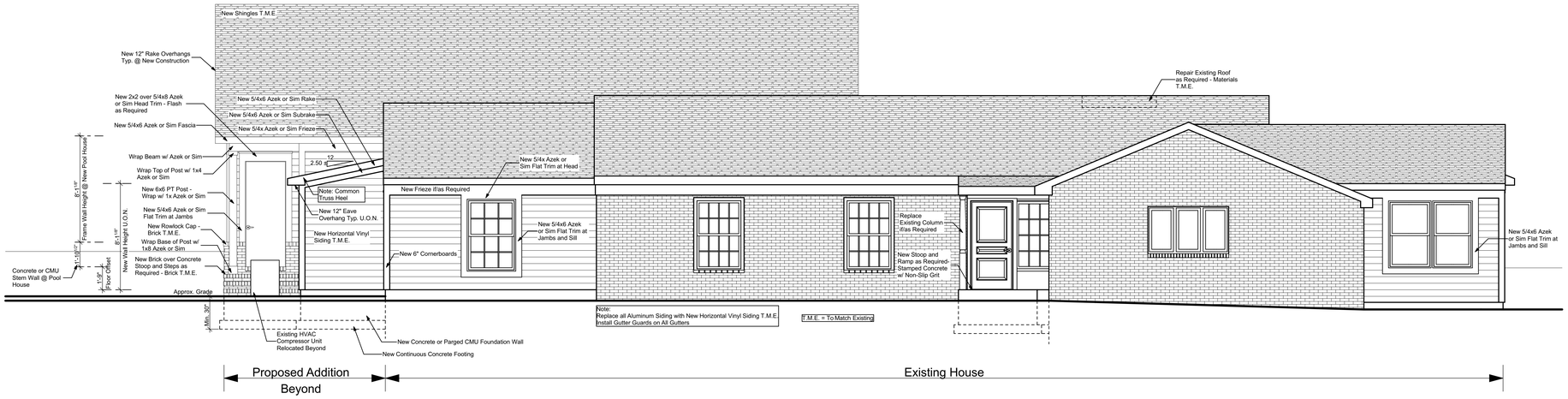


Proposed Front Elevation

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

NOTES

1.0 GENERAL

1.01 THE BUILDER SHALL BE RESPONSIBLE AND LIABLE FOR FULL COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS AND AMENDMENTS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION, WHETHER OR NOT SUCH CODES AND REQUIREMENTS ARE EXPLICITLY DOCUMENTED IN THESE DRAWINGS. CONSTRUCTION SHALL COMPLY WITH THE 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. USE OF THESE DRAWINGS TO OBTAIN A BUILDING PERMIT OR TO CONSTRUCT THE STRUCTURE DOCUMENTED HEREIN SHALL CONSTITUTE ACCEPTANCE OF THESE CONDITIONS BY THE BUILDER.

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

1.03 DESIGN LOADS:

TYPE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
ROOF	40	15
SLEEPING ROOMS	30	10
OTHER LIVING AREAS	40	15
GARAGE FLOORS	50	50
DECKS	40	10
EXTERIOR BALCONIES	60	15

2.01 SITE 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 332R GUIDE TO RESIDENTIAL CAST-IN-PLACE CONCRETE CONSTRUCTION.

3.02 MINIMUM SPECIFIED COMPRESSIVE STRENGTH @ 28 DAYS:

LOCATION OF CONCRETE	F'c (PSI)
BASEMENT WALLS AND FOUNDATIONS NOT EXPOSED TO WEATHER	2500
BASEMENT SLABS AND INTERIOR SLABS ON GRADE	2500
BASEMENT WALLS, EXTERIOR FOUNDATION WALLS AND OTHER WORK EXPOSED TO WEATHER	3000
DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, STEPS/STAIRS AND UNHEATED GARAGE SLABS EXPOSED TO WEATHER	3500

3.03 THICKNESS AND REINFORCING OF CONCRETE FOUNDATION WALLS SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE, CURRENT EDITION, TABLE R404.1.2 (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 THE THE APPLICABLE REQUIREMENTS OF THE BIA AND NCMA "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION."

4.02 BRICK VENEER WALLS SHALL HAVE NON-CORROSIVE METAL TIES AT MINIMUM 16" O.C. VERTICALLY AND HORIZONTALLY, AND WEEP HOLES AT 24" O.C. AT BASE FLASHING AND CAVITY INTERRUPTIONS.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MAXIMUM 6'-0" O.C. AND 12" FROM THE END OF EACH PLATE SECTION, WITH MINIMUM TWO (2) ANCHORS PER SECTION OF PLATE. ANCHOR STRAPS SPACED TO ACHIEVE EQUIVALENT CAPACITY MAY BE SUBSTITUTED FOR ANCHOR BOLTS.

5.02 ALL METAL ANCHORS, FASTENERS, HANGERS ETC. SHALL BE GALVANIZED. ALL STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A-992 WITH MINIMUM STRENGTH Fy = 50 KSI. ALL STRUCTURAL STEEL CHANNELS, ANGLES, RODS AND BAR STOCK SHALL CONFORM TO ASTM A-36 WITH MINIMUM STRENGTH Fy = 36 KSI.

5.03 ADJUSTABLE STEEL COLUMNS SHALL BE MINIMUM 11 GAUGE, ASTM A513 OR BETTER, AND SHALL MEET OR EXCEED AISA PUBLISHED ALLOWABLE LOAD CAPACITY. STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A53 GRADE B WITH MINIMUM STRENGTH Fy = 35 KSI. COLUMNS SHALL HAVE A MINIMUM 8"X4"X¼" BEARING PLATE. SCREW JACK SHALL BE ENCASED IN CONCRETE OR TACK WELDED AFTER INSTALLATION.

6.0 WOOD

6.01 SILL PLATES AND ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE, AND ALL EXPOSED EXTERIOR LUMBER, SHALL BE PRESSURE TREATED TO MEET AWPI 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/#2 OR EQUAL UNLESS OTHERWISE NOTED.

6.04 LVL MEMBERS SHALL BE 1-¾" WIDE, DEPTH PER PLANS, GANGED PER MANUFACTURER'S SPECIFICATIONS, WITH THE FOLLOWING MINIMUM PROPERTIES: Fb=2,600 PSI; Fc=750 PSI; Fv=285 PSI; E=2,000,000 PSI.

6.05 PSL MEMBERS SHALL BE SIZED PER PLANS, WITH THE FOLLOWING MINIMUM PROPERTIES: FOR BEAMS, Fb=2,900 PSI; Fc=750 PSI; Fv=290 PSI; E= 2,000,000 PSI; FOR COLUMNS, Fb=2,400 PSI; Fc=545 PSI; Fv=190 PSI; E= 1,800,000 PSI.

6.06 PREFABRICATED FLOOR JOISTS OR FLOOR TRUSSES SHALL BE DESIGNED TO CARRY ALL IMPOSED LIVE AND DEAD LOADS WITH THE LIVE LOAD DEFLECTION NOT TO EXCEED L/480. ALL LAMINATED BEAMS AND BUILT-UP JOISTS TO BE DESIGNED/VERIFIED BY MFR TYPICAL THROUGHOUT. THE MANUFACTURER 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 IF REQUIRED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.07 PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH TPI RECOMMENDATIONS TO CARRY ALL IMPOSED 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 IF REQUIRED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.08 JOISTS SHALL BE DOUBLED UNDER PARALLEL WALLS THAT EXCEED ONE-THIRD THE JOIST LENGTH. JOISTS SHALL BE SPACED CLOSER UNDER BATH TUBS, CERAMIC OR MARBLE TILE, POTENTIAL WATER BEDS AND SIMILAR ANTICIPATED LOADING CONDITIONS. JOISTS SHALL NOT BE CUT, NOTCHED OR DRILLED EXCEPT AS PERMITTED BY IRC 2018 R502.8 OR OTHER APPLICABLE CODE.

6.09 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 2018 TABLE R602.7 OR OTHER APPLICABLE CODE.

6.10 STAIR TREADS SHALL HAVE A MINIMUM DEPTH OF 10". TREADS SHALL HAVE A PROJECTING NOSING OF MINIMUM ½", MAXIMUM 1¼", UNLESS TREAD DEPTH IS 11" OR GREATER. STAIR RISERS SHALL HAVE A MAXIMUM HEIGHT OF 7¾".

6.11 STAIR HANDRAILS SHALL BE LOCATED BETWEEN 34" AND 38" ABOVE THE SLOPED PLANE CONNECTING THE NOSINGS OF THE ASSOCIATED STAIR. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH FLIGHT OF STAIRS OF FOUR OR MORE RISERS AND SHALL BE CONTINUOUS OVER THAT FLIGHT. UNLESS OTHERWISE NOTED IN THESE PLANS, STAIR HANDRAILS SHALL HAVE A GRIP OF TYPE 1: CIRCULAR HANDRAILS SHALL HAVE A DIAMETER OF BETWEEN 1¼" AND 2"; NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER OF BETWEEN 4" AND 6¼" AND A MAXIMUM CROSS-SECTION WIDTH OF 2¼".

7.0 THERMAL AND MOISTURE PROTECTION

7.01 ½" X 3-½" MIN COMPRESSIBLE SILL SEAL SHALL BE PROVIDED BENEATH ALL EXTERIOR SILL PLATES.

7.02 PROVIDE APPROVED CORROSION-RESISTIVE FLASHING AT THE INTERSECTION OF MASONRY AND WOOD FRAME CONSTRUCTION; OVER PROJECTING TRIM; WHERE DECKS, PORCHES, AND THE LIKE ARE ATTACHED TO WOOD FRAME CONSTRUCTION; AT ROOF TO WALL AND ROOF TO CHIMNEY INTERSECTIONS; IN ROOF VALLEYS; AT ALL ROOF PENETRATIONS; AT ALL WALL OPENINGS; AND AT ALL CAVITY INTERRUPTIONS AT MASONRY VENEER.

7.03 PROVIDE EXTERIOR FINISHES AS SHOWN ON DRAWINGS. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS OVER APPROVED WATERWEATHER-RESISTANT BARRIER.

7.04 PROVIDE SOFFIT VENTS AND RIDGE VENTS AS SHOWN ON THE DRAWINGS, AND SUPPLEMENTAL ROOF VENTS if/as REQUIRED TO MAINTAIN MINIMUM 1/300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD BAFFLES IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW. ALL REVERSE GABLES SHALL BE OPEN TO MAIN ROOF ATTIC TO ALLOW FREE AIR FLOW.

THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING HEATING AND COOLING LOADS, EXTENDING EXISTING SYSTEMS, AND/OR SIZING NEW HVAC UNITS IN FULL COMPLIANCE WITH IRC 2018 M1401.3.

AT OPERABLE WINDOWS WHERE TOP OF SILL IS LESS THAN 24 INCHES ABOVE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE FINISHED GRADE OR OTHER EXTERIOR SURFACE, WINDOWS MUST HAVE WINDOW OPENING CONTROL DEVICES PER 2015 IRC R312.2.2.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS AND PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO: ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY.

3. ALL PROJECT DEBRIS SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

4. THE CONTRACTOR SHALL PROPERLY EXTEND, TERMINATE OR OTHERWISE MODIFY EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS, AS MAY BE REQUIRED.

5. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS. CONTRACTOR SHALL VERIFY ADEQUACY OF EXISTING STRUCTURE TO RECEIVE NEW CONSTRUCTION.

6. PROVIDE ACCESS PANELS AS REQUIRED AT ALL VALVES, CLEANOUTS, UTILITY PANELS, CABLE HOME RUNS, AND ALL OTHER LOCATIONS THAT READY ACCESS MAY BE REQUIRED.

NOTE: NO EXHAUSTIVE OR INVASIVE INVESTIGATION OF EXISTING CONDITIONS WAS PERFORMED. CONTRACTOR SHALL FIELD-VERIFY ALL CONDITIONS AND DIMENSIONS. IF A SIGNIFICANT DISCREPANCY OR UNANTICIPATED CONDITION IS DISCOVERED, CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER BEFORE PROCEEDING WITH THE WORK, AND SHALL NOT PROCEED UNTIL A MUTUALLY ACCEPTABLE RESOLUTION IS REACHED.

IECC 2018 ENERGY CODE COMPLIANCE REQUIREMENTS

THE BUILDING SHALL CONFORM TO THE FOLLOWING MANDATORY REQUIREMENTS PER THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE:

COMPLIANCE CERTIFICATE	A PERMANENT CERTIFICATE APPROVED BY THE LOCAL JURISDICTION DESCRIBING THE R-VALUES, U-FACTORS, AND SHGC OF THE BUILDING COMPONENTS AND BUILDING AIR LEAKAGE TEST RESULTS SHALL BE AFFIXED TO A WALL ABOVE THE FURNACE, IN A UTILITY ROOM, OR ANOTHER LOCATION APPROVED BY THE LOCAL JURISDICTION, PER IECC R401.3 (IRC N1101.14).
MAXIMUM FENESTRATION U-FACTOR AND SHGC	THE MAXIMUM U-FACTOR ALLOWED USING EITHER THE TOTAL UA ALTERNATIVE METHOD PER IECC R402.1.5 (IRC N1102.1.5) OR THE SIMULATED PERFORMANCE ALTERNATIVE PER IECC R405 (IRC N1105) SHALL BE 0.48 FOR VERTICAL FENESTRATION AND 0.75 FOR SKYLIGHTS PER IECC R402.5 (IRC N1102.5).
HVAC CONTROLS	EACH HEATING AND COOLING SYSTEM SHALL HAVE AT LEAST ONE THERMOSTAT PER IECC R403.1 (IRC N1103.1). THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM SHALL BE A PROGRAMMABLE THERMOSTAT PER IECC R403.1.1 (IRC N1103.1.1).
HEAT PUMP SUPPLEMENTARY HEAT	HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT FROM OPERATING WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD PER IECC R403.1.2 (IRC N1103.1.2).
DUCT SEALING	WHEN NEW FORCED AIR SYSTEMS ARE PROVIDED, ALL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED PER IRC M1601.4.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER A ROUGH-IN OR POSTCONSTRUCTION TEST PER IECC R403.3.3 (IRC N1103.3.3) UNLESS DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
BUILDING CAVITIES AS DUCTS OR PLENUMS	BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS PER IECC R403.3.5 (IRC N1103.3.5).
MECHANICAL SYSTEM PIPING INSULATION	MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 55°F SHALL BE INSULATED TO R-3 MINIMUM PER IECC R403.4 (IRC N1103.4). PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DEGRADATION AND DECAY PER IECC R403.4.1 (IRC N1103.4.1).
CIRCULATING HOT WATER SYSTEMS	CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH TO TURN OFF THE CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE PER IECC R403.5.1 (IRC N1103.5.1).
MECHANICAL VENTILATION	THE BUILDING SHALL BE PROVIDED WITH VENTILATION PER IRC M1505 OR OTHER APPROVED MEANS OF VENTILATION PER IECC R403.6 (IRC N1103.6). WHOLE-HOUSE VENTILATION FANS SHALL MEET EFFICIENCY STANDARDS PER IECC TABLE R403.6.1 (IRC TABLE N1103.6.1).
EQUIPMENT SIZING	HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES PER IECC R403.7 (IRC N1103.7).
SYSTEMS SERVING MULTIPLE DWELLING UNITS	SYSTEMS SERVING MULTIPLE DWELLING UNITS SHALL CONFORM TO IECC SECTIONS C403 AND C404.
SNOW MELT SYSTEMS CONTROLS	SNOW AND ICE MELT SYSTEMS SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS ABOVE 50°F AND NO PRECIPITATION IS FALLING, AND AUTOMATIC OR MANUAL CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F PER IECC R403.9 (IRC N1103.9).
POOLS AND INGROUND PERMANENTLY INSTALLED SPAS	POOLS AND INGROUND SPA HEATERS SHALL HAVE AN ACCESSIBLE ON-OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUT-OFF WITHOUT AFFECTING THE THERMOSTAT SETTING PER IECC R403.10.1 (IRC N1103.10.1). GAS-FIRED HEATERS SHALL NOT HAVE CONSTANT BURNING PILOT LIGHTS. HEATERS SHALL HAVE TIME SWITCHES OR OTHER CONTROL METHODS TO AUTOMATICALLY TURN ON AND OFF PER A PRESET SCHEDULE PER IECC R403.10.2 (IRC N1103.10.2). HEATED POOLS AND INGROUND SPAS SHALL BE PROVIDED WITH A VAPOR-RETARDANT COVER PER IECC R403.10.3 (IRC N1103.10.3).
LIGHTING EQUIPMENT	A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER IECC R404.1 (IRC N1104.1).
FUEL GAS LIGHTING EQUIPMENT	FUEL GAS SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHT SYSTEMS PER IECC R404.1.1 (IRC N1104.1.1).R404.1.1 (IRC N1104.1.1).

THE BUILDING SHALL ALSO CONFORM TO THE FOLLOWING:

1. PRESCRIPTIVE

THE BUILDING CONFORMS TO THE PRESCRIPTIVE REQUIREMENTS DETAILED IN THE CHART BELOW PER IECC R402.1.2 & R402.1.3 (IRC N1102.1.2 & N1102.1.3). EQUIVALENT U-FACTORS MAY BE SUBSTITUTED FOR REQUIRED R-VALUES PER IECC R402.1.4 (IRC N1102.1.4). THE BUILDING SHALL ALSO CONFORM TO THE DETAILED REQUIREMENTS OF IECC R402.2 (IRC N1102.2).

COMPONENT	REQUIRED VALUE
CEILING/ROOF	R-49 (COMPRESSED OVER WALL TOP PLATE AT EAVES) OR R-38 (UNCOMPRESSED OVER WALL TOP PLATE AT EAVES)
WALLS	R-20 CAVITY OR R-13 CAVITY PLUS R-5 CONTINUOUS
BASEMENT WALLS	R-10 CONTINUOUS OR R-13 CAVITY
SLAB	R-10, 2' DEPTH
CRAWL SPACE WALLS	R-10 CONTINUOUS OR R-13 CAVITY
FLOORS OVER UNCONDITIONED SPACE	R-19
DUCTS OUTSIDE CONDITIONED SPACE	R-8 FOR SUPPLY DUCTS IN ATTICS R-6 FOR ALL OTHER DUCTS
HOT WATER PIPES	R-3 UNLESS OTHERWISE ALLOWED BY IECC R403.5.3 (IRC N1103.5.3)
FENESTRATION	U-FACTOR = 0.32 MAX; SHGC = 0.40 MAX
SKYLIGHTS	U-FACTOR = 0.55 MAX; SHGC = 0.40 MAX

Ronald Johnston & Associates, Architects
11407 Barley Field Way
Marriottsville, MD 21104
• 410-442-3667

The Weaver/DuVall Residence

Additions and Alterations to

Permit Set

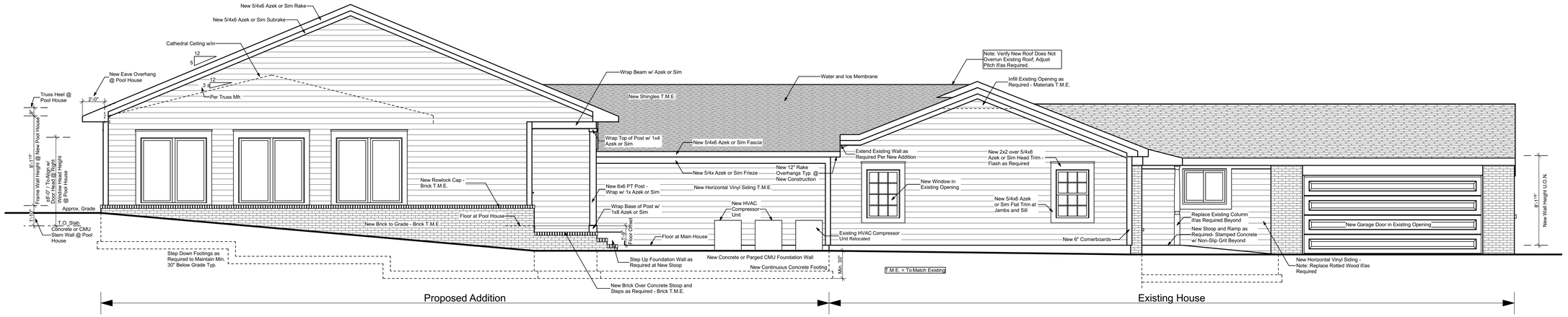
REVISIONS

DATE

11-29-2021

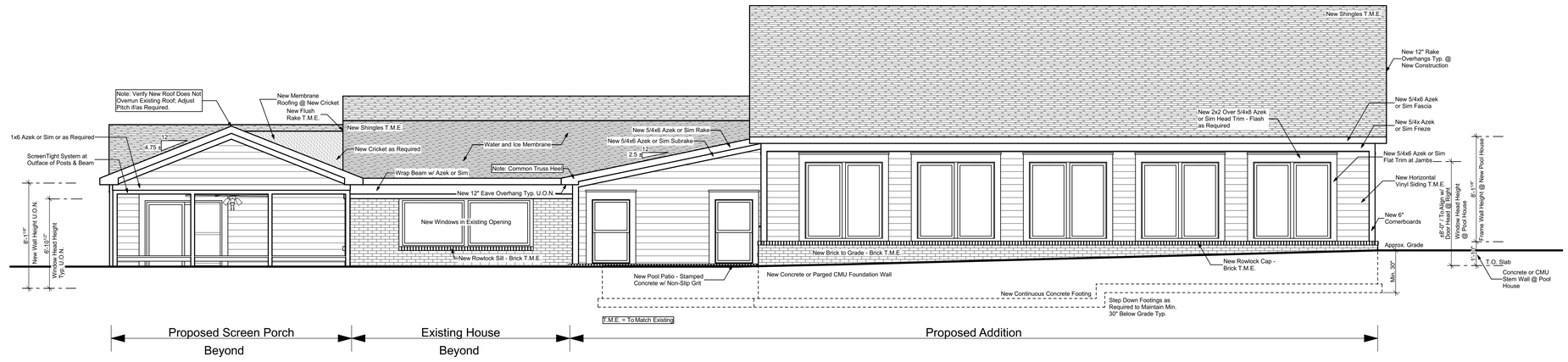
SHEET NO.

A-1



Proposed Left Elevation

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



Proposed Rear Elevation

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

Proposed Right Elevation

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

Ronald Johnston & Associates, Architects
11407 Barley Field Way
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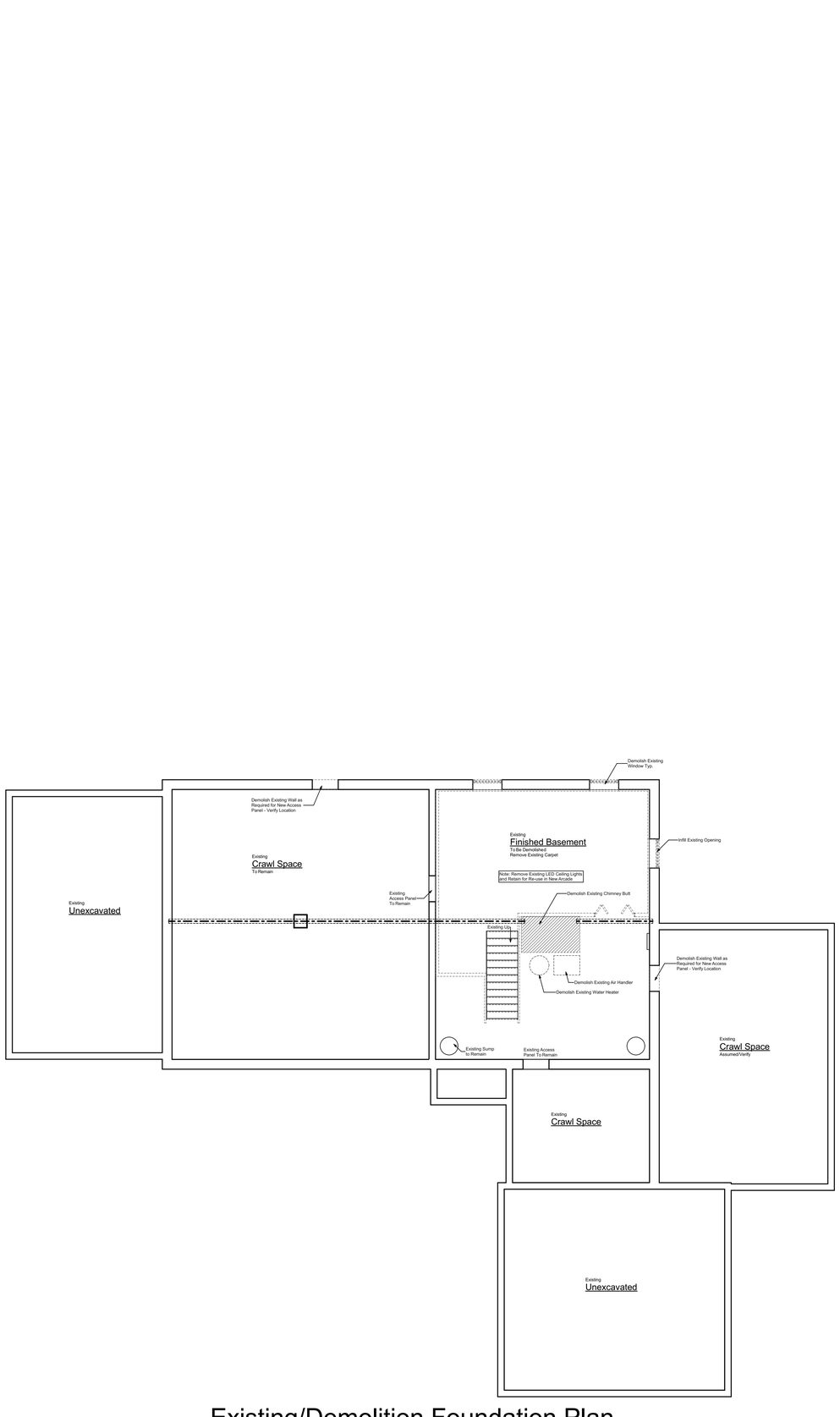
Marriottsville, MD 21104
• 410-442-3667

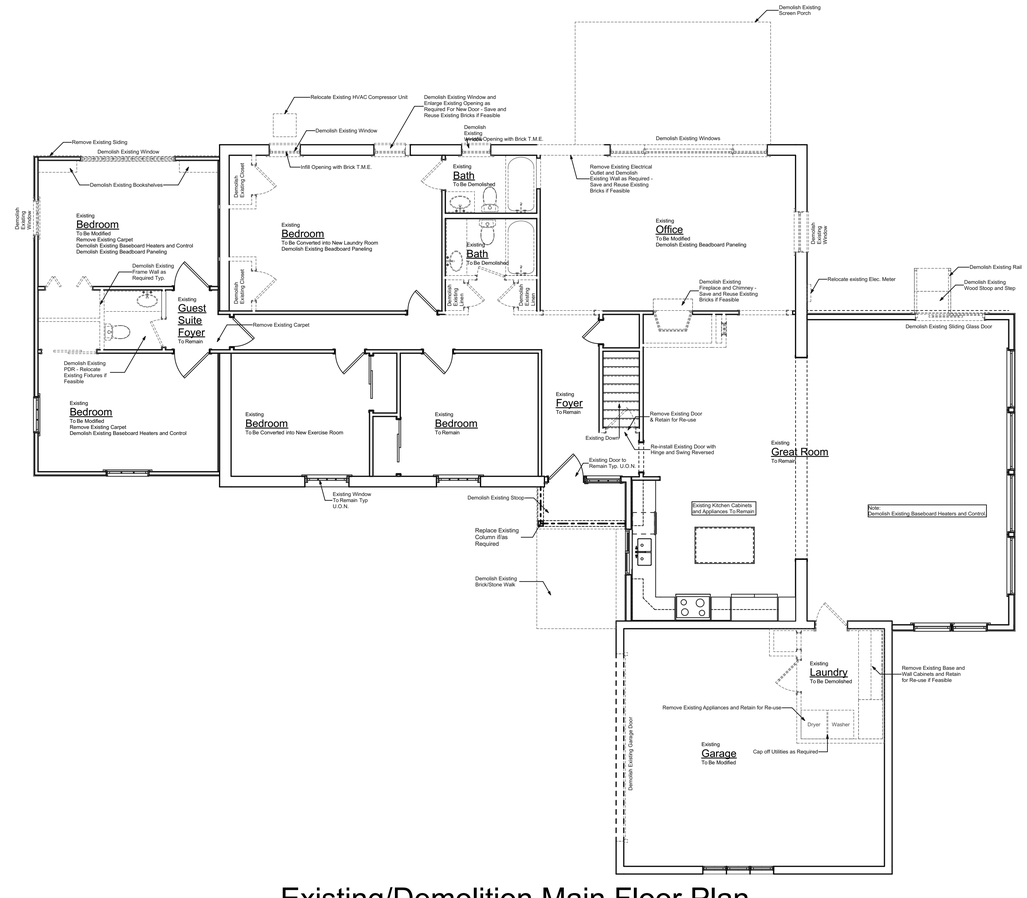
Wall Key

- Existing Composite Masonry Wall To Remain
- Existing Composite Masonry Wall To Be Demolished
- Existing Siding / Wood Stud Wall To Remain
- New Siding / 2x6 Wood Stud @ 16" O.C. Wall
- Existing Interior Wood Stud Wall To Remain
- Existing Interior Wood Stud Wall To Be Demolished
- New Interior 2x4 (2x6 Where Noted) Wood Stud @ 16" O.C. U.O.N. Wall
- Existing CMU Foundation Wall To Remain
- Existing CMU Foundation Wall To Be Demolished
- New 10" Conc. or CMU Foundation Wall on New 16"x8" Conc. Footing U.O.N.



Existing/Demolition Foundation Plan

Scale: 3/16" = 1'-0"



Existing/Demolition Main Floor Plan

Scale: 3/16" = 1'-0"

Additions and Alterations to

The Weaver/DuVall Residence

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SHEET NO.
A-3

Wall Key

- Existing Composite Masonry Wall To Remain
- Existing Composite Masonry Wall To Be Demolished
- Existing Siding / Wood Stud Wall To Remain
- New Siding / 2x6 Wood Stud @ 16" O.C. Wall
- Existing Interior Wood Stud Wall To Remain
- Existing Interior Wood Stud Wall To Be Demolished
- New Interior 2x4 (2x6 Where Noted) Wood Stud @ 16" O.C. U.O.N. Wall
- Existing CMU Foundation Wall To Remain
- Existing CMU Foundation Wall To Be Demolished
- New 10" Conc. or CMU Foundation Wall on New 16"x8" Conc. Footing U.O.N.

Note: New Foundation Wall Thickness, Height, and Slab Ledge / Masonry Ledge / Stemwall Configuration Varies - See Foundation Wall Sections W on Sheet A-8.

Proposed Addition

Existing House

47'-8"
14'-6"
±17'-3 1/2"
12'-0"
39'-2"
38'-10"
29'-0"
44'-0"
±26'-7 1/2"
20'-4"
±35'-1"
30'-10"
7'-5"
9'-5"
9'-0"
5'-8"
19'-2"
5'-10"
5'-2"
13'-8"
13'-3"
13'-8 1/2"
11'-6"
11'-0"
11'-10"
2'-6"
5'-0"
±18'-0"±
±6'-5"
5'-10"

4" Masonry Ledge Typ.
Min. 10" Concrete or CMU Foundation Wall Typ. U.O.N. on Min 16"x8" Concrete Footing Typ. U.O.N.
Dowel or Key New Poolhouse Slab to This Wall
Pool Over
4" Slab Ledge
Unexcavated
Crib Walls if/as Required
Dowel or Key New Poolhouse Slab to This Wall
2" Slab Ledge
Note: 14" Foundation Wall
Note: 8" Foundation Wall @ Patio Typ.
New 2x10 P.T. Ledger Fastened to New Wall with ½" Epoxy-set Bolts @ 16" O.C. Staggered
Depress Top of Slab over 2" @ Curbless Shower Over
Depress T.O.W. as Required to Support Stoop over
Support Steps over as Required
Note: Location of Step Up in Stem Wall per Finished Grade
New 2x10 Joists @ 16" O.C. Set to Flush with Existing
New W8x10 Steel Beam
New 3"Ø Steel Column or CMU Pier on New 30x30x15" Conc. Footing
Curbless Shower Over
New 2- 2x10 Flush at Wall Over
New 2x10 Joists @ 16" O.C. Set to Flush with Existing
New 2x8 Joists @ New Curbless Shower Over - Set 2x8 Joist Bottom Chords to Align with 2x10 Joist Bottom Chords
Set New Foundation Wall to Align New Wall w/ Existing - See Proposed Main Floor Plan
New Fill
Crib Walls if/as Required
New Unvented Conditioned Crawl Space
6 mil Poly V.B. over 4" Gravel - Lap Poly 6" Min. & Seal; Turn Poly Up Wall Min. 8" & Attach/Seal
Provide Min. 26 C.F.M. Conditioned Air with Return Pathway
Note: 8" Foundation Wall
2" Joist Ledge - Depress as Required
Provide Stem Wall & Joist Ledge as Required per Grade - See Detail Section H
New 4" CMU Joist Ledge Set on Existing Wall Footing Projection & Doweled to Existing Wall; Verify Min. 4" Projection & Contact Architect if Projection is <4". Set Top of Ledge to Flush New Floor over with Existing.
Dowel New Slab to Existing Wall
Align New Wall w/ Existing
Infill Existing Opening
Set New Foundation Wall to Align Inface of New Frame Wall over w/ Existing Sheathing - See Proposed Main Floor Plan
Dowel New Foundation Wall & Footing into Existing Foundation Wall As Required Typ.
Provide New Min. 18"x24" Ventilated Access Panel As New Return Air Pathway - Verify Location
Existing 2x10 Joists Cut Back To and Fastened To New Flush Beam
New High Efficiency Air Handler #2
Existing Basement
Paint Walls and Floor
Install New Outlets
Install Whole-House Water Filtration System per Contract Specs.
Install Whole-House Surge Protector/Battery Backup System per Contract Specs.
New 8x16" CMU Pier on New 24x24x8" Conc. Footing
New 2- 2x10 Flush
Existing Crawl Space To Remain
New 2x8 Joists @ New Curbless Shower Over - Set New Joist Bottom Chords to Align with Existing Joist Bottom Chords
Existing Access Panel To Remain
Existing Joists To Remain
Existing Double Joist to Remain
Double Up Existing Flush Beam
New 3"Ø Steel Column set at Existing Beam Bearing Location on Existing Chimney Butt Footing
Existing Steel Beam To Remain
Existing Unexcavated
At New Shower Over, Modify Existing Floor Slab as Required to Accommodate Curbless Shower System
Existing CMU Pier to Remain
New 4x4 P.T. Post with USP PA44E Post Base on Existing Chimney Butt Footing
New 2x10 Joists @ 16" O.C.
Verify/Adjust Utility Location as Required
Existing Electrical Panel To Remain
New High Efficiency Water Heater
Existing Chimney Butt Footing - Assumed 10" Footing Projection, Contact Architect if Projection is less.
Provide New Guard Rails or Walls @ Existing Stair
New High Efficiency Air Handler #1
Existing Sump to Remain
Existing Sump to Remain
Existing Crawl Space Assumed/Verify
Install Existing Laundry Base Cabinets if Feasible - Verify Location
Existing Crawl Space
Existing Unexcavated
Self-Compacting Gravel Fill as Required
New 4" CMU Ledge Set on Existing Wall Footing Projection & Doweled to Existing Wall; Verify Min. 4" Projection & Contact Architect if Projection is <4"

Proposed Foundation Plan

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

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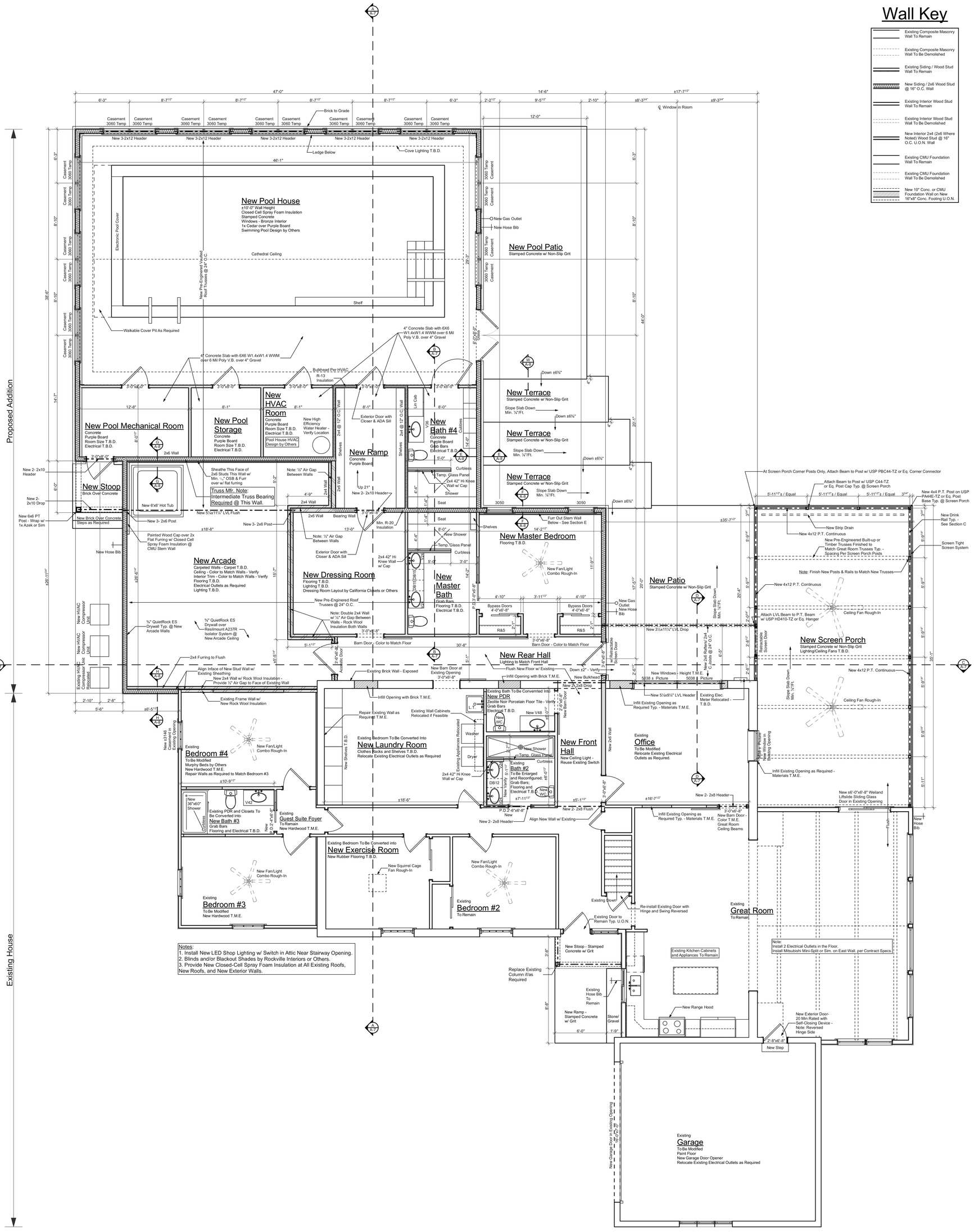
Wall Key

- Existing Composite Masonry Wall To Remain
- Existing Composite Masonry Wall To Be Demolished
- Existing Siding / Wood Stud Wall To Remain
- New Siding / 2x6 Wood Stud @ 16" O.C. Wall
- Existing Interior Wood Stud Wall To Remain
- Existing Interior Wood Stud Wall To Be Demolished
- New Interior 2x4 (2x6 Where Noted) Wood Stud @ 16" O.C. U.O.N. Wall
- Existing CMU Foundation Wall To Remain
- Existing CMU Foundation Wall To Be Demolished
- New 10" Conc. or CMU Foundation Wall on New 16"x8" Conc. Footing U.O.N.



Proposed Main Floor Plan

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

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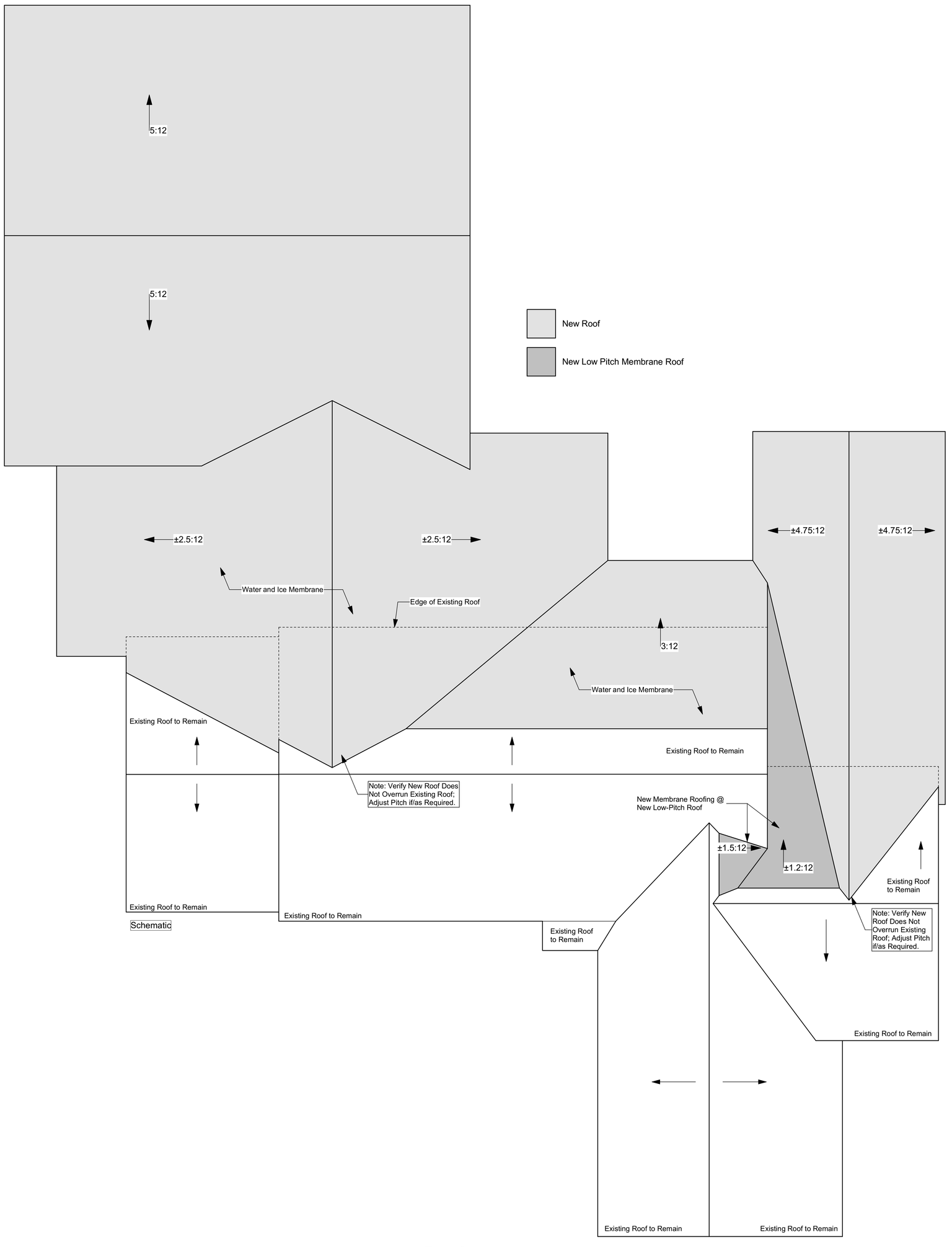

Roof Plan

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

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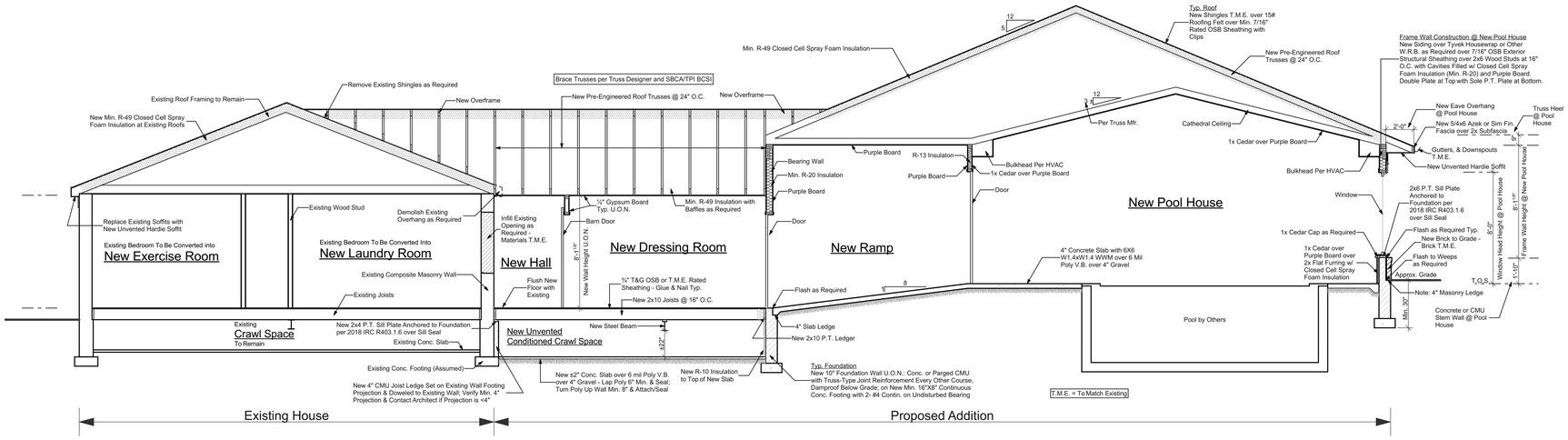
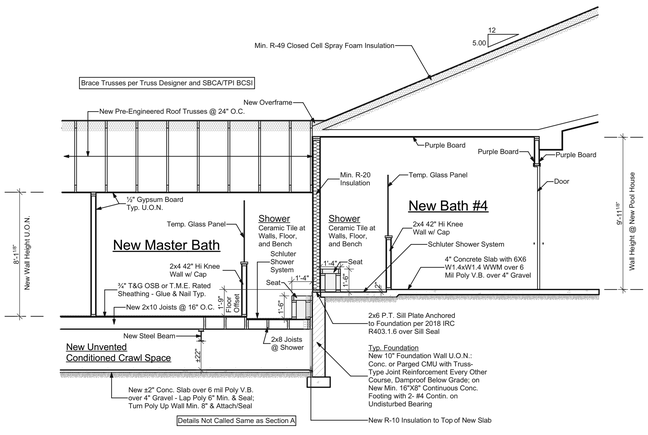


Building Section A

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



Building Section B

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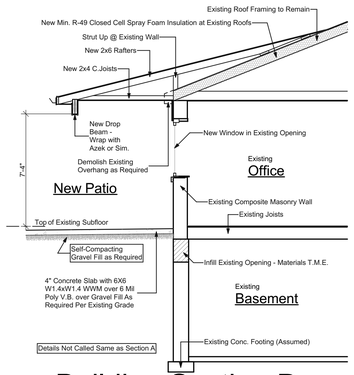
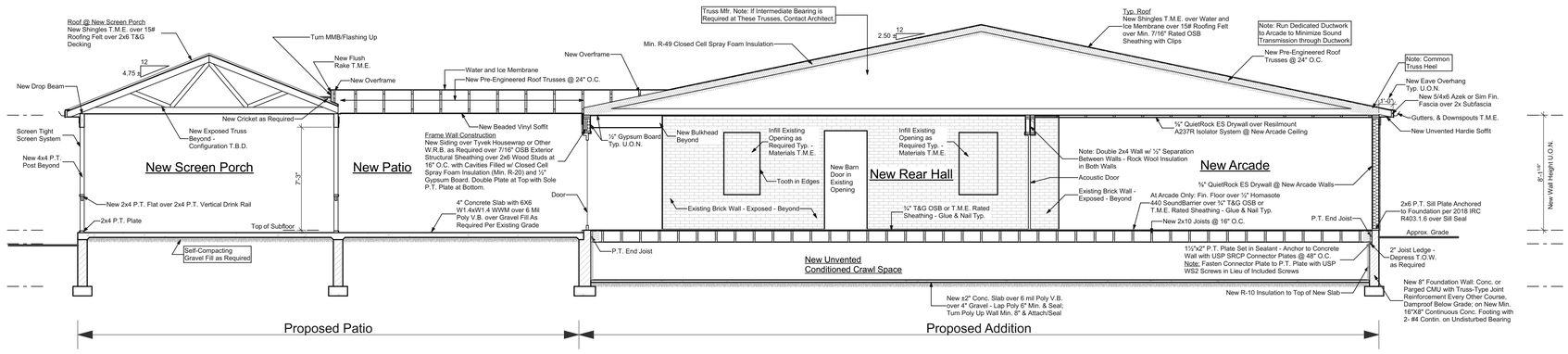


Building Section D

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



Building Section C

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

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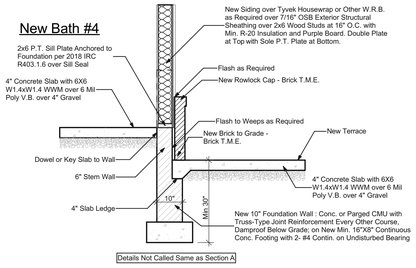
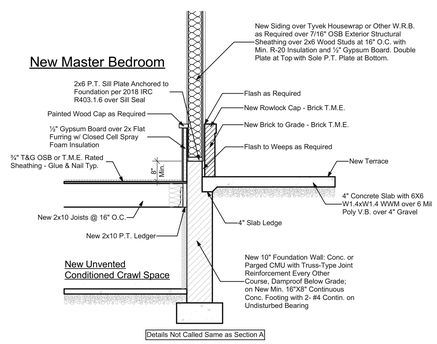


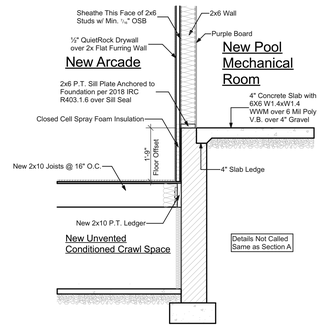
Detail Section E

Scale: 1/2" = 1'-0"



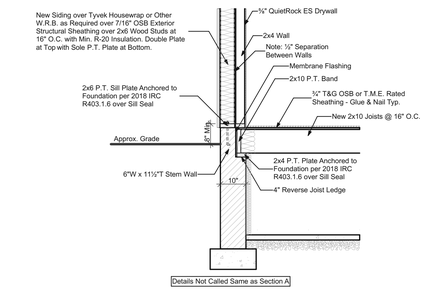
Detail Section F

Scale: 1/2" = 1'-0"



Detail Section G

Scale: 1/2" = 1'-0"



Detail Section H

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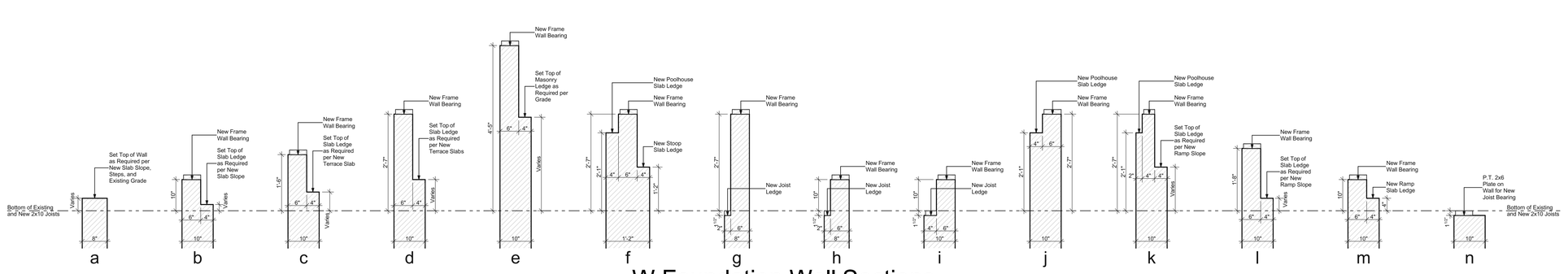

W Foundation Wall Sections

Scale: 3/4" = 1'-0"

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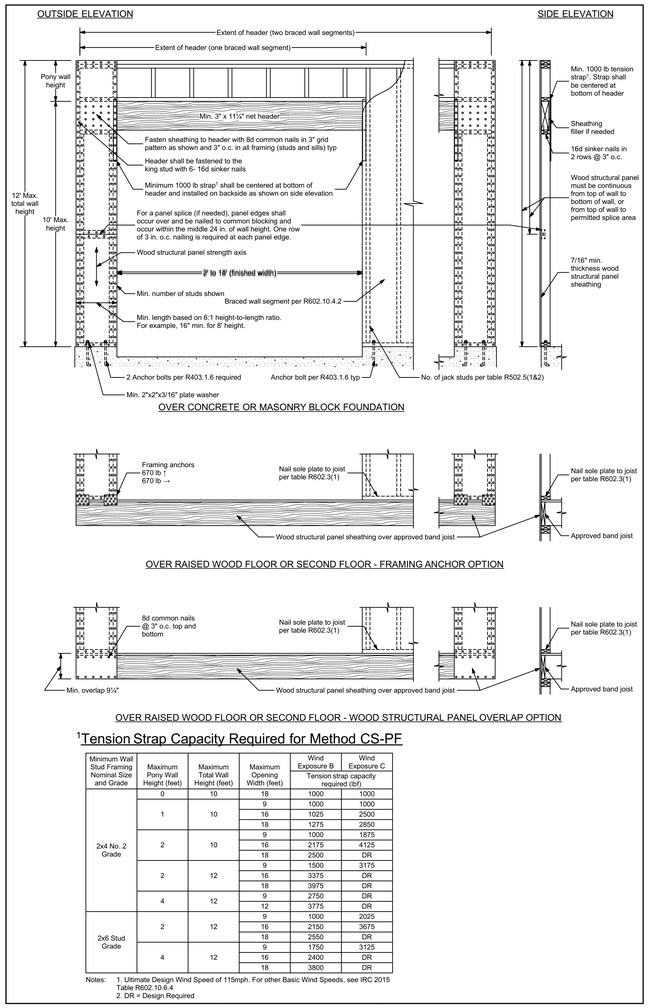
NOTES

Methods WSP & CS-WSP: Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members.
Note: At Braced Wall Lines incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2015 Tables R602.3(1), R602.3(2), and R602.3(3).

Method GB: Min. ½" gypsum board applied to each side of framing with adhesive and Type S or W screws @ 7" o.c. at panel edges and 24" o.c. at intermediate framing members or nails per IRC 2015 Table R702.3.5 @ 7" o.c. at panel edges and 16" o.c. at intermediate framing members.

Method LIB: Simpson WB/WBC straps installed in an "X" pattern on one face of wall; fasten with 2- 16d nails at top and bottom plates and 1- 8d nail per stud. 8' tall walls to use either WB106/WB106C installed at 60° from horizontal (4'-8" linear wall length) or WB126/WB126C installed at 45° from horizontal (8'-1" linear wall length); 9' tall walls to use WB126/WB126C installed at 53° from horizontal (6'-10" linear wall length); 10' tall walls to use WB143C installed at 45° from horizontal (10'-1" linear wall length).



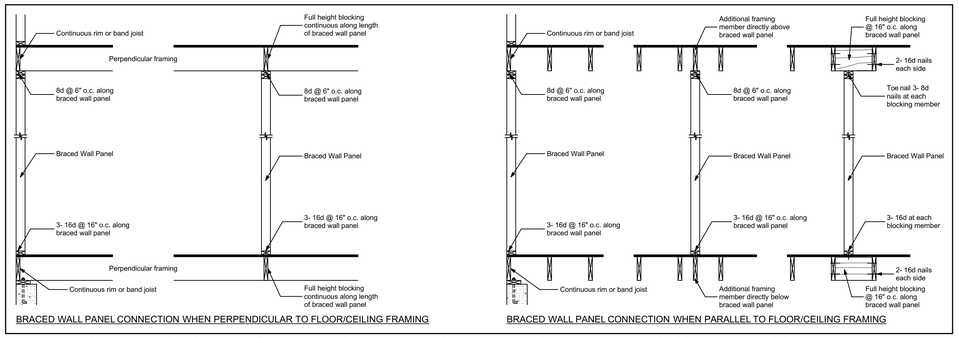
†Tension Strap Capacity Required for Method CS-PF

Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure B	Wind Exposure C
				Tension strap capacity required (lbf)	
2x4 No. 2 Grade	0	10	18	1000	1000
	1	10	9	1000	1000
			16	1025	2500
			18	1275	2850
	2	10	9	1000	1875
			16	2175	4125
			18	2500	DR
	2	12	9	1500	3175
			16	3375	DR
			18	3975	DR
	4	12	9	2750	DR
			12	3775	DR
2x6 Stud Grade	2	12	9	1000	2025
			16	2150	3675
			18	2550	DR
	4	12	9	1750	3125
			16	2400	DR
			18	3800	DR

Notes: 1. Ultimate Design Wind Speed of 115mph. For other Basic Wind Speeds, see IRC 2015 Table R602.10.6.4
2. DR = Design Required

CS-PF Continuous Portal Frame

NOT TO SCALE

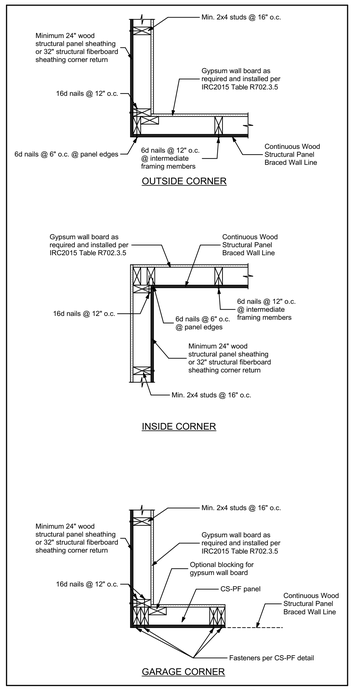


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

Braced Wall Panel Connections to Floor and Ceiling Framing

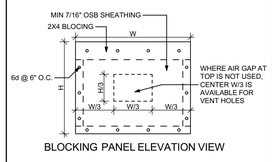
NOT TO SCALE



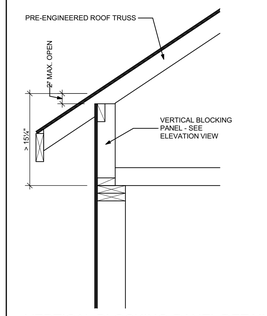
Corner Framing Details

NOT TO SCALE

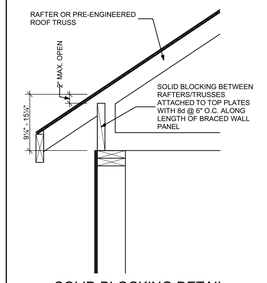
NOTES:
1. WHERE RAFTER OR TRUSS HEEL HEIGHT IS ≤ 9¼", NO BLOCKING IS REQUIRED.
2. WHERE RAFTER OR TRUSS HEEL IS > 9¼" AND ≤ 15¼", BLOCKING PER SOLID BLOCKING DETAIL SHALL BE PROVIDED ABOVE ALL BRACED PANELS; SEE BRACING PLANS FOR LOCATIONS.
3. WHERE TRUSS HEEL IS > 15¼", BLOCKING PER VERTICAL BLOCKING PANEL DETAIL SHALL BE PROVIDED ABOVE ALL BRACED PANELS; SEE BRACING PLANS FOR LOCATIONS.



BLOCKING PANEL ELEVATION VIEW



VERTICAL BLOCKING PANEL DETAIL
REFERENCE: 2018 IRC FIGURE R602.10.8.2(3)



SOLID BLOCKING DETAIL
REFERENCE: 2018 IRC FIGURE R602.10.8.2(1)

Roof Blocing Details

NOT TO SCALE

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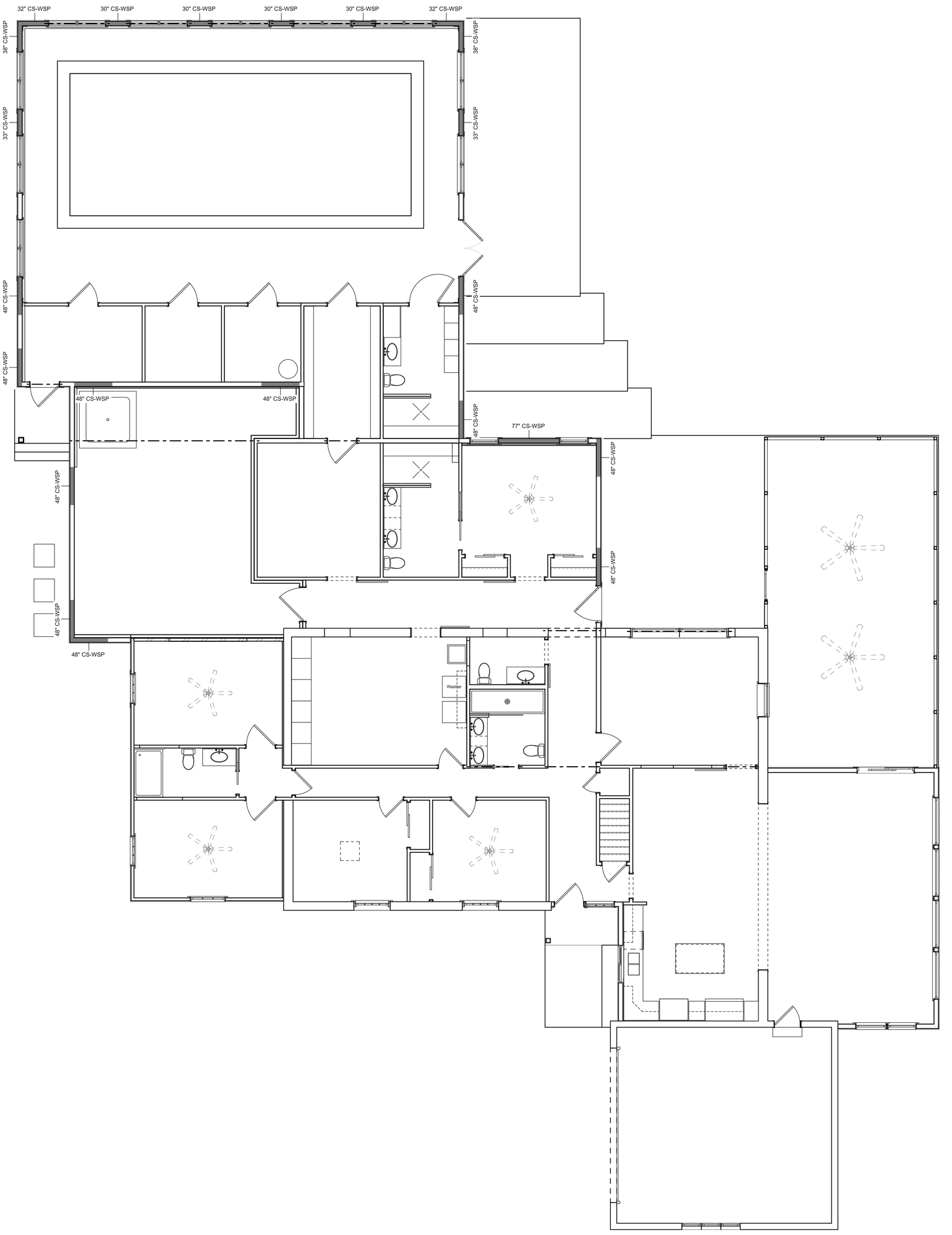

Proposed Main Floor Bracing Plan

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

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