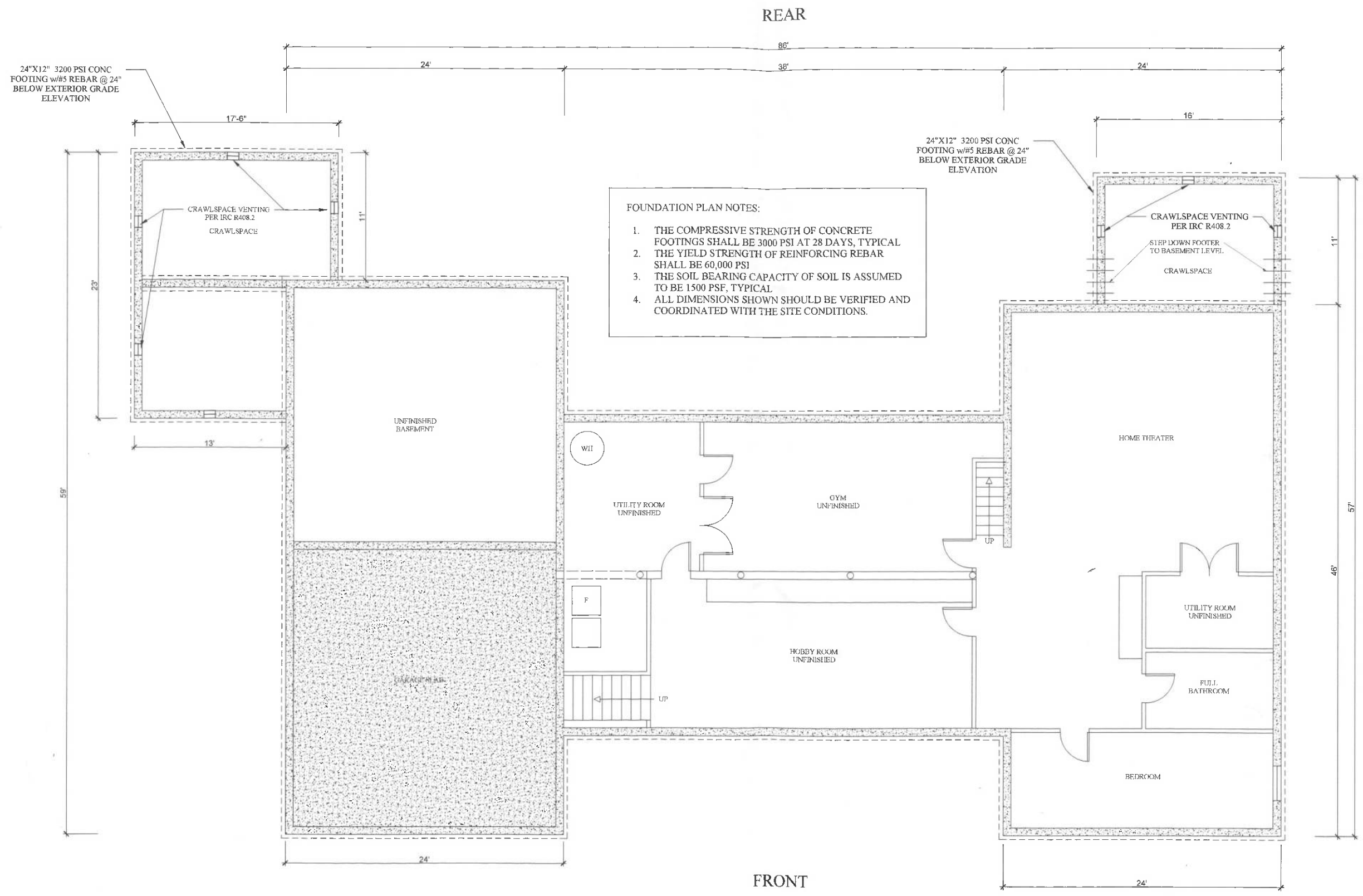

FOUNDATION PLAN NOTES:

1. THE COMPRESSIVE STRENGTH OF CONCRETE FOOTINGS SHALL BE 3000 PSI AT 28 DAYS, TYPICAL
2. THE YIELD STRENGTH OF REINFORCING REBAR SHALL BE 60,000 PSI
3. THE SOIL BEARING CAPACITY OF SOIL IS ASSUMED TO BE 1500 PSF, TYPICAL
4. ALL DIMENSIONS SHOWN SHOULD BE VERIFIED AND COORDINATED WITH THE SITE CONDITIONS.

PROPOSED BASEMENT FOUNDTION PLAN

SCALE 1/4" = 1'0"

SEAL:

PROJECT:

RAJAN RESIDENCE ADDITION
13458 Charolais Court
Highland, MD 20777

CONTACT:

MICHAEL McCLELLAN
DESIGNER
E:RENOVATIONDRAFTING@GMAIL.COM
P:240.478.9277

RENOVATION DRAFTING

MARK	DATE	DESCRIPTION

ISSUE:

PROJECT NO:

CAD FILE:

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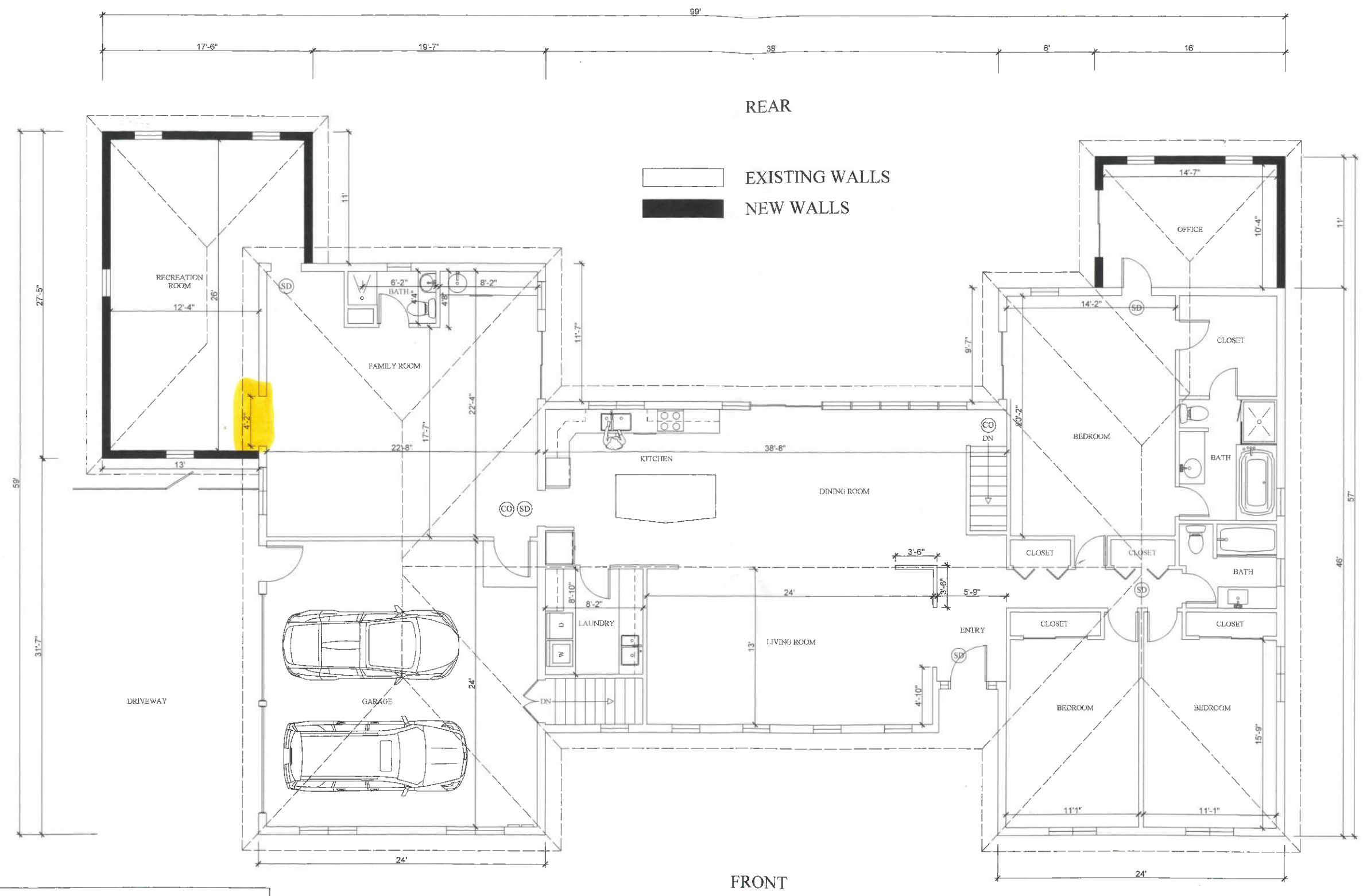
SHEET TITLE:

PROPOSED FOUNDATION AND BASEMENT FLOOR PLAN

DRAWING SHEET NO:

A003



SD — SMOKE DETECTOR - HARDWIRED, INTERCONNECTED ON A DEDICATED CIRCUIT FROM THE ELECTRICAL PANEL AND WITH BATTERY BACKUP SYSTEM (IRC/R314)

CO — CARBON MONOXIDE ALARMS - HARDWIRED, INTERCONNECTED ON A DEDICATED CIRCUIT FRO THE ELECTRICAL PANEL AND WITH BATTERY BACKUP SYSTEM (IRC/R315)

PROPOSED FLOOR PLAN

SCALE 1/4" = 1'0"

SEAL:

PROJECT:

RAJAN RESIDENCE ADDITION
13458 Charolais Court
Highland, MD 20777

CONTACT:

MICHAEL McCLELLAN
DESIGNER
E:RENOVATIONDRAFTING@GMAIL.COM
P:240.478.9277

RENOVATION DRAFTING

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SHEET TITLE:

PROPOSED MAIN FLOOR PLAN

DRAWING SHEET NO:

A004

GENERAL NOTES

DESIGN CODE:

1. 2018 INTERNATIONAL BUILDING CODE.

DESIGN LOADS:

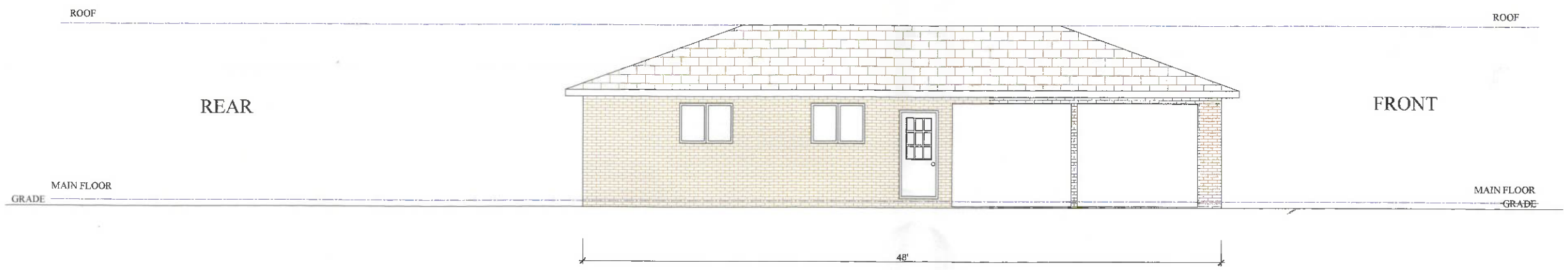
1. FLOOR DEAD LOAD: 12 PSF
2. FLOOR LIVE LOAD: 40 PSF
3. ROOF LIVE LOAD: 40 PSF
4. GROUND SNOW LOAD: 40 PSF

WIND DESIGN CRITERIA:

1. ULTIMATE (Vult) DESIGN WIND SPEED: 115 MPH

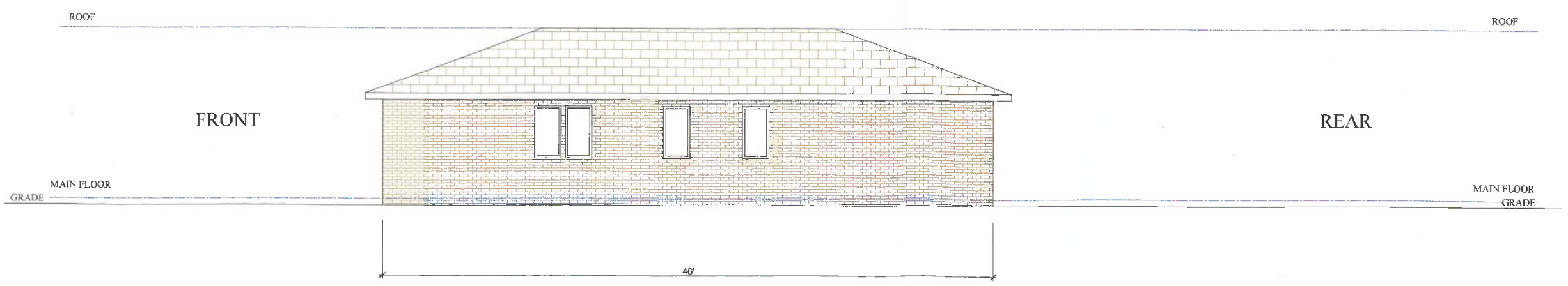
FRAMING:

2. ALL JOIST HANGERS TO BE SIMPSON STRONG TIE, OR APPROVED EQUAL.
3. ALL FRAMING TO BE SOUTHERN PINE #2 OR BETTER.
4. TYPICAL WALL FRAMING TO BE 2 X 6 AT 16" OC, UNLESS OTHERWISE NOTED.
5. ALL FASTENING TO BE IN ACCORDANCE WITH 2015 IRC, TABLE R602.3(1).
6. WALLS SHALL HAVE A CONTINUOUS BOTTOM AND CONTINUOUS DOUBLE TOP PLATE.



LEFT SIDE ELEVATION

SCALE 1/4" =1'0"



RIGHT SIDE ELEVATION

SCALE 1/4" =1'0"

SEAL

PROJECT:

RAJAN RESIDENCE ADDITION

13458 Charolais Court
Highland, MD 20777

CONTACT:

MICHAEL McCLELLAN
DESIGNER
E:RENOVATIONDRAFTING@GMAIL.COM
P:240.478.9277

RENOVATION DRAFTING

MARK	DATE	DESCRIPTION

ISSUE:

PROJECT NO:

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DATE:

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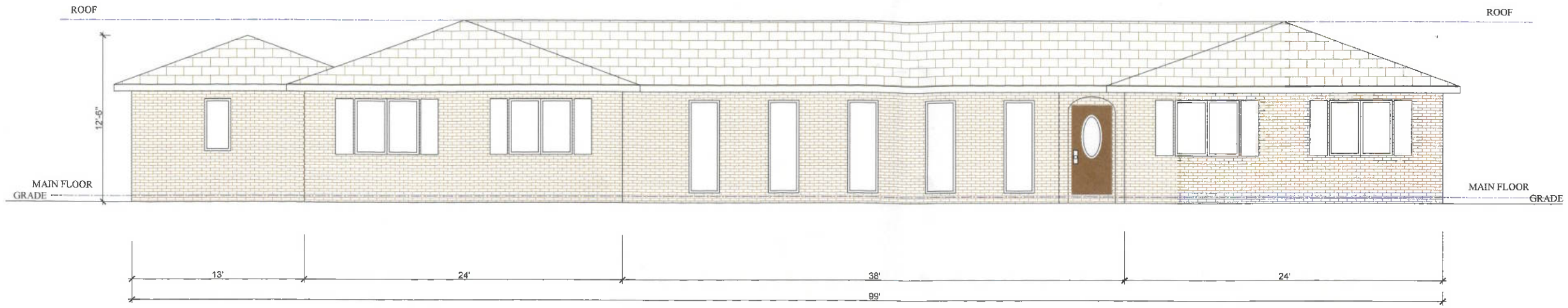
SHEET TITLE:

EXISTING SIDE ELEVATIONS

DRAWING SHEET NO:

A006



PROPOSED FRONT ELEVATION

SCALE 1/4" =1'0"

PROPOSED REAR ELEVATION

SCALE 1/4" =1'0"

SEAL:

PROJECT:

RAJAN
RESIDENCE
ADDITION
13458 Charolais Court
Highland, MD 20777

CONTACT:

MICHAEL McCLELLAN
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E:RENOVATIONDRAFTING@GMAIL.COM
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RENOVATION DRAFTING

MARK	DATE	DESCRIPTION

ISSUE:

PROJECT NO:

CAD FILE:

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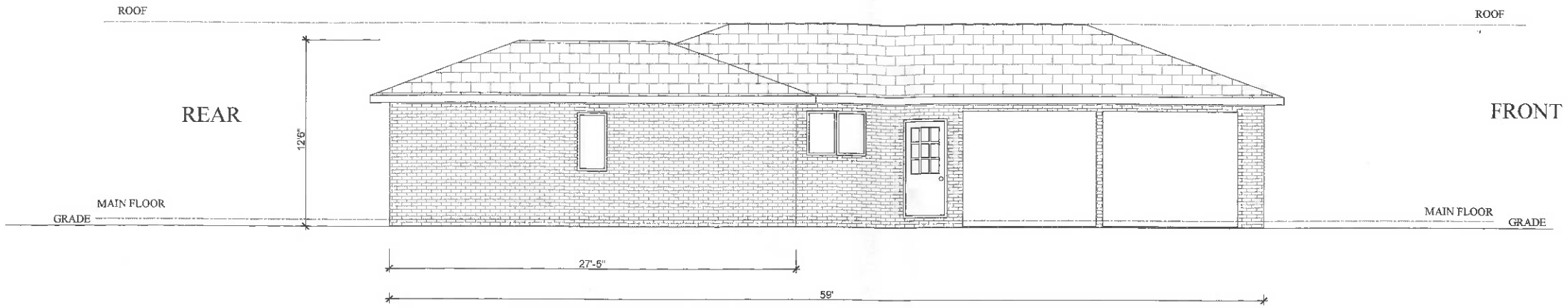
SHEET TITLE:

PROPOSED
FRONT AND REAR
ELEVATIONS

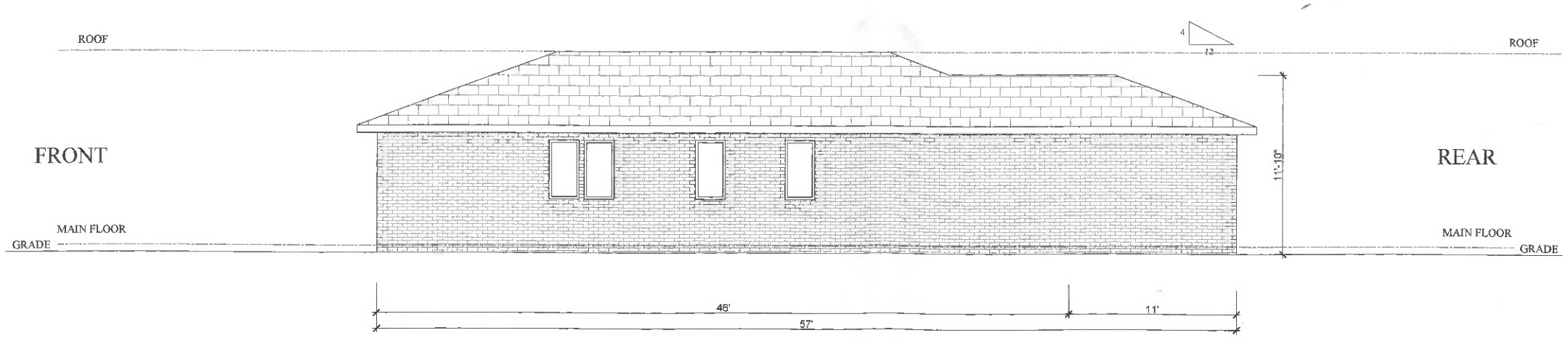
DRAWING SHEET NO:

A007



PROPOSED SIDE ELEVATION

SCALE 1/4" =1'0"



PROPOSED SIDE ELEVATION

SCALE 1/4" =1'0"

SEAL:

PROJECT:

RAJAN
RESIDENCE
ADDITION
13458 Charolais Court
Highland, MD 20777

CONTACT:

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P:240.478.9277

RENOVATION DRAFTING

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SHEET TITLE:

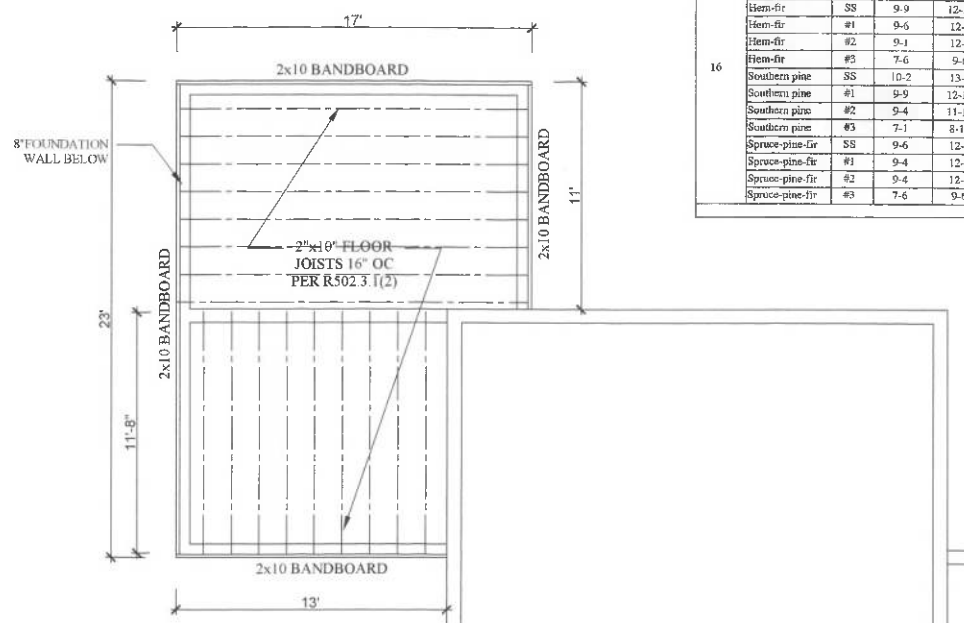
PROPOSED
SIDE ELEVATIONS

DRAWING SHEET NO:

A008

TABLE R502.3.1(2)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
(Residential living areas, live load = 40 psf, L/Δ = 360)a

JOIST SPACING (Inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
			2 × 6	2 × 8	2 × 10	2 × 12	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans							
			(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Douglas fir-larch	SS	11-4	15-0	19-1	23-3	11-4	15-0	19-1	23-3
	Douglas fir-larch	#1	10-11	14-5	18-5	22-0	10-11	14-2	17-4	20-1
	Douglas fir-larch	#2	10-9	14-2	18-0	20-11	10-8	13-6	16-5	19-1
	Douglas fir-larch	#3	8-11	11-3	13-9	16-0	8-1	10-3	12-7	14-7
	Hem-fir	SS	10-9	14-2	18-0	21-11	10-9	14-2	18-0	21-11
	Hem-fir	#1	10-6	13-10	17-8	21-6	10-6	13-10	17-1	19-10
	Hem-fir	#2	10-0	13-2	16-10	20-6	10-0	13-1	16-0	18-6
	Hem-fir	#3	8-8	11-0	13-5	15-7	7-11	10-0	12-3	14-3
	Southern pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern pine	#1	10-9	14-2	18-0	21-11	10-9	14-2	16-11	20-1
	Southern pine	#2	10-3	13-6	16-2	19-1	9-10	12-6	14-9	17-5
	Southern pine	#3	8-2	10-3	12-6	14-9	7-5	9-5	11-5	13-6
	Spruce-pine-fir	SS	10-6	13-10	17-8	21-6	10-6	13-10	17-8	21-6
	Spruce-pine-fir	#1	10-3	13-6	17-3	20-7	10-3	13-3	16-3	18-10
	Spruce-pine-fir	#2	10-3	13-6	17-3	20-7	10-3	13-3	16-3	18-10
	Spruce-pine-fir	#3	8-8	11-0	13-5	15-7	7-11	10-0	12-3	14-3
16	Douglas fir-larch	SS	10-4	13-7	17-4	21-1	10-4	13-7	17-4	21-1
	Douglas fir-larch	#1	9-11	13-1	16-5	19-1	9-8	12-4	15-0	17-5
	Douglas fir-larch	#2	9-9	12-9	15-7	18-1	9-3	11-8	14-3	16-6
	Douglas fir-larch	#3	7-8	9-9	11-11	13-10	7-0	8-11	10-11	12-7
	Hem-fir	SS	9-9	12-10	16-5	19-11	9-9	12-10	16-5	19-11
	Hem-fir	#1	9-6	12-7	16-0	18-10	9-6	12-2	14-10	17-2
	Hem-fir	#2	9-1	12-0	15-2	17-7	8-11	11-4	13-10	16-1
	Hem-fir	#3	7-6	9-6	11-8	13-6	6-10	8-8	10-7	12-4
	Southern pine	SS	10-2	13-4	17-0	20-9	10-2	13-4	17-0	20-9
	Southern pine	#1	9-9	12-10	16-1	19-1	9-9	12-7	14-8	17-5
	Southern pine	#2	9-4	11-10	14-0	16-5	8-6	10-10	12-10	15-1
	Southern pine	#3	7-1	8-11	10-10	12-10	6-5	8-2	9-10	11-8
	Spruce-pine-fir	SS	9-6	12-7	16-0	19-6	9-6	12-7	16-0	19-6
	Spruce-pine-fir	#1	9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
	Spruce-pine-fir	#2	9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
	Spruce-pine-fir	#3	7-6	9-5	11-8	13-6	6-10	8-8	10-7	12-4



GENERAL NOTES

DESIGN CODE:

1. 2018 INTERNATIONAL RESIDENTIAL CODE.

DESIGN LOADS:

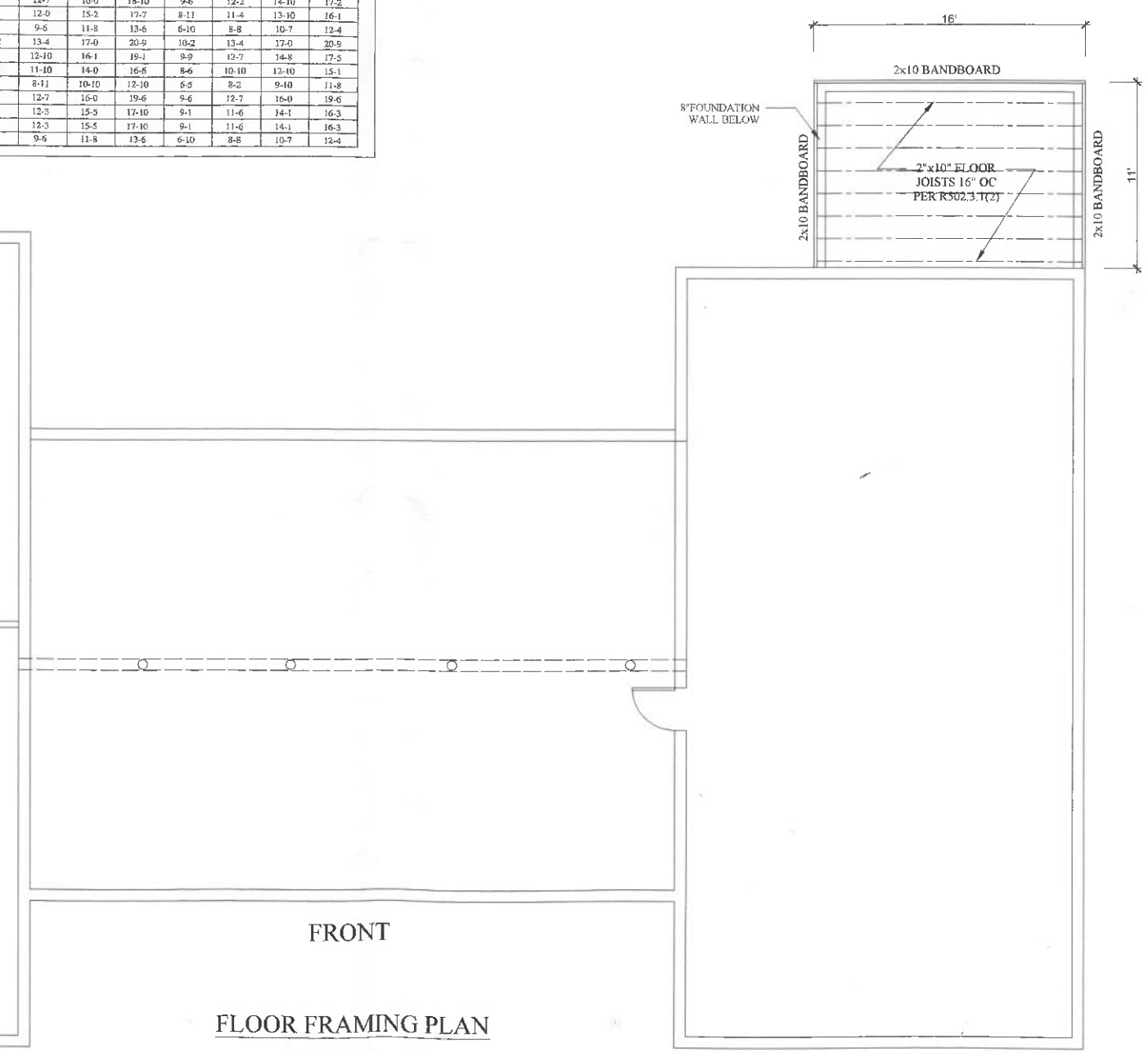
1. FLOOR DEAD LOAD: 12 PSF
2. FLOOR LIVE LOAD: 40 PSF
3. ROOF LIVE LOAD: 40 PSF
4. GROUND SNOW LOAD: 40 PSF

WIND DESIGN CRITERIA:

1. ULTIMATE (Vult) DESIGN WIND SPEED: 115 MPH

FRAMING:

2. ALL JOIST HANGERS TO BE SIMPSON STRONG TIE, OR APPROVED EQUAL.
3. ALL FRAMING TO BE SOUTHERN PINE #2 OR BETTER.
4. TYPICAL WALL FRAMING TO BE 2 X 6 AT 16" OC, UNLESS OTHERWISE NOTED.
5. ALL FASTENING TO BE IN ACCORDANCE WITH 2015 IRC, TABLE R602.3(1).
6. WALLS SHALL HAVE A CONTINUOUS BOTTOM AND CONTINUOUS DOUBLE TOP PLATE.



FLOOR FRAMING PLAN

SCALE 1/4" = 1'0"

SEAL:

PROJECT:

RAJAN RESIDENCE ADDITION
13458 Charolais Court
Highland, MD 20777

CONTACT:

MICHAEL McCLELLAN
DESIGNER
E:RENOVATIONDRAFTING@GMAIL.COM
P:240.478.9277

RENOVATION DRAFTING

MARK	DATE	DESCRIPTION

ISSUE:

PROJECT NO:

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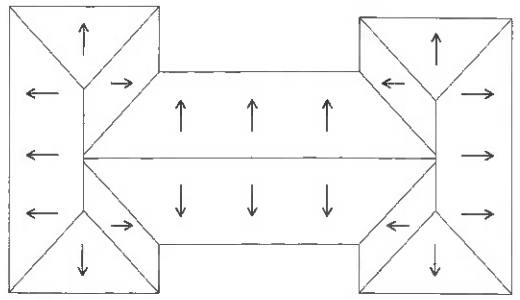
SHEET TITLE:

FLOOR FRAMING PLAN

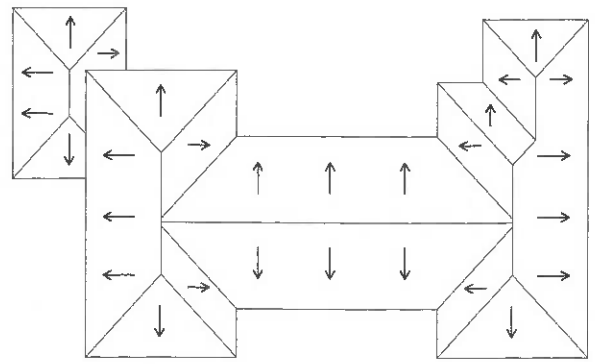
DRAWING SHEET NO:

A009



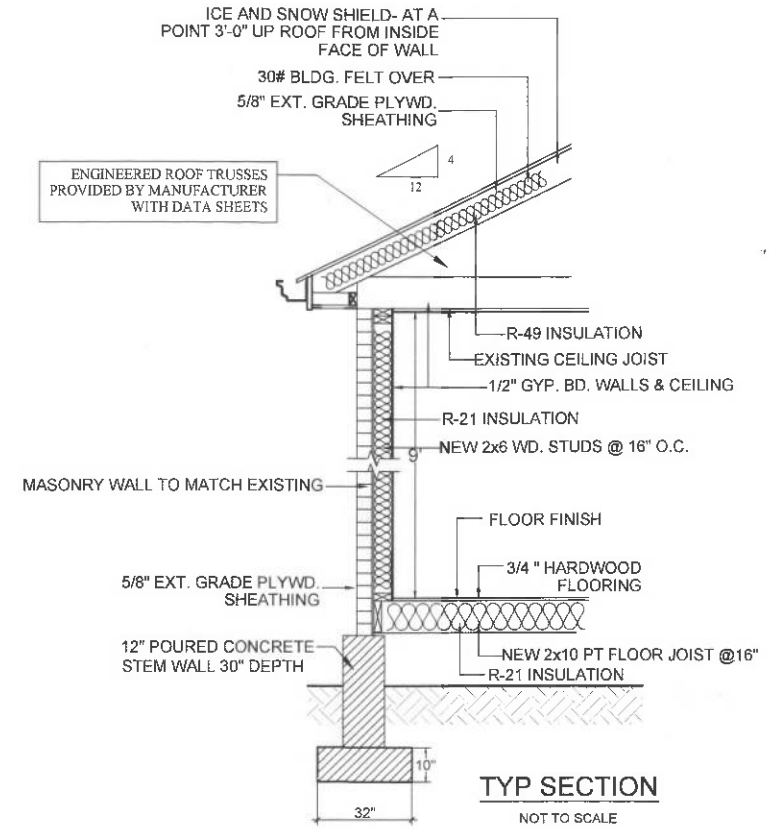
EXISTING ROOF PLAN

NOT TO SCALE



PROPOSED ROOF PLAN

NOT TO SCALE



TYP SECTION

NOT TO SCALE

GENERAL NOTES

DESIGN CODE:

1. 2018 INTERNATIONAL BUILDING CODE.

DESIGN LOADS:

1. FLOOR DEAD LOAD: 12 PSF
2. FLOOR LIVE LOAD: 40 PSF
3. ROOF LIVE LOAD: 40 PSF
4. GROUND SNOW LOAD: 40 PSF

WIND DESIGN CRITERIA:

1. ULTIMATE (Vult) DESIGN WIND SPEED: 115 MPH

FRAMING:

2. ALL JOIST HANGERS TO BE SIMPSON STRONG TIE, OR APPROVED EQUAL.
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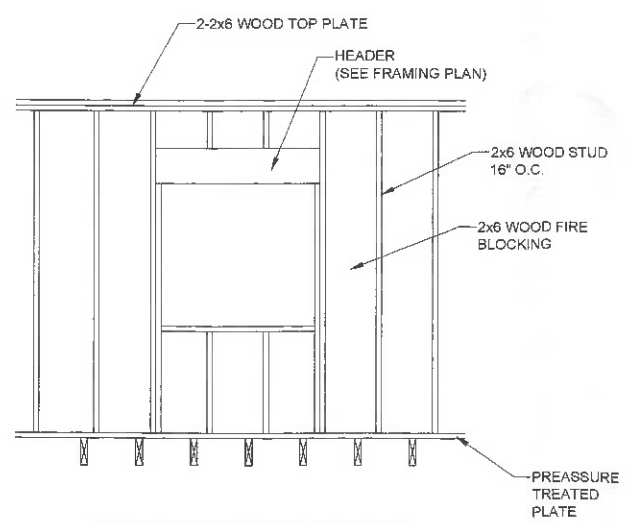
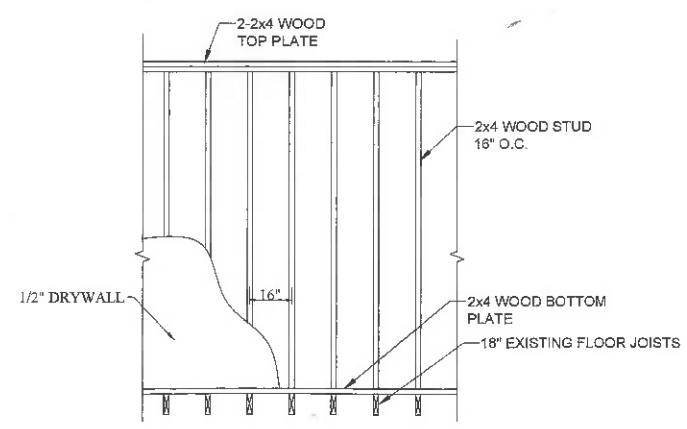


NEW EXTERIOR WALL FRAMING

NOT TO SCALE



NEW INTERIOR WALL FRAMING

NOT TO SCALE

SEAL:

PROJECT:

RAJAN RESIDENCE ADDITION
13458 Charolais Court
Highland, MD 20777

CONTACT:

MICHAEL McCLELLAN
DESIGNER
E:RENOVATIONDRAFTING@GMAIL.COM
P:240.478.9277

RENOVATION DRAFTING

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PROJECT NO:

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DATE:

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SHEET TITLE:

TYPICAL SECTION AND DETAILS

DRAWING SHEET NO:

A010

LOAD PATH NOTES (ALL TIES & STRAPS SIMPSON OR EQ.)

ANCHOR BOLTS- ½"Ø x 15" EMBED, 2x2x3/16" SQ. WASHERS 24" MAX. FROM EA. CORNER, 72" MAX. BETWEEN.

BAND BOARD TO SILL PLATE-
LTP-4 (12-8d NAILS) AT EA. SIDE OF EACH A.B.

BAND BOARD TO WALL FRAMING-
LSTA-2A (18-10d NAILS) AT EA. SIDE OF EACH A.B.

BOTTOM & TOP PLATE-
H3 (8-8d NAILS) AT STUD AT EA. SIDE OF EACH A.B.

TRUSS & RAFTER STRAP TO TOP PLATE-
H2.5A (10-8d NAILS) AT EA.

ALL EXTERIOR WALLS CONTINUOUSLY SHEATHED W/ APA RATED 7/16" OSB MIN. EXTERIOR PLYWOOD CONNECTION CRITERIA- 6d COMMON (2"x0.113") NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS) OR 16 GA. x 1 3/4" STAPLES: AT 3" SPACING (PANEL EDGES) AND 6" SPACING (INTERMEDIATE SUPPORTS).

GENERAL NOTES

DESIGN CODE:

1. 2018 INTERNATIONAL RESIDENTIAL CODE.

DESIGN LOADS:

1. FLOOR DEAD LOAD: 12 PSF
2. FLOOR LIVE LOAD: 40 PSF
3. ROOF LIVE LOAD: 40 PSF
4. GROUND SNOW LOAD: 40 PSF

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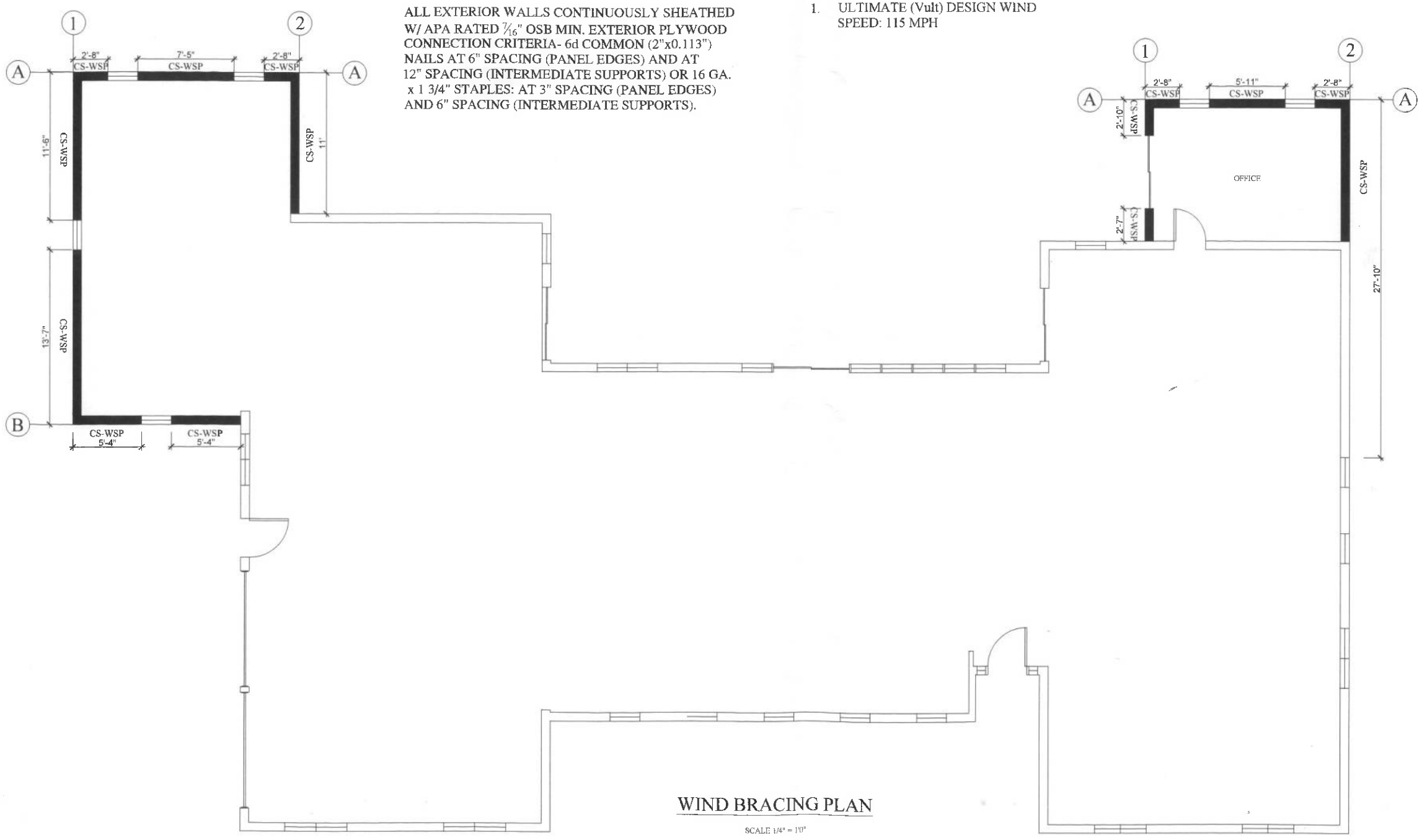

WIND BRACING PLAN

SCALE 1/4" = 1'0"

SEAL:

PROJECT:

RAJAN RESIDENCE ADDITION
13458 Charolais Court
Highland, MD 20777

CONTACT:

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ISSUE:

PROJECT NO:

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DATE:

DRAWN BY: M. McCLELLAN

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SHEET TITLE:

WIND BRACING PLAN

DRAWING SHEET NO:

WB001