Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455

Health

Date Received: _____

Permit No.: B19 004250

Building Address: 1036 Taylor Park Road.
City: Sykesville State: MD Zip Code: 21784
Suite/Apt. # _____ SDP/WP/BA #: _____
Subdivision: River Park Estates
Lot: 46 Tax Map: _____ Parcel: _____

Existing Use: Residential
Proposed Use: Residential
Estimated Construction Cost: $ 150,000
Description of Work:
2 car garage → 672 sq.ft
addition → 776 sq.ft
(attached) 1 story

Occupant/Tenant Name: Brandon Motherhead.
Was tenant space previously occupied? ☐Yes ☐No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Property Owner's Name: Brandon Motherhead
Address: 1036 Taylor Park Rd.
City: Sykesville State: MD. Zip Code: 21784
Phone: 410-440-5575 Fax: _____
Email: _____

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

Contractor Company: Brandwein Contracting
Contact Person: Chris Brandwein
Address: 1508 Abell Dr.
City: Westminster State: MD Zip Code: 21157
License No.: 94528
Phone: 443-797-9469 Fax: _____
Email: cfwein@hotmail.com

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	
Electric: ☒Yes ☐ No	
Gas: ☐ Yes ☒No	
Water Supply	
☐ Public	
☒Private	
Sewage Disposal	
☐ Public	
☒Private	
Heating System	
☐ Electric ☒Oil	
☐ Natural Gas ☐ Propane Gas	
☐ Other:	
Sprinkler System:	
☐ Yes ☒No	
Grading Permit Number:	
Building Shell Permit Number:	

DEC 12 2019
LICENSES & PERMITS DIVISION

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 — *Print Name*: Chris Brandwein

Email Address: CFwein@hotmail.com — *Date*: 12/10/19

Title/Company: President / Brandwein Contracting

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	12/23/19	H. 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	#	~~5354~~ 5356

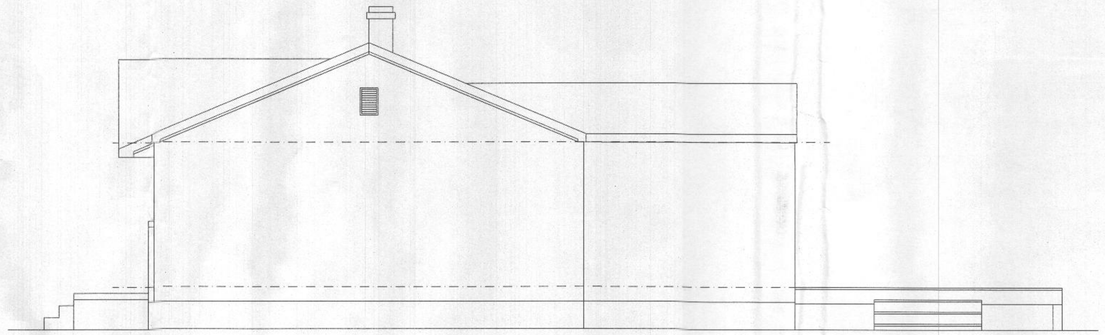
Distribution of Copies: **White: Building Officials** **Green: PSZA,Zoning** **Yellow: PSZA,Engineering** **Pink: Health** **Gold: SHA**

T:\Operations\Updated Forms\BuildingPermitApplication03.29.2018.docx

Foyer - 13x9
Study - 11x9
Master Bdrm - 27x14
Master Bath - 10x16
Laundry - 7x10
Bedroom - 21x12
Kitchen - 21x14

EXISTING FRONT ELEVATION

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

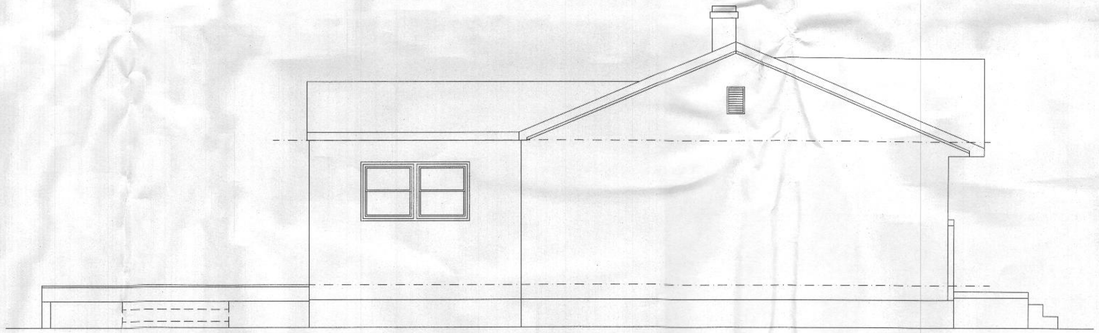


EXISTING RIGHT SIDE ELEVATION

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

EXISTING REAR ELEVATION

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



EXISTING LEFT SIDE ELEVATION

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

PROJECT ADDRESS:
1038 TAYLOR PARK ROAD
SYKESVILLE, MD. 21784

HOWARD COUNTY, MD.

REMODELING & ADDITIONS TO THE MOTHERSHEAD RESIDENCE

BERARDUCCI CONTRACTING, INC.

REVISED 6/24/2019
REVISED 6/6/2019

FILE: MOTHERSHEAD ADDITIONS

SCALE: 1/4"=1'-0"
DATE: 6/2019
SHEET NO.: 1 OF 5

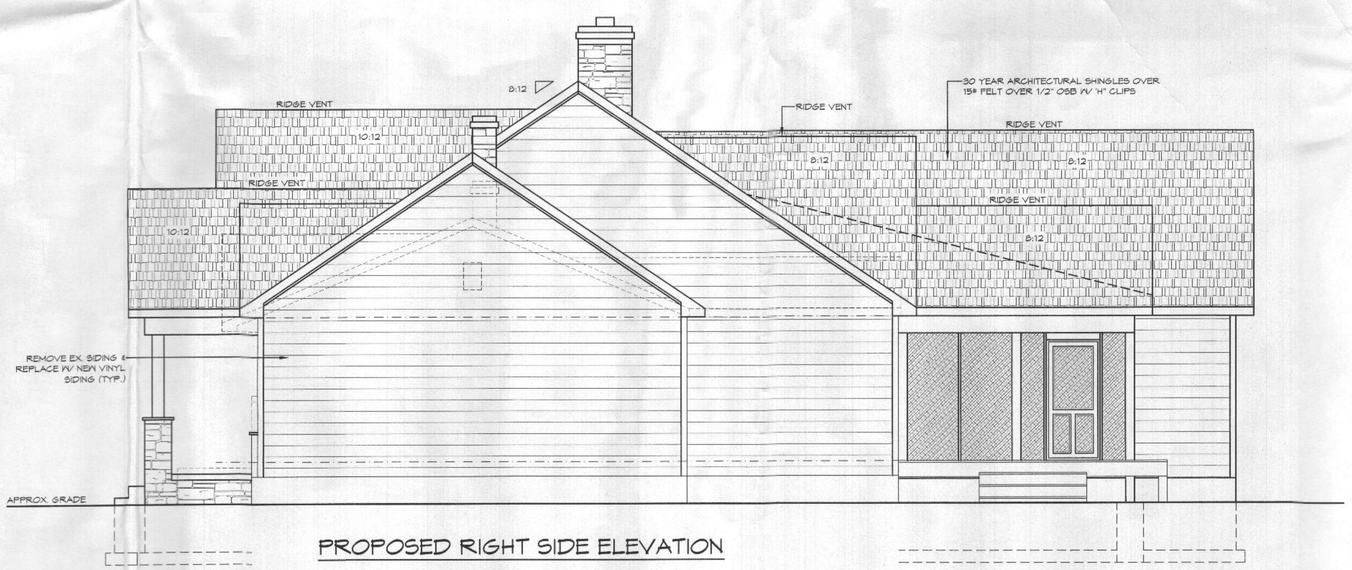
GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

*NOTE:
EXTERIOR STEPS:

MIN. TREAD= 11"
MAX. RISER= 7"

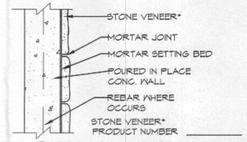
PROPOSED FRONT ELEVATION

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



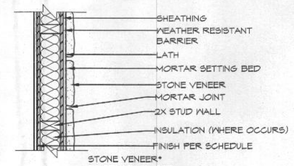
PROPOSED RIGHT SIDE ELEVATION

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



INSTALLATION ON CONC. WALL

SCALE: 3/4"=1'-0"



INSTALLATION OVER SHEATHING

SCALE: 1"=1'-0"

STONE VENEER DETAILS

PROJECT ADDRESS:
1086 TAYLOR PARK ROAD
SYKESVILLE, MD. 21784

HOWARD COUNTY, MD.

REMODELING & ADDITIONS TO THE MOTHERSHEAD RESIDENCE

BERARDUCCI CONTRACTING, INC.

REVISED 6/24/2019
REVISED 6/6/2019

FILE: MOTHERSHEAD ADDITIONS

SCALE: 1/4"=1'-0"
DATE: 6/2019
SHEET NO.: 2 OF 6

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

GENERAL STRUCTURAL NOTES

1. GENERAL

A. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

B. DESIGN LIVE LOADS:
ROOF. . . . . 40 PSF
FLOORS. . . . . 40 PSF
SLEEPING AREAS. . . . . 30 PSF

2. FOUNDATIONS

A. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL, 1'-0" BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISHED GRADE. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN 2000 PSF, THE FOOTINGS WILL HAVE TO BE REDESIGNED.

3. CAST IN PLACE CONCRETE

A. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:

ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

B. ALL CONCRETE, EXCEPT AS NOTED, SHALL BE (f'c=3,000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED.

C. SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH 6"X6" W1.4XW1.4 WWF OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED.

4. MASONRY

A. ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT AND STEEL REINFORCEMENT) SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-92/ASCE 5-92/TMS 402-92) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-92/ASCE 6-92/TMS 602-92) IN ALL RESPECTS.

B. MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM C 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C 145.

C. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE "S" MORTAR AS DESCRIBED IN ACI 530-92.

D. ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM C 476. SLUMP RANGE 8-11". PLACE GROUT IN 5'-0" MAXIMUM POUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION.

E. PROVIDE 8" DEPTH OF 100 % SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 16" HIGH X 16" LONG 100% SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE.

F. ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 9 GAGE TRUSS TYPE GALVANIZED DUR-O-WALL SPACED VERTICALLY AT 16" O.C. U.N.O. LAP ALL DUR-O-WALL 6" MINIMUM. PROVIDE CORNER AND TEE PIECES AT ALL INTERSECTIONS.

G. LOOSE LINTELS FOR MASONRY WALLS SHALL BE FOR EACH 4" WIDTH OF MASONRY ONE STEEL ANGLE AS FOLLOWS:

0'-0" TO 3'-0"	3-1/2" X 3-1/2" X 5/16"
3'-1" TO 5'-0"	4" X 3-1/2" X 5/16"
5'-1" TO 6'-6"	5" X 3-1/2" X 3/8"
6'-7" TO 8'-0"	6" X 3-1/2" X 3/8"A

ALL ANGLES SHALL HAVE THEIR SHORT LEG OUTSTANDING AND 6" MINIMUM BEARING.

5. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36 (LATEST LOCAL APPROVED). ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE.

B. ALL WELDED CONNECTIONS SHALL BE DONE WITH E70XX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDINGS AWS D1.1. WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED.

6. WOOD

A. STRUCTURAL SOLID WOOD RAFTERS, JOISTS, BEAMS AND STUDS SHALL BE HEM FIR #2 OR SPRUCE PINE FIR #2 SURFACED DRY AT A MAXIMUM OF 19 % MOISTURE CONTENT. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE #2. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".

B. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1) AND COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

C. WOOD TRUSSES AND ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED BY THE SUPPLIER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT FOR REVIEW. ALL TRUSSES AND JOISTS SHALL BE DESIGNED TO LIMIT THE BEARING STRESS TO 425 psi WHEN MEMBERS BEAR ON STUD WALLS. PROVIDE MEMBERS OF ADEQUATE WIDTH OR METAL CONNECTIONS TO LIMIT STRESSES TO THE SPECIFIED VALUE.

D. ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb=2600psi, Fv=285psi, E=1,900,000psi, Fc=2510psi(PARALLEL), Fc=750psi(PERPENDICULAR).

E. ALL DOUBLE MEMBERS SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS SPACED AT 12" O.C. ALL TRIPLE MEMBERS SHALL BE NAILED TOGETHER WITH 3 ROWS OF 16d NAILS SPACED AT 12" O.C. NAILED FROM EACH SIDE.

F. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN.

G. ALL NAILS ARE TO BE COMMON WIRE NAILS. NAILING OF ALL FRAMING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS BUT IN NO CASE SHALL BE LESS THAN THE RECOMMENDED NAILING SCHEDULE CONTAINED IN THE 2015 INTERNATIONAL RESIDENTIAL CODE. ALL MULTIPLE STUD POSTS ARE TO BE NAILED TOGETHER WITH 12d NAILS @ 6" O.C. STAGGERED.

H. PROVIDE BRIDGING SPACED AT 48" O.C. IN FIRST TWO JOIST, RAFTER OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL. NAIL SHEATHING (FLOOR, CEILING OR ROOF) TO BRIDGING AND NAIL BRIDGING TO EXTERIOR WALL PLATE. PROVIDE ONE ROW OF BRIDGING BETWEEN ALL FLOOR AND ROOF JOISTS FOR EACH 8'-0" OF SPAN. PROVIDE SOLID BLOCKING OR A CONTINUOUS RIM JOIST AT THE BEARING OF JOISTS, RAFTERS OR TRUSSES ON WOOD PLATES.

I. PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE:

0-3" OPENING	1 JACK STUD, 1 KING STUD
3'-1" - 6'-0" OPENING	2 JACK STUDS, 1 KING STUD
6'-1" - 9'-0" OPENING	2 JACK STUDS, 2 KING STUDS

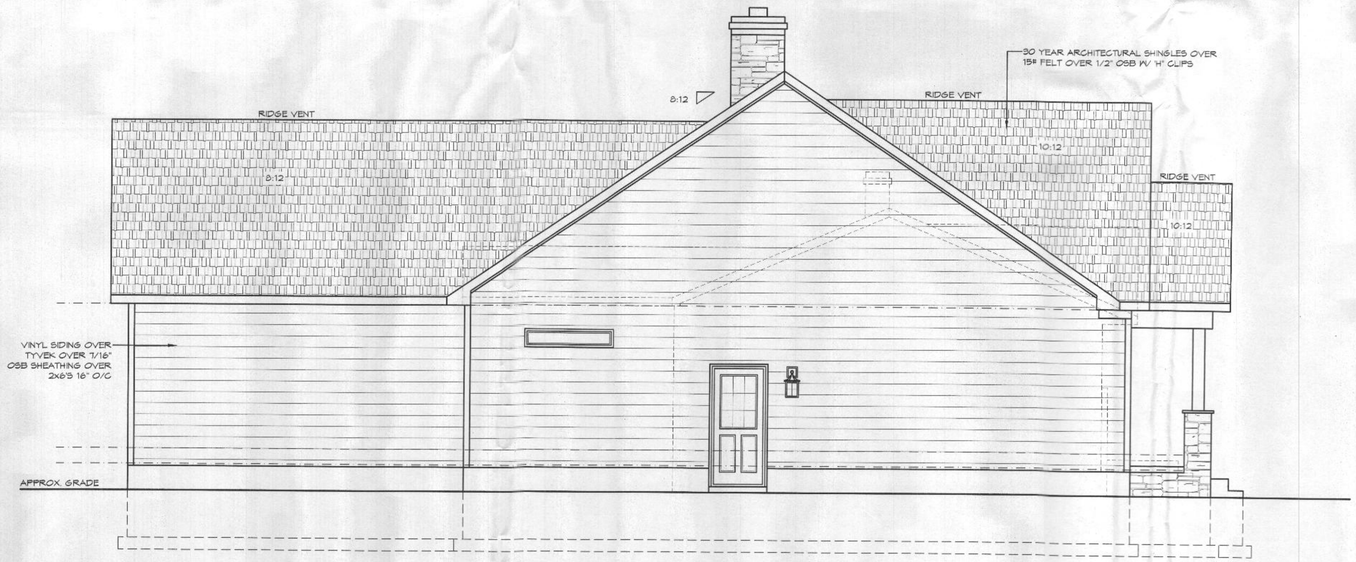
PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND WOOD BEAMS UNLESS NOTED OTHERWISE ON PLANS. WOOD BEAMS, GIRDER TRUSSES AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS.

J. ALL POSTS (MULTIPLE STUDS OR SOLID POST) SUPPORTING BEAMS, WALL HEADERS OR GIRDER TRUSSES, SHALL BE BLOCKED SOLID FOR THE FULL LENGTH AND WIDTH OF POSTS AT ALL INTERSECTIONS WITH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO TOP OF FOUNDATION WALLS OR BEAMS. POSTS SHOWN ON UPPER LEVELS FLOORS SHALL ALSO BE INSTALLED ON THE LOWER LEVELS IN LINE WITH THE POST ABOVE DOWN TO FOUNDATION WALLS OR BEAMS.

K. ALL FLUSH JOIST TO BEAM OR BEAM TO BEAM CONNECTIONS SHALL BE MADE WITH JOIST OR BEAM HANGERS TO SUPPORT THE LOAD CAPACITY INDICATED ON THE PLANS OR THE FULL CAPACITY OF THE JOIST OR BEAM. HANGERS SHALL BE PROVIDED BY SIMPSON STRONG TIE OR USP LUMBER CONNECTORS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR THE CAPACITY STATED. INSTALL ALL HANGERS IN STRICT CONFORMANCE TO THE MANUFACTURES INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.

PROPOSED REAR ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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

PROJECT ADDRESS:
1038 TAYLOR PARK ROAD
SYKESVILLE, MD. 21784

HOWARD COUNTY, MD.

REMODELING & ADDITIONS TO THE MOTHERSHEAD RESIDENCE

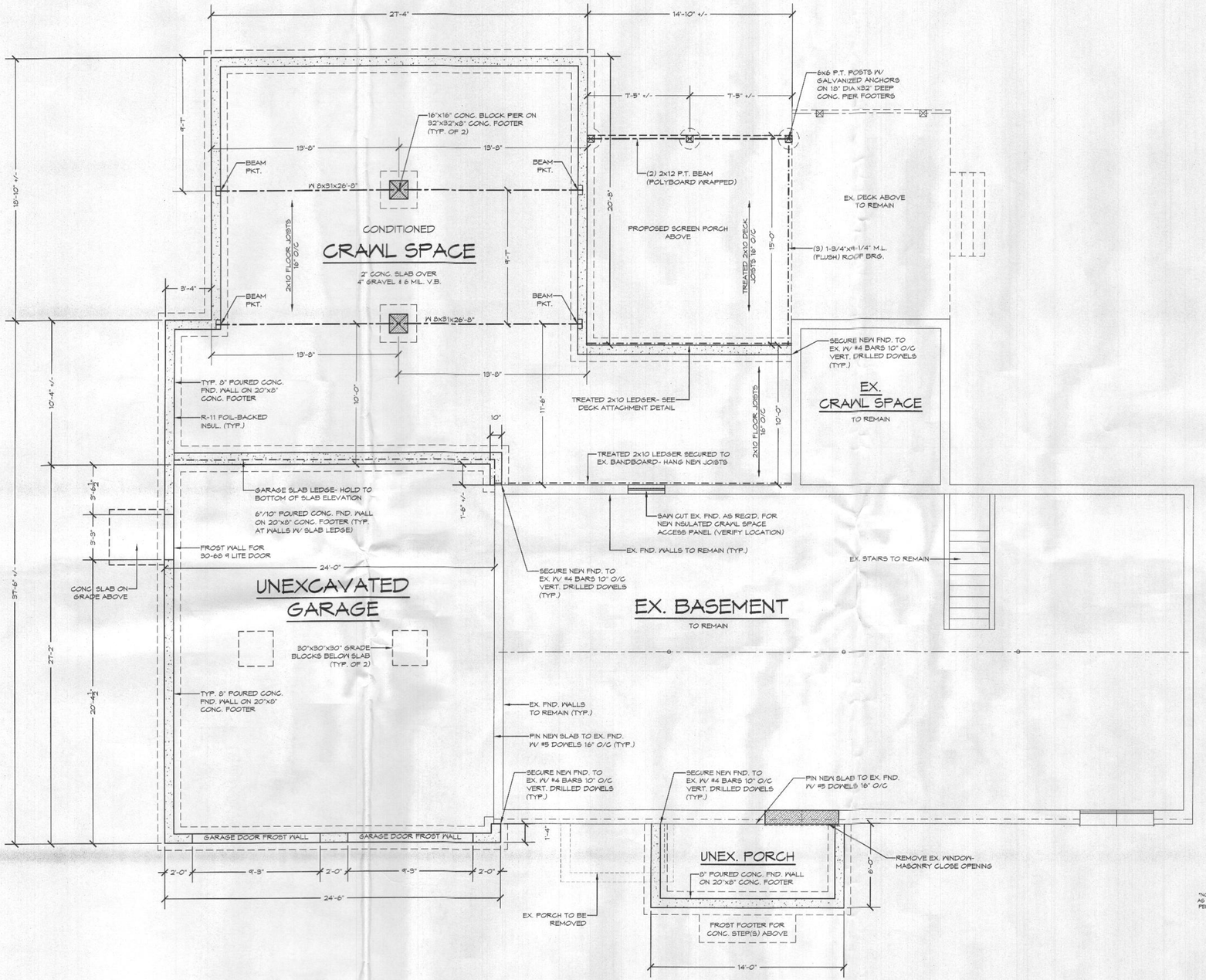
BERARDUCCI CONTRACTING, INC.

REVISED 6/24/2019
REVISED 6/6/2019

FILE: MOTHERSHEAD ADDITIONS

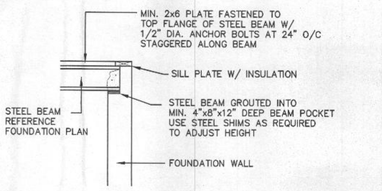
SCALE: 1/4"=1'-0"
DATE: 6/2019
SHEET NO.: 3 OF 5

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320



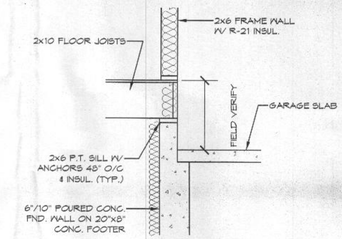
PARTIAL PROPOSED FOUNDATION PLAN

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



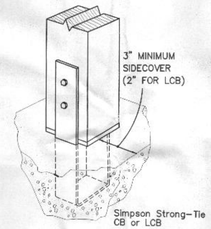
BEAM POCKET DETAIL

SCALE: 1/2" = 1'-0"



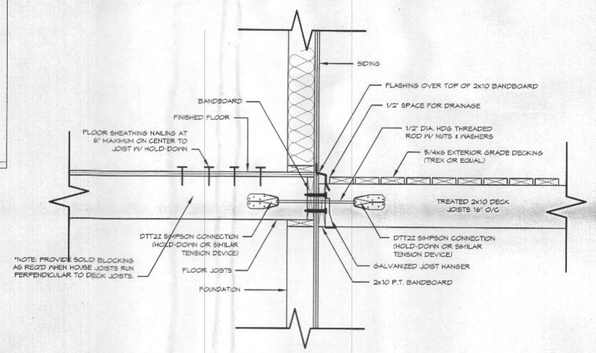
GARAGE TO HOUSE DETAIL

SCALE: 1/2"=1'-0"



POST TO FOOTER CONNECTION DETAIL

NOT TO SCALE



DECK ATTACHMENT FOR LATERAL LOADS

FIGURE 507.2.3(1)

NOT TO SCALE

*NOTE: PROVIDE & INSTALL SIMPSON HANGERS & CONNECTERS PER MANUFACTURER'S INSTRUCTIONS.

HOLD DOWN TENSION DEVICES SHALL BE INSTALLED IN NOT LESS THAN TWO LOCATIONS PER DECK, WITHIN 24" OF EACH END OF THE DECK. EACH DEVICE SHALL HAVE AN ALLOWABLE STRESS DESIGN CAPACITY OF NOT LESS THAN 1,500 POUNDS (PER IRC R507.2.4)

PROJECT ADDRESS:
1036 TAYLOR PARK ROAD
SYKESVILLE, MD. 21784

HOWARD COUNTY, MD.

REMODELING & ADDITIONS TO THE MOTHERSHEAD RESIDENCE

BERARDUCCI CONTRACTING, INC.

REVISED 6/24/2019
REVISED 6/6/2019

FILE: MOTHERSHEAD ADDITIONS

SCALE: 1/4"=1'-0"
DATE: 6/2019
SHEET NO.: 4 OF 8

GBL CUSTOM HOME DESIGN INC.
PO. BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

18.10 x 27.1 = 495.94

2015 IECC CODE COMPLIANCE

R301.1 CLIMATE ZONE 4

R401.2 COMPLIANCE METHOD:
MANDATORY AND PRESCRIPTIVE PROVISIONS

R402.1.1 VAPOR RETARDER
WALL ASSEMBLIES IN THE THERMAL BUILDING ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OF THE IRC CODE, 2015 EDITION

R402.1.2 ATTIC INSULATION: R-49 RAISED HEEL TRUSSES: R-38

R402.1.2 WOOD FRAME WALL:
R-20 OR R13+R5 CONTINUOUS INSULATION

R402.1.2 BASEMENT WALL INSULATION:
R-13/R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT.

R402.1.2 CRAWL SPACE WALL INSULATION:
R-13/R-10 FOIL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".

R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE:
R-19 BATT INSULATION

R402.1.2 WINDOW U-VALUE / SHGC
.35 (U-VALUE)
.40 (SHGC)

R402.2.10 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE:
R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR 2'-0" VERTICALLY.

R402.2.4 ATTIC ACCESS:
ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.

R402.4 BUILDING THERMAL ENVELOPE (AIR LEAKAGE):
EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2015 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL.

R402.4.12 BUILDING THERMAL ENVELOPE TIGHTNESS TEST:
BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 WITH (BLOWER DOOR) AS A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.

R402.4.2 FIREPLACES:
NEW WOOD BURNING MASONRY FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR. FIRE PLACE DOORS SHALL BE LISTED AND LABLED IN ACCORDANCE WITH UL 127 (FACTORY BUILT FIREPLACE) AND UL 907 (MASONRY FIREPLACE)

R402.4.4 ROOMS CONTAINING FUEL BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSITON AIR TO OPEN COMBUSTION FUEL BURNING APPLICANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE TO ENCLOSED IN A ROOM ISOLATED FROM THE THERMAL ENVELOPE.
EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINOUS THE OUTSIDE. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC.

R402.4.5 RECESSED LIGHTING:
RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.

R403.1.1 THERMOSTAT:
ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2015 IECC SECTION 403.1.1

R403.1.2 WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.

R403.3.1 MECHANICAL DUCT INSULATION:
SUPPLY AND RETURN DUCTS IN ATTIC R-8 MINIMUM, R-6 WHEN LESS THAN 3" SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACE R-8 MINIMUM ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE R-8 MINIMUM. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-8 MINIMUM.

R403.3.2 DUCT SEALING:
ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC.

A DUCT TIGHTNESS TEST ("DUCT BLASTER" DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH-IN TEST. DUCT TIGHTNESS IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.

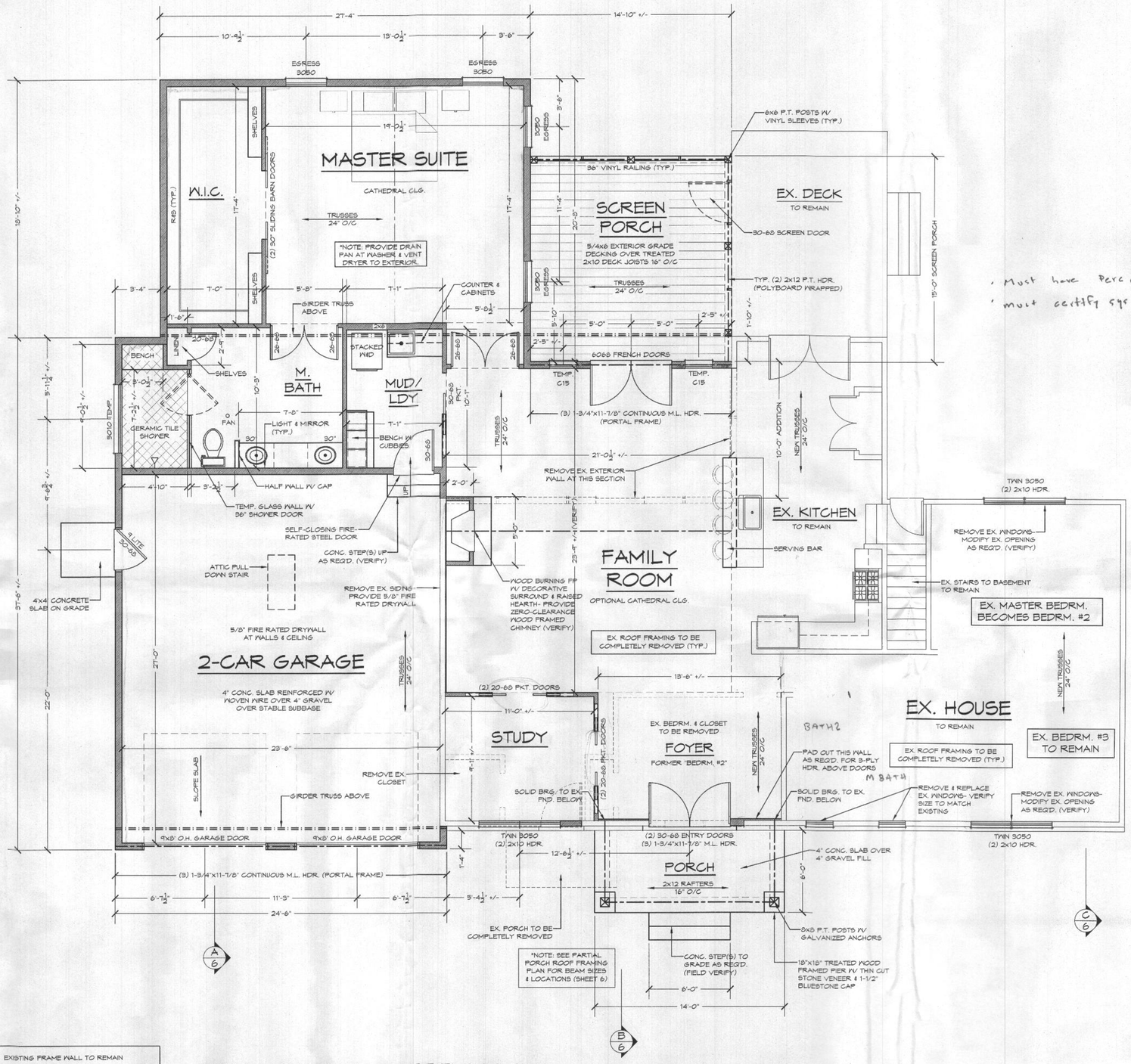
R403.6 MECHANICAL VENTILATION:
OUTDOOR (MAKE UP AND EXHAUSTS) AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

R403.6.1 WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1

R403.7 EQUIPMENT SIZING SHALL COMPLY WITH R403.7.

R404.1 LIGHTING EQUIPMENT:
A MINIMUM OF 75 % OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICACY LAMPS.

THE CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 6' OF THE PANEL AND BE READILY VISABLE.



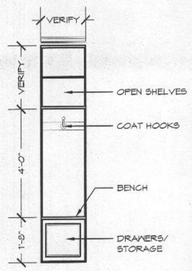
EXISTING FRAME WALL TO REMAIN
EXISTING FRAME WALL TO BE REMOVED
PROPOSED FRAME WALL

PARTIAL PROPOSED FIRST FLOOR PLAN

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

GENERAL NOTES:

-PROPOSED WINDOWS SHOWN ARE ANDERSEN 200 SERIES (VINYL SIZES) SIZES MEET OR EXCEED EGRESS CLEAR OPENING AREA OF 5.7 SQ.FT., CLEAR OPENING WIDTH OF 20" & CLEAR OPENING HEIGHT OF 24"
-FINAL GRADE SHOWN HEREON IS STRICTLY APPROXIMATE. CONTRACTOR TO FIELD VERIFY.
-ALL EXTERIOR STEPS TO BE FIELD VERIFIED. PROVIDE HANDRAILS AS GRADE REQUIRES.



CUBBIE DETAIL

NOT TO SCALE

PROJECT ADDRESS:
1036 TAYLOR PARK ROAD
SYKESVILLE, MD. 21784

HOWARD COUNTY, MD.

REMODELING & ADDITIONS TO THE MOTHERSHEAD RESIDENCE

BERARDUCCI CONTRACTING, INC.

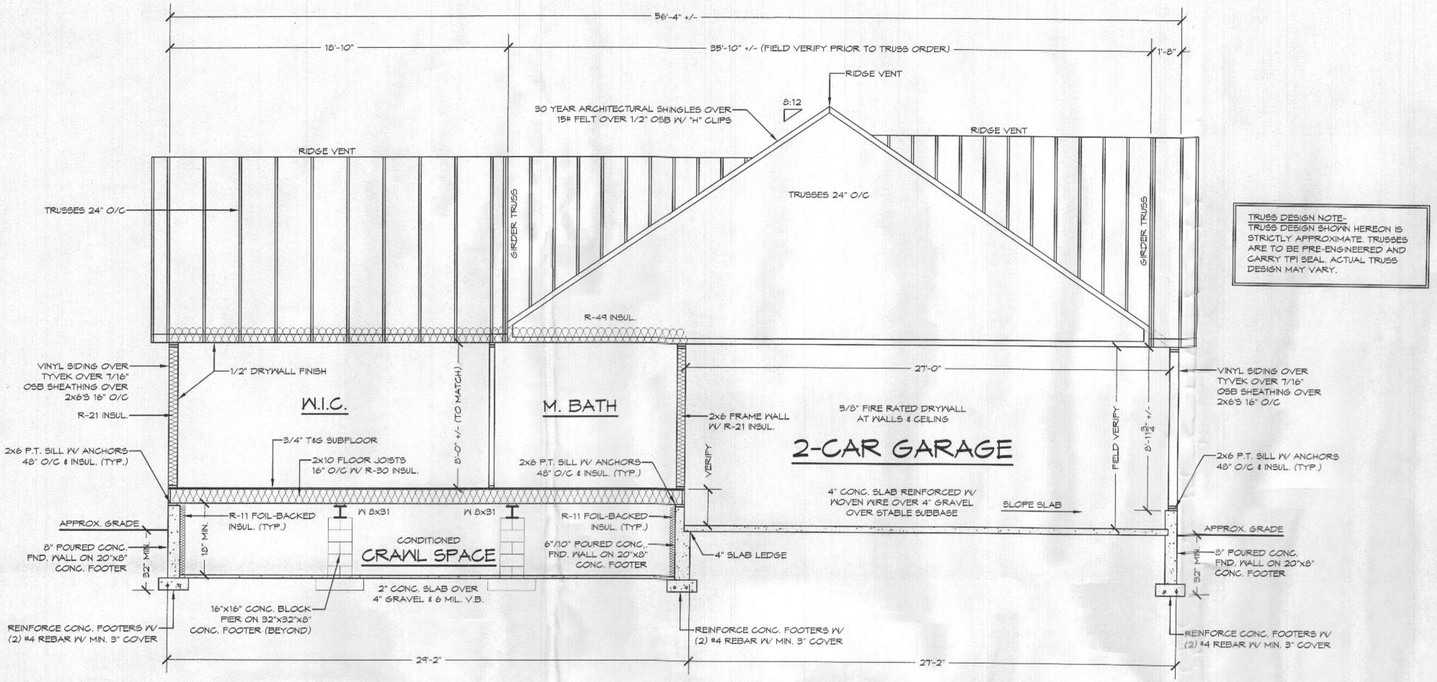
• Must have Perc Cert
• must certify sys.

REVISED 6/24/2019
REVISED 6/6/2019

FILE: MOTHERSHEAD ADDITIONS

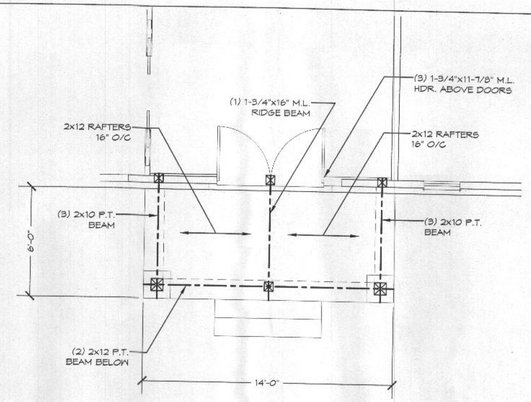
SCALE: 1/4"=1'-0"
DATE: 6/2019
SHEET NO.: 5 OF 6

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320



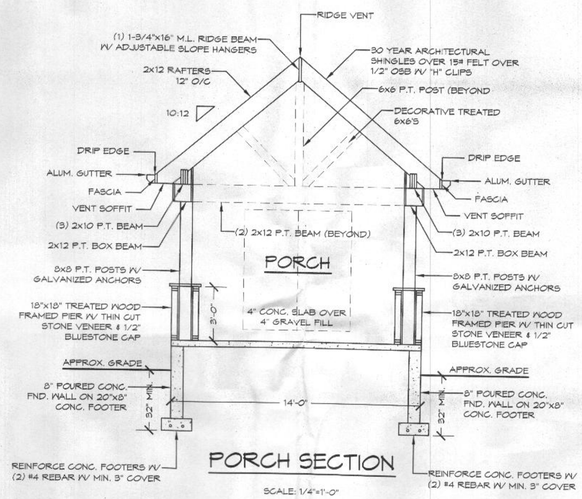
PROPOSED SECTION "A"

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



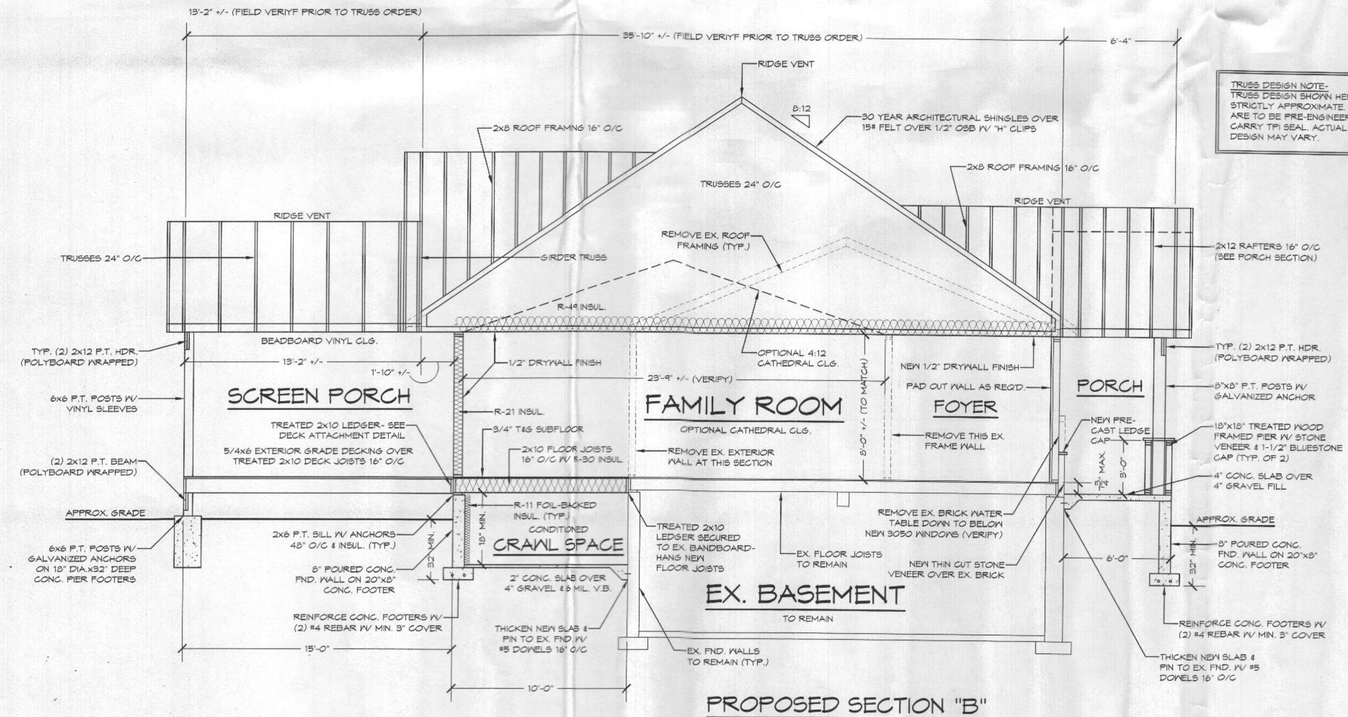
PORCH ROOF FRAMING PLAN

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



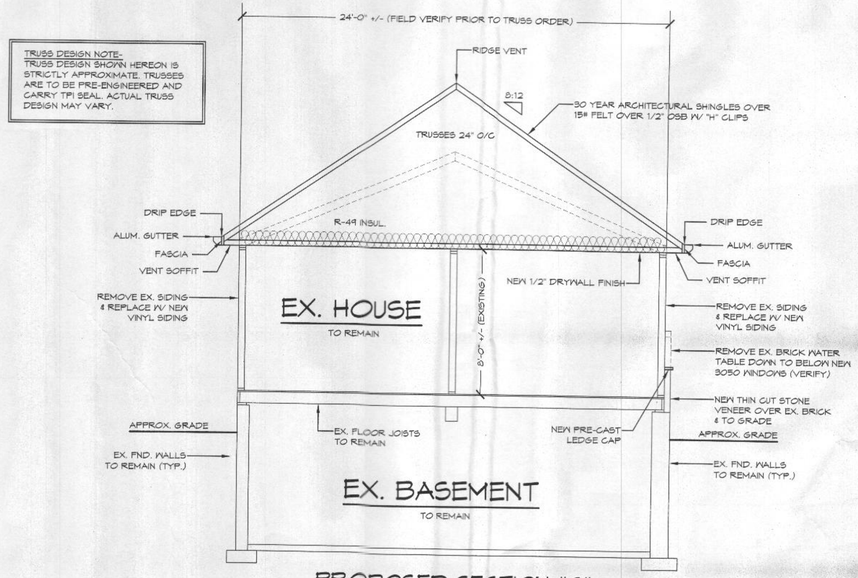
PORCH SECTION

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



PROPOSED SECTION "B"

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



PROPOSED SECTION "C"

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

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REMODELING & ADDITIONS TO THE MOTHERSHEAD RESIDENCE

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REVISED 6/24/2019
REVISED 6/6/2019

SCALE: 1/4"=1'-0"
DATE: 6/2019
SHEET NO.: 6 OF 8

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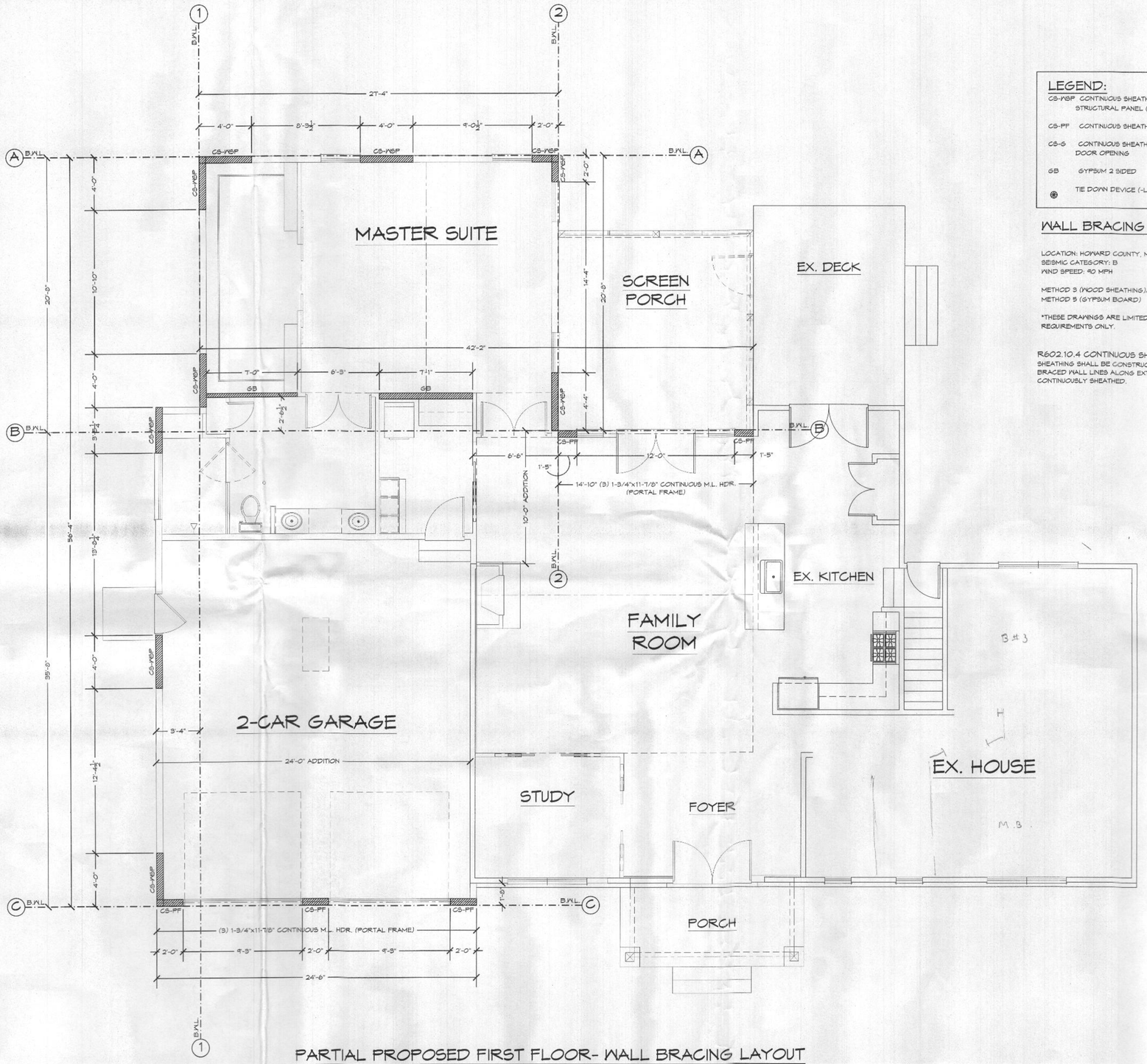
FILE: MOTHERSHEAD ADDITIONS



LEGEND:

CS-WSP CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL (-LENGTH)

CS-PF CONTINUOUS SHEATHED PORTAL FRAME

CS-G CONTINUOUS SHEATHING- GARAGE DOOR OPENING

GB GYPSUM 2 SIDED

⊛ 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.

R602.10.4 CONTINUOUS SHEATHING. BRACED WALL LINES WITH CONTINUOUS SHEATHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.

PARTIAL PROPOSED FIRST FLOOR- WALL BRACING LAYOUT

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

8' +/- PROPOSED CLG. HEIGHT (TO MATCH EX. HOUSE)

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REVISED 6/24/2019
REVISED 6/6/2019

FILE: MOTHERSHEAD ADDITIONS

SCALE: 1/4"=1'-0"
DATE: 6/2019
SHEET NO.: 7 OF 8

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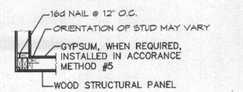
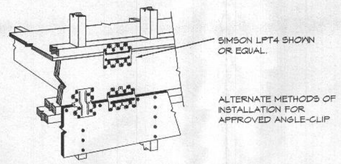
AT CORNERS, CONNECT THE TWO WALLS TOGETHER AS OUTLINED IN THIS DETAIL TO PROVIDE OVERTURNING RESTRAINT.



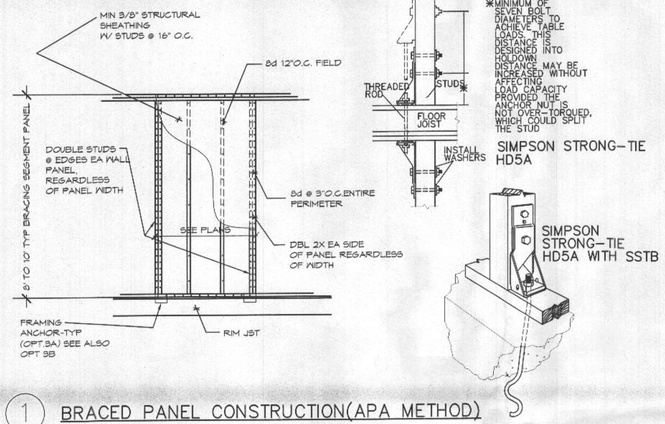
OUTSIDE CORNER DETAIL

SCALE: NOT TO SCALE



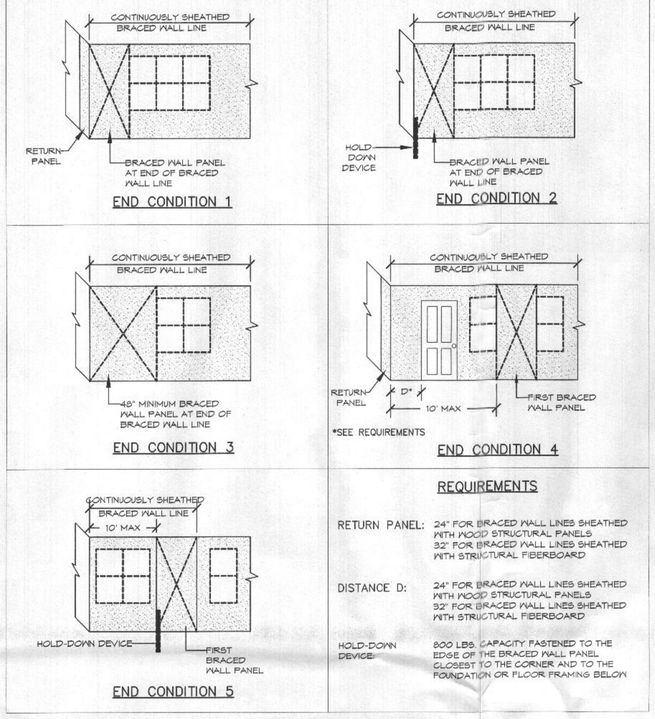
BRACED PANEL CONSTRUCTION RAISED WOOD FLOOR OR SECOND FLOOR INSTALLATION

SCALE: NOT TO SCALE



1 BRACED PANEL CONSTRUCTION(APA METHOD) RAISED WOOD FLOOR OR 2ND FLOOR

SCALE: NOT TO SCALE

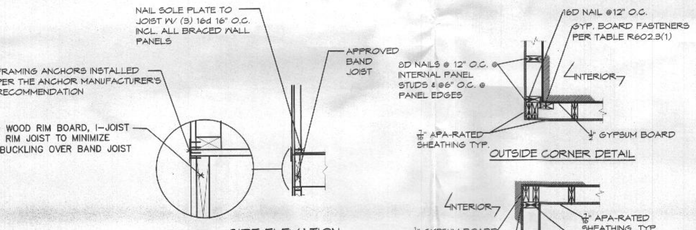


REQUIREMENTS

RETURN PANEL:	24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS 32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD
DISTANCE D:	24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS 32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD
HOLD-DOWN DEVICE:	800 LBS. CAPACITY FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FLOOR FRAMING BELOW

CORNER CONDITIONS

NOT TO SCALE

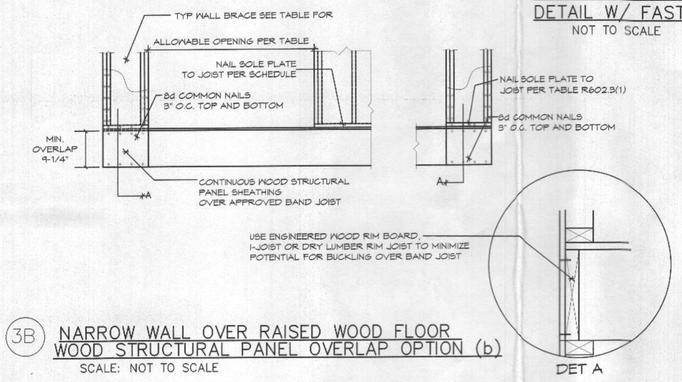


3A NARROW WALL OVER RAISED WOOD FLOOR FRAMING ANCHOR OPTION (a)

SCALE: NOT TO SCALE

TYP. CORNER FRAMING DETAIL W/ FASTENERS

NOT TO SCALE



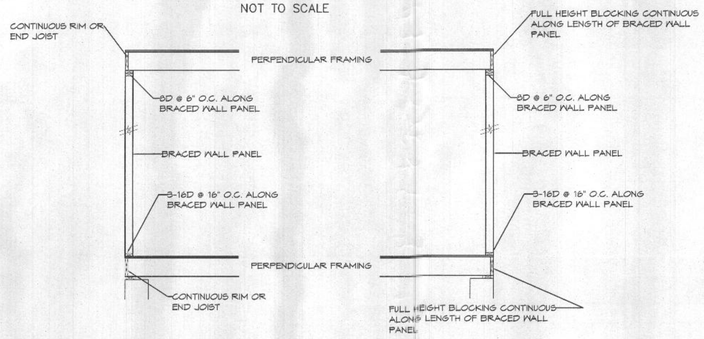
3B NARROW WALL OVER RAISED WOOD FLOOR WOOD STRUCTURAL PANEL OVERLAP OPTION (b)

SCALE: NOT TO SCALE

GENERAL NOTE: ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENEND TO COMMON STUDS. BLOCKING IS NOT REQUIRED BEHIND HORIZONTAL JOINTS IN SEISMIC CATEGORIES A & B WHEN METHOD 3 IS USED.

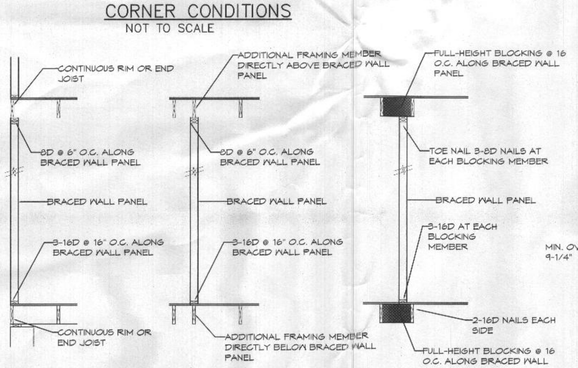
PARALLEL CONNECTIONS

NOT TO SCALE



PERPENDICULAR CONNECTIONS

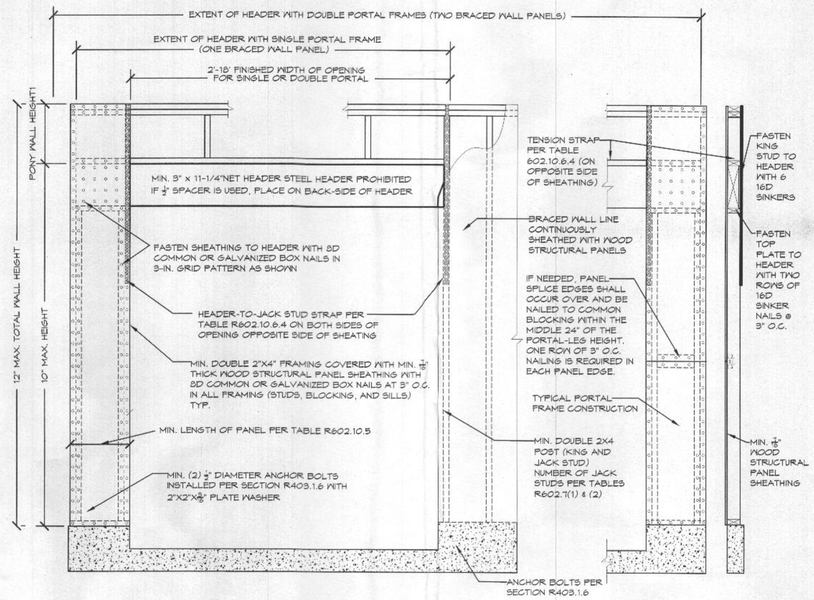
NOT TO SCALE



ROOF CONNECTIONS

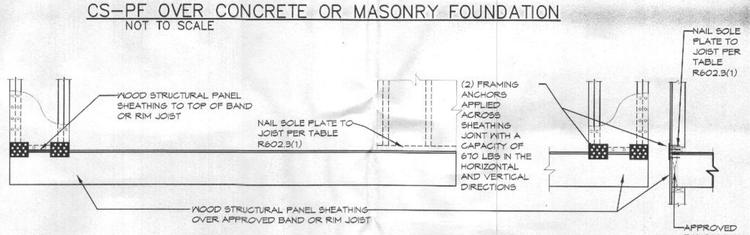
NOT TO SCALE

OVER CONCRETE OR MASONRY BLOCK FOUNDATION



CS-PF OVER CONCRETE OR MASONRY FOUNDATION

NOT TO SCALE



CS-PF OVER WOOD FLOOR

NOT TO SCALE

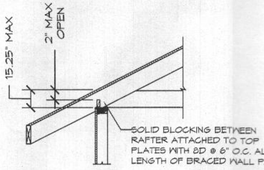


FIGURE R602.10.8.2(1)
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

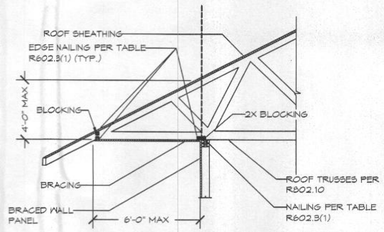


FIGURE R602.10.8.2(2)
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

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REVISED 6/24/2019
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SCALE: 1/4"=1'-0"
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