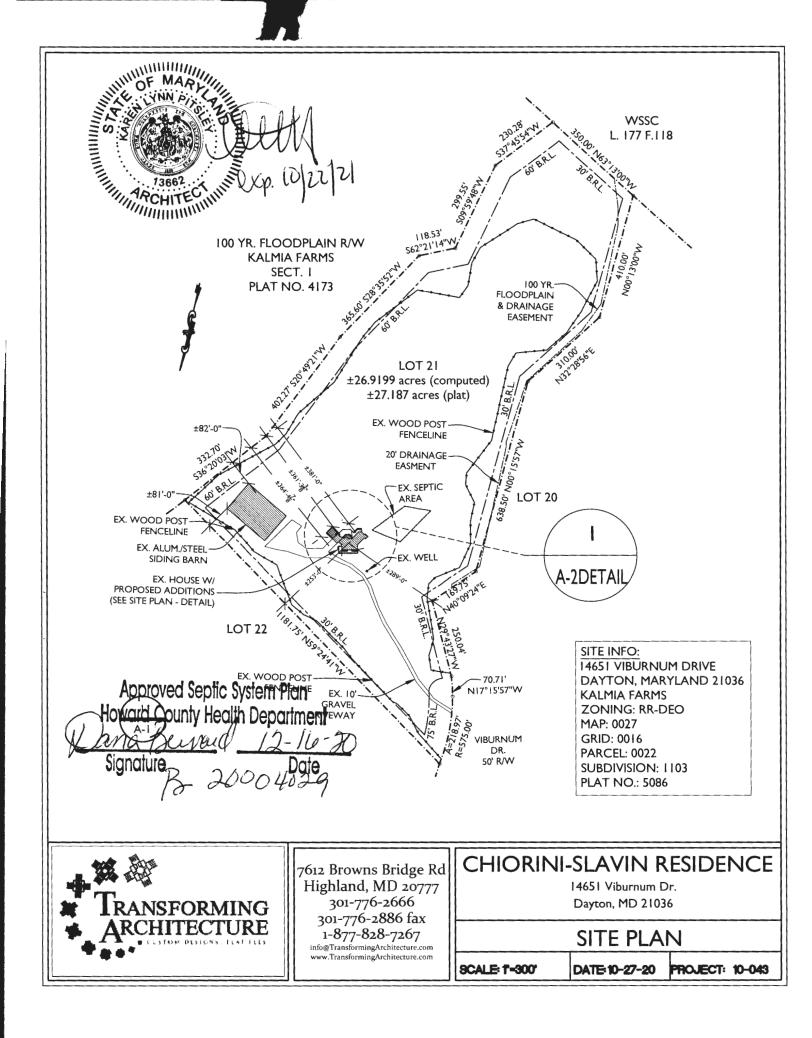
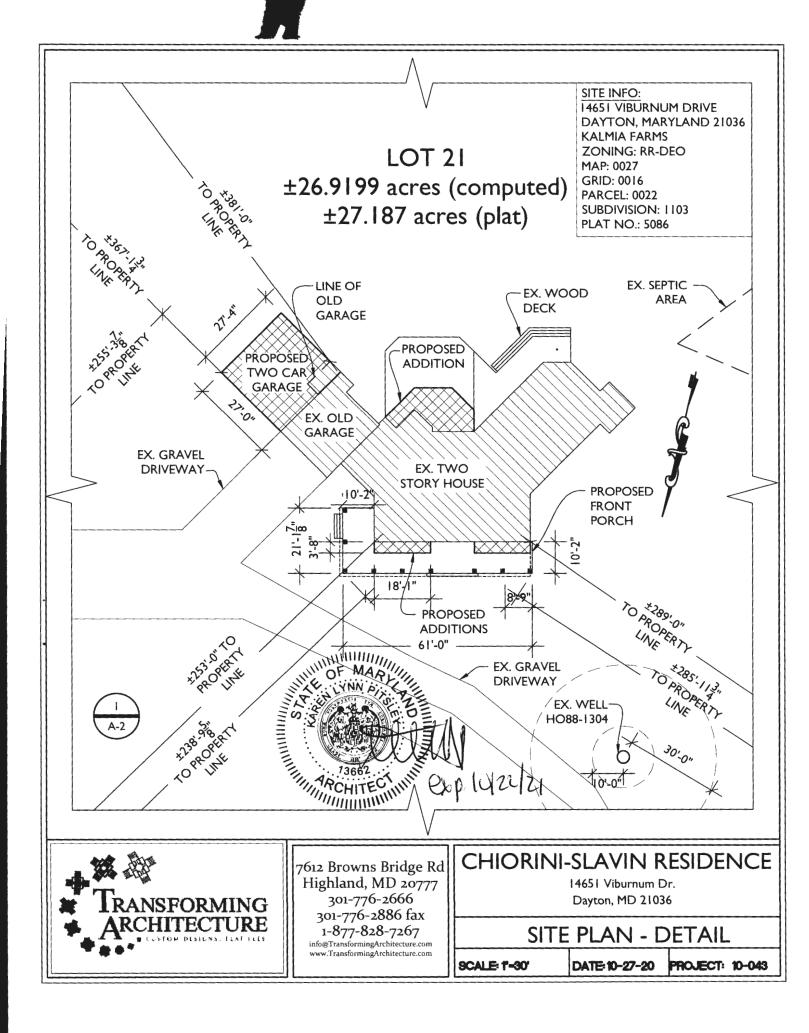
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PERMIT NUMBER: B 2000 4070	9		DATE AC	CEPTED:		NOV 0 2 2020	
		BUIL	DING P	ERMIT A	PPLTC	ATTONERMI	TS +
HOWARD COUNT						UIVISION	
3430 COURT HOUSE DRIVE,						55 OPTION #4	
Stat COOKT HOUSE DRIVE,			ountymd.g	•	0) 515-24	55 OFTION #4	
BUILDING SITE ADDRESS REQUIRED							
Street Address: 14651 Viburnum Drive					Ur	nit:	
City: Dayton			State: MD		Zi	p Code: 21036	
Subdivision/Village/Complex Name: Kalmia Farms				SDP/W	VP/BA #:		,
Lot: 21 Tax Map: 0027	Pa	rcel: 0022		Grading Permit	#:		
DESCRIPTION OF WORK REQUIRED							
Existing Use: Residence		e: Residen				stimated Cost: \$600,	,000.00
Trade Work to Be Completed (Separate Permits Requi			ACR)	Electrical 📕 Plu	umbing l		
Garage expansion, addition to house, inte	erior altera	tion.					/
PROPERTY OWNER INFORMATION R	EQUIRED						
Owner(s) Name(s) (As it appears on tax records): Jo		rni, Dale S	lavin		Pr	imary Residence: 🗇	Yes 🗆 No
Owner's Street Address: 14651 Viburnum Drive							
City: Dayton			State: MD		Zi	p Code: 21036	
Phone: (301) 949-1242		Email: jchic	orini@yaho	oo.com	_		
APPLICANT NAME REQUIRED - INDIV	IDUAL WH	O SIGNS TI	IS APPLIC	ATION			
Business Name: 1020 Builders LLC			Contact Nan	ne: Michael Bat	tisto		
Street Address: 1125 West Street, Suite 303							
City: Annapolis			State: MD			p Code: 21401	
Phone: (410) 220-5161	1. A. L. L.	Email: mba	tisto@102	Obuilders.com			-
CONTRACTOR INFORMATION REQUIR	RED						
Business Name: 1020 Builders LLC			I former der				
Licensee's Name: 1020 Builders LLC			License #:	MHIC 136660			
Street Address: 1125 West Street, Suite 303			State: MD		71	p Code: 21401	
City: Annapolis Phone: (410) 220-5161		Email: mba		Obuilders.com		p code. 21401	
ARCHITECT/ENGINEER INFORMATION	τΝΟΤΥΤΟΙ						
Business Name: Transforming Architecture	INDIVIDE	AL MIG D		en Pitsley			
Street Address: 7612 Browns Bridge Road							
City: Highland			State: MD		Zi	p Code: 20777	
Phone: (301) 776-2666		Email: kare	n@transfo	rmingarchited	ture.com		
BUILDING CHARACTERISTICS REQUI	RED						
Primary Structure: SF Dwelling SF Townhouse	SF Duple	ex 🛛 Mobile	Home I Mu	Iti-Family Dwelling) (MF*)	Condo: 🗆 Yes	S 🗆 No
Utilities: Electric Gas Water Supply	: D Public	Private	(Well)	Sewage Disposal			c)
Heating System: Electric Natural Gas Pro				Roadside Tree P			
	NFPA 13D	None	Contract of the local division of the local	arm System: 🗆 `		Voice Evac	
ADDITIONAL RESIDENTIAL INFORMAT	ION (PLE	EASE SELEC	TICOMPLE	TE ALL THAT A	PPLY)		
Model Name & Options:	*).	# of 1 BR (N	45*).	# of 2 BR (MF*)		# of 3 BR (MF	*/•
# of Bedrooms (SF): 3 # of efficiency units (MF # Rooms: # Full Baths:	<u>A</u>	# ULI DK (I	# Half Bath			# Fireplaces: 1	<i>.</i>
	ached Garage				None	/ Incplaceor I	
	Post & Pier		ed Basement			Full or 🛛 Partial	
1 st Fl Width: 1 st Fl Depth:	2 nd Fl Width		2 nd Fl Depth		mt Width:	Bsmt De	pth:
Energy Method: Prescriptive Performance			Gross Area:		sq ft O	ccupiable Area:	sq 1
AGREEMENT/ DISCALIMER REQUIRE							
THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1	1) THAT HE/SHE	S AUTHORIZED T	O MAKE THIS APP	LICATION; (2) THAT THE		N IS CORRECT; (3) THAT HE	SHE WILL COMP
WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLIC THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIA	LS THE RIGHT TO	ENTER ONTO TH	IS PROPERTY FOR	R THE PURPOSE OF INSP	ECTING THE W	ORK PERMITTED AND POS	TING NOTICES.
0 - 1 - 1 - 1 - 1						*	
WIMM MAN	MICHAE	LBATISTO)	1/2/2020			
APPLICANT'S ORIGINAL SIGNATURE			DA	ATE SIGNED			
FOR OFFICE USE ONLY			CHECKS PAY	ABLE TO: DIRECTOR	OF FINANCE	OF HOWARD COUNTY	
AGENCIES REQUIRED/APPROVALS:		/				A	
		ED		B Health	Ber	UD SHA	
SUBMITTAL FEES:	PAYMENT:	00 ±	₽		A	CCEPTED BY: DRE	PBOX





SCOPE OF WORK

RENOVATE EXTERIOR APPEARANCE OF EX. HOME BY REPLACING ALL EX. STUCCO FINISH WITH NEW VINYL SIDING, AND NEW VINYL TRIM. ADD 2" RIGID BD. INSULATION TO ALL EX. EXTERIOR WALLS. REPLACE ALL EX. ROOF SHINGLES.

FIRST FLOOR ADD 132 SQFT FIRST FLOOR ADDITION TO FRONT OF EX. HOME TO ENLARGE THE DINING ROOM AND GUEST BEDROOM. ADD 275 sqft FIRST FLOOR ADDITION TO BACK OF HOME TO ENLARGE THE LIVING SPACE. CONVERT EX. GARAGE TO A LAUNDRY/MUDROOM WITH A BATHROOM AND STORAGE. ADD 688 saft ADDITION OFF OF THE OLD GARAGE FOR A NEW TWO-CAR GARAGE. ADD 633 sqft FRONT PORCH. RENOVATE 1,514 sqft OF FIRST FLOOR OF EX. HOME.

ADD 315 saft ADDITION TO BACK OF HOUSE TO ENLARGE EXISTING MASTER SUITE, AS WELL AS A 107 soft COVERED BALCONY OFF OF THE MASTER BEDROOM. REPLACE EX. ROOF STRUCTURE OF EX. LOFT WITH ROOM TRUSSES AND REPLACE THE EX. STAIRS LEADING UP FROM THE GARAGE TO THE LOFT SPACE. ADD 688 sqft ADDITION TO EX. LOFT TO EXPAND THE LOFT SPACE.

SHEET INDEX

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E-101 SECOND FLOOR ELECTRICAL FLOOR PLAN

EXISTING GROSS SQUARE FOOTAGE CALCULATIONS: 1,348 EX. BASEMENT GROSS S.F. 2,915 EX. IST FLOOR GROSS S.F.

+ 1,352 EX. 2ND FLOOR GROSS S.F. 5,615 EX. TOTAL CONDITIONED GROSS S.F.

575 EX. GARAGE GROSS S.F. + 575 EX. LOFT GROSS S.F. 1,150 EX. TOTAL UNCONDITIONED GROSS S.F.

RESIDENTIAL NOTES & SPECIFICATIONS

GENERAL CONSTRUCTION NOTES I. THESE STRUCTURAL NOTES AND SPECIFICATIONS SHALL BE CONSIDERED PART OF THE FINAL DESIGN PACKAGE (INCLUDING CONSTRUCTION DRAWINGS) FOR THE PROJECT SPECIFICALLY DESCRIBED ABOVE. NEITHER THE STRUCTURAL NOTES NOR THE DRAWINGS ALONE ARE SUFFICIENT IN

DESCRIBING A COMPLETE DESIGN. 2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSION ON DRAWINGS SHALL GOVERN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS 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/ARCHITECT BEFORE PROCEEDING WITH FABRICATION OF ASSEMBLIES, STEEL, STAIRS, ROOF AND/OR FLOOR TRUSSES.

3. WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS OR DETAILS. THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION. 4. PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES. 5. ALL CLOSETS ARE TO HAVE THE SAME FINISH AS THE ADJOINING ROOM

UNLESS OTHERWISE NOTED. 6. PROVIDE PLUMBING FIXTURE ACCESS PANEL AT EACH TUB AND SHOWER ENCLOSURE AS REQUIRED BY LOCAL JURISDICTION. 7. PROVIDE HANDRAILS 34"-38" ABOVE NOSINGS ON ALL STAIRS. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC. 30" OR MORE ABOVE GRADE 8. STEEL BEAM POCKETS. SIZE AS INDICATED ON PLANS. BEAMS SHALL OR FLOOR BELOW. GUARDS SHALL BE MINIMUM 42" HIGH AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE. 8. PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEAD OR UPON A METAL BEARING PLATE OF ADEQUATE DIMENSIONS TO

AND CHASE. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE 1/2" GB DRAFTSTOPPING, NOT TO EXCEED 1,000 SF. 9. PROVIDE A MINIMUM 6'-8" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7-1/2" AND TREADS SHALL BE AT LEAST 10-1/2". 10. 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. II. MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.

12. ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, CEILINGS, WINDOWS, DOOR FLANGES AND JAMBS. 13. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS. 14. SLOPE ALL EXTERIOR PLATFORMS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLANS. 15. PROVIDE TERMITE PROTECTION INCLUDING SOIL TREATMENT BY LICENSED EXTERMINATOR.

SPECIFICATIONS - GENERAL CONDITIONS

I. ALL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL ORDINANCES & BUILDING CODES APPLICABLE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO INTERNATIONAL RESIDENTIAL CODE - 2018. . DIMENSIONS GIVEN ON SCHEDULES ARE NOMINAL. CONTRACTOR AND MANUFACTURERS ARE TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS, EQUIPMENT, ETC. AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION. 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, EASEMENTS AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT AND/OR

4. DESIGN STANDARDS USE GROUP: RESIDENTIAL

CONST. TYPE: TWO STORY	WOOD F	RAME W/ SIDING.	
5. DESIGN LOADS (IRC TABL	E 301.5)	WIND LOAD	
ROOF LIVE LOAD: 30 PSF		WIND SPEED: 115 MPH	
GROUND SNOW LOAD:	40 PSF	IMPORT FACTOR: I	
FLOOR LIVE LOAD (F.F.):	40 PSF	EXP. FACTOR: "C"	
	30 PSF	SEISMIC DESIGN CAT .: B	
ATTIC LIVE LOAD (ATTIC):	20 PSF	WEATHERING: SEVERE	
GARAGE LIVE LOAD:	50 PSF		
GUARD RAILS: 200 LBS. FOR	CE IN AN	Y DIRECTION	
SOIL BEARING: ASSUMED 2,0			
TERMITE: VERY HEAVY			
RADON RESISTANT CONSTR			

RADON RESISTANT CONSTRUCTION REQ'D: YES CONCRETE

. CONCRETE FOR THIS PROJECT SHALL BE NORMAL WEIGHT (145 PCF) AND CONCRETE WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 318-99. 2. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000

3. ALL REINFORCING BAR SHALL BE GRADE 60 (FY-60,000 PSI) 4. ALL INTERIOR CONCRETE SLABS SHALL BE 4" THICK AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH 6X6 - WI.4 x WI.4 WWF AND BE POURED OVER A SIX (6) MIL POLY VAPOR BARRIER4 OVER **4" POROUS GRANULAR FILL** 5. ALL INTERIOR CONCRETE SLABS 30'-0" OR GREATER IN ANY DIMENSION SHALL HAVE CONTROL IOINTS.

6.ALL EXTERIOR CONCRETE SLABS SHALL BE AIR ENTRAINED (AIR CONTENT BETWEEN 5% AND 7%) INCLUDING THE GARAGE SLAB. AND HAVE 4" GRANULAR FILL MIN BELOW CONCRETE SLAB. WHERE PORCH (NOT MONOLITHICALLY POURED), PATIO OR OTHER CONCRETE FLAT WORK ABUTS AN EXISTING CONCRETE SLAB PROVIDE A 1/2" ASPHALT IMPREGNATED FIBER BOARD EXPANSION JOINT. 8. ALL REINFORCING SHALL CONFORM TO "SPECIFICATIONS FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT" (ASTM 1 615-60). WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM A-185.

9. REINFORCEMENT FOR THE ANCHORAGE OF CONNECTING WORK, IF NOT CONTINUOUS, AND REINFORCEMENT FOR TEMPERATURE AND ALL OTHER PURPOSES NOT SPECIFICALLY PROVIDED, SHALL LAP 30 BAR DIAMETERS OR 18" MINIMUM AT ALL SPLICES, OR SHALL HAVE DOWELS OF THE SAME BAR SIZE AND SPACING AS THAT OF REINFORCING TO BE SPLICED OR WORK TO BE CONNECTED. 10. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT:

CONCRETE DEPOSITED AGAINST GROUND FORMED CONCRETE IN CONTATCT WITH GROUND FORMED CONCRETE NOT IN CONTACT WITH GROUND 1 2"

PREPARATION FOR SLAB I. REMOVE ALL VEGATATION AND TOP SOIL CONTAINING ORGANIC MATERIALS FROM THE ENTIRE AREA TO BE COVERED BY THE BUILDING. 2. IF FILL IS REQUIRED TO RAISE SLAB, SCARIFY THE SUB GRADE TO A DEPTH

OF 6" AND RECOMPACT TO A MINIMUM DENSITY OF 92% AND A MAXIMUM OF 98% OF STANDARD PROCTOR DENSITY (ASTM-D-698) WITH A MOISTURE CONTECT AT OR SLIGHTLY ABOVE OPTIMUM.

3. INSTALL FILL IN LOOSE LIFTS OF 8" THICK AND UNIFORMLY COMPACTED AS IN THE NOTE ABOVE. 4. FILL MATERIALS SHALL BE VERY SANDY TO CLAYEY SAND WITH A

PLASTICITY INDEX (P.I.) IF BETWEEN 2 AND 15. FOUNDATION PERIMETER INSULATION

I. INSTALL EXPANDED RIGID CLOSED CELL POLYSTYRENE FOAM BORDER FED SPEC HH-I-542B. DENSITY 2.1 LBS PER CU. FT .: "R" VALUE PER I" THICKNESS - 5.41

STAIR: DIMENSION: MAX R: 7 3" MIN T:10"

5,615 EX. TOTAL CONDITIONED GROSS S.F. 398 IST FLOOR ADDITION GROSS S.F. 521 IST FLOOR CONVERTED GARAGE GROSS S.F. + 316 2ND FLOOR ADDITION GROSS S.F. 6,850 NEW TOTAL CONDITIONED GROSS S.F.

NEW GROSS SQUARE FOOTAGE CALCULATIONS:

575 EX. TOTAL UNCONDITIONED GROSS S.F. (REMAINING) 688 TWO-CAR GARAGE ADDITION GROSS S.F. + 688 LOFT ADDITION GROSS S.F. ,951 NEW TOTAL UNCONDITIONED GROSS S.F.

STRUCTURAL STEEL NOTES I. MATERIALS

STRUCTURAL STEEL AND PLATE ASTM A36 UNFINISHED BOLTS ASTM A307 HIGH-STRENGTH BOLTS ASTM A325

WELDING ELECTRODES ASTM 1233, CLASS E70 2. BEAM TO BEAM AND COLUMN CONNECTIONS SHALL BE AISC STANDARD (FULL DEPTH) WHERE REACTIONS EXCEED MINIMUM CONDITIONS, THE APPROPRIATE CONNECTIONS SHALL BE DETERMINED BY FABRICATOR (CONTRACTOR)

3. ALL MAJOR CONNECTIONS SHALL BE HIGH STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS SHALL BE UNFINISHED BOLTS. 4. STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS.

5. SUBMIT SHOP DRAWINGS FOR ALL STEEL WORK. 6. STEEL LINTELS - FOR ALL OPENINGS AND RECESSES IN STONE OR BRICK FACED WALLS NOT SPECIFICALLY DETAILED, PROVIDE ONE STEEL ANGLE FOR EACH 4 INCHES OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM BEARING OF 4" AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2" UNLESS OTHERWISE SHOWN.

7. LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS) NOTE: ALL LINTELS ARE TO RECEIVE SHOP APPLIED CORROSION PROTECTION. HAVE A MINIMUM BEARING OF 4" IN LENGTH MEASURED PARALLEL TO THE BEAM UPON SOLID MASONRY NOT LESS THAN 4" IN THICKNESS DISTRIBUTE THE LOAD SAFELY. AREA AROUND BEAM TO RECEIVE

PARGE FINISH. 9. 2x BEAM PLATE IS ANCHORED TO STEEL BEAM WITH 3/8" DIAMETER STEEL BOLTS OR EQUIVALENT POWER ACTIVATED FASTENERS AT 48" O/C. FASTENERS TO BE LOCATED A NEAR TO CENTER OF BEAM AS

CONCRETE POCKETS AND A MINIMUM BEARING OF 3 INCHES ON STEEL COLUMNS. STEEL BEAMS SHALL BE CENTERED OVER COLUMNS

I. MASONRY VENEER SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. EACH TIE SHALL BE 24" ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 1/4 SQUARE FEET OF WALL AREA. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16". THESE TIES SHALL BE SPACED NOT MORE THAN 3' ON CENTER AND PLACED WITHIN 12" OF THE WALL OPENING. 2. CONCRETE MASONRY UNITS SHALL MEET ASTM C-90 GRADE A, 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSIVE STRENGTH OF

BLOCK TO BE 2000 PSI. 3. CARE AND PROPER MEASURES SHALL BE EMPLOYED TO PREVENT ANY SUPER IMPOSED LOADS (I.E. WIND LOADS, SHOVING OR OTHER LATERAL FORCES) FROM BULGING OR DISTORTING FINISHED MASONRY WALLS BY WAY OF SHORING, BRACING OR OTHER MEANS AS SITE REQUIRES. 4. USE TYPE "M" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH 5. USE TYPE "N" MORTAR FOR EXTERIOR, ABOVE GRADE LOAD BEARING OR NON-LOAD BEARING MASONRY WALLS AND FOR OTHER AREAS IF NOT

OTHERWISE NOTED. EXCEPTION - MASONRY CONSTRUCTION REQUIRING HEAT RESISTANT MORTAR SHALL HAVE A REFRACTORY AIR SETTING MORTAR. 6. BRICK VENEER TO BE INSTALLED W/MIN. 3/16" DIA/ WEEP HOLES SPACED AT A MAXIMUM OF 24" O.C. HORIZONTALLY. HEADER

1. ALL HEADERS ARE TO BE DOUBLE 2X12 UNLESS SPECIFICALLY NOTED OTHERWISE.

WOOD FRAMING I. UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS TO BE CONSTRUCTED WITH 2X4 STUDS, 16" O.C., WITH DOUBLE TOP PLATE. MINIMUM 2X12 HEADER/LINTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE $\frac{1}{2}$ CDX PLYWOOD OR OSB. 2. ALL FRAMING LUMBER TO HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 1200 PSI (F'B - 1200 PSI) AND A MINIMUM MODULUS OF

ELASTICITY OF 1,600,000 PSI (E-1,600,000 PSI). 3. ALL FLOOR DECKS ARE TO BE GLUED TO SUPPORTING BEAMS AND JOIST WITH PL-400 ADHESIVE AS MANUFACTURED BY "CONTECH" OR APPROVED EOUAL 4. ALL WOOD BEAMS MADE OF TWO OR MORE MEMBERS SHALL BE GLUED

WITH PL-400 ADHESIVE AND NAILED TOGETHER @ 12" 3. ALL WOOD POSTS MADE UP OF MULTIPLE PIECES SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED @ 12" O.C. BOTH SIDES. 6. DIRECTLY UNDER PARTITIONS WHICH RUN TO JOISTS (AND ARE OTHERWISE UNSUPPORTED) INSTALL DOUBLE JOISTS.

7. ALL RAFTERS AND JOISTS SHALL HAVE WOOD OR METAL CROSSBRIDGING AT 8' O.C. OR AT CENTER OF SPAN WHICHEVER IS LESS. 8. CONTINUOUS LOAD PATH: STEEL HARDWARE CONNECTORS TO GUARD AGAINST UPLIFT FORCES SHALL BE INSTALLED FROM THE FOUNDATIONS TO THE ROOF RAFTERS AT ALL STUDS. THESE SHALL INCLUDE BUT ARE NOT LIMITED TO FOUNDATION CONNECTORS, FLOOR TO FLOOR CONNECTORS, AND ROOF RAFTER HURRICANE CONNECTORS/ANCHORS. 9. MINIMUM BEARING FOR WOOD JOIST, RAFTERS AND BEAMS SHALL BE 3 2" ON WOOD AND 4" ON MANSONRY. 10. INSTALL WOOD JOIST HANGER & WOOD BEAM HANGER CONNECTIONS AS FOLLOWS:

JOIST HANGER MIN. CAPACITY - 800# BEAM HANGER MIN. CAPACITY - 3500# 1. INSTALL MINIMUM DOUBLE STUDS AT JAMBS OF ALL OPENINGS IN WALLS

OR AS SHOWN ON PLAN. 12. ALL MANUFACTURED TRUSSES ARE TO BE IN ACCORDANCE WITH ASCE 13. FOUNDATION ANCHORAGE: SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONT. FOUNDATIONS SHALL BE ANCHORED ACCORDING TO IRC R403.1.6.

FINISHES 1. ALL FINISHES SHALL BE CLASS C OR BETTER WITH A FLAME SPREAD OF 76-200 OR BETTER AND A SMOKE DEVELOPED INDEX OF 0-450.

IR LEAKAGE BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL: I. ALL JOINTS, SEAMS AND PENETRATIONS.

2. SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS. 3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING. 4. UTILITY PENETRATIONS

5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE. 6. KNEE WALLS.

7. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES. 8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS. 9, COMMON WALLS BETWEEN DWELLING UNITS.

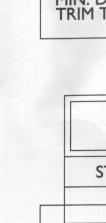
10. ATTIC ACCESS OPENINGS. 11. RIM IOIST IUNCTION. 12. OTHER SOURCES OF INFILTRATION.

NOTE: GARAGE DOOR

ULE	OW SCHED	WINDO		
REMARKS		WINDOW		
	OPERATION	SIZE.	MAT.	TYPE
TEMPERED GLASS	DOUBLE HUNG	3/6×6/0	VINYL	A
	DOUBLE HUNG	3/0x3/0	VINYL	В
	DOUBLE HUNG	2/6x3/0	VINYL	С
	DOUBLE HUNG	2/6x4/0	VINYL	D
VELUX CURB MOUNTED ELEC	SKYLIGHT	1/10.5×1/10.5	VINYL	E
REPLACE EX. WINDOW	FIXED	EX./EX.	VINYL	F*
	DOUBLE HUNG	3/0×5/0	VINYL	G
	DOUBLE HUNG	3/6x3/0	VINYL	Н

MIN. DUAL PANE, LOW-E & ARGON GAS FILLED. MAX. U = .31 TRIM TO BE WHITE

	STE	EL LIN	FEL SCI	HEDULE (U.N.O.)
STEEL ANGLE SIZE	# ST(ORIES AB	OVE	# OF 1/2" REBARS
	NONE	ONE	TWO	
3 × 3 × 1/4	6' - 0"	3' - 6"	3' - 0"	1
4 × 3 × 1/4	8' - 0"	5' - 0"	3' - 0"	1
6 × 3-1/2 × 1/4	14' - 0"	8' - 0"	3' - 6"	2
2 - 6 × 3-1/2 × 1/4	20' - 0"	11' - 0"	11' - 0"	4



	TYPE	
Г	Α	V
	B	V
	C	V
	D E F*	V
	E	V
	F*	V
	G	V
		11/

FRONT PO FOYER **DINING RC** GUEST ROC KITCHEN PANTRY POWDER F FAMILY ROOM BREAKFAS LAUNDRY/ STORAGE BATH I 2 CAR GAR MASTER BE MASTER BA MASTER W COVERED I BEDROOM BEDROOM LOFT SI

ROOM

POSSIBLE. 10. STEEL BEAMS SHALL HAVE A MINIMUM BEARING OF 4 INCHES IN BELOW MASONRY

F	RC)	С	1(1	F	11:	V	IS	H		SC	CH	IEC	D	UL	E	
			F	E	00	DF	२			V	N	AL	LS	C	EI	LIN	G	REMARKS
NAME																		
		U				(5					-					<u>.</u>		
	Ш	SHEET VINYL FLOORING	DOR			COMPOSITE DECKING	Щ				INSULATED DRYWALI					INSULATED DRYWALL NOT PAINTED		
	LUXURY VINYL TILE	FLO	HARDWOOD FLOOR			DECI	SEALED CONCRETE			PAINTED GYP. BD	RY	0		PAINTED GYP. BD		DRY		
	N	1 J	0	CERAMIC TILE	X	TEC	NO	×		GYF	0	NOT PAINTED	Q	GYF	BEAD BOARD	INSULATED DI NOT PAINTED	Q	
	RY	VIV-	MO	MIC	DURADECK	SOSI	D	MATCH EX	UNFINISHED	ED	ATI	PAIL	UNFINISHED	E	BO	PAIL	UNFINISHED	
	INX(E	ARD	ERA	URA	MO	ALE	ATC	NFIN	AIN	INSN	OT	NFIL	AIN	EAD	IOT	IEN.	
	1	S	II	U		Ŭ	SE	Σ	>	9	14	Z		6	8	l≤ Z	0	
RCH						X					Γ				X			AZEK OYSTER GREY
				X						X				X				MATERIAL TO BE
								_	_	-								PROVIDED BY OWNER
MOM	-		X							X	-			X	-		-	
MC	V	-	X	-		-				X	-			X			-	
	X			-	-	-		-		X	-			X	-			
OOM	X					-		-		X	-			X	-			
OM	X							-		X	1			X				
OM AREA	X							-		X				X				
MUDROOM		X								X				X				
100110011		X								X				X				
	X									X				X X				
AGE							X			X				X				
DROOM			X			-				X	2			X	-			
TH				X						X				X				
.I.C.			X							X				X				
BALCONY					X										X			LEGACY SERIES - DRIFTWOOD
1								X		X				X				
2								X		X				X				
						-		-	X			X				X		

DOOR SCHEDULE

DOOR				LABEL	REMARKS			
NO. SIZE.		INT/EXT	SADDLE	P	ALL DOORS U.N.O: 6 PANEL			
101	(2)3/0×6/8	EXT	YES		INSWING DOUBLE FRENCH DOOR W/ GRILLES			
102	2/6x6/8	INT	NO		SINGLE DOOR - REUSE EX. DOOR			
104	(2)2/3×6/8	INT	NO		DOUBLE DOOR - 10 LITE FROSTED GLASS			
105	(2)2/6×6/8	INT	NO		DOUBLE POCKET DOOR			
106	3/0×6/8	INT	NO		POCKET DOOR - 1/2 6 LITE GLASS			
107	2/8×6/8	INT	NO		SINGLE DOOR			
108	(2)2×6×6/8	EXT	YES		INSWING DOUBLE FRENCH DOOR W/ GRILLES			
109	(2)2×6×6/8	EXT	YES		INSWING DOUBLE FRENCH DOOR W/ GRILLES			
110	(2)2×6×6/8	EXT	YES		INSWING DOUBLE FRENCH DOOR W/ GRILLES			
111	2/8×6/8	INT	NO		POCKET DOOR			
112	3/0×6/8	INT	NO		SINGLE DOOR			
113	3/0×6/8	INT	NO		SINGLE DOOR			
115	3/0×6/8	EXT	YES		SINGLE DOOR			
116	9/0×8/0	EXT	NO		GARAGE DOOR, SEE NOTE BELOW			
117	9/0×8/0	EXT	NO		GARAGE DOOR, SEE NOTE BELOW			
118	3/0×6/8	INT	NO		SINGLE DOOR			
119	2/6×6/0, V.I.F.	INT	NO		SINGLE DOOR UNDER STAIRS			
201	3/0×6/8	INT	NO		SINGLE DOOR			
202	2/8×6/8	INT	NO		SINGLE DOOR			
203	(2)1/6×6/8	INT	NO		DOUBLE DOOR			
204	2/6×6/8	INT	NO		POCKET DOOR			
205	2/8×6/8	INT	NO		POCKET DOOR			
206	(2)2/6×6/8	EXT	YES		INSWING DOUBLE FRENCH DOOR W/ GRILLES			
207	(2)2/6×6/8	EXT	YES		INSWING DOUBLE FRENCH DOOR W/ GRILLES			
208	(2)2/6×6/8	EXT	YES		INSWING DOUBLE FRENCH DOOR W/ GRILLES			

	REINFOR	CED CONCRETE	AND MASO
MAX. WALL	MAX.		VERT. REINF
HT. (FT.)	UNBALANCED BACKFILL HT.		SOIL
		GW,GC,SW & SP SOILS	GM, GC SM-SC & N
	5	#4 @ 56" O.C.	#4 @ 5
	6	#4 @ 56" O.C.	#4 @ 4
	7	#4 @ 56" O.C.	#5 @ 4
9	8	#4 @ 32" O.C.	#6 @ 4
	9	#5 @ 40" O.C.	#6 @ 4
		MIN. VE	RT. REINFOR
		FO	R 8" NOMIN
	5	#4 @ 48" O.C.	#4 @ 4
	6	#4 @ 48" O.C.	#5 @ 4
9	7	#5 @ 48" O.C.	#6 @ 4
,	8	#5 @ 40" O.C.	#6 @ 3
	9	#6 @ 40" O.C.	#6 @ 2
		MIN. VE	RT. REINFOR
		FOF	R 12" NOMIN
	7'-4"	#4 @ 72" O.C.	#5 @ 7
	8'-0"	#5 @ 72" O.C.	#6 @ 7
	8'-8"	#5 @ 72" O.C.	#7 @ 7
10	9'-4"	#6 @ 72" O.C.	#6 @ 4
	manufacture and a second se	and an experimental sector of the sector of	

10'-0"

OPENING SIZE

OPENINGS UP TO 3

