

GENERAL NOTES

BUILDING CODES:

- A. ALL CONSTRUCTION SHALL CONFORM WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC).
- B. ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES/AMENDMENTS.

DESIGN LOADS: (PER SECTION R301 OF IRC 2012)

- A. THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS AND INDICATED IN THE GENERAL NOTES.
- B. THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADS FOR ALL NEW FRAMING SHALL BE AS FOLLOWS:
- | | |
|--|-----------------------------|
| FLOOR LOAD (U ₀ N) | LL=40 PSF / DL=10 PSF |
| SLEEPING RMS. / ATTIC WITH FIXED STAIR | LL=30 PSF / DL=10 PSF |
| GARAGE FLOOR | LL=50 PSF / 2000# POINT |
| ROOF LIVE LOAD | MIN. 30 PSF |
| ATTIC AND TRUSS BOTTOM CHORD | LL=20 PSF (LIMITED STORAGE) |
| | LL=10 PSF (NO STORAGE) |
- C. ROOF SNOW LOAD DESIGN CRITERIA:
- | | |
|-------------------------------------|----------------------------|
| GROUND SNOW LOAD (P _g)= | 25 PSF (40 PSF ELEVATIONS) |
| EXPOSURE FACTOR (C _e)= | I |
| IMPORTANCE FACTOR (I)= | I |
- D. WIND LOAD DESIGN CRITERIA:
- | | |
|------------------------|--------|
| BASIC WIND SPEED= | 90 MPH |
| WIND EXPOSURE= | B |
| IMPORTANCE FACTOR (I)= | I |
- E. EARTHQUAKE LOAD DESIGN CRITERIA:
- | | |
|---|-------|
| SEISMIC DESIGN CATEGORY= | A |
| SPECTRAL RESPONSE COEFFICIENT (S _{DS})= | 0.191 |
| (SDI)= | 0.101 |
| SITE CLASS= | D |
- F. SUBJECT TO DAMAGE FROM:
- | | |
|------------------|--------------------|
| WEATHERING | SEVERE |
| FROST LINE DEPTH | 30" |
| TERMITE | MODERATE TO HEAVY |
| DECAY | SLIGHT TO MODERATE |
- G. TEMPERATURE AND FLOODING:
- | | |
|---------------------------|------------------|
| WINTER DESIGN TEMPERATURE | 13° F |
| ICE BARRIER REQUIRED | YES |
| FLOOD HAZARDS | SEE FLOOD MAPS |
| AIR FREEZING INDEX | GREATER THAN 500 |
| MEAN ANNUAL TEMPERATURE | 55° F |
- H. THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE FLOORS AND ROOF. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF CONSTRUCTION AND SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE AND TO SUPPORT CONSTRUCTION LOADS DURING CONSTRUCTION, INCLUDING SOILS ON WALLS FROM BACK FILLING PRIOR TO PLACING SLABS ON GRADE. DESIGN OF ALL BRACING IS THE CONTRACTOR'S RESPONSIBILITY.

SPREAD FOOTING FOUNDATIONS:

- A. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 30" BELOW FINISH GRADE FOR FROST PROTECTION.
- B. ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
- C. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION AND SOIL CONDITIONS WHICH DIFFER FROM THOSE ANTICIPATED OR INDICATED IN THE CONTRACT DOCUMENTS.

CONCRETE SLAB-ON-GRADE:

- A. ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED, SHALL CONSIST OF A 4 INCH THICK CONCRETE SLAB REINFORCED WITH ONE LAYER OF 6"x6"-W4XW4 WELDED WIRE FABRIC AND PLACED OVER A 6 MIL POLYETHYLENE VAPOR RETARDER AND 4 INCHES OF COMPACTED GRANULAR BASE. ALL EDGES OF VAPOR RETARDER SHALL BE LAPED A MINIMUM OF 6 INCHES AND TAPED. MAXIMUM AGGREGATE SIZE OF GRANULAR BASE SHALL BE 1/2 INCH.
- B. FILL DEPTHS UNDER SLAB SHALL NOT EXCEED 24 INCHES FOR CLEAN SAND OR GRAVEL AND 8 INCHES FOR COMPACTED SOIL. SLABS ON GREATER FILL SHALL BE ENGINEERED SUPPORTED SLABS. COORDINATE WITH ENGINEER WHERE REQUIRED.
- C. PLACE CONCRETE PER ACI 302. CONTRACTOR SHALL READ, UNDERSTAND & FOLLOW GUIDELINES SET FORTH FOR PREPARING SUBGRADE, PLACING, CONSOLIDATING, FINISHING AND CURING CONCRETE SLABS.

CAST IN PLACE CONCRETE:

- A. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)" AND TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)".
- B. IN ADDITION TO THE ABOVE, ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING:
1. RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING (ACI 305).
 2. RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING (ACI 306).
 3. RECOMMENDED PRACTICE FOR CONCRETE FORM WORK (ACI 347).
- C. ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE STONE AGGREGATE CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT OF 5%-7%. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED. MAXIMUM AGGREGATE SIZE SHALL BE 1" AND MAXIMUM SLUMP SHALL BE 4" (3" FOR SLABS ON GRADE). ALL CONCRETE, EXCEPT FOOTINGS, SHALL CONTAIN A WATER REDUCING ADMIXTURE. PORTLAND CEMENT SHALL CONFORM TO ASTM C150 AND NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C33.
- D. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A185. LAP ALL REINFORCING BARS A MINIMUM OF 48xBAR DIA. (EX. - LAP 1/2" BAR 24") AND ALL W.W.F. A MINIMUM OF TWO FULL GRIDS, UNLESS OTHERWISE INDICATED.

STRUCTURAL AND MISCELLANEOUS STEEL:

- A. ALL STEEL CONSTRUCTION SHALL CONFORM TO THE THIRTEENTH EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- B. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A492 GRADE 50 OR ASTM A36 AT THE CONTRACTORS OPTION.
- C. ALL MISCELLANEOUS STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF F_y=36,000 PSI.
- D. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A501 HAVING A MINIMUM YIELD STRENGTH OF F_y=36,000 PSI OR TO ASTM A53, TYPE "E" OR "B" GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF F_y=35,000 PSI.
- E. ALL STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500, GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF F_y=46,000 PSI.
- F. ALL CONNECTIONS, UNLESS OTHERWISE NOTED, SHALL BE DOUBLE ANGLE OR SINGLE PLATE SHEAR CONNECTIONS DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL" WITH A MINIMUM EDGE DISTANCE OF 1-1/2 INCHES AND BOLT SPACING OF 3 INCHES.
- G. THE CONTRACTOR SHALL NOT SPLICE OR CUT OPENINGS IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.

WOOD FRAMING:

- A. ALL WOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- B. ALL NEW LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER. ALL NEW PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
- C. NAILING OF ALL WOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE NAILING SCHEDULE OF THE IRC BUILDING CODE.
- D. PROVIDE DOUBLE JOISTS OR HEADERS ALONG EACH SIDE OF FLOOR OR ROOF OPENINGS, UNDER THE CENTERLINE OF PARTITION WALLS PARALLEL TO JOIST SPANS, AND ABOVE ALL WALL OPENINGS UNLESS OTHERWISE INDICATED.
- E. THE CONTRACTOR SHALL CUT OR NOTCH THE WOOD FRAMING ONLY AS REQUIRED AND IN ACCORDANCE WITH THE IRC BUILDING CODE, THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", OR AS SHOWN ON THE CONTRACT DRAWINGS.
- F. PROVIDE DOUBLE OR TRIPLE STUDS AT ALL CORNERS, SIDES OF OPENINGS, AND BENEATH ALL WOOD BEAMS AND LINTELS, UNLESS OTHERWISE INDICATED.
- G. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S "NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" FOR THE DESIGN LOADS INDICATED ON THE CONTRACT DOCUMENTS.
- H. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ALL WOOD TRUSSES INCLUDING MEMBER LAYOUT, WOOD SPECIES AND GRADE, MEMBER SIZES, TRUSS BEARING CONNECTION DETAILS, CAPACITY OF CONNECTOR PLATES AND THE SIZE AND LOCATION OF ALL REQUIRED BRIDGING. THE CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND.
- I. THE CONTRACTOR SHALL PROVIDE TRUSS TIES EQUIVALENT TO OR BETTER THAN THE UPLIFT LOADS INDICATED ON THE TRUSS SHOP DRAWINGS.

INSULATION & MOISTURE PROTECTION:

- A. PROVIDE 30 lb. BUILDING FELT OR PAPER AT BRICK VENEER WITH FLASHING AT OPENING TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.
- B. PROVIDE MINIMUM ONE LAYER OF 15 lb. ROOFING FELT AT THE ROOF TO PROVIDE A WATER-RESISTANT BASE FOR FIBERGLASS COMPOSITION ROOF SHINGLES.
- C. AN ICE BARRIER, IF REQUIRED, THAT CONSISTS OF TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- D. PROVIDE INSULATION AS FOLLOWS:
- | | |
|----------------------------------|---|
| CEILING: | R-14 FIBERGLASS BATTS OR BLOWN |
| EXTERIOR FRAME WALLS: | R-20 MINIMUM TOTAL EXTERIOR WALL ASSEMBLY |
| BASEMENT (CONCRETE) WALLS: | R-10 CONTINUOUS FIBERGLASS BATTS (FOIL-FACED); R-13 FIBERGLASS BATTS (KRAFT-FACED) W/ INTERIOR FRAME WALL |
| FLOORS OVER UNCONDITIONED SPACE: | R-19 FIBERGLASS BATTS |
| WINDOWS / GLASS DOORS: | U-FACTOR ≤ 0.35 |
| SKYLIGHTS: | U-FACTOR ≤ 0.35 |
- E. THE CONTRACTOR SHALL PROVIDE CORROSION-RESISTANT METAL FLASHING ABOVE ALL WINDOW AND DOOR OPENINGS TO PREVENT MOISTURE PENETRATION. SIMILAR FLASHING SHALL BE PROVIDED AT ROOF VALLEYS AND ROOF OPENINGS, WOOD OR METAL COPINGS AND SILLS.
- F. THE CONTRACTOR SHALL PROVIDE PERFORATED SOFFITS AT THE ROOF EAVES AND A CONTINUOUS RIDGE VENT AT THE ROOF TO PROVIDE REQUIRED ATTIC VENTILATION.

STAIRS, HANDRAILS and GUARDS:

- A. STAIRS SHALL COMPLY WITH SECTION R311 OF THE IRC. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQ'D HEADROOM HEIGHT. 31.5 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE; 27 INCHES WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.
- B. MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES.
- C. MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4 INCHES AND MINIMUM TREAD DEPTH SHALL BE 10 INCHES. (UNLESS NOTED OTHERWISE IN CONTRACT DRAWINGS).
- D. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS. HANDRAILS SHALL BE A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE TREAD NOSING.
- E. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.
- F. REQUIRED GUARDS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

SPECIALTIES:

- A. SMOKE ALARMS SHALL COMPLY WITH SECTION R314 OF THE IRC. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE HOUSE INCLUDING THE BASEMENT.
- B. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE HOUSE WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SMOKE ALARMS SHALL RECEIVE POWER FROM A BATTERY.
- C. CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315 OF THE IRC. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- D. CARBON MONOXIDE ALARMS ARE REQUIRED IN DWELLING UNITS WHICH HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES.

MECHANICAL, ELECTRICAL & PLUMBING:

- A. H.V.A.C. DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED MECHANICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
- B. ELECTRICAL DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
- C. PLUMBING DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED PLUMBING CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
- D. IF REQUIRED, FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED SPRINKLER CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.

WINDOWS AND DOORS:

- A. ALL WINDOW NUMBERS INDICATE MODEL NUMBERS FOR "ANDERSEN" WINDOW UNITS.
- B. WINDOWS INDICATED ON DRAWINGS AS "EGRESS" SHOULD MEET BUILDING CODE REQUIREMENTS PER SECTION R310 OF THE IRC.
- C. WINDOWS IN DOORS, SIDE LIGHTS AND WINDOWS WITHIN 24" OF DOORS SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.
- D. GLASS AT TUBS AND SHOWER ENCLOSURES SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.

PROJECT GENERAL NOTES:

- A. WALL DIMENSIONS ARE FROM OUTSIDE FACE OF FRAMING AND ARE AS FOLLOWS (U.O.N.):
- | | |
|-----------------------|---|
| INTERIOR PARTITIONS = | 3-1/2" (2x4 WOOD STUDS @ 16" O.C.) |
| | 5-1/2" (2x6 WOOD STUDS @ 16" O.C.) |
| EXTERIOR WALLS = | 4" (2x4 STUDS @ 16" O.C. PLUS 1/2" SHEATHING) |
| | 6" (2x6 STUDS @ 16" O.C. PLUS 1/2" SHEATHING) |
- B. THE CONTRACTOR AND HIS ASSOCIATED SUBCONTRACTORS ARE RESPONSIBLE TO THOROUGHLY REVIEW ALL DRAWINGS. ANY INCONSISTENCIES OR ERRORS ARE TO BE REPORTED TO THE DESIGNER FOR CLARIFICATION OR CORRECTION PRIOR TO THE START OF CONSTRUCTION OR MANUFACTURING OF PRE-FABRICATED COMPONENTS.
- C. IF THE CONTRACTOR MODIFIES OR DEVIATES FROM THESE PLANS FOR ANY REASON WITHOUT NOTIFYING CADDWORKS, INC., THE PLAN'S CODE COMPLIANCE BECOMES THE CONTRACTOR'S RESPONSIBILITY.
- D. SIZING/SPACING OF ALL PRE-ENGINEERED WOOD FRAMING PRODUCTS (MICROLAMS, PARALLAMS, & FLOOR/ROOF TRUSSES) TO BE ENGINEERED/VERIFIED BY MANUFACTURER.
- E. FLOOR FRAMING TO BE ACCOMPLISHED WITH PRE-ENGINEERED WOOD 1" JOISTS; MANUFACTURER'S AGENT TO DESIGN JOIST LAYOUT AND PROVIDE ENGINEERED SHOP DRAWINGS; FLOOR SYSTEM TO BE DESIGNED WITH 1/480 LIVE LOAD DEFLECTION MIN. (L/600 IN AREAS TO BE FINISHED WITH TILE).
- F. ROOF FRAMING TO BE ACCOMPLISHED WITH PRE-ENGINEERED WOOD TRUSSES; MANUFACTURER'S AGENT TO DESIGN TRUSS LAYOUT AND PROVIDE ENGINEERED SHOP DRAWINGS.
- G. THE STAIR MANUFACTURER SHALL VERIFY EXISTING FIELD CONDITIONS PRIOR TO FABRICATION OF STAIR; STAIR TO BE BUILT IN COMPLIANCE WITH ALL APPLICABLE CODES.
- H. THESE DOCUMENTS ARE NOT TO BE SCALED. DIMENSIONS SHALL GOVERN ON ALL DRAWINGS. ANY OMISSIONS OR AREAS OF DISCREPANCY SHALL BE REFERRED TO CADDWORKS, INC. PRIOR TO CONSTRUCTION.

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PROPOSED NEW HOME FOR:
SCOTT / STEINHORN
5148 BONNIE ACRES
ELLICOTT CITY, HOWARD CO.



PERMIT SET 2-6-14

PROPOSED HOME FOR:

CAROL SCOTT & JASON STEINHORN

5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

SHEET NO.

G1

PROJ. NO.: 1279

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS				
		PRELIM.	REVISED ROOF PLAN	ADDED BILCO BASEMENT DOORS	REVISIONS & ELEVATIONS	UPDATED PLANS
11-1-13	DNR					
11-4-13	DNR					
11-12-13	DNR					
12-13-13	DNR					
1-31-14	DNR					

GENERAL NOTES

CADDWORKS inc.
RESIDENTIAL DESIGN

332 WEST PATRICK STREET / FREDERICK, MD / 21701
(V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
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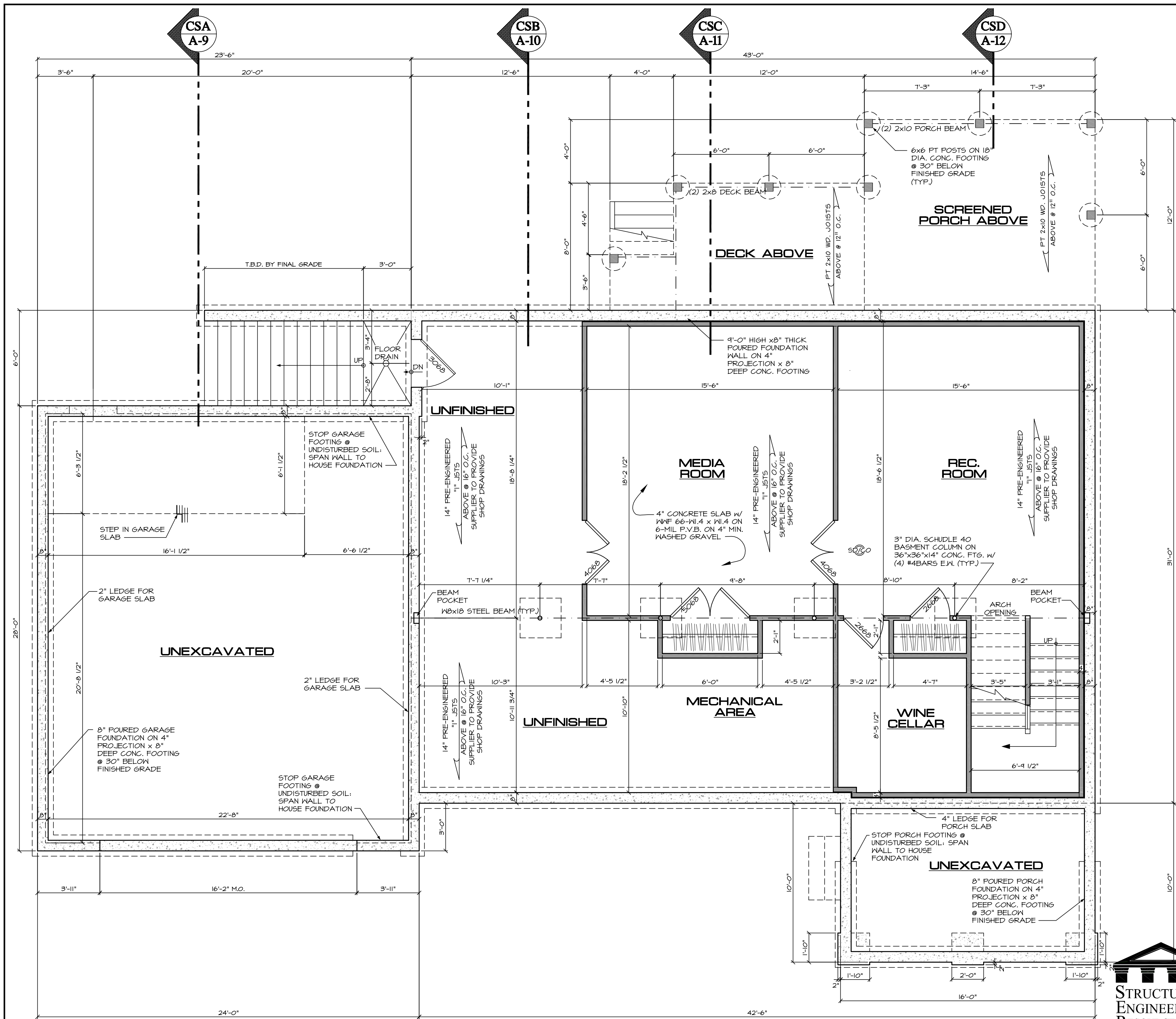
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FOUNDATION CHART

(PER SECTION R404 OF IRC 2012)

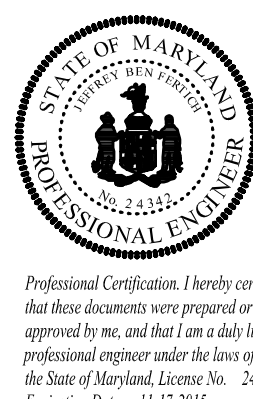
FOUNDATION WALL THICKNESS FOR THIS PROJECT IS BASED ON THE FOLLOWING CHART & MAY BE MODIFIED IN THE FIELD AS REQUIRED BY GRADE CONDITIONS USING THE SAME GUIDELINES.

MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-INCH & 12-INCH NOMINAL FLAT BASEMENT WALLS ^{b, c, d, e, f, h, i, k, n}													
MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^g (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (INCHES)											
		SOIL CLASSES ^o AND DESIGN LATERAL SOIL (PSF PER FOOT OF DEPTH)											
		GM, GP, SM, SP 30				GM, GC, SM, SM-SC and ML 45				SC, ML-CL and Inorganic CL 60			
		MINIMUM NOMINAL WALL THICKNESS (INCHES)											
		6	8	10	12	6	8	10	12	6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR ^l	NR	NR	#4 @ 35"	NR ^l	NR	NR
7	6	NR	NR	NR	NR	#5 @ 48"	NR	NR	NR	#5 @ 36"	NR	NR	NR
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	#5 @ 41"	NR	NR	NR
	6	NR	NR	NR	NR	#5 @ 42"	NR	NR	NR	#6 @ 43"	#5 @ 48"	NR ^l	NR
	7	#5 @ 46"	NR	NR	NR	#6 @ 42"	#5 @ 46"	NR ^l	NR	#6 @ 34"	#6 @ 48"	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 38"	NR ^l	NR	NR	#5 @ 43"	NR	NR	NR
	6	#4 @ 31"	NR ^l	NR	NR	#5 @ 31"	NR	NR	NR	#6 @ 31"	#5 @ 43"	NR ^l	NR
	7	#5 @ 40"	NR	NR	NR	#6 @ 31"	#5 @ 41"	NR ^l	NR	#6 @ 34"	#6 @ 43"	NR	NR
9	8	#6 @ 43"	#5 @ 47"	NR ^l	NR	#6 @ 34"	#6 @ 43"	NR	NR	#6 @ 27"	#6 @ 32"	#6 @ 44"	NR
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	#4 @ 35"	NR ^l	NR	NR	#5 @ 40"	NR	NR	NR
	6	#4 @ 34"	NR ^l	NR	NR	#6 @ 48"	NR	NR	NR	#6 @ 36"	#6 @ 34"	NR	NR
10	7	#5 @ 36"	NR	NR	NR	#6 @ 34"	#5 @ 31"	NR	NR	#6 @ 33"	#6 @ 38"	#5 @ 31"	NR ^l
	8	#6 @ 38"	#5 @ 41"	NR ^l	NR	#6 @ 33"	#6 @ 38"	#5 @ 31"	NR ^l	#6 @ 24"	#6 @ 29"	#6 @ 34"	#4 @ 48" ^m
	9	#6 @ 34"	#6 @ 46"	NR	NR	#6 @ 26"	#6 @ 30"	#6 @ 41"	NR	#6 @ 19"	#6 @ 23"	#6 @ 30"	#6 @ 34"
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	5	NR	NR	NR	NR	#4 @ 33"	NR ^l	NR	NR	#5 @ 38"	NR	NR	NR
	6	#5 @ 48"	NR ^l	NR	NR	#6 @ 45"	NR	NR	NR	#6 @ 34"	#5 @ 31"	NR	NR
	7	#6 @ 41"	NR	NR	NR	#6 @ 34"	#6 @ 48"	NR	NR	#6 @ 30"	#6 @ 35"	#6 @ 48"	NR ^l
	8	#6 @ 34"	#5 @ 38"	NR	NR	#6 @ 30"	#6 @ 34"	#6 @ 41"	NR ^l	#6 @ 22"	#6 @ 26"	#6 @ 35"	#6 @ 45" ^m
	9	#6 @ 34"	#6 @ 41"	#4 @ 48"	NR ^l	#6 @ 23"	#6 @ 27"	#6 @ 35"	#4 @ 48" ^m	DR	#6 @ 22"	#6 @ 27"	#6 @ 34"
	10	#6 @ 28"	#6 @ 33"	#6 @ 45"	NR	DR ^j	#6 @ 23"	#6 @ 24"	#6 @ 38"	DR	#6 @ 22"	#6 @ 22"	#6 @ 28"



FOUNDATION PLAN

708 SQ. FT. FINISHED BSMT. SCALE: 1/4"=1'-0"



PERMIT SET 2-6-14

PROPOSED HOME FOR:
CAROL SCOTT & JASON STEIHOHN
5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
11-1-13	DNR	PRELIM.
11-4-13	DNR	REVISED ROOF PLAN
11-12-13	DNR	ADDED BILCO BASEMENT DOORS
12-15-13	DNR	REVISIONS ELEVATIONS
1-31-14	DNR	UPDATED PLANS

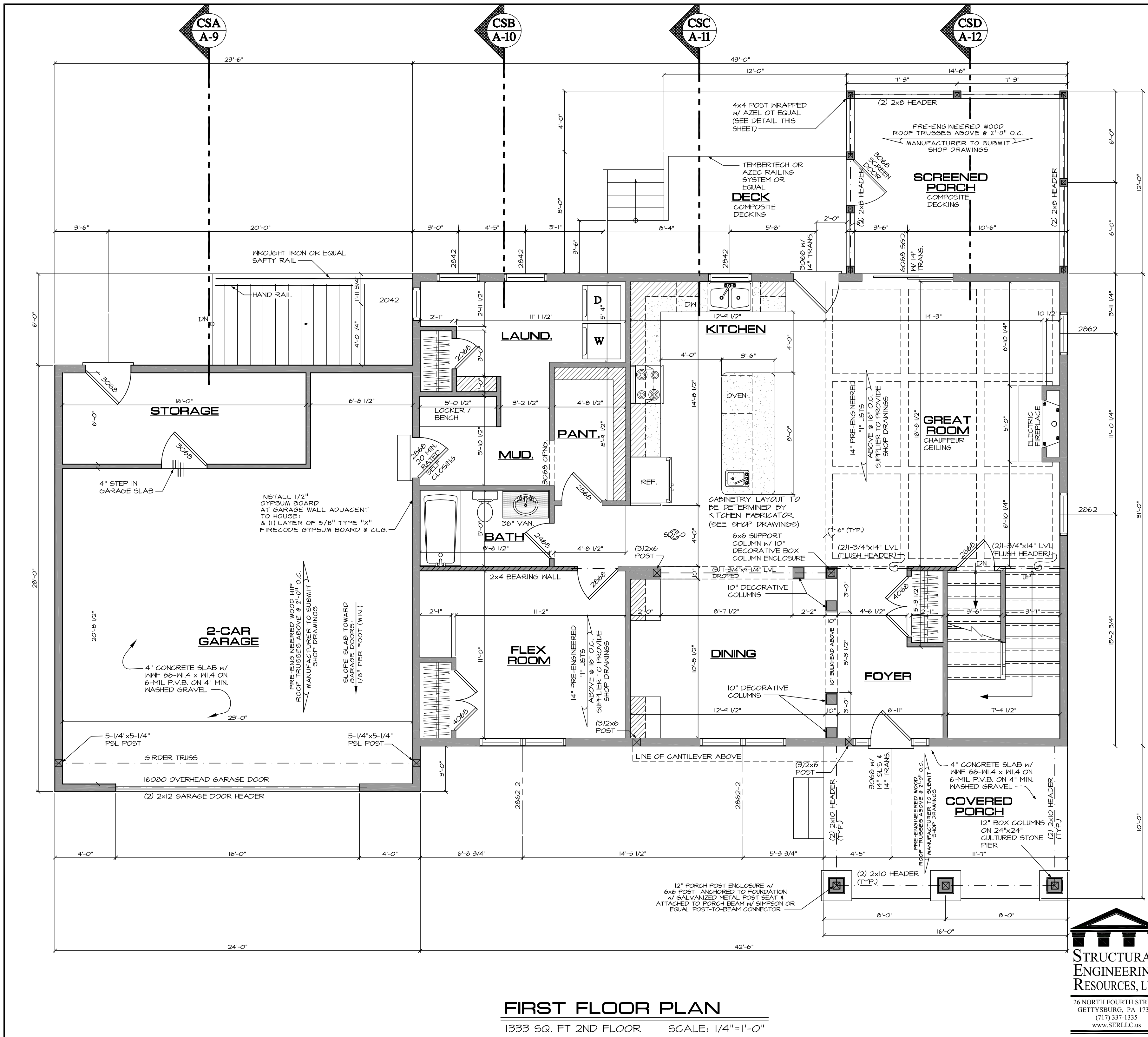
FOUNDATION PLAN

SHEET NO.
A-1

PROJ. NO.: 1279



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ELLICOTT CITY, HOWARD COUNTY

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FIRST FLOOR PLAN

CADDWORKS inc.
RESIDENTIAL DESIGN
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(V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
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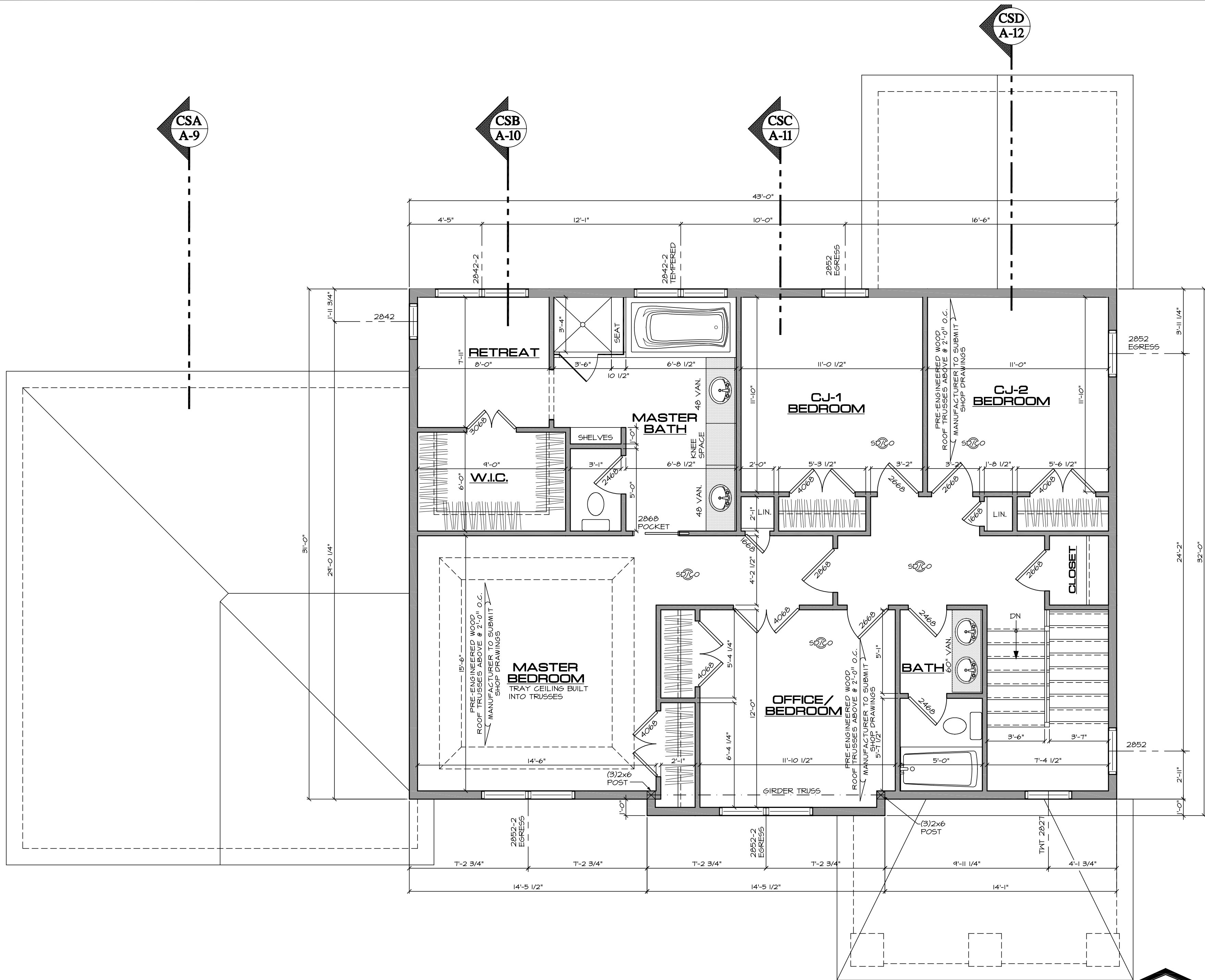
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(717) 337-1335
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STATE OF MARYLAND
PROFESSIONAL ENGINEER
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Expiration Date: 11-17-2015

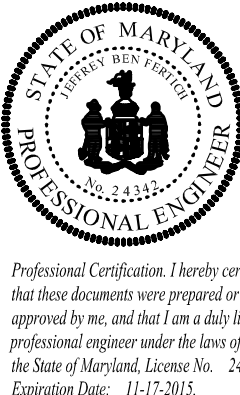
FIRST FLOOR PLAN
1333 SQ. FT 2ND FLOOR SCALE: 1/4"=1'-0"

SHEET NO.
A-2

PROJ. NO.: 1279



SECOND FLOOR PLAN
1262 SQ. FT 2ND FLOOR SCALE: 1/4"=1'-0"



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PERMIT SET 2-6-14

PROPOSED HOME FOR:
CAROL SCOTT & JASON STEIHOHN
5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

SUBMITTALS

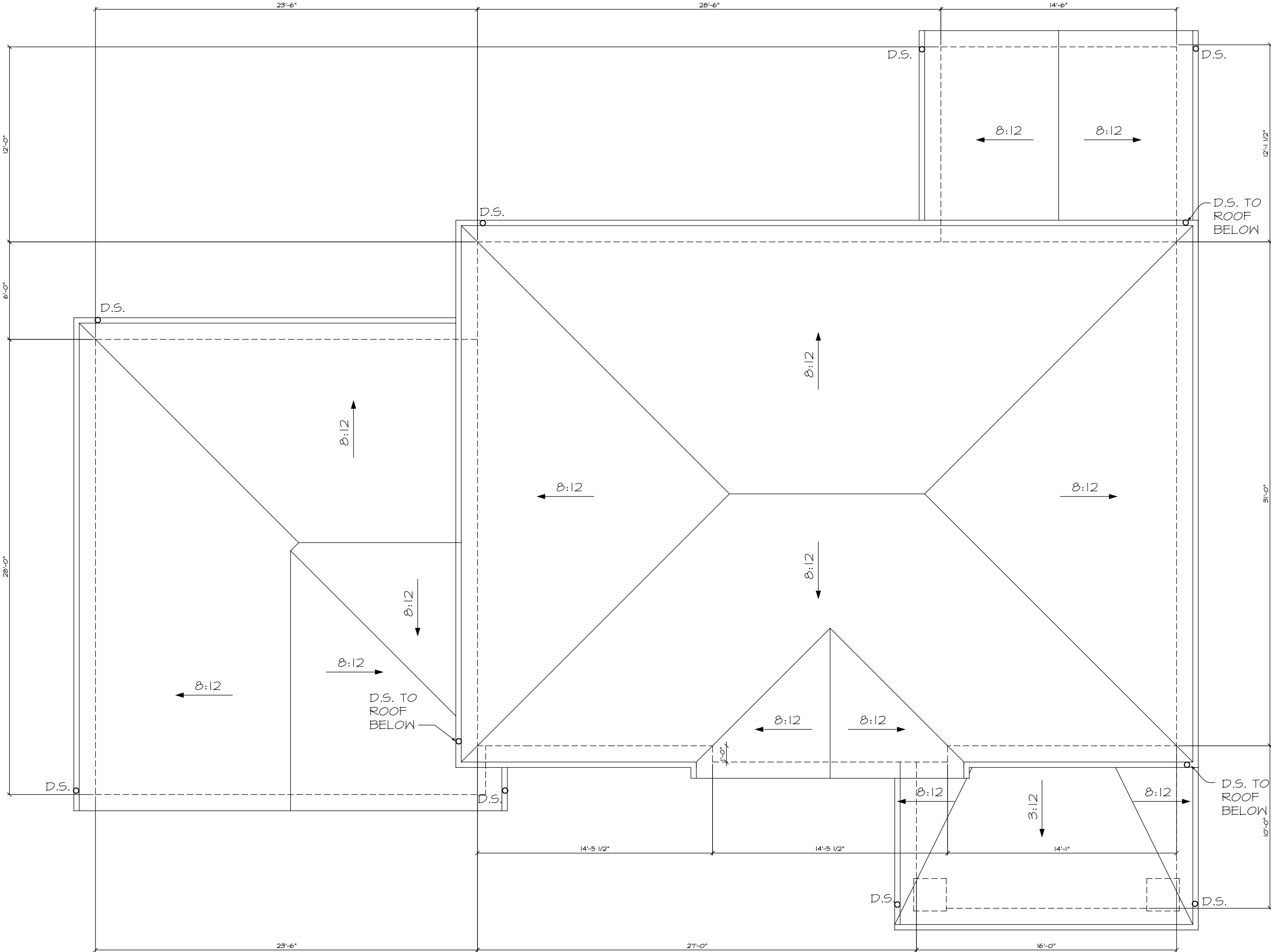
ISSUE DATE	DRAWN BY	REMARKS
11-1-13	DNR	PRELIM.
11-4-13	DNR	REVISED ROOF PLAN
11-12-13	DNR	ADDED BILCO BASEMENT DOORS
12-13-13	DNR	REVISIONS & ELEVATIONS
1-31-14	DNR	UPDATED PLANS

SHEET NO.
A-3

PROJ. NO.: 1279

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ROOF PLAN

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

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5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

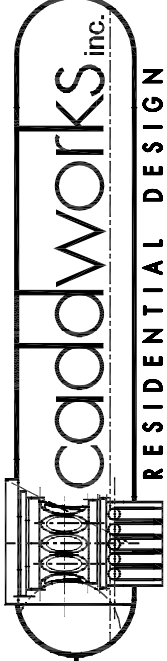
SHEET NO.

A-4

PROJ. NO.: 1279

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
11-1-13	DNR	PRELIM.
11-4-13	DNR	REVISED ROOF PLAN
11-12-13	DNR	ADDED BILCO BACKST DOORS
12-13-13	DNR	REVISIONS & ELEVATIONS
1-31-14	DNR	UPDATED PLANS



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

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SUBMITTALS

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11-1-13	DWR	PRELIM.
11-4-13	DWR	REVISED ROOF PLAN
11-12-13	DWR	ADDED BILCO BASEMENT DOORS
12-15-13	DWR	REVISIONS & ELEVATIONS
1-31-14	DWR	UPDATED PLANS

PROPOSED HOME FOR:

CAROL SCOTT & JASON STEIHOORN
5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

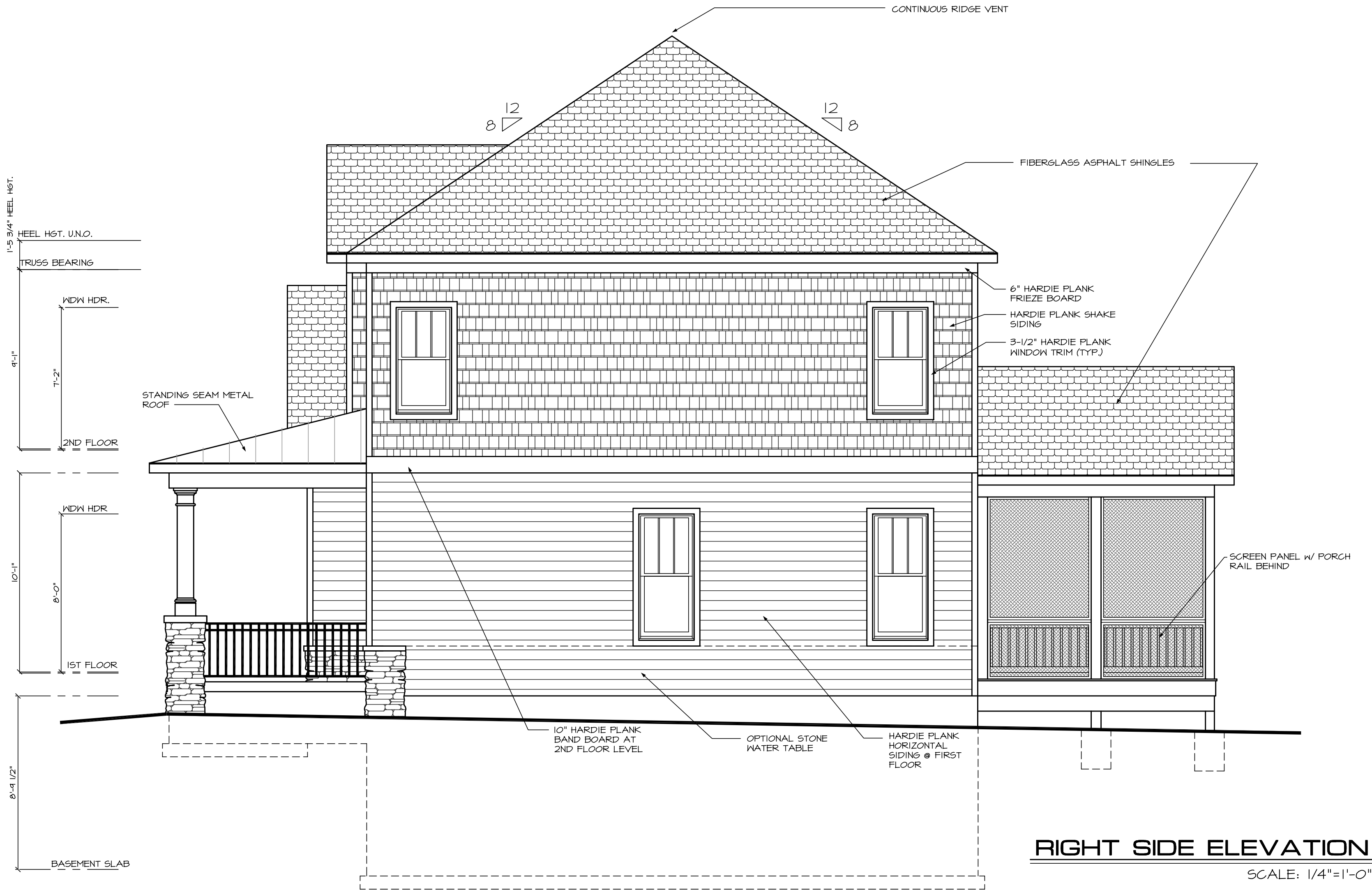
SHEET NO.
A-5

PROJ. NO.: 1279



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PROPOSED HOME FOR:

CAROL SCOTT & JASON STEIHOORN

5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

SHEET NO.
A-6

PROJ. NO.: 1279

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
11-1-13	DNR	PRELIM.
11-4-13	DNR	REVISED ROOF PLAN
11-12-13	DNR	ADDED BILCO BASEMENT DOORS
12-13-13	DNR	REVISIONS & ELEVATIONS
1-31-14	DNR	UPDATED PLANS



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REAR ELEVATION

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

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ELLICOTT CITY, HOWARD COUNTY

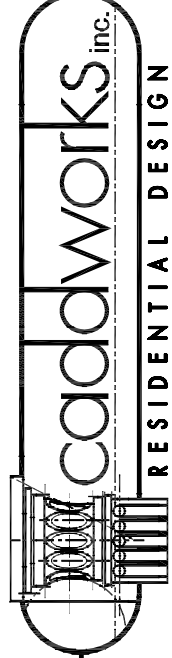
SHEET NO.

A-7

PROJ. NO.: 1279

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
11-1-13	DNR	PRELIM.
11-4-13	DNR	REVISED ROOF PLAN
11-12-13	DNR	ADDED BILCO BACKSET DOORS
12-13-13	DNR	REVISIONS TO ELEVATIONS
1-31-14	DNR	UPDATED PLANS



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LEFT SIDE ELEVATION

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

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PROPOSED HOME FOR:

CAROL SCOTT & JASON STEI Horn

5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

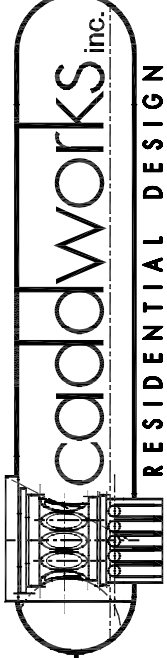
SHEET NO.

A-8

PROJ. NO.: 1279

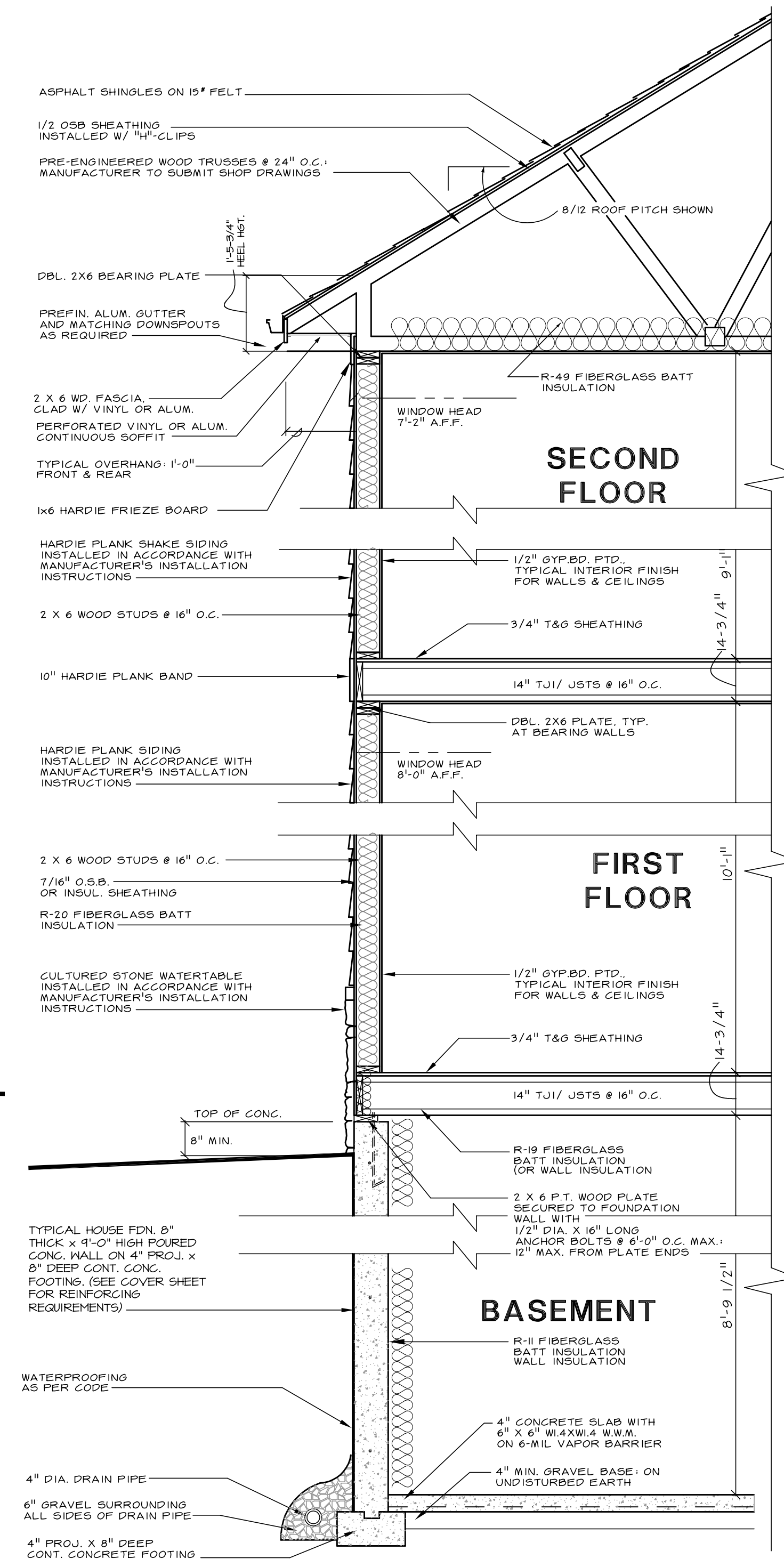
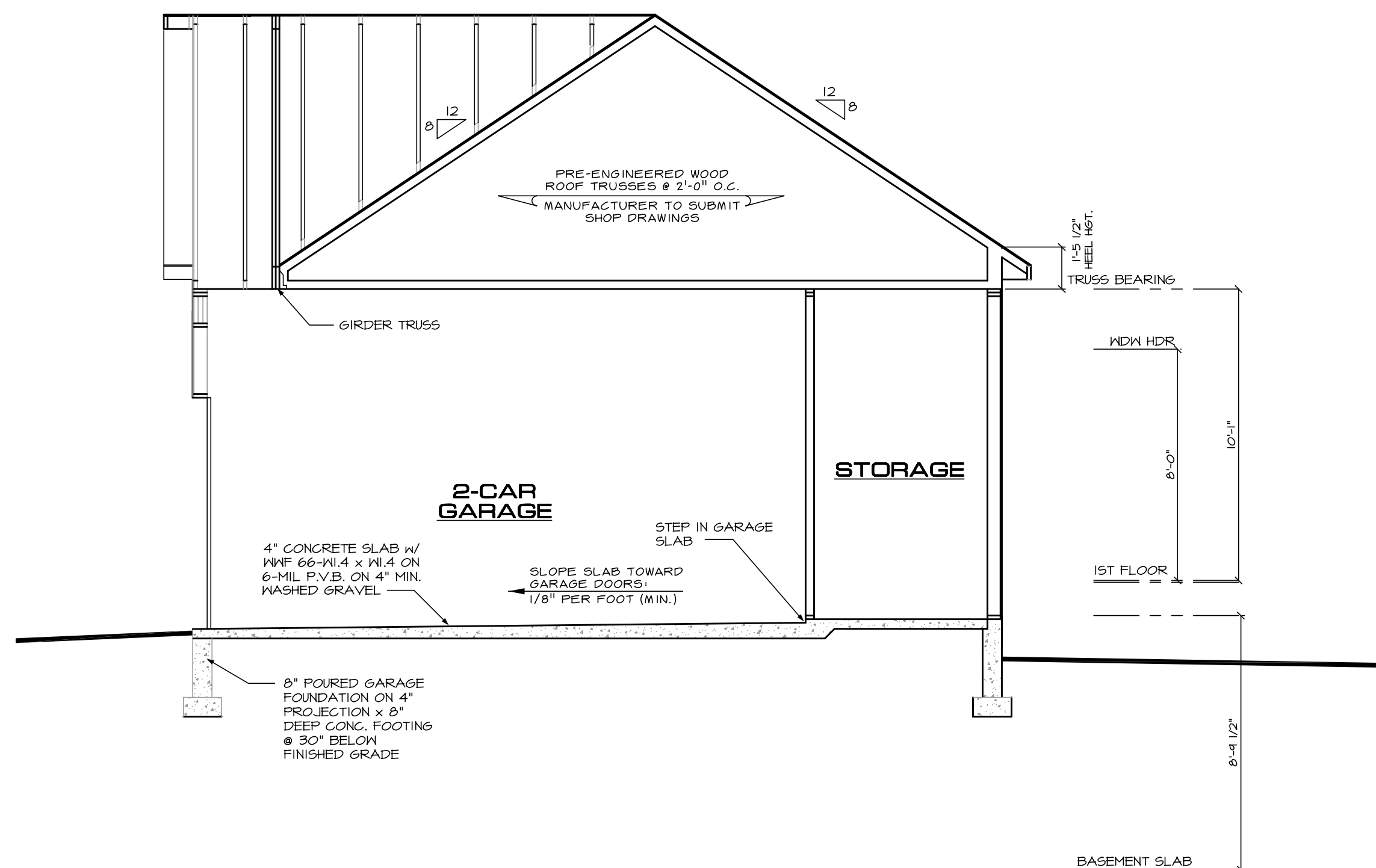
SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
11-1-13	DNR	PRELIM.
11-4-13	DNR	REVISED ROOF PLAN
11-12-13	DNR	ADDED BILCO BASEMENT DOORS
12-5-13	DNR	REVISIONS TO ELEVATIONS
1-31-14	DNR	UPDATED PLANS



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PERMIT SET 2-6-14

PROPOSED HOME FOR:

CAROL SCOTT & JASON STEIHOORN

5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
11-4-15	DWR	PRELIM.
11-4-15	DWR	REVISED ROOF PLAN
11-12-15	DWR	ADDED BILCO BACKSHEED DOORS
12-13-15	DWR	REVISIONS & ELEVATIONS
1-31-14	DWR	UPDATED PLANS

1 Y.P. WALL SECTION & SECTION A

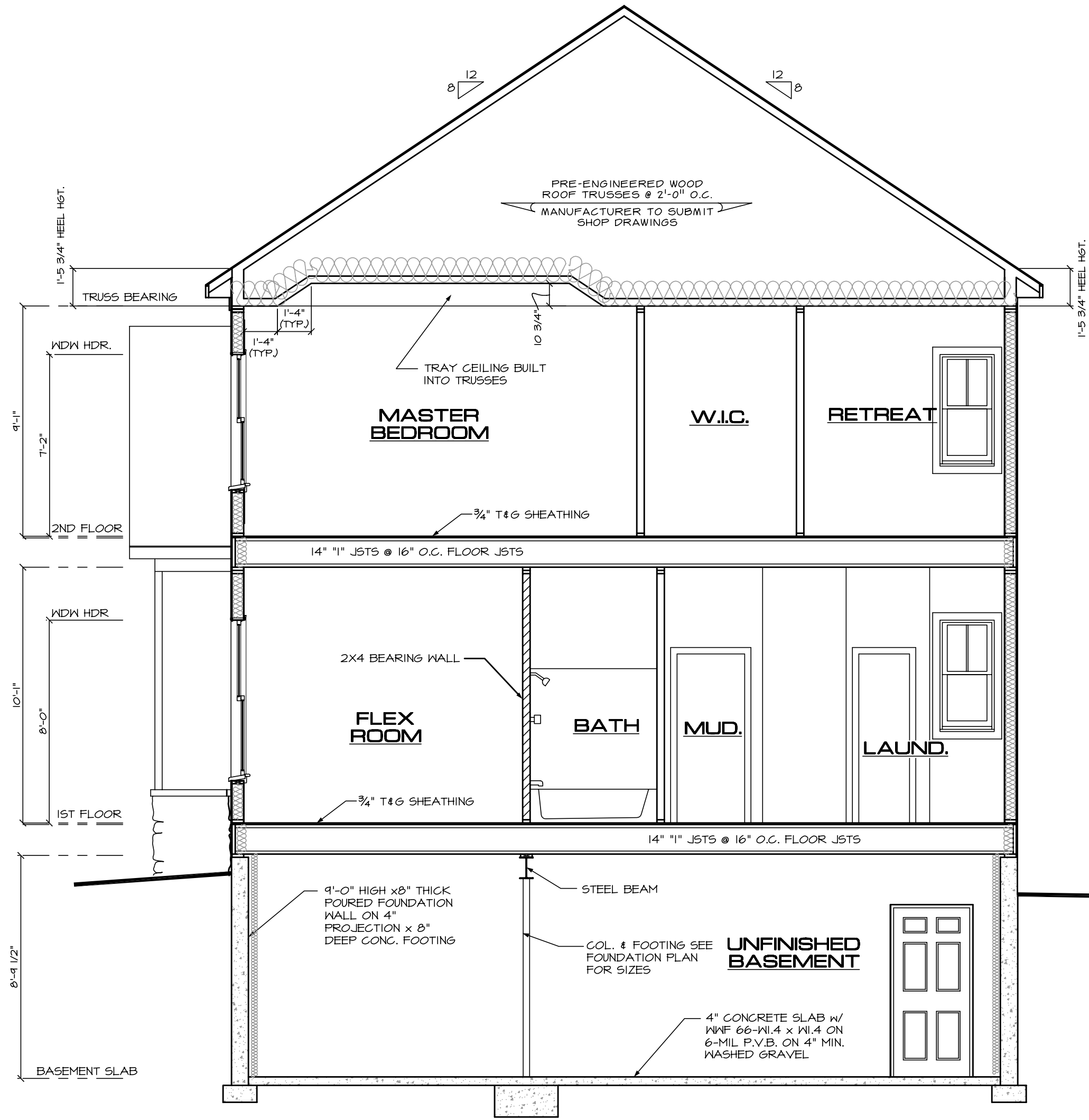
SHEET NO.
A-9

PROJ. NO.: 1279



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SECTION B

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

PERMIT SET 2-6-14

PROPOSED HOME FOR:

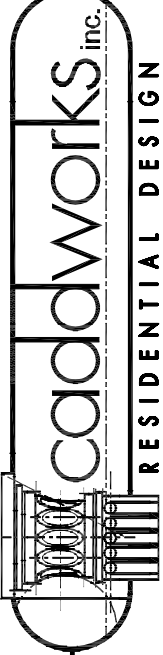
CAROL SCOTT & JASON STEI Horn

5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

SECTION @
B

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
11-1-13	DNR	PRELIM.
11-4-13	DNR	REVISED ROOF PLAN
11-12-13	DNR	ADDED BILCO BASEMENT DOORS
12-13-13	DNR	REVISIONS & ELEVATIONS
1-31-14	DNR	UPDATED PLANS



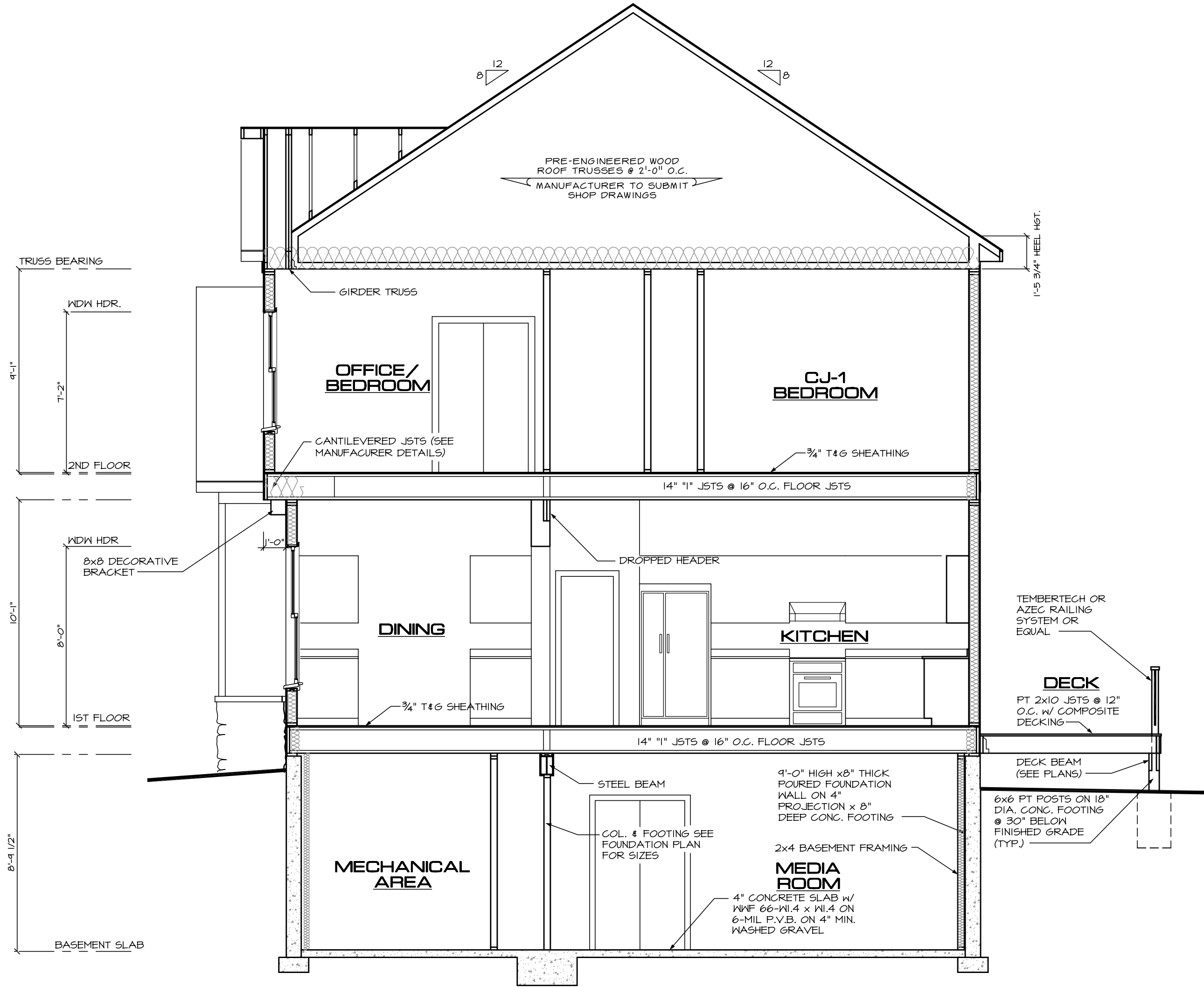
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SHEET NO.

A-10

PROJ. NO.: 1279



SECTION C

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

PERMIT SET 2-6-14

PROPOSED HOME FOR:

CAROL SCOTT & JASON STEIHOHN

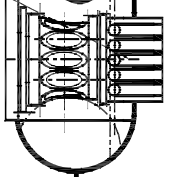
5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

SHEET NO.
A-11

PROJ. NO.: 1279

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
11-1-13	DWR	PRELIM.
11-4-13	DWR	REVISED ROOF PLAN
11-12-13	DWR	ADDED BILCO BASEMENT DOORS
12-13-13	DWR	REVISIONS & ELEVATIONS
1-31-14	DWR	UPDATED PLANS

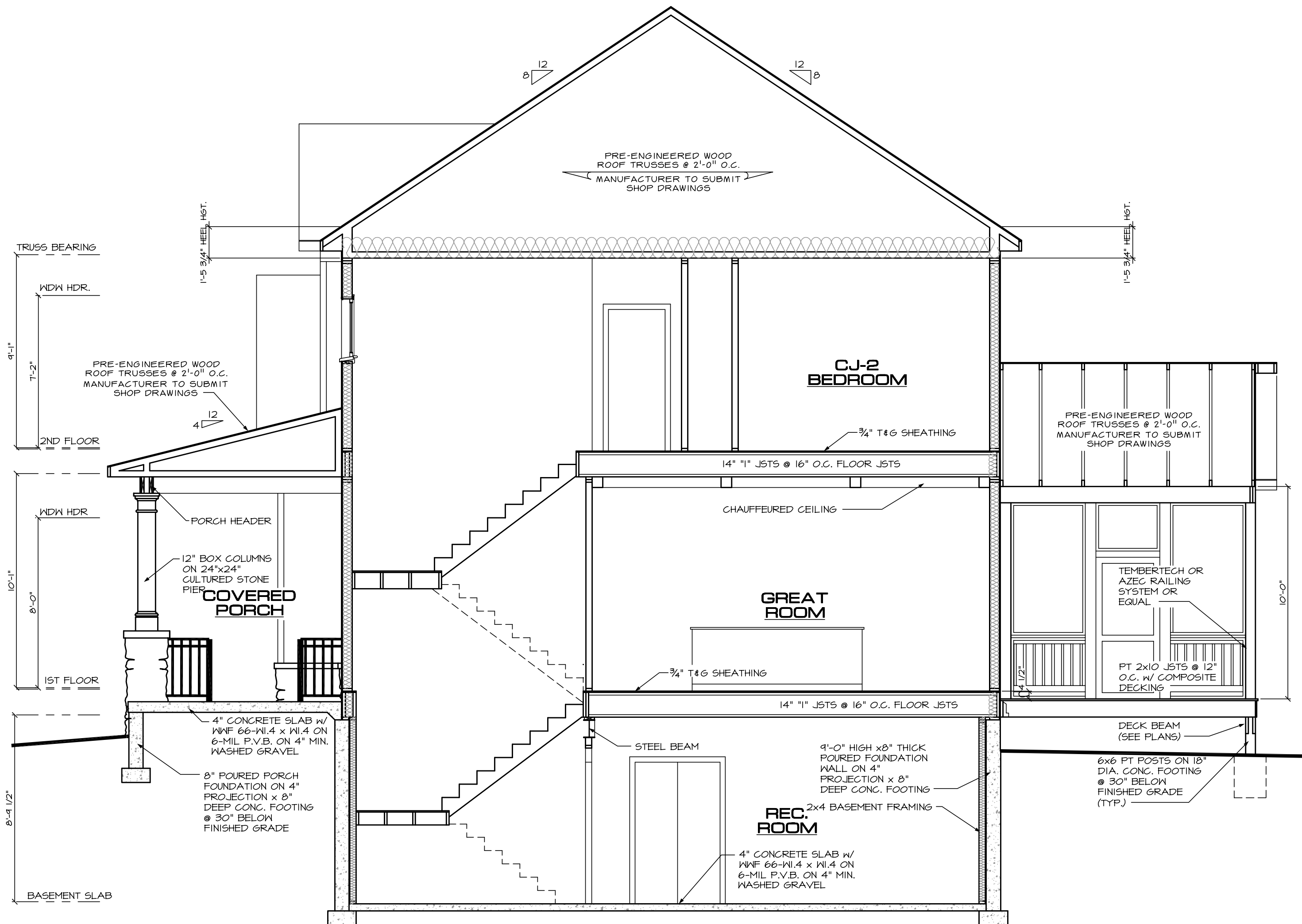


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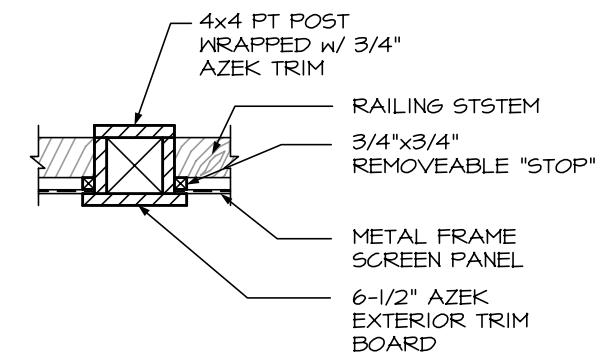
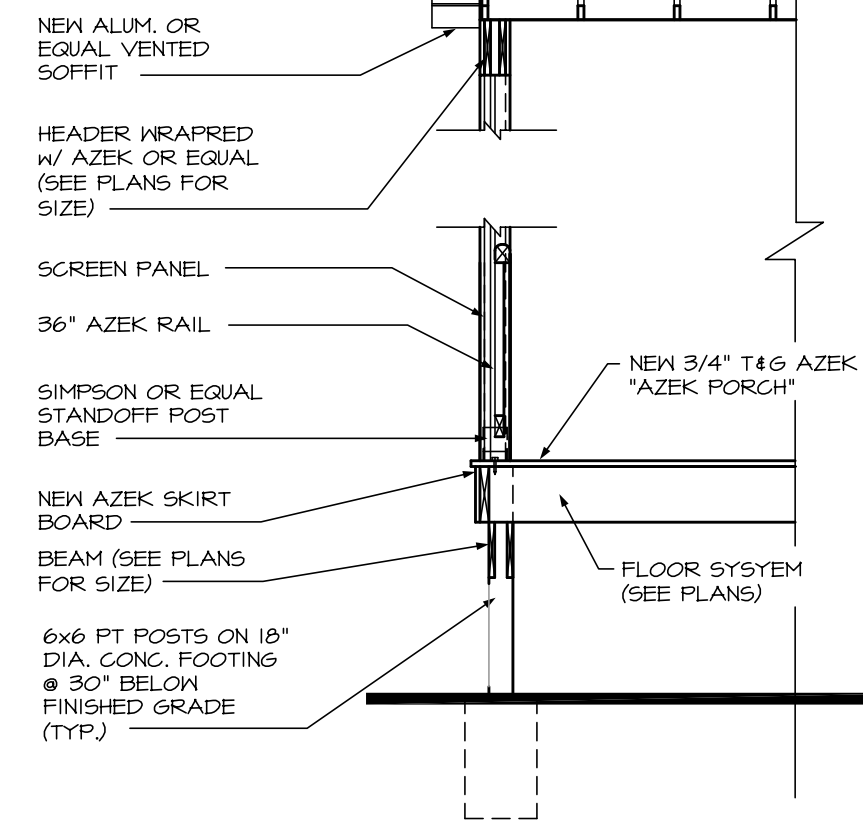
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SECTION D

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



SCREEN PORCH SECTIONS

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

PERMIT SET 2-6-14

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
11-1-13	DNR	PRELIM.
11-4-13	DNR	REVISED ROOF PLAN
11-12-13	DNR	ADDED BILCO BASEMENT DOORS
12-15-13	DNR	REVISIONS & ELEVATIONS
1-31-14	DNR	UPDATED PLANS

SECTION @ D

PROPOSED HOME FOR:

CAROL SCOTT & JASON STEIHOHN

5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

SHEET NO.

A-12

PROJ. NO.: 1279



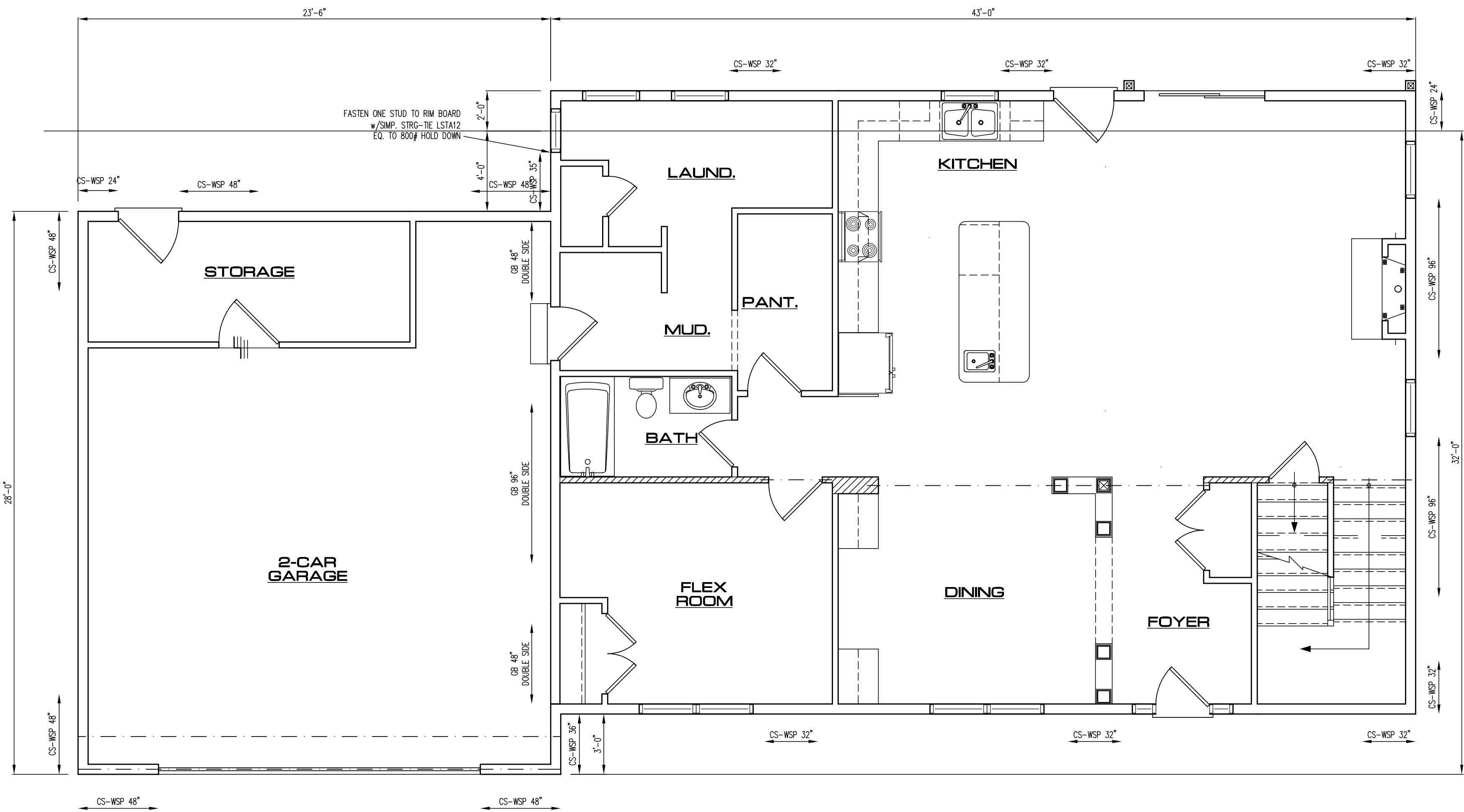
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FRAMING CARPENTER NOTE:

SEE DETAIL SHEET FOR FRAMING AND NAILING INSTRUCTIONS REQUIRED AT LOCATIONS LABELED "CS-WSP #\"/>

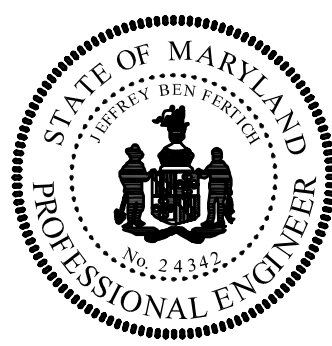
FIRST FLOOR LATERAL BRACING

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

WIND SPEED (MPH)		90		90		90		90		90		90		90		90		90	
BRACED WALL LINE		1st front		1st back		1st left		1st mid		1st right		2nd front		2nd back		2nd left		2nd right	
STORY																			
BRACED WALL PANEL METHOD		CS-WSP CSPT CS-G		CS-WSP CSPT CS-G		CS-WSP CSPT CS-G		GB		CS-WSP CSPT CS-G		CS-WSP CSPT CS-G		CS-WSP CSPT CS-G		CS-WSP CSPT CS-G		CS-WSP CSPT CS-G	
AVG BWL SPACING (ft)		32		32		23.5		33.25		43		31		31		43		43	
TABULAR REQUIRED (ft)		9.60		9.60		4.02		20.29		12.75		5.10		5.10		6.45		6.45	
ADJUSTMENT	EXPOSURE	B		B		B		B		B		B		B		B		B	
	EAVE HEIGHT (ft)	11.50		11.50		8.75		0.91		11.50		1.02		11.50		1.04		11.50	
	WALL HEIGHT (ft)	10.00		10.00		10.00		12.00		1.10		10.00		1.00		9.00		0.95	
	4 BRN-A	2.00		1.00		2.00		1.00		3.00		1.30		3.00		1.30		2.00	
	CHT INTERIOR GB	NO		1.00		NO		1.00		YES		1.40		NO		1.00		NO	
	ADD PAR BROW HOLD DOWN	NO		1.00		NO		1.00		NO		1.00		NO		1.00		NO	
METHOD GB FASTEN @ 4" c/c		NO		1.00		NO		1.00		NO		1.00		NO		1.00		NO	
REQUIRED BWL LENGTH (ft)		9.78		9.78		7.30		26.87		16.89		5.03		5.03		6.36		6.36	
ACTUAL BWL	METHOD	CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP	
	LENGTH (ft)	4.00		4.00		4.00		3.00		CS-WSP		2.25		CS-WSP		2.25		CS-WSP	
	CONTRIBUTING LENGTH	2		2		2		2		2		2		2		2		2	
	CS-WSP	2.67		CS-WSP		2.67		CS-WSP		2.67		CS-WSP		2.67		CS-WSP		2.67	
	CS-WSP	2.67		CS-WSP		2.67		CS-WSP		2.67		CS-WSP		2.67		CS-WSP		2.67	
	CS-WSP	2.67		CS-WSP		2.67		CS-WSP		2.67		CS-WSP		2.67		CS-WSP		2.67	
ACTUAL BWL LENGTH (ft)		16.01		16.01		8.00		29.92		16.87		9.00		9.00		6.75		6.75	
ACTUAL > REQUIRED		YES		YES		YES		YES		YES		YES		YES		YES		YES	
PRICE		BWL 4x12 APART		YES		YES		YES		YES		YES		YES		YES		YES	
BWL		Length of BWL (ft)		66.5		66.5		26		34		31		43		31		31	
BWL		BWL 1 x 12, 2 x 12		YES		YES		YES		YES		YES		YES		YES		YES	
ENDS		BWL WITHIN 12' OF END		YES		YES		YES		YES		YES		YES		YES		YES	
ENDS		CONTINUOUS END CONDITION		1		1		1		1		1		2		1		2	
ENDS		BWL COMPLIANCE PASS/FAIL		PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS	



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PERMIT SET 2-6-14

PROPOSED HOME FOR:

CAROL SCOTT & JASON STEIHOHN

5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

1ST FLOOR
LATERAL
BRACING

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
II-1-13	DNR	PRELIM.
II-4-13	DNR	REVISED ROOF PLAN
II-12-13	DNR	ADDED BILCO BASEMENT DOORS
12-15-13	DNR	REVISIONS & ELEVATIONS
I-31-14	DNR	UPDATED PLANS

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SHEET NO.

L-1

PROJ. NO.: 1279



CONTINUOUS RIM OR BAND JOIST OR GABLE TRUSS

TOE NAIL RIM TO TOP PLATE
8d @ 6" o.c. ALONG BRACED WALL PANEL

7/16" OSB OR 1/2" PLYWOOD SHEATHING-BRACED WALL PANEL WHERE INDICATED ON PLAN, 8d NAILS @ 6" o.c EDGES, 8d NAILS @ 12" o.c INTERMEDIATE SUPPORTS

1/2" GYPSUM WALL BOARD

BRACED WALL PANEL

BOTTOM PLATE TO RIM (3)-16d @ 16" o.c. ALONG BRACED WALL PANEL

CONTINUOUS RIM OR BAND JOIST

CONTINUOUS RIM OR END JOIST OR GABLE TRUSS

8d @ 6" o.c. ALONG BRACED WALL PANEL

BOTTOM PLATE TO RIM (3)-16d @ 16" o.c. ALONG BRACED WALL PANEL

CONTINUOUS RIM OR BAND JOIST

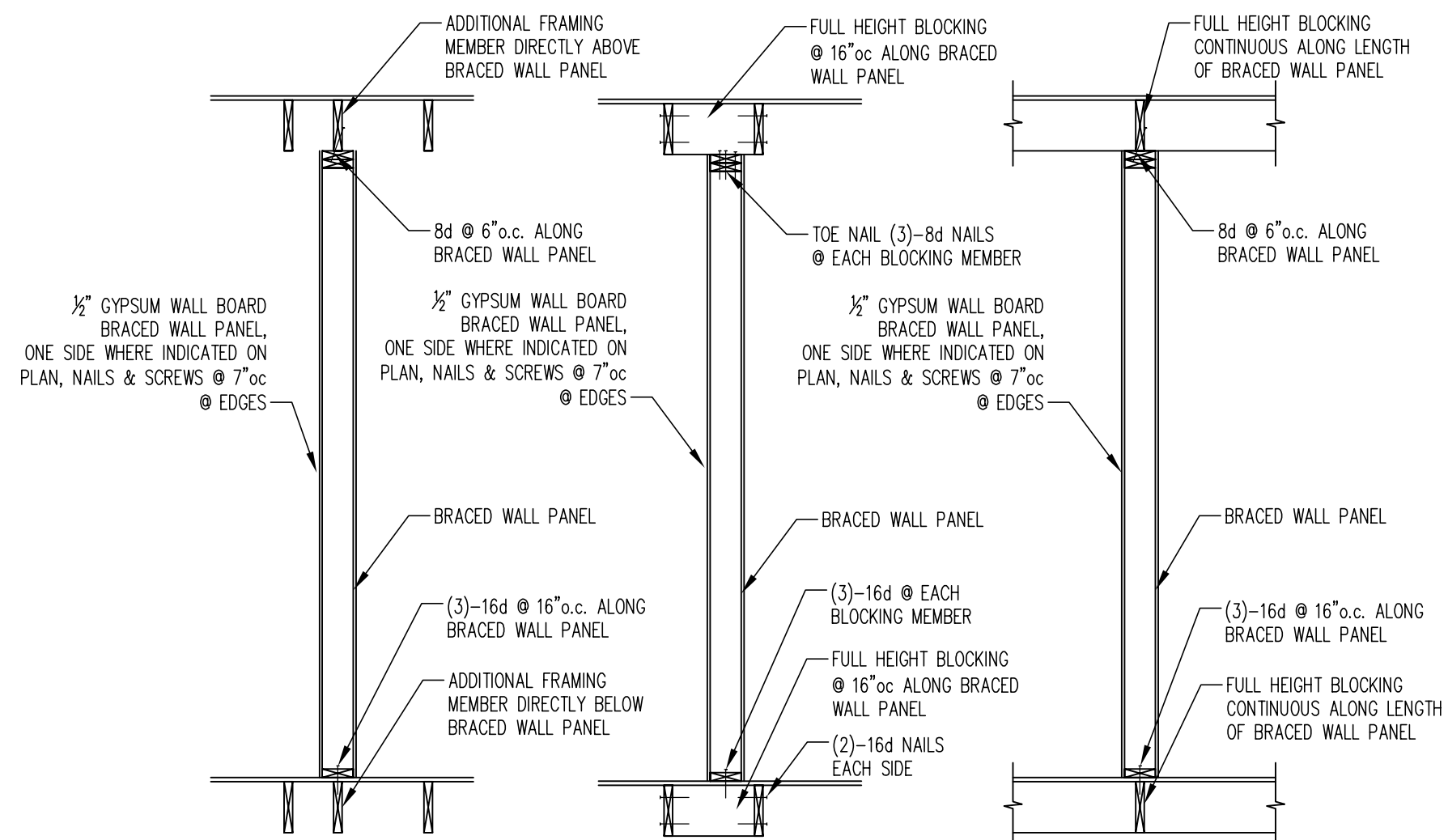
15 1/4" MAX.
2" MAX OPEN

SOLID BLOCKING BETWEEN RAFTERS OR TRUSSES

8d @ 6" o.c. ALONG BRACED WALL PANEL

BRACED WALL PANEL FASTENING DETAILS

DETAIL APPLIES ONLY WHERE INDICATED ON PLAN "WSP #" OR "CS-WSP #"



GB FASTENING DETAILS

DETAIL APPLIES ONLY WHERE INDICATED ON PLAN "GB #"



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LATERAL BRACING NOTES:
BRACING MEETS THE REQUIREMENTS OF 2012 IRC R602.10
AND APPROPRIATE ENGINEERING PRINCIPLES
AS SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER

3/16" OSB OR 1/2" PLYWOOD WOOD STRUCTURAL PANELS (CS-WSP) MUST BE APPLIED TO ALL EXTERIOR SHEATHABLE SURFACES INCLUDING GABLE END WALLS & ABOVE & BELOW ALL OPENINGS. THE SHEATHING IS TO BE FASTENED w/ 8d NAILS AT 6"oc @ EDGES & @ 12"oc AT ALL INTERMEDIATE SUPPORTS.

INTERIOR GYPSUM BOARD (GB) BRACED WALLS WHERE
INDICATED TO BE FASTENED AT ALL EDGES w/ SCREWS OR
NAILS @ 7"oc.

BRACED PANELS "WSP #" or "CS-WSP #" INDICATES THE WIDTH IN INCHES AND LOCATION OF PANELS TO MEET CODE, THE SHEATHING & NAIL PATTERN IS THE SAME HERE AS ACROSS THE ENTIRE HOME, HOWEVER THE TOP & BOTTOM AT THIS LOCATION MUST BE FASTENED PER THE WSP FASTENING DETAILS.

BRACED PANELS "GB #\" INDICATES THE WIDTH IN INCHES AND LOCATION OF GYPSUM BOARD PANELS TO MEET CODE, THE BOARD FASTENING, FASTENING AT THE TOP & BOTTOM & ADDITIONAL FLOOR & ROOF BLOCKING AT THIS LOCATION MUST BE PER THE GB FASTENING DETAILS.

BRACED PANEL "PF #" INDICATED A PORTAL FRAME &
REQUIRE SPECIAL ATTACHMENT OF THE HEADER. SEE
THE CS-PF PORTAL FRAME DETAIL.

EXTERIOR WALL CORNERS, INSIDE & OUTSIDE, MUST BE
CONSTRUCTED PER TYPICAL DETAILS.

BWL - INDICATES BRACED WALL LINE

STRAPS, HANGERS, & ANCHORS INDICATED ARE TO BE
SIMPSON STRONG-TIE OR EQUAL.

PERMIT SET 2-6-14

PROPOSED HOME FOR:

CAROL SCOTT & JASON STEIHOORN

5148 BONNIE ACRES
ELLICOTT CITY, HOWARD COUNTY

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SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
11-1-13	DWR	PRELIM.
11-4-13	DWR	REVISED ROOF PLAN
11-12-13	DWR	ADDED BILCO BASKINET DOORS
12-13-13	DWR	REVISIONS & ELEVATIONS
1-31-14	DWR	UPDATED PLANS

LATERAL BRACE DETAILS

SHEET NO.

L-3

PROJ. NO.: 1279

LATERAL BRACE DETAILS

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