

**GENERAL**

ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE IRC 2015 CONFORM WITH THE LATEST CODE REQUIREMENTS OF THE COUNTY AND STATE IN WHICH THE CONSTRUCTION IS TAKING PLACE AS WELL AS ALL LOCAL AMENDMENTS TO THOSE CODES.

**DESIGN LOADS**

THE STRUCTURE WAS DESIGNED FOR LOADING REQUIRED BY CONSTRUCTION IN ACCORDANCE WITH IRC 2015 AND ANY LOCAL AMENDMENTS. ANY INCREASE IN THESE LOADING DUE TO CHANGE IN FUNCTION, CONSTRUCTION MATERIALS AND ETC. SHALL HAVE THE APPROVAL OF THE STRUCTURAL ENGINEER.

**SITE**

CONSTRUCTION IN AREAS SUBJECT TO FLOODING (TIDAL OR RAVINE) REQUIRE ELEVATION CERTIFICATE PRIOR TO FRAMING INSPECTION.

LOTS SHALL BE PROVIDED WITH ADEQUATE DRAINAGE AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER POINT OF COLLECTION.

ENSURE LOT IS GRADED SO SURFACE WATER DRAINS AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL AWAY FROM FOUNDATION WALLS A MINIMUM OF 6" WITHIN THE FIRST 10'-0". PROVIDE DRAINS OR SWALLS WHERE LOT LINES, WALLS, OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN THE FIRST 10'-0".

**FOUNDATIONS WALLS - CONCRETE (CIP)**

SEE STRUCTURAL DRAWINGS.

**FOUNDATION DRAINAGE:**

10 MIL. POLYETHYLENE MOISTURE BARRIER SHALL BE APPLIED OVER POROUS LAYER (4" MINIMUM CRUSHED GRANULAR FILL) WITH THE BASEMENT FLOOR SLAB POURED OVER THE POLYETHYLENE. 10 MIL. POLYETHYLENE BARRIER SHALL LAP A MINIMUM OF 6" AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.

PERFORATED DRAIN TILE (6" OUTER, 4" INNER) SHALL BE INSTALLED ON EACH SIDE OF FOOTING CONTINUOUS AROUND THE PERIMETER OF FOUNDATIONS THAT ENCLOSE HABITABLE OR USABLE SPACE BELOW GRADE.

A SUMP PIT SHALL BE PROVIDED TO DRAIN THE POROUS LAYER AND FOOTING PERFORATED DRAIN TILE. THE SUMP PIT SHALL BE A MINIMUM OF 24" DIA. OR 20" SQUARE AND SHALL EXTEND A MINIMUM OF 24" MIN. BELOW THE BOTTOM OF THE BASEMENT FLOOR. SUMP SHALL BE CAPABLE OF POSITIVE GRAVITY OR MECHANICAL DRAINAGE (15 G.P.M. MIN.) TO REMOVE ANY ACCUMULATED WATER. THE DRAINAGE SHALL BE DISCHARGED TO DAYLIGHT (MIN. 5' FROM ANY PROPERTY LINE), STORM DRAIN OR APPROVED WATER SOURCE. THE PIT SHALL BE ACCESSIBLE AND LOCATED SO THAT ALL DRAINAGE FLOWS INTO THE PIT BY GRAVITY. THE SUMP PIT SHALL BE CONSTRUCTED OF TILE, STEEL, PLASTIC, CAST-IRON, CONCRETE OR OTHER APPROVED MATERIAL WITH A REMOVABLE COVER ADEQUATE TO SUPPORT ANTICIPATED LOADS IN THE AREA OF USE. THE PIT FLOOR SHALL BE SOLID AND PROVIDE PERMANENT SUPPORT FOR THE PUMP. MECHANICAL PUMPS SHALL BE PROVIDED WITH ALARMS.

AREAWAY DRAINS (AWD.) SHALL BE DISCHARGED TO DAYLIGHT OR SUMP WITH MIN. 4" PIPING SLOPED 1/8" PER FOOT MIN.

**FOUNDATION WATER AND DAMPPROOFING:**

CONCRETE FOUNDATION WALLS SHALL BE WATERPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE WITH TUF-N-DRI DAMP PROOFING AND DRAINBOARD, INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

**MASONRY - GENERAL**

MASONRY WORK SHALL COMPLY WITH ACI 530.1 / ASCE 6 "SPECIFICATIONS FOR MASONRY STRUCTURES" MORTAR SHALL CONFORM TO ASTM C 270, TYPE S.

**MASONRY - CMU**

SEE STRUCTURAL DRAWINGS

**METALS AND STRUCTURAL STEEL**

SEE STRUCTURAL DRAWINGS

ALL METALS SHALL BE PRIMED OR OTHERWISE FINISHED PRIOR TO ERECTION.

ALL DISSIMILAR METALS SHALL BE INSTALLED IN SUCH A FASHION TO MITIGATE ANY GALVANIC OR OTHER DETERIOROUS REACTIONS.

GUTTERS AND DOWNSPOUTS ARE REQUIRED AND MAY NOT BE SHOWN FOR CLARITY

**ROUGH CARPENTRY**

SEE STRUCTURAL DRAWINGS.

THE G.C. SHALL PERFORM ALL NEW WORK TO COMPLY WITH THE FOLLOWING MAXIMUM DEVIATION STANDARDS FOR PLUMB & LEVEL:

- CEILINGS AND SOFFITS: 1/8" PER 20'-0" AS MEASURED IN ANY DIRECTION BY A METAL STRAIGHT EDGE OF NOT LESS THAN 10'-0" IN LENGTH.

- OTHER BUILDING SURFACES NOT OTHERWISE DESIGNATED BUT SPECIFICALLY INCLUDING WALLS AND FLOORS: 1/8" PER 10'-0" AS MEASURED IN ANY DIRECTION BY A METAL STRAIGHT EDGE OF NOT LESS THAN 10'-0" IN LENGTH.

PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FLOOR JOISTS.

PROVIDE SOLID (CONTINUOUS) BRIDGING AT ALL BEARING POINTS.

ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF ALL MILLWORK AND APPLIED INTERIOR DETAILS. BUILDER TO CONSULT MANUFACTURER'S SPECIFICATIONS FOR PROPER INSTALLATION AND SEALING OR ALL HARD SURFACE MATERIALS (COUNTERS, WALLS, AND FLOORS.)

**FIRE WALLS/ PARTY WALLS**

PRIVATE GARAGE LOCATED BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" TYPE X GYPSUM BOARD FROM THE DWELLING. ATTACHED PRIVATE GARAGES SHALL BE COMPLETELY SEPARATED FROM ADJACENT INTERIOR SPACES AND THE ATTIC AREA BY MEANS OF 5/8" TYPE X GYPSUM BOARD OR THE EQUIVALENT APPLIED TO THE GARAGE SIDE. THE DOOR OPENING PROTECTIVE SHALL BE SELF-CLOSING 1-3/8 INCH SOLID CORE WOOD DOORS OR APPROVED EQUIVALENT. SLOPE FLOOR 1/8" PER FOOT MIN TO EXTERIOR OVERHEAD DOOR.

**GYPSUM DRYWALL**

ALL DRY WALL CORNERS TO BE SQUARE, UNLESS NOTED OTHERWISE.

ALL CEILING GYPSUM BOARD SHALL BE INSTALLED PER THE IRC 2015

ALL WALLS AND CEILINGS SHALL RECEIVE 1 LAYER OF 1/2" GYPSUM WALL BOARD, UNLESS NOTED OTHERWISE.

ALL JOINTS AND INSIDE CORNERS SHALL RECEIVE TAPE, PROVIDE CORNER BEAD AT GYPSUM WALL BOARD EDGES AND CORNER CONDITIONS. PROVIDE 3 COATS MINIMUM OF JOINT COMPOUND FINISH SMOOTH AND READY FOR PAINT.

1/2" WATER RESISTANT GYPSUM WALL BOARD SHALL BE INSTALLED IN LAVATORIES AND ADJACENT TO PLUMBING FIXTURES.

1/2" CEMENT BACKER BOARD SHALL BE INSTALLED AS A BASE FOR FLOOR, WALL, AND CEILING TILE PER MANUFACTURER'S SPECIFICATIONS.

**HOUSE WRAP**

ALL EXTERIOR WALLS SHALL BE WRAPPED IN TYVEK OR EQUAL, ALL WALL PENETRATION SHALL BE WRAPPED IN STRICT ACCORDANCE WITH PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.

**VENTILATION**

ALL VENTILATION TO BE IN ACCORDANCE WITH IRC 2015 AND ANY LOCAL AMENDMENTS. VENTING SHALL INCLUDE:

- SOFFIT AND RIDGE VENTS WHERE APPLICABLE
- GABLE END VENTS AS SHOWN ON THE DRAWINGS &
- ROOF VENTS AS SHOWN ON THE DRAWINGS.

POWER VENTS SHALL BE USED ONLY AS NECESSARY TO PROVIDE THE PROPER CFM VENTILATION REQUIREMENTS OF THE IRC 2015 WHERE PASSIVE VENTING IS NOT AVAILABLE.

INSULATION BAFFLES AT THE EAVES ARE REQUIRED.

RAFTER BAY VENT BAFFLES ARE REQUIRED WHERE BLOWN INSULATION IS USED.

VENTLESS ROOFS SHALL BE ONLY AT THE APPROVAL OF THE ARCHITECT.

ALL VENTING THRU THE ROOF SHALL HAVE THE APPROVAL OF THE ARCHITECT BEFORE INSTALLATION.

UNCONDITIONED CRAWL SPACES SHALL BE VENTED PER IRC 2015

**CHIMNEY AND FIREPLACE CONSTRUCTION**

THE HEARTH AND HEARTH EXTENSION SHALL EXTEND A MIN 36" FROM THE BACK OF THE FIREBOX TO THE END OF THE HEARTH EXTENSION. WHERE THE FIREPLACE OPENING IS 6 SF OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20" IN FRONT OF, AND AT LEAST 12" BEYOND EACH SIDE OF THE FIREPLACE OPENING; OTHERWISE THE HEARTH EXTENSION SHALL EXTEND AT LEAST 16" IN FRONT OF, AND AT LEAST 8" BEYOND, EACH SIDE OF THE FIREPLACE OPENING.

ALL FIREPLACE CHIMNEYS SHALL BE PROPERLY FLASHED

PREFABRICATED FIREPLACES AND FLUES SHALL BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

**GLAZING**

PROVIDE SAFETY GLAZING IN CONFORMANCE TO IRC 2015 REQUIREMENTS

PROVIDE EGRESS WINDOWS IN EVERY SLEEPING ROOM IN CONFORMANCE TO IRC 2015 REQUIREMENTS.

**SPRINKLER SYSTEM**

ALL SPRINKLER SYSTEMS MUST BE DESIGNED BY A FIRE ENGINEER AND MUST MEET THE REQUIREMENTS OF 2015 INTERNATIONAL FIRE CODE FOR RESIDENTIAL AUTOMATIC SPRINKLER SYSTEMS - SECTION 903.

ALL AUTOMATIC SPRINKLER SYSTEMS MUST BE INSTALLED BY A LICENSED INSTALLATION COMPANY.

**RADON VENTS**

RADON VENTS MUST BE INSTALLED PER THE REQUIREMENTS OF IRC 2015 - APPENDIX F

**ROOFING AND FLASHING**

ALL AREAS WHERE THE POSSIBILITY OF WATER PENETRATION EXISTS SHALL BE FLASHED. COPPER FLASHING IS PREFERRED BUT ALUMINUM OR GALVANIZED MAY BE USED WHEN THE POSSIBILITY OF A NEGATIVE METALLIC REACTION MAY OCCUR.

IF MORE THAN ONE PIECE OF FLASHING IS USED THE UPPER SHALL OVERLAP THE LOWER IN SUCH A MANNER AS TO MINIMIZE WIND BLOWN WATER FROM PENETRATING THE JOINT.

PROVIDE HALF ROUND GUTTERS AND DOWN SPOUTS PER OWNER'S SELECTION. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM THE FOUNDATION WALL OR TO AN APPROVED DRAINAGE SYSTEM.

**FIRE BLOCKING:**

1. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS. FIREBLOCKING SHALL BE PROVIDED VERTICALLY AT CEILING / FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

2. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.

3. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

4. FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:

- A. 1/2-INCH GYPSUM BOARD.
- B. 1/4-INCH CEMENT-BASED MILLBOARD.
- C. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
- H. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.

5. BATTS OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

6. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16" MEASURED VERTICALLY. WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

7. LOOSE-FILL INSULATION MATERIAL, INSULATING FOAM SEALANTS AND CAULK MATERIALS SHALL NOT BE USED AS FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE ANT TO RETARD THE SPREAD OF FIRE AND HOT GASSES.

8. THE INTEGRITY OF FIRE BLOCKING SHALL BE MAINTAINED.

**ELECTRICAL**

LIGHTING/ ELECTRICAL PLAN BY OTHERS.

SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217.

SMOKE ALARMS SHALL BE PROVIDED IN EACH SLEEPING ROOM, WITHIN THE IMMEDIATE VICINITY OF THE SLEEPING AREA, AND ON EACH FLOOR LEVEL.

DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL.

SMOKE ALARMS SHALL BE HARD WIRED TO DWELLING PRIMARY POWER, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.

WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

**STAIRS:**

1. STAIRWAYS SHALL HAVE A WIDTH OF NOT LESS THAN 36" U.N.O. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDINGS OR PLATFORM ON THAT PORTION OF THE STAIRWAY U.N.O.

2. ALL STEPS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD WIDTHS. STAIR RISER HEIGHTS SHALL BE 7-3/4" MAXIMUM. STAIR TREADS SHALL BE NO LESS THAN 10" DEEP, MEASURED FROM NOSE OF RISER TO NOSE OF RISER.

3. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16".

4. THE WALKING SURFACES OF TREADS AND LANDINGS SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48 INCHES (2-PERCENT SLOPE).

**HANDRAILS:**

1. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

2. HANDRAILS SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" HIGH, MEASURED ALONG THE LINE CONNECTING THE LEADING EDGES OF THE TREADS, OR FINISH SURFACE OF RAMP SLOPE.

3. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL BE INTERRUPTED AT NEWEL POST AT THE TURN ONLY. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS, UNLESS WITH THE USE OF A VOLUTE TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD. HANDRAIL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IRC AND LOCAL CODES.

	2015 IECC CODE COMPLIANCE	
	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).
R301.1	Climate zone 4A	
R401.2	Compliance Method: Mandatory and Prescriptive Provisions	R402.4.4
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, 2015 Edition.	
R402.1.2	Attic Insulation: Raised Heel Trusses R-49 R-38	++++ R402.4.5
R402.1.2	Wood Frame Wall: R-20 or R13 + R5 continuous insulation.	R403.1.1
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".	R403.1.2
R402.1.2	Floor Insulation over Unconditioned Space: R-19 batt insulation.	R403.3.1
R402.1.2	Window U-Value/SHGC .35 (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.	R403.3.2
R402.2.4	Attic Access: Attic access scuttle will be weatherstripped and insulated R-49	
R402.4	Building Thermal Envelope (air leakage): Exterior walls and penetrations will be sealed per this section of the 2015 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.	R403.6
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 E 779 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.	R403.6.1
		R403.7
		R404.1

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.

**GUARDRAILS:**

1. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

2. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS, GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34", WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS. THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38".

3. GUARDS SHALL HAVE INTERMEDIATE RAILS WHICH DO NOT ALLOW FOR THE PASSAGE OF A 4" SPHERE OR LARGER EXCEPT IN THE TRIANGULAR OPENINGS FORMED BY THE RISER & TREAD. SAID OPENINGS SHALL NOT ALLOW FOR THE PASSAGE OF A 6" SPHERE OR LARGER.

**FINISH MATERIALS**

ALL EXTERIOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703 OF IRC 2015

**DOOR NOTES:**

1. REFERENCE FLOOR PLANS FOR DOOR SWING. ALL DOORS WITHOUT DIMENSIONS ARE ASSUMED TO BE 4" FROM WALL OR CENTERED ON WALL.

2. SET FRAMES ACCURATELY IN POSITION, PLUMB, ALIGN, AND BRACE SECURELY UNTIL PERMANENT ANCHORS ARE SET. PROVIDE AT LEAST THREE WALL ANCHORS PER JAMB FOR FRAMES. REINFORCE SUBSTRATE AS NECESSARY.

3. INSTALL DOOR AND DOOR HARDWARE IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS. SET UNITS LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION. CLEAN HARDWARE AND ADJACENT SURFACES. ADJUST AND CHECK EACH OPERATING ITEM FOR PROPER OPERATION AND FUNCTION.

4. DOOR LOCKING OR LATCHING HARDWARE MAY BE SUITABLY SUBSTITUTED WITH HARDWARE SELECTED BY OWNER PROVIDED THE HARDWARE COMPLIES WITH THE LATEST EDITION OF THE IRC AND LOCAL CODES.

5. GLAZING IN ALL FIXED AND OPERABLE PANELS OF DOORS SHALL BE PROVIDED WITH TEMPERED / SAFETY GLAZING, U.N.O

**WINDOW / GLAZING NOTES:**

6. INSTALL WINDOWS LEVEL, PLUMB, SQUARE, TRUE TO LINE, WITHOUT DISTORTION OR IMPEDING THERMAL MOVEMENT, ANCHORED SECURELY IN PLACE TO STRUCTURAL SUPPORT, AND IN PROPER RELATION TO WALL AND OTHER ADJACENT CONSTRUCTION.

7. PROVIDE GASKETS, SEALERS, FLASHING, AND SETTING BLOCKS, ETC. AS RECOMMENDED BY MANUFACTURER. CONTRACTOR SHALL ENSURE COMPATIBILITY OF SEALANT.

8. PROVIDE EGRESS WINDOWS IN EVERY SLEEPING ROOM IN CONFORMANCE TO IRC 2015 REQUIREMENTS.

9. SAFETY GLAZING SHALL BE PROVIDED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

10. SAFETY GLAZING SHALL BE PROVIDED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS: 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 S.F.; 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

11. GLAZING IN WALLS, ENCLOSURE OR FENCES CONTAINING OR FACING BATHROOMS CONTAINING BATHTUBS OR SHOWERS WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.

12. SAFETY GLAZING SHALL BE PROVIDED ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE. WHEN THE EXPOSED SURFACE OF THE GLASS IS ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY.



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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 09116, EXPIRATION DATE 2018.11.10

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**NEW CONSTRUCTION PLANS FOR**

**THE BLAZE RESIDENCE**

RESIDENCE AT LOT 4  
CROMWELL PASTURE  
7303 BRIGHTSIDE ROAD  
RUXTON, MD 21012

**RELEASE SCHEDULE**

DATE	SUMMARY
2020.09.02	PERMIT
2020.12.14	CNST REV. 1
2021.01.05	CNST REV. 2

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

DWG TITLE:

**GENERAL NOTES**

**A3.3**