FRONT ELEVATION

SCALE: 3/16" = 1'-0"

ALL EXTERIOR STEPS TO BE FIELD VERIFIED
PROVIDE HANDRAILS AS GRADE REQUIRES

SECTION

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

C/4

Level — # Bedrooms
Basement — 1
First — 1
Second — 4
Total House — 6

THE BERADUCCI RESIDENCE
Jennings Chapel Rd
27120 S

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

SCALE: 3/16" = 1'-0"
DATE: 4/2022
SHEET NO.: 1

R308.4.3 GLAZING IN WINDOWS

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2),

2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR,

3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR; AND

4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS:

1. DECORATIVE GLAZING.

2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A GROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM).

3. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL (WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.

R308.6.2 MATERIALS

THE FOLLOWING TYPES OF GLAZING SHALL BE PERMITTED TO BE USED:

1. LAMINATED GLASS WITH NOT LESS THAN A 0.015-INCH (0.38 MM) POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANES 16 SQUARE FEET (1.5 M2) OR LESS IN AREA LOCATED SUCH THAT THE HIGHEST POINT OF THE GLASS IS NOT MORE THAN 12 FEET (3658 MM) ABOVE A WALKING SURFACE OR OTHER ACCESSIBLE AREA. FOR HIGHER OR LARGER SIZES, THE INTERLAYER THICKNESS SHALL BE NOT LESS THAN 0.030 INCH (0.76 MM).

2. FULLY TEMPERED GLASS.

3. HEAT-STRENGTHENED GLASS.

4. WIRED GLASS.

5. APPROVED RIGID PLASTICS.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTION: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2).

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

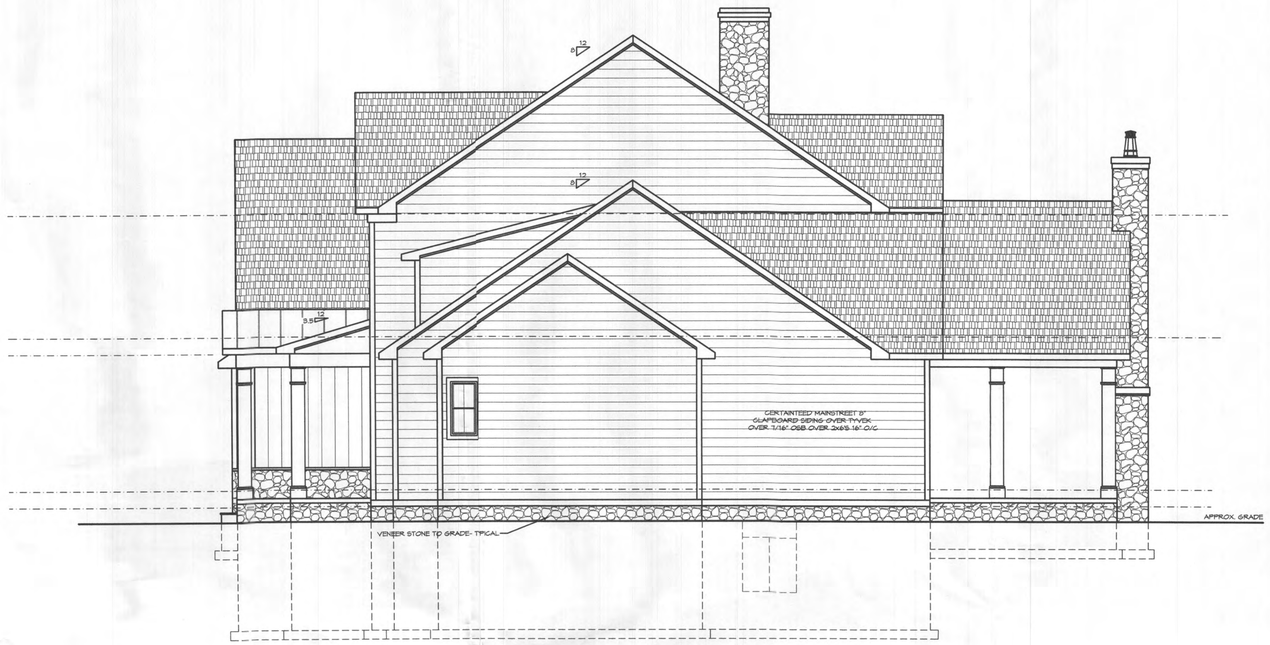
R310.2.1 MINIMUM OPENING AREA

EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

R310.2.2 WINDOW SILL HEIGHT

WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

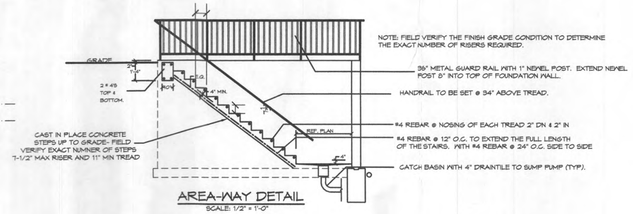


RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



AREA-WAY DETAIL

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

THE BERADUCCI RESIDENCE

SCALE: 3/16" = 1'-0"

DATE: 4/2022

SHEET NO.: 2

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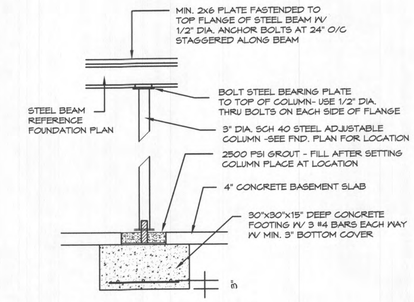
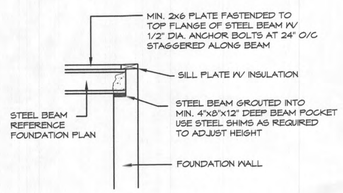


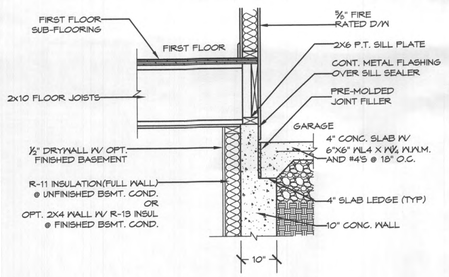
LOLLY COLUMN DETAIL

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



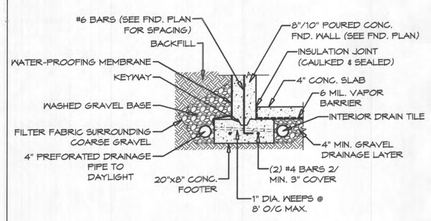
BEAM POCKET DETAIL

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



INT. WALL @ GARAGE

SCALE: ¾"=1'-0"



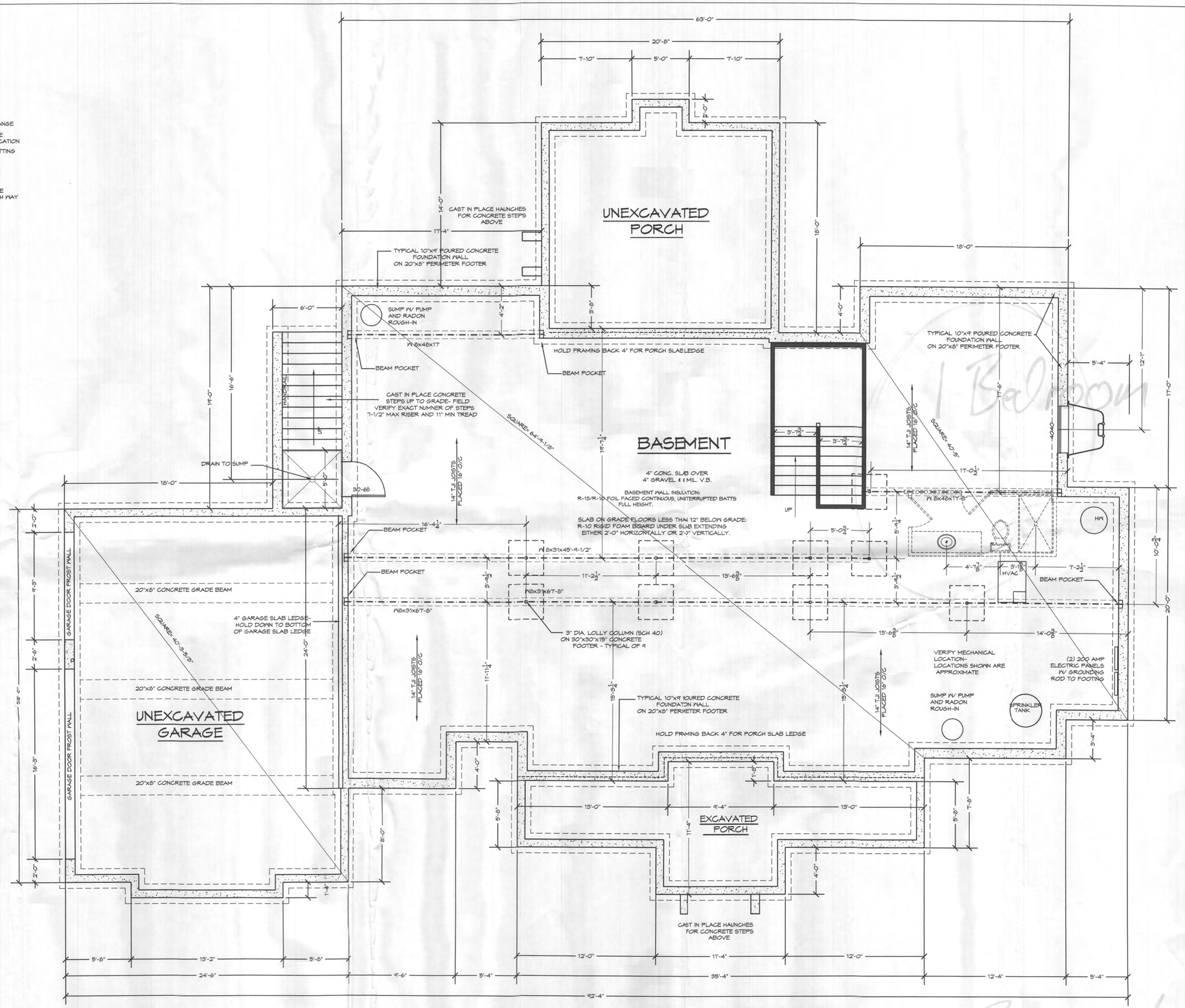
FOUNDATION WALL FOOTER DETAIL

(SECTION)

TYPICAL AT HOUSE FND. WALLS

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

VERIFY ANY WEEPS THROUGH FOOTING ALLOW APPROXIMATE SLOPE TO INSIDE DRAIN TILE WITHOUT INTERFERING W/ BOTTOM REBAR



FOUNDATION PLAN

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

Basement = 1 Bedroom

THE BERADUCCI RESIDENCE

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

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

DATE: 3/2022

SHEET NO:: <