





# ADDITION TO RESIDENCE

13080 WILLIAMFIELD DRIVE, ELLIOTT CITY MD

### GENERAL NOTES

- All Contractors shall be licensed and bonded for work in Howard County MD
- Construction work shall conform to all applicable building codes for Howard County MD, including International Residential Code 2018
- Contractor shall be responsible for obtaining all necessary building permits. Architectural and Structural drawings will be provided.
- All dimensions are to face of finish, unless otherwise noted.
- Contractor shall verify all field conditions prior to construction. The Contractor shall check, coordinate and verify all dimensions and construction details before starting any construction. Written dimensions on the drawing shall have precedence over scaled dimensions. The contractor shall not scale dimensions from any drawing or detail. If a dimension is not provided the contractor shall notify the Architect for clarification.
- Contractor shall keep the construction site in an orderly manner and provide daily clean-up of construction debris.
- All contractors working or contracted to have work performed on the job site shall be licensed and bonded and carry Liability and worker's compensation insurance.
- The Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under contract.

### CODE INFORMATION

#### GOVERNING BUILDING CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2015 IRC RESIDENTIAL  
ICC RESIDENTIAL CODE 2018  
INTERNATIONAL MECHANICAL CODE 2018  
NATIONAL ELECTRICAL CODE 2018  
2018 ICC PLUMBING CODE  
2018 ICC FIRE CODE  
2018 ICC ENERGY CONSERVATION CODE  
2018 ICC GREEN CONSTRUCTION CODE

#### LOT/SQUARE:

#### ZONING CLASSIFICATION:

#### CURRENT USE CODE:

#### PROPOSED USE CODE:

RESIDENTIAL  
RESIDENTIAL - SINGLE FAMILY

#### GROSS SQ. FOOTAGE

LOT AREA  
LOT WIDTH  
SIDE YARD SETBACK  
REAR YARD SETBACK  
LOT OCCUPANCY / COVERAGE  
HEIGHT OF BUILDING  
NUMBER OF STORIES

#### ALLOWED ( CODE )

MIN. 5,000 SQ. FT.  
MIN. 50 FT.  
8 FT' MIN.  
25 FT' MIN.  
40 %  
40 FT MAX  
2 STORY

#### PROVIDED ( PROPOSED )

. FT. ( EXISTING )  
2,000 AC.  
115 FT.  
+/- 15' EAST, +/- 5' WEST  
+/- 41'  
LESS THAN 40%  
LESS THAN 40 FT  
2 STORY

### STANDARD ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	LOC.	LOCATION
ALT.	ALTERNATE	L.P.	LOW POINT
b/o	BOTTOM OF	LVL	LAMINATED VENEER LUMBER
BTU	BRITISH THERMAL UNIT	MAX.	MAXIMUM
B.W.	BEARING WALL	MEP	MECHANICAL/ELECTRICAL/PLUMBING
CANT.	CANTILEVER	MIN.	MINIMUM
CFM	CUBIC FEET PER MINUTE	MPH	MILES PER HOUR
C.J.	CEILING JOIST	ON CTR	ON CENTER
CMU	CONCRETE MASONRY UNIT	P.C.	POURED CONCRETE
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	PVC	POLYVINYL CHLORIDE PLASTIC
CW	COLD WATER	RAC	RETURN AIR GRILLE
D-F	DOUGLAS-FIR	REINF.	REINFORCING
DIA.	DIAMETER	R.R.	ROOF RAFTER
DIM	DIMENSION	T.B.D.	TO BE DETERMINED
DN.	DOWN	T+G	TONGUE AND GROOVE
EA.	EACH	TH.	THRESHOLD
ELEC	ELECTRIC[AL]	1/6	TOP OF
EM	ELECTRICAL METER	TYP.	TYPICAL
E.P.	ELECTRICAL PANEL	VTR	VENT THROUGH ROOF
F.J.	FLOOR JOIST	W/	WITH
FURN.	FURNITURE	WH	WATER HEATER
GI	GROUND FAULT INTERRUPT	WL	WET LOCATION
GM	GAS METER	WM	WATER METER
GWB	GYPSON WALL BOARD	WP	WEATHERPROOF
H.P.	HIGH POINT	WNF	WELDED WIRE FABRIC
HVAC	HEATING/VENTILATION/AIR CONDITIONING	WWM	WELDED WIRE MESH
HW	HOT WATER		

### SYMBOLS LEGEND

PLAN DETAIL REFERENCE	
DETAIL REFERENCE SHEET NUMBER	
ELEVATION REFERENCE	
DETAIL REFERENCE SHEET NUMBER	
SECTION REFERENCE	
DETAIL REFERENCE SHEET NUMBER	
EXISTING TO REMAIN	
TO BE DEMOLISHED	
NEW WALL	
DOOR DESIGNATION - REF. X-XXX	
WINDOW DESIGNATION - REF. X-XXX	
ROOM NAME	
INTERIOR ELEVATIONS (SAME SHEET)	
LOCATION ELEV. ELEVATION DATUM LINE OR POINT	
PARTITION TYPE - REF. X-XXX	
COLUMN DESIGNATION	
CENTER LINE	

### MATERIALS LEGEND

EXISTING WALLS TO REMAIN	
EXISTING WALLS TO BE DEMOLISHED	
NEW WALLS	
GLASS PARTITION	
EARTH/COMPACTED FILL	
POROUS FILL	
CONCRETE	
CONCRETE MASONRY UNITS [C.M.U.]	
BRICK	
STONE TILE	
STEEL	
STUCCO/FOAM ROOFING SYSTEM	
RIGID INSULATION	
BATT INSULATION	
GYPSON WALLBOARD	
PLYWOOD	
ACOUSTICAL TILE	



VICINITY MAP

### INDEX OF DRAWINGS

- A-1 - COVER SHEET
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### SCOPE OF WORK

ADDITION TO FRONT OF GARAGE  
CONVERSION OF EXIST GARAGE TO LIVING SPACE  
FRONT PORCH EXPANSION

#### LOCATION

13080 WILLIAMFIELD DRIVE  
ELLICOTT CITY MD

#### PROPERTY BOUNDARIES

NORTH -  
EAST -  
SOUTH -  
WEST -

#### SQUARE FOOTAGE SUMMARY

FRONT ADDITION - 224 SF  
FRONT PORCH ADDITION - 272 SF

REVISIONS

JDK DESIGN CONCEPTS

SURBER CONSTRUCTION

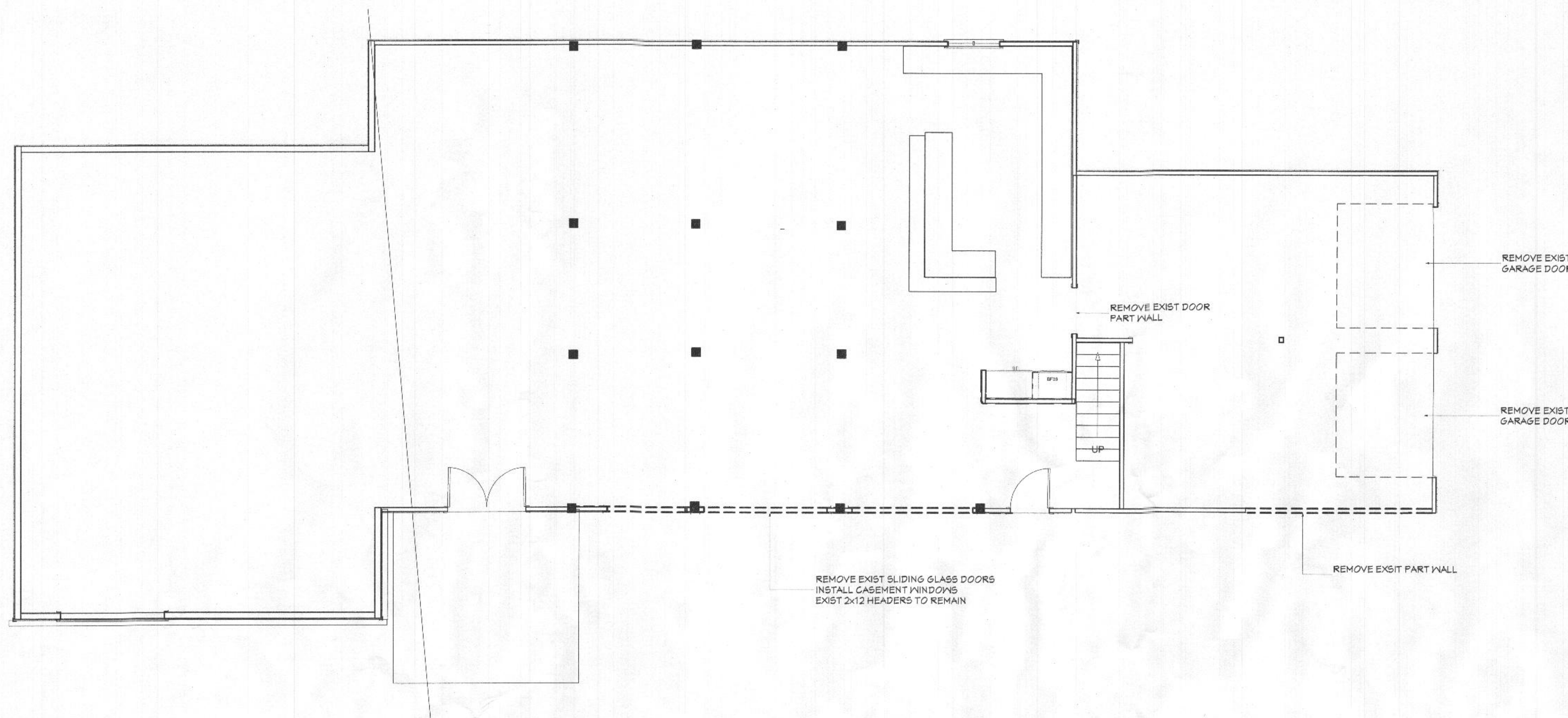
ADDITIONS / RENOVATIONS TO  
DISSANAYAKE RESIDENCE  
13080 WILLIAMFIELD DRIVE  
ELLICOTT CITY MD 21042

DECEMBER 2020

COVER SHEET

A-1





DEMOLITION PLAN

DEMOLITION NOTES:

REMOVE EXISTING BUILDING COMPONENTS AND EQUIPMENT AS INDICATED ON THE DRAWINGS AND REQUIRED BY THE NEW CONSTRUCTION DRAWINGS. CUT & PATCH EXISTING CONDITIONS AS REQUIRED TO RECEIVE NEW WORK.

PROVIDE TEMPORARY BRACING AND SHORING TO MAINTAIN STRUCTURAL INTEGRITY OF MATERIALS OR ASSEMBLIES. DO NOT CUT STRUCTURAL LOAD-BEARING MEMBERS UNLESS SURROUNDING CONSTRUCTION IS ADEQUATELY BRACED.

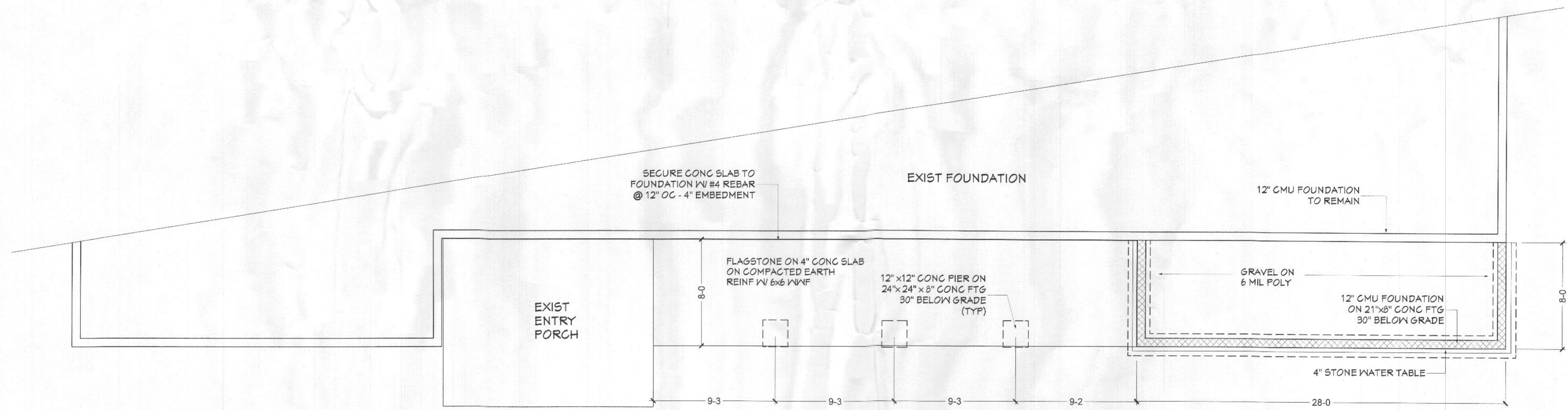
WHERE WALLS ARE SHOWN TO BE REMOVED, REMOVE ALL ELECTRICAL, TELEPHONE, MISCELLANEOUS, WIRING AND DUCTWORK, WITHIN CAPPING ALL LINES AND DUCTWORK TO BE DISCONTINUED. IDENTIFY LOCATIONS OF CAPPED OFF UTILITY LINES TO REMAIN.

RELOCATE OR MOVE EXISTING ACTIVE PIPES, CONDUITS, DUCTS AND OTHER SIMILAR ITEMS INTERFERING WITH NEW WORK, UNLESS OTHERWISE INDICATED. RELOCATE EXISTING WORK SERVING BUILDING AS REQUIRED TO MAINTAIN SERVICE TO OCCUPIED AREAS AND TO ACCOMMODATE NEW WORK.

PLUMBING WASTE AND SUPPLY LINES TO PLUMBING FIXTURES AND FITTINGS INDICATED TO BE REMOVED SHALL BE PERMANENTLY CAPPED OFF OR EXTENDED TO NEW FIXTURE LOCATIONS.

IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, NOTIFY OWNER AND ARCHITECT AND COMPLY WITH GOOD WORKING PRACTICE, APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR REQUIRE REMOVAL THE CONTRACTOR SHALL BRING THEM TO THE ATTENTION OF THE OWNER. SHOULD THEIR REMOVAL AFFECT THE CONTRACT SUM OR TIME, THE CONTRACTOR SHALL SUBMIT THE PROPOSAL FOR A CHANGE ORDER. CAREFULLY REMOVE AND PROTECT MATERIALS DESIGNATED FOR RE-INSTALLATION IN NEW WORK. STORE AND PROTECT ON-SITE UNTIL RE-INSTALLATION, IN AND AREA MUTUALLY AGREED UPON BY THE OWNER AND THE CONTRACTOR.

REPAIR OR REPLACE EXISTING FINISHES OR CONSTRUCTION SCHEDULED TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION WORK. RE-FINISHING SHALL BE DONE IN ACCORDANCE WITH SPECIFICATIONS FOR NEW FINISHES.



FOUNDATION PLAN

REVISIONS

JDK DESIGN CONCEPTS

LATONSVILLE MD 301.977.3652

SURBER CONSTRUCTION

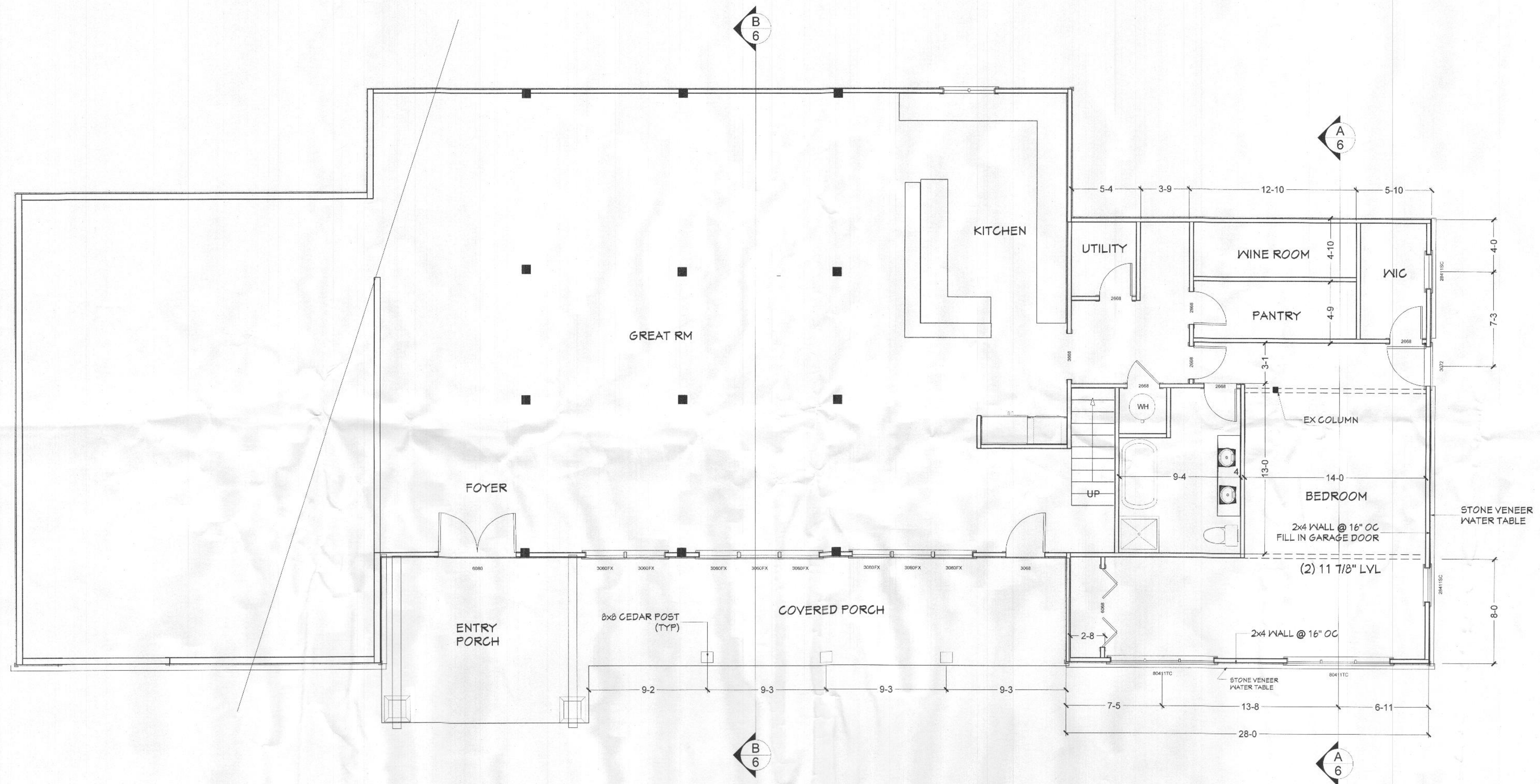
FREDERICK MD (301) 768-5091

ADDITIONS / RENOVATIONS TO  
DISSANAYAKE RESIDENCE  
13080 WILLIAMFIELD DRIVE  
ELLICOTT CITY MD 21042

DECEMBER 2020  
SCALE AS NOTED

DEMOLITION PLAN  
FOUNDATION PLAN





**PROPOSED FIRST FLOOR PLAN**  
1/4" = 1'-0"

REVISIONS

IDK DESIGN CONCEPTS

LATONSVILLE MD 301.471.3652

**SURBER**  
**CONSTRUCTION**

FREDERICK MD (301) 788-5041

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FIRST FLOOR PLAN

DECEMBER 2020

SCALE AS NOTED

A-3





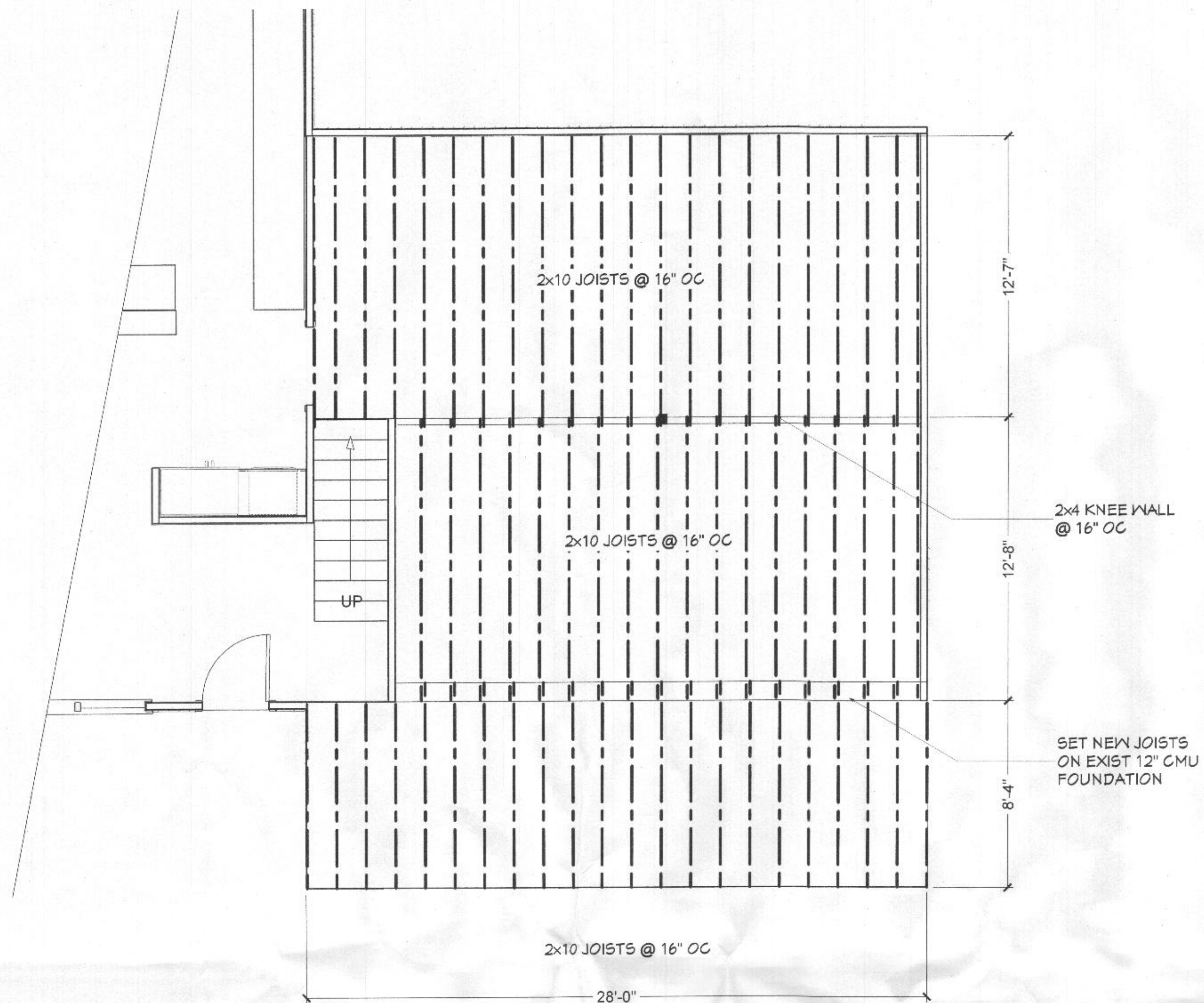
FRONT ELEVATION



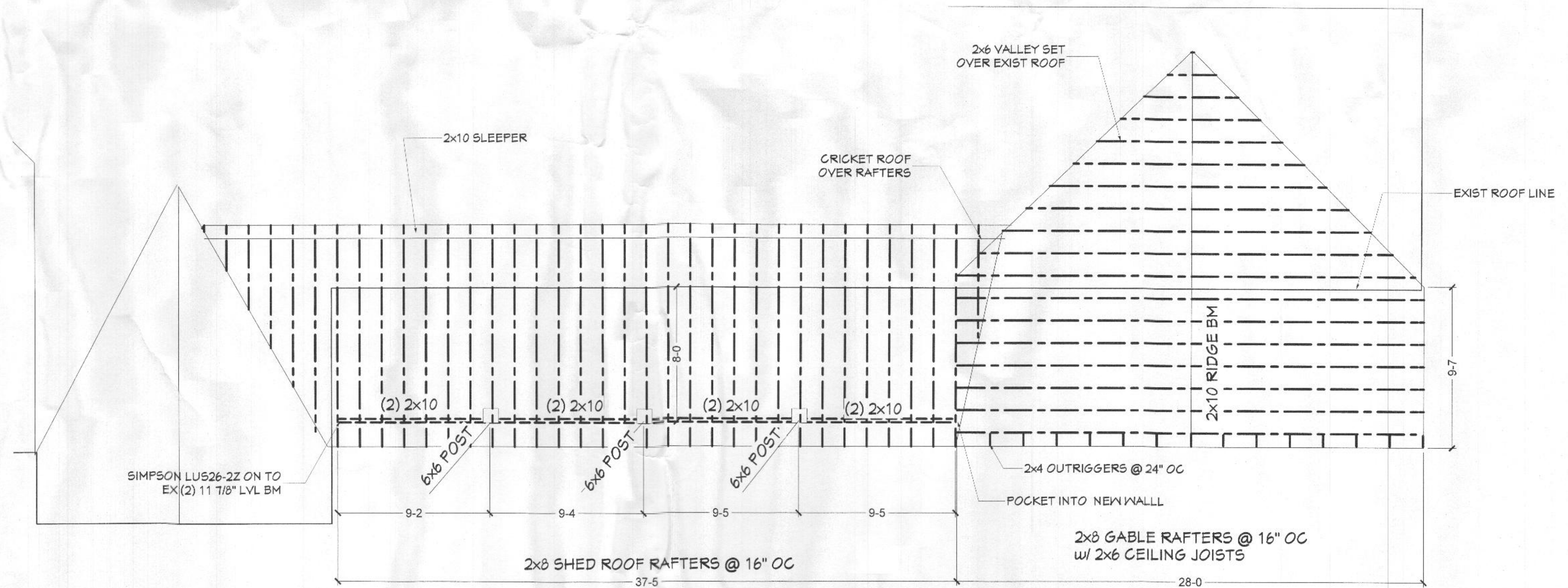
RIGHT SIDE ELEVATION

<b>A-4</b>	<b>ELEVATIONS</b>	DECEMBER 2020 SCALE AS NOTED	ADDITIONS / RENOVATIONS TO DISSANAYAKE RESIDENCE 13080 WILLIAMFIELD DRIVE ELLICOTT CITY MD 21042	<b>SURBER CONSTRUCTION</b> FREDERICK MD (301) 788-5041	<b>JDK DESIGN CONCEPTS</b> LATONSVILLE MD 301.477.3652	REVISIONS





FIRST FLOOR FRAMING PLAN



ROOF FRAMING PLAN

REVISIONS

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CONSTRUCTION

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ADDITIONS / RENOVATIONS TO  
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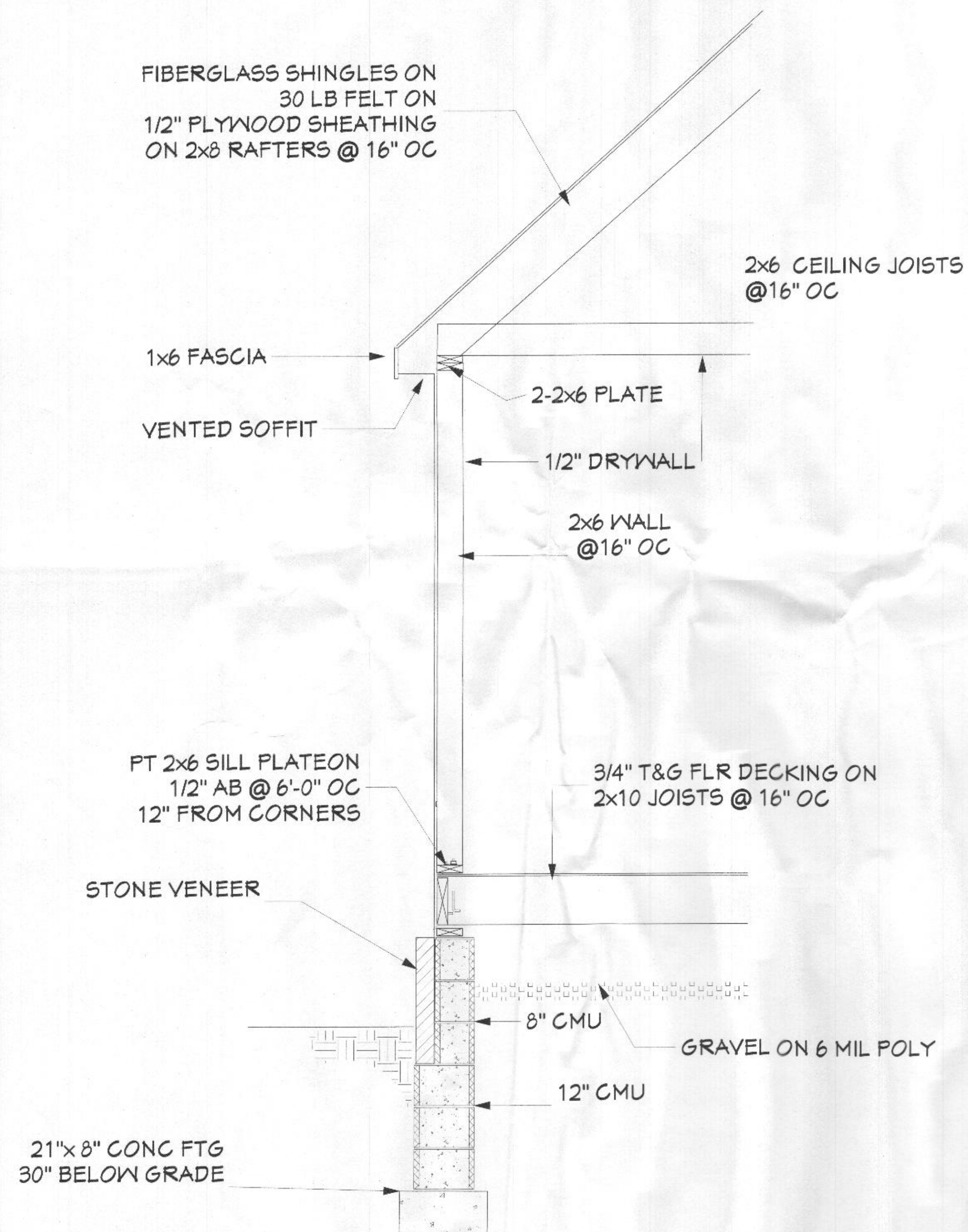
FIRST FLOOR FRAMING  
ROOF FRAMING

DECEMBER 2020

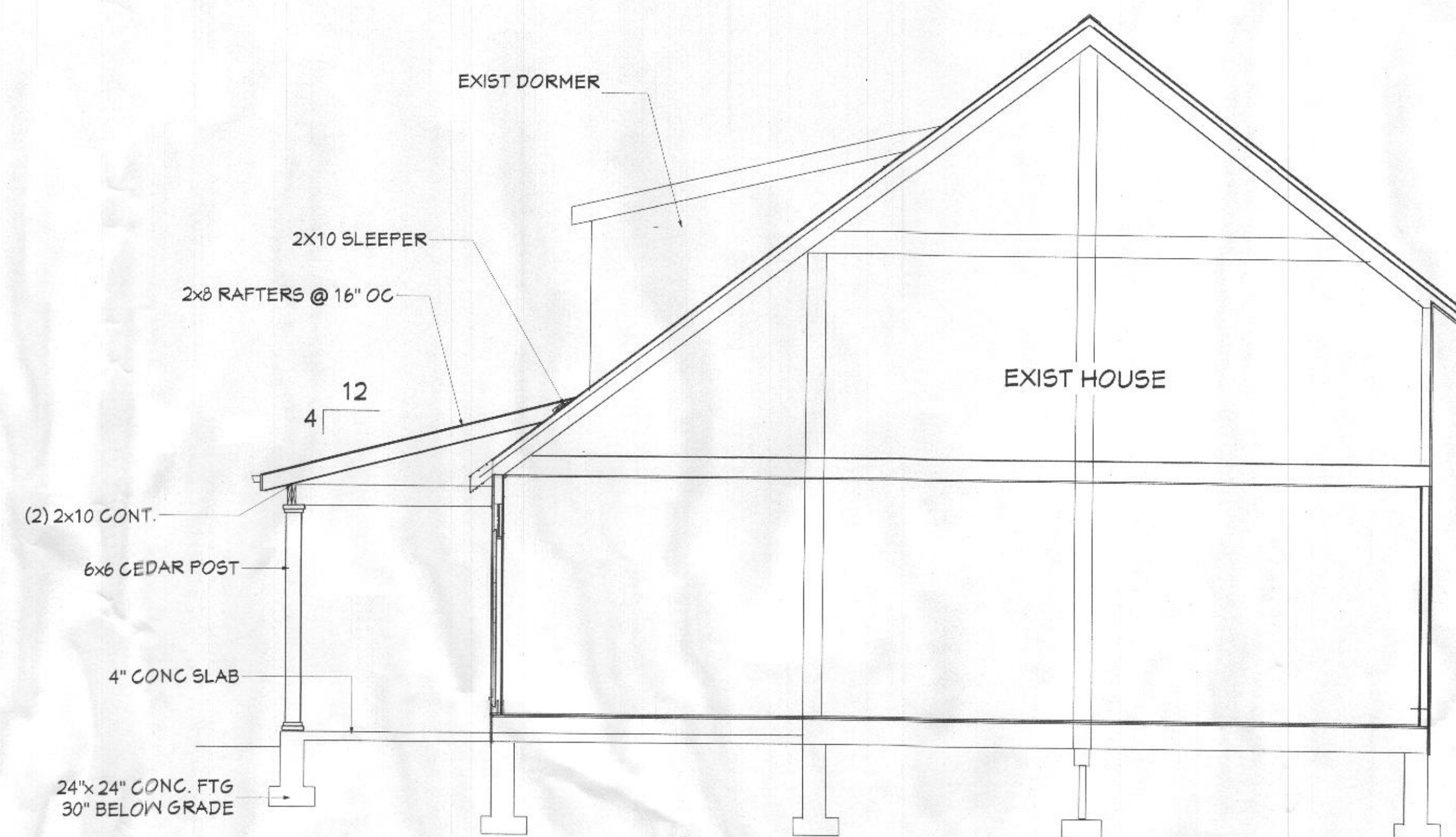
SCALE AS NOTED

A-5

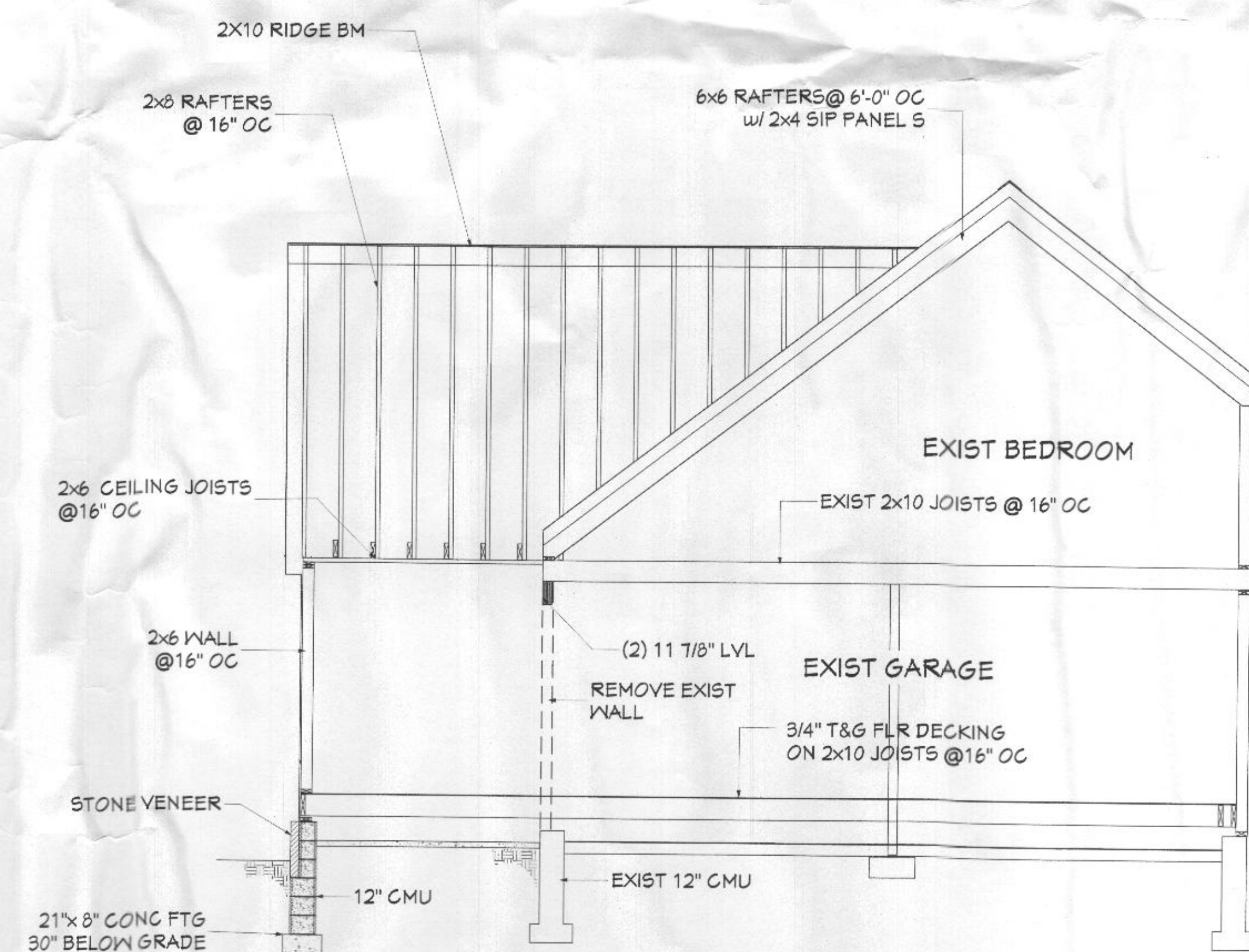




**TYP WALL SECTION**



**CROSS SECTION B-B**



**CROSS SECTION A-A**

SECTIONS

A-6

DECEMBER 2020  
SCALE AS NOTED

ADDITIONS / RENOVATIONS TO  
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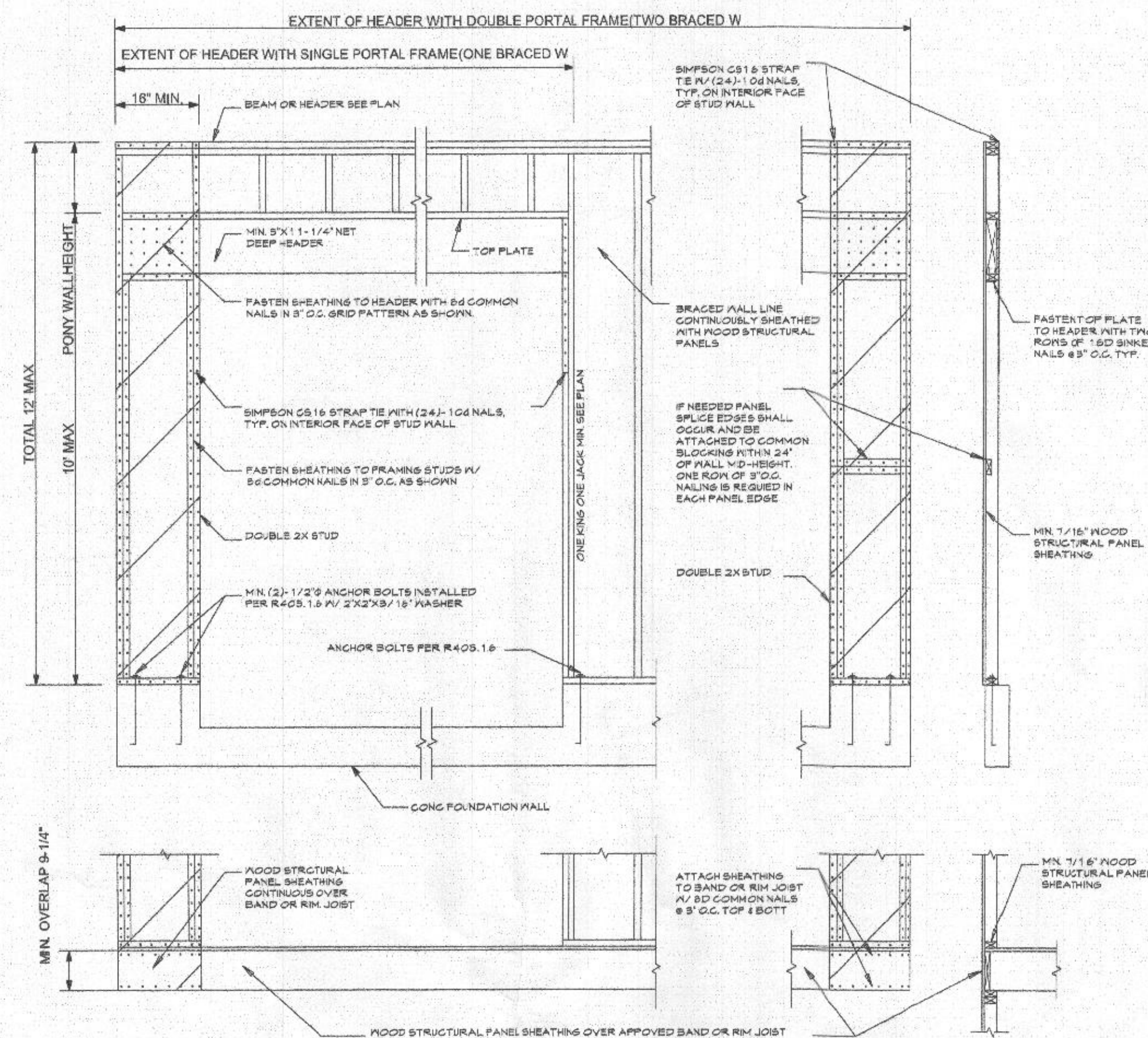
SURBER  
CONSTRUCTION

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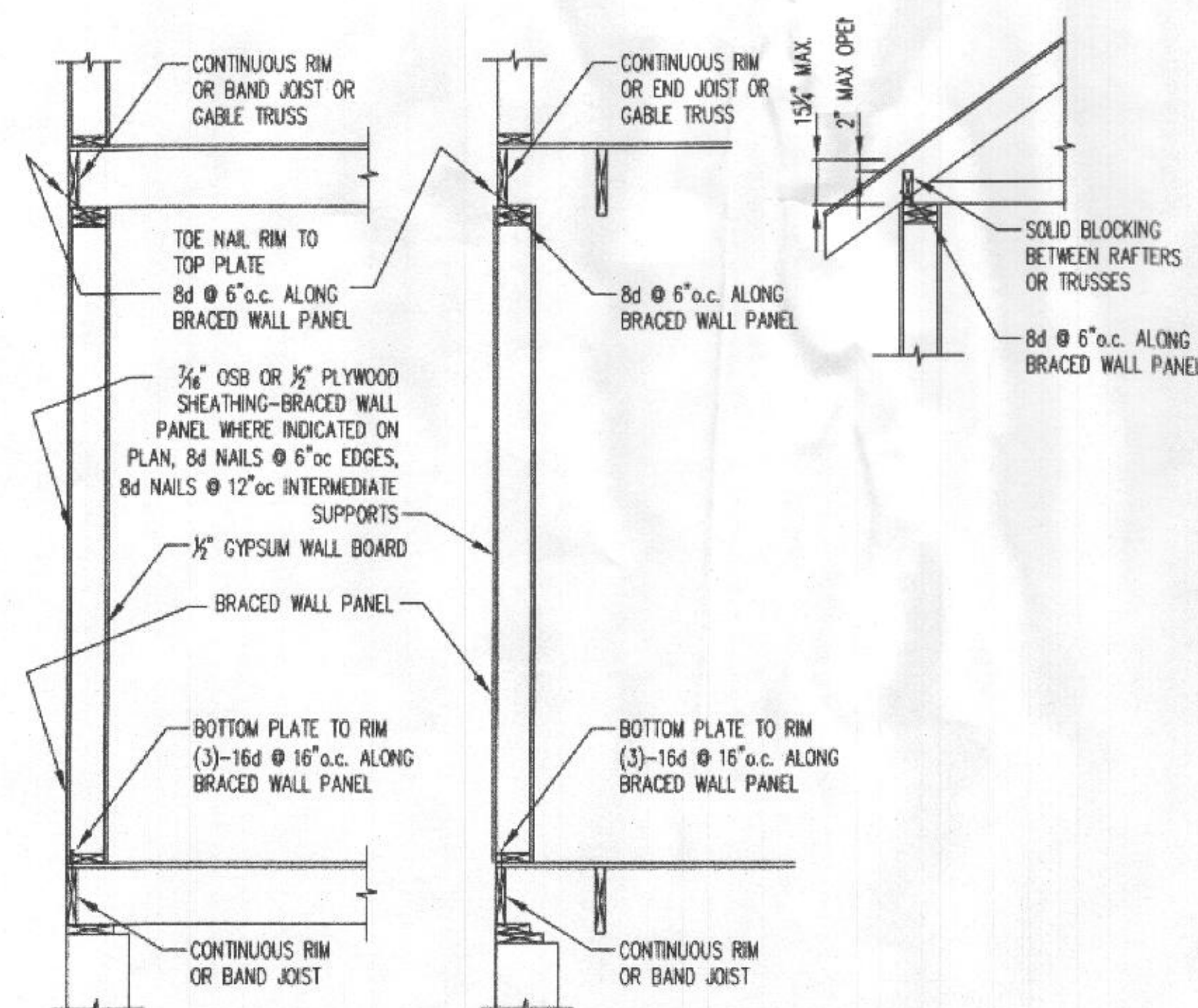
JDK DESIGN CONCEPTS  
LAYTONSVILLE MD 301-971-3652

REVISIONS



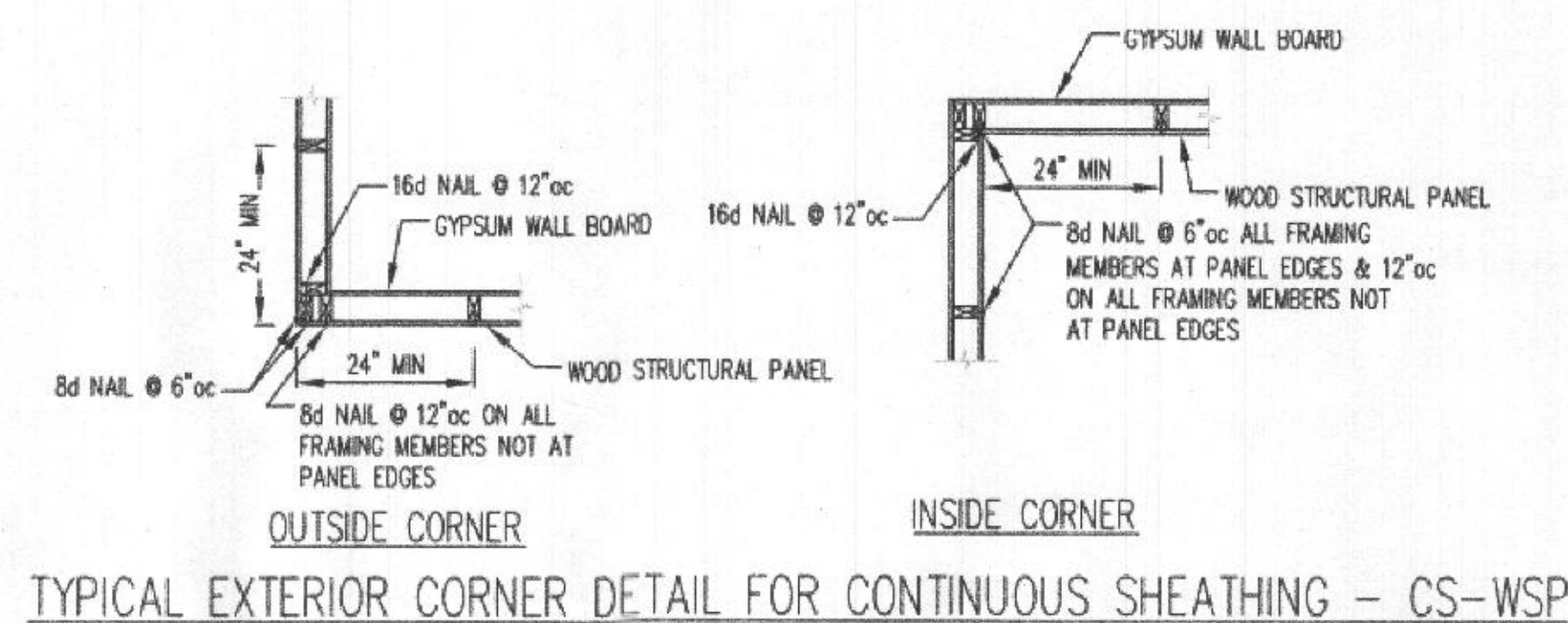


PORTAL FRAME DETAIL



BRACED WALL PANEL FASTENING DETAILS

DETAIL APPLIES ONLY WHERE INDICATED ON PLAN "WSP #" OR "CS-WSP #"



# LEDEND:

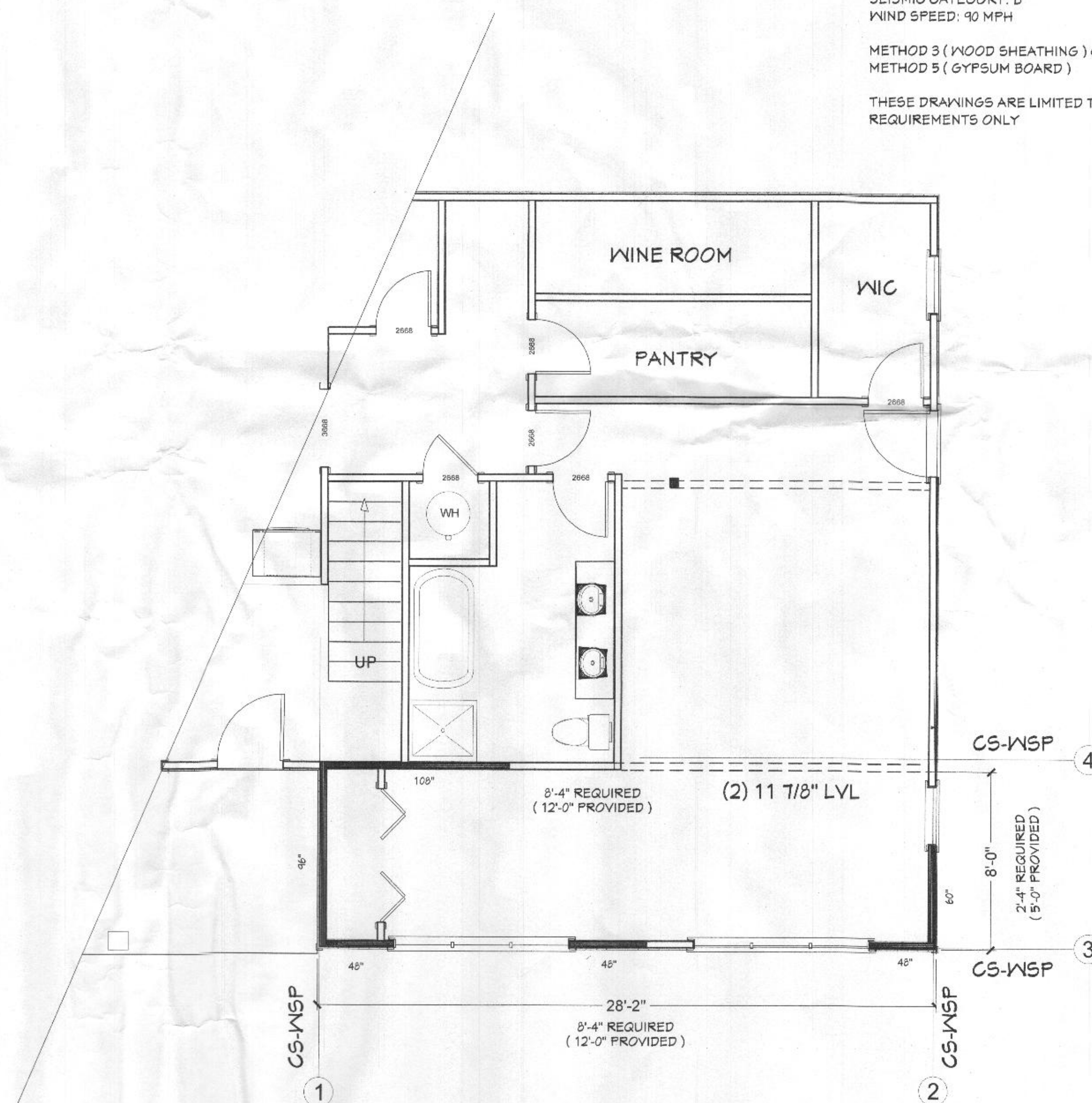
- CS-WSP BRACED WALL PANEL (- LENGTHS)
- CS-FF 6:1 NARROW WALL (- LENGTHS)  
NARROW WALL WITHOUT HOLD-DOWNS  
(SEE DETAIL SHEET)
- PFM INTERMITTENT PORTAL FRAME
- ABW ALTERNATE BRACED WALL
- GB-1 GYPSUM 96" (1 SIDE)
- GB-2 GYPSUM 48" (2 SIDES)
- TIE-DOWN DEVICE - (# LBS)

## WALL BRACING DESIGN INFO:

LOCATION: HOWARD COUNTY, MARYLAND  
SEISMIC CATEGORY: B  
WIND SPEED: 90 MPH

METHOD 3 (WOOD SHEATHING) CONTINUOUS SHEATHING  
METHOD 5 (GYPSUM BOARD)

THESE DRAWINGS ARE LIMITED TO IRC WALL BRACING  
REQUIREMENTS ONLY



BRACED WALL PLAN

REVISIONS

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ADDITIONS / RENOVATIONS TO DISSANAYAKE RESIDENCE 13080 WILLIAMFIELD DRIVE ELLICOTT CITY MD 21042
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BRACED WALL PLAN
DECEMBER 2020
SCALE AS NOTED

A-7
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All construction shall meet the 2018 IRC & 2018 IECC Energy Codes, 2018 IRC Wall Bracing requirements, and the Building Thermal Envelope design plans & cross section(s).

Line of Thermal Building Envelope ———  
There are NO crawlspace areas.

INSULATION & FENESTRATION BY COMPONENT

Component	Value		
	U	SHGC	R
Windows/transoms	0.34	0.31	
Sliding glass doors/transoms	0.34	0.31	
Skylights - Dbl glazed	0.60	0.00	
French doors	0.46	0.50	0.50
Solid doors	0.40		
Roof raftered ceiling			30.0
Roof trussed ceiling			38.0
Cathedral ceiling			30.0
2x6 wood frame wall			19.0
2x4 wood frame wall			13.0
Basement wall above grade			13.0
Basement wall below grade			13.0
Crawl space (unheated) walls			0.00
Floors over unconditioned space			30.0
Floors over garage			30.0
Floors over outside air			30.0
Floors cantilevered outside			30.0
Concrete slab near grade			10 @ 2 ft depth
Elevator shaft into attic			13.0

AIR LEAKAGE:

All areas of the building thermal envelope shall be durably sealed against air leakage. The following areas shall be sealed against air leakage by caulked, gasketed, weatherstripped, or otherwise sealed with an air barrier material, suitable film, or solid material to allow for differential expansion or contraction:

1. All joints, seams, and penetrations.
2. Site-built windows, doors, and skylights.
3. Openings between window and door assemblies and their respective jambs 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 joist junction.
12. Other sources of infiltration.

LIGHTING FIXTURES:

Recessed lighting fixtures installed in the thermal envelope shall be sealed to limit leakage between conditioned and unconditioned spaces.  
All recessed lighting fixtures shall be IC listed.  
Seal all recessed lighting fixtures shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.  
between the housing and the interior wall or ceiling covering.

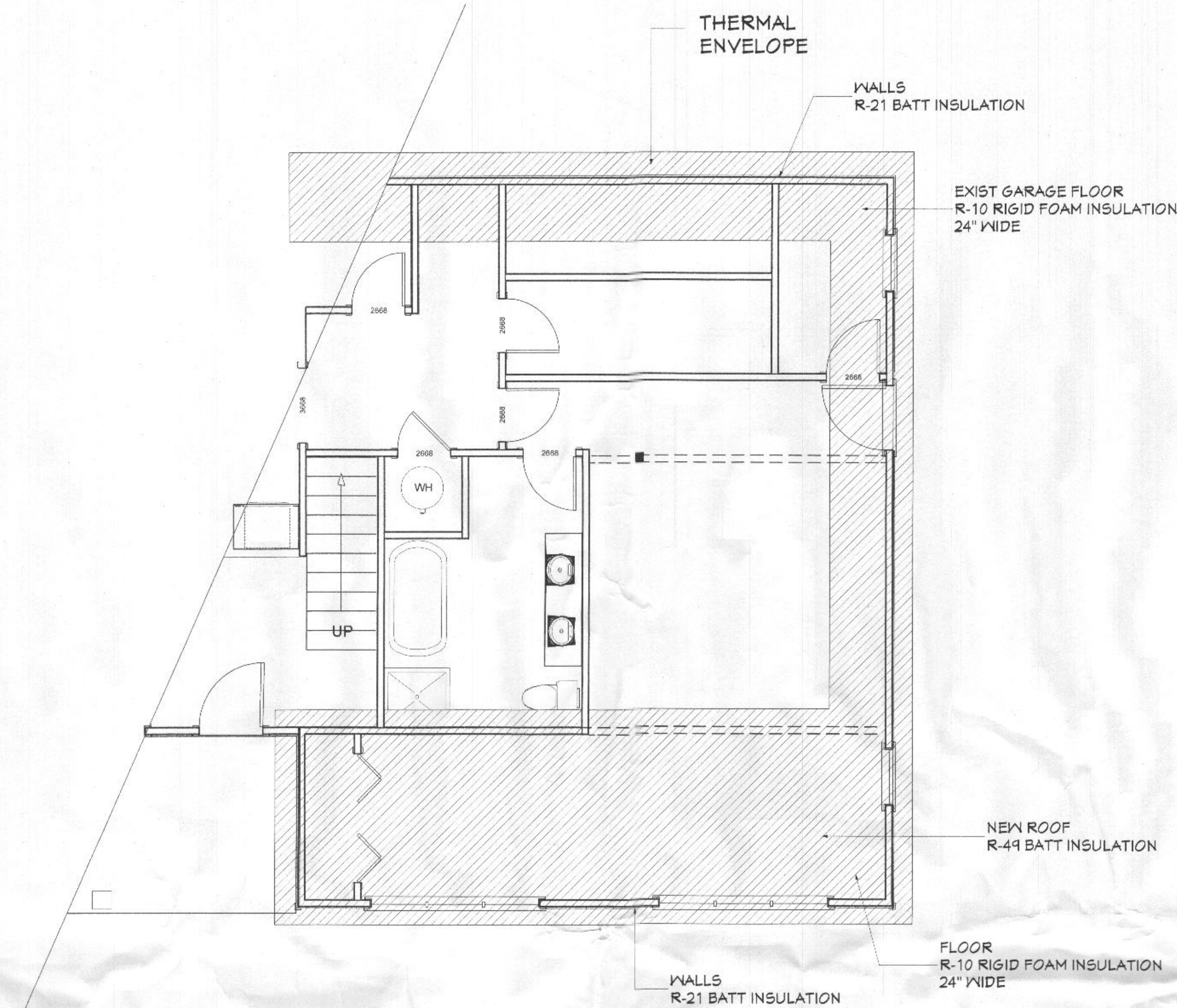
A minimum of 50% of the lamps in permanently installed light fixtures shall be high efficiency lamps.

HVAC DUCT SEALING:

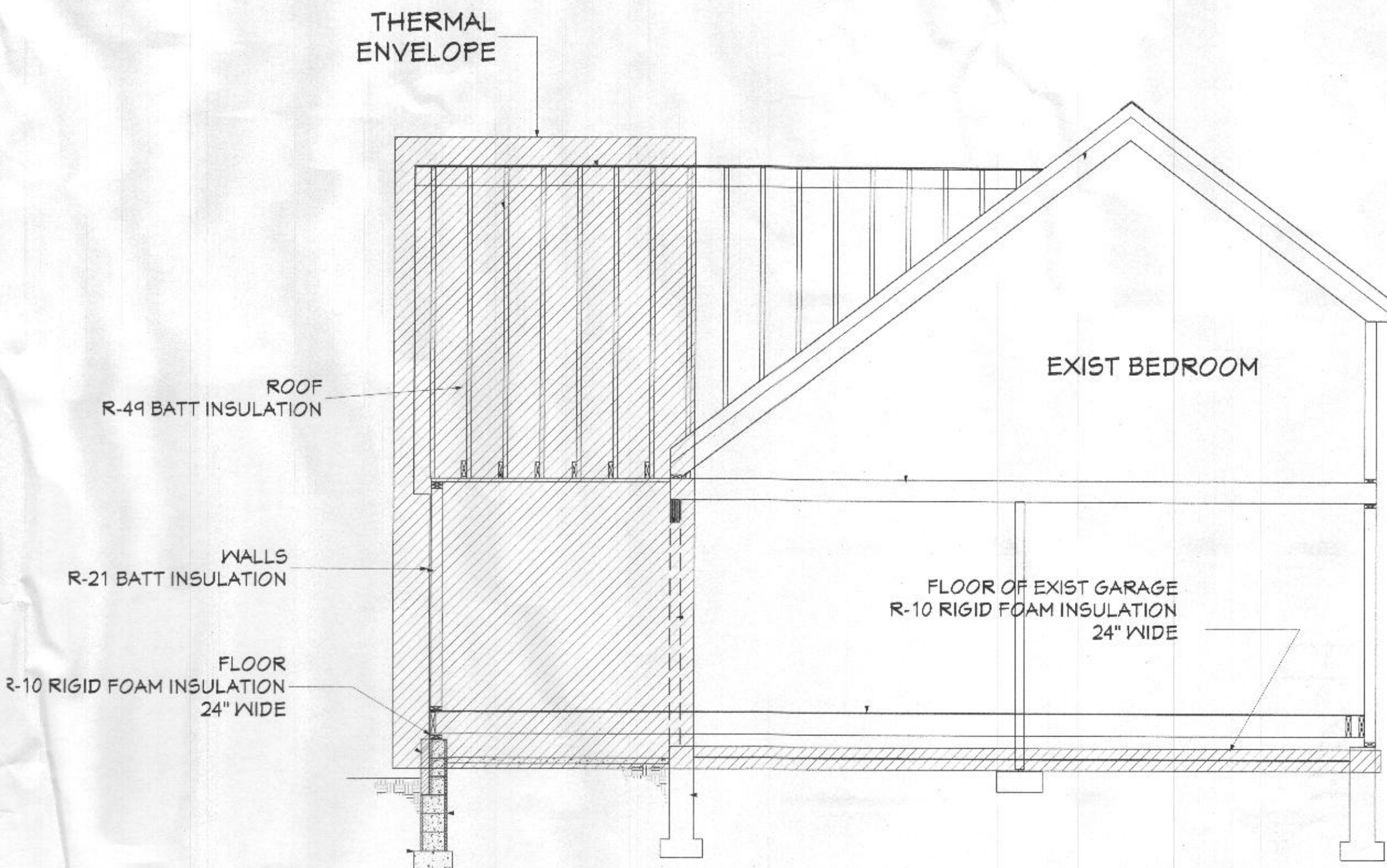
All joints of duct systems shall be made substantially airtight by means of tapes, mastics, liquid sealants, gasketing, or other approved closure systems. Closure systems used with rigid fibrous glass ducts shall comply with UL181A and shall be marked as required by 2018 IRC Sect. M1601.4.1. Closure systems used with flexible air ducts and flexible air connectors shall comply with UL181B and shall be marked as required by 2018 IRC Sect. M1601.4.1.

Duct connections to flanges of air distribution system equipment or sheet metal fittings shall be mechanically fastened.  
Mechanically fastened joints shall be as specified by the 2018 IRC Sect. Closure systems used to seal metal ductwork shall be installed per the manufacturer's installation instructions.

- Exceptions:
1. Spray polyurethane foam shall be permitted to be applied without additional joint seals.
  2. Where a duct connection is made that is partially inaccessible, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.
  3. Continuously welded and locking type longitudinal joints and seams in ducts operating at static pressures less than 2 inches of water column pressure classification shall not require additional closure systems.



THERMAL ENVELOPE



THERMAL- CROSS SECTION

REVISIONS

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SURBER  
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SCALE AS NOTED

THERMAL  
ENVELOPE

A-8