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SCOPE OF WORK

THE SCOPE OF WORK TO INCLUDE CONSTRUCTION OF A NEW 4129 SQUARE FOOT 4 BEDROOM, SINGLE FAMILY HOME WITH INTEGRAL 2-CAR GARAGE, 1471 SQUARE FOOT COVERED FRONT PORCH PER THESE DRAWINGS.

APPLICABLE CODES

ALL WORK MUST COMPLY WITH THE FOLLOWING CODES:

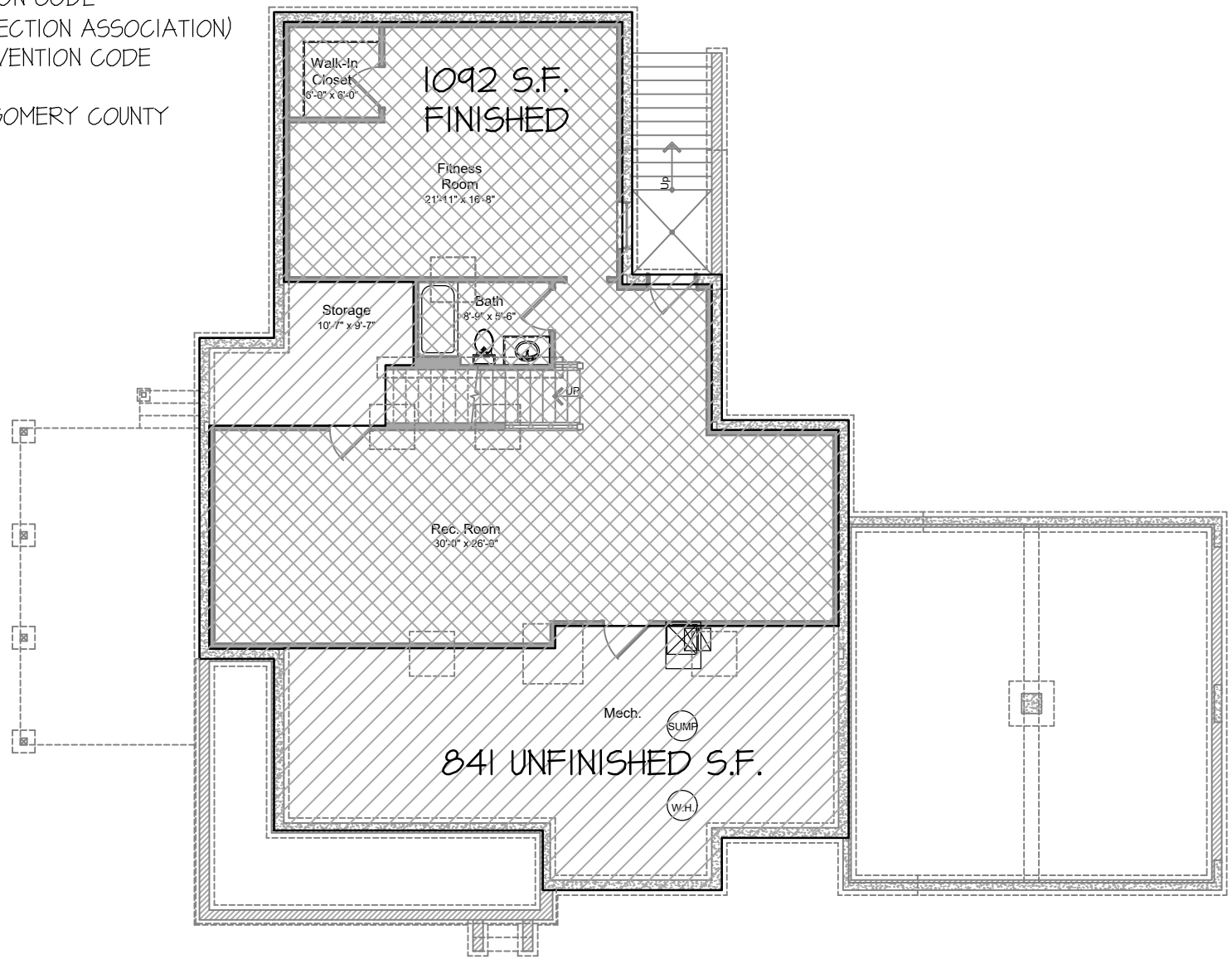
BUILDING:
2021 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH LOCAL AMENDMENTS
-MARYLAND BUILDING PERFORMANCE STANDARDS (COMAR 05.02.01)
2021 ICC INTERNATIONAL MECHANICAL CODE (IMC)
2021 ICC INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

PLUMBING / GAS:
2021 ICC INTERNATIONAL PLUMBING CODE (IPC) ILLUSTRATED WITH LOCAL AMENDMENTS
2021 INTERNATIONAL FUEL GAS CODE (IFGC) WITH LOCAL AMENDMENTS
2017 LIQUEFIED PETROLEUM GAS CODE NFPA 58

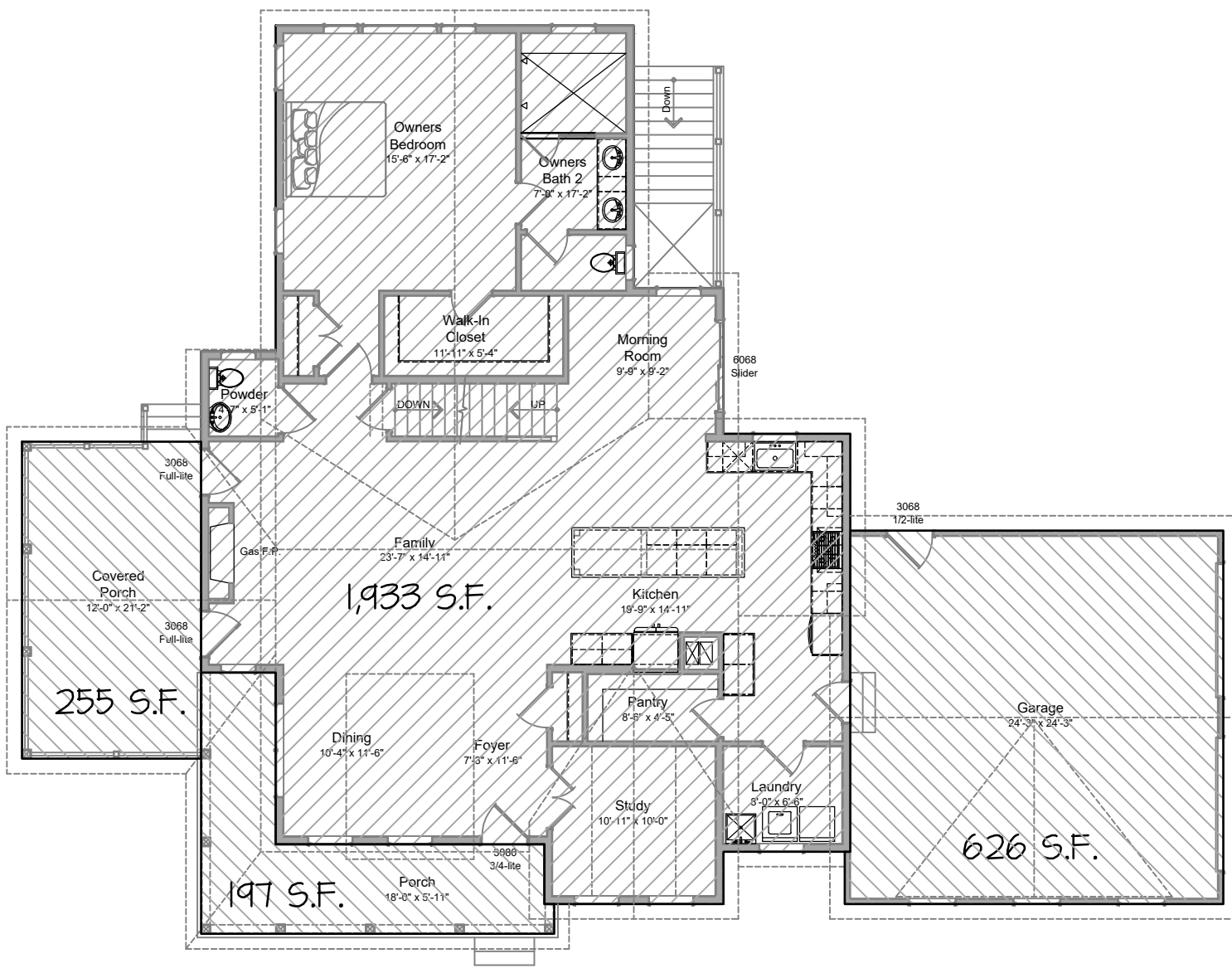
ELECTRICAL:
2023 NEC NATIONAL ELECTRICAL CODE WITH LOCAL AMMENDMENT

FIRE PREVENTION:
-MARYLAND STATE FIRE PREVENTION CODE
-2018 NFPA 1 FIRE CODE (NATIONAL FIRE PROTECTION ASSOCIATION) WITH AMMENDMENTS, PER STATE OF MARYLAND FIRE PREVENTION CODE
-2018 NFPA 101 LIFE SAFETY CODE (NATIONAL FIRE PROTECTION ASSOCIATION) WITH AMMENDMENTS, PER STATE OF MARYLAND FIRE PREVENTION CODE

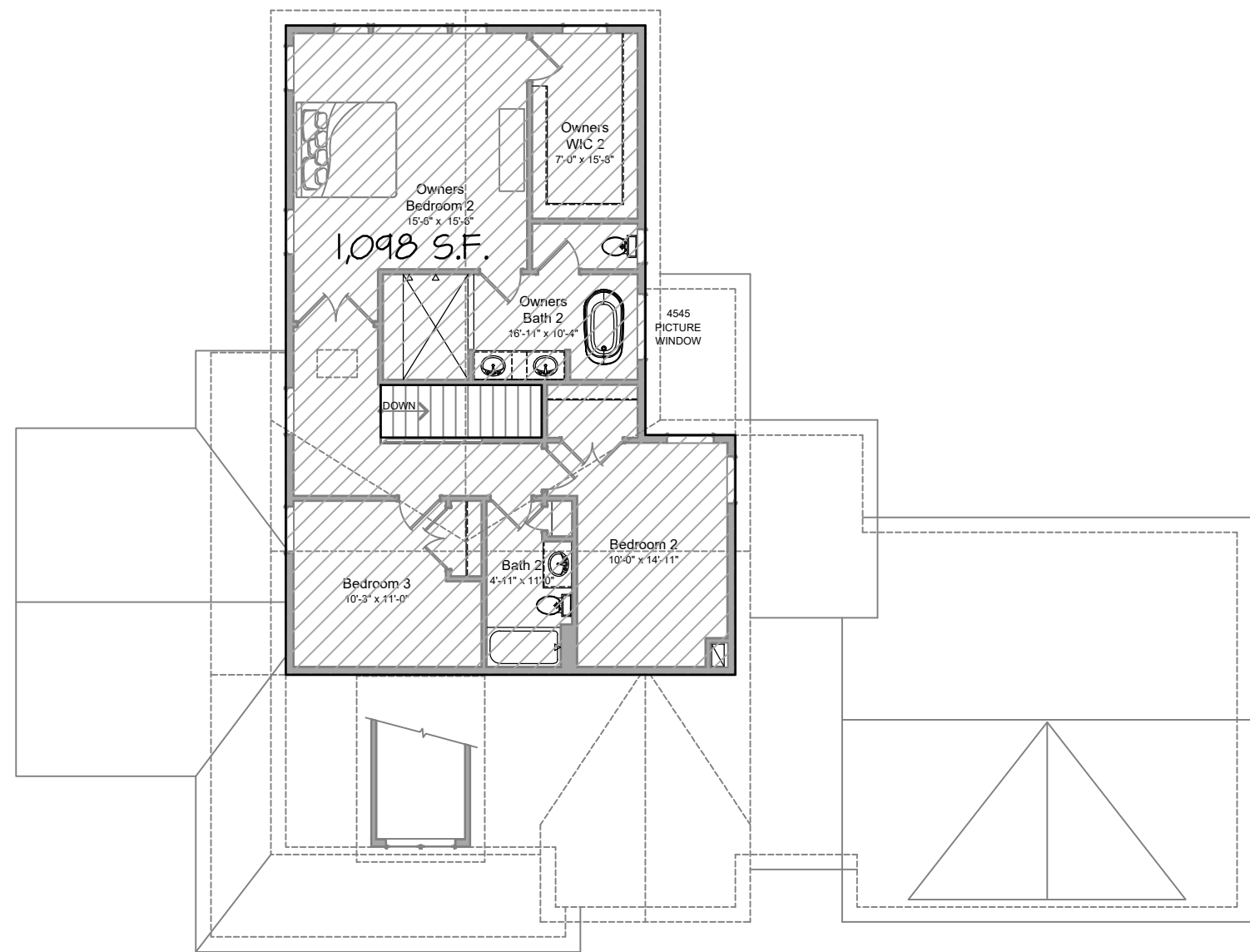
DECK TO BE CONSTRUCTED IN ACCORDANCE WITH "MONTGOMERY COUNTY RESIDENTIAL TYPICAL DECK DETAILS"
(Based on the 2021 International Residential Code)



BASEMENT PLAN
AREA PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCALE: 3/32"=1'-0"

GENERAL STRUCTURAL NOTES:

- STRUCTURAL DESIGN BASED ON THE FOLLOWING LOCAL CRITERIA:
 - 2021 INTERNATIONAL RESIDENTIAL CODE
 - GROUND SNOW LOAD - 30 P.S.F.
 - WIND PRESSURE - 20 P.S.F.
 - WIND SPEED - 115 M.P.H.
 - SEISMIC ZONE - A
 - WEATHERING AREA - SEVERE
 - FROST LINE DEPTH - 30" BELOW FINISH GRADE
 - TERMITE AREA - MODERATE TO HEAVY
 - DECAY AREA - SLIGHT TO MODERATE
 - WINTER DESIGN TEMPERATURE - 17° F
 - COINCIDENT WET BULB = 14%
 - WINTER HUMIDITY = 30%
 - SUMMER HUMIDITY = 50%
 - ICE SHIELD UNDER-LAYMENT REQUIRED - YES
 - FLOOD HAZARD - ORIGINALLY MAY 2, 1983, CURRENTLY OCTOBER 16, 2012, REVISED FEBRUARY 18, 2015
 - AIR FZ. INDEX - 11500
 - MEAN ANNUAL TEMP = 55° F
 - TOPOGRAPHIC EFFECTS - NO
 - RADON PROTECTION REQUIRED - YES
- LIVE LOADS:
 - BALCONIES (EXTERIOR) - 60 P.S.F.
 - DECKS - 60 P.S.F.
 - GARAGES - 50 P.S.F.
 - ATTICS (W/ LIMITED STORAGE) - 20 P.S.F.
 - ATTICS (NO STORAGE) - 10 P.S.F.
 - HABITABLE ATTICS & ATTICS SERVED W/ FIXED STAIR - 30 P.S.F.
 - DWELLING UNITS - 40 P.S.F.
 - SLEEPING AREAS - 30 P.S.F.
 - STAIRS - 40 P.S.F.
- DEFLECTION:
 - RAFTERS - L/180
 - INTERIOR WALLS - L/180
 - FLOORS / CEILINGS - L/360
 - STRUCTURAL MEMBERS - L/240
 - FLOOR TRUSSES - L/480
- FOUNDATION DESIGN:
 - SOIL BEARING CAPACITY MIN. - 2000 P.S.F.
 - TYPICAL FOUNDATION WALL - 8" CONCRETE WALL WITH #4 BARS AT 16" O.C. EACH WAY WITH DOWELS INTO FOOTINGS - CONCRETE TO BE AIR ENTRAINED - TOTAL AIR CONTENT TO BE NOT LESS THAT 5% OR MORE THAN 1% CONCRETE TO BE 3000 P.S.I.
 - TYPICAL CONCRETE FOOTING - CONTINUOUS 8" DEEP - MIN. 30" BELOW FINISH GRADE. SEE LOWER LEVEL PLAN FOR WIDTH. CONCRETE TO BE AIR ENTRAINED - TOTAL AIR CONTENT TO BE NOT LESS THAN 5% OR MORE THAN 1% CONCRETE TO BE 2500 P.S.I. CONCRETE.
 - FOUNDATION DRAINAGE TO BE PROVIDED TO ALL BASEMENTS, DRAINAGE TO BE 4" DRAIN TILE ON 2" OF WASHED GRAVEL WITH 6" GRAVEL COVER WITH FILTER MEMBRANE OVER STONE. DRAIN TILE TO DRAIN TO GRADE OR PUMP CROCK WITH PUMP TO GRADE.
 - FOUNDATION WALL TO BE DAMP PROOFED AS REQUIRED
 - FOUNDATION/FOOTING TO BE INSULATION TO BELOW FROST LINE.
 - ALL STEEL TO BE LATERALLY SUPPORTED AND HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
 - SOIL AROUND FOUNDATION TO BE CHEMICALLY TREATED IN ACCORDANCE WITH USDA FOREST SERVICE HOME AND GARDEN BULLETIN #64 FOR TERMITE AND PEST CONTROL.
- CONCRETE SLABS:
 - TYPICAL BASEMENT SLAB TO BE 4" CONCRETE W/ 6X6 W4.0XW4.0 WJLF. OVER VAPOR BARRIER & 4" GRAVEL BASE. CONCRETE TO BE AIR ENTRAINED - TOTAL AIR CONTENT TO BE NOT LESS THAT 5% OR MORE THAN 1% CONCRETE TO BE 2500 P.S.I.
 - TYPICAL GARAGE SLAB TO BE 4-1/2" CONCRETE WITH #4 BARS @ 24" O.C. EACH WAY OVER VAPOR BARRIER. CONCRETE TO BE AIR ENTRAINED - TOTAL AIR CONTENT TO BE NOT LESS THAN 5% OR MORE THAN 1% CONCRETE TO BE 4000 P.S.I. CONCRETE.
 - TYPICAL PORCH AND STOOP SLAB TO BE 4" CONCRETE WITH 6X6 W4.0XW4.0 WJLF. OVER VAPOR BARRIER & 4" GRAVEL BASE. CONCRETE TO BE AIR ENTRAINED - TOTAL AIR CONTENT TO BE NOT LESS THAN 5% OR MORE THAN 1% CONCRETE TO BE 4000 P.S.I. CONCRETE.
 - VAPOR BARRIER TO BE 6 MIL. POLY-ETHYLENE SHEET W/ MIN. 6" OVERLAP AT SEAMS.
 - WHEN REQUIRED BY DRAWING PROVIDE FIBER-MESH ADDITIVE TO CONCRETE PRIOR TO MIXING.
 - PROVIDE CONTROL JOINTS OF @ LEAST 1/4" SLAB DEPTH @ A MAX. OF 30' INTERVALS. OFFSETS OF GREATER THAT 10' REQUIRE CONTROL JOINT @ OFFSET.

BUILDING REQUIREMENTS:

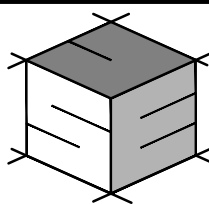
- FIRE-STOPPING TO BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICALLY AND HORIZONTALLY. FIRE-STOPPING TO CONSIST OF NOMINAL 2X LUMBER, OR 2 LAYERS OF PLYWOOD OR 1X MATERIAL. INTEGRITY OF ALL FIRE-STOPS TO BE MAINTAINED.
- DRAFT-STOPPING TO BE PROVIDED IN ALL FLOOR/CEILING ASSEMBLIES WHEN CEILING IS SUSPENDED OR FLOOR IS OPEN STYLE TRUSSES. DRAFT-STOPPING TO CONSIST OF 1/2" GYP. BOARD OR 3/8" PLYWOOD.
- PROVIDE CONT. RIDGE VENT AND SOFFIT VENTS FOR ALL ROOF AREA'S INSTALLED PER MFRS RECOMMENDATIONS AND SPECIFICATIONS.
- COMBINATION CO/SMOKE DETECTORS SHALL BE HARD-WIRED AND INTERCONNECTED AND INSTALLED INSIDE EACH SLEEPING AREA AND HALLWAY BETWEEN SLEEPING AREAS AND ON EACH ADDITIONAL STORY OF HABITABLE SPACE. PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACK-UP PER NFPA 72. SEE IRC 2021 FOR FURTHER DETAILS
- WATER RESISTANT GYPSUM BOARD TO BE PROVIDED IN ALL BATHROOMS. NO VAPOR BARRIER IS PERMITTED. USE 1/2" CEMENTITIOUS BACKER BOARD AT ALL WET SHOWER AND TUB LOCATIONS WHERE TILE IS APPLIED WITH APPROVED WATERPROOFING MEMBRANE.
- PROVIDE ARTIFICIAL LIGHT AND VENTILATION IN ALL BATHS WHEN WINDOWS ARE OMITTED. PROVIDE EXHAUST FAN DIRECTLY TO THE EXTERIOR. VENTILATION REQUIRED IS 5 AC/Hr. ARTIFICIAL LIGHT REQUIRED IS 6 FOOT CANDLES AT 30" ABOVE FINISHED FLOOR.
- PROVIDE TEMPERED GLASS AT ALL HAZARDOUS LOCATIONS. PER IRC 2021 308.4.
- PROVIDE LANDINGS AT EXTERIOR DOORS PER IRC R311.3
- STAIR RISERS TO BE 1 3/4" MAX. AND TREADS TO BE 10" MIN.
- PROVIDE 1/2" GYPSUM BOARD UNDER STAIRS WHERE SPACE IS FINISHED, ENCLOSED, AND ACCESSIBLE.
- PROVIDE HANDRAILS FOR ALL STAIRS. RAILINGS ON OPEN SIDE OF STAIRS MUST BE 34" HIGH MEASURED FROM THE TIP OF THE NOSING WITH INTERMEDIATE RAILS WHICH WILL NOT ALLOW THE PASSAGE OF A 4" SPHERE TO BE CONSIDERED HANDRAILS/GUARDRAILS. HANDRAILS TO BE GRASPABLE PER R311.7.8
- PROVIDE 36" HIGH GUARDRAILS FOR ALL RAISED SURFACES LOCATED MORE THAN 30" ABOVE THE FINISHED FLOOR OR GRADE BELOW. RAILS TO HAVE INTERMEDIATE RAILS WHICH WILL NOT ALLOW THE PASSAGE OF A 4" SPHERE PER R312.1.3. GUARDRAILS SHALL BE ABLE TO RESIST A 200# LOAD APPLIED AT ANY POINT ALONG RAIL PER IRC 2021 IN TABLE R301.5 "GUARDS AND HANDRAILS"
- STAIR, LANDING AND CORRIDOR MUST HAVE MINIMUM 3'-0" WIDTH.
- PROVIDE ILLUMINATION AT ALL INTERIOR STAIRS WITH SWITCHES AT EACH LEVEL ACCESSED BY STAIRS PER IRC R303.7. PROVIDE ILLUMINATION AT EXTERIOR STAIRS PER IRC R303.8
- PROVIDE EGRESS WINDOWS FROM ALL BEDROOMS WITH A NET CLEAR OPENING OF 5.7 SQ.FT. EXCEPT GRADE FLOOR WINDOWS MAY HAVE A CLEAR OPENING OF 5.0 SQ.FT.. SILL HEIGHT= MAX. 44". WINDOW CLEAR WIDTH = 20" MIN. , WINDOW CLEAR HEIGHT=22" MIN.
- ALL WINDOW OPENINGS MORE THAN 6' ABOVE GRADE OR SURFACE BELOW SHALL BE A MIN. OF 24" ABOVE FINISHED FLOOR INSIDE.
- EXPOSED INSULATION BATT'S SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND SMOKE DEVELOPMENT INDEX NOT TO EXCEED 450. CELLULOSE LOOSE FILL INSULATION SHALL HAVE A SMOKE DEVELOPMENT INDEX OF NOT MORE THAN 450. ATTIC INSULATION TO HAVE A CRITICAL RADIANT FLUX OF AT LEAST .12 WATT PER SQUARE CENTIMETER.
- PROVIDE 22" X 30" MIN. ATTIC ACCESS HOLE FOR ALL TRUSSED SPACES WITH MORE THAN 30" CLEAR HEIGHT. CUT ACCESS HOLES FROM EXISTING ATTIC SPACES INTO NEW ATTIC SPACE PER R807.
- HVAC DESIGN AND SPECIFICATIONS TO BE IN ACCORDANCE WITH 2021 INTERNATIONAL MECHANICAL CODE AND 2021 INTERNATIONAL ENERGY CONSERVATION CODE. ALL HVAC TO BE HIGH EFFICIENCY CARRIER EQUIPMENT OR APPROVED EQUAL.
- PLUMBING TO BE DONE UNDER A SEPARATE PERMIT BY A PLUMBER REGISTERED IN THE STATE OF MARYLAND. ALL PLUMBING TO BE IN ACCORDANCE WITH COMAR SECTION 9.20 , 2021 INTERNATIONAL PLUMBING CODE AND THE LOCAL M.S.S.C. AMENDMENTS
- ELECTRIC TO BE DONE UNDER A SEPARATE PERMIT. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND LOCAL REQUIREMENTS.
- PROVIDE GROUNDING ROD FOR ELECTRIC SERVICE PER REQUIREMENTS OF THE UTILITY SERVICE PROVIDER.
- ALL WORK TO BE DONE IN ACCORDANCE WITH MFRS RECOMMENDATIONS AND SPECIFICATIONS.
- PROVIDE METAL FLASHING AT ALL WINDOWS, DOOR, AND ROOF INTERSECTIONS PER MANUFACTURERS SPECIFICATIONS & RECOMMENDATIONS.
- PROVIDE RADON PROTECTION CONSISTENT W/ IRC, APPENDIX F AND LOCAL AMENDMENTS.
- PROVIDE STREET ADDRESS NUMBERS VISIBLE TO ROAD. MIN. 6" HIGH NUMBERS. SLOPE FINISH GRADE AWAY FROM HOUSE MIN. 6" IN THE FIRST 10'. GRADE SHALL BE A MIN. OF 6" BELOW TO OF CONCRETE / MASONRY WALLS.
- FACTORY BUILT FIREPLACES AND CHIMNEYS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT APPLIANCES MUST COMPLY WITH I.R.C. SECTION R1004 & R1005.
- PROVIDE FIRE SPRINKLER SYSTEM (BSD) AS REQUIRED PER IRC R313, AS AMENDED BY THE ANNE ARUNDEL COUNTY CODE. SUB-CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LOCAL FIRE MARSHAL FOR APPROVAL PRIOR TO INSTALLATION.

WOOD CONSTRUCTION:

- ALL STRUCTURAL LUMBER TO BE HEM FIR #2 OR BETTER GRADE.
- FLOOR SHEATHING TO BE 5/8" PLYWOOD OR 3/4" OSB TONGUE AND GROOVE RATED SHEATHING. GLUED AND NAILED TO JOISTS WITH 6D NAILS AT 6" O.C. ON EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- JOISTS AND BEAMS TO HAVE MIN. 1 1/2" BEARING.
- JOISTS AND BEAMS TO HAVE LATERAL SUPPORT BY FULL DEPTH SOLID BLOCKING OR NAILED TO A BAND BOARD.
- FLOOR JOISTS SHALL BE DIMENSIONAL LUMBER AS NOTED OR PRE-ENGINEERED FLOOR TRUSSES BY TRUSS JOIST - PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY LICENSED ENGINEER IN THE STATE OF MARYLAND.
- CUTTING AND NOTCHING OF JOISTS ARE NOT ACCEPTABLE - SEE TRUSS MFRS SPECIFICATIONS
- BORED HOLES IN JOIST ARE NOT ACCEPTABLE - SEE TRUSS MFRS SPECIFICATIONS IF TRUSSES ARE USED.
- ALL TRUSS PRODUCTS TO BE DESIGNED BY A LICENSED ENGINEER IN THE STATE OF MARYLAND. SEALED TRUSS DRAWINGS TO BE GIVEN TO INSPECTOR PRIOR TO CLOSE-IN INSPECTION. ALL TRUSS REPAIRS MUST BE SIGNED BY LICENSED ENGINEER.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE TREATED LUMBER. METAL HANGERS AND CONNECTORS TO BE STAINLESS STEEL OR HOT DIPPED GALVANIZED STEEL COMPATIBLE WITH TREATED WOOD PRODUCT USED.
- INTERIOR NON-BEARING WALLS TO BE 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" GYP. BOARD ON EACH SIDE. FIRE-STOPPED AS REQUIRED FOR BEARING WALLS.
- EXTERIOR WALLS TO BE BUILT IN ACCORDANCE WITH TYPICAL WALL SECTIONS AND SPECIFIC DETAILS AS INCLUDED IN THESE DOCUMENTS AND IN COMPLIANCE WITH SECTION R-602 OF THE IRC, 2021
- STUDS IN BEARING PARTITIONS MAY BE CUT OR NOTCHED TO A DEPTH NOT TO EXCEED 25% OF ITS WIDTH. A STUD MAY BE BORED TO A DIAMETER NOT TO EXCEED 60% OF ITS WIDTH IF STUDS ARE DOUBLED AND NOT MORE THAN TWO CONSECUTIVE STUDS ARE BORED.
- TOP PLATE NOTCHED OR CUT MORE THAN 50% SHALL BE REINFORCED WITH 24 GAUGE STEEL ANGLE OR APPROVED STRAPPING.
- MAINTAIN 2" AIR SPACE BETWEEN COMBUSTIBLE FRAMING AND ALL FIREPLACES AND CHIMNEYS PER THE REQUIREMENTS OF IRC SECTION R1001.1.
- NEW EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED PER IRC 2021, SECTION 602.10, N.S.P. METHOD. BRACED WALL SEGMENTS SHALL BE SPACED MAXIMUM 25'-0" ON CENTER, AND SHALL START WITH-IN 12'-0" OF EACH END OF BRACED WALL LINES

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PERMIT PLANS		01/26/26
DATE:	01 / 26 / 2026	
SCALE:	AS SHOWN	
PAGE DESCRIPTION:	GENERAL STRUCTURAL NOTES & SCHEDULES	
	SHEET:	001

NOTE: THE EFFICIENCY PACKAGE REQUIREMENT WHERE AN ADDITIONAL 6% SAVINGS IS BEING MET WITH A GREATER THAN OR EQUAL TO 2.9 UEF ELECTRIC SERVICE WATER-HEATING SYSTEM.

CLIMATEZONE	FENESTRATION U-FACTOR	SKYLIGHTS U-FACTOR	GLAZED FENESTRATION SHGC, ϵ	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWLSPACE WALL R-VALUE
4 EXCEPT MARINE	0.30	0.55	0.40	49	20 OR 13+5	8/13	19	10/1 or 13	10/1, 4 FT	10/1 or 13
5	0.30	0.55	0.40	49	20 OR 13+5	13/17	30	15/1 or 19 or 13 + 5 ϵ	10/1, 4 FT	15/1 or 19 or 13 + 5 ϵ

1. BUILDING DESIGNED IN ACCORDANCE WITH 2021 I.E.G.C. SECTION R402.1.5 AS AMENDED BY MARYLAND ALTERNATIVE ENERGY COMPLIANCE AND PERFORMANCE STANDARDS TOTAL U/A ALTERNATIVE PER TABLE R402.1.3.1 MD ALTERNATIVE INSULATION MINIMUM R-VALUES AND PENETRATION REQUIREMENTS.
2. ALL MECHANICAL EQUIPMENT TO BE HIGH EFFICIENCY- SIZED IN ACCORDANCE W/ 2021 IECC SECTION - R403.6
3. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM TO BE PROVIDED IN ACCORDANCE W/ I.E.C.C. SECTION R403.5.0 & MIS07-5 OF I.R.G. 2021.
4. AIR DUCTS & MECHANICAL SYSTEMS OUTSIDE THE THERMAL ENVELOPE TO BE INSULATED WITH MIN. R-8 COVERING. AIR DUCT IN FLOORS OUTSIDE THE ENVELOPE SHALL BE MIN. R-6.
5. HOT WATER PIPES SHALL HAVE MIN. R-2 PIPE INSULATION
6. SEAL ALL AIR DUCTS IN ACCORDANCE WITH 2021 I.E.G.C. SECTION R403.2.2
7. ALL PENETRATIONS THROUGH THERMAL ENVELOPE TO BE SEALED IN ACCORDANCE WITH IECC CHAPTER 4.
8. BUILDING TO BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR AT 50 PA. PER IECC SECTION R402.4.1.2
9. ALL PENETRATION TO HAVE A U-FACTOR PER ALLOWABLE PENETRATION U-FACTORS IN TABLE R402.1.2
10. CEILING TO HAVE A MIN. R-VALUE OF - 49 EXCEPT WHERE INDICATED.
11. WOOD FRAMED EXTERIOR WALLS TO HAVE A MIN. R-VALUE OF - 21
12. FLOORS OVER UNCONDITIONED SPACE TO HAVE A MIN. R-VALUE OF - 30
13. BASEMENT WALLS TO HAVE A MIN. R-VALUE OF R-II CONTINUOUS OR R-15 CAVITY PER RESCHECK.
14. PROVIDE 4" R-10 PERIMETER UNDER SLAB INSUL. @ LOCATIONS WHERE TOP OF SLAB IS 2" OR LESS BELOW EXTERIOR GRADE PER 2021 I.E.C.C. OR AS AMENDED.

LOCATION OF BUILDING THERMAL ENVELOPE

	R-41 FGL. INSUL. @ CEILING / R-30 FGL. INSUL. @ FLOOR / R-10 PERIMETER SLAB INSUL.
	R-30 FIBERGLASS BLOWN INSULATION W/ BAFFLES AS REQUIRED PER NII02.2.2 (2T 5TC, W/ NO ATTIC)



1. SEAL ALL TYVEK JOISTS AND PENETRATIONS WITH APPROVED TAPE. (EX. DUPONT CONTRACTOR TAPE)
2. FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (EX. DUPONT WRAPCAPS)
3. SEAL OR GASKET BRICK TIES AT FACE OF TYVEK
4. LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



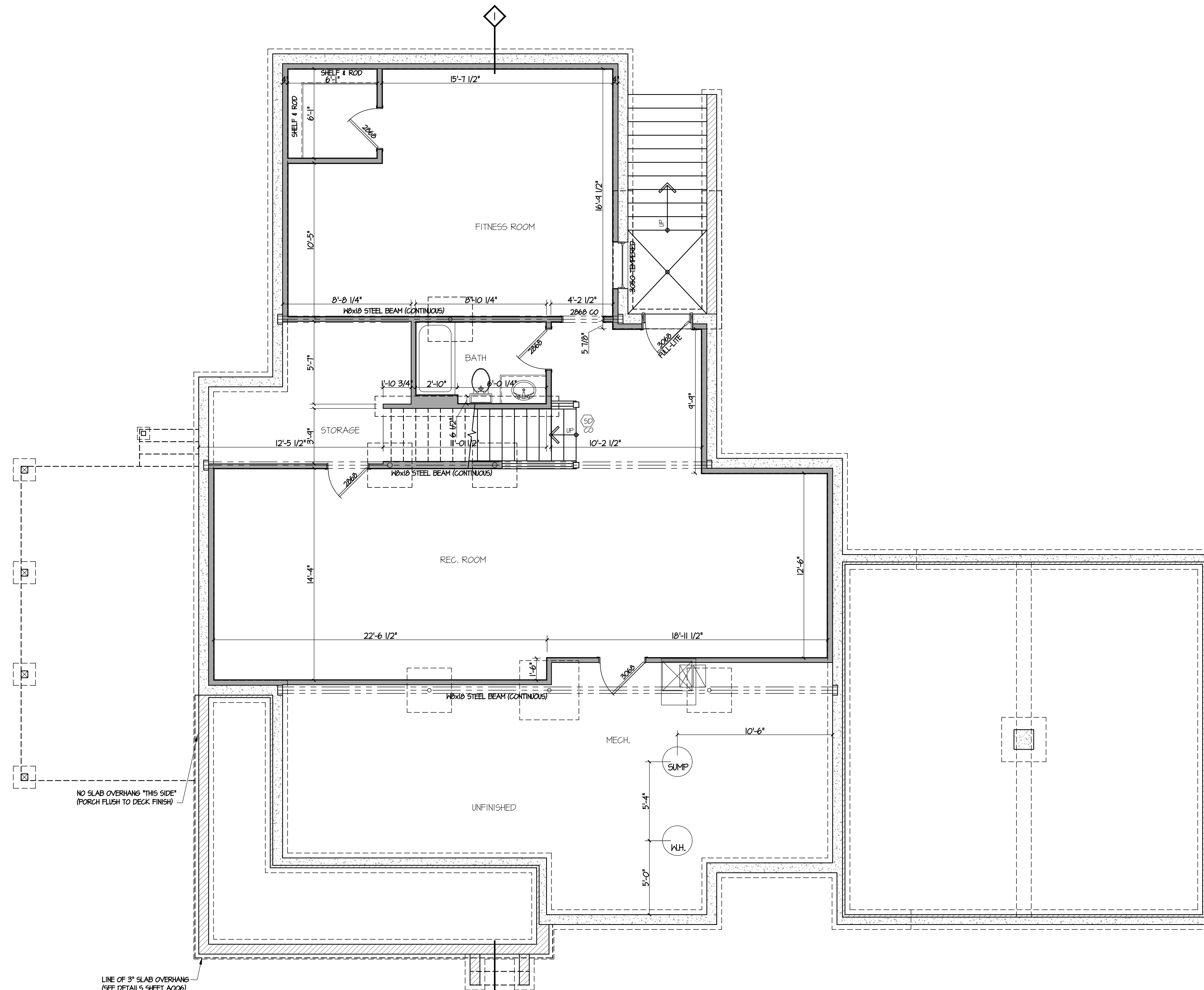
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002

1. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS
2. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
3. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE FIRST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEKEL POSTS. HANDRAILS ADJACENT TO A WALKWAY SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 FEET BETWEEN THE WALKWAY AND THE HANDRAIL. HANDRAILS MAY NOT BE INTERRUPTED BY A NEKEL POST AT THE TURN.
4. THE DISTANCE FROM THE BOTTOM RAIL TO THE FINISHED FLOOR SURFACE SHALL NOT BE GREATER THAN 4 INCHES.
5. VERTICAL BALUSTERS ARE REQUIRED TO BE SPACED SO AS NOT TO ALLOW A 4-INCH SPHERE TO PASS THROUGH.
6. AT STAIR RAILINGS, THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY SHALL NOT PERMIT A 6-INCH SPHERE TO PASS THRU.

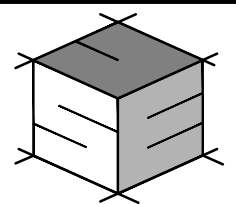
1. EXTERIOR DIMENSIONS ARE FROM FACE OF WALL. INTERIOR DIMENSIONS ARE FROM FACE OF STUD, INTERIOR DIMENSIONS ARE FROM FACE OF STUD	5. TYP. PORCH SLAB, 4" CONC. SLAB SEE STRUCTURAL DRAWINGS FOR REINFORCING OVER 10 MIL VAPOR BARRIER OVER 4" COMPACTED GRAVEL FILL. PROVIDE 1/2" COMPRESSIBLE FILLER AT PERIMETER WALL IN ELASTOMERIC SEALANT FLUSH W/SLAB. TYPICAL SLAB CURES W/ CONCRETE SEALER AS SELECTED. FINISH AS SELECTED	9. PROVIDE EGRESS WINDOW FROM BEDROOM WITH MIN. 5.0 SQ.FT. CLEAR OPENING W/ MAX. SILL HEIGHT 44" AND MIN. CLEAR WIDTH 24"
2. TYP. CONC. FOOTING: CONT. 16" X 8" DP. CONC. FOOTING WITH 3-#4 BARS, U.N.O.	6. TYPICAL BASEMENT INTERIOR PARTITION, 2X4 WOOD STUDS @ 16" O.C. WITH TREATED BOTTOM PLATE AND 1/2" GYP. BOARD EACH SIDE.	10. PROVIDE ARTIFICIAL LIGHT AND VENTILATION WITH EXHAUST TO THE EXTERIOR FOR BATHROOM.
3. TYP. FOUNDATION WALL, 1' HIGH (UNO.) CONC. WALLS SEE STRUCTURAL DRAWINGS FOR REINFORCING WITH DOUELS ON CONCRETE FOOTINGS	7. TYPICAL FURRED FOUNDATION WALL - 2X4 WOOD FURRING @ 16" O.C. W/ R-11 BATT INSULATION AND 1/2" GYP. BOARD.	11. TYP. FLOOR CONSTRUCTION: 14" ENGINEERED WOOD FLOOR TRUSSES AT 14" O.C. WITH 3/4" 1/6" SHEATHING GLUED & SCREWD WITH FIN. FLOOR AS SELECTED.
4. TYP. BASEMENT SLAB, 4" CONC. SLAB SEE STRUCTURAL DRAWINGS FOR REINFORCING OVER 10 MIL VAPOR BARRIER OVER 4" COMPACTED GRAVEL FILL. PROVIDE 1/2" COMPRESSIBLE FILLER AT PERIMETER WALL TYP. SEAL SLAB AFTER SLAB CURES W/ CONCRETE SEALER AS SELECTED.	8. PROVIDE COMBO CO/SMOKE DETECTORS ON EACH FLOOR AND IN THE VICINITY OF ALL BEDROOMS. PROVIDE SMOKE DETECTORS IN ALL BEDROOMS	12. WINDOWS - DESIGNATION ARE CALLED OUT IN FEET & INCHES EXAMPLE: 3052 = 3'-0" X 5'-2"

 NEW CONCRETE FOUNDATION WALL
 NEW INTERIOR PARTITION - 2x4 WOOD STUDS AT 16" O.C. MAX. W/ 1/2" GYP. BD. EACH SIDE
 NEW EXTERIOR WALL - 2 X 6 WOOD STUDS AT 16" O.C. MAX. WITH R-2 BATT INSULATION, O.S.B. SHEATHING, W/ SIDING AS SELECTED
 BEARING WALL
 NEW WINDOW, TYP.
 NEW DOOR, TYP.



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

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JOB #: B0614	
REVISIONS:	DATE:
PERMIT PLANS	01/26/26
DATE: 01 / 26 / 2026	
SCALE: AS SHOWN	
PAGE DESCRIPTION: FOUNDATION / BASEMENT PLAN	
	SHEET: A001

STAIR AND RAIL NOTES

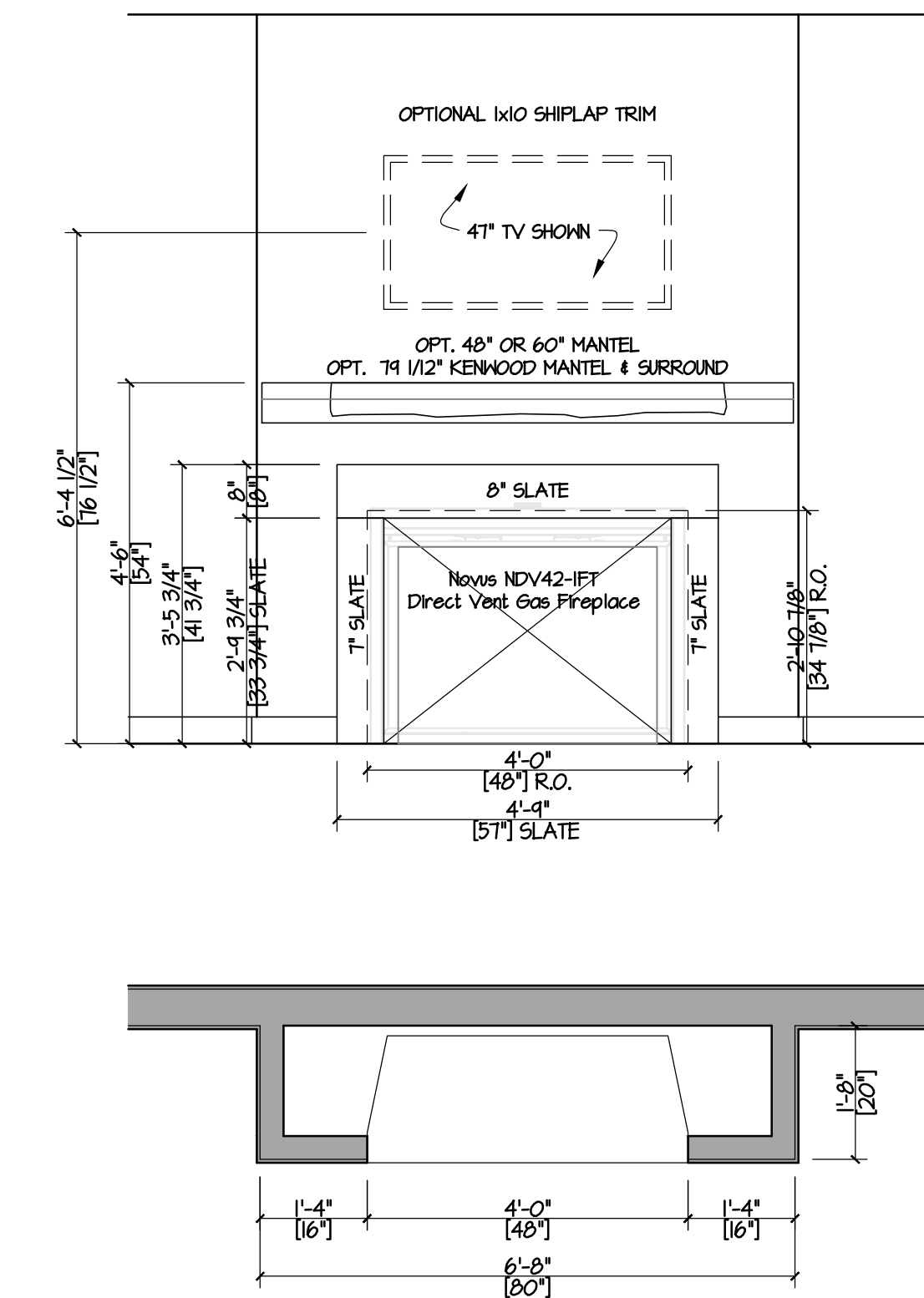
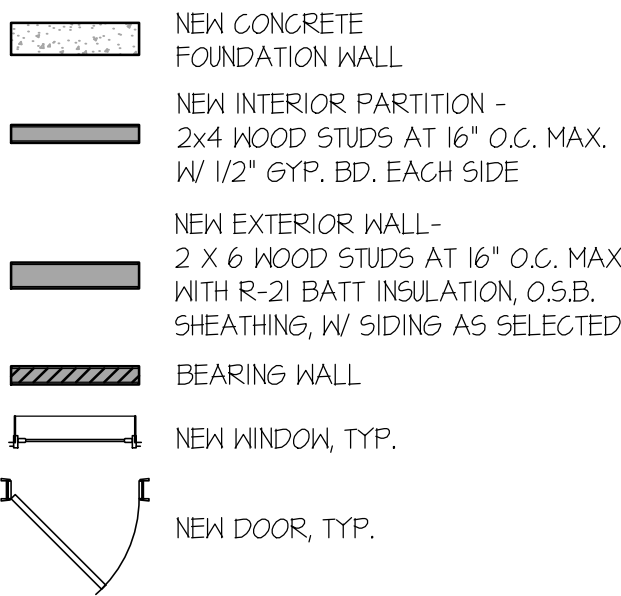
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS
- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
- HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NIKEL POSTS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2"

- BETWEEN THE WALL AND THE HANDRAIL, HANDRAILS MAY BE PERMITTED TO BE INTERRUPTED BY A NIKEL POST AT THE TURN.
- THE DISTANCE FROM THE BOTTOM RAIL TO THE FINISHED FLOOR SURFACE SHALL NOT BE GREATER THAN 4 INCHES.
- VERTICAL BALUSTERS ARE REQUIRED TO BE SPACED SO AS NOT TO ALLOW A 4-INCH SPHERE TO PASS THROUGH.
- AT STAIR RAILINGS, THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF THE GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY SHALL NOT PERMIT A 6-INCH SPHERE TO PASS THRU.

PLAN NOTES

- EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF STUD, INTERIOR DIMENSIONS ARE FROM FACE OF STUD.
- TYP. EXTERIOR WALL: 2X6 WOOD STUDS AT 16" O.C. W/ R-21 BATT INSUL. 7/16" O.S.B. SHEATHING, TYVEK AIR INFILTRATION AND AIR BARRIER AND HARDIE PLANK SIDING WITH 1/2" GYP. BOARD INTERIOR FINISH - BASE, CROWN AND CHAIR MOLDING AS SELECTED.
- TYP. INTERIOR PARTITION: 2X4 WOOD STUDS AT 16" O.C. W/ 1/2" GYP. BD. EA. SIDE. PROVIDE WATER RESISTANT 6YP. BD. AT SINK LOCATIONS AND BATHROOMS.
- PROVIDE 1/2" DUROCK UNDERLAYMENT UNDER ALL CERAMIC TILE.
- PROVIDE COMBO CO/SMOKE DETECTORS ON EACH FLOOR AND IN THE VICINITY OF ALL BEDROOMS. PROVIDE SMOKE DETECTORS IN ALL BEDROOMS.
- PROVIDE EGRESS WINDOW FROM 2ND FLOOR BEDROOMS WITH MIN. 5.7 SQFT. CLEAR OPENING W/ MAX. SILL HEIGHT 44" AND MIN. CLEAR WIDTH 20" W/ 24" MIN. HT.
- PROVIDE ARTIFICIAL LIGHT AND VENTILATION WITH EXHAUST TO THE EXTERIOR FOR BATHROOMS.
- CABINETS, COUNTERTOPS, APPLIANCES, FIXTURES AND FLOORING AS SELECTED.
- PROVIDE BATH TUB AND DIVERTER ACCESS PANELS.
- TYP. FLOOR CONSTRUCTION: 14" ENGINEERED WOOD FLOOR TRUSSES AT 19.2" O.C. WITH 3/4" T/G SHEATHING GLUED AND SCREWED WITH FIN. FLOOR AS SELECTED.
- WINDOWS - DESIGNATION ARE CALLED OUT IN FEET & INCHES. EXAMPLE: 3052 = 3'-0" X 5'-2"
- PROVIDE 20-MIN. RATED INSULATED DOOR FROM GARAGE INTO DWELLING WITH SELF CLOSING OR AUTOMATIC-CLOSING DEVICE PER R302.5.1
- PROVIDE ATTIC ACCESS IN GARAGE AS REQUIRED PER R302.6 & R801.1

DRAWING SYMBOL LEGEND

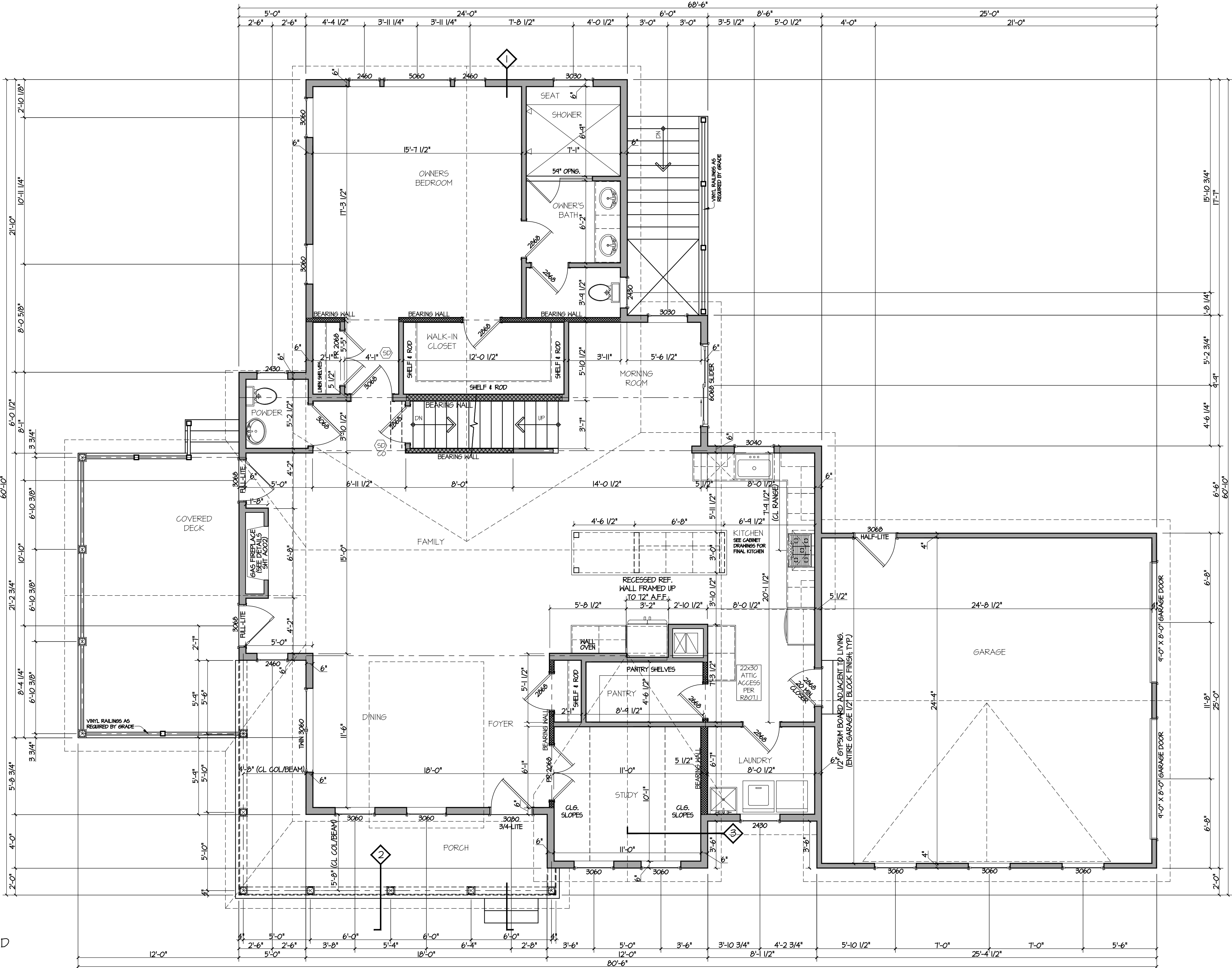


FIREPLACE LEVEL B GAS (TRADITIONAL)
Novus NDV42-IFT Direct Vent Gas Fireplace
Rough in framing: 48"W x 34 7/8"H x 19 5/8"D
Dimension with Surround: 57"W x 41 3/4"H
Total Fireplace Enclosure Dimension: 80"W x Ceiling Height x 20"D

FIREPLACE DETAILS

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

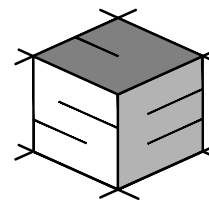
FIRST FLOOR PLAN



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

ARTISAN INVESTMENTS LLC,
DBA LAINE STREET HOMES
244 N. Market St.
Frederick, MD 21701
(301) 524-4471
MHBR License #8226

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FREDERICK, MD 21701
240-815-6760
301-748-2769

PRO3 MODEL (Lot 1)
Woodville Rd.,
Mount Airy, MD., 21771

JOB #:	BO614
REVISIONS:	DATE:
PERMIT PLANS	01/26/26

DATE: 01 / 26 / 2026

SCALE: AS SHOWN

PAGE DESCRIPTION:

FIRST FLOOR PLAN

SHEET:

A002

DRAWING SYMBOL LEGEND

- NEW CONCRETE FOUNDATION WALL
- NEW INTERIOR PARTITION - 2x4 WOOD STUDS AT 16" O.C., MAX. W/ 1/2" GYP. BD. EACH SIDE
- NEW EXTERIOR WALL - 2 X 6 WOOD STUDS AT 16" O.C., MAX. WITH R-21 BATT INSULATION, O.S.B. SHEATHING, W/ SIDING AS SELECTED
- BEARING WALL
- NEW WINDOW, TYP.
- NEW DOOR, TYP.

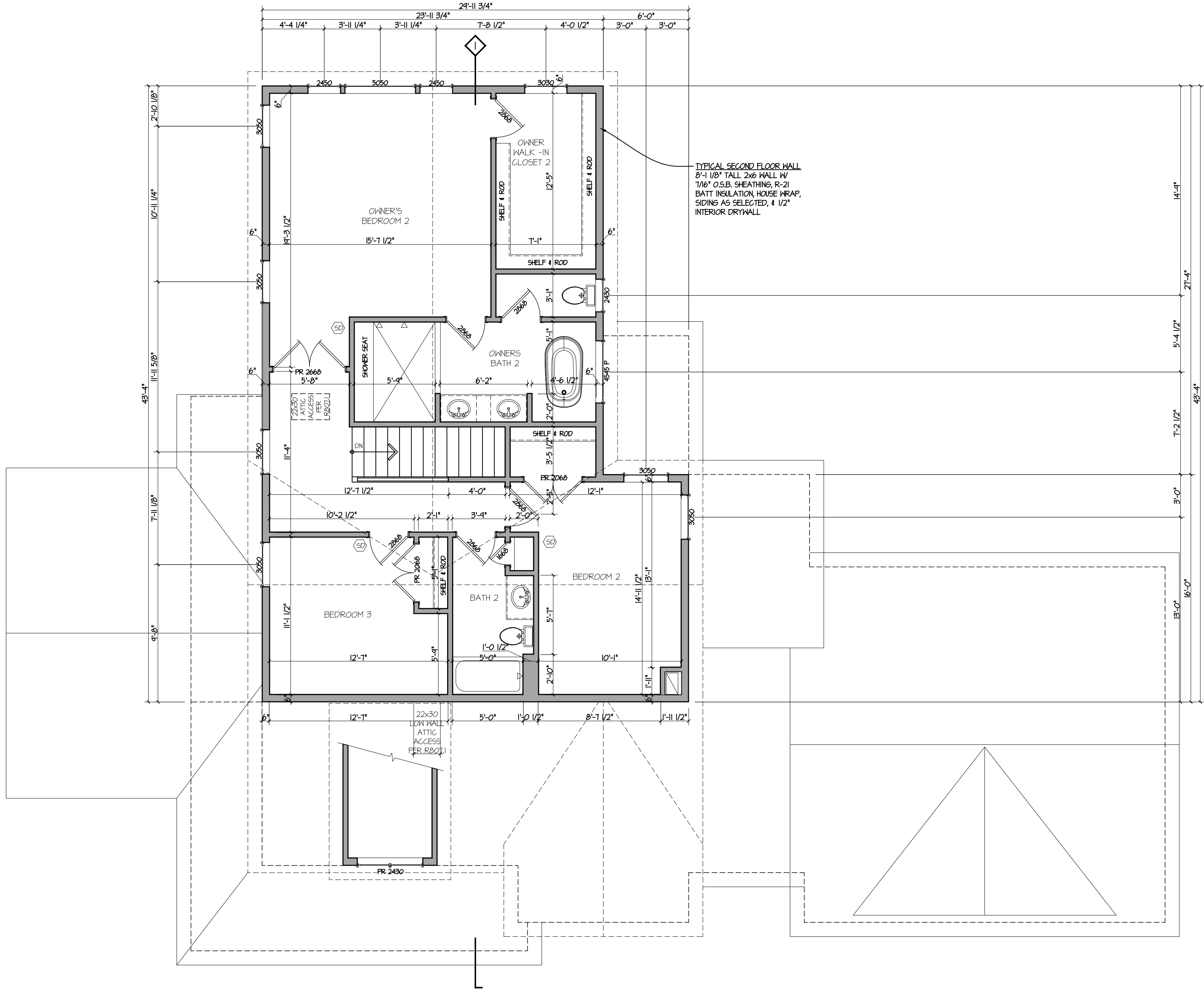
STAIR AND RAIL NOTES

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- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
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- PROVIDE 1/2" DUROCK UNDERLAYMENT UNDER ALL CERAMIC TILE.
- PROVIDE COMBO CO/SMOKE DETECTORS ON EACH FLOOR AND IN THE VICINITY OF ALL BEDROOMS. PROVIDE SMOKE DETECTORS IN ALL BEDROOMS.
- PROVIDE EGRESS WINDOW FROM 2ND FLOOR BEDROOMS WITH MIN. 5.7 SQ.FT. CLEAR OPENING W/ MAX. SILL HEIGHT 44" AND MIN. CLEAR WIDTH 20" W/ 24" MIN. HT.
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- CABINETS, COUNTERTOPS, APPLIANCES, FIXTURES AND FLOORING AS SELECTED.
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- TYP. FLOOR CONSTRUCTION: 14" ENGINEERED WOOD FLOOR TRUSSES AT 19.2" O.C. WITH 3/4" T/6 SHEATHING GLUED AND SCREWED WITH FIN. FLOOR AS SELECTED.
- WINDOWS - DESIGNATION ARE CALLED OUT IN FEET & INCHES. EXAMPLE: 3052 = 3'-0" X 5'-2"
- PROVIDE ATTIC ACCESS AS REQUIRED PER R807.1

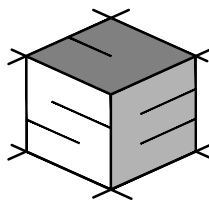


SECOND FLOOR PLAN

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

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PRO3 MODEL (Lot 1)
Woodville Rd.,
Mount Airy, MD., 21771

JOB #:	B0614
REVISIONS:	DATE:
PERMIT PLANS	01/26/26

DATE: 01 / 26 / 2026

SCALE: AS SHOWN

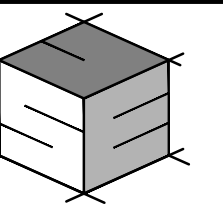
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SECOND FLOOR
PLAN

SHEET:

A003

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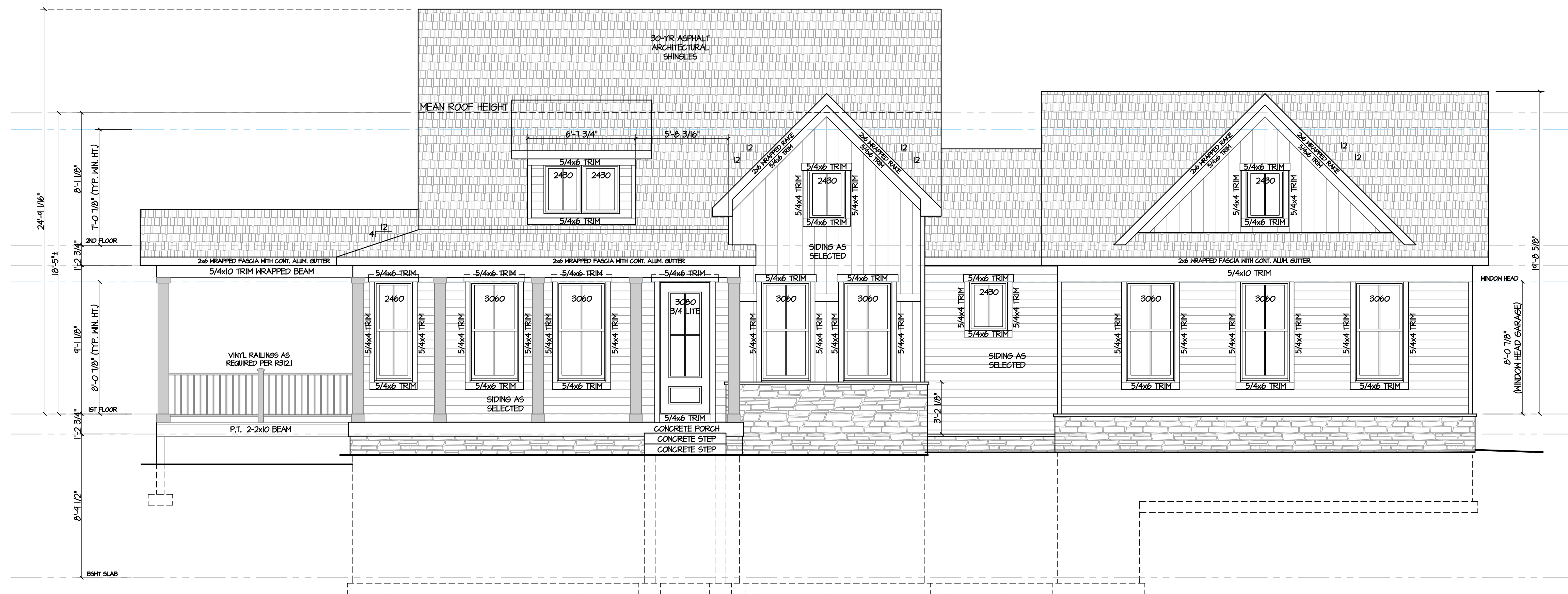


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PAGE DESCRIPTION:
MODERN
FARMHOUSE
ELEVATIONS

A004



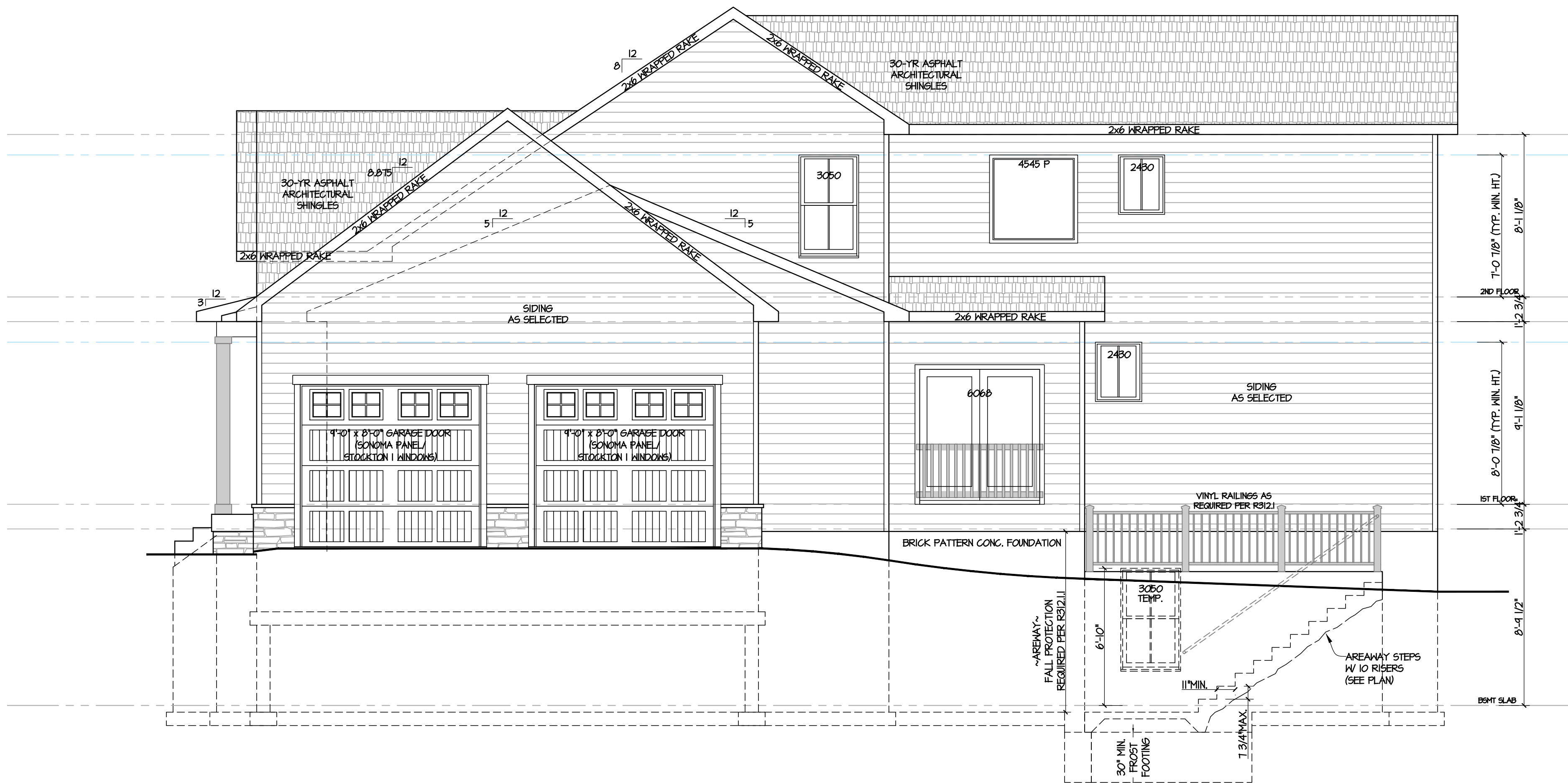
FRONT ELEVATION

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

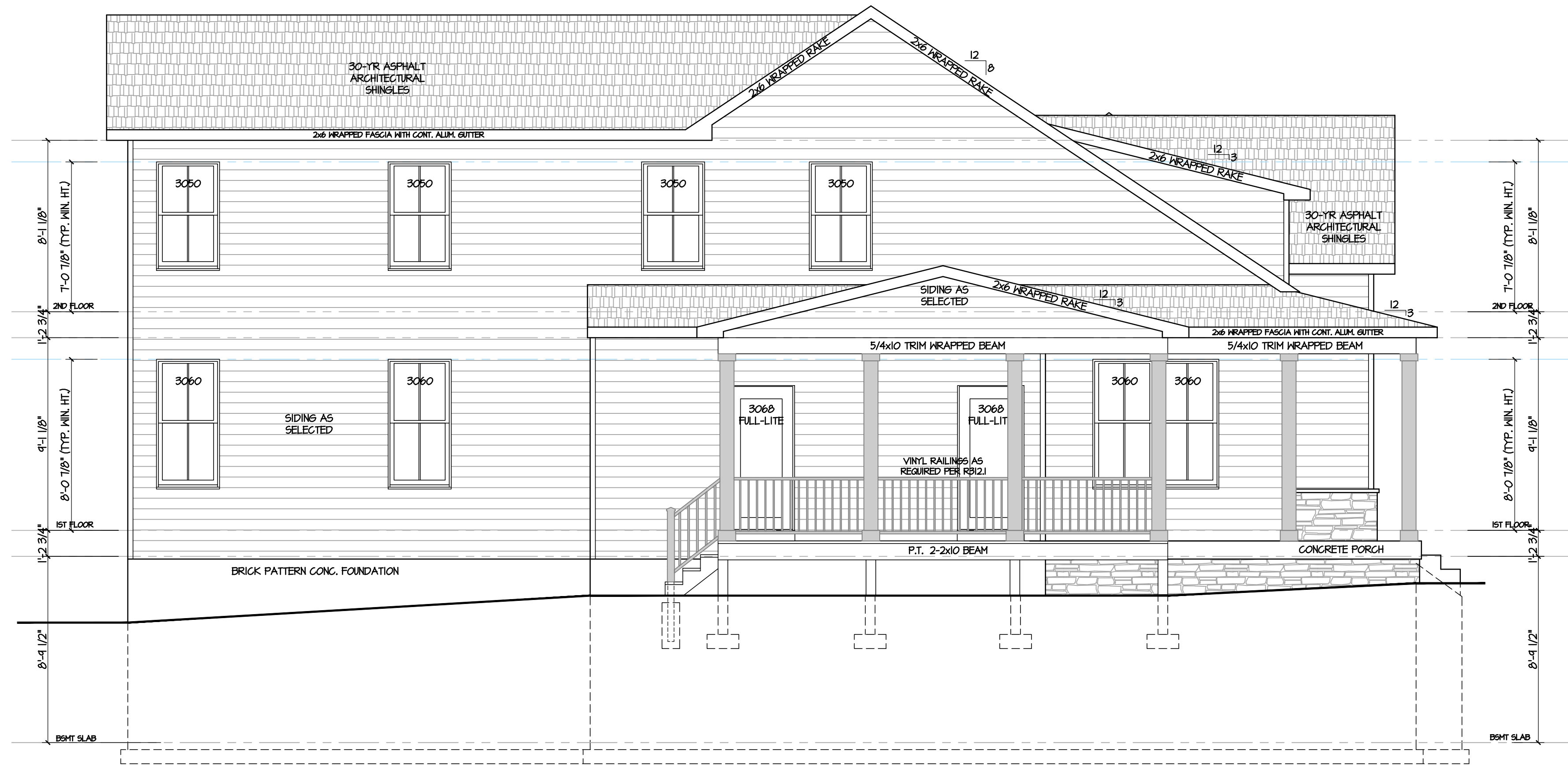


REAR ELEVATION

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



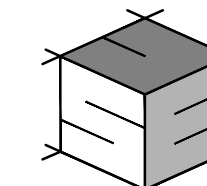
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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JOB #: B0614

REVISIONS: DATE:

PERMIT PLANS 01/26/26

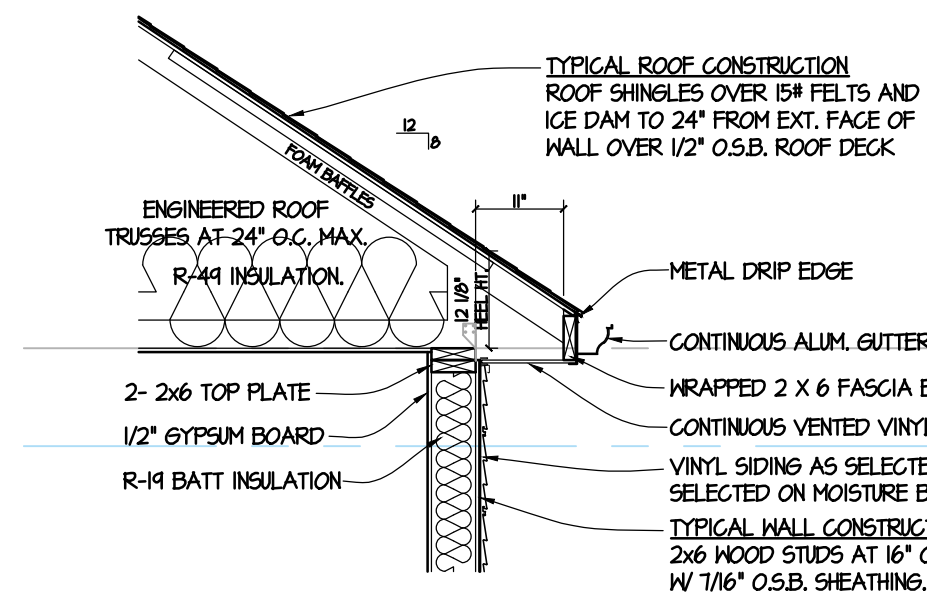
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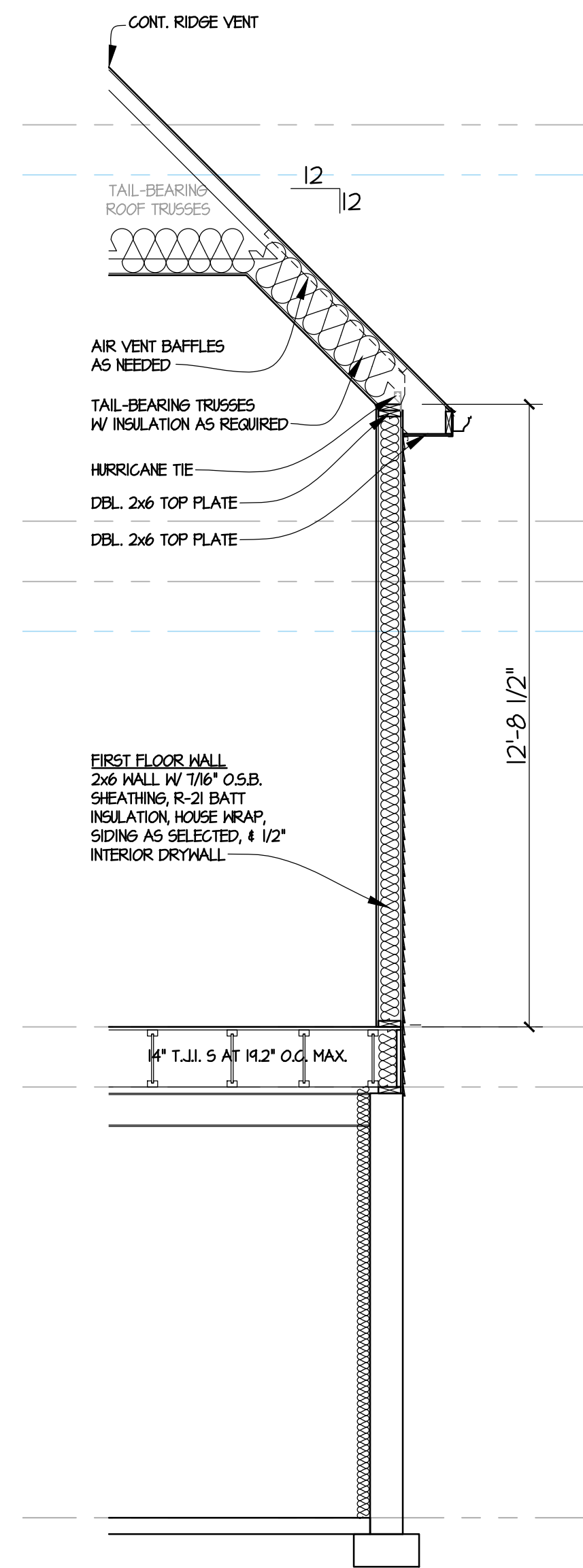
PAGE DESCRIPTION:
MODERN
FARMHOUSE
ELEVATIONS

SHEET:

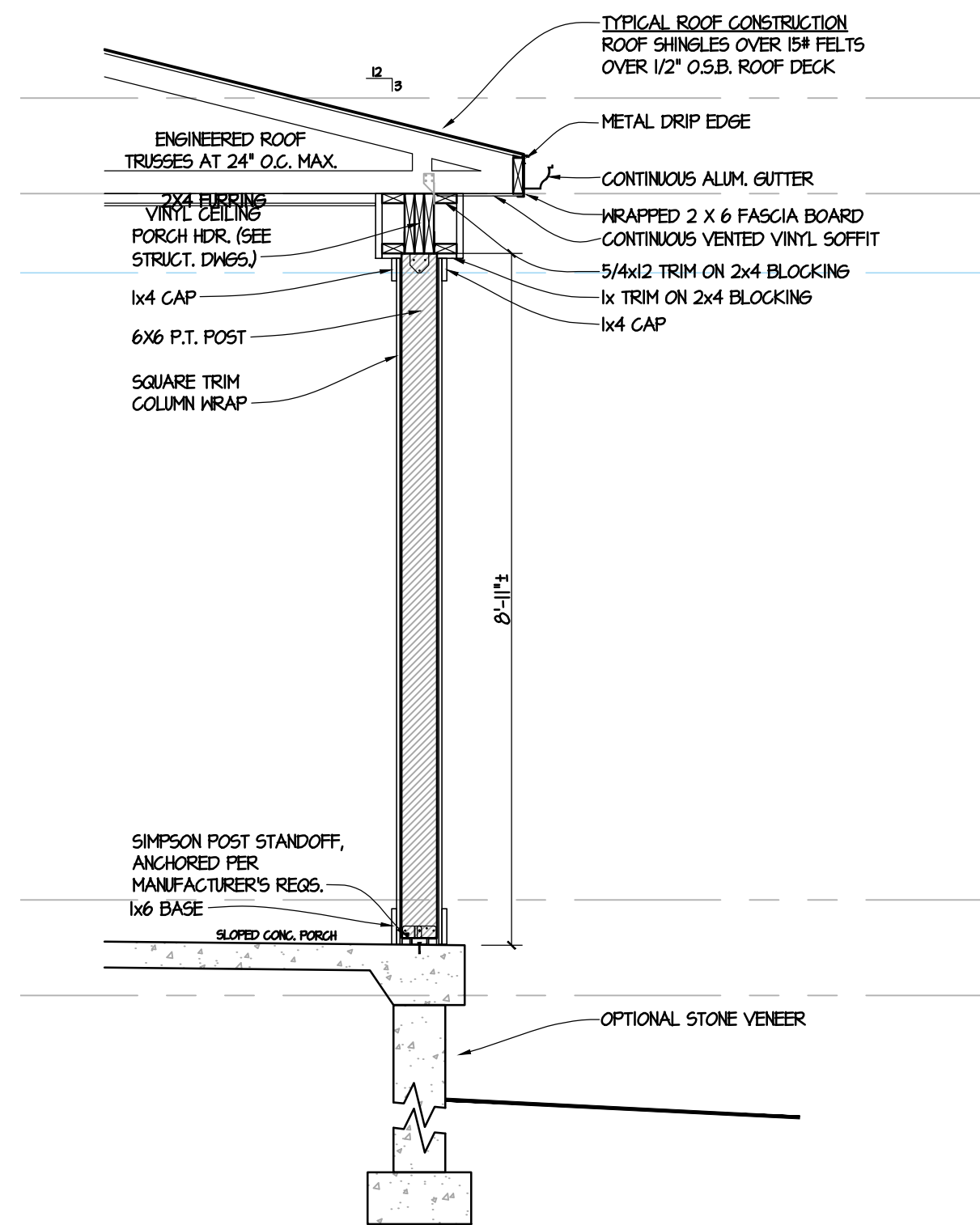
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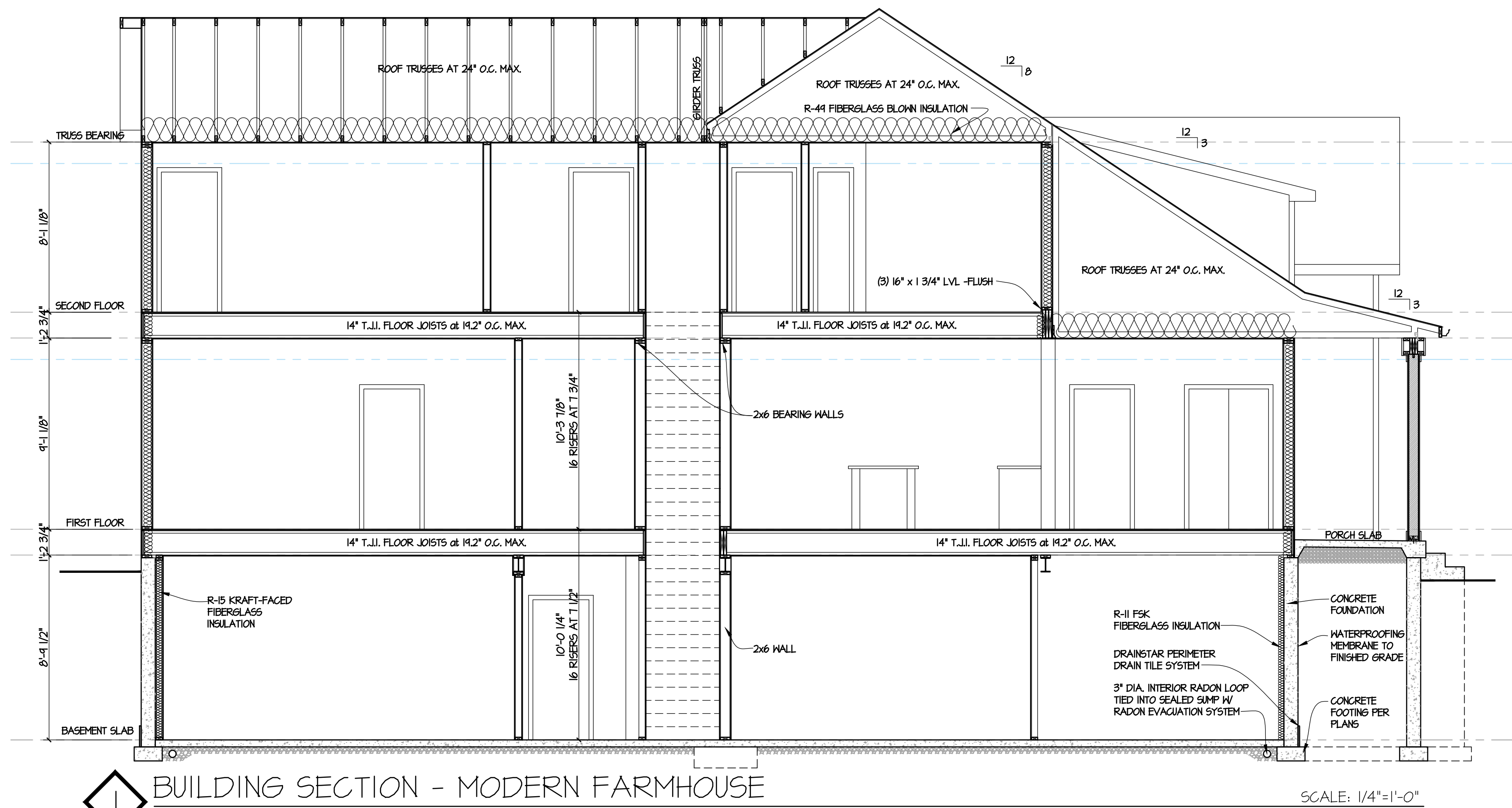
TYPICAL EAVE DETAILS SCALE: 1/2"=1'-0"



STUDY SECTION MODERN FARMHOUSE SCALE: 3/8"=1'-0"



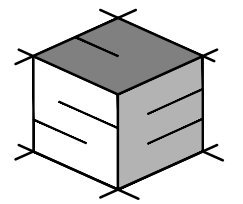
PORCH SECTION MODERN FARMHOUSE SCALE: 1/2"=1'-0"



BUILDING SECTION - MODERN FARMHOUSE SCALE: 1/4"=1'-0"

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PRO3 MODEL (Lot 1)
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JOB #:	BO614
REVISIONS:	DATE:
PERMIT PLANS	01/26/26
DATE:	01 / 26 / 2026
SCALE:	AS SHOWN
PAGE DESCRIPTION:	

SECTIONS

SHEET:
A006

DRAWING SYMBOL LEGEND

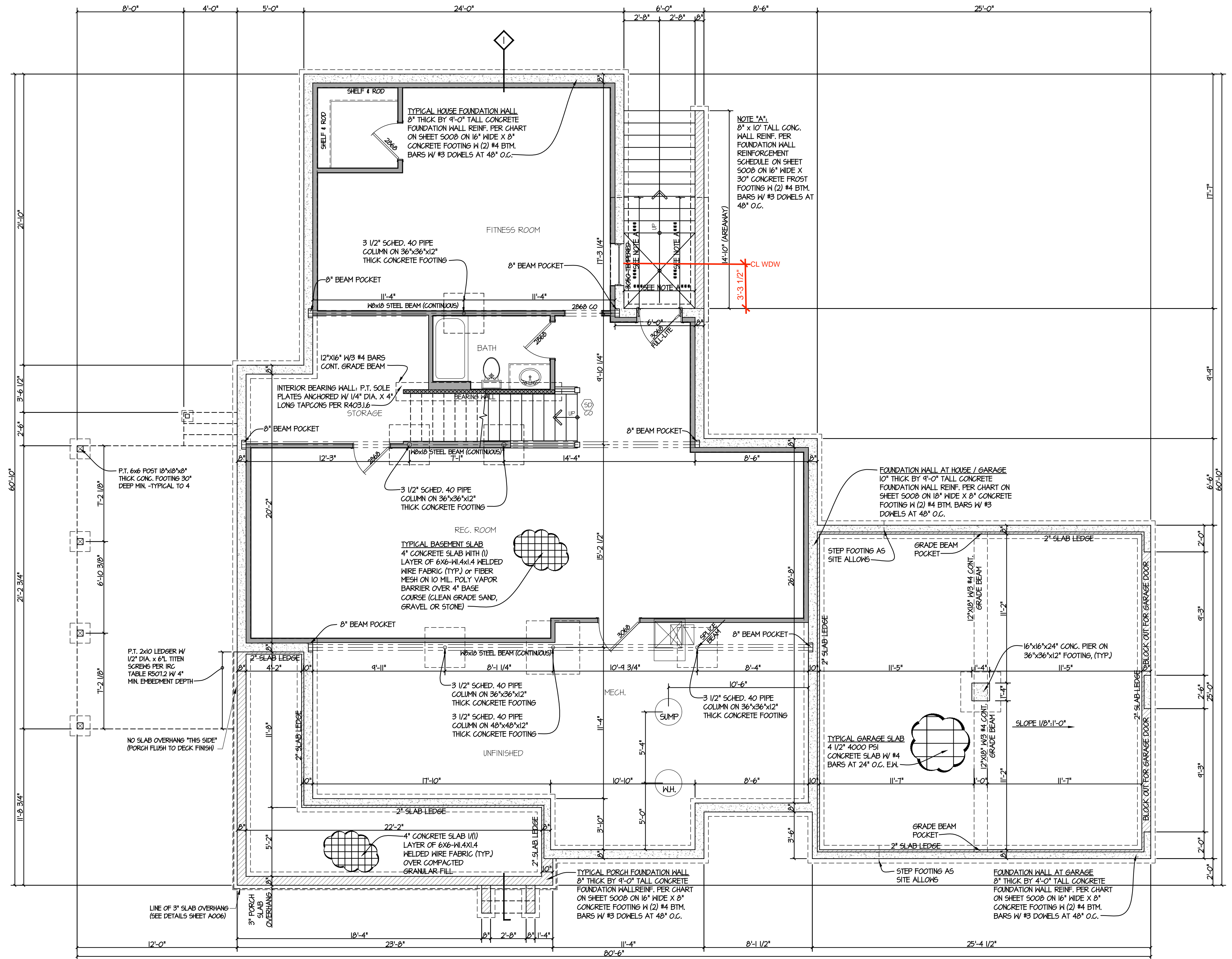
- NEW CONCRETE FOUNDATION WALL
- NEW INTERIOR PARTITION - 2x4 WOOD STUDS AT 16" O.C. MAX. W/ 1/2" GYP. BD. EACH SIDE
- NEW EXTERIOR WALL - 2 x 6 WOOD STUDS AT 16" O.C. MAX. WITH R-21 BATT INSULATION 0.5B. SHEATHING, W/ SIDING AS SELECTED
- BEARING WALL
- NEW WINDOW, TYP.
- NEW DOOR, TYP.

STAIR AND RAIL NOTES

- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS
- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
- HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEHEL POSTS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS MAY BE PERMITTED TO BE INTERRUPTED BY A NEHEL POST AT THE TURN.
- THE DISTANCE FROM THE BOTTOM RAIL TO THE FINISHED FLOOR SURFACE SHALL NOT BE GREATER THAN 4 INCHES.
- VERTICAL BALUSTERS ARE REQUIRED TO BE SPACED SO AS NOT TO ALLOW A 4-INCH SPHERE TO PASS THROUGH.
- AT STAIR RAILINGS, THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF THE GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY SHALL NOT PERMIT A 6-INCH SPHERE TO PASS THRU.

PLAN NOTES

- EXTERIOR DIMENSIONS ARE FROM FACE OF WALL, INTERIOR DIMENSIONS ARE FROM FACE OF STUD
- TYP. CONC. FOOTINGS: CONT. 16" X 8" DP. CONC. FOOTING WITH 3-#4 BARS WHERE APPLICABLE, U.N.O.
- TYP. FOUNDATION WALL: 9" HIGH (U.N.O.)- CONC. WALLS SEE STRUCTURAL DRAWINGS FOR REINFORCING WITH DOWELS ON CONCRETE FOOTINGS.
- TYP. BASEMENT SLAB: 4" CONC. SLAB SEE STRUCTURAL DRAWINGS FOR REINFORCING OVER 10 MIL VAPOR BARRIER OVER 4" COMPACTED GRAVEL FILL. PROVIDE 1/2" COMPRESSIBLE FILLER AT PERIMETER WALL. TYP. SEAL SLAB AFTER SLAB CURES W/ CONCRETE SEALER AS SELECTED.
- TYP. PORCH SLAB: 4" CONC. SLAB SEE STRUCTURAL DRAWINGS FOR REINFORCING OVER 10 MIL VAPOR BARRIER OVER 4" COMPACTED GRAVEL FILL. PROVIDE 1/2" COMPRESSIBLE FILLER AT PERIMETER WALL W/ ELASTOMERIC SEALANT FLUSH W/SLAB. TYP. SEAL SLAB AFTER SLAB CURES W/ CONCRETE SEALER AS SELECTED. FINISH AS SELECTED
- TYPICAL BASEMENT INTERIOR PARTITION: 2X4 WOOD STUDS @ 16" O.C. WITH TREATED BOTTOM PLATE AND 1/2" GYP. BOARD EACH SIDE.
- TYPICAL FURRED FOUNDATION WALL IF APPLICABLE - 2X4 WOOD FURRING @ 16" O.C. W/ R-11 BATT INSULATION AND 1/2" GYP. BOARD.
- PROVIDE COMBO CO/SMOKE DETECTORS ON EACH FLOOR AND IN THE VICINITY OF ALL BEDROOMS. PROVIDE SMOKE DETECTORS IN ALL BEDROOMS
- PROVIDE EGRESS WINDOW FROM BEDROOM WITH MIN. 5.0 SQ.FT. CLEAR OPENING W/ MAX. SILL HEIGHT 44" AND MIN. CLEAR WIDTH 22".
- PROVIDE ARTIFICIAL LIGHT AND VENTILATION WITH EXHAUST TO THE EXTERIOR FOR BATHROOM.
- TYP. FLOOR CONSTRUCTION: 1/4" ENGINEERED WOOD FLOOR TRUSSES AT 14" O.C. WITH 3/4" T/G SHEATHING GLUED AND SCREWED WITH FIN. FLOOR AS SELECTED.
- WINDOWS - DESIGNATION ARE CALLED OUT IN FEET & INCHES. EXAMPLE: 3052 = 3'-0" X 5'-2"



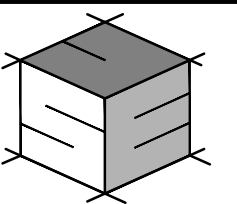
FOUNDATION PLAN

SEE SOLO FOR FOUNDATION CHARTS & DETAILS

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

ARTISAN INVESTMENTS LLC,
DBA LAINE STREET HOMES
244 N. Market St.
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FREDERICK, MD 21701
240-815-6760
301-748-2769



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.: 24518
EXPIRATION DATE: 09-21-2027

PRO3 MODEL (Lot 1)
Woodville Rd.,
Mount Airy, MD., 21771

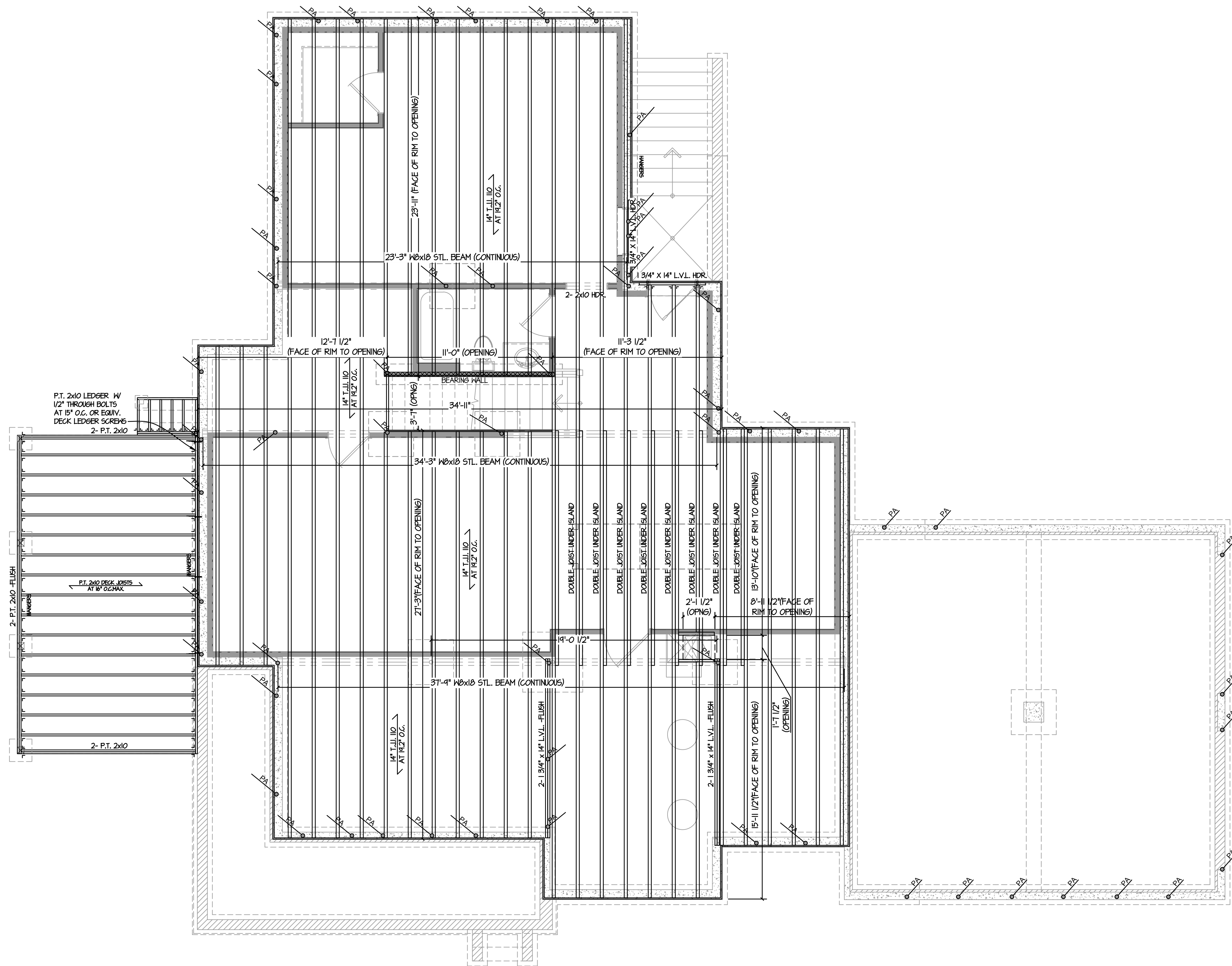
JOB #:	BO614
REVISIONS:	DATE:
PERMIT PLANS	01/26/26
DATE:	01 / 26 / 2026
SCALE:	AS SHOWN
PAGE DESCRIPTION:	FOUNDATION / SUB-FOUND. PLAN

SHEET:

S001

NOTE:
REFER TO TRUSS SUPPLIERS ENGINEERED
JOIST LAYOUT AND SHOP DRAWINGS

POST SCHEDULE	
PA	POST ABOVE
P1	1-2x4 POST (DEFAULT, IF NOT SPECIFIED)
P2	2-2x4 BUILT-UP POST
P3	3-2x4 BUILT-UP POST
P4	4-2x4 BUILT-UP POST
P5	5-2x4 BUILT-UP POST
*BUILT-UP POSTS SHALL MATCH WALL/BEAM DIMENSION EXAMPLE: P3-3-2x6 IN 6" WALL OR UNDER 5 1/4" BEAM	

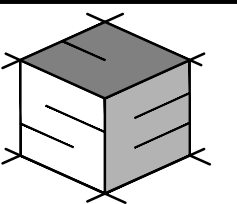


FIRST FLOOR FRAMING PLAN

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

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Woodville Rd.,
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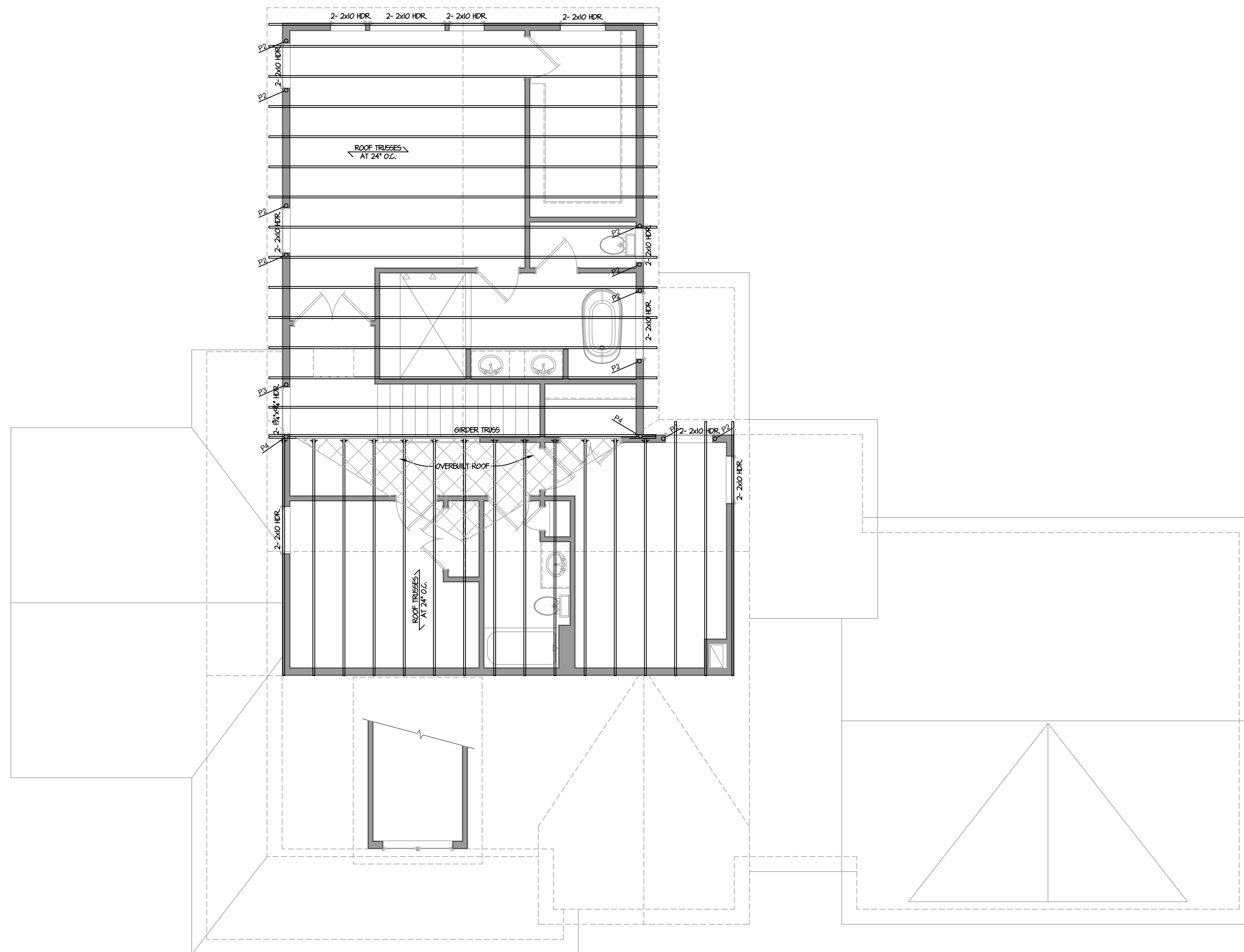
SHEET:
S002

POST SCHEDULE
PA POST ABOVE
P1 1-2x4" POST
(DEFAULT, IF NOT SPECIFIED)
P2 2-2x4" BUILT-UP POST
P3 3-2x4" BUILT-UP POST
P4 4-2x4" BUILT-UP POST
P5 5-2x4" BUILT-UP POST
*BUILT-UP POSTS SHALL MATCH
WALL/ BEAM DIMENSION.
EXAMPLE: P3=3-2x6 IN 6" WALL
OR UNDER 51/4" BEAM



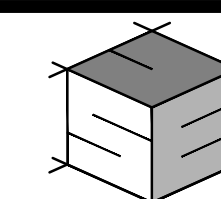
SHEET:
S003

POST SCHEDULE
PA POST ABOVE
P1 1-2x4" POST
(DEFAULT, IF NOT SPECIFIED)
P2 2-2x4" BUILT-UP POST
P3 3-2x4" BUILT-UP POST
P4 4-2x4" BUILT-UP POST
P5 5-2x4" BUILT-UP POST
*BUILT-UP POSTS SHALL MATCH
WALL/ BEAM DIMENSION.
EXAMPLE: P3=3-2x6 IN 6" WALL
OR UNDER 51/4" BEAM



SCAIF: $1/4'' = 1'-0''$

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301-748-2769

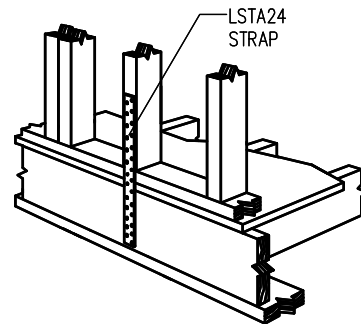


PROFESSIONAL CERTIFICATION. I HEREBY
CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I
AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MARYLAND.
LICENSE NO.: 24518
EXPIRATION DATE: 09-21-2027

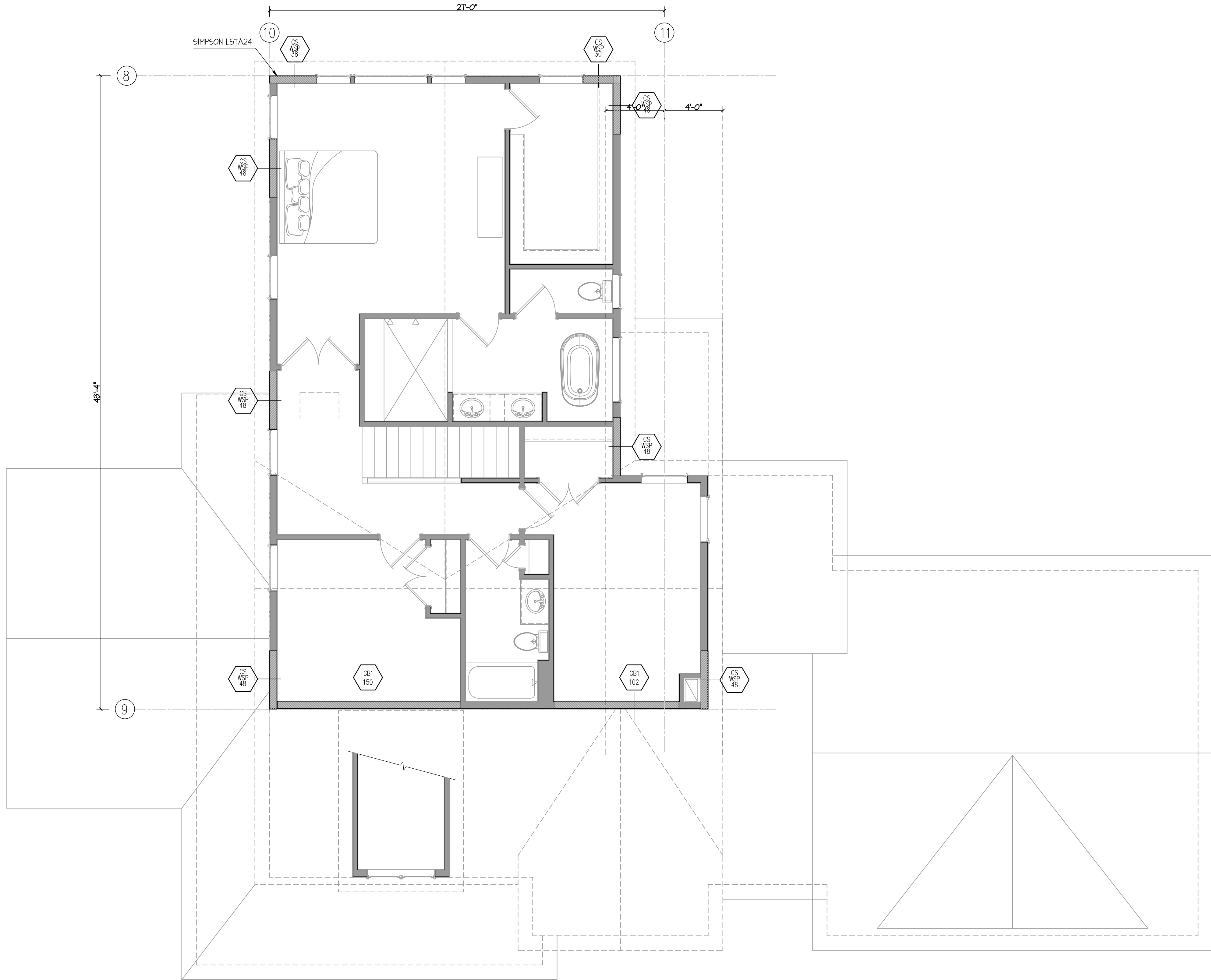
PRO3 MODEL (Lot 1)
Woodville Rd.,
Mount Airy, MD., 21771

JOB #:	B0614
REVISIONS:	DATE:
PERMIT PLANS	01/26/2026
DATE: 01 / 26 / 2026	
SCALE: AS SHOWN	
PAGE DESCRIPTION:	
ROOF FRAMING PLAN	
SHEET:	S004

WALL ASSEMBLY SCHEDULE	
TYPE	DESCRIPTION*
GB #	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2021, SECTION 602.10. 1/2" GYPSUM BOARD NAILED w/11 ga NAILS OR SCREWS @ 7"oc ALONG EDGES NAILED @ 8"oc IN THE FIELD. SCREW @ 12"oc IN THE FIELD. GB2 DESIGNATES SHEATHING BOTH SIDES.
CS-WSP #	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2021, SECTION 602.10. 1/2" OSB OR PLYWOOD SHEATHING, w/8d COMMON EDGE NAILS @ 6"oc, 12"oc IN FIELD, OR 16ga, 1/2" CROWN, 1/2" LEG EDGE STAPLES @ 3"oc, 6"oc IN FIELD
WSP #	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2021, SECTION 602.10. 1/2" OSB OR PLYWOOD SHEATHING, w/8d COMMON EDGE NAILS @ 6"oc, 12"oc IN FIELD, OR 16ga, 1/2" CROWN, 1/2" LEG EDGE STAPLES @ 3"oc, 6"oc IN FIELD
CS-PF #	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2021, SECTION 602.10. 1/2" OSB OR PLYWOOD SHEATHING, NAILED & STRAPPED PER IRC CS-PF METHOD. DENOTES: ACTUAL PANEL WIDTHS, IN INCHES.
LIB #	DENOTES BRACED WALL SEGMENT MIN. WIDTH, IN INCHES, PER IRC 2021, SECTION 602.10.4 DIAGONAL METAL BRACING WB (SIMPSON STRONG-TIE) OR EQUAL. NAILED W/ (2) 16d NAILS INTO PLATES AND (1) NAIL INTO STUDS 45° TO 60° MAX. STUD SPACING 16" O.C.
*NOTE: ALL ASSEMBLIES REQ MIN. 2x4 STUDS @ 16"oc AND ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED PER IRC 2021, SECTION R602.10. WSP METHOD, PER WSP ABOVE, U.N.D. BRACED WALL SEGMENTS SHALL BE SPACED MAXIMUM 20'-0", END TO END, AND SHALL START WITHIN 10'-0" OF EACH END OF BRACED WALL LINES.	



SIMPSON LSTA24 INSTALLATION
800# HOLD-DOWN

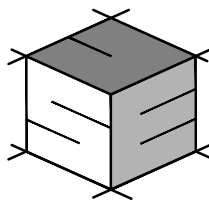


SECOND FLOOR WALL BRACING PLAN
SEE CHART SHEET S007

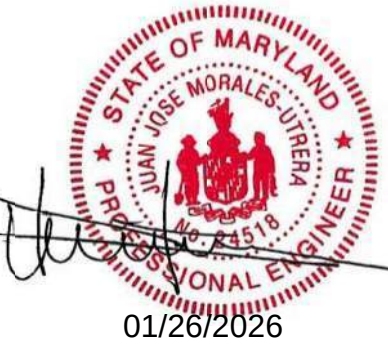
SCALE: 1/4"=1'-0"

ARTISAN INVESTMENTS LLC,
DBA LAINE STREET HOMES
244 N. Market St.
Frederick, MD 21701
(301) 524-4471
MHBR License #8226

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Plan is a lot specific PRO3 model.



STRUCTURAL ENGINEERING
UNLIMITED, LLC
341 W. PATRICK STREET
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240-815-6760
301-748-2769



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SECOND FLOOR WALL BRACING PLAN	

SHEET:
S006



Ultimate Wind Speed (mph)		115																	
BWL Designation		1		2		3		4		5		6		7					
No. of Floors above BWL		1		1		0		1		1		0		0					
BWP Method		CS-WSP		GB		CS-WSP		CS-WSP		CS-WSP		GB		CS-WSP					
Average BWL Spacing (ft)		31		28.5		26		35		29		33		25					
Tabular Requirement (ft)		9.25		17.18		4.10		10.25		6.75		10.40		4.00					
Adjustments	Exposure	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00				
	Eave-to-Ridge Ht. (ft)	5.50	0.87	6.00	0.88	15.00	1.30	6.00	0.88	6.00	0.88	10.00	1.00	10.00	1.00				
	Max. Wall Ht. (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95				
	No. of BWLs	3	1.30	3	1.30	3	1.30	4	1.45	4	1.45	4	1.45	4	1.45				
	Omit Interior Finish?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00				
	Added Hold-downs?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00				
	Joints Blocked?	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00				
	Fasteners @ 4" o.c.?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00				
	Required BWP Length (ft)	9.88		18.67		6.58		12.43		10.61		14.33		5.51					
	Actual BWP Length (ft)	10.67		23.67		15.67		15.17		11.00		14.33		9.75					
Actual ≥ Required?		PASS		PASS		PASS		PASS		PASS		PASS		PASS					
BWPs ≤ 20' Apart?		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
≥ 2 Panels in BWL?		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
BWP 10' from Ends?		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
Continuous Sheathing End Conditions		End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2				
BWL Compliance		PASS		PASS		PASS		PASS		PASS		PASS		PASS					
Actual BWPs	Contributing Length (ft)	1	CS-WSP	3.17	GB (ds)	4.50	CS-WSP	2.33	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	6.00	CS-PF	3.00			
		2	CS-WSP	5.00	GB (ds)	7.67	CS-WSP	3.17	CS-WSP	4.00	CS-WSP	4.00	GB (ss)	4.83	CS-PF	3.75			
	WSP=actual GB(ss)=Structural GB(ds)=actual CS-PF=1 Structural PF=1=4 ASB=4	3	CS-WSP	2.50	CS-WSP	3.50	CS-WSP	2.33	CS-WSP	4.00	CS-PF	3.00	CS-WSP	3.50	CS-PF	3.00			
		4			CS-WSP	4.00	CS-WSP	4.00	CS-WSP	3.17									
		5			CS-WSP	4.00	CS-WSP	3.83											
		6																	
		7																	
	Actual BWP Length (ft)	10.67		23.67		15.67		15.17		11.00		14.33		9.75					
	Actual ≥ Required?	PASS		PASS		PASS		PASS		PASS		PASS		PASS					
	BWPs ≤ 20' Apart?	Yes		Yes		Yes		Yes		Yes		Yes		Yes					
≥ 2 Panels in BWL?		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
BWP 10' from Ends?		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
Continuous Sheathing End Conditions		End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2				
BWL Compliance		PASS		PASS		PASS		PASS		PASS		PASS		PASS					

Ultimate Wind Speed (mph)		115																	
BWL Designation		8		9		10		11											
No. of Floors above BWL		0		0		0		0											
BWP Method		CS-WSP		GB		CS-WSP		CS-WSP											
Average BWL Spacing (ft)		43.5		43.5		27		27											
Tabular Requirement (ft)		6.53		13.38		4.20		4.20											
Adjustments	Exposure	B	1.00	B	1.00	B	1.00	B	1.00										
	Eave-to-Ridge Ht. (ft)	5.50	0.73	6.00	0.76	6.00	0.76	6.00	0.76										
	Max. Wall Ht. (ft)	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90										
	No. of BWLs	2	1.00	2	1.00	2	1.00	2	1.00										
	Omit Interior Finish?	No	1.00	No	1.00	No	1.00	No	1.00										
	Added Hold-downs?	No	1.00	No	1.00	No	1.00	No	1.00										
	Joints Blocked?	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00										
	Fasteners @ 4" o.c.?	No	1.00	No	1.00	No	1.00	No	1.00										
Required BWP Length (ft)		4.29		9.15		2.87		2.87											
Actual BWPs	BWP Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	
	Contributing Length (ft)	1	CS-WSP	3.17	GB (ss)	6.25	CS-WSP	4.00	CS-WSP	4.00									
		2	CS-WSP	2.50	GB (ss)	4.25	CS-WSP	4.00	CS-WSP	4.00									
		3					CS-WSP	4.00	CS-WSP	4.00									
		4																	
		5																	
		6																	
		7																	
Actual BWP Length (ft)		5.67		10.50		12.00		12.00											
Actual ≥ Required?		PASS		PASS		PASS		PASS											
BWPs ≤ 20' Apart?		Yes		Yes		Yes		Yes											
≥ 2 Panels in BWL?		Yes		Yes		Yes		Yes											
BWP 10' from Ends?		Yes		Yes		Yes		Yes											
Continuous Sheathing End Conditions		End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2										
		2	1	1	4	4	1	1	1										
BWL Compliance		PASS		PASS		PASS		PASS											

CONCRETE

ALL CONCRETE SHALL BE MADE IN ACCORDANCE WITH DESIGN MIXES WHICH ARE TO BE APPROVED BY THE ARCHITECT OR ENGINEER PRIOR TO CASTING ANY CONCRETE. MIXES SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTION ACI 318, ALL PLAIN CONCRETE TO CONFORM TO ACI 318.1 AND ACI 332 GUIDE TO RESIDENTIAL CAST IN PLACE CONCRETE CONSTRUCTION. MIXES SHALL HAVE A MINIMUM CEMENT CONTENT OF 520 LB. PER CUBIC YD., MAXIMUM WATER/CEMENT RATIO OF 0.53 FOR INTERIOR CONCRETE PROTECTED FROM FREEZING AND 0.45 FOR ALL EXTERIOR EXPOSED CONCRETE.

CONCRETE MATERIALS SHALL CONFORM TO ASTM C50, TYPE I FOR PORTLAND CEMENT AND ASTM C33 FOR AGGREGATES. WATER-REDUCING ADMIXTURES SHALL CONFORM TO ASTM C494, TYPE A (FREE OF CALCIUM CHLORIDES), AIR-ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C260, AND HIGH-RANGE WATER REDUCERS (SUPER-PLASTICIZERS) SHALL CONFORM TO ASTM C494, TYPE F. FLY ASH SHALL COMPLY WITH ASTM C619 FOR CLASS F AND SHALL NOT BE PROPORTIONED IN MIXES WITH MORE THAN 20% CEMENT BY WEIGHT. LIQUID-MEMBRANE CURING COMPOUNDS SHALL BE HIGH-SOLIDS, WATER AND ACRYLIC-BASED, COMPLYING WITH ASTM C309 AS TESTED UNDER ASTM C156. SLUMP OF THE CONCRETE SHALL BE A MINIMUM OF 4-INCHES AND A MAXIMUM OF 6-INCHES. SEE THE PROJECT SPECIFICATIONS. THE COMPRESSIVE STRENGTH IS BASED 28-DAY COMPRESSIVE STRENGTH.

SLAB ISOLATION JOINTS: PROVIDE PRE-MOLDED JOINT FILLER AROUND ALL PIPING, PIERS & FOUNDATION WALLS.

ALL CONCRETE TO BE PLACED IN THE CELLS OF CONCRETE MASONRY UNITS (CMU BLOCK FILL), OR IN THE VOIDS OF BRICK MASONRY CONSTRUCTION, SHALL CONTAIN PEA GRAVEL (3/8" STONE) IN LIEU OF COARSE AGGREGATE. THE CONCRETE MIX SHALL CONTAIN A HIGH-RANGE WATER REDUCER (SUPERPLASTICIZER). SLUMP OF THE CONCRETE SHALL BE A MINIMUM OF 6" AND A MAXIMUM OF 9". SEE THE PROJECT SPECIFICATIONS.

ALL EXTERIOR CONCRETE AND CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED, 6% +/-1% USE OF ADDITIVES SHALL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. USE OF ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE PERMITTED. DO NOT USE HIGH-RANGE WATER REDUCING ADMIXTURES IN AIR-ENTRAINED CONCRETE. CONFORM TO ASTM C260.

ADDITION OF WATER TO THE CONCRETE AT THE JOB SITE FOR THE PURPOSE OF INCREASING THE SLUMP OR FOR RETEMPERING THE CONCRETE WHICH HAS BEGUN TO SET IS STRICTLY PROHIBITED. SEE THE PROJECT SPECIFICATIONS FOR REQUIREMENTS OF WATER ADDITION TO CONCRETE AT THE JOBSITE.

SLABS ON GRADE SHALL BE 4" THICK CONCRETE AND REINFORCED W/6x6 W4x4x4 WNF. WELDED WIRE FABRIC SHALL BE SUPPORTED ON HIGH CHAIRS SO THAT THE FABRIC IS POSITIONED AT MID-DEPTH OF THE SLAB THICKNESS. LAP ONE FULL MESH PLUS 2" AT SPLICES IN EACH DIRECTION. PLACE CONCRETE OVER 10 MIL. POLYETHYLENE VAPOR BARRIER AND 4" MINIMUM COURSE AGGREGATE OR AS RECOMMENDED BY SOLS ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUBGRADE OR ON COMPACTED AND CONTROLLED FILL. FILL UNDER SLABS SHALL BE COMPACTED IN 8" INCH LAYERS TO 95% MAX. DENSITY. USE AIR-ENTRAINED AT ALL EXTERIOR SLABS.

CONCRETE FOR SLABS-ON-GRADE SHALL BE PLACED IN A SEQUENCE AND MANNER THAT IS CONSISTENT WITH THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE. LOCATE CONSTRUCTION JOINTS AT CONTROL JOINTS IN SUCH A WAY TO MINIMIZE THE EFFECTS OF SHRINKAGE OF THE CONCRETE SLAB SECTIONS. SUBMIT TO THE ARCHITECT/ENGINEER THE SEQUENCE AND METHOD OF CASTING CONCRETE SLABS-ON-GRADE PRIOR TO PLACING THESE ELEMENTS. POUR SLABS IN ALTERNATE PANELS WITH A MAXIMUM OF 600 SF AND PROVIDE CONTROL AND CONSTRUCTION JOINTS AT 15'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.

SLAB CONTROL JOINTS: SAW CUT OR FORM TO 1/3 SLAB DEPTH. SPACE NO MORE THAN 15 FEET APART. DISCONTINUE WELDED WIRE FABRIC AT CONTROL JOINTS. PROVIDE JOINTS ON GROUND SUPPORTED SLABS IN RECTANGULAR CONFIGURATION, WITH THE LONGER SIDE NO MORE THAN ONE-AND-ONE-HALF TIMES THE LENGTH OF THE SHORTER SIDE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ANCHOR BOLTS, CLIPS, INSERTS, CONNECTION PLATES, SLEEVES, JOISTS AND OTHER REQUIRED ITEMS IN ACCORDANCE WITH THE CONTRACT DRAWINGS, AND IN COOPERATION WITH OTHER TRADES PRIOR TO PLACING CONCRETE.

ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI'S MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES, (ACI-315), DETAILS OF REINFORCEMENT SHALL CONFORM TO ACI 318, ACI 315, AND GSI STANDARDS.

ALL REINFORCING STEEL (INCLUDING WELDED WIRE FABRIC) SHALL BE SECURELY TIED AND ANCHORED IN PLACE TO PREVENT DISLOCATION DURING THE PLACING OPERATION.

REINFORCING STEEL SHALL BE CLEAN OF MUD, DEBRIS, LOOSE RUST, CEMENT, GROUT, OR ANY OTHER MATERIAL WHICH MAY INHIBIT THE BOND BETWEEN THE STEEL AND CONCRETE.

PROVIDE 8" X 8" CORNER BARS TO MATCH ALL HORIZONTAL REINFORCING IN WALLS AND FOOTINGS. ALL LAPS SHALL BE A MINIMUM OF 36 BAR DIAMETERS. PROVIDE DOWELS BETWEEN ALL FOOTINGS, WALLS AND PIERS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

DRY PACK SHALL CONSIST OF Sika GROUT 212 OR APPROVED SUBSTITUTE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

MASONRY

ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF BIA AND NMA SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION (ACI 513.1-76) AND "SPECIFICATIONS FOR MASONRY STRUCTURE (ACI 530.1-02)" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE.

PROVIDE CONTINUOUS MASONRY BOND BEAM SPANNING ALL EXPANSION JOINTS & WALL INTERSECTIONS.

PROVIDE (2) #5 BENT BARS WITH 3-FOOT LEGS AT EVERY CORNER OR WALL INTERSECTION.

CONTINUOUS TIE OR BOND BEAMS SHALL BE REINFORCED WITH NOT LESS THAN 2 #5 CONTINUOUS BARS. UNTILS SHALL BE THE SIZES SHOWN AND REINFORCED AS INDICATED ON THE DRAWINGS.

REINFORCED MASONRY WALLS SHALL HAVE ALL REINFORCED CELLS FILLED WITH CONCRETE. CONCRETE MAY BE PLACED IN MAXIMUM VERTICAL LIFTS NOT TO EXCEED 4-Feet. ROUGHEN ALL SURFACES OF CONCRETE FILL WHICH ARE TO RECEIVE ADDITIONAL LIFTS ABOVE.

MASONRY WALLS SHALL HAVE "DUR-O-G-WALL" (OR APPROVED EQUAL) TRUSS TYPE HORIZONTAL REINFORCEMENT AT 16"oc VERTICALLY ABOVE GRS. AND 8"oc VERTICALLY BELOW GRADE. COORDINATE BRICK TIE BACK REQUIREMENTS WITH ARCHITECTURAL DRAWINGS. UNLESS NOTED OTHERWISE, STOP ALL HORIZONTAL JOINT REINFORCING AT CONTROL JOINTS.

BRICK VENEER WALLS TO HAVE NON-CORROSIVE METAL TIES AT 16"oc VERTICALLY AND HORIZONTALLY AND COMPLY WITH ASTM A82 WITH A153, CLASS B-2 COATING. MINIMUM WIRE DIAMETER SHALL BE 0.1875 INCHES. PROVIDE WEEP HOLES AT 24"oc AT BASE FLASHING.

PROVIDE MIN. 2 COURSES 8"x 16" SOLID BEARING AT BEAM & HEADER BEARING POINTS IN CMU WALLS.

A36 STEEL LINTEL SIZES FOR OPENINGS PER 4" THICKNESS OF MASONRY WALL AS FOLLOWS:
4"-0" SPAN OR LESS L3"x 3" 1/2"x 5/16" 7"-6" SPAN OR LESS L5"x 3 1/2"x 5/16"
5"-6" SPAN OR LESS L4"x 3 1/2"x 5/16" 9"-0" SPAN OR LESS L6"x 3 1/2"x 5/16"
PROVIDE MIN. 6" BEARING, EACH END AND BRICK TIES, 16"oc @ 1st COURSE ABOVE LINTEL.

FILL SOLIDLY w/2,500psi ASTM C-476 GROUT, ALL BOND BEAMS, CELLS THAT ARE REINFORCED, WILL SECURE EXPANSION BOLTS, SILL PLATE ANCHOR BOLTS OR OTHER MECHANICAL ATTACHMENTS AND ALL CELLS BELOW GRADE.

REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATES REINFORCING BARS, WHICH ARE SHOWN TO BE HOOKED, OR BENT. PROVIDE A MINIMUM LAP OF 48 BAR DIAMETERS AT ALL SPLICES, UNLESS INDICATED OTHERWISE.

UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND INTERSECTIONS OF LOAD-BEARING WALLS.

PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED. PROVIDE BARS AT ALL WALL CORNERS, INTERSECTIONS AND OPENINGS EDGES.

PROVIDE REBAR DOWELS FROM FOUNDATIONS TO MATCH VERTICAL REINFORCING SIZE AND SPACING. DOWELS SHALL HAVE STANDARD 90-DEGREE HOOKS AND LAP WITH THE FIRST LIFT OF REINFORCING.

PROVIDE BOND BEAM UNTILS AND BRICK SHELF ANGLES ABOVE ALL WALL OPENINGS.

PROVIDE JOIST & BEAM BEARING PLATES w/OTHER ACCESSORIES AS INDICATED, WITH 3 COURSES OF SOLIDLY GROUTED CMU BELOW ALL BEAM BEARINGS OVER A WIDTH OF 2'-8" CENTERED ON THE BEAM.

PROVIDE CMU CONTROL JOINTS AS INDICATED, w/ADDITIONAL JOINTS SUCH THAT THE SPACING BETWEEN JOINTS DOES NOT EXCEED A SPACING OF 3x WALL HEIGHT, 35' MAXIMUM. WHERE BEAMS OR UNTILS BEAR AT CMU CONTROL JOINTS, OFFSET & LAP THE VERTICAL REINFORCING AS INDICATED.

MASONRY CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION.

MISCELLANEOUS

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SAFETY REGULATIONS, PROGRAMS AND PRECAUTIONS RELATED TO ALL WORK ON THIS PROJECT AND FOR THE PROTECTION OF PERSONS AND PROPERTY EITHER ON OR ADJACENT TO THE PROJECT AND SHALL PROTECT SAME AGAINST INJURY, DAMAGE OR LOSS.

THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED ON THE STRUCTURE. SUCH LOADS SHALL NOT EXCEED THE CAPACITY OF THE STRUCTURE AT ANY TIME.

THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION, AND ANY TEMPORARY BRACING OR SUPPORT REQUIRED TO ACCOMMODATE THE CONTRACTOR'S MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR IS TO VERIFY ALL OPENING SIZES AND LOCATIONS WITH THE REQUIREMENTS OF OTHER TRADES PRIOR TO FABRICATION AND ERECTION.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THE WORK OF ALL TRADES IS COORDINATED WITH STRUCTURAL WORK.

EARTH RETAINING WALLS, OTHER THAN CANTILEVERED TYPE WALLS, SHALL BE ADEQUATELY BRACED UNTIL CONCRETE FOR SUPPORTING SLABS HAS BEEN PLACED AND ALL CONCRETE HAS CURED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING, FURNISHING, ERECTING AND REMOVING ANY TEMPORARY SHORING AND BRACING DURING CONSTRUCTION.

THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED AT THE PROPER TIME WHEN ALL ITEMS ARE READY FOR OBSERVATION. SUFFICIENT NOTICE SHALL BE GIVEN BY THE CONTRACTOR TO ALLOW FOR SCHEDULING OF OBSERVATIONS.

SAFETY REGULATIONS SHALL BE STRICTLY FOLLOWED BY THE CONTRACTOR OR SUBCONTRACTOR DURING ALL TIMES OF WORK ON THIS PROJECT. THE ARCHITECT OR ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR ACTS OF OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ALL SPECIALTY BOLTS, INCLUDING EXPANSION TYPE AND EPOXY TYPE ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

THE CONTRACTOR SHALL PROTECT FROM DAMAGES EXISTING BUILDING(S), OWNER EQUIPMENT, ROADS, WALKS AND UTILITIES. THE CONTRACTOR SHALL MAINTAIN THESE DURING THE COURSE OF THE WORK, AND SHALL REPAIR ALL DAMAGES AT NO ADDITIONAL EXPENSE TO THE OWNER.

IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.

ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.

THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. IF A DISCREPANCY EXISTS, HE SHALL PROMPTLY REPORT IT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.

THESE PLANS ARE SUBJECT TO MODIFICATIONS AS NECESSARY TO MEET CODE REQUIREMENTS OR TO FACILITATE MECHANICAL, PLUMBING INSTALLATIONS OR TO INCORPORATE DESIGN IMPROVEMENTS.

DO NOT BUILD OVER GAS LINES OR ENCLOSE THE METER. CONSULT THE LOCAL GAS COMPANY PRIOR TO CONSTRUCTION.

CHIMNEY SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE POINT WHERE IT PASSES THROUGH THE ROOF.

DECKS ARE NOT APPROVED FOR FUTURE HOT TUB INSTALLATION.

NO OPENING NOR ANY CHANGES IN SIZE, DIMENSION OR LOCATION SHALL BE MADE IN ANY STRUCTURAL ELEMENTS WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH NEW WORK IN AREAS AFFECTED BY EXISTING CONDITIONS. STRUCTURAL ENGINEER SHALL BE INFORMED IN WRITING OF CONFLICTS BETWEEN EXISTING AND PROPOSED NEW CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL DIMENSIONS SHOWN ON THE CONTRACT DOCUMENTS. INCONSISTENCIES ON THE STRUCTURAL DRAWINGS OR BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER CONTRACT, SHOP, FABRICATION, OR OTHER DRAWINGS OR INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH AFFECTED WORK.

THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDANT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUPPLY ANY NECESSARY SHORING, BRACING, GUYS, ETC., TO PROPERLY BRACE THE STRUCTURE AGAINST WIND, DEAD AND LIVE LOADS UNTIL THE BUILDING IS COMPLETED ACCORDING TO THE PLANS AND SPECIFICATIONS.

CONTRACTOR SHALL NOT PLACE BACK FILL AGAINST BASEMENT WALLS UNTIL THE FLOOR SYSTEM IS COMPLETELY INSTALLED OR CONTRACTOR HAS PROVIDED ADEQUATE SHORING AND BRACING. ANY QUESTIONS REGARDING TEMPORARY SHORING REQUIREMENTS SHOULD BE FORWARDED TO THE STRUCTURAL ENGINEER FOR REVIEW.

WOOD

FLOOR BEAMS SHALL BE SIZED AS INDICATED ON THE DRAWINGS, USING #2 SPF MINIMUM AND A-BE STEEL PLATE. USE TWO ROWS OF 1/2" DIAMETER THROUGH BOLTS 2" FROM TOP AND BOTTOM, SPACED 16"oc AT TOP AND 32"oc AT THE BOTTOM. BEGIN BOLTING ROWS 6" FROM ENDS. STEEL FLOOR PLATES MUST BE EITHER FULL LENGTH OR FULL MOMENT BUTT SPLICE.

WOOD EXPOSED TO THE ELEMENTS, WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND WOOD DESIGNATED "TREATED" SHALL BE #2 GRADE SOUTHERN PINE OR BETTER & PRESSURE IMPREGNATED WITH ALKALINE COPPER QUATERNARY (ACQ) IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD C2, WITH A MIN. RETENTION OF 0.40 LBS. PER CUBIC FOOT OF WOOD. MIN. DEPTH OF PENETRATION SHALL BE 2.5" OR 85% OF THE SAPWOOD.

ALL STUDS SHALL BE INSTALLED IN ACCORDANCE WITH WFOPA. MEMBERS ARE NOT TO BE DRILLED IN EXCESS OF NDS OR LOCAL CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ALL POSTS AND MULTIPLE STUDS SHALL BE RUN CONTINUOUSLY TO SOLID BEARING ON FOUNDATION WALL OR BEAMS, PROVIDE SOLID BLOCKING AT FLOORS. COLUMNS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERNAL DISPLACEMENT.

FRAME CHIMNEYS: FRAME CHIMNEYS SHALL BE CONSTRUCTED OF MINIMUM #2 SPF STUDS, MAXIMUM 16"oc USE 2 X 4 IF CHIMNEY EXTENDS LESS THAN 8' ABOVE ROOF. OTHERWISE USE 2 X 6. SHEATH WITH 1/2" APA OR APPROVED SUBSTITUTE RATED SHEATHING CONTINUOUS ACROSS PLATES AND JOISTS. GUE, AND NAIL WITH 8D NAILS @ 6"oc SECURE TO ROOF. STUDS MUST BE CONTINUOUS ACROSS ROOF INTERSECTION.

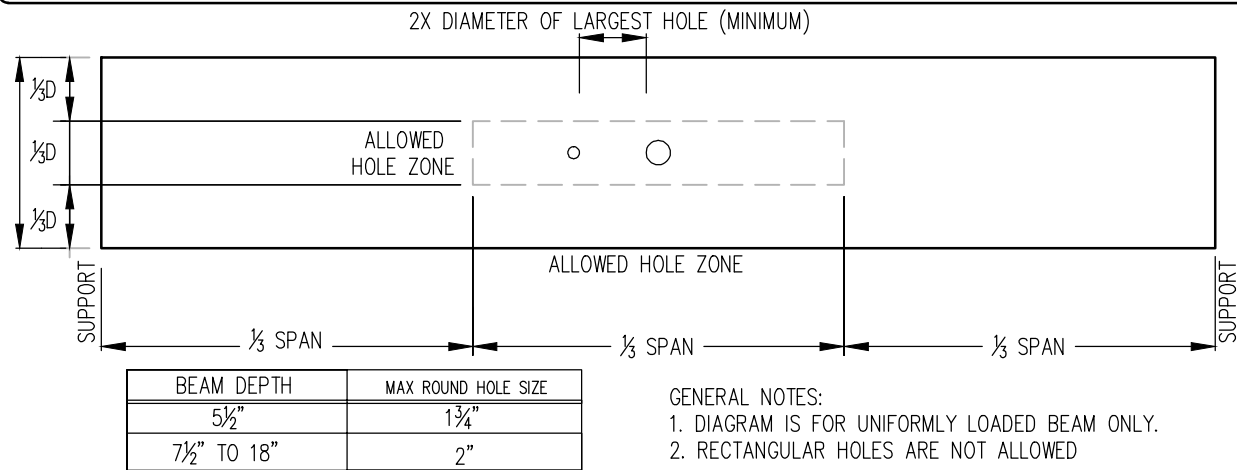
NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL BY THE DESIGNER OR STRUCTURAL ENGINEER. DO NOT ALTER SIZES OF MEMBERS NOTED WITHOUT APPROVAL OF BOTH.

CUTTING OF WOOD BEAMS, JOISTS AND RAFTERS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN ONE-SIXTH THE MEMBER DEPTH AND SHALL NOT BE LOCATED WITHIN THE MIDDLE THIRD OF THE SPAN. NOTCHES LOCATED CLOSER TO SUPPORTS THAN THREE TIMES THE MEMBER DEPTH SHALL NOT EXCEED ONE-FIFTH THE DEPTH. HOLES BORED OR CUT INTO JOISTS SHALL BE MIN. 2" CLEAR FROM THE TOP OR BOTTOM OF THE JOIST AND THE HOLE DIAMETER SHALL NOT EXCEED ONE-THIRD OF THE JOIST DEPTH.

THERE SHALL NOT BE LESS THAN ONE LINE OF BRIDGING IN EVERY EIGHT FEET OF SPAN IN FLOOR, ATTIC AND ROOF FRAMING. THE BRIDGING SHALL CONSIST OF NOT LESS THAN ONE BY THREE INCH LUMBER DOUBLE NAILED AT EACH END OR OF EQUIVALENT METAL BRACING OF EQUAL RIGIDITY. MIDSPAN BRIDGING IS NOT REQUIRED FOR FLOOR, ATTIC OR ROOF FRAMING WHERE JOIST DEPTH DOES NOT EXCEED TWELVE INCHES NOMINAL. BLOCK ALL STUD WALLS AT MAXIMUM INTERVALS OF EIGHT FEET WITH A MINIMUM OF TWO-BY SOLID MATERIAL WITH TIGHT JOINTS. PROVIDE TWO-BY FIRE STOPS AT MID-POINT OF STUD WALLS.

UNLESS NOTED OTHERWISE, BRACE EXTERIOR CORNERS OF BUILDING WITH 1 X 4 DIAGONALS, LET INTO STUDS, OR 4 X 8 PLYWOOD SHEET OF THICKNESS TO MATCH THAT OF SHEATHING, OR WITH METAL STRAPS. LAP PLATES AT ALL CORNERS.

LVL BEAM HOLE DETAIL



FOUNDATION WALL STRIP FOOTING SCHEDULE

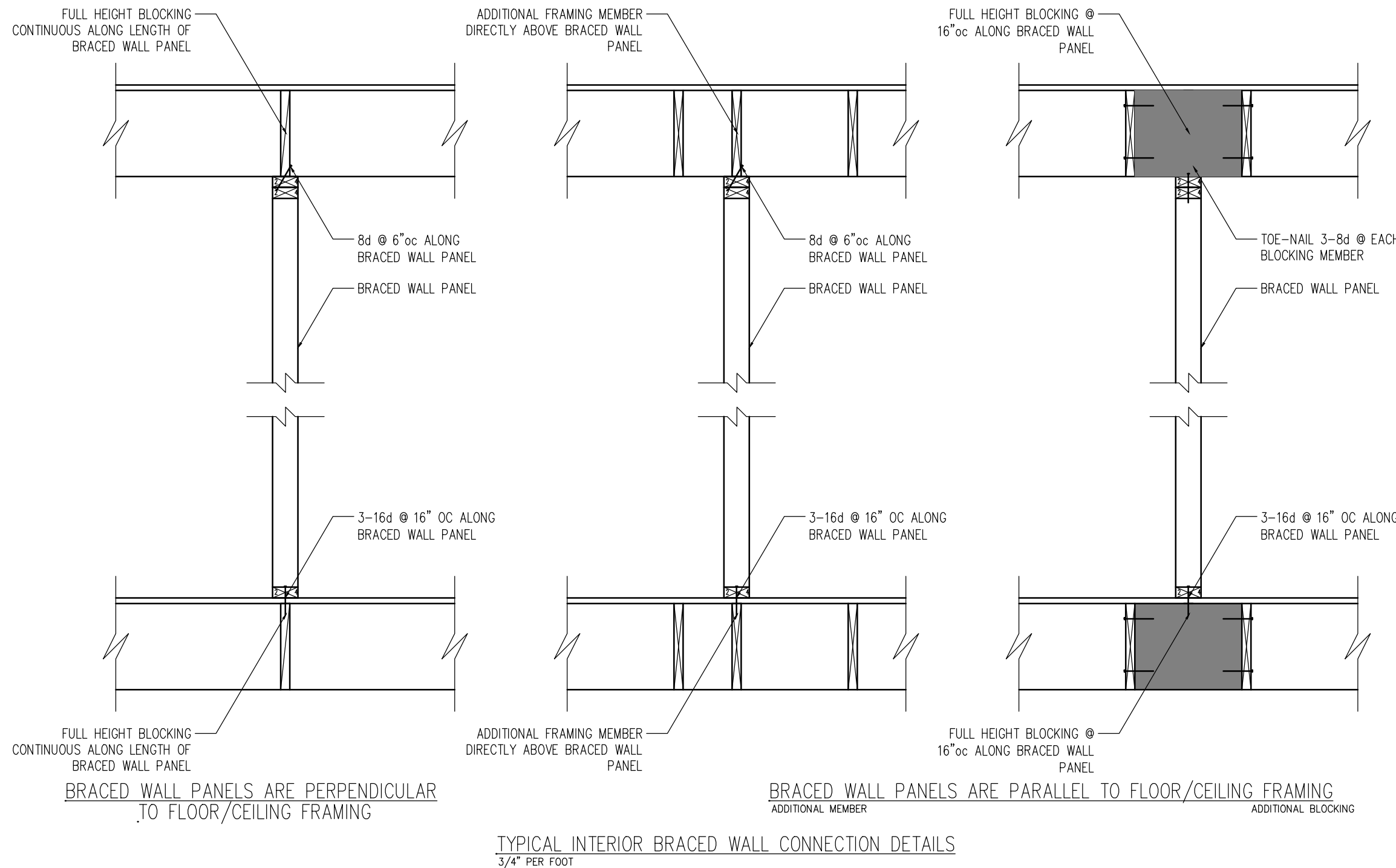
8" CONCRETE WALL (D) FOOTING SIZES				
SOIL CLASSIFICATIONS / PRESUMPTIVE BEARING CAPACITIES				
MARK	CL, ML, MH & CH (1500 psf)	SW, SP, SM, SC, GM & GC (2000 psf)	(2500 psf)	GW, GP (3000 psf)
SIZE (TxW)	SIZE (TxW)	SIZE (TxW)	SIZE (TxW)	SIZE (TxW)
WSA	8" x 16"			
WBC	8" x 18"	8" x 16"		
WBD	8" x 20"			
WBE	8" x 24"	8" x 18"	8" x 16"	
WBF	10" x 26"	8" x 20"		
WBG	10" x 28"	8" x 22"	8" x 18"	
WBH	12" x 30"	8" x 24"		
WBI	12" x 32"		8" x 20"	
WBJ	12" x 34"	10" x 26"		8" x 18"
WBK	14" x 36"	10" x 28"	8" x 22"	8" x 18"

10" CONCRETE WALL (D) FOOTING SIZES				
SOIL CLASSIFICATIONS / PRESUMPTIVE BEARING CAPACITIES				
MARK	CL, ML, MH & CH (1500 psf)	SW, SP, SM, SC, GM & GC (2000 psf)	(2500 psf)	GW, GP (3000 psf)
SIZE (TxW)	SIZE (TxW)	SIZE (TxW)	SIZE (TxW)	SIZE (TxW)
W10A	8" x 18"			
W10C	8" x 20"			
W10D	8" x 22"	8" x 18"		
W10E	8" x 24"			
W10F	8" x 26"	8" x 20"		8" x 18"
W10G	10" x 28"	8" x 22"		
W10H	10" x 30"	8" x 24"		
W10I	12" x 32"		8" x 20"	
W10J	12" x 34"	8" x 26"		
W10K	14" x 36"	10" x 28"	8" x 22"	

12" CONCRETE WALL (D) FOOTING SIZES				
SOIL CLASSIFICATIONS / PRESUMPTIVE BEARING CAPACITIES				
MARK	CL, ML, MH & CH (1500 psf)	SW, SP, SM, SC, GM & GC (2000 psf)	(2500 psf)	GW, GP (3000 psf)
SIZE (TxW)	SIZE (TxW)	SIZE (TxW)	SIZE (TxW)	SIZE (TxW)
W12A	8" x 20"			
W12D	8" x 22"			
W12E	8" x 24"	8" x 20"		
W12F	8" x 26"			
W12G	8" x 28"	8" x 22"		8" x 20"
W12H	10" x 30"	8" x 24"		
W12I	12" x 32"			
W12J	12" x 34"	8" x 26"	8" x 22"	
W12K	14" x 36"	10" x 28"		

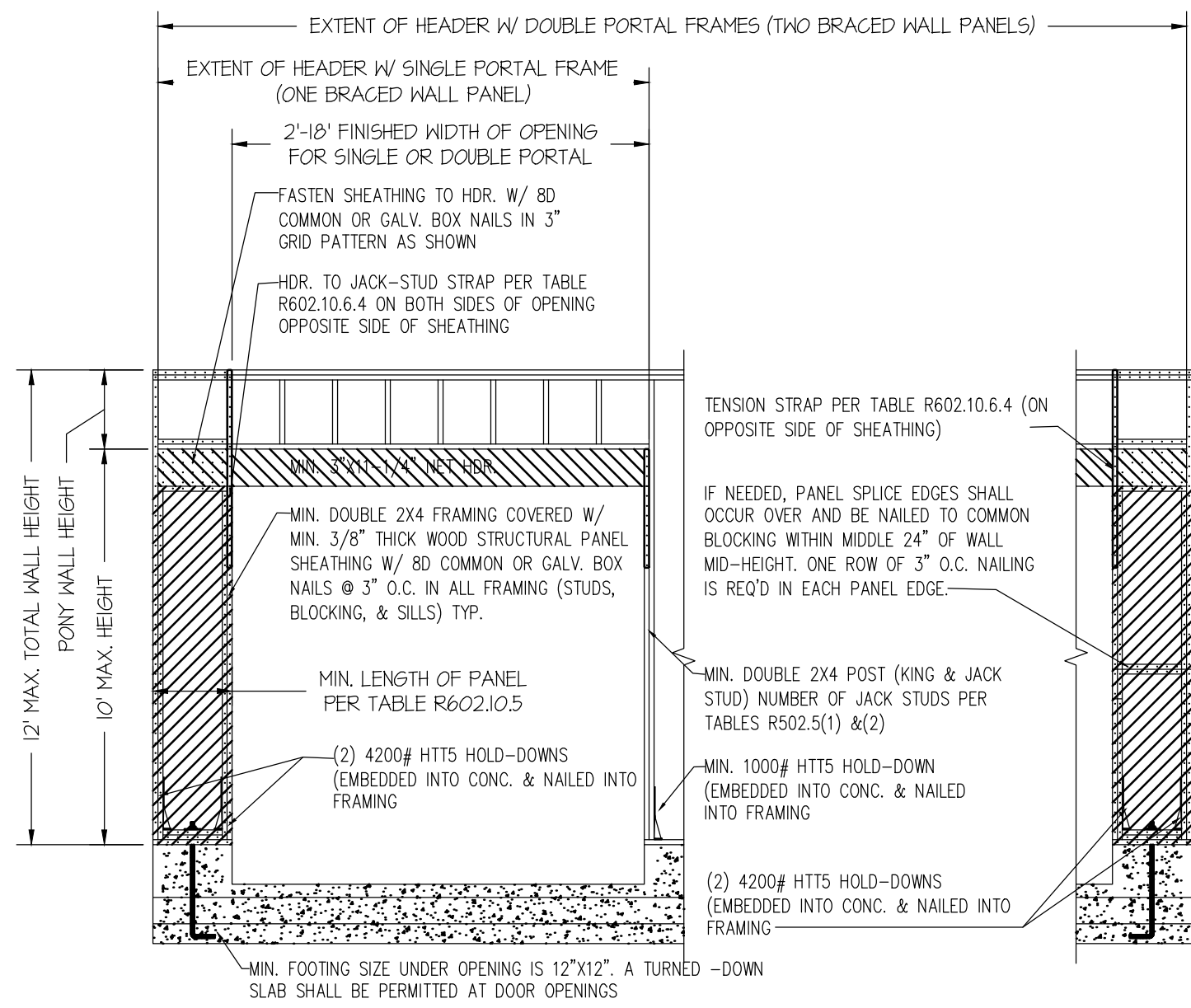
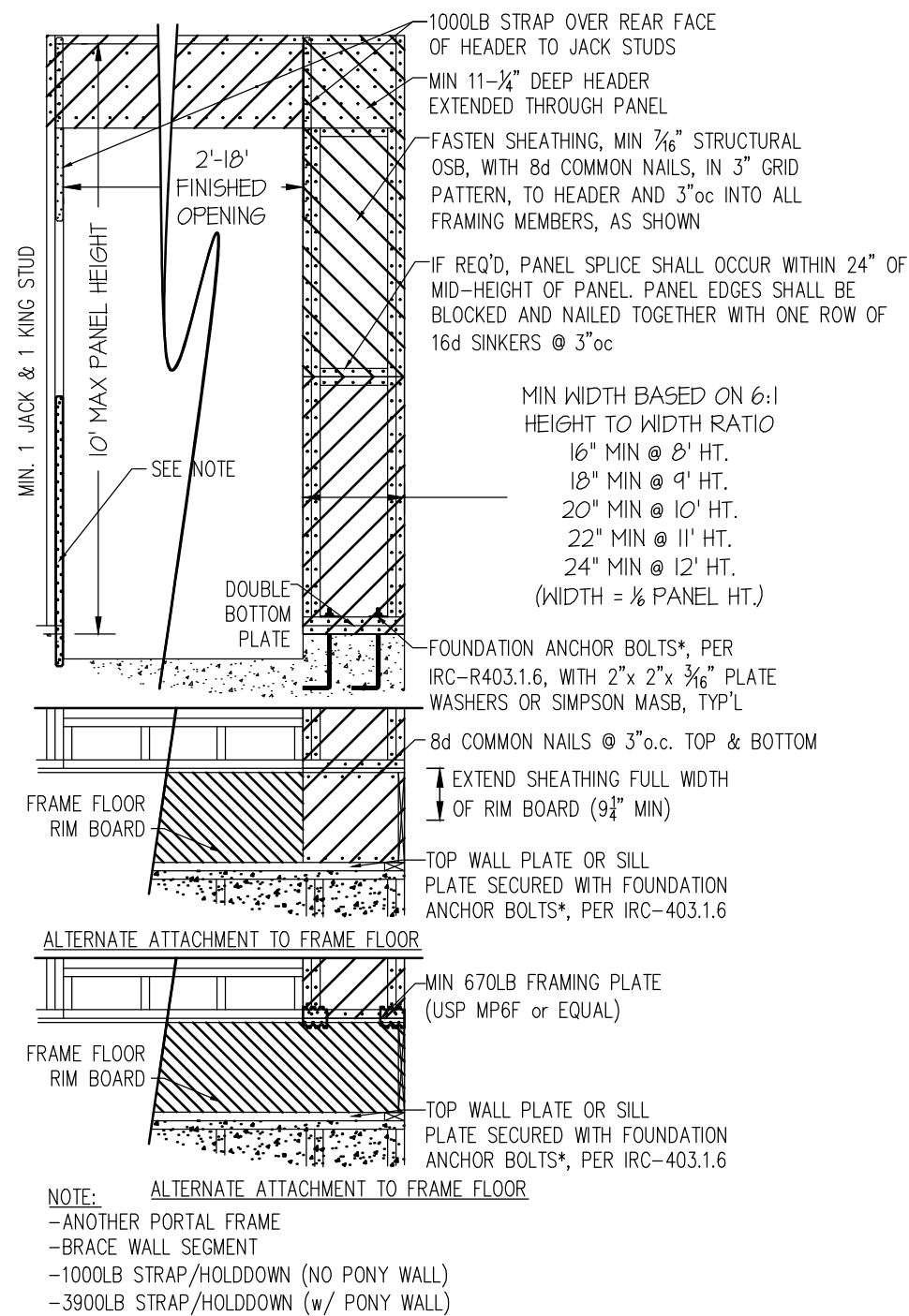
ISOLATED FOOTING SCHEDULE

SQUARE, ISOLATED FOOTING SPECIFICATIONS				
SOIL CLASSIFICATIONS/PRESUMPTIVE BEARING CAPACITIES				
MARK	CL, ML, MH & CH (1500psf)	SW, SP, SM, SC, GM & GC (2000psf)	(2500psf)	GW, GP (3000psf)
FOOTING SIZE (Wt x N)	FOOTING SIZE (Wt x N)	FOOTING SIZE (Wt x N)	FOOTING SIZE (Wt x N)	FOOTING SIZE (Wt x N)
F1A	30"x12"-0	24"x12"-0	24"x12"-0	24"x12"-0
F2A	36"x12"-0	26"x12"-0	24"x12"-0	24"x12"-0
F3A	34"x12"-0	28"x12"-0	24"x12"-0	24"x12"-0
F4A	36"x12"-0	30"x12"-0	26"x12"-0	26"x12"-0
F5A	38"x12"-0	32"x12"-0	28"x12"-0	28"x12"-0
F6A	40"x12"-0	34"x12"-0	30"x12"-0	30"x12"-0
F7A	42"x12"-0	36"x12"-0	32"x12"-0	32"x12"-0
F8A	44"x12"-0	38"x12"-0	34"x12"-0	34"x12"-0
F9A	46"x12"-0	40"x12"-0	36"x12"-0	36"x12"-0
F10A	48"x12"-0	42"x12"-0	38"x12"-0	38"x12"-0
F11A	50"x12"-0	44"x12"-0	40"x12"-0	40"x12"-0
F12A	52"x12"-0	46"x12"-0	42"x12"-0	42"x12"-0
F13A	54"x12"-0	48"x12"-0	44"x12"-0	44"x12"-0
F14A	56"x12"-0	50"x12"-0	46"x12"-0	46"x12"-0
F15A	58"x12"-0	52"x12"-0	48"x12"-0	48"x12"-0
F16A	60"x12"-0	54"x12"-0	50"x12"-0	50"x12"-0
F17A	62"x12"-0	56"x12"-0	52"x12"-0	52"x12"-0
F18A	64"x12"-0	58"x12"-0	54"x12"-0	54"x12"-0
F19A	66"x12"-0	60"x12"-0	56"x12"-0	56"x12"-0
F20A	68"x12"-0	62"x12"-0	58"x12"-0	58"x12"-0
F21A	70"x12"-0	64"x12"-0	60"x12"-0	60"x12"-0
F22A	72"x12"-0	66"x12"-0	62"x12"-0	62"x12"-0
F23A	74"x12"-0	68"x12"-0	64"x12"-0	64"x12"-0
F24A	76"x12"-0	70"x12"-0	66"x12"-0	66"x12"-0
F25A	78"x12"-0	72"x12"-0	68"x12"-0	68"x12"-0
F26A	80"x12"-0	74"x12"-0	70"x12"-0	70"x12"-0
F27A	82"x12"-0	76"x12"-0	72"x12"-0	72"x12"-0
F28A	84"x12"-0	78"x12"-0	74"x12"-0	74"x12"-0
F29A	86"x12"-0	80"x12"-0	76"x12"-0	76"x12"-0
F30A	88"x12"-0	82"x12"-0	78"x12"-0	78"x12"-0
F31A	90"x12"-0	84"x12"-0	80"x12"-0	80"x12"-0
F32A	92"x12"-0	86"x12"-0	82"x12"-0	82"x1



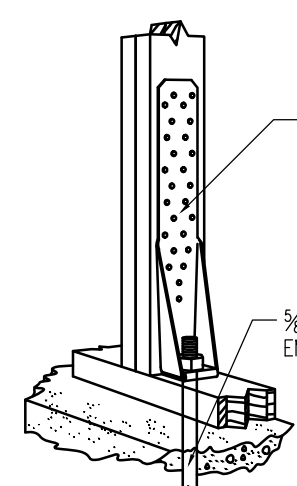
PARTIAL SHEATHING FASTENING SCHEDULE				
SHEATHING	FASTENERS	S. SPACING OF FASTENERS		DETAIL
		PANEL EDGES	PANEL FIELD	
3/8" - 1/2" PLYWOOD	6d COMMON, FLOOR, WALL 8d COMMON, ROOF	6	12	
3/8" - 1" PLYWOOD	8d COMMON	6	12	
1/2" - 1 1/2" PLYWOOD	10d COMMON OR 8d DEFORMED	6	12	
1 1/2" GYPSUM	1 1/2" GALV. STAPLE; 1 1/4" SCREW, TYPE S OR W	4	8	
5/8" GYPSUM	1 1/2" GALV. ROOFING; 8d COMMON; 1 1/2" GALV. STAPLE; 1 1/8" SCREW, TYPE S OR W	4	8	

PARTIAL FASTENING SCHEDULE			
MARK	CONNECTION	FASTENING	DETAIL
1	TOP PLATE TO STUD, END NAIL	2X4 2-16d 2X6 3-16d 2X8 4-16d 2X10 5-16d 2X12 6-16d	
2	DOUBLE TOP PLATE, FACE NAIL	10d @ 24" OC	
3	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	16d TOENAILS @ 6" OC (MIN 2 PER BLOCK)	
4	CEILING JOISTS TO PLATE, TOE NAIL	(2) 16d	
5	CEILING JOIST/COLLAR TIE TO RAFTER, FACE NAIL	(6) 16d (MIN)	
6	RAFTER / TRUSS TO PLATE, TOE NAIL	(3) 16d	
7	BLOCKING TO JOIST OR RAFTER, EACH END	(2) 16d, TOE NAIL OR (2) 16d, END NAIL	
8	STUD TO SOLE PLATE, END NAIL	2X4 (2) - 16d 2X6 (3) - 16d 2X8 (4) - 16d 2X10 (5) - 16d 2X12 (6) - 16d	
9	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL SEGMENTS, FACE NAIL	3-16d @ 16" OC 4-16d @ 19.2" OC OR 5-16d @ 24" OC	
10	SOLE PLATE TO JOIST OR BLOCKING	2-16d @ EACH JOIST OR BLOCKING	
11	SOLE PLATE TO RIM BOARD, FACE NAIL	16d @ 16" OC	
12	RIM BOARD TO TOP/ SILL PLATE, TOE NAIL	10d @ 6" OC	
13	JOIST TO RIM BOARD, END NAIL	(3) 16d	
14	JOIST TO TOP / SILL PLATE OR GIRDER, TOE NAIL	(2) 16d	
15	SILL PLATE TO FOUNDATION WALL	3" ANCHOR BOLTS (7" MIN EMBEDMENT INTO WALL) @ 48" OC (MAX) (MIN 2 PER PLATE, WITH 1 WITHIN 12" OF END OF PLATE)	
16	TOP PLATE LAPS SPlice, FACE NAIL (4"-0" MINIMUM)	(8) 16d	
17	DOUBLE STUDS, FACE NAIL (STAGGER)	10d @ 12" OC EACH FACE	
18	JACK STUD TO KING STUD, FACE NAIL (STAGGER)	10d @ 12" OC EACH FACE	
19	KING STUD TO HEADER, FACE NAIL - EACH PLY	(3) 16d	
20	CONTINUED HEADER, TWO PIECES	16d @ 16" OC ALL EDGES & 4-16d NAILS AT ENDS	
21	BUILT UP HEADER, TWO PLIES WITH 1/2" SPACER	16d @ 16" OC ALL EDGES & 4-16d NAILS AT ENDS	
22	TOP PLATE LAP AT WALL INTERSECTION, FACE NAIL	(2) 10d	
23	CEILING JOIST TO JOIST, LAP OVER PARTITION	(5) 10d FACE NAILS	
24	RAFTER TO RIDGE, VALLEY OR HIP RAFTER	(3) 16d FACE NAILS, (4) 16d TOE NAILS	
25	BUILT-UP CORNER STUDS (THREE STUDS MINIMUM)	16d @ 16" OC	
26	BUILT-UP BEAM AND GIRDERS, 2-INCH LUMBER LAYERS, NAILING PER LAYER	16d @ 16" OC ALL EDGES & 4-16d NAILS AT ENDS AND SPLICES	
27	INTERMEDIATE SUPPORT POST TO HEADER, TOE NAIL	(2) 16d EACH PLY OF POST	

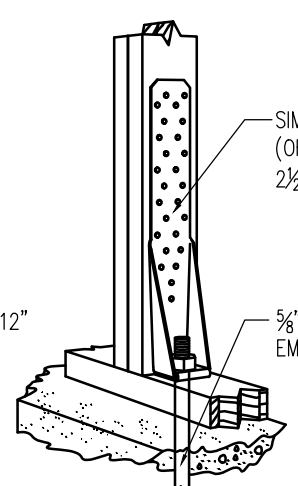


CS-PF # NTS

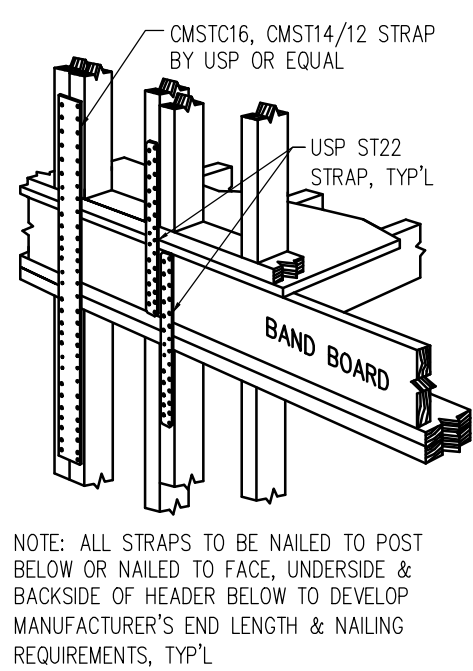
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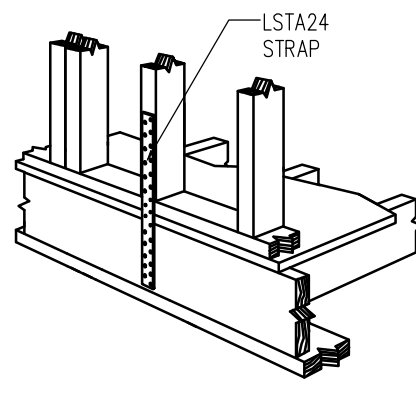
HTT5 INSTALLATION
800# HOLD-DOWN



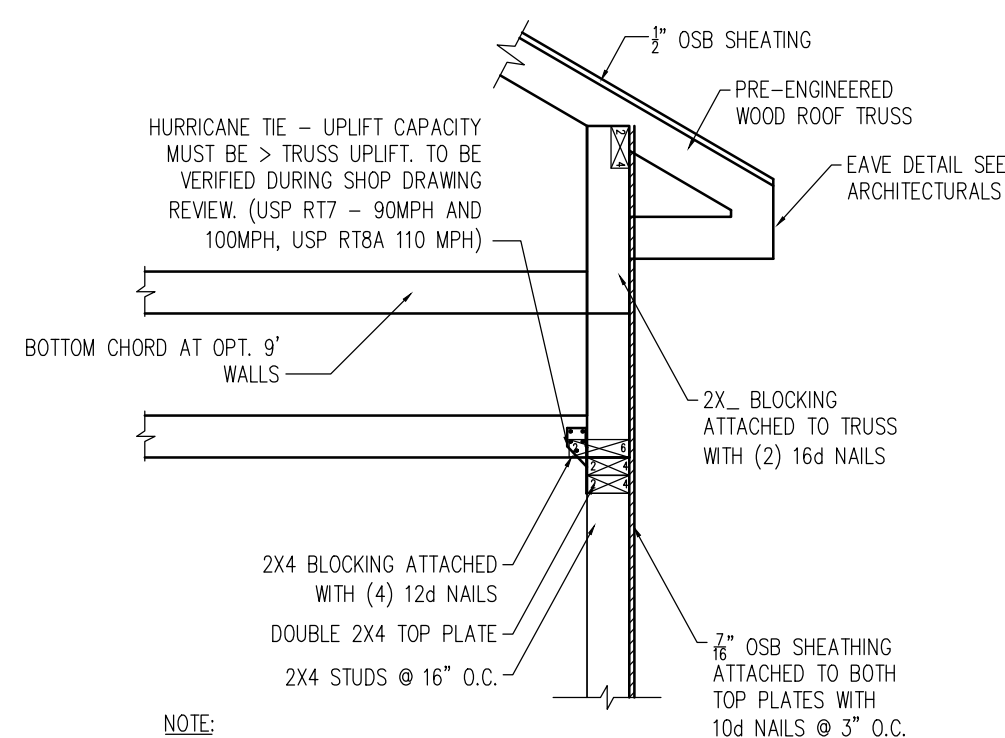
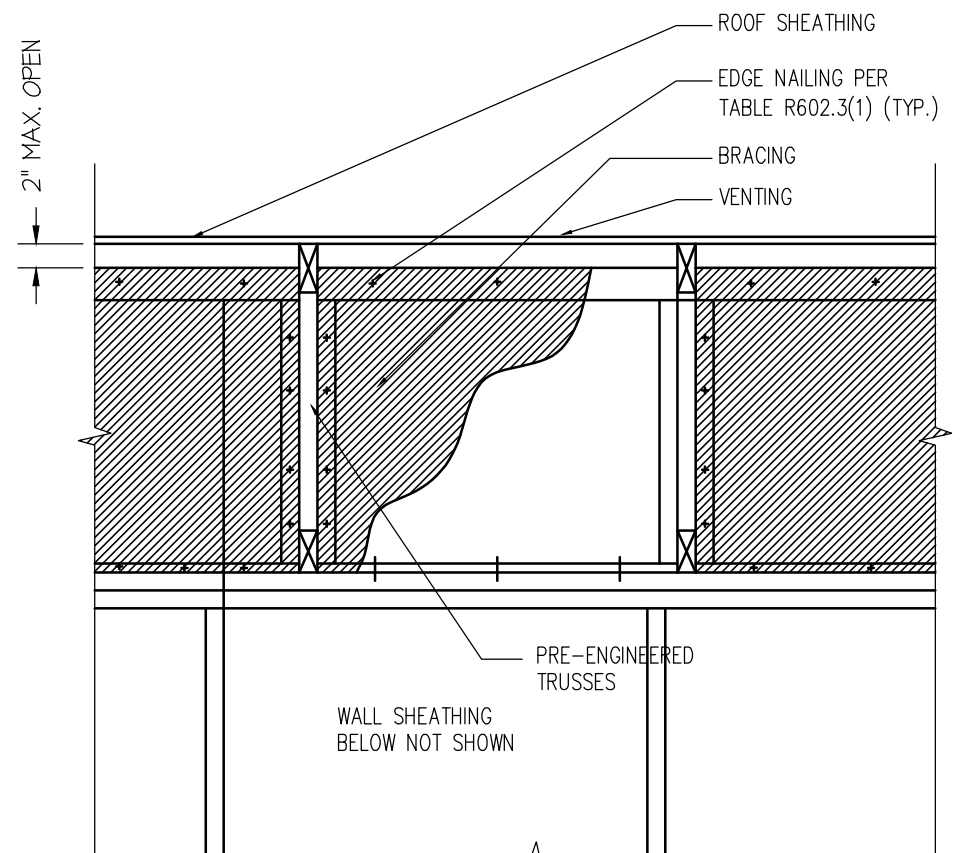
HTT5 INSTALLATION
4200# HOLD-DOWN



ST22, CMSTC16, CMST14
& CMST12 INSTALLATIONS
RS200 SIMILAR
NTS

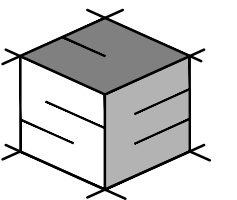


LSTA24 INSTALLATION
800# HOLD-DOWN



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Frederick, MD 21701
(301) 524-4471
MHBR License #8226

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STRUCTURAL ENGINEERING
UNLIMITED, LLC
341 W. PATRICK STREET
FREDERICK, MD 21701
240-815-6760
301-748-2769



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.: 24518
EXPIRATION DATE: 09-21-2027

PRO3 MODEL (Lot 1)
Woodville Rd.,
Mount Airy, MD., 21771

JOB #:	B0614
REVISIONS:	DATE:
PERMIT PLANS	01/26/26

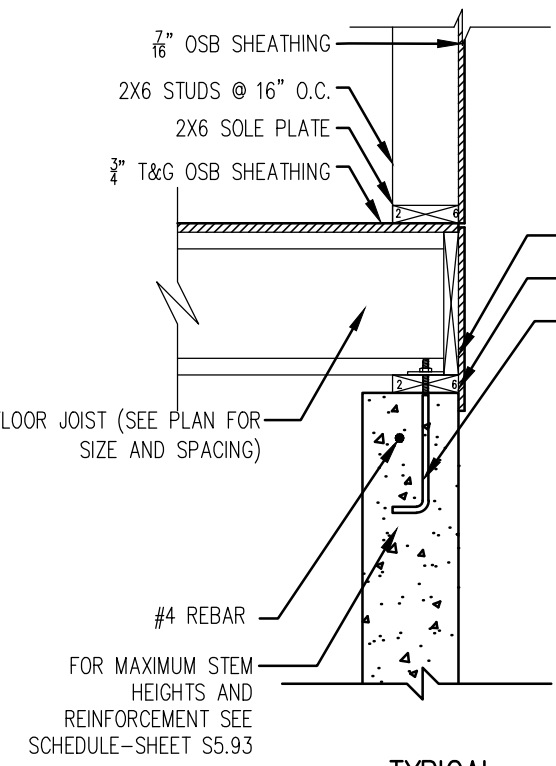
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SCALE: AS SHOWN

PAGE DESCRIPTION:
GENERAL
STRUCTURAL
DETAILS & NOTES

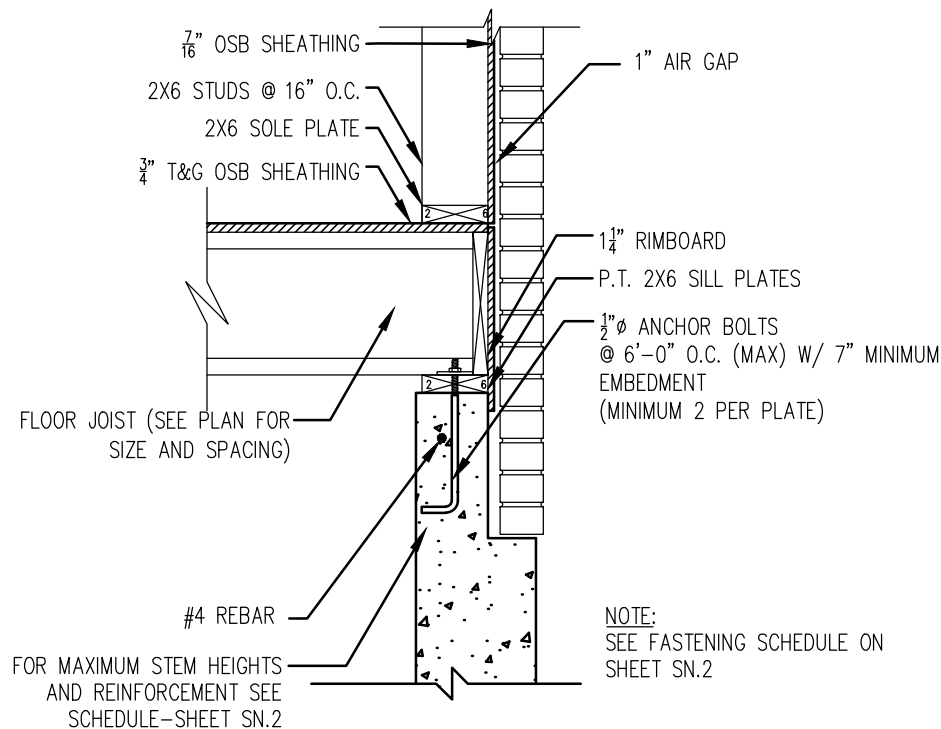
SHEET:

S009



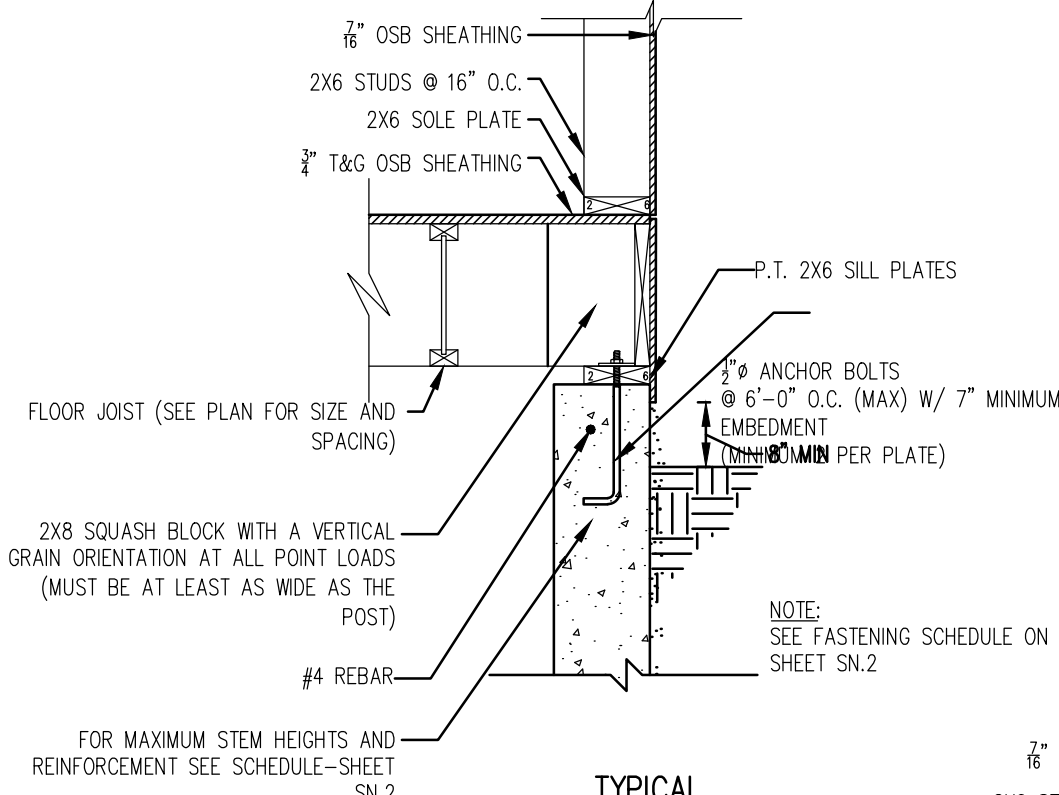
TYPICAL
3/4" PER FOOT

NOTE:
SEE FASTENING SCHEDULE ON
SHEET SN.2



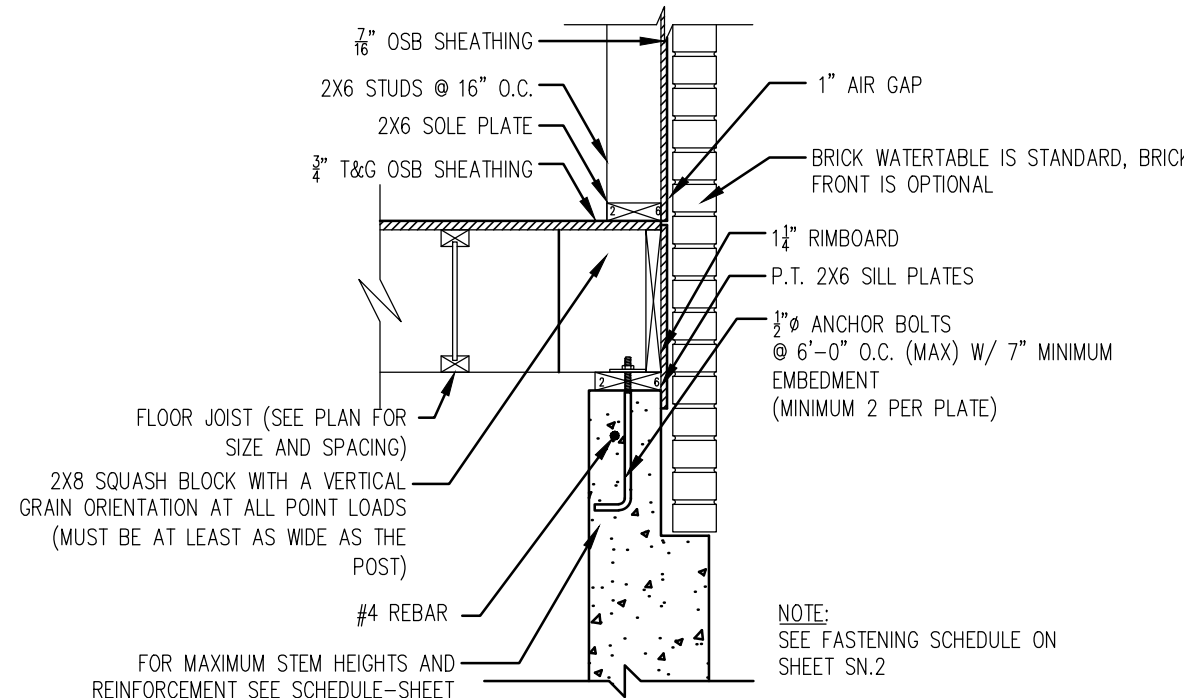
BRICK OPTION
3/4" PER FOOT

NOTE:
SEE FASTENING SCHEDULE ON
SHEET SN.2

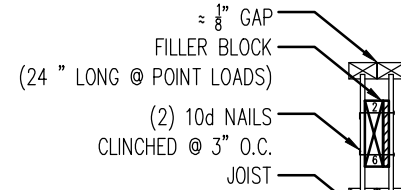


TYPICAL
3/4" PER FOOT

NOTE:
SEE FASTENING SCHEDULE ON
SHEET SN.2



BRICK OPTION
3/4" PER FOOT

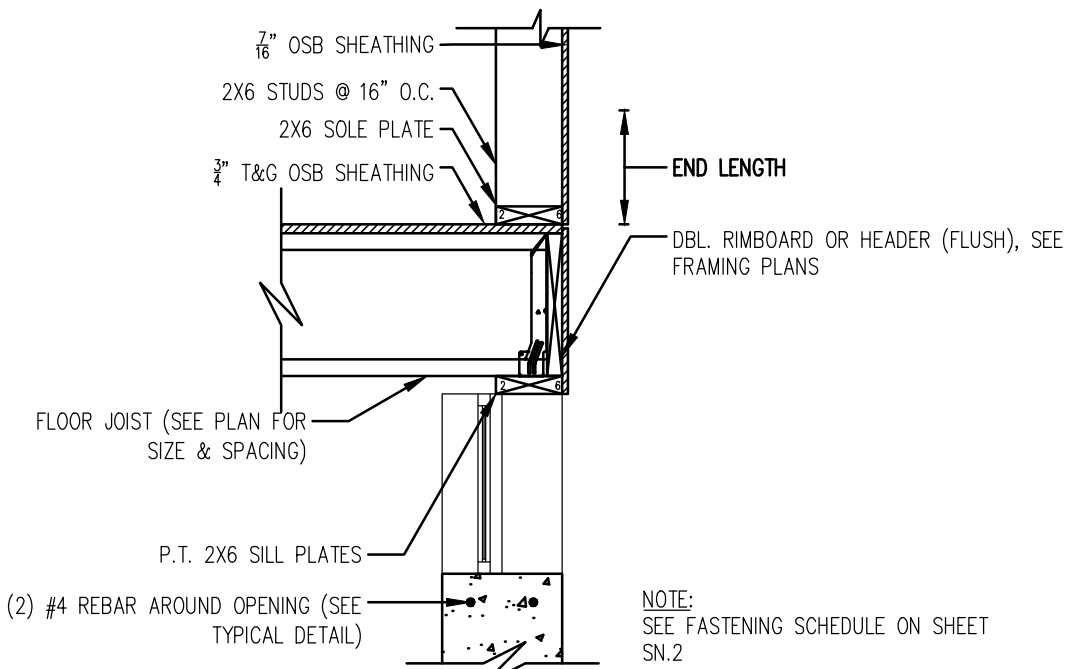


DOUBLE JOIST DETAIL (TYP)
3/4" PER FOOT

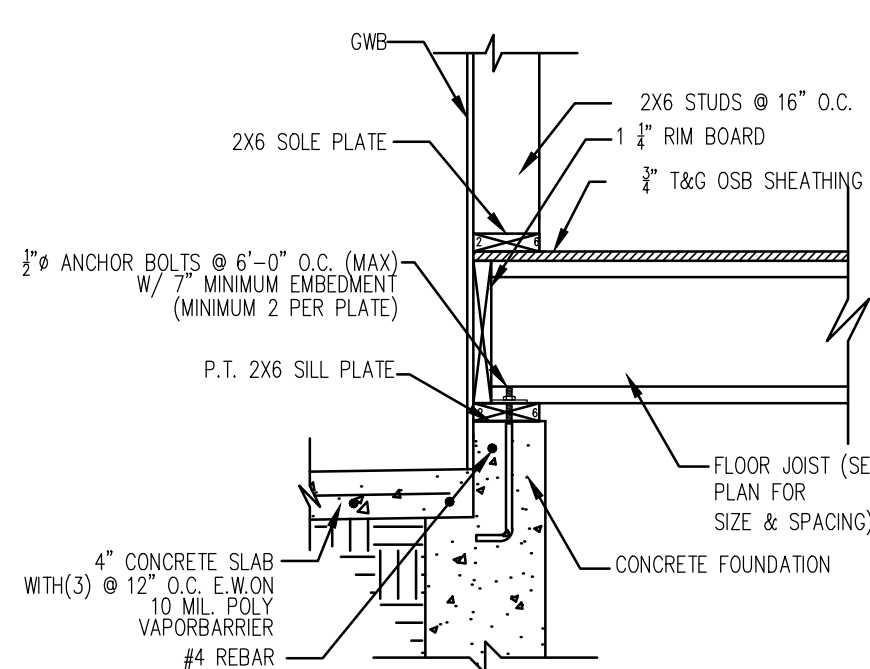
	FILLER AND BACKER BLOCK SCHEDULE							
	5000s		6000s AND 6500s		60s		90s	
BOISE	9-1/2" OR 11-3/4"	14"	9-1/2" OR 11-3/4"	14" OR 16"	11-3/4"	14" OR 16"	11-3/4"	14" OR 16"
DEPTH								
FILLER BLOCK*	2X6	2X8	2X6 + 8" SHEATHING	2X8 + 8" SHEATHING	2X8 + 8" SHEATHING	2X8 + 8" SHEATHING	TWO 2X6	TWO 2X8

* IF NECESSARY, INCREASE FILLER AND BACKER BLOCK HEIGHT FOR FACE MOUNT HANGERS AND MAINTAIN 1/2" GAP AT TOP OF JOIST.

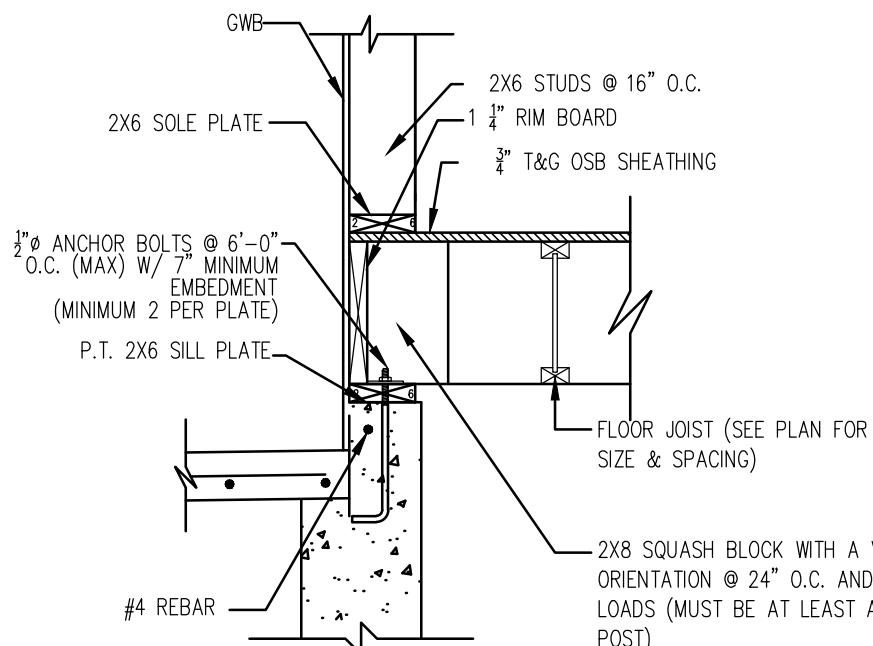
DECK JOIST SPACE	FLOOR SPACING		
	16"	19.2"	24"
≤ 8'-0"	MP34	MP34	MPA1
10'-0"	MP34	MPA1	(2)MP34
12'-0"	MPA1	MPA1	(2)MP34
14'-0"	MPA1	(2)MP34	(2)MPA1
16'-0"	(2)MP34	(2)MP34	(2)MPA1
18'-0"	(2)MP34	(2)MPA1	(2)MPA1
20'-0"	(2)MPA1	(2)MPA1	(2)MPA1



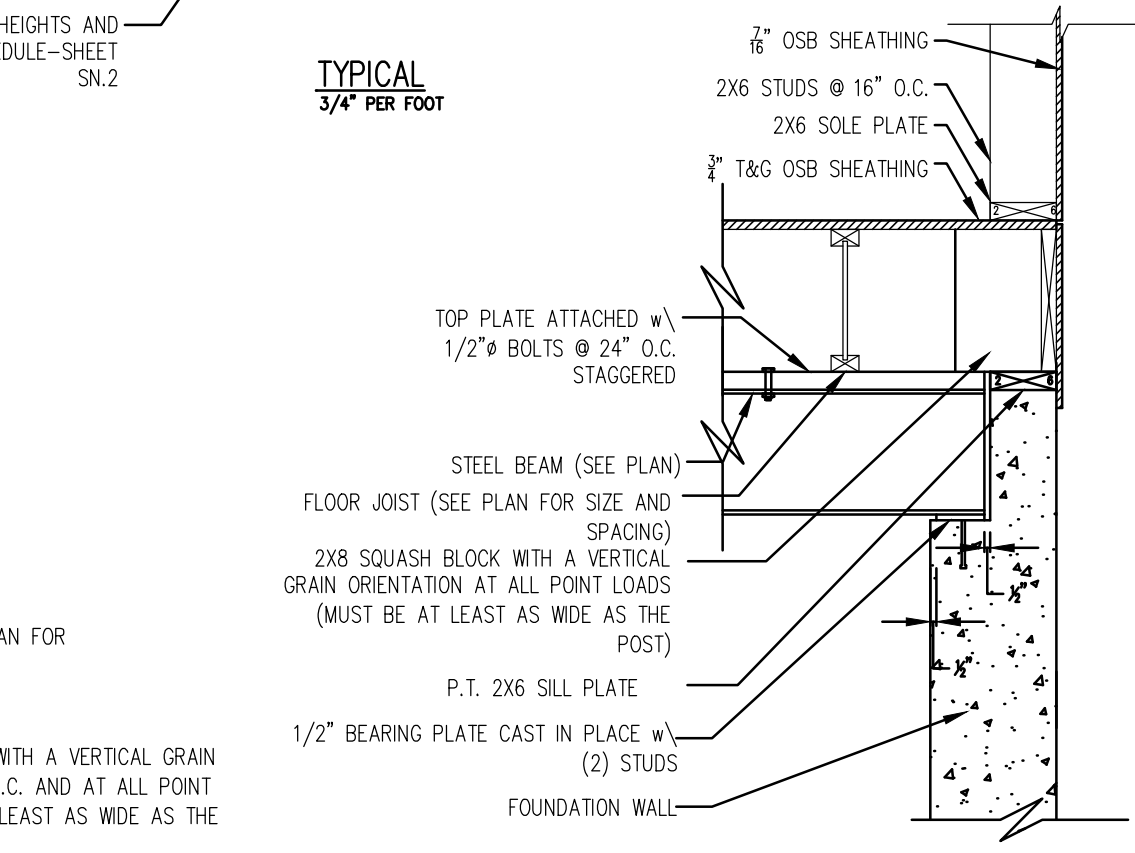
SECTION
3/4" PER FOOT



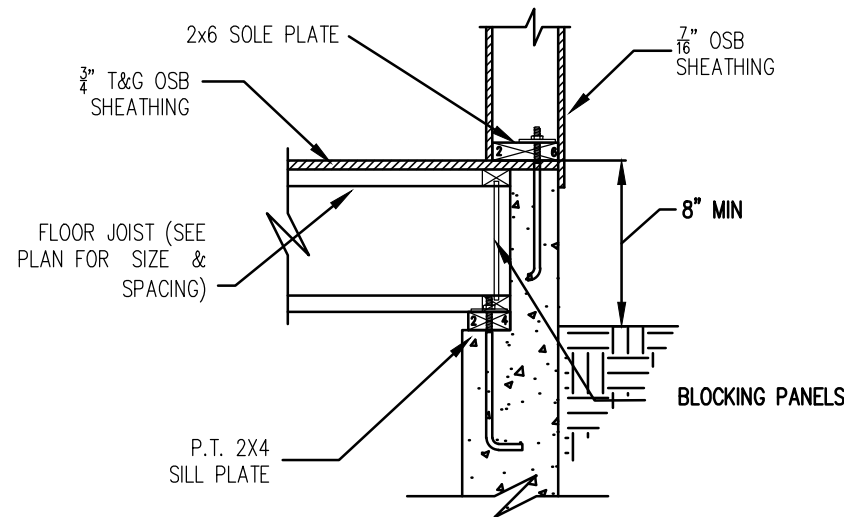
SECTION - GARAGE
3/4" PER FOOT



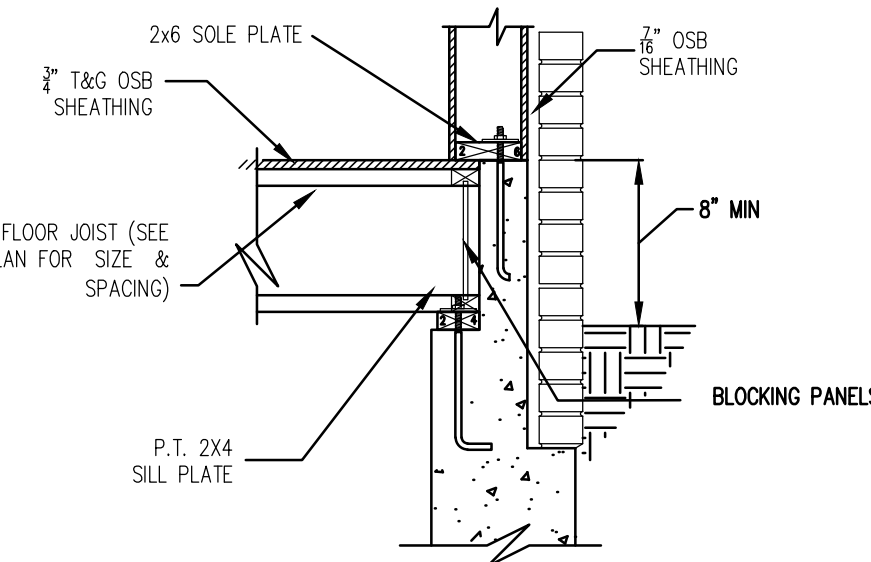
SECTION - GARAGE
3/4" PER FOOT



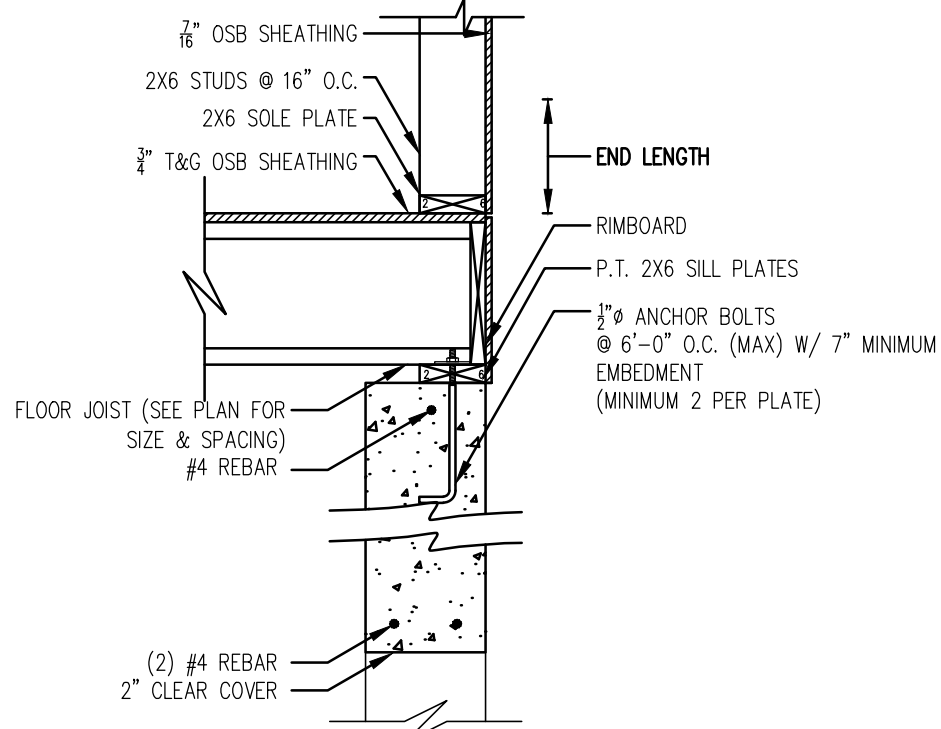
SECTION - BEAM POCKET
3/4" PER FOOT



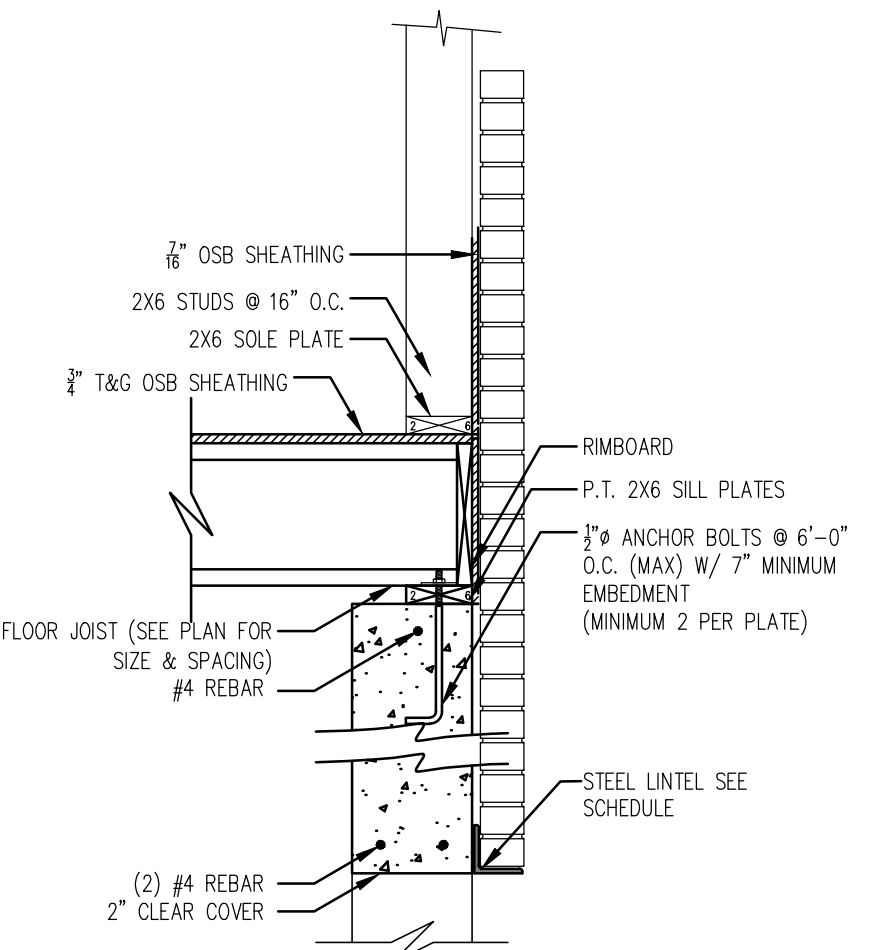
SECTION @ REVERSED LEDGE
3/4" PER FOOT



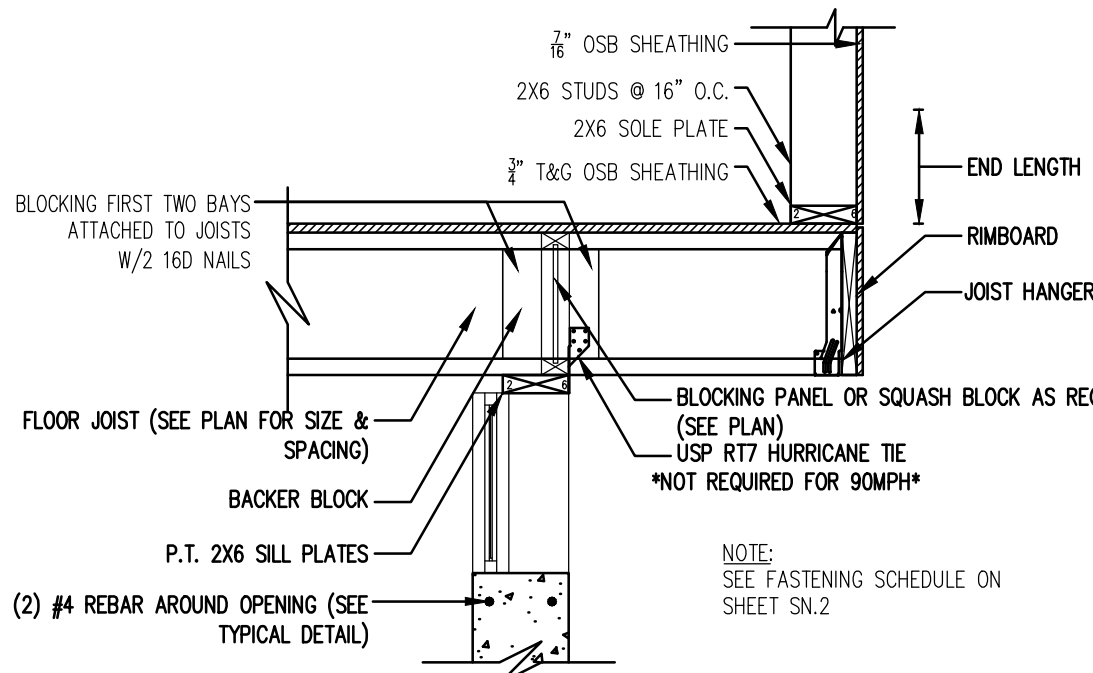
SECTION @ REVERED LEDGE W/ BRICK
3/4" PER FOOT



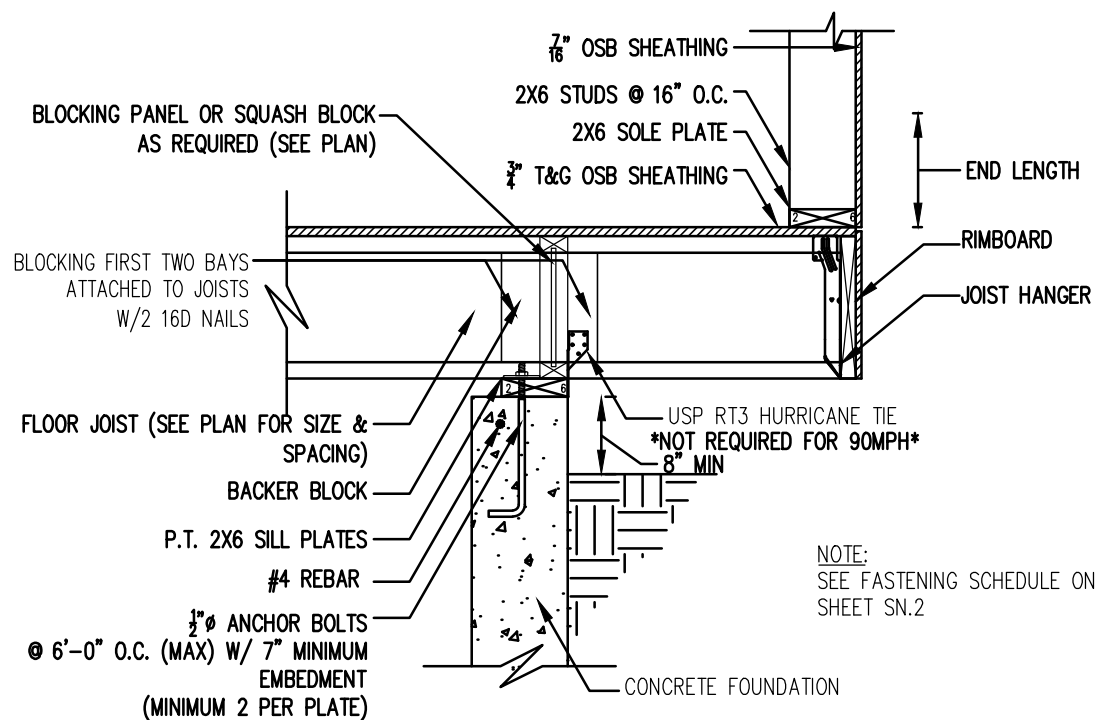
SECTION @ CONC. HEADER
3/4" PER FOOT



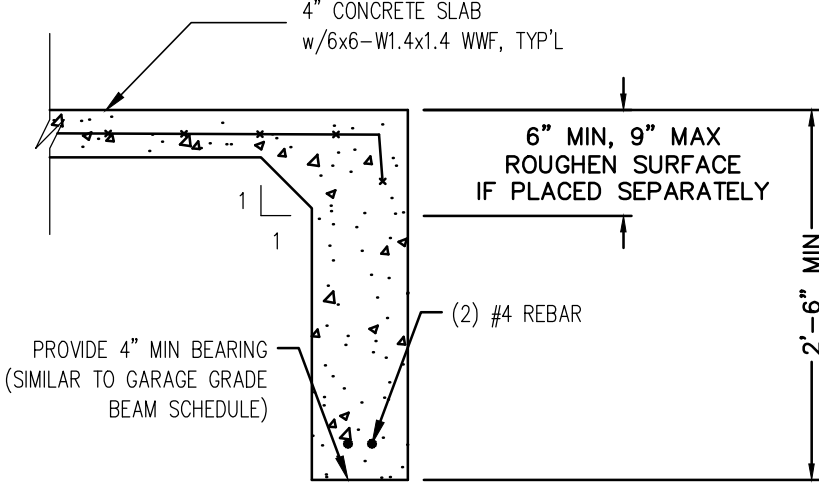
SECTION @ CONC. HEADER W/ BRICK
3/4" PER FOOT



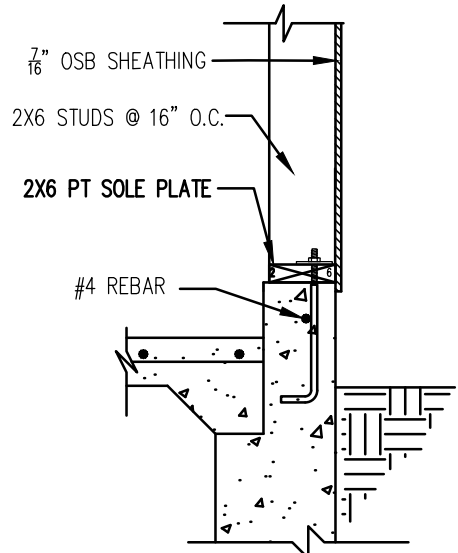
SECTION @ CANT. JOIST OVER WINDOW
3/4" PER FOOT



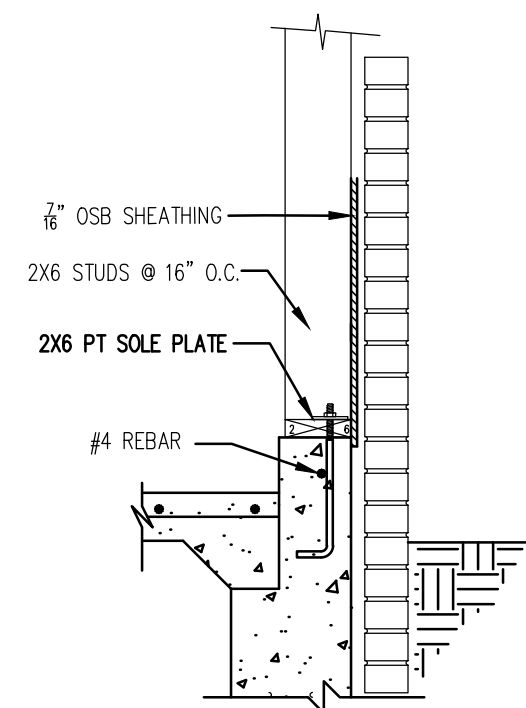
SECTION @ CANT. JOIST W/ SUPPORTING RIM BOARD
3/4" PER FOOT



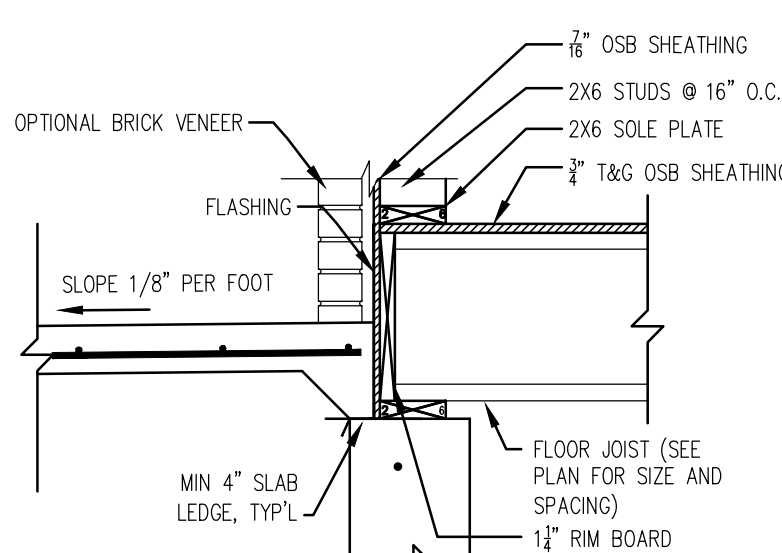
TURN DOWN SLAB
3/4" PER FOOT



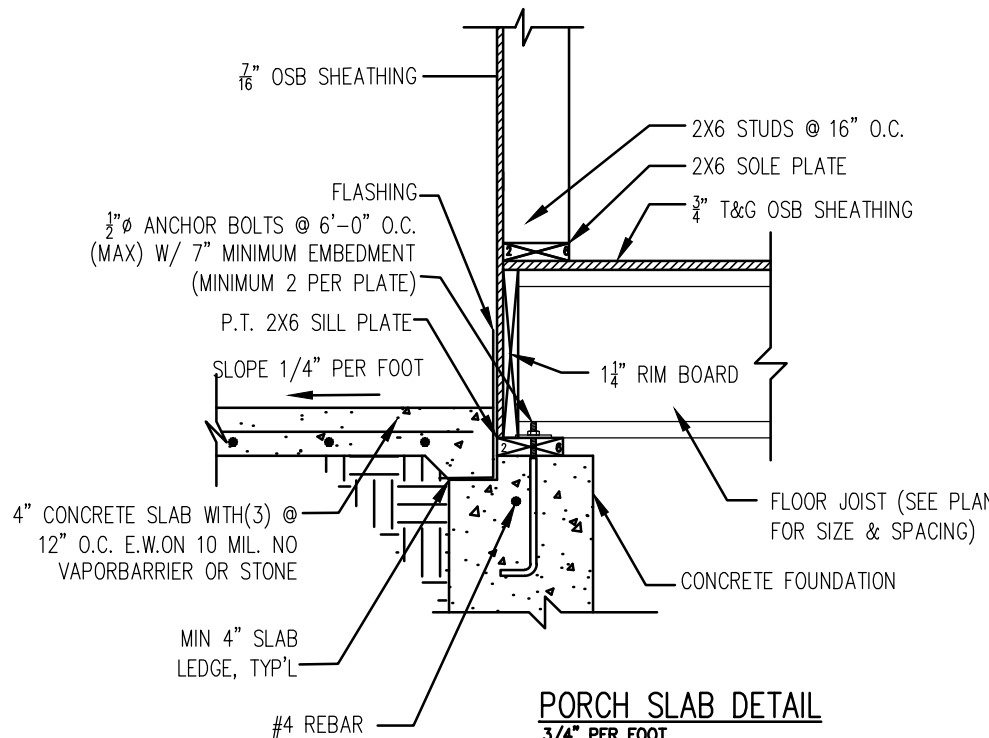
SECTION @ GARAGE EXTERIOR
3/4" PER FOOT



SECTION @ GARAGE EXTERIOR W/ BRICK
3/4" PER FOOT



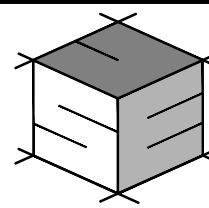
PORCH SLAB DETAIL W/ BRICK
3/4" PER FOOT



PORCH SLAB DETAIL
3/4" PER FOOT

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JOB #:	B0614
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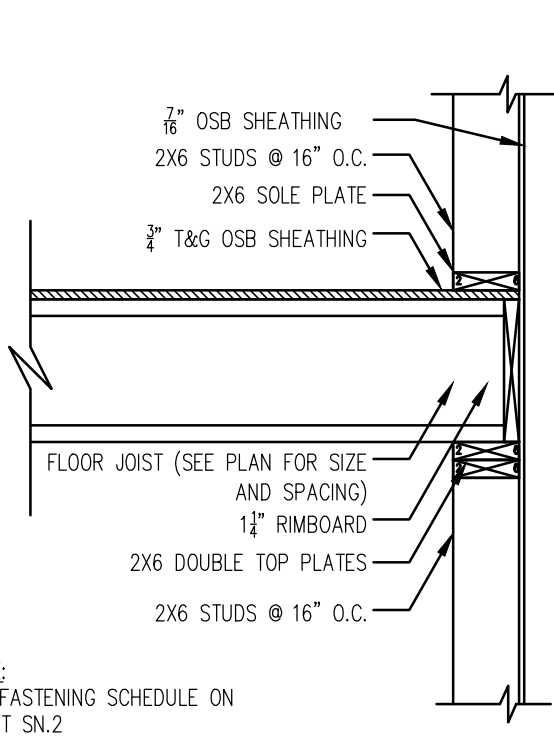
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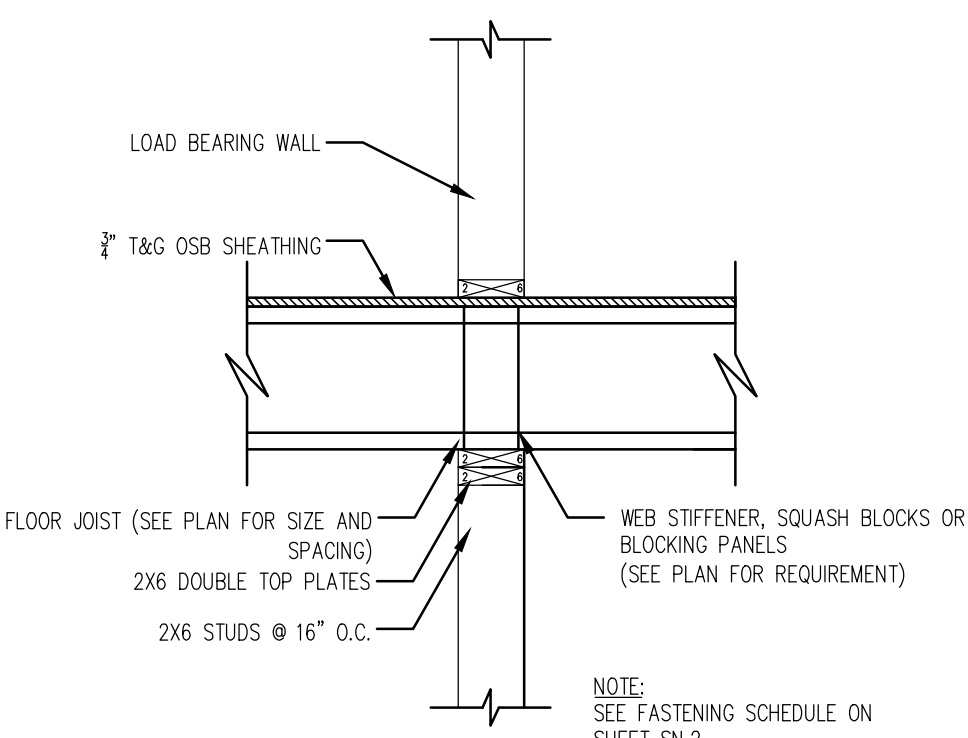
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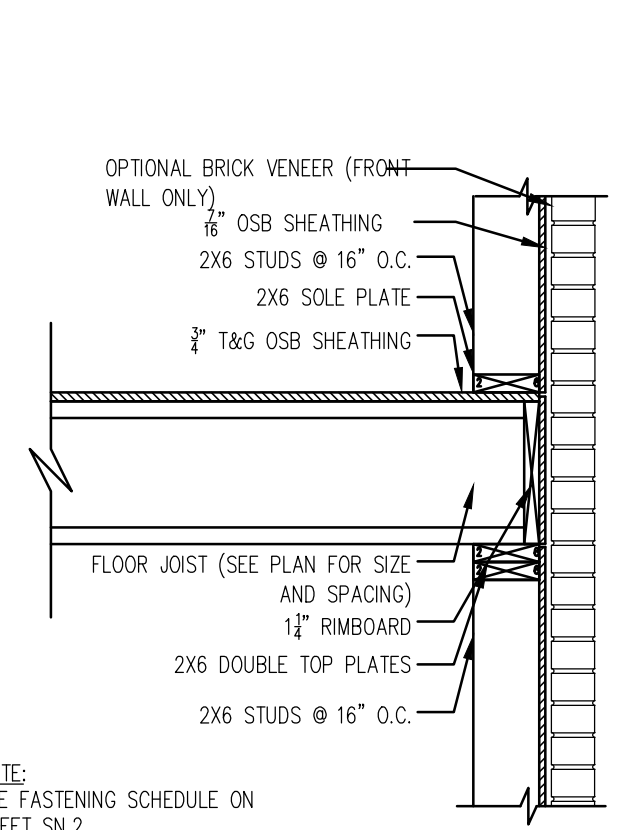
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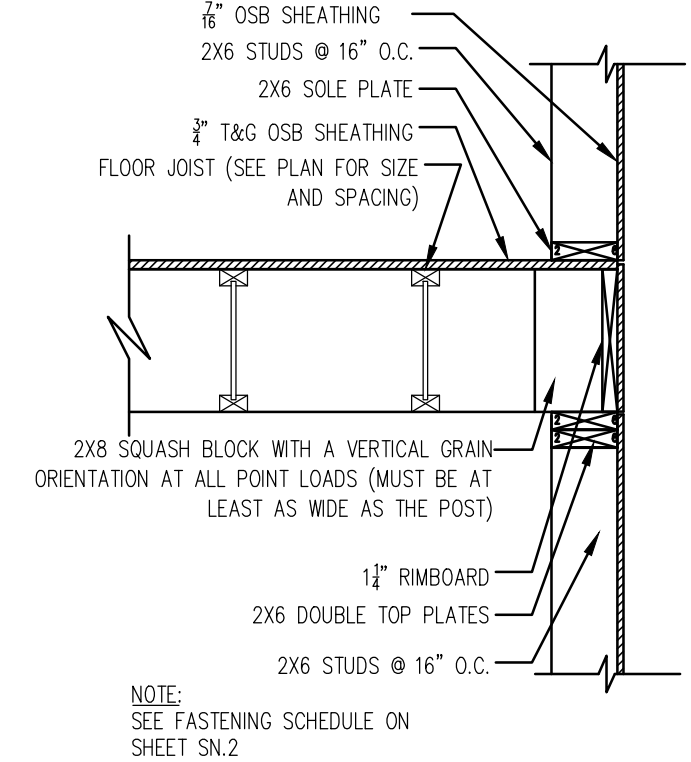
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3/4" PER FOOT



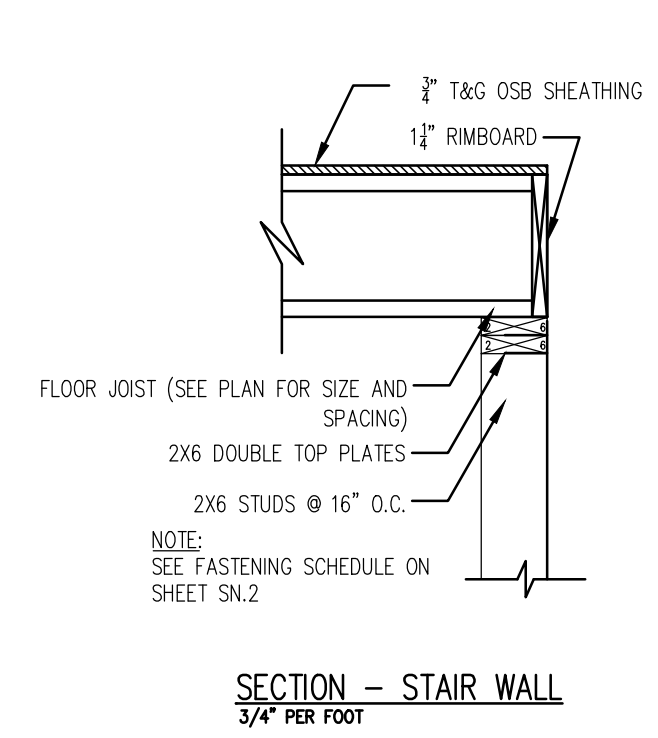
SECTION
3/4" PER FOOT



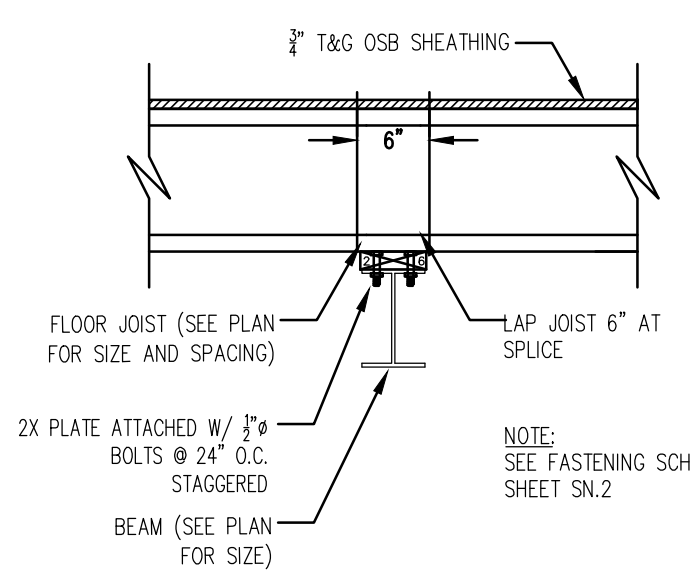
SECTION - EXTERIOR WALL W/ BRICK
3/4" PER FOOT



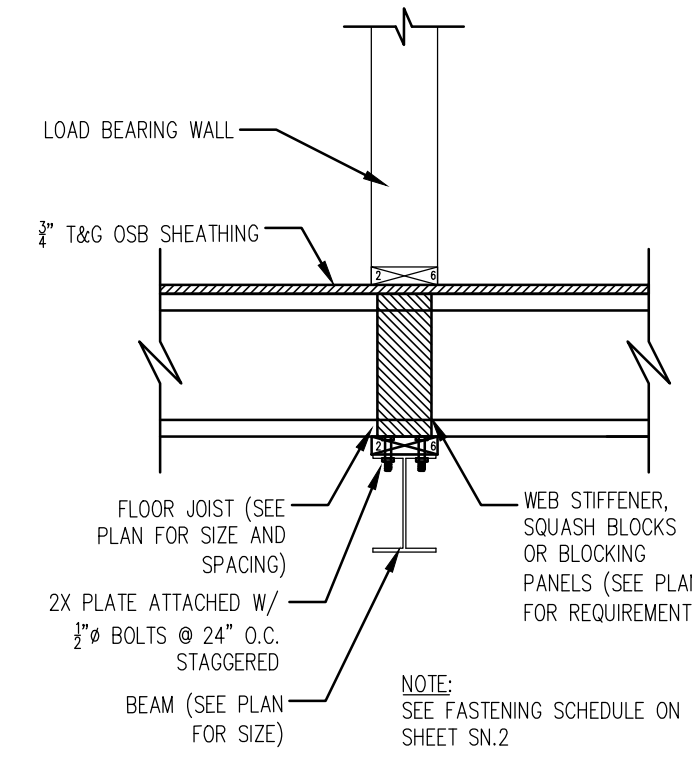
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3/4" PER FOOT



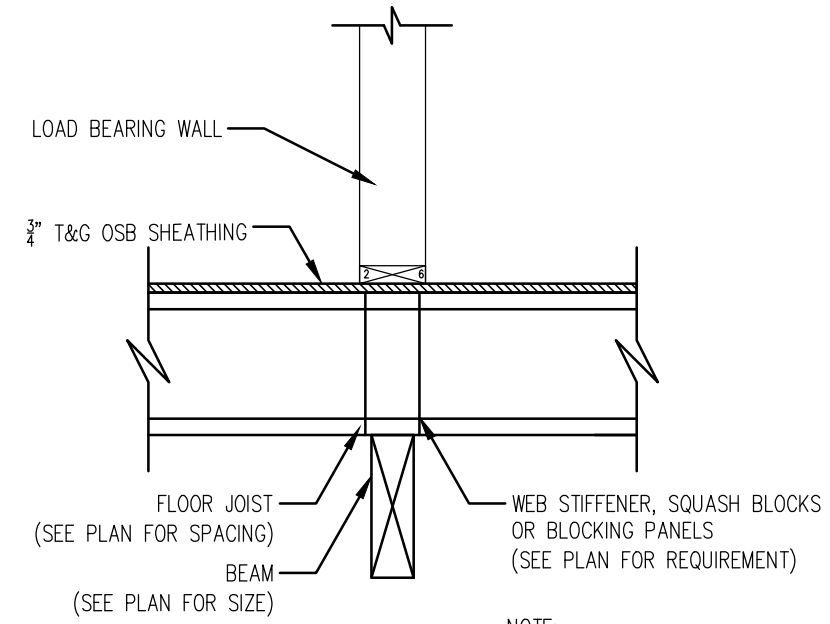
SECTION - STAIR WALL
3/4" PER FOOT



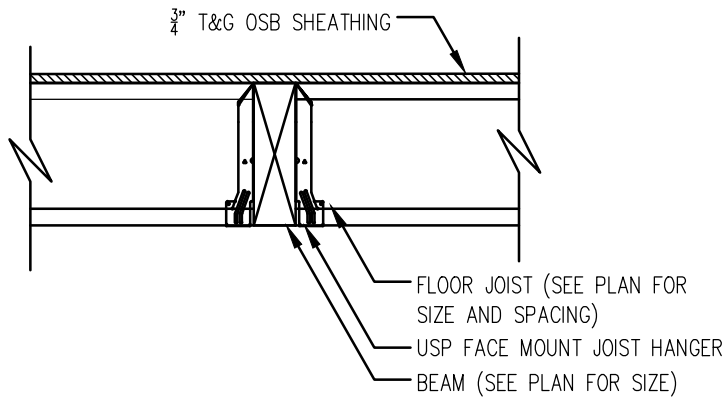
SECTION - LAPPING JOISTS
3/4" PER FOOT



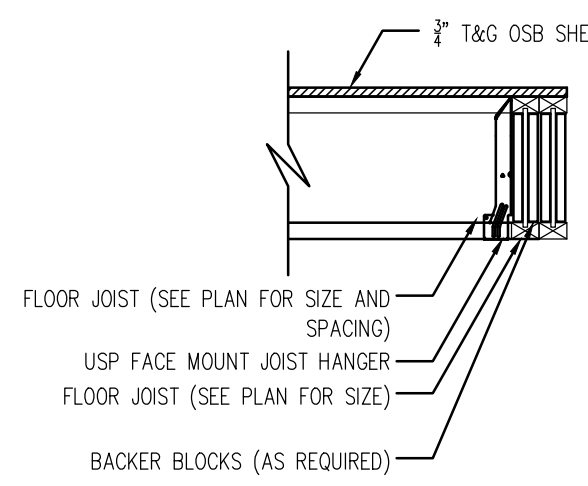
SECTION
3/4" PER FOOT



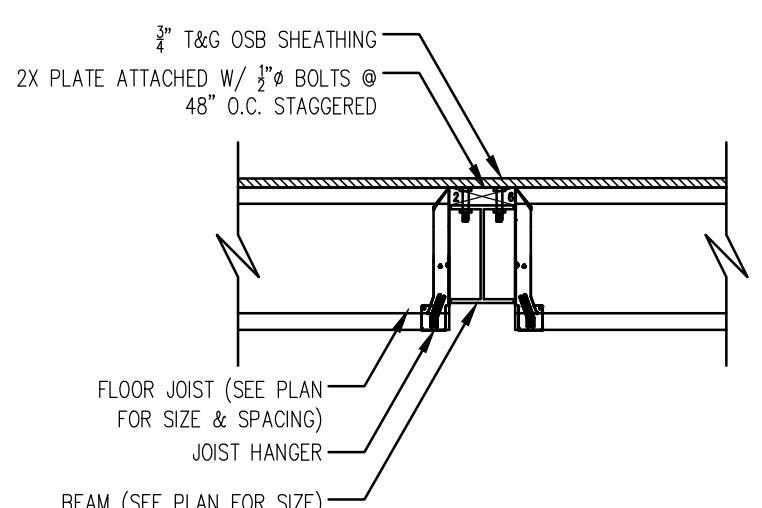
SECTION
3/4" PER FOOT



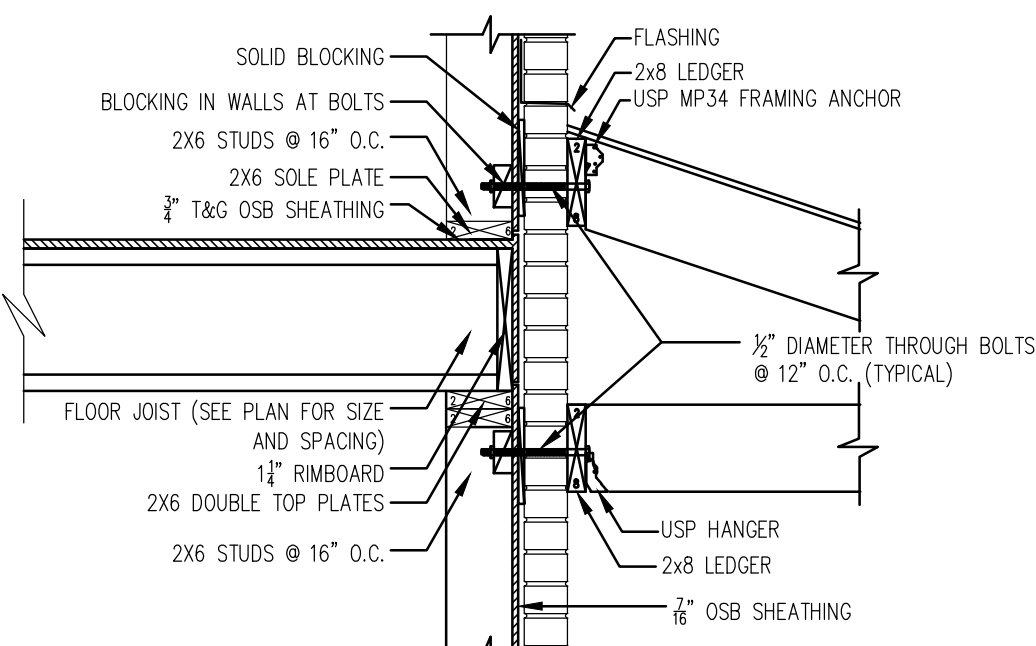
SECTION
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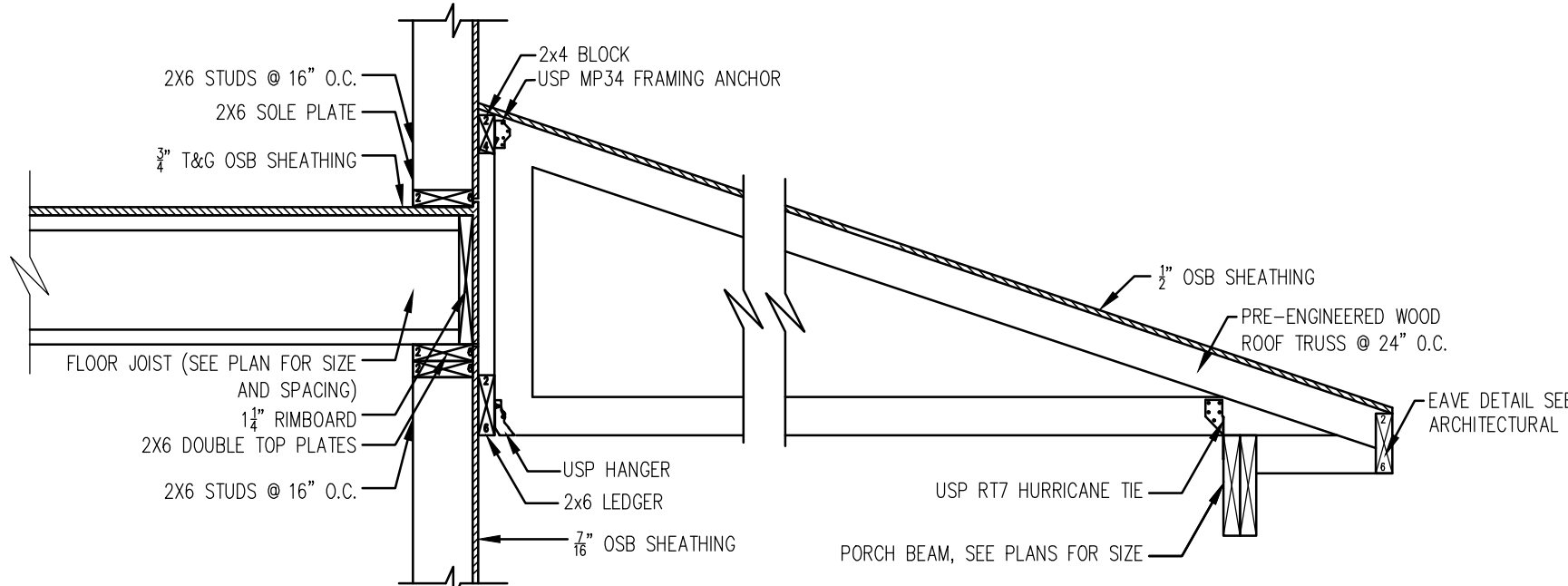
SECTION
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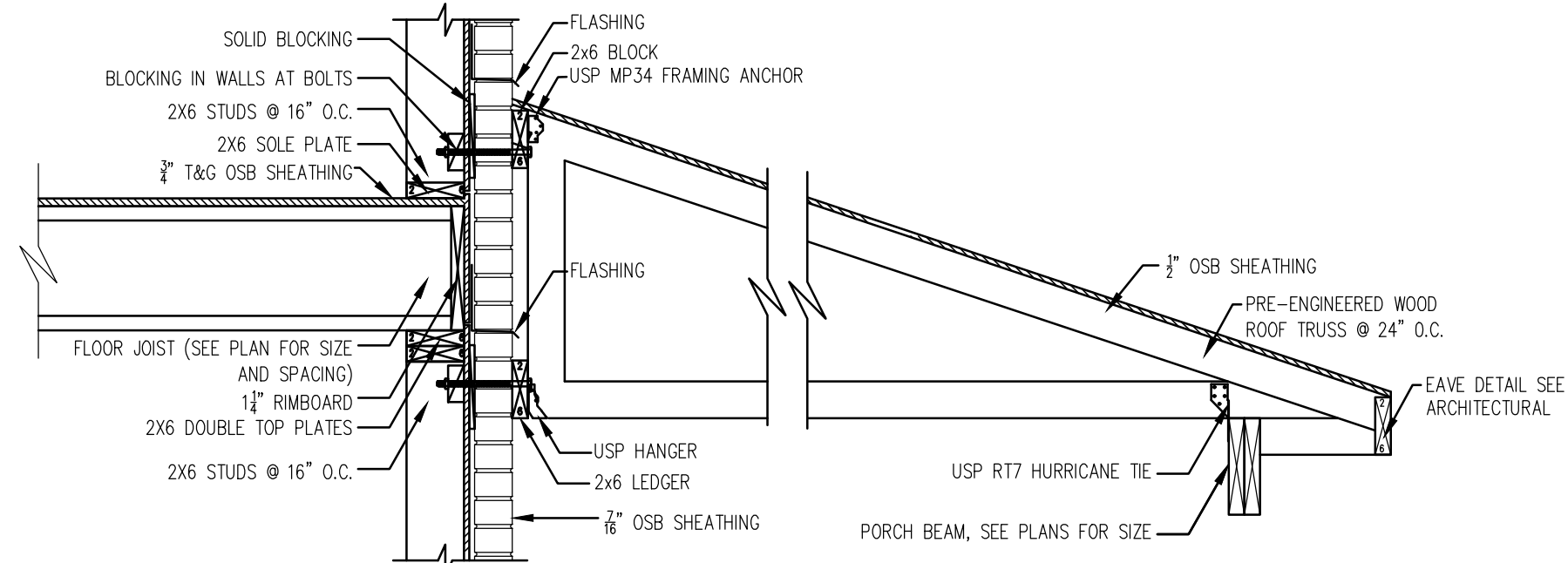
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3/4" PER FOOT



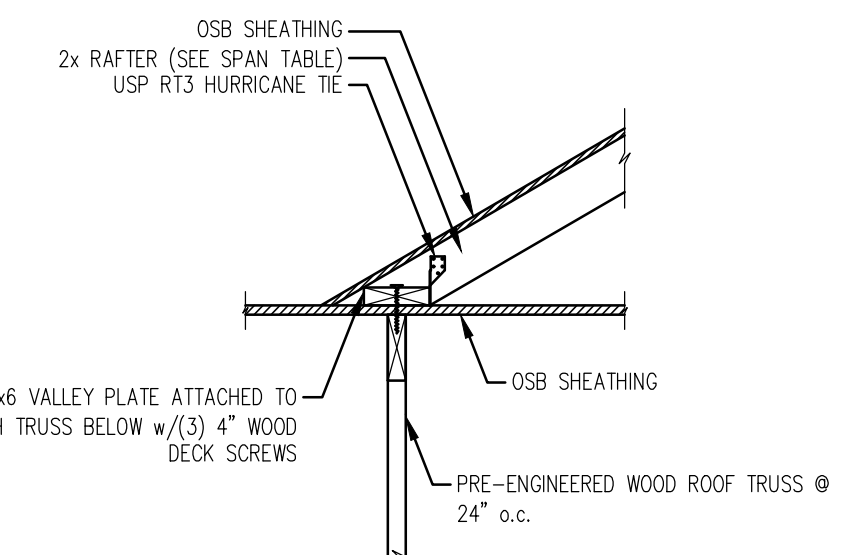
DETAIL FOR RAFTER CONNECTION @ WALL W/ BRICK
3/4" PER FOOT



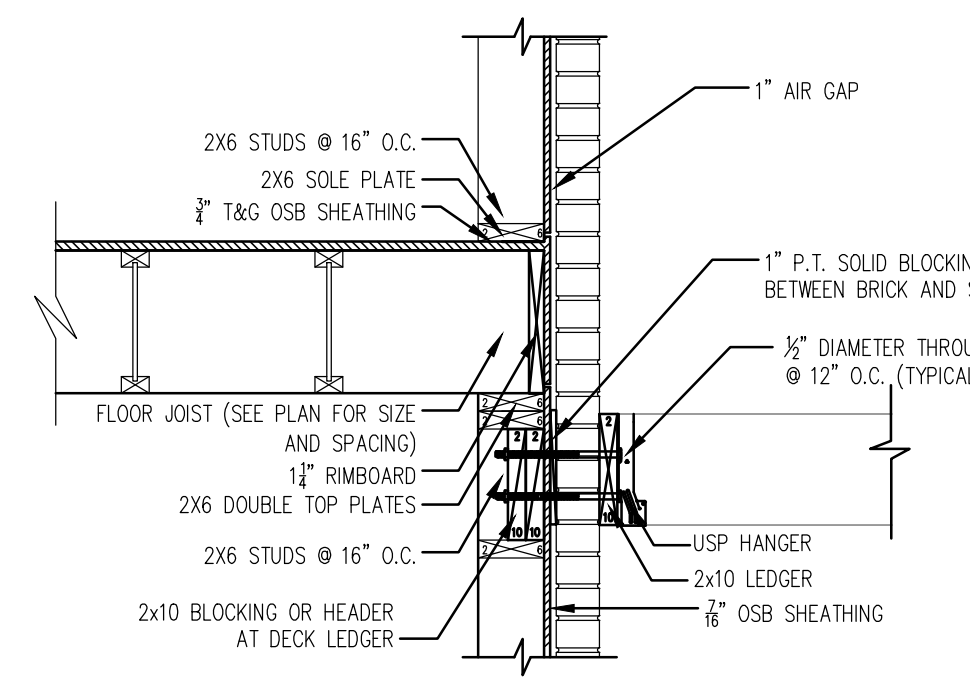
DETAIL FOR TRUSS CONNECTION @ WALL
3/4" PER FOOT



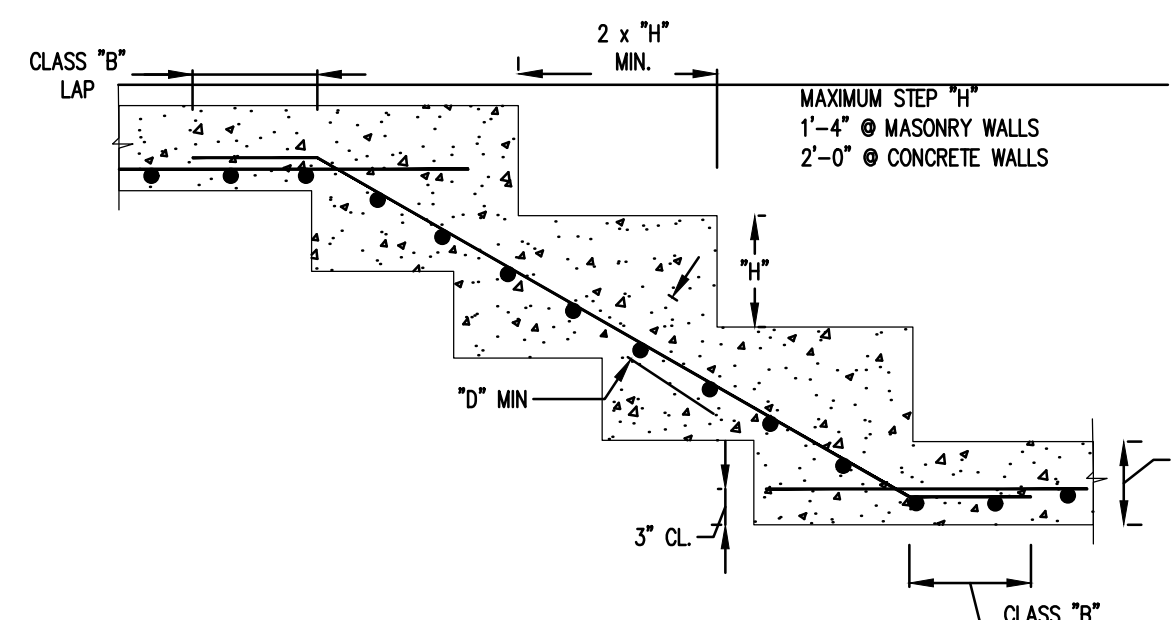
DETAIL FOR TRUSS CONNECTION @ WALL W/ BRICK
3/4" PER FOOT



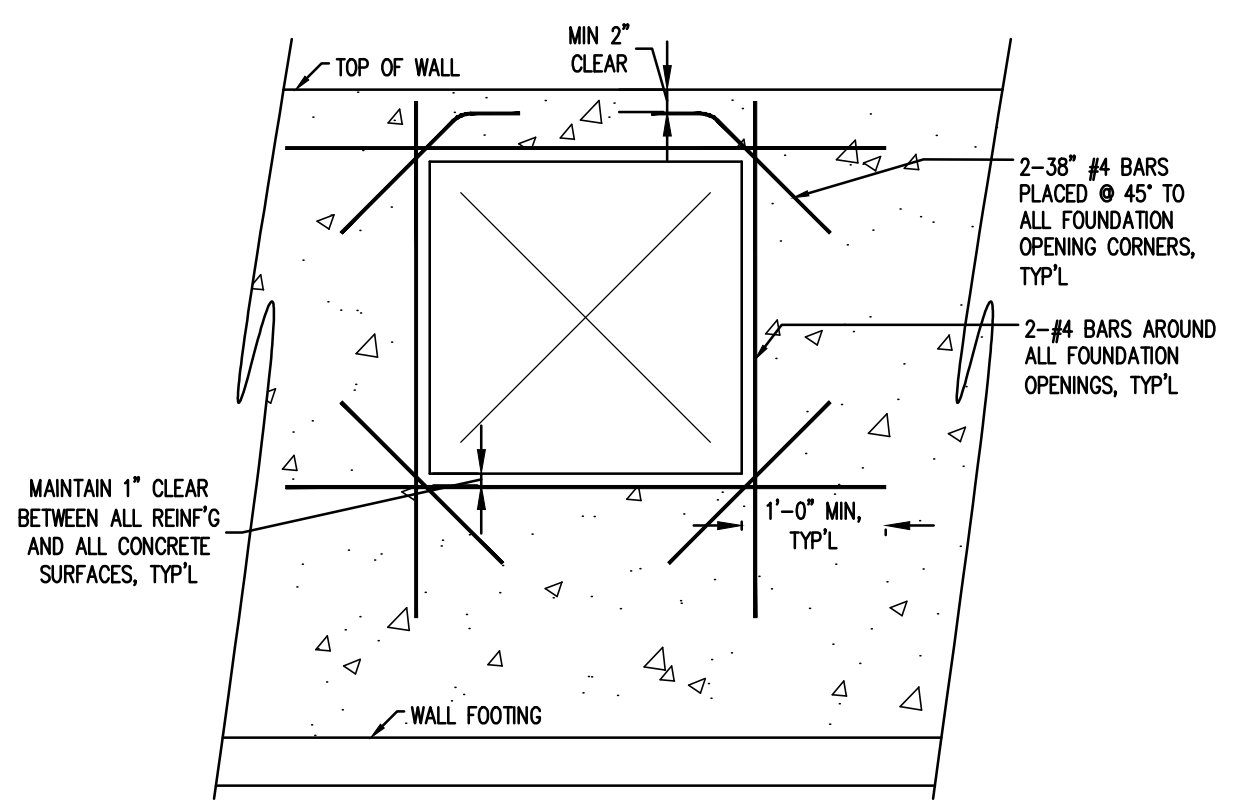
TYP OVER FRAMING CONNECTION DETAIL
3/4" PER FT



DETAIL FOR DECK JOISTS CONNECTION @ WALL W/ BRICK
3/4" PER FOOT



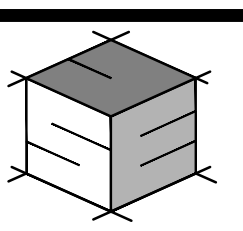
STEP FOOTING DETAIL (TYP.)
N.T.S.



WALL OPENING DETAIL (TYP.)
N.T.S.

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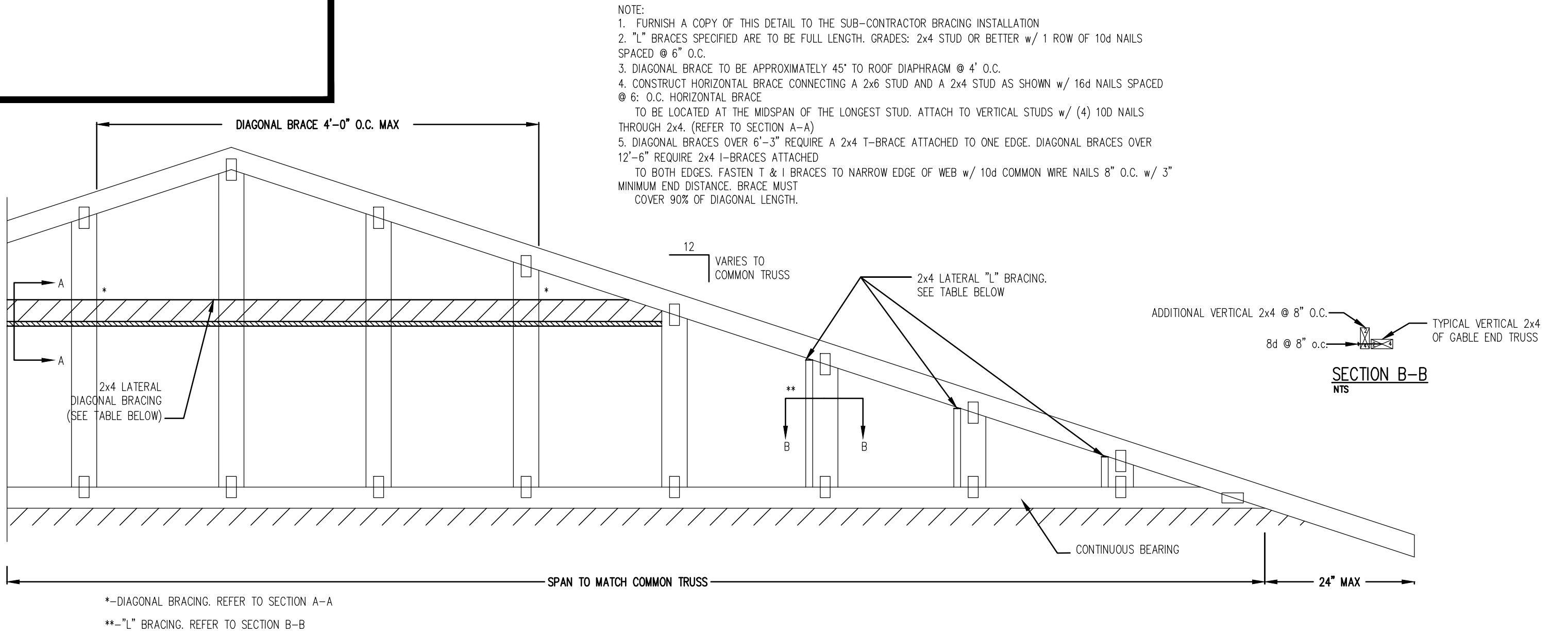
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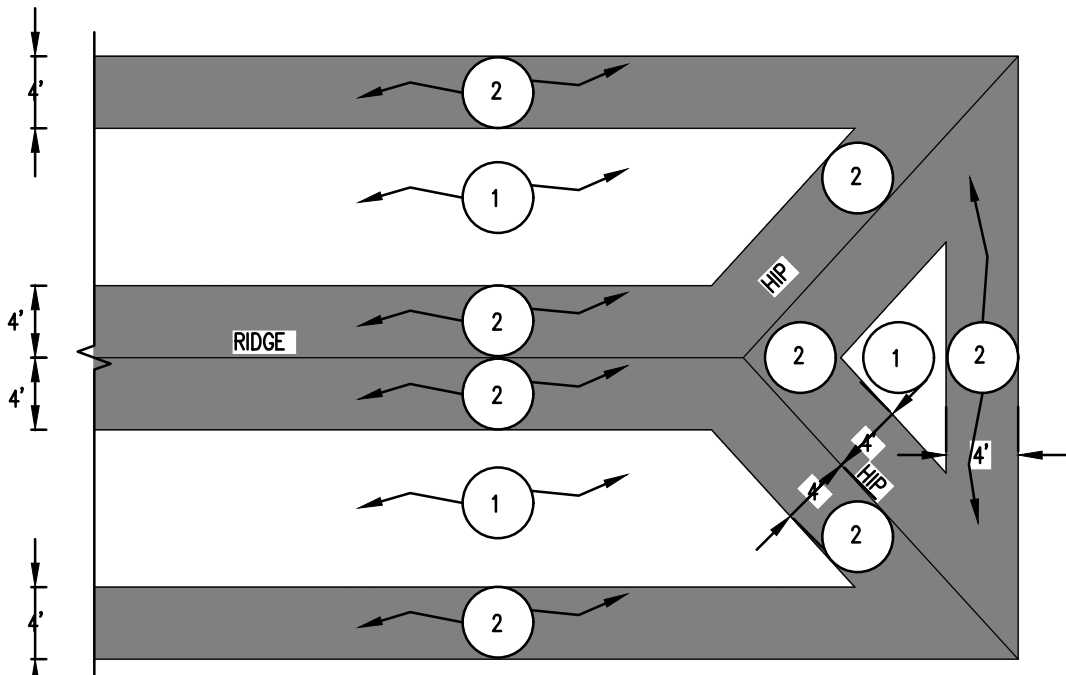
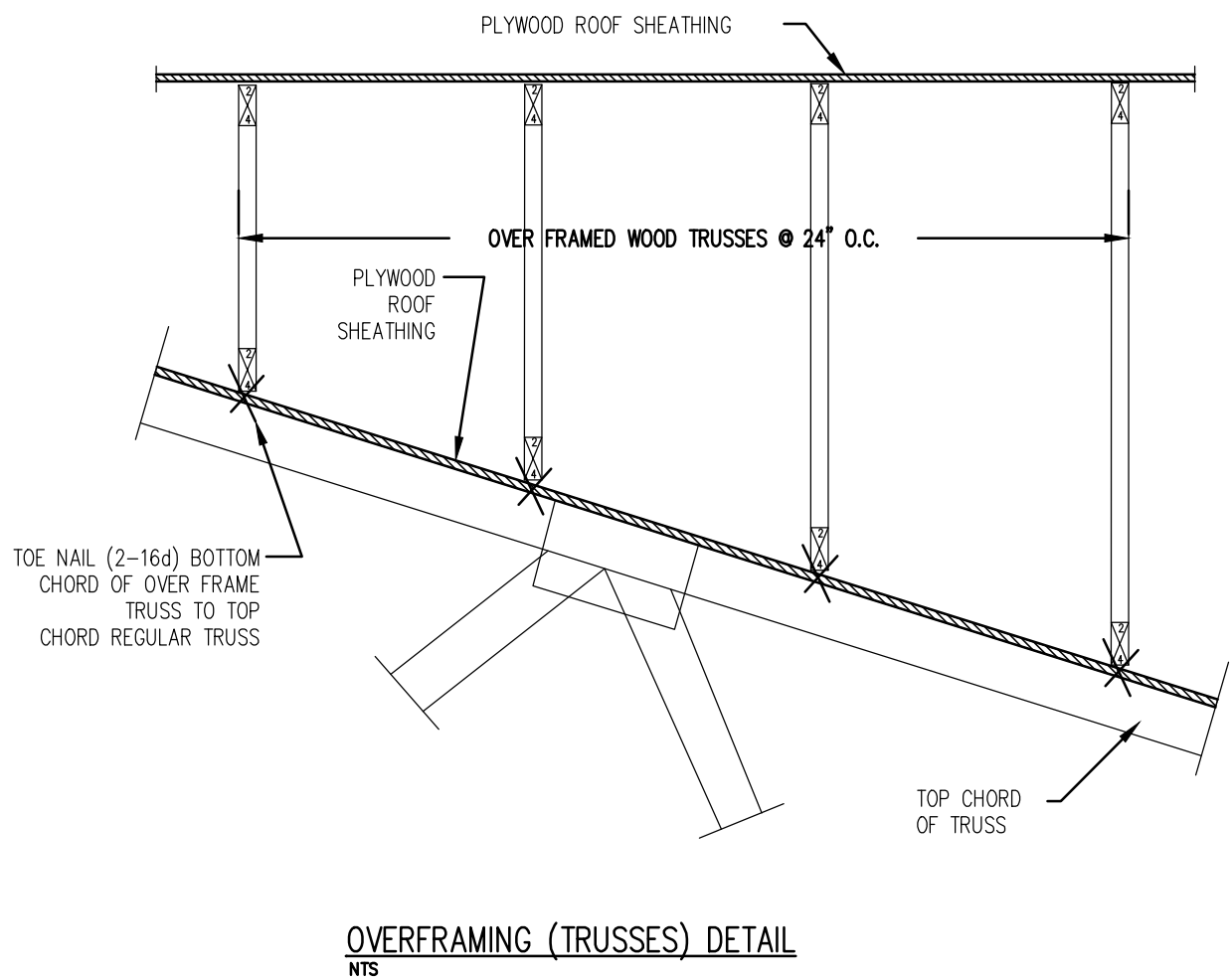
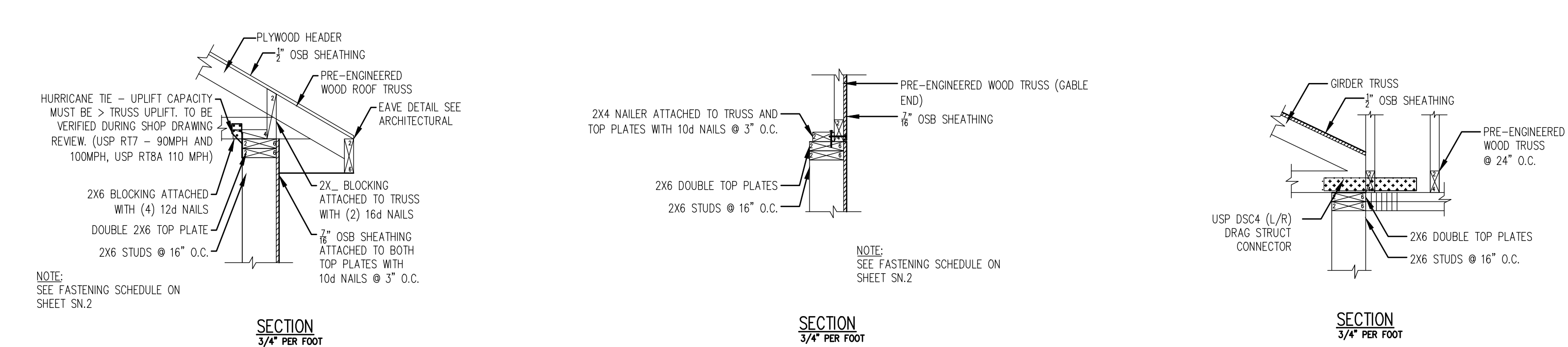
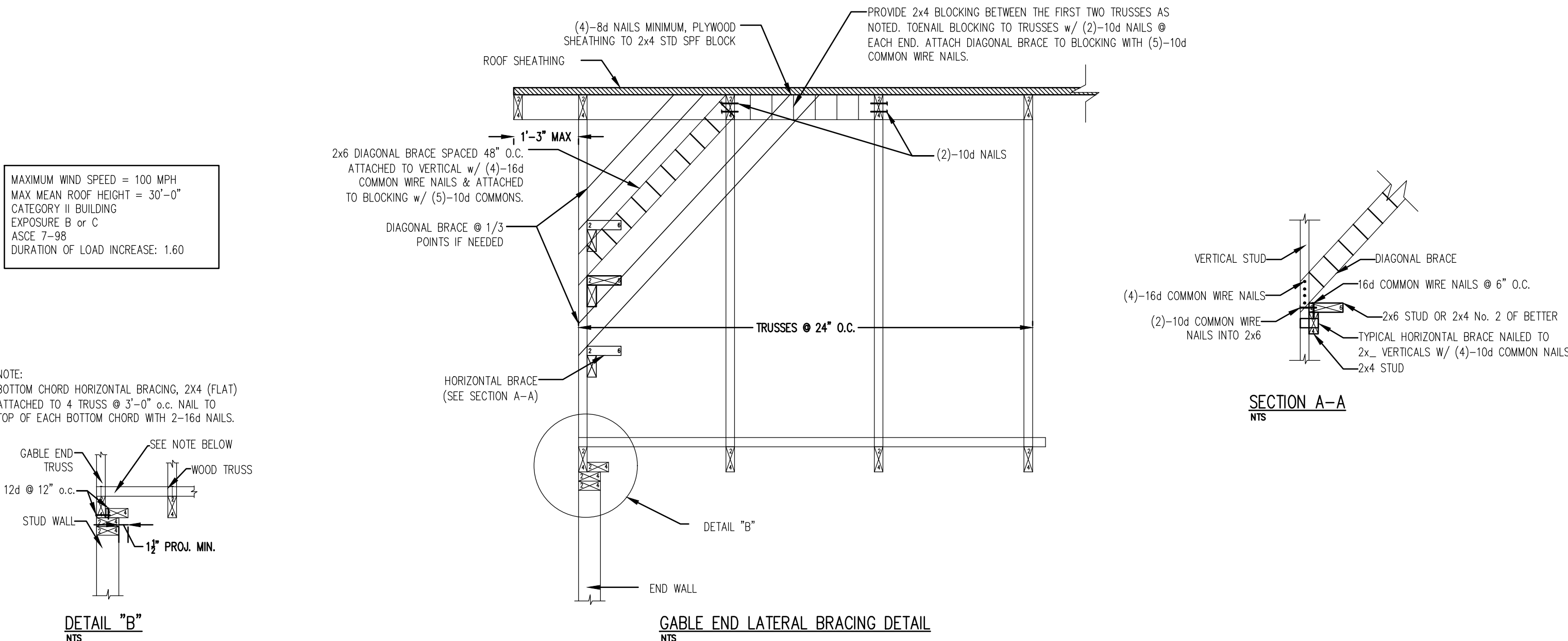
SHEET:
S011



LATERAL BRACING NAILING SCHEDULE	
VERTICAL HEIGHT	NUMBER OF NAILS
UP-TO 6'-11"	2-16d
7'-0" & 8'-5"	3-16d
8'-6" & OVER	4-16d

MAXIMUM VERTICAL STUD HEIGHT				
SPACING OF VERTICALS	W/O LATERAL BRACE	WITH "L" BRACE	WITH DIAGONAL BRACE	WITH 2 DIAGONAL BRACES AT 1/3 POINTS
12" o.c.	4'-9-3/4"	7'-10"	9'-7-1/2"	14'-5-1/4"
16" o.c.	4'-4-1/2"	6'-9-3/4"	8'-8-3/4"	13'-1-1/4"
24" o.c.	3'-9-1/2"	5'-6-1/2"	7'-7-1/4"	11'-4-3/4"

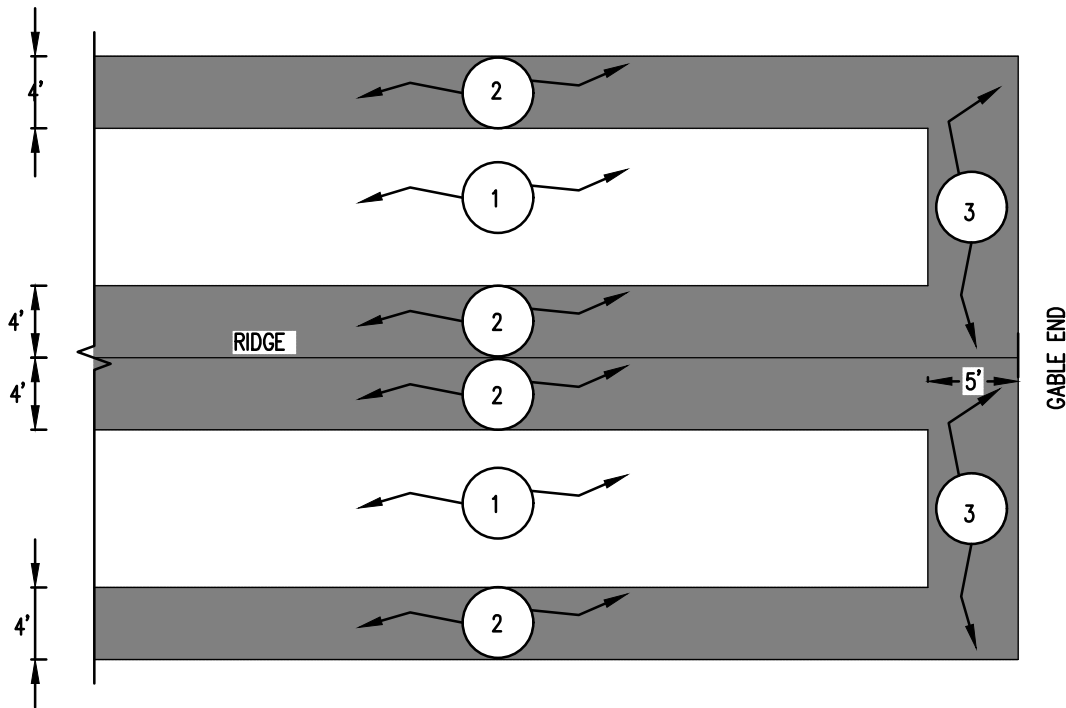
THIS TABLE CANNOT BE USED WITH BRICK VENEER



NAIL SPACING SCHEDULE				
ZONE	1		2	
	<110 MPH (3SEC GUST)	≥110 MPH (3SEC GUST)	<110 MPH (3SEC GUST)	≥110 MPH (3SEC GUST)
PANEL EDGE	6" O.C.	4" O.C.	6" O.C.	6" O.C.
PANEL INTERIOR	12" O.C.	6" O.C.	12" O.C.	6" O.C.

NOTE: USE 8d RING SHANK NAILS

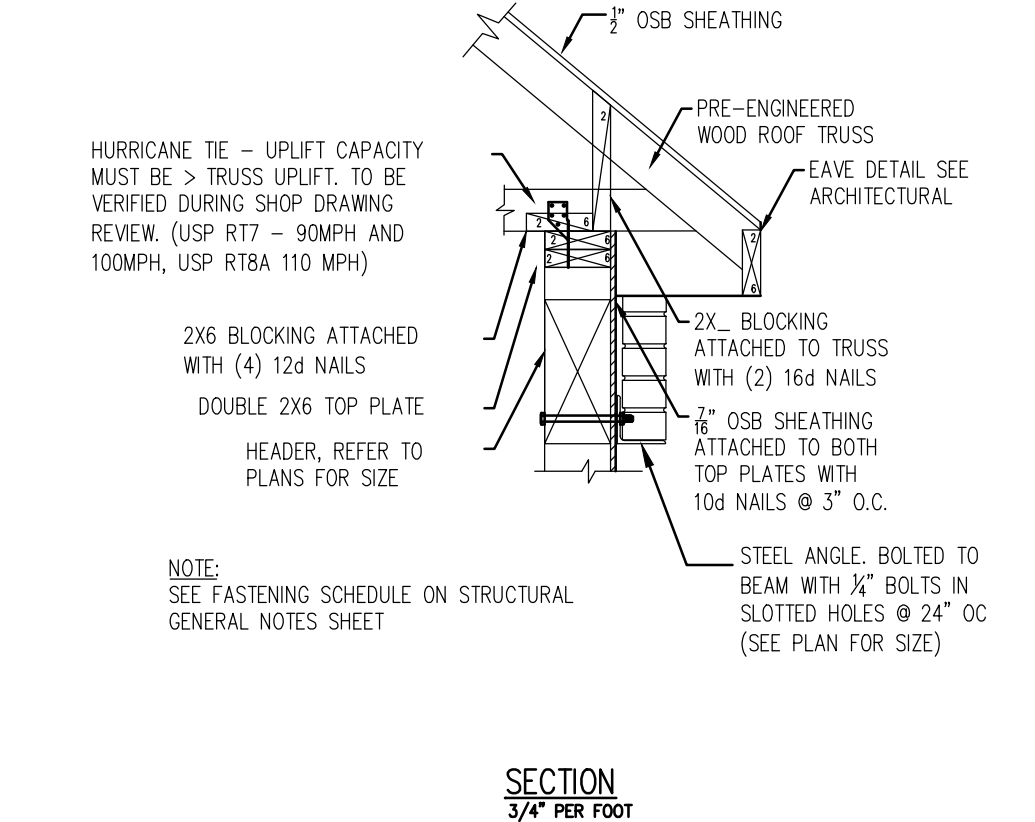
PARTIAL ROOF (PLAN VIEW) SHOWING SHEATHING/FASTENING DETAIL



NAIL SPACING SCHEDULE						
ZONE	1		2		3	
	<110 MPH (3SEC GUST)	≥110 MPH (3SEC GUST)	<110 MPH (3SEC GUST)	≥110 MPH (3SEC GUST)	<110 MPH (3SEC GUST)	≥110 MPH (3SEC GUST)
PANEL EDGE	6" O.C.	4" O.C.	6" O.C.	6" O.C.	6" O.C.	4" O.C.
PANEL INTERIOR	12" O.C.	6" O.C.	12" O.C.	6" O.C.	6" O.C.	6" O.C.

NOTE: USE 8d RING SHANK NAILS

PARTIAL ROOF (PLAN VIEW) SHOWING SHEATHING/FASTENING DETAIL



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S012