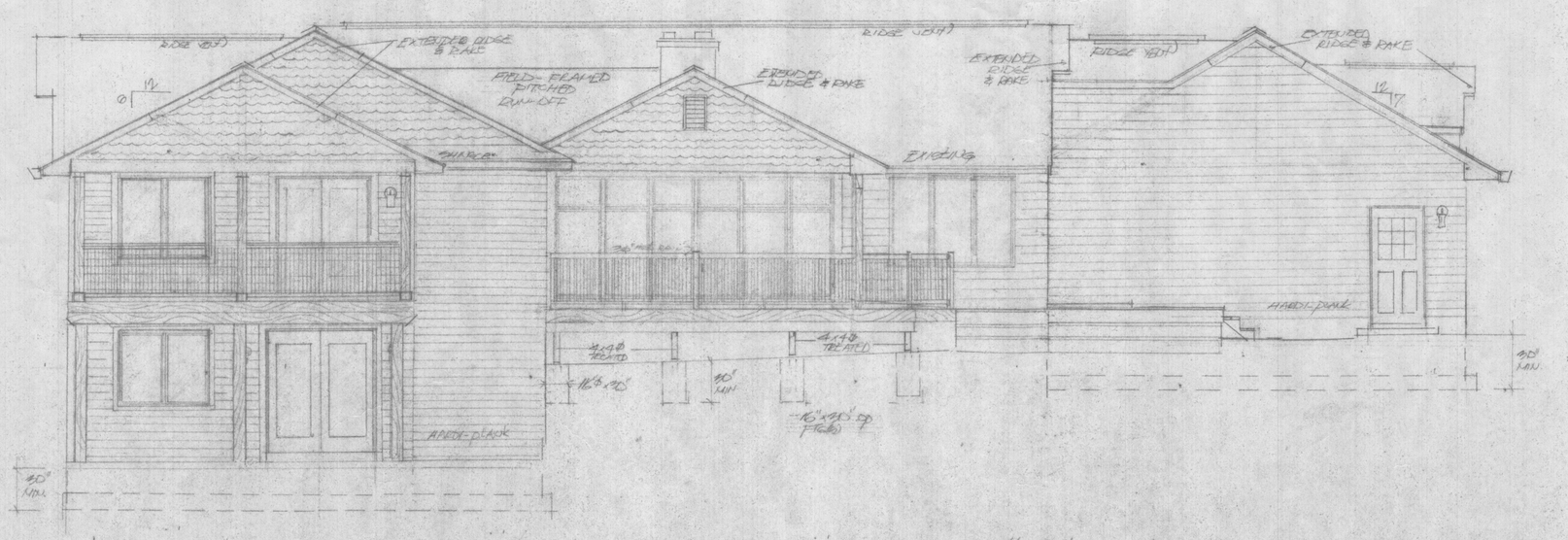


FRONT ELEVATION 1/4"=1'-0



REAR ELEVATION 1/4"=1'-0

12851 TRIDELPHIA ROAD
ELLICOTT CITY, MARYLAND 21042
MR & MS JAMES LAZARIS, OWNER(S)

- THIS STRUCTURE TO BE BUILT IN STRICT COMPLIANCE WITH GOVERNING CODES--- THAT OF CITY, COUNTY, STATE, NATIONAL.
- CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED LENGTHS ON DRAWINGS.
- DIMENSIONS ON PLAN ARE FOR ROUGH FRAMING---FINISHED ROOM SIZES WILL BE 1" LESS THAN THE INDICATED LENGTHS/ WIDTHS.
- DIMENSIONS MAY VARY ON ROOM SIZES DUE TO CODE COMPLIANCE, APPLIANCE CLEARANCES, & FRAMING VARIATIONS.
- STRUCTURAL & FRAMING MEMBERS ARE BASED ON LUMBER SPECIES THAT SATISFY THE SPAN INDICATED.
- STRUCTURAL MEMBERS NOT INDICATED TO BE SIZED BY THE CONTRACTOR.

THESE PLANS APPROVED THIS DATE-

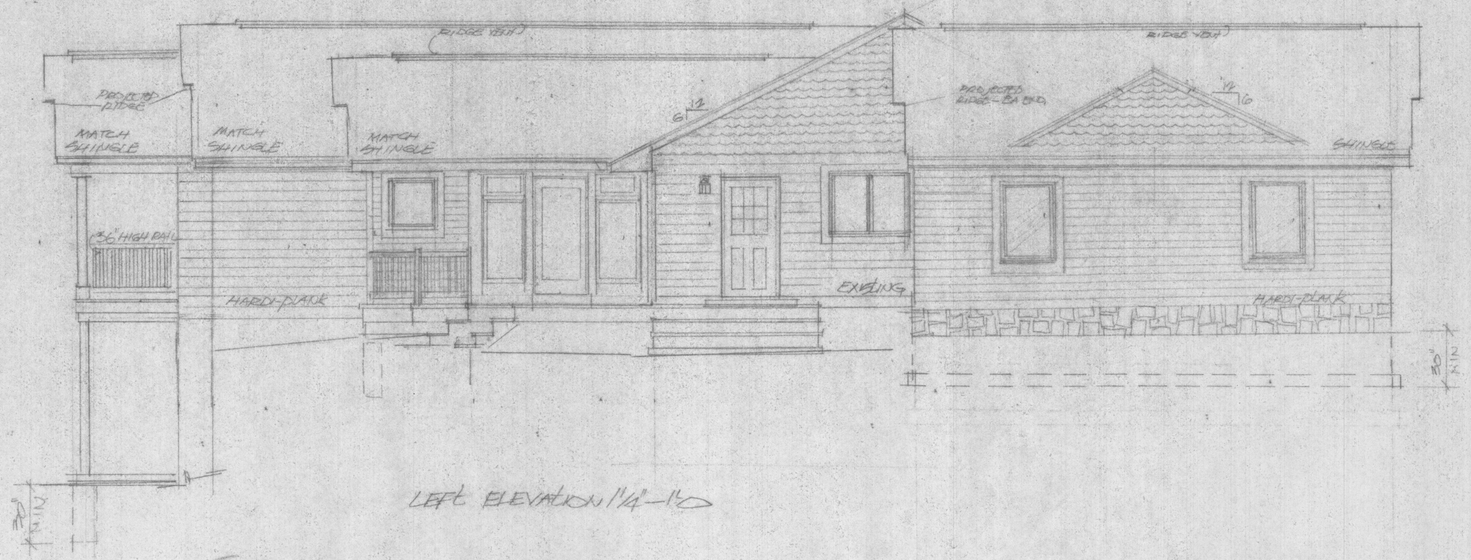
-OWNER-

BUILDER-

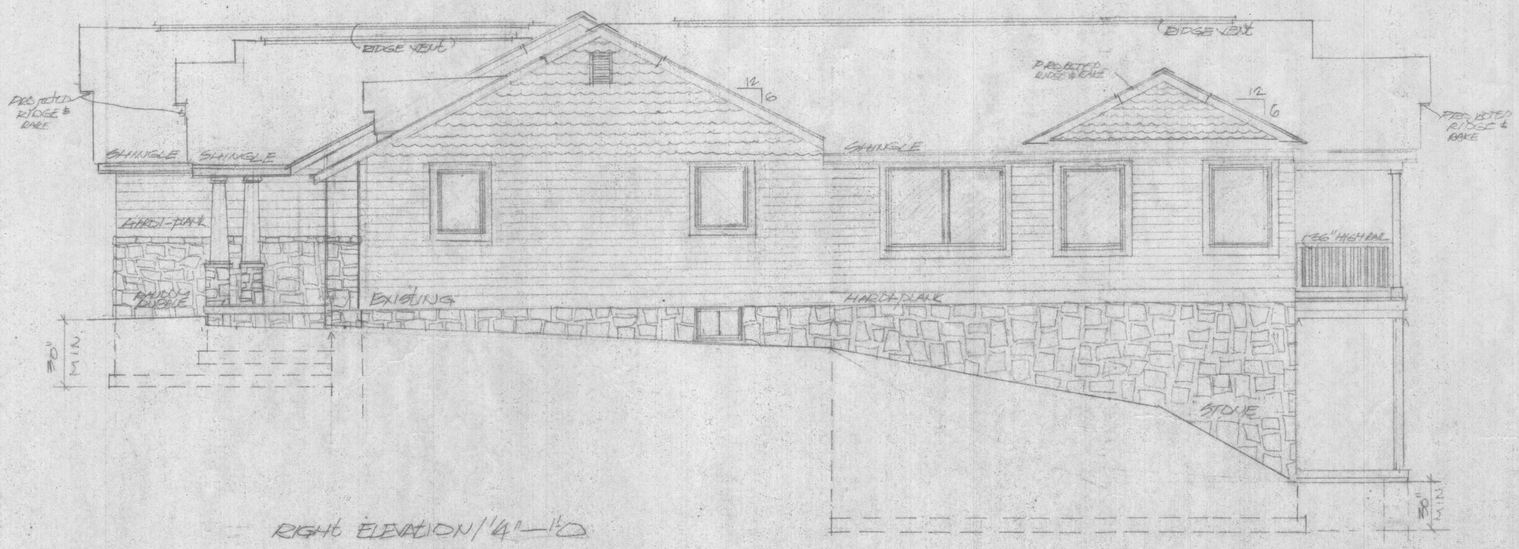
ADDITION & GARAGE TO THE RESIDENCE-
12851 TRIDELPHIA ROAD
ELLICOTT CITY, MD. 21042

ELEVATIONS
SCALE 1/4"=1'-0
MR & MS JAMES LAZARIS, OWNER(S)

A-1



LEFT ELEVATION 1/4"=1'0



RIGHT ELEVATION 1/4"=1'0

ADDITION & GARAGE to the RESIDENCE
1285 PHILADELPHIA ROAD
ELLICOTT CITY, MD. 21042

ELEVATION(S)
SCALE: 1/4"=1'0
MR & MRS. JAMES
LAZARUS, OWNER

A-2

NOTES:

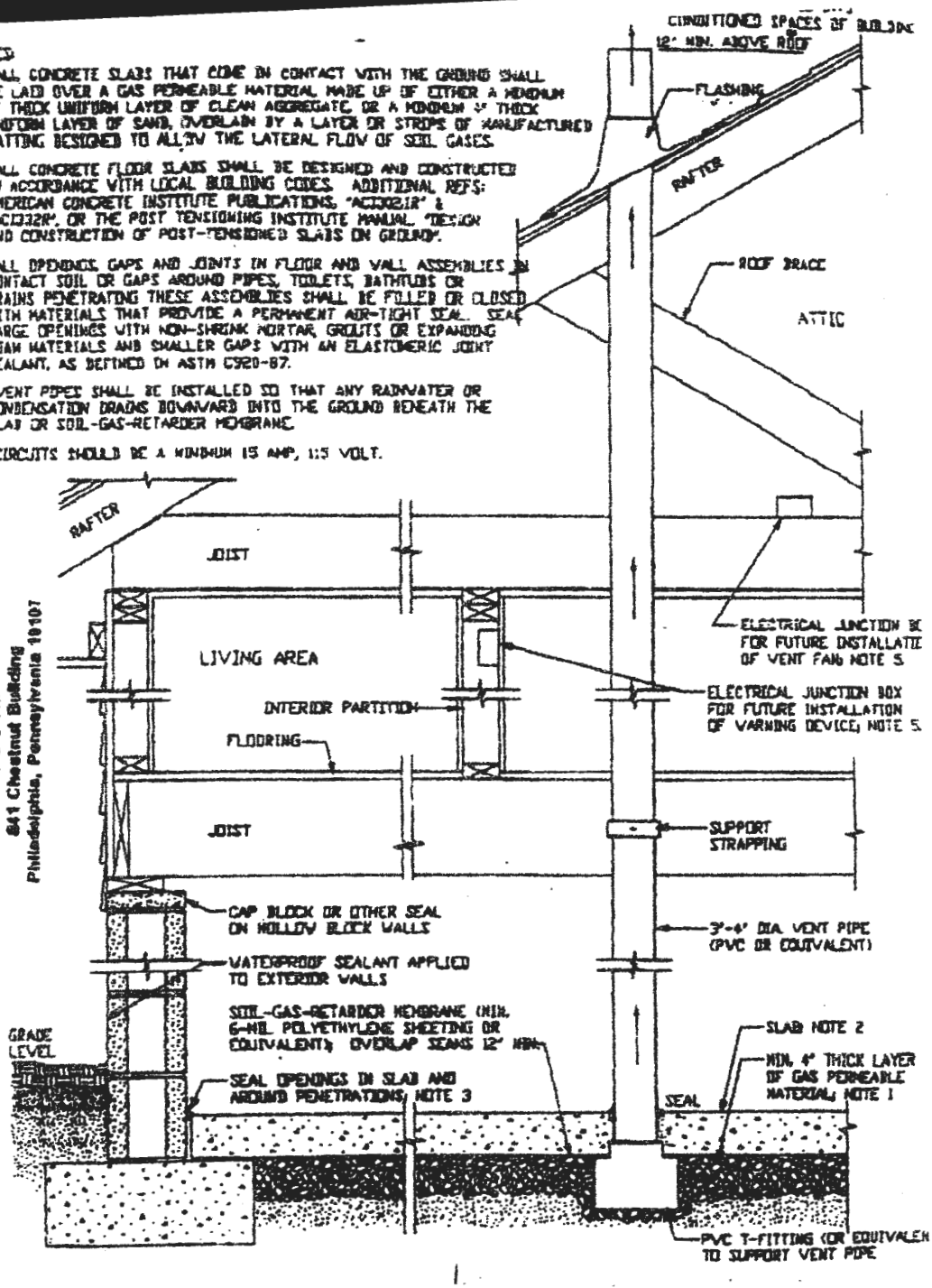
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

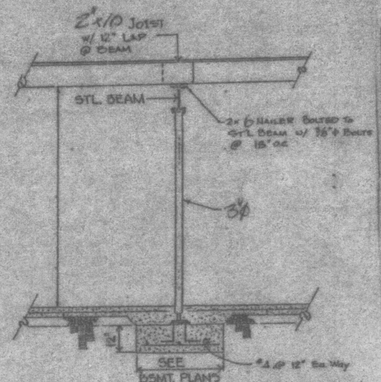
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.

4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.

5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



REGION III
841 Chestnut Building
Philadelphia, Pennsylvania 19107



BASEMENT STEEL POST

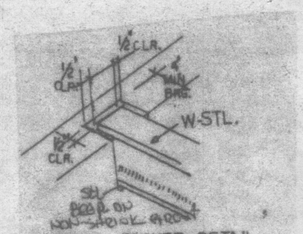
TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS[a]

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)	1,500[b]

For SI: 1 pound per square foot = 0.0479 kN/m².

a. When soil tests are required by Section R401.4, the allowable bearing capacities of the soil shall be part of the recommendations.

b. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.



BEAM POCKET DETAIL

ADJUSTABLE STEEL COLUMNS

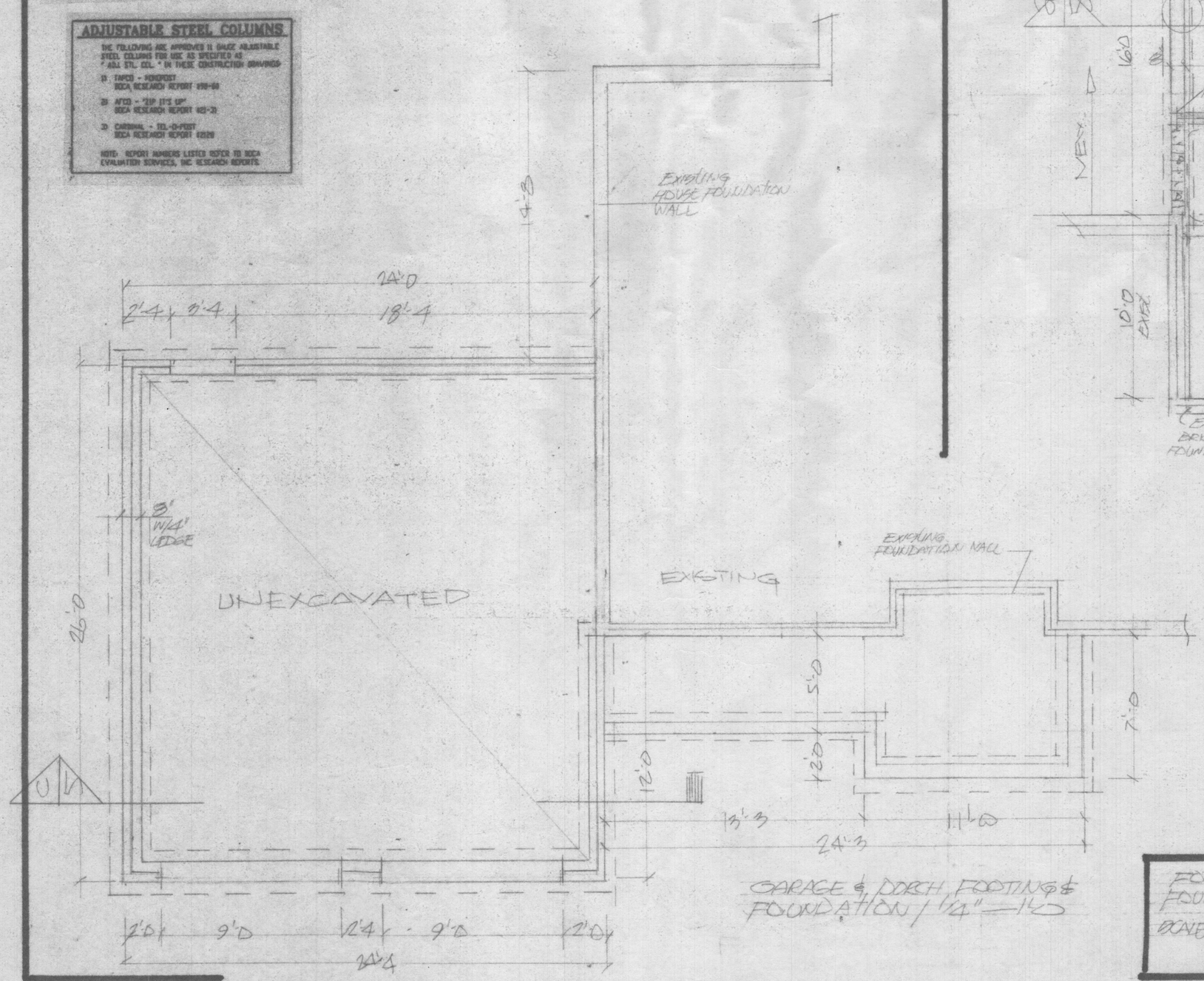
THE FOLLOWING ARE APPROVED 11 GAUGE ADJUSTABLE STEEL COLUMNS FOR USE AS SPECIFIED AS " ALL STL. COL. " IN THESE CONSTRUCTION DRAWINGS

1) TAPCO - POWERPOST
ICCA RESEARCH REPORT #90-60

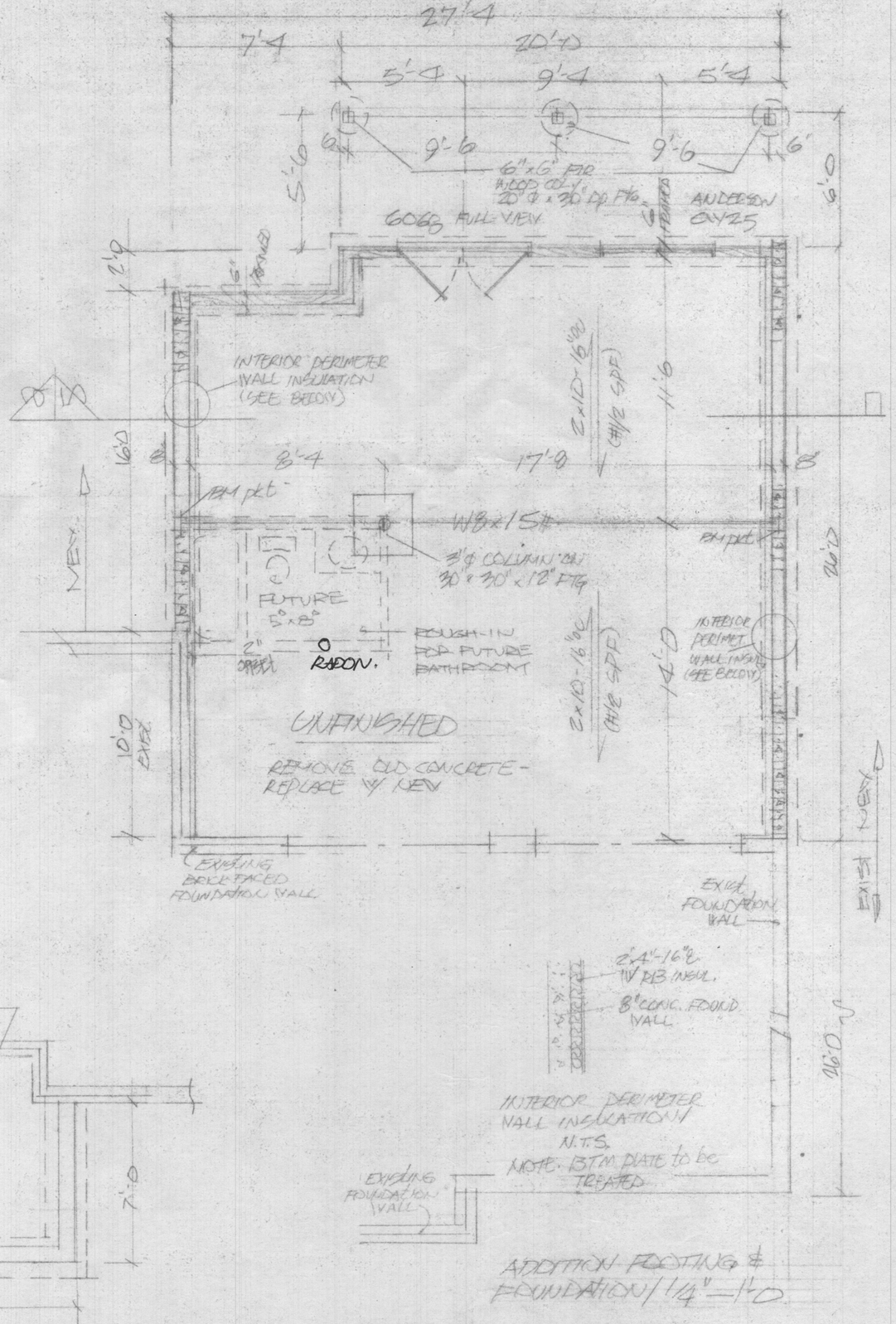
2) APCO - "ZIP IT'S UP"
ICCA RESEARCH REPORT #21-31

3) CARDINAL - TEL-O-POST
ICCA RESEARCH REPORT #2120

NOTE: REPORT NUMBERS LISTED REFER TO ICCA EVALUATION SERVICES, INC. RESEARCH REPORTS.



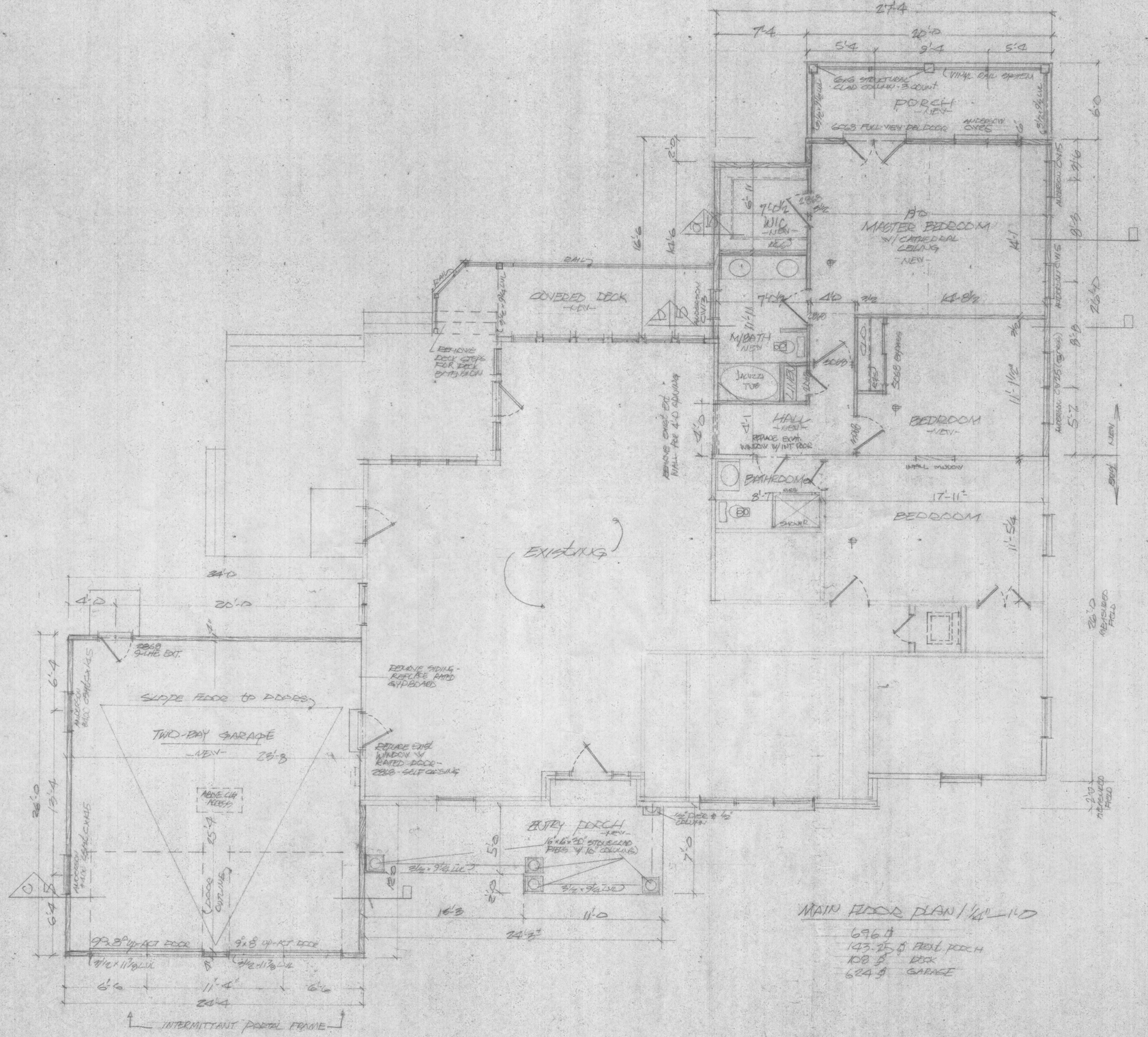
GARAGE & PORCH FOOTING & FOUNDATION / 1/4" = 1'-0



ADDITION FOOTING & FOUNDATION / 1/4" = 1'-0

FOOTING/ FOUNDATION SCALE: 1/4"=1'-0	ADDITION & GARAGE to the RESIDENCE 12851 TRIDELPHIA ROAD ELLICOTT CITY, MD. 21042 MR & MS. JAMES LAZARIS, OWNERS

A-3



GENERAL NOTES:

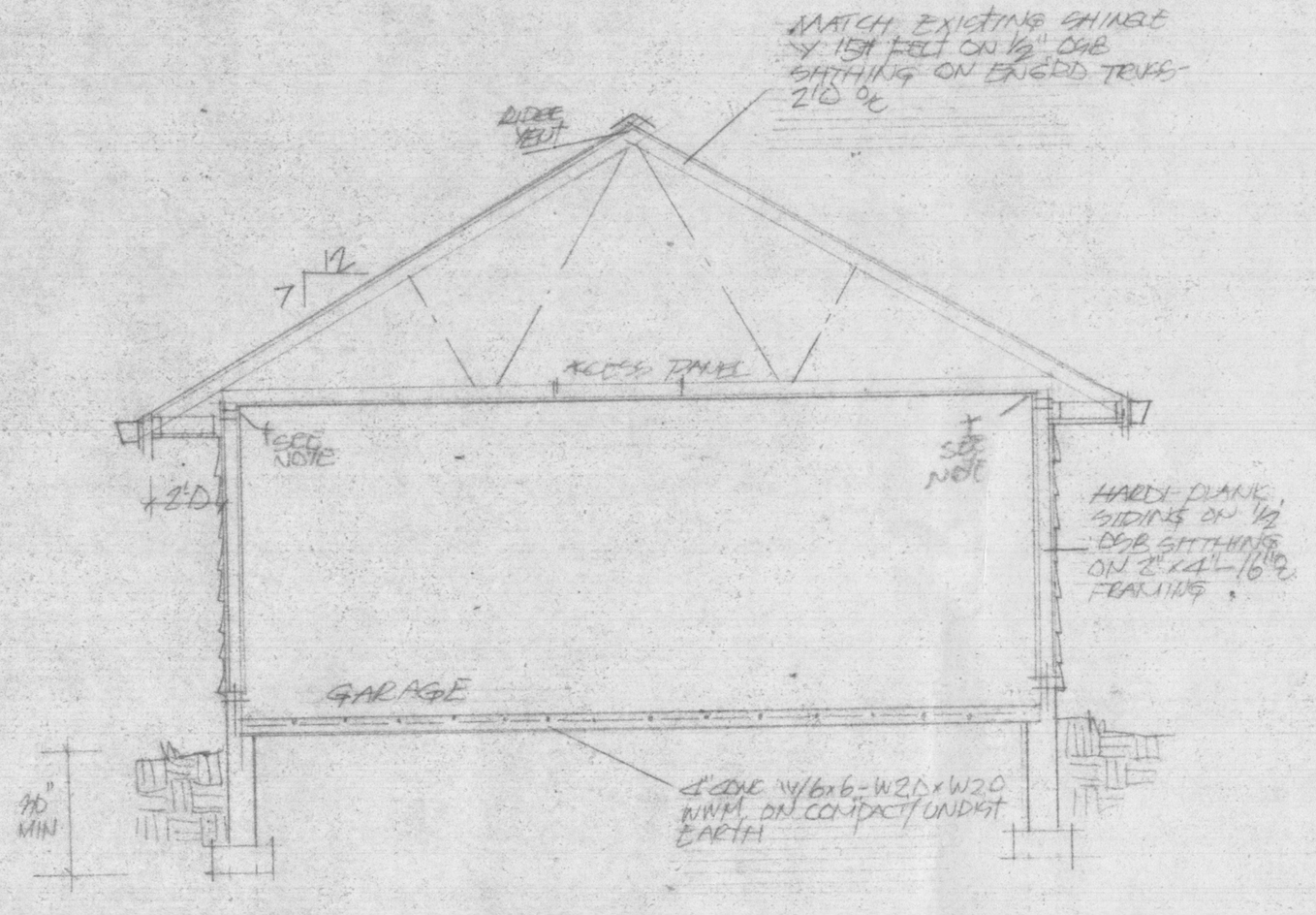
1. PROVIDE BRIDGING AT MIDSPAN OF ANY FLOOR WITH A MAXIMUM SPACING OF 8'-0 SPACING BETWEEN BRIDGING.
2. DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS AND EXTERIOR WALLS WHICH RUN PARALLEL TO JOISTS.
3. ALL EXTERIOR CORNERS SHALL BE BRACED WITH MINIMUM OF 4' x 8' x 1/2" CDX PLYWOOD ON EACH FLOOR, EACH WAY.
4. WHERE PRE-ENGINEERED FLOOR AND/OR ROOF TRUSSES ARE TO BE USED, MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN MARYLAND.
5. PROVIDE 2-2" x 12" ABOVE ALL WINDOWS AND DOORS UNLESS NOTED OTHERWISE.
6. DO NOT BACKFILL FOUNDATION UNTIL AFTER 7 DAYS FROM FOUNDATION WALL COMPLETION.
7. NOTE SPECIAL INSTRUCTIONS AND/OR DETAILS ON DRAWINGS.
8. ALL FRAMING LUMBER SHALL BE SPECIFIED AT 19% MAXIMUM MOISTURE CONTENT.
9. ALL LUMBER COMING IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
10. LOCATE SMOKE DETECTOR ON EACH FLOOR/ALL BEDROOMS
11. EXTERIOR WALLS to be 2"x6" - 16" o.c.
12. INTERIOR WALLS " " 2"x4" - 16" o.c.

ADDITION & GARAGE TO THE RESIDENCE
1285 TRIDELPHIA ROAD
ELLICOTT CITY, MD. 21042

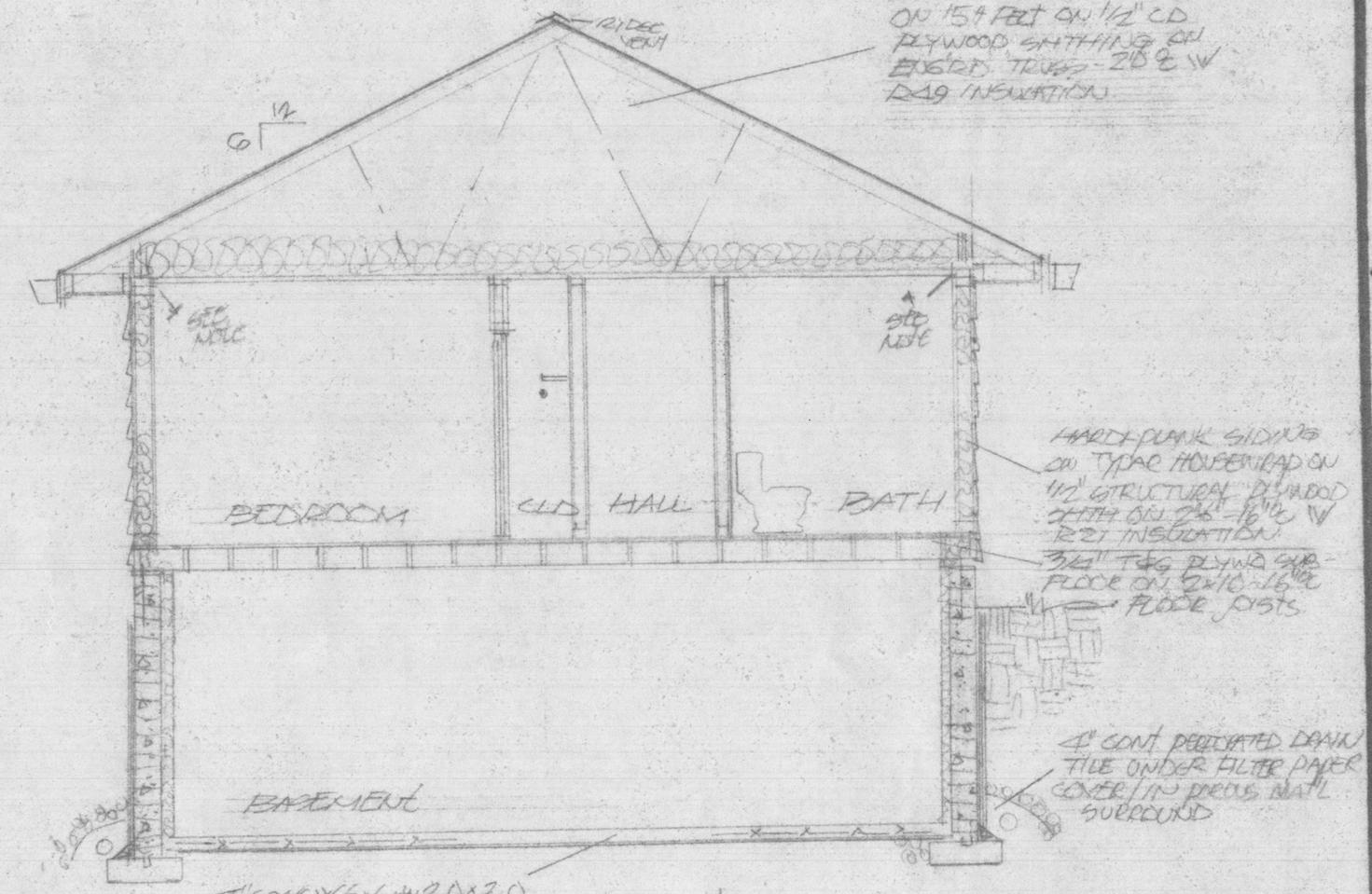
FLOOR PLAN
SCALE: 1/4" = 1'-0
MR. & MRS. JAMES DEMARIS, OWNERS

A-4

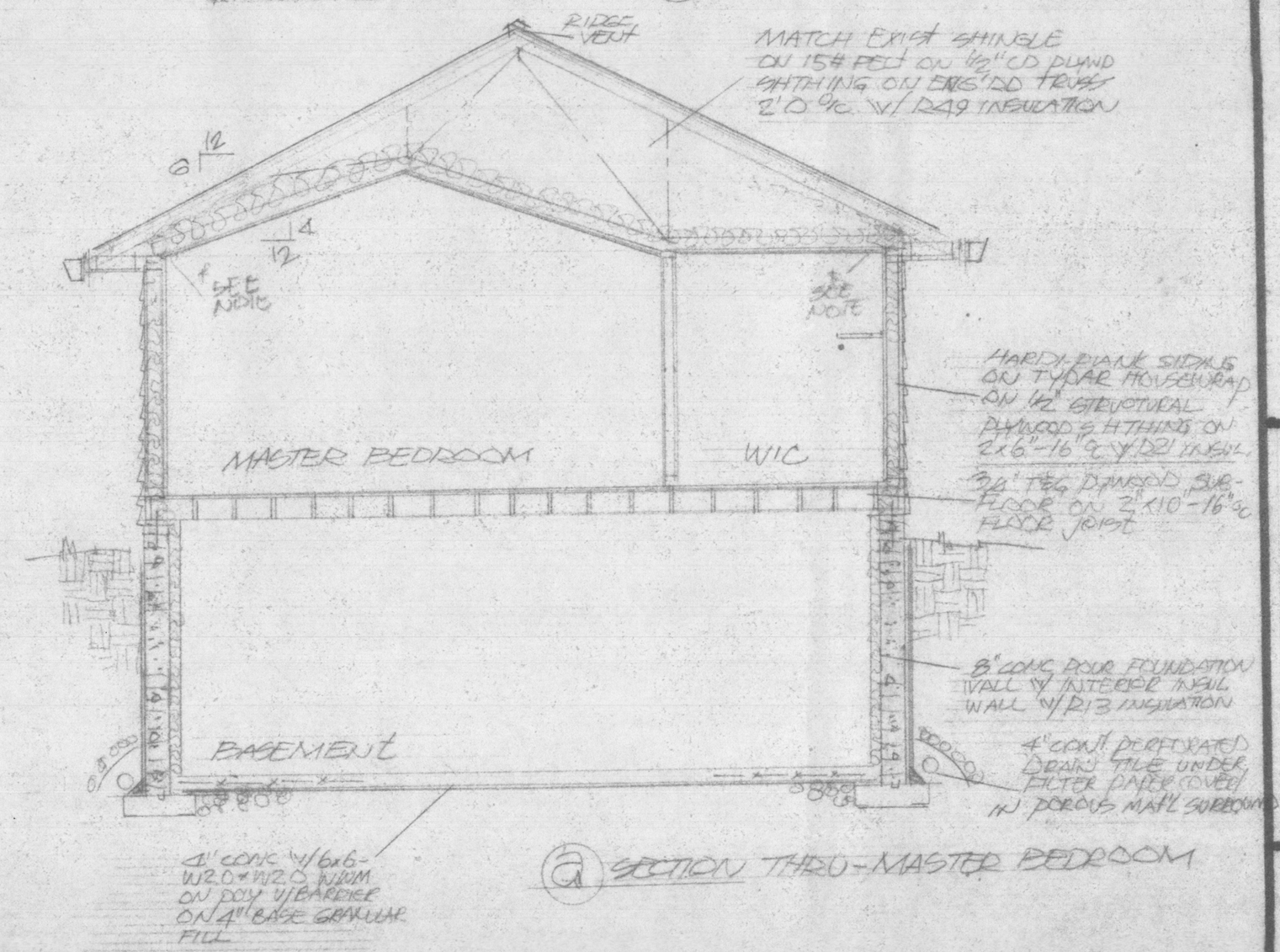
* NOTE
USE TRUSS AND OR
HURRICANE TIES AT
ALL TRUSS CONNECTIONS



(C) SECTION THRU-GARAGE/1/4"-1'-0



(b) SECTION THRU-BEDROOM



(a) SECTION THRU-MASTER BEDROOM

TABLE R301.4
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

USE	LIVE LOAD
Exterior balconies	60
Decks[f]	40
Fire escapes	40
Passenger vehicle garages[a]	50[c]
Attics without storage[b,e]	10
Attics with storage[b,e]	20
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40[d]
Guardrails and handrails[d]	200

For SI: 1 pound per square foot = 0.0479 kN/m², 1 square inch = 645 mm², 1 pound = 4.45 N.

a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.

b. No storage with roof slope not over 3 units in 12 units.

c. Individual unit tends 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. Attics connected with wood trusses shall be designed in accordance with Section R802.10.1.

f. See Section R503.2.1 for decks attached to exterior walls.

MATERIAL SPECIFICATIONS—

LUMBER:
SAWN LUMBER: 1000 fb= 1.3E DOUGLAS FIR #2/
SOUTH PINE #2 OR BETTER.
COLUMNS: SAME AS SAWN LUMBER.
PSL(PARALLALAMS) / 2900 fb--2.0E
LVL(MICROLAMS): 2800fb---2.0E
GLULAMS: 2400fb---1.8E

FLOOR\ROOF TRUSS: PRE-ENGINEERRD

PLYWOOD SHTHING: STRUCT. #1- GRADE C/D.

STEEL:
STRUCTURAL: fy= 36000 PSI(ASTM A36)
BOLTS: HI-STRENGTH (ASTM A325)
REINFORCING: fy= 60000 PSI(ASTM #60 BAR)
ANCHOR BOLTS: fy= 36000 PSI (ASTM A307)

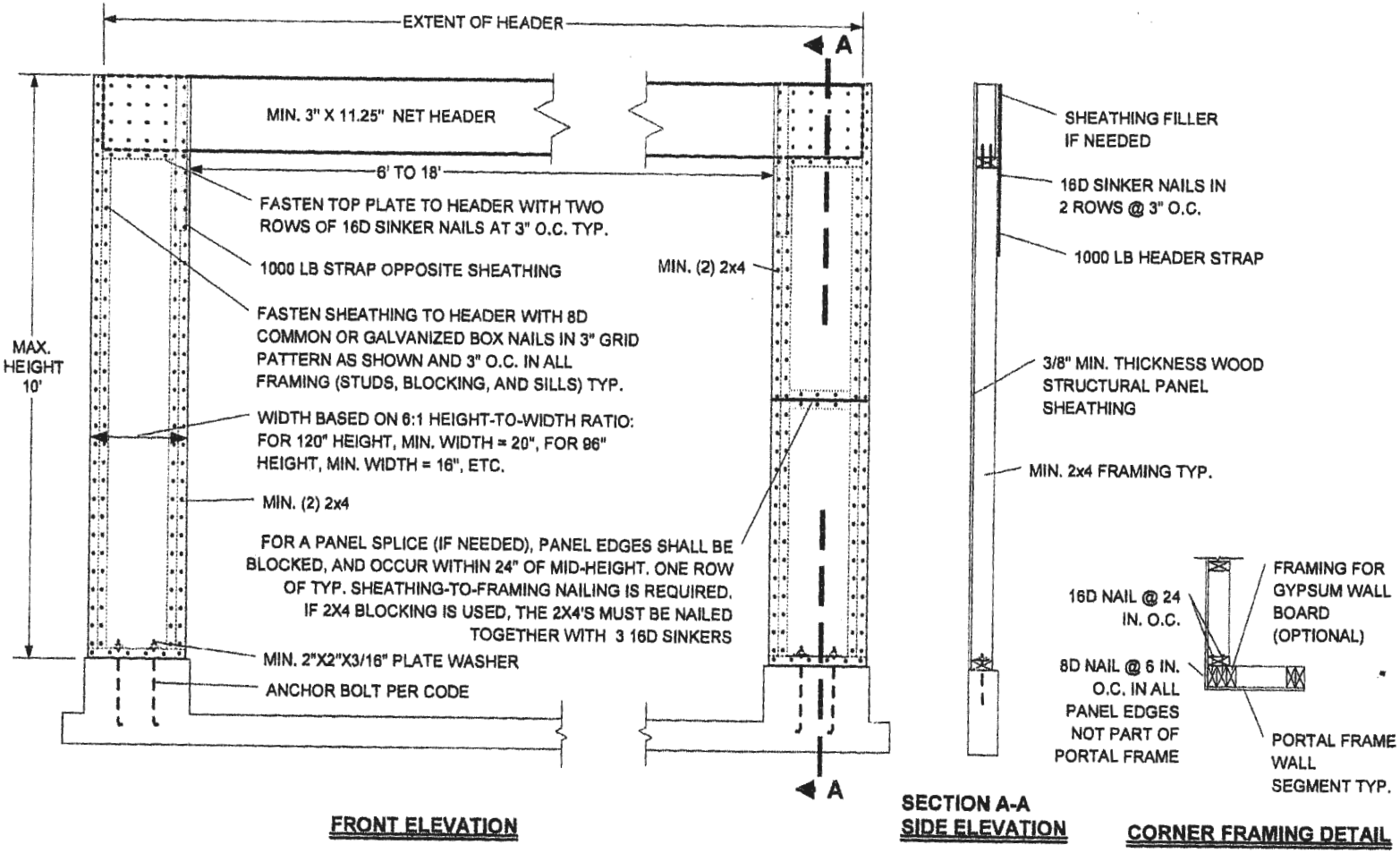
CONCRETE & MASONRY:
CAST IN PLACE: fc= 3000PSI
FOOTINGS\ PEDESTALS: 3000 PSI
FLOOR\ SLAB ON GRADE: 4000 PSI
CONCRETE BLOCK: fm= 1800 PSI
MORTAR: TYPE "S"

ADDITION & GARAGE to the RESIDENCE
12851 TRIDELPHIA ROAD
ELLICOTT CITY, MARYLAND 21042

SECTIONS THRU
SCALE: 1/4"=1'-0
WE # 105 JAMES CABARIS, DVD.

A-5

Figure 1. Recommended construction details for APA portal frame bracing without hold-downs



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FILE COPY

WALL BRACING DESIGN INFO.

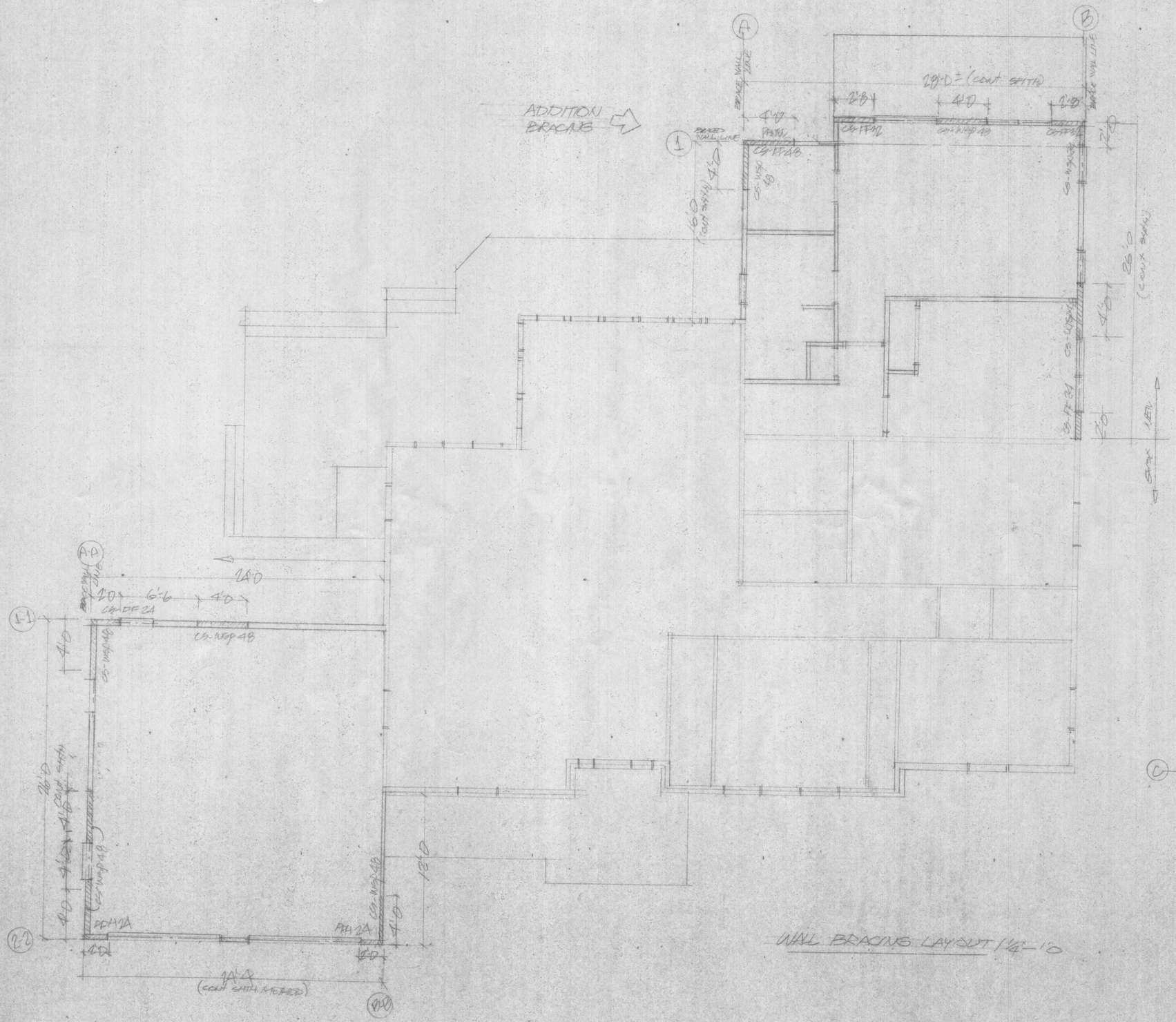
LOCATION: HOWARD COUNTY, MD

SEISMIC CATEGORY: B

WIND SPEED: 58 MPH

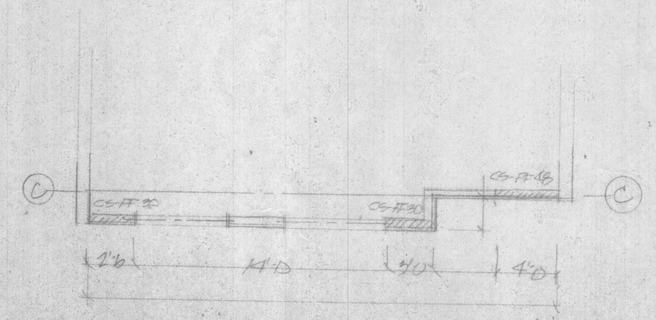
LEGEND

CS-WSP	BRACED WALL PANEL & LENGTH
CS-SFB	NARROW WALL (LENGTH) NARROW WALL W/OUT HOLD-DOWNS
PFH	INTERMITENT PORTAL FRAME
ABW	ALTERNATE BRACED WALL
⊗	TIE-DOWN DEVICE



GARAGE BRACING

WALL BRACING LAYOUT 1/4"=1'0



BASEMENT BRACING

ADDITION & GARAGE to the RESIDENCE-

12851 TRIDELPHIA ROAD

ELLICOTT CITY, MD. 21042

WALL BRACING

SCALE: 1/4"=1'0

MIZE, HAYES, CARANO, SNYDER

WB