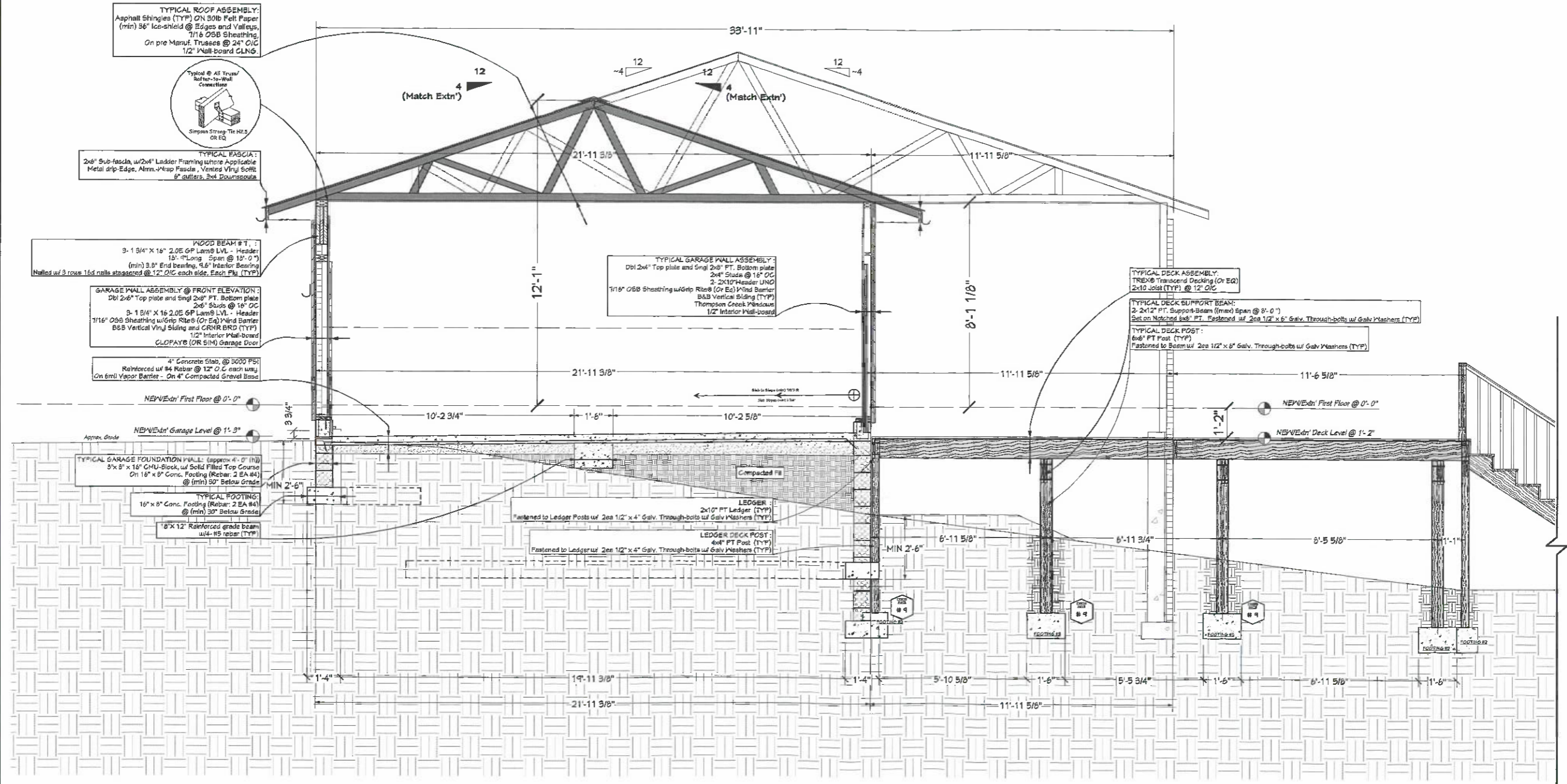


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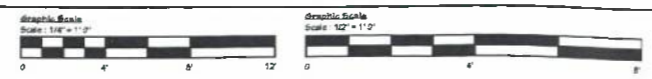
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1 | TYPICAL SECTION: @ Garage
A012 | Scale : 1/2" = 1'-0"

Home Owner Approval: _____ Date: _____
S.C. Approval: _____ Sign: _____ Date: _____

Concept No: 116224
Permit No: P_20212025
Date: MARCH 04/2025



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Concept No: 116224
Permit No: P_20212025
Date: MARCH 04/2025

Draw No: 03
Phase: PERMIT
Page Title: TYPICAL SECTION @ Garage

Page: A012
Page# 16 of 23

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Design Parameters

IRC 2021 TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA, HOWARD COUNTY

Ground Snow Load	Snow Speed (mph)	Topographic Effects	Special Wind Region	Windborne Debris Zone	Seismic Design Category	Subject To Damage From		Severe	30"	Mod Heavy	20'F	See Flood Maps	Yes	Flood Hazard Index	Air Freezing Temp	Winter Design Temp	Ice Barrier Required	Flood Hazard Index	Mean Annual Temp
						Wind	Debris												
40 lbs	115	No	No	No	A	Severe	30"	Mod Heavy	20'F	See Flood Maps	Yes	Flood Hazard Index	1500	55°F					

GENERAL NOTES (as per IRC 2021)

All Work shall comply with IRC 2021 for One and Two-Family Dwellings and all amendments by Applicable County.

Sections and details shown are typical for similar conditions throughout the project.

Dimensions are to the face of studs or masonry unless otherwise noted.

Dimensions and notes for a given condition are typical for similar conditions throughout the project.

Contractors shall verify all dimensions including field verifications, prior to starting the construction.

It is the Contractor's responsibility to verify all field dimensions and the relation to new products, prior to ordering such items - and prior to starting the construction.

The structure is designed to be self-supporting and stable upon completion of all work. It is the Contractor's responsibility to determine construction loading, bracing procedures and sequence in accordance with IRC 2021, OSMA, and local codes, etc., and to insure the safety of the building and its components, and persons on-site before, during and after construction.

Windows and Door Headers

2x6" walls to have min. (min) (2) 2x10's w/1/2" plywood spacer and blocking, unless otherwise noted

Jack and King Studs as per IRC 2021 sect. R-603.1 (1)

0'-9" to 6" (1) Jack Stud (2) King Stud

3'-6" to 5'-0" (1) Jack Stud (2) King Stud

5'-0" to 9'-0" (2) Jack Stud (2) King Stud

8'-0" to 10'-6" (2) Jack Stud (2) King Stud

10'-6" to 12'-0" (3) Jack Stud (3) King Stud

12'-0" to 13'-0" (3) Jack Stud (3) King Stud

13'-0" to 14'-0" (4) Jack Stud (4) King Stud

14'-0" to 16'-0" (3) Jack Stud (4) King Stud

16'-0" to 18'-0" (4) Jack Stud (4) King Stud

All posts, Double Studs, etc. are to continue to foundation or be supported by floor beams meeting Manufacturers specifications and loads.

Steel Angle Size

3 1/2 x 3 1/2 x 1/4 6'-0" No String Above

4 x 3 x 1/4 8'-0" One String Above

5 x 3 1/2 x 5/16 12'-0" Two String Above

Soil Bearing to be minimum 2000 PSF

All Engineered Floor Joists to be designed by Manufacturer to carry required loads, and shall be installed and bridged in accordance to Manufacturers specifications

Engineered Joists

Wood Joists are to be in accordance with IRC 2021 Sect R-502.3.1 (1)(2) and R-502.3.1 (2) and comply with IRC 2021 sect R-501 thru R-504.3

ABBREVIATIONS

ADJ.	Adjustable
AFI	Above Finished Floor
BFF	Below Finished Floor
B.M.	Black Metalhane
B.O.	By Others
BRGN	Bearing
B.S.	Back Splash
B95	Brushed Stainless Steel
CLMN	Column
CLNG	Ceiling
CONC	Concrete
CONT	Continuous
CORN	Corner
C.S.	Counter Sample
C.TOP	Counter Top
DBL	Double
EA	Each
E.B	Edge Band
ELEV	Elevation
EXTN	Extension
EXTR	Exterior
EXPL	Exposed
EQ	Equal
E.M	Each Way
F.E	Finished End
F.S	Field Seam
FR	Fire Place
FR	Fire Rated
GALV	Galvanized
HDR	Header
HGT	Height
INTR	Interior
INT	Load Bearing Wall
MANUF	Manufacturer
MAX	Maximum
MIN	Minimum
MIR	Moisture Resistant
N.L.C	Not in Contact
OPT	Optional
PAN	Particle board
P.G	Paint Grade
PL	Plastic Laminate
PNL	Panel
TRIP	Triple
RO	Rough Opening
SCHED	Schedule
SCR	scribe
SECT	Section
SHMR	Shower
SIMR	Shim
TBD	To Be Determined
TBL	Table
TPH	Toilet Paper Holder
TMLS	Trails
TYF	Typical
U.C	Under Cabinet
UN	Unless Otherwise Noted
W.A	Where Applicable
W.C	Water Closet
W.M	White Metalhane
N.M	Grain Direction

TRUSS NOTES:

1. ALL TRUSS SHALL CARRY MANUFACTURERS GRADE HEIGHT OF EXISTING ROOF. CONTRACTOR TO VERIFY HEIGHT OF EXISTING ROOF, EAVES, FASCIA, BALCONIES, CHIMNEYS AND WINDOWS PRIOR TO ORDERING AND INSTALLING NEW TRUSSES AND RAFTERS. NEW TRUSSES SHALL BE ADJUSTED & BRACED TO EXISTING ROOF AND RAFTERS. NEW TRUSSES SHALL BE ADJUSTED & BRACED TO EXISTING ROOF AND RAFTERS. NEW TRUSSES SHALL BE ADJUSTED & BRACED TO EXISTING ROOF AND RAFTERS. NEW TRUSSES SHALL BE ADJUSTED & BRACED TO EXISTING ROOF AND RAFTERS.

2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO EXISTING ROOF AND RAFTERS. NEW TRUSSES SHALL BE ADJUSTED & BRACED TO EXISTING ROOF AND RAFTERS. NEW TRUSSES SHALL BE ADJUSTED & BRACED TO EXISTING ROOF AND RAFTERS.

3. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING REFLECTION.

4. ALL CONNECTIONS OF RAFTERS, JACK OR NEW TRUSSES TO MAIN GIRDERS TO BE PROVIDED BY TRUSS MANUFACTURER.

5. ALL TRUSS FRAMING 2" O.C. EAVES WITH INSULATION FINISHES TO MATCH ALL TRUSS EAVES.

6. ALL TRUSS OVERHANGS 12" UNLESS NOTED OTHERWISE.

NOTE: ALL RAFTERS TO CARRY THROUGHOUT AND TO BE SUPPLIED BY TRUSS MANUFACTURER.

GENERAL NOTE:

ALL WORK SHALL COMPLY WITH IRC 2021 FOR ONE AND TWO-FAMILY DWELLINGS, AND ALL AMENDMENTS BY APPLICABLE COUNTY.

NOTE:

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY HEIGHT OF EXISTING ROOF, EAVES, FASCIA, BALCONIES, CHIMNEYS AND WINDOWS PRIOR TO ORDERING AND INSTALLING NEW TRUSSES AND RAFTERS. NEW TRUSSES SHALL BE ADJUSTED & BRACED TO EXISTING ROOF AND RAFTERS. NEW TRUSSES SHALL BE ADJUSTED & BRACED TO EXISTING ROOF AND RAFTERS.

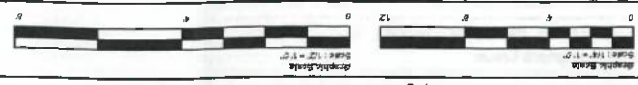
GENERAL NOTE:

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING MEASUREMENTS AND CONDITIONS PRIOR TO ORDERING NEW CABINETS, COUNTERTOPS AND HILLWORK BEAM, TO BE INSTALLED WITH HANGERS. HEIGHT, WIDTH AND DEPTH MAY BE ADJUSTED TO REFLECT EXISTING CONDITIONS.

GENERAL NOTE:

ALL EXTN DIMENSIONS ARE TO BE VERIFIED. NEW WORK DIMENSIONS MAY BE ADJUSTED TO REFLECT EXISTING CONDITIONS.

Item	Description	Quantity	Notes
1	Soil Bearing to be minimum 2000 PSF		
2	2x6" walls to have min. (min) (2) 2x10's w/1/2" plywood spacer and blocking, unless otherwise noted		
3	Jack and King Studs as per IRC 2021 sect. R-603.1 (1)		
4	0'-9" to 6" (1) Jack Stud (2) King Stud		
5	3'-6" to 5'-0" (1) Jack Stud (2) King Stud		
6	5'-0" to 9'-0" (2) Jack Stud (2) King Stud		
7	8'-0" to 10'-6" (2) Jack Stud (2) King Stud		
8	10'-6" to 12'-0" (3) Jack Stud (3) King Stud		
9	12'-0" to 13'-0" (3) Jack Stud (3) King Stud		
10	13'-0" to 14'-0" (4) Jack Stud (4) King Stud		
11	14'-0" to 16'-0" (3) Jack Stud (4) King Stud		
12	16'-0" to 18'-0" (4) Jack Stud (4) King Stud		
13	All posts, Double Studs, etc. are to continue to foundation or be supported by floor beams meeting Manufacturers specifications and loads.		
14	Steel Angle Size		
15	3 1/2 x 3 1/2 x 1/4 6'-0" No String Above		
16	4 x 3 x 1/4 8'-0" One String Above		
17	5 x 3 1/2 x 5/16 12'-0" Two String Above		
18	Soil Bearing to be minimum 2000 PSF		



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A014

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MARCH

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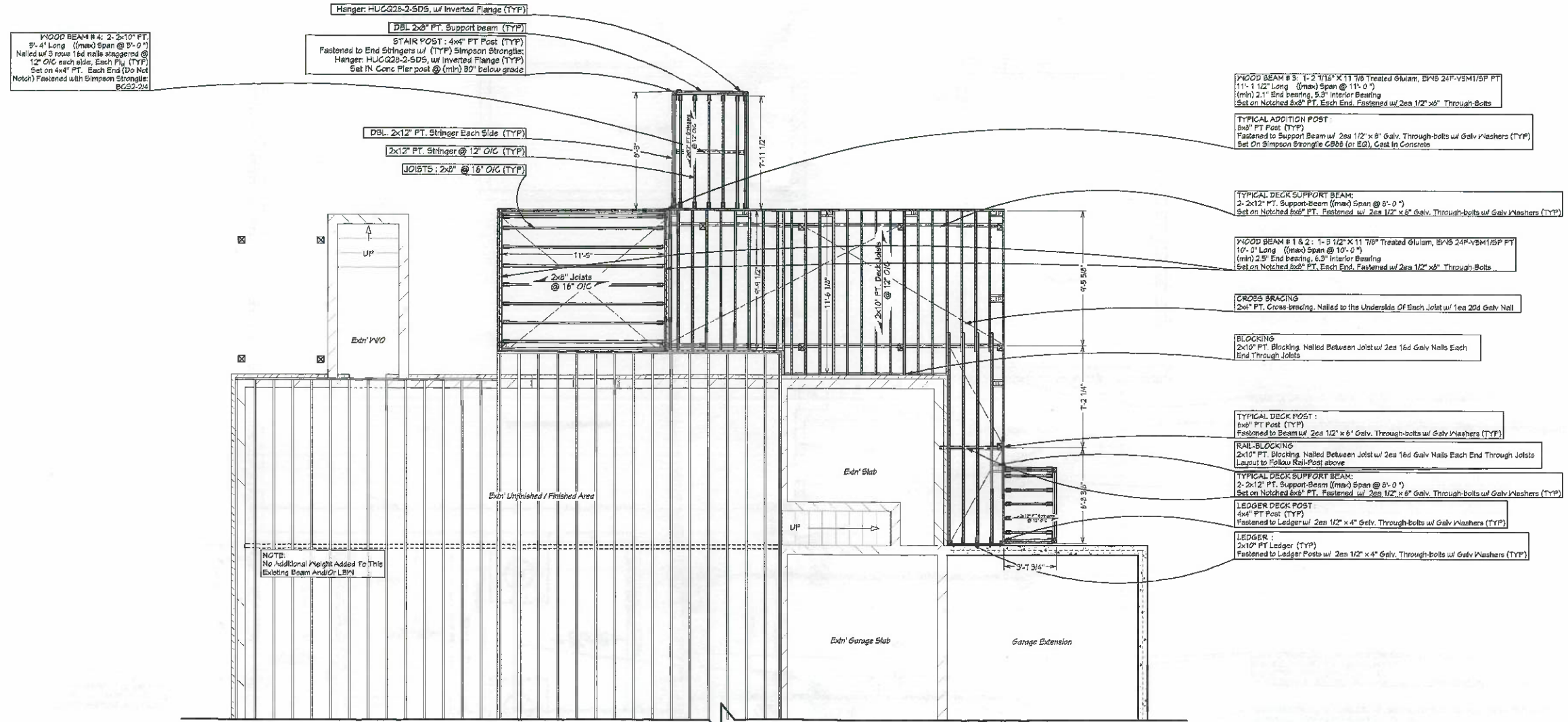
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WOOD BEAM # 4: 2-2x10" PT. 8'-4" Long (max) Span @ 9'-0" Nailed w/ 3 rows 16d nails staggered @ 12" O/C each side. Each Ply (TYP) Set on 4x4" PT. Each End (Do Not Notch) Fastened with Simpson Strongtie BCS2-2/4

Hanger: HUGQ28-2-SD5, w/ Inverted Flange (TYP)
 DBL 2x8" PT. Support Beam (TYP)
 STAIR POST: 4x4" PT Post (TYP) Fastened to End Stringers w/ (TYP) Simpson Strongtie; Hanger: HUGQ28-2-SD5, w/ Inverted Flange (TYP) Set IN Conc. Pier post @ (min) 9" below grade

DBL 2x12" PT. Stringer Each Side (TYP)
 2x12" PT. Stringer @ 12" O/C (TYP)
 JOISTS: 2x8" @ 16" O/C (TYP)

WOOD BEAM # 3: 1-2 7/16" X 11 7/8" Treated Glulam, ENF5 24F-V5M1/5P FT 11'-1 1/2" Long (max) Span @ 11'-0" (min) 2 1/4" End bearing, 5/8" Interior Bearing Set on Notched 8x8" PT. Each End. Fastened w/ 2ea 1/2" x 6" Through-Bolts

TYPICAL ADDITION POST: 8x8" PT Post (TYP) Fastened to Support Beam w/ 2ea 1/2" x 6" Galv. Through-bolts w/ Galv Washers (TYP) Set On Simpson Strongtie C888 (or EQ), Cast In Concrete

TYPICAL DECK SUPPORT BEAM: 2-2x12" PT. Support-Beam (max) Span @ 8'-0" Set on Notched 8x8" PT. Fastened w/ 2ea 1/2" x 6" Galv. Through-bolts w/ Galv Washers (TYP)

WOOD BEAM # 1 & 2: 1-3 1/2" X 11 7/8" Treated Glulam, ENF5 24F-V5M1/5P FT 10'-0" Long (max) Span @ 10'-0" (min) 2 1/4" End bearing, 5/8" Interior Bearing Set on Notched 8x8" PT. Each End. Fastened w/ 2ea 1/2" x 6" Through-Bolts

CROSS BRACING: 2x4" PT. Cross-bracing. Nailed to the Underside of Each Joist w/ 1ea 20d Galv Nail

BLOCKING: 2x10" PT. Blocking. Nailed Between Joists w/ 2ea 16d Galv Nails Each End Through Joists

TYPICAL DECK POST: 8x8" PT Post (TYP) Fastened to Beam w/ 2ea 1/2" x 6" Galv. Through-bolts w/ Galv Washers (TYP)

RAIL-BLOCKING: 2x10" PT. Blocking Nailed Between Joist w/ 2ea 16d Galv Nails Each End Through Joists Layout to Follow Rail-Post above

TYPICAL DECK SUPPORT BEAM: 2-2x12" PT. Support-Beam (max) Span @ 8'-0" Set on Notched 8x8" PT. Fastened w/ 2ea 1/2" x 6" Galv. Through-bolts w/ Galv Washers (TYP)

LEDGER DECK POST: 4x4" PT Post (TYP) Fastened to Ledger w/ 2ea 1/2" x 4" Galv. Through-bolts w/ Galv Washers (TYP)

LEDGER: 2x10" PT Ledger (TYP) Fastened to Ledger Posts w/ 2ea 1/2" x 4" Galv. Through-bolts w/ Galv Washers (TYP)

NOTE: No Additional Weight Added To This Existing Beam And/Or LBM



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 Date: MARCH 04/2025

Drawn by: G.S.
 PHASE: PERMIT
 Page Title: STRUCTURAL PLAN
 Joist Framing Plan

Page 5
 5003
 Page# 10 of 29

1 | STRUCTURAL PLAN: First Floor Joist Framing Plan
 5003 | Scale: 1/4" = 1'-0"

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 G.C. Approval: _____ Sign: _____ Date: _____
 Concept Plan: Rev 11/20/24
 Permit Plan: P_00172025
 Date: MARCH 04/2025

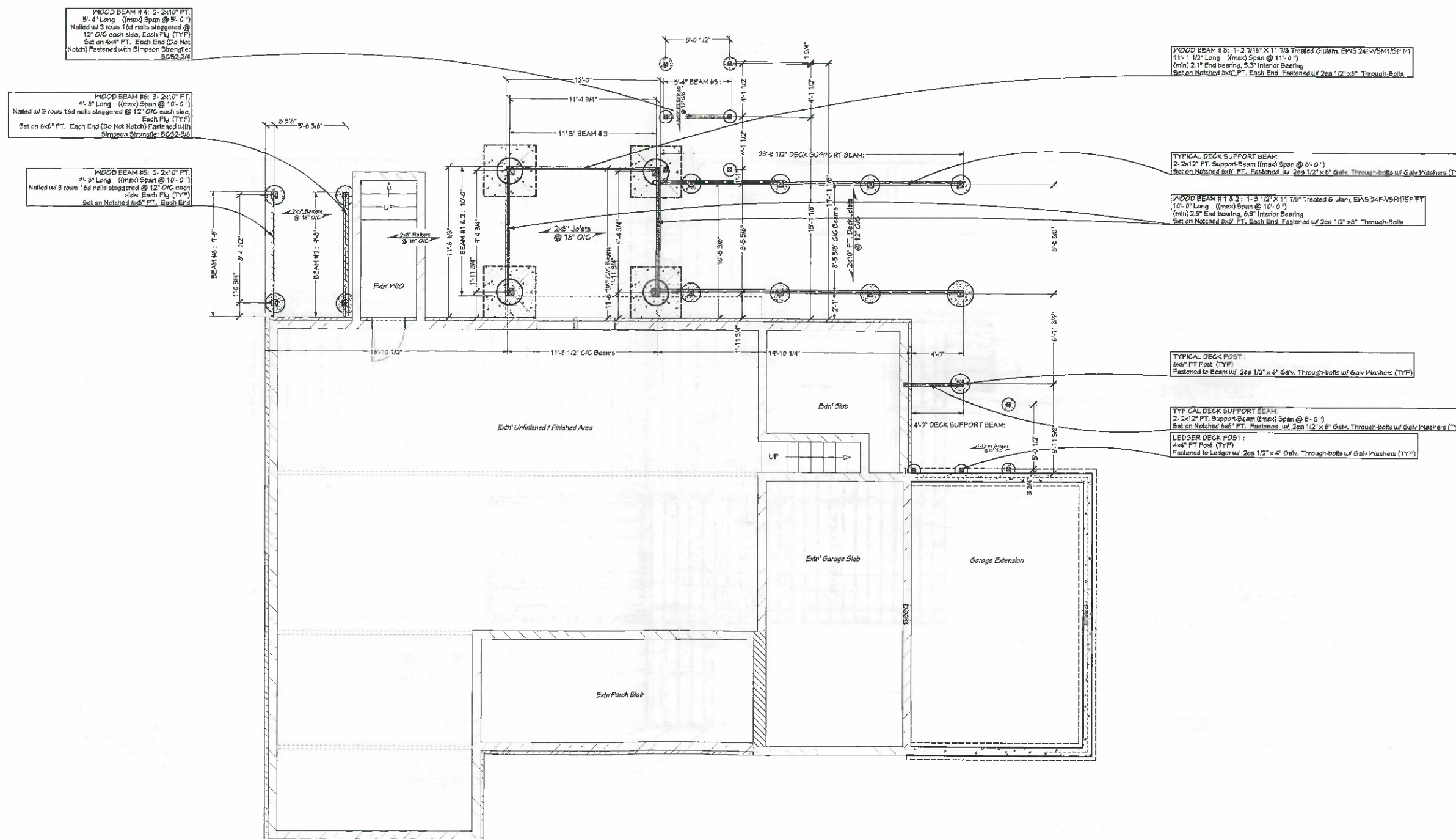


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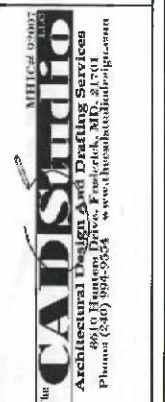
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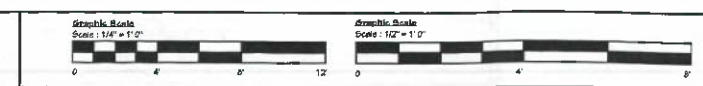
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 Permit Plan: P-0212025
 Date: MARCH 04/2025

Drawn by: G.P.
 Project: PERMIT
 Page Title: STRUCTURAL PLAN
 Foundation Structural Beam Plan

Page: 5002
 Page# 11 of 28

1 | STRUCTURAL PLAN: Foundation Structural Beam and Post Plan
 5002 | Scale: 1/4" = 1'-0"

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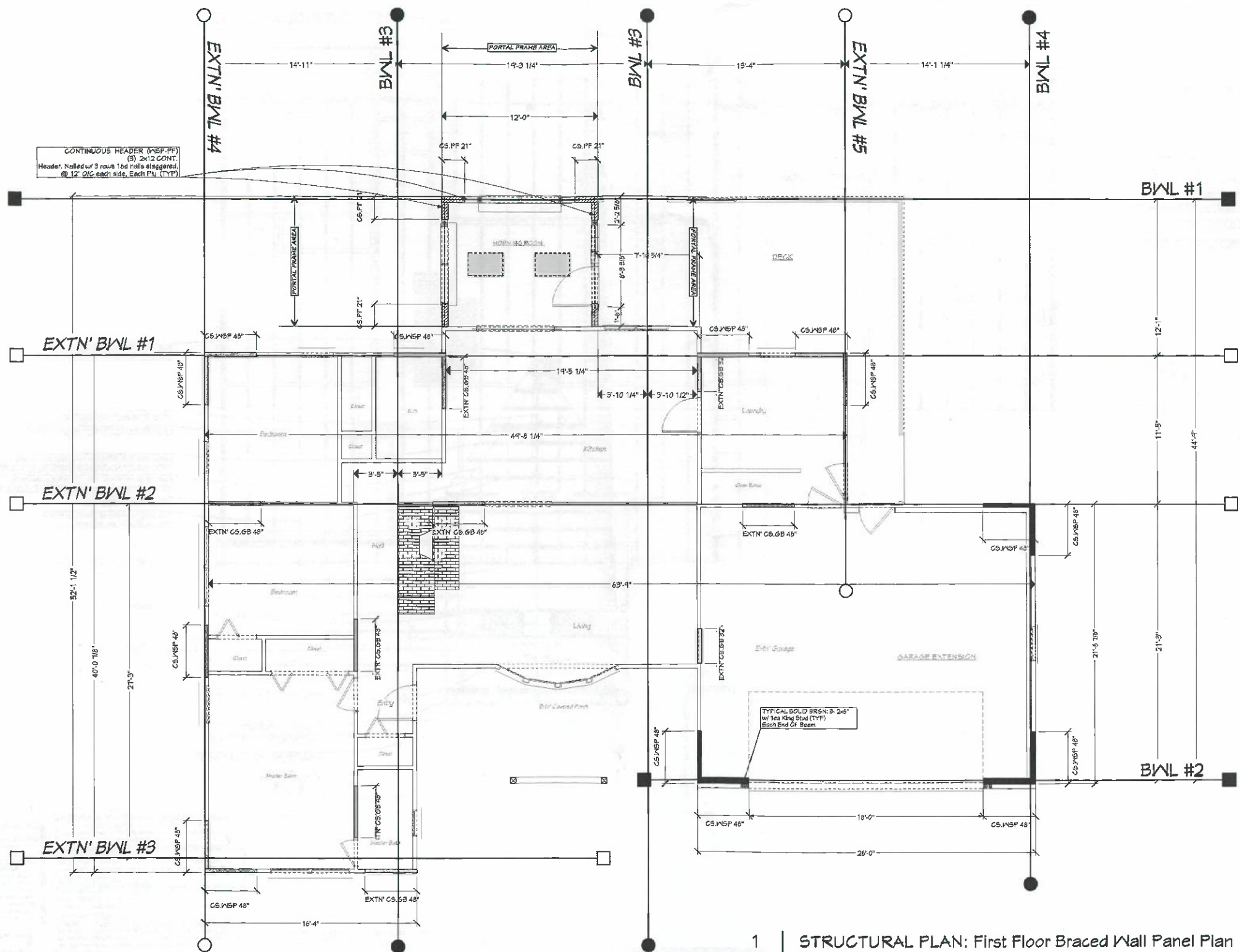


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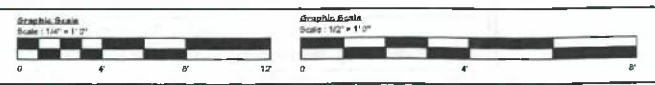
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1 | STRUCTURAL PLAN: First Floor Braced Wall Panel Plan
5005 | Scale: 1/4" = 1'-0"

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Date: MARCH 04/2025

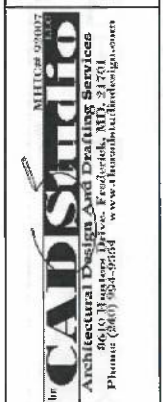


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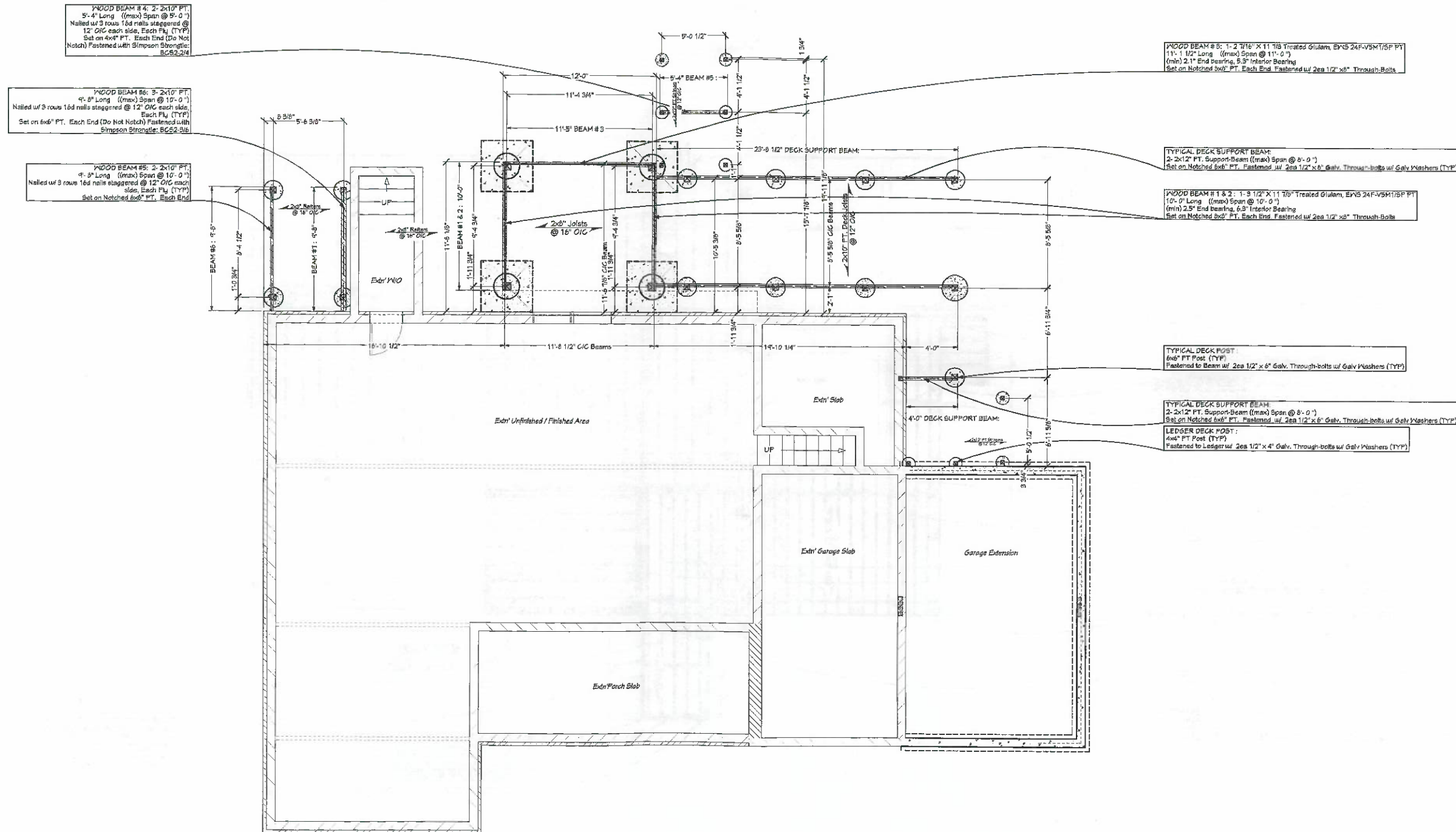


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Permit Plan: P_02112025
Date: MARCH 04/2025
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First Floor Braced Wall Panel Plan

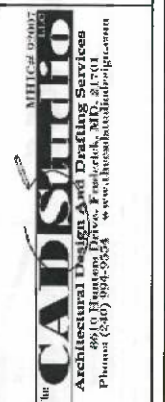
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Permit File: P_0212025
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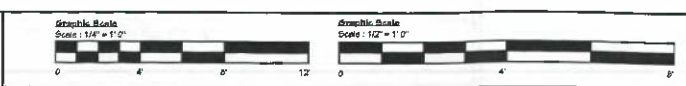
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Project: PERMIT
Page Title: STRUCTURAL PLAN
Foundation Structural Beam Plan

Page: 5002
Page# 11 of 28

1 | STRUCTURAL PLAN: Foundation Structural Beam and Post Plan
5002 | Scale: 1/4" = 1'-0"

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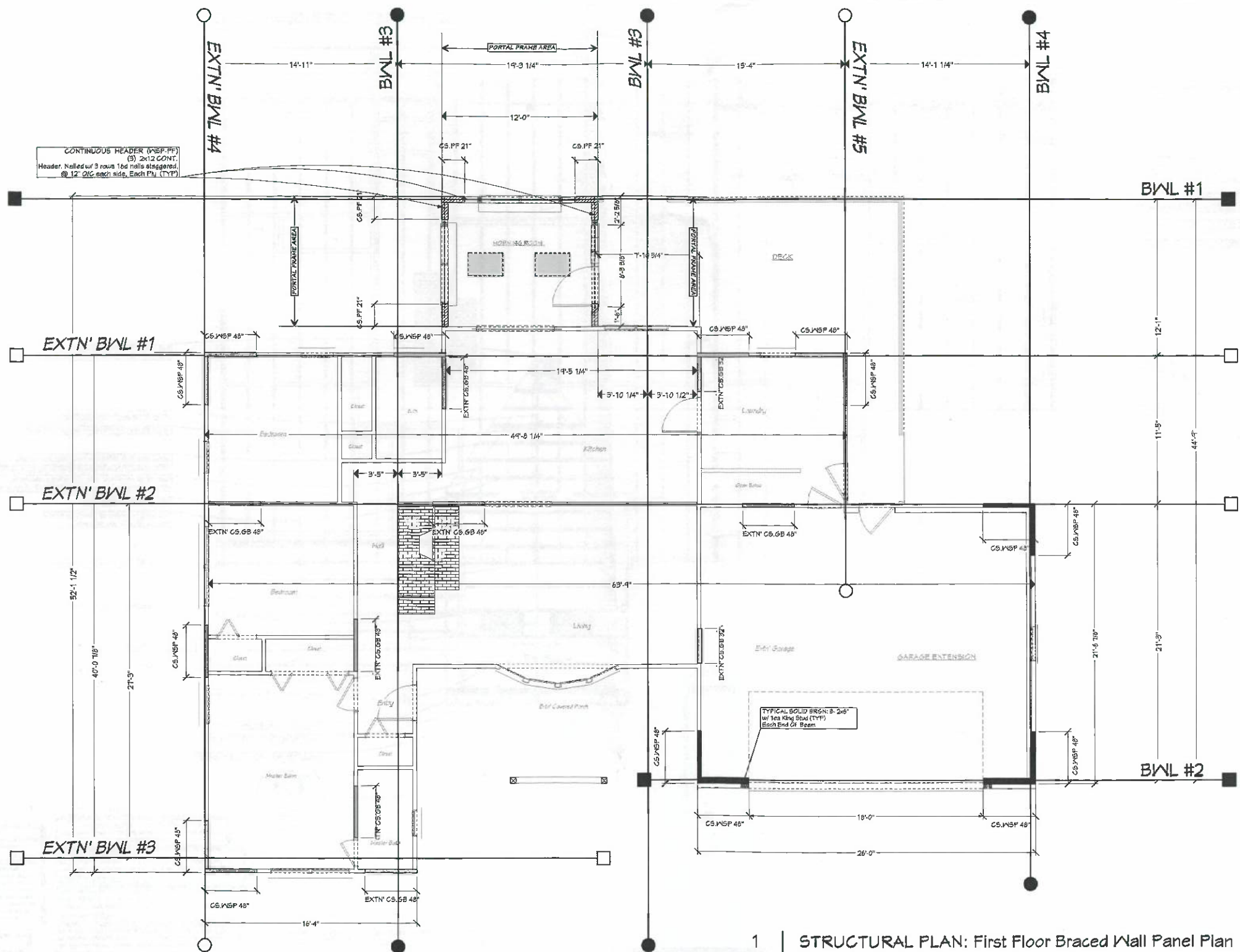


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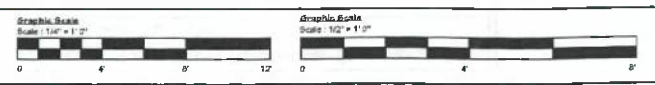


CONTINUOUS HEADER (HSP, PF)
CS, 2x12 COMB.
Header: Nailed w/ 3 rows 16d nails staggered,
@ 12" O/C each side, Each P/N (17")

TYPICAL SOLID BRG: 2-2x8
w/ Top King Stud (TYP)
Each End of Beam

1 | STRUCTURAL PLAN: First Floor Braced Wall Panel Plan
5005 | Scale: 1/4" = 1'-0"

Home Owner Approval: _____ Date: _____
S.G. Approval: _____ Sign: _____ Date: _____
Date: MARCH 04/2025

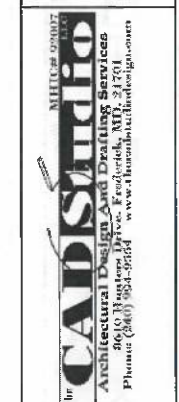


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First Floor Braced Wall Panel Plan

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Page# 20 of 23