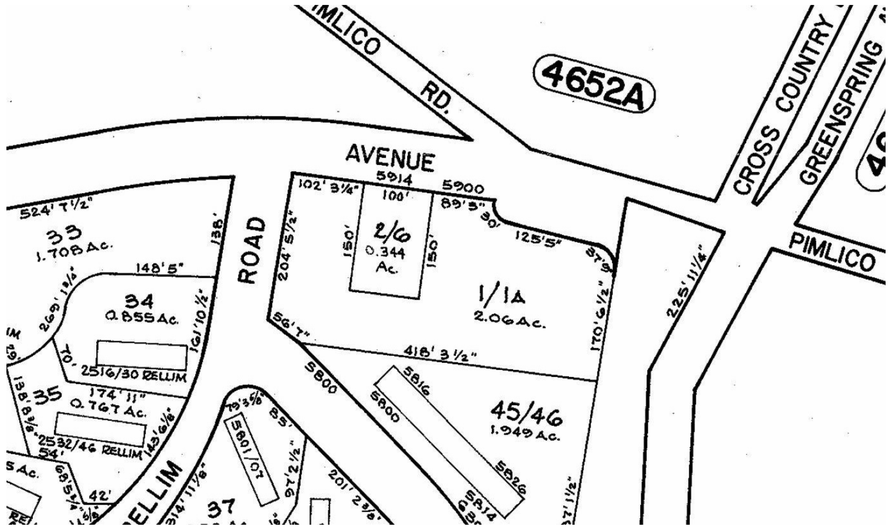
STAPLE EDGE

AERIAL VIEW FROM GOOGLE EARTH (NOT TO SCALE, NORTH IS UP)

NO SITE PLAN OR SURVEY PROVIDED

PLAT MAP SHOWN TAKEN FROM CITY WEBSITE



A1 PLAT MAP
1" = 100'-0"

WINDOW SCHEDULE								
LEVEL	MARK	COUNT	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	FAMILY	COMMENTS
LEVEL 1	1	6	3' - 0"	5' - 0"	2' - 0"	7' - 0"	Double Hung	
LEVEL 1	3	2	3' - 2"	1' - 3"	6' - 9"	8' - 0"	Fixed	INTEGRATED TRANSOM
LEVEL 2	2	4	3' - 0"	4' - 2"	1' - 8"	5' - 10"	Double Hung	

NOTES:
1) SIZES FOR WINDOWS AND DOORS ARE NOT TO ROUGH OPENING (SIZES SHOWN ARE NOMINAL).
2) GC TO VERIFY THAT NEW EGRESS WINDOWS FROM MANUF ARE 5.7 SQ FT CLEAR WHEN OPENED, RESPECTIVELY.
3) PROVIDE TEMPERED WINDOWS FOR WINDOWS WITHIN BATHROOM THAT'S WITHIN 5'-0" OF A BATHTUB OR SHOWER.
4) CONFIRM WINDOW SIZE, DESIGN AND FINISHES W/ CLIENT PRIOR TO ORDERING.
5) PROVIDE SAFETY GLAZING FOR GLAZING WITHIN 18" TO FLOOR, AND TO GLAZING AT BOTTOM OF STAIRS.

DOOR SCHEDULE				
LEVEL	TYPE MARK	FAMILY	WIDTH X HEIGHT	COMMENTS
LEVEL 1	101	Single-Flush	36" x 80"	
LEVEL 1	102	Single-Flush	36" x 80"	

FLAX HOUSE

5914 GREENSPRING AVE BALTIMORE MD 21209 (BALTIMORE CITY)

SCOPE:

THE SCOPE OF THIS PROJECT IS A 2-STORY REAR ADDITION. THE ADDITION DESIGN IS ROUGHLY BASED ON WHAT WAS THERE PREVIOUSLY.

SQUARE FOOTAGE:

ADDITION FOOTPRINT = 768 SF

SHEET LIST	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A1.00	FOUNDATION & LEVEL 1
A1.01	LEVEL 2 & ROOF
A2.00	ELEVATIONS S & N
A2.01	ELEVATIONS E & W
A3.00	SECTIONS & ENERGY CODE

GENERAL NOTES FOR GC

1) PROJECT MUST BE BUILT TO BUILDING CODE STANDARDS.
2) INSTAL MATERIALS TO MANUFACTURER AND INDUSTRY STANDARD.
3) COMPLY WITH ENERGY CODE REQTS.
4) COORD STRUCTURAL REQTS. STRUCTURAL INFO SHOWN ARE ASSUMPTIONS BY THE ARCHITECT. STRUCTURAL INFO TO BE VERIFIED BY GC AND/OR STRUCT ENGINEER.
5) COORD FINISHES & LIGHTING WITH OWNER.
6) NOTIFY ARCHITECT BEFORE MAKING CHANGES IF FIELD CONDITIONS REQUIRE CHANGES IN THE DESIGN.
7) THE FINAL DESIGN OF HVAC, PLUMBING, ELECTRICAL & GAS FUEL SYSTEMS SHALL BE BY THE RESPECTIVE SUB-TRADES. ANY LOCATIONS SHOWN ON THESE DRAWINGS ARE SCHEMATIC AND SHALL BE VERIFIED IN THE FIELD AND RECALCULATED BY THE TRADE.
8) REROUTE ANY EXISTING UTILITES IN ORDER TO BUILD THE PROJECT.
9) PROVIDE DRAIN TILE, SUMP PUMPS AS NECESSARY.
10) GRADE SHOWN VARIES SLIGHTLY.
11) VERIFY IN FIELD DIMENSIONS AND NOTIFY ARCHITECT IF ANY DISCREPENCIES.
12) NOTES SHOULD BE TREATED AS TYPICAL UNO.
13) VIF ALL RISER HEIGHTS & QTY WITH ACTUAL ELEVATION DIFFERENCES.
14) DIMENSIONS FOR TREADS ARE FROM EDGE OF NOSING TO EDGE OF NOSING.
15) COORD ANY ADDITIONAL REQT'S DUE TO FLOOD PLAIN PROXIMITY.
16) COORD W/ OWNER WINDOW STYLES.
17) IF MATERIAL IS NOT SPECIFIED, ASSUME 'BUILDER GRADE' QUALITY.
18) TILED WALLS NOT INCLUDING IN PLAN WALL THICKNESSES.
19) BATHROOM WINDOWS LOCATED WITHIN 5' OF A TUB OR SHOWER TO BE TEMPERED.
20) VERIFY IN FIELD DIMENSIONS PRIOR TO ORDERING SIZE SPECIFIC MATERIALS.
21) DIMENSIONS ON DRAWINGS ARE TO FINISHED SURFACE (NOT STUDS).
22) PATCH AND REPAIR DAMAGE TO EXISTING CONDITIONS.
23) THESE DRAWINGS ARE COPYRIGHTED UNDER DONNY ANKRI ARCHITECT LLC. THESE DRAWINGS CAN ONLY BE USED FOR THE REFERENCED ADDRESS.
24) ALL PIPES & DUCTWORK TO BE LOCATED WITHIN THERMAL ENVELOPE.
25) "ALIGN" NOTES OVERRIDE ANY DIMENSIONS. CONSULT ARCHITECT WITH ANY DISCREPENCIES.
26) MAINTAIN EXISTING SPRINKLER CONDITION. IT IS ASSUMED THAT THERE IS NO EXISTING SPRIKLER.
27) DO NOT SCALE DRAWINGS. CONSULT ARCHITECT WITH REQUESTED DIMENSIONS.
28) SLOPE GRADE AWAY FROM BUILDING.
29) NEW ADDITION DESIGN WAS BASED ON CLIENT-PROVIDED PHOTOS OF WHAT WAS THERE PREVIOUSLY. DUE TO INACCURATE AS-BUILTS, THE NEW DESIGN IS APPROXIMATE AND IS NOT AN EXACT MATCH OF WHAT WAS THERE PREVIOUSLY.

ABBREVIATIONS:

ALUM = ALUMINUM
APPROX = APPROXIMATE
CIP = CAST IN PLACE
COORD = COORDINATE
CLR = CLEAR
DEMO = DEMOLISH
DIM = DIMENSIONS
EQUIP = EQUIPMENT
EX = EXISTING
EXT = EXTERIOR
FEC = FIRE EXTINGUISHING CABINET
FTG = FOOTING
GC = GENERAL CONTRACTOR
GWB = GYPSUM WALL BOARD (DRYWALL)
IBC = INTERNATIONAL BUILDING CODE
ILO = IN LIEU OF
INT = INTERIOR
MECH = MECHANICAL
N/A = NOT APPLICABLE
NIC = NOT IN CONTRACT
PT = PRESSURE TREATED
PTD = PAINTED
REINF = REINFORCED
REQD = REQUIRED
RCP = REFLECTED CEILING PLAN
SF = SQUARE FEET
SOG = SLAB ON GRADE
TYP = TYPICAL
UNO = UNLESS NOTED OTHERWISE
VIF = VERIFY IN FIELD
W/ = WITH

WALL TYPES

W1 — SIDING
AIR BARRIER
7/16" CONT. OSB SHEATHING
2X6 STUDS @ 16" O.C.
R-20 INSULATION
1/2" PAINTED DRYWALL

W2 — WATERPROOFING
8" CONC/CMU FOUNDATION
SPREAD FOOTING

LEGEND

NEW
EXISTING
DEMO

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FLAX HOUSE

5914 GREENSPRING AVENUE BALTIMORE, MD 21209

REVISIONS		
NUMBER	DESCRIPTION	DATE

FOR REVIEW

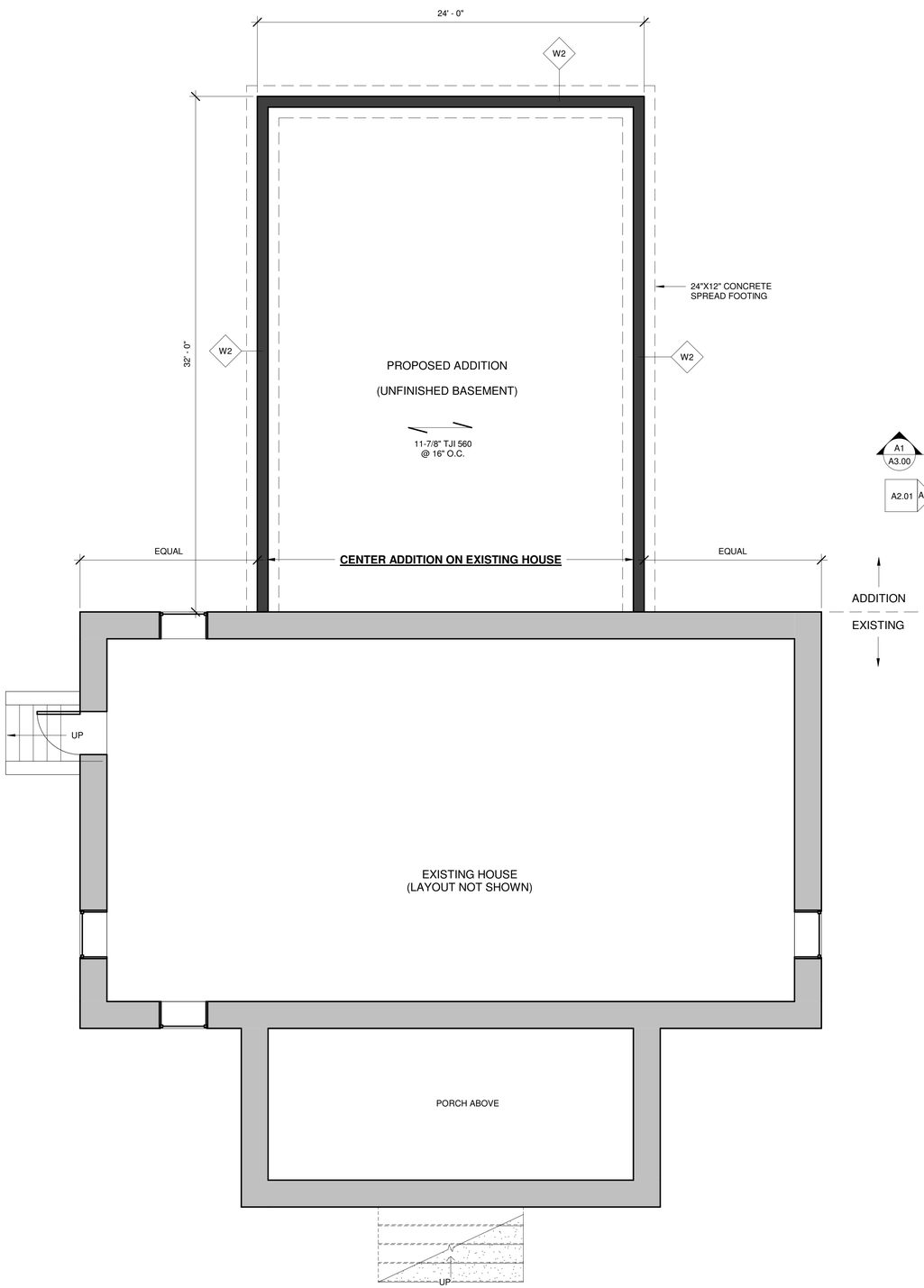
Date	03/11/2021
Scale	As indicated
Job No.	XXXX
Drawn By	DA

COVER SHEET

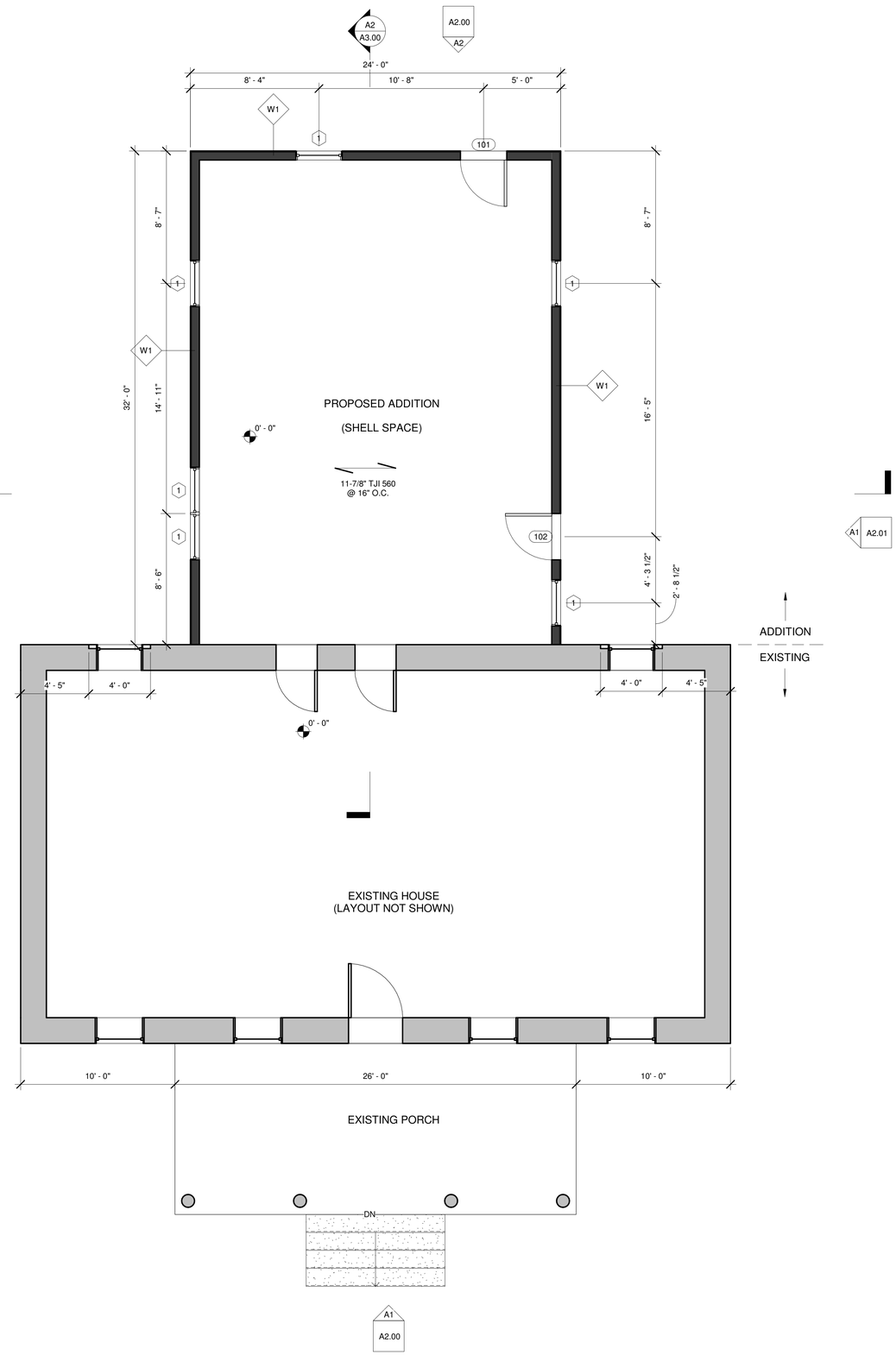
Drawing No. **A0.00**

STAPLE EDGE

STAPLE EDGE



A2 LEVEL 0
1/4" = 1'-0"



A1 LEVEL 1
1/4" = 1'-0"

STAPLE EDGE

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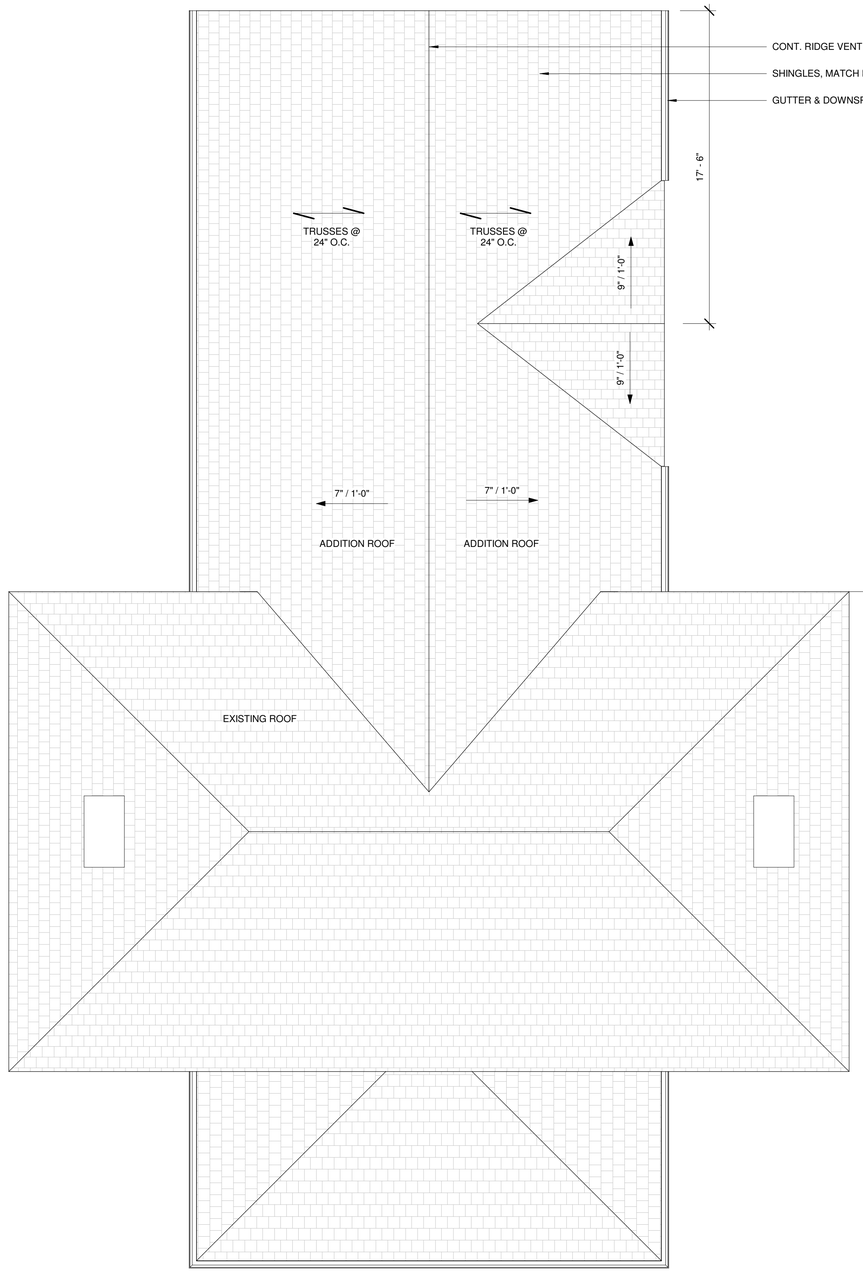
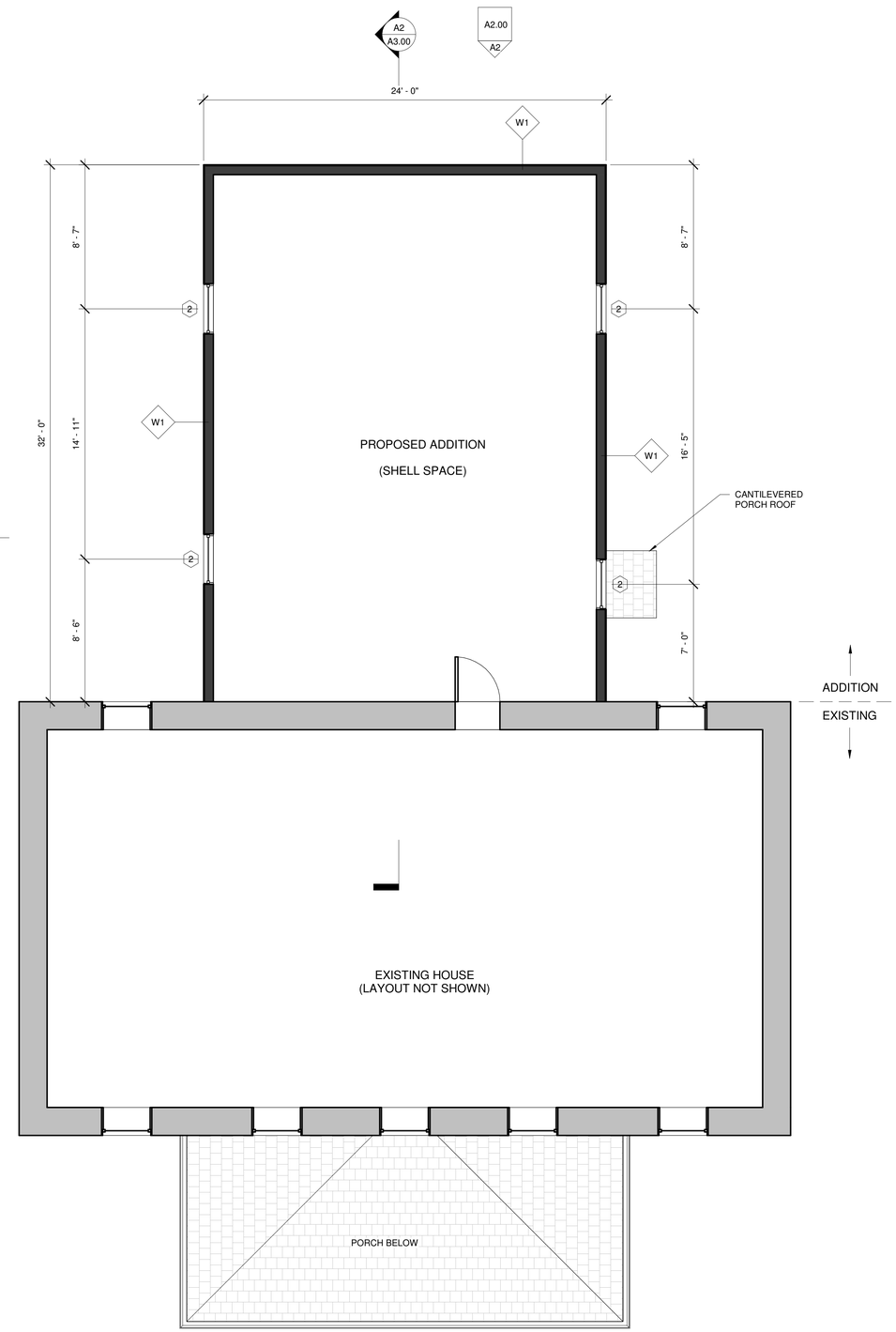
FOUNDATION & LEVEL 1

Drawing No. **A1.00**

STAPLE EDGE



A2 ROOF PLAN
1/4" = 1'-0"



A1 LEVEL 2
1/4" = 1'-0"

A1
A3.00
A2.01
A2

ADDITION
EXISTING

A1
A2.01

ADDITION
EXISTING

A1
A2.00

STAPLE EDGE

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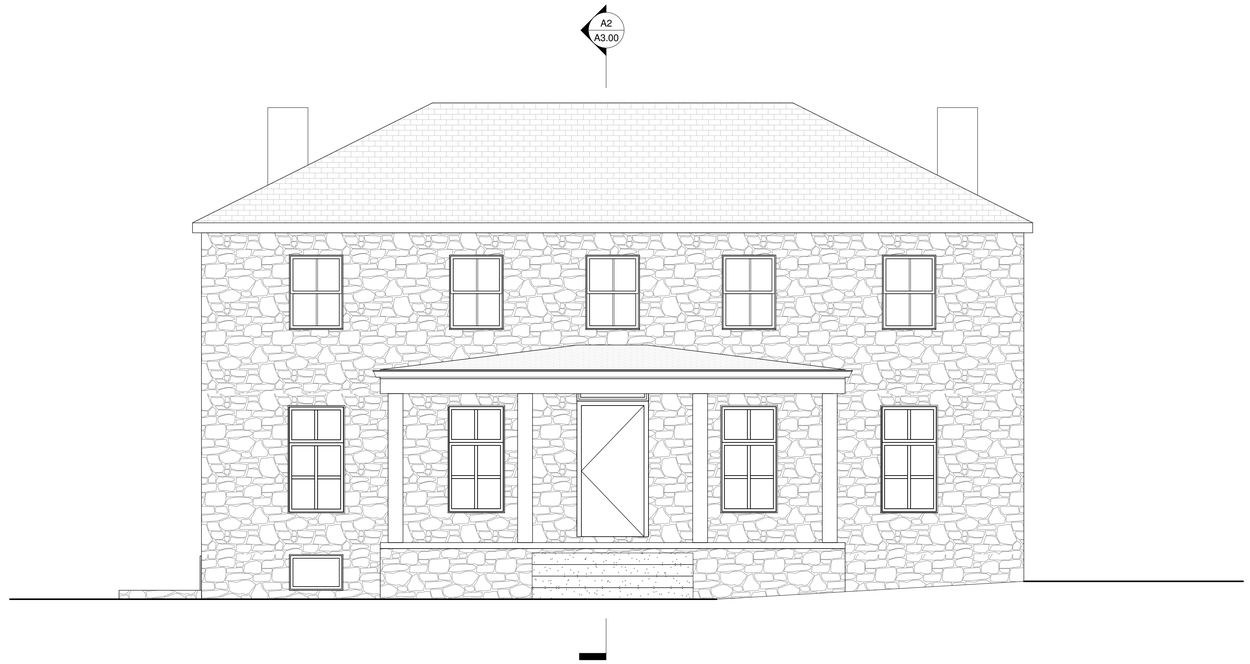
LEVEL 2 & ROOF

Drawing No. **A1.01**

STAPLE EDGE

A2 NORTH
1/4" = 1'-0"



A1 SOUTH
1/4" = 1'-0"

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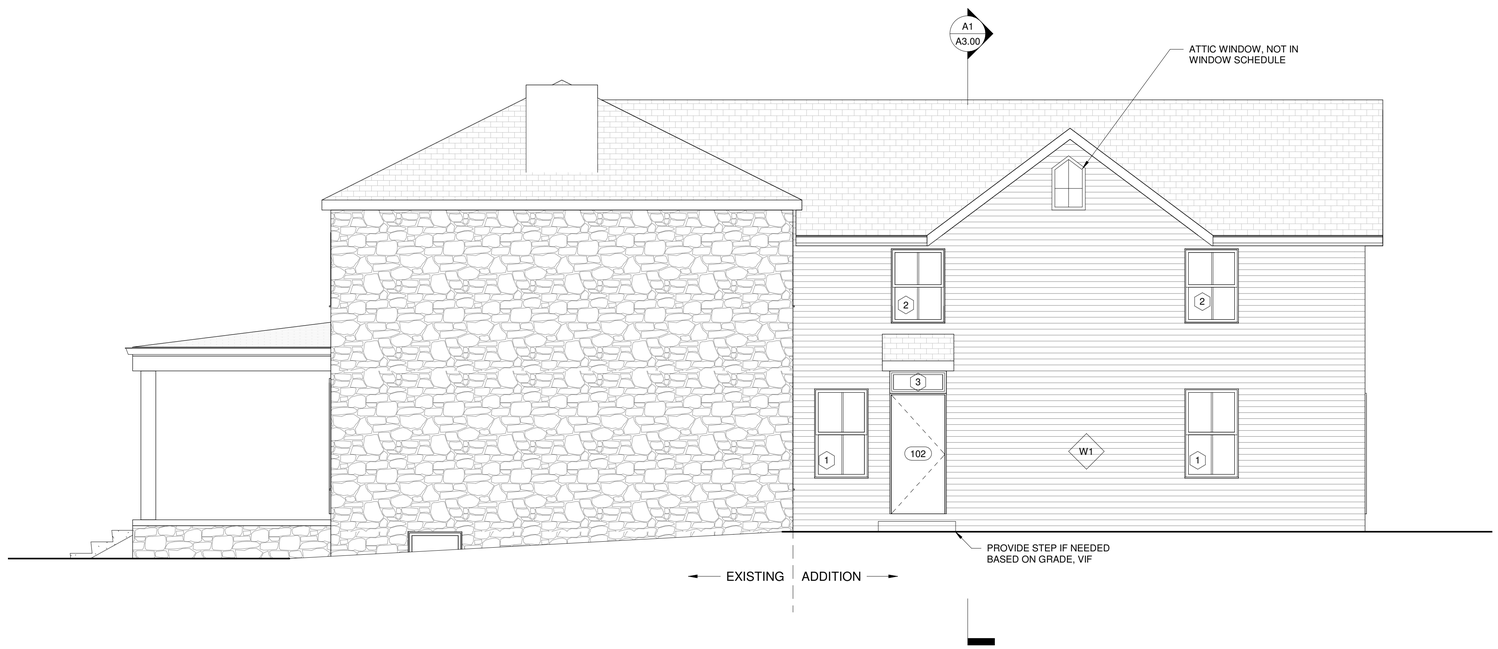
ELEVATIONS S & N

Drawing No. **A2.00**

STAPLE EDGE

STAPLE EDGE

A2 WEST
1/4" = 1'-0"



A1 EAST
1/4" = 1'-0"

STAPLE EDGE

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Drawn By	Author

ELEVATIONS E & W

Drawing No. **A2.01**

STAPLE EDGE

2015 IECC 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 R702.7 of the International Residential Code, 2015 Edition.

R402.1.2 Attic Insulation: R-49, Raised Heel Trusses R-38

R402.1.2 Wood Frame Wall: R-20 or R13 + 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 Insulation: R-13/R-10 foil faced continuous batts full height extending from floor above to finish grade level 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 weatherstripped 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, weatherstripping or an air barrier of suitable material. Sealing methods between dissimlar materials shall allow sealing for differential expansion and contraction.

R402.4.1.2 Building Thermal Envelope Tightness Test: Building envelope shall be tested and verified as having an air leakage rate of not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals). Testing shall be conducted by an 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.

R402.4.2 Fireplaces: New wood burning fireplaces will have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled in accordance with UL 127 (factory built fireplaces) and UL 907 (masonry fireplaces).

R402.4.4 Rooms containing fuel-burning appliances where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from inside the thermal envelope. Exceptions: (1) Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. (2) Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the IRC.

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 at least (1) programmable thermostat for each separate heating and cooling system per 2015 IECC Section 403.1.1.

R403.1.2 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 meet heating load.

R403.3.1 Mechanical Duct Insulation: Supply and return ducts in attic R-8 minimum, R-6 when less than 3 inches. Supply and return 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 must be 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 ("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 is not required if the air handler and all ducts are located within the conditioned space.

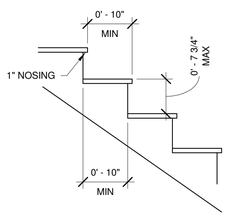
R403.6 Mechanical Ventilation: Outdoor (make-up and exhaust) air ducts to be provided with automatic or gravity damper that close when the ventilation system is not operating.

R403.6.1 Whole-house mechanical ventilation system fan efficiency to comply with TABLE R403.6.1.

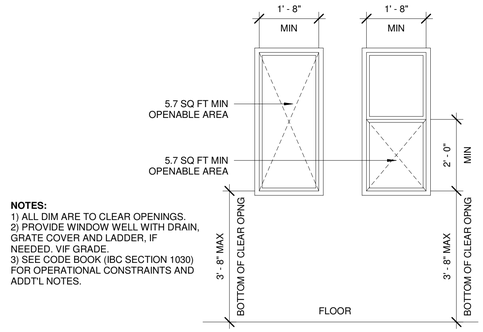
R403.7 Equipment Sizing shall comply with R403.7.

R404.1 Lighting Equipment: A minimum of 75% of all lamps (lights) must be high-efficacy lamps.

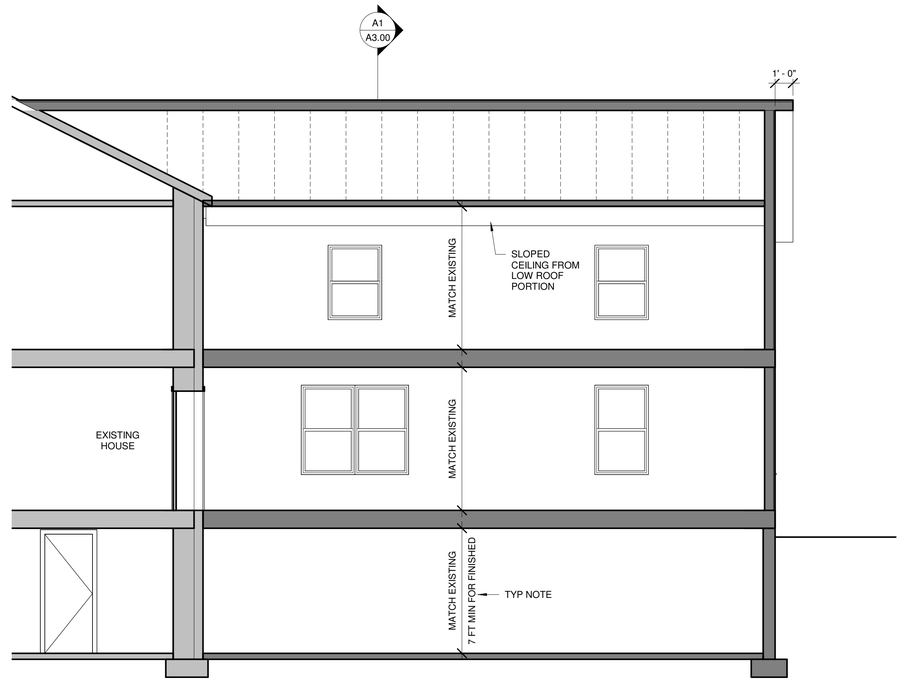
This contractor is also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.



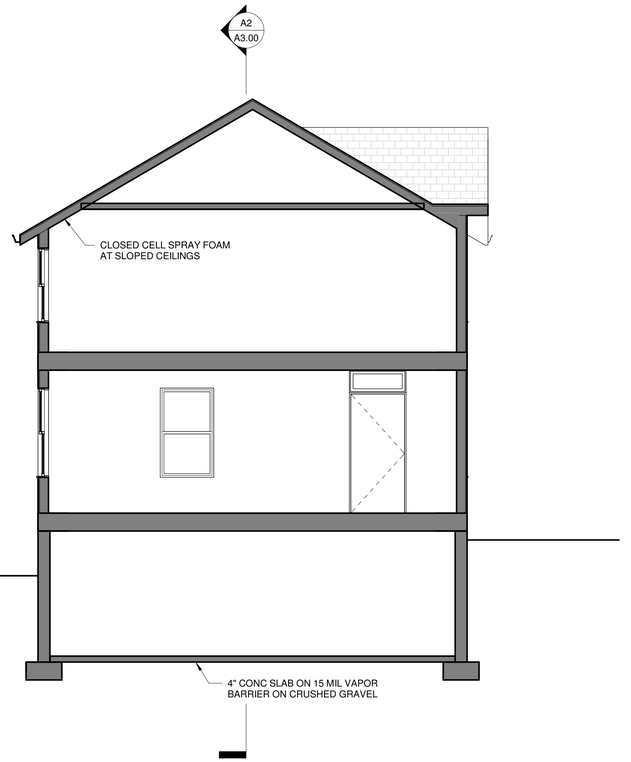
B2 STAIR SECTION
3/4" = 1'-0"



B1 EGRESS WINDOW
1/2" = 1'-0"



A2 SECTION 2
1/4" = 1'-0"



A1 SECTION 1
1/4" = 1'-0"

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SECTIONS & ENERGY CODE

Drawing No. **A3.00**