

CONSTRUCTION DOCUMENT INDEX

CS COVER SHEET

ARCHITECTURAL

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STRUCTURAL

- S1.0 GENERAL NOTES AND TYPICAL DETAILS

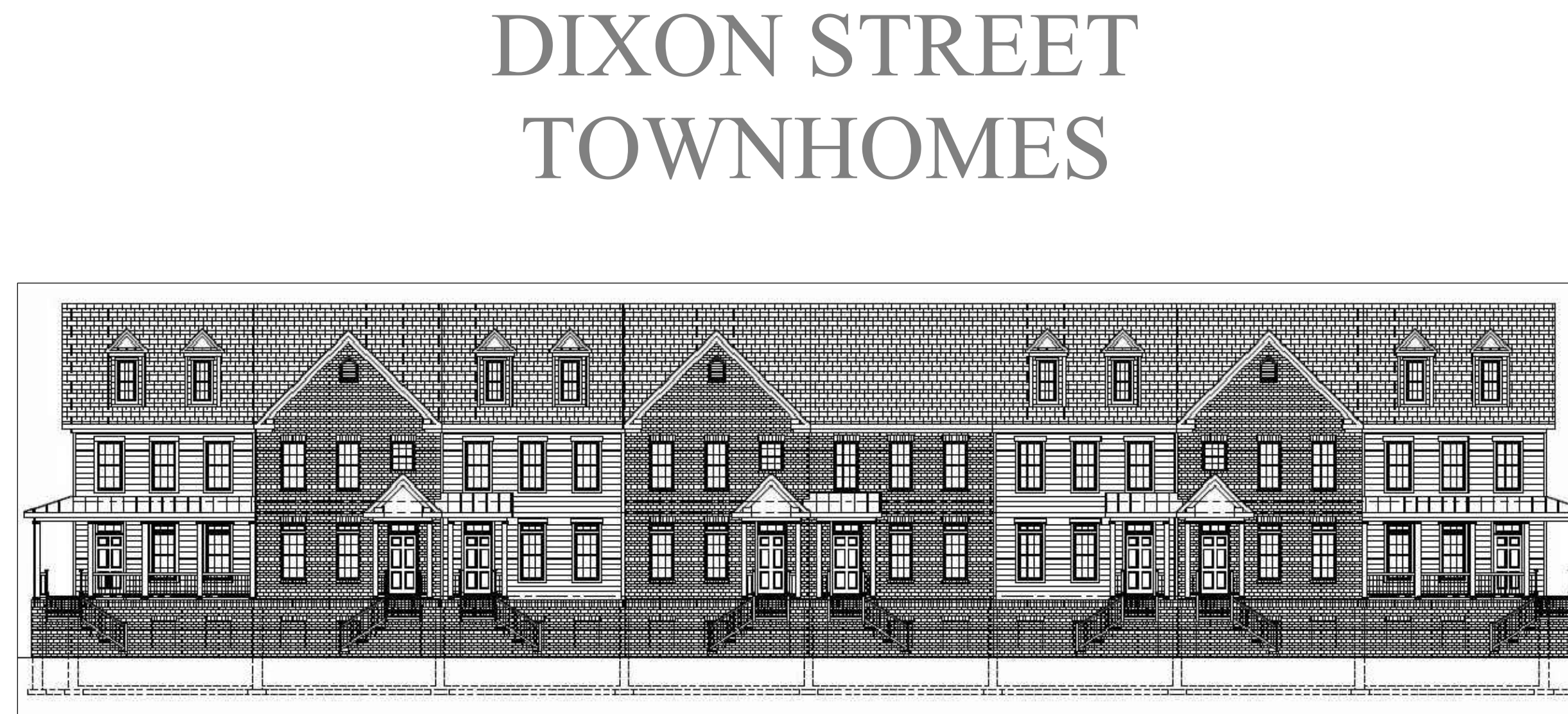
ARCHITECTURAL SYMBOLS AND ABBREVIATIONS

	BRICK		METAL: ALUMINUM, ETC.
	CONCRETE MASONRY UNIT		WOOD: FINISH
	CAST IN PLACE OR PRE-CAST CONCRETE		WOOD: BLOCKING
	LIGHT WEIGHT CONCRETE		PLYWOOD: LARGE SCALE
	CAST STONE		PLYWOOD: SMALL SCALE
	EARTH: BACKFILL		CERAMIC TILE: LARGE SCALE
	EARTH: UNDISTURBED		CERAMIC TILE: PROFILE
	BATT OR BLOWN INSULATION		GLASS: SMALL SCALE
	AND PAD		GLASS: LARGE SCALE
	METAL: SMALL SCALE STRUCTURAL FLASHING		CRUSHED STONE, GRAVEL OR POROUS FILL
	GYPSUM WALL BOARD		GLASS: SMALL SCALE
	STUCCO REINFORCED		GLASS: LARGE SCALE
	RESILIENT FLOORING		BUILDING CORE & SHELL
	STEEL		CUT STONE, BLUESTONE, FLAGSTONE OR SLATE
	PLASTER CEMENT SAND, GROUT		RIGID INSULATION
	ROCK OR STONE		CRUSHED STONE, GRAVEL OR POROUS FILL

	DOOR NUMBER		EXISTING COLUMN SYMBOL
	DOOR SYMBOL		NEW COLUMN SYMBOL
	WINDOW SYMBOL		
	PARTITION TYPES		
	DATUM ELEVATION		
	ROOM NAME		BUILDING SECTION
	ROOM NUMBER		WALL SECTION

LINETYPES USED

	CONSTRUCTION		DETAIL
	HIDDEN - SHORT		DETAIL ENLARGEMENT
	HIDDEN - LONG		
	CENTER		



DIXON STREET EASTON, MARYLAND 21601

PROJECT No. 2022.100.01

DIXON STREET TOWNHOMES
DIXON STREET
EASTON, MARYLAND 21601



ARCHITECTURAL

design work

TOWSON
22 WEST ALLEGHENY AVENUE SUITE 201
TOWSON, MARYLAND 21286
PHONE: (410) 583-2260
FAX: (410) 583-7381
BLAIR
PHONE: (410) 892-6990

OWNER:
TDR BUILDS, LLC
311 Cherry Hill Lane
Queenstown, Maryland 21015

2015 IECC CODE COMPLIANCE

- R301.1 DESIGN CRITERIA: CLIMATE ZONE 4A
- R401.2 COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS
- TABLE R402.1.2 ATTIC INSULATION: R-49
- TABLE R402.1.2 RAISED HEEL TRUSSES: R-38
- TABLE R402.1.2 WOOD FRAMED WALL: R-20 OR R13+R5 CONTINUOUS INSULATION
- TABLE R402.1.2 BASEMENT WALL INSULATION: R-13-R10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT
- TABLE R402.1.2 CRAWL SPACE WALL INSULATION: R-13-R10 FOIL FACED CONTINUOUS BATT FULL HEIGHT EXTENDING FROM FLOOR TO ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0"
- TABLE R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE: R-19 BATT INSULATION
- TABLE R402.1.2 WINDOW U-VALUE/ SHGC: U VALUE: .35 SHGC: .40
- TABLE R402.2.1 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
- TABLE R402.2.1 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 THE 2015 IECC WITH CAULK, GASKETS, WEATHER-STRIPPING OR AN AIR BARRIER OR SUITABLE MATERIAL
- R402.4.1 BUILDING THERMAL ENVELOPE TIGHTNESS TEST: BUILDING ENVELOPE TIGHTNESS AND INSULATION INSTALLATION MUST MEET THE INSPECTION CRITERIA LISTED IN TABLE 402.4.1.2. A "BLOWER DOOR AIR INFILTRATION TEST" SHALL BE PERFORMED IN ALL UNITS. SEE ALSO 2015 IRC, SECTION R303.4
- R402.4.2 FIREPLACES: ALL WOOD BURNING FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR. FIREPLACES SHALL HAVE GASKETED DOORS.
- R402.4.5 RECESSED LIGHTING: RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE
- R403.1.1 THERMOSTAT: ALL DWELLING UNITS WILL HAVE A LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2015 IECC SECTION 403.1 WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED, THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEETING HEATING LOAD
- R403.3.1 INSULATION PRESCRIPTIVE: SUPPLY DUCTS IN ATTIC R-8 MINIMUM SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MINIMUM. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE: R-6 MINIMUM. DUCTS LOCATED UNDER CONCRETE SLABS: R-6 MINIMUM
- R403.3.2 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 ("DUST 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 IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
- R403.6 MECHANICAL VENTILATION: OUTDOOR (MAKE-UP) AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC GRAVITY DAMPER.
- R403.7 EQUIPMENT SIZING SHALL COMPLY WITH R403.7
- R404.1 LIGHTING EQUIPMENT: A MINIMUM OF 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH EFFICIENCY LAMPS. WATER HEATER: MINIMUM EFFICIENCY ESTABLISHED BY NAECA MECHANICAL TESTING: ALL MECHANICAL TESTING TO BE PERFORMED BY:

GENERAL BUILDING DATA

USE OR OCCUPANCY: GROUP R-3 (TOWNHOUSES)
TYPE OF CONSTRUCTION: VB
SPRINKLER SYSTEM - IBC 903.3.1.3 : NFPA 13D SPRINKLER SYSTEM (TOWNHOUSES)
IBC 708 FIRE PARTITIONS: 708.3 SEPARATION WALLS - (708.3: 1 HOUR RATED) EXCEPTION #2 - 1/2 HOUR W/ SPRINKLER SYSTEM
ALLOWABLE BUILDING HEIGHT: IBC TABLE 504.4 - R/S = 60 FEET
ALLOWABLE NUMBER OF STORIES: IBC TABLE 504.4 - R/S = 4 STORIES
ALLOWABLE AREA: IBC TABLE 506.2 - R/S = UL (UNLIMITED)

CODE COMPLIANCE - CONTRACTOR SHALL COMPLY WITH IBC AND IRC IN THEIR ENTIRETY INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
DESIGN CRITERIA: R301
SNOW WIND DESIGN - R301
SEISMIC DESIGN SECTION R301 CATEGORY A
FIRE RESISTANT CONSTRUCTION: R302
GARAGE SECTION - R309
EMERGENCY ESCAPE WINDOWS: SECTION R-310
STAIRWAY DESIGN: SECTION R311.7
CARBON MONOXIDE ALARM: R315
PROTECTION AGAINST WOOD DECAY: SECTION R317
SMOKE ALARM: SECTION R317 NFPA
PROTECTION AGAINST TERMITES: SECTION R318
METAL CONNECTORS - R323
CONCRETE STRENGTH: MIN. 3000 PSF - SECTION R403
FOOTINGS: SECTION R403
SOIL BEARING CAPACITY: MIN. 2000 PSF - SECTION R403
FOUNDATION WALLS: SECTION R404
FOOTINGS: SECTION R403
WOOD FLOOR FRAMING: SECTION R502
DRAFTSTOPPING: SECTION R.502.12
FIREBLOCKING: SECTION R502.13 & R602.8
WOOD WALL FRAMING: SECTION R602
GENERAL MASONRY: SECTION R606
GROUTED MASONRY: SECTION 609
WOOD FLOOR TOP OF CONCRETE WALL: SECTION 611.9
EXTERIOR WINDOWS AND DOORS: SECTION R612
EXTERIOR COVERING: SECTION R703
WOOD ROOF FRAMING: SECTION R802
ROOF ASSEMBLIES: R901
SPRINKLER SYSTEM SECTION P2904 AND NFPA 13D
CHAPTER 11 COMPLIANCE WITH CODE ENERGY EFFICIENCY GUIDELINES CLIMATE ZONE 4A
MECHANICAL SYSTEM REQUIREMENTS CHAPTERS 13 THRU 18, 20 THRU 22 AND 24
PLUMBING SYSTEM REQUIREMENTS CHAPTERS 26 THRU 33
ELECTRICAL SYSTEM REQUIREMENTS CHAPTERS 35 THRU 43

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRIC CODE

ARCHITECT'S EXCLUSION
THE MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION WORK DESIGN AND CONSTRUCTION ARE UNDER OWNER'S OR BUILDER'S SEPARATE CONTRACTS. THEREFORE THOSE PORTIONS OF THE COMPLETE WORK ARE NOT INDICATED ON THE ARCHITECTURAL/STRUCTURAL DRAWINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MECHANICAL NPA 70, PLUMBING, ELECTRICAL AND FIRE PROTECTION WORK NFPA 3D/ASHRAE 55, 62.1, 90.1, ANSL, ASTM, ASME/ACCA/UL STANDARDS INCLUDING COORDINATION, UNDER SEPARATE CONTRACTS.

FIRE SAFETY INFORMATION

FIRE RESISTANCE RATINGS: IBC TABLE 601 AND 602

EXTERIOR WALLS (LOAD-BEARING):	0
EXTERIOR WALLS (NON LOAD BEARING):	0
NON LOAD-BEARING PARTITIONS:	0
INTERIOR LOAD-BEARING PARTITIONS:	0
COLUMNS, GIRDERS, TRUSSES (OTHER THAN ROOF):	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

INSULATION:
ATTIC (EXPOSED): FLAME SPREAD OF 25 OR LESS
SMOKE DEVELOPMENT OF 450 OR LESS
WALLS (CONCEALED): FLAME SPREAD OF 75 OR LESS
SMOKE DEVELOPMENT OF 450 OR LESS

BUILDING INFORMATION

STRUCTURAL LOADS:	IBC SECTION R301	
FLOOR: LIVE	40 PSF	ROOF: WIND - 76 MPH
ROOF: LIVE	30 PSF	90 mph/3.0 seconds = 14.4 PSF
ROOF: SNOW	25 PSF	ATTICS WITH STORAGE LIVE 30 PSF

GENERAL NOTES

- ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH EASTON Building Code AND THE RULES AND REGULATIONS OF ALL AGENCIES AND DEPARTMENTS HAVING JURISDICTION. ANY INCORRECT OR QUESTIONABLE INFORMATION IN THIS DRAWING SET OR SPECIFICATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING, BEFORE COMMENCEMENT/CONTINUATION OF WORK.
- ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS ARE TO BE FIELD VERIFIED BY ALL/ANY CONTRACTOR(S) AND TO NOTIFY THE ARCHITECT, IN WRITING, OF ANY ADJUSTMENTS/DISCREPANCIES BEFORE START OF CONTRACT WORK.
- DIMENSIONS SHALL AT NO TIME BE SCALED FROM DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- CONTRACTOR TO COORDINATE ARCHITECTURAL DRAWINGS WITH CIVIL DRAWINGS INCLUDED IN THIS DOCUMENT SET AND TO NOTIFY THE ARCHITECT, IN WRITING, OF ANY ADJUSTMENTS/DISCREPANCIES OF EXISTING DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS BEFORE START OF CONTRACT WORK.
- CONTRACTOR TO COORDINATE ARCHITECTURAL DRAWINGS WITH STRUCTURAL NOTATIONS AND TO NOTIFY THE ARCHITECT, IN WRITING, OF ANY ADJUSTMENTS/DISCREPANCIES OF EXISTING DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS BEFORE START OF CONTRACT WORK.
- CONTRACTOR TO COORDINATE ARCHITECTURAL DRAWINGS WITH CONTRACTORS MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS AND TO NOTIFY THE ARCHITECT, IN WRITING, OF ANY ADJUSTMENTS/DISCREPANCIES OF EXISTING DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS BEFORE START OF CONTRACT WORK. CONTRACTOR TO COORDINATE ALL PLUMBING, SANITARY, WATER AND GAS BEFORE POURING SLAB AND INSTALLING CONCRETE FOUNDATION/BASEMENT WALL.
- ALL ITEMS RECESSED INTO FIRE RATED PARTITIONS/ASSEMBLIES, SUCH AS BUT NOT LIMITED TO OUTLET BOXES, PANEL BOXES, FIRE EXTINGUISHER RECESSES, ETC. SHALL HAVE THOSE OPENINGS PROTECTED WITH MATERIALS SO AS TO RETAIN THE INTEGRITY OF THE PARTITION/ASSEMBLY RATING
- ALL NEW PARTITIONS AND WALLS SHALL BE BUILT PLUMB, TRUE, SQUARE AND PARALLEL TO THE EXISTING WALLS/PARTITIONS. CONTRACTOR(S) IS/ARE RESPONSIBLE FOR THE ADEQUATE BRACING AND SHORING OF WORK UNTIL ALL PORTIONS AFFECTING IT'S STABILITY ARE PLACED AND SECURED. NO WALLS/PARTITIONS SHALL BE CLOSED UNTIL ALL NECESSARY INSPECTIONS HAVE TAKEN PLACE OR THE ARCHITECT HAS GIVEN APPROVAL.
- HVAC SYSTEM SHALL BE DESIGNED MARYLAND PROFESSIONAL ENGINEER AND INSTALLED TO COMPLY WITH IBC CODES AND ASHRAE 55, 90.1, 62.1 STANDARDS.

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Professional Certification
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15421.
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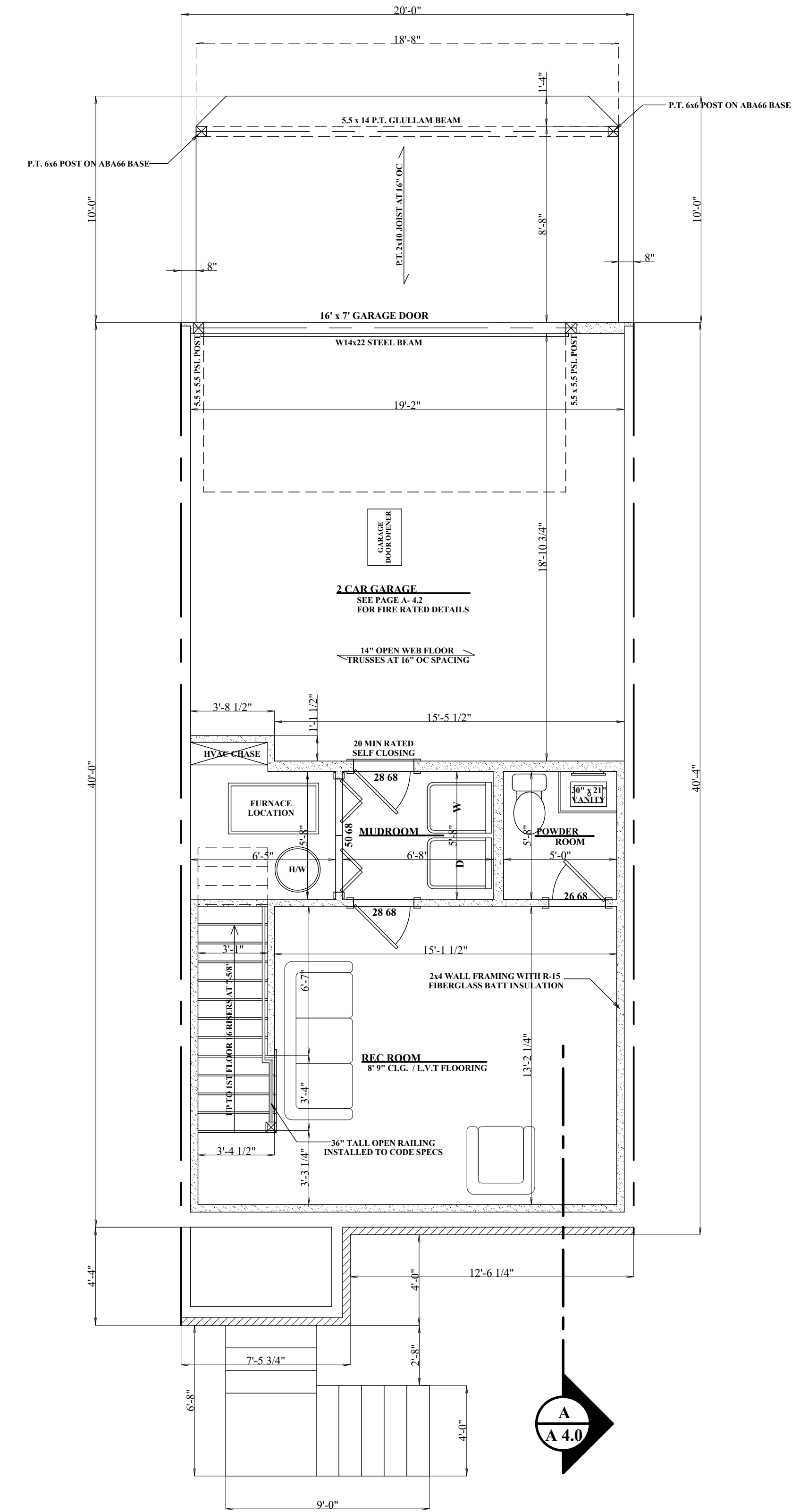
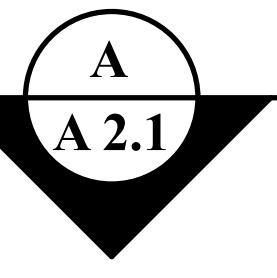
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 DWG: LOWER LEVEL PLAN

SHEET NO. A-1.0

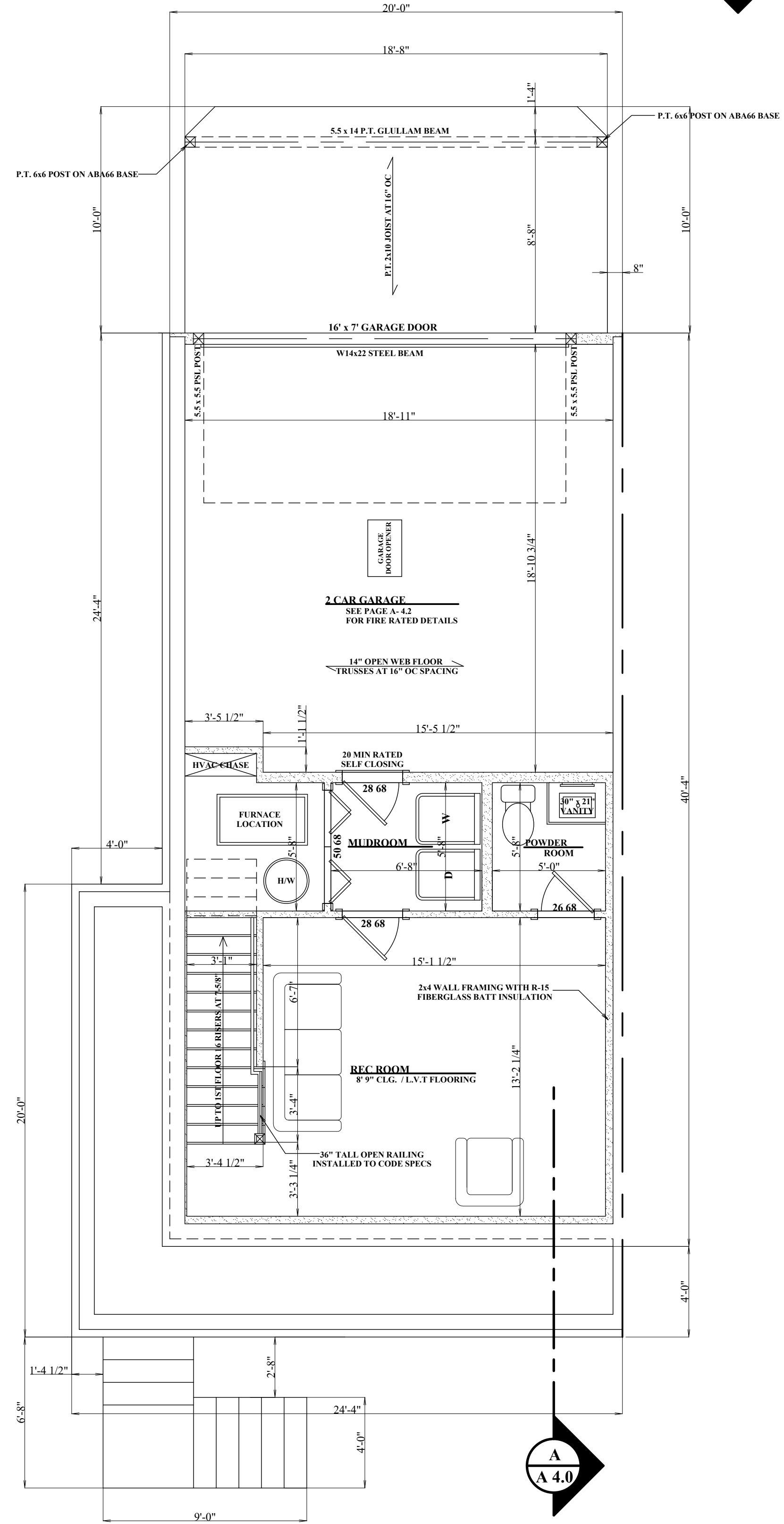
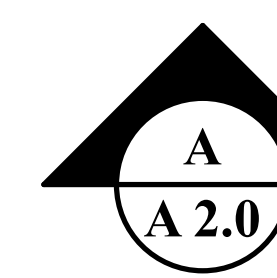


REAR ELEVATION



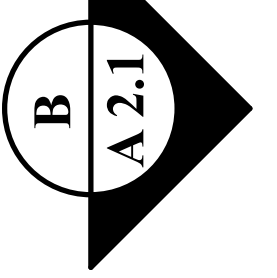
**LOWER LEVEL PLAN
 ELEVATION B / C / D**

FRONT ELEVATION



**LOWER LEVEL PLAN
 ELEVATION A**

END UNIT ELEVATION



R 3111.7.8 HANDRAILS PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT W/ 4 OR MORE RISERS 34" - 38" HEIGHT

R 311.7.8.2 CONTINUITY CONTINUOUS FROM EDGE OF TOP RISER TO POINT ABOVE BOTTOM RISER EDGE

DOOR AND WINDOW CALL OUT LEGEND
DOOR CALL OUT **WINDOW CALL OUT**
 30 68 28 54
 3' 0" x 6' 8" 2' 8" x 5' 4"
 UNIT SIZE UNIT SIZE

SEE UNIT MANUFACTURE SPECS FOR ACTUAL ROUGH OPENING SIZES

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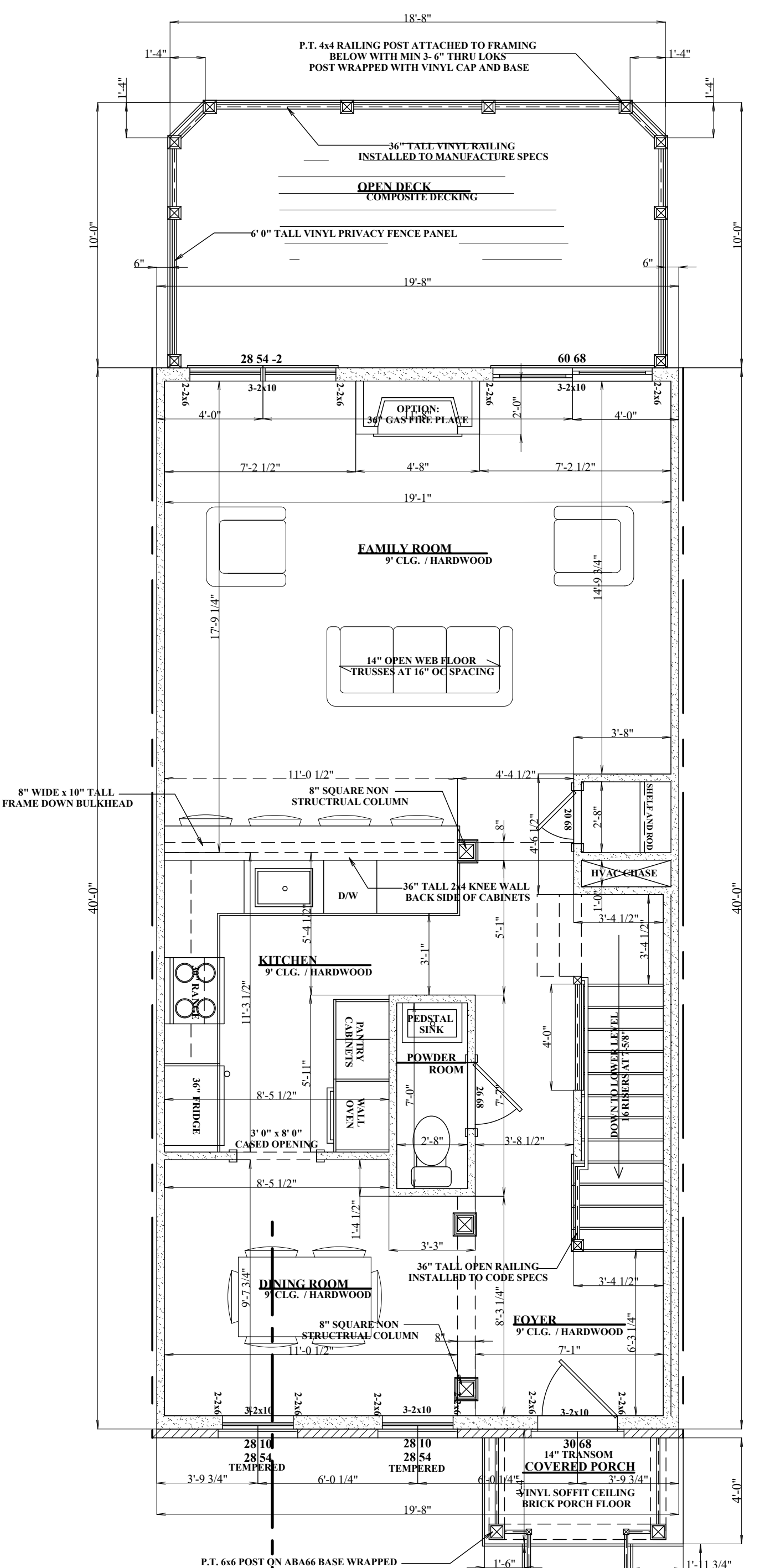
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 SHEET NO.

A-1.1



REAR ELEVATION

A
A 2.1



1ST FLOOR PLAN ELEVATION B / D

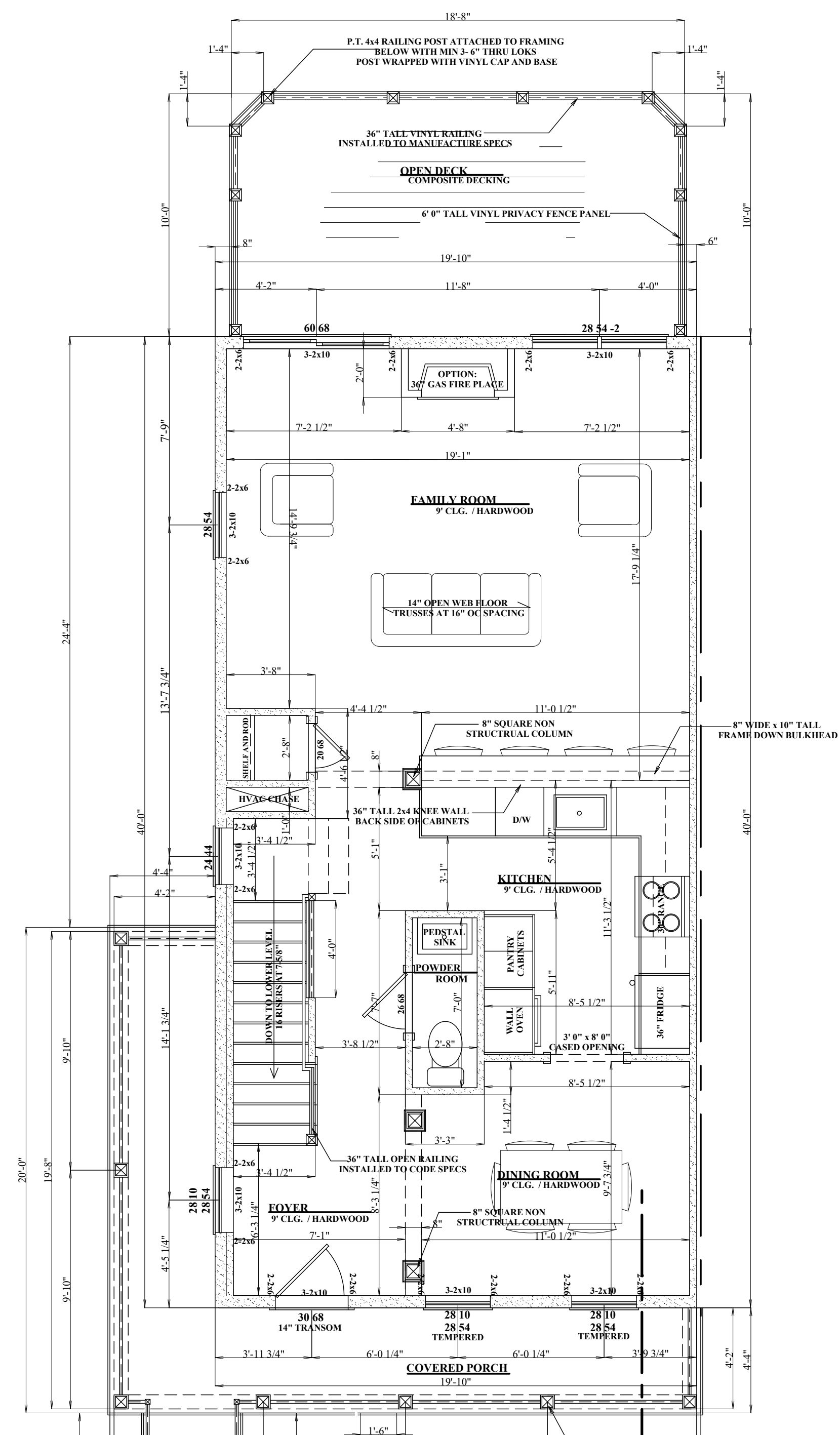
A
A 4.0

FRONT ELEVATION

A
A 2.0

END UNIT ELEVATION

B
A 2.1



1ST FLOOR PLAN ELEVATION A

A
A 4.0

R 3111.7.8 HANDRAILS PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT W/ 4 OR MORE RISERS 34" - 38" HEIGHT

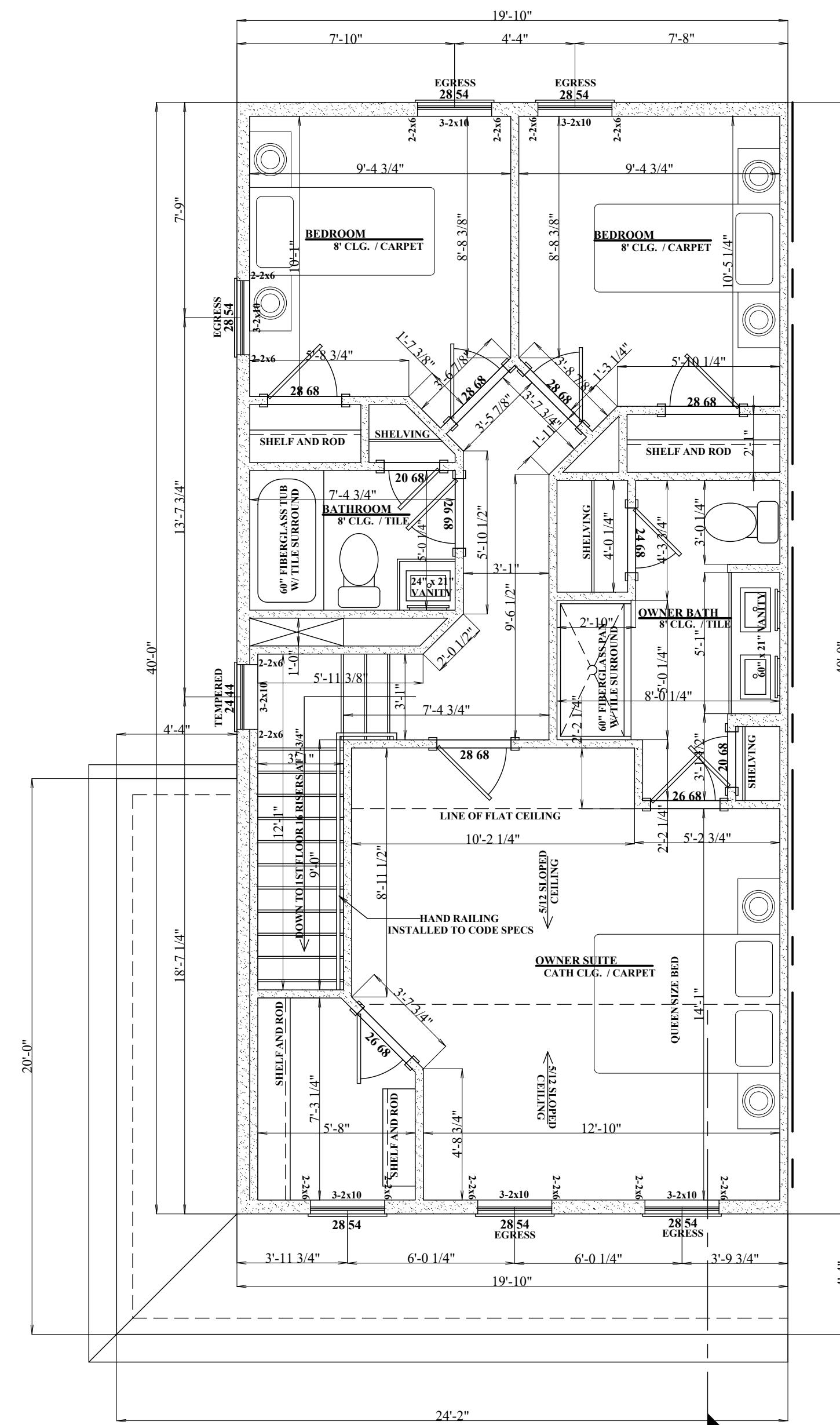
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 UNIT SIZE UNIT SIZE

SEE UNIT MANUFACTURE SPECS FOR ACTUAL ROUGH OPENING SIZES

END UNIT ELEVATION

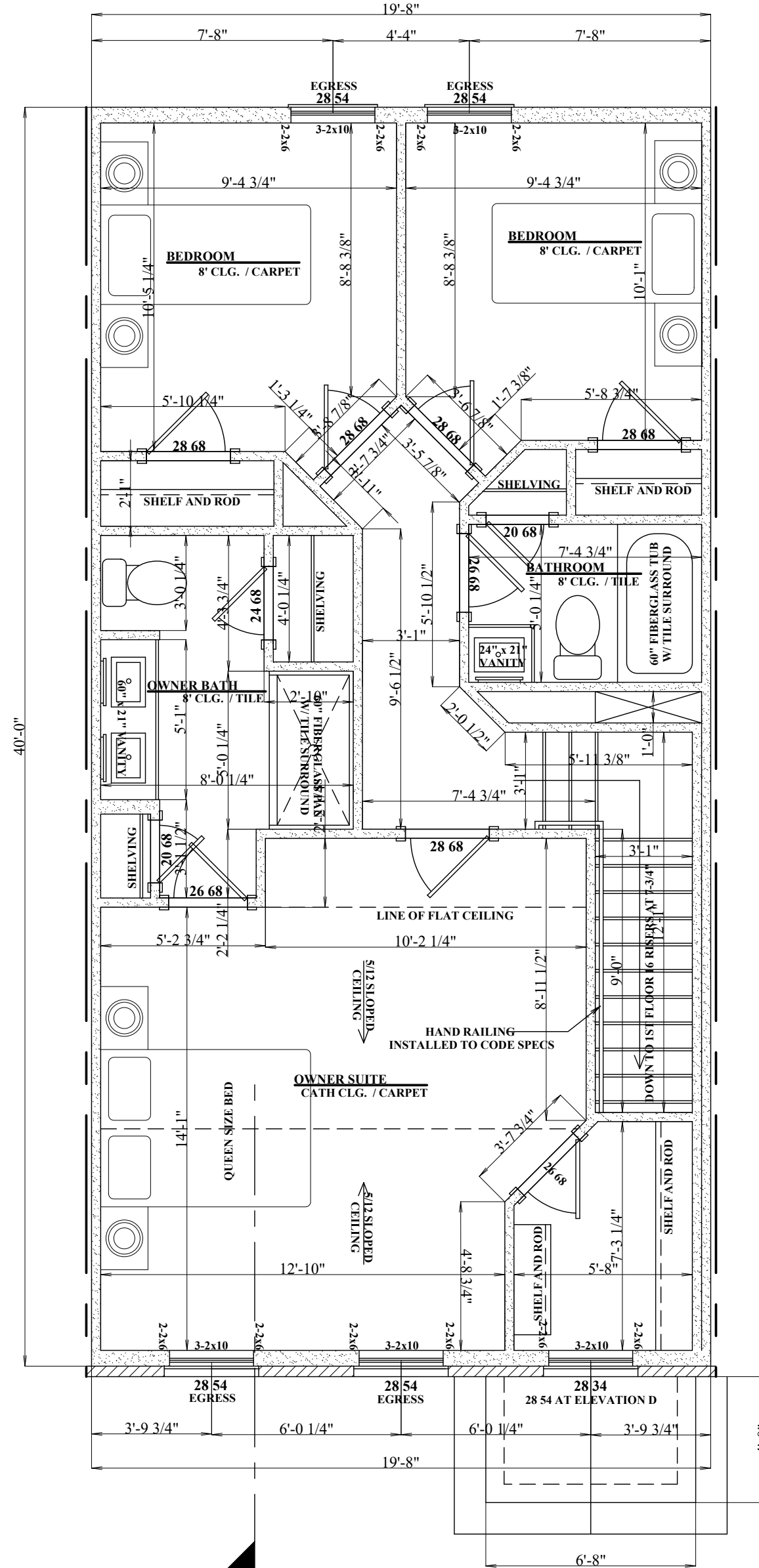
B
A 2.1



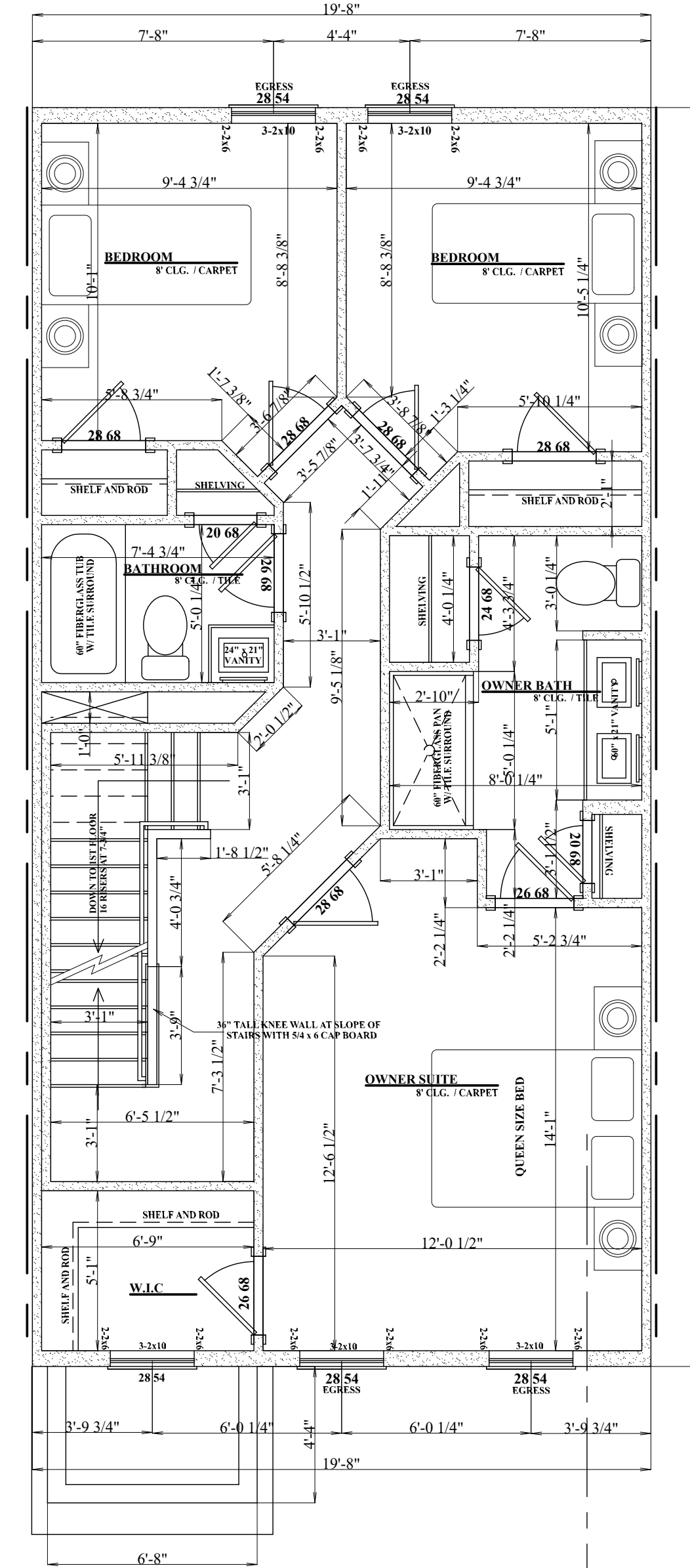
2ND FLOOR PLAN
ELEVATION A

REAR ELEVATION

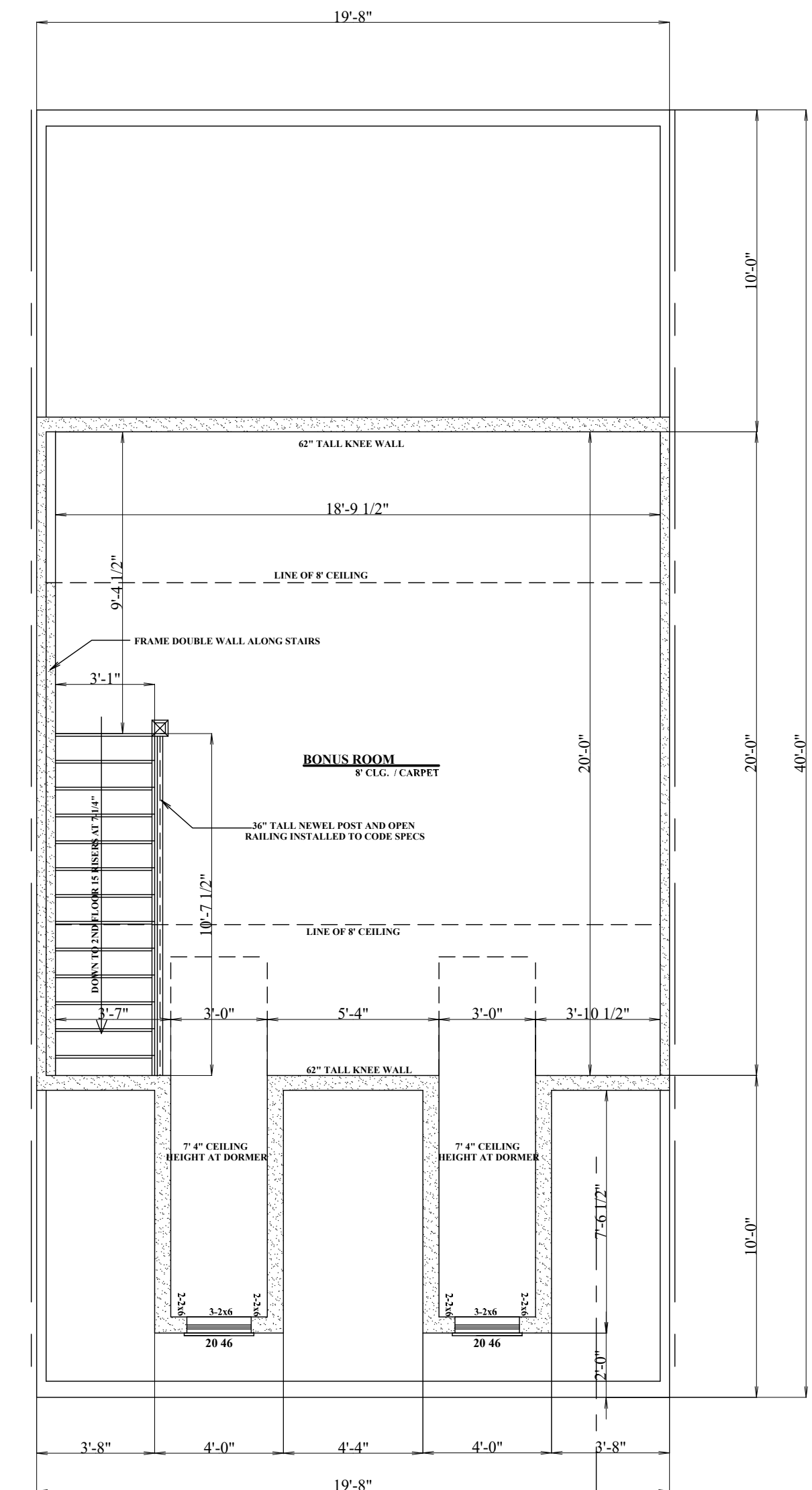
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A 2.1



2ND FLOOR PLAN
ELEVATION B / D



2ND FLOOR PLAN
ELEVATION C



3RD FLOOR PLAN
ELEVATION C

A
A 2.0

FRONT ELEVATION

R 3111.7.8 HANDRAILS PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT W/ 4 OR MORE RISERS 34" - 38" HEIGHT

R 311.7.8.2 CONTINUITY CONTINUOUS FROM EDGE OF TOP RISER TO POINT ABOVE BOTTOM RISER EDGE

DOOR AND WINDOW CALL OUT LEGEND

DOOR CALL OUT	WINDOW CALL OUT
30 68	28 54
3' 0" x 6' 8"	2' 8" x 5' 4"
UNIT SIZE	UNIT SIZE

SEE UNIT MANUFACTURE SPECS FOR ACTUAL ROUGH OPENING SIZES

ADW

ARCHITECTURAL
DESIGN • WORKS
INCORPORATED
DESIGNING VALUE

22 W. ALLEGHENY AVE.
SUITE 301
TOWSON MARYLAND 21204

Phone: (410) 583-2440
Fax: (410) 583-7381

adwarchitects@verizon.net

www.ADWarchitectsONLINE.com

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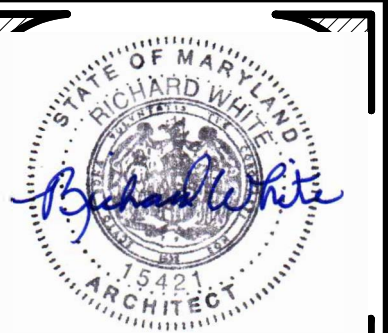
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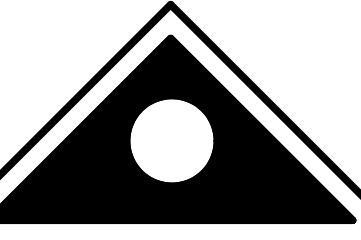
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DWG:
2ND FLOOR
PLAN

SHEET NO.

A-1.2





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22 W. ALLEGHENY AVE.
SUITE 301
TOWSON MARYLAND 21284

Phone: (410) 583-2440
Fax: (410) 583-7381

adwarchitects@verizon.net

www.ADWarchitectsONLINE.com

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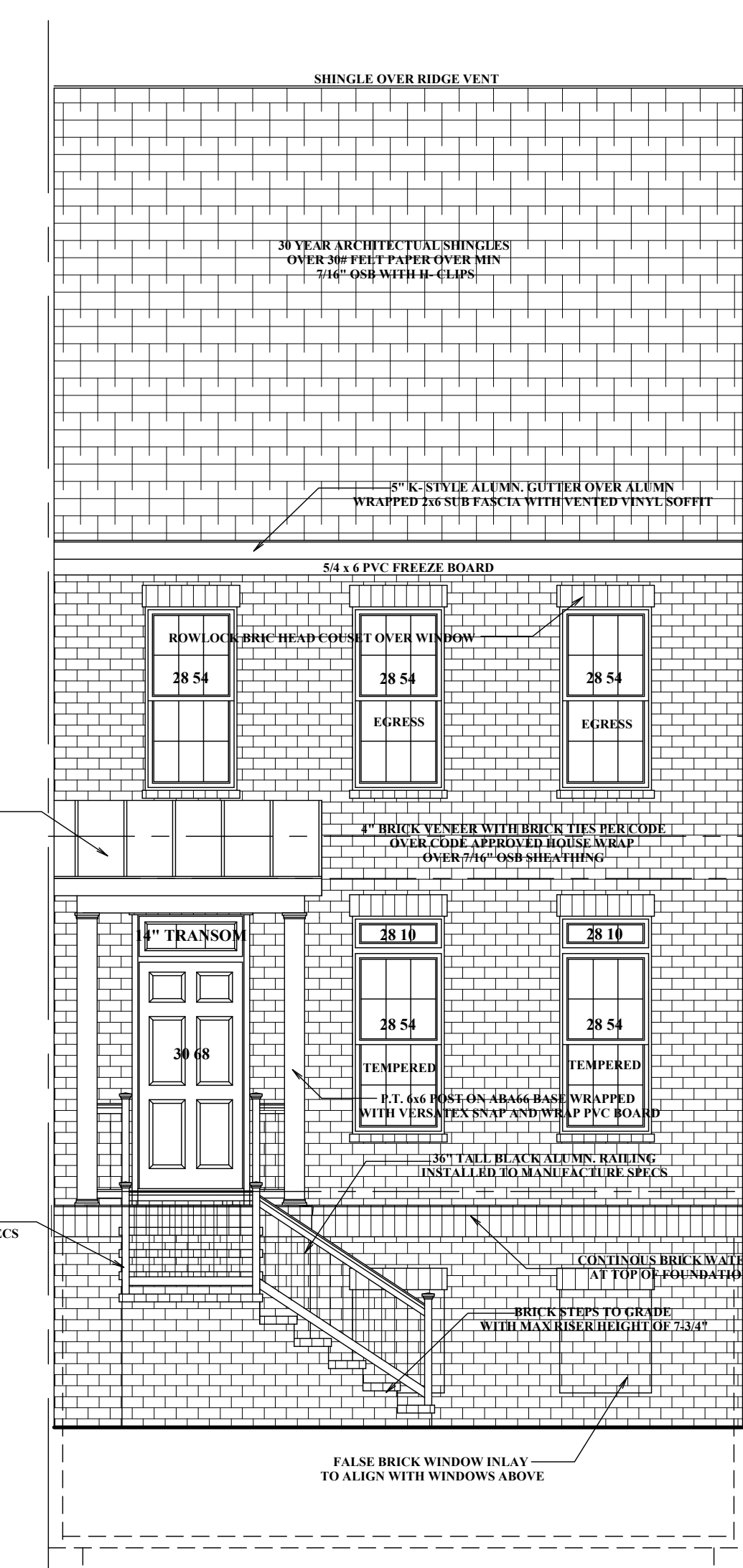
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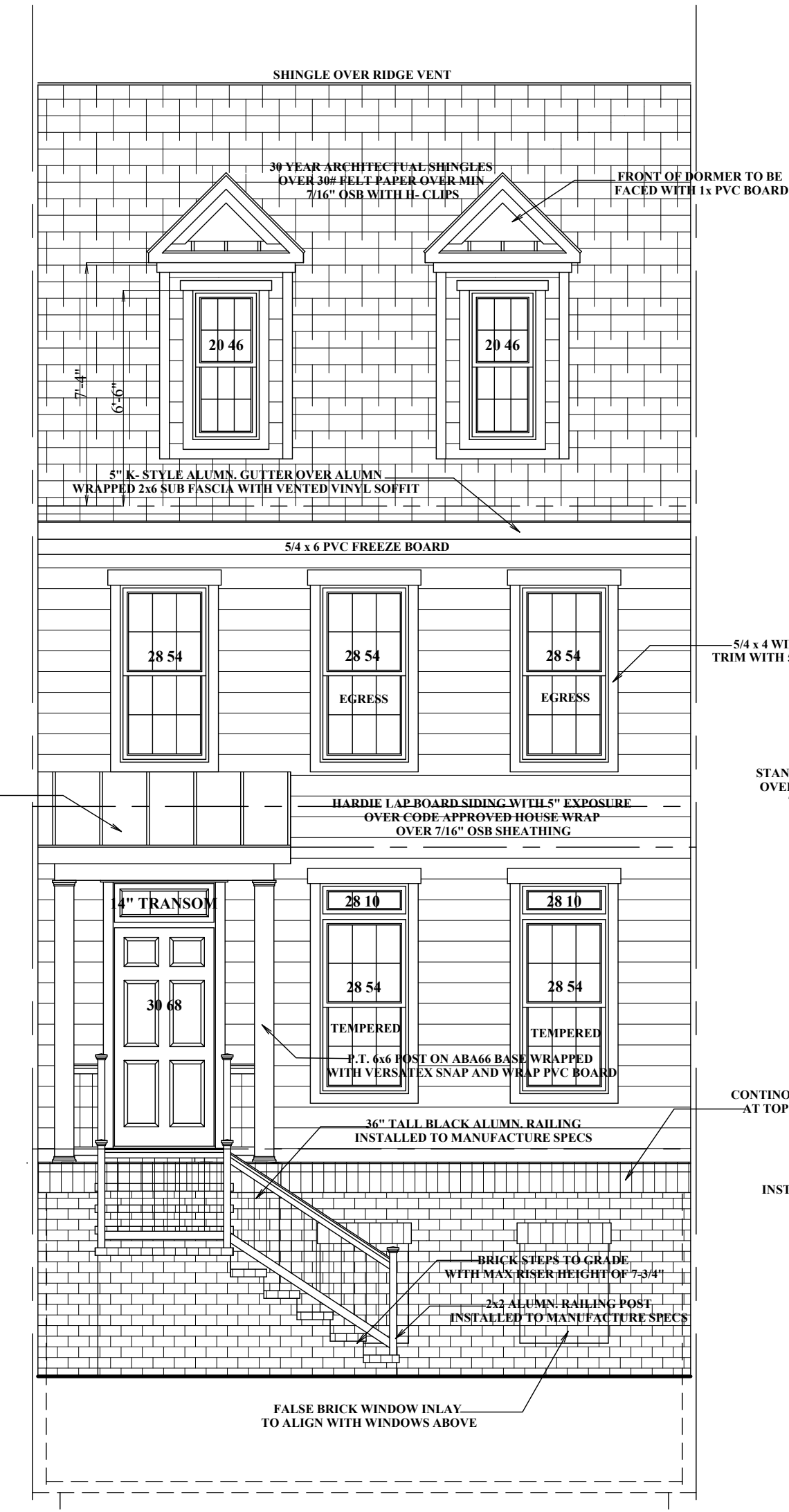
FRONT
ELEVATIONS

SHEET NO.

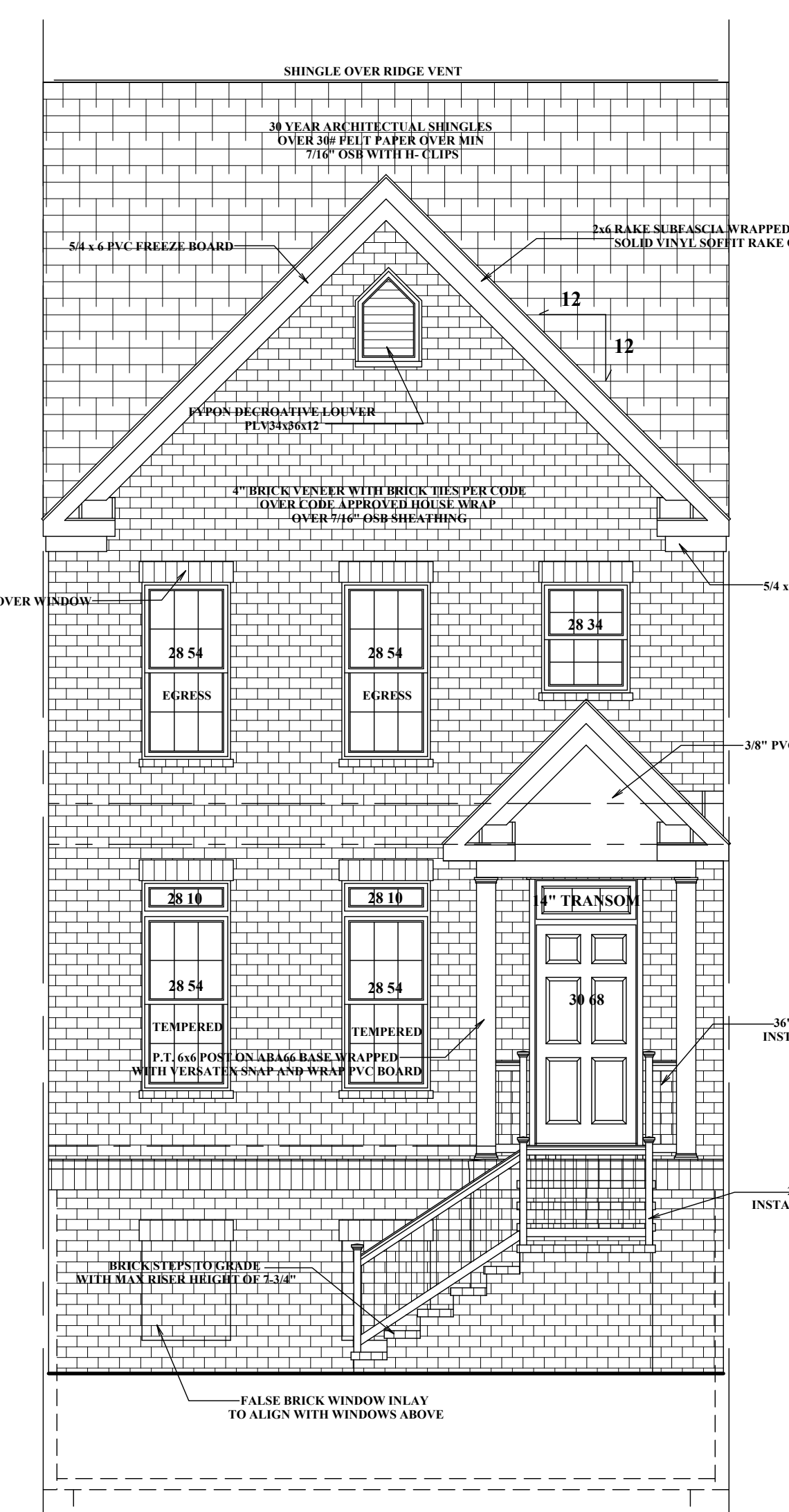
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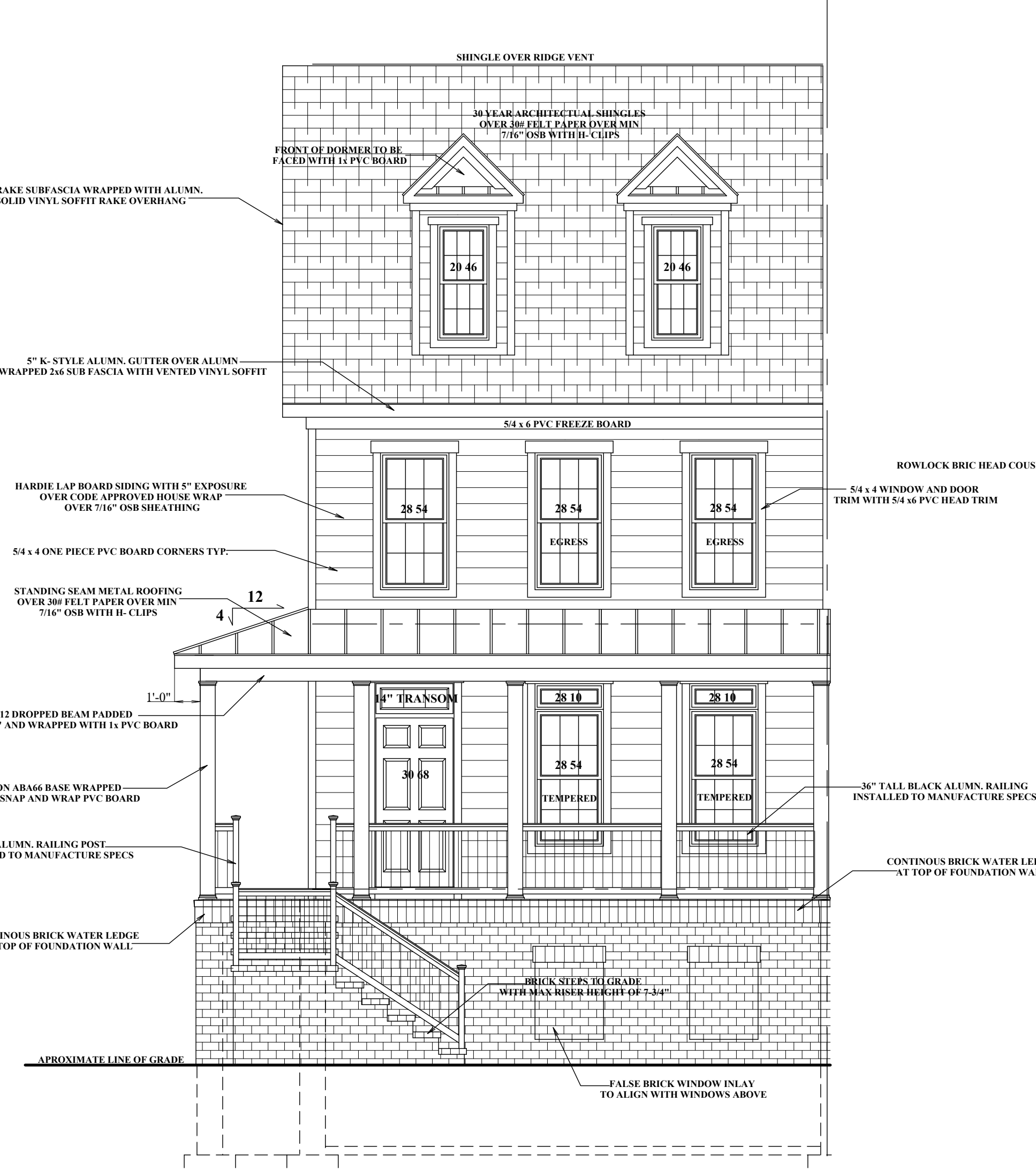
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A 2.0 **ELEVATION D**



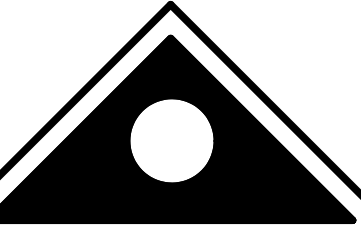
A
A 2.0 **ELEVATION C**



A
A 2.0 **ELEVATION B**



A
A 2.0 **ELEVATION A**



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22 W. ALLEGHENY AVE.
SUITE 301
TOWSON MARYLAND 21284

Phone: (410) 583-2440
Fax: (410) 583-7381

adwarchitects@verizon.net

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DIXON STREET
TOWN HOMES
DIXON STREET
EASTON MD 21601



NO.	REVISIONS:	DESCRIPTION	DATE:

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- NOT RELEASED FOR CONSTRUCTION
- FOR PERMIT
- FOR CONSTRUCTION

DRAWN BY: RB

REVIEWED BY:

PROJECT NO.

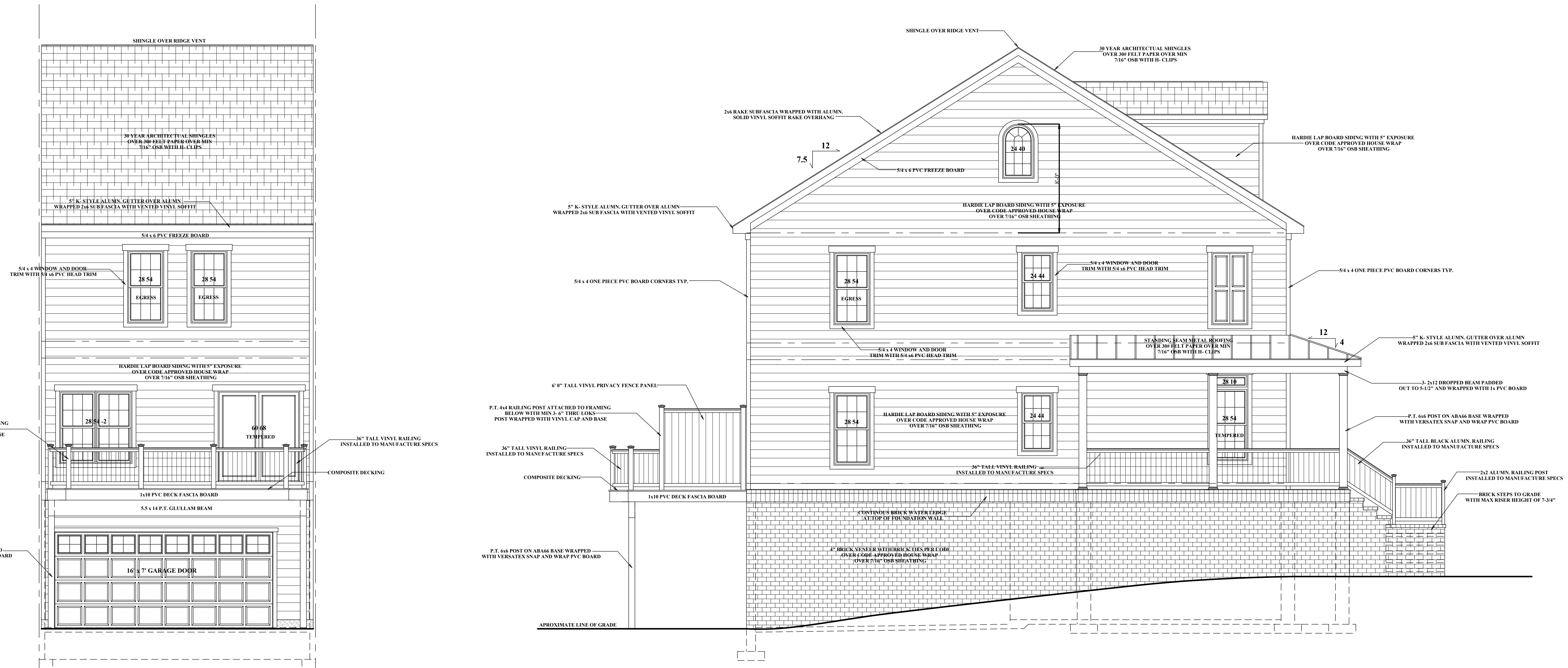
DATE: 6/8/22

SCALE: 1/4" = 1'

DWG:
SIDE / REAR
ELEVATIONS

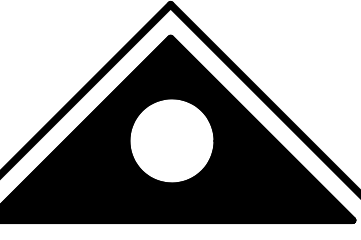
SHEET NO.

A-2.1



B
A 2.1 **REAR ELEVATION**

A
A 2.1 **END UNIT ELEVATION**



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adwarchitects@verizon.net

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EASTON MD 21601



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- FOR CONSTRUCTION

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REVIEWED BY:

PROJECT NO.

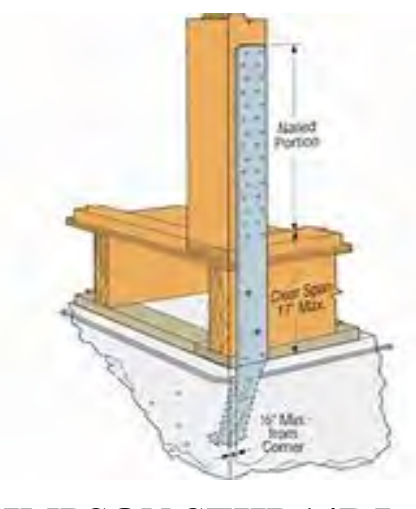
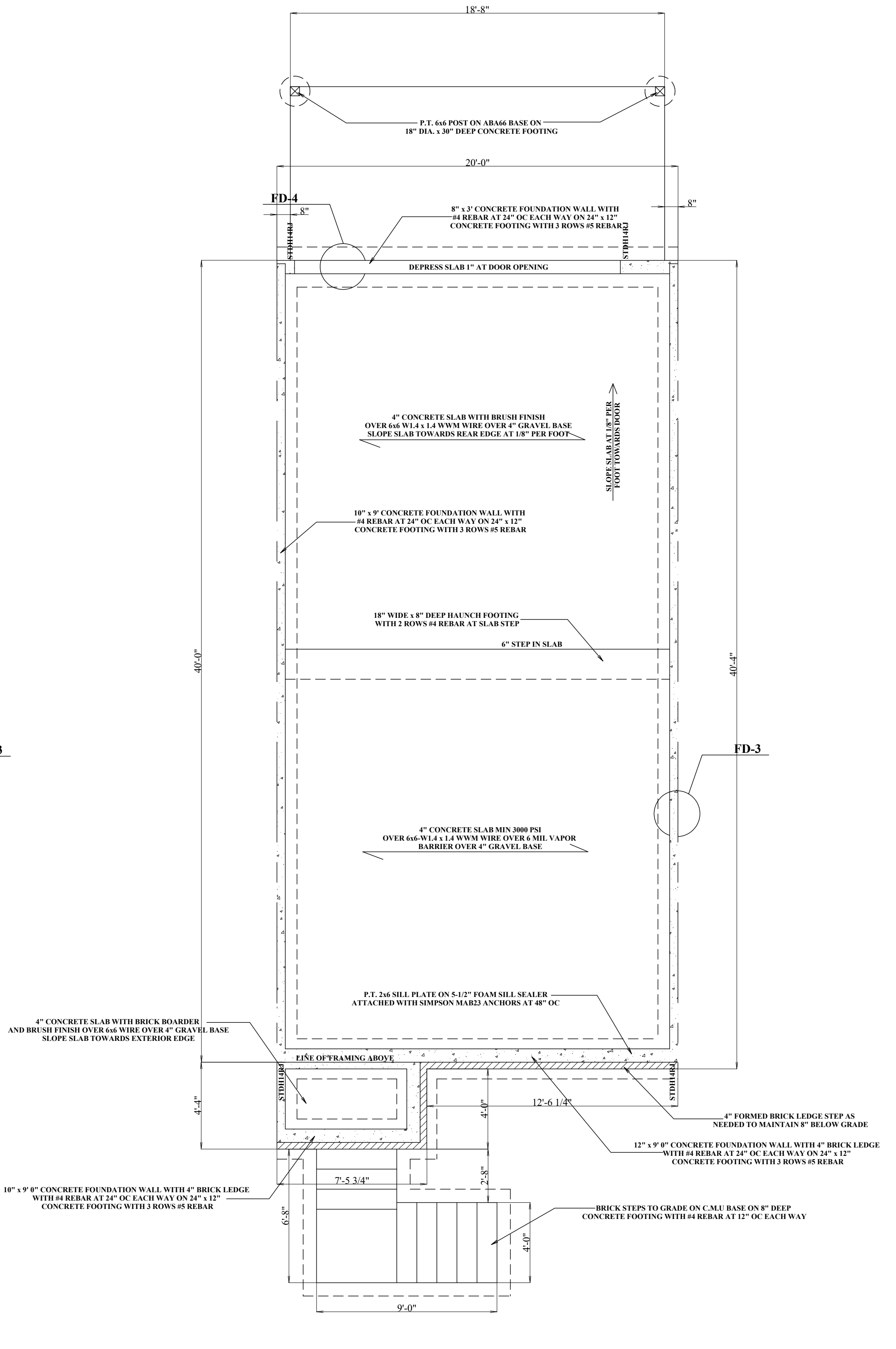
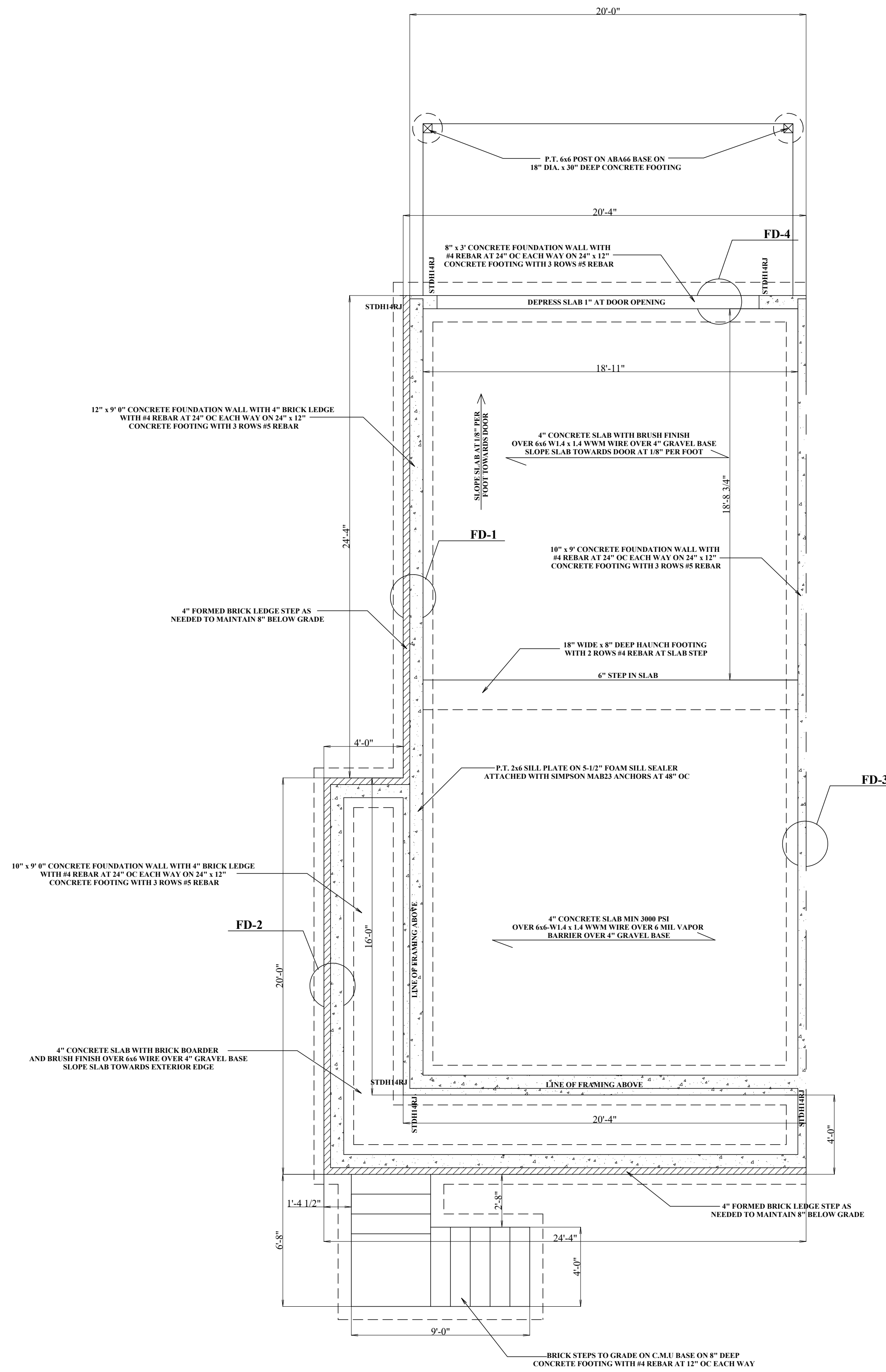
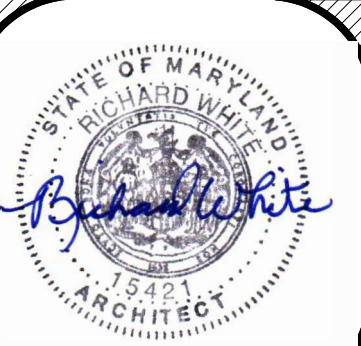
DATE: 6/8/22

SCALE: 1/4" = 1'

DWG:
FOUNDATION
PLAN

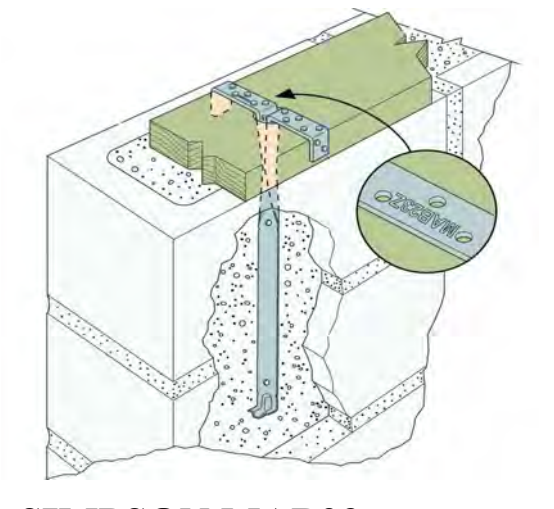
SHEET NO.

A-3.0



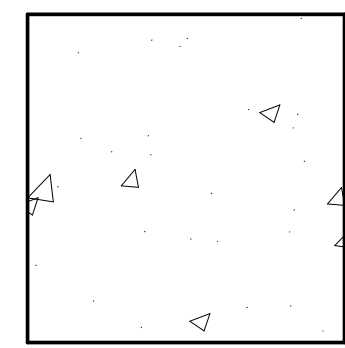
**SIMPSON STHD14RJ
INSTALLATION DETAIL**

N.T.S

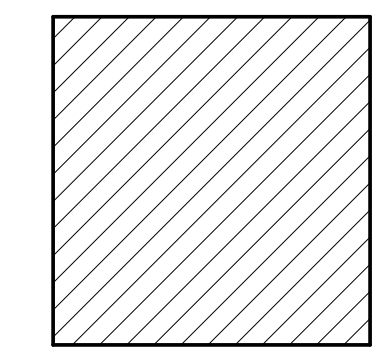


**SIMPSON MAB23
INSTALLATION DETAIL**

N.T.S

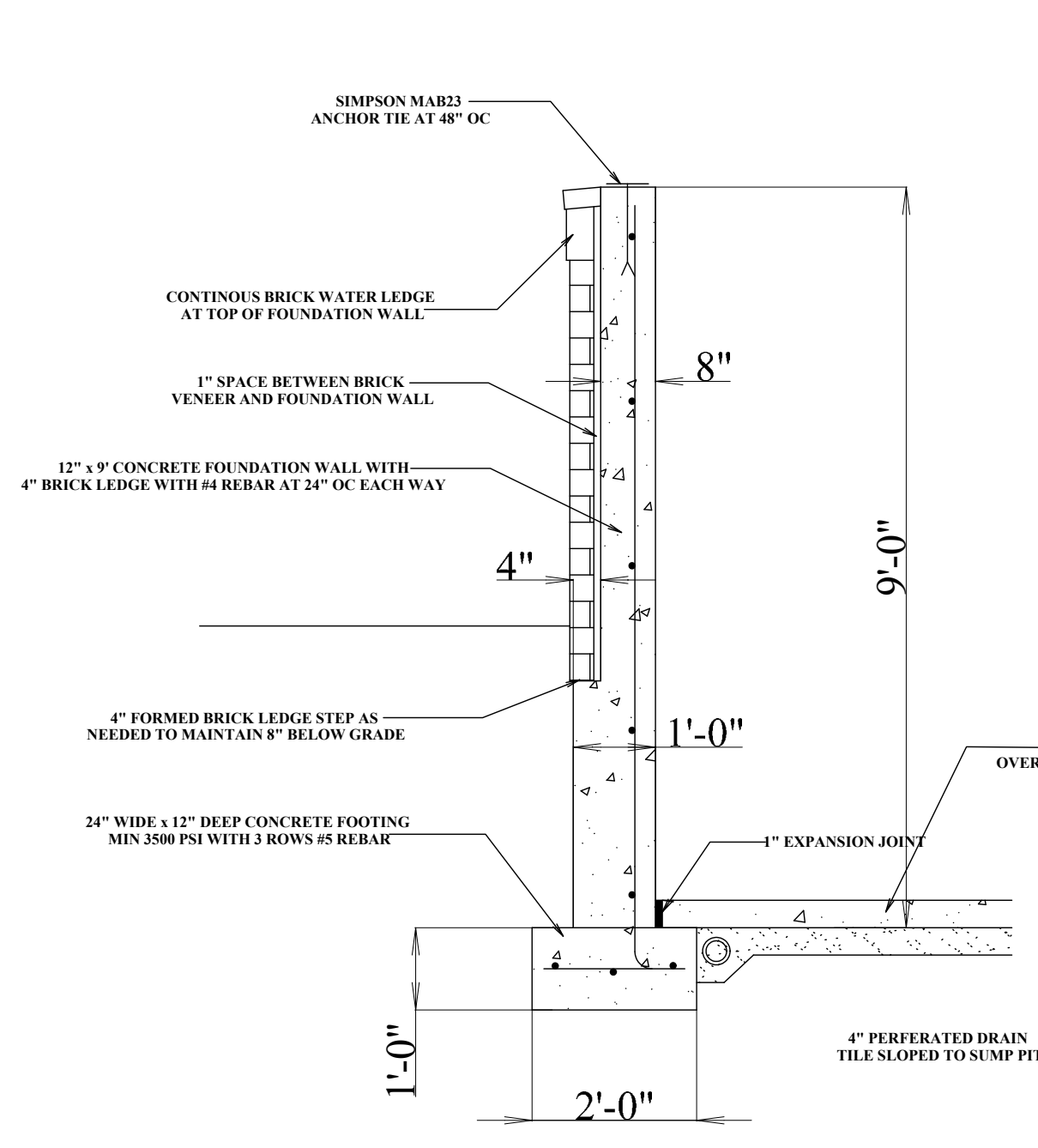


POURED FOUNDATION WALL

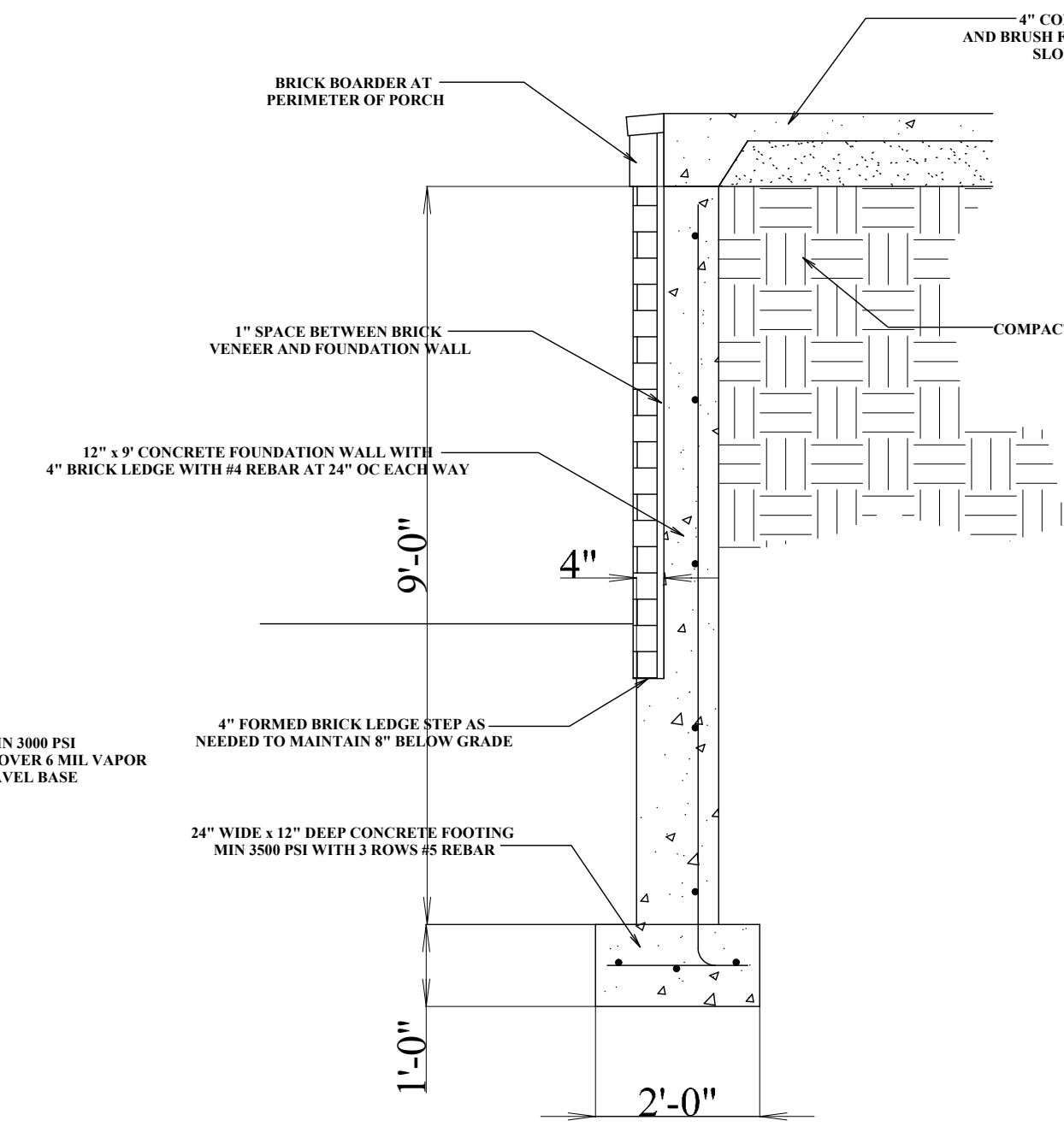


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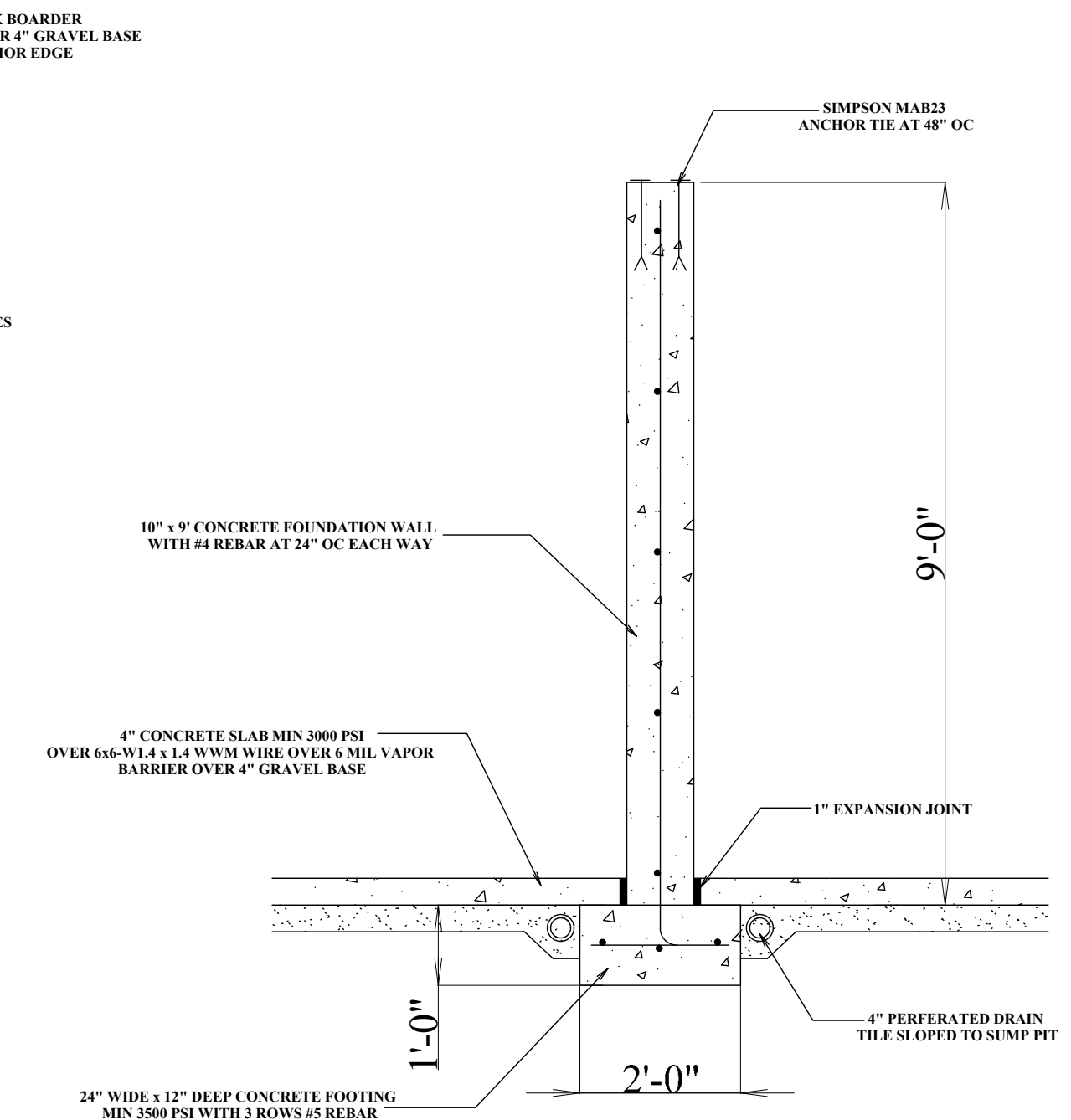




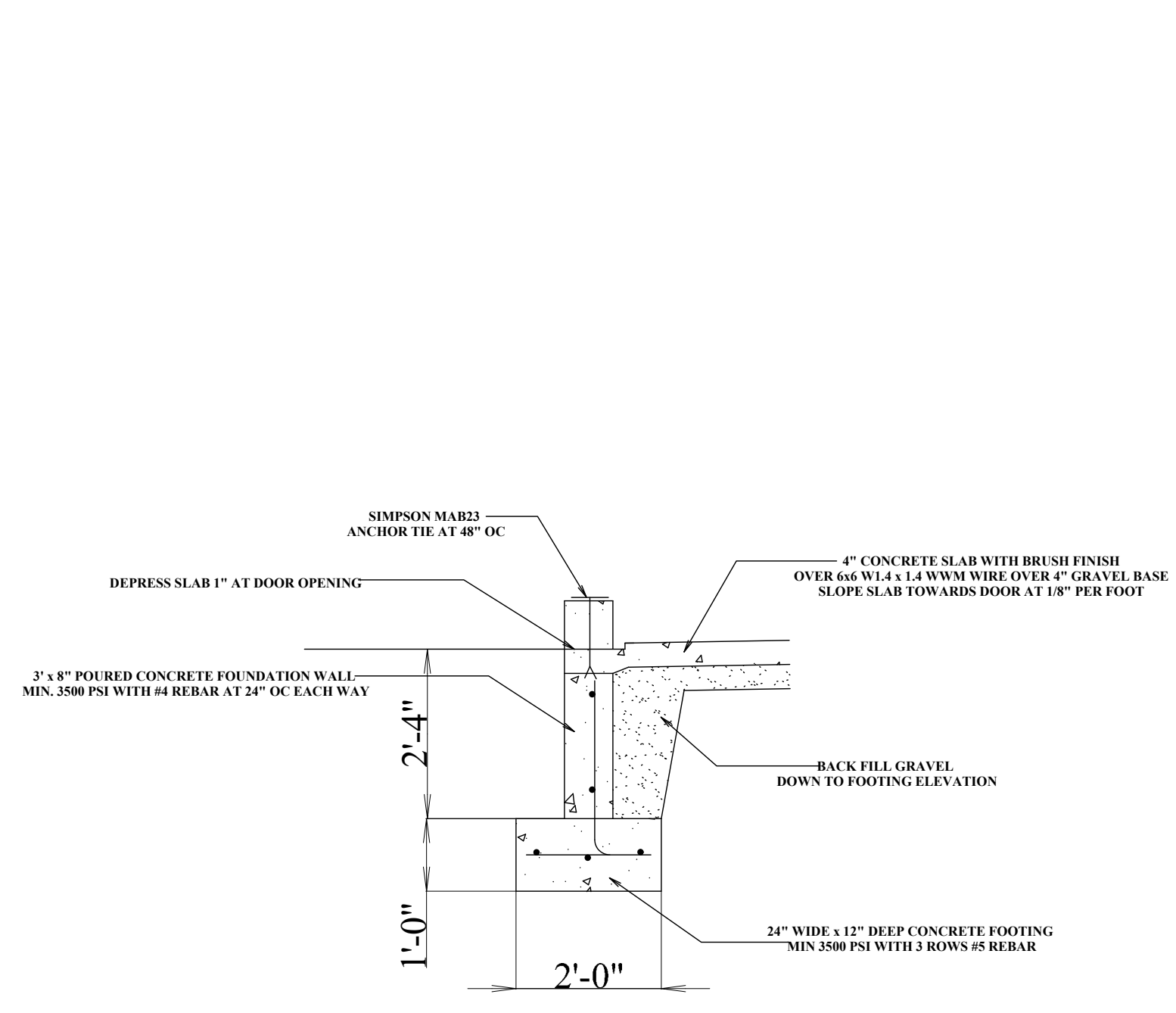
DETAIL FD-1
SCALE: 1/2" = 1'



DETAIL FD-1
SCALE: 1/2" = 1'



DETAIL FD-1
SCALE: 1/2" = 1'



DETAIL FD-1
SCALE: 1/2" = 1'

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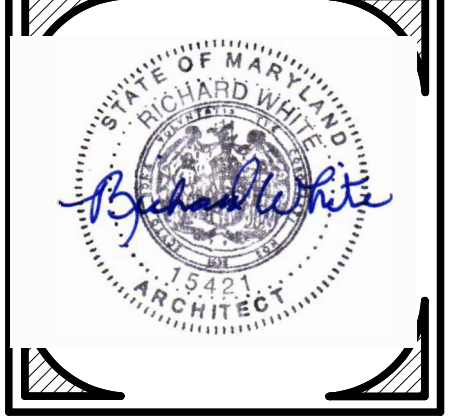
NO.	REVISIONS:	DESCRIPTION	DATE:

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- FOR PERMIT
- FOR CONSTRUCTION

DRAWN BY: RB
REVIEWED BY:
PROJECT NO.
DATE: 6/8/22
SCALE: 1/4" = 1'

DWG:
FOUNDATION
WALL DETAILS
SHEET NO.

A-3.1



WALL BRACING DESIGN INFO

LOCATION: BALTIMORE COUNTY, MARYLAND
 SEISMIC CATEGORY: B
 WIND SPEED: 115 MPH

METHOD 3 (WOOD SHEATHING) / CONTINUOUS SHEATHING
 METHOD 5 (GYPSUM BOARD)

*THESE DRAWINGS ARE LIMITED TO IRC WALL BRACING REQUIREMENTS ONLY

LEGEND

- CS-WSP CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL (-LENGTH)
- CS-FF 6.1 NARROW WALL (-LENGTH)
- NARROW WALL
- CS-PF CONTINUOUS SHEATHED PORTAL FRAME
- ABW ALTERNATE BRACED WALL
- GB-1 36" (1 SIDE)
- GB-2 48" (2 SIDES)
- TIE DOWN DEVICE (- LBS)

R602.10.4 CONTINUOUS SHEATHING. BRACED WALL LINES WITH CONTINUOUS SHEATHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.

TYP. WINDOW AND DOOR HEADER POST SCHEDULE

- 1-2x6 (1-KING STUD, 1-JACK STUD)
- 2-2x6 (1-KING STUD, 2-JACK STUDS)
- 3-2x6 (1-KING STUD, 3-JACK STUDS)

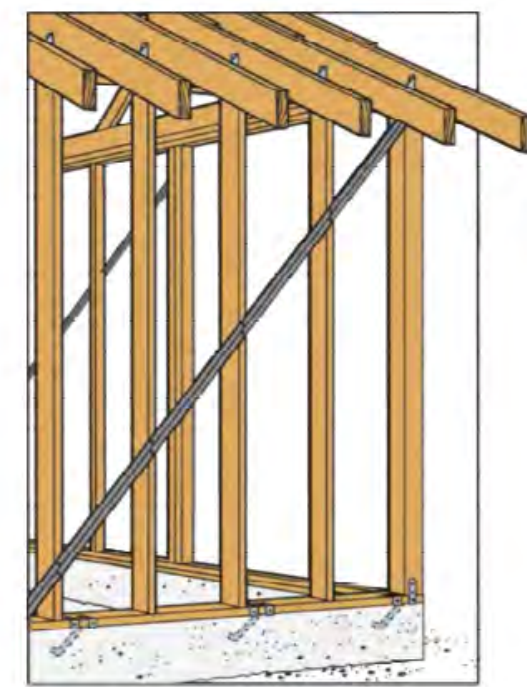
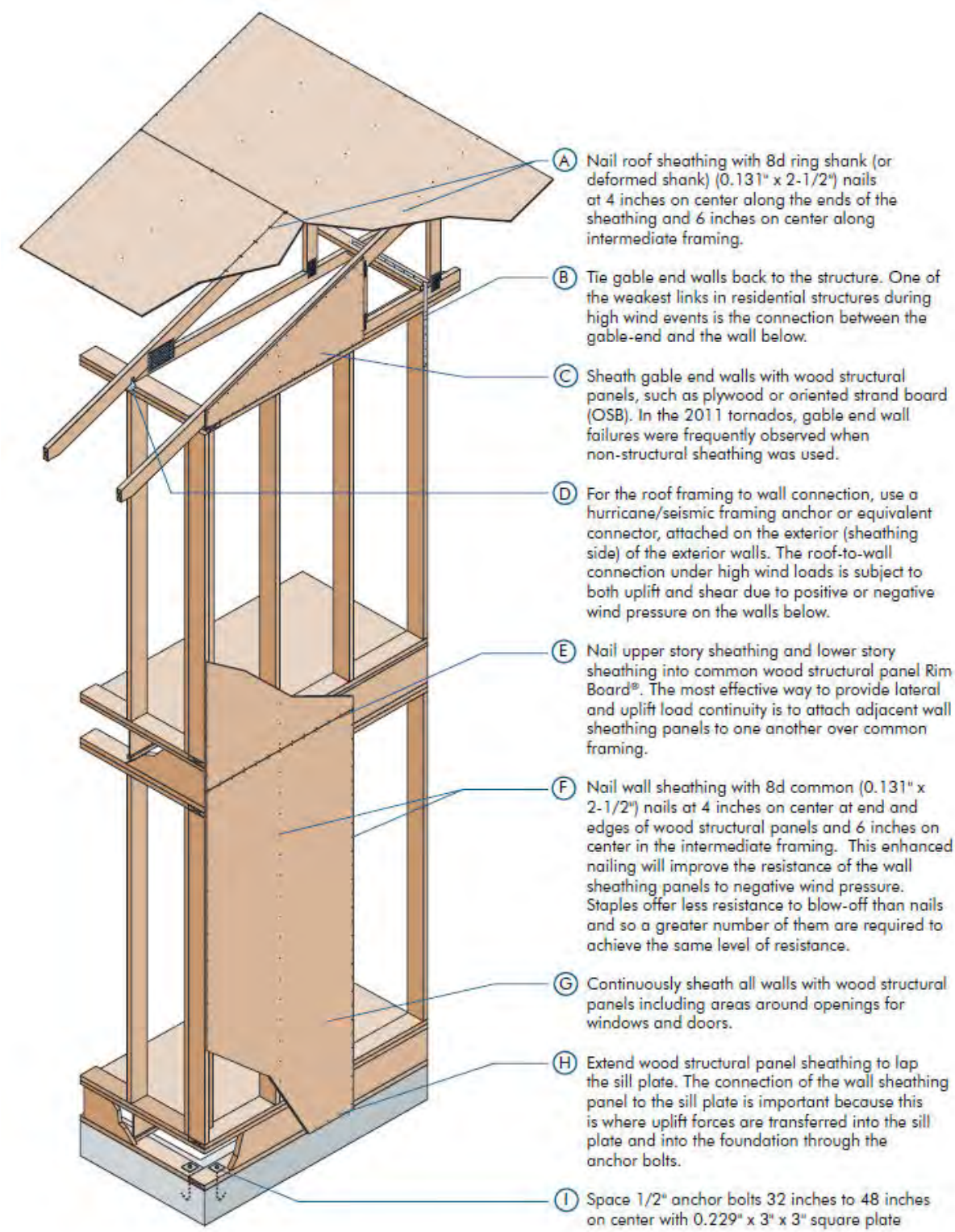


FIGURE 5B—TYPICAL TWB (T-TYPE) EXTERIOR WALL BRACE INSTALLATION (MAXIMUM 1/8-INCH DEEP SAW KERF IN STUDS)

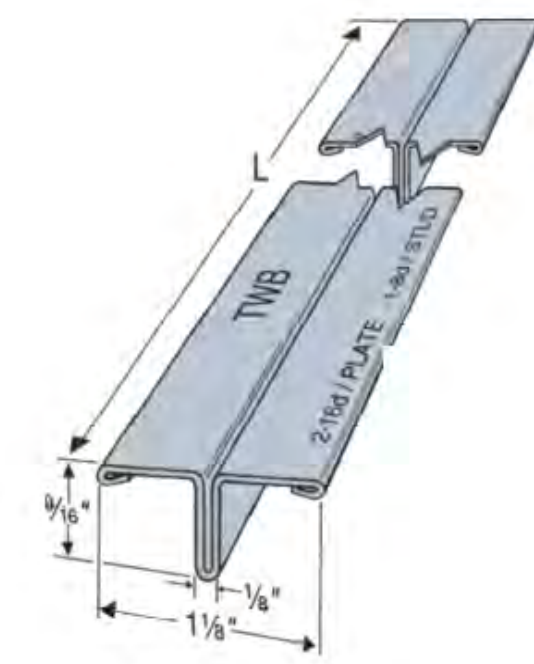


FIGURE 5A—TWB (T-TYPE) BRACE DIMENSIONS

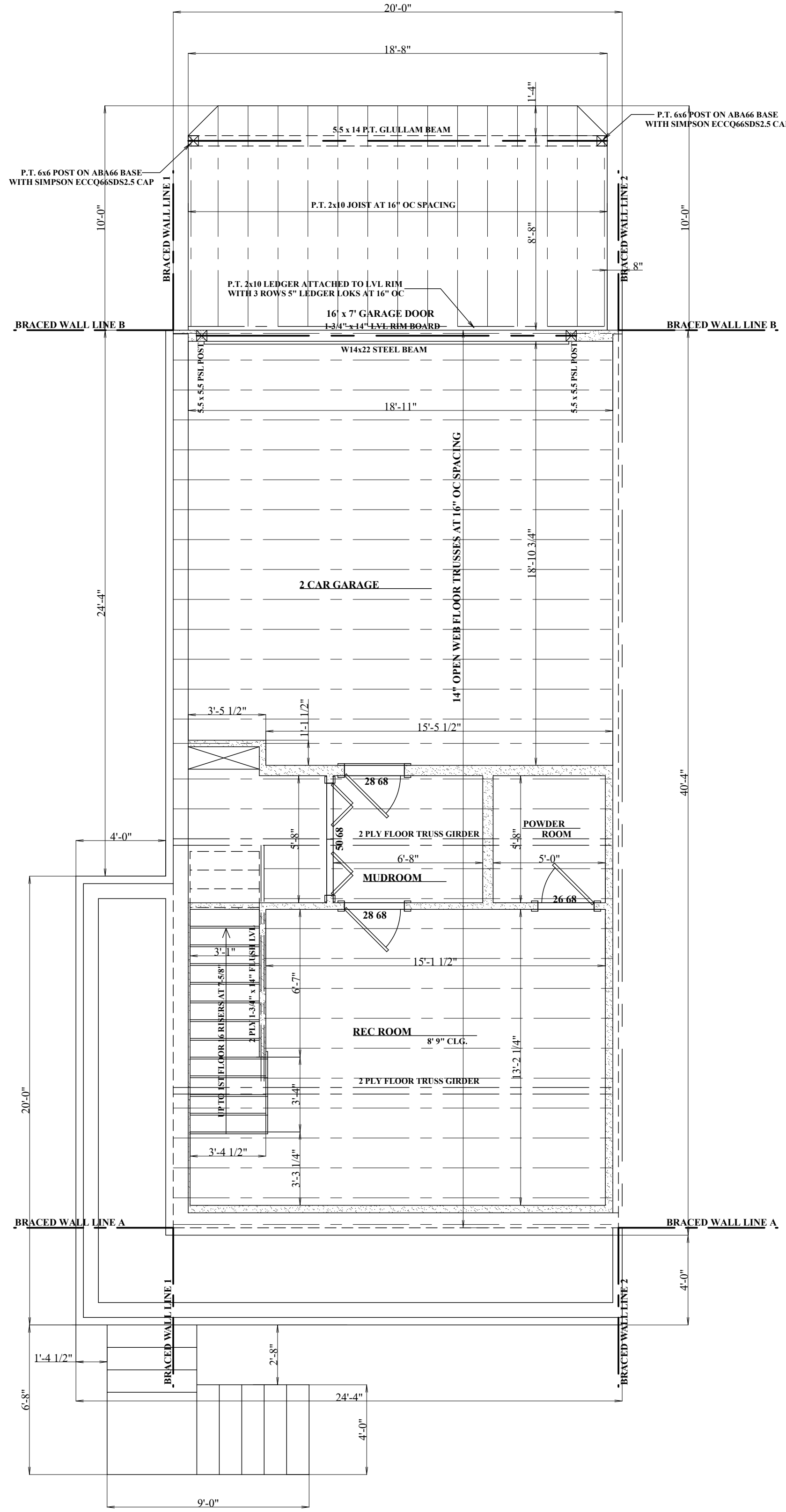
SIMPSON TWB STRAP INSTALLATION DETAIL

N.T.S

EXTERIOR WALLS TO BE OF 2x6 @ 16" OC W/ DOUBLE TOP PLATE W/ 1 ROW MID HEIGHT BRIDGING
 INTERIOR BEARING WALLS TO BE MIN. 2x4 @ 16" OC W/ DOUBLE TOP PLATE W/ 1 ROW MID HEIGHT BRIDGING
 INTERIOR NON BEARING WALLS TO BE 2x4 @ 16" OC W/ DOUBLE TOP PLATE

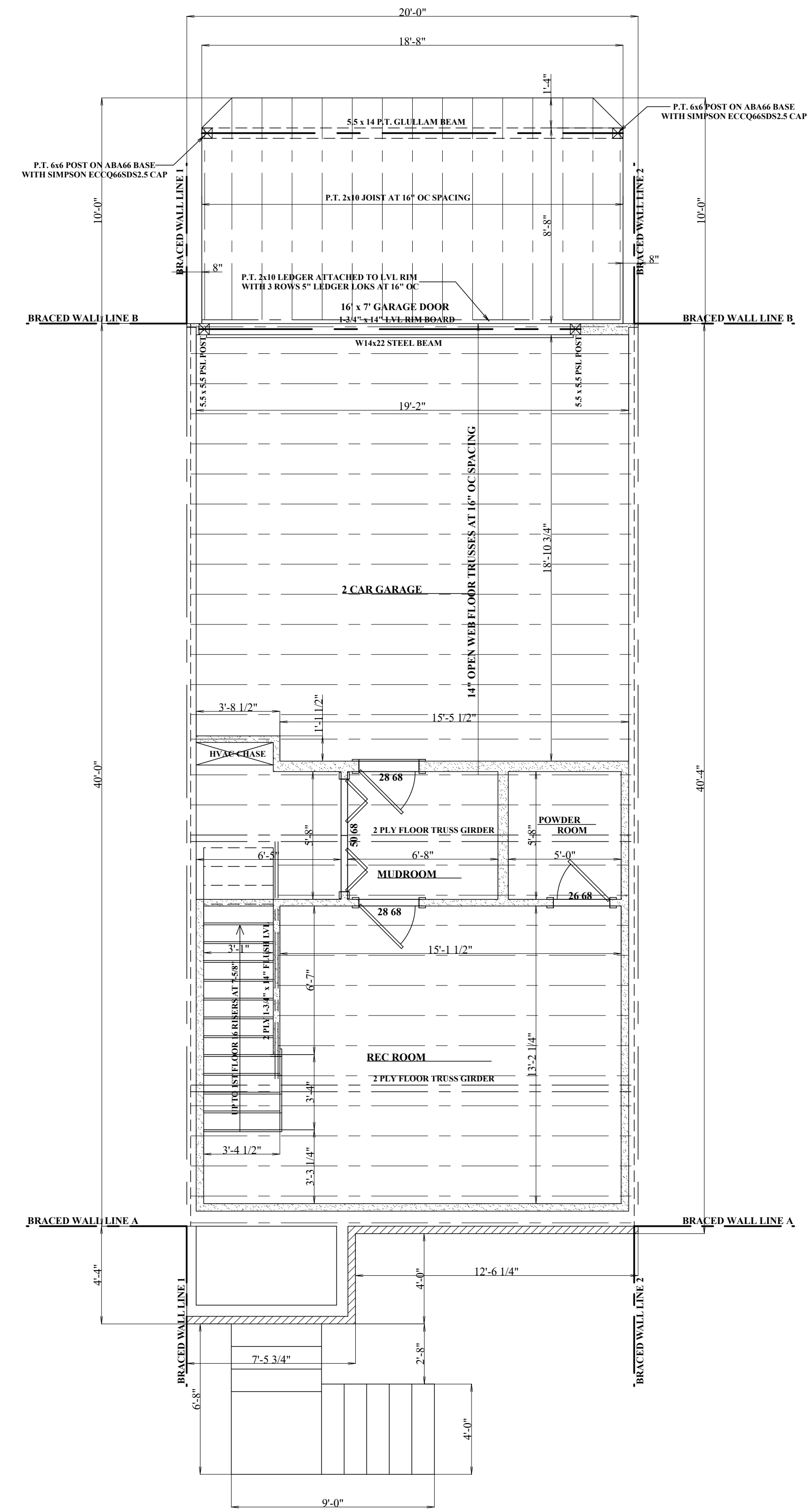
BRACED WALL PLAN CONSTRUCTION

7/16" OSB WALL WOOD STRUCTURAL PANEL SHEATHING ATTACHED TO FRAMING WITH 6d AT 6" OC AT PANEL EDGES, AND 12" OC AT INTERMEDIATE MEMBERS
 2X6 WALL STUDS TO BE @ 16" OC DOUBLE 2X6 TOP PLATE W/ OVERLAPING CORNERS AND SINGLE BOTTOM PLATE
 MIN. R21 FIBERGLASS BATT INSULATION BETWEEN ALL STUD BAYS ALL TOP AND BOTTOM PLATE PENETRATIONS TO BE FIRE STOPPED
 GYPSUM WALL BOARD TO BE APPLIED TO INTERIOR OF FRAMING WITH ADHESIVE AND TYPE S OR W SCREWS @ 7" OC AT PANEL EDGES AND 24" OC AT INTERMEDIATE FRAMING MEMBERS



LOWER LEVEL PLAN
 END UNIT 1ST FLOOR FRAMING
 REVERSE OPPOSITE END

14" OPEN WEB FLOOR TRUSSES WITH BRACING INSTALLED TO MANUFACTURE SPECS



LOWER LEVEL PLAN
 MIDDLE UNIT 1ST FLOOR FRAMING
 REVERSE LAYOUT PER FLOOR PLAN

14" OPEN WEB FLOOR TRUSSES WITH BRACING INSTALLED TO MANUFACTURE SPECS

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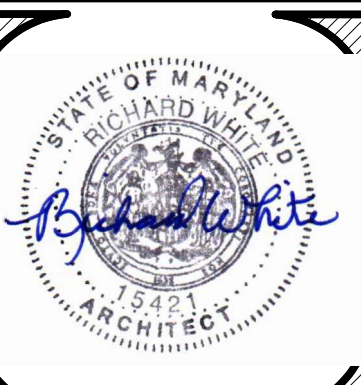
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 DIXON STREET
 EASTON MD 21601



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<input type="checkbox"/>		NOT RELEASED FOR CONSTRUCTION	
<input checked="" type="checkbox"/>		FOR PERMIT	
<input type="checkbox"/>		FOR CONSTRUCTION	

DRAWN BY: RB
 REVIEWED BY:
 PROJECT NO.
 DATE: 6/8/22
 SCALE: 1/4" = 1'

DWG: LOWER LEVEL FRAMING
 SHEET NO. A-3.2



WALL BRACING DESIGN INFO

LOCATION: BALTIMORE COUNTY, MARYLAND
 SEISMIC CATEGORY: B
 WIND SPEED: 115 MPH

METHOD 3 (WOOD SHEATHING) / CONTINUOUS SHEATHING
 METHOD 5 (GYPSUM BOARD)

*THESE DRAWINGS ARE LIMITED TO IRC WALL BRACING
 REQUIREMENTS ONLY

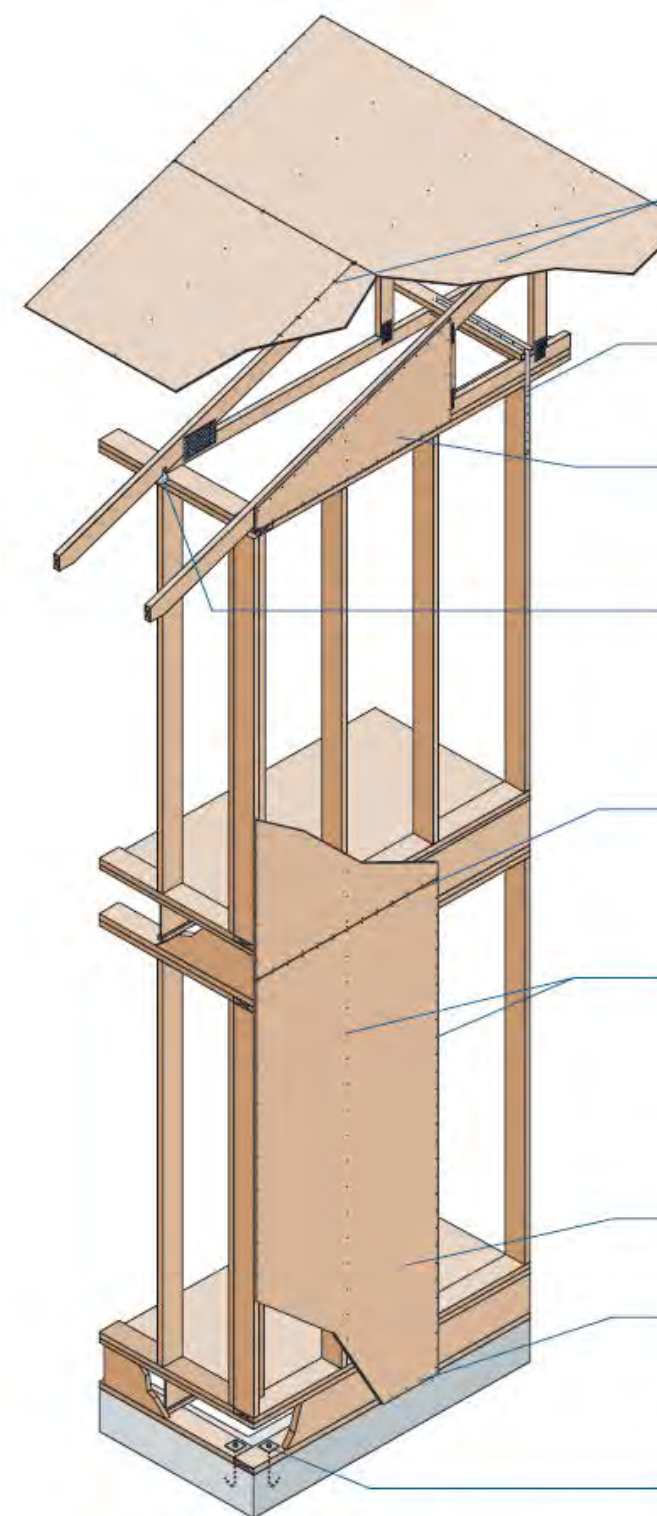
LEDGEND

- CS-WSP CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL (-LENGTH)
- CS-FF 6.1 NARROW WALL (-LENGTH) NARROW WALL
- CS-PF CONTINUOUS SHEATHED PORTAL FRAME
- ABW ALTERNATE BRACED WALL
- GB-1 36" (1 SIDE)
- GB-2 48" (2 SIDES)
- TIE DOWN DEVICE (- LBS)

R602.10.4 CONTINUOUS SHEATHING. BRACED WALL LINES WITH CONTINUOUS SHEATHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.

TYP. WINDOW AND DOOR HEADER POST SCHEDULE

- 1-2x6 (1-KING STUD, 1-JACK STUD)
- 2-2x6 (1-KING STUD, 2-JACK STUDS)
- 3-2x6 (1-KING STUD, 3-JACK STUDS)



- A Nail roof sheathing with 8d ring shank (or deformed shank) (0.131" x 2-1/2") nails at 4 inches on center along the ends of the sheathing and 6 inches on center along intermediate framing.
- B Tie gable and walls back to the structure. One of the weakest links in residential structures during high wind events is the connection between the gable and the wall below.
- C Sheath gable and walls with wood structural panels, such as plywood or oriented strand board (OSB). In the 2011 tornados, gable end wall failures were frequently observed when non-structural sheathing was used.
- D For the roof framing to wall connection, use a hurricane/seismic framing anchor or equivalent connector, attached on the exterior (sheathing side) of the exterior wall. The roof-to-wall connection under high wind loads is subject to both uplift and shear due to positive or negative wind pressure on the walls below.
- E Nail upper story sheathing and lower story sheathing into common wood structural panel Rim Board®. The most effective way to provide lateral and uplift load continuity is to attach adjacent wall sheathing panels to one another over common framing.
- F Nail wall sheathing with 8d common (0.131" x 2-1/2") nails at 4 inches on center at end and edges of wood structural panels and 6 inches on center in the intermediate framing. This enhanced nailing will improve the resistance of the wall sheathing panels to negative wind pressure. Staples offer less resistance to blow-off than nails and so a greater number of them are required to achieve the same level of resistance.
- G Continuously sheath all walls with wood structural panels including areas around openings for windows and doors.
- H Extend wood structural panel sheathing to lap the sill plate. The connection of the wall sheathing panel to the sill plate is important because this is where uplift forces are transferred into the sill plate and into the foundation through the anchor bolts.
- I Space 1/2" anchor bolts 32 inches to 48 inches on center with 0.229" x 3" x 3" square plate

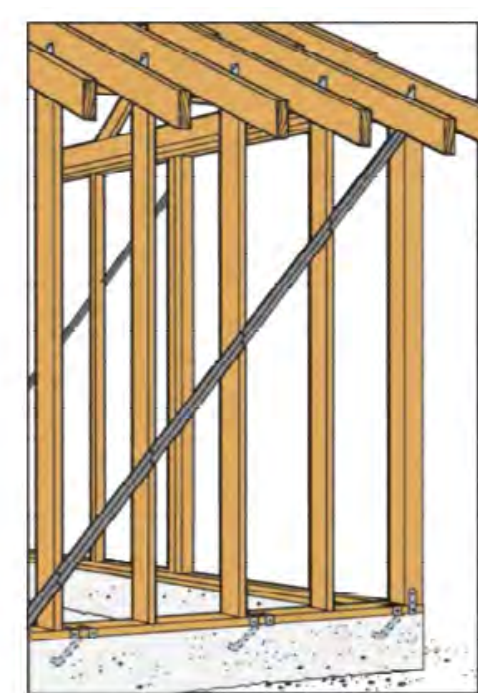


FIGURE 5B—TYPICAL TWB (T-TYPE) EXTERIOR WALL BRACE INSTALLATION (MAXIMUM 1/2-INCH DEEP SAW KERF IN STUDS)

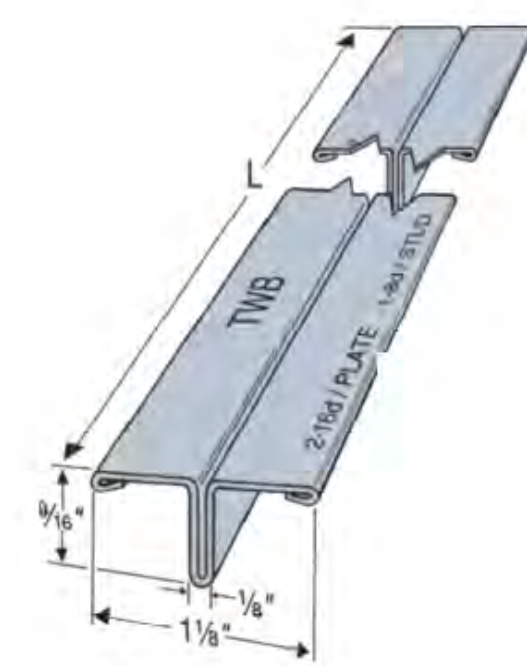


FIGURE 5A—TWB (T-TYPE) BRACE DIMENSIONS

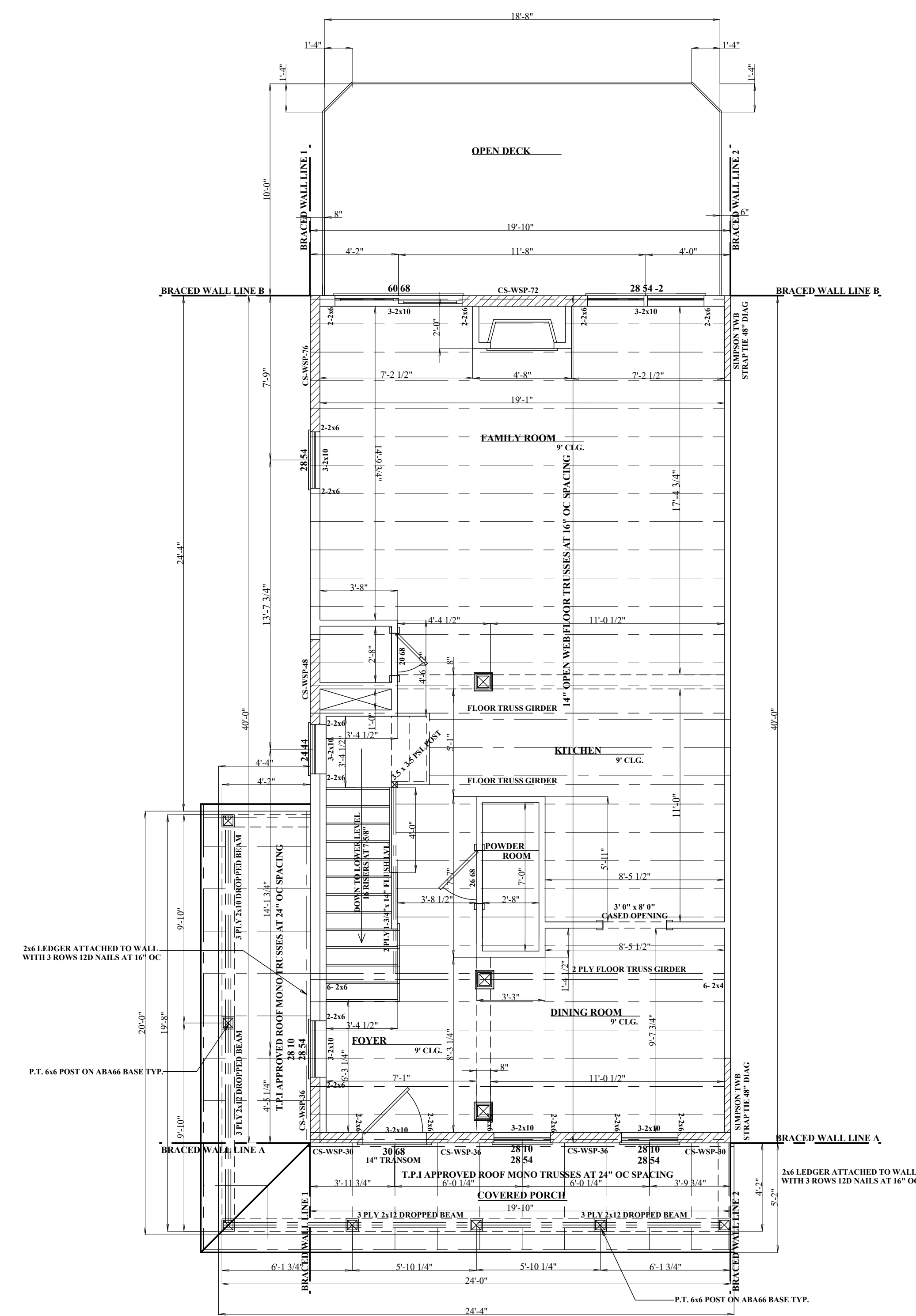
SIMPSON TWB STRAP INSTALLATION DETAIL

N.T.S.

EXTERIOR WALLS TO BE OF 2x6 @ 16" OC W/ DOUBLE TOP PLATE W/ 1 ROW MID HEIGHT BRIDGING
 INTERIOR BEARING WALLS TO BE MIN. 2x4 @ 16" OC W/ DOUBLE TOP PLATE W/ 1 ROW MID HEIGHT BRIDGING
 INTERIOR NON BEARING WALLS TO BE 2x4 @ 16" OC W/ DOUBLE TOP PLATE

BRACED WALL PLAN CONSTRUCTION

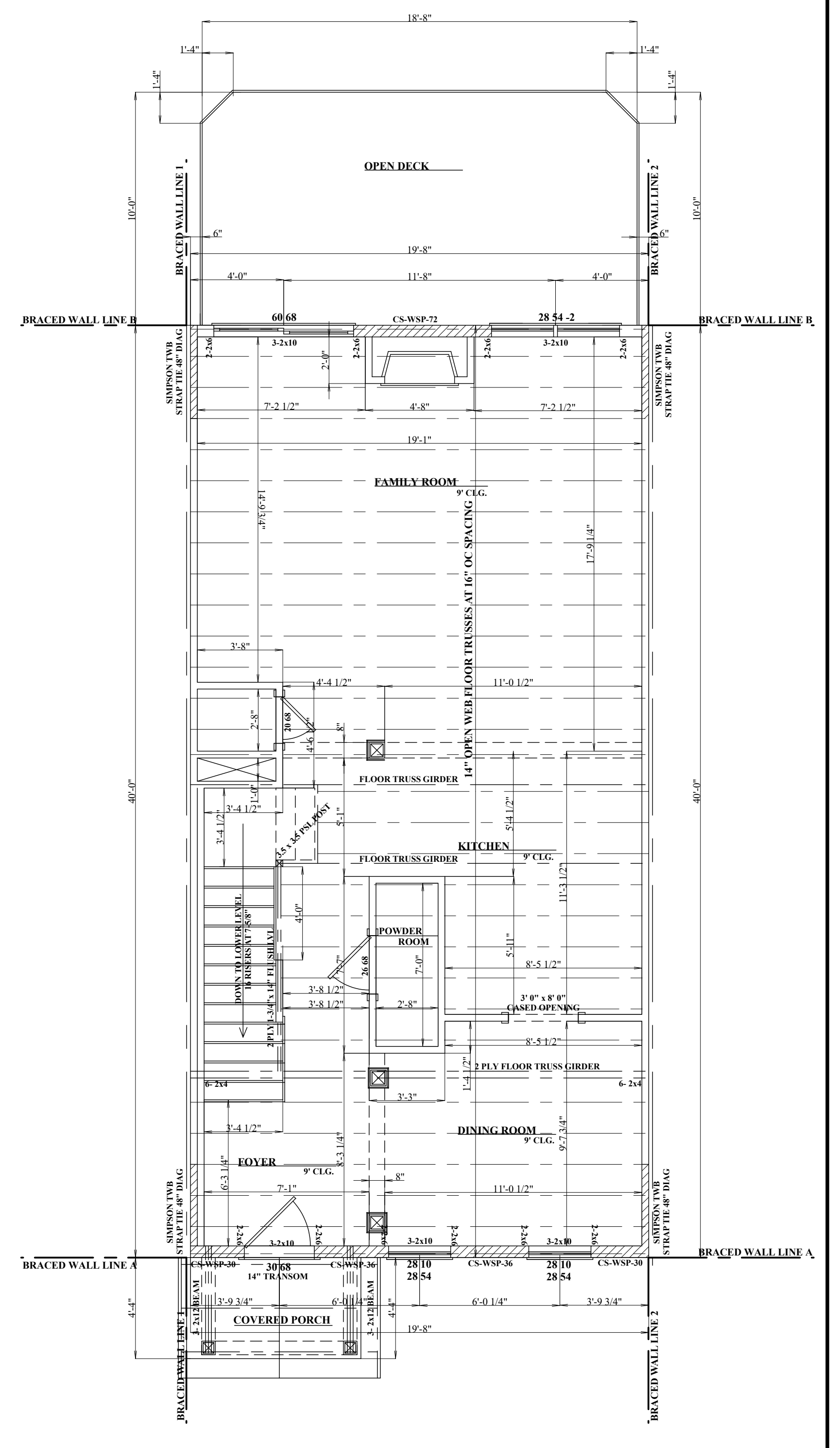
7/16" OSB WALL WOOD STRUCTURAL PANEL SHEATHING ATTACHED TO FRAMING WITH 6d @ 6" OC AT PANEL EDGES, AND 12" OC AT INTERMEDIATE MEMBERS
 2X6 WALL STUDS TO BE @ 16" OC DOUBLE 2X6 TOP PLATE W/ OVERLAPPING CORNERS AND SINGLE BOTTOM PLATE
 MIN. R21 FIBERGLASS BATT INSULATION BETWEEN ALL STUD BAYS ALL TOP AND BOTTOM PLATE PENETRATIONS TO BE FIRE STOPPED
 GYPSUM WALL BOARD TO BE APPLIED TO INTERIOR OF FRAMING WITH ADHESIVE AND TYPE S OR W SCREWS @ 7" OC AT PANEL EDGES AND 24" OC AT INTERMEDIATE FRAMING MEMBERS



1ST FLOOR PLAN

END UNIT 2ND FLOOR FRAMING
 REVERSE OPPOSITE END

14" OPEN WEB FLOOR TRUSSES WITH
 BRACING INSTALLED TO MANUFACTURE SPECS



1ST FLOOR PLAN

MIDDLE UNIT 2ND FLOOR FRAMING
 REVERSE LAYOUT PER FLOOR PLAN

14" OPEN WEB FLOOR TRUSSES WITH
 BRACING INSTALLED TO MANUFACTURE SPECS

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- FOR PERMIT
- FOR CONSTRUCTION

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 REVIEWED BY:
 PROJECT NO.
 DATE: 6/8/22
 SCALE: 1/4" = 1'
 DWG:
 1ST FLOOR
 FRAMING
 SHEET NO.

A-3.3

WALL BRACING DESIGN INFO

LOCATION: BALTIMORE COUNTY, MARYLAND
 SEISMIC CATEGORY: B
 WIND SPEED: 115 MPH

METHOD 3 (WOOD SHEATHING) / CONTINUOUS SHEATHING
 METHOD 5 (GYPSUM BOARD)

*THESE DRAWINGS ARE LIMITED TO IRC WALL BRACING
 REQUIREMENTS ONLY

LEDGEND

- CS-WSP CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL (-LENGTH)
- CS-FF 6.1 NARROW WALL (-LENGTH)
- NARROW WALL
- CS-PF CONTINUOUS SHEATHED PORTAL FRAME
- ABW ALTERNATE BRACED WALL
- GB-1 36" (1 SIDE)
- GB-2 48" (2 SIDES)
- TIE DOWN DEVICE (- LBS)

R602.10.4 CONTINUOUS SHEATHING. BRACED WALL LINES WITH CONTINUOUS SHEATHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.

TYP. WINDOW AND DOOR HEADER POST SCHEDULE

- 1-2x6 (1-KING STUD, 1-JACK STUD)
- 2-2x6 (1-KING STUD, 2-JACK STUDS)
- 3-2x6 (1-KING STUD, 3-JACK STUDS)

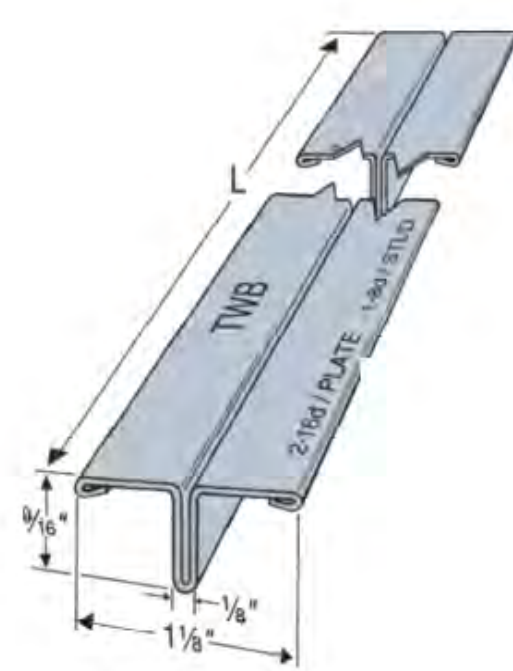
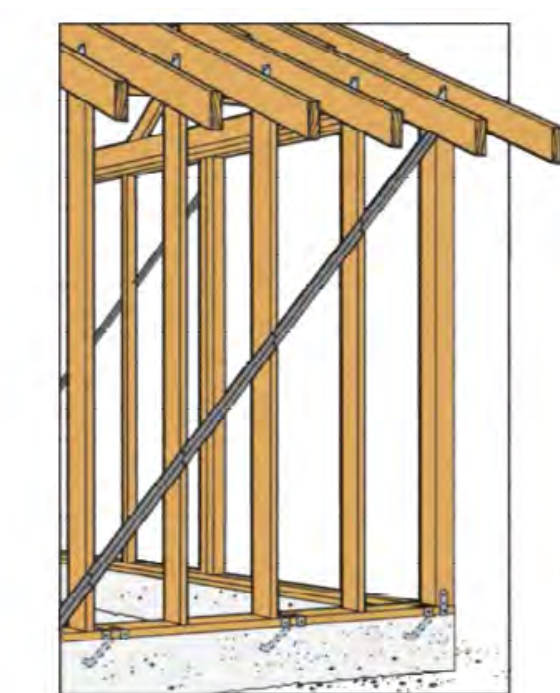
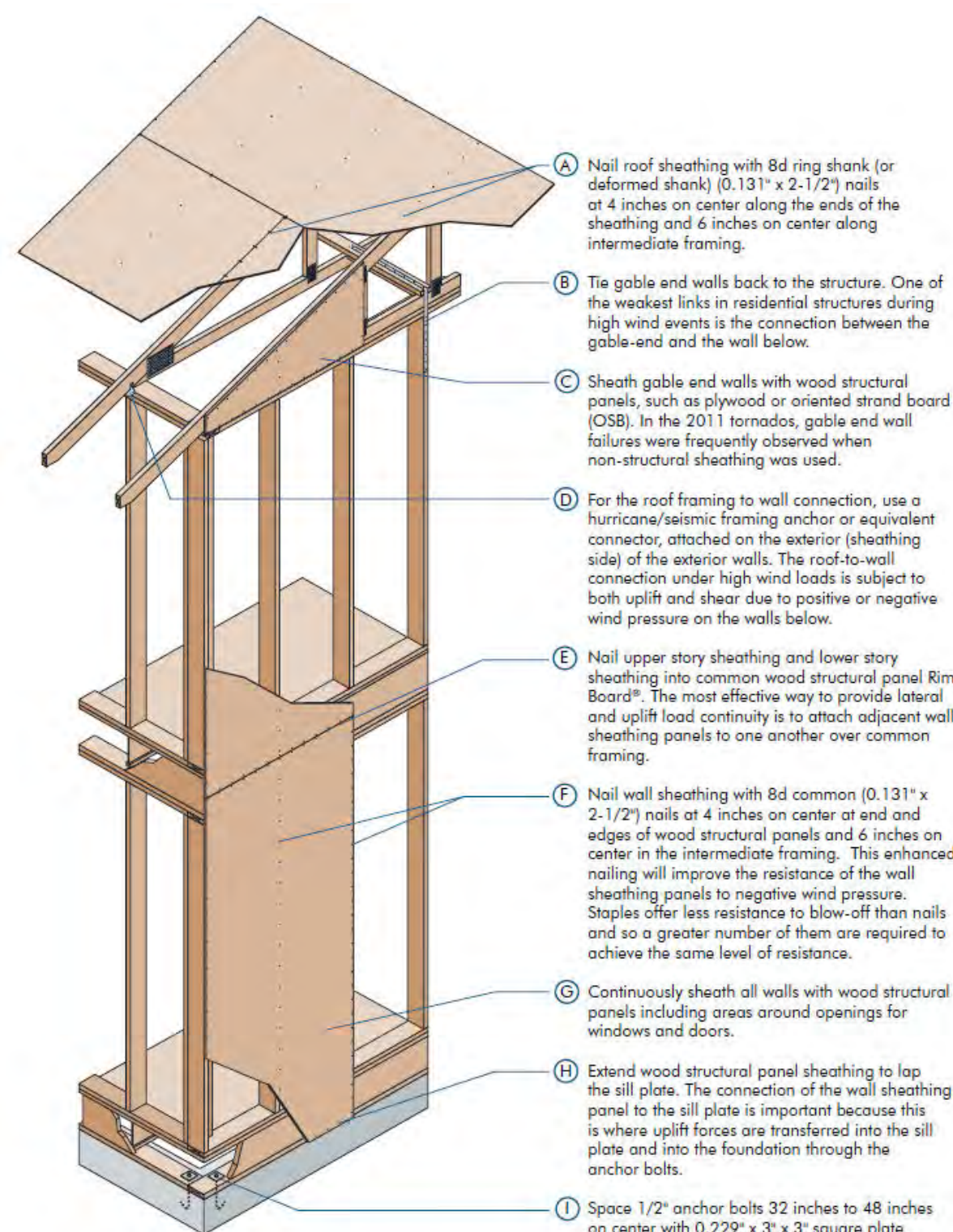


FIGURE 5B—TYPICAL TWB (T-TYPE) EXTERIOR WALL BRACE INSTALLATION (MAXIMUM 3/8"-INCH DEEP SAW KERF IN STUDS)

FIGURE 5A—TWB (T-TYPE) BRACE DIMENSIONS

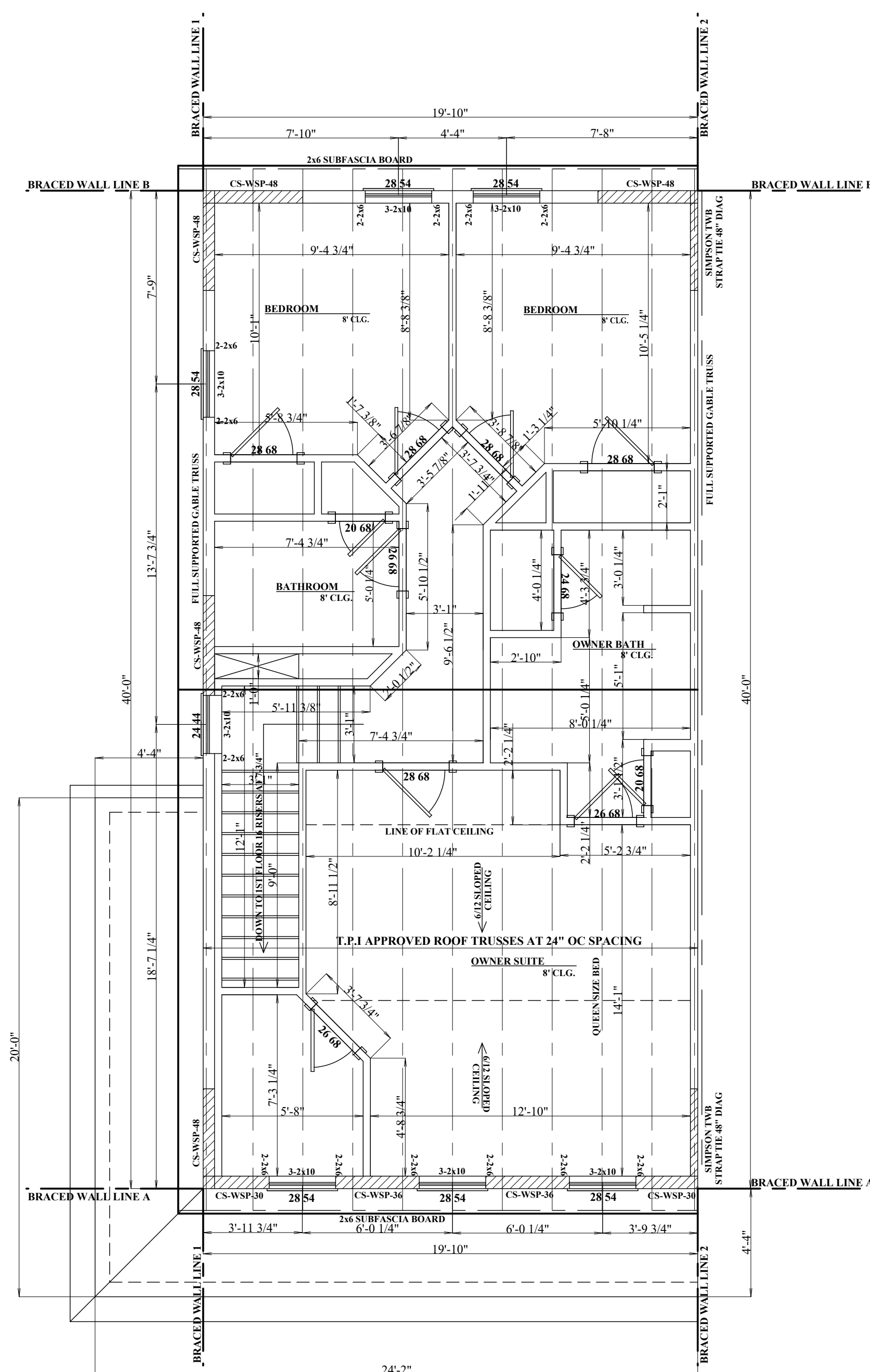
SIMPSON TWB STRAP INSTALLATION DETAIL

N.T.S

EXTERIOR WALLS TO BE OF 2x6 @ 16" OC W/ DOUBLE TOP PLATE W/ 1 ROW MID HEIGHT BRIDGING
 INTERIOR BEARING WALLS TO BE MIN. 2x4 @ 16" OC W/ DOUBLE TOP PLATE W/ 1 ROW MID HEIGHT BRIDGING
 INTERIOR NON BEARING WALLS TO BE 2x4 @ 16" OC W/ DOUBLE TOP PLATE

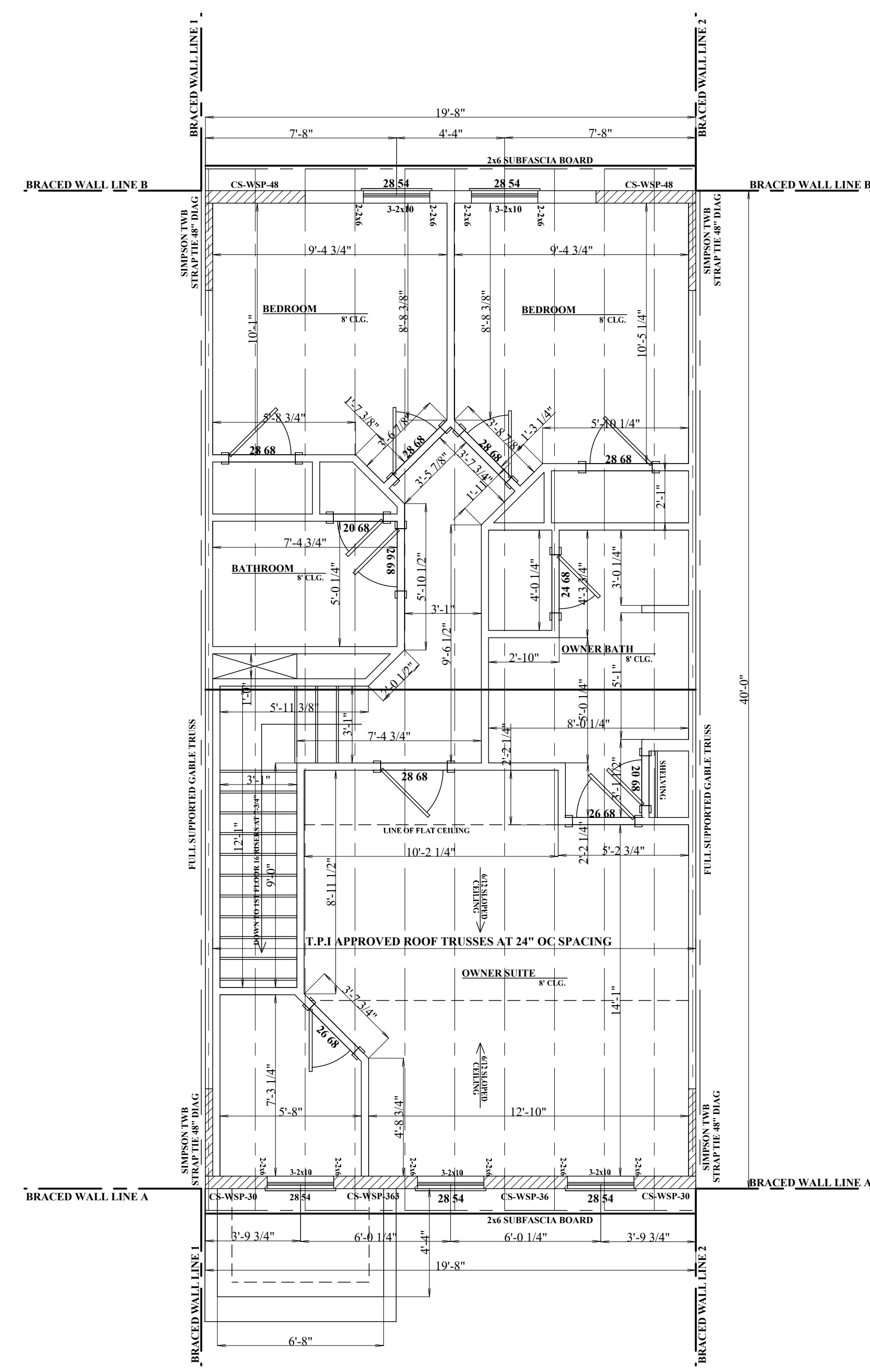
BRACED WALL PLAN CONSTRUCTION

7/16" OSB WALL WOOD STRUCTURAL PANEL SHEATHING ATTACHED TO FRAMING WITH 6d AT 6" OC AT PANEL EDGES, AND 12" OC AT INTERMEDIATE MEMBERS
 2X6 WALL STUDS TO BE @ 16" OC DOUBLE 2X6 TOP PLATE W/ OVERLAPPING CORNERS AND SIGLE BOTTOM PLATE
 MIN. R21 FIBERGLASS BATT INSULATION BETWEEN ALL STUD BAYS ALL TOP AND BOTTOM PLATE PENETRATIONS TO BE FIRE STOPPED
 GYPSUM WALL BOARD TO BE APPLIED TO INTERIOR OF FRAMING WITH ADHESIVE AND TYPE S OR W SCREWS @ 7" OC AT PANEL EDGES AND 24" OC AT INTERMEDIATE FRAMING MEMBERS



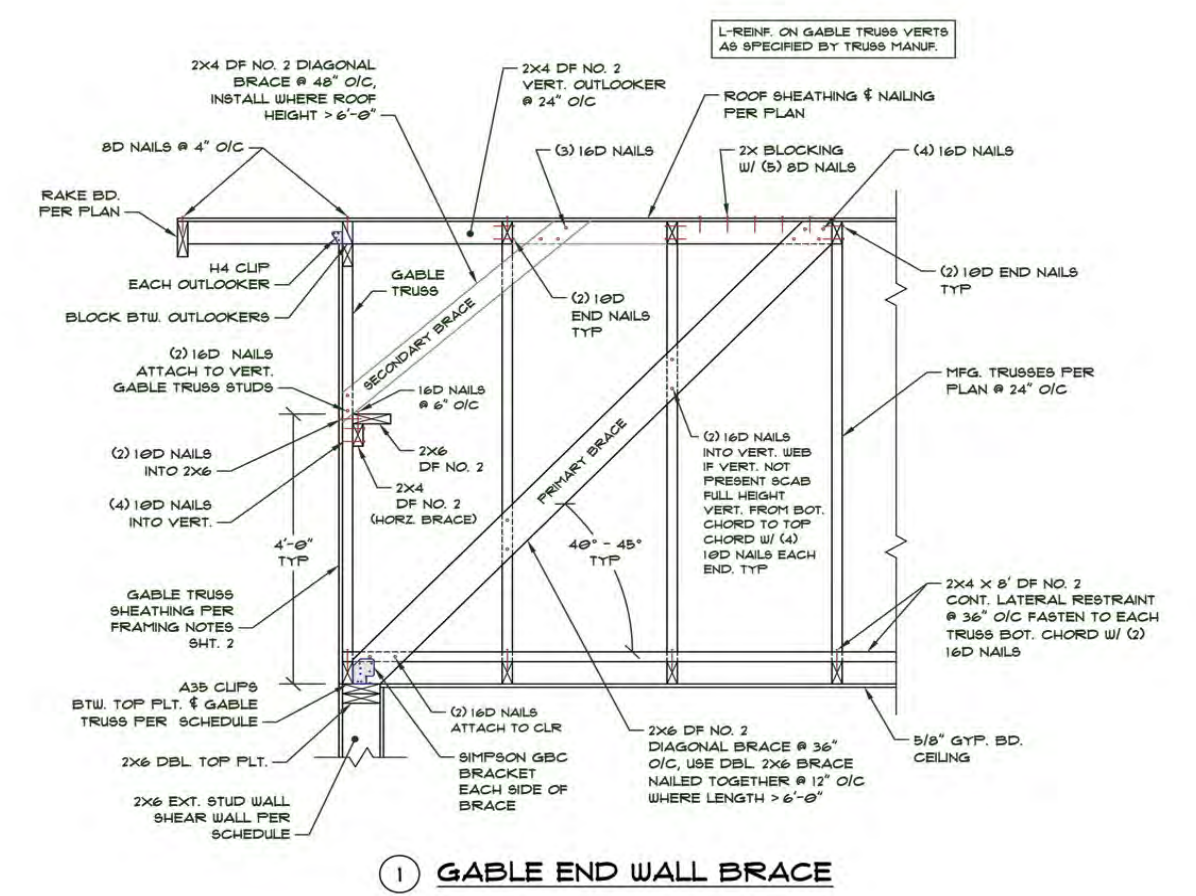
2ND FLOOR PLAN END UNIT ROOF FRAMING REVERSE OPPOSITE END

ROOF TRUSS TO DOUBLE WALL PLATE CONNECTION
 TO HAVE SIMPSON H2.5A HURRICANE TIE



2ND FLOOR PLAN MIDDLE UNIT ROOF FRAMING REVERSE LAYOUT PER FLOOR PLAN

ROOF TRUSS TO DOUBLE WALL PLATE CONNECTION
 TO HAVE SIMPSON H2.5A HURRICANE TIE



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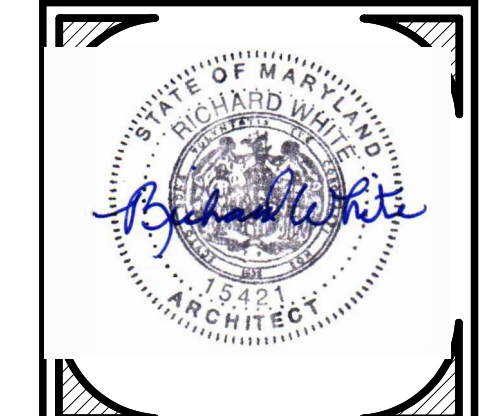
RB Home Design

NO.	REVISIONS:	DESCRIPTION	DATE:

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- FOR PERMIT
- FOR CONSTRUCTION

DRAWN BY: RB
 REVIEWED BY:
 PROJECT NO.
 DATE: 6/8/22
 SCALE: 1/4" = 1'

DWG:
 2ND FLOOR
 FRAMING
 SHEET NO.
A-3.4



WALL BRACING DESIGN INFO

LOCATION: BALTIMORE COUNTY, MARYLAND
 SEISMIC CATEGORY: B
 WIND SPEED: 115 MPH

METHOD 3 (WOOD SHEATHING) / CONTINUOUS SHEATHING
 METHOD 5 (GYPSUM BOARD)

*THESE DRAWINGS ARE LIMITED TO IRC WALL BRACING
 REQUIREMENTS ONLY

LEDGEND

- CS-WSP CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL (-LENGTH)
- CS-FF 6.1 NARROW WALL (-LENGTH) NARROW WALL
- CS-PF CONTINUOUS SHEATHED PORTAL FRAME
- ABW ALTERNATE BRACED WALL
- GB-1 3/8" (1 SIDE)
- GB-2 48" (2 SIDES)
- TIE DOWN DEVICE (- LBS)

R602.10.4 CONTINUOUS SHEATHING. BRACED WALL LINES WITH CONTINUOUS SHEATHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.

TYP. WINDOW AND DOOR HEADER POST SCHEDULE

- 1-2x6 (1-KING STUD, 1-JACK STUD)
- 2-2x6 (1-KING STUD, 2-JACK STUDS)
- 3-2x6 (1-KING STUD, 3-JACK STUDS)

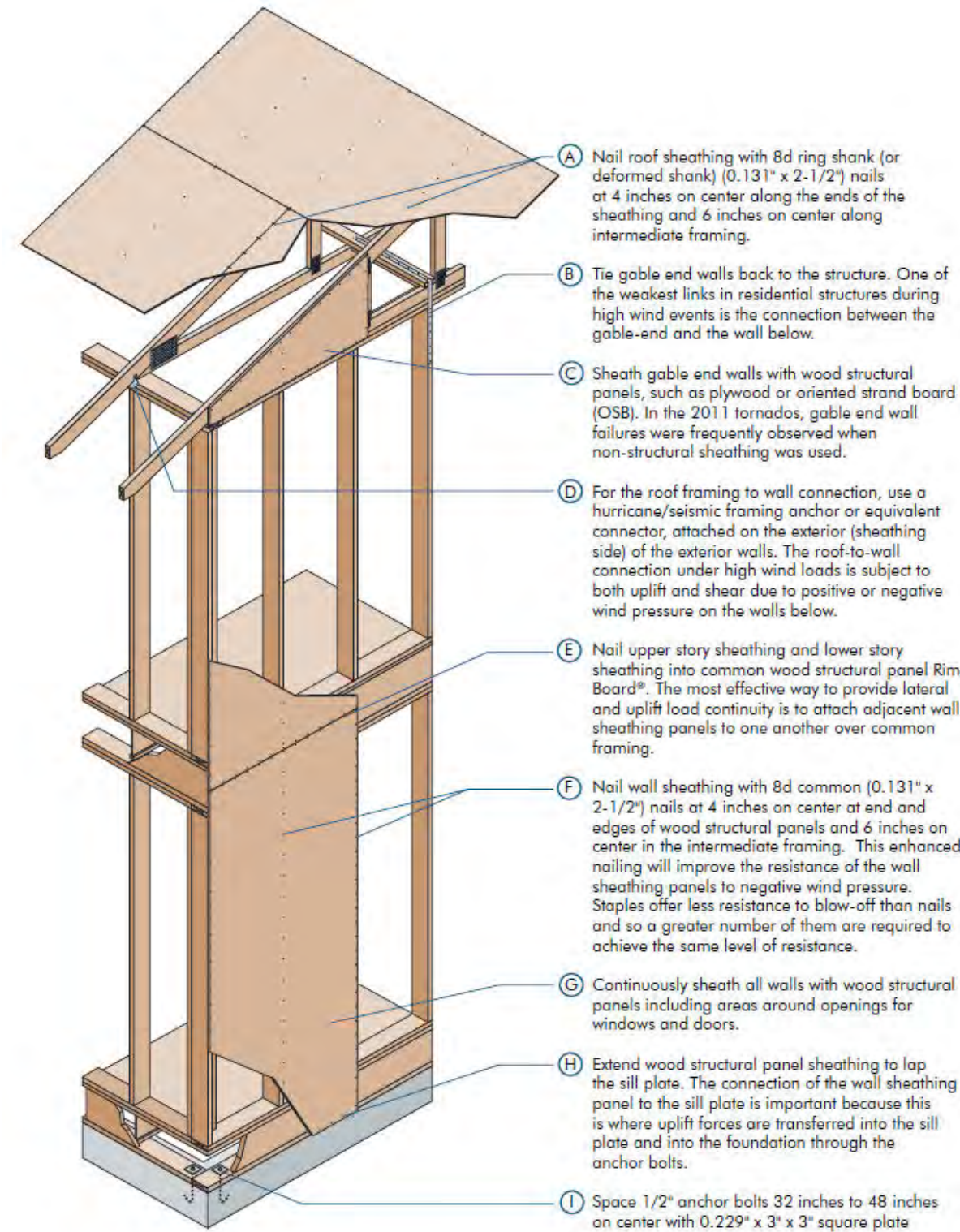


FIGURE 5B—TYPICAL TWB (T-TYPE) EXTERIOR WALL BRACE INSTALLATION (MAXIMUM 3/8-INCH DEEP SAW KERF IN STUDS)

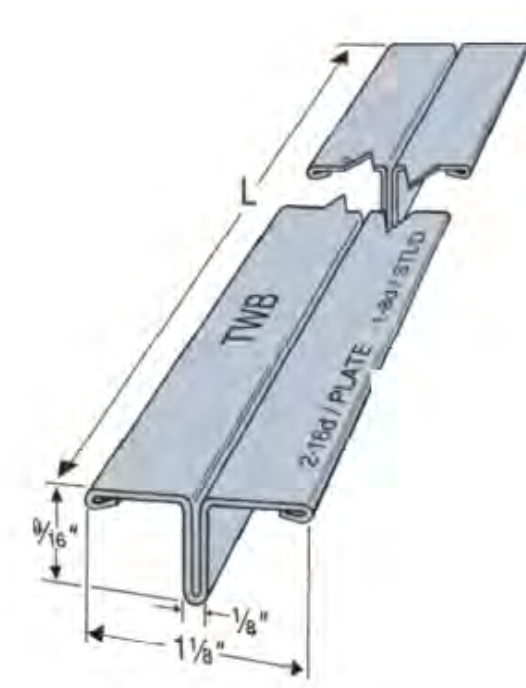


FIGURE 5A—TWB (T-TYPE) BRACE DIMENSIONS

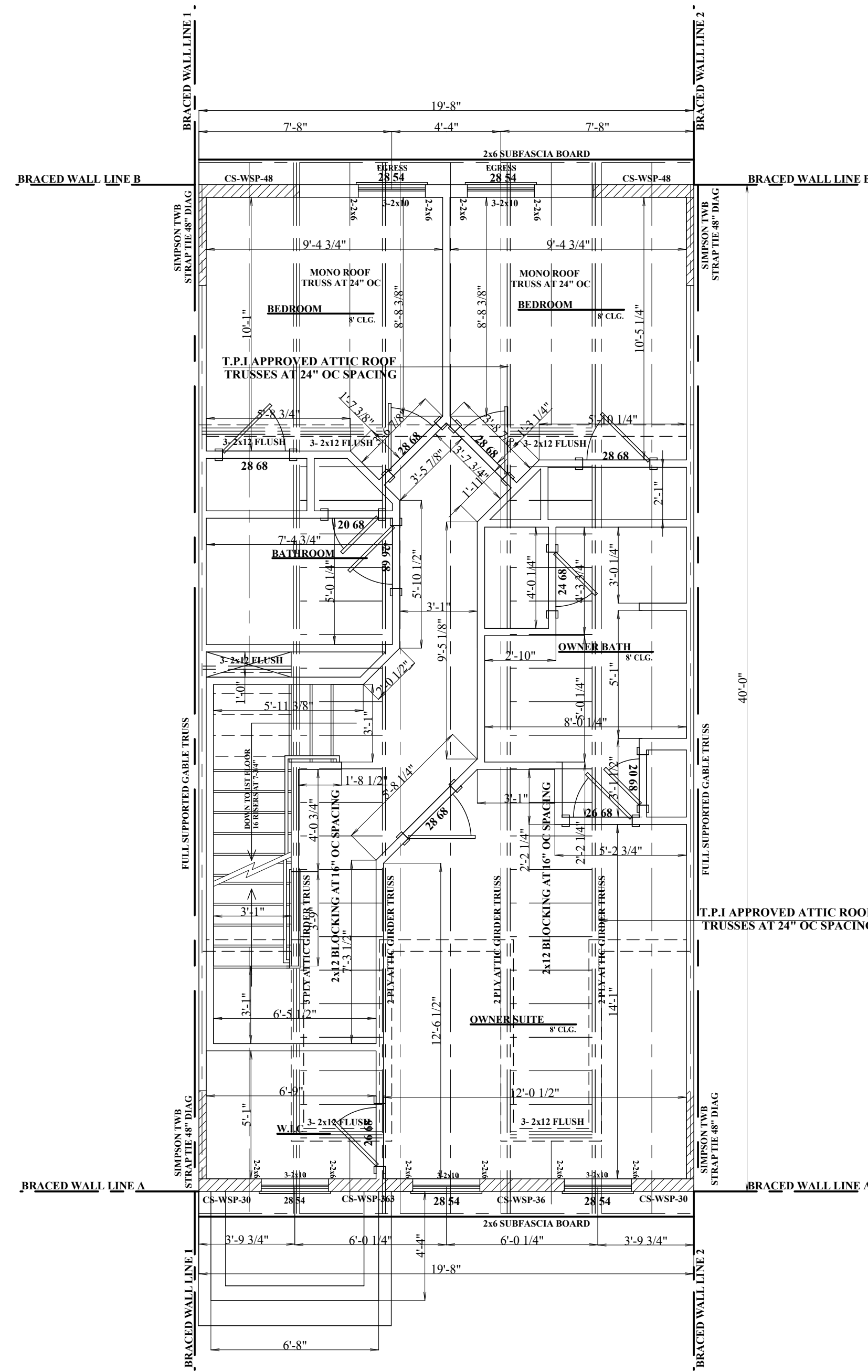
SIMPSON TWB STRAP INSTALLATION DETAIL

N.T.S

EXTERIOR WALLS TO BE OF 2x6 @ 16" OC W/ DOUBLE TOP PLATE W/ 1 ROW MID HEIGHT BRIDGING
 INTERIOR BEARING WALLS TO BE MIN. 2x4 @ 16" OC W/ DOUBLE TOP PLATE W/ 1 ROW MID HEIGHT BRIDGING
 INTERIOR NON BEARING WALLS TO BE 2x4 @ 16" OC W/ DOUBLE TOP PLATE

BRACED WALL PLAN CONSTRUCTION

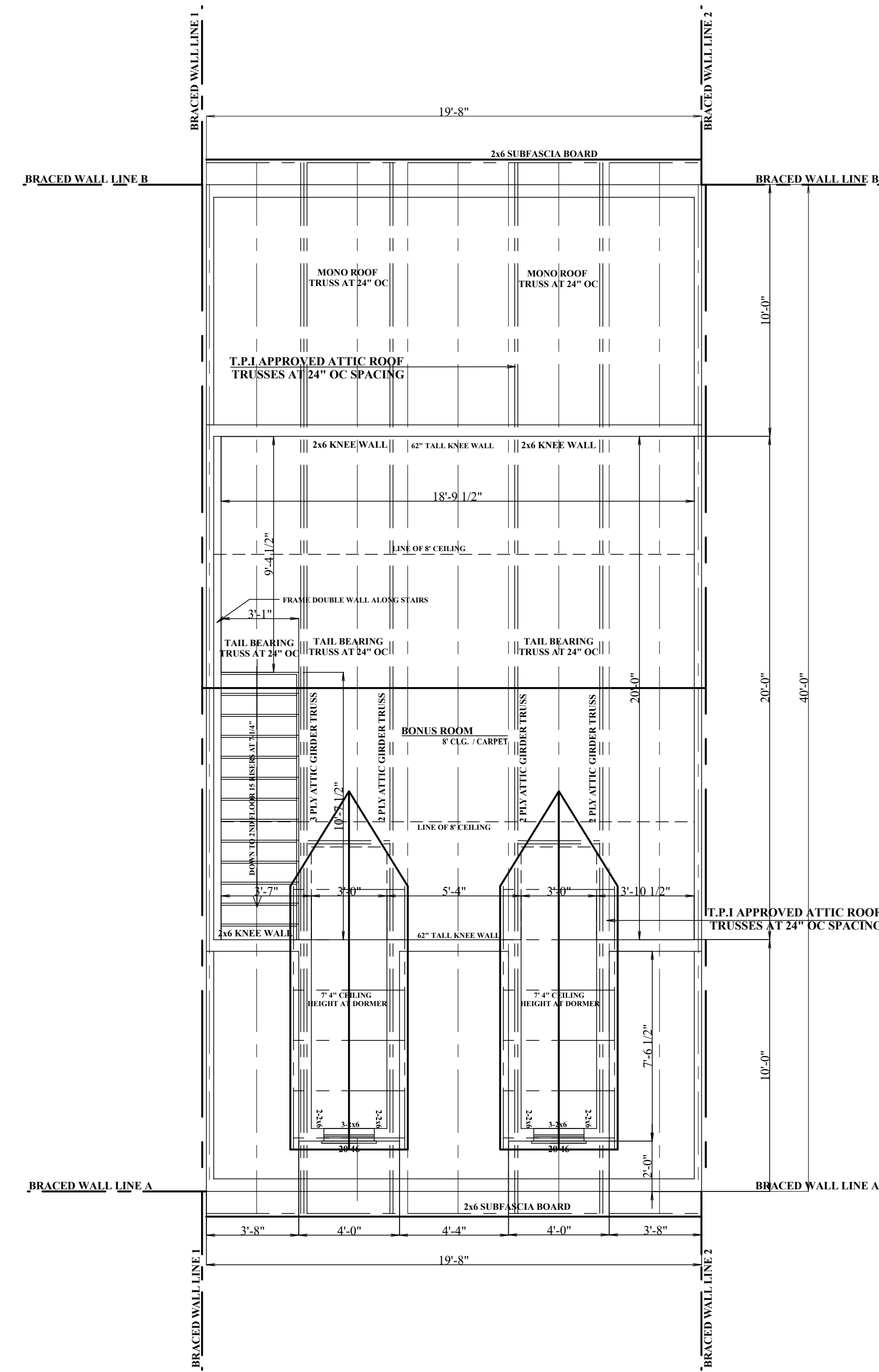
7/16" OSB WALL WOOD STRUCTURAL PANEL SHEATHING ATTACHED TO FRAMING WITH 6d AT 6" OC AT PANEL EDGES, AND 12" OC AT INTERMEDIATE MEMBERS
 2X6 WALL STUDS TO BE @ 16" OC DOUBLE 2X6 TOP PLATE W/ OVERLAPPING CORNERS AND SIGLE BOTTOM PLATE
 MIN. R21 FIBERGLASS BATT INSULATION BETWEEN ALL STUD BAYS ALL TOP AND BOTTOM PLATE PENETRATIONS TO BE FIRE STOPPED
 GYPSUM WALL BOARD TO BE APPLIED TO INTERIOR OF FRAMING WITH ADHESIVE AND TYPE S OR W SCREWS @ 7" OC AT PANEL EDGES AND 24" OC AT INTERMEDIATE FRAMING MEMBERS



2ND FLOOR PLAN

ELEVATION C
 REVERSE LAYOUT PER FLOOR PLAN

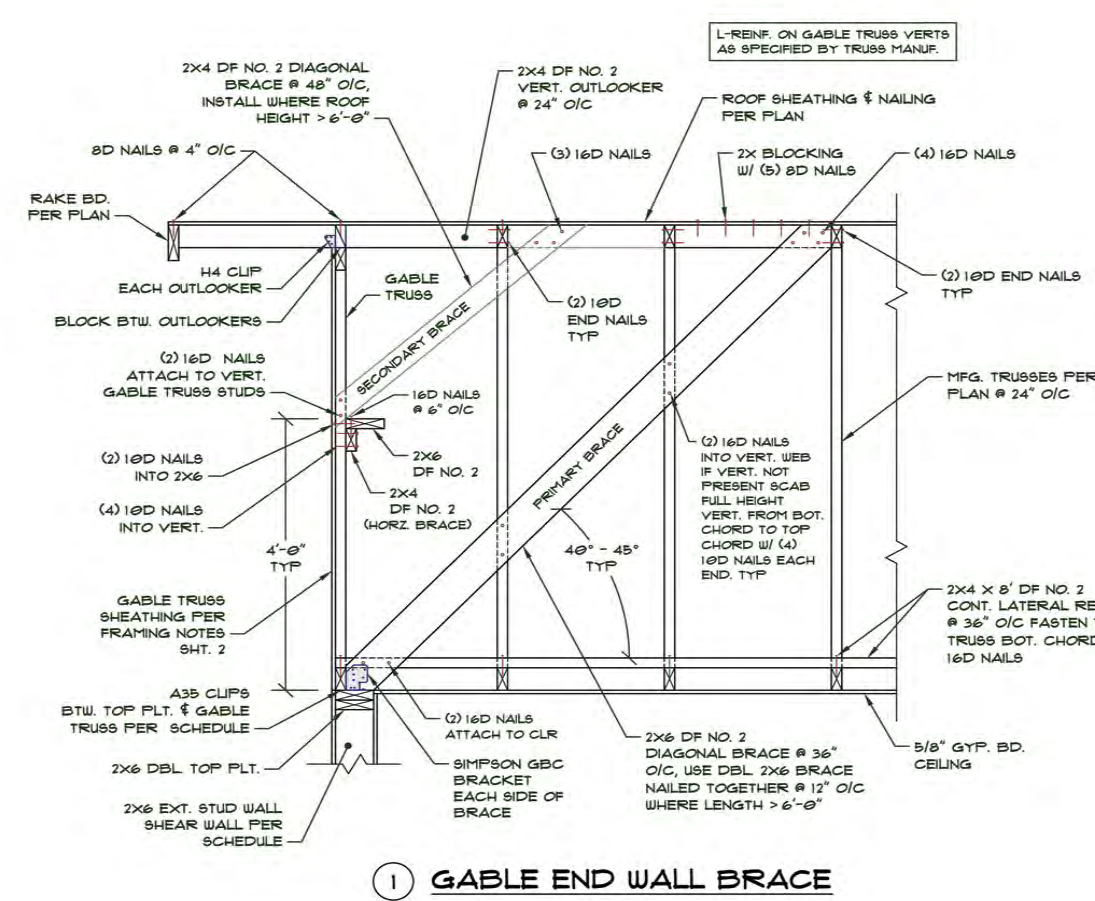
ROOF TRUSS TO DOUBLE WALL PLATE CONNECTION
 TO HAVE SIMPSON H2.5A HURRICANE TIE



3RD FLOOR PLAN

ELEVATION C
 REVERSE LAYOUT PER FLOOR PLAN

ROOF TRUSS TO DOUBLE WALL PLATE CONNECTION
 TO HAVE SIMPSON H2.5A HURRICANE TIE



1 GABLE END WALL BRACE
 SCALE: 3/4\"/>

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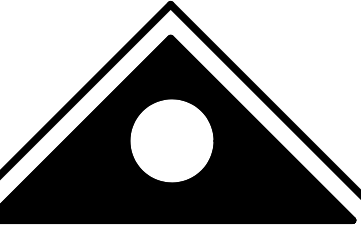
SCALE: 1/4" = 1'

DWG: ELEVATION C
 FRAMING

SHEET NO.

A-3.5





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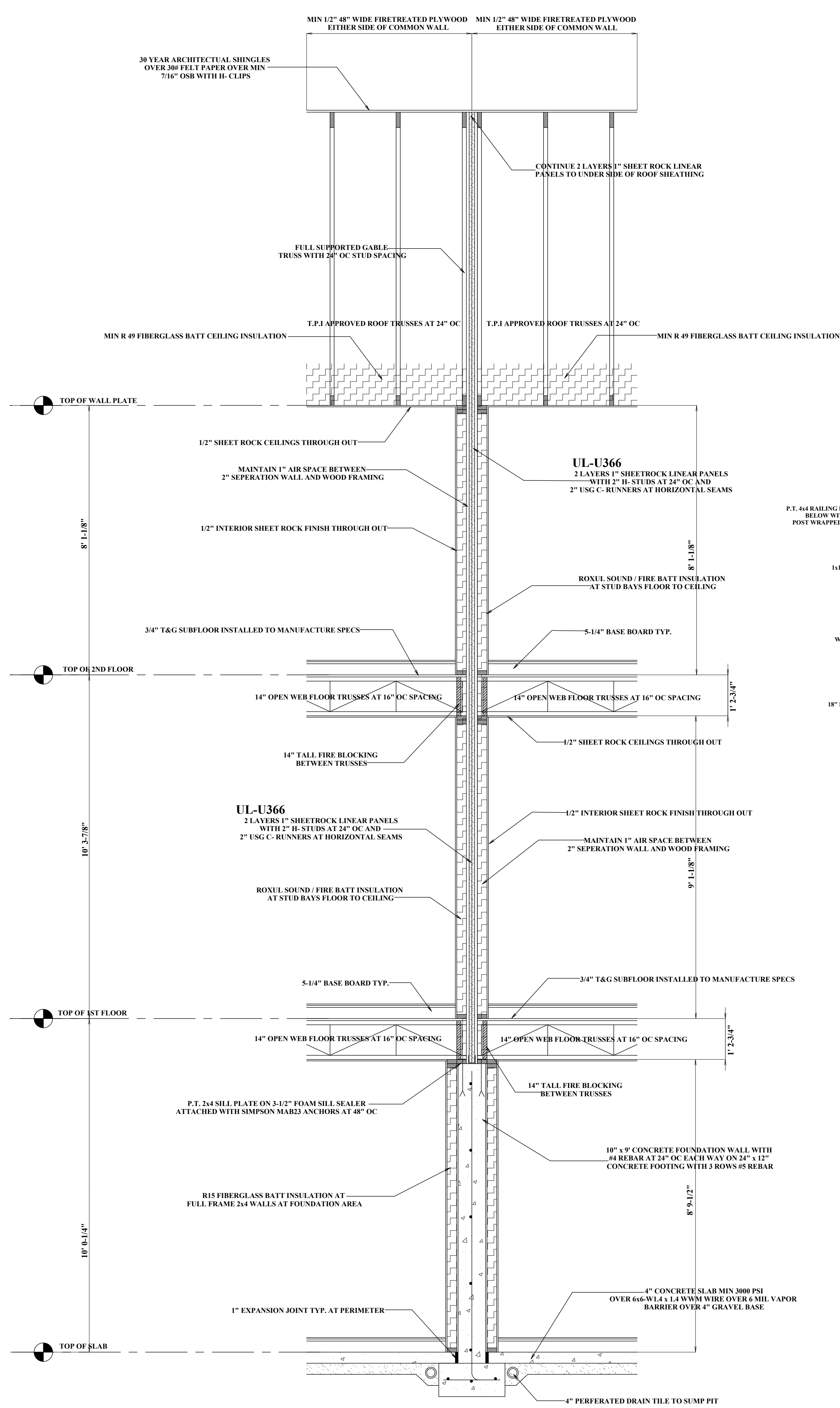
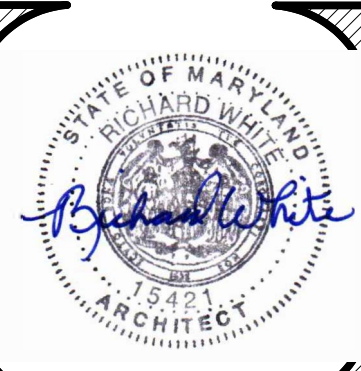
SCALE: 1/4" = 1'

DWG:

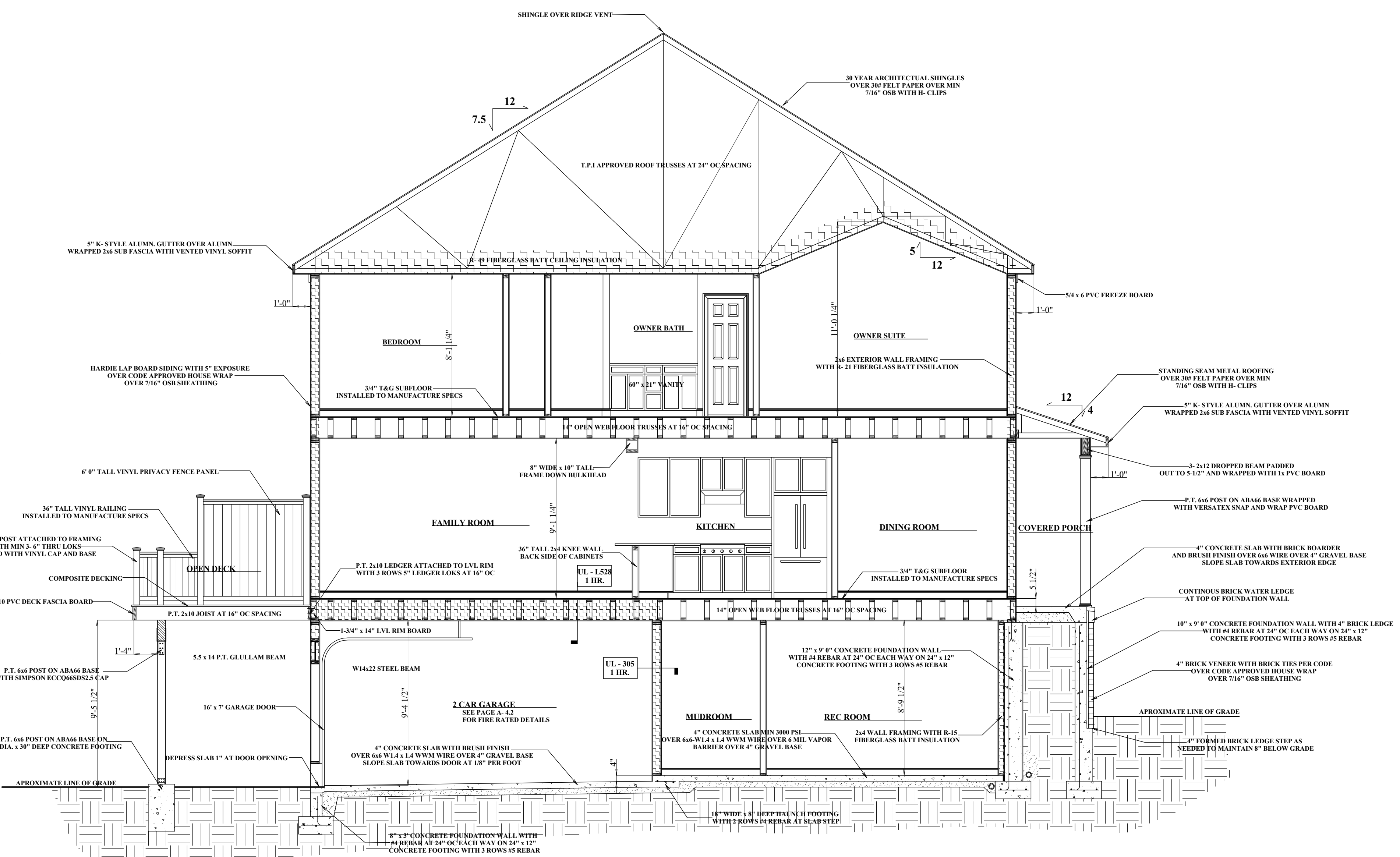
BUILDING
SECTIONS

SHEET NO.

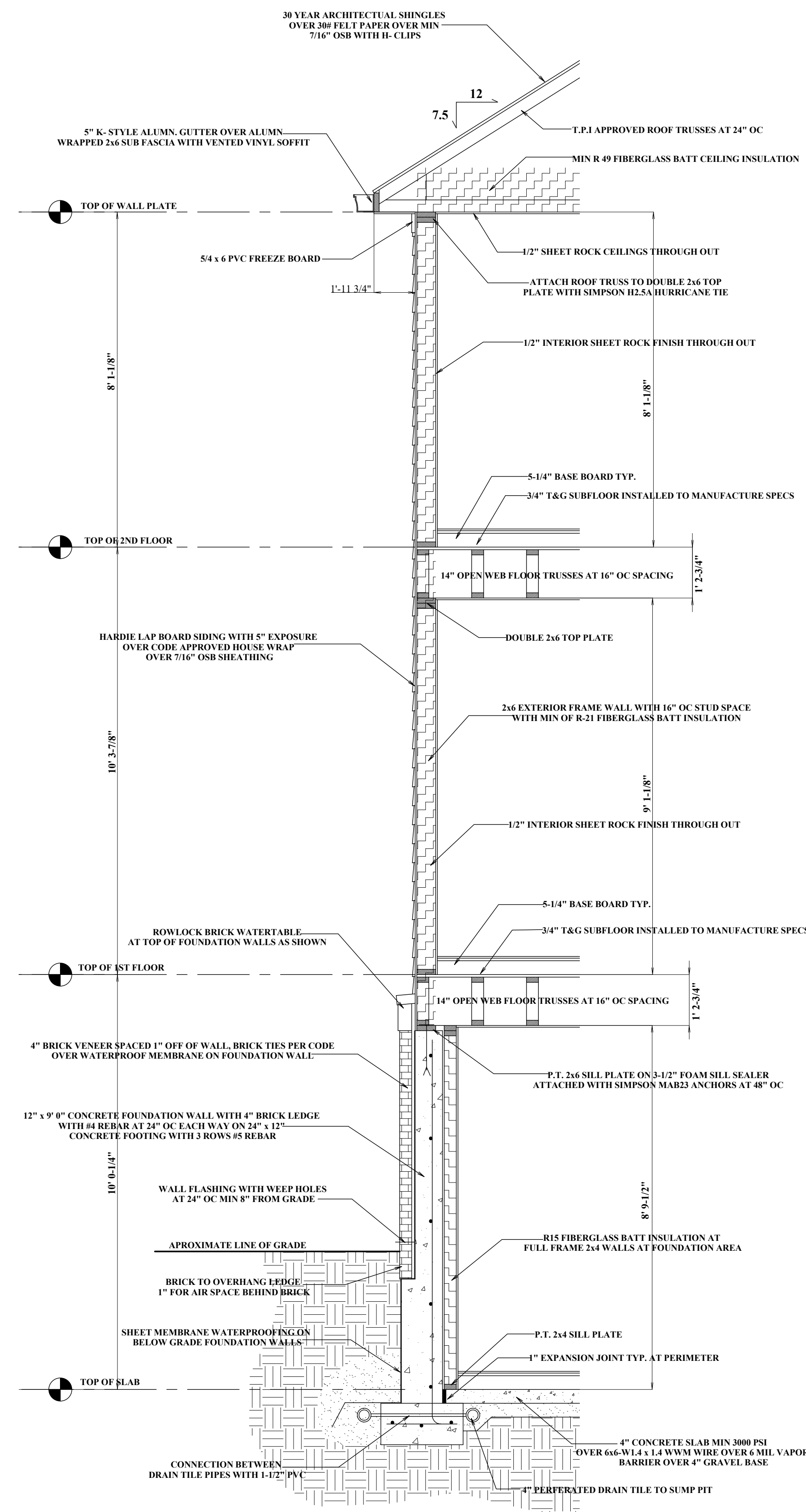
A-4.0



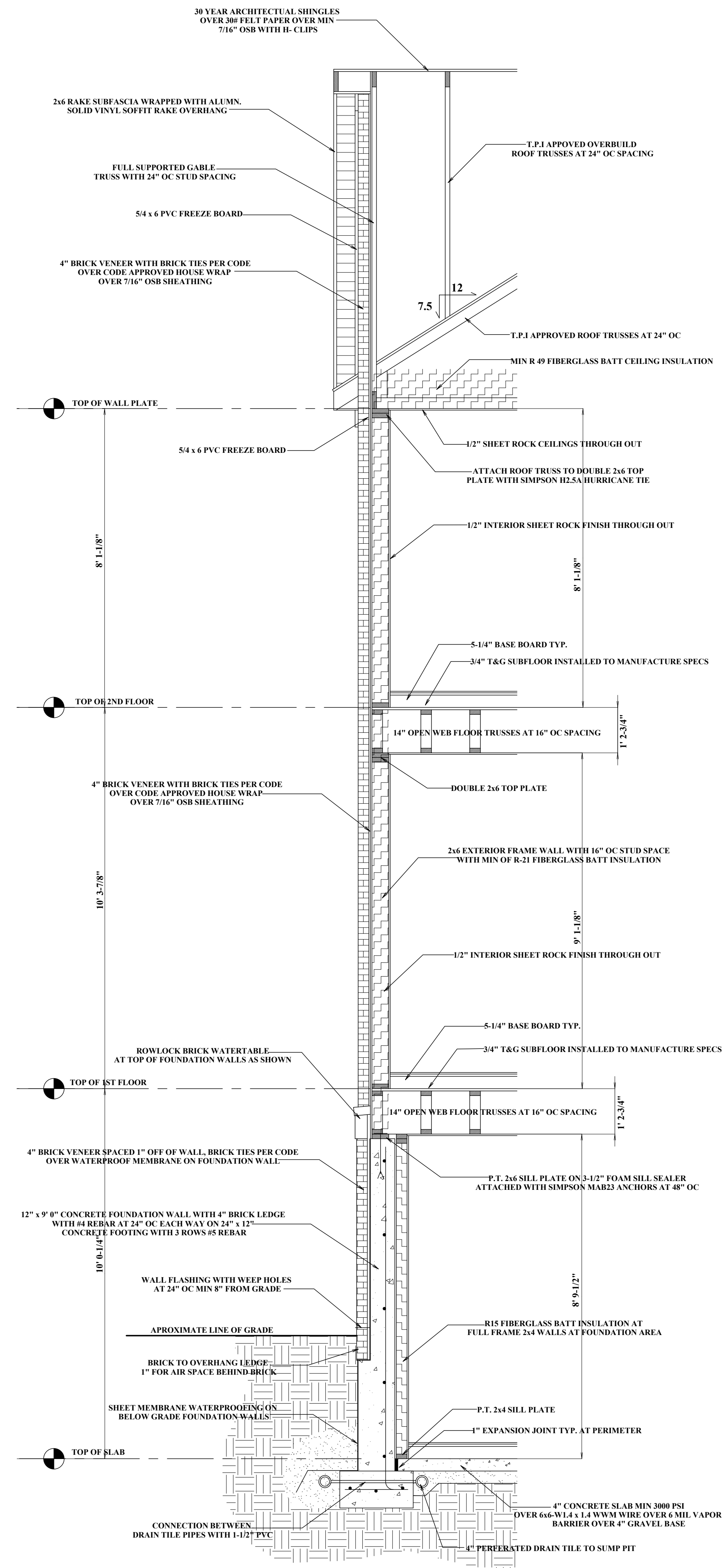
TYP. SEPERATION WALL DETAIL
SCALE: 1/2" = 1'
SEE PAGE A-4.2 FOR FULL USG SEPERATION WALL DETAILS



BUILDING SECTION 1-A
SCALE: 1/4" = 1'



TYP. EAVE WALL SECTION
SCALE: 1/2" = 1'



TYP. GABLE WALL SECTION
SCALE: 1/2" = 1'

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DWG: WALL DETAILS

SHEET NO. A-4.1



TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT* U-FACTOR	GLAZED FENESTRATION SHGC**	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT* WALL R-VALUE	SLAB* R-VALUE & DEPTH	CRAWL SPACE* WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13+5 ^b	8/13	19	5/13 ^c	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13+5 ^b	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13+5 ^b	13/17	30 ^d	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20+5 ^e or 13+10 ^f	15/20	30 ^d	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20+5 ^e or 13+10 ^f	19/21	38 ^d	15/19	10, 4 ft	15/19

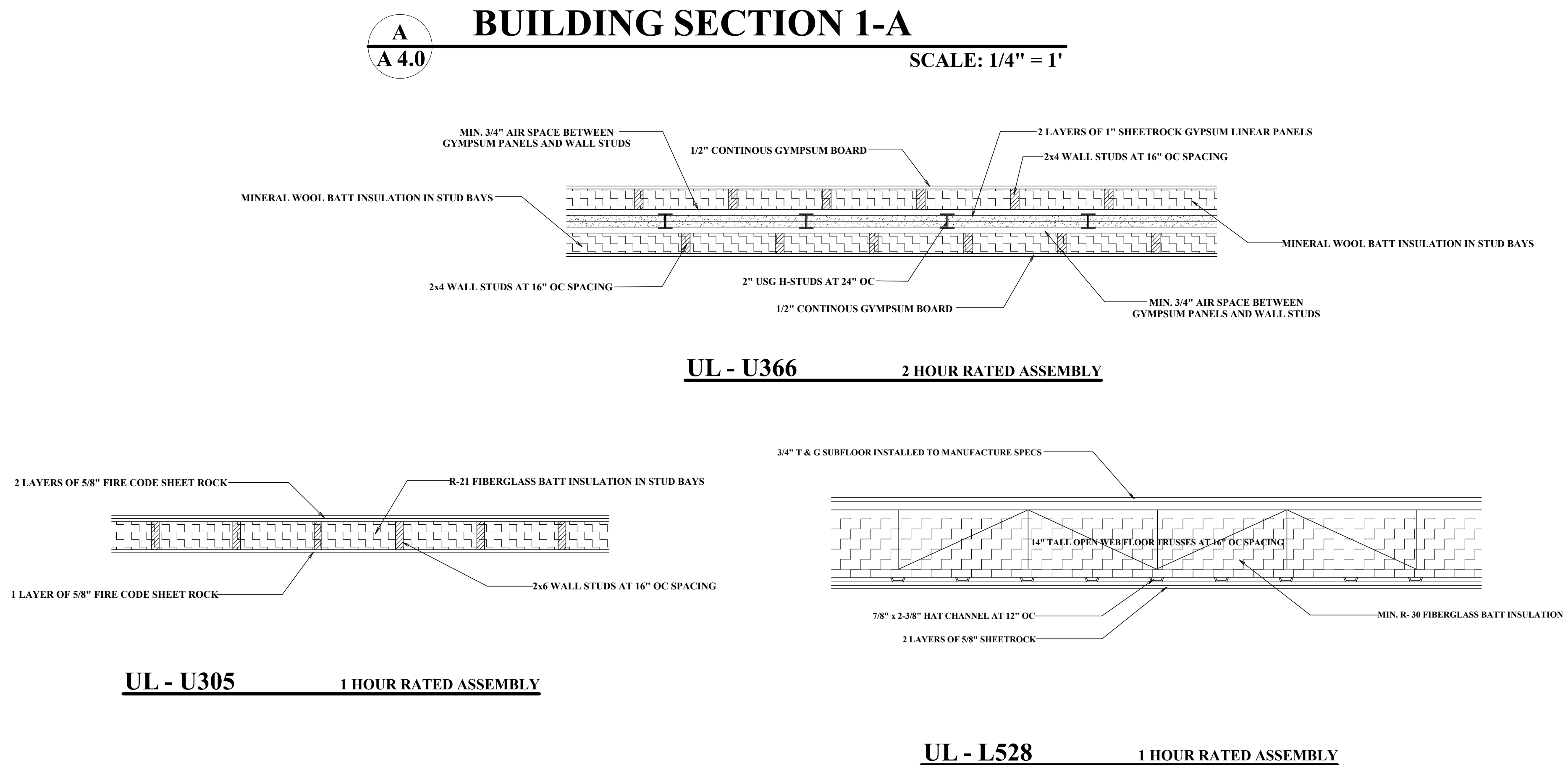
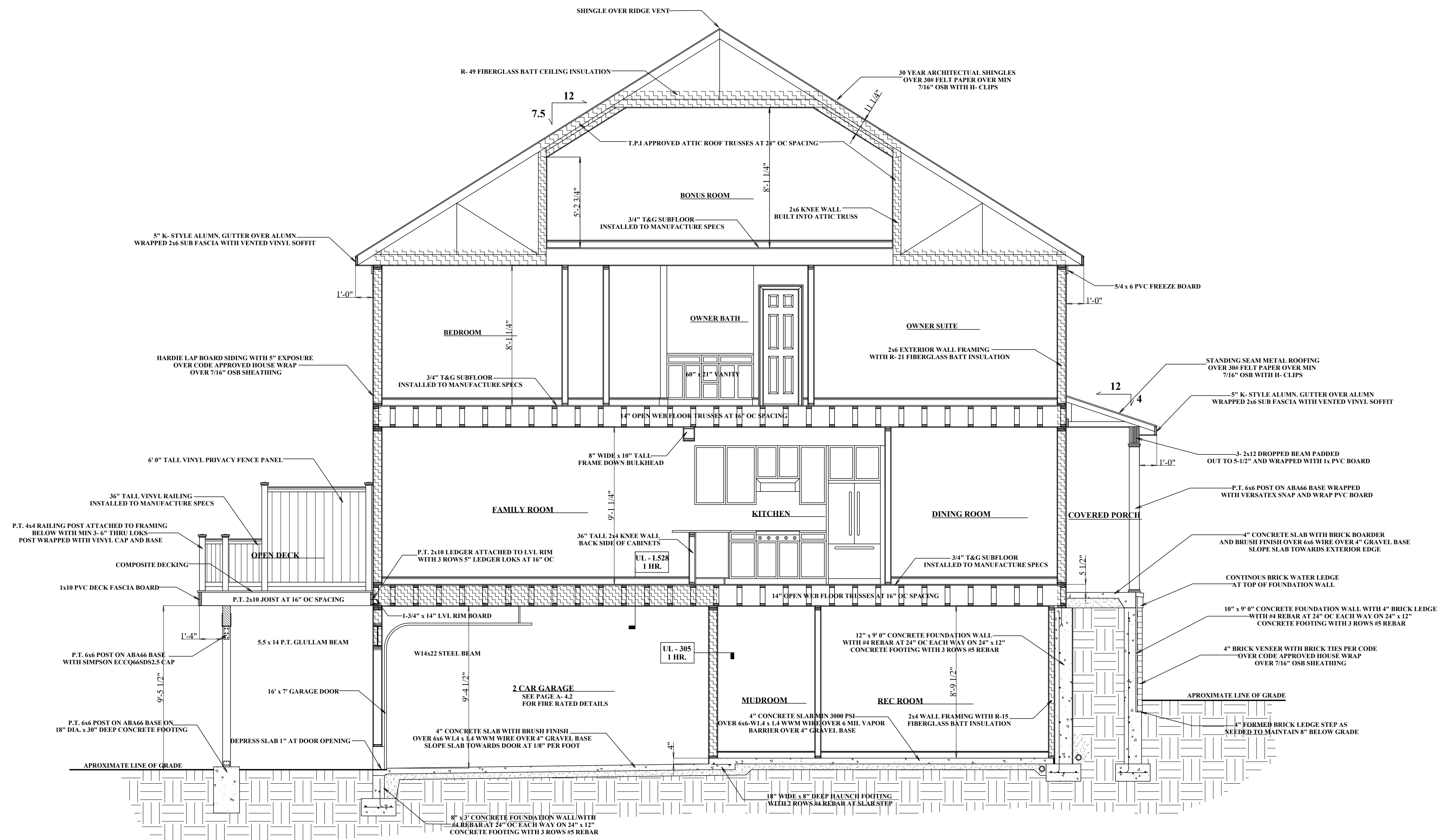
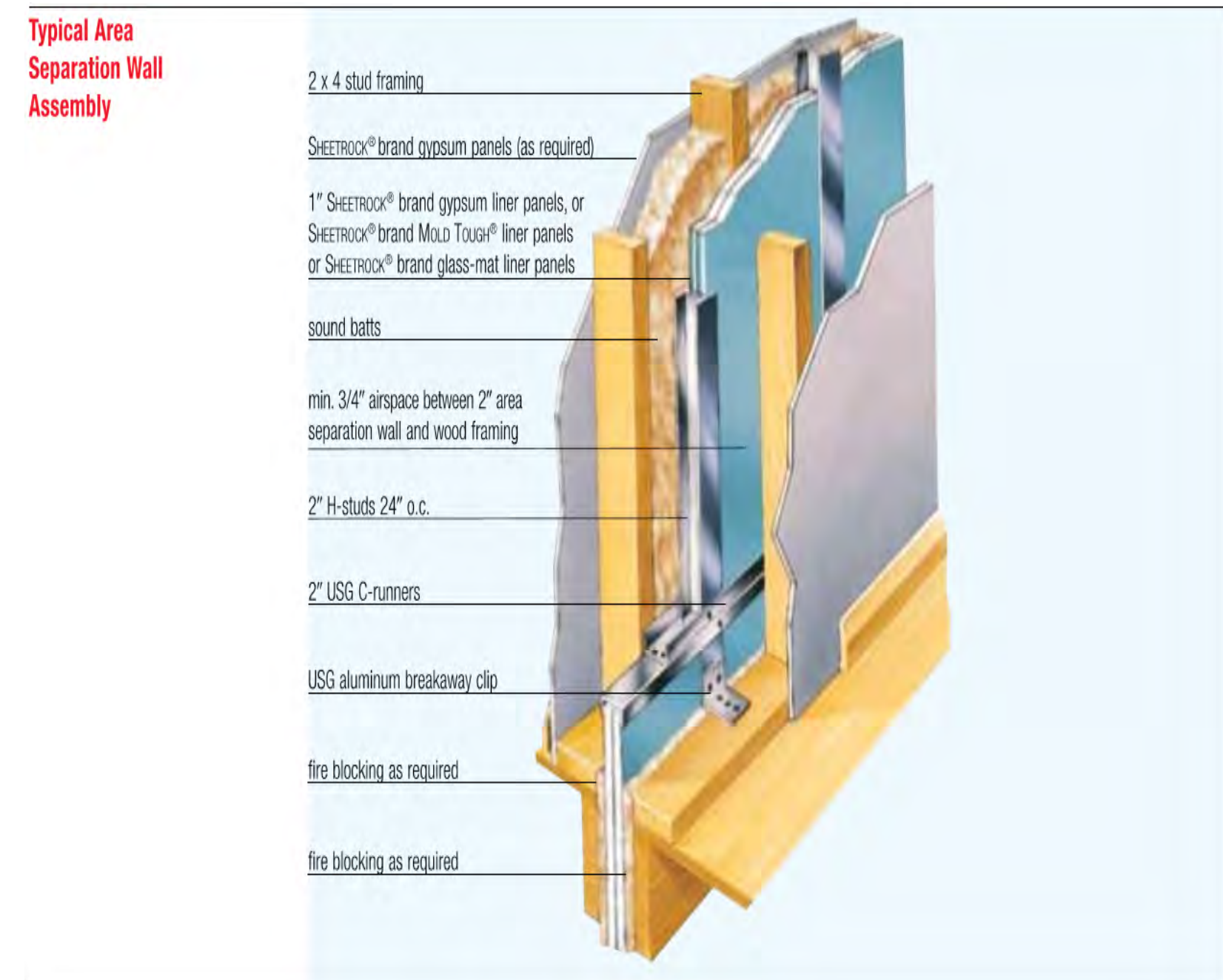
- NR = Not Required.
For SI: 1 foot = 304.8 mm.
- R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
 - The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
 - "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall.
"15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
 - R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
 - There are no SHGC requirements in the Marine Zone.
 - Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
 - Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.
 - The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
 - Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

TABLE R402.1.4
EQUIVALENT U-FACTORS*

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR*	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
1	0.50	0.75	0.035	0.084	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.084	0.165	0.064	0.360	0.477
3	0.32	0.55	0.030	0.060	0.098	0.047	0.091 ^a	0.136
4 except Marine	0.32	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.30	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055
7 and 8	0.30	0.55	0.026	0.045	0.057	0.028	0.050	0.055

- Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.
- Mass walls shall be in accordance with Section R402.2.5. Where more than half the insulation is on the interior, the mass wall U-factors shall not exceed 0.17 in Climate Zone 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8.
- In warm-humid locations as defined by Figure R301.1 and Table R301.1, the basement wall U-factor shall not exceed 0.360.

R-30 2018 INTERNATIONAL ENERGY CONSERVATION CODE®



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RB Home Design

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DATE: 6/8/22
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DWG: BUILDING SEC FIRE WALL DET
SHEET NO.

A-4.2

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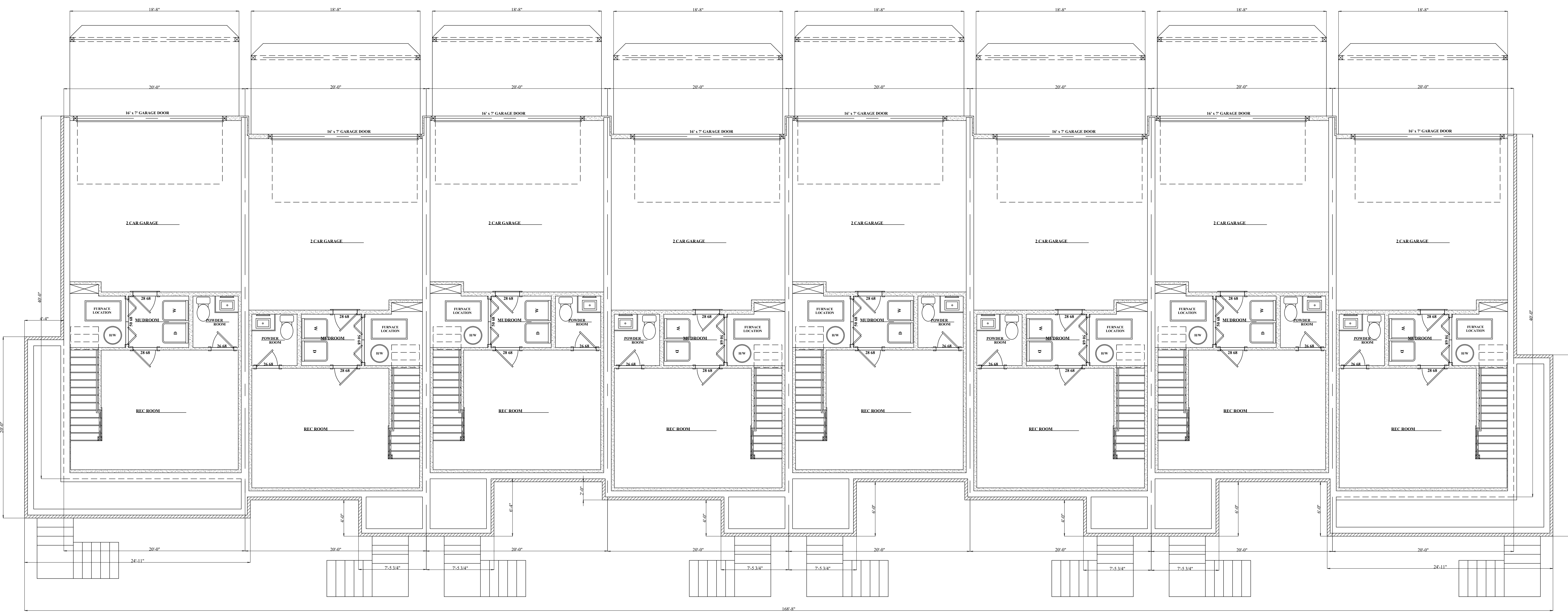
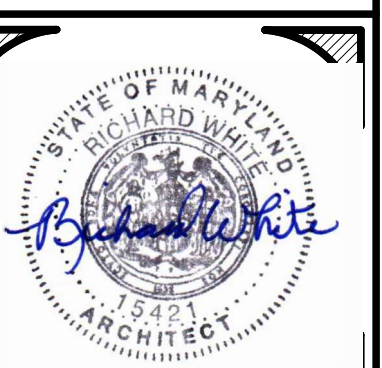
DWG:

COMBED

LOWER LEVEL

SHEET NO.

A-5.0



ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION B

ELEVATION D

ELEVATION C

ELEVATION B

ELEVATION A

LOWER LEVEL PLAN
COMBINED FLOOR PLAN

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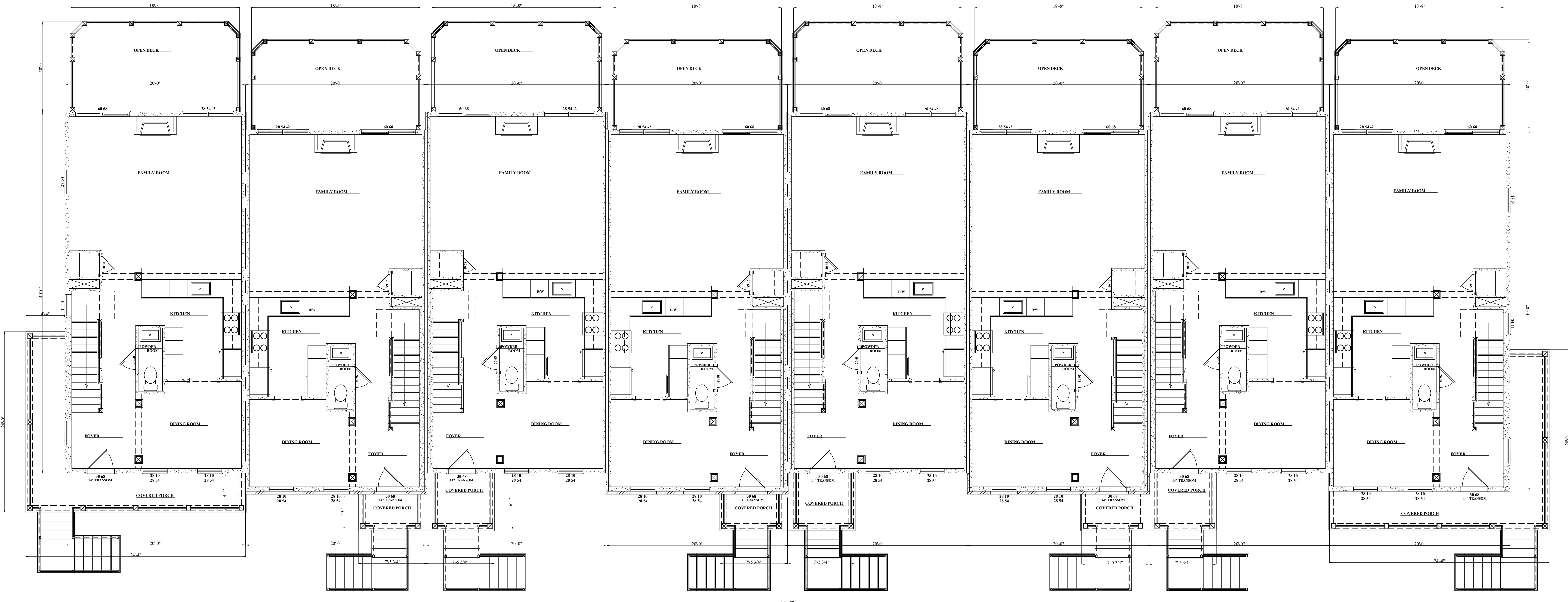
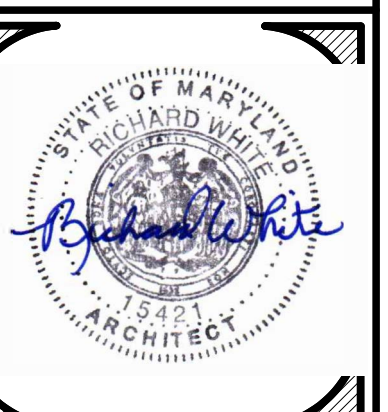
SCALE: 3/16" = 1'

DWG:

COMBED
1ST FLOOR

SHEET NO.

A-5.1



ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION B

ELEVATION D

ELEVATION C

ELEVATION B

ELEVATION A

1ST FLOOR PLAN
COMBINED FLOOR PLAN

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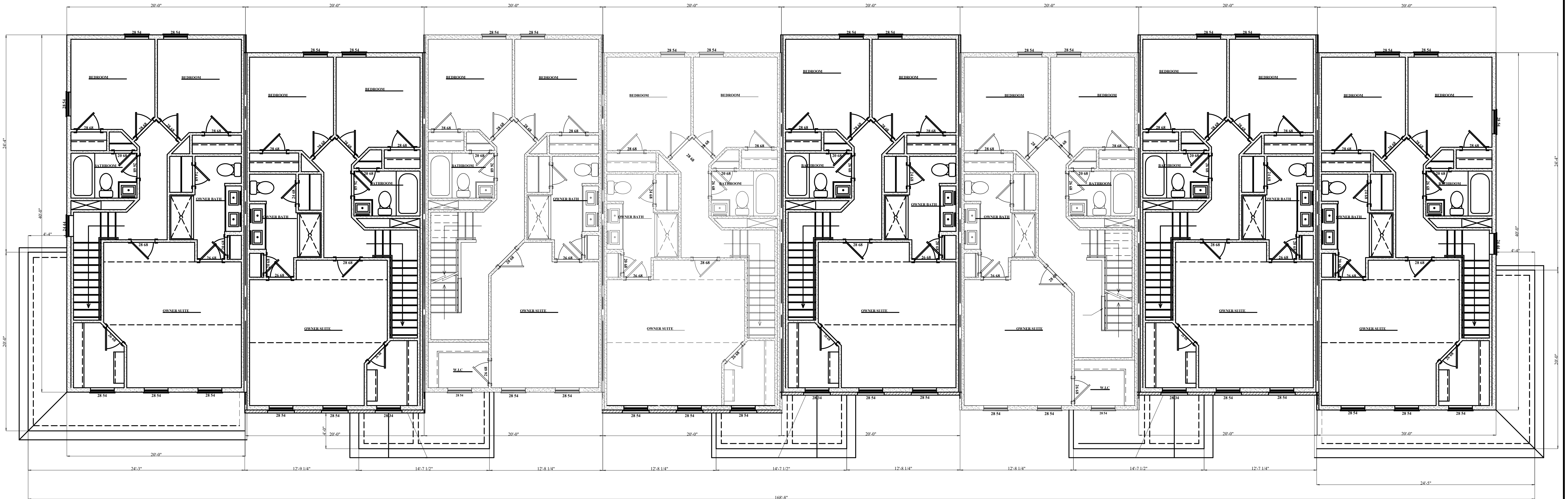
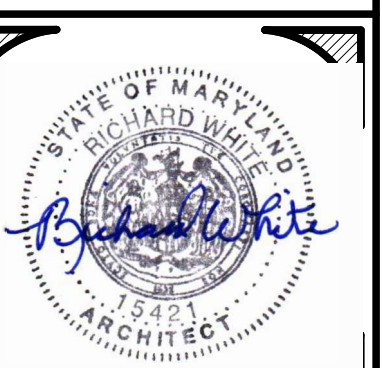
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SCALE: 3/16" = 1'

DWG:
COMBED
2ND FLOOR

SHEET NO.

A-5.2



ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION B

ELEVATION D

ELEVATION C

ELEVATION B

ELEVATION A

2ND FLOOR PLAN
COMBINED FLOOR PLAN

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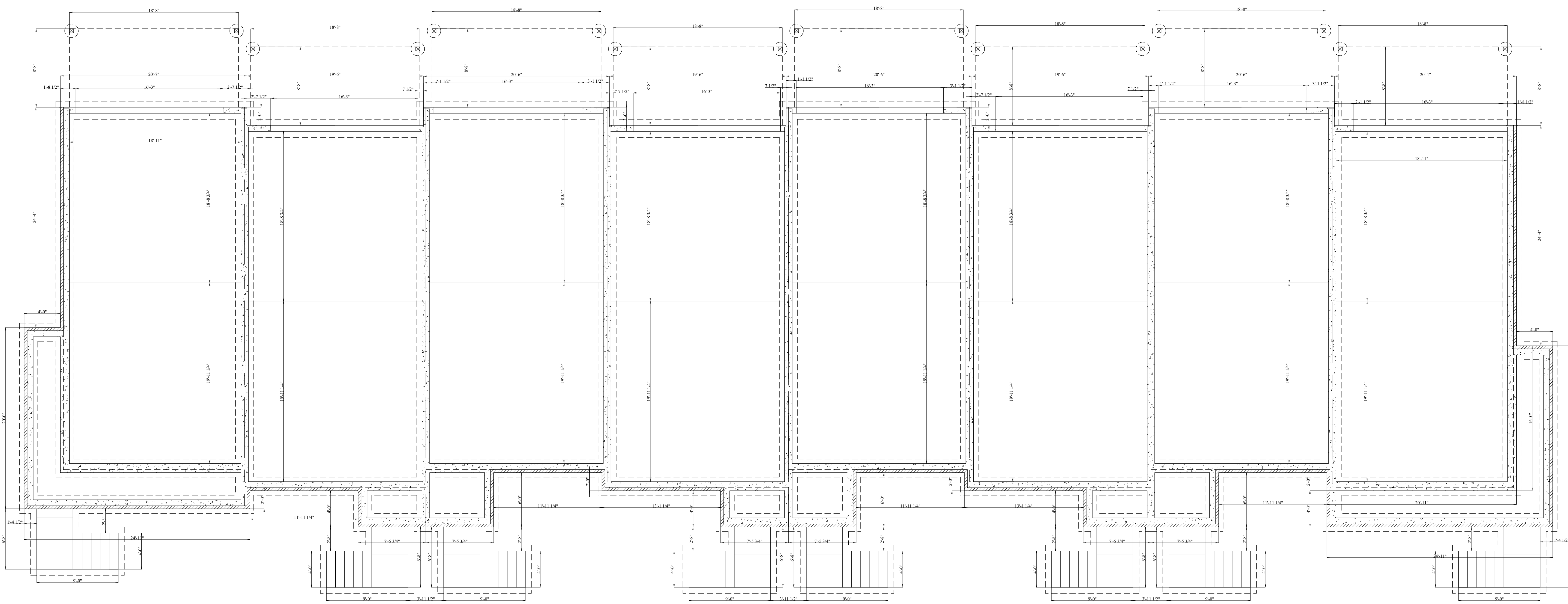
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SCALE: 3/16" = 1'

DWG:
COMBED
FOUNDATION

SHEET NO.

A-6.0



**FOUNDATION PLAN
COMBINED FLOOR PLAN**



ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION B

ELEVATION D

ELEVATION C

ELEVATION B

ELEVATION A

FRONT ELEVATION
COMBINED ELEVATION



REAR ELEVATION
COMBINED ELEVATION

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DWG:
COMBED
ELEVATIONS
SHEET NO.
A-7.0



General Notes

1.0 GENERAL

- A. DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWING OBTAINED FROM THE ARCHITECTURAL DRAWINGS AVAILABLE PRIOR TO CONTRACT DOCUMENTS. ARCHITECTURAL DIMENSIONS WILL GOVERN STRUCTURAL DIMENSIONS. LAYOUT OF BUILDING FOUNDATIONS OR ITEMS SHALL BE BASED ON THE ARCHITECTURAL, CIVIL AND STRUCTURAL DRAWINGS. ERRORS, INCONSISTENCIES IN DIMENSIONS SHALL BE FOR RESOLUTION.
- B. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE ACTION OF FLOORS, WALLS, AND ROOF ACTING TOGETHER. PROVIDE BRACES, STRUTS, ETC., TO ACCOMMODATE LIVE, DEAD, AND WIND LOADS UNTIL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.
- C. CANTILEVER AND BASEMENT RETAINING WALLS HAVE NOT BEEN DESIGNED SURCHARGE LOADING ASSOCIATED WITH CONSTRUCTION TRAFFIC BEHIND WALL. THE CONTRACTOR AND HIS SUBS SHALL PROVIDE ADEQUATE BRACING TO RESIST INCREASED LATERAL LOADS ON THE WALLS AS WITH THEIR MEANS AND METHODS OF CONSTRUCTION.

1.1 DESIGN LOADS

- A. THE STRUCTURE WAS DESIGNED FOR THE LIVE LOADS SHOWN BELOW LOADS AS REQUIRED BY CONSTRUCTION IN ACCORDANCE WITH IBC LOADS DUE TO SNOW LOAD BUILD-UP WERE CONSIDERED IN DESIGN STRUCTURAL COMPONENTS ADJACENT TO PARAPETS, HIGH BUILDING ETC. INCREASE IN THESE LOADINGS, DUE TO CHANGE IN FUNCTION CONSTRUCTION MATERIALS, ETC., TO HAVE WRITTEN APPROVAL FROM DESIGNING STRUCTURAL ENGINEER.
- B. MECHANICAL UNITS WITH WEIGHTS SHOWN IN PLAN AND SUPPORTED STRUCTURE WERE CONSIDERED IN THE DESIGN OF THE STRUCTURE. ADDITIONAL MECHANICAL EQUIPMENT NOT SHOWN ON STRUCTURAL I HAVING A WEIGHT IN EXCESS OF 400 POUNDS SHALL BE BROUGHT ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- D. LIVE LOADS SHOWN BELOW ARE IN POUNDS PER SQUARE FOOT (PSF) ROOF LIVE LOAD: 30 GROUND SNOW LOAD (PG): 30 FLOOR LIVE LOAD: 40 FLAT ROOF SNOW LOAD(PF): 30 CORRIDORS & STAIRS: 40 SNOW LOAD IMPORTANCE FACTOR: SNOW EXPOSURE FACTOR (Ce): 1.0

- E. WIND CRITERIA:
 ULTIMATE DESIGN WIND SPEED: 115 MPH (3 SECOND GUST)
 NOMINAL DESIGN WIND SPEED: 90 MPH (3 SECOND GUST)
 RISK CATEGORY: II
 WIND EXPOSURE CATEGORY: B,
 INTERNAL PRESSURE COEFFICIENT: +/- .85
 COMPONENTS & CLADDING (NOMINAL PRESSURE ON 100-SQ.FT. AREA)
 ROOF: +10 / -17 WALL: +/- 15
 F. SEISMIC CRITERIA:
 RISK CATEGORY: II SITE CLASS: D
 SEISMIC IMPORTANCE FACTOR, Ie: 1.0
 SEISMIC DESIGN CATEGORY: B, Sds = .167, Sd1 = .08
 BASIC SEISMIC FORCE-RESISTING SYSTEM: PLYWOOD SHEAR WALLS
 RESPONSE MODIFICATION COEFFICIENT, R: 6.5

2.3 FOUNDATIONS

- A. A SOIL BEARING CAPACITY OF 2,000 PSF WAS USED FOR FOOTING DESIGN. ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO VERIFY EXISTING SOIL BEARING CAPACITY. IF SOIL OF THIS CAPACITY IS NOT ENCOUNTERED AT ELEVATIONS INDICATED, CONTACT ENGINEER OF RECORD (EOR).
- B. INSTALL FOOTING BOTTOMS 1'-0" MINIMUM BELOW EXISTING GRADE OR COMPACTED FILL, WHICHEVER IS HIGHER.
- C. INSTALL EXTERIOR FOOTING BOTTOMS -2'-6" MINIMUM BELOW FINISH GRADE.
- D. BASEMENT AND FOUNDATION WALLS ARE DEPENDENT UPON THE CORRECT INSTALLATION OF FLOORS AND ROOFS FOR THEIR STABILITY. DO NOT BACKFILL UNTIL THESE ELEMENTS ARE COMPLETELY INSTALLED, OR PERFORM SHORING AND BRACING.
- E. COMPACT FILL AND BACKFILL TO 95% OF ASTM D-698. PERFORM FIELD BACKFILL OPERATIONS UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER.
- F. PRIOR TO POURING CONCRETE, ENGAGE THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER (REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED), TO PERFORM TESTS, BORINGS, ETC., WHERE REQUIRED. CERTIFY THAT THE SOIL BEARING CAPACITY MEETS OR EXCEEDS THAT IN THE GENERAL NOTES ABOVE. GEOTECHNICAL ENGINEER SHALL VERIFY SUBGRADE CAPACITIES PRIOR TO INSTALLATION OF DRAINAGE FILL AN A MOISTURE BARRIER.

3.1 CONCRETE

- A. UNLESS GOVERNED BY BUILDING CODE OR LOCAL AMENDMENTS: CONCRETE INCLUDING FORMING, MIXING, PLACING, AND CURING SHALL BE IN ACCORDANCE WITH ACI 301. PLACEMENT OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI 315 AND 318. WHEN THERE IS A CONFLICT, THE MORE STRINGENT IS TO APPLY.
- B. SUBMIT COMPLETE SHOP AND ERECTION DRAWINGS FOR REVIEW PRIOR TO FABRICATION OR ERECTION. REPRINTS OF CONTRACT DRAWINGS ARE ACCEPTABLE. SUBMIT DESIGN MIXES FOR EACH CLASS OF CONCRETE TO BE USED.
- C. CONCRETE REINFORCING: ASTM A-615, GRADE 60.

- D. WELDED WIRE REINFORCEMENT: ASTM A-1064.
- E. PORTLAND CEMENT: ASTM C-150, TYPE I.
- F. BLENDED HYDRAULIC CEMENT: ASTM C-595.
- G. FLY ASH: ASTM C-618, CLASS F (25% MAX.).
- H. AGGREGATE: ASTM C-33. 1" MAXIMUM FOR FOOTINGS, WALLS, AND SLABS; 3/8" FOR WALL FILL.
- I. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF: 3,000 PSI FOR EXTERIOR CONCRETE TO BE AIR-ENTRAINED AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF: 4,000 PSI.
- K. WATER CEMENT RATIO NOT TO EXCEED 0.54 FOR 3,000 PSI CONCRETE AND 0.45 FOR AIR ENTRAINED CONCRETE.
- L. INSTALL WELDED WIRE REINFORCEMENT 2" BELOW UPPER SURFACE OF SLAB.
- M. REINFORCING FOR FOOTINGS AND OTHER CONCRETE USING EARTH FOR BACKFILL. REINFORCING FOR CONCRETE EXPOSED TO WEATHER AFTER REMOVAL OF FORMS SHALL HAVE 2" CONCRETE COVER.
- N. LAP CONTINUOUS FOOTING REINFORCING 44 BAR DIAMETERS AT SPICES 6" MIN.
- O. USE A WATER REDUCING ADMIXTURE IN ALL CONCRETE.
- P. USE A MINIMUM OF 5 1/2 BAGS OF CEMENT AND A MAXIMUM OF 6 1/2 OF WATER PER BAG FOR EACH CUBIC YARD OF CONCRETE.
- Q. SLUMP - AS REQUIRED BY ACI (211.1), EXCEPT THAT SLABS-ON-GRADE THIN-FRAMED SLABS SHALL HAVE A MAXIMUM SLUMP OF 4". SHOULDER WATER BE REQUIRED BEFORE DEPOSITING CONCRETE AND WATER/CEMENT OF ACCEPTED MIX DESIGN HAS NOT BEEN EXCEEDED, GENERAL CONTRACT SUPERINTENDENT SHALL HAVE SOLE AUTHORITY TO AUTHORIZE ADDITIONAL WATER. ANY ADDITIONAL WATER ADDED TO MIX AFTER LEAVING BATCH SHALL BE INDICATED ON THE TRUCK TICKET AND SIGNED BY PERSON RESPONSIBLE. SUBMIT COPY OF TRUCK TICKET FOR REVIEW.
- R. AIR ENTRAIN EXTERIOR EXPOSED CONCRETE 5% +/- 1%.
- S. NO CALCIUM CHLORIDE WILL BE PERMITTED IN CONCRETE.
- T. ENGAGE THE SERVICES OF A TESTING AGENCY APPROVED BY THE ARCHITECT TO PERFORM TESTS OF CONCRETE. TAKE A MINIMUM OF 5 CYLINDERS FOR EACH CLASS OF CONCRETE POURED IN ANY ONE DAY. PERFORM 1 SLUMP TEST PER CLASS OF CONCRETE.
- U. PROVIDE TWO COMPRESSION TESTS AT 7 DAYS, TWO AT 28 DAYS, AND ONE TEST FOR ADDITIONAL TESTING AS REQUIRED. COMPRESSIVE STRENGTH OF CONCRETE AT 7 DAYS TO ACHIEVE AT LEAST 65% OF MINIMUM DESIGN STRENGTH.

4.1 MASONRY

- A. UNLESS GOVERNED BY BUILDING CODE OR LOCAL AMENDMENTS: MANUFACTURE AND INSTALL MASONRY IN ACCORDANCE WITH (ACI 530/ASCE 5/TMS 530.1/ASCE 6/TMS 602). WHEN THERE IS A CONFLICT, THE MOST STRINGENT IS TO APPLY.
- B. BRICK: 3,000 PSI COMPRESSIVE STRENGTH - ASTM C-216, TYPE FBS SW.
- C. BLOCK: CONCRETE MASONRY UNITS: 1,900 PSI COMPRESSIVE STRENGTH (AVERAGE OF THREE UNITS). ASTM C-90 WITH MINIMUM DENSITY OF 115 LBS. PER CU. FT. FOR NORMAL WEIGHT UNITS.
- D. DESIGNED FOR: 1,500 PSI. AT 28 DAYS.
- E. BLOCK USED IN EXTERIOR WALLS, INTERIOR BEARING WALLS, AND WALLS VERTICALLY STEEL REINFORCING SHALL BE MANUFACTURED AND LAID SUCH THAT WEBS ARE IN COMPLETE ALIGNMENT.
- F. MORTAR: ASTM C-270, TYPE S. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS TO BE 1,800 PSI.
- G. GROUT FOR WALL FILL: ASTM C-476, 2500 PSI MINIMUM AT 28 DAYS 65% OF STRENGTH AT 7 DAYS. USE FINE AGGREGATE SIZE #1 IN ACCORDANCE WITH ASTM C-404. MIX TO A SLUMP OF 8 TO 11 INCHES UTILIZING WATER REDUCING ADMIXTURES. FLY ASH AND BLAST-FURNACE SLAG (LAP TOP) TO BE USED. HOWEVER, FLY ASH AND BLAST-FURNACE SLAG CAN PROVIDE INITIAL STRENGTH GAIN, WHICH NEEDS TO BE CONSIDERED IN COLD WEATHER CONSTRUCTION.
- H. REINFORCING: ASTM A-615, GRADE 60.
- I. SINGLE WYTHE 6" THICK OR MORE CONSTRUCTED WITH BRICK, BLOCK, OR COMBINATION THEREOF (EXCEPT 4" VENEERS SEPARATED BY AIR SPACE) HAVE GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCING AT MAXIMUM WITH PREFABRICATED CORNER AND "T" PIECES UNLESS NOT OTHERWISE NOTED. PARAPET WALLS SHALL HAVE HORIZONTAL JOINT REINFORCING AT 8" LAP SPICES 6" MIN. PROVIDE AN ADDITIONAL ROW ABOVE AND BELOW OPENINGS AND EXTEND 2'-0" BEYOND JAMBS. STOP HORIZONTAL JOINT REINFORCING EACH SIDE OF CONTROL AND EXPANSION JOINTS.
- J. HORIZONTAL JOINT REINFORCING SHALL BE IN ACCORDANCE WITH ASTM C-1110. HORIZONTAL JOINT REINFORCING SHALL BE MANUFACTURED WITH 9 GAGE (0.148) MIN. COLD DRAWN STEEL CONFORMING TO ASTM A-615, AND SHALL CONSIST OF TWO DEFORMED LONGITUDINAL SIDE RODS WELDED AT 16" PLUS OR MINUS INTERVALS PERPENDICULAR CROSS ROD FORMING A LADDER DESIGN. CROSS RODS SHALL BE LOCATED IN THE SAME PLANE AS THE LONGITUDINAL OUT-TO-OUT SPACING OF SIDE RODS SHALL BE APPROXIMATELY 2" LESS THAN THE NOMINAL WALL THICKNESS.
- K. JOINT REINFORCEMENT TO BE HOT DIPPED GALVANIZED, AFTER FABRICATED IN ACCORDANCE WITH ASTM A-153, CLASS B2 (1.80 OZ./SQ. FT.).
- L. FILL WALL FOR JOIST BEARING WITH GROUT CONTINUOUS MINIMUM 1'-0" BELOW JOIST BEARING.
- M. CONTINUOUS BEARING COURSE SHALL BE 8" DEEP X 16" MIN. LONG X 16" HIGH BLOCK UNITS WITH CELLS FILLED SOLID WITH GROUT.
- N. FILL CELLS OF BLOCK SOLID WITH MORTAR IN COURSE DIRECTLY BELOW CHANGES IN THICKNESS AND BOND.
- O. BLOCK SHALL BE LAID IN FULL BED OF MORTAR, INCLUDING CROSSWEBS.
- P. WALLS NOTED AS FILLED SOLID AND CELLS CONTAINING VERTICAL REINFORCING SHALL HAVE CORES OF BLOCK FILLED WITH GROUT IN SIX COURSE MAXIMUM LIFTS.
- Q. LAP SPICES IN REINFORCING 48 BAR DIAMETER MINIMUM. UNLESS NOTED OTHERWISE, VERTICAL REINFORCING TO BE FULL HEIGHT OF WALL AND DOWELED INTO FOOTINGS.

4.4 STEEL LINTEL SCHEDULE

- A. PROVIDE AND INSTALL LINTELS FOR OPENINGS IN MASONRY WALLS (NOT LIMITED TO OPENINGS SHOWN ON STRUCTURAL PLANS). UTILIZE LINTEL AS INDICATED ON THE SCHEDULE BELOW, UNLESS NOTED OTHERWISE (COORDINATE OPENINGS FOR MECHANICAL TRADES, ARCHITECTURAL OR IN NONBEARING WALLS, ETC.)
- B. WELD MULTIPLE ANGLE LINTELS AT ENDS AND 1/3 POINTS OF SPAN.
- C. SHORE LINTELS TO PREVENT ROTATION DURING CONSTRUCTION.
- D. LINTELS TO HAVE MINIMUM 8" BEARING ON SOLID MASONRY FOR A MINIMUM 16" DEEP EACH END, UNLESS NOTED OTHERWISE.

MARK	MATERIALS	REMARKS
L-1	1-1x4x1/4 LVL FOR EACH 4" WALL THICKNESS FOR OPENINGS UP TO 6'-0"	FOR CAVITY WALLS, REPLACE 1-1x4x3/4 LVL WITH 1-1x5x5/8
L-2	1-1x6x3/4 LVL FOR EACH 4" WALL THICKNESS FOR OPENINGS UP TO 6'-1" TO 10'-0"	FOR CAVITY WALLS, REPLACE 1-1x6x3/4 LVL WITH 1-1x5x5/8

6.1 WOOD FRAMING

- A. WOOD FRAMING AND FASTENERS - COMPLY WITH THE RECOMMENDATIONS OF THE AMERICAN WOOD COUNCIL (AWC).
- B. PLYWOOD: APA - THE ENGINEERED WOOD ASSOCIATION GRADE TRADE MEETING THE REQUIREMENTS OF THE LATEST EDITION, PER CODE, OF PRODUCT STANDARD PS-1.
- C. PANEL THICKNESS AND IDENTIFICATION INDEX SHALL BE AT LEAST EQUIVALENT TO THAT SHOWN ON THE DRAWINGS. INSTALL AND CONNECT IN ACCORDANCE WITH THE RECOMMENDATIONS OF APA - THE ENGINEERED WOOD ASSOCIATION.
- D. ATTACH PLYWOOD FLOOR SHEATHING USING GLUE AND NAILS.
- E. UNLESS OTHERWISE NOTED ON DRAWINGS, ATTACH PLYWOOD TO FRAMING WITH 6d NAILS AT 6" O/C ON EDGES OF SHEET AND 12" O/C ON END AND INTERIOR SUPPORT.
- F. FOR PLYWOOD 5/8" AND THICKER, USE TONGUE AND GROOVE EDGES AT MIDPOINT FOR SPANS GREATER THAN 16" O/C. FOR 48" SPANS, 2-H CLIPS AT 1/3 POINTS OF SPAN OR PROVIDE TONGUE AND GROOVE PLYWOOD.
- G. STRUCTURAL LUMBER (2"-4" THICK, EXCEPT NONBEARING STUDS AND SPRUCE PINE FIR #1/#2 OR BETTER WITH 19% MAXIMUM MOISTURE IN USE AND SHALL HAVE THE FOLLOWING MINIMUM UNFACTORED PROPERTIES:
 E = 1,400,000 PSI fe = 425 PSI
 fb = 875 PSI ft = 450 PSI
 fc (PARALLEL TO GRAIN) = 1,150 PSI fv = 135 PSI
- H. LUMBER FOR NONBEARING STUDS & PLATES (2"-4" THICK) - SPRUCE PINE FIR OR BETTER WITH 19% MAXIMUM MOISTURE CONTENT IN USE AND SHALL HAVE THE FOLLOWING MINIMUM UNFACTORED PROPERTIES:
 E = 1,200,000 PSI fe = 425 PSI
 fb = 675 PSI ft = 350 PSI
 fc (PARALLEL TO GRAIN) = 725 PSI fv = 135 PSI
- I. PRESSURE TREATED LUMBER - SOUTHERN PINE #2 WITH THE FOLLOWING RETENTION LEVELS: FOR ABOVE GROUND USE - 0.4 PCF FOR PROTECTIVE COATING AND CBA-A, 0.2 FOR PROCESS USING CA-B.
- J. ATTACH MULTIPLE MEMBERS TOGETHER AS FOLLOWS:
 2-2X: 2 ROWS 16d NAILS @ 16" O/C
 TOP LOADED WITH 3-2X: 2 ROWS 16d NAILS @ 16" O/C
 SIDE LOADED 3-2X AND 3-2X: 2 ROWS- 16d NAILS @ 12" O/C
 SIDE LOADED 3-2X10 AND 3-2X12: 3 ROWS- 16d NAILS @ 12" O/C
- K. PROVIDE FLUSH FRAMED JOISTS AND HEADERS WITH A PREFABRICATED GALVANIZED (SADDLE TYPE) METAL CONNECTOR UNLESS NOTED OTHERWISE. HANGERS SHALL BE 18 GAGE MINIMUM THICK AND HAVE CAPACITY TO RESIST AT LEAST 400# MINIMUM FOR EACH 2X MEMBER IN SHEAR FOR SPECIES OF WOOD AS NOTED ON DRAWINGS.
- L. PROVIDE STUD BEARING WALLS WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATE PLUS A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID HEIGHT OF WALL, UNLESS NOTED OTHERWISE.
- M. EXPOSED STRUCTURAL FRAMING MEMBERS IN ABOVE GROUND USE AND PLATES IN CONTACT WITH SLABS ON GRADE TO BE PRESSURE TREATED WITH A WATERBORNE PRESERVATIVE MATERIAL WITH ONE FOLLOWING: ALKALINE COPPER QUAT (ACQ) TYPES B OR D, OR COPP (CBA-A, CA-B).
- N. STEEL MATERIALS IN CONTACT WITH PRESSURE TREATED LUMBER TO BE HOT DIPPED GALVANIZED. MINIMUM GALVANIZED COATING FOR PREFABRICATED METAL CONNECTORS TO BE G-90 PER ASTM A-653. CONNECTORS, GALVANIZED AFTER FABRICATION, IN ACCORDANCE WITH ASTM A-123. FASTENERS HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A-153. MECHANICALLY GALVANIZED FASTENERS IN ACCORDANCE WITH ASTM B-695, CLASS 55.

6.2 WOOD LINTEL SCHEDULE

- A. FOR STUD WALL OPENINGS NOT SPECIFICALLY SHOWN IN PLAN (OPENING MECHANICAL TRADES, OPENINGS IN BEARING AND NON BEARING WALLS): PROVIDE WL-1, WL-2, OR WL-3 AS DIRECTED BY THE ARCHITECT.
- B. PROVIDE ONE BEARING STUD AND ONE FULL HEIGHT JAMB STUD EACH SIDE OF WALL LINTELS AND HEADERS, UNLESS NOTED OTHERWISE. FOR OPENINGS 7'-0", PROVIDE TWO BEARING STUDS AND ONE FULL HEIGHT JAMB STUD UNLESS NOTED OTHERWISE.
- C. LOOSE ANGLE LINTELS SUPPORTING BRICK VENEER AND SPANNING 4" OR MORE SHALL HAVE PRE-PUNCHED HOLES SPACED AT 2'-0" MAXIMUM VERTICAL LEG OF ANGLE FOR 10d NAIL ATTACHMENT TO WOOD LINTEL.

6.3 PREFABRICATED WOOD TRUSSES

- A. DESIGN AND INSTALL TRUSSES, BRACING, AND CONNECTORS FOR TRUSSES STRICTLY IN ACCORDANCE WITH APPLICABLE BUILDING CODE REQUIREMENTS AS SET FORTH BY THE STRUCTURAL BUILDING COMPONENTS ASSOCIATION (SBCA) AND TRUSS PLATE INSTITUTE (TPI), UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- B. DESIGN TRUSSES TO RESIST LOADS SHOWN ON THE DRAWINGS. ONLY OUTLINES OF THE TRUSSES HAVE BEEN SHOWN. WEB CONFIGURATION AND CONNECTIONS ARE THE RESPONSIBILITY OF THE MANUFACTURER.
- C. TRUSSES TO BE DESIGNED FOR DEFLECTIONS AS FOLLOWS:
 ROOF: LIVE LOAD L/240, L/360 WITH PLASTER OR STUCCO CEILING TOTAL LOAD - L/240
 FLOOR: LIVE LOAD L/480, TOTAL LOAD L/240
- D. PROVIDE TRUSSES WITH CAMBER IN ACCORDANCE WITH "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES," LATEST EDITION PER CODE, TPI-85P AND PCT-85.
- E. INSTALL BRACING OF WOOD TRUSSES IN ACCORDANCE WITH MANUFACTURER'S DESIGN, SBCA, AND TPI, UNLESS NOTED OTHERWISE. THE MINIMUM BRACING ELEMENTS NOTED BELOW ARE TO REMAIN IN PLACE IN THE FINISHED STRUCTURE:
 1. CONTINUOUS LATERAL BRACING REQUIRED BY TRUSS DESIGN INCLUDING DIAGONAL BRACING AT ENDS OF THE BUILDING AND AT 16'-0" MAXIMUM INTERVALS IN THE LENGTH OF THE BUILDING.
 2. WEB MEMBER PLANE BRACING.
 3. BOTTOM CHORD PLANE BRACING.
- F. TRUSS SUPPLIER SHALL TAKE SPECIAL CARE TO DESIGN AND SUPPLY BRACING FOR COMPRESSION MEMBERS OF TRUSSES SHIPPED IN MULTIPLE PIECES AND FIELD CONNECTED.
- G. LUMBER SHALL CONFORM TO THE RECOMMENDATIONS OF THE "NATIONALLY APPROVED SPECIFICATIONS FOR WOOD CONSTRUCTION," LATEST EDITION PER CODE PUBLISHED BY THE AMERICAN WOOD COUNCIL. EACH PIECE SHALL BE IDENTIFIED AS NOTED ON DRAWINGS.
- H. CONNECT ROOF TRUSSES AT EACH BEARING POINT WITH PREFABRICATED GALVANIZED METAL CONNECTORS AT EACH TRUSS, UNLESS OTHERWISE NOTED. EACH CONNECTOR SHALL BE 18 GAGE MINIMUM THICK AND SHALL HAVE UPLIFT AND SHEAR CAPACITY AS REQUIRED BY THE TRUSS MANUFACTURER. H2.5 SIMPSON ANCHORS) FOR THE SPECIES OF WOOD USED.
- I. TRUSS-TO-TRUSS AND TRUSS-TO-HEADER CONNECTIONS SHALL BE DESIGNED AND SUPPLIED BY TRUSS MANUFACTURER.
- J. SUBMIT TO ARCHITECT, PRIOR TO FABRICATION, COMPLETE SHOP DRAWINGS. SHOP DRAWINGS SHALL INCLUDE MEMBER STRESSES, MEMBER SIZES, SIZE AND LOCATION OF CONNECTOR PLATES, SIZE AND LOCATION OF PERMANENT TRUSS BRIDGING AND MEMBER BRACING, DATA RELATING TO PREFABRICATED HANGERS FOR TRUSS-TO-TRUSS AND TRUSS-TO-HEADER CONNECTIONS, DESIGN COMPUTATIONS, AND ERECTION PLANS. REPAIR CONTRACT DRAWINGS ARE NOT ACCEPTABLE. DESIGN COMPUTATIONS AND DRAWINGS SHALL BE SIGNED BY A PROFESSIONAL ENGINEER (REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED). ONLY SHOP DRAWINGS BEARING THE STAMP OF THE ARCHITECT SHALL BE USED FOR FABRICATION AND ERECTION.
- K. PERMANENT BRIDGING REQUIRED BY TRUSS DESIGN SHALL BE SIZED AND SUPPLIED BY TRUSS MANUFACTURER. SPECIAL CARE SHALL BE TAKEN TO SUPPLY LATERAL BRACING REQUIRED FOR COMPRESSION MEMBER TRUSSES SHIPPED IN TWO PIECES AND FIELD CONNECTED.
- L. BRIDGING, MEMBER BRACING, ETC., SHALL BE AS REQUIRED BY MANUFACTURER'S DESIGN AND SHALL BE INSTALLED BY CONTRACTOR IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- M. ENGAGE THE SERVICES OF AN INDEPENDENT INSPECTION AGENCY TO INSPECT TRUSSES BEFORE AND AFTER ERECTION. INSPECTION AGENCY SHALL CERTIFY THAT THE TRUSSES, CONNECTIONS, AND BRACING HAVE BEEN INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

6.4 ENGINEERED LUMBER

- A. SECTION INCLUDES MICROLAM-LAMINATED VENEER LUMBER (LVL) AND PARALLAM-PARALLEL STRAND LUMBER (PSL), AS MANUFACTURED IN ACCORDANCE WITH I-LEVEL, INC. BY WEYERHAEUSER.
- B. MEMBERS SHALL BE OF WIDTH, DEPTH, AND OF MULTIPLES AS SHOWN ON DRAWINGS.
- C. EACH LVL BEAM SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 E = 1,900,000 PSI
 fb = 2,600 PSI
 fc (PARALLEL TO GRAIN) = 2,510 PSI
 fe = 750 PSI
 ft = 1,555 PSI
 fv = 285 PSI

MARK	MATERIALS	REMARKS
WL-1	3 - 2 X 8 FOR 6" STUD WALL	FOR OPNGS. UP TO 4'-6"
WL-2	3 - 2 X 10 FOR 6" STUD WALL	FOR OPNGS. UP TO 5'-6"
WL-3	3 - 2 X 12 FOR 6" STUD WALL	FOR OPNGS. UP TO 7'-0"

6.6 WOOD STAIRS & HANDRAILS

- A. STAIR SUPPLIER SHALL DESIGN STAIR FRAMING INCLUDING HANDRAILS AND GUARDRAILS TO SUPPORT THE FOLLOWING DESIGN LOADS:
 STAIR - DEAD LOAD - AS REQUIRED BY CONSTRUCTION.
 - LIVE LOAD - 40 PSF OR 300-POUND CONCENTRATED LOAD APPLIED ON A 4-SQUARE-INCH AREA AT CENTER OF TRUSS AT ANY POINT ON A LANDING.
 HANDRAILS - A LIVE LOAD OF 20 POUNDS PER LINEAL FOOT OR 2 CONCENTRATED LOAD, WHICHEVER IS GREATER, APPLIED AT ANY POINT AND IN ANY DIRECTION. THESE LIVE LOADS SHALL BE ASSUMED TO ACT CONCURRENTLY.
- B. PROVIDE HANGERS, CLIP ANGLE, ETC., AS REQUIRED FOR CONNECTION OF STAIR FRAMING TO SURROUNDING FRAMING. SUBMIT SHOP AND ERECTION DRAWINGS INDICATING FRAMING SIZES AND CONNECTIONS AS WELL AS CONNECTIONS OF STAIR COMPONENTS.
- C. SUBMIT STAIR SUPPLIER'S SHOP DRAWINGS CONTAINING A CERTIFICATE SEALED BY A PROFESSIONAL ENGINEER (REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED) STATING THAT THE STAIR COMPONENTS HAVE BEEN DESIGNED TO SUPPORT THE SPECIFIED LOADS.

6.7 WOOD GUARDRAILS

- A. MANUFACTURER SHALL DESIGN GUARDRAILS AND CONNECTIONS TO STEPS, BALCONIES, STAIRWELLS, RAMPS, AND FLOOR OPENINGS (BOTH EXTERIOR AND INTERIOR) TO SUPPORT THE FOLLOWING DESIGN LOADS: A LIVE LOAD OF 20 POUNDS PER LINEAL FOOT, APPLIED AT ANY POINT AND IN ANY DIRECTION TO TOP OF RAIL, AND 50-POUND CONCENTRATED LOAD APPLIED ON SQUARE-FOOT AREA AT ANY POINT FOR REMAINING GUARDRAIL INFILL COMPONENTS. THESE LIVE LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY. EXTERIOR GUARDRAILS SHALL BE DESIGNED TO RESIST APPLICABLE COMPONENTS & CLADDING WIND LOADS IN CONJUNCTION WITH LIVE LOADS LISTED ABOVE. SUBMIT SHOP AND ERECTION DRAWINGS INDICATING SIZES AND CONNECTIONS OF GUARDRAIL AND HANDRAIL COMPONENTS.
- B. SUBMIT GUARDRAIL AND HANDRAIL SHOP DRAWINGS CONTAINING A CERTIFICATE SEALED BY A PROFESSIONAL ENGINEER (REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED) STATING THAT THE GUARDRAIL COMPONENTS HAVE BEEN DESIGNED TO SUPPORT THE SPECIFIED LOADS.

6.8 MASONRY VENEER W/ ADJUSTABLE TWO PIECE ANCHORAGE TO WOOD STUDS

- A. MANUFACTURER SHALL TAKE SPECIAL CARE TO DESIGN AND SUPPLY BRACING FOR COMPRESSION MEMBERS OF TRUSSES SHIPPED IN MULTIPLE PIECES AND FIELD CONNECTED.
- G. LUMBER SHALL CONFORM TO THE RECOMMENDATIONS OF THE "NATIONALLY APPROVED SPECIFICATIONS FOR WOOD CONSTRUCTION," LATEST EDITION PER CODE PUBLISHED BY THE AMERICAN WOOD COUNCIL. EACH PIECE SHALL BE IDENTIFIED AS NOTED ON DRAWINGS.
- H. CONNECT ROOF TRUSSES AT EACH BEARING POINT WITH PREFABRICATED GALVANIZED METAL CONNECTORS AT EACH TRUSS, UNLESS OTHERWISE NOTED. EACH CONNECTOR SHALL BE 18 GAGE MINIMUM THICK AND SHALL HAVE UPLIFT AND SHEAR CAPACITY AS REQUIRED BY THE TRUSS MANUFACTURER. H2.5 SIMPSON ANCHORS) FOR THE SPECIES OF WOOD USED.
- I. TRUSS-TO-TRUSS AND TRUSS-TO-HEADER CONNECTIONS SHALL BE DESIGNED AND SUPPLIED BY TRUSS MANUFACTURER.
- J. SUBMIT TO ARCHITECT, PRIOR TO FABRICATION, COMPLETE SHOP DRAWINGS. SHOP DRAWINGS SHALL INCLUDE MEMBER STRESSES, MEMBER SIZES, SIZE AND LOCATION OF CONNECTOR PLATES, SIZE AND LOCATION OF PERMANENT TRUSS BRIDGING AND MEMBER BRACING, DATA RELATING TO PREFABRICATED HANGERS FOR TRUSS-TO-TRUSS AND TRUSS-TO-HEADER CONNECTIONS, DESIGN COMPUTATIONS, AND ERECTION PLANS. REPAIR CONTRACT DRAWINGS ARE NOT ACCEPTABLE. DESIGN COMPUTATIONS AND DRAWINGS SHALL BE SIGNED BY A PROFESSIONAL ENGINEER (REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED). ONLY SHOP DRAWINGS BEARING THE STAMP OF THE ARCHITECT SHALL BE USED FOR FABRICATION AND ERECTION.
- K. PERMANENT BRIDGING REQUIRED BY TRUSS DESIGN SHALL BE SIZED AND SUPPLIED BY TRUSS MANUFACTURER. SPECIAL CARE SHALL BE TAKEN TO SUPPLY LATERAL BRACING REQUIRED FOR COMPRESSION MEMBER TRUSSES SHIPPED IN TWO PIECES AND FIELD CONNECTED.
- L. BRIDGING, MEMBER BRACING, ETC., SHALL BE AS REQUIRED BY MANUFACTURER'S DESIGN AND SHALL BE INSTALLED BY CONTRACTOR IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- M. ENGAGE THE SERVICES OF AN INDEPENDENT INSPECTION AGENCY TO INSPECT TRUSSES BEFORE AND AFTER ERECTION. INSPECTION AGENCY SHALL CERTIFY THAT THE TRUSSES, CONNECTIONS, AND BRACING HAVE BEEN INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

6.9 STEPPED FOOTING DETAIL

- A. MANUFACTURER SHALL DESIGN GUARDRAILS AND CONNECTIONS TO STEPS, BALCONIES, STAIRWELLS, RAMPS, AND FLOOR OPENINGS (BOTH EXTERIOR AND INTERIOR) TO SUPPORT THE FOLLOWING DESIGN LOADS: A LIVE LOAD OF 20 POUNDS PER LINEAL FOOT, APPLIED AT ANY POINT AND IN ANY DIRECTION TO TOP OF RAIL, AND 50-POUND CONCENTRATED LOAD APPLIED ON SQUARE-FOOT AREA AT ANY POINT FOR REMAINING GUARDRAIL INFILL COMPONENTS. THESE LIVE LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY. EXTERIOR GUARDRAILS SHALL BE DESIGNED TO RESIST APPLICABLE COMPONENTS & CLADDING WIND LOADS IN CONJUNCTION WITH LIVE LOADS LISTED ABOVE. SUBMIT SHOP AND ERECTION DRAWINGS INDICATING SIZES AND CONNECTIONS OF GUARDRAIL AND HANDRAIL COMPONENTS.
- B. SUBMIT GUARDRAIL AND HANDRAIL SHOP DRAWINGS CONTAINING A CERTIFICATE SEALED BY A PROFESSIONAL ENGINEER (REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED) STATING THAT THE GUARDRAIL COMPONENTS HAVE BEEN DESIGNED TO SUPPORT THE SPECIFIED LOADS.

6.10 TYPICAL REINFORCED CONCRETE WALL & FOOTING

- A. UNLESS GOVERNED BY BUILDING CODE OR LOCAL AMENDMENTS: CONCRETE INCLUDING FORMING, MIXING, PLACING, AND CURING SHALL BE IN ACCORDANCE WITH ACI 301. PLACEMENT OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI 315 AND 318. WHEN THERE IS A CONFLICT, THE MORE STRINGENT IS TO APPLY.
- B. SUBMIT COMPLETE SHOP AND ERECTION DRAWINGS FOR REVIEW PRIOR TO FABRICATION OR ERECTION. REPRINTS OF CONTRACT DRAWINGS ARE ACCEPTABLE. SUBMIT DESIGN MIXES FOR EACH CLASS OF CONCRETE TO BE USED.
- C. CONCRETE REINFORCING: ASTM A-615, GRADE 60.

- D. EACH PSL COLUMN SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 E = 2,000,000 PSI
 fb = 2,900 PSI
 fc (PARALLEL TO GRAIN) = 2,900 PSI
 fe = 750 PSI
 ft = 2,025 PSI
 fv = 290 PSI

- E. WRAP EACH BEAM WITH A WATERPROOF COVERING UNTIL AREA WHERE PLACED IS PROTECTED FROM THE ELEMENTS.

- F. PSLs USED IN EXTERIOR CONDITIONS TO BE WOLMANIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

- G. ATTACH MULTIPLE LVL MEMBERS TOGETHER AS FOLLOWS:
 TOP & SIDE LOADED: 2- LVL UP TO 12" DP- 2 ROWS 16d NAILS @ 12" O/C
 2- LVL 14" TO 18" DEEP- 3 ROWS 16d NAILS @ 12" O/C
 TOP LOADED: 3- LVL MEMBERS- 2 ROWS 1/2" BOLTS @ 24" O/C
 SIDE LOADED: 3- LVL MEMBERS- 2 ROWS 1/2" BOLTS @ 16" O/C

- H. HOLES, NOTCHES, ETC., SHALL BE APPROVED BY THE MANUFACTURER.

- A. GLUELAM WOOD PRODUCTS FOR THE ROOF TRUSSES WERE DESIGNED IN ACCORDANCE WITH ANSI/AITC A190.1 - AND UNADILLA LAMINATED PLYWOOD.

- B. MATERIAL FOR THE ROOF TRUSSES TO BE DOUGLAS FIR-LARCH WITH FOLLOWING MINIMUM PROPERTIES:
 fb = 2,400 PSI fv = 190 PSI E = 1,800,000 PSI

- C. TRUSSES TO BE DESIGNED FOR A DEFLECTION LIMIT OF SPAN/240 FOR LIVE LOAD.

- A. MANUFACTURER SHALL TAKE SPECIAL CARE TO DESIGN AND SUPPLY BRACING FOR COMPRESSION MEMBERS OF TRUSSES SHIPPED IN MULTIPLE PIECES AND FIELD CONNECTED.

- G. LUMBER SHALL CONFORM TO THE RECOMMENDATIONS OF THE "NATIONALLY APPROVED SPECIFICATIONS FOR WOOD CONSTRUCTION," LATEST EDITION PER CODE PUBLISHED BY THE AMERICAN WOOD COUNCIL. EACH PIECE SHALL BE IDENTIFIED AS NOTED ON DRAWINGS.

- H. CONNECT ROOF TRUSSES AT EACH BEARING POINT WITH PREFABRICATED GALVANIZED METAL CONNECTORS AT EACH TRUSS, UNLESS OTHERWISE NOTED. EACH CONNECTOR SHALL BE 18 GAGE MINIMUM THICK AND SHALL HAVE UPLIFT AND SHEAR CAPACITY AS REQUIRED BY THE TRUSS MANUFACTURER. H2.5 SIMPSON ANCHORS) FOR THE SPECIES OF WOOD USED.

- I. TRUSS-TO-TRUSS AND TRUSS-TO-HEADER CONNECTIONS SHALL BE DESIGNED AND SUPPLIED BY TRUSS MANUFACTURER.

- J. SUBMIT TO ARCHITECT, PRIOR TO FABRICATION, COMPLETE SHOP DRAWINGS. SHOP DRAWINGS SHALL INCLUDE MEMBER STRESSES, MEMBER SIZES, SIZE AND LOCATION OF CONNECTOR PLATES, SIZE AND LOCATION OF PERMANENT TRUSS BRIDGING AND MEMBER BRACING, DATA RELATING TO PREFABRICATED HANGERS FOR TRUSS-TO-TRUSS AND TRUSS-TO-HEADER CONNECTIONS, DESIGN COMPUTATIONS, AND ERECTION PLANS. REPAIR CONTRACT DRAWINGS ARE NOT ACCEPTABLE. DESIGN COMPUTATIONS AND DRAWINGS SHALL BE SIGNED BY A PROFESSIONAL ENGINEER (REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED). ONLY SHOP DRAWINGS BEARING THE STAMP OF THE ARCHITECT SHALL BE USED FOR FABRICATION AND ERECTION.

- K. PERMANENT BRIDGING REQUIRED BY TRUSS DESIGN SHALL BE SIZED AND SUPPLIED BY TRUSS MANUFACTURER. SPECIAL CARE SHALL BE TAKEN TO SUPPLY LATERAL BRACING REQUIRED FOR COMPRESSION MEMBER TRUSSES SHIPPED IN TWO PIECES AND FIELD CONNECTED.

- L. BRIDGING, MEMBER BRACING, ETC., SHALL BE AS REQUIRED BY MANUFACTURER'S DESIGN AND SHALL BE INSTALLED BY CONTRACTOR IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

- M. ENGAGE THE SERVICES OF AN INDEPENDENT INSPECTION AGENCY TO INSPECT TRUSSES BEFORE AND AFTER ERECTION. INSPECTION AGENCY SHALL CERTIFY THAT THE TRUSSES, CONNECTIONS, AND BRACING HAVE BEEN INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

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- B. SUBMIT GUARDRAIL AND HANDRAIL SHOP DRAWINGS CONTAINING A CERTIFICATE SEALED BY A PROFESSIONAL ENGINEER (REGISTERED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED) STATING THAT THE GUARDRAIL COMPONENTS HAVE BEEN DESIGNED TO SUPPORT THE SPECIFIED LOADS.

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