

PROPOSED SINGLE FAMILY DWELLING AT:

WESTERN SHORE

BLETZER ROAD

BALTIMORE, MARYLAND 21219



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NOTES

1.0 GENERAL

1.01 CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, REGULATIONS AND AMENDMENTS AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONSTRUCTION SHALL COMPLY WITH INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS AT VARIANCE WITH THESE PLANS OR SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY.

1.02 IN THE EVENT OF A DISCREPANCY BETWEEN THE ARCHITECTURAL PLANS OR SPECIFICATIONS AND THE STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

1.03 DESIGN LOADS:

TYPE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
ROOF	30	20
SLEEPING ROOMS	30	10
OTHER THAN LIVE AREAS	40	15
DECKS	40	10
EXTERIOR BALCONIES	60	15

2.01 THIS WORK IS NOT ADDRESSED IN THESE DOCUMENTS. 2000 PSF SOIL BEARING CAPACITY ASSUMED

3.0 CONCRETE/FOUNDATIONS

3.01 ALL REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI 318, CURRENT EDITION. ALL PLAIN CONCRETE SHALL CONFORM TO ACI 318.1 AND ACI 302R CODE TO RESIDENTIAL CAST-IN-PLACE CONCRETE CONSTRUCTION.

3.03 THICKNESS AND REINFORCING OF CONCRETE FOUNDATION WALLS SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE, CURRENT EDITION, TABLE R404.1.1 (1-4), OR WITH SEALED STRUCTURAL DRAWINGS SPECIFIC TO THE SITE SOIL AND GRADE CONDITIONS.

4.0 MASONRY

4.01 ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE BIA AND NCMA "SPECIFICATIONS FOR CONCRETE MASONRY CONSTRUCTION."

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MAXIMUM 5'-0" O.C. AND 12" FROM THE END OF EACH PLATE, SECTION WITH MINIMUM (2) ANCHORS PER SECTION OF PLATE. ANCHOR STRAPS SPACED TO ACHIEVE EQUIVALENT MAY BE SUBSTITUTED FOR ANCHOR BOLTS.

5.02 ALL METAL ANCHORS, FASTENERS, HANGERS ETC. SHALL BE GALVANIZED.

6.0 WOOD

6.01 SILL PLATES AND ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE, AND ALL EXPOSED EXTERIOR LUMBER, SHALL BE PRESURE TREATED TO MEET AMPI STANDARDS.

6.02 MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19%.

6.03 WOOD BEAMS, JOISTS, HEADERS AND RAFTERS SHALL BE MINIMUM S-P-F #1/P OR EQUAL UNLESS OTHERWISE NOTED.

6.04 PREFABRICATED FLOOR JOISTS OR FLOOR TRUSSES SHALL BE DESIGNED TO CARRY ALL IMPLIED LIVE AND DEAD LOADS WITH THE LIVE LOAD DEFLECTION NOT TO EXCEED L/480. ALL LUMBER JOISTS AND SOFT-TOP JOISTS TO BE DESIGNED/PROVED BY MANUFACTURER TYPICAL FLOOR-OUT. 1/2" WFR SHALL PROVIDE ALL REQUIRED HANGERS, SHEAR PANELS, BLOCKING/BRACING AND OTHER REQUIRED COMPONENTS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.05 PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE RECOMMENDATIONS TO CARRY ALL IMPLIED LIVE AND DEAD LOADS. THE MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD-DOWN STRAPS, SHEAR PANELS AND OTHER REQUIRED COMPONENTS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.06 JOISTS SHALL BE DOUBLE UNDER PARALLEL WALLS THAT EXCEED ONE THIRD THE JOIST LENGTH. JOISTS SHALL BE SPACED CLOSER UNDER THE BATH TUBS, CERAMIC OR MARBLE TILE, POTENTIAL WATERBODIES AND SIMILAR ANCHORS. LOADING CONDITIONS. JOISTS SHALL NOT BE CUT, NOTCHED OR DRILLED EXCEPT AS PERMITTED BY IRC 2006 R507.3 OR OTHER APPLICABLE CODE.

6.07 HEADERS OVER FRAMED OPENINGS IN BEARING WALLS SHALL BE MINIMUM 2-2X10 UNLESS OTHERWISE NOTED ON DRAWINGS, BUT SHALL IN NO EVENT BE LESS THAN SPECIFIED IN IRC 2006 TABLE R502.5 OR OTHER APPLICABLE CODE.

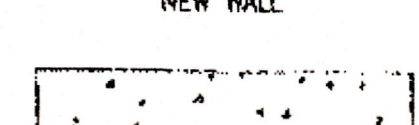
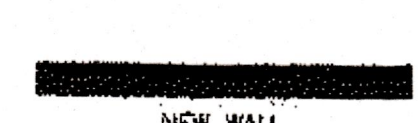
7.0 THERMAL AND MOISTURE PROTECTION

7.01 1/4" x 3-1/2" MINIMUM COMPRESSIBLE GEL SEAL SHALL BE PROVIDED BENEATH ALL EXTERIOR SILL PLATES.

COMPONENT	MINIMUM R-VALUE REQUIRED
Ceiling/Roof	38 (30 IF UNCOMPRESSED OVER TOP PLATE AT EAVES)
Walls	18
DUCTS OUTSIDE CONDITIONED SPACE	8 (MIN 6 FOR DUCTS IN FLOOR TRUSSES)

COMPONENT	MAXIMUM U-FACTOR REQUIRED
FENESTRATION	0.04
SKYLIGHTS	0.09

KEY:



CONCRETE SLAB

