

Renovations to Roth Residence 6130 Lawyers Hill Road Elkridge MD 21075

Owner: Dan Roth
Phone: 443-834-6070

Project Description

Non-structural demolition throughout. House is currently in state of disrepair.

Installation of new kitchen fixtures and finishes; new powder room & laundry; new master bath & second bath; replacement of doors and windows.

NOTE: GC TO VERIFY ALL ROOF BEARING LOCATIONS PRIOR TO REMOVING WALLS.

Minimum Insulation values:

Ceilings: R-38
Wood Frame Walls: R-19
Floors: R-19
Basement Walls: R-13
Slab-on-grade: R-10 to 2' deep

Maximum U-factor:
Windows & Doors: 0.35

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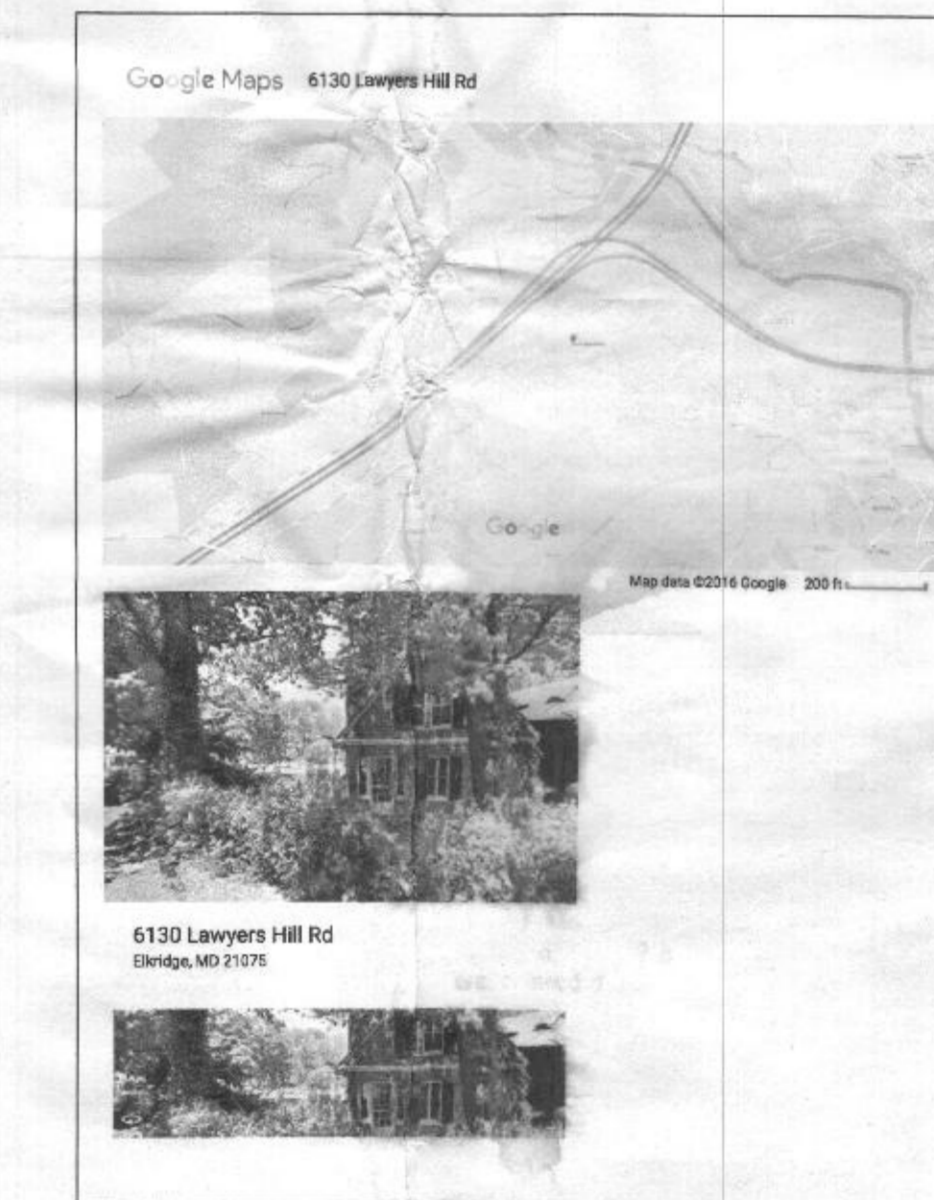
- A0.0 Code Information
- A1.1 Floor Plans
- A1.1 Exterior Elevations
- A3.1 Kitchen Elevations
- A4.1 Framing & Details

Zoning Analysis for 6130 Lawyers Hill Road
July 10, 2016
Property Owner: Dan Roth

Howard County zone: R-ED
Zone summary: Residential Environmental Development District

| | Required/Allowed | Existing | Proposed | Comment |
|--|------------------|----------|-----------|---------|
| Height | 34 ft | 29 ft | no change | |
| Lot Coverage | 60% | | no change | |
| Minimum Lot Size | 6,000 | | no change | |
| Minimum Lot Width at Building Restriction Line | 50' | | no change | |
| Minimum setback from external public street right-of-way | 75' | | no change | |
| Rear yard setback | 20' | | | |

Site Location



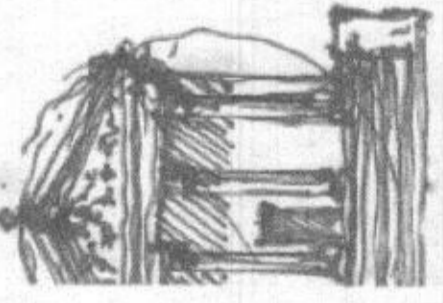
Building Code

This project was designed to conform with the 2015 International Residential Code and any other applicable federal, state, and county regulations.

Permit Set - 7.10.16

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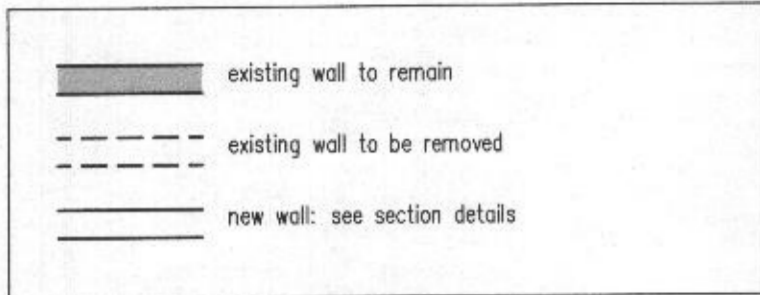
Renovations to
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A0.0
Cover

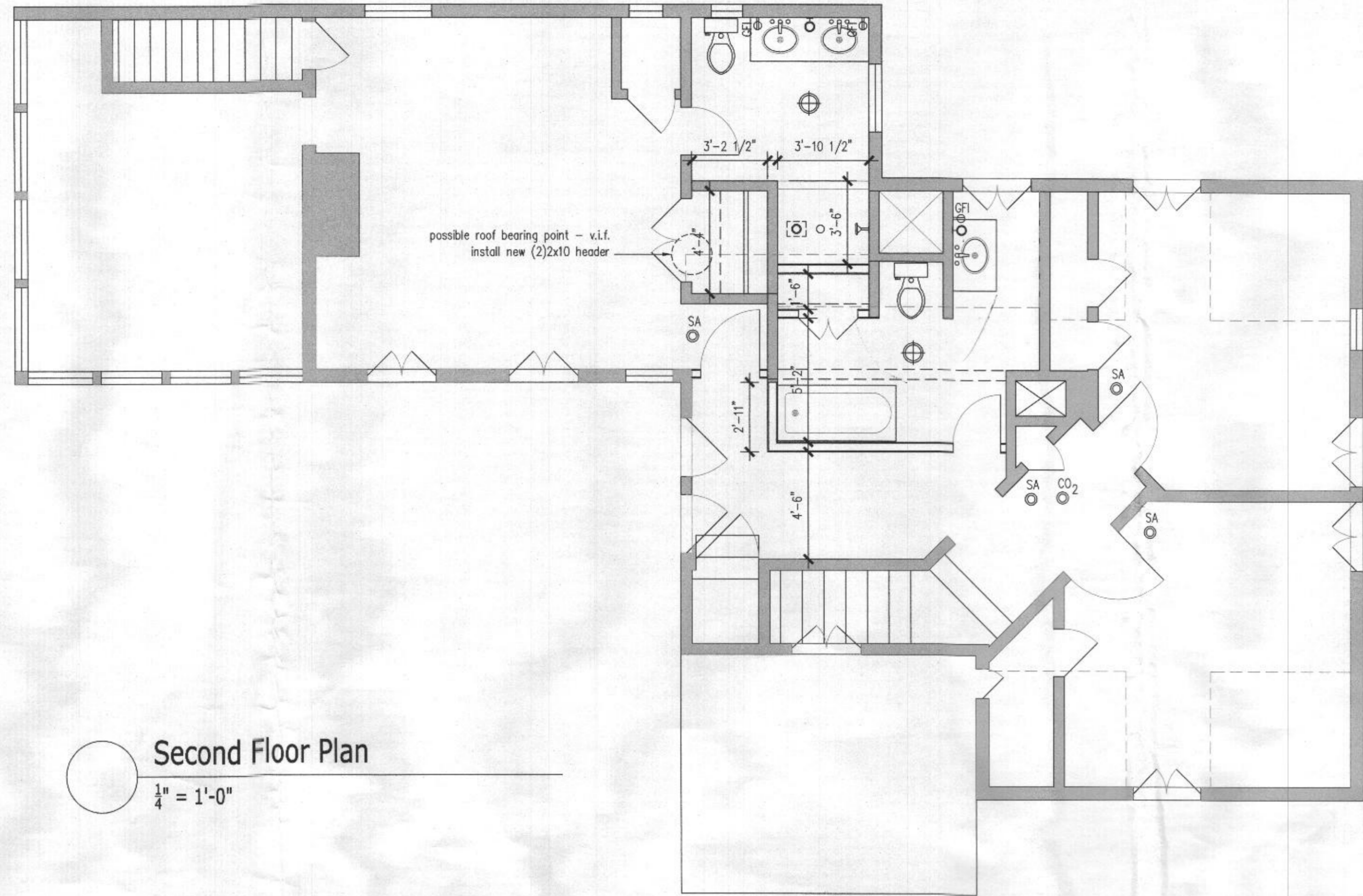
Minimum Insulation values:
 Ceilings: R-38
 Wood Frame Walls: R-19
 Floors: R-19
 Basement Walls: R-13
 Basement Floor: R-10 to 2' depth

Maximum U-Factor:
 Fenestration .35
 Exterior Doors .35

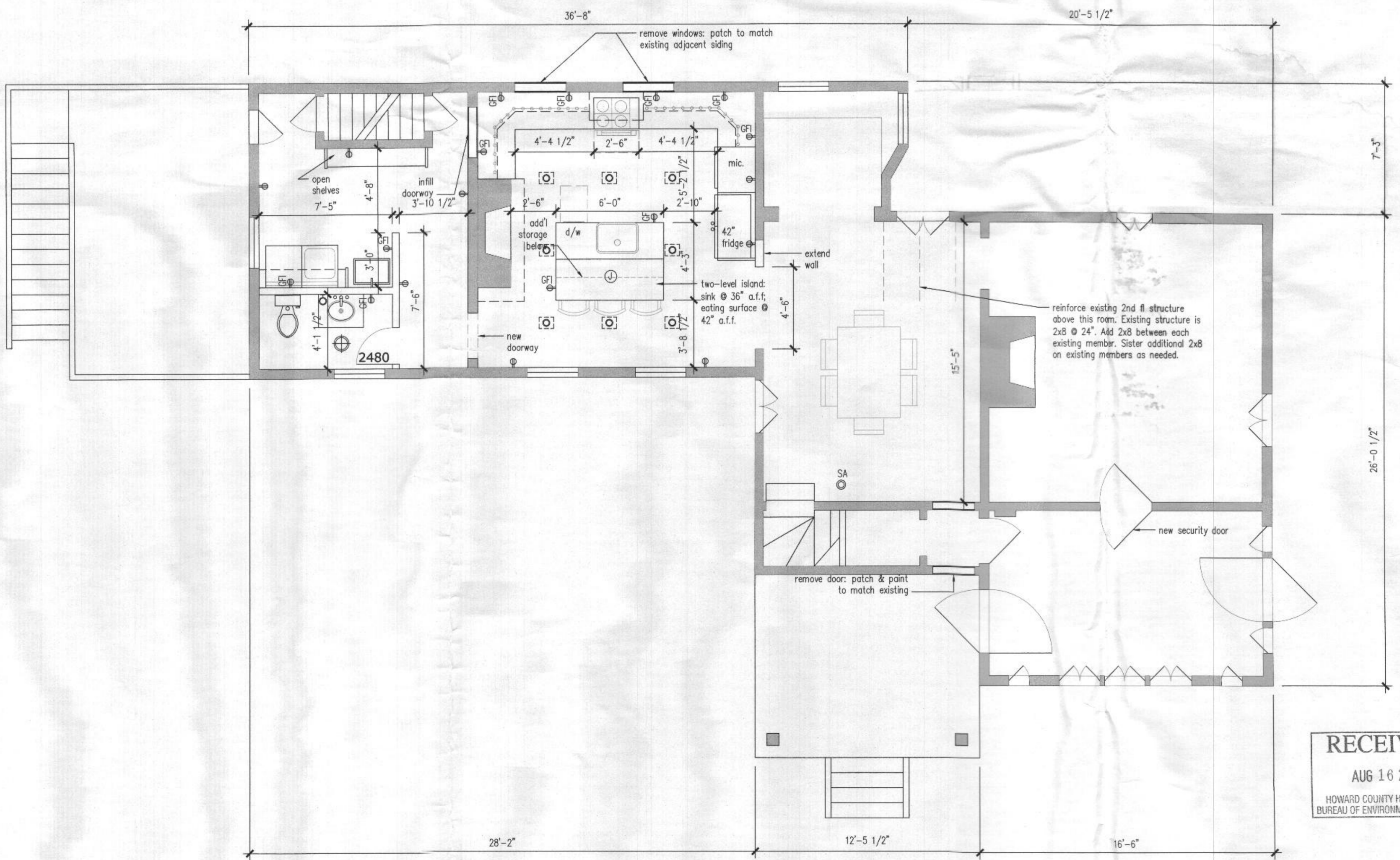
NOTE: Fire extinguisher having a rating of 2-A:10-B:C or an approved equivalent type shall be installed in the kitchen.



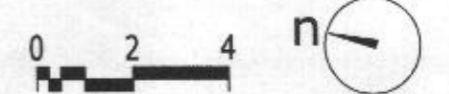
- CO₂ Interconnected smoke alarm with battery backup
- SA Interconnected smoke alarm with battery backup
- Ⓛ Duplex outlet w/white Levitron Decora screwless cover plate
- 60 Duplex outlet mtd @ 60" above finish floor for television
- Ⓜ Dedicated outlet
- GFI Ground-Fault Interrupt outlet w/white Levitron Decora cover plate
- ↔ Dimmable paddle switch w/ white screwless cover plate
- ↔ Dimmable 3-way paddle switch w/screwless cover plate
- Ⓜ Junction box
- Ⓜ 5" recessed LED downlight
- Ⓜ wall-mounted sconce
- Ⓜ pendant fixture
- Ⓜ ceiling fan/light (separately switched)
- Ⓜ exhaust fan: 50 cfm exhausted directly outside
- Ⓜ undercabinet lighting
- Ⓜ 6" exterior recessed downlight



Second Floor Plan
 1/4" = 1'-0"

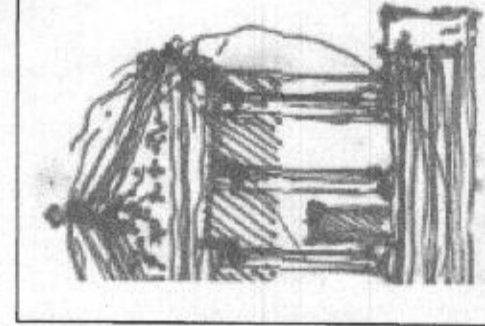


First Floor Plan
 1/4" = 1'-0"



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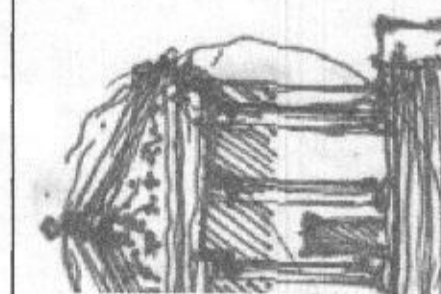
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A1.1
 Floor Plans



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**Renovations and Addition to
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A2.1
Elevations



East side elevation

$\frac{1}{4}'' = 1'-0''$



Rear (north) elevation

$\frac{1}{4}'' = 1'-0''$



West side elevation

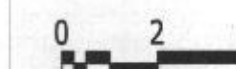
$\frac{1}{4}'' = 1'-0''$

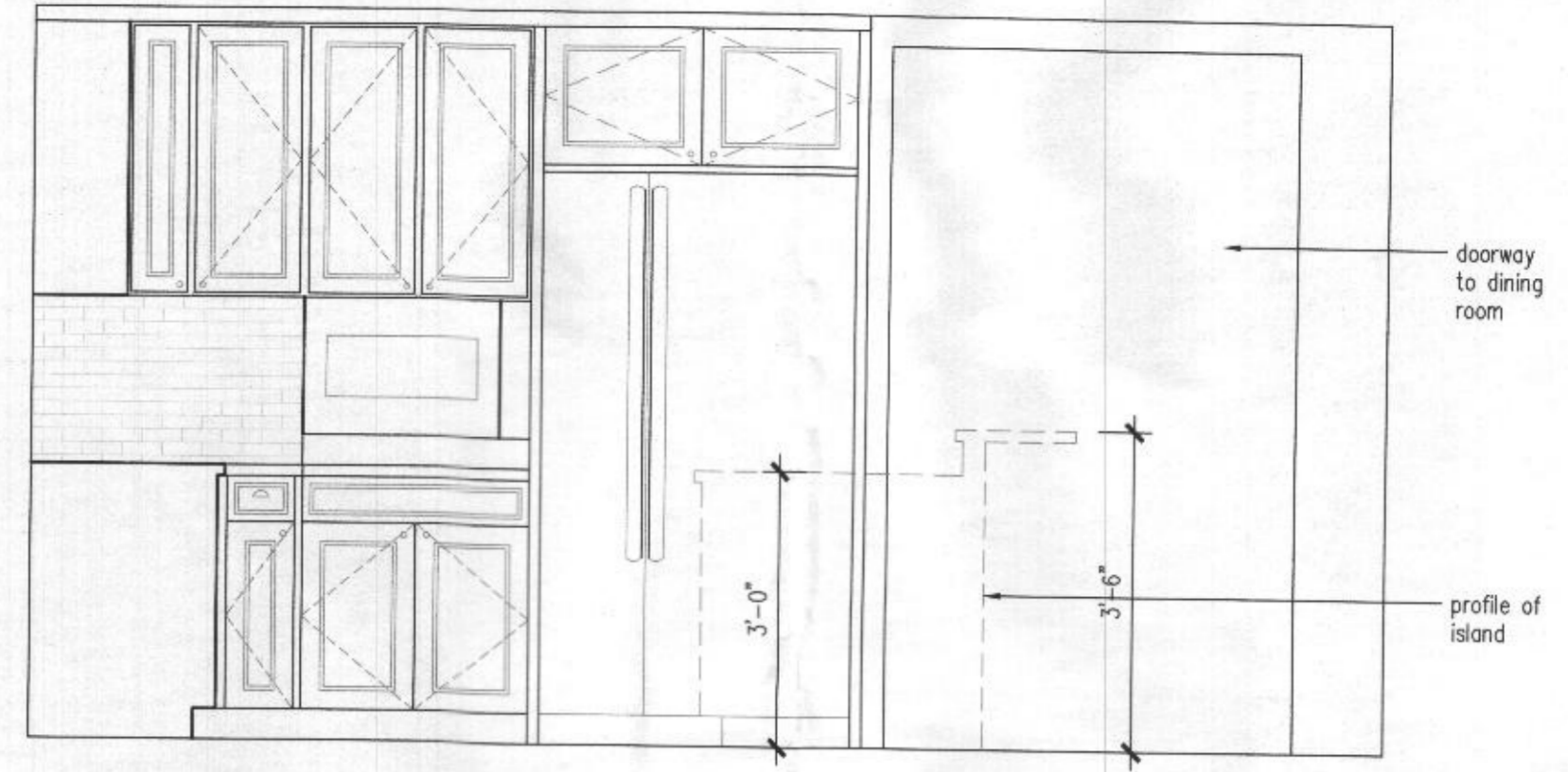


Front (south) elevation

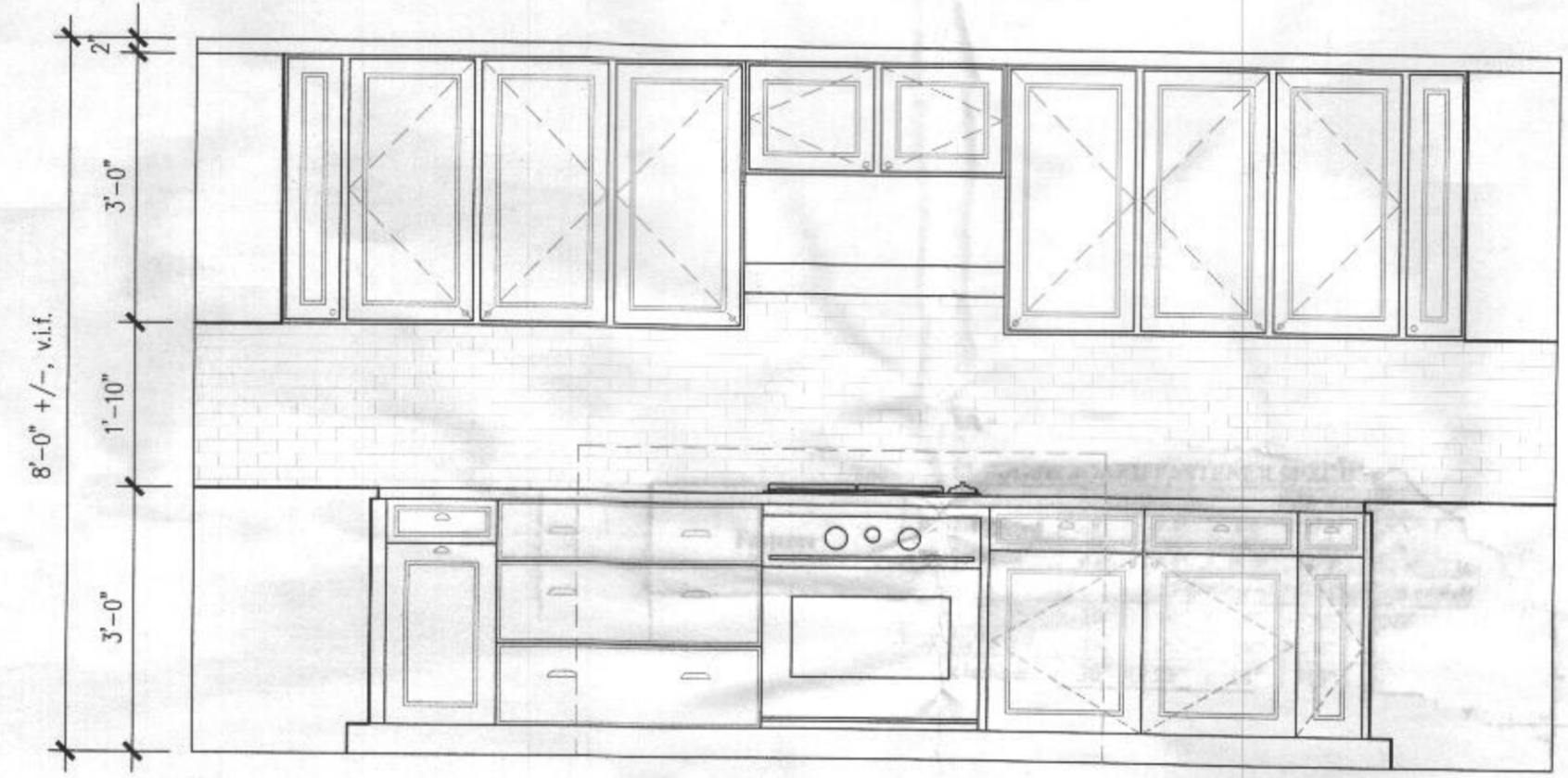
$\frac{1}{4}'' = 1'-0''$

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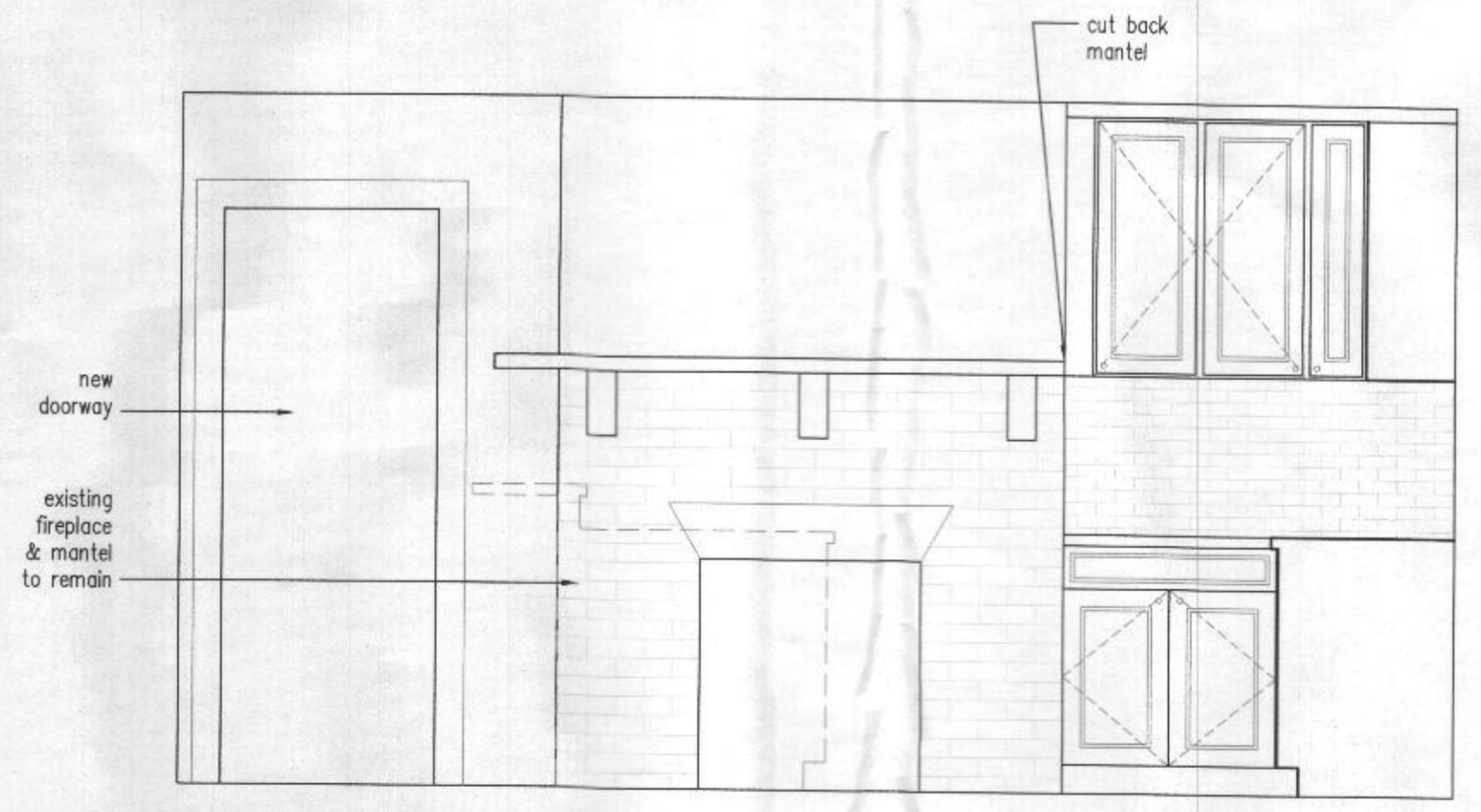




○ Kitchen west elevation
 $\frac{1}{4}'' = 1'-0''$



○ Kitchen north elevation
 $\frac{1}{4}'' = 1'-0''$



○ Kitchen west elevation
 $\frac{1}{4}'' = 1'-0''$



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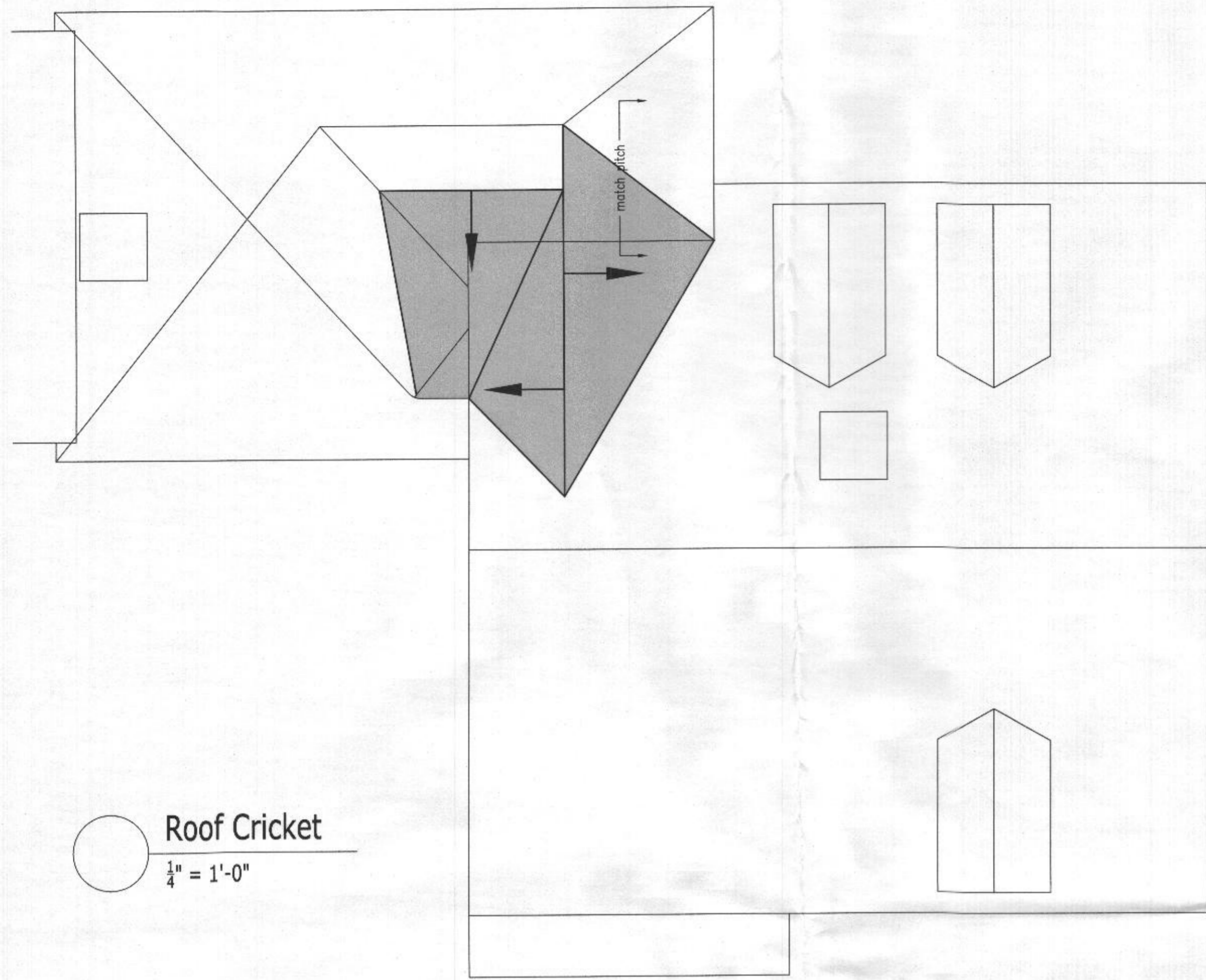
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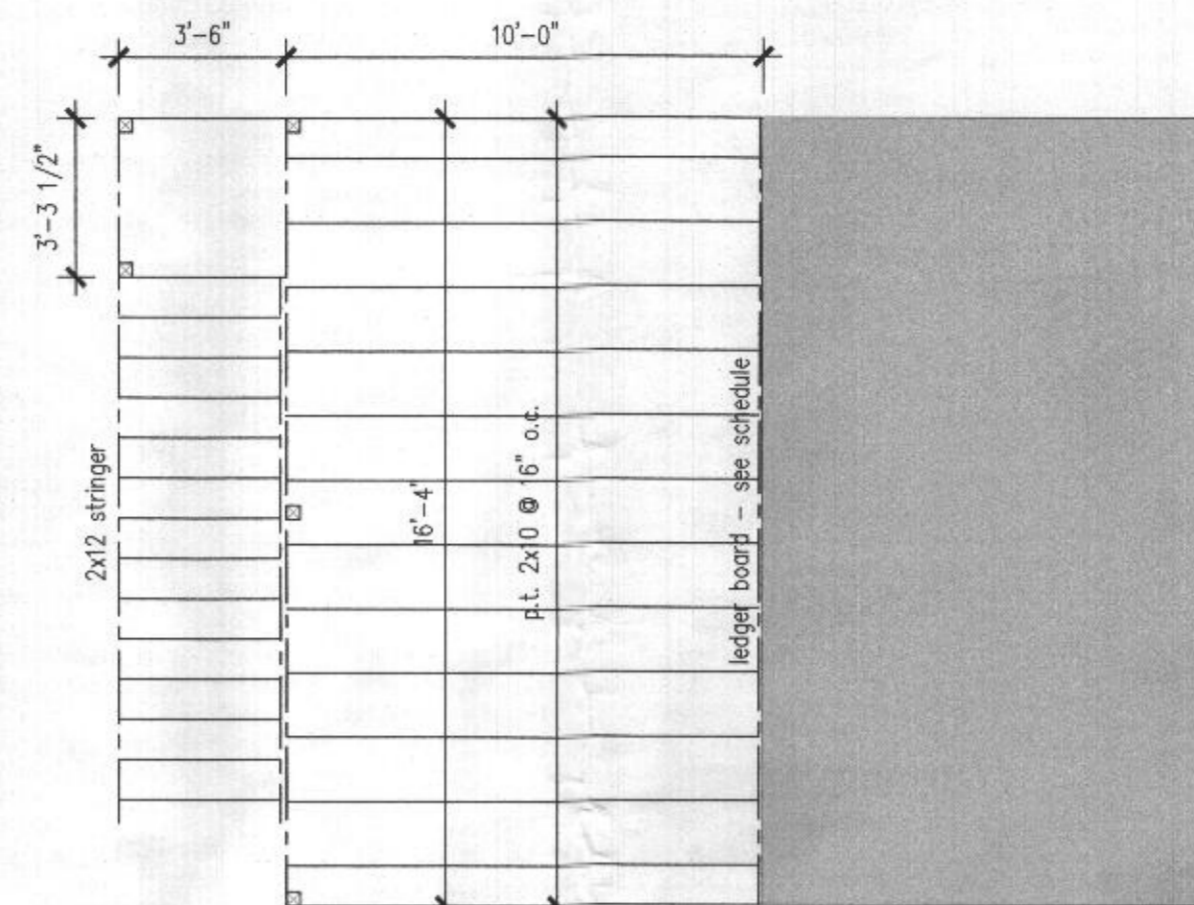
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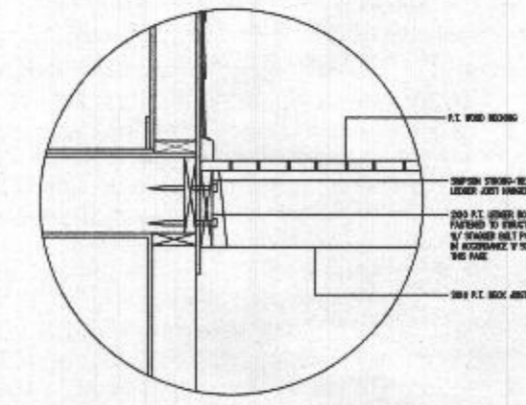
A3.1
 Interior Elevations



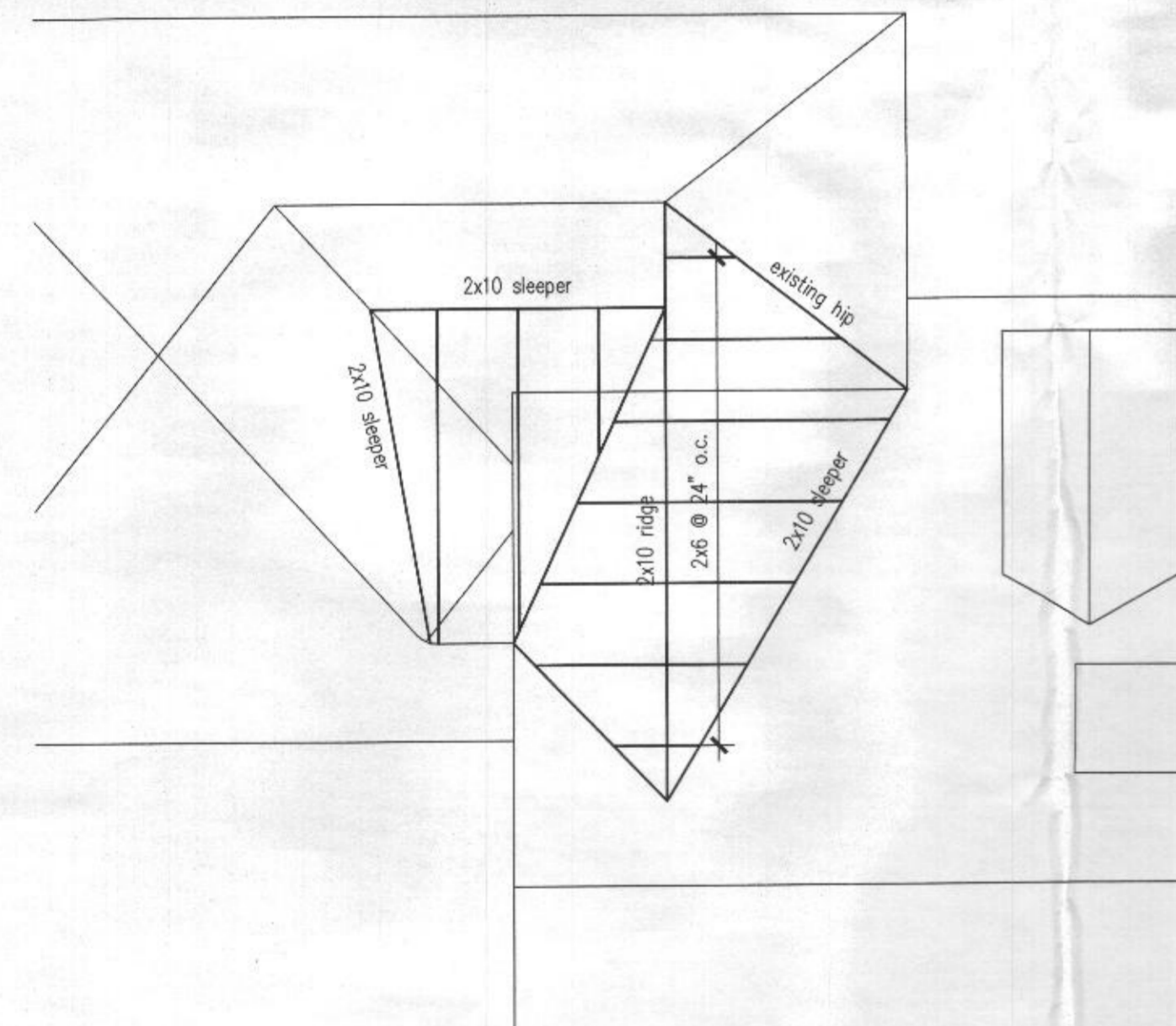
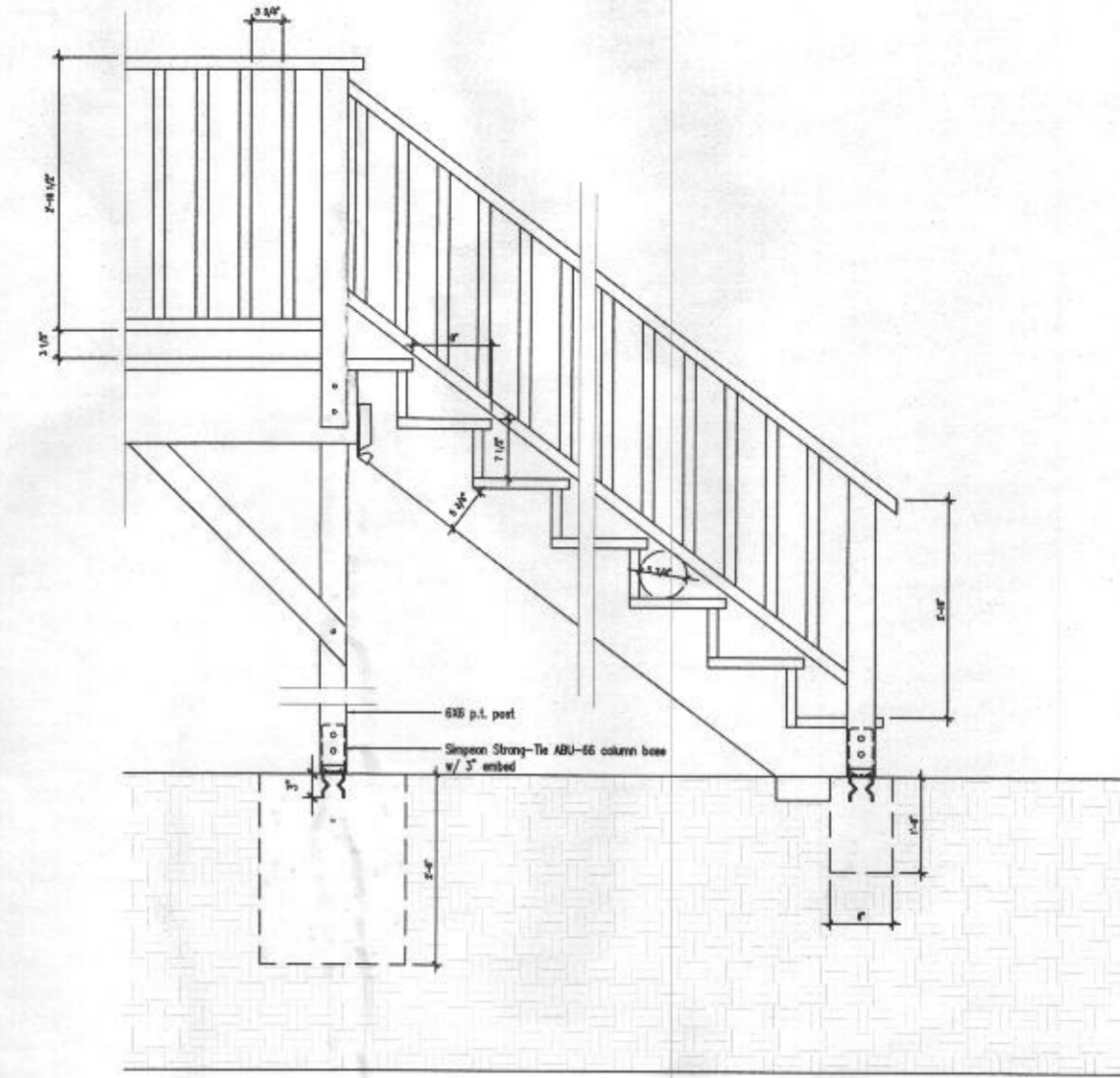
Roof Cricket
 $\frac{1}{4}'' = 1'-0''$



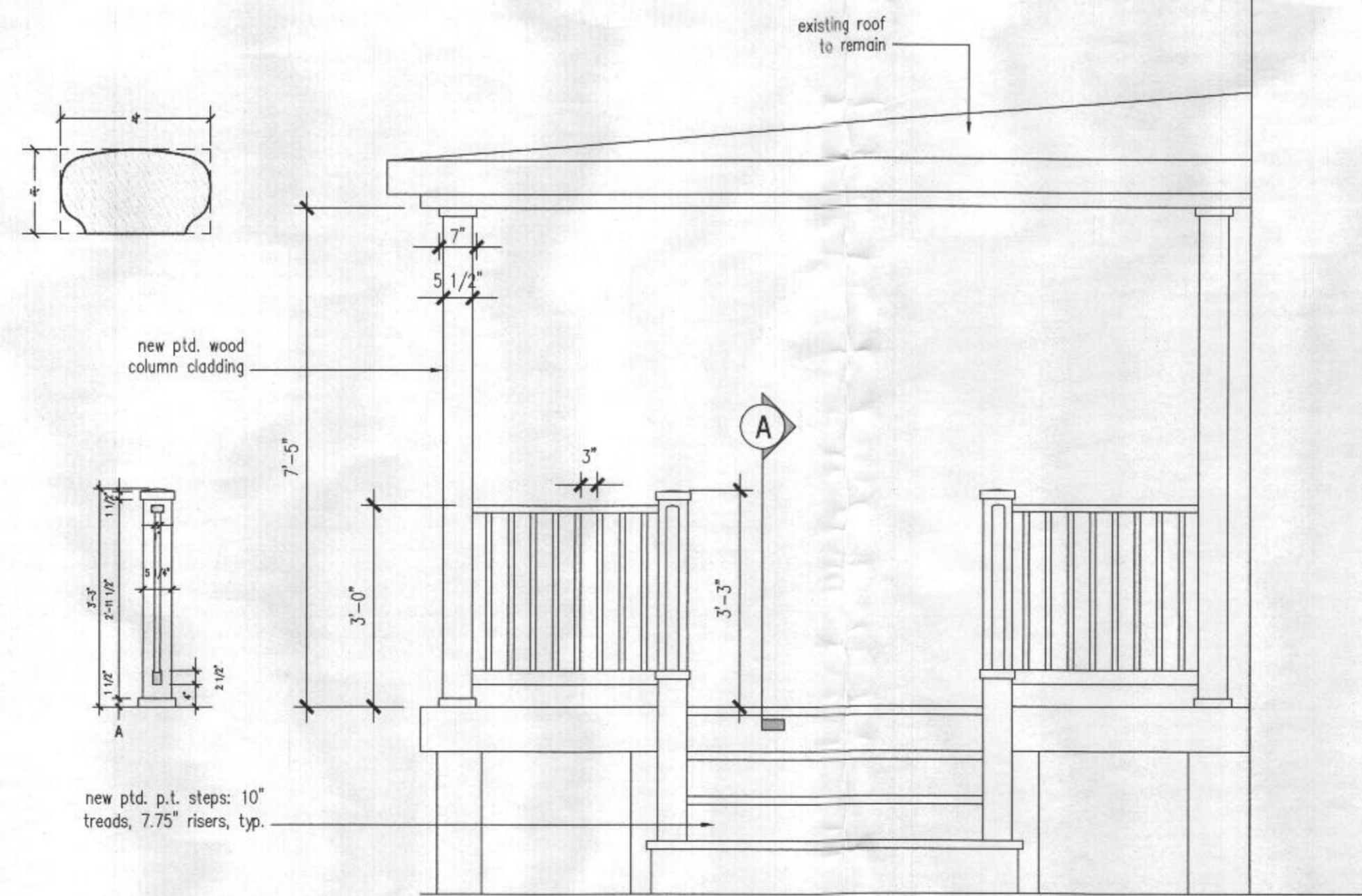
Rear Deck Framing
 $\frac{1}{4}'' = 1'-0''$



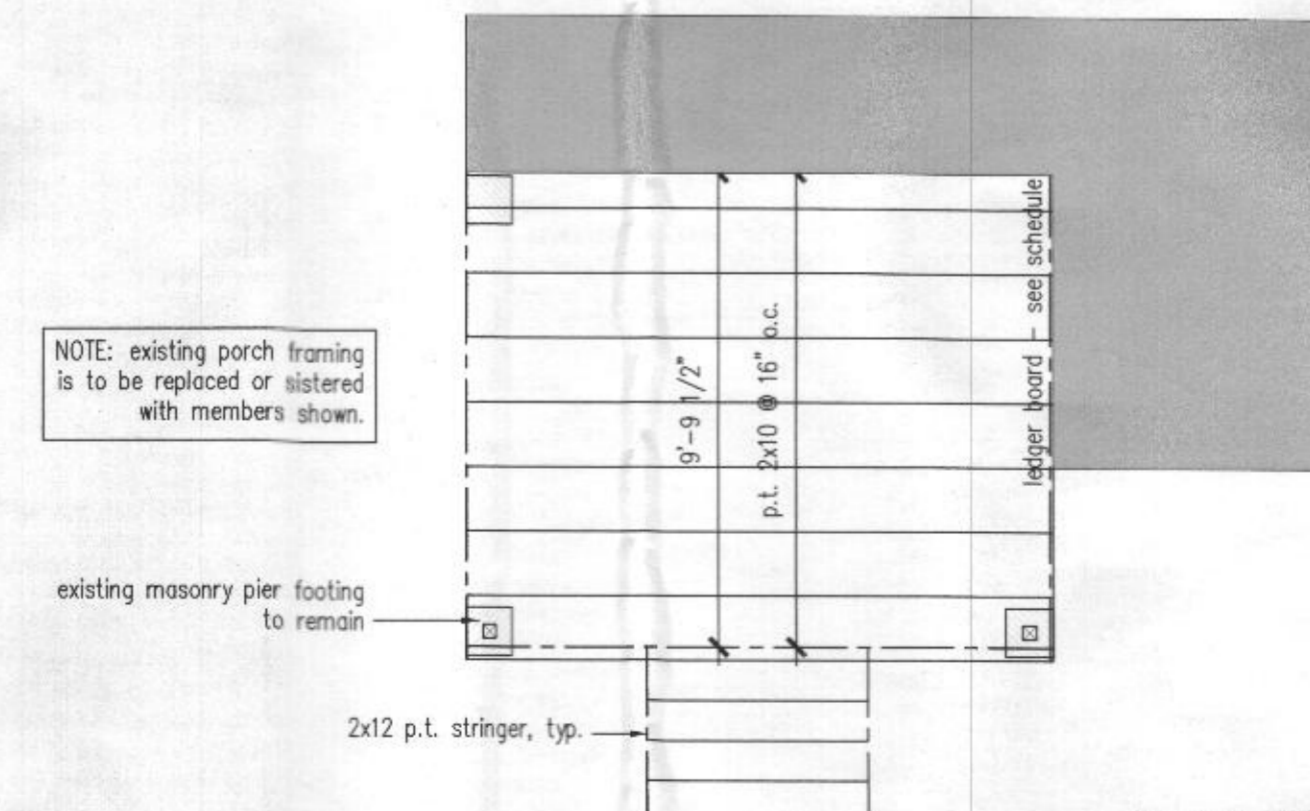
Rear Stairs
 $\frac{1}{4}'' = 1'-0''$



Roof Cricket Framing
 $\frac{1}{4}'' = 1'-0''$



Entry Porch Elevation
 $\frac{1}{2}'' = 1'-0''$



Entry Porch Framing
 $\frac{1}{4}'' = 1'-0''$

LEDGER BOARD FASTENERS
 Ledger board fasteners shall be installed in accordance with FIGURE 20 and the spacing in TABLE 4. Only those fastener types noted herein are approved for use; LEAD ANCHORS ARE STRICTLY PROHIBITED. Adequacy of connections will be verified by county inspectors.

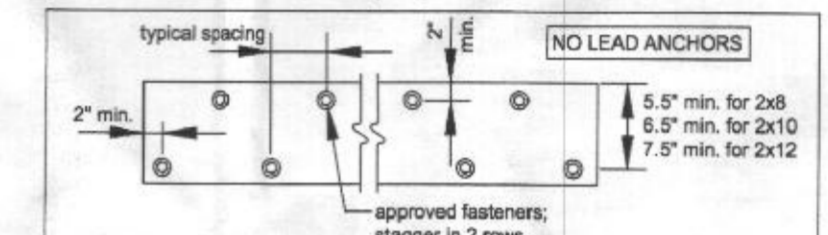


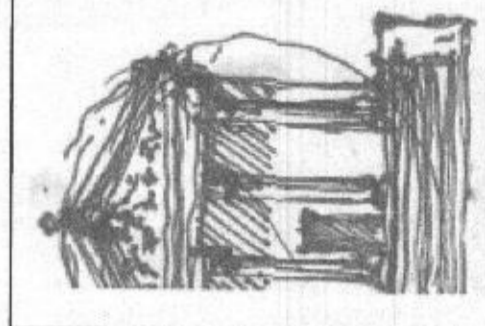
FIGURE 20: LEDGER BOARD FASTENER SPACING AND CLEARANCES

TABLE 4: LEDGER BOARD FASTENER SPACING¹

| Fastener | Band Board Material | Joist Span | | | | | | | |
|----------------------|------------------------|------------|-------|-----|--------|--------|--------|--------|--------|
| | | 6' | 8'-3" | 10' | 12'-3" | 15'-0" | 18'-0" | 21'-0" | 24'-0" |
| Lag Screws | 1" EWP | 24" | 18" | 14" | 12" | 10" | 9" | 8" | 8" |
| | 1-1/4" EWP | 28" | 21" | 16" | 14" | 12" | 10" | 9" | 9" |
| | 2x lumber | 30" | 23" | 18" | 15" | 13" | 11" | 10" | 10" |
| Through Bolts | 1" EWP | 24" | 18" | 14" | 12" | 10" | 9" | 8" | 8" |
| | 1-1/4" EWP | 28" | 21" | 16" | 14" | 12" | 10" | 9" | 9" |
| | 2x lumber | 36" | 36" | 34" | 29" | 24" | 21" | 19" | 19" |
| Approved Wood Screws | 1" EWP | 18" | 13" | 11" | 9" | 8" | 7" | 6" | 6" |
| | 1-1/4" EWP | 21" | 15" | 12" | 10" | 9" | 7" | 7" | 7" |
| | 2x lumber | 19" | 14" | 11" | 9" | 8" | 7" | 6" | 6" |
| Expansion Anchors | | 36" | 36" | 34" | 29" | 24" | 21" | 19" | 19" |
| | Approved Epoxy Anchors | 32" | 32" | 32" | 24" | 24" | 16" | 16" | 16" |

¹See Sheet 13 for fastener specifications.
²EWP = manufactured engineered wood product; see Sheet 12 for more information.
Through-Bolts
 Through-bolts shall have a minimum diameter of 1/2". Pilot holes for through-bolts shall be 17/32" to 9/16" in diameter. Through-bolts must be equipped with washers at the bolt head and nut.

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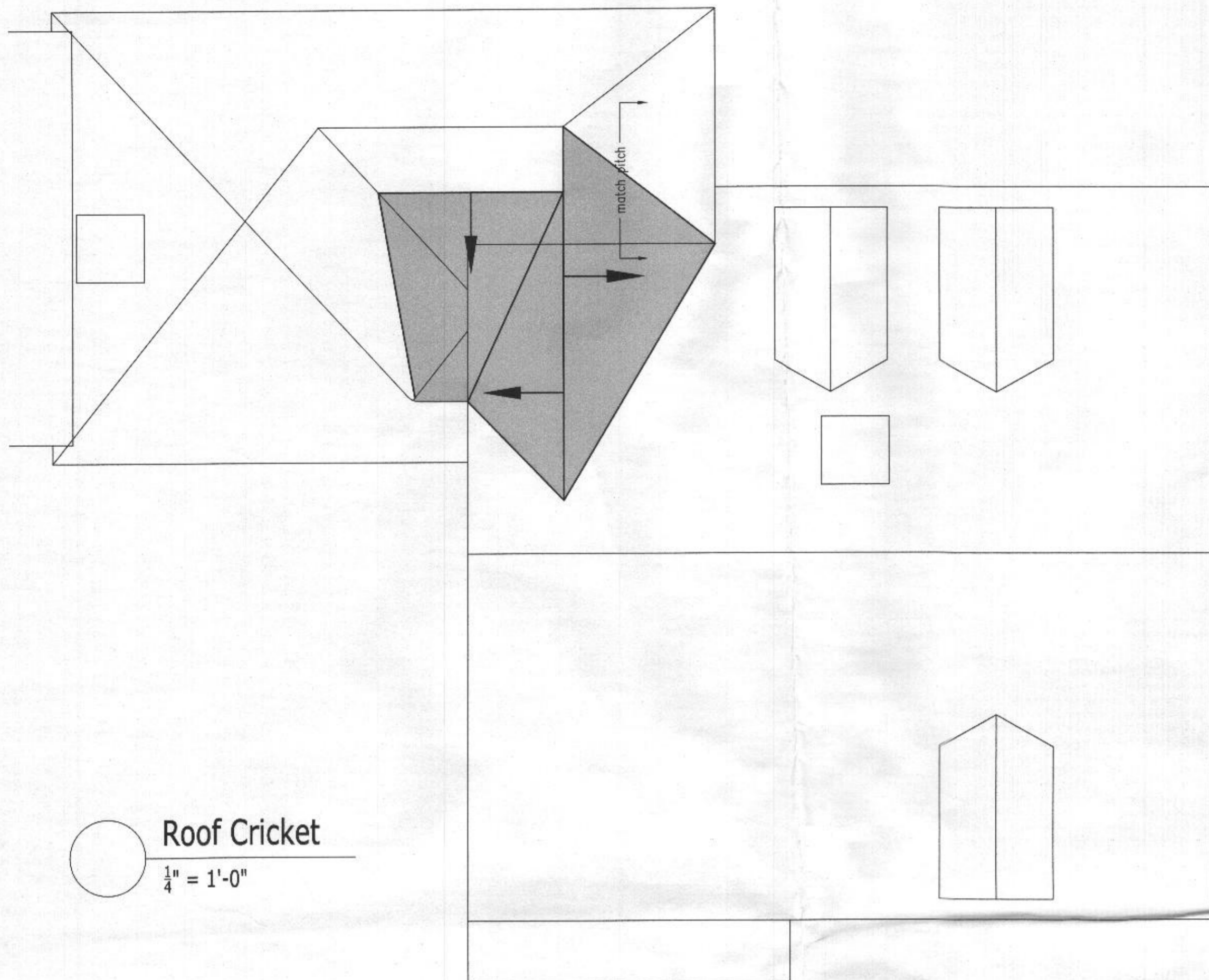


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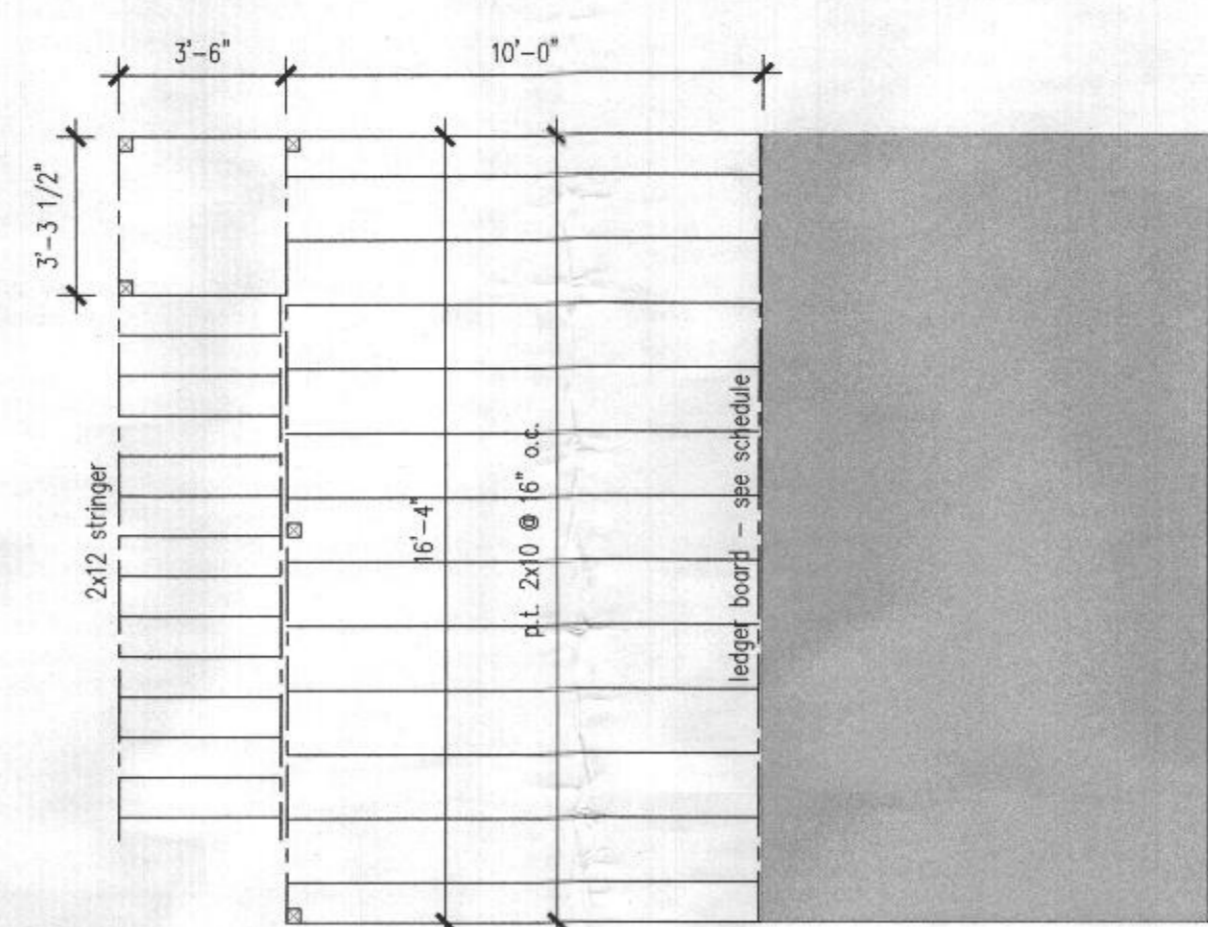
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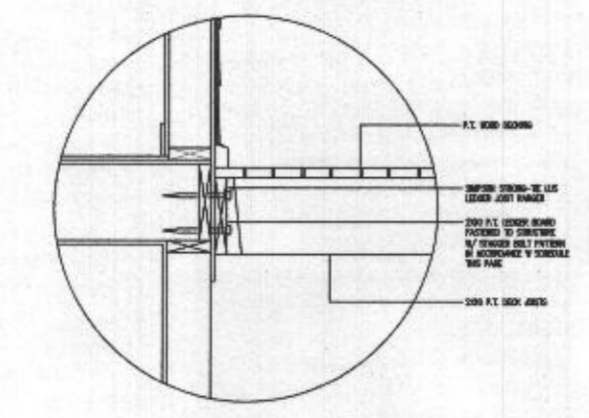
A4.1
 Framing Plans & Details



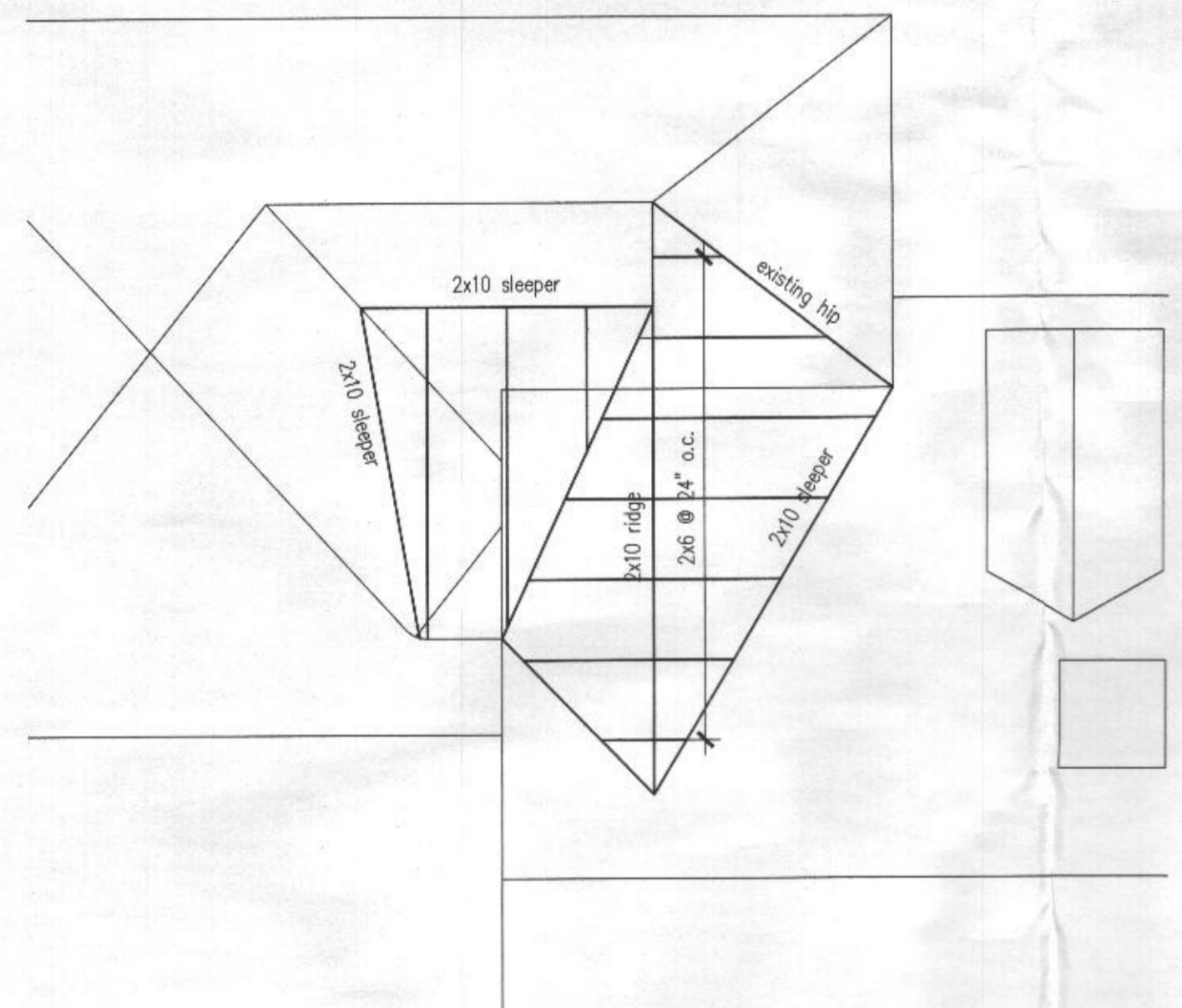
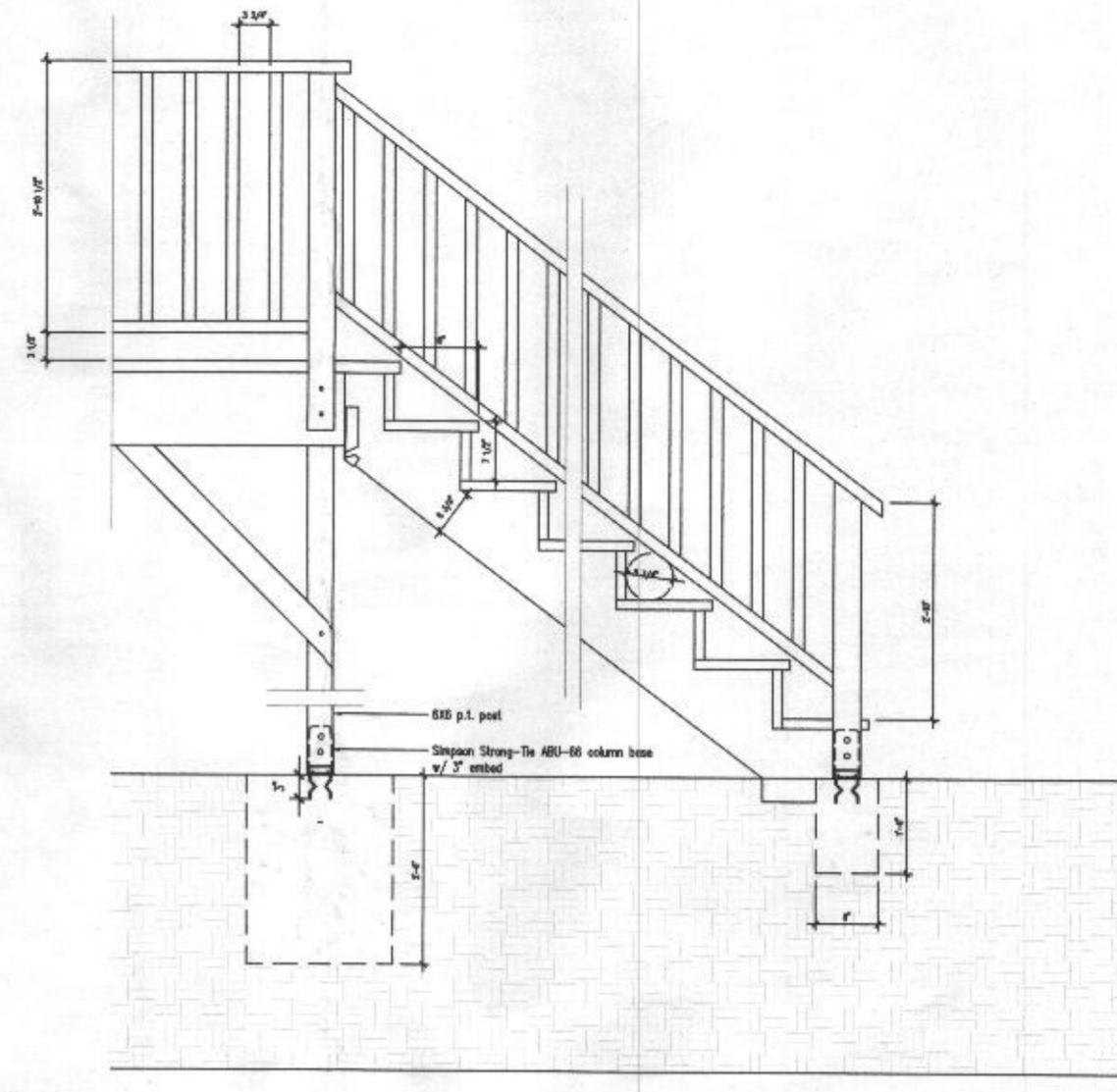
Roof Cricket
 $\frac{1}{4}'' = 1'-0''$



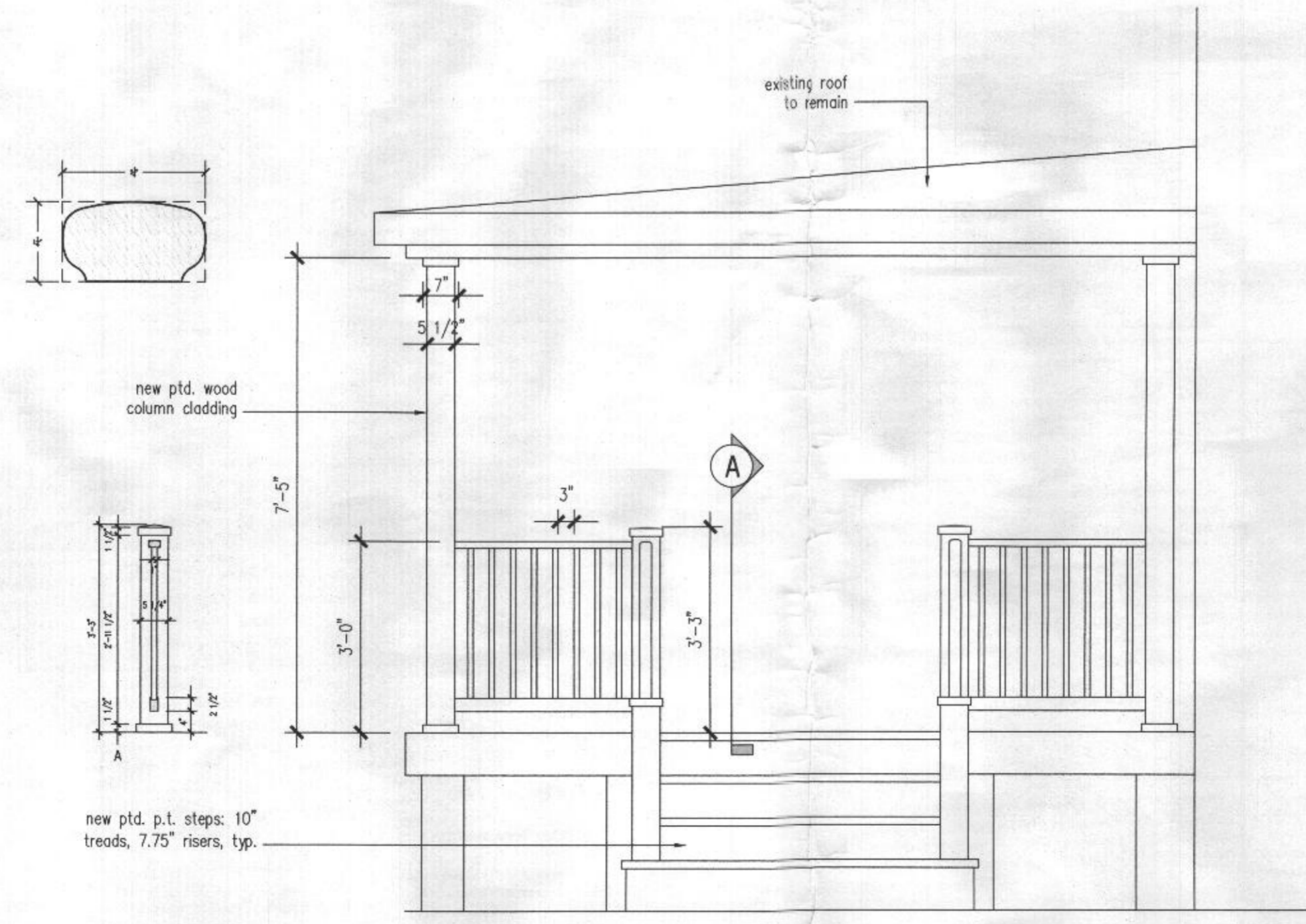
Rear Deck Framing
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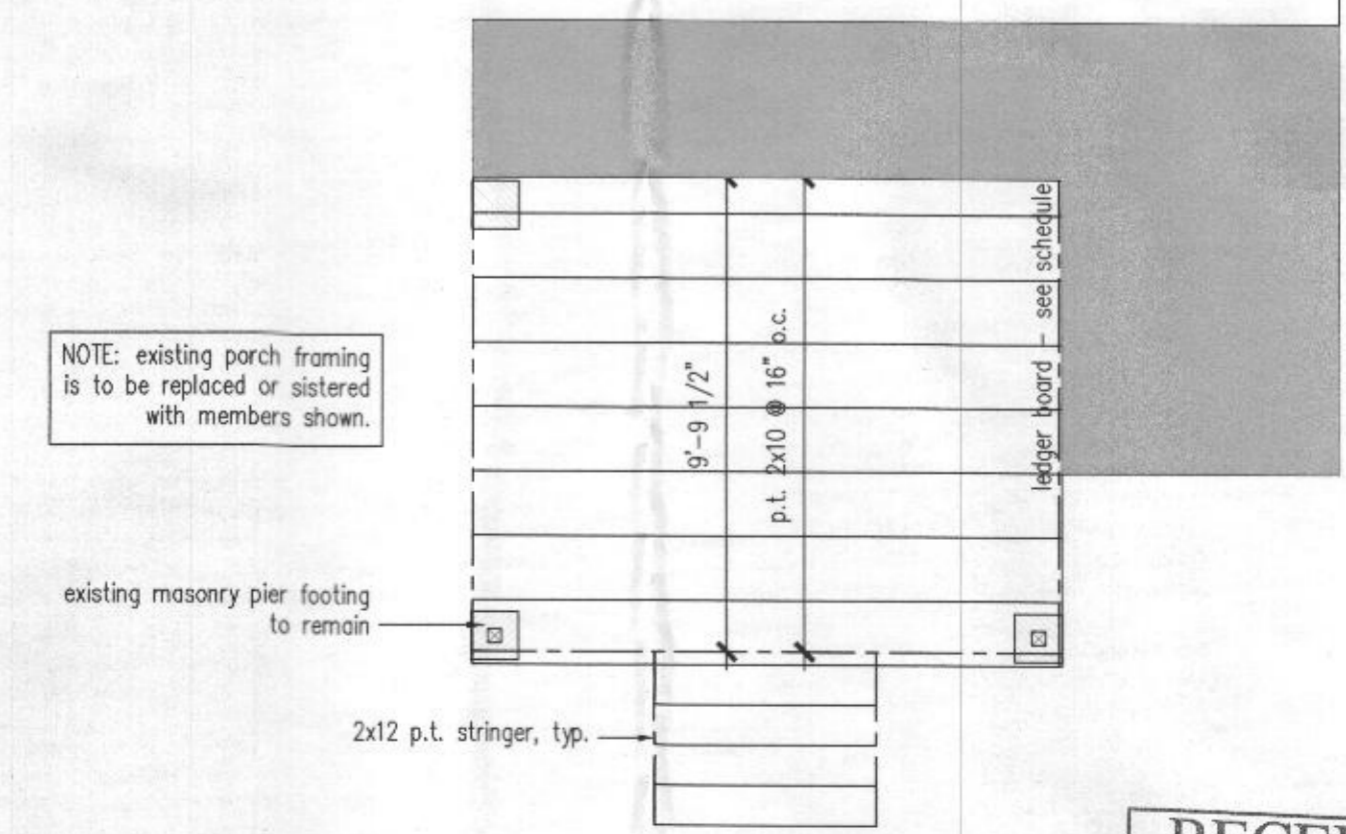
Rear Stairs
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Roof Cricket Framing
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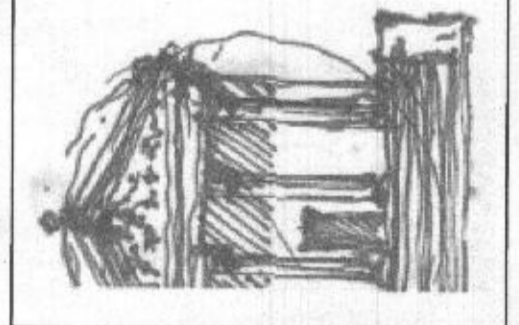
| Fastener | Band Board Material ² | Joint Span | | | | | | | |
|----------------------|----------------------------------|------------|-------|-------|-------|-------|-------|-------|-------|
| | | 6'-0" | 6'-3" | 6'-6" | 6'-9" | 7'-0" | 7'-3" | 7'-6" | 7'-9" |
| Lag Screws | 1" EWP | 24" | 18" | 14" | 12" | 10" | 9" | 8" | 8" |
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