

Record Detail * (This section is required.)

Permit Type Building/Residential/New/SFD Permit Number B25000015 Opened Date 01/02/2025

Description of Work SFD/ Custom, 2 STORY, Full Basement, Basement = Full Finished, 11R, 4FB, 1HB, 1FP, 2 Car Attached, 4BR, Open Porch, Screen Porch and Deck, ENERGY METHOD = Performance Method, null.

Reviewed floor plans, BP approved. *gk*

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 857 Street Name MORGAN STATION Street Type RD

Unit Type --Select-- Unit # X Coordinate -77.04843 Y Coordinate 39.34606

City WOODBINE State MD Zip Code 21797 Primary Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
1038964	7	48494	500	0	0	RURAL

Legal Description LOT 2, 1.113 A. []857 MORGAN STATION RD []ROBERT H DAVIS PROPERTY

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	2	604001	5				

Plan Area State Tax Id 1404593623 Subdivision Name Robert H. Davis Property

Section Area Tax Map 8

Grid Zoning District RC-DEO ADC Map 4692-C5

SDP No. Final Plan No. ECP-10-003 WP File No.

Record Plat No. 21742-2174 WS Contract No. FDP No. Primary Yes

Owner Occupied Year Built 0 Historic District Yes No

Historic District Registry No. Stat Area 4-02 Flood Plain Yes No

Building No

Owner (This section is not required.)

Search Reset Clear

Name * Joseph

Address Line 1 16801 Colton Court

Address Line 2

Address Line 3

Mail City WOODBINE

Mail State MD

Mail Zip Code 21797

Phone 410-442-2211

Primary Yes

E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License # * 8409
License Type * Home Bldr
Primary Yes

Business Name
CBI HOMES LLC

First Name **Middle Name** **Last Name**
ROB SCRANTON

Address Line 1
112 S. MAIN STREET

Address Line 2

City **State** **ZIP Code**
MT. AIRY MD 21771

Phone 1 **Phone 2** **Fax**
410-442-2211 410-442-2215

E-mail
PWALTER@CATONSVILLEHOMES.COM

Applicant (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type * Applicant

Relationship Applicant

Primary No

First Name **MI** **Last Name**
ROB SCRANTON

Full Name

Organization Name
CBI HOMES LLC

Street Address
112 S. MAIN STREET

Address Line 2

City **State** **Zip Code**
MT. AIRY MD 21771

Phone **Cell** **Fax**
410-442-2211 410-442-2215

E-mail *
PWALTER@CATONSVILLEHOMES.COM

Contact (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type Contact

Relationship Applicant

Primary Yes

First Name **MI** **Last Name**
Kyle L Scranton

Full Name
Pamela A Walter

Organization Name
CBI Homes, LLC

Street Address
112 S. Main Street

Address Line 2

City **State** **Zip Code**
Mt Airy MD 21771

Phone **Cell** **Fax**
4104422211 3016067113

E-mail
kscranton@catonsvillehomes.com

Addtl Info

Est Construction Cost * 900000
Construction Type 101 - Single Family Houses Detached

Housing Units * 1

Number of Buildings * 1

Public Owned No

BUILDING INFORMATION

BUILDING INFORMATION

Capital Project-No Fee * **Capital Project #** **Fee Exempt *** **Roadside Tree Project Permit** **Roadside Tree Project Permit #**

Yes No **Guaranty Fund ***
 Yes No **Condominium** (Text) Yes No **Existing Use** Yes No **Model *** (Text)

Yes No **Vacant Lot** Yes No **SFD/ Custom**
No of Stories * 2 (Text) **Foundation *** Full Basement Yes No **Basement** Full Finished Yes No **No of Rooms *** 11 (Text) **Full Baths *** 4 (Number) **Half Baths *** 1 (Number) **Oth** (Number) 2 (Number)

Bedrooms * 4 (Number) **Porch Deck** Open Porch, Screen Porch Yes No **No of Fireplaces *** 1 (Number) **Type of Fireplace** Prefab Yes No **Energy Code** Performance Method Yes No

W&S Fees Paid Yes No **Water Supply *** Private Yes No **Sewage Disposal *** Private Yes No **Utilities *** Gas & Electric Yes No **Heating System *** Propane Gas Yes No **Sprinkler S** NFPA #13E

1st Floor Width FT (Number) **1st Floor Depth** FT (Number) **2nd Floor Width** FT (Number) **2nd Floor Depth** FT (Number) **Basement Width** FT (Number) **Basement Depth** FT (Number) **Height** FT

Building Construction Type Conventional Yes No **Footings** (Text) **Foundation Measurement** (Text) **Walls**

Location Survey Approval Date **Road Frontage** Private Yes No **Expiration Date** **Additional Description Info**

U&O Issued On **U & O Comments**

[check spelling](#) [check spelling](#)

GRADING INFORMATION

Grading Permit No * TBD (Text) **Grading Certification Required** Yes No **Grading Certification Received in DILP On** **Grading Certification**

Grading Certification Comments **Seasonal Surety Comments**

[check spelling](#) [check spelling](#)

Seasonal Grading Surety Depositor (Text) **Driveway Apron Surety Depositor** (Text) **Stormwater Surety Depositor**

GREEN NEIGHBORHOOD INFORMATION

Check List Points Goal (Text) **Check List Points Achieved** (Text) **Date of Certification**

PRIVATE ON LOT SWM FACILITIES

Green Roofs A1 Yes No **Permeable Pavements A2** Yes No **Reinforced Turf A3** Yes No

Disconnection of Rooftop Runoff N1 (Number) **Disconnection of Non Rooftop Runoff N2** Yes No **Sheetflow to Conservation Areas N3** Yes No

Rainwater Harvesting M1 (Number) **Submerged Gravel Wetlands M2** (Number) **Landscape Infiltration M3** (Number) **Infiltration Berms M4** (Number)

Dry Wells M5 (Number) **Micro Bioretention M6** (Number) **Rain Gardens M7** (Number) **Swales M8** (Number) **Enhanced Filters M9** (Number)

Submit **Cancel**

Ames Residence

P R O P O S E D F A M I L Y R E S I D E N C E

857 Morgan Station Road, Woodbine, Maryland 21797

Friday, April 18, 2025

ARCHITECTURE
**JONATHAN
RIVERA**
Every detail matters



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All attached Drawings are protected by federal copyright as secured by JRArchitecture, LLC. and are not for use in creating copies or derivative drawings. They are also not released for photocopy or any dissemination that is not approved by JRArchitecture, LLC. The associated working drawings are for use by JRArchitecture, LLC. to prepare a proposal and to communicate a visual reference of the project.

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2021 IECC CODE COMPLIANCE

R301.1 Climate zone 4A

R401.2 Compliance Method: Mandatory and Prescriptive Provisions

R402.1.1 Vapor Retarder: Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2018 Edition.

R402.1.2 Attic Insulation: Raised Heel Trusses R-49 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 Heated Slab Insulation: R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

R402.1.2 Window U-Value/SHGC .32 (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 weather-stripped and insulated R-49

R402.4 Building Thermal Envelope (air leakage): Exterior walls and penetrations will be sealed per this section of the 2018 IECC with caulk, gaskets, weathersstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.

R402.4.1.1 Installation: The components of the building thermal envelope as indicated in Table

R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of construction.

R402.4.1.2 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 E779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals). Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building inspector.7/15

R402.4.2 Fireplaces: New wood burning fireplaces will have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled 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 combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from inside the thermal envelope. Exceptions: 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. 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 Controls: All dwelling units will have at least (1) programmable thermostat for each separate heating and cooling system per 2018 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 inches. Supply and Return Ducts outside of conditioned spaces R-8 minimum. All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs must be R-6 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 test is not required if the air handler and all ducts are located within the conditioned space.

R403.3.6 Ducts Buried Within Ceiling Insulation: The supply and return ducts shall have an insulation R-value not less than R-8. At all points along each duct, the sum of the ceiling insulation R-value against and above the top of the duct, and against and below the bottom of the duct, shall be not less than R-19, excluding the R-value of the duct insulation. Sections of the supply duct that are less than 3 feet (914 mm) from the supply outlet shall not be required to comply with these requirements

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 90% of all lamps (lights) must be high-efficacy lamps. This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.

R406.4 ERI-Based Compliance: Compliance based on an ERI analysis requires that the rated design be shown to have an ERI less than or equal to the appropriate value indicated in Table R406.4 when compared to the ERI reference design.

GENERAL NOTES

- All work shall comply to all applicable local codes.

- All construction shall be classified as and comply to either of the following:
-- Use Group R-4 under the 2021 International Residential Code & Howard County Code

- All work shall comply to International Energy Conservation Code, 2021 edit.
SEE IECC CODE COMPLIANCE notes

- These plans and notes are the property and sole responsibility of JRArchitecture, LLC. Use of these plans without the written consent of JRArchitecture, LLC. is prohibited.

- These plans are subject to modification as necessary to meet code requirements and or facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect and the Owner reserves the right to make any changes, for any reason, at any time, providing they comply with the code.

- The Sub-Contractor shall compare and coordinate all drawings. When a discrepancy or an error or omission exists, he shall comply with the code and contact the Architect and the Owner in writing for proper adjustment.

- These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference.

- In the event certain features of Construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.

- Integral garages in dwelling units shall be separated from all adjacent living space with fire separation as required by local code.

- Field verify ALL dimensions

GENERAL FRAMING NOTES

- Double all floor joists under walls above, that are framed parallel to floor framing unless noted otherwise on the plans.

- Provide solid 2x10 blocking to be located between floor joists where posts, from above, carrying structural headers land between floor joist below. blocking to be built up to the same width as post it is carrying above.

- Provide adequate clearance @ plumbing stacks as req.

- All dimensions must be verified in the field by the contractor before start of construction. any discrepancies on the plans, or specifications, must be reported to the architect or engineer prior to the start of construction.

- Any variation from these plans that will require changes to the structural members shall be brought to the attention of the architect immediately.

DESIGN CRITERIA Howard County

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA - table 301.2 (1)

GROUND SNOW LOAD (lbs./s.f.)	40	
DESIGN WIND SPEED	115 m.p.h.	
SEISMIC CONDITION BY ZONE	A	
SUBJECT TO DAMAGE	WEATHERING	SEVERE
	FROST LINE DEPTH	30"
	TERMITE	MODERATE to HEAVY
	DECAY	MODERATE
WINTER DESIGN TEMP. FOR HEAT. FACILITIES	20'	
RADON RESISTANT CONSTRUCTION REQ		
FLOOD ZONE		

ITEMS OF PARTICULAR NOTE

- Contractor, sub-contractor or supplier shall verify all job conditions and measurements prior to commencing work or ordering materials. Discrepancies between dimensions shown on drawings and actual field conditions should be brought to the Architect and Owner's attention immediately for clarification prior to proceeding with work. These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference. If there are any conflicts, discrepancies or ambiguity with dimensioning the Contractor shall notify the Architect immediately for clarification. Field verify ALL proposed dimensions

- As a matter of record, JRArchitecture, LLC shall not be responsible for construction means and methods or omissions by the contractor, sub-contractor or any other persons performing work in accordance with these drawings.

- On this Project, the Contractor shall have sole supervision over, and exclusive responsibility for: demolition and temporary construction; construction means, methods, techniques, sequences, procedures, safety precautions and safety programs in connection with all demolition and construction work; and protection of persons and property during construction until final completion is attained. Services performed by Architect or its consultants during construction, if any, are intended to promote the goal that, in general, the construction work, when fully completed, will be consistent with the design intent reflected in the permit or construction drawings. Means and methods responsibility always shall be the exclusive responsibility of the Contractor and Contractor shall separately engage specialty engineers or other consultants as required to fulfill this responsibility.

DRAWING LIST

0.01	COVER SHEET
0.02	GENERAL INFO
0.03	MARYLAND INFO
1.01	ELEVATIONS
1.02	ELEVATIONS
1.03	ELEVATIONS
1.04	ELEVATIONS
1.05	ELEVATIONS
2.01	FOUNDATION
3.01	FIRST FLOOR PLAN
3.02	SECOND FLOOR PLAN
3.03	FRAMING DETAILS
4.01	ROOF PLAN
5.01	SECTIONS
5.02	SECTIONS
5.03	SECTIONS
5.04	SECTIONS
5.10	WALL SECTION

E2.01	ELECTRICAL-BASEMENT
E3.01	ELECTRICAL-FIRST FLOOR PLAN
E3.02	ELECTRICAL-SECOND FLOOR PLAN

SN.1	STRUCTURAL NOTES
SN.2	STRUCTURAL NOTES
SF.1	FOUNDATION PLAN
S1.1	FIRST FLOOR FRAMING
S2.1	SECOND FLOOR FRAMING
SR.1	ROOF FRAMING
WB.1	WALL BRACING
WB.2	WALL BRACING
WB.3	WALL BRACING
SD.1	STRUCTURAL DETAILS
SD.2	STRUCTURAL DETAILS

AREA INFO

FLOOR	SQUARE FOOTAGE
BASEMENT	1,846 s.f.
FIRST FLOOR	1,944 s.f.
SECOND FLOOR	974 s.f.
GARAGE	611 s.f.
REAR PORCH	320 s.f.
COVERED SIDE	72 s.f.



PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.
License Number #14678
Expiration Date: 6/30/2026

WARNING:
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED BY JONATHAN RIVERA ARCHITECT. ALTERATION OF THIS DOCUMENT BY ANY PARTY OTHER THAN JONATHAN RIVERA ARCHITECT IS A VIOLATION OF LAW THAT WILL BE PROSECUTED TO THE FULLEST EXTENT.
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PROPOSED RESIDENCE

AMES RESIDENCE

857 Morgan Station Road, Woodbine, Maryland 21797

ARCHITECT

Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jrvera@jonathanrivera.com

STRUCTURAL ENGINEER

STA1 Solutions
Structural Engineering
50 Carroll Creek Way
Suite 310
Frederick, Maryland 21701

240.822.3016
rwyatt@sta1.com

ISSUE DATE

1	11-4-24	BID SET
2	12-10-24	REVISED BID SET
3	12-20-24	REVISED BID SET
4	3-18-25	PERMIT SET
5	4-18-25	REVISION

SCALE: N/A

COVER SHEET

0.01

PRINT DATE:
Friday, April 18, 2025

CODE INFORMATION

- 2021 International Residential Code
- 2021 Existing Building Code
- 2021 Energy Conservation Code
- 2021 National Fuel Gas Code
- 2021 International Plumbing Code
- 2021 International Mechanical Code
- 2023 National Electrical Code
- 2021 NFPA 101 Life Safety Code

DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:
- Ground Snow Load 40 psf
- Roof Live Load 30 psf
- Sleeping Floors 30 psf
- Living Floors 40 psf
- Exterior Decks 40 psf
- Stairs 40 psf
- Garage Slabs 40 psf
- Wind Load 18 psf
- Guardrails 200' at any point in any direction.

(or as per local code)



PROFESSIONAL CERTIFICATION
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678, Expiration Date: 6/30/2026

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PROPOSED RESIDENCE

AMES RESIDENCE
 857 Morgan Station Road,
 Woodbine, Maryland 21797

ARCHITECT
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STRUCTURAL ENGINEER
 S1A1 Solutions
 Structural Engineering
 50 Carroll Creek Way
 Suite 310
 Frederick, Maryland 21701

240.822.3016
 rwyatt@s1a1.com

ISSUE DATE

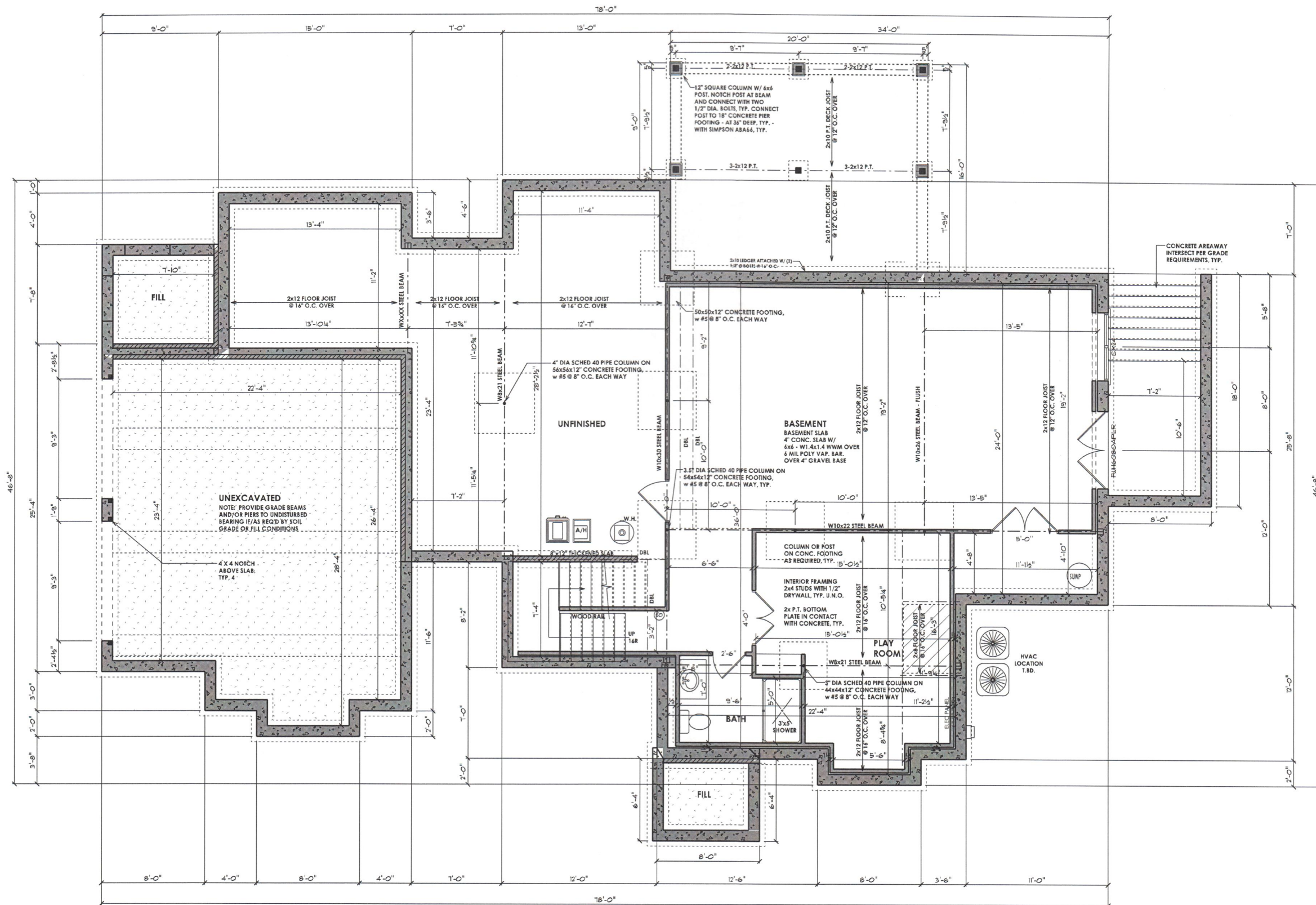
1	11-4-24	BID SET
2	12-10-24	REVISED BID SET
3	12-20-24	REVISED BID SET
4	3-18-25	PERMIT SET
5	4-18-25	REVISION

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

FOUNDATION

2.01

PRINT DATE:
 Friday, April 18, 2025



- FOUNDATION NOTES**
- 1500 PSF MIN SOIL BEARING CAPACITY ASSUMED
 - BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THROUGH U.N.O.
 - BASEMENT WINDOW AND DOOR LOCATIONS TO BE DETERMINED AT PRECON.
 - ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
 - FOUNDATION WALL MIN. THICKNESS 8" OR 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 12" HIGH
 - VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
 - MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED 4" O.C. AND LOCATED 4" TO 12" FROM EACH END OF ALL SILL PLATE PIECES.
 - REFER TO WALL SECTION(S) FOR FOUNDATION WALL DETAILS.

TYPICAL 9'-0" HOUSE BOX FOUNDATION WALL

MIN. 10" REINFORCED CONCRETE FOUNDATION WALL (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)
 MIN. 10"x24" CONTINUOUS FOOTING

TYPICAL GARAGE FOUNDATION WALL

MIN. 10" REINFORCED CONCRETE FOUNDATION WALL (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)
 MIN. 10"x24" CONTINUOUS FOOTING

Record Detail * (This section is required.)

Permit Type Building/Residential/Misc/Tanks **Permit Number** B26000621 **Opened Date** 03/03/2026
Description of Work
 SFD/ INSTALL (1) 1000 GAL UNDERGROUND PROPANE TANK

[check spelling](#)

Address * (This section is required.)

Approved 3/4/26
AA

Search Reset Clear Get Parcel & Owner

Street # 857 **Street Name** MORGAN STATION **Street Type** RD
Unit Type --Select-- **Unit #** **X Coordinate** -77.04843 **Y Coordinate** 39.34606
City WOODBINE **State** MD **Zip Code** 21797 **Primary** Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
1038964	7	48494	163700	163700	0	RURAL

Legal Description
 LOT 2, 1.113 A.[]857 MORGAN STATION RD[]ROBERT H DAVIS PROPERTY

[check spelling](#)

Block **Lot** 2 **Census Tract** 604001 **Council Dist** 5 **Inspection Dist** **Supervisor Dist** **Map #** **DAP Zone**
Plan Area **State Tax Id** 1404593623 **Subdivision Name** Robert H. Davis Property
Section **Area** **Tax Map** 8
Grid 8-2 **Zoning District** RC-DEO **ADC Map** 4692-C5
SDP No. **Final Plan No.** ECP-10-003 **WP File No.**
Record Plat No. 21742-2174 **WS Contract No.** **FDP No.** **Primary** Yes
Owner Occupied Yes No **Year Built** **Historic District** Yes No
Historic District Registry No. **Stat Area** 4-02 **Flood Plain** Yes No
Building No

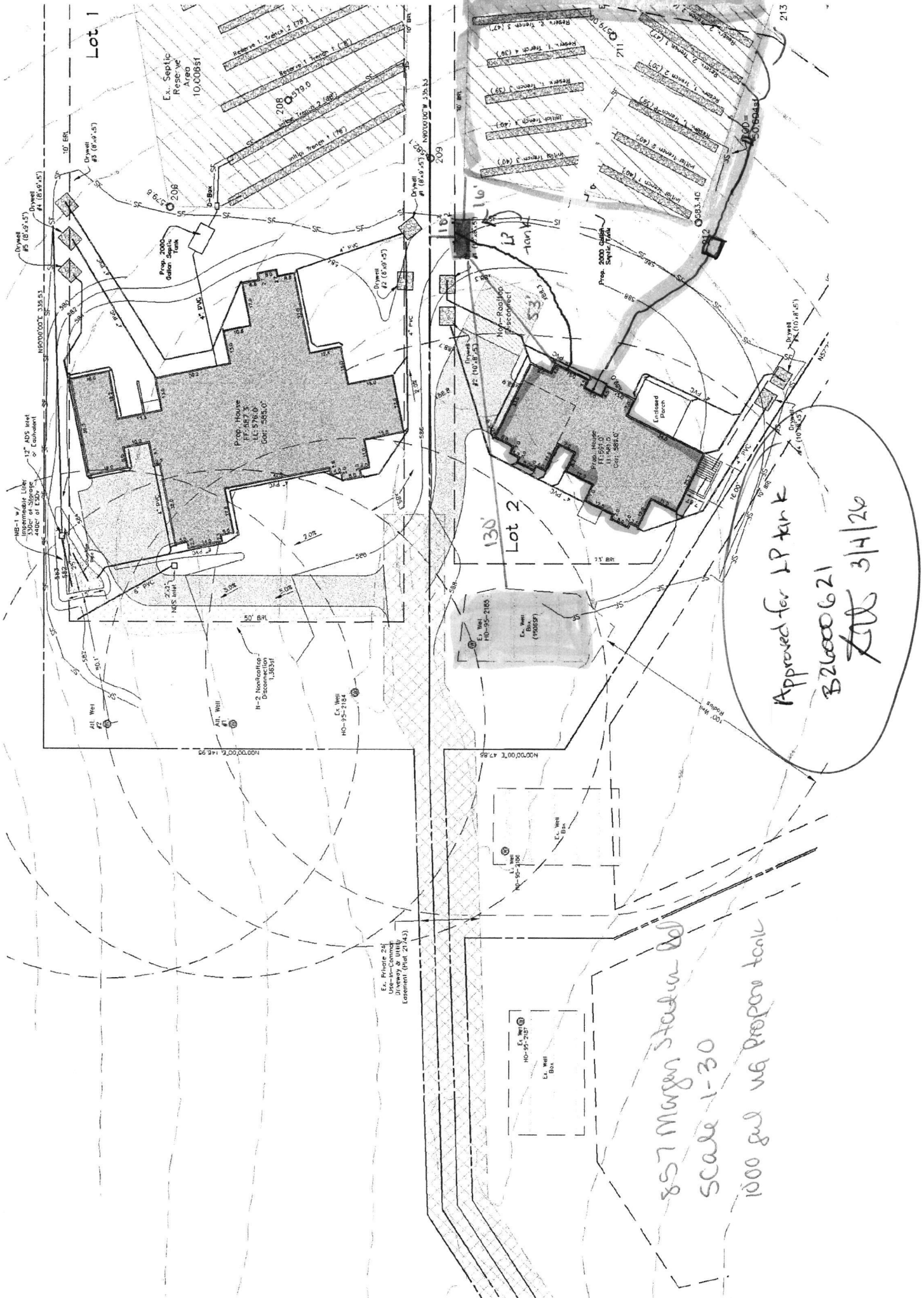
Owner * (This section is required.)

Search Reset Clear

Name * AMES
Address Line 1 16801 COLTON COURT
Address Line 2
Address Line 3

Lot 1

Lot 2



Approved for LP tank
 B26000621
 ZDS 3/4/26

857 Morgan Station
 Scale 1-30
 1000 gal w/ proper tank

MB-1 w/ impermeable liner
 12" ADS level
 4400' of 2500' eq.

Drywell #4 (8'x9'x5')

Drywell #5 (8'x9'x5')

Drywell #3 (8'x9'x5')

Drywell #2 (8'x9'x5')

Drywell #1 (8'x9'x5')

Prop. 2000 Gallon Septic Tank

Prop. 2000 Gallon Septic Tank

Prop. 2000 Gallon Septic Tank

Prop. 2000 Gallon Septic Tank

Prop. 2000 Gallon Septic Tank

Prop. 2000 Gallon Septic Tank

Prop. 2000 Gallon Septic Tank

Prop. House
 FF: 576.0
 LL: 576.0
 Cor: -583.0'

Prop. House
 FF: 587.0
 LL: 587.0
 Cor: -588.0'

Prop. House
 FF: 598.0
 LL: 598.0
 Cor: -593.0'

Reserve 1 Trench 2 (78')

Reserve 1 Trench 1 (78')

Reserve 1 Trench 1 (78')

Reserve 2 Trench 2 (47')

Reserve 2 Trench 1 (39')

Reserve 2 Trench 1 (39')

Reserve 3 Trench 2 (40')

Reserve 3 Trench 1 (40')

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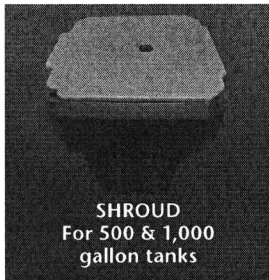
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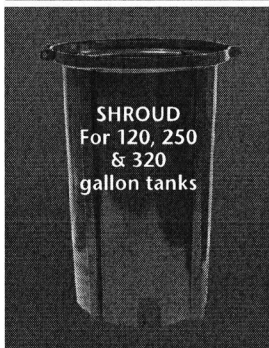
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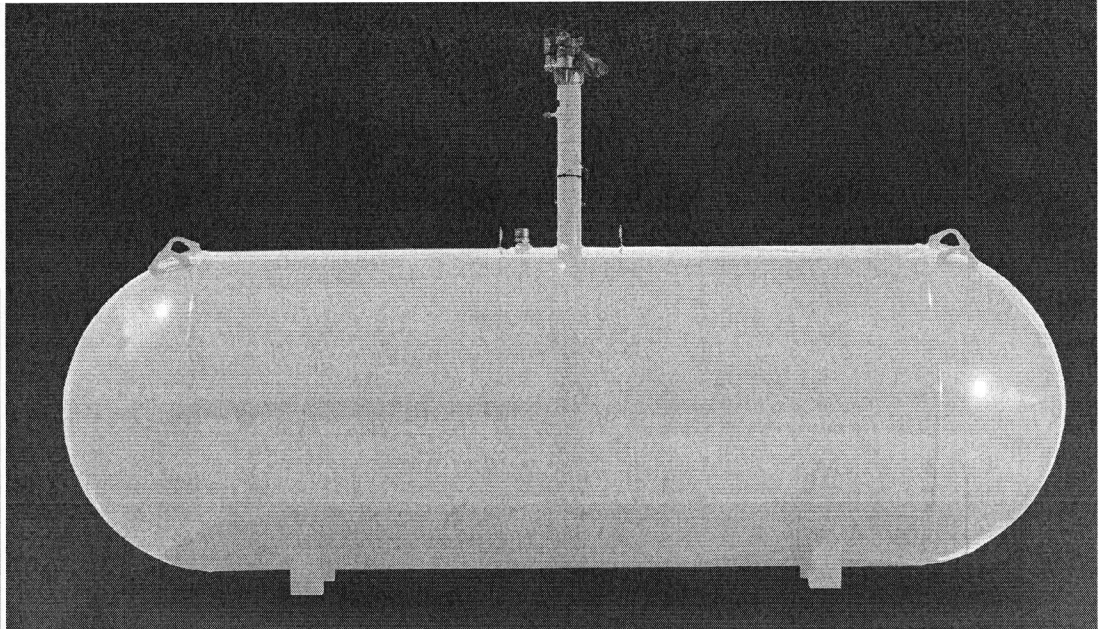
UNDERGROUND PROPANE STORAGE TANKS 120 - 1000 Gallons



SHROUD
For 500 & 1,000
gallon tanks



SHROUD
For 120, 250
& 320
gallon tanks



PRESSURE VESSEL CODES & REGISTRATION

- Designed and constructed in accordance with the ASME Section VIII, Division 1 Code
- Registered with the National Board of Boiler & Pressure Vessels Inspectors
- Complies with NFPA 58
- Conforms to specifications set forth by the Railroad Commission of Texas

PAINT SPECIFICATIONS

- Epoxy powder paint for maximum rust protection
- Tanks painted gray
- Ready to bury durable epoxy powder coating†

SHROUD FEATURES (500 & 1,000 gallon)

- Durable construction
- Large opening for easy filling and maintenance
- Recessed markers to indicate proper burial depth
- Permanent hole for mounting location flag
- Access on sides for flexible riser connection
- New shroud available for 500 gallon and 1,000 gallon UG tanks, shroud dimensions:
 - * Shroud for long riser 32 3/16" X 26 5/16"
 - * Shroud for short riser 19 3/8" X 26 5/16"

VESSEL FEATURES

- Tanks fully fitted with RegO valves and Rochester liquid level gauges
- Container pressure rated at 250 PSI @ 400°F
- Vacuum purged
- Duplicate data plate is zip tied on the riser pipe below the anode bolt connection for convenience
- Product is offered with 14" short or 28" tall risers
- Anode bolt connection located under the dome
- Short or tall plastic shroud assemblies (w/lid) supplied accordingly
- #54 liquid level outage valve orifice

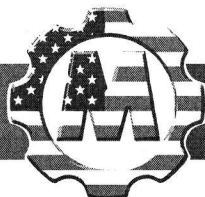
PROCESS CONTROL

All welded products are x-rayed and pressure tested @ 325 PSI per ASME Sec VIII, Div 1 requirements, followed by rigorous leak test inspections, both pre and post valving

STORAGE & DISTRIBUTION

Contact Propane Education & Research Council for additional resources and information at propane.com

Made With Pride



Made In the U.S.A.



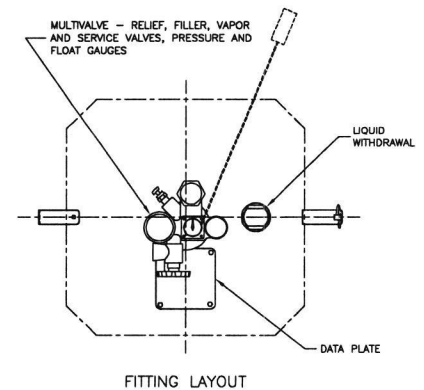
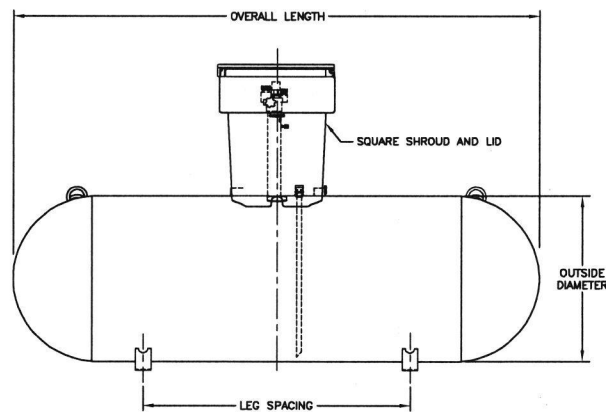
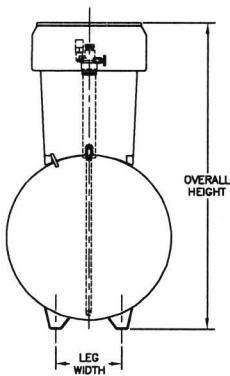
UNDERGROUND PROPANE STORAGE TANKS 120 - 1000 Gallons

UNDERGROUND VESSEL DIMENSIONS & SPECIFICATIONS

(All Vessel Dimensions are Approximate)

Part Number	Description	Water Capacity Gal/l	Outside Diameter In/mm	Head Type	Overall Length In/mm	Overall Riser Height In/mm		Leg Width In/mm	Leg Spacing In/mm	Weight Lbs/kg	Quantity	
						18" Riser	28" Riser				Full Load	Per Stack
68289	120 Gallon Underground LR Storage Tank	120 454.2	24" 609.6	Ellip	5' 8" 1727.2	– –	4' 7 13/16" 1417.6	10 1/8" 257.2	3' 0" 914.4	342 155.4	63	9
68269	120 Gallon Underground SR Storage Tank	120 454.2	24" 609.6	Ellip	5' 8" 1727.2	3' 9 1/4" 1149.4	– –	10 1/8" 257.2	3' 6" 914.4	329 149.2	72	9
68288	250 Gallon Underground LR Storage Tank	250 946.3	30" 762	Hemi	7' 10" 2387.6	– –	5' 1 9/16" 1563.7	12 3/4" 323.9	3' 6" 1066.8	494 224.1	42	7
68271	250 Gallon Underground SR Storage Tank	250 946.3	30" 762	Hemi	7' 10" 2387.6	4' 3" 1295.4	– –	12 3/4" 323.9	3' 6" 1066.8	480 217.7	42	7
68273	320 Gallon Underground LR Storage Tank	320 1211.3	30" 762	Hemi	9' 7" 2921	– –	5' 1 9/16" 1563.7	12 3/4" 323.9	4' 0 1/4" 1225.6	597 270.8	35	7
68285	320 Gallon Underground SR Storage Tank	320 1211.3	30" 762	Hemi	9' 7" 2921	4' 3" 1295.4	– –	12 3/4" 323.9	4' 0 1/4" 1225.6	593 269	35	7
68275	500 Gallon Underground LR Storage Tank	500 1892.7	37.5" 952.5	Hemi	9' 10" 2997.2	– –	5' 9 3/8" 1762.1	15" 381	5' 0" 1524	953 432.3	25	5
68286	500 Gallon Underground SR Storage Tank	500 1892.7	37.5" 952.5	Hemi	9' 10" 2997.2	4' 8 1/2" 1435.1	– –	15" 381	5' 0" 1524	949 430.5	25	5
68277	1000 Gallon Underground LR Storage Tank	1000 3785.4	41" 1041.4	Hemi	15' 11" 4851.4	– –	6' 3/16" 1849.4	16 1/4" 412.8	9' 0" 2743.2	1812 821.9	12	4
68287	1000 Gallon Underground SR Storage Tank	1000 3785.4	41" 1041.4	Hemi	15' 11" 4851.4	5' 0" 1524	– –	16 1/4" 412.8	9' 0" 2743.2	1793 813.3	12	4

† Federal, state or local regulations may contain specific applicable requirements for protective coatings and cathodic protection. The purchaser and installer are responsible for compliance with such federal, state, local and NFPA industry regulations, including, but not limited to, proper purging prior to putting into service. Cathodic protection is required. Coating(s) must be continuous, uninterrupted and must comply with local, state or national codes or regulations.



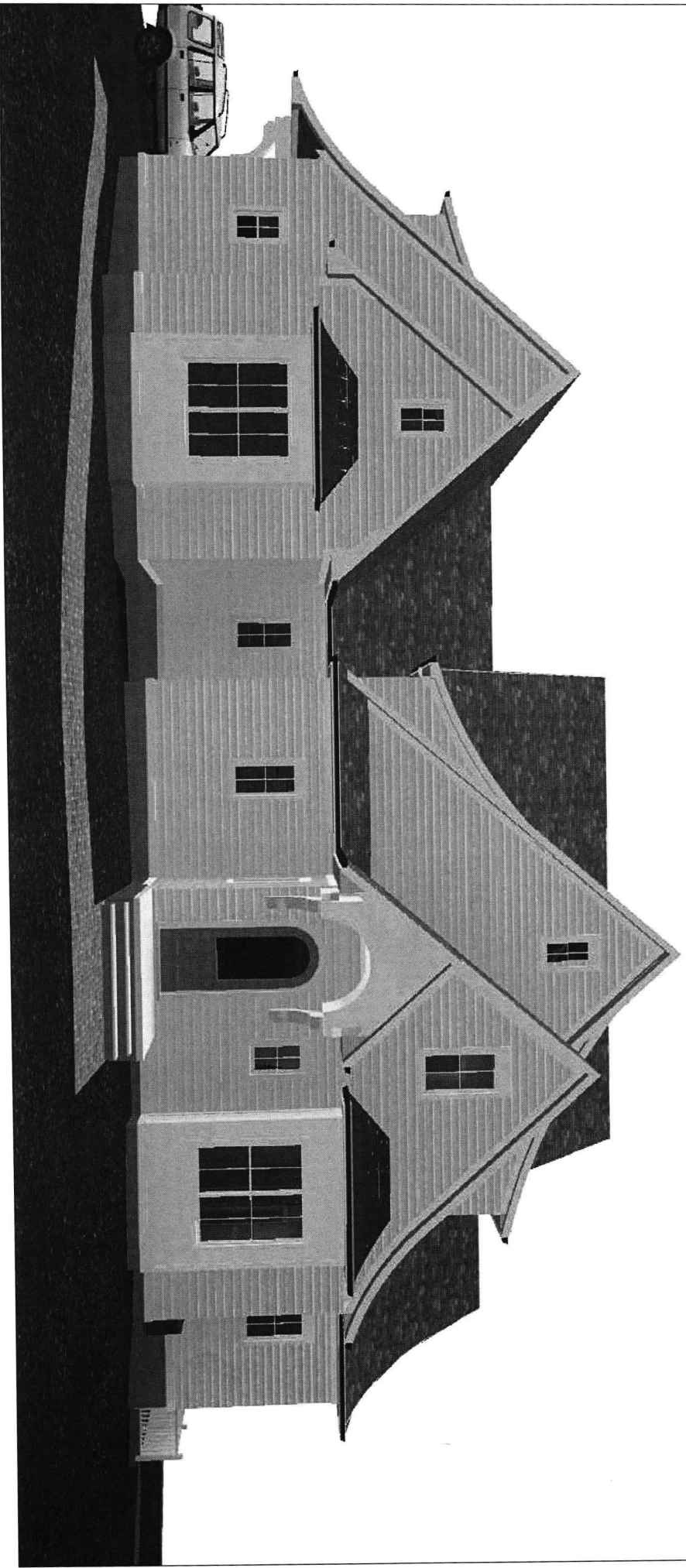
Ames Residence

P R O P O S E D F A M I L Y R E S I D E N C E

857 Morgan Station Road, Woodbine, Maryland 21797

Tuesday, May 13, 2025

ARCHITECTURE
**JONATHAN
RIVERA**
Every detail matters



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 All attached drawings are protected by federal copyright as secured by JRArchitecture, LLC, and are not for use in creating copies or derivative drawings. They are also not released for photocopy or any dissemination that is not approved by JRArchitecture, LLC. The associated working drawings are for use by JRArchitecture, LLC, to prepare a proposal and to communicate a visual reference of the project.
 These drawings are an instrument of JRArchitecture, LLC's services and are the sole property of JRArchitecture, LLC. By viewing this license agreement you accept the above terms and are subject to copyright penalties under federal law.

2021 IECC CODE COMPLIANCE

- R301.1 Climate zone 4A
- R402.1 Compliance Method: Mandatory and Prescriptive Provisions
- R402.1.1 Vapor Retarder: Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2018 Edition.
- R402.1.2 Attic Insulation: Raised Heel Trusses R-49 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 Balts Full Height
- R402.1.2 Crawl Space Wall Insulation: R-13/R-10 Foil faced Continuous Balts 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 ball insulation.
- R402.1.2 Heated Slab Insulation: R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- R402.1.2 Window (U-Value)/SHGC .32 (U-Value)/.40 (SHGC)
- R402.2.1.2 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 scuffles will be weather-stripped and insulated R-49
- R402.4 Building Thermal Envelope (air leakage): Exterior walls and penetrations will be sealed per this section of the 2018 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.
- R402.4.1.1 Installation: The components of the building thermal envelope as indicated in Table
- R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of construction.
- R402.4.1.2 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 E779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 Pascals). Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building inspector.7/15
- R402.4.2 Fireplaces: New wood burning fireplaces will have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled 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 combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from inside the thermal envelope.
 Exceptions: 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the IRC.
- R402.4.5 Recessed Lighting: Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage.
- R403.1 Controls: All dwelling units will have at least (1) programmable thermostat for each separate heating and cooling system per 2018 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 inches. Supply and Return Ducts outside of conditioned spaces R-8 minimum. All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs must be R-6 minimum.
- R403.3.2 Duct Sealing: All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1401.4.1 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 test is not required if the air handler and all ducts are located within the conditioned space.
- R403.3.6 Ducts Buried Within Ceiling Insulation: The supply and return ducts shall have an insulation R-value not less than R-8. At all points along each duct, the sum of the ceiling insulation R-value against and above the top of the duct, and against and below the bottom of the duct, shall be not less than R-19, excluding the R-value of the duct insulation. Sections of the supply duct that are less than 3 feet (914 mm) from the supply outlet shall not be required to comply with these requirements
- R403.4 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.
- R403.4.1 Whole-house mechanical ventilation system for efficiency to comply with TABLE R403.4.1.
- R403.7 Equipment Sizing shall comply with R403.7.
- R404.1 Lighting Equipment: A minimum of 90% of all lamps (lights) must be high-efficiency lamps. This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.
- R406.4 ERI-Based Compliance: Compliance based on an ERI analysis requires that the rated design be shown to have an ERI less than or equal to the appropriate value indicated in Table R406.4 when compared to the ERI reference design.

CODE INFORMATION

2021 International Residential Code
 2021 Existing Building Code
 2021 Energy Conservation Code
 2021 National Fuel Gas Code
 2021 International Plumbing Code
 2021 International Mechanical Code
 2023 National Electrical Code
 2021 NFPA 101 Life Safety Code

DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:	
- Ground Snow Load	40 psf
- Roof Live Load	30 psf
- Sleeping Floors	30 psf
- Living Floors	40 psf
- Exterior Decks	40 psf
- Stairs	40 psf
- Garage Slabs	40 psf
- Wind Load	18 psf
- Guardrails	200' at any point in any direction.

(or as per local code)

GENERAL NOTES

- All work shall comply to all applicable local codes.
- All construction shall be classified as and comply to either of the following:
 -- Use Group R-4 under the 2021 International Residential Code & Howard County Code
- All work shall comply to International Energy Conservation Code, 2021 ed. SEE IECC CODE COMPLIANCE notes
- These plans and notes are the property and sole responsibility of JRArchitecture, LLC. Use of these plans without the written consent of JRArchitecture, LLC is prohibited.
- These plans are subject to modification as necessary to meet code requirements and/or facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect and the Owner reserves the right to make any changes, for any reason, at any time, providing they comply with the code.
- The Sub-Contractor shall compare and coordinate all drawings. When a discrepancy or an error or omission exists, he shall comply with the code and contact the Architect and the Owner in writing for proper adjustment.
- These plans are not to be scaled for construction purposes. Written dimensions and notes supersede all scaled reference.
- In the event certain features of Construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
- Integral garages in dwelling units shall be separated from all adjacent living space with fire separation as required by local code.
- Field verify ALL dimensions

GENERAL FRAMING NOTES

- Double all floor joists under walls above, that are framed parallel to floor framing unless noted otherwise on the plans.
- Provide solid 2x10 blocking to be located between floor joists where posts, from above, carrying structural headers land between floor joist below. Blocking to be built up to the same width as post it is carrying above.
- Provide adequate clearance @ plumbing stacks as req.
- All dimensions must be verified in the field by the contractor before start of construction, any discrepancies on the plans, or specifications, must be reported to the architect or engineer prior to the start of construction.
- Any variation from these plans that will require changes to the structural members shall be brought to the attention of the architect immediately.

DESIGN CRITERIA Howard County CLIMATE AND GEOGRAPHIC DESIGN CRITERIA - table 301.2 (1)

GROUND SNOW LOAD (lbs./s.f.)	40	
DESIGN WIND SPEED	115 m.p.h.	
SEISMIC CONDITION BY ZONE	A	
SUBJECT TO DAMAGE	WEATHERING	SEVERE
	FROST LINE DEPTH	30"
	TERMITE	MODERATE TO HEAVY
	DECAY	MODERATE
WINTER DESIGN TEMP. FOR HEAT. FACILITIES	20'	
RADON RESISTANT CONSTRUCTION REQ		
FLOOD ZONE		

ITEMS OF PARTICULAR NOTE

- Contractor, sub-contractor or supplier shall verify all job conditions and measurements prior to commencing work or ordering materials. Discrepancies between dimensions shown on drawings and actual field conditions should be brought to the Architect and Owner's attention immediately for clarification prior to proceeding with work. These plans are not to be scaled for construction purposes. Written dimensions and notes supersede all scaled reference. If there are any conflicts, discrepancies or ambiguity with dimensioning the Contractor shall notify the Architect immediately for clarification. Field verify ALL proposed dimensions
- As a matter of record, JRArchitecture, LLC shall not be responsible for construction means and methods or omissions by the contractor, sub-contractor or any other persons performing work in accordance with these drawings.

On this Project, the Contractor shall have sole supervision over, and exclusive responsibility for, demolition and temporary construction, construction means, methods, techniques, sequences, procedures, safety precautions and safety programs in connection with all demolition and construction work; and protection of persons and property during construction until final completion is attained. Services performed by Architect or its consultants during construction, if any, are intended to promote the good that, in general, the construction work, when fully completed, will be consistent with the design intent reflected in the permit or construction drawings. Means and methods responsibility always shall be the exclusive responsibility of the Contractor and Contractor shall separately engage specialty engineers or other consultants as required to fulfill this responsibility.

DRAWING LIST

0.01	COVER SHEET
0.02	GENERAL INFO
0.03	MARYLAND INFO
1.01	ELEVATIONS
1.02	ELEVATIONS
1.03	ELEVATIONS
1.04	ELEVATIONS
1.05	ELEVATIONS
2.01	FOUNDATION
3.01	FIRST FLOOR PLAN
3.02	SECOND FLOOR PLAN
3.03	FRAMING DETAILS
4.01	ROOF PLAN
5.01	SECTIONS
5.02	SECTIONS
5.03	SECTIONS
5.04	SECTIONS
5.10	WALL SECTION

E2.01	ELECTRICAL-BASEMENT
E3.01	ELECTRICAL-FIRST FLOOR PLAN
E3.02	ELECTRICAL-SECOND FLOOR PLAN

SN.1	STRUCTURAL NOTES
SN.2	STRUCTURAL NOTES
SF.1	FOUNDATION PLAN
S1.1	FIRST FLOOR FRAMING
S2.1	SECOND FLOOR FRAMING
SR.1	ROOF FRAMING
WB.1	WALL BRACING
WB.2	WALL BRACING
WB.3	WALL BRACING
SD.1	STRUCTURAL DETAILS
SD.2	STRUCTURAL DETAILS

AREA INFO

FLOOR	SQUARE FOOTAGE
BASEMENT	1,846 s.f.
FIRST FLOOR	1,944 s.f.
SECOND FLOOR	974 s.f.
GARAGE	611 s.f.
REAR PORCH	320 s.f.
COVERED SIDE	72 s.f.



PROFESSIONAL CERTIFICATION
 I certify that these documents were prepared or approved by me, and that I am or duly licensed professional architect under the laws of the State of Maryland.
 License Number #14478
 Expiration Date: 6/30/2024

MAKING THIS DOCUMENT A VIOLATION OF THE PROFESSIONAL DESIGN INFORMATION OR THE ARCHITECTURE ACTS OF 1968 AND 1970, WHICH ARE SUBJECT TO A VIOLATION OF LAW THAT WILL BE PROSECUTED TO THE FULLEST EXTENT.
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ISSUE DATE

△ 11-4-24	ISSUE SET
△ 12-10-24	REVISED BID SET
△ 12-30-24	REVISED BID SET
△ 3-18-25	PERMIT SET
△ 4-18-25	REVISION
△ 5-13-25	REVISION
△	
△	

SCALE: N/A

COVER SHEET

10.01

PRINT DATE:
 Tuesday, May 13, 2025

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MASONRY

- Maximum vertical distance of unbalanced fill measured from the top of the lower level slab to outside finished grade shall not exceed the following, for unreinforced walls where unstable soil or ground water conditions do not exist:

Type of Wall	Height of Fill
8" C.M.U.	4'-0"
12" C.M.U. (below)	4'-0"
12" C.M.U. (solid)	7'-0"
8" Poured Concrete	7'-0"
10" Poured Concrete	8'-0"

- Masonry veneer shall be installed over 159 felt or approved water repellant sheathing. Through wall flashing and weeps shall be provided at any location where interior space projects beyond the face of the veneer, i.e. bay windows, GF-set chimneys, etc.

- Masonry veneer shall be attached and anchored in accordance with the local code requirements.

- Walls over 7'-0" or on unstable soil shall be engineered and certified by a registered professional engineer.

- Concrete masonry units shall meet ASTM C-90 Grade A solid block or ASTM C-145 Grade S Standards and be 28 DAYS OLD before installation. Minimum net compression strength of block to be 2000 psi.

- Parging over CMU walls to be not less than 3/8" Portland cement parging from footing to finished grade. Parging and poured concrete walls shall be covered with a coat of approved bituminous material applied at the recommended rate below grade.

- MASONRY LINTELS:** Provide lightweight pre-cast lintels for all openings and recesses in CMU walls. Provide (1) 4x4 lintel for each 4" of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and #2 ties spaced 9" O.C., unless noted otherwise. Pre-cast lintel to have minimum 8" bearing of each end. Such lintels shall not support any superimposed loads.

- Use Type "M" mortar for masonry below grade in contact with earth.

- Use Type "S" mortar for exterior above grade load bearing and non-load bearing walls, and for other applications where another type is not indicated.

- Galvanized metal brick veneer ties shall be installed 14" o.c., each way.

- Steel lintels for all opening and recesses in brick or brick faced masonry wall not specifically detailed. Provide (1) steel angle for each 4" of wall thickness. Steel angles to have minimum 6" bearing of each end. Horizontal leg shall be 3", unless noted otherwise.

LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):

L-1	3" x 3" x 1/2" x 1/4"	steel angle	up to 3' o.p.p.
L-2	4" x 3" 1/2" x 1/4"	steel angle	3' to 6' o.p.p.
L-3	5" x 3" 1/2" x 3/8"	steel angle	6' to 8' o.p.p.
L-4	6" x 3" 1/2" x 1/2"	steel angle	up to 9' o.p.p.
L-5	6" x 4" x 5/8"	steel angle	up to 10' o.p.p.
L-6	8" O.K. x 4" x 1/4"	steel angle	16' garage

- Lintels shown shall not support any superimposed loads.

- All steel angles in masonry walls are to be flashed and painted.

- Paint all exterior ferrous or galvanized metal EXCEPT completely pre-finished factory items.

STAIR CRITERIA

INTERIOR AND EXTERIOR STAIRS

- All stairs shall comply with all local codes.
- Minimum tread width: 36"
- Minimum finished nosing height: 4'-8"
- Maximum riser height: 7 3/4"
- Minimum tread depth: 11"
- Maximum space between balusters: 4"
- Nosing height shall not be less than 3/4" or greater than 3/8" and may not project more than 3/16" into stair width.

- Provide a minimum of 1 1/2" space between handrail and wall.

- Stair window shall have a minimum inside width of 6" and a minimum of a 9" head when measured 12" from inside corner.

- Stair landings shall be a minimum of 34" x 34"

- Stairways with 3 or more risers are required to have a handrail.

MISCELLANEOUS

- Re-bar brackets shall be 1/2" approved and installed according to code and manufacturer's specifications and recommendations.

- Chimneys shall extend a minimum of 2'-0" above any roof structure within 10'-0"
- Provide overflow pans and drains for wet appliances when located on a basement level, or as noted on plans.
- Provide 22"x54" attic access with push chain light (as per local code)

- Kitchen and bath joints on aprons.

- See manufacturer's plans for exact layout and dimensions.

WOOD

- Wall bracing shall be installed as per local code.

- All roof trusses and floor systems shall be engineered by others.

- All roof trusses and floor systems shall be braced and installed per manufacturer's specifications and as per local code. See manufacturer's plans for exact layout and construction.

- All trusses are stamped and certified by a registered engineer and meet ITC manufacturer's minimum requirement.

- See drawings for type of floor construction:
 - Tongue and groove floor decking glued and nailed on (SPF #2)
 - 2x8 or 2x10 or 2x12 floor joists at 16" o.c. maximum to meet the American Plywood Association Stud-I-Floor system.

- Tongue and groove floor decking glued and nailed on pre-engineered wood joists/trusses at 24" o.c. maximum to meet the American Plywood Association Stud-I-Floor system.

- Fire-stopping shall be provided to cut-off concealed draft openings and to form an effective fire barrier between stories as per local code.

- Structural sawn lumber shall be SPF #2 or better.

- All exterior walls are 2x4 stud #1's centers, minimum SPF stud grade unless otherwise noted.

- All interior walls are 2x4 stud #1's centers, minimum SPF stud grade unless otherwise noted.

- All opening headers to be 3-2x10's unless noted otherwise.

- Joist hangers to be installed as required.

- All wood less than 8" from grade shall be pressure treated. All sole plates on slabs shall be pressure treated.

- Provide bearing of all structural members as required by local code.

- All materials shall conform to manufacturer's specifications and as per applicable building codes.

- All laminated veneer lumber (LVL) beams, girders and headers labeled on the plans, to have a Fb rating of 2.50 and modulus of elasticity of 2,000,000. Unless otherwise noted, structural laminated beams to be installed as per manufacturer's specifications.

- Where applicable, refer to engineered lumber manufacturer specifications for member installation & connection requirements.

- Fasten multiple joists together w/ min. 16d nails @ 6" o.c. staggered both sides along the entire length of members. Provide nailing within 3" of top or bottom of members.

- Fasten multiple member beams together w/ min. 16d nails @ 12" o.c. staggered along the entire length of members. Two rows required for depths up to 12". Three rows required for depths of 12-18". Provide nailing within 22" of each end of members. For beams 7' or greater in width provide bolted connection w/ ASTM Grade A-307 (or better) 1/2" dia. bolts in two rows 3" from each end of beam @ 24" o.c. staggered.

- All work shall comply to local code.

CONCRETE

- Concrete works shall conform to American Concrete Institute Standard 318-19

- Bottom of all footings shall be located a minimum of 30" (or as per local code) below finished grade. Steps or depth of footing / foundation may vary according to local site or soil conditions.

- All interior concrete slabs shall have 4"x4" #1 x 4' x 4' W.W.M. or control joints. Monolithic poured down slabs for lowhouses shall have a control joint during.

- Concrete used in exposed areas implicit to heating and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior foot-work shall be coated with an approved curing compound.

- Foundation walls of habitable rooms located below grade shall be damp-proofed or water proofed using materials and methods approved by local building jurisdiction.

Type of Concrete Construction	Minimum Specified Compressive Strength
Footing	3500 PSI
Interior Basement Slabs	2500 PSI
Foundation Walls	3000 PSI
Garage and Exterior Slabs	3500 PSI
Bas Slabs	2500 PSI

- Deformed reinforcing bars: ASTM A-415 Grade 60 and A-305 Mesh: 4x4-W1 A-14 WWF ASTM A-185. Reinforcing in footings is required where variations in soil conditions may exist.

- All interior slabs of 30 FEET or more in any dimension shall have WWF, Control Joints, or Fiber Reinforcement.

- Vapor barrier under all slabs EXCEPT garages: 10 MIL Polyethylene. Lap all edges 4', lay over 4" gravel bed.

- Exterior Concrete Slabs: 5% to 7% Air Entrained and shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.

- All work shall comply to local code.

WEATHER/THERMAL

- Insulation for slab on grade construction shall begin at the inside intersection of the slab and the foundation wall and extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally 24" under the slab. For unheated slabs a material with an R-value of 10 is required; for heated slabs an R-value of 43 is required (or as per local code)

- Sill Sealer: compressible material shall be installed under all mud plates (foundation wall and wood floor systems) and sole plates (slab on grade)

R-Value	Thickness	Location
R-11 F225	3 1/2"	Basement Walls
R-21	5 1/2"	2x4 Walls (exterior)
R-38	7"	Crawl Space
R-38	7"	Floors exposed to unheated condition
R-49 Bolt	12"	Roof
R-49 Blown		Apply blown insulation as required by manufacturer's specifications

- Provide vents as per local code.

- Flashing: Prefinished aluminum or equal, at all roof offsets, chimneys, roof openings, hips, valleys, ridges, domers and where roof intersects wall.

- Contractor shall maintain in all circumstances proper fire, sound and insulation ratings when penetrating through walls, doors and roof penetrations.

- All miscellaneous penetrations during construction shall be patched and repaired according to manufacturer's specifications and as per code.

- All exterior joints between windows, doors and other surfaces shall be caulked and sealed appropriately.

- DAMP-PROOFING:** Apply (1) coat of asphalt emulsion to exterior of all below grade walls of basement conditions. When habitable space occurs below grade, provide waterproofing membrane, aqueous based elastomeric, vinyl acrylic mastic, 35 MIL. min. thickness or other approved equal.

- SLAB VAPOR BARRIER:** 3 MIL polyethylene sheet where noted on drawings. Overlap edges 4'.

- SILL SEALER:** 3/4" x 1/2" compressible fiberglass beneath all exterior sill plates or other approved sill sealer.

- Provide approved corrosion-resistant flashing at the intersections of masonry and wood frame construction: over projecting wood trim; where decks, porches etc. attach to wood frame construction; at wall and roof intersections; at chimney and roof intersections; in roof valleys; at all roof penetrations; and at wall openings as recommended by window and door manufacturers.

- Slab perimeter exposed to outside or within 30" of grade; 4'x24", either vertical or horizontal form slab intersection.

- ROOFING:** unless noted otherwise, roofing shall be min 200F Class "C" Fiberglass based asphalt shingles over 1/2" plywood. Toss flashing to a paint 24" inside of exterior face of wall may be also installed of the owner's discretion.

- WALL SHEATHING:** As shown on drawings and installed in accordance with MANUFACTURER'S RECOMMENDATIONS.

- CUTTERS AND LEADERS:** 032" Prefinished aluminum gutters with 024" prefinished aluminum leaders. Lead to splashblock or collector as required.

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of mechanical systems including duct sizes, trunk and register size for air conditioning and heating. Systems shall be installed per manufacturer's specifications and recommendations and as per applicable building codes.

- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturer's specifications and recommendations and as per all applicable codes.

- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are provided by the builder and shall be 1/2" approved.

- Smoke & Carbon Monoxide detectors: Provide a minimum of one ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup. Provide detectors at each sleeping room as required by local code. Provide detectors outside each sleeping area within 10'-0" of each door.

- Fire suppression systems shall be installed as per local building code.

- All work shall comply to local code.

SPECIALTIES

- Concrete works shall conform to American Concrete Institute Standard 318-19

- PREPACES: The built U.L. Approved, selected by the owner, and installed according to code and manufacturer's recommendations, if APPLICABLE.

- Label and both accessories per plan or by owner.

- ASBESTOS: 180' or better or by owner.

- Provide two towel bars for each hot bath, one per powder room.

- Provide ether shower rods 80" O.C. or suspended or safety laminate glass door, per owner.

SITWORK

- GENERAL: These drawings do not cover site work, grading or landscaping

- Building foundations have been designed based on an assumed soil bearing capacity of 1500 PSF. Additional engineering is required if soil bearing capacity is less than 1500 PSF.

- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1/2" dia. leader pipes through mid line of footing of max 8" o.c. Typically, drains shall lead to sump pits or to passive daylight discharge points.

- Slope of steps, porches, walks and garage slabs away from building 1/8" minimum per foot.

- All work shall comply to local code.

DOORS AND WINDOWS

- Provide safety glazing as required by local code.

- Garage door into dwelling shall be rated minimum 45 minute or as per local building code. The threshold of the door opening between the garage and the adjacent interior space shall not be less than 4" above the garage door, (or as per local code)

- All doors and windows shall be installed in accordance with manufacturer's specifications, and as per local code.

STRUCTURAL STEEL

- All materials and workmanship shall comply with the requirements of the following codes and standards:

- "Steel Construction Manual", Fourteenth Edition, 2011, American Institute of Steel Construction (including specifications for structural steel buildings, specifications for structural joints using ASTM A325 or A490 bolts, and AISI code of standard practice)

- "Detailing for steel construction", American Institute of Steel Construction
- "Structural welding code: AWS/AISI D.1", American Welding Society

- Channels, angles & plates: ASTM A36
- Wide flange shapes: ASTM A992
- Structural tubing (rect): ASTM A500; Grade B, Fy=48 ksi
- Structural pipe: ASTM A53, Grade B, Fy=48 ksi

- High-strength bolts: ASTM A325-N
- Anchor rods: ASTM A163, Grade 36
- Nuts: ASTM A562, Heavy Hex
- Washers: ASTM A434
- Plate washers: ASTM A36

- Threaded rod: ASTM A108
- Headed anchor bolts: AWS A5.1 or A5.5 E70xx
- Nonshrink grout: ASTM C1107, nonmetallic
- Expansion bolts: 1/2" dia. 1/4" dia. 1/2" dia. 3/4" dia. 1" dia. 1 1/4" dia. 1 1/2" dia. 1 3/4" dia. 2" dia. 2 1/2" dia. 3" dia. 3 1/2" dia. 4" dia. 4 1/2" dia. 5" dia. 5 1/2" dia. 6" dia. 6 1/2" dia. 7" dia. 7 1/2" dia. 8" dia. 8 1/2" dia. 9" dia. 9 1/2" dia. 10" dia. 10 1/2" dia. 11" dia. 11 1/2" dia. 12" dia. 12 1/2" dia. 13" dia. 13 1/2" dia. 14" dia. 14 1/2" dia. 15" dia. 15 1/2" dia. 16" dia. 16 1/2" dia. 17" dia. 17 1/2" dia. 18" dia. 18 1/2" dia. 19" dia. 19 1/2" dia. 20" dia. 20 1/2" dia. 21" dia. 21 1/2" dia. 22" dia. 22 1/2" dia. 23" dia. 23 1/2" dia. 24" dia. 24 1/2" dia. 25" dia. 25 1/2" dia. 26" dia. 26 1/2" dia. 27" dia. 27 1/2" dia. 28" dia. 28 1/2" dia. 29" dia. 29 1/2" dia. 30" dia. 30 1/2" dia. 31" dia. 31 1/2" dia. 32" dia. 32 1/2" dia. 33" dia. 33 1/2" dia. 34" dia. 34 1/2" dia. 35" dia. 35 1/2" dia. 36" dia. 36 1/2" dia. 37" dia. 37 1/2" dia. 38" dia. 38 1/2" dia. 39" dia. 39 1/2" dia. 40" dia. 40 1/2" dia. 41" dia. 41 1/2" dia. 42" dia. 42 1/2" dia. 43" dia. 43 1/2" dia. 44" dia. 44 1/2" dia. 45" dia. 45 1/2" dia. 46" dia. 46 1/2" dia. 47" dia. 47 1/2" dia. 48" dia. 48 1/2" dia. 49" dia. 49 1/2" dia. 50" dia. 50 1/2" dia. 51" dia. 51 1/2" dia. 52" dia. 52 1/2" dia. 53" dia. 53 1/2" dia. 54" dia. 54 1/2" dia. 55" dia. 55 1/2" dia. 56" dia. 56 1/2" dia. 57" dia. 57 1/2" dia. 58" dia. 58 1/2" dia. 59" dia. 59 1/2" dia. 60" dia. 60 1/2" dia. 61" dia. 61 1/2" dia. 62" dia. 62 1/2" dia. 63" dia. 63 1/2" dia. 64" dia. 64 1/2" dia. 65" dia. 65 1/2" dia. 66" dia. 66 1/2" dia. 67" dia. 67 1/2" dia. 68" dia. 68 1/2" dia. 69" dia. 69 1/2" dia. 70" dia. 70 1/2" dia. 71" dia. 71 1/2" dia. 72" dia. 72 1/2" dia. 73" dia. 73 1/2" dia. 74" dia. 74 1/2" dia. 75" dia. 75 1/2" dia. 76" dia. 76 1/2" dia. 77" dia. 77 1/2" dia. 78" dia. 78 1/2" dia. 79" dia. 79 1/2" dia. 80" dia. 80 1/2" dia. 81" dia. 81 1/2" dia. 82" dia. 82 1/2" dia. 83" dia. 83 1/2" dia. 84" dia. 84 1/2" dia. 85" dia. 85 1/2" dia. 86" dia. 86 1/2" dia. 87" dia. 87 1/2" dia. 88" dia. 88 1/2" dia. 89" dia. 89 1/2" dia. 90" dia. 90 1/2" dia. 91" dia. 91 1/2" dia. 92" dia. 92 1/2" dia. 93" dia. 93 1/2" dia. 94" dia. 94 1/2" dia. 95" dia. 95 1/2" dia. 96" dia. 96 1/2" dia. 97" dia. 97 1/2" dia. 98" dia. 98 1/2" dia. 99" dia. 99 1/2" dia. 100" dia. 100 1/2" dia. 101" dia. 101 1/2" dia. 102" dia. 102 1/2" dia. 103" dia. 103 1/2" dia. 104" dia. 104 1/2" dia. 105" dia. 105 1/2" dia. 106" dia. 106 1/2" dia. 107" dia. 107 1/2" dia. 108" dia. 108 1/2" dia. 109" dia. 109 1/2" dia. 110" dia. 110 1/2" dia. 111" dia. 111 1/2" dia. 112" dia. 112 1/2" dia. 113" dia. 113 1/2" dia. 114" dia. 114 1/2" dia. 115" dia. 115 1/2" dia. 116" dia. 116 1/2" dia. 117" dia. 117 1/2" dia. 118" dia. 118 1/2" dia. 119" dia. 119 1/2" dia. 120" dia. 120 1/2" dia. 121" dia. 121 1/2" dia. 122" dia. 122 1/2" dia. 123" dia. 123 1/2" dia. 124" dia. 124 1/2" dia. 125" dia. 125 1/2" dia. 126" dia. 126 1/2" dia. 127" dia. 127 1/2" dia. 128" dia. 128 1/2" dia. 129" dia. 129 1/2" dia. 130" dia. 130 1/2" dia. 131" dia. 131 1/2" dia. 132" dia. 132 1/2" dia. 133" dia. 133 1/2" dia. 134" dia. 134 1/2" dia. 135" dia. 135 1/2" dia. 136" dia. 136 1/2" dia. 137" dia. 137 1/2" dia. 138" dia. 138 1/2" dia. 139" dia. 139 1/2" dia. 140" dia. 140 1/2" dia. 141" dia. 141 1/2" dia. 142" dia. 142 1/2" dia. 143" dia. 143 1/2" dia. 144" dia. 144 1/2" dia. 145" dia. 145 1/2" dia. 146" dia. 146 1/2" dia. 147" dia. 147 1/2" dia. 148" dia. 148 1/2" dia. 149" dia. 149 1/2" dia. 150" dia. 150 1/2" dia. 151" dia. 151 1/2" dia. 152" dia. 152 1/2" dia. 153" dia. 153 1/2" dia. 154" dia. 154 1/2" dia. 155" dia. 155 1/2" dia. 156" dia. 156 1/2" dia. 157" dia. 157 1/2" dia. 158" dia. 158 1/2" dia. 159" dia. 159 1/2" dia. 160" dia. 160 1/2" dia. 161" dia. 161 1/2" dia. 162" dia. 162 1/2" dia. 163" dia. 163 1/2" dia. 164" dia. 164 1/2" dia. 165" dia. 165 1/2" dia. 166" dia. 166 1/2" dia. 167" dia. 167 1/2" dia. 168" dia. 168 1/2" dia. 169" dia. 169 1/2" dia. 170" dia. 170 1/2" dia. 171" dia. 171 1/2" dia. 172" dia. 172 1/2" dia. 173" dia. 173 1/2" dia. 174" dia. 1

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Assemblies with R value of insulation materials equal to or greater than that specified in Table N1102.1.1 shall be an alternative to the U-factor in Table N1102.1.1 when combined with Section N1102.1.1. The provisions of Section N1102.1.1 shall be applied to the base model house to establish the reference base design sustainability energy efficiency.

Table N1102.1.1.1 (MDO, 1.1.1)										
MD Alternative Insulation Minimum R-Values and Fenestration Requirements by Component ^a										
Climate Zone	Fenestration U-Factor ^{b,1}	Skylight ² U-Factor	Gleazed Fenestration SHGC ^{3,4}	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value ⁵	Floor R-Value	Basement ⁶ & Walk R-Value	Slab ⁷ R-Value & Depth	Crawl Space ⁸ Wall R-Value
4 except Marine	0.30	0.55	0.40	49	29 or 13+2 ⁹	R13	19	R6 or R13	10in. 4ft	10in or R13
5	0.30	0.55	0.40	49	29 or 13+2 ⁹	R13.7	19	R6 or R13.5	10in. 4ft	10in or R13.5

For SI, 1 foot = 304.8 mm.
 a - continuous insulation.
 R values are minimums. U factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
 The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestrations. Exception: in Climate Zones 4 through 5, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
 *10in or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. *13ci or 19" or 13.5" means R-15 continuous insulation (ci) on the interior or exterior surface of the wall, or R-19 cavity insulation on the interior side of the wall or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface of the wall.
 R-5 insulation shall be provided under the full slab area in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab-edge insulation for heated slabs shall not be required to extend below the slab.
 There are no SHGC requirements in the Marine Zone.
 Basement wall insulation is not required in Warm Humid locations as defined by Figure R901.1 and Table R901.1.
 The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, "R12 & R5" means R-12 cavity insulation plus R-5 continuous insulation.
 Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the exterior of the mass wall.
 A maximum U-factor of 0.32 shall apply in Climate Zones 3 through 8 to vertical fenestration products installed in buildings located either:
 1. Above 4,000 feet in elevation, or
 2. In wildfire-prone regions where protection of openings is required by Section K301.2.1.2 of the International Residential Code.

Table N1102.1.1.2 (MDO) Additional Energy Features ²		
Energy Feature	Percentage Increase for Climate Zone 4	Percentage Increase for Climate Zone 5
1 ± 2.5% reduction in total UA ³	1%	1%
2 ± 5% reduction in total UA ³	2%	3%
3 > 7.5% reduction in total UA ³	2%	3%
4 0.22 U-factor windows ⁴	3%	4%
5 High performance cooling system (Greater than or equal to 18 SEER and 14 EER air conditioner) ⁵	3%	2%
6 High performance cooling system (Greater than or equal to 16 SEER and 12 EER air conditioner) ⁵	3%	3%
7 High performance gas furnace (Greater than or equal to 96 AFUE natural gas furnace) ⁶	5%	7%
8 High performance gas furnace (Greater than or equal to 82 AFUE natural gas furnace) ⁶	4%	5%
9 High performance heat pump system (Greater than or equal to 10 HSPF18 SEER air source heat pump) ⁷	6%	6%
10 High performance heat pump system (Greater than or equal to 9 HSPF16 SEER air source heat pump) ⁷	5%	5%
11 Ground source heat pump system (Greater than or equal to 3.5 COP ground source heat pump) ⁸	6%	8%
12 Fast-Fit service water heating system (Greater than or equal to R2 EF Fast-Fit service water-heating system) ⁹	2%	2%
13 High performance heat pump water heating system option (Greater than or equal to 2.9 UEF electric service water-heating system) ⁹	6%	6%
14 High performance heat pump water heating system (Greater than or equal to 2.2 UEF electric service water-heating system) ⁹	6%	6%
15 Solar hot water heating system (Greater than or equal to 0.4 solar fraction solar water-heating system) ¹⁰	6%	6%
16 More efficient HVAC distribution system (100 percent of duct thermal distribution system or hydraulic fan coil distribution system located completely inside the building thermal envelope) ¹¹	10%	12%
17 100% of ducts in conditioned space (100 percent of duct thermal distribution system located in conditioned space as defined by Section R603.2.2) ¹¹	12%	15%
18 Reduced total duct leakage (When ducts are located outside conditioned space, the total leakage of the ducts, measured in accordance with R603.2.2, shall be in accordance with one of the following: a. Whole air handler is installed at the time of testing, 2.0 cubic feet per minute per 100 square feet of conditioned floor area. b. Where air handler is not installed at the time of testing, 1.75 cubic feet per minute per 100 square feet of conditioned floor area.)	7%	7%
19 2 ACH50 air leakage rate with ERV or HRV installed (Less than or equal to 2 ACH50 with either an Energy Recovery Ventilator (ERV) or Heat Recovery Ventilator (HRV) installed) ¹²	12%	13%
20 2 ACH50 air leakage rate with balanced ventilation (Less than or equal to 2 ACH50, with balanced ventilation as defined in Section 707 of the 2019 International Mechanical Code) ¹³	4%	5%
21 1.5 ACH50 air leakage rate with ERV or HRV installed (Less than or equal to 1.5 ACH50, with either an ERV or HRV installed) ¹²	12%	15%
22 1 ACH50 air leakage rate with ERV or HRV installed (Less than or equal to 1.0 ACH50, with either an ERV or HRV installed) ¹²	14%	17%
23 Energy efficient appliances (Dishwashers, Energy Star Program Requirements, Product Specification for Consumer Application Products, Version 5.1 (2015/2015), Dishwasher - Energy Star Program Requirements for Residential Dishwashers, Version 6.0 (2012/2015), Clothes Dryer - Energy Star Program Requirements, Product Specification for Clothes Dryers, Version 1.1 (05/05/2017) and Clothes Washers - Energy Star Program Requirements, Product Specification for Clothes Washers, Version 6.1 (01/05/2016))	7%	5%

Energy efficiency percentage increases as established by PS15.
 For multiple cooling systems, all systems shall meet or exceed the maximum efficiency requirements in this section and shall be sized in accordance with the design load. For multiple heating systems, all systems shall meet or exceed the minimum efficiency requirements in this section and shall be sized to serve 100 percent of the heating design load. Increases to minimum efficiency requirements are shown in one column.
 Minimum HRV and ERV requirements, measured at the lowest tested net supply airflow, shall be greater than or equal to 75 percent Sensible Recovery Efficiency (SRE), less than or equal to 1.1 cubic feet per minute per 100 sq ft minimum and shall not use recirculation as a default strategy; in addition, the ERV shall be greater than or equal to 5% percent Latent Recovery Moisture Transfer (LRMT).
 Renewable energy resources shall be permanently installed that have the capacity to produce a minimum of 1.0 watt of on-site renewable energy per square foot of conditioned floor area. The installed capacity shall be in addition to any onsite renewable energy required by Section N101.4. To qualify for this option, one of the following forms of documentation shall be provided to the code official:
 a. Substantiation that the RECs associated with the on-site renewable energy are owned by, or retired on behalf of, the homeowner.
 b. A contract that conveys to the homeowner the RECs associated with the on-site renewable energy or conveys to the homeowner an equivalent quantity of RECs associated with other renewable energy.
 c. Reduction in total UA from lines 1, 2 or 3 and higher performance windows from line 4 are limited to a single selection.



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ISSUE DATE

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12-10-24	REVISION NO SET
12-30-24	REVISION NO SET
3-18-25	PERMIT SET
6-18-25	REVISION
9-13-25	REVISION

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

GENERAL INFO
0.03
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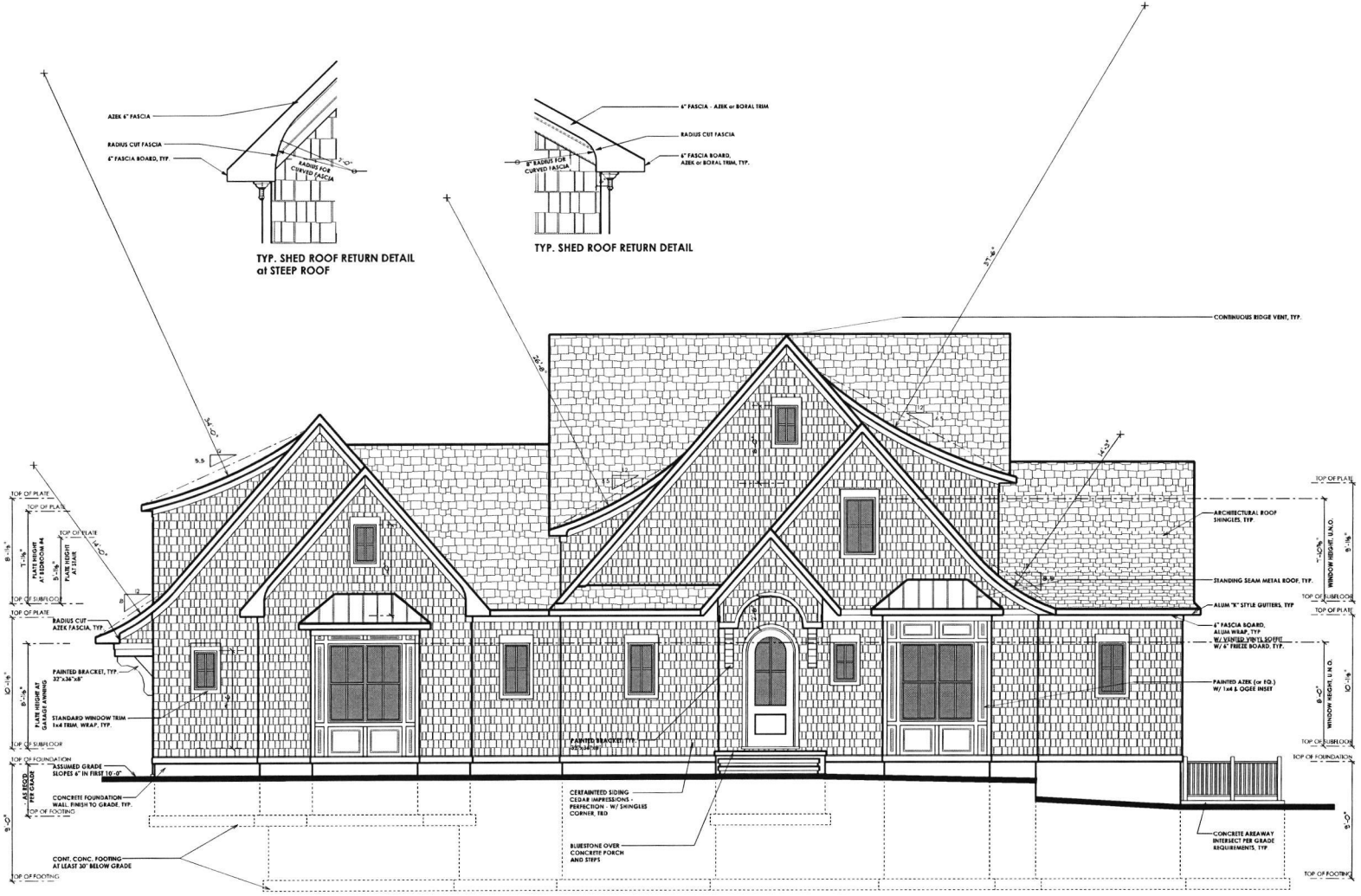
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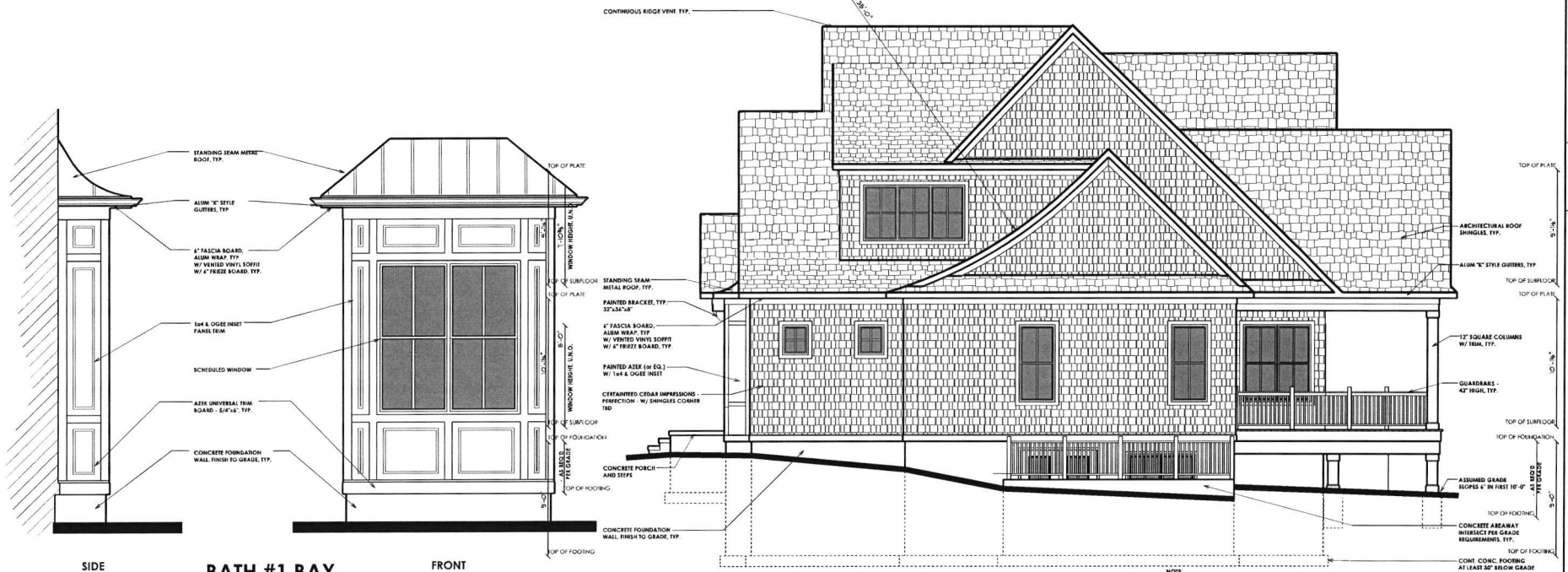
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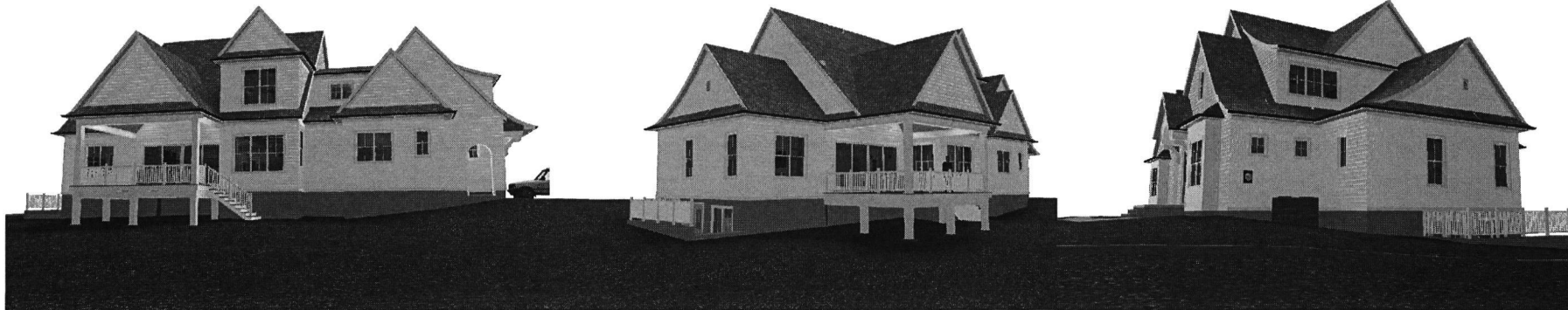


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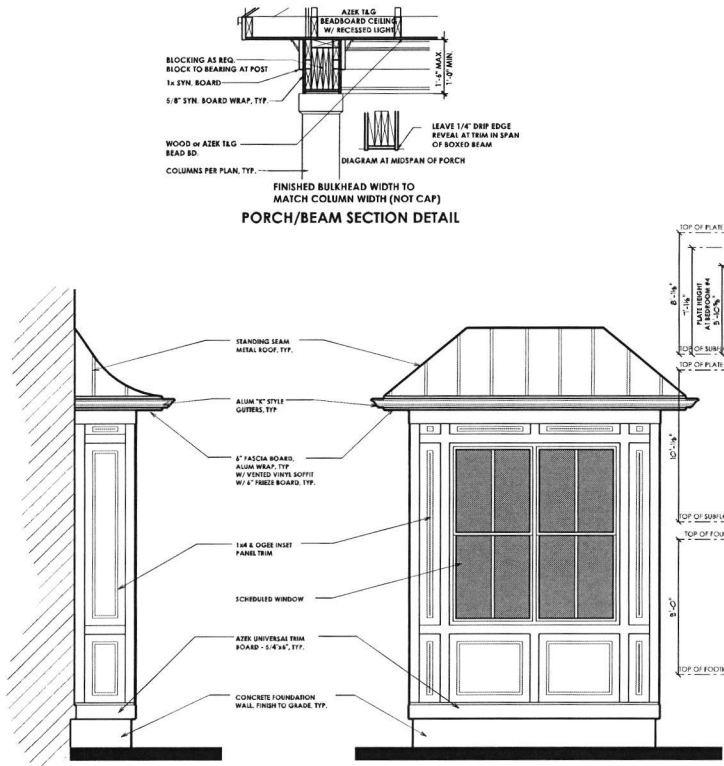
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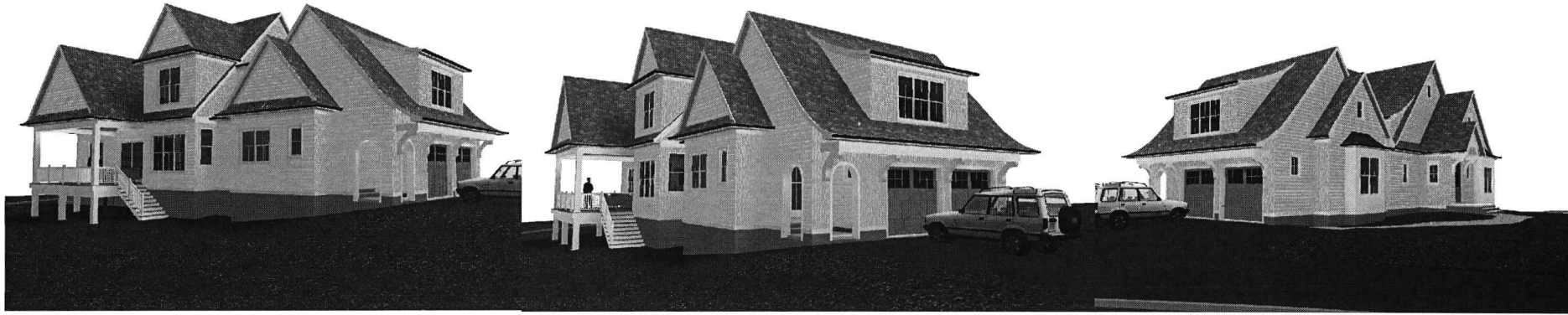
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ELEVATIONS
1.03

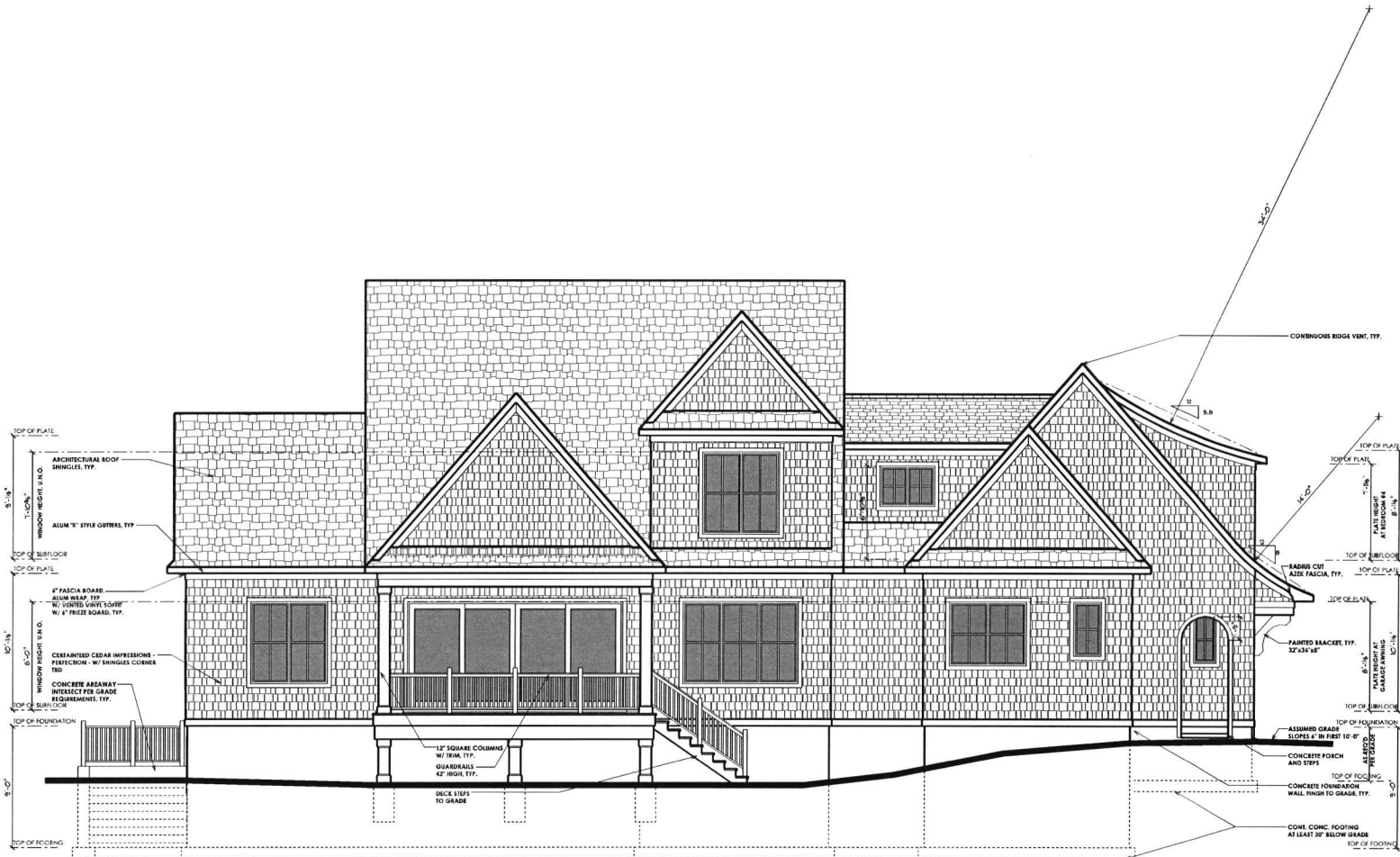
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REAR ELEVATION

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ELEVATIONS

1.04

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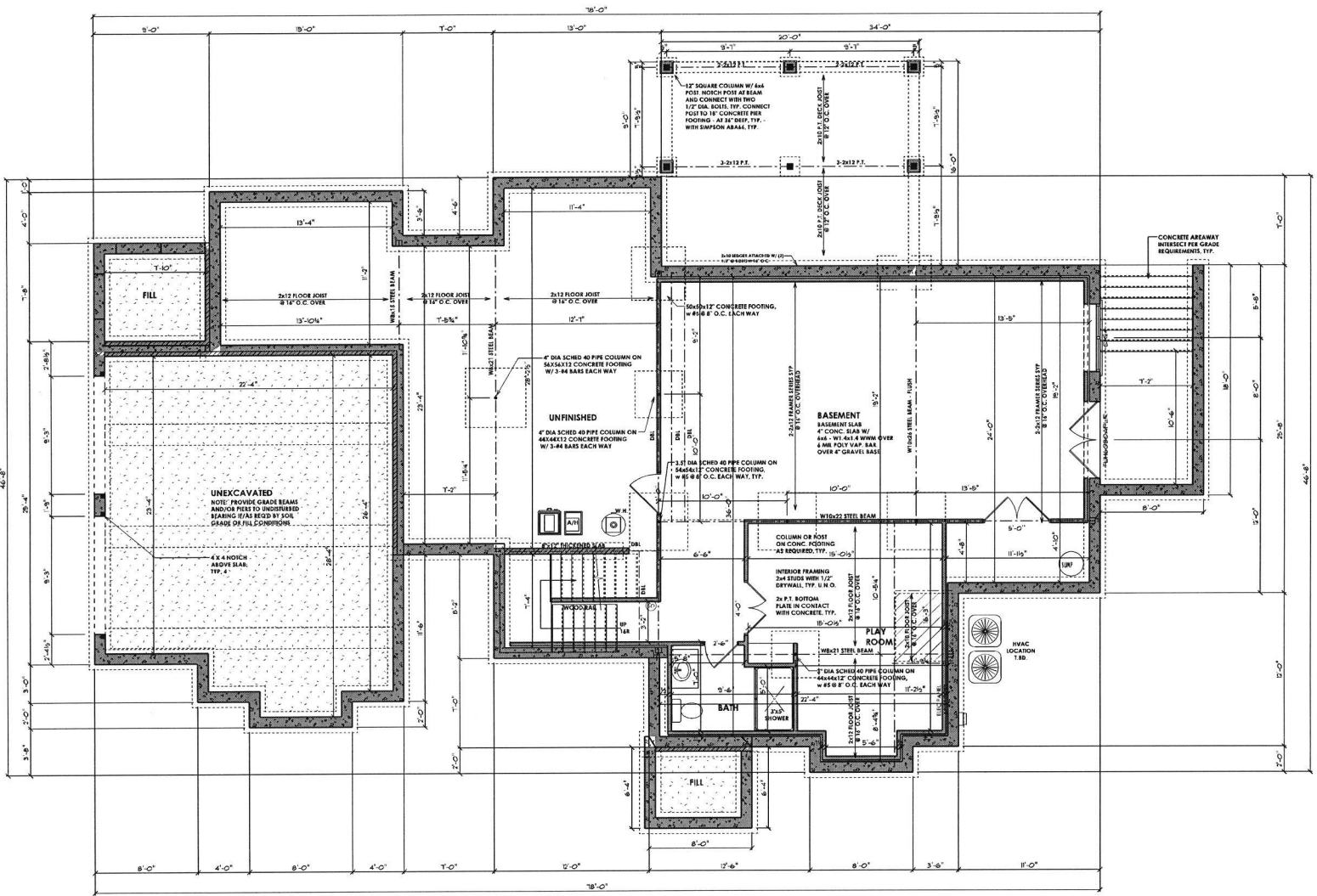
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5-13-25	REVISION

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

FOUNDATION
2.01
 PRINT DATE:
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FOUNDATION NOTES

- 1) 1500 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SP7 #1/2 OR EQ. TYP THROUGH S.F.O.
- 3) BASEMENT WINDOW AND DOOR LOCATIONS TO BE DETERMINED AT PERIC.
- 4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, EDGHE-INS W/W/W, A/I/A AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 5) FOUNDATION WALL MIN. THICKNESS 8" OR 10" WHERE STEEL WALL AT BRICK LEGS EXCEEDS 12" HIGH
- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE'S BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 2" INTO CONC. SHALL BE SPACED AT 6" O.C. AND LOCATED 4" TO 12" FROM EACH END OF ALL SILL PLATE PIECES.
- 8) REFER TO WALL SECTION(S) FOR FOUNDATION WALL DETAILS.

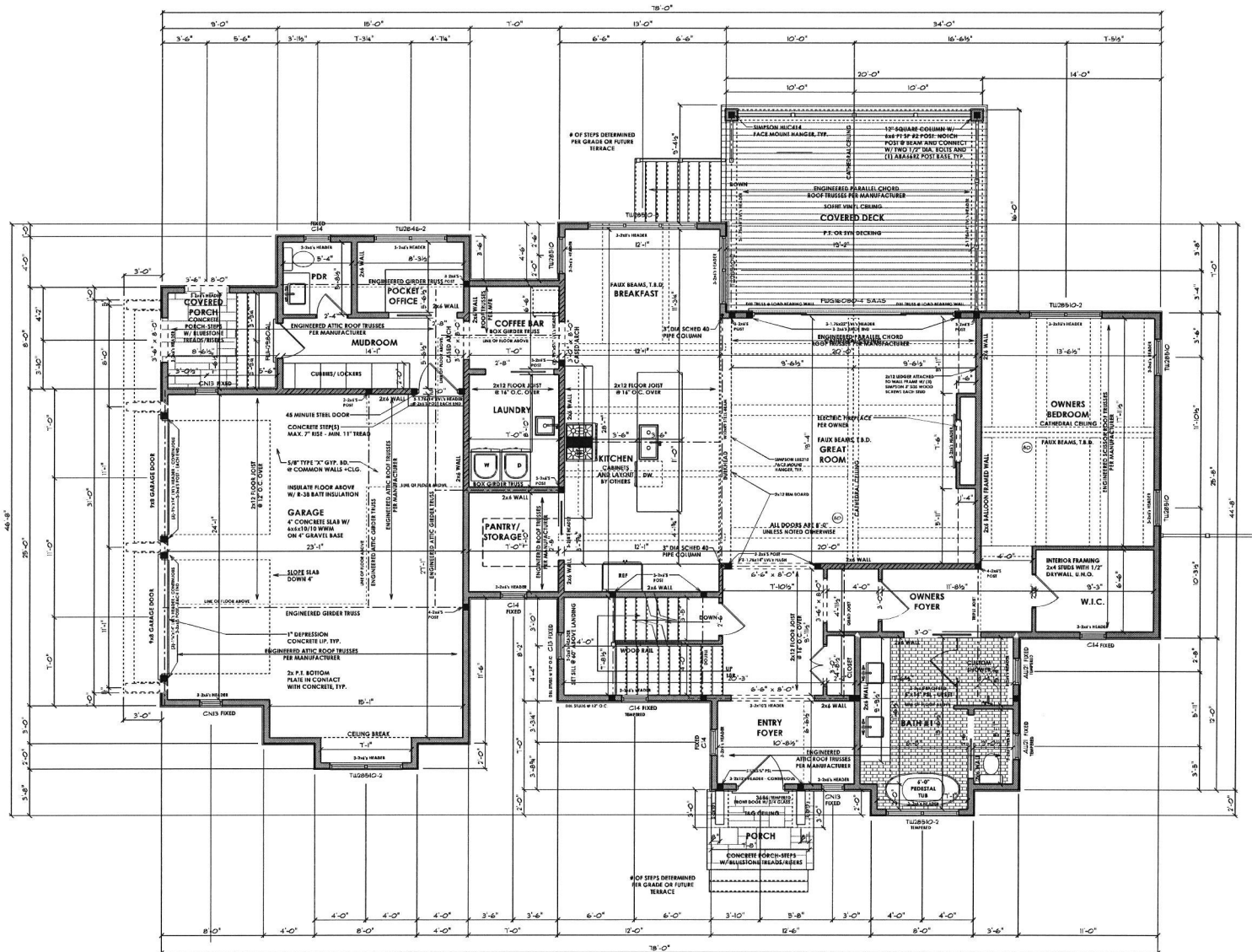
TYPICAL 9'-0" HOUSE BOX FOUNDATION WALL

MIN. 10" REINFORCED CONCRETE FOUNDATION WALL (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)
 MIN. 12" RC CONTINUOUS FOOTING

TYPICAL GARAGE FOUNDATION WALL

MIN. 10" REINFORCED CONCRETE FOUNDATION WALL (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)
 MIN. 12" RC CONTINUOUS FOOTING

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TYPICAL HOUSE BOX - 2x6 EXTERIOR WALL
 TYPICAL MIRROR OF WALL CONSTRUCTION - 4x4x12.5
 CONTINUOUSLY SHEATHED - WOOD STRUCTURAL PANEL

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1ST FLOOR
3.01

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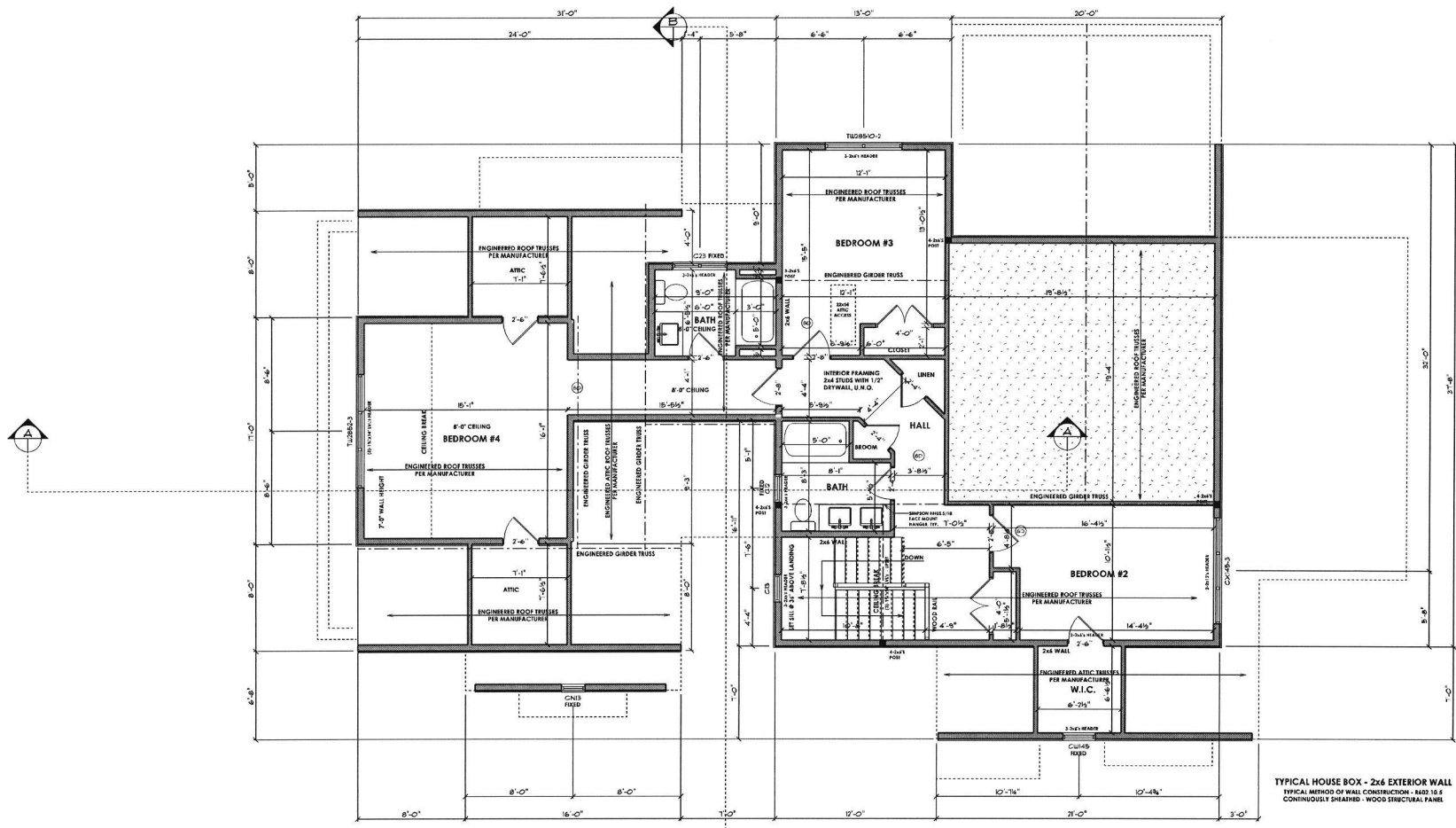
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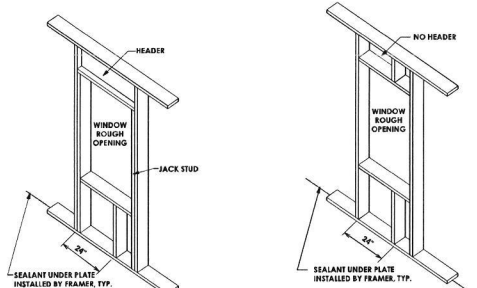
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SECOND FLOOR
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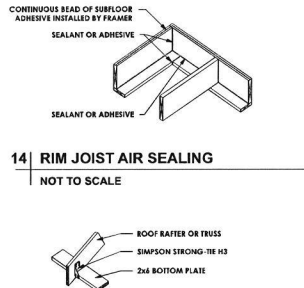
TYPICAL HOUSE BOX - 2x6 EXTERIOR WALL
 TYPICAL METHOD OF WALL CONSTRUCTION - R402.16.5
 CONTINUOUSLY SHEATHED - WOOD STRUCTURAL PANEL

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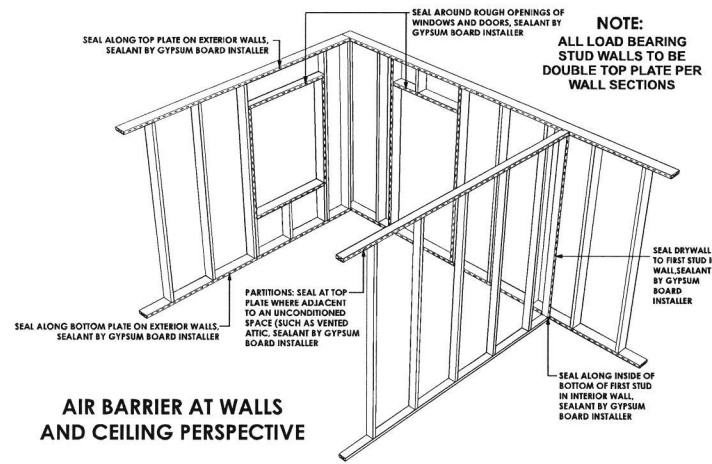
LOAD BEARING WALL OPENING

NON-LOAD BEARING WALL OPENING



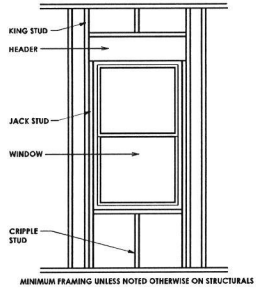
14 RIM JOIST AIR SEALING
 NOT TO SCALE

15 ROOF WALL FRAMING CONNECTION

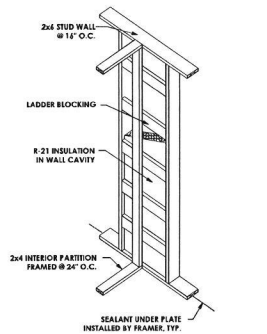


AIR BARRIER AT WALLS AND CEILING PERSPECTIVE

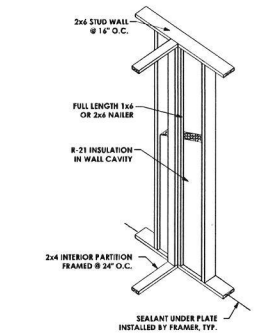
NOTE:
 ALL LOAD BEARING STUD WALLS TO BE DOUBLE TOP PLATE PER WALL SECTIONS



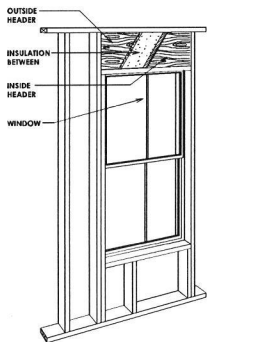
WINDOW FRAMING ELEVATION



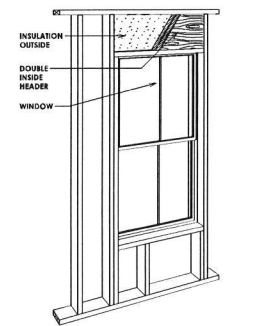
LADDER FRAMING @ PARTITION



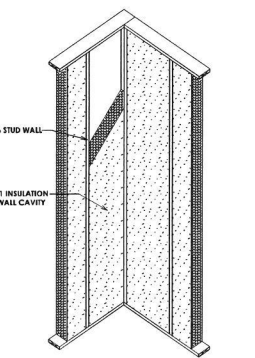
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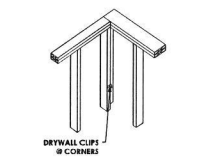
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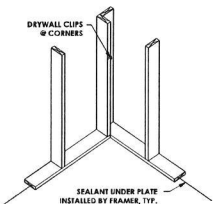
HEADER INSULATION OUTSIDE



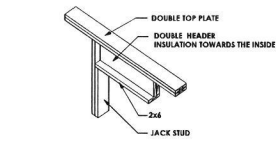
TWO-STUD CORNER-INSULATION



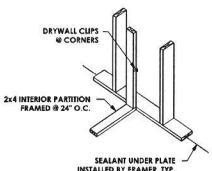
TWO-STUD CORNER-TOP



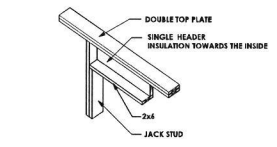
TWO-STUD CORNER-BOTTOM



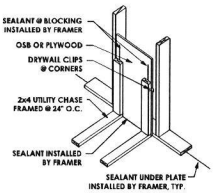
DOUBLE HEADER



BOTTOM PLATE @ PARTITION



SINGLE HEADER



AIR SEALING @ MECH CHASE

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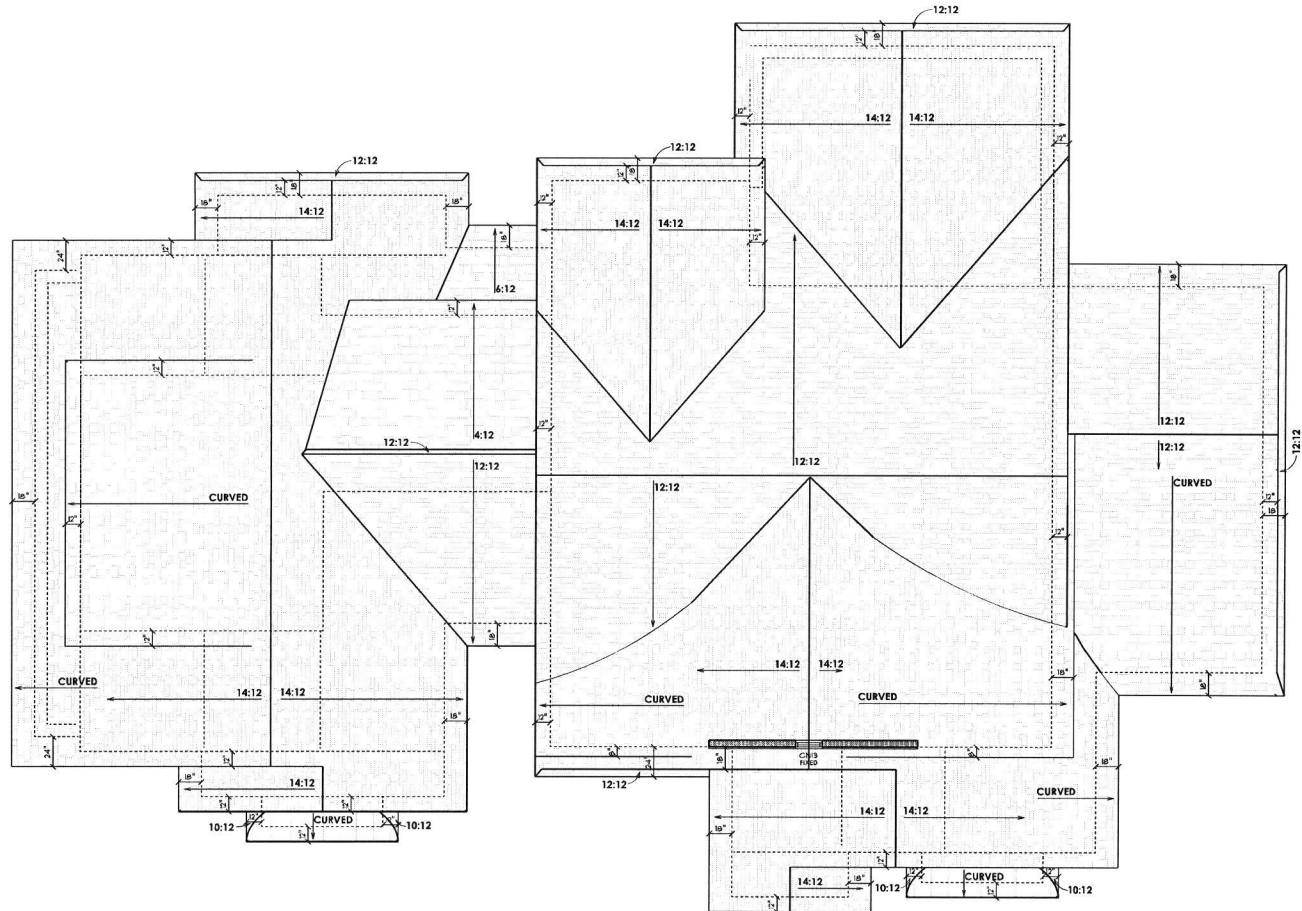
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DETAILS
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ISSUE DATE

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△	12-30-24	REVISED BID SET
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△	4-18-25	REVISION
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SCALE: 1/4" = 1'-0"
ROOF PLAN
4.01
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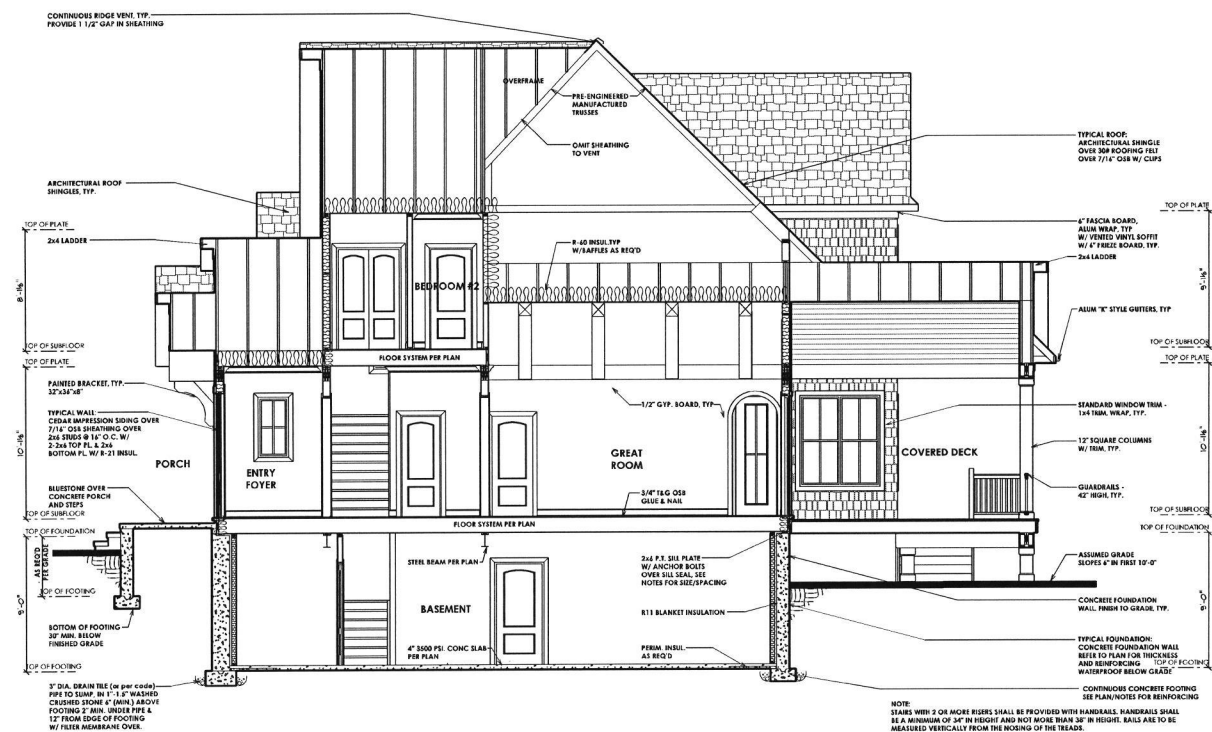
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6-12-25	REVISION

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

SECTIONS

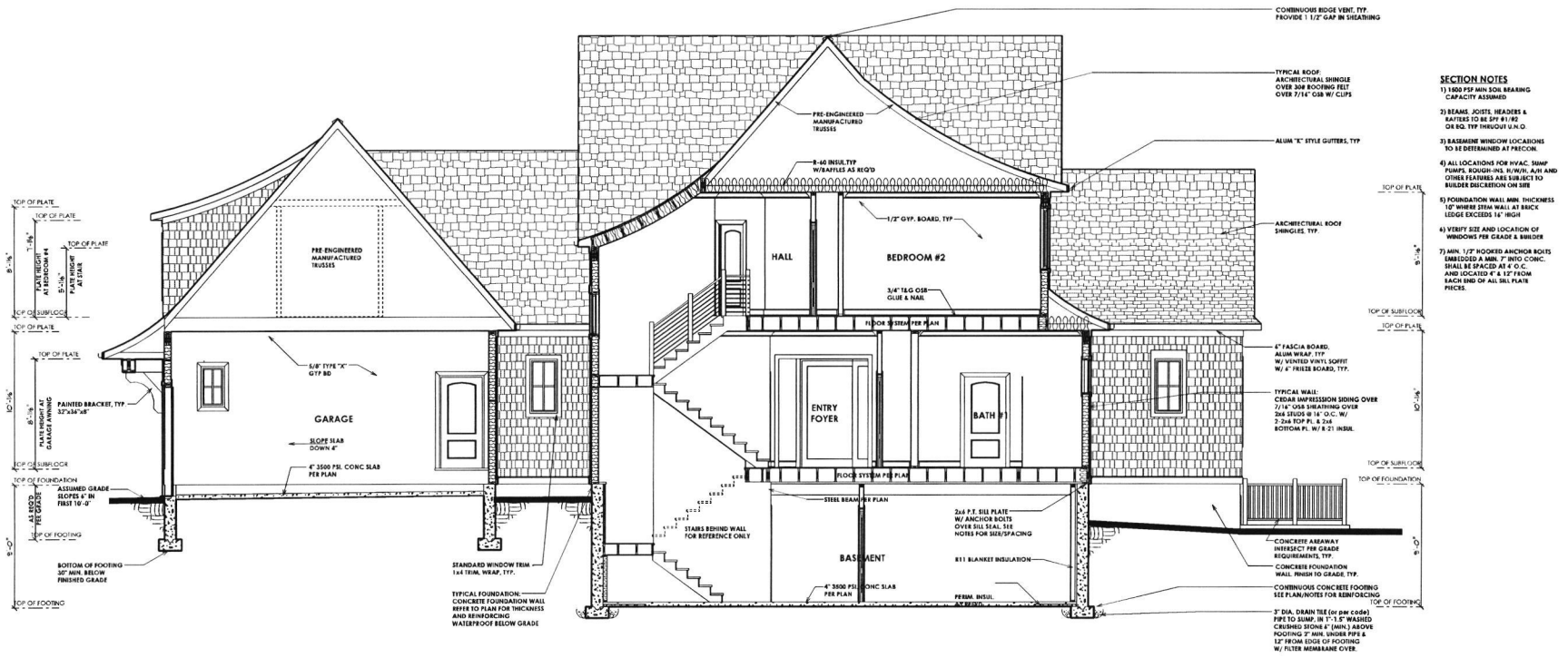
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SECTION A-A

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SECTION B-B

- SECTION NOTES**
- 1) 1800 TYP MIN. FOR WEARING CAPACITY ASSUMED
 - 2) BEAMS, JOISTS, HEADERS & PARTIES TO BE SP#192 OR EQ. TYP PER U.S.A.C.
 - 3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED BY PERSON
 - 4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/L, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
 - 5) FOUNDATION WALL MIN. THICKNESS 12" WHERE STEIN WALL AS BRICK LEDGE EXCEEDS 14" HIGH
 - 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & EROSION
 - 7) MIN. 1/2" HOLED ANCHOR BOLTS IMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.



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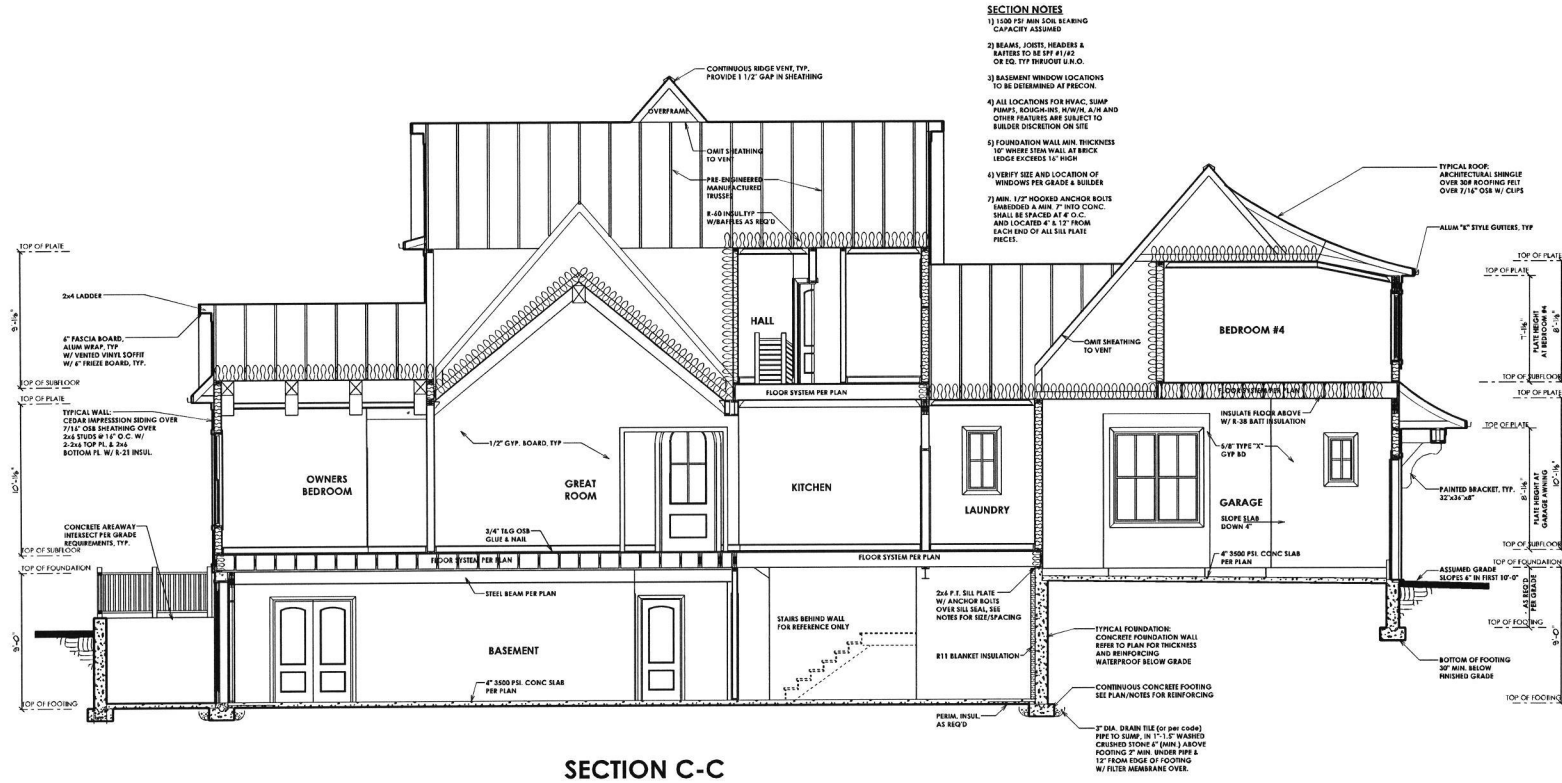
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3-18-25	PERMIT SET
4-18-25	REVISION
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SCALE: 1/4" = 1'-0"

SECTIONS
5.02
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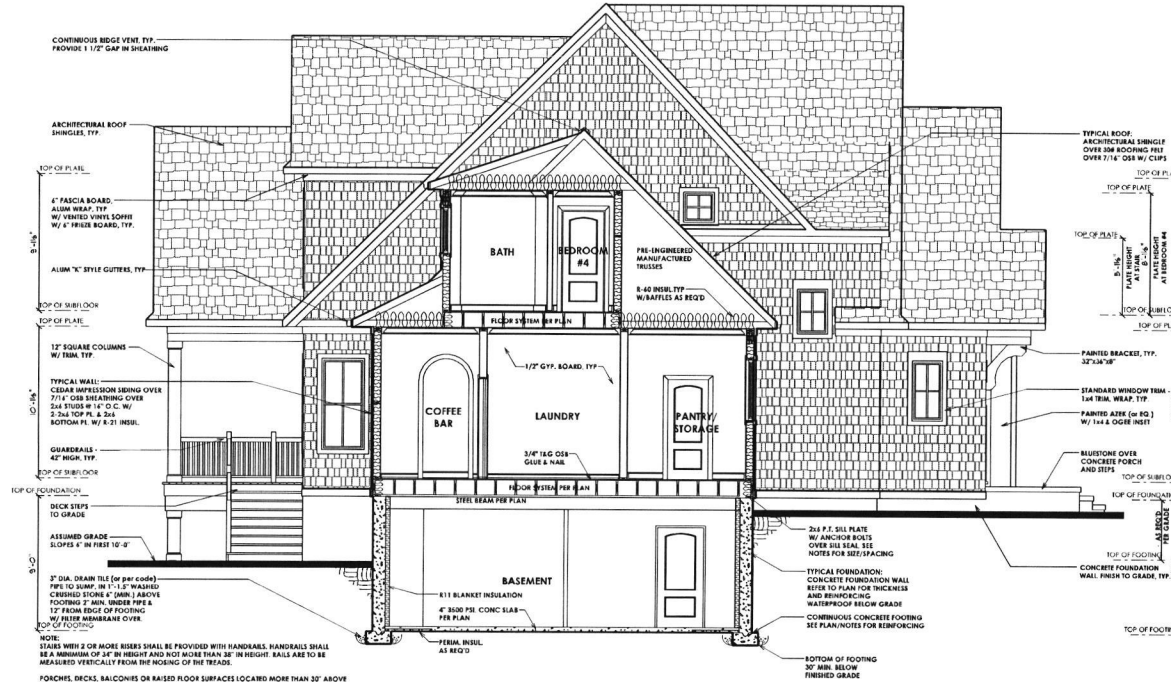
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4-18-25	REVISION
6-13-25	REVISION

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

SECTIONS
5.03

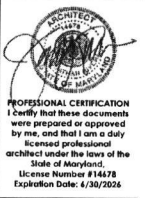
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- SECTION NOTES**
- 1) 1500 PFS MIN SOL BEARING CAPACITY ASSUMED
 - 2) BEAMS, JOIST HEADERS & RAFTERS TO BE SP #1 F55 OR EQ. TYP THROUGH U.N.O.
 - 3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT RESCON.
 - 4) ALL LOCATIONS FOR HVAC, SEWP, PUMPS, BOILER, P.V. W/VE, A/P, AND OTHER FIXTURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
 - 5) FOUNDATION WALL MIN. THICKNESS 12\"/>

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 THE LOCATION AND EXTENT OF FOUNDATION DEFECTS REVEALED BY VISUAL INSPECTION SHALL BE THE RESPONSIBILITY OF THE OWNER AND NOT THE ARCHITECT UNLESS THERE IS A WRITTEN AGREEMENT TO THE CONTRARY. THE ARCHITECT SHALL BE PROVIDED WITH THE FULL SET OF RECORDS.

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SECTION D-D

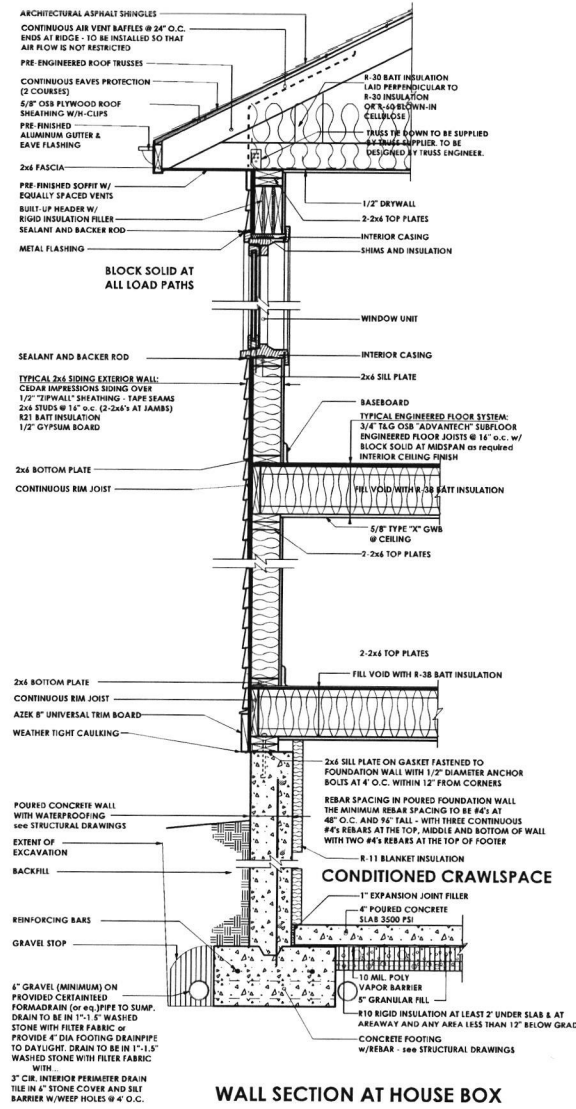
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3-18-25	PERMIT SET
4-18-25	REVISION
6-13-25	REVISION

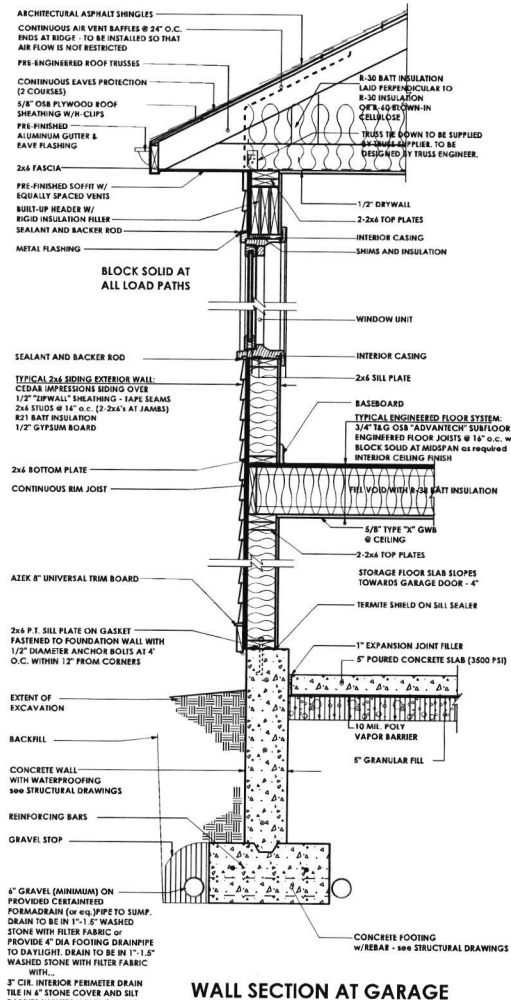
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SECTIONS
5.04
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WALL SECTION AT HOUSE BOX



WALL SECTION AT GARAGE

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SCALE: 1" = 1'-0"

WALL SECTIONS

5.10

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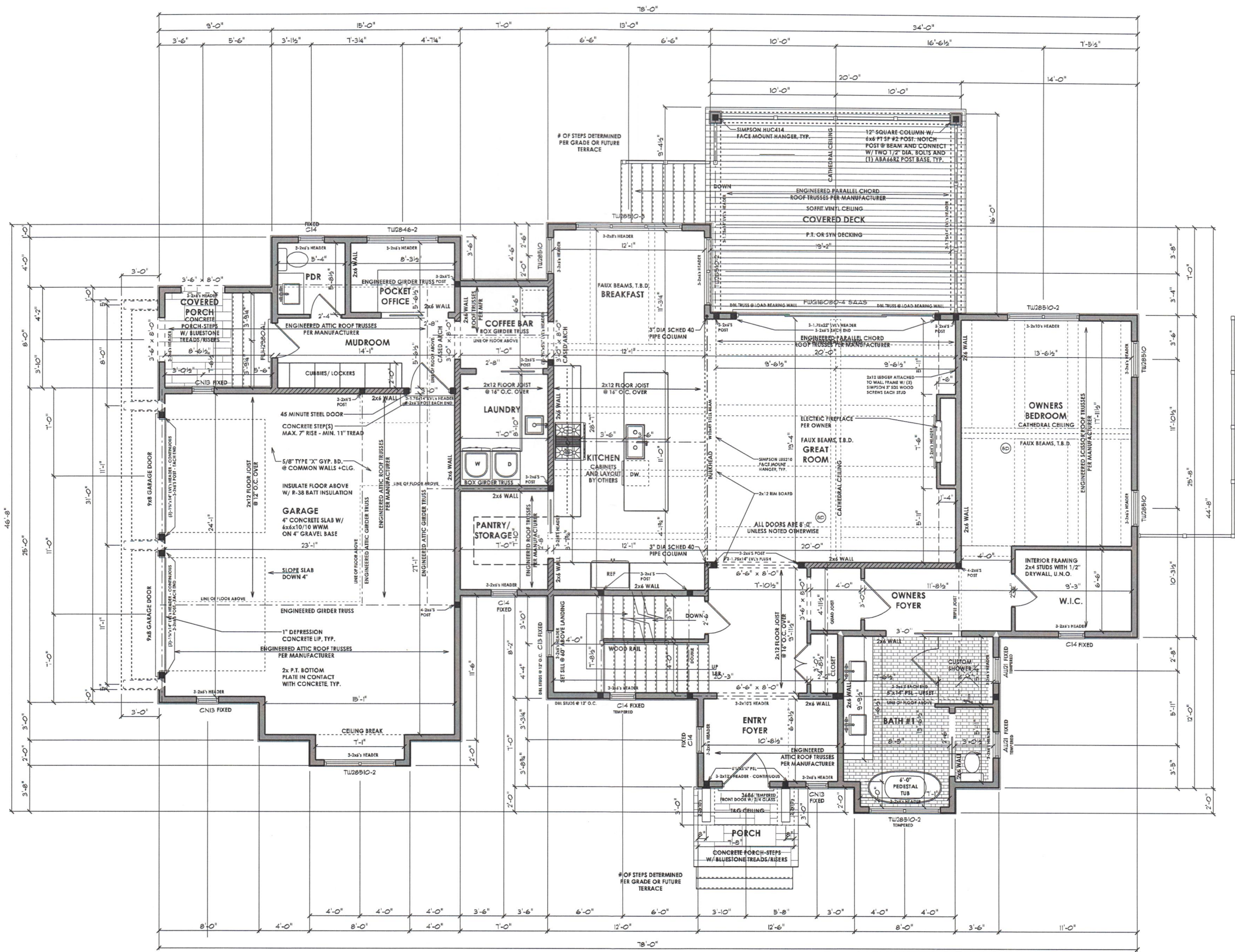
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5	4-18-25	REVISION

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

1ST FLOOR
3.01
 PRINT DATE:
 Friday, April 18, 2025



TYPICAL HOUSE BOX - 2x6 EXTERIOR WALL
 TYPICAL METHOD OF WALL CONSTRUCTION - #602.10.8
 CONTINUOUSLY SHEATHED - WOOD STRUCTURAL PANEL



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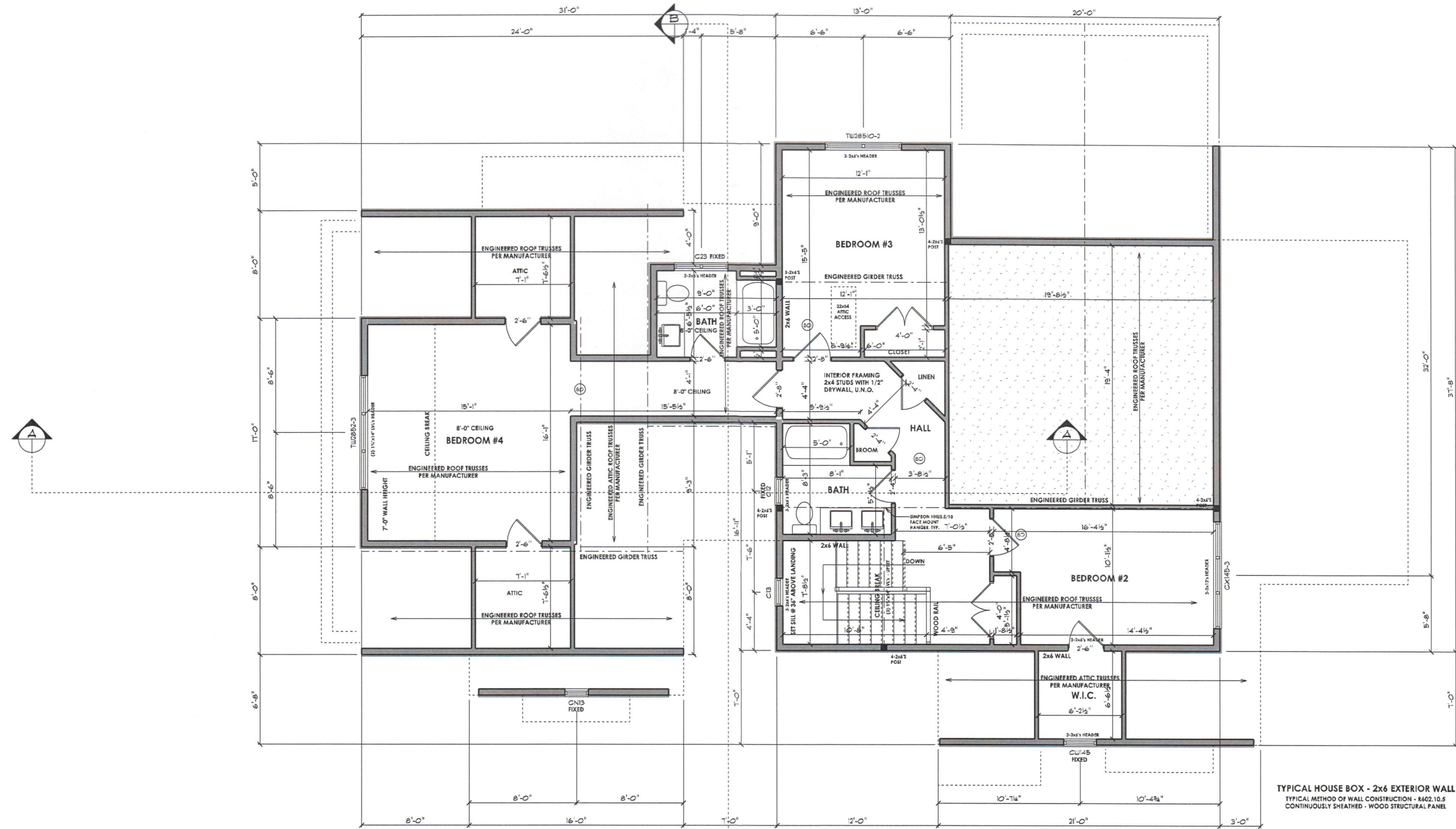
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- 5 4-18-25 REVISION

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SECOND FLOOR

3.02

PRINT DATE:
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TYPICAL HOUSE BOX - 2x6 EXTERIOR WALL
 TYPICAL METHOD OF WALL CONSTRUCTION - R402.10.5
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