

1 BASEMENT LEVEL FLOOR PLAN
 1/4" = 1'-0"

MANGIONE RESIDENCE

840 HAYFIELD ROAD,
 HUNT VALLEY, MD 21030

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 410 4043124

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 443-797 7715

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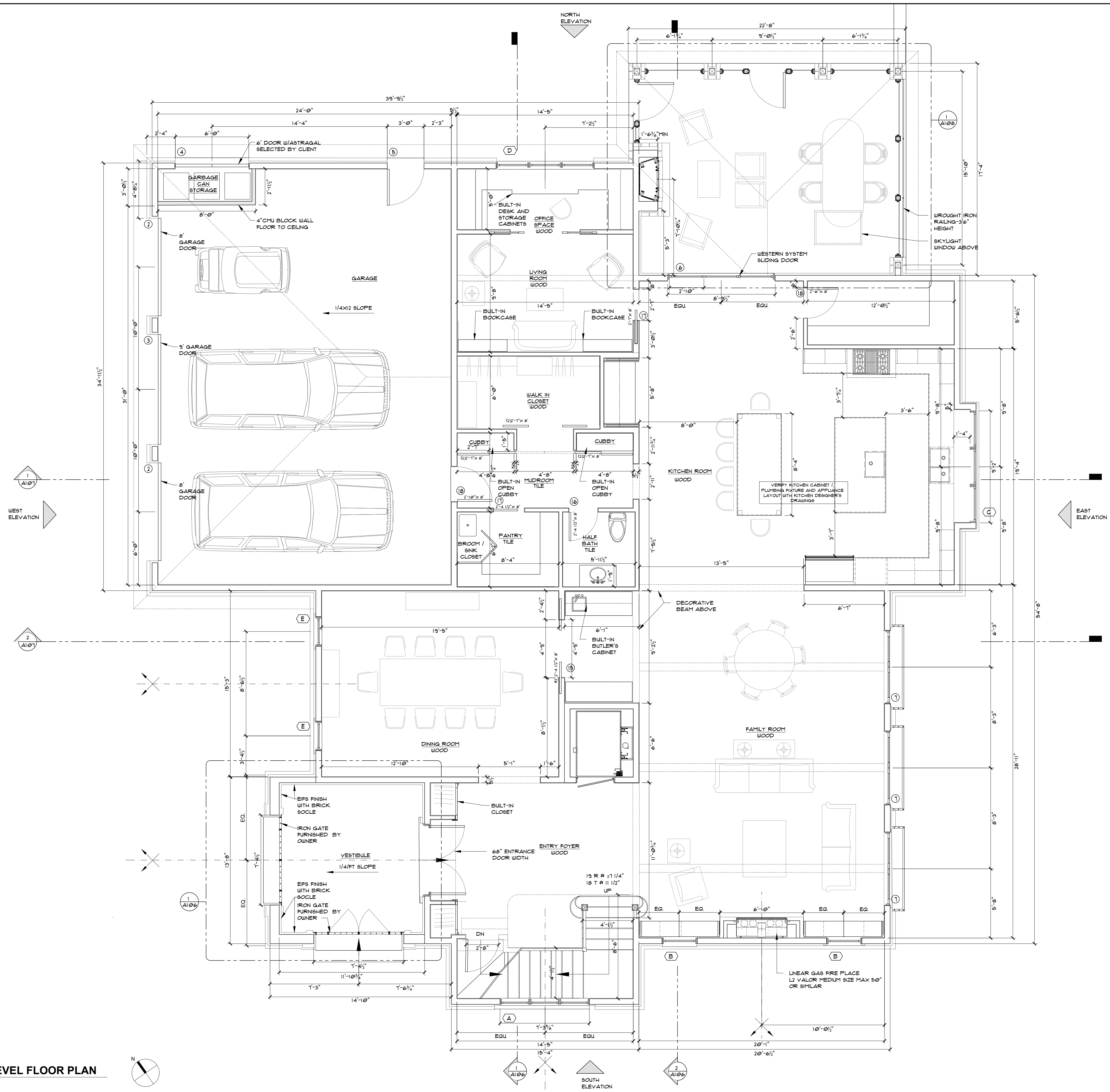
Revisions		
No.	Date	Title

Architect / Designer _____

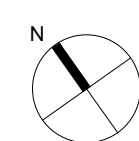
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Issue **CONSTRUCTION SET**
BASEMENT LEVEL FLOOR
 Drawing Title **PLAN**

Drawing Number **A101**
 Scale 1/4" = 1' Issue Date 1/19/2021



1 FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"



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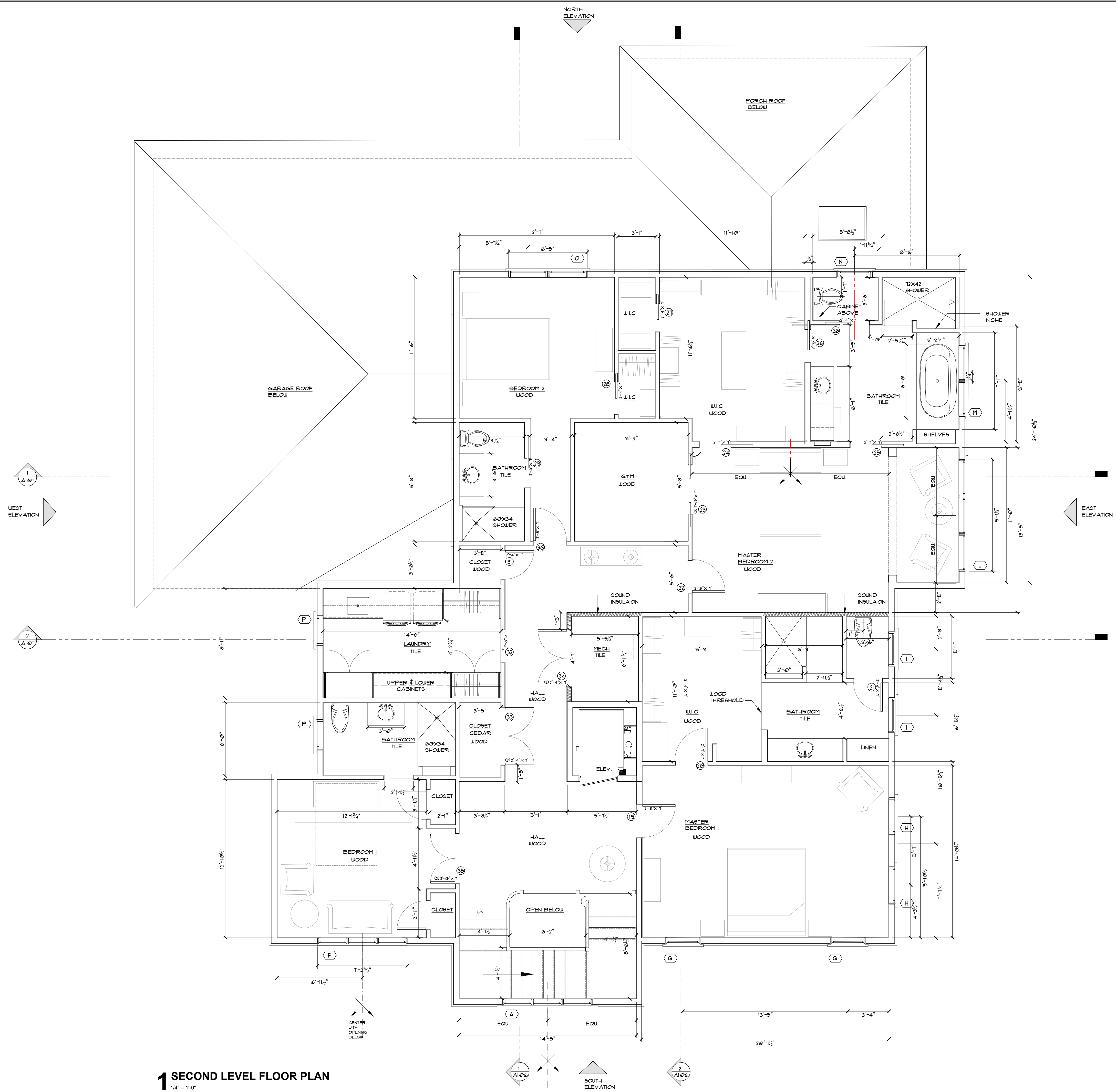
No.	Date	Title

Architect / Designer _____

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Issue **CONSTRUCTION SET**
Drawing Title **FIRST LEVEL FLOOR PLAN**

Drawing Number **A102**
Scale 1/4" = 1' Issue Date 2/01/2021



1 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

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Revisions

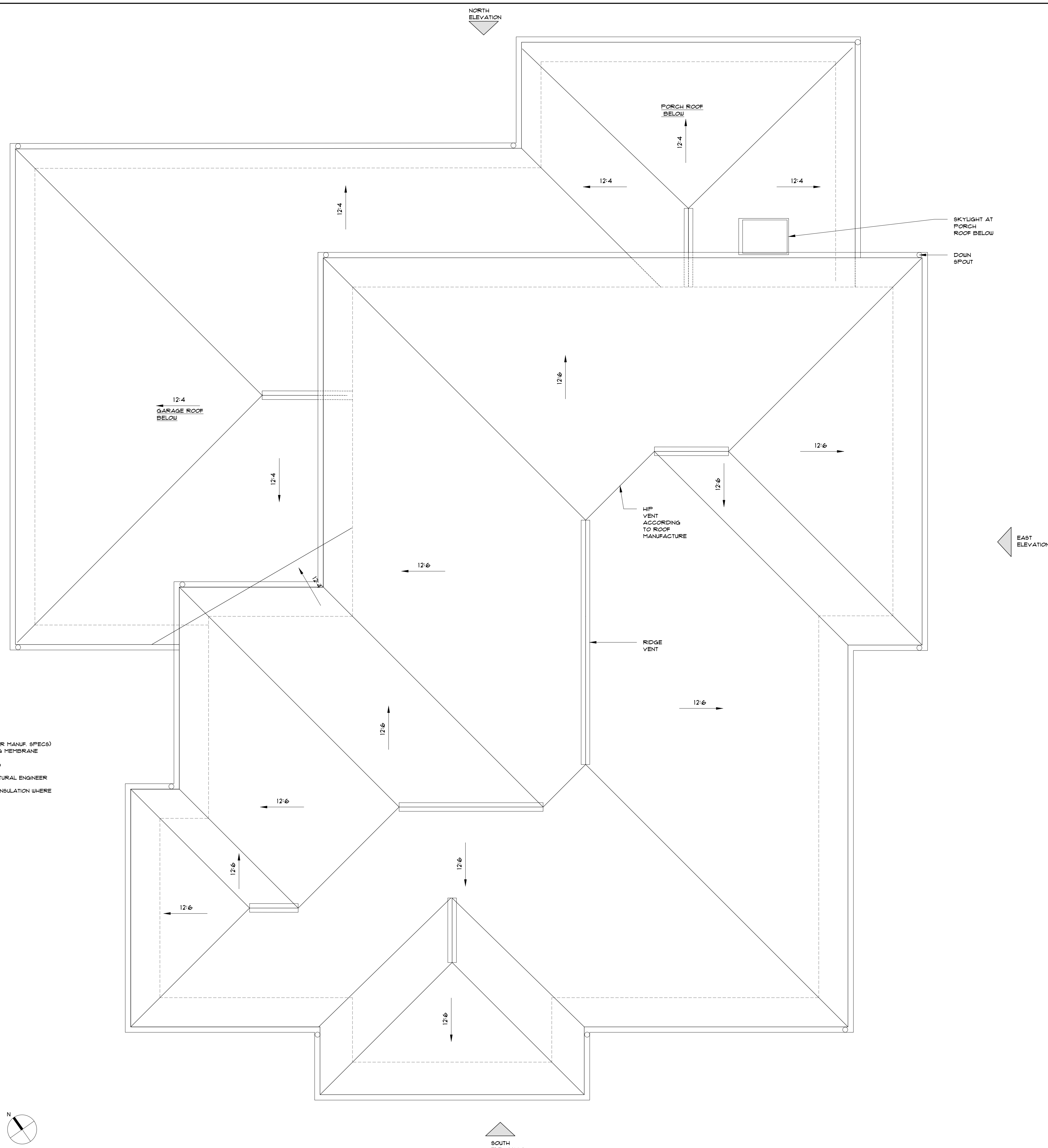
No.	Date	Title

Architect / Designer _____

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Issue **CONSTRUCTION SET**
Drawing Title **SECOND LEVEL FL.PLAN**

Drawing Number **A103**
Scale 1/4"=1' Issue Date 2/01/2021



WEST ELEVATION

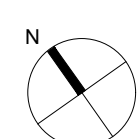
EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

- MAIN ROOF CONSTRUCTION
- 5 TAB COMPOSITE SHINGLE
 - 15 LB ROOFING FELT OR PAPER (PER MANUF. SPECS)
 - ICE AND WATERSHIELD SELF HEALING MEMBRANE AT EAVES, HIP AND VALLEYS
 - 5/8" A.P.A. RATED ROOF SHEATHING
 - 2X ROOF TRUSS
 - 2X ROOF RAFTERS T.B.D BY STRUCTURAL ENGINEER WHERE INDICATED
 - R49 INSULATION PROVIDE ICYNENE INSULATION WHERE VENTILATION IS IMPEDED
 - 1/2" GYPSUM BOARD CEILING

1 ROOF LEVEL FLOOR PLAN
1/4" = 1'-0"



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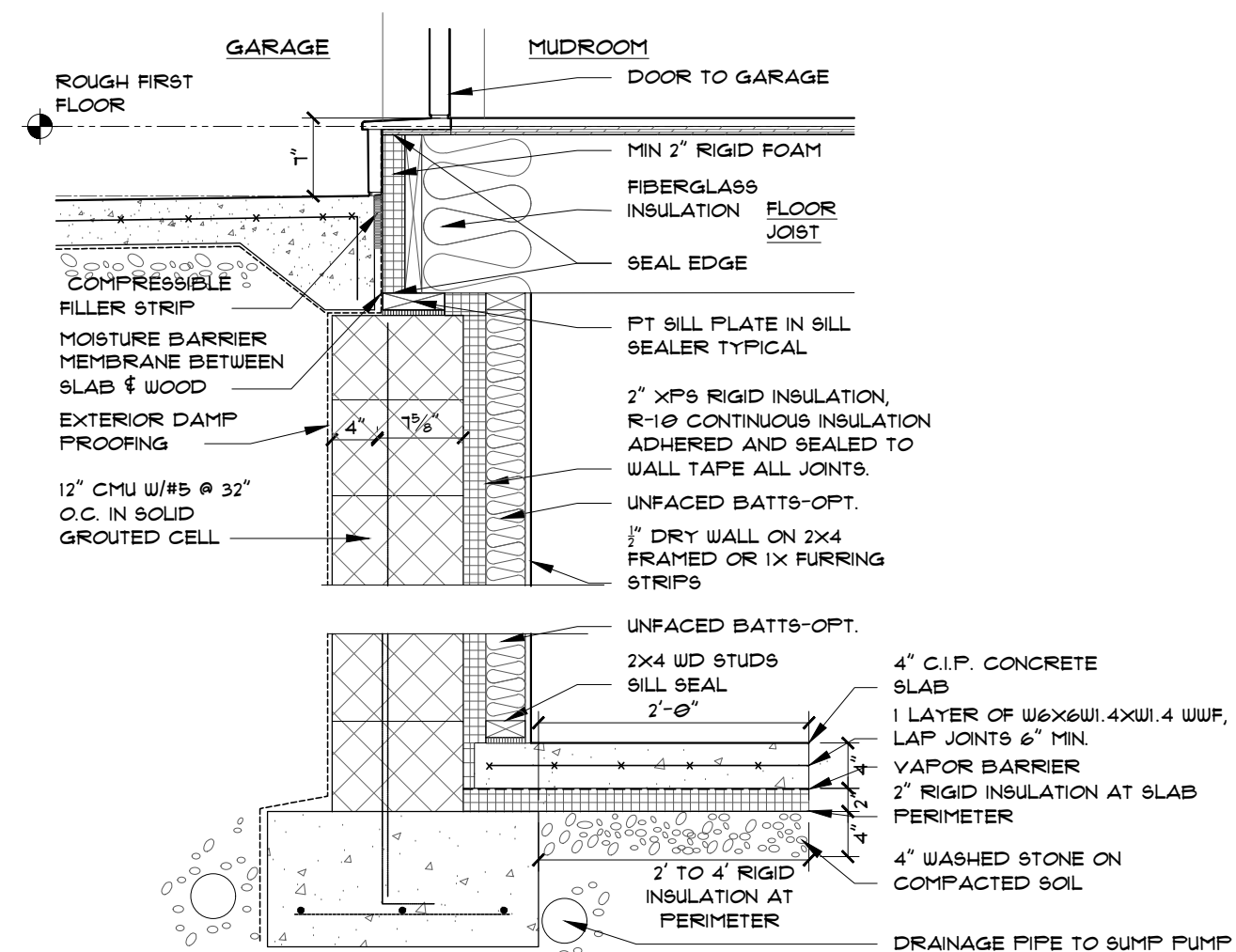
No.	Date	Title

Architect / Designer _____

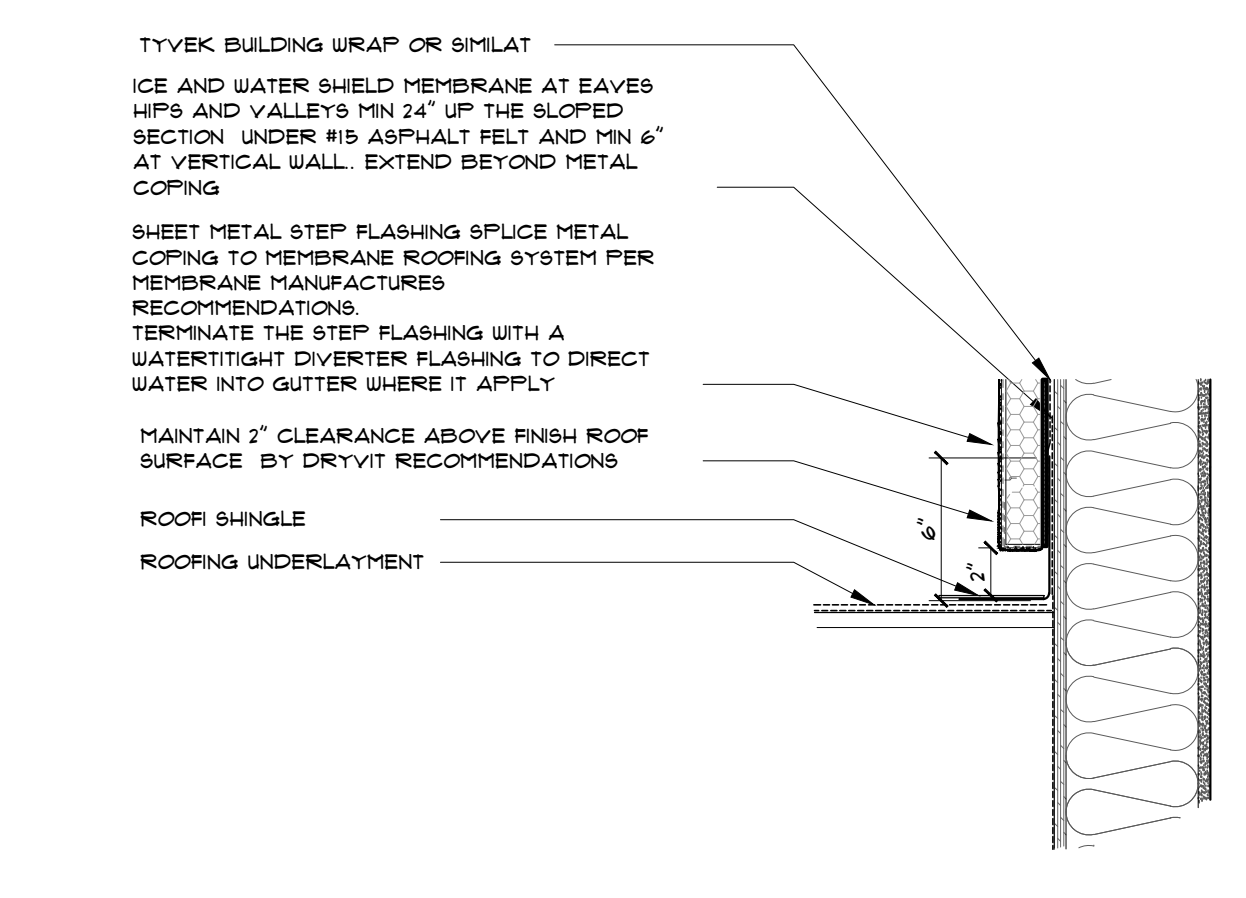
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Issue _____ **CONSTRUCTION SET**
_____ **BASEMENT LEVEL FLOOR**
Drawing Title **PLAN**

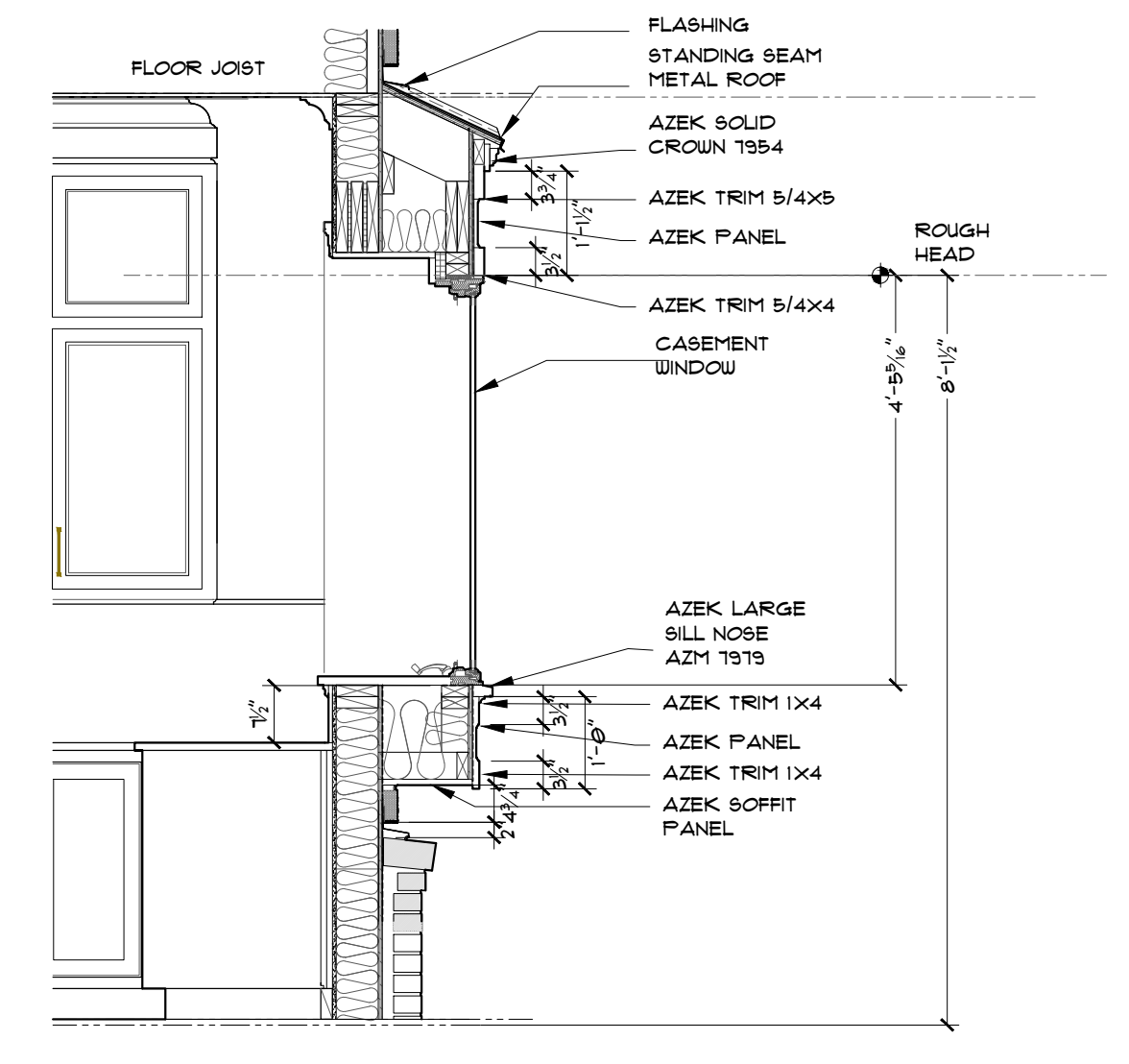
Drawing Number **A104**
Scale **1/4" = 1'** Issue Date **1/19/2021**



3 SECTION DETAIL @ GARAGE MUD-ROOM STEP
3/4" = 1'-0"



4 SECTION DETAIL @ GARAGE ROOF VERTICAL WALL TRANSITION
1 1/2" = 1'-0"



5 SECTION DETAIL @ KITCHEN BOXBAY WINDOW
1 1/2" = 1'-0"

- STANDING BEAM METAL ROOF CONSTRUCTION**
- METAL ROOF WITH 1" HISTORIC HAND CRIMPED STANDING BEAMS AT 15" O.C. (SNOU GUARDS AS REQUIRED)
 - NO PRE MANUFACTURED METAL HIP OR RIDGE CAPS ALLOWED
 - 15 LB ROOFING FELT OR PAPER (PER MANUF. SPECS)
 - ICE AND WATERSHIELD SELF HEALING MEMBRANE CONTINUOUS AT LOW PITCHED ROOFS 1/4"
 - 5/8" A.P.A. RATED ROOF SHEATHING
 - 2X ROOF RAFTERS/ TPA RATED TRUSS - SEE FRAMING PLANS
 - R 49 BATT INSULATION
 - 2X CEILING JOISTS 1/2" GYPSUM BOARD CEILING

- TYPICAL ROOF CONSTRUCTION**
- 5 TAB COMPOSITE SHINGLE - GAF TIMBERLINE HD OR EQ.
 - 15 LB ROOFING FELT OR PAPER (PER MANUF. SPECS)
 - ICE AND WATERSHIELD SELF HEALING MEMBRANE CONTINUOUS AT LOW PITCHED ROOFS 1/4"
 - 5/8" A.P.A. RATED ROOF SHEATHING
 - 2X ROOF RAFTERS/ TPA RATED TRUSS - SEE FRAMING PLANS
 - R 49 BATT INSULATION
 - 2X CEILING JOISTS 1/2" GYPSUM BOARD CEILING

- TYPICAL FLOOR CONSTRUCTION**
- OWNER SELECTED FINISHED FLOORING
 - 3/4" APA RATED PLYWOOD SUBFLOOR
 - ENGINEERED FLOOR JOIST SYSTEM
 - SCIND BATT INSULATION (BEDROOM AND COMMON SPACE)
 - 1/2" GYPSUM BOARD CEILING (15G WOOD CEILING WHERE INDICATED)

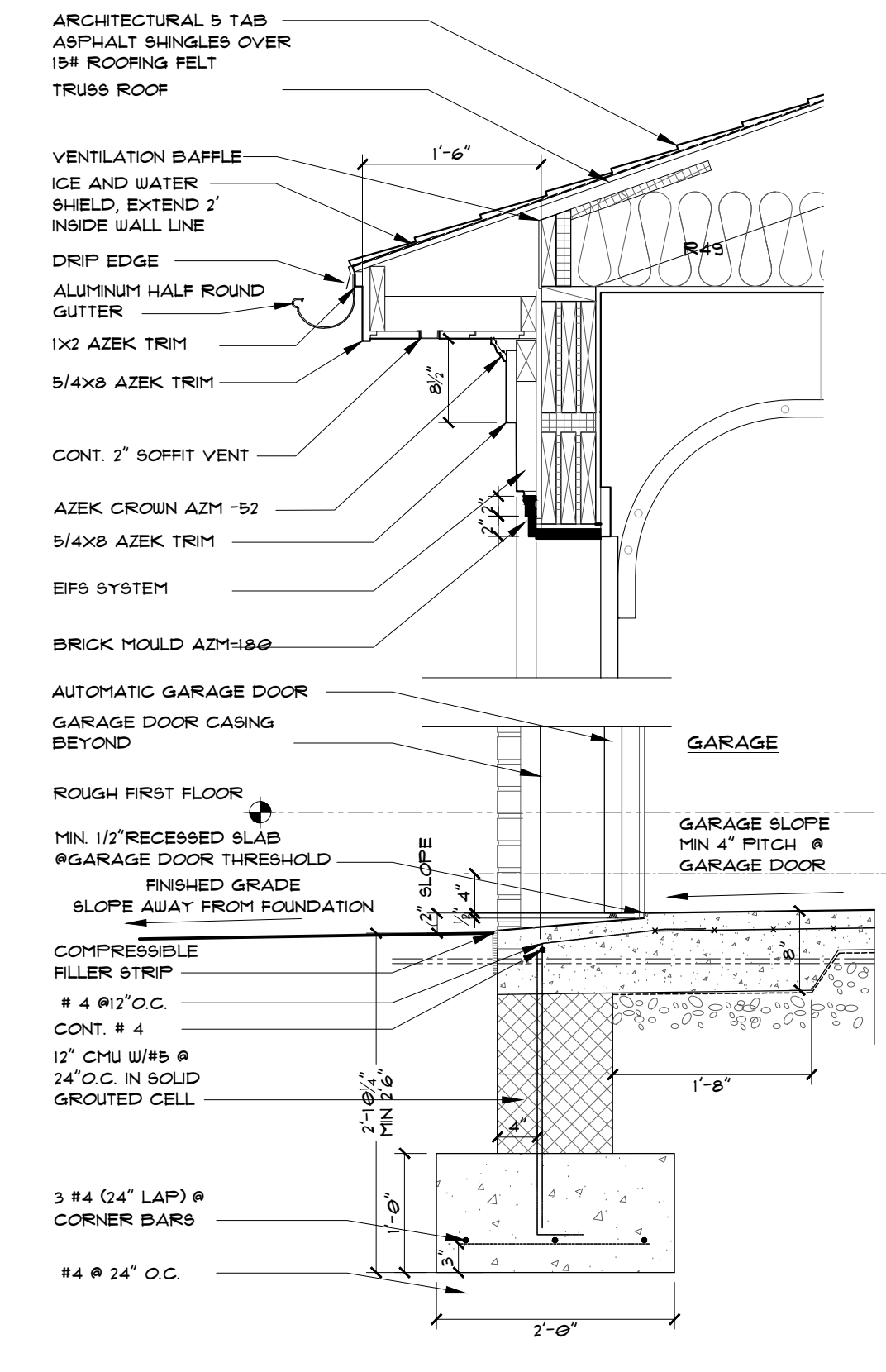
- TYPICAL EXTERIOR BRICK WALL CONSTRUCTION**
- BRICK VENEER W/ MIN 1.5" AIR CAVITY - BRICK SELECTED BY CLIENT
 - BRICK TIE AS REQ'D
 - PROVIDE ROPE WEEP #MORTAR NET
 - TYVEK BUILDING WRAP OR EQUAL
 - 3/4" APA RATED SHEATHING
 - 2X6 STUDS # 16" O.C.
 - R-21 INSULATION
 - 1/2" GYPSUM BOARD WALLS

- TYPICAL EXTERIOR WALL CONSTRUCTION**
- EXTERIOR DAMP PROOFING
 - 2" DRYVIT OUTSULATION SYSTEM
 - TYVEK BUILDING WRAP OR EQUAL
 - 3/4" APA RATED SHEATHING
 - 2X6 STUDS # 16" O.C.
 - R-21 INSULATION
 - 1/2" GYPSUM BOARD WALLS

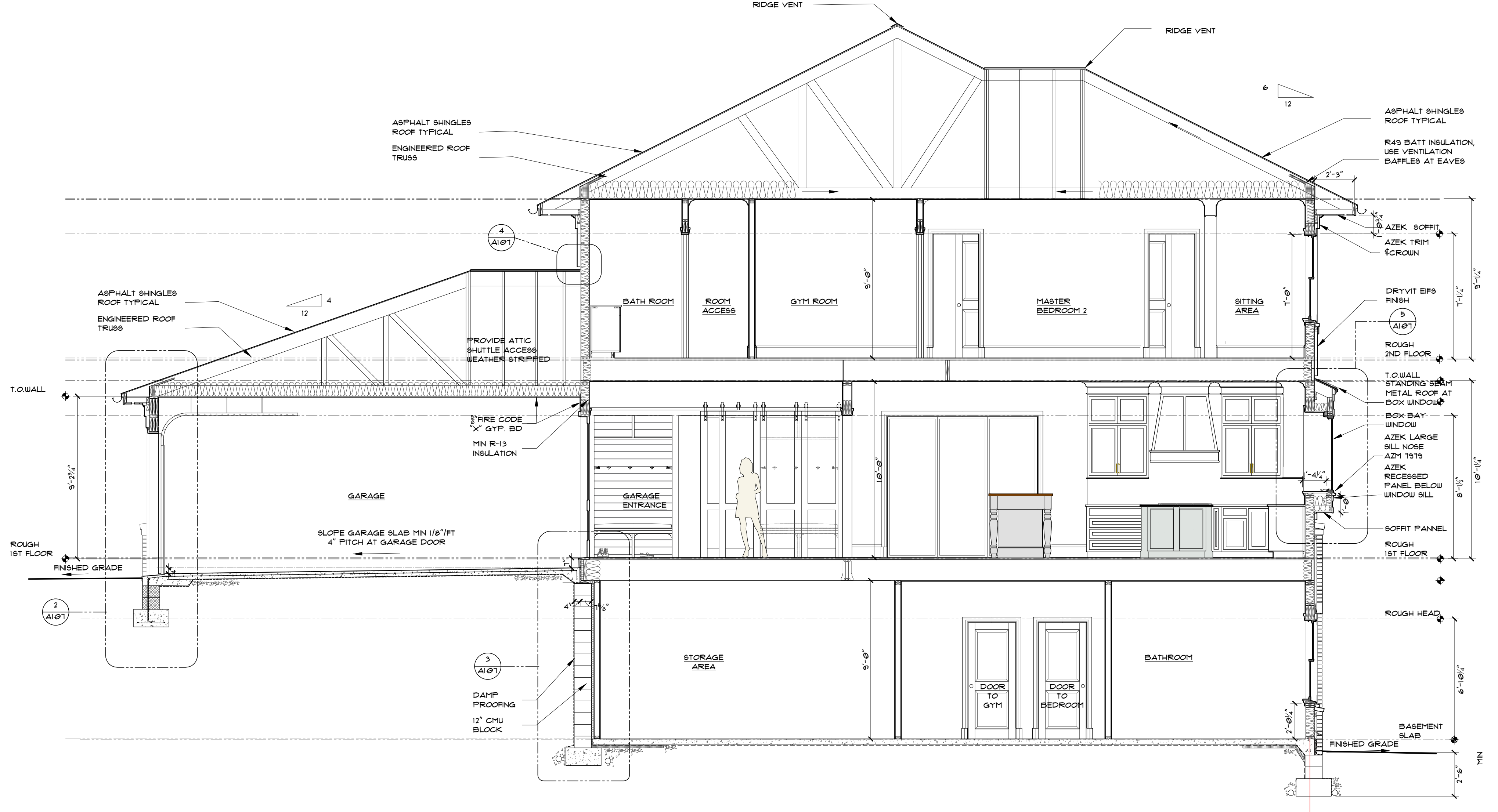
- TYPICAL FOUNDATION WALL CONSTRUCTION**
- EXTERIOR DAMP PROOFING
 - EXTERIOR DAMP PROOFING
 - 12" CMU REINFORCED - 8" CMU REINFORCED ABOVE BRICK LEDGE
 - HOOK REINFORCEMENT INTO FOOTING ALTERNATE DIRECTIONS, CENTER VERTICAL BARS WITHIN CMU WALL, TYP.
 - 2" XPS RIGID INSULATION @ INTERIOR WALL, TAPE ALL JOINTS.

- TYPICAL SLAB**
- 4" C.I.P. CONCRETE SLAB
 - 1 LAYER OF 6X6X11 4X11 4 WUF, LAP JOINTS 6" MIN
 - 10MM POLYETHYLENE VAPOR BARRIER
 - 4" WASHED STONE ON COMPACTED SOL
 - PROVIDE COMPRESSIBLE FILLER STRIP AT PERIMETER OF SLAB

- TYPICAL WALL FOOTING**
- 1'-0" DEEP X 2'-0" WIDE CONT.
 - FOOTING WITH 3- #4 BAR CONTINUOUS (24" LAP) CORNER BARS #4 HOR. #3@ 0.C.



2 SECTION DETAIL @ GARAGE DOOR
3/4" = 1'-0"



1 CROSS SECTION
1/4" = 1'-0"

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Revisions

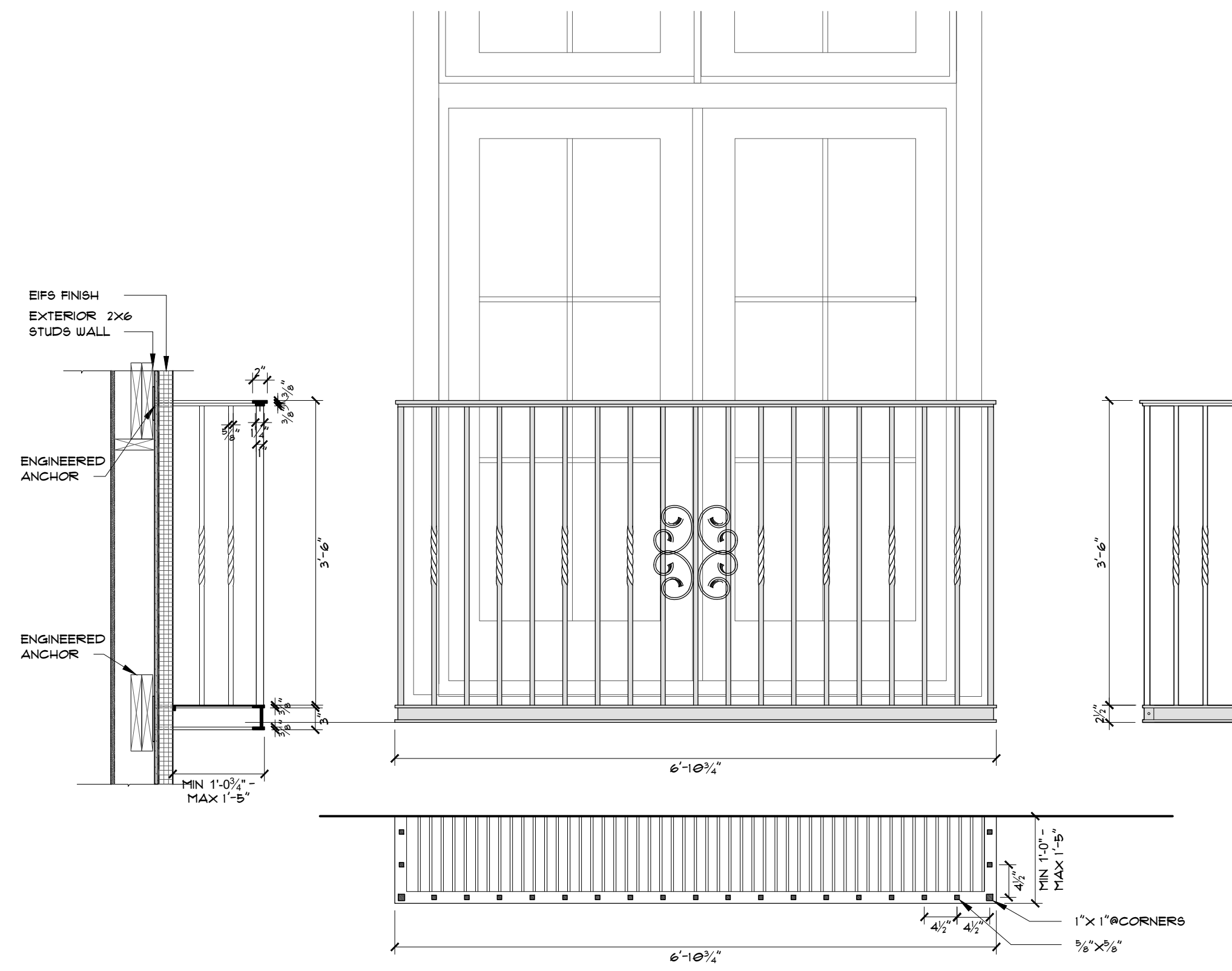
No.	Date	Title

Architect / Designer _____

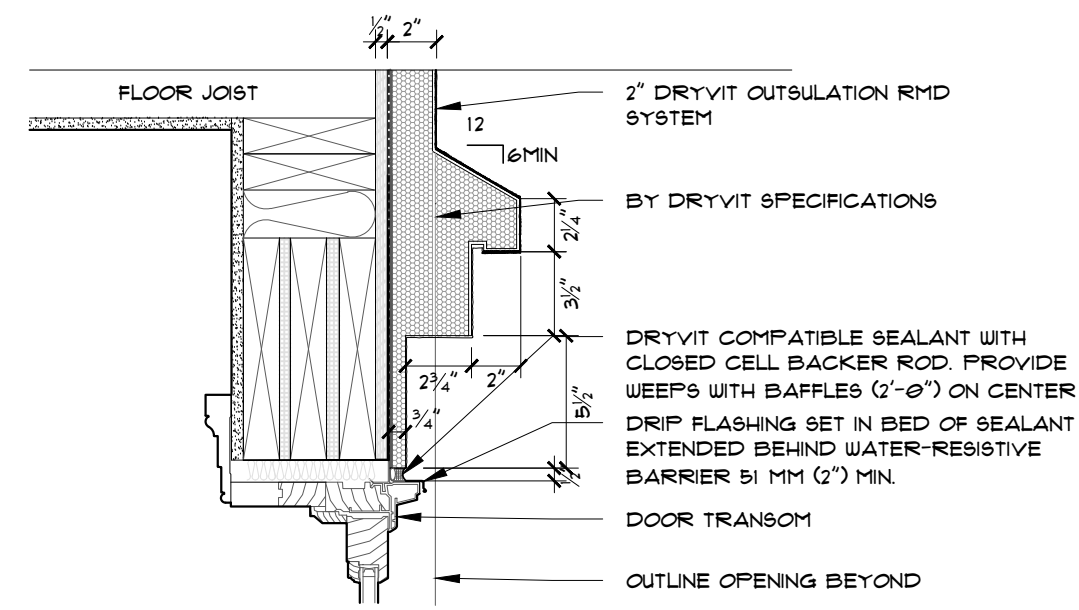
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Issue **CONSTRUCTION SET**
Drawing Title **SECTION & SECTIONS DETAILS**

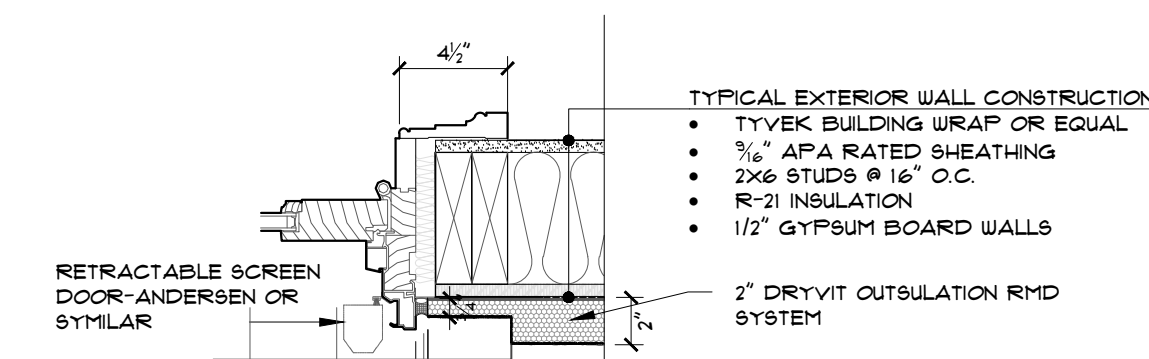
Drawing Number **A107**
Scale 1/4" = 1' Issue Date 2/1/2021



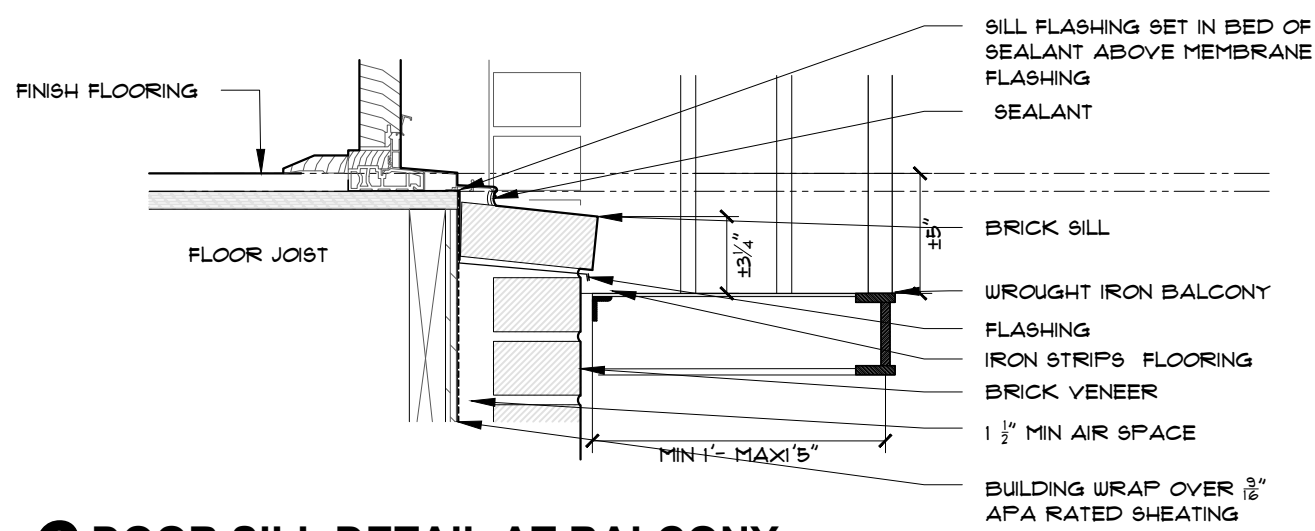
5 WROUGHT IRON BALCONY
3/4" = 1'-0"



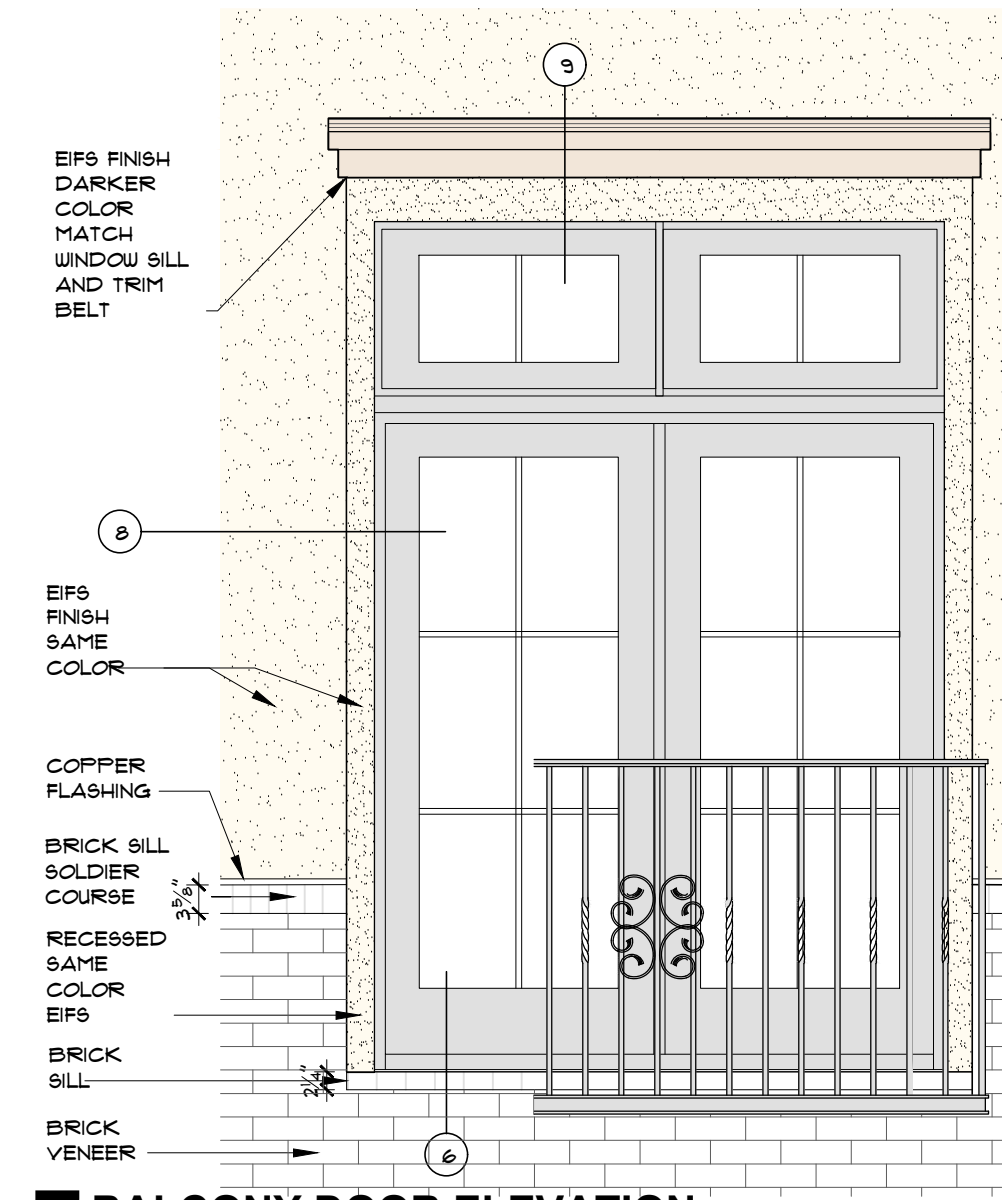
9 DOOR HEAD DETAIL AT BALCONY
1 1/2" = 1'-0"



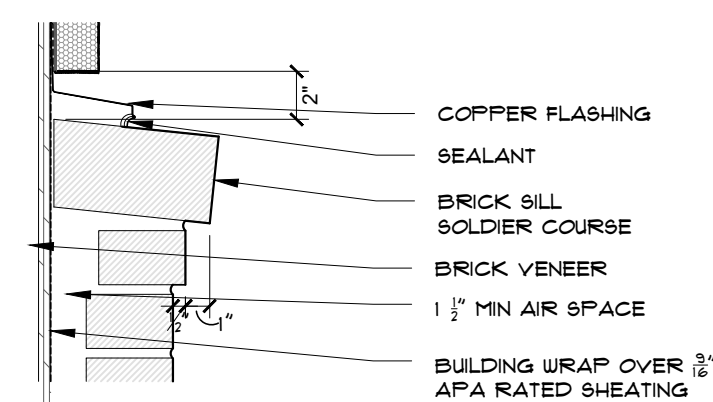
8 DOOR JAMB DETAIL AT BALCONY
1 1/2" = 1'-0"



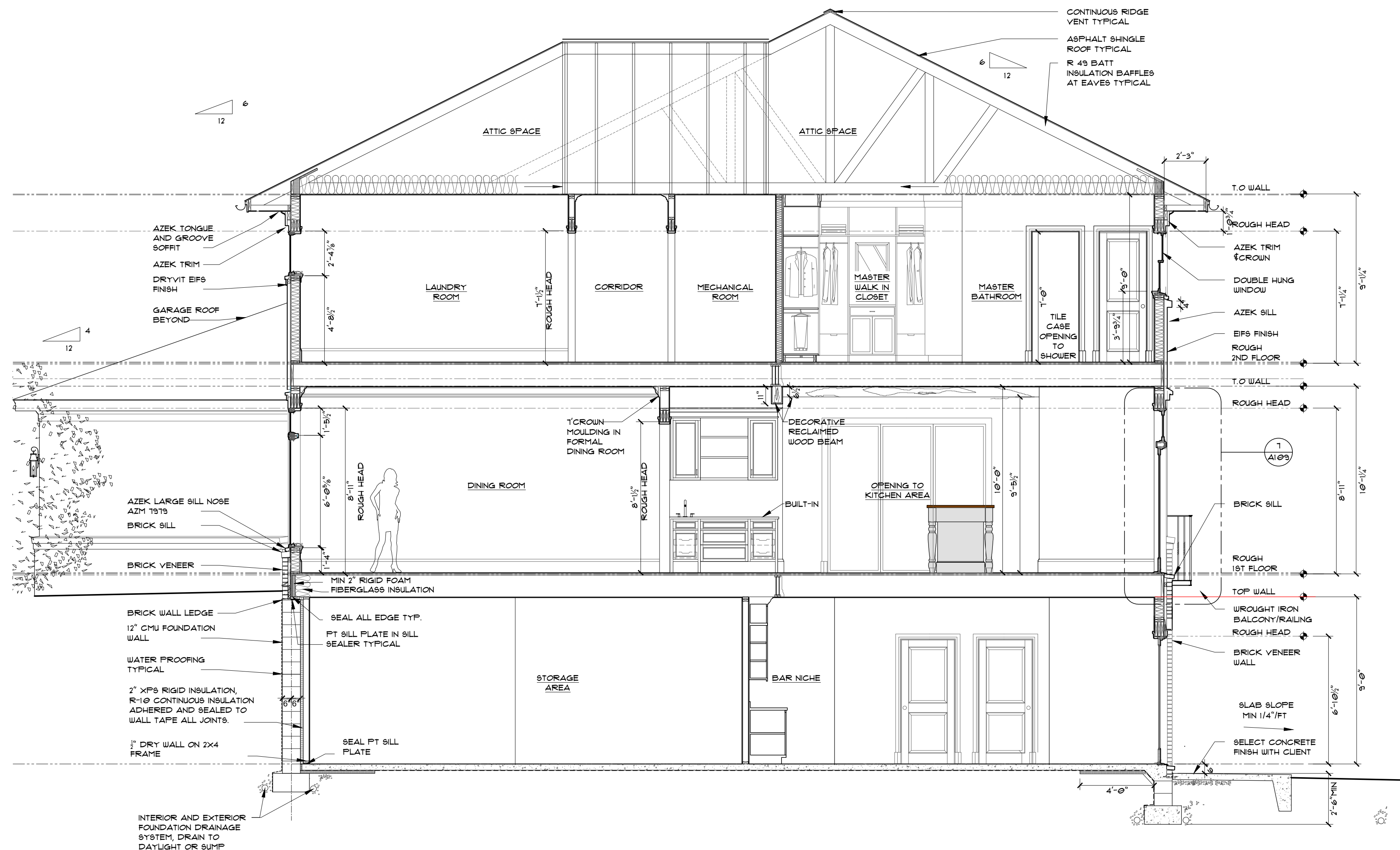
6 DOOR SILL DETAIL AT BALCONY
1 1/2" = 1'-0"



7 BALCONY DOOR ELEVATION
1/2" = 1'-0"



2 COPPER FLASHING AT BRICK EIFS TRANSITION
1 1/2" = 1'-0"



1 CROSS SECTION 4
1/4" = 1'-0"

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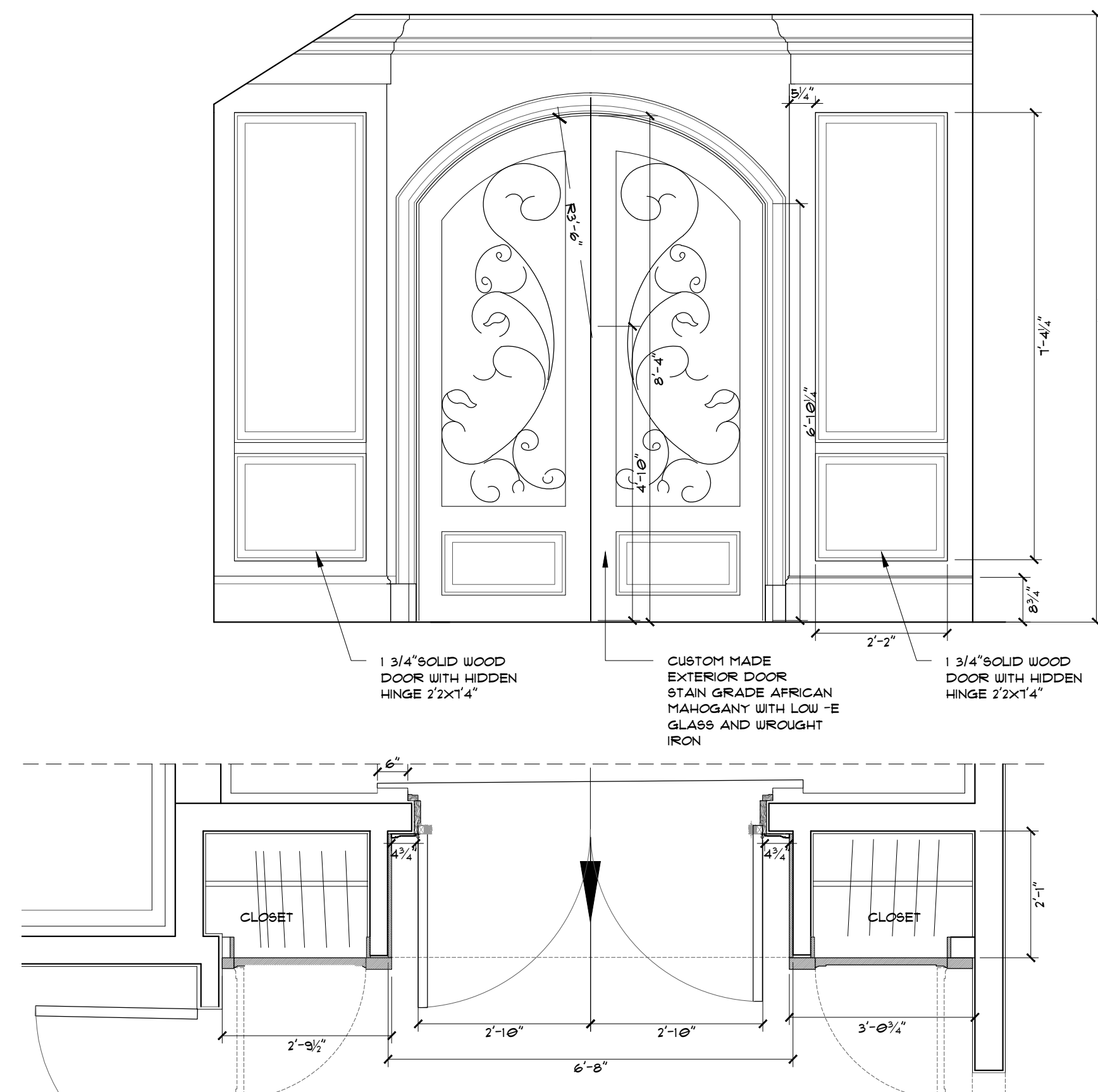
No.	Date	Title

Architect / Designer _____

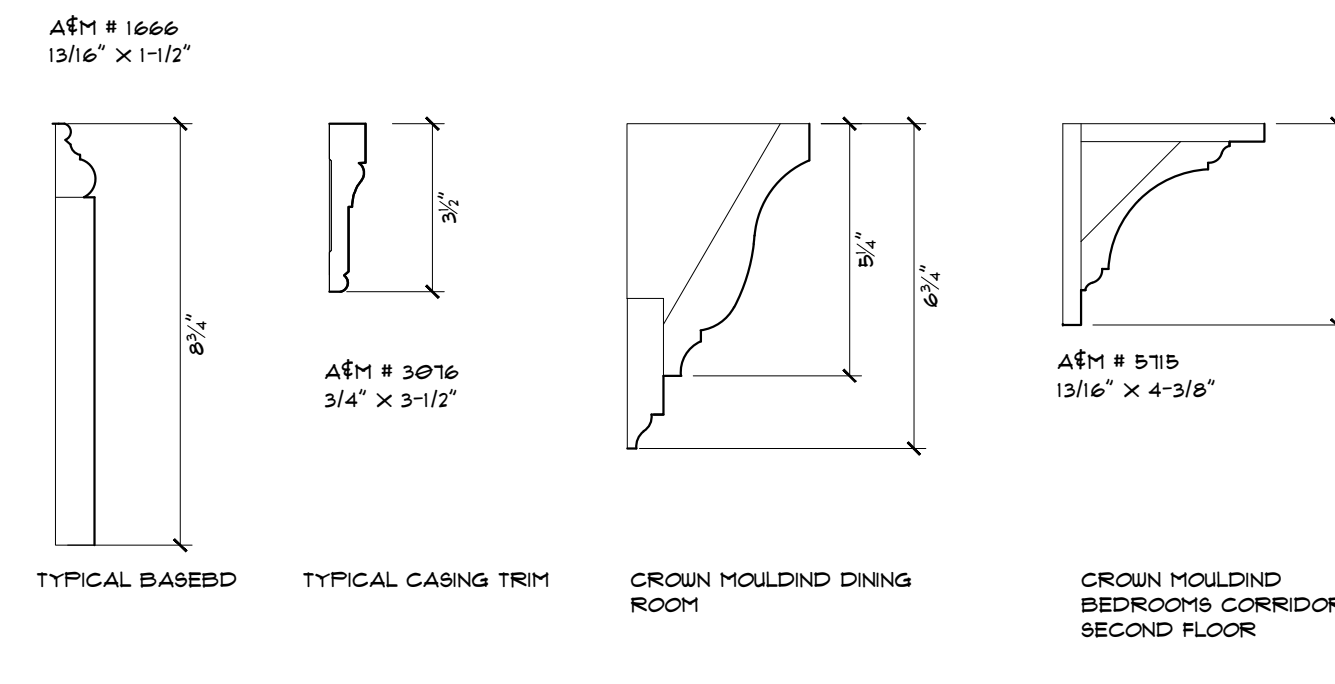
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Issue **CONSTRUCTION SET**
Drawing Title **SECTIONS**

Drawing Number **A109**
Scale **VARIE** Issue Date **2/01/2021**



2 INTERIOR DETAIL - EXTERIOR DOOR & GUEST CLOSET
1/2" = 1'-0"



MOULDING DETAILS
3" = 1'-0"

- TYPICAL ROOF CONSTRUCTION**
- 5 TAB COMPOSITE SHINGLE - GAF TIMBERLINE HD OR EQ.
 - 15 LB ROOFING FELT OR PAPER (PER MANUF. SPECS)
 - ICE AND WATERSHIELD SELF HEALING MEMBRANE CONTINUOUS AT LOW PITCHED ROOFS 1:4
 - 5/8" A.P.A. RATED ROOF SHEATHING
 - 2X ROOF RAFTERS/TPA RATED TRUSS - SEE FRAMING PLANS
 - R-49 BATT INSULATION
 - 2X CEILING JOISTS WHERE INDICATED
 - 1/2" GYPSUM BOARD CEILING

- TYPICAL FLOOR CONSTRUCTION**
- OWNER SELECTED FINISHED FLOORING
 - 3/4" APA RATED PLYWOOD SUBFLOOR
 - ENGINEERED FLOOR JOIST SYSTEM
 - SOUND BATT INSULATION (BEDROOM AND COMMON SPACE)
 - 1/2" GYPSUM BOARD CEILING (15G WOOD CEILING WHERE INDICATED)

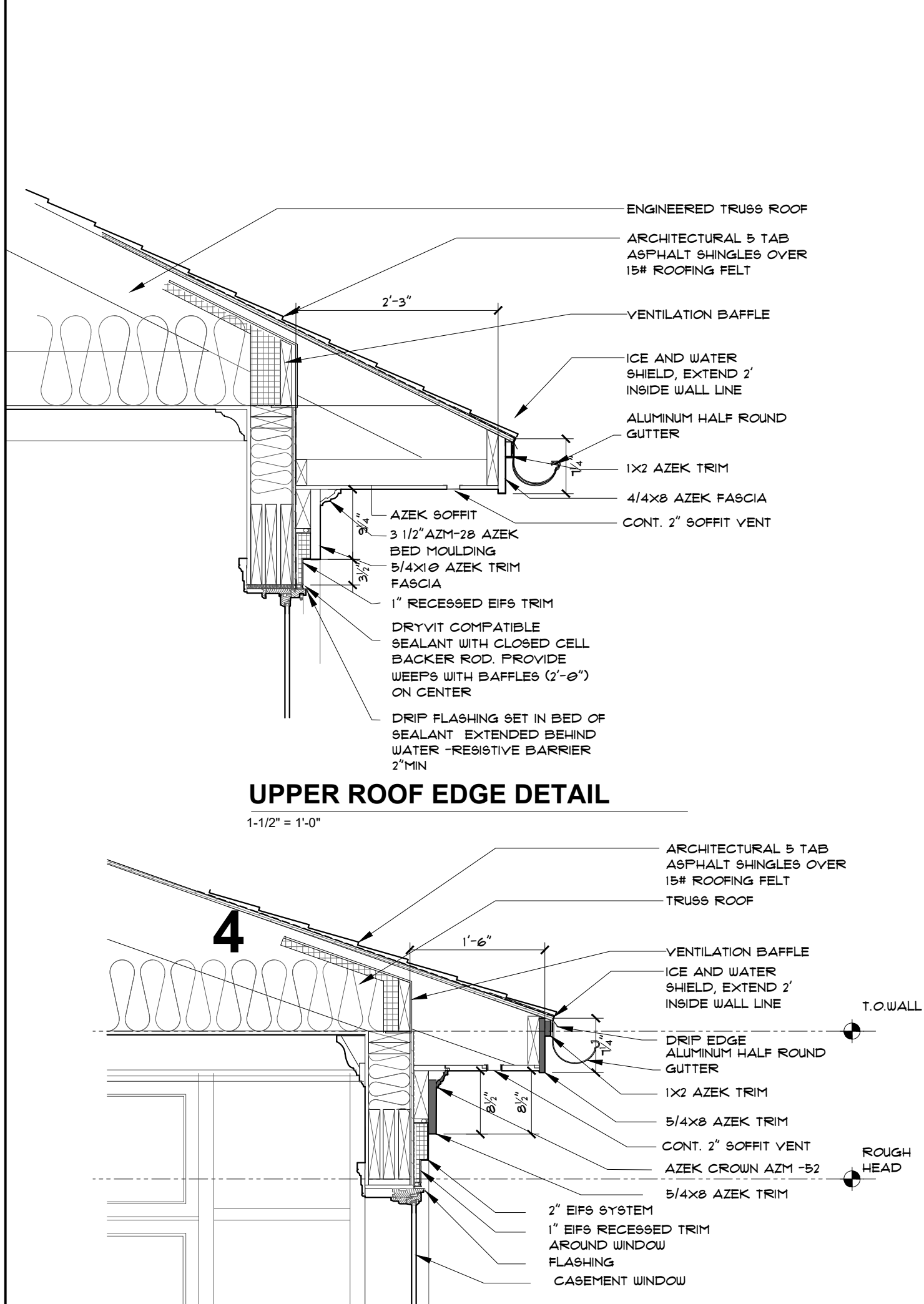
- TYPICAL EXTERIOR BRICK WALL CONSTRUCTION**
- BRICK VENEER W/ MIN 1.5" AIR CAVITY - BRICK SELECTED BY CLIENT
 - BRICK TIE AS REQ'D
 - PROVIDE ROPE WEEP #MORTAR NET
 - TYVEK BUILDING WRAP OR EQUAL
 - 3/4" APA RATED SHEATHING
 - 2X6 STUDS # 16" O.C.
 - R-21 INSULATION
 - 1/2" GYPSUM BOARD WALLS

- TYPICAL EXTERIOR WALL CONSTRUCTION**
- 2" DRYVIT INSULATION SYSTEM
 - TYVEK BUILDING WRAP OR EQUAL
 - 3/4" APA RATED SHEATHING
 - 2X6 STUDS # 16" O.C.
 - R-21 INSULATION
 - 1/2" GYPSUM BOARD WALLS

- TYPICAL FOUNDATION WALL CONSTRUCTION**
- EXTERIOR DAMP PROOFING
 - 12" CMU REINFORCED - 8" CMU REINFORCED ABOVE BRICK LEDGE
 - HOOK REINFORCEMENT INTO FOOTING ALTERNATE DIRECTIONS, CENTER VERTICAL BARS WITHIN CMU WALL, TYP.
 - 2" XPS RIGID INSULATION # INTERIOR WALL, TAPE ALL JOINTS.

- TYPICAL SLAB**
- 4" C.I.P. CONCRETE SLAB
 - 1 LAYER OF 6X6X1/4 WUF, LAP JOINTS 6" MIN.
 - 100% POLYETHYLENE VAPOUR BARRIER
 - 4" WASHED STONE ON COMPACTED SOIL
 - PROVIDE COMPRESSIBLE FILLER STRIP AT PERIMETER OF SLAB

- TYPICAL WALL FOOTING**
- 1'-0" DEEP X 2'-0" WIDE CONT.
 - FOOTING WITH 3-#4 BAR CONTINUOUS (2" LAP) CORNER BARS #4 HOR. #3@ O.C.



UPPER ROOF EDGE DETAIL
1-1/2" = 1'-0"

3 LOWER ROOF EDGE DETAIL
1-1/2" = 1'-0"



1 CROSS SECTION 1
1/4" = 1'-0"

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Revisions

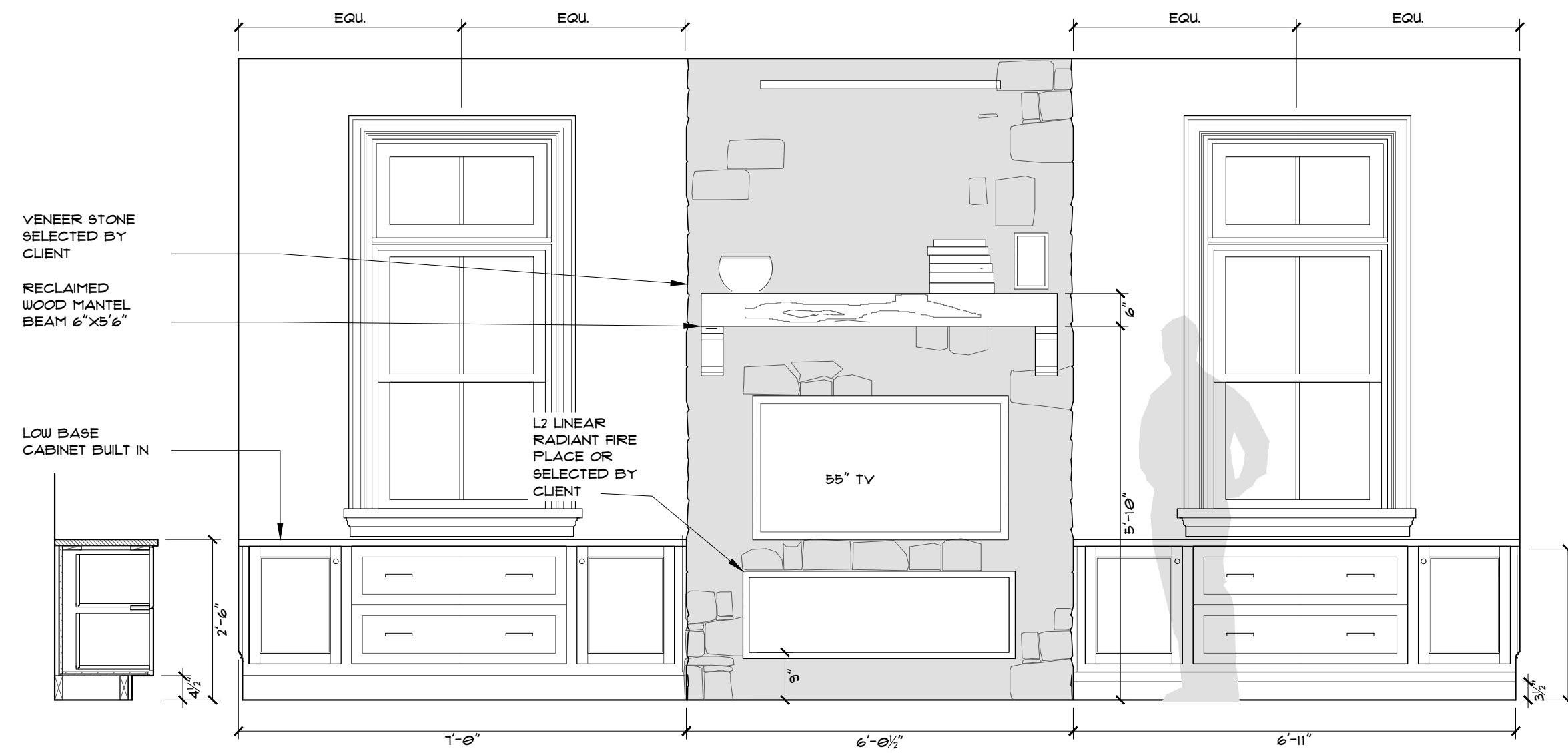
No.	Date	Title

Architect / Designer _____

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Issue **CONSTRUCTION SET**
Drawing Title **SECTION & SECTIONS DETAILS**

Drawing Number **A110**
Scale 1/4" = 1' Issue Date **2/01/2021**



2 FIRE PLACE SCHEMATIC DESIGN
1/2" = 1'-0"



1 CROSS SECTION
1/4" = 1'-0"

- TYPICAL ROOF CONSTRUCTION**
- 5 TAB COMPOSITE SHINGLE - GAF TIMBERLINE HD OR EQ.
 - 15 LB ROOFING FELT OR PAPER (PER MANUF. SPECS)
 - ICE AND WATERSHIELD SELF HEALING MEMBRANE CONTINUOUS AT LOW PITCHED ROOFS 1:4
 - 5/8" A.P.A. RATED ROOF SHEATHING
 - 2X ROOF RAFTERS/ TPA RATED TRUSS - SEE FRAMING PLANS
 - R-49 BATT INSULATION
 - 2X CEILING JOISTS WHERE INDICATED
 - 1/2" GYPSUM BOARD CEILING

- TYPICAL FLOOR CONSTRUCTION**
- OWNER SELECTED FINISHED FLOORING
 - 3/4" APA RATED PLYWOOD SUBFLOOR
 - ENGINEERED FLOOR JOIST SYSTEM
 - SOUND BATT INSULATION (BEDROOM AND COMMON SPACE)
 - 1/2" GYPSUM BOARD CEILING (1X6 WOOD CEILING WHERE INDICATED)

- TYPICAL EXTERIOR BRICK WALL CONSTRUCTION**
- BRICK VENEER W/ MIN 1.5" AIR CAVITY -BRICK SELECTED BY CLIENT
 - BRICK TIE AS REQ'D
 - PROVIDE ROPE WEEP #MORTAR NET
 - TYVEK BUILDING WRAP OR EQUAL
 - 3/4" APA RATED SHEATHING
 - 2X6 STUDS # 16" O.C.
 - R-21 INSULATION
 - 1/2" GYPSUM BOARD WALLS

- TYPICAL EXTERIOR WALL CONSTRUCTION**
- 2" DRYVIT OUTSULATION SYSTEM
 - TYVEK BUILDING WRAP OR EQUAL
 - 3/4" APA RATED SHEATHING
 - 2X6 STUDS # 16" O.C.
 - R-21 INSULATION
 - 1/2" GYPSUM BOARD WALLS

- TYPICAL FOUNDATION WALL CONSTRUCTION**
- EXTERIOR DAMP PROOFING
 - 12" CMU REINFORCED -8" CMU REINFORCED ABOVE BRICK LEDGE
 - HOOK REINFORCEMENT INTO FOOTING ALTERNATE DIRECTIONS, CENTER VERTICAL BARS WITHIN CMU WALL, TYP.
 - 2" XPS RIGID INSULATION # INTERIOR WALL, TAPE ALL JOINTS.

- TYPICAL SLAB**
- 4" C.I.P. CONCRETE SLAB
 - 1 LAYER OF 6X6@12X12 WUF, LAP JOINTS 6" MIN
 - 10MIL POLYETHYLENE VAPOUR BARRIER
 - 4" WASHED STONE ON COMPACTED SOL
 - PROVIDE COMPRESSIBLE FILLER STRIP AT PERIMETER OF SLAB

- TYPICAL WALL FOOTING**
- 1'-0" DEEP X 2'-0" WIDE CONT.
 - FOOTING WITH 3- #4 BAR CONTINUOUS (24" LAP) #CORNER BARS #4 HOR. #3@ 0" O.C.

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Issue **CONSTRUCTION SET**
Drawing Title _____

Drawing Number **A111**
Scale **VARIE** Issue Date **2/01/2021**

GENERAL NOTES

EXISTING CONSTRUCTION

- ALL DIMENSIONS AND ELEVATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS ARE OBTAINED FROM AVAILABLE SOURCES, AND ARE NOT GUARANTEED TO BE TRUE AND EXACT. THE GENERAL CONTRACTOR SHALL VERIFY THESE DIMENSIONS AND ELEVATIONS BY ACTUAL FIELD MEASUREMENTS PRIOR TO FABRICATION OF ANY MATERIALS AND START OF ANY WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER.
- FOR ADDITIONAL INFORMATION ON THE EXISTING CONSTRUCTION, THE CONTRACTOR SHALL REFER TO THE DRAWINGS OF THE EXISTING STRUCTURE OR PERFORM FIELD INVESTIGATION. IF INFORMATION IS DIFFERENT ON THESE DRAWINGS THAN FOUND IN THE FIELD THEN THE STRUCTURAL ENGINEER SHALL BE NOTIFIED.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SUPPORTS AS REQUIRED TO SUPPORT THE EXISTING STRUCTURE. THE CONTRACTOR SHALL EXAMINE THE EXISTING STRUCTURE TO DETERMINE THE EXTENT OF TEMPORARY SUPPORTS NECESSARY. THE CAPACITY AND METHOD USED FOR TEMPORARY SUPPORTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

MISCELLANEOUS

- CONTRACTOR SHALL VERIFY CONDITIONS IN THE FIELD AND IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER OF ANY CONDITIONS NOT AS ASSUMED; HE SHALL TAKE FIELD MEASUREMENTS AS REQUIRED AND BE RESPONSIBLE FOR THE SAME.
- CONTRACTOR SHALL COORDINATE WITH ALL RELATED TRADES FOR DETAILING, FABRICATION AND ERECTION PRIOR TO SUBMITTING SHOP DRAWINGS FOR APPROVAL.
- ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC. REQUIREMENTS. DISCREPANCIES AND/OR INTERFERENCES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER IMMEDIATELY.
- NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR AFTER APPROVAL FROM THE STRUCTURAL ENGINEER.
- CONTRACTOR SHALL FOLLOW THE TYPICAL DETAILS FOR TYPICAL CONDITIONS. THE TYPICAL DETAILS SHOWN ON THESE DRAWINGS APPLY THROUGHOUT THE BUILDING, UNLESS NOTED OTHERWISE NOTED.
- ALL WOOD IN CONTACT WITH MASONRY, STONE, OR CONCRETE, OR EXPOSED TO WEATHERING WILL BE PRESSURE TREATED OR A BARRIER SHALL BE PLACED BETWEEN THE WOOD AND MASONRY, ETC.
- ALL CONNECTORS WILL BE SIMPSON STRON-TIE. PLEASE FOLLOW THE MANUFACTURERS RECOMMENDATIONS FOR FASTENING THE CONNECTOR.
- THE STRUCTURE IS LAID OUT ACCORDING TO THE PROPERTY LINES PROVIDED BY THE ARCHITECT OR THE PROPERTY OWNER. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR THE PROPERTY LINES LOCATIONS.

WOOD

PLEASE SUBMITT SUBSTITUTIONS (PRODUCT INFORMATION) TO THE STRUCTURAL ENGINEER FOR APPROVAL.

- STRUCTURAL SAWN LUMBER SHALL BE OF NOMINAL SIZE CROSS SECTIONS AS SHOWN ON THE PLANS AND SECTIONS AND SHALL BE EITHER SPF NO. 1 OR HEM FIR NO.1 WITH THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES:

SPF NO. 1-2	
F _d	1,000 PSI
F _t	450 PSI
F _v	70 PSI
F _c (PERPENDICULAR TO GRAIN)	405 PSI
F _c (PARALLEL TO GRAIN)	1,150 PSI
E (MOE)	1,300,000 PSI

- STRUCTURAL LVL'S SHALL HAVE THE MINIMAL SIZE CROSS SECTIONS AS SHOWN ON THE PLANS AND SHALL HAVE THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES:

LVL'S	
F _d	2,600 PSI
F _v	250 PSI
E (MOE)	1,900,000 PSI

- TJIs WILL ME MANUFACTURED BY 'TRUS JOIST' (WEYERHAEUSER) T-4000 SERIES (SUBSTITUTIONS ARE NOT ALLOWED).
- ALL MULTIPLE BEAMS, LINTELS, AND JOISTS WILL BE GLUED TOGETHER USING LIQUID NAILS AND SCREWED WITH 3 1/2 OR 5 INCH LONG DECK MATE SCREWS AT 16 INCHES O.C. STAGGERED 2 INCHES FROM THE TOP AND BOTTOM OF THE MEMBERS.
- INSTALLED 2X OR TJI (SAME DEPTH AS JOIST) BRIDGING AT 8 FEET O.C. MAX. PERPENDICULAR TO THE TJI JOIST SPAN AS SHOWN ON PLAN. INSTALL TJI BRIDGING/BLOCKING AT THE TOP OF FOUNDATION WALLS AT 4' ON CENTER WHEN TJI'S SPAN PARALLEL TO THE FOUNDATION WALL.
- PROVIDE SIMPSON CONNECTORS FOR ALL WOOD TO WOOD CONNECTIONS AS CALLED OUT ON PLANS. FOLLOW SIMPSONS RECOMMENDATIONS FOR FASTENING THE CONNECTORS.
- ALL STUD BEARING WALLS WILL HAVE A DOUBLE CONTINUOUS TOP PLATES AND A SINGLE BOTTOM PLATE. SPLICES SHALL OCCUR OVER BEARING STUDS. STUD BEARING WALLS WILL HAVE BLOCKING AT THE MID-HEIGHT OF THE WALL.
- MULTIPLE BEARING STUDS SHALL BE NAILED TOGETHER WITH 10d NAILS AT 24 INCHES ON CENTER. PROVIDE CRIPPLES AS REQUIRED BETWEEN FLOORING AND SUPPORTING MEMBERS AT POINT LOADS ABOVE.
- ANCHOR BOLTS CONNECTING PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED.

SHEATHING

- FLOOR SHEATHING SHALL BE 23/32 (3/4) INCH APA RATED PLYWOOD. SHEETS WILL BE INSTALLED WITH THE LONG DIMENSION ACROSS AT LEAST 3-JOISTS. FLOOR SHEATHING WILL BE GLUED WITH CONSTRUCTION ADHESIVE AND FASTENED WITH 8d NAILS SPACED AT 3 INCHES ON CENTER AT THE EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
- EXTERIOR WALL AND ROOF SHEATHING SHALL BE 7/16 (1/2) INCH APA RATED PLYWOOD. SHEETS WILL BE INSTALLED WITH THE LONG DIMENSION ACROSS AT LEAST 3-STUDS. SHEATHING WILL BE FASTENED WITH 8d NAILS SPACED AT 4 INCHES ON CENTER AT THE EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

FOUNDATION MATERIALS & EARTHWORK

- ALL CONCRETE SHALL CONFORM TO THE PROVISIONS OF ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND ACI SPECIFICATIONS FOR STRUCTURAL CONCRETE IN BUILDINGS (ACI 301).
- CONCRETE SHALL BE NORMAL WEIGHT HAVING A MINIMUM 28 DAY DESIGN COMPRESSIVE STRENGTH AS FOLLOWS:

FOOTINGS	3,500 PSI
NON-SHRINK GROUT	5,000 PSI

- CONCRETE REINFORCING STEEL BARS SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:

DEFORMED BARS	ASTM A615, GRADE 60
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- ALL EXTERIOR CONCRETE OR CONCRETE EXPOSED TO EARTH SHALL BE AIR ENTRAINED.
- LAP DEFORMED BARS 48 DIAMETERS, UNO. HOOKS SHALL BE STANDARD HOOKS, UNO. LAP WELDED WIRE FABRIC SUCH THAT THE OVERLAP OF THE OUTERMOST CROSS-WIRES OF EACH ADJOINING SHEET IS NOT LESS THAN THE SPACING OF THE CROSS-WIRES PLUS TWO IN., UNO.
- PROVIDE CORNER BARS AT ALL WALLS AND FOOTING IN THE SAME SIZE AND SPACING AS THE HORIZONTAL BARS.
- EXCAVATIONS SHALL BE KEPT FREE OF WATER OR OTHER DELETERIOUS MATERIALS. NO CONCRETE SHALL BE PLACED IN WATER.
- PROVIDE THE FOLLOWING CLEAR COVER TO REINFORCING STEEL BARS:

CONCRETE CAST AGAINST EARTH	3 INCHES
EXPOSED TO WEATHERING OR SOIL	2 INCHES
WALLS	1 1/2 INCHES

- FOOTINGS SHALL BEAR ON SOIL (30 INCHES BELOW FINISHED GRADE) WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT (VERIFIED PRIOR TO POURING BY COUNTY INSPECTOR OR QUALIFIED INSPECTOR).

MASONRY

- REINFORCED MASONRY CONSTRUCTION SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, ACI 530, AND SPECIFICATIONS FOR MASONRY STRUCTURES, ACI 530.1.
- MINIMUM COMPRESSIVE STRENGTH OF MASONRY, FM, SHALL BE 1500 PSI
- CMU SHALL BE LIGHTWEIGHT OR NORMAL WEIGHT.
- MASONRY REINFORCING SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
- GROUT SHALL CONFORM TO ASTM C476, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
- MORTAR SHALL CONFORM TO ASTM C270, TYPE S.
- REINFORCED VOIDS IN MASONRY SHALL BE FILLED SOLID WITH GROUT.
- LAP DEFORMED BARS 48 DIAMETERS, UNO.
- WHERE DRAWINGS INDICATE CELLS OF CMU TO BE FILLED SOLID, CELLS OF CMU SHALL BE FILLED WITH 3000 PSI PEA GRAVEL CONCRETE UNO.
- WHERE DRAWINGS SPECIFY GROUT TO BE PROVIDED, 3000 PSI PEA GRAVEL CONCRETE CAN BE SUBSTITUTED AS APPROVED BY THE ARCHITECT/ENGINEER (3000 PSI PEA GRAVEL CONCRETE SHALL NOT BE USED UNDER COLUMN BASE PLATES OR BEARING PLATES).
- ALL REINFORCEMENT SHOWN SHALL BE CENTERED IN MASONRY UNITS UNLESS NOTED OTHERWISE.
- EXCEPT AS OTHERWISE SHOWN, CELLS IN MASONRY UNDER BEARING AREAS FOR BEAMS, LINTELS, AND SLABS SHALL BE FILLED SOLID WITH CONCRETE FOR AT LEAST THREE COURSES (24 INCHES MIN) IMMEDIATELY BELOW SUCH BEARING U.N.O.

PRE-ENGINEERED WOOD ROOF TRUSSES

- PRE-ENGINEERED ROOF TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND. TRUSSES SHALL BE DESIGNED TO THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE, ALL APPLICABLE CODES, AND THE REQUIREMENTS NOTED ON THESE DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, WORKING POINTS AND PITCHES OF ENGINEERED ROOF TRUSSES. VERIFY ALL TRUSS DIMENSIONS PRIOR TO FABRICATION.
- ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM UNIFORM LOADS:

TRUSS CHORD	DEAD LOAD	LIVE LOAD	SNOW LOAD	WIND LOAD
TOP	12 PSF	30 PSF	SEE DESIGN	SEE DESIGN
BOTTOM	5 PSF	10 PSF	CRITERIA	CRITERIA

ALL TRUSSES SHALL BE DESIGNED FOR SNOW LOADS INCLUDING SNOWDRIFT AND UNBALANCED SNOW LOADS AND WIND LOADS INCLUDING NET UPLIFT FORCES.

- PROVIDE 2X4 CONTINUOUS BOTTOM CHORD BRACING AT 8'-0" MAXIMUM FOR ALL WOOD TRUSSES. ADDITIONAL BRACING SHALL BE PROVIDED BY THE WOOD TRUSS MANUFACTURER AS PER THE STANDARD DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, TPI, AS PREPARED BY THE TRUSS PLATE INSTITUTE. DESIGN TRUSS BOTTOM CHORDS AS IF UNSHEATHED, WITH BOTTOM CHORD LATERALLY SUPPORTED ONLY AT THE 2X4 CONTINUOUS BOTTOM CHORD BRACING.
- TRUSS TO STRUCTURE CONNECTION DESIGN IS THE RESPONSIBILITY OF THE TRUSS DESIGNER AND SHALL BE SHOWN ON THE TRUSS INSTALLATION DRAWINGS, AND SHALL BE SUBMITTED FOR APPROVAL.
- WOOD TRUSS ERECTOR SHALL INSTALL BRACING IN ACCORDANCE WITH THE HANDLING INSTALLATION AND BRACING REQUIREMENTS, HIB, BY THE TRUSS PLATE INSTITUTE.

DESIGN CRITERIA

- DEAD, LIVE, WIND AND SEISMIC DESIGN LOADS ARE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE - IRC 2015 AND BALTIMORE COUNTY BUILDING CODE.

- SNOW LOADING IS BASED ON THE FOLLOWING:

GROUND SNOW LOAD	30 PSF
BUILDING CATEGORY	II
EXPOSURE FACTOR	1.0
THERMAL FACTOR	1.0
IMPORTANCE FACTOR	1.0

- WIND LOADING FOR THE MAIN WIND-FORCE RESISTING SYSTEM IS BASED ON THE FOLLOWING:

BASIC WIND SPEED (ULT.)	115 MPH
BUILDING CATEGORY	II
EXPOSURE	B
IMPORTANCE FACTOR	1.0
TOPOGRAPHICAL FACTOR	1.0
DIRECTIONALITY FACTOR	0.85

- WIND LOADING FOR COMPONENTS AND CLADDING IS BASED ON THE FOLLOWING:

BASIC WIND SPEED (ULT.)	115 MPH
BUILDING CATEGORY	II
EXPOSURE	B
IMPORTANCE FACTOR	1.0
TOPOGRAPHICAL FACTOR	1.0
DIRECTIONALITY FACTOR	1.0

- SEISMIC LOADING IS BASED ON THE FOLLOWING:

SITE CLASSIFICATION	C
0.2 SECOND SPECTRAL RESPONSE ACCELERATION, S ₁	0.125
1.0 SECOND SPECTRAL RESPONSE ACCELERATION, S ₂	0.055
SEISMIC USE GROUP	I
IMPORTANCE FACTOR	1.0
SEISMIC DESIGN CATEGORY	B

- THE FOLLOWING LIVE LOADS WHERE USED IN THE DESIGN:

ROOFS	30PSF
LIVING AREAS	40 PSF
SLEEPING AREAS	30 PSF

WOOD LINTEL SCHEDULE

L1	(3) 1.75"X9.25" LVL WITH (1) 2x6 BEARING STUD + (1) FULL-HEIGHT STUD
L2	(3) 1.75"X11.25" LVL WITH (2) 2x6 BEARING STUDS + (1) FULL-HEIGHT STUD
L3	(3) 1.75"X14" LVL WITH (2) 2x6 BEARING STUDS + (1) FULL-HEIGHT STUD
L4	(3) 1.75"X16" LVL WITH (2) 2x6 BEARING STUDS + (1) FULL-HEIGHT STUD

FASTENING SCHEDULE

- JOISTS TO SILL OR GIRDER (3) 8d COMMON (0.131"DIA. x2 1/2"), TOENAIL
- BRIDGING TO JOIST (2) 8d COMMON, TOENAIL EACH END
- SOLE PLATE TO JOISTS OR BLOCKING 16d NAILS @16" o.c.
- TOP PLATE TO STUD (2) 16d COMMON (0.162" DIA. X3 1/2") END NAILS
- STUD TO SOLE PLATE (4) 8d COMMON or (2) 16d COMMON
- DOUBLE STUDS 16d @ 24" o.c.
- DOUBLE TOP PLATE 16d @ 16" o.c.
- BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE (3) 8d COMMON, TOENAIL
- RIM JOISTS TO TOP PLATE 8d @6" o.c.
- TOP PLATE, LAPS AND INTERSECTIONS (2) 16d COMMON
- CONTINUOUS HEADER, TWO PIECES 16d COMMON @ 16" o.c.
- CONTINUOUS HEADER TO STUD (4) 8d COMMON, TOENAIL
- RAFTER TO TOP PLATE (3) 8d COMMON, TOENAIL
- BUILT UP CORNER STUDS 16d @16" o.c.
- BUILT UP GIRDER AND BEAMS 20d @24"o.c., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES, UNLESS NOTED ON DWG'S TO BE THROUGH BOLTED
- COLLAR TIES TO RAFTER (4) 12d FACE NAIL
- JACK RAFTER TO HIP (3) 10d COMMON, TOENAIL
- ROOF RAFTER TO SINGLE 2x RIDGE BEAM (2) 16d COMMON, TOENAIL
- ROOF RAFTER TO RIDGE BEAM JOIST HANGERS, MINIMUM 500 LB. SHEAR CAPACITY
- JOIST TO RIBBON BOARD (3) 16d, FACE NAIL
- CORNER STUDS 16d COMMON 12" o.c. FACE NAIL
- WOOD STRUCTURAL ALL PANEL SHEATHING 16d COMMON @ 6" o.c. INTO TOP PLATE, 8d COMMON @6" o.c. AT ALL OTHER EDGES AND 12" o.c. AT ALL OTHER LOCATIONS
- PLYWOOD OR OSB DECKING LOCATIONS 6d COMMON @ 6" o.c. AT EDGES, 12" o.c. AT ALL OTHER LOCATIONS
- MULTIPLE LVLs LIQUID NAILS AND 5" DECK MATE SCREWS @ 16" O/C STAGGERED

MANGIONE RESIDENCE

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HUNT VALLEY, MD 21030

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Structural _____

Peter J. Malmquist P.E.
Structural Solutions, Inc.
443- 797 7715



Seal / Signature _____

Revisions _____

No. Date Title

Architect / Designer _____

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Issue **PERMIT SET**

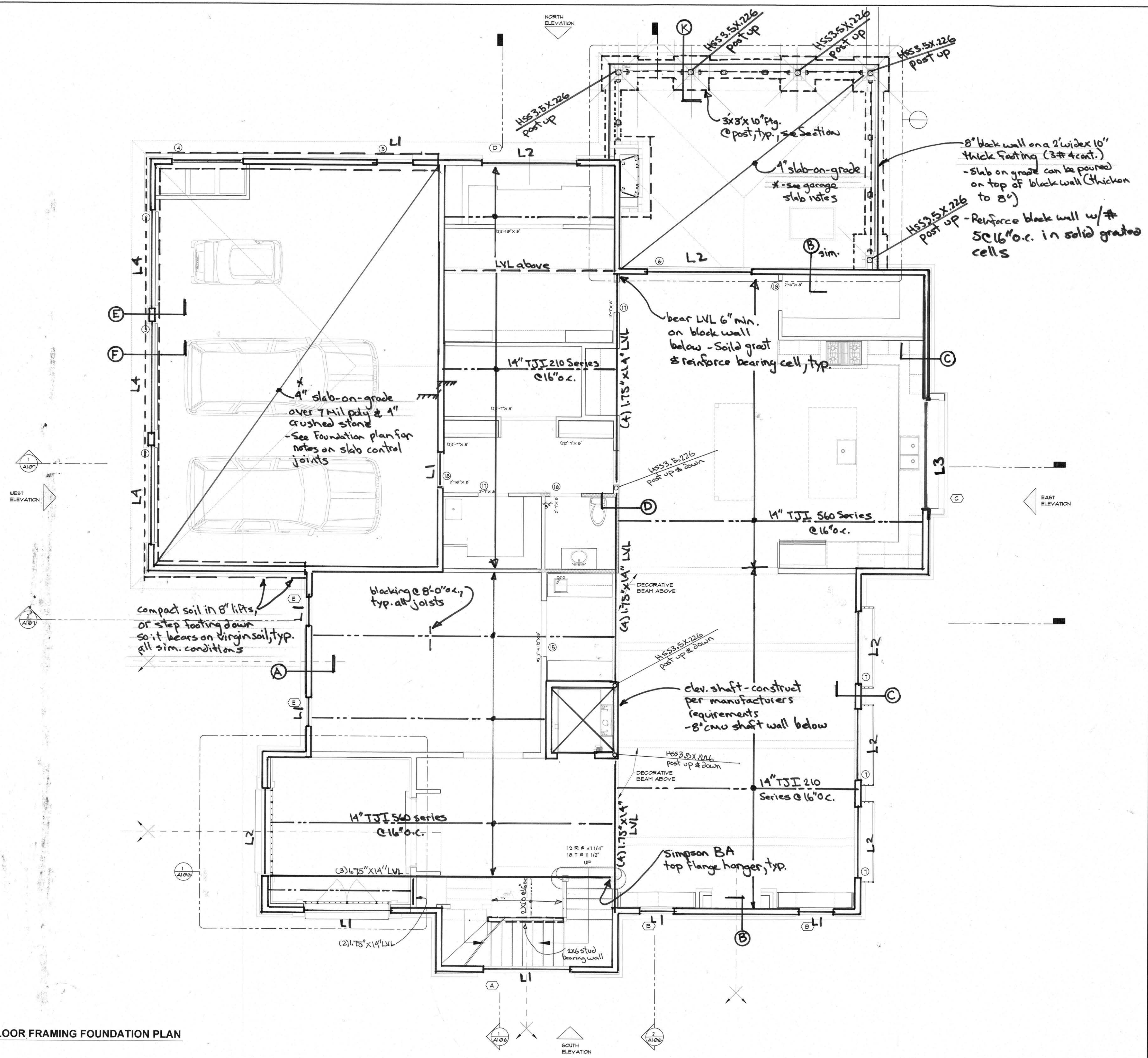
Drawing Title **GENERAL NOTES**

\$0.00

Drawing Number _____

Scale _____ Issue Date **05/16/2019**

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 22485, Expiration Date: 11/8/2019.



1 FIRST FLOOR FRAMING FOUNDATION PLAN
1/4" = 1'-0"

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Peter J. Malmquist P.E.
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Seal / Signature _____

Revisions

No.	Date	Title

Architect / Designer _____

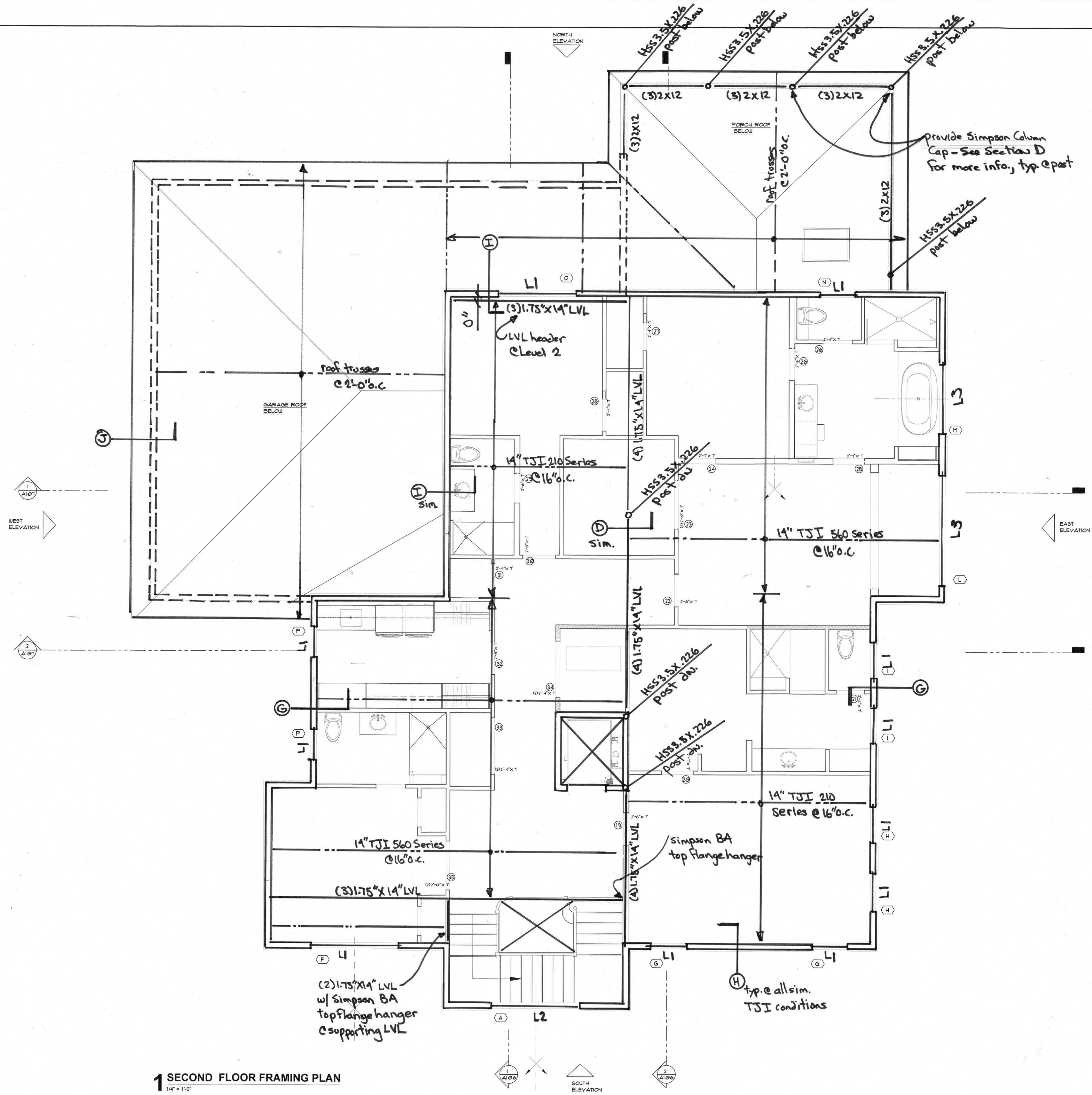
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PERMIT/
CONSTRUCTION SET

Drawing Title
**FIRST FLOOR
FRAMING/FOUNDATION
PLAN**

Drawing Number
S102

Scale 1/4" = 1' Issue Date 3/01/2021



1 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

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Seal / Signature *PJM*

Revisions

No.	Date	Title

Architect / Designer

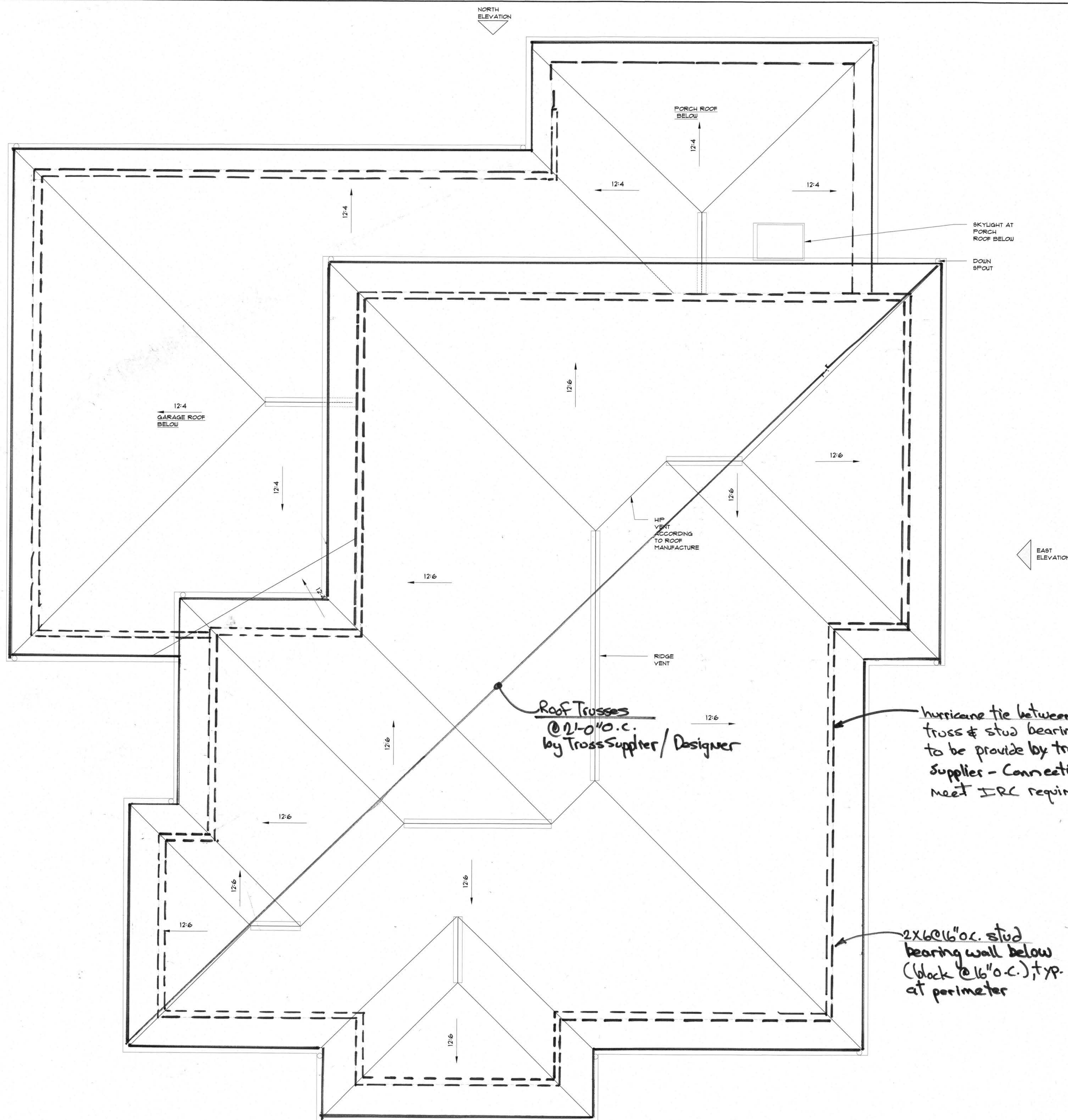
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PERMIT/
CONSTRUCTION SET

Drawing Title
**SECOND FLOOR
FRAMING PLAN**

Drawing Number
S103

Scale 1/4"=1' Issue Date 3/01/2021



- MAIN ROOF CONSTRUCTION**
- 5 TAB COMPOSITE SHINGLE
 - 15 LB ROOFING FELT OR PAPER (PER MANUF. SPECS)
 - ICE AND WATERSHIELD SELF HEALING MEMBRANE AT EAVES, HIP'S AND VALLEYS
 - 5/8" A.P.A. RATED ROOF SHEATHING
 - 2X ROOF TRUSS
 - 2X ROOF RAFTERS T.B.D BY STRUCTURAL ENGINEER WHERE INDICATED
 - R49 INSULATION, PROVIDE ICYNENE INSULATION WHERE VENTILATION IS IMPEDED
 - 1/2" GYPSUM BOARD CEILING

1 ROOF LEVEL FRAMING PLAN
1/4" = 1'-0"

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Revisions

No.	Date	Title

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Issue **PERMIT/ CONSTRUCTION SET**
Drawing Title **ROOF FRAMING PLAN**

Drawing Number **S104**
Scale 1/4" = 1' Issue Date 3/01/2021

