

PERMIT NUMBER: B 22004633

DATE ACCEPTED:

**RESIDENTIAL BUILDING PERMIT APPLICATION**  
 HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS  
 3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4  
 www.howardcountymd.gov

**BUILDING SITE ADDRESS REQUIRED**

Street Address: **12257 Woodspurge Court** Unit: \_\_\_\_\_  
 City: **Ellicott City** State: **MD** Zip Code: **21042**  
 Subdivision/Village/Complex Name: **Woodmark BLK B** SDP/WP/BA #: \_\_\_\_\_  
 Lot: **12** Tax Map: \_\_\_\_\_ Parcel: **03-285723** Grading Permit #: \_\_\_\_\_

**DESCRIPTION OF WORK REQUIRED**

Existing Use: **Residence** Proposed Use: **Residence - Addition** Estimated Cost: **\$60,000.00**  
 Trade Work to Be Completed (Separate Permits Required):  Mechanical (HVACR)  Electrical  Plumbing  None

**New work shall add an additional bedroom, living room and kitchenette which will add approximately 1,200 square feet to our existing home. The general dimensions of this new addition are 34' x 40'.**

**PROPERTY OWNER INFORMATION REQUIRED**

Owner(s) Name(s) (As it appears on tax records): **Ogden Michael J; Ogden Janine L** Primary Residence:  Yes  No  
 Owner's Street Address: **12257 Woodspurge Court**  
 City: **Ellicott City** State: **MD** Zip Code: **21042**  
 Phone: **(410) 200-0150** Email: **mogden@accuratebuilds.com**

**APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION**

Business Name: \_\_\_\_\_ Contact Name: **Michael Ogden**  
 Street Address: **12257 Woodspurge Court**  
 City: **Ellicott City** State: **MD** Zip Code: **21042**  
 Phone: **(410) 200-0150** Email: **mogden@accuratebuilds.com**

**CONTRACTOR INFORMATION REQUIRED**

Business Name: \_\_\_\_\_ License #: \_\_\_\_\_  
 Licensee's Name: **Michael Ogden**  
 Street Address: **12257 Woodspurge Court**  
 City: **Ellicott City** State: **MD** Zip Code: **21042**  
 Phone: **(410) 200-0150** Email: **mogden@accuratebuilds.com**

**ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE**

Business Name: **Ronald Johnston & Associates** Name: **Ronald Johnston**  
 Street Address: **11407 Barley Field Way**  
 City: **Marriottsville** State: **MD** Zip Code: **21104**  
 Phone: **(410) 442-3667** Email: **ron@rjarchitect.com**

**BUILDING CHARACTERISTICS REQUIRED**

Primary Structure:  SF Dwelling  SF Townhouse  SF Duplex  Mobile Home  Multi-Family Dwelling (MF\*) Condo:  Yes  No  
 Utilities:  Electric  Gas Water Supply:  Public  Private (Well) Sewage Disposal:  Public  Private (Septic)  
 Heating System:  Electric  Natural Gas  Propane  Other: \_\_\_\_\_ Roadside Tree Project:  No  Yes: # \_\_\_\_\_  
 Sprinkler System:  NFPA 13  NFPA 13R  NFPA 13D  None Fire Alarm System:  Yes  No  Voice Evac

**ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)**

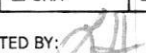
Model Name & Options: **1968 Rancher with two car garage**  
 # of Bedrooms (SF): **1** # of efficiency units (MF\*): \_\_\_\_\_ # of 1 BR (MF\*): **249** # of 2 BR (MF\*): \_\_\_\_\_ # of 3 BR (MF\*): \_\_\_\_\_  
 # Rooms: **3** # Full Baths: **1** # Half Baths: **0** # Fireplaces: **1**  
 Garage/Carport Info:  Attached Garage  Detached Garage  Integral Garage  Carport  None  
 Basement/Foundation Info:  Slab on Grade  Post & Pier  Unfinished Basement  Finished Basement:  Full or  Partial  
 1<sup>st</sup> Fl Width: **36** 1<sup>st</sup> Fl Depth: **8** 2<sup>nd</sup> Fl Width: \_\_\_\_\_ 2<sup>nd</sup> Fl Depth: \_\_\_\_\_ Bsmt Width: \_\_\_\_\_ Bsmt Depth: \_\_\_\_\_  
 Energy Method:  Prescriptive  Performance  UA Alternative  ERI Gross Area: **1,200** sq ft Occupiable Area: **1,200** sq ft

**AGREEMENT/ DISCALIMER REQUIRED**

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 ORIGINAL SIGNATURE DATE SIGNED

**FOR OFFICE USE ONLY** CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:  
 PR  DPZ  DED  Health  SHA  CID  
 SUBMITTAL FEES: **\$25.00** PAYMENT: **2299** ACCEPTED BY: 



Needs approval  
date & signature



PERFORMANCE AVAILABLE FOR RESIDENTIAL APPLICATIONS

1	1	1	1
2	2	2	2
3	3	3	3



**APPLICATIONS**

Specifically designed for the following uses:

- Homes
- Farms
- Trailer courts
- Hotels
- Schools
- Hospitals
- Industry
- Efficient systems

**SPECIFICATIONS**

**Pump**

- Solids handling capabilities: 1/2" maximum
- Discharge size: 2" NPT
- Capacities: up to 140 GPM
- Total heads: up to 128 feet TDH
- Temperature: 104°F (40°C) continuous, 140°F (60°C) intermittent
- See order numbers on motor side for specific HP, voltage, phase and RPM's available

**FEATURES**

- Impeller: Cast iron, semi-open, non-clog with pump-out apron for mechanical seal protection. Balanced for smooth operation. Silicon nitride impeller available as an option
- Casing: Cast iron valve type for maximum efficiency. 2" NPT discharge
- Mechanical Seal: SILICON CARBIDE VS. SILICON CARBIDE sealing faces. Stainless steel metal parts, Buna-N elastomers.

- Shaft: Corrosion-resistant, stainless steel. Threaded design. Locknut on all models to guard against component damage on accidental reverse rotation.
- Footers: 300 series stainless steel
- Capable of running dry without damage to components
- Designed for continuous operation when fully submerged

**MOTORS**

- Fully submerged in high grade turbine oil for lubrication and efficient heat transfer
- Class B insulation on 1/2-1 1/2 HP models
- Class F insulation on 2 HP models

Single phase (60 Hz):

- Capacitor start motors for maximum starting torque.
- Built-in overload with automatic reset.
- STOW or STOW severe duty oil and water resistant power cords.
- 1/2 and 1 HP models have NEMA three prong grounding plugs.
- 1/2 HP and larger units have two lead cord ends.

Three phase (60 Hz):

- Class 10 overload protection must be provided in separately ordered starter unit.
- STOW power cords all have bare lead cord ends.
- Designed for Continuous Operation: Pump ratings are within the motor manufacturer's recommended working limits.

can be operated continuously without damage when fully submerged.

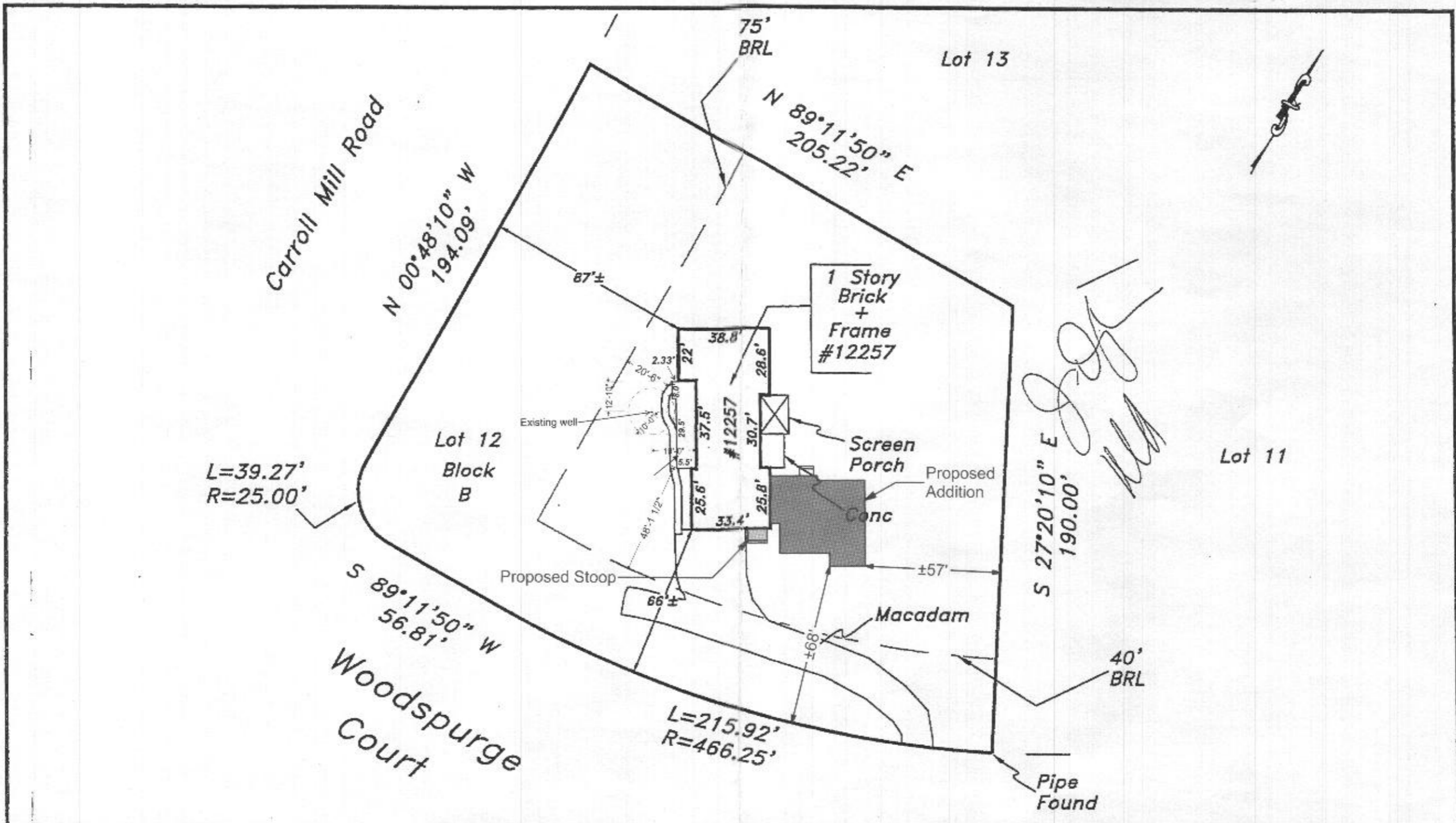
- Bearings: Upper and lower heavy duty ball bearing construction.
- Power Cable: Severe duty rated, oil and water resistant. Epoxy seal on motor and provides secondary moisture barrier in case of outer jacket damage and to prevent oil wicking. Standard cord is 20'. Optional lengths are available.
- O-ring: Assures positive sealing against contaminants and oil leakage.

**AGENCY LISTINGS**



**MODELS**

Order No.	HP	Phase	Max. Amps.	RPM	Volts	Wt. (Lbs.)
WE0111L	1/2	1	3.7	3450	115	32
WE0111R	1/2	3	3.7	3450	208	32
WE0112L	3/4	1	5.5	3450	115	32
WE0112R	3/4	3	5.5	3450	208	32
WE0113L	1	1	7.5	3450	115	32
WE0113R	1	3	7.5	3450	208	32
WE0114L	1 1/2	1	11.0	3450	115	32
WE0114R	1 1/2	3	11.0	3450	208	32
WE0115L	2	1	15.0	3450	115	32
WE0115R	2	3	15.0	3450	208	32
WE0116L	3	1	22.0	3450	115	32
WE0116R	3	3	22.0	3450	208	32
WE0117L	4	1	30.0	3450	115	32
WE0117R	4	3	30.0	3450	208	32
WE0118L	5	1	37.0	3450	115	32
WE0118R	5	3	37.0	3450	208	32
WE0119L	7 1/2	1	55.0	3450	115	32
WE0119R	7 1/2	3	55.0	3450	208	32
WE0120L	10	1	75.0	3450	115	32
WE0120R	10	3	75.0	3450	208	32
WE0121L	15	1	110.0	3450	115	32
WE0121R	15	3	110.0	3450	208	32
WE0122L	20	1	150.0	3450	115	32
WE0122R	20	3	150.0	3450	208	32
WE0123L	25	1	185.0	3450	115	32
WE0123R	25	3	185.0	3450	208	32
WE0124L	30	1	225.0	3450	115	32
WE0124R	30	3	225.0	3450	208	32
WE0125L	35	1	260.0	3450	115	32
WE0125R	35	3	260.0	3450	208	32
WE0126L	40	1	300.0	3450	115	32
WE0126R	40	3	300.0	3450	208	32
WE0127L	45	1	335.0	3450	115	32
WE0127R	45	3	335.0	3450	208	32
WE0128L	50	1	375.0	3450	115	32
WE0128R	50	3	375.0	3450	208	32
WE0129L	60	1	450.0	3450	115	32
WE0129R	60	3	450.0	3450	208	32
WE0130L	75	1	560.0	3450	115	32
WE0130R	75	3	560.0	3450	208	32
WE0131L	90	1	675.0	3450	115	32
WE0131R	90	3	675.0	3450	208	32
WE0132L	110	1	825.0	3450	115	32
WE0132R	110	3	825.0	3450	208	32
WE0133L	125	1	930.0	3450	115	32
WE0133R	125	3	930.0	3450	208	32
WE0134L	150	1	1125.0	3450	115	32
WE0134R	150	3	1125.0	3450	208	32
WE0135L	175	1	1310.0	3450	115	32
WE0135R	175	3	1310.0	3450	208	32
WE0136L	200	1	1500.0	3450	115	32
WE0136R	200	3	1500.0	3450	208	32
WE0137L	225	1	1680.0	3450	115	32
WE0137R	225	3	1680.0	3450	208	32
WE0138L	250	1	1875.0	3450	115	32
WE0138R	250	3	1875.0	3450	208	32
WE0139L	275	1	2060.0	3450	115	32
WE0139R	275	3	2060.0	3450	208	32
WE0140L	300	1	2250.0	3450	115	32
WE0140R	300	3	2250.0	3450	208	32
WE0141L	350	1	2625.0	3450	115	32
WE0141R	350	3	2625.0	3450	208	32
WE0142L	400	1	3000.0	3450	115	32
WE0142R	400	3	3000.0	3450	208	32
WE0143L	450	1	3375.0	3450	115	32
WE0143R	450	3	3375.0	3450	208	32
WE0144L	500	1	3750.0	3450	115	32
WE0144R	500	3	3750.0	3450	208	32
WE0145L	550	1	4125.0	3450	115	32
WE0145R	550	3	4125.0	3450	208	32
WE0146L	600	1	4500.0	3450	115	32
WE0146R	600	3	4500.0	3450	208	32
WE0147L	650	1	4875.0	3450	115	32
WE0147R	650	3	4875.0	3450	208	32
WE0148L	700	1	5250.0	3450	115	32
WE0148R	700	3	5250.0	3450	208	32
WE0149L	750	1	5625.0	3450	115	32
WE0149R	750	3	5625.0	3450	208	32
WE0150L	800	1	6000.0	3450	115	32
WE0150R	800	3	6000.0	3450	208	32
WE0151L	850	1	6375.0	3450	115	32
WE0151R	850	3	6375.0	3450	208	32
WE0152L	900	1	6750.0	3450	115	32
WE0152R	900	3	6750.0	3450	208	32
WE0153L	950	1	7125.0	3450	115	32
WE0153R	950	3	7125.0	3450	208	32
WE0154L	1000	1	7500.0	3450	115	32
WE0154R	1000	3	7500.0	3450	208	32
WE0155L	1050	1	7875.0	3450	115	32
WE0155R	1050	3	7875.0	3450	208	32
WE0156L	1100	1	8250.0	3450	115	32
WE0156R	1100	3	8250.0	3450	208	32
WE0157L	1150	1	8625.0	3450	115	32
WE0157R	1150	3	8625.0	3450	208	32
WE0158L	1200	1	9000.0	3450	115	32
WE0158R	1200	3	9000.0	3450	208	32
WE0159L	1250	1	9375.0	3450	115	32
WE0159R	1250	3	9375.0	3450	208	32
WE0160L	1300	1	9750.0	3450	115	32
WE0160R	1300	3	9750.0	3450	208	32
WE0161L	1350	1	10125.0	3450	115	32
WE0161R	1350	3	10125.0	3450	208	32
WE0162L	1400	1	10500.0	3450	115	32
WE0162R	1400	3	10500.0	3450	208	32
WE0163L	1450	1	10875.0	3450	115	32
WE0163R	1450	3	10875.0	3450	208	32
WE0164L	1500	1	11250.0	3450	115	32
WE0164R	1500	3	11250.0	3450	208	32
WE0165L	1550	1	11625.0	3450	115	32
WE0165R	1550	3	11625.0	3450	208	32
WE0166L	1600	1	12000.0	3450	115	32
WE0166R	1600	3	12000.0	3450	208	32
WE0167L	1650	1	12375.0	3450	115	32
WE0167R	1650	3	12375.0	3450	208	32
WE0168L	1700	1	12750.0	3450	115	32
WE0168R	1700	3	12750.0	3450	208	32
WE0169L	1750	1	13125.0	3450	115	32
WE0169R	1750	3	13125.0	3450	208	32
WE0170L	1800	1	13500.0	3450	115	32
WE0170R	1800	3	13500.0	3450	208	32
WE0171L	1850	1	13875.0	3450	115	32
WE0171R	1850	3	13875.0	3450	208	32
WE0172L	1900	1	14250.0	3450	115	32
WE0172R	1900	3	14250.0	3450	208	32
WE0173L	1950	1	14625.0	3450	115	32
WE0173R	1950	3	14625.0	3450	208	32
WE0174L	2000	1	15000.0	3450	115	32
WE0174R	2000	3	15000.0	3450	208	32
WE0175L	2050	1	15375.0	3450	115	32
WE0175R	2050	3	15375.0	3450	208	32
WE0176L	2100	1	15750.0	3450	115	32
WE0176R	2100	3	15750.0	3450	208	32
WE0177L	2150	1	16125.0	3450	115	32
WE0177R	2150	3	16125.0	3450	208	32
WE0178L	2200	1	16500.0	3450	115	32
WE0178R	2200	3	16500.0	3450	208	32
WE0179L	2250	1	16875.0	3450	115	32
WE0179R	2250	3	16875.0	3450	208	32
WE0180L	2300	1	17250.0	3450	115	32
WE0180R	2300	3	17250.0	3450	208	32
WE0181L	2350	1	17625.0	3450	115	32
WE0181R	2350	3	17625.0	3450	208	32
WE0182L	2400	1	18000.0	3450	115	32
WE0182R	2400	3	18000.0	3450	208	32
WE0183L	2450	1	18375.0	3450	115	32
WE0183R	2450	3	18375.0	3450	208	32
WE0184L	2500	1	18750.0	3450	115	32
WE0184R	2500	3	18750.0	3450	208	32
WE0185L	2550	1	19125.0	3450	115	32
WE0185R	2550	3	19125.0	3450	208	32
WE0186L	2600	1	19500.0	3450	115	32
WE0186R	2600	3	19500.0	3450	208	32
WE0187L	2650	1	19875.0	3450	115	32
WE0187R	2650	3	19875.0	3450	208	32
WE0188L	2700	1	20250.0	3450	115	32
WE0188R	2700	3	20250.0	3450	208	32
WE0189L	2750	1	20625.0	3450	115	32
WE0189R	2750	3	20625.0	3450	208	32
WE0190L	2800	1	21000.0	3450	115	32
WE0190R	2800	3	21000.0	3450	208	32
WE0191L	2850	1	21375.0	3450	115	32
WE0191R	2850	3	21375.0	3450	208	32
WE0192L	2900	1	21750.0	3450	115	32



The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:  
 Lot 12, Block B,  
 WOODMARK  
 recorded among the land records of Howard County, Maryland in  
 Plat Book 13 Plat 64

PREPARED FOR:

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins  
 Property Line Surveyor #96  
 Expiration Date: 3/11/16

**LOCATION DRAWING**  
 12257 Woodspurge Court  
 3rd ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

**NTT Associates, Inc.**  
 16205 Old Frederick Rd.  
 Mt. Airy, Maryland 21771  
 Phone: (410) 442-2031  
 Fax: (410) 442-1315  
 www.nttsurveyors.com

Scale: 1" = 60'  
 Date: 11-4-15  
 Field By: DR  
 Drawn By: DR  
 File No.: LMD22377  
 Page No.: 1 of 2

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NUMBER: 10069  
 EXPIRATION DATE: 07/14/2024



**Proposed Front Elevation**  
 SCALE: 1/4" = 1'-0"

**APPLICABLE CODE: 2021 IRC AND IECC 2018 AS AMENDED BY HOWARD COUNTY**

**NOTES**

**1.0 GENERAL**

1.01 THE BUILDER SHALL BE RESPONSIBLE AND LIABLE FOR FULL COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS AND AMENDMENTS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION, WHETHER OR NOT SUCH CODES AND REQUIREMENTS ARE EXPLICITLY DOCUMENTED IN THESE DRAWINGS. CONSTRUCTION SHALL COMPLY WITH THE INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS AT VARIANCE WITH THESE PLANS OR SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY. USE OF THESE DRAWINGS TO OBTAIN A BUILDING PERMIT OR TO CONSTRUCT THE STRUCTURE DOCUMENTED HEREIN SHALL CONSTITUTE ACCEPTANCE OF THESE CONDITIONS BY THE BUILDER.

1.02 IN THE EVENT OF A DISCREPANCY BETWEEN THE ARCHITECTURAL PLANS OR SPECIFICATIONS AND THE STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

**1.03 DESIGN LOADS:**

TYPE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
ROOF	40	15
SLEEPING ROOMS	30	10
OTHER LIVING AREAS	40	15
GARAGE FLOORS	50	10
DECKS	40	15
EXTERIOR BALCONIES	40	10

2.01 SITE WORK IS NOT ADDRESSED IN THESE DOCUMENTS. 2000 PSF SOIL BEARING CAPACITY ASSUMED.

**3.0 CONCRETE/FOUNDATIONS**

3.01 ALL REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI 318, CURRENT EDITION. ALL PLAIN CONCRETE SHALL CONFORM TO ACI 318.1 AND ACI 308.1 GUIDE TO RESIDENTIAL CAST-IN-PLACE CONCRETE CONSTRUCTION.

**3.02 MINIMUM SPECIFIED COMPRESSIVE STRENGTH @ 28 DAYS:**

LOCATION OF CONCRETE	F <sub>c</sub> (PSI)
BASEMENT WALLS AND FOUNDATIONS NOT EXPOSED TO WEATHER	2500
BASEMENT SLABS AND INTERIOR SLABS ON GRADE	2500
BASEMENT WALLS, EXTERIOR FOUNDATION WALLS AND OTHER WORK EXPOSED TO WEATHER	3000
DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, STEPS/STAIRS AND UNHEATED GARAGE SLABS EXPOSED TO WEATHER	3500

3.03 THICKNESS AND REINFORCING OF CONCRETE FOUNDATION WALLS SHALL CONFORM TO 2021 IRC TABLE R404.1.2(3-4), OR WITH SEALED STRUCTURAL DRAWINGS SPECIFIC TO THE SITE SOIL AND GRADE CONDITIONS.

**4.0 MASONRY**

4.01 ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE BIA AND NCMCA SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION.

4.02 BRICK VENEER WALLS SHALL HAVE NON-CORROSIVE METAL TIES AT MINIMUM 16" O.C. VERTICALLY AND HORIZONTALLY, AND WEEP HOLES AT 24" O.C. AT BASE FLASHING AND CAVITY INTERRUPTIONS.

**5.0 METALS**

5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MAXIMUM 6" O.C. AND 12" FROM THE END OF EACH PLATE SECTION, WITH MINIMUM TWO (2) ANCHORS PER SECTION OF PLATE. ANCHOR STRAPS SPACED TO ACHIEVE EQUIVALENT CAPACITY MAY BE SUBSTITUTED FOR ANCHOR BOLTS.

5.02 ALL METAL ANCHORS, FASTENERS, HANGERS ETC. SHALL BE GALVANIZED. ALL STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A-992 WITH MINIMUM STRENGTH F<sub>y</sub> = 50 KSI. ALL STRUCTURAL STEEL CHANNELS, ANGLES, RODS AND BAR STOCK SHALL CONFORM TO ASTM A-36 WITH MINIMUM STRENGTH F<sub>y</sub> = 36 KSI.

5.03 ADJUSTABLE STEEL COLUMNS SHALL BE MINIMUM 11 GAUGE, ASTM A513 OR BETTER, AND SHALL MEET OR EXCEED AISA PUBLISHED ALLOWABLE LOAD CAPACITY. STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A53 GRADE B WITH MINIMUM STRENGTH F<sub>y</sub> = 35 KSI. COLUMNS SHALL HAVE A MINIMUM 8"x4"x1/4" BEARING PLATE. SCREW JACK SHALL BE ENCASED IN CONCRETE OR TACK WELDED AFTER INSTALLATION.

**6.0 WOOD**

6.01 SILL PLATES AND ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE, AND ALL EXPOSED EXTERIOR LUMBER, SHALL BE PRESSURE TREATED TO MEET AWPJ STANDARDS.

6.02 MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19%.

6.03 WOOD BEAMS, JOISTS, HEADERS AND RAFTERS SHALL BE MINIMUM S-P-F #1/#2 OR EQUAL UNLESS OTHERWISE NOTED.

6.04 LVL MEMBERS SHALL BE 1-3/4" WIDE, DEPTH PER PLANS, GANGED PER MANUFACTURER'S SPECIFICATIONS, WITH THE FOLLOWING MINIMUM PROPERTIES: F<sub>b</sub>=2,600 PSI; F<sub>c</sub>L = 750 PSI; F<sub>c</sub> // = 2,510 PSI; F<sub>v</sub>=285 PSI; E=2,000,000 PSI.

6.05 PSL MEMBERS SHALL BE SIZED PER PLANS, WITH THE FOLLOWING MINIMUM PROPERTIES: F<sub>b</sub>=2,900 PSI; F<sub>c</sub>L = 750 PSI; F<sub>c</sub> // = 2,900 PSI; F<sub>v</sub>=290 PSI; E=2,000,000 PSI.

6.06 PREFABRICATED FLOOR JOISTS OR FLOOR TRUSSES SHALL BE DESIGNED TO CARRY ALL IMPOSED LIVE AND DEAD LOADS WITH THE LIVE LOAD DEFLECTION NOT TO EXCEED L/480. ALL LAMINATED BEAMS AND BUILT-UP JOISTS TO BE DESIGNED/VERIFIED BY MFR TYPICAL THROUGHOUT. THE MANUFACTURER SHALL PROVIDE ALL REQUIRED HANGERS, SHEAR PANELS, BLOCKING/BRACING AND OTHER REQUIRED COMPONENTS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SIGNED AND SEALED IF REQUIRED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.07 PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH TPI RECOMMENDATIONS TO CARRY ALL IMPOSED LIVE AND DEAD LOADS. THE MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD-DOWN STRIPS, SHEAR PANELS AND OTHER REQUIRED COMPONENTS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SIGNED AND SEALED IF REQUIRED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.08 JOISTS SHALL BE DOUBLED UNDER PARALLEL WALLS THAT EXCEED ONE-THIRD THE JOIST LENGTH. JOISTS SHALL BE SPACED CLOSER UNDER BATH TUBS, CERAMIC OR MARBLE TILE, POTENTIAL WATER BEDS AND SIMILAR ANTICIPATED LOADING CONDITIONS. JOISTS SHALL NOT BE CUT, NOTCHED OR DRILLED EXCEPT AS PERMITTED BY 2021 IRC R502.8 OR OTHER APPLICABLE CODE.

6.09 HEADERS OVER FRAMED OPENINGS IN BEARING WALLS SHALL BE MINIMUM 2-2X10 UNLESS OTHERWISE NOTED ON DRAWINGS, BUT SHALL IN NO EVENT BE LESS THAN SPECIFIED IN 2021 IRC TABLE R602.7 OR OTHER APPLICABLE CODE.

6.10 STAIR TREADS SHALL HAVE A MINIMUM DEPTH OF 10". TREADS SHALL HAVE A PROJECTING NOSING OF MINIMUM 3/4", MAXIMUM 1 1/2", UNLESS TREAD DEPTH IS 1 1/2" OR GREATER. STAIR RISERS SHALL HAVE A MAXIMUM HEIGHT OF 7 1/4".

6.11 STAIR HANDRAILS SHALL BE LOCATED BETWEEN 34" AND 38" ABOVE THE SLOPED PLANE CONNECTING THE NOSINGS OF THE ASSOCIATED STAIR. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH FLIGHT OF STAIRS OF FOUR OR MORE RISERS AND SHALL BE CONTINUOUS OVER THAT FLIGHT. UNLESS OTHERWISE NOTED IN THESE PLANS, STAIR HANDRAILS SHALL HAVE A GRIP OF TYPE 1: CIRCULAR HANDRAILS SHALL HAVE A DIAMETER OF BETWEEN 1 1/2" AND 2"; NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER OF BETWEEN 4" AND 6 1/2" AND A MAXIMUM CROSS-SECTION WIDTH OF 2 1/2".

**7.0 THERMAL AND MOISTURE PROTECTION**

7.01 1/2" X 3-1/2" MIN COMPRESSIBLE SILL SEAL SHALL BE PROVIDED BENEATH ALL EXTERIOR SILL PLATES.

7.02 PROVIDE APPROVED CORROSION-RESISTIVE FLASHING AT THE INTERSECTION OF MASONRY AND WOOD FRAME CONSTRUCTION; OVER PROJECTING TRIM; WHERE DECKS, PORCHES, AND THE LIKE ARE ATTACHED TO WOOD FRAME CONSTRUCTION; AT ROOF TO WALL AND ROOF TO CHIMNEY INTERSECTIONS, IN ROOF VALLEYS, AT ALL ROOF PENETRATIONS; AT ALL WALL OPENINGS; AT ALL CAVITY INTERRUPTIONS AT MASONRY VENEER; AND ALL OTHER LOCATIONS REQUIRED TO PREVENT WATER PENETRATION OF THE STRUCTURE.

7.03 PROVIDE EXTERIOR FINISHES AS SHOWN ON DRAWINGS. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS OVER APPROVED WATER/WEATHER-RESISTANT BARRIER.

7.04 PROVIDE SOFFIT VENTS AND RIDGE VENTS AS SHOWN ON THE DRAWINGS, AND SUPPLEMENTAL ROOF VENTS IF/AS REQUIRED TO MAINTAIN MINIMUM 1/200 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD BARRIERS IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW. ALL REVERSE GABLES SHALL BE OPEN TO MAIN ROOF ATTIC TO ALLOW FREE AIR FLOW.

THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING HEATING AND COOLING LOADS, EXTENDING EXISTING SYSTEMS, AND/OR SIZING NEW HVAC UNITS IN FULL COMPLIANCE WITH 2021 IRC M1401.3.

**GENERAL CONSTRUCTION NOTES**

1. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS. CONSTRUCTION SHALL BE IN FULL ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS AND PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO: ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY, INCLUDING THE HOMEOWNER, HIS FAMILY AND OTHERS WHO MAY BE ON THE PREMISES FROM TIME TO TIME; ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN; AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING THE EXISTING RESIDENCE, DRIVEWAYS, LEAD WALKS, OR OTHER STRUCTURES.

3. ANY DAMAGE OR LOSS TO ANY PROPERTY REFERENCED IN ITEM #2 CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, ANY OF HIS SUBCONTRACTORS, OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM SHALL BE REMEDIATED BY THE CONTRACTOR.

4. IF, WITHIN ONE YEAR AFTER THE WORK HAS BEEN ACCEPTED BY THE OWNER, ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT IT PROMPTLY UPON RECEIPT OF WRITTEN NOTICE BY THE OWNER TO DO SO, AND SHALL BEAR ALL COSTS FOR SUCH CORRECTION, UNLESS THE OWNER HAS PREVIOUSLY PROVIDED THE CONTRACTOR WRITTEN NOTICE OF ACCEPTANCE OF SUCH CONDITION.

5. ALL PROJECT DEBRIS SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. THE CONTRACTOR SHALL PROPERLY EXTEND, TERMINATE, UPGRADE, OR OTHERWISE MODIFY EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS, AS MAY BE REQUIRED.

7. COLORS, MATERIALS AND FINISH DETAILS OF NEW CONSTRUCTION SHALL MATCH EXISTING AS CLOSELY AS POSSIBLE, UNLESS OTHERWISE SPECIFIED. FEATHER OR TOOTH IN NEW FINISHES TO EXISTING, WHERE APPLICABLE, TO MINIMIZE APPEARANCE OF JOINTS.

8. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS. CONTRACTOR SHALL VERIFY ADEQUACY OF EXISTING STRUCTURE TO RECEIVE NEW CONSTRUCTION.

9. PROVIDE ACCESS PANELS AS REQUIRED AT ALL VALVES, CLEANOUTS, UTILITY PANELS, CABLE HOME RUNS, AND ALL OTHER LOCATIONS THAT READY ACCESS MAY BE REQUIRED.

NOTE: NO EXHAUSTIVE OR INVASIVE INVESTIGATION OF EXISTING CONDITIONS WAS PERFORMED. CONTRACTOR SHALL FIELD-VERIFY ALL CONDITIONS AND DIMENSIONS. IF A SIGNIFICANT DISCREPANCY OR UNANTICIPATED CONDITION IS DISCOVERED, CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER BEFORE PROCEEDING WITH THE WORK, AND SHALL NOT PROCEED UNTIL A MUTUALLY ACCEPTABLE RESOLUTION IS REACHED.

**2018 IECC ENERGY CODE COMPLIANCE REQUIREMENTS**

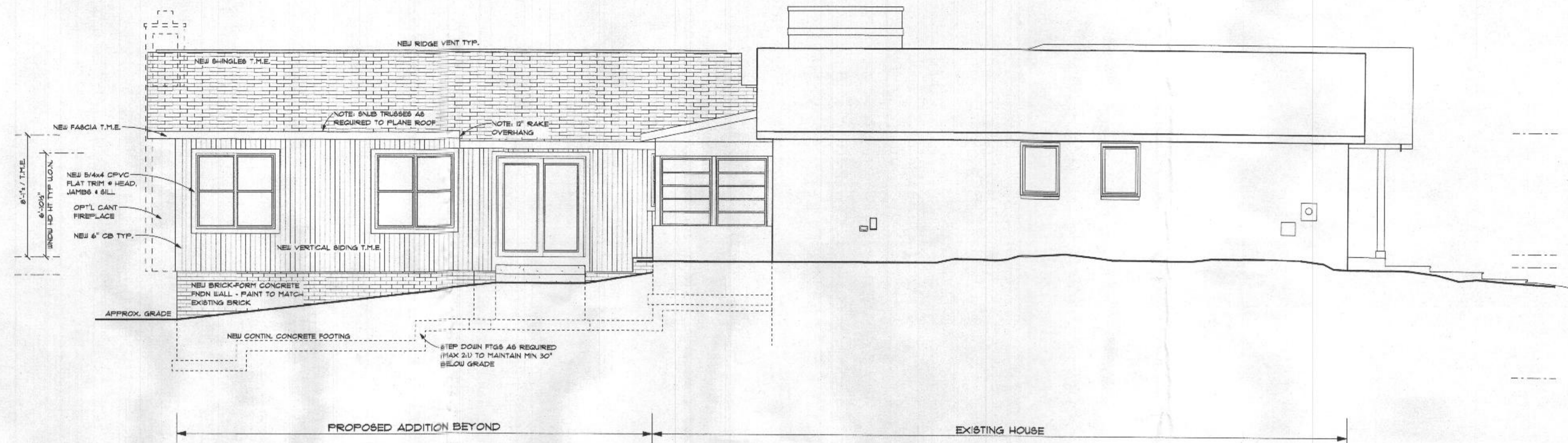
THE BUILDING SHALL CONFORM TO THE FOLLOWING MANDATORY REQUIREMENTS PER THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE:

COMPLIANCE CERTIFICATE	A PERMANENT CERTIFICATE APPROVED BY THE LOCAL JURISDICTION DESCRIBING THE R-VALUES, U-FACTORS, AND SHGC OF THE BUILDING COMPONENTS AND BUILDING AIR LEAKAGE TEST RESULTS SHALL BE AFFIXED TO THE ELECTRICAL DISTRIBUTION PANEL OR ANOTHER LOCATION APPROVED BY THE LOCAL JURISDICTION, PER IECC R401.3 (IRC N1101.14).
MAXIMUM FENESTRATION U-FACTOR AND SHGC	THE MAXIMUM U-FACTOR ALLOWED USING EITHER THE TOTAL U-ALTERNATIVE METHOD PER IECC R402.1.5 (IRC N1102.1.5) OR THE SIMULATED PERFORMANCE ALTERNATIVE PER IECC R405 (IRC N1105) SHALL BE 0.48 FOR VERTICAL FENESTRATION AND 0.75 FOR SKYLIGHTS PER IECC R402.5 (IRC N1102.5).
HVAC CONTROLS	EACH HEATING AND COOLING SYSTEM SHALL HAVE AT LEAST ONE THERMOSTAT PER IECC R403.1 (IRC N1103.1). THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM SHALL BE A PROGRAMMABLE THERMOSTAT PER IECC R403.1.1 (IRC N1103.1.1).
HEAT PUMP SUPPLEMENTARY HEAT	HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT FROM OPERATING WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD PER IECC R403.1.2 (IRC N1103.1.2).
DUCT SEALING	WHEN NEW FORCED AIR SYSTEMS ARE PROVIDED, ALL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED PER IECC R601.4.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER A ROUGH-IN OR POSTCONSTRUCTION TEST PER IECC R403.3.3 (IRC N1103.3.3) UNLESS DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
BUILDING CAVITIES AS DUCTS OR PLENUMS	BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS PER IECC R403.3.5 (IRC N1103.3.5).
MECHANICAL SYSTEM PIPING INSULATION	MECHANICAL SYSTEM PIPING (CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 55°F) SHALL BE INSULATED TO R-3 MINIMUM PER IECC R403.4 (IRC N1103.4). PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DEGRADATION AND DECAY PER IECC R403.4.1 (IRC N1103.4.1).
CIRCULATING HOT WATER SYSTEMS	CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR READY ACCESSIBLE MANUAL SWITCH TO TURN OFF THE CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE PER IECC R403.5.1 (IRC N1103.5.1).
MECHANICAL VENTILATION	THE BUILDING SHALL BE PROVIDED WITH VENTILATION PER IECC M305 OR OTHER APPROVED MEANS OF VENTILATION PER IECC R403.6 (IRC N1103.6). WHOLE-HOUSE VENTILATION FANS SHALL MEET EFFICIENCY STANDARDS PER IECC TABLE R403.6.1 (IRC TABLE N1103.6.1).
EQUIPMENT SIZING	HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J, OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES PER IECC R403.7 (IRC N1103.7).
SYSTEMS SERVING MULTIPLE DWELLING UNITS	SYSTEMS SERVING MULTIPLE DWELLING UNITS SHALL CONFORM TO IECC SECTIONS C403 AND C404.
SNOW MELT SYSTEMS CONTROLS	SNOW AND ICE MELT SYSTEMS SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS ABOVE 50°F AND NO PRECIPITATION IS FALLING, AND AUTOMATIC OR MANUAL CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F PER IECC R403.9 (IRC N1103.9).
POOLS AND INGROUND PERMANENTLY INSTALLED SPAS	POOLS AND INGROUND SPA HEATERS SHALL HAVE AN ACCESSIBLE ON-OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUT-OFF WITHOUT AFFECTING THE THERMOSTAT SETTING PER IECC R403.10.1 (IRC N1103.10.1). GAS-FIRED HEATERS SHALL NOT HAVE CONSTANT BURNING PILOT LIGHTS. HEATERS SHALL HAVE TIME SWITCHES OR OTHER CONTROL METHODS TO AUTOMATICALLY TURN ON AND OFF PER A PRESET SCHEDULE PER IECC R403.10.2 (IRC N1103.10.2). HEATED POOLS AND INGROUND SPAS SHALL BE PROVIDED WITH A VAPOR-RETARDANT COVER PER IECC R403.10.3 (IRC N1103.10.3).
LIGHTING EQUIPMENT	A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER IECC R404.1 (IRC N1104.1).
FUEL GAS LIGHTING EQUIPMENT	FUEL GAS SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHT SYSTEMS PER IECC R404.1.1 (IRC N1104.1.1).

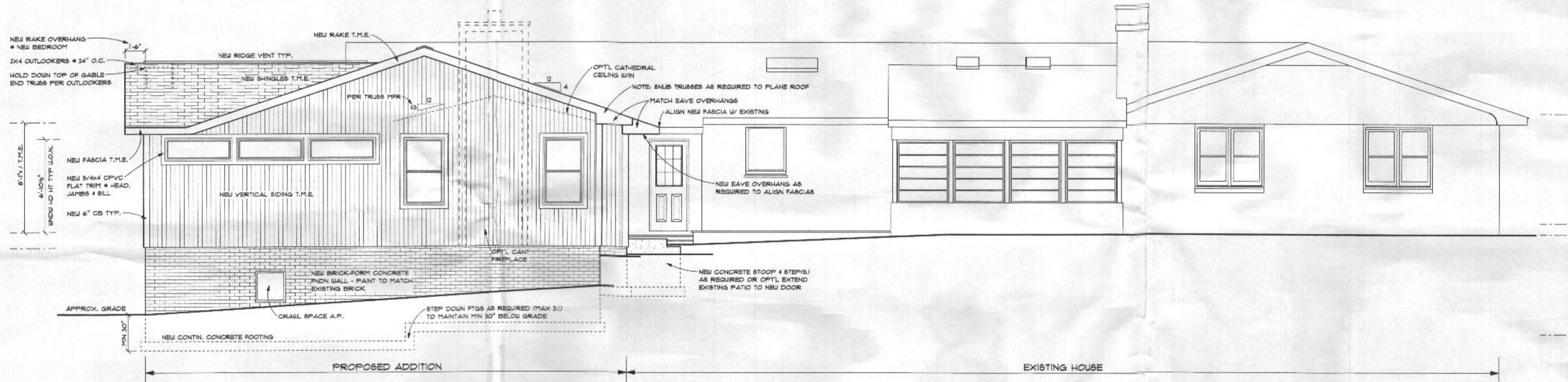
**THE BUILDING SHALL ALSO CONFORM TO THE FOLLOWING PRESCRIPTIVE REQUIREMENTS:**

THE BUILDING CONFORMS TO THE PRESCRIPTIVE REQUIREMENTS DETAILED IN THE CHART BELOW PER IECC R402.1.2 & R402.1.3 (IRC N1102.1.2 & N1102.1.3). EQUIVALENT U-FACTORS MAY BE SUBSTITUTED FOR REQUIRED R-VALUES PER IECC R402.1.4 (IRC N1102.1.4). THE BUILDING SHALL ALSO CONFORM TO THE DETAILED REQUIREMENTS OF IECC R402.2 (IRC N1102.2).

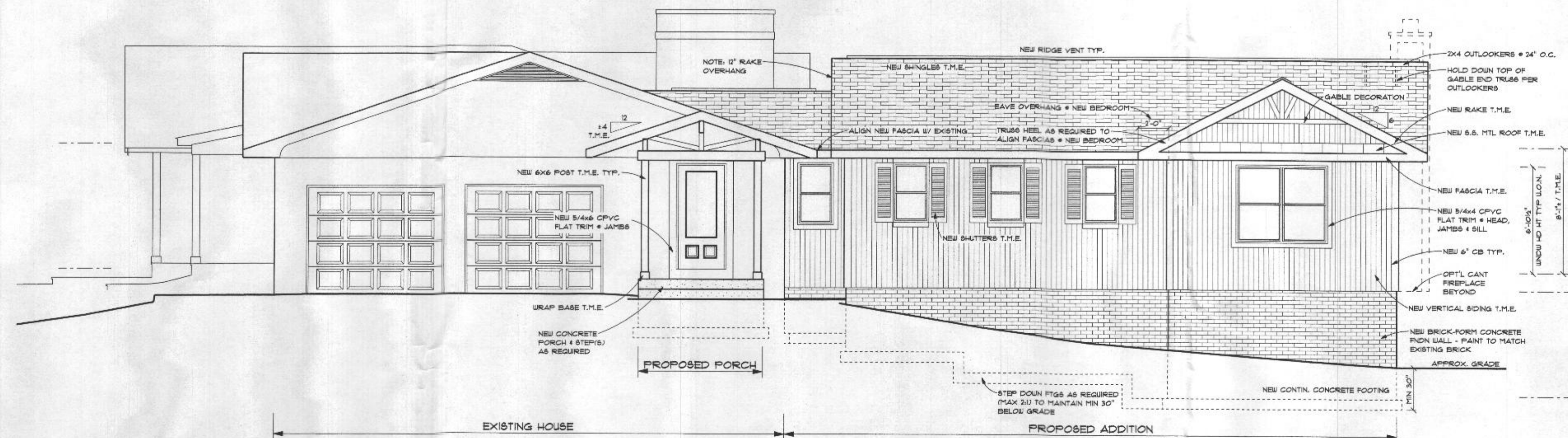
COMPONENT	REQUIRED VALUE
CEILING/ROOF	R-49 (COMPRESSED OVER WALL TOP PLATE AT EAVES) OR R-38 (UNCOMPRESSED OVER WALL TOP PLATE AT EAVES)
WALLS	R-20 CAVITY OR R-13 CAVITY PLUS R-5 CONTINUOUS
BASEMENT WALLS	R-10 CONTINUOUS OR R-13 CAVITY
SLAB	R-10, 2" DEPTH
CRAWL SPACE WALLS	R-10 CONTINUOUS OR R-13 CAVITY
FLOORS OVER UNCONDITIONED SPACE	R-19
DUCTS OUTSIDE CONDITIONED SPACE	R-8 FOR SUPPLY DUCTS IN ATTICS R-6 FOR ALL OTHER DUCTS
HOT WATER PIPES	R-3 UNLESS OTHERWISE ALLOWED BY IECC R403.5.3 (IRC N1103.5.3)
FENESTRATION	U-FACTOR = 0.32 MAX; SHGC = 0.40 MAX
SKYLIGHTS	U-FACTOR = 0.55 MAX; SHGC = 0.40 MAX



**Proposed Left Elevation**  
SCALE: 3/16" = 1'-0"



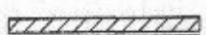


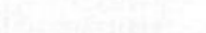




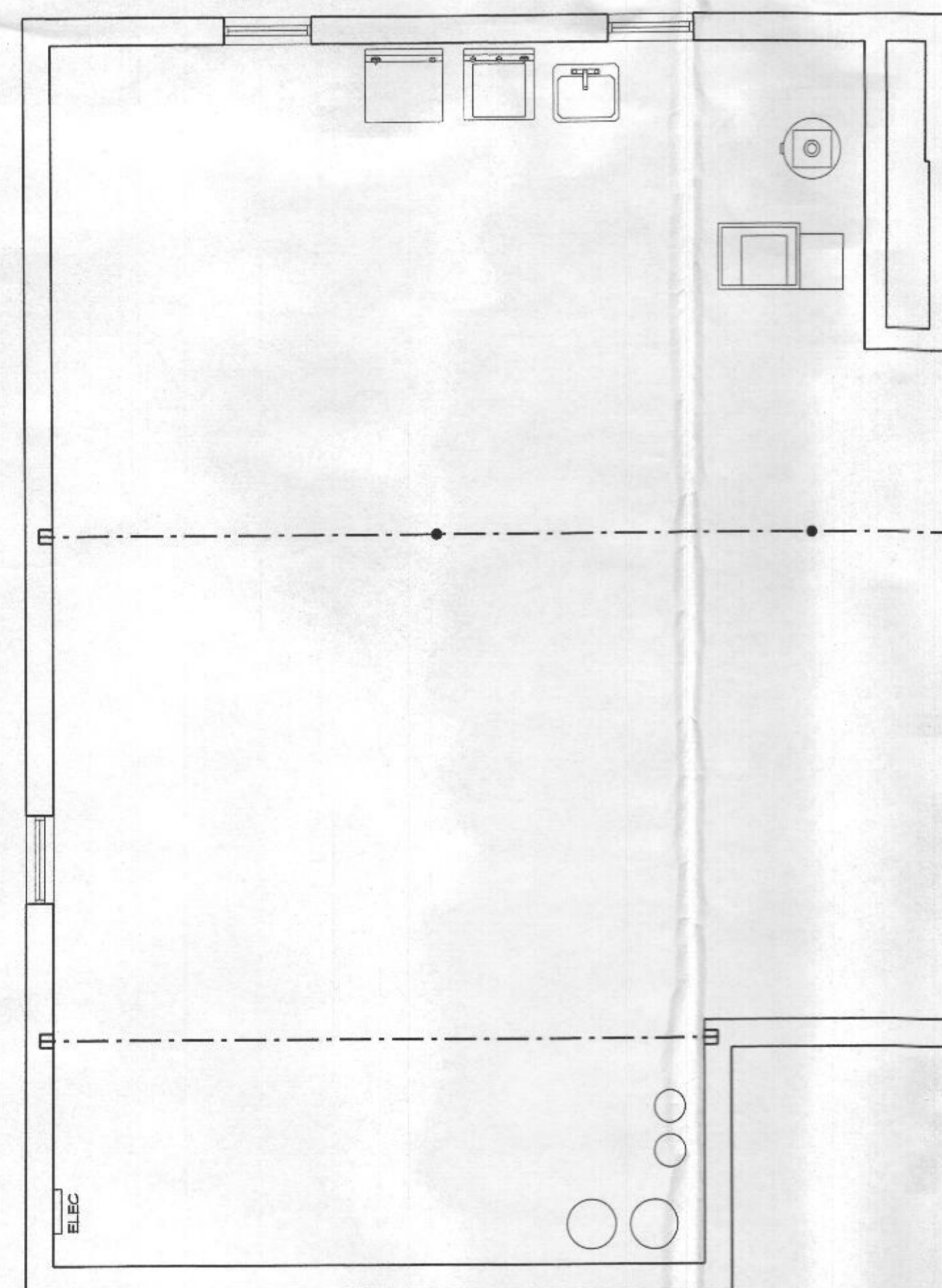
**Proposed Rear Elevation**  
SCALE: 3/16" = 1'-0"



**Proposed Right Elevation**  
SCALE: 3/16" = 1'-0"

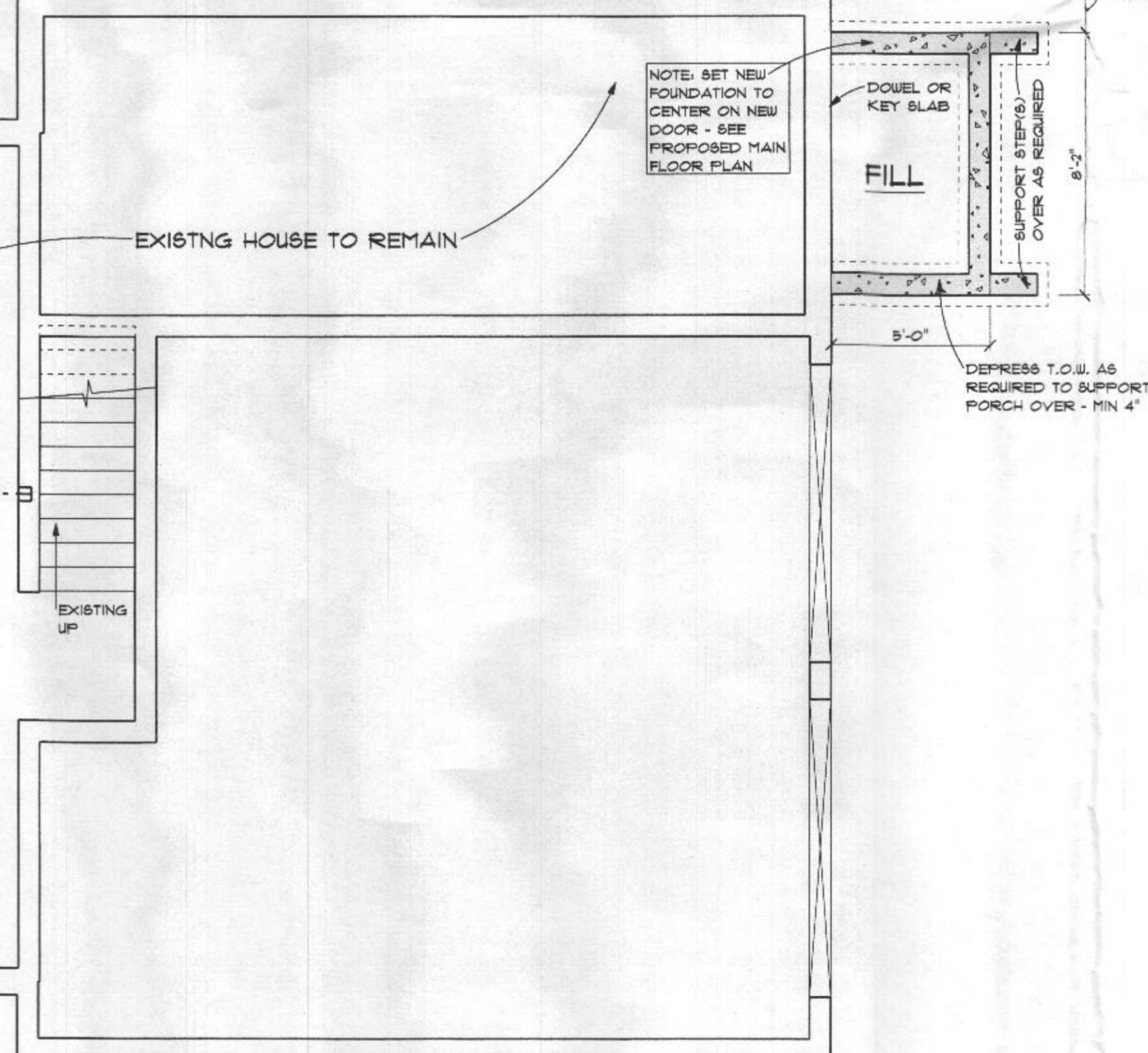
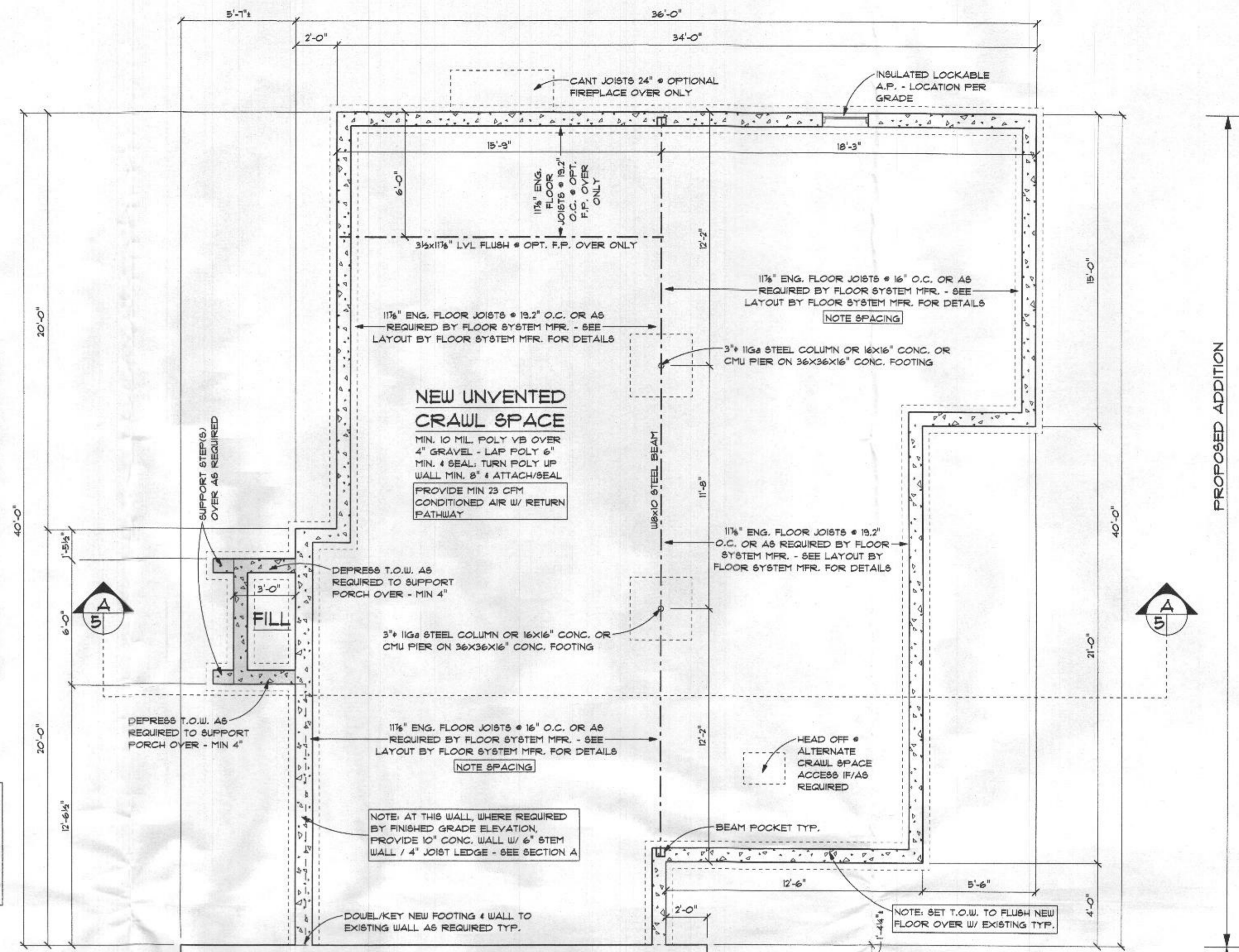
### Wall Key

-  EXISTING FOUNDATION WALL TO REMAIN
-  NEW 8" CONC. FOUNDATION WALL ON NEW MIN 16"x8" CONT. CONC. FTG.
-  EXISTING FRAME / BRICK VENEER WALL TO REMAIN
-  EXISTING FRAME / BRICK VENEER WALL TO BE DEMOLISHED
-  NEW 2x6 @ 16" O.C. FRAME / SIDING WALL
-  EXISTING FRAME WALL TO REMAIN
-  EXISTING FRAME WALL TO BE DEMOLISHED
-  NEW 2x4 @ 16" O.C. FRAME WALL



**Proposed Foundation Plan**  
SCALE: 1/4" = 1'-0"

NOTE: ENGINEERED FLOOR JOISTS TO BE MINIMUM WEYERHAEUSER TJI 210 SERIES OR EQUAL UNLESS OTHERWISE NOTED. FLOOR JOISTS TO BE DESIGNED FOR L/480 MAX DEFLECTION (L/840 @ TILE/RITILE FINISHES) TYPICAL THROUGHOUT. INSTALLATION DETAILS, INCLUDING AT CANTILEVERED JOISTS, ARE TO BE PER JOIST MANUFACTURER'S STANDARD DETAILS. SQUASH BLOCKING AT BEARING WALLS AND POSTS OVER SHALL BE PER MANUFACTURER'S JOIST LAYOUT DRAWINGS & DETAILS.



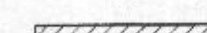

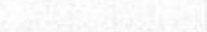





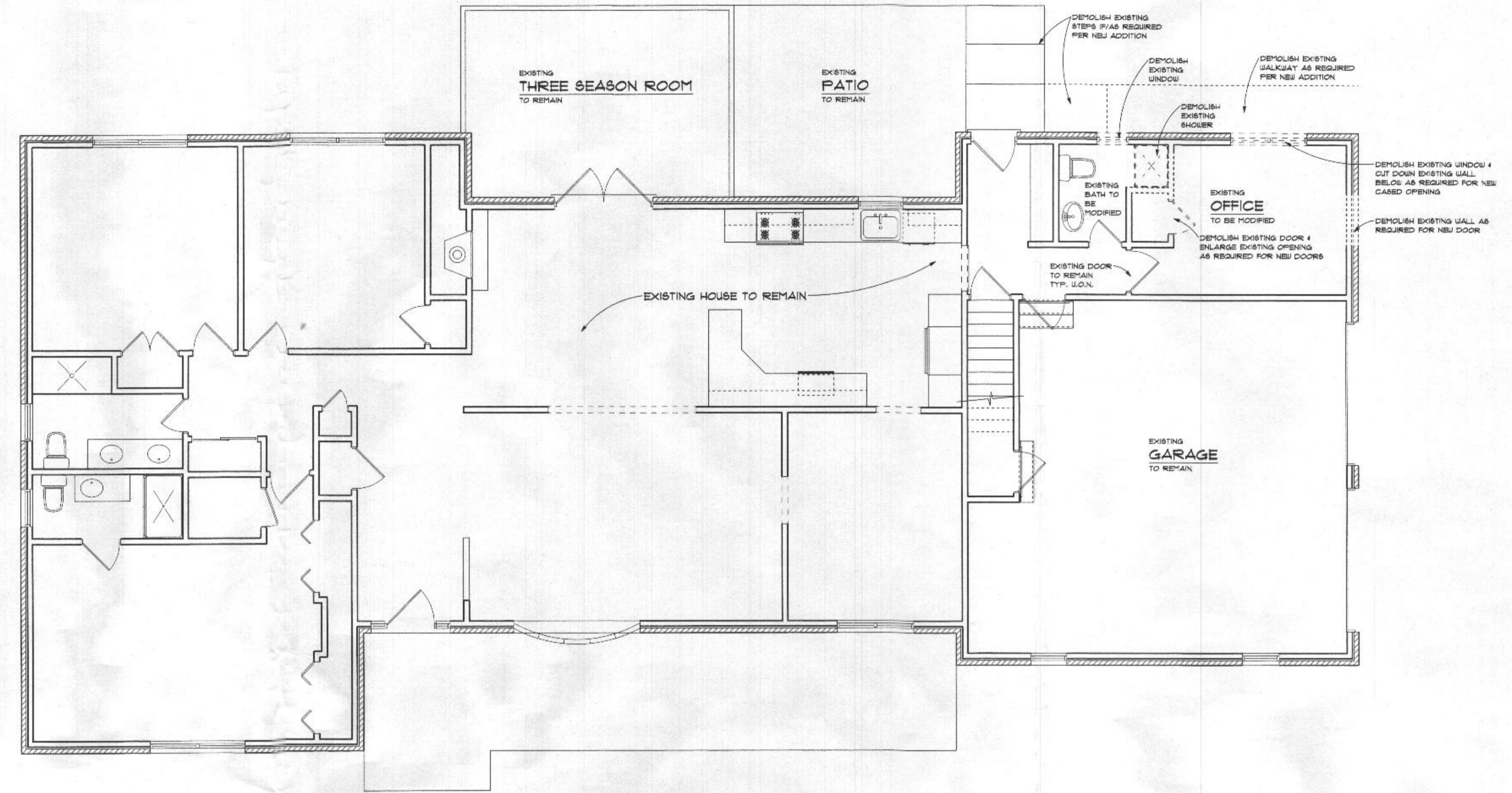
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NUMBER: 10018  
EXPIRATION DATE: 07/14/2024

REVISIONS	DATE	SHEET NO.
	12-19-2022	A-3
		© 2022

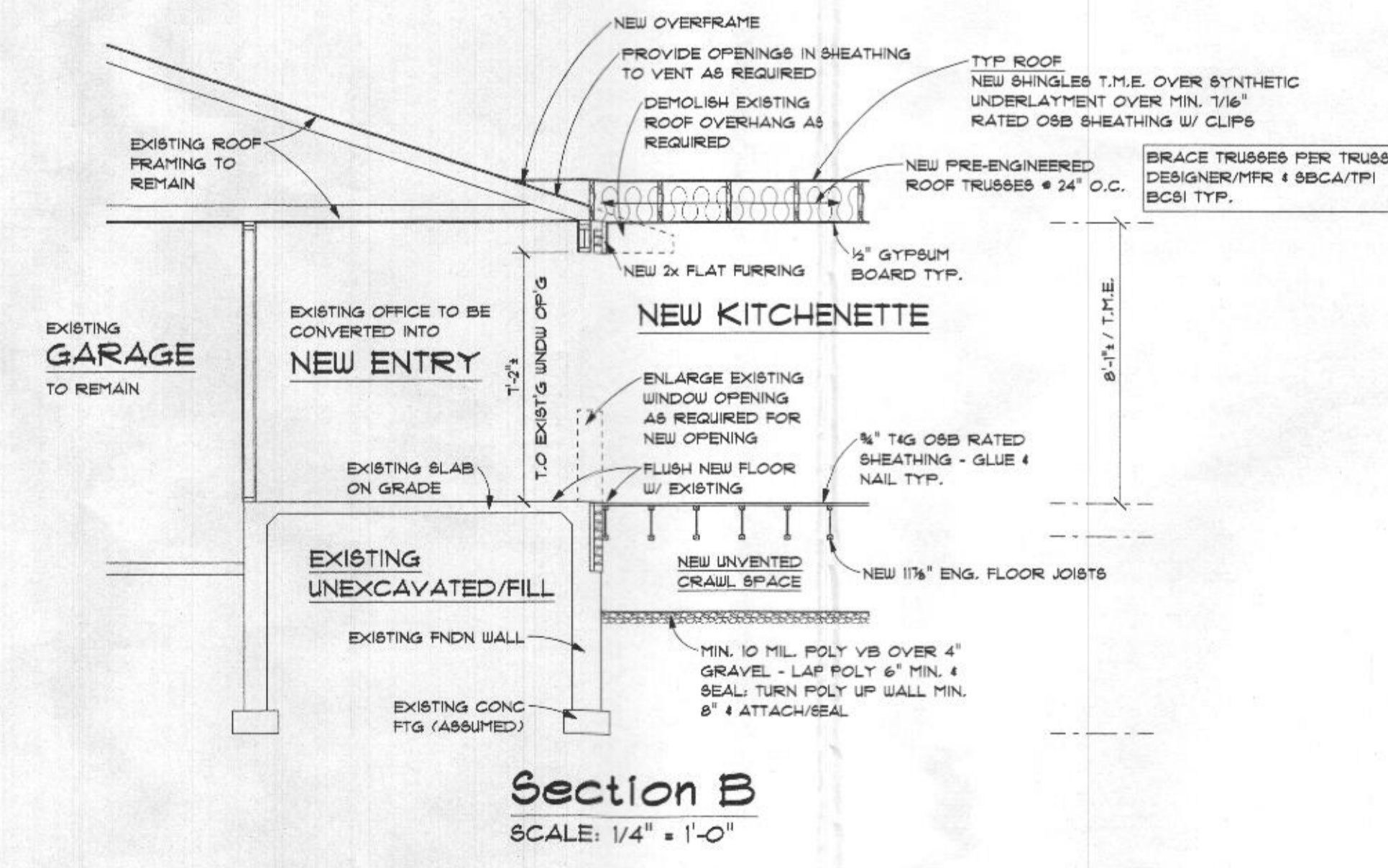
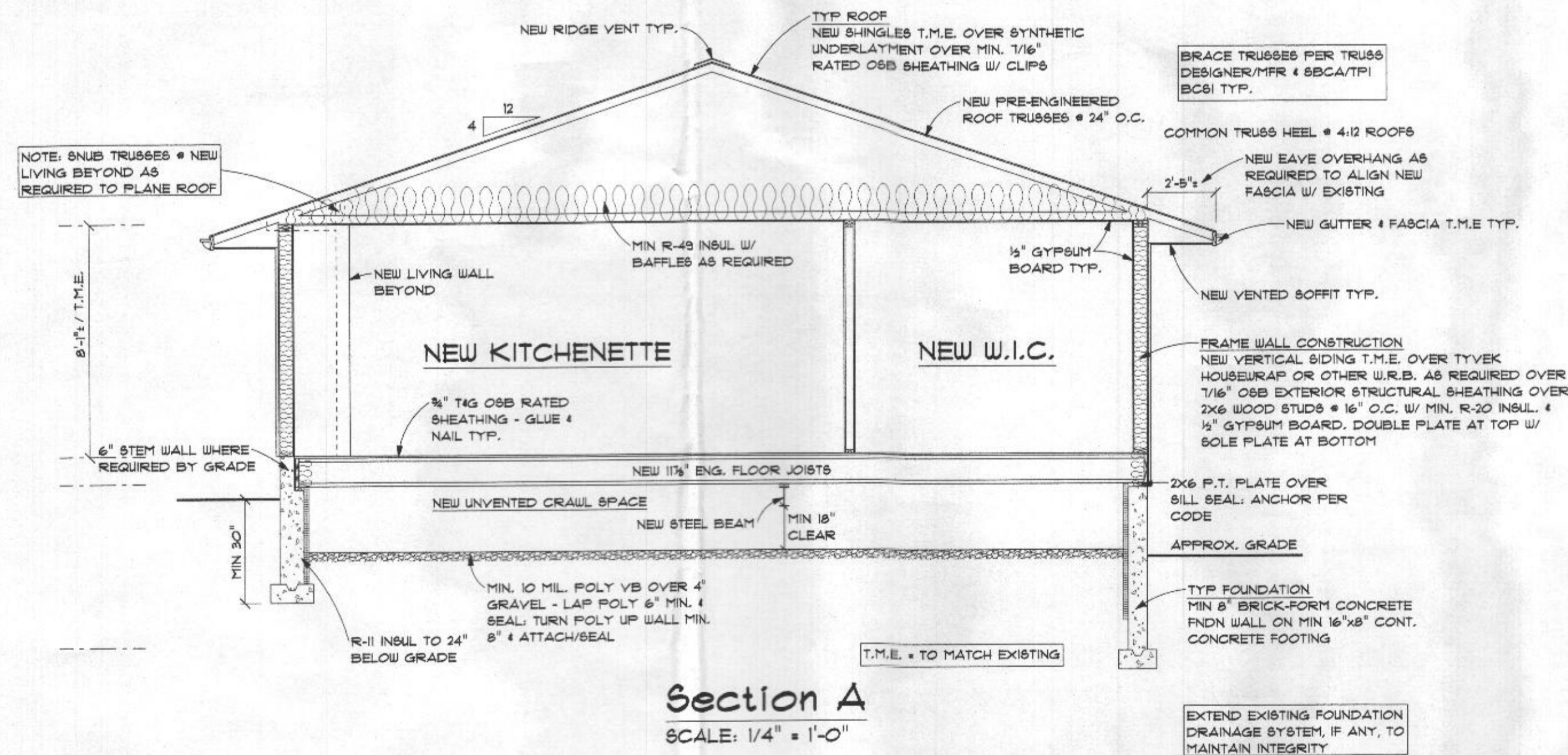


### Wall Key

-  EXISTING FOUNDATION WALL TO REMAIN
-  NEW 8" CONC. FOUNDATION WALL ON NEW MIN 16"x8" CONT. CONC. FTG.
-  EXISTING FRAME / BRICK VENEER WALL TO REMAIN
-  EXISTING FRAME / BRICK VENEER WALL TO BE DEMOLISHED
-  NEW 2x6 @ 16" O.C. FRAME / SIDING WALL
-  EXISTING FRAME WALL TO REMAIN
-  EXISTING FRAME WALL TO BE DEMOLISHED
-  NEW 2x4 @ 16" O.C. FRAME WALL



**Existing/Demolition Main Floor Plan**  
SCALE: 3/16" = 1'-0"



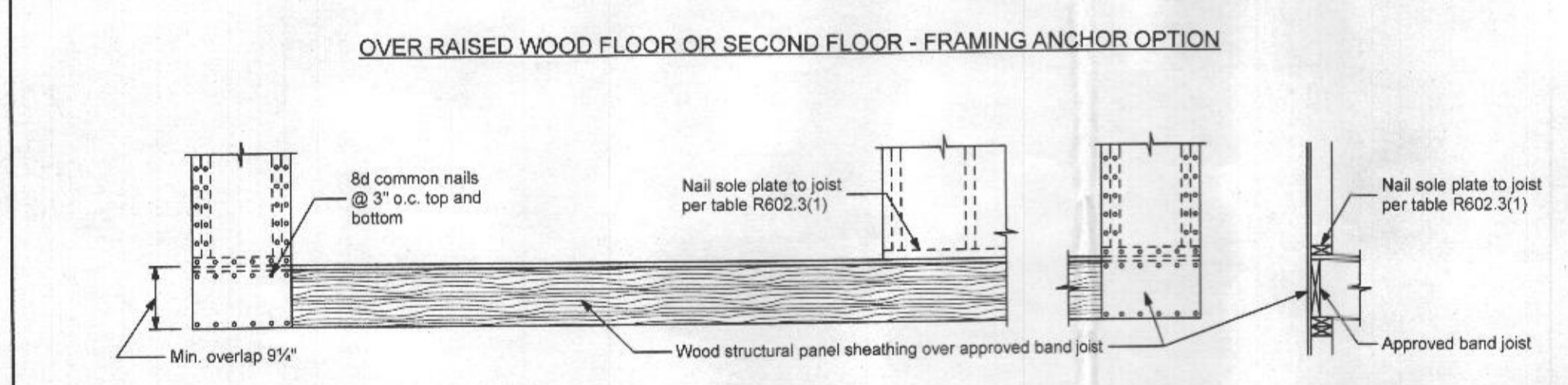
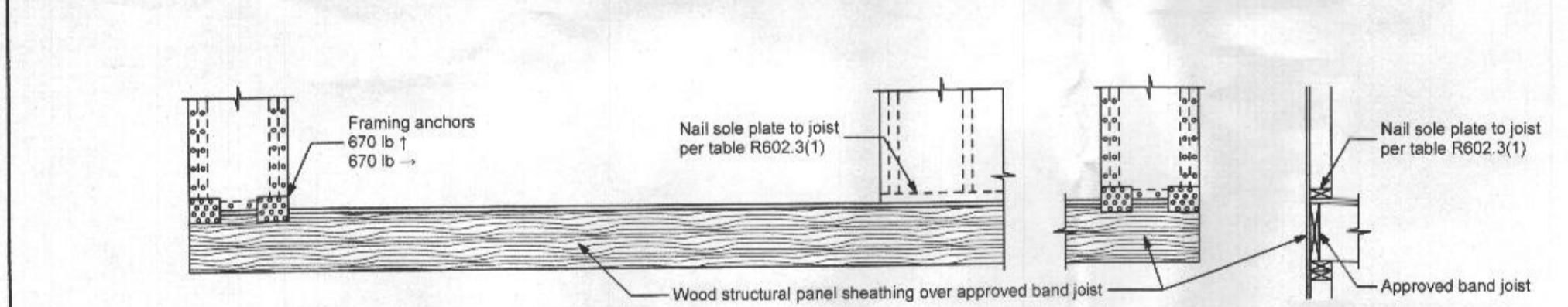
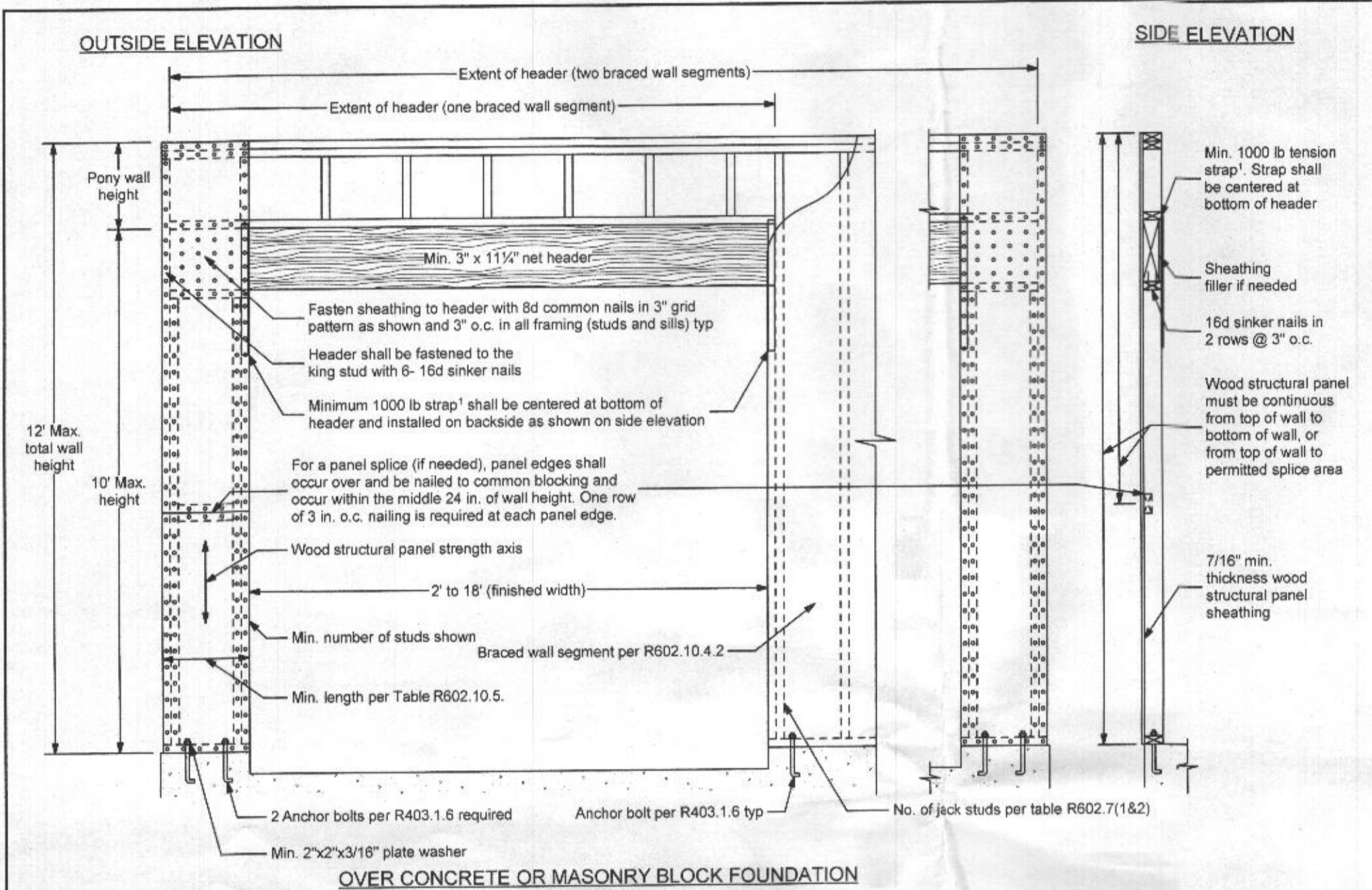
CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NUMBER: 10019  
EXPIRATION DATE: 07/14/2024

**NOTES**

**Methods WSP & CS-WSP:** Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members.  
**Note:** At Braced Wall Lines incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2018 Tables R602.3(1), R602.3(2), and R602.3(3).

**Method GB:** Min. 1/2" gypsum board applied to each side of framing with adhesive and Type S or W screws or nails per IRC 2018 Table R702.3.5 @ 7" o.c. at panel edges and all intermediate framing members.

**Method LIB:** Simpson WB/WBC straps installed in an "X" pattern on one face of wall; fasten with 2- 16d nails at top and bottom plates and 1- 8d nail per stud. 8' tall walls to use either WB106/WB106C installed at 60° from horizontal (4'-8" linear wall length) or WB126/WB126C installed at 45° from horizontal (8'-11" linear wall length); 9' tall walls to use WB126/WB126C installed at 53° from horizontal (6'-10" linear wall length); 10' tall walls to use WB143C installed at 45° from horizontal (10'-11" linear wall length).

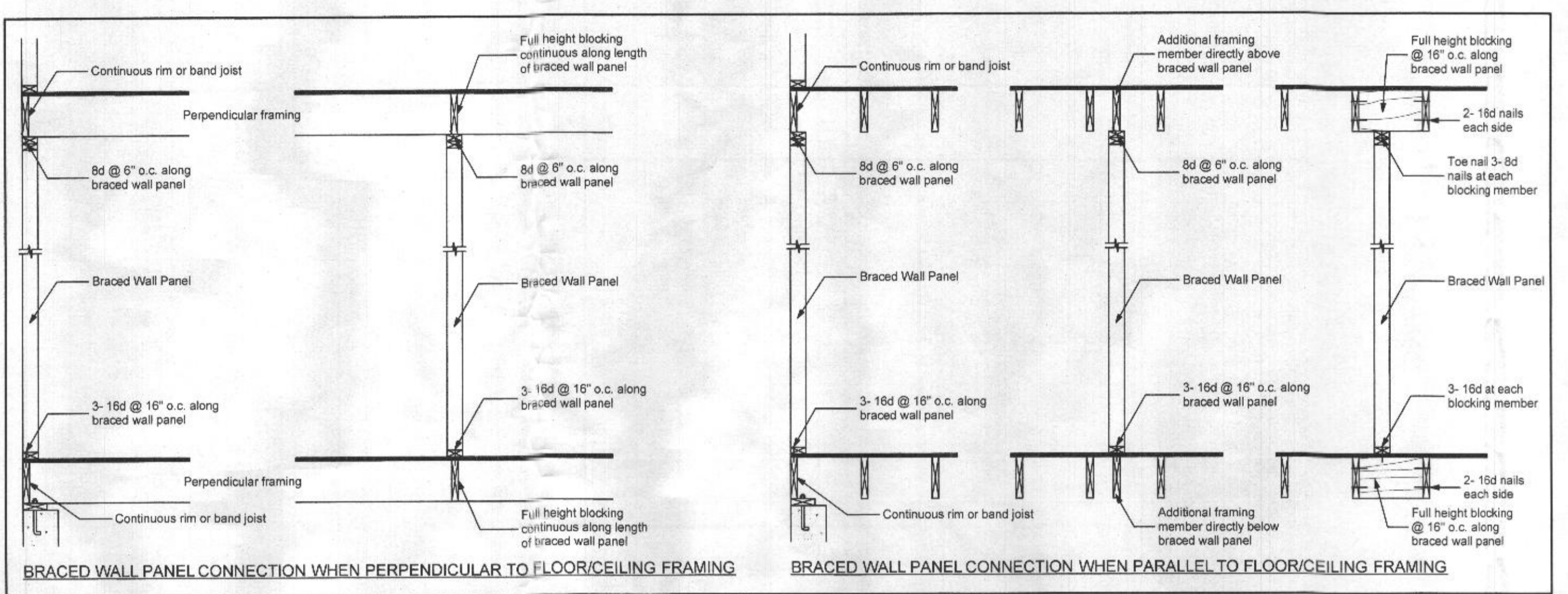


**1 Tension Strap Capacity Required for Method CS-PF**

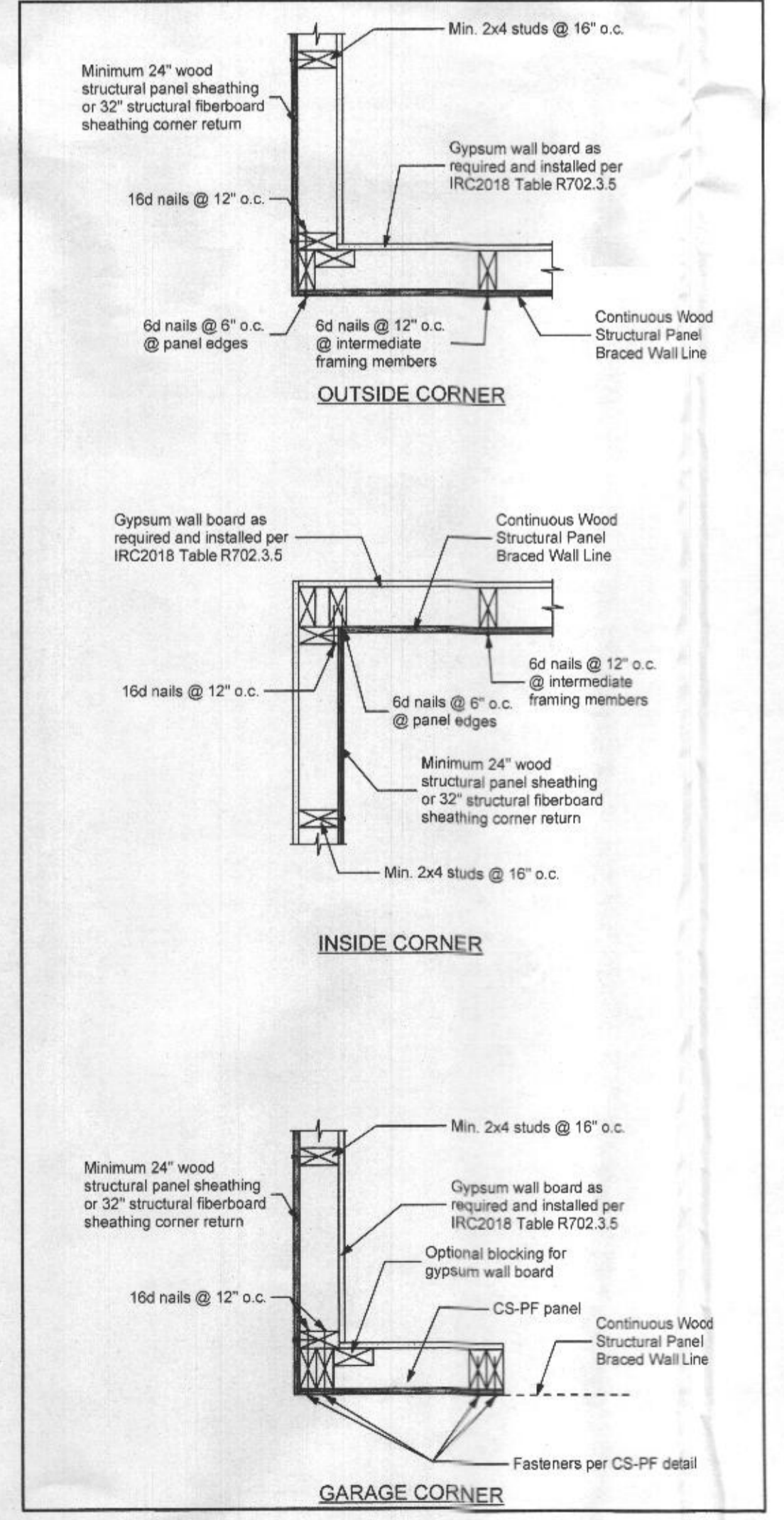
Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure	
				B	C
2x4 No. 2 Grade	0	10	18	1000	1000
				9	1000
				16	1025
				18	1275
				9	1000
				18	2175
	2	10	18	2500	DR
				9	1500
				16	3375
				18	3975
				9	2750
				12	3775
2x6 Stud Grade	2	12	16	1000	2025
				16	2150
				18	2550
				9	1750
				16	2400
				18	3800

Notes: 1. Ultimate Design Wind Speed of 115mph. For other Basic Wind Speeds, see IRC 2018 Table R602.10.6.4  
 2. DR = Design Required

**CS-PF Continuous Portal Frame**  
 NOT TO SCALE

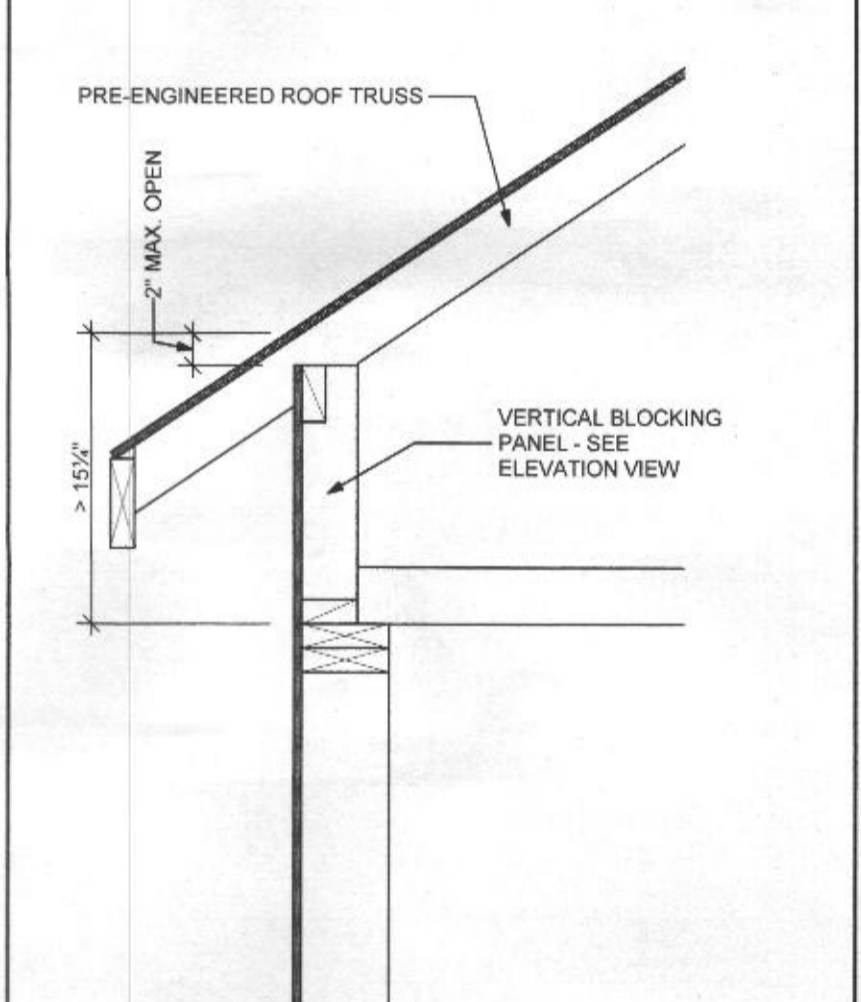
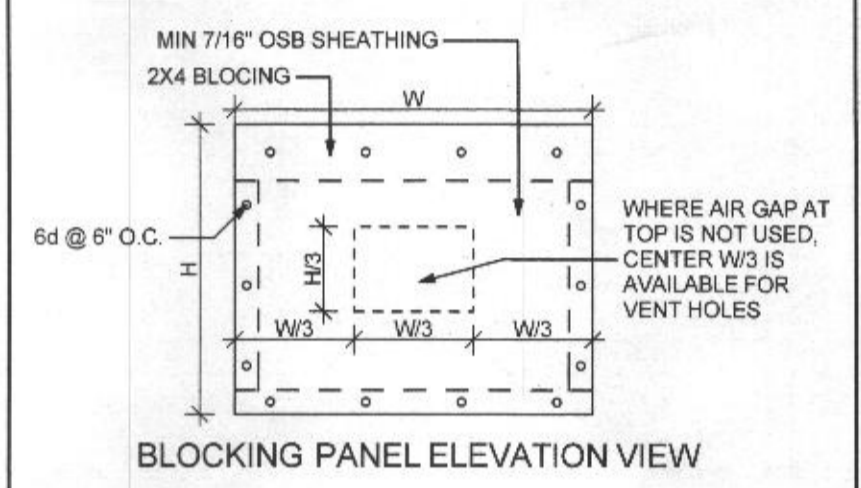


**Braced Wall Panel Connections to Floor and Ceiling Framing**  
 NOT TO SCALE

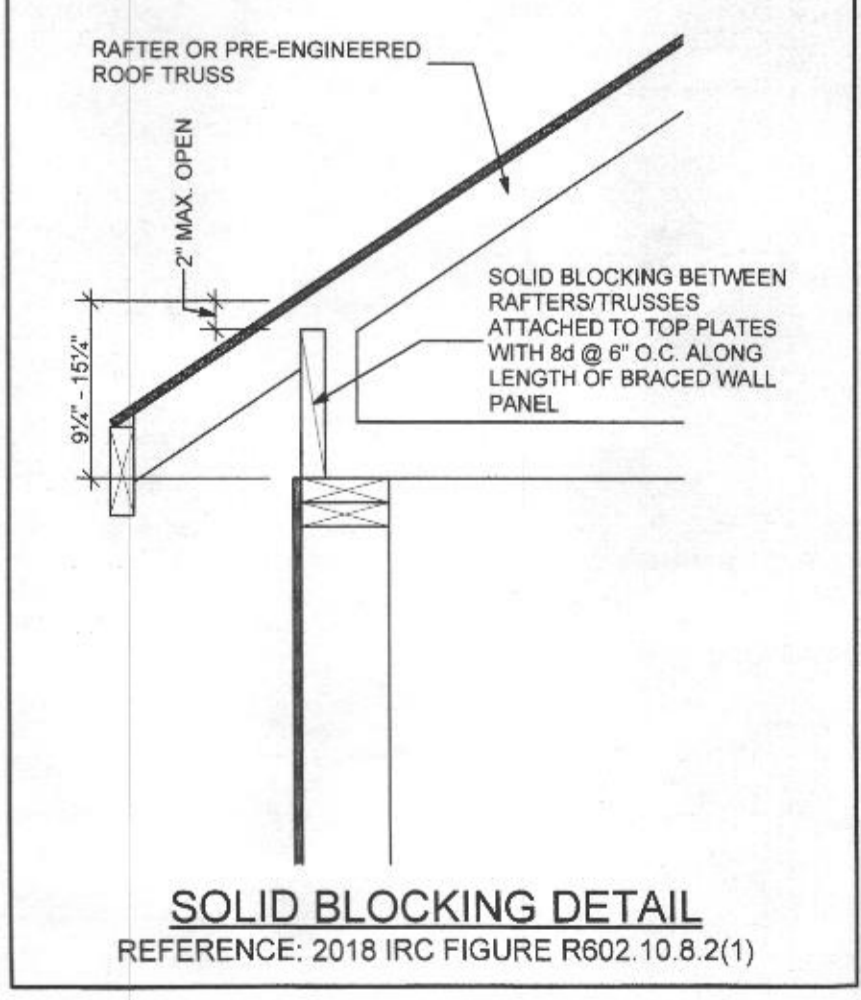


**Corner Framing Details**  
 NOT TO SCALE

**NOTES:**  
 1. WHERE RAFTER OR TRUSS HEEL HEIGHT IS  $\leq 9\frac{1}{2}$ ", NO BLOCKING IS REQUIRED.  
 2. WHERE RAFTER OR TRUSS HEEL IS  $> 9\frac{1}{2}$ " AND  $\leq 15\frac{1}{2}$ ", BLOCKING PER SOLID BLOCKING DETAIL SHALL BE PROVIDED ABOVE ALL BRACED PANELS; SEE BRACING PLANS FOR LOCATIONS.  
 3. WHERE TRUSS HEEL IS  $> 15\frac{1}{2}$ ", BLOCKING PER VERTICAL BLOCKING PANEL DETAIL SHALL BE PROVIDED ABOVE ALL BRACED PANELS; SEE BRACING PLANS FOR LOCATIONS.



**VERTICAL BLOCKING PANEL DETAIL**  
 REFERENCE: 2018 IRC FIGURE R602.10.8.2(3)



**Solid Blocking Detail**  
 REFERENCE: 2018 IRC FIGURE R602.10.8.2(1)

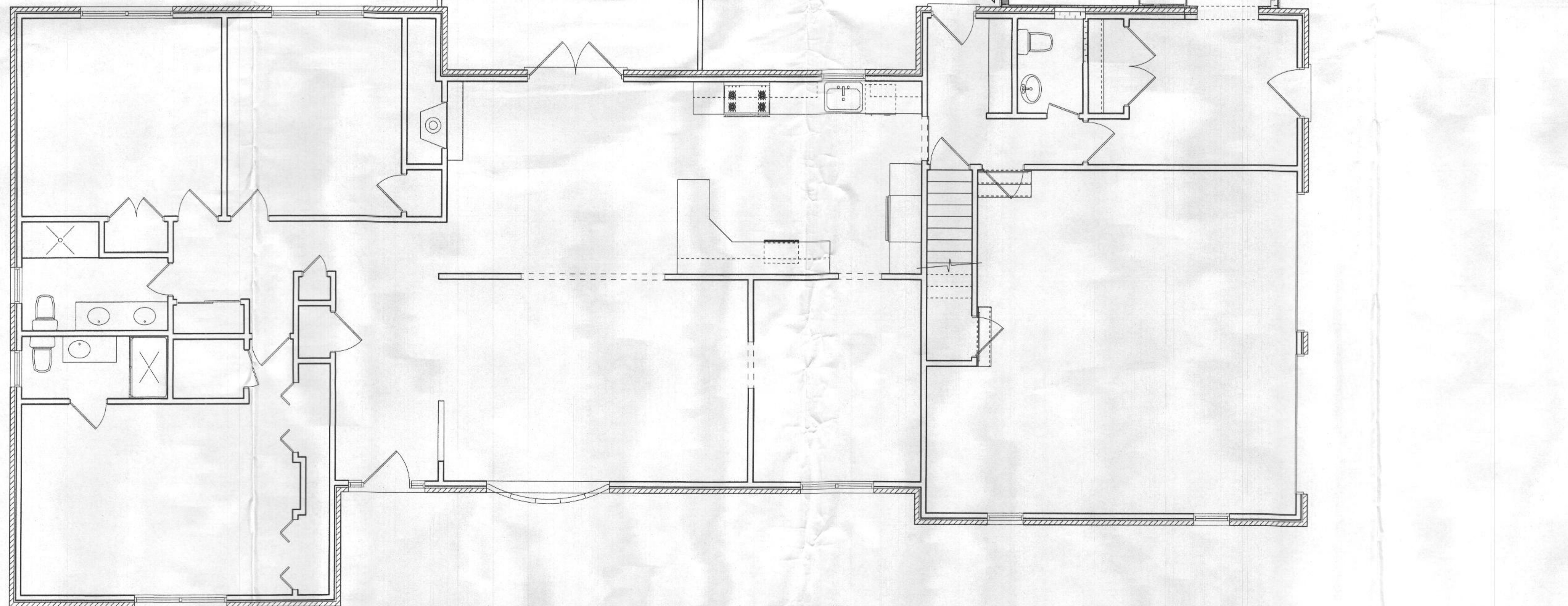
**RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS**  
 11407 BARLEY FIELD WAY  
 MARRIOTTSVILLE, MD 21104  
 • 410-442-3667

PROFESSIONAL CERTIFICATION  
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NUMBER: 0009  
 EXPIRATION DATE: 07/14/2024

**Standard Wall Bracing Details**

REVISIONS

NO.	DATE	DESCRIPTION



Proposed Main Floor Bracing Plan  
 SCALE: 1/4" = 1'-0"

PANEL LOCATION • OPT. F.P.

60" CS-WSP

16" CS-PF

17" CS-PF

STRAP THIS END OF PANEL TO BAND BELOW W/ SIMPSON MSTA15 OR EQ. 800# HOLD-DN

80" CS-WSP

48" CS-WSP

48" CS-WSP

48" CS-WSP

48" CS-WSP

36" CS-WSP

36" CS-WSP

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NUMBER 10018  
 EXPIRATION DATE 07/12/2024

RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS  
 11407 BARLEY FIELD WAY  
 MARRIOTTSVILLE, MD 21104 • 410-442-3667

Ogden Residence  
 12257 Woodspurge Ct, Ellicott City, Maryland 21042

REVISIONS	DATE	SHEET NO.
	12-19-2022	S-2

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