

GENERAL & CODE INFORMATION

2019 International Residential Code for One and Two Family Dwellings

An approved set of plans are required to remain on-site at all times. No inspection will be made unless an approved set of plans is on job site.

No changes to plans are permitted without written authorization.

Separate permits are required to install Plumbing, Electrical, and Mechanical equipment in each dwelling unit, each structure or each area of a structure for which a separate building permit has been issued.

Details of construction of any retaining walls built on this lot must be submitted to the building plan review branch for approval prior to construction.

Submit (3) copies of truss fabricators shop details for approval prior to erection. Submit engineering framing plans for all flat chord trusses.

Sleeping rooms shall have at least one operable window or exterior door to permit emergency exit or rescue. Where windows are provided they shall have a sill height of not more than 44" above the floor and shall provide not less than 5.7 square feet of operable area with no dimension less than 24" high by 20" wide.

Minimum 7'-6" clear ceiling height for habitable rooms. Firestop all duct chases, bullheads, laundry chutes, metal flutes, and all shafts at each floor.

Smoke detectors shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars. All detectors shall be connected to a sounding device or other detectors to provide, when activated, an alarm which will be audible in all sleeping areas.

Handrails having minimum and maximum heights of 30" and 34", respectively, shall be provided on at least one side of stairs with a total rise of more than 30" above the floor or grade below shall have guardrails. The handgrip portion of the handrails shall be not more than 2" in cross sectional dimension.

Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below shall have guardrails not less than 36" in height. Required guardrails shall have intermediate members which will not allow passage of an object 4" or more in diameter.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1" in thickness or equivalent. The greater shall be completely separated from the residence and its attic area by means of 1/2" gypsum board or equivalent applied to the garage side.

Exterior walls located less than 3' from property line shall have not less than a 1-hour fire resistive rating. The fire resistive rating of the exterior walls located less than 3' from a property line shall be rated for exposure on both sides. Openings shall not be permitted in exterior walls of dwellings located less than 3' from the property line.

Deck(s) are not approved for future hot tub installation unless specifically noted.

All plywood used structurally shall meet the performance standards and all other requirements of applicable U.S. commercial standards for the type, grade, and species of plywood and shall be so identified by an approved testing agency.

Columns shall be adequately anchored to prevent lateral displacement.

All framing shall be a minimum of 8" above grade and all wood siding shall be 6" above grade.

All footings shall be at least 30" below grade.

A structural slab shall be used when non-compacted fill exceeds 8".

The space between the bottom of the floor joists and the earth under any building shall be provided with a minimum net area of ventilation openings of not less than 1 square foot for each 150 square feet of crawl space area. One such ventilating opening shall be within 3' of each corner of the building.

Attics and enclosed rafter spaces shall have cross ventilation for each separate space by ventilating openings. The net free ventilating area shall be not less than 1 to 150 of the area of the space ventilated except that the area may be 1 to 300, provided at least 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3' above the eave or cornice vents with the balance of the required ventilation provided by each or cornice vents. The net free cross-ventilation area may not be less than 1 to 300 of the area of the space ventilated when the vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling.

STRUCTURAL NOTES

Residential Live Loads: Roof 30 psf Floor 40 psf

CONCRETE

All concrete construction shall conform to the ACI 318 code, latest edition. Concrete strength shall be $f_c = 3000$ psi @ 28 days.

REINFORCING STEEL

Reinforcing steel to be high strength new billet steel conforming to ASTM A-615, Grade 60. Welded wire fabric to conform to ASTM A-185.

SLABS ON GRADE

Except where otherwise noted, shall be 4" thick, reinforced with 6" x 6" W1.4 x W1.4 WWF lap mesh 6" in each direction. Slabs shall be laid on a layer 6 mil. polyethylene over a 4" layer of washed gravel, unless otherwise noted.

STRUCTURAL STEEL

All structural steel shall be ASTM A-992, pipes conform to ASTM A-501 and shall conform to AISC's latest edition steel of "Specifications for Design, Fabrication, and Erection of Structural Steel for Buildings". Welds shall comply with the requirements of the American Welding Society of Specifications and Standards D1.1, latest edition, and be performed by certified welders only.

NEW LINTELS

Unless otherwise noted, provide loose angle lintels as follows with an angle for each 4" of masonry with the 3" leg horizontal.

Openings to 4'-0"	L4 x 3 1/2 x 5/16
Openings to 4'-1" to 5'-0"	L5 x 3 1/2 x 5/16
Openings to 5'-1" to 6'-0"	L6 x 3 1/2 x 5/16

Bear lintel minimum 8" on adjacent masonry.

Provide W8 x 18 with 5/16" suspended plate where openings are in excess of 6'-1". Use 1/2" hanger plates at 24" on center and within 6" of edge of opening.

Provide temporary support if required and/or needle masonry above until new lintels are in place. Provide neat saw cut at all new openings through masonry.

WOOD

All wood construction shall comply with the "National Design Specifications for Wood Construction". All new wood floor joists shall be Southern Pine No. 2 grade @ maximum 19% M.C. or equal.

All plywood subflooring shall comply with the American Plywood Association (APA) specifications rated sheathing exposure 1, 3/4" thick (T&G). Fasten plywood to wood joist per recommendations APA "General Provisions".

All other fastenings shall conform to Table 602.3(1) "Fastening Schedule" in the IRC code unless otherwise noted on plans.

MASONRY

All walls shall be laid with type S mortar. Hollow load bearing CMU grade N, Type 1, shall conform to C145. Mortar for unit masonry shall conform to ASTM C 270. Mortar for grout reinforced masonry shall conform to ASTM C 476. All masonry work to conform to local codes.

FOOTINGS

Footings subgrade shall be checked in the field to make sure that all loose and soft material has been removed and that soil is capable of safely supporting footings design for 2000 psf.

EXISTING CONDITIONS

Contractor shall verify all field dimensions and existing conditions prior to commencement of all new work.

All headers for Opening's shall be DBL 2x10, with spacer, unless otherwise noted.

Wind bracing shall be in accordance with IRC 2015 Section R602.10.2 using Wood Structural Panels, unless otherwise noted.

CONTRACTOR NOTES

1) Information contained in these documents is based on existing documents and limited field measurements. The information contained herein may require adjustments or modifications to conform to existing conditions. In cases where changes in details are necessary, these drawings shall be used to show the design intent.

2) Contractor shall verify all dimensions concerning existing and new work and notify the Architect of any discrepancies before proceeding with installation of the work. In addition, contractor shall notify the Architect immediately should existing conditions prohibit the execution of the design intent of the drawings. Any additional work, demolition, and/or removal as a result of failure to do so will be at the contractor's expense.

3) Contractor shall perform work in accordance with applicable Federal, state, and Local Governing Ordinances, Codes and Regulations.

4) All materials shall comply with applicable Codes, Ordinances, and Regulations.

5) Contractor shall furnish all items shown on the drawings unless specifically noted otherwise, either on the drawings or in the specifications.

6) Items not specified on drawings should be equal or greater in quality to existing construction. Contractor shall consult Architect & Owner.

7) Interior walls and ceilings shall be constructed per manufacturer's recommendations. Deflection shall not exceed 1/360 of the span after installation and finishes are complete.

8) All dimensions are to face of finish, U.O.N.

9) Do not scale drawings.

10) Integrity of all existing fire rated assemblies shall be maintained.

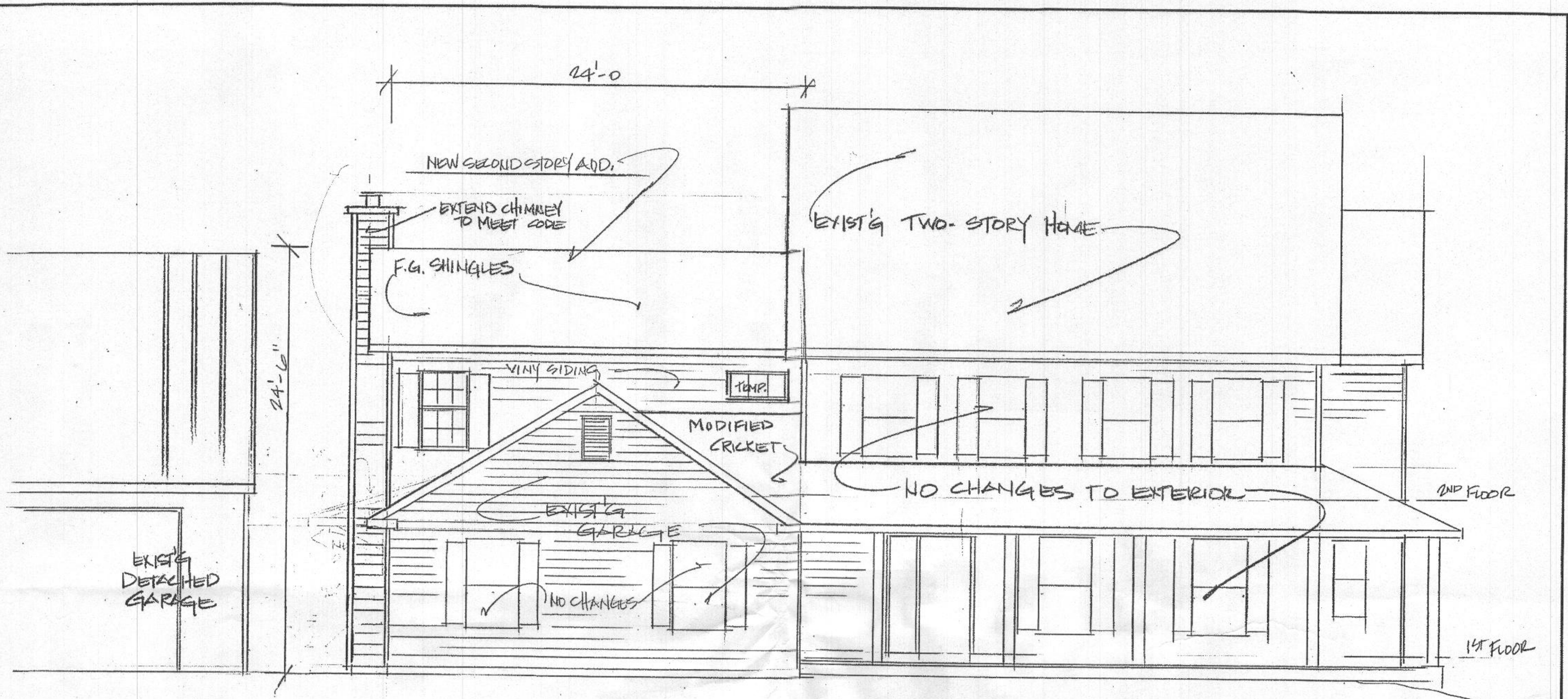
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MAY 18 2022

LICENSES & PERMITS DIVISION

JONES RESIDENCE

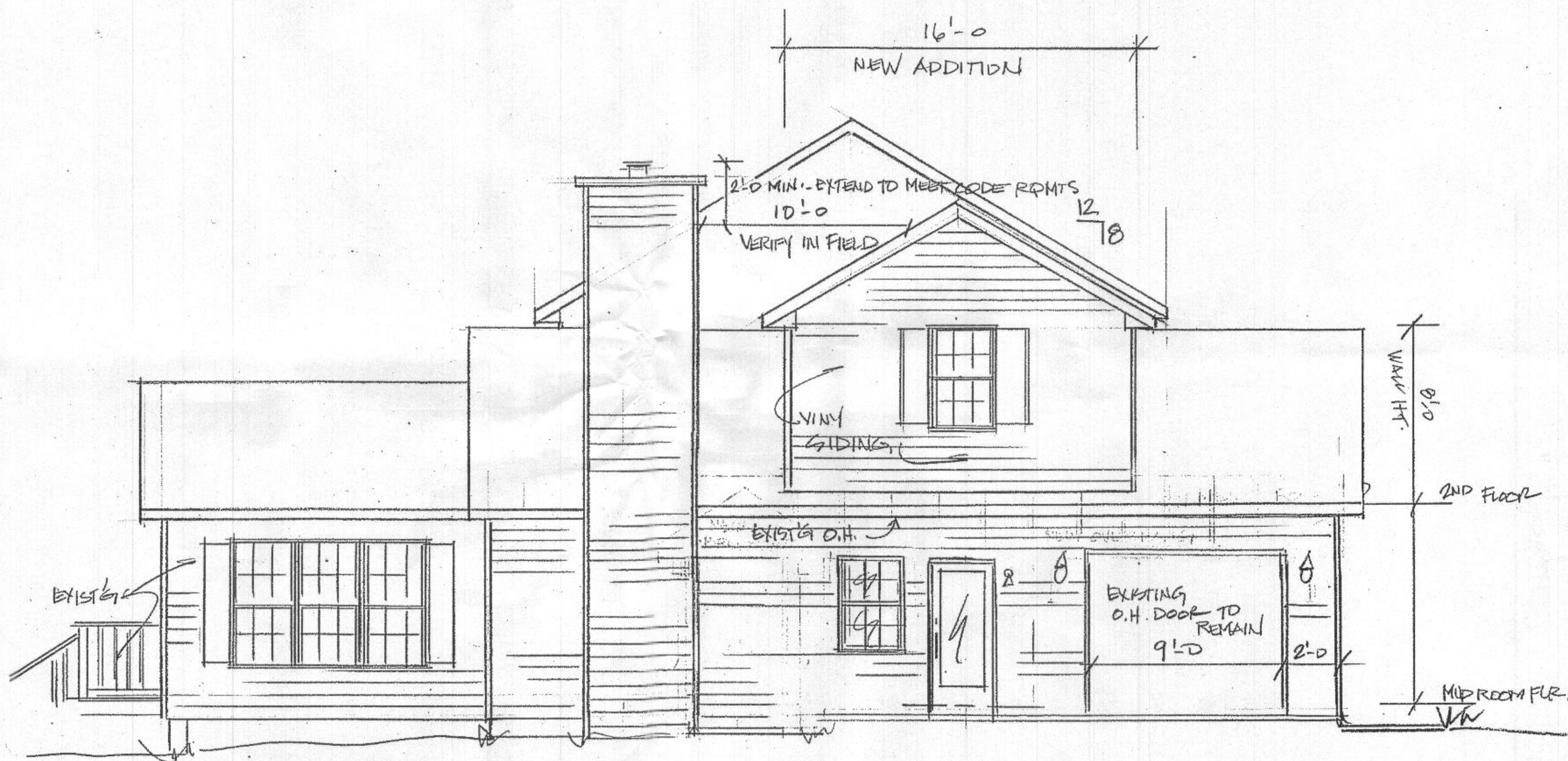
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY:
DATE: 4/26/21		REVISED:
3212 LANDCASTER COURT		
WOODBINE, MD 21797		
		DRAWING NUMBER COVER SHEET



PROPOSED - FRONT ELEVATION
 1/4" = 1'-0"

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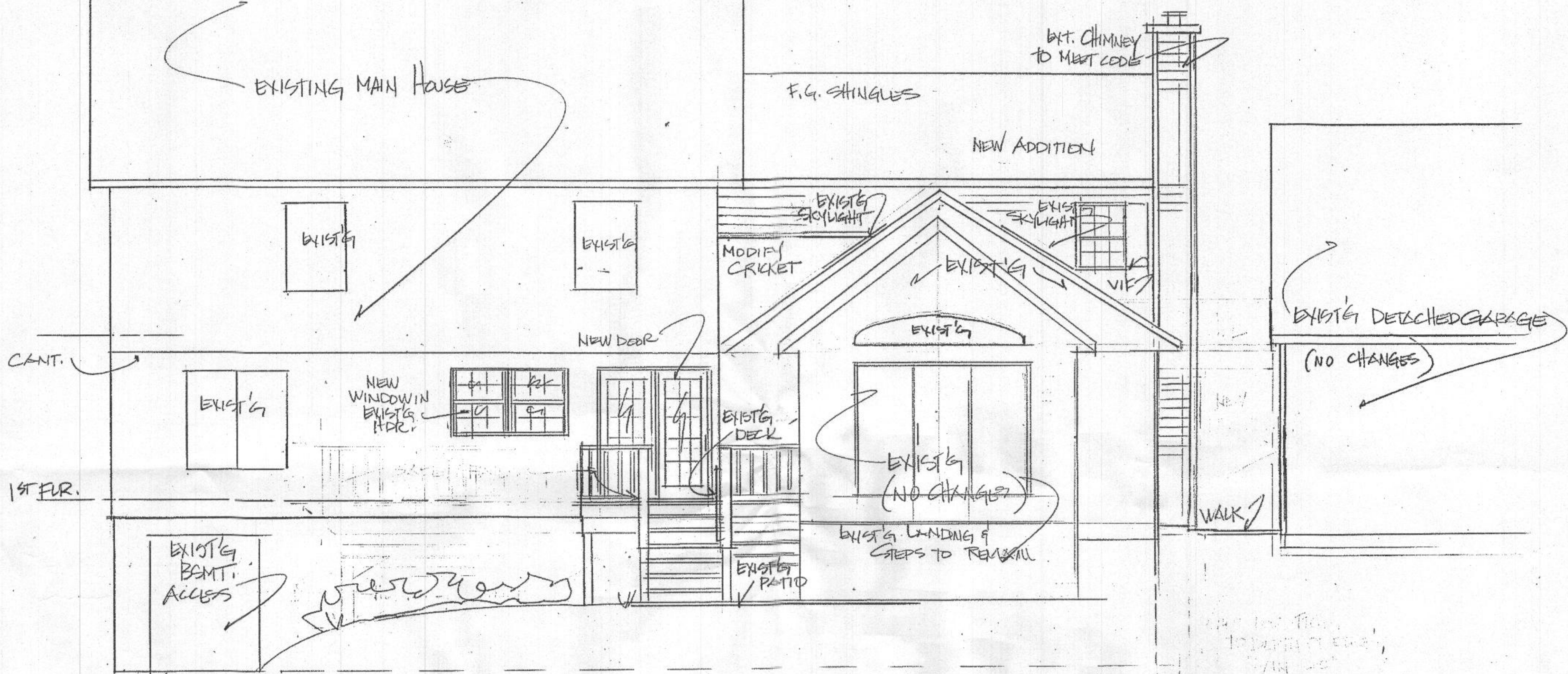
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SCALE: AS SHOWN	APPROVED BY:	DRAWN BY
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3212 LANCASTER COURT		
WOODBINE, MD		DRAWING NUMBER 1



NEW SIDE ELEVATION
1/4"=1'-0"

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JONES RESIDENCE		
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DATE: 5/8/21		REVISED
3212 LANCASTER COURT		
WOOD BINE, MD		DRAWING NUMBER 2

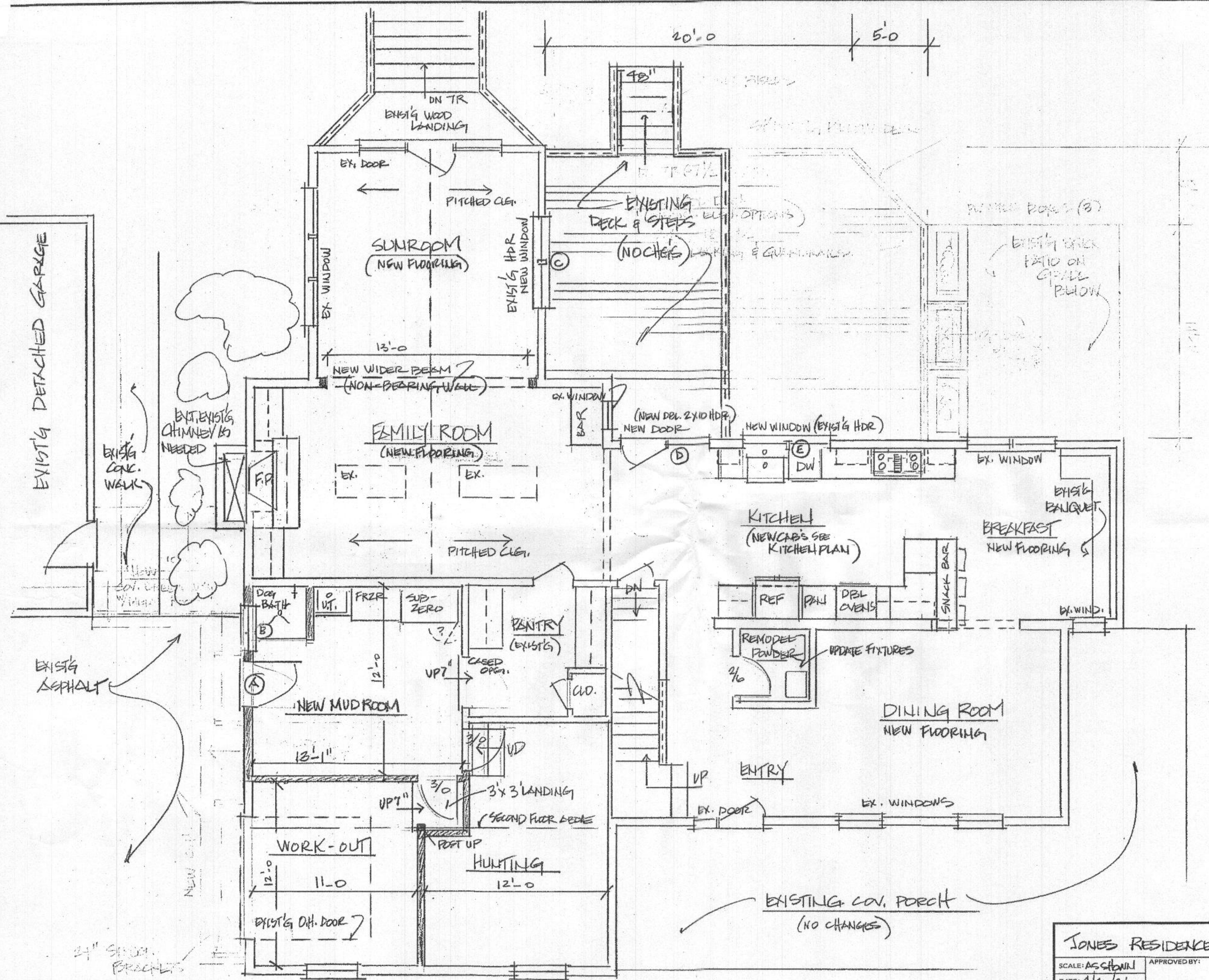


PROPOSED REAR ELEVATION
1/4" = 1'-0"

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DATE: 4/20/21		REVISED
3212 LANCASTER CT.		
WOODBINE, MD.		DRAWING NUMBER 3

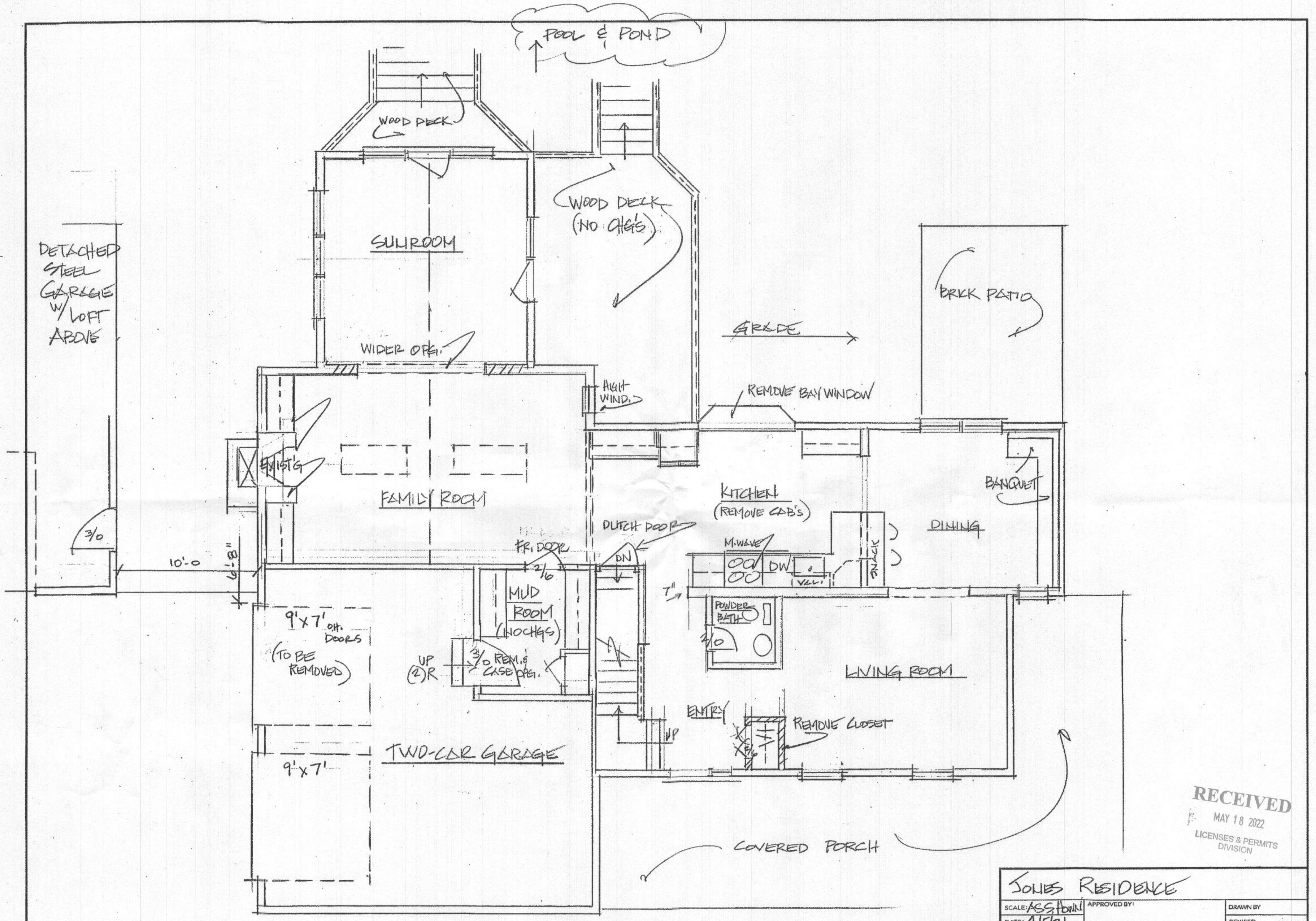
EXIST'G DETACHED GARAGE



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JONES RESIDENCE		
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DATE: 4/20/21		REVISED
3212 LANDCASTER COURT		
WOODBINE, MD		DRAWING NUMBER 4

PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"



DETACHED
STEEL
GARAGE
w/ LOFT
ABOVE

POOL & POND

WOOD DECK

SUNROOM

WOOD DECK
(NO GLEIS)

WIDER OPENING

GRIDE

BRICK PATIO

REMOVE BAY WINDOW

EXIST'G WIND.

FAMILY ROOM

KITCHEN
(REMOVE CAB'S)

BANQUET

DINING

DUTCH DOOR

FR. DOOR

M. WAVE

OC DW

SNACK

9'x7' off
DOORS
(TO BE
REMOVED)

2/0

MUD
ROOM
(NOCKS)

POWDER
BATH

LIVING ROOM

UP
(2) R
3/0 REM. CASE OPENING

ENTRY

REMOVE CLOSET

TWO-CAR GARAGE

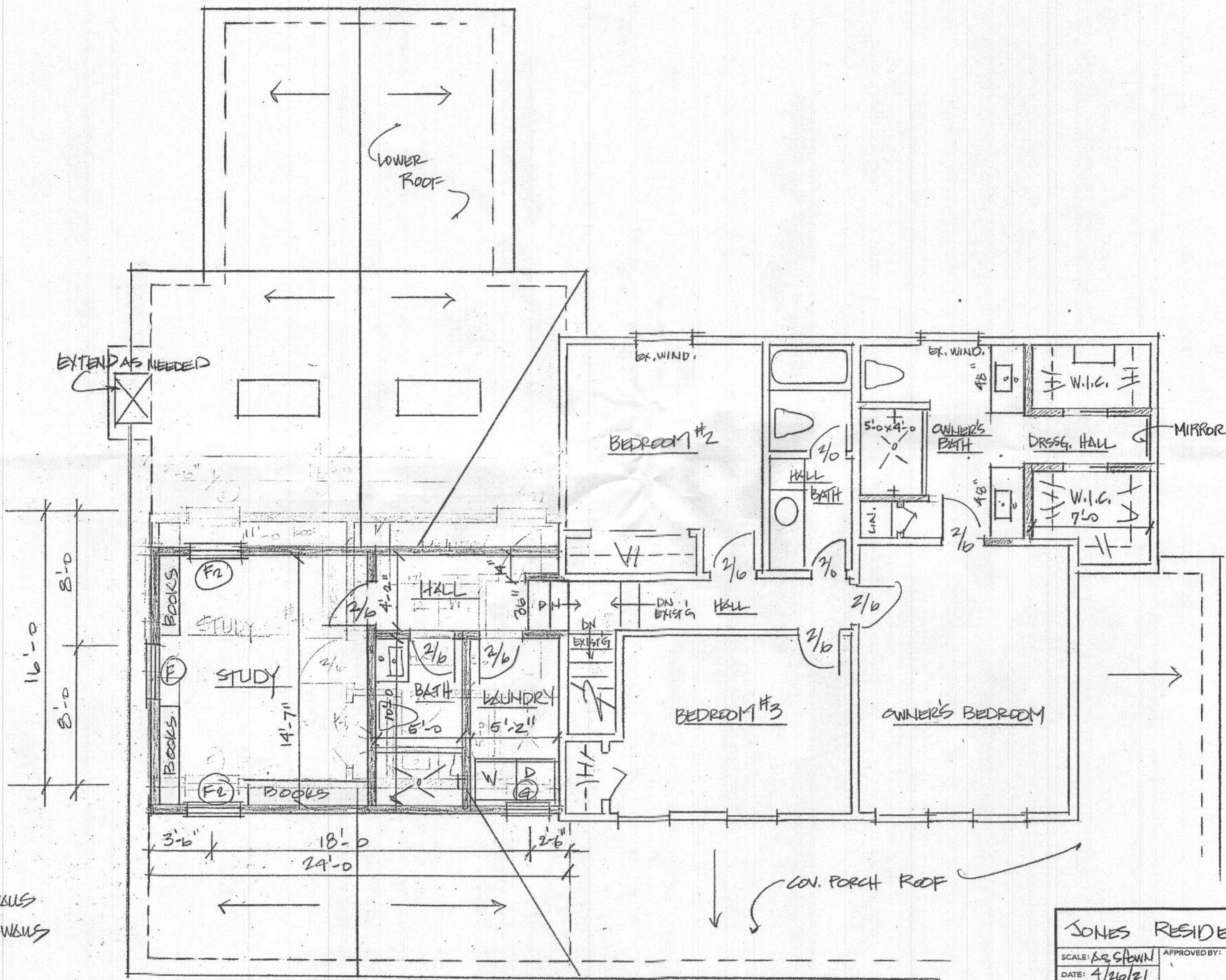
9'x7'

COVERED PORCH

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MAY 18 2022
LICENSES & PERMITS
DIVISION

JONES RESIDENCE		APPROVED BY:	DRAWN BY
SCALE: AS SHOWN	DATE: 4/5/21		REVISED
3212 LANCASTER CT. WOODBILIE, MD			DRAWING NUMBER 5

EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



KEY:
 --- NEW WALLS
 = EXIST'G WALLS

PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"

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JONES RESIDENCE		
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY
DATE: 4/20/21		REVISED 7/26/21
3212 LANDCASTER COURT 19/15/21		
WOODBINE, MD		DRAWING NUMBER 6