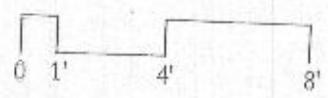


# 1ST FLOOR FRAMING PLAN

GRAPHIC SCALE



DANIELS & ASSOCIATES  
ARCHITECTS, L.L.C.

1118 Ivy Hill Road  
Hunt Valley, MD 21050 (410) 660-3066

Scale #100

ADDITION TO AN EXISTING SINGLE FAMILY DWELLING

## 4333 MAISEL FARM LANE

HOWARD COUNTY, MARYLAND

Date: 10-4-22

Revisions	No.	Date	Reference

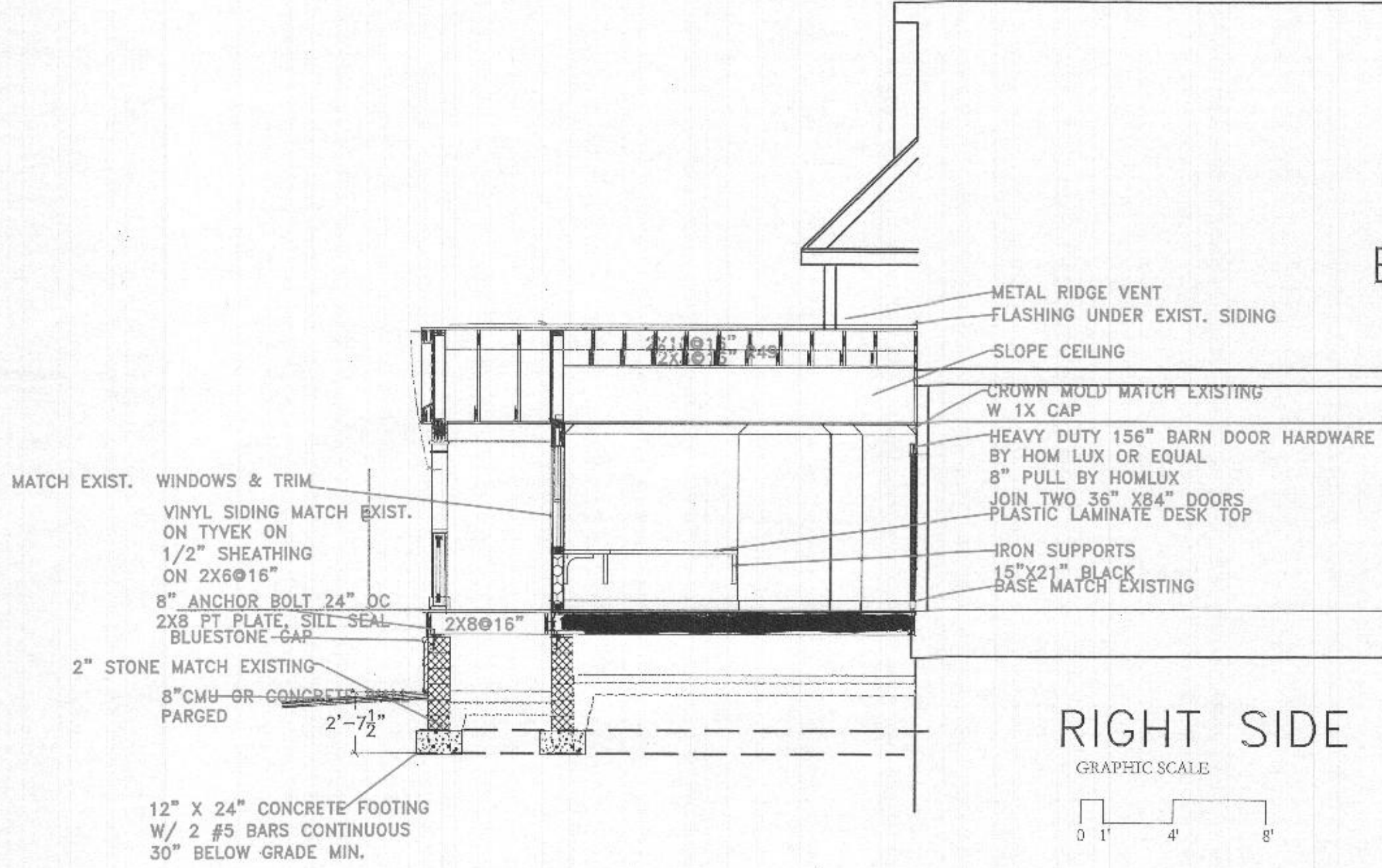
Drawing Title  
1ST FLOOR  
FRAMING PLAN  
3/16"=1'-0"

Drawing Number  
**A6**

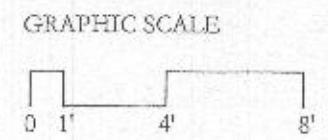


ADDITION TO AN EXISTING SINGLE FAMILY DWELLING  
**4333 MAISEL FARM LANE**  
HOWARD COUNTY, MARYLAND

EXISTING



RIGHT SIDE ELEVATION



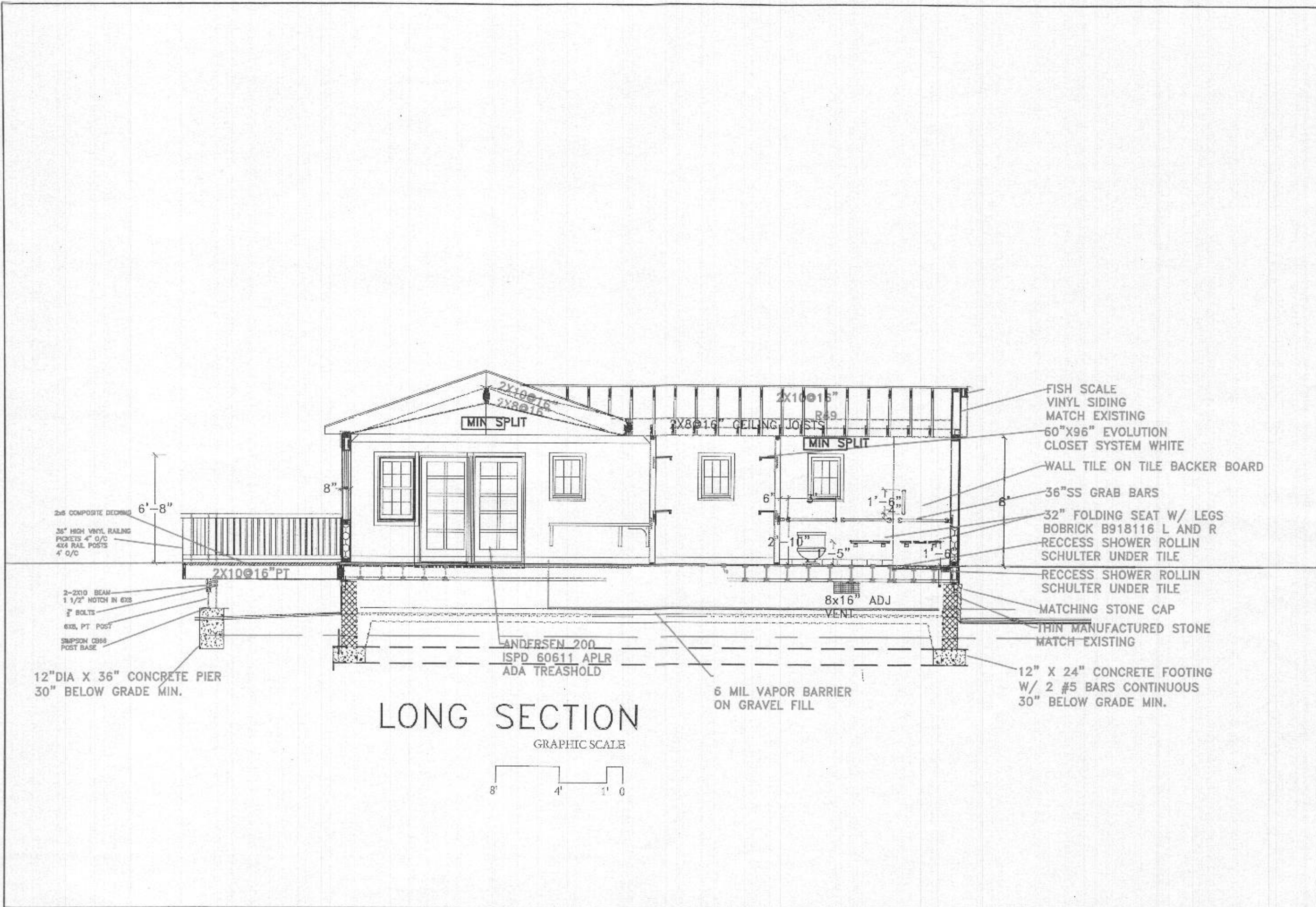
Date: 10-4-82

Revisions	No.	Date	Reference

Drawing Title  
CROSS SECTION  
3/16" = 1'-0"

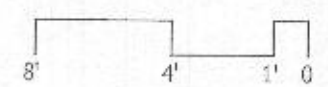
Drawing Number  
**A8**

ADDITION TO AN EXISTING SINGLE FAMILY DWELLING  
**4333 MAISEL FARM LANE**  
HOWARD COUNTY, MARYLAND

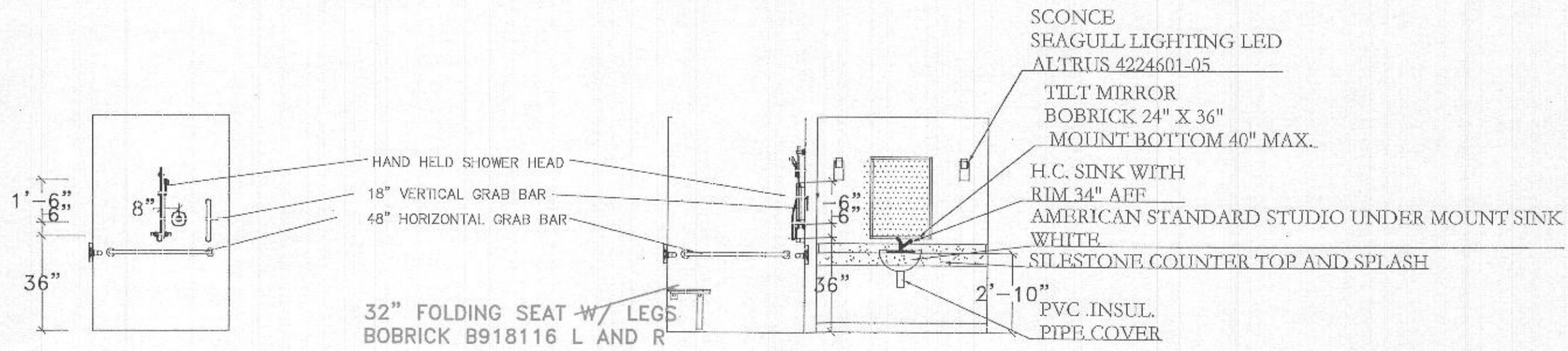


**LONG SECTION**

GRAPHIC SCALE

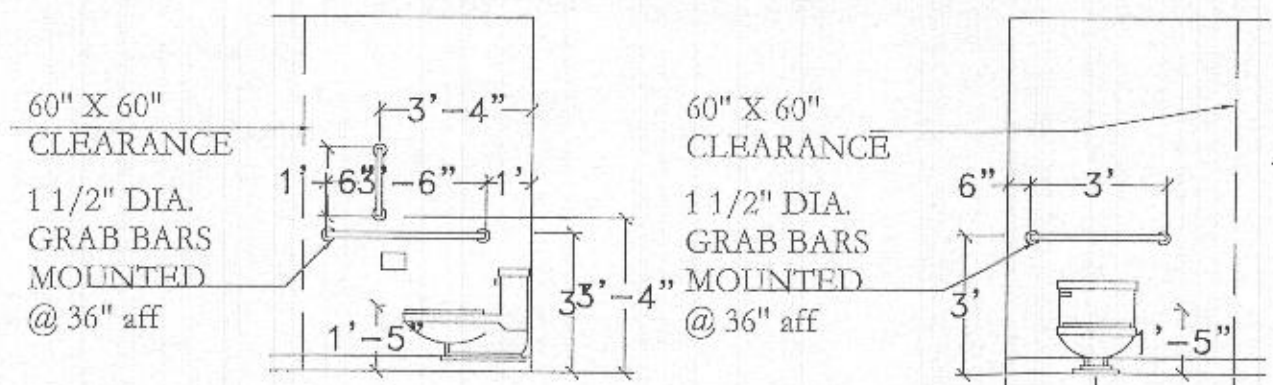


Date: 10-4-22		
Revisions	No.	Date Reference
Drawing Title		
LONG SECTION		
3/16" = 1'-0"		
Drawing Number		
A9		



CONTROL SIDE WALL

TYP ADA SINK

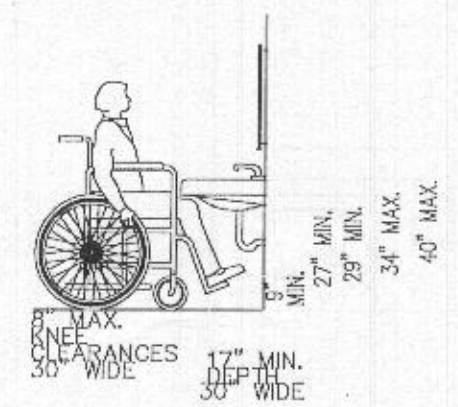


TYP ADA TOILET

SIDE WALL

TYP ADA TOILET

BACK WALL



LAVATORY CLEARANCES

Date: 10-4-82		
Revisions	No.	Date Reference
Drawing Title INTERIOR DETAIL		
3/16" = 1'-0"		
Drawing Number <b>A10</b>		

2018 I.E.E.C. CODE COMPLIANCE

- R301.1 CLIMATE ZONE 4A
- R401.2 COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS
- R402.1.1 VAPOR RETARDER:  
WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION 702.7 OF THE INTERNATIONAL RESIDENTIAL CODE.
- R 402.1.2 ATTIC INSULATION: RAISED HEEL TRUSSES  
R-49 R38
- R 402.1.2 EXTERIOR WOOD FRAME WALL:  
R-20 OR R-13 + R5 CONTINUOUS INSULATION
- R402.1.2 BASEMENT WALL INSULATION:  
R-13/R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT
- R402.1.2 CRAWL SPACE WALL INSULATION:  
R-13/R-10 FOIL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR TO ABOVE FINISH GRADE AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".
- R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE: R-19 BATT INSULATION
- R402.1.2 WINDOW U-VALUE /SHGC:  
.35 (U-VALUE)  
.40 (SHGC)
- R402.2.10 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE  
R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR 2'-0" VERTICALLY .
- R402.2.4 ATTIC ACCESS:  
ATTIC ACCESS SCUTTLE WILL BE WEATHER-STRIPPED AND INSULATED R-49
- R402.4 BUILDING THERMAL ENVELOPE ( AIR LEAKAGE)  
EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF 2015 IECC WITH CAULK, GASKETS, WEATHER-STRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL. SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW SEALING FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
- R402.4.1.2 BUILDING ENVELOPE TIGHTNESS TEST :  
BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827(BLOWER DOOR)AT A PRESSURE OF 0.2 INCHES W.G. ( 50 PASCALS). TESTING SHALL BE CONDUCTED BY AND APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.
- 402.4.2 FIRE PLACES: IF ANY  
NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. FIREPLACES DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 127 ( FACTORY FIREPLACE) AND UL 907 ( MASONRY FIREPLACE)
- 402.4.4 ROOMS CONTAINING FUEL BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR O OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FORM THE INSIDE THERMAL ENVELOPE.  
EXCEPTIONS: 1 DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE. FIREPLACES AND STOVE COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC.

R403.1.1 THERMOSTAT:  
ALL DWELLING UNITS WILL HAVE AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2015 IECC SECTION 403.1.1

R 403.1.2 WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FORM COMING ON WHEN THE HEAT PUMP CAN MEET HEATING LOAD.

R403.2.1 MECHANICAL DUCT INSULATION:  
SUPPLY AND RETURN DUCTS IN ATTIC R-8 MINIMUM, R6 WHEN LESS THAN 3 INCHES.  
SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MINIMUM.  
ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THEBUILDING THERMAL ENVELOPE TO BE R-6 MINIMUM. DUCTS LOCATED UNDER THE CONCRETE SLABS MUST BE R-6 MINIMUM.

R403.2.2 DUCT SEALING:  
ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC.

A DUCT TIGHTNESS TEST ( "DUCT BLASTER" DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH-IN TEST. DUCT TIGHTNESS TEST IN NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.

R403.6 MECHANICAL VENTILATION:  
OUTDOOR (MAKE-UP AND EXHAUSTS) AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPENING.

R403.6.1 WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFIECIENCY TO COMPLY WITH TABLE R403.6.1

R403.7 EQUIPMENT SIZING SHALL COMPLY WITH R403.7

404.1 LIGHTING EQUIPMENT:  
A MINIMUM OF 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH EFFICACY LAMPS.

( THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL.)

DANIELS & ASSOCIATES ARCHITECTS, Ltd.  
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Elk Valley, MD 21030  
Suite #100  
(410) 990-3000

ADDITION TO AN EXISTING SINGLE FAMILY DWELLING  
4333 MAISEL FARM LANE  
HOWARD COUNTY, MARYLAND

Date: 10-4-22

Revisions		
No.	Date	Reference

Drawing Title  
NOTES

3/16" = 1'-0"

Drawing Number

A11

Wood Flooring

Provide wood flooring to match the existing main floor in all new area except bath.

Tile Floor, base & walls

- A. Provide tile allowance \$10 per square foot
- B. Provide schulter under layment and shower pan
- C. Provide Wall tile backer board

HVAC

- A. Provide mini spilt electric heating and airconditioning. fan coil in bedroom and bath.

Hot water tank

Provide new 60 gallon water heater for whole house in existing basement.

Radiant Floor

Provide electric radiant floor under bathroom tile with schluter under layment

Electric Service

Up grade existing electric service to 400 amp.

Water Supply

- A. Replace well pump and increase water pressure pump for existing house
- B. Provide dedicated water line to new bath.

Sanitary

- A. Connect to existing private sewer system
- B. Add septic drain line.

NOTES:  
DESIGN PER IRC 2015

1. Design Loads in pounds per square foot.

- Roof Live Load = 30
- Floor Live Load = 40
- Floor Live Load Sleeping areas = 30
- Ground Snow Load = 30

- Basic Wind Speed = 115 mph
- Wind Importance Factor (I) = 1.0
- Wind Exposure Factor = C
- Wind Exposure (P) = 22.

5. Wood Framing:

- A. Structural Lumber shall meet requirements of AITC  
Wood shall have minimum Fb= 1050 psi and E= 1,500,000 psi
- B. Floor sheathing T&G 3/4" APA rated weather resistant attached with nails and glue.  
Roof Sheathing to be 1/2" APA Rated exterior plywood rated exposure#1  
with panel ID 32/16 with panel clips.  
Wall sheathing to be 1/2" zip sheathing rated wall sheathing. tape and flash joints.
- C. Follow building code for fastening and sizing.
- D. Roof trusses shall be engineered by manufacturer. Submit shop drawings with engineered drawings
- E. TJI shall be engineered by manufacture for loads shown and a deflection limit of L/480.
- F. LVL and Mircolam or Paralams shall conform to Truss Joist McMillan with Fb = 2600 psi and E+2,000,000 psi
- G, all connections shall be by Simpson or equal, and shall be of type recommended for intended usage, unless shown otherwise.
- F. Submit shop drawings for TJI and trusses. Shop drawings shall be stamped by Maryland Structural Engineer.

6. Wood Guard Railings shall be design to resist 100 pound per linear foot or 300 pounds concentrated load applied at the top of the rail in any direction..

DANIELS & ASSOCIATES  
 ARCHITECTS, Ltd.  
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ADDITION TO AN EXISTING SINGLE FAMILY DWELLING  
 4333 MAISEL FARM LANE  
 HOWARD COUNTY, MARYLAND

Date: 10-4-22

Revisions		
No.	Date	Reference

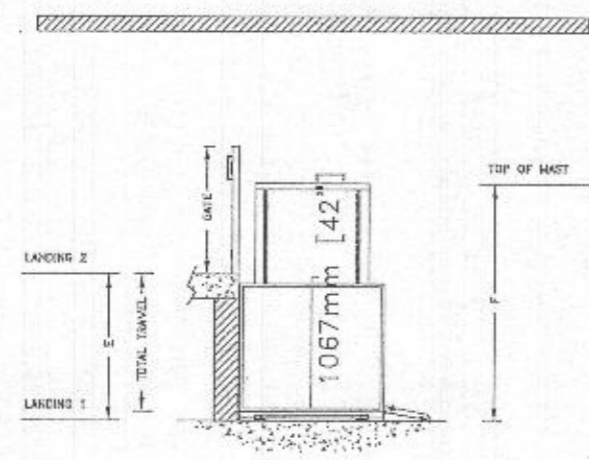
Drawing Title  
NOTES

Drawing Number  
A12

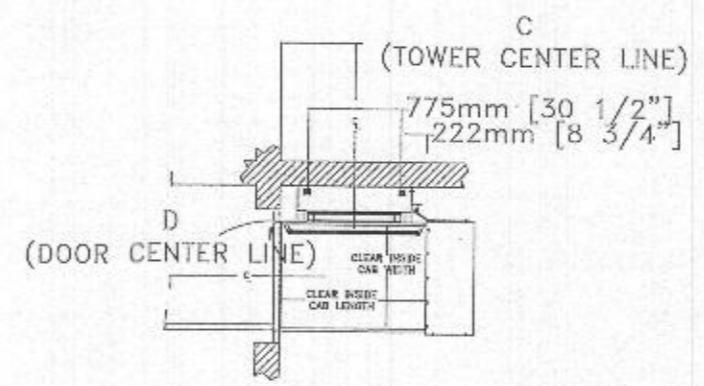
ADDITION TO AN EXISTING SINGLE FAMILY DWELLING  
**4333 MAISEL FARM LANE**  
HOWARD COUNTY, MARYLAND

MULTILIFT

ELEVATION VIEW TYPE-2



TOP VIEW TYPE-2



PROVISIONS BY OTHERS

**GENERAL**  
HOISTWAY - THE HOISTWAY MUST BE DESIGNED AND BUILT IN ACCORDANCE WITH "SAFETY STANDARDS FOR PLATFORM LIFTS AND STAIRWAY DEPARTMENTS" OR "SAFETY CODE FOR ELEVATORS AND ESCALATORS" AND ALL STATE, FEDERAL AND LOCAL CODES.  
PLUMB RUNWAY - DUE TO CLOSE TOLERANCES OWNER/ARCHIT MUST CHECK THAT HOISTWAY AND PIT (WHERE PROVIDED) ARE LEVEL PLUMB (+/- 1/8" (3 mm)) AND SQUARE AND ARE IN ACCORDANCE WITH THE DIMENSIONS ON THESE DRAWINGS.  
MINIMUM OVERHEAD CLEARANCE - OWNER/ARCHIT MUST ENSURE MINIMUM OVERHEAD CLEARANCE IS IN COMPLIANCE WITH CODES.  
CONSTRUCTION SITE - OWNER/ARCHIT TO PROVIDE ALL NECESSARY SUPPORT AND DETAIL WORK AS REQUIRED AND SHALL PATCH AND MAKE GOOD (INCLUDING FINISH PAINTING) ALL AREAS WHERE WALLS/FLOORS MAY NEED TO BE CUT, DRILLED OR ALTERED IN ANY WAY TO PERMIT THE PROPER INSTALLATION OF THE LIFT.  
DIMENSIONS - CONSTRUCTOR/CUSTOMER TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO OUR OFFICE IMMEDIATELY.  
STRUCTURAL  
FLOOR/SUPPORT WALL LOADS - STRUCTURAL ENGINEER TO ASSURE THAT BUILDING AND EXISTING WALLS SAFELY SUPPORT ALL LOADS IMPOSED BY THE LIFT EQUIPMENT. REFER TO THE LOAD DIAGRAM ON THIS DRAWING.  
MAST TO BE SECURELY FASTENED - MAST MUST BE SECURELY FASTENED TO THE STRUCTURAL SUPPORT WALL. REFER TO WALL / FLOOR SUPPORT LOAD DIAGRAM AND WALL LBS DIMENSIONS ON THIS DRAWING.  
WIRE LEGS ARE REQUIRED - STAINLESS STEEL WIRE LEGS MUST BE PROVIDED BY FABRICATOR. WIRE FRAMES ARE NOT DESIGNED TO SUPPORT OVERHEAD WALL LOADS.

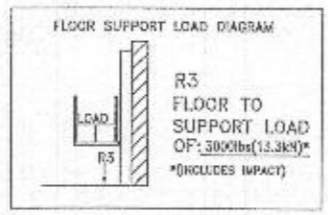
TABLE 1 - MAST HEIGHT

E Max. Travel		F Mast Height with 2" CAP	
mm (Inches)	mm (Inches)	mm (Inches)	mm (Inches)
1219 (48")	2032	60	
1829 (72")	2642	104	

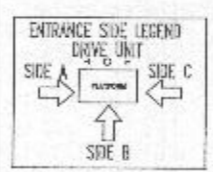
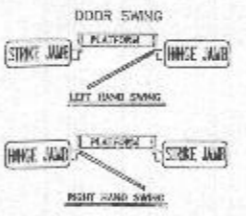
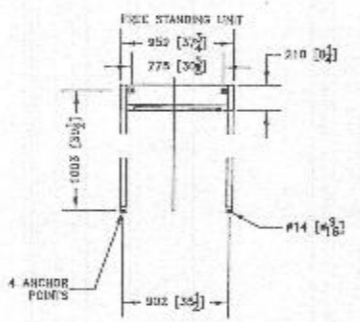
TABLE 2 - HOISTWAY DIMENSION

CLEAR INSIDE CAB WIDTH		CLEAR INSIDE CAB LENGTH		FINISHED RUNWAY WIDTH		FINISHED RUNWAY LENGTH		TOWER CENTER LINE		DOOR CENTER LINE (IN CASE OF 24" DOOR)	
mm	Inches	mm	Inches	mm	Inches	mm	Inches	mm	Inches	mm	Inches
354	14	1519	60	1219	48	1134	45	622	24.5	762	30
354	14	1572	62	1254	49	1134	45	622	24.5	762	30
354	14	1524	60	1254	49	1134	45	622	24.5	762	30

FORCES



ANCHOR POINTS



IT IS HEREBY ADVISED THAT THE EXISTING HOISTWAY IS THE PROPERTY OF

**savaria**

WE MAY NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING HOISTWAY.

CUSTOMER	DATE: 09/23/2009	REVISION: 000
PROJECT:	SCALE: 1/8"	09/23/2009
LOCATION:	DRAWN BY: WARD C	SHEET 1 OF 1
	DRAWING NO: MULTILIFT UNENCLOSED HOISTWAY	