GENERAL NOTES:

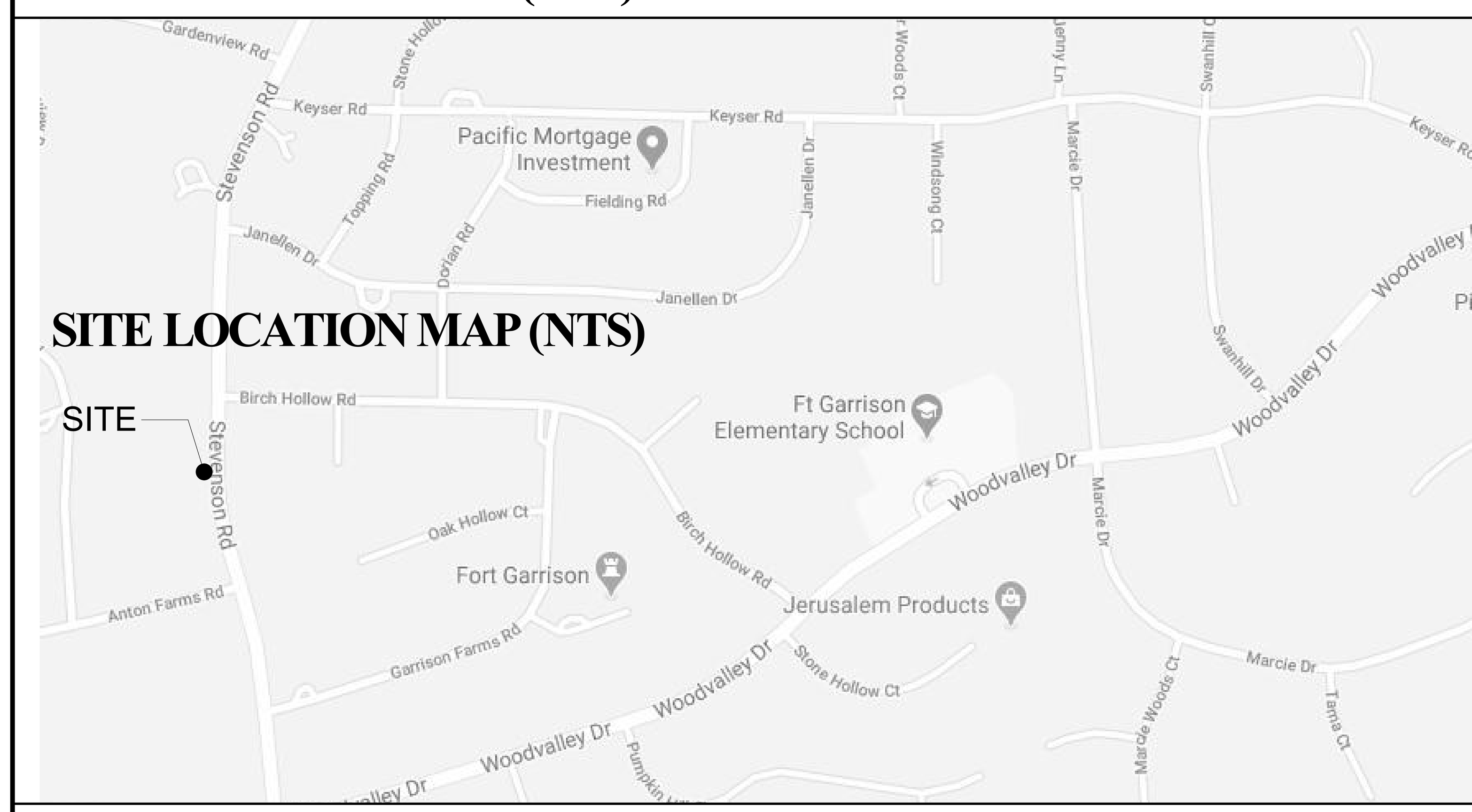
1. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND AWAIT DIRECTIONS FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. DRAWINGS ARE GROUPED AND IDENTIFIED AS ARCHITECTURAL, STRUCTURAL, ETC. THIS IS DONE AS A CONVENIENCE TO THE CONTRACTOR. IT SHOULD NOT BE ASSUMED THAT ALL WORK NORMALLY PERFORMED BY ONE SUB-CONTRACTOR OR TRADE WILL BE FOUND ON ANY ONE DRAWING OR GROUP OF DRAWINGS. ALL WORK CALLED FOR UNDER THIS CONTRACT SHALL BE COMPLETED AS REQUIRED REGARDESS OF THE IDENTIFICATIONS OF THE DRAWING ON WHICH IT MAY BE SHOWN.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL GOVERN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS, OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
4. CODES: ALL WORK ON THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
   a. CURRENT IRC BUILDING AND MECHANICAL CODES
   b. NATIONAL ELECTRICAL CODE AS APPLICABLE
   c. CURRENT NFPA LIFE SAFETY CODES
   d. APPLICABLE STATE PLUMBING CODES
   e. CURRENT STATE FIRE CODES
5. PERMITS:
   OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS. THE PERMIT FEES AND THE COSTS OF PROCURING SAME SHALL BE BORNE ENTIRELY BY OWNER. THE PRJOECTS GENERAL CONTRACTOR (G.C.) WILL COORDINATE AND SCHEDULE ALL REQUIRED INSPECTIONS.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK AS INDICATED IN THE CONTRACT DOCUMENTS.
7. ALL JOINTS NOT OTHERWISE FILLED OR COVERED SHALL BE CAULKED WITH A PERMANENT SEALANT (UP TO ½" WIDE UNLESS OTHERWISE DETAILED) AS SPECIFIED TO MATCH.
8. WHEREVER ELECTRICAL DEVICES, PANELS, ETC. AND MECHANICAL EQPIPMENT, DUCTS, LOUVERS, PIPES, ETC. ARE REMOVED AND/OR INSTALLED IN OR ON SURFACES (WALLS, FLOORS, OR CEILINGS) THE EXISTING SURFACE MUST BE REPAIRED AND PATCHED WITH MATERIALS OF LIKE COLOR, TEXTURE, AND FINISH OF ADJACENT SURFACES AS JUDGED BY THE ARCHITECT, UNLESS OTHERWISE DIRECTED WITHIN THE DOCUMENTS. ALL ITEMS ON EXTERIOR SHALL BE SEALED TO MAKE WEATHER-TIGHT.
9. ALL PARTITIONS CONTAINING PLUMBING OR ELECTRICAL SHALL BE OF THE THICKNESS REQUIRED TO CONCEAL SAME.
10. PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES.
11. WORKMANSHIP STANDARDS: ALL WORK SHALL BE PERFORMED IN A SAFE AND EXPEDITIOUS MANNER USING THE RECOMMENDED TOOLS IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE APPROPRIATE TRADE.

CUSTOM RESIDENCE-LOT 3A

8430 STEVENSON ROAD
BALTIMORE, MD 21208

08/07/2020-PERMIT SET

SITE LOCATION MAP (NTS):



BUILDING DATA:

JURISDICTION: BALTIMORE COUNTY MARYLAND

APPLICABLE CODES: 2015 IRC

TYPE OF WORK: NEW CONSTRUCTION OF 2 STORY WOOD/MASONRY HOME WITH BELOW GRADE BASEMENT. **ONE KITCHEN AND ONE DWELLING ON LOT.**

TAX ACCT #: 2500002283

TAX MAP: 0068 GRID: 0009 PARCEL: 0551 LOT: 3A PLAT NO./REF: 0078/0198

ELECTION DISTRICT: 3

COUNCIL DISTRICT: 2

ZONING: DR 1

LOT SIZE: .9304 AC

PROPOSED SF: +/-4,800 SF

WATER: PUBLIC

SEWER: PUBLIC

WATERSHED: JONES FALLS

200 SCALE MAP: 068B1

OWNER:

Harborview Builders
PO Box 21542
Baltimore, Maryland 21282

Jay Attar, Harborview Builders

Phone: 443-992-1931

Email: jay@hvbuilders.com

ARCHITECT:

Levin/Brown & Associates, Inc.
15 Greenspring Valley Road
Owings Mills, Maryland 21117

Jay I Brown, AIA

Phone: (410) 581-0104
Fax: (410) 581-0108

STRUCTURAL ENGINEER:

John Schneider
100 North Rolling Road
Catonsville, Maryland 21228

John Schneider

Phone: (410) 744-1945

PERMIT APPROVALS:

DRAWING INDEX:

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:Raised Heel Trusses R-49	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 Wall 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 dissimilar 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 fireplace) and UL 907 (masonry fireplace).	
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 exhausts) 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 also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.

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.

Name: Jay I. Brown Signature:

License Number: A-3822
Expiration Date: 2022-06-19

DATE OF REVISIONS

HARBORVIEW
RESIDENCE-LOT 3A
8430 STEVENSON ROAD, BALTIMORE, MD 21208

COVER SHEET

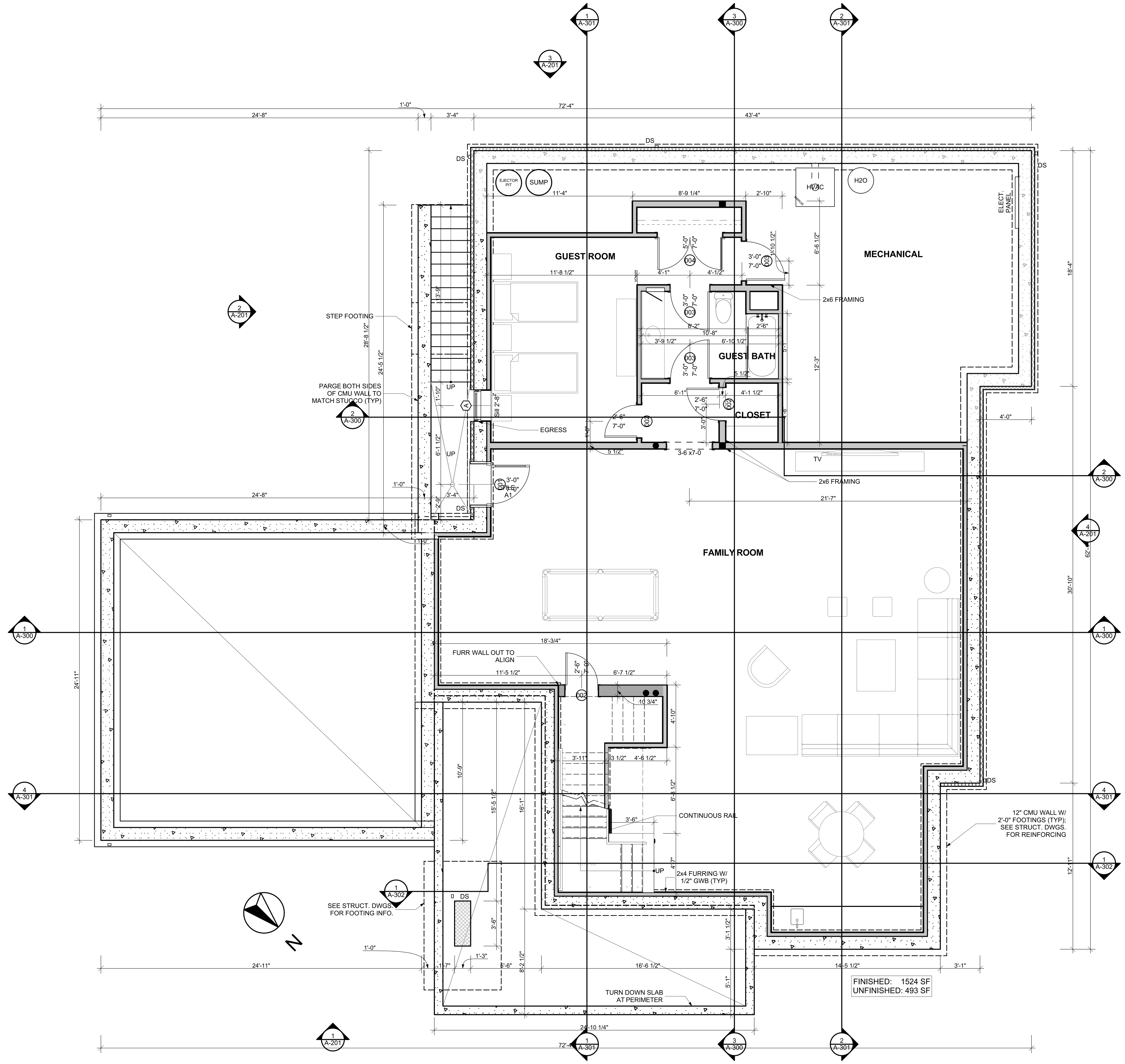
DATE 08/07/2020

PROJECT NUMBER 6019

Levin/Brown & Associates, Inc.
15 Greenspring Valley Road
Owings Mills, Maryland 21117-4101
Telephone: (410) 581-0104, Fax: (410) 581-0108
www.levinbrown.com
ARCHITECTS

SHEET NUMBER

CS-1



-1 BASEMENT PLAN

SCALE: 1/4" = 1'-0"

DATE OF REVISIONS

HARBORVIEW RESIDENCE-LOT 3A

8430 STEVENSON ROAD, BALTIMORE, MD 21208

FOUNDATION/BASEMENT PLAN

DATE 08/07/2020

PROJECT NUMBER 6019

Levin/Brown & Associates, Inc.
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Telephone: (410) 581-0104, Fax: (410) 581-0108
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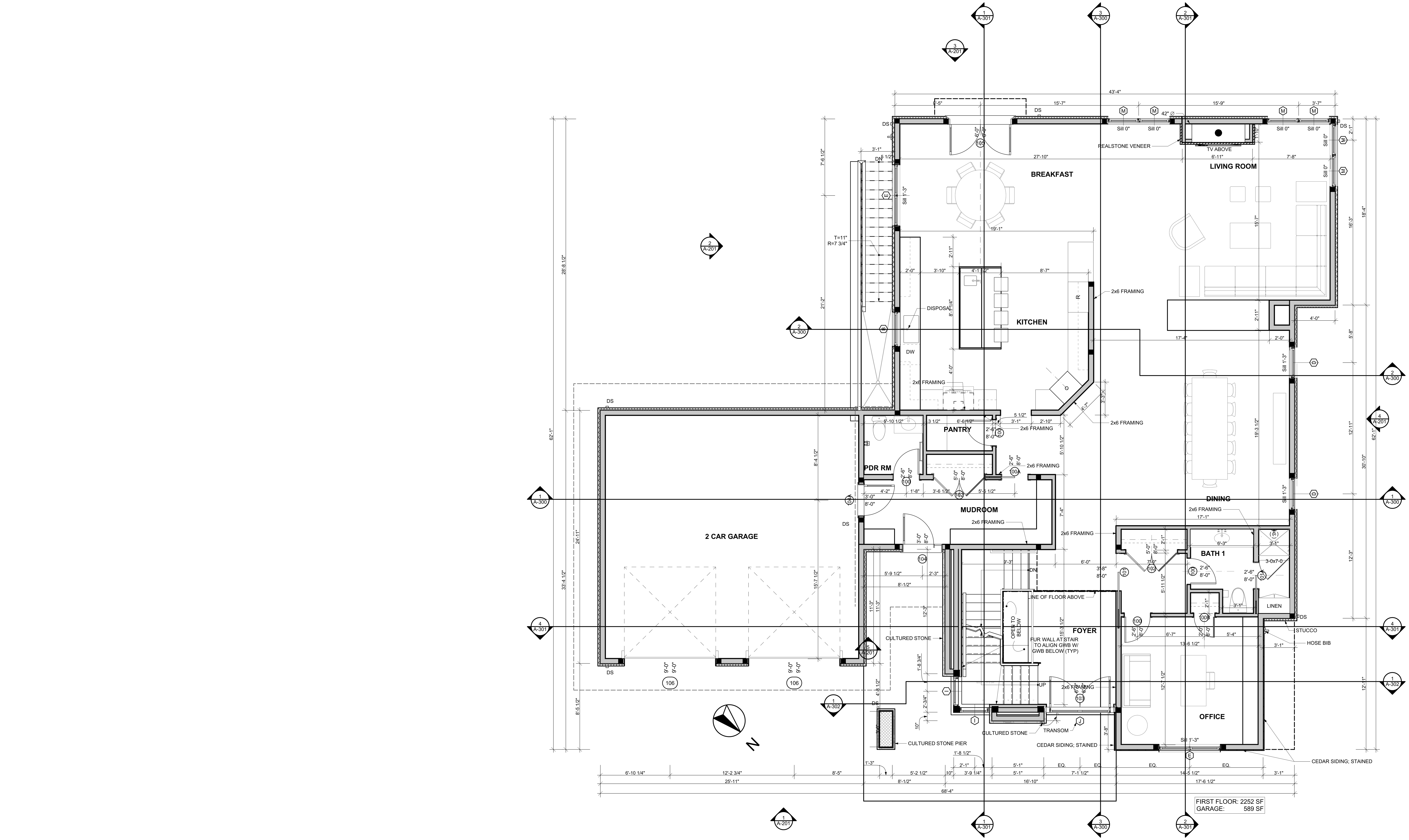
SHEET NUMBER

A-100

DATE OF REVISIONS



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL GUARDS & RAILINGS SHALL MAINTAIN LOADS NECESSARY TO COMPLY WITH 2015 IRC SECTION R301.5, TABLE R301.5. GUARDS SHALL BE PROVIDED AT ALL REQUIRED LOCATIONS PER IRC 2015 SECTION R312

HARBORVIEW RESIDENCE-LOT 3A
8430 STEVENSON ROAD, BALTIMORE, MD 21208
FIRST FLOOR PLAN

DATE 08/07/2020
PROJECT NUMBER 6019

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Owings Mills, Maryland 21117-4101
Telephone: (410) 581-0104, Fax: (410) 581-0108
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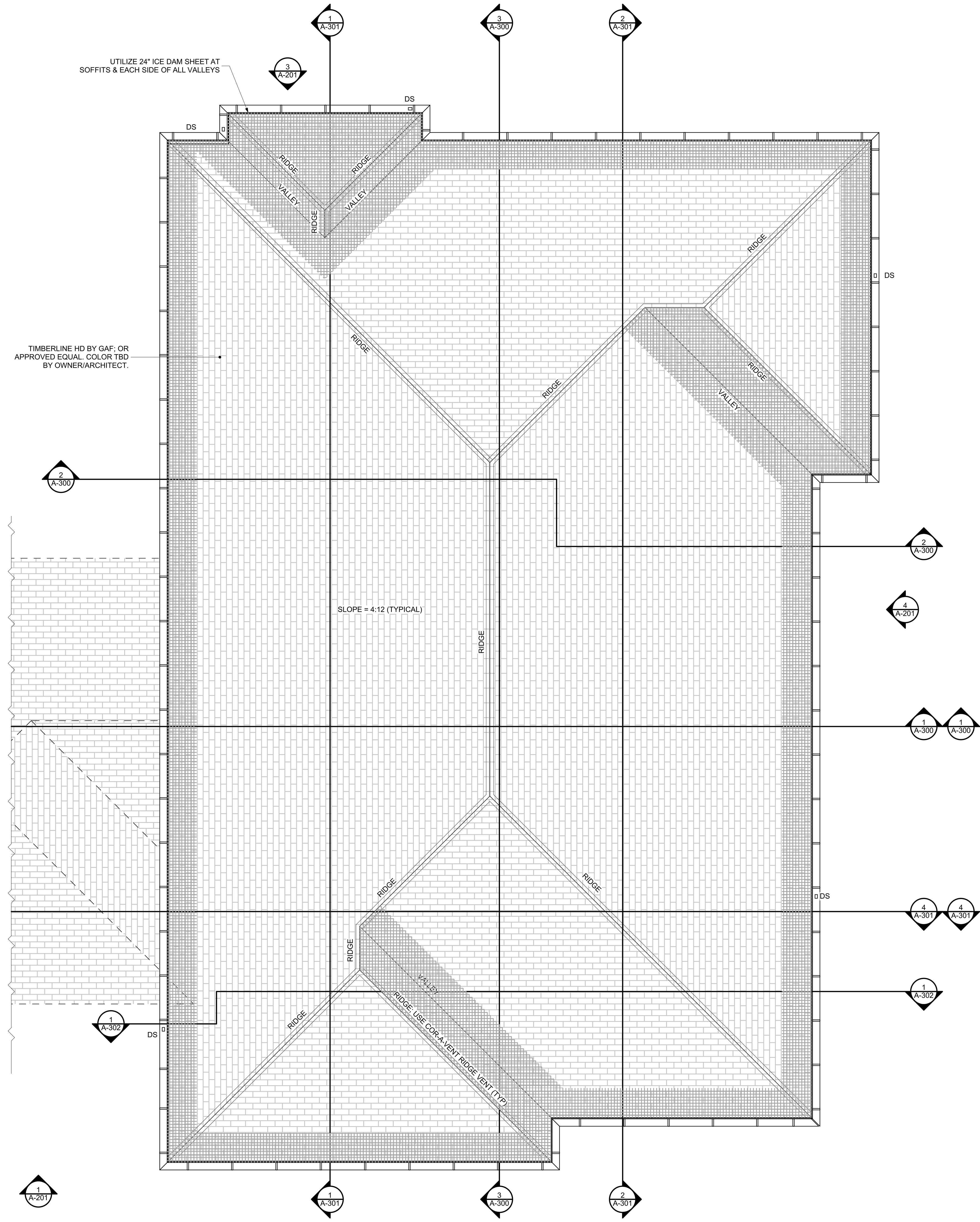
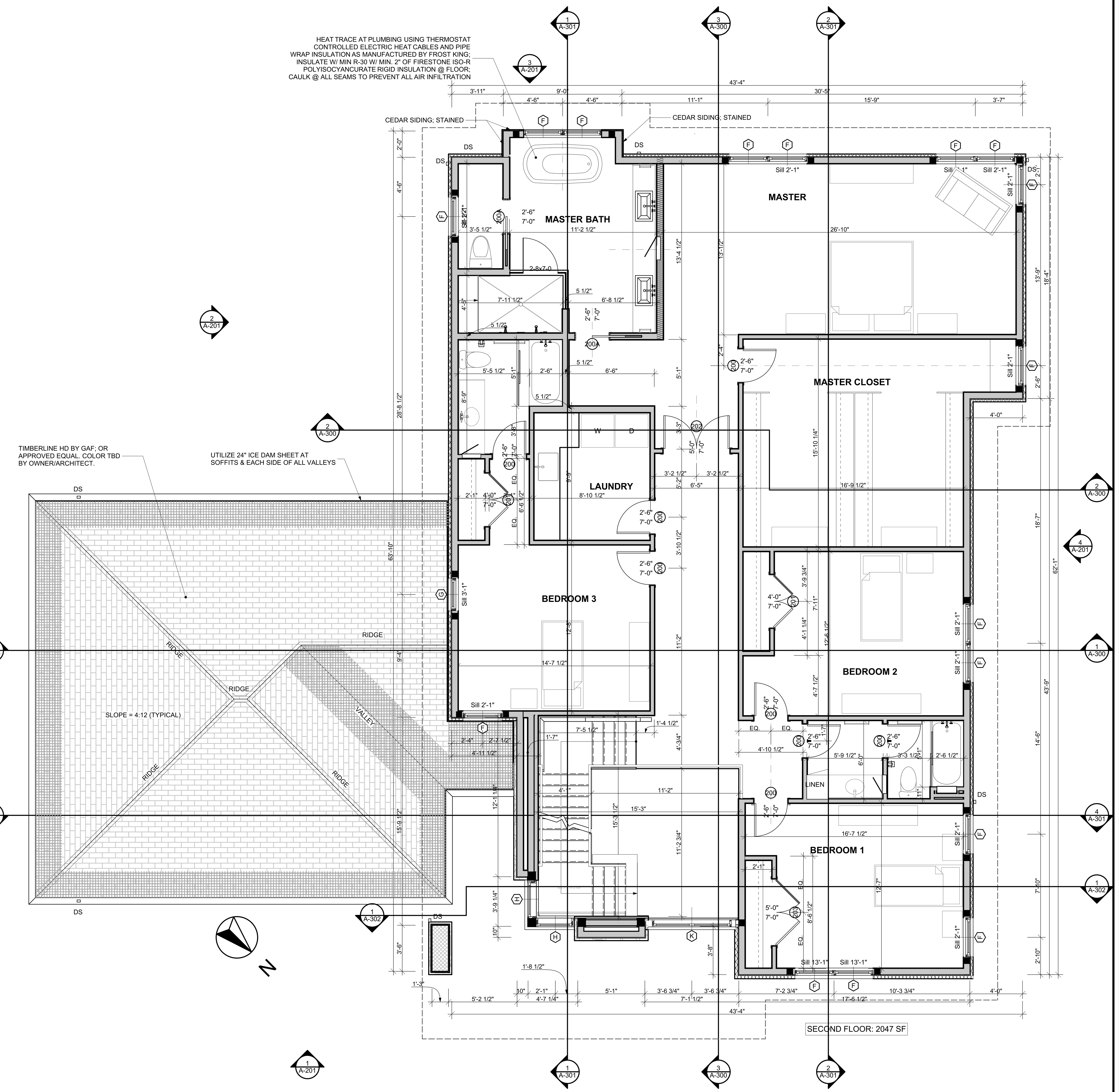
SHEET NUMBER
A-101



2 ROOF PLAN

SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE OF REVISIONS

HARBORVIEW RESIDENCE-LOT 3A

8430 STEVENSON ROAD, BALTIMORE, MD 21208

SECOND FLOOR & ROOF PLAN

DATE 08/07/2020

PROJECT NUMBER 6019

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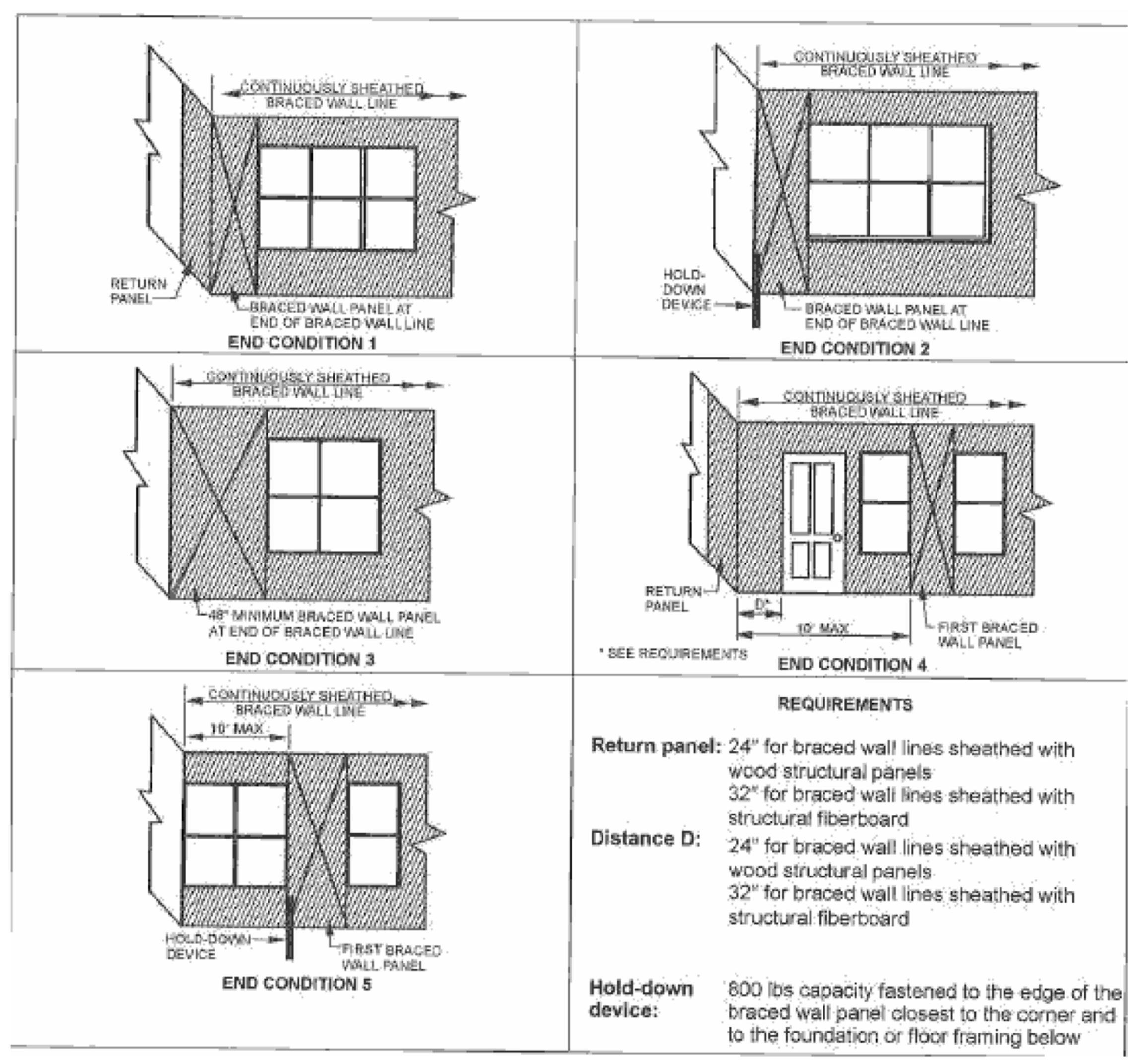
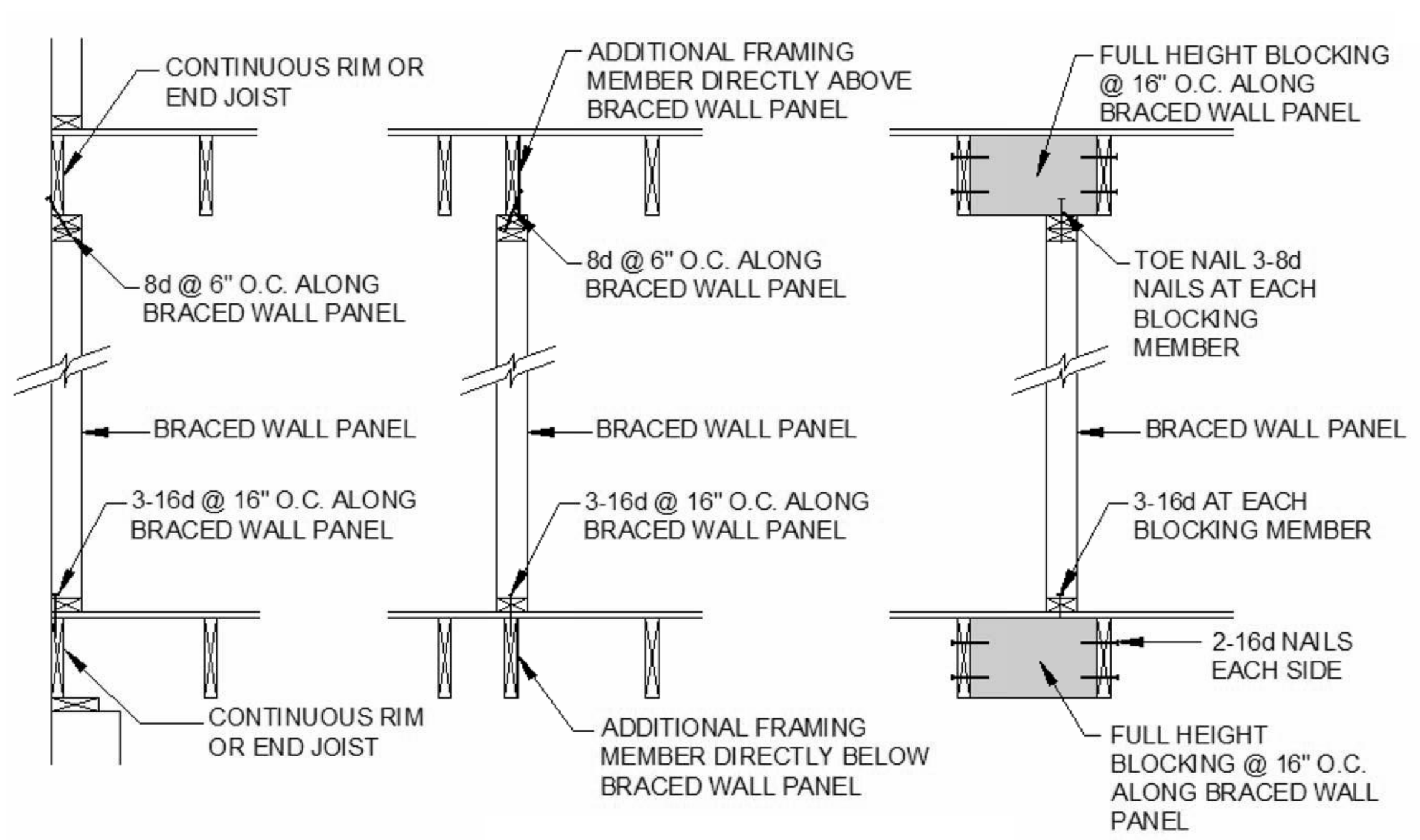
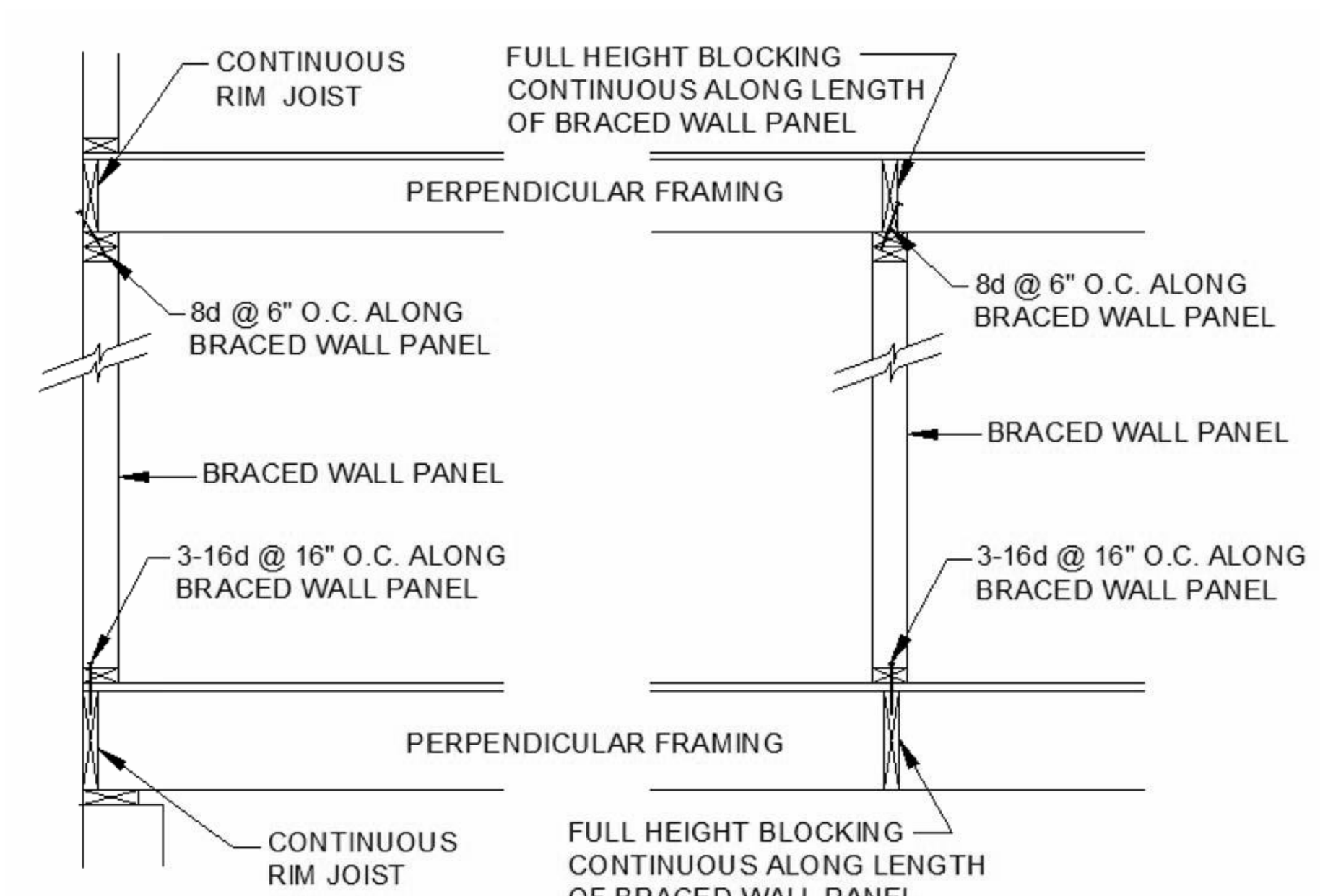
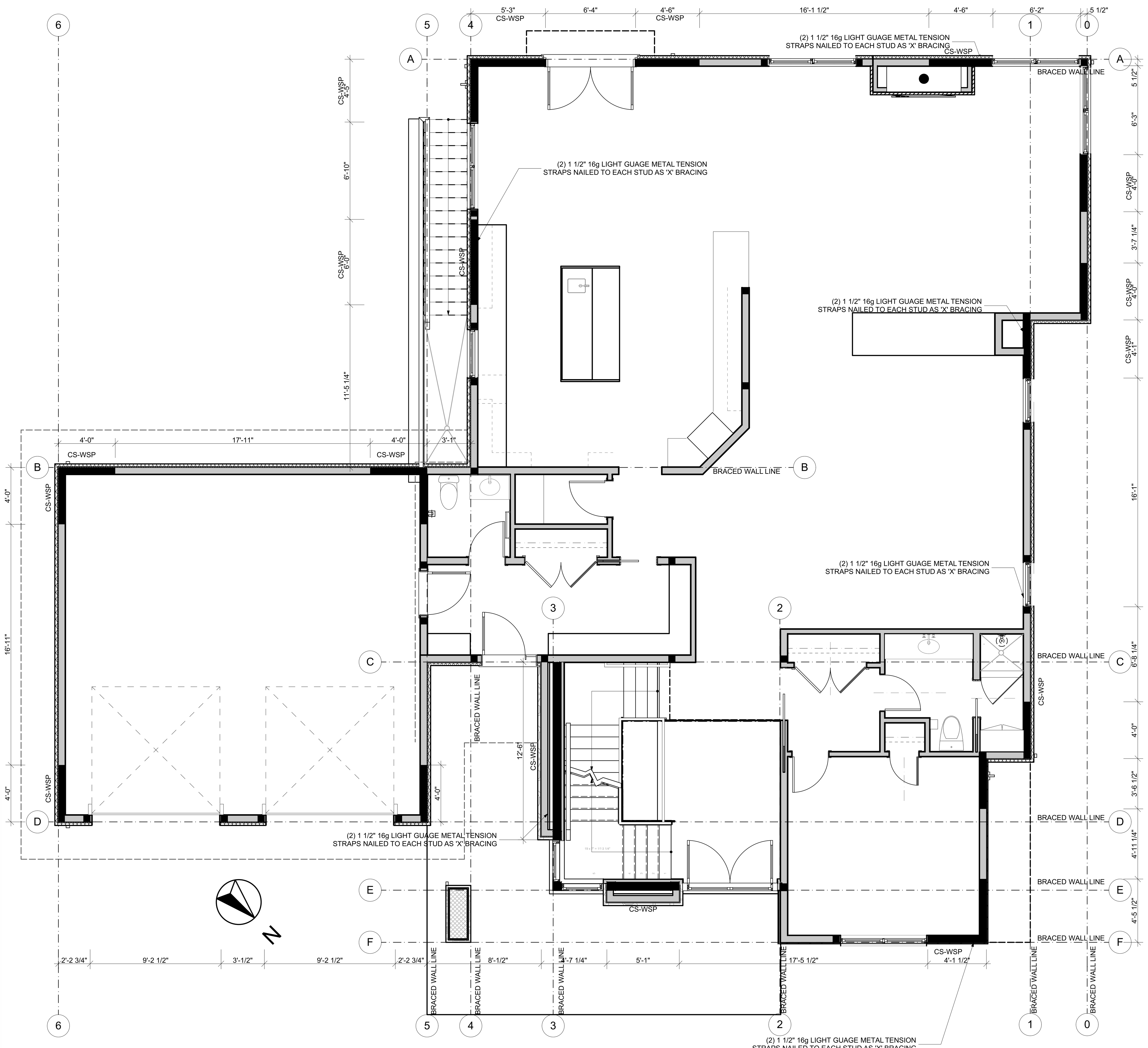
SHEET NUMBER

A-102









1 FIRST FLOOR WALL BRACING LAYOUT
SCALE: 1/4" = 1'-0"

DATE OF REVISIONS

HARBORVIEW RESIDENCE-LOT 3A
8430 STEVENSON ROAD, BALTIMORE, MD 21208

FIRST FLOOR BRACING PLAN

DATE 08/07/2020
PROJECT NUMBER 6019

Levin/Brown & Associates, Inc.
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Telephone: (410) 581-0104, Fax: (410) 581-0108
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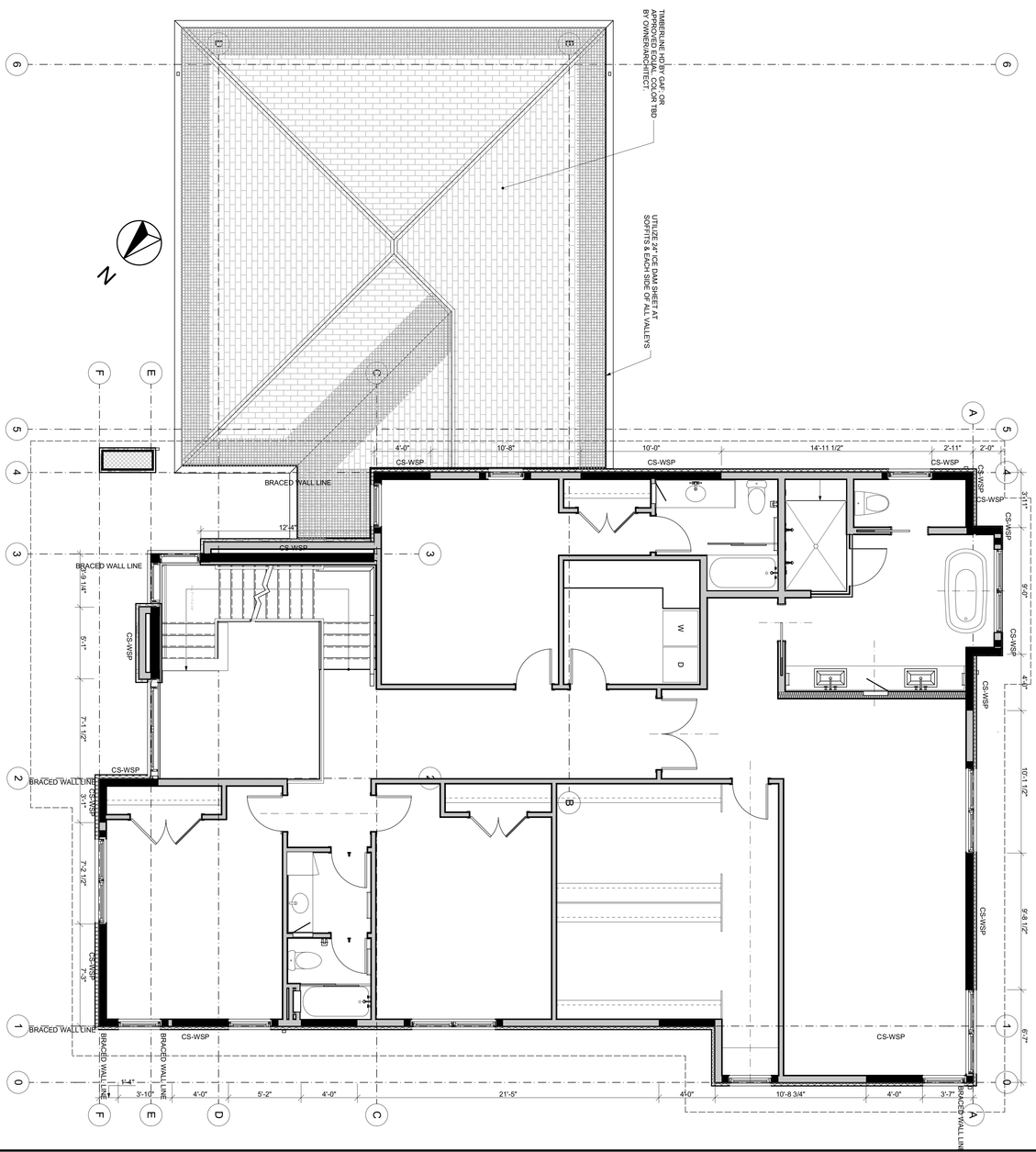
SHEET NUMBER
A-110

1 SECOND FLOOR WALL BRACING LAYOUT
SCALE: 1/4" = 1'-0"



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PROJECT NUMBER 6019
DATE 08/07/2020

HARBORVIEW RESIDENCE-LOT 3A

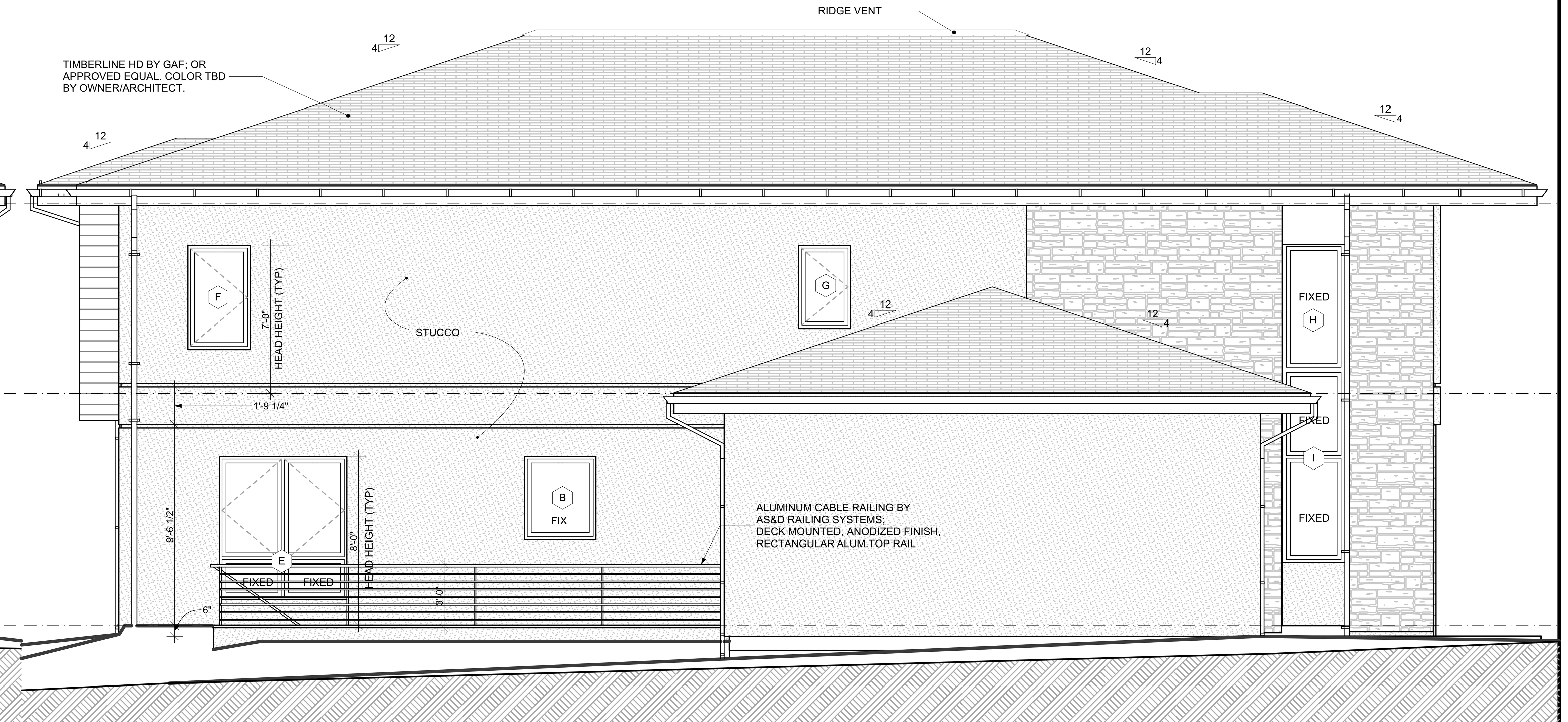
8430 STEVENSON ROAD, BALTIMORE, MD 21208

SECOND FLOOR WALL BRACING LAYOUT

DATE OF REVISIONS

SHEET NUMBER **A-111**

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



NOTE: ALL GUARDS & RAILINGS SHALL MAINTAIN LOADS NECESSARY TO COMPLY WITH 2015 IRC SECTION R301.5, TABLE R301.5. GUARDS SHALL BE PROVIDED AT ALL REQUIRED LOCATIONS PER IRC 2015 SECTION R312

2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

5 FRONT ELEVATION @ MUDROOM DOOR
SCALE: 1/4" = 1'-0"

3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DATE OF REVISIONS

HARBORVIEW RESIDENCE-LOT 3A
8430 STEVENSON ROAD, BALTIMORE, MD 21208

ELEVATIONS

DATE 08/07/2020
PROJECT NUMBER 6019

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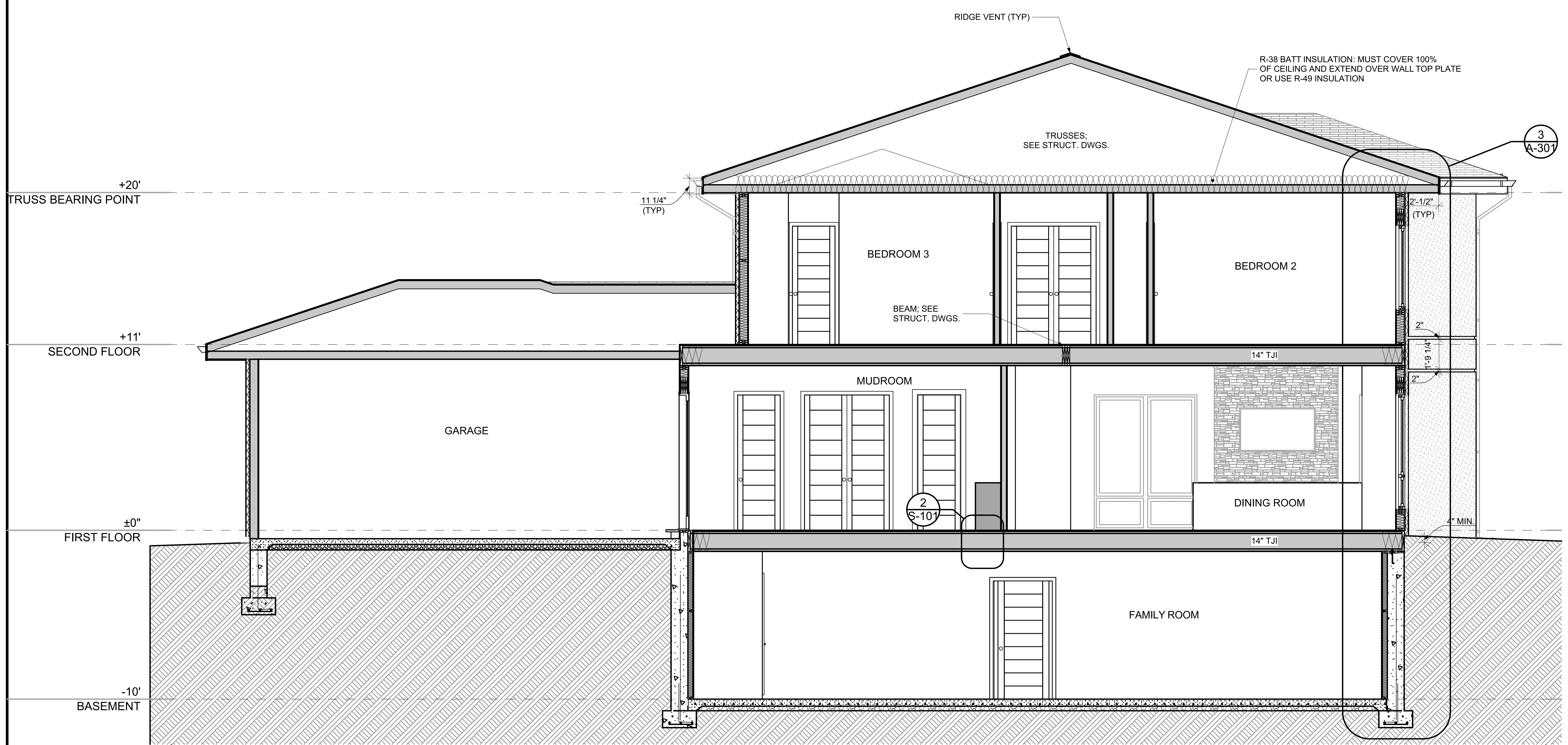
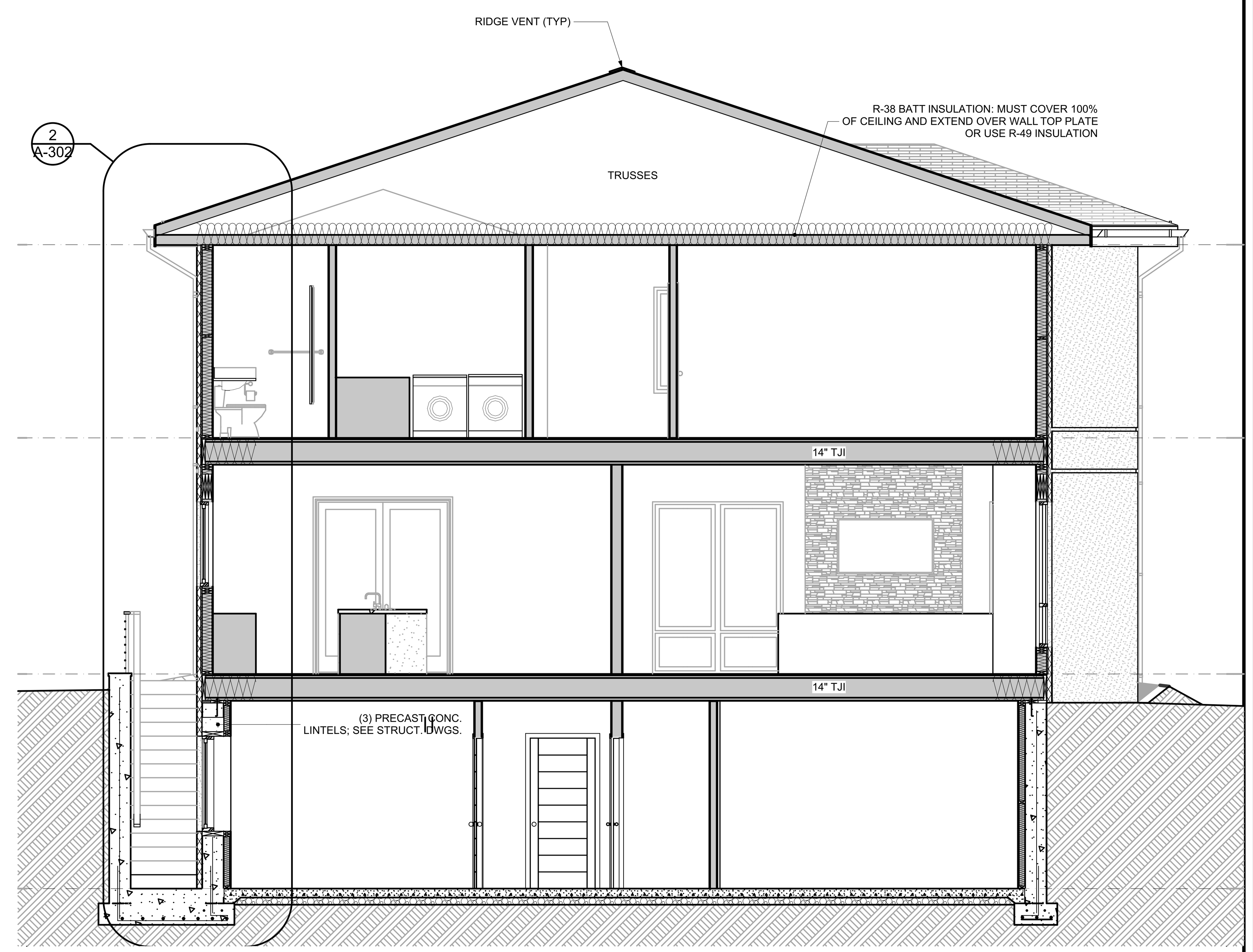
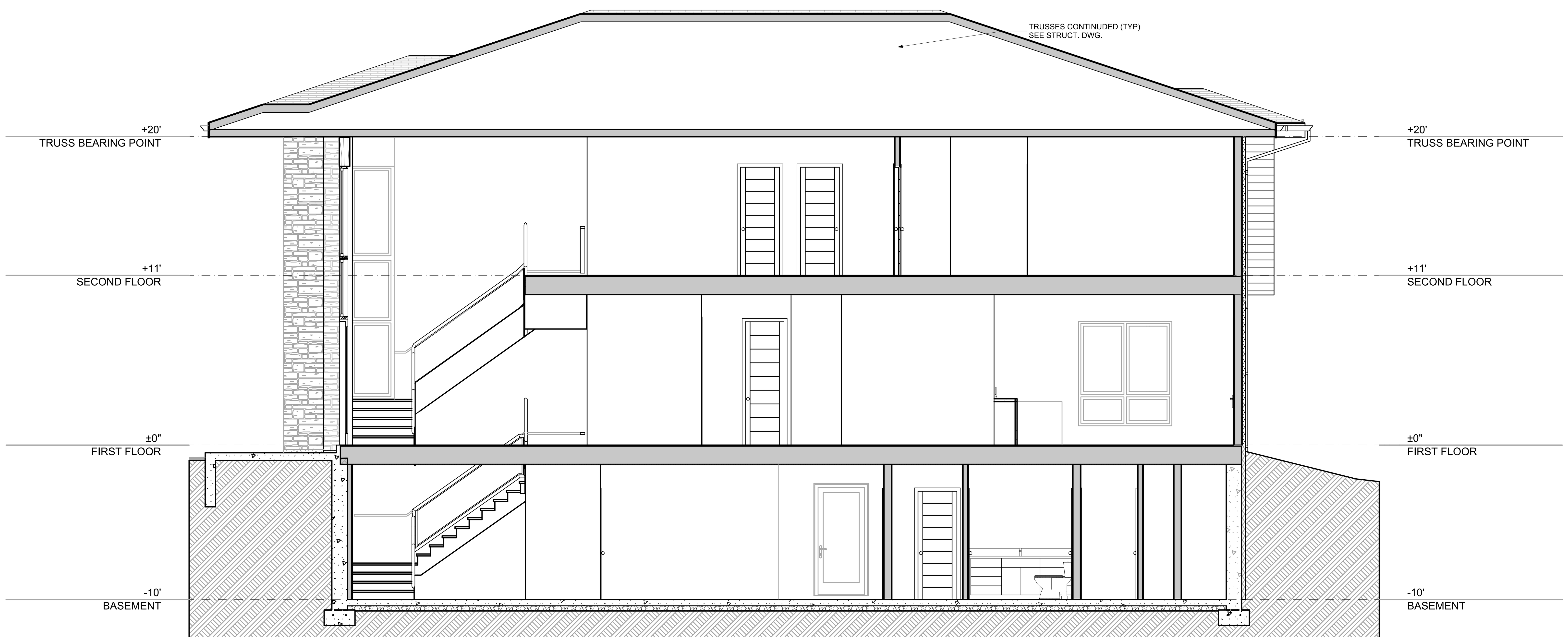
SHEET NUMBER
A-201



1 SECTION @ BASEMENT STAIR
SCALE: 1/4" = 1'-0"



2 SECTION @ BASEMENT WINDOW WELL
SCALE: 1/4" = 1'-0"



3 SECTION THRU MAIN RIDGE
SCALE: 1/4" = 1'-0"

DATE OF REVISIONS

HARBORVIEW RESIDENCE-LOT 3A
8430 STEVENSON ROAD, BALTIMORE, MD 21208

BUILDING SECTIONS

DATE 08/07/2020
PROJECT NUMBER 6019

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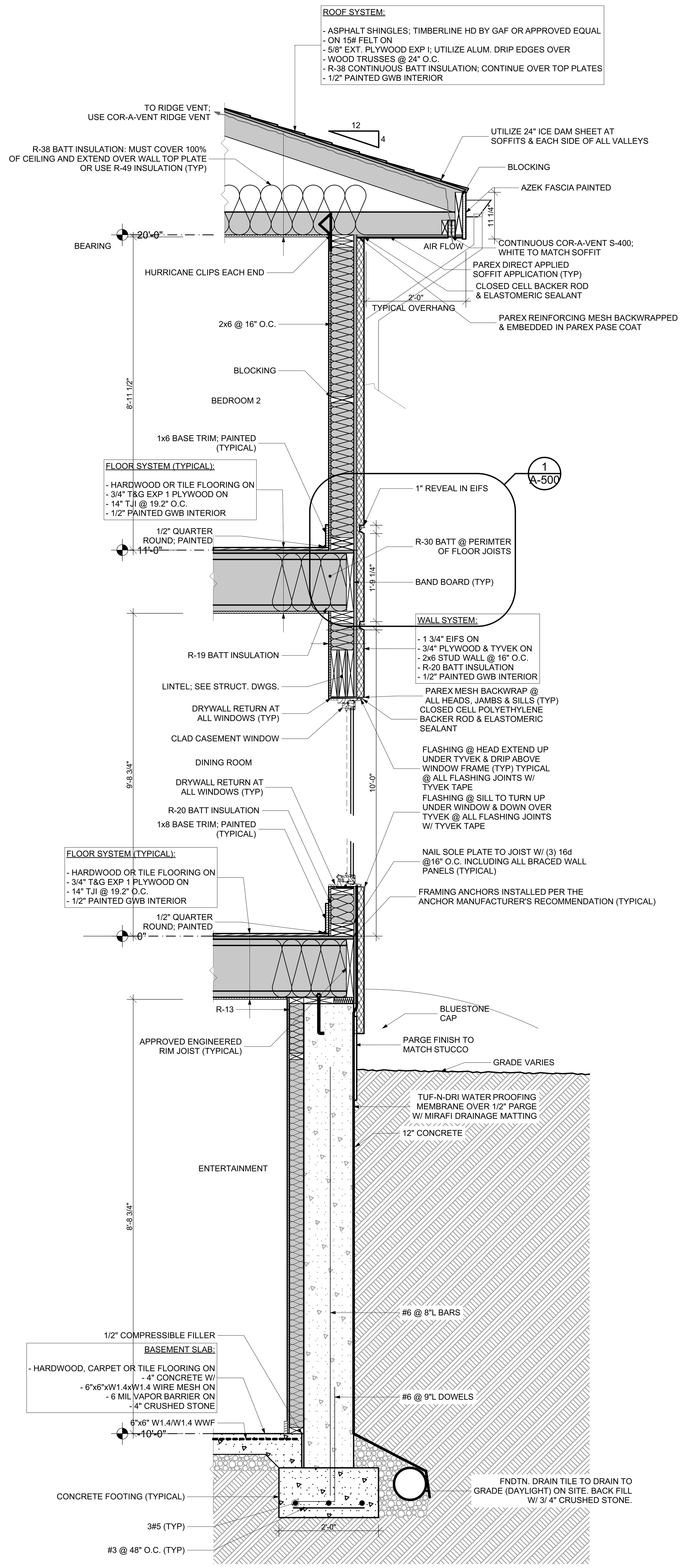
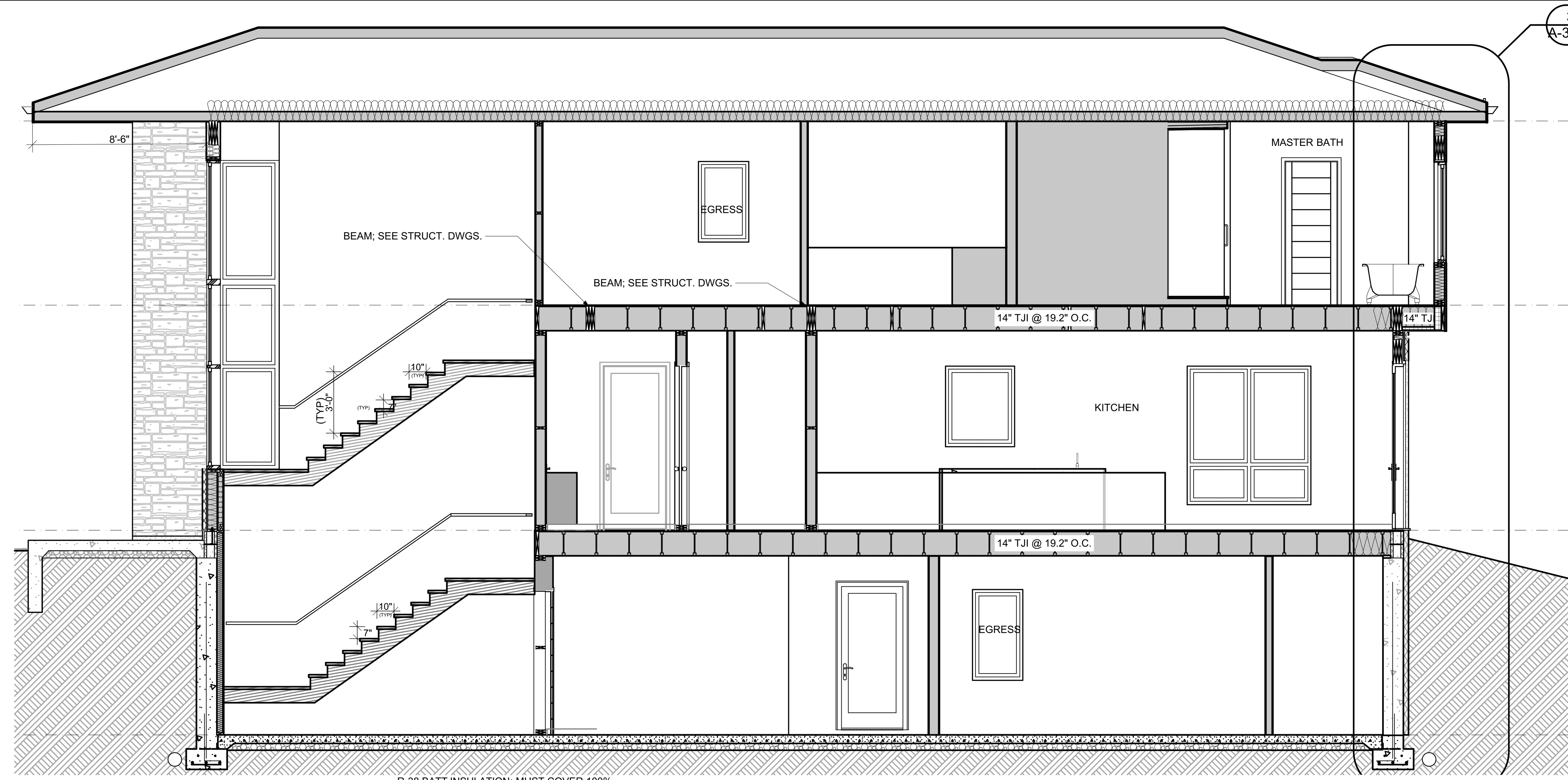
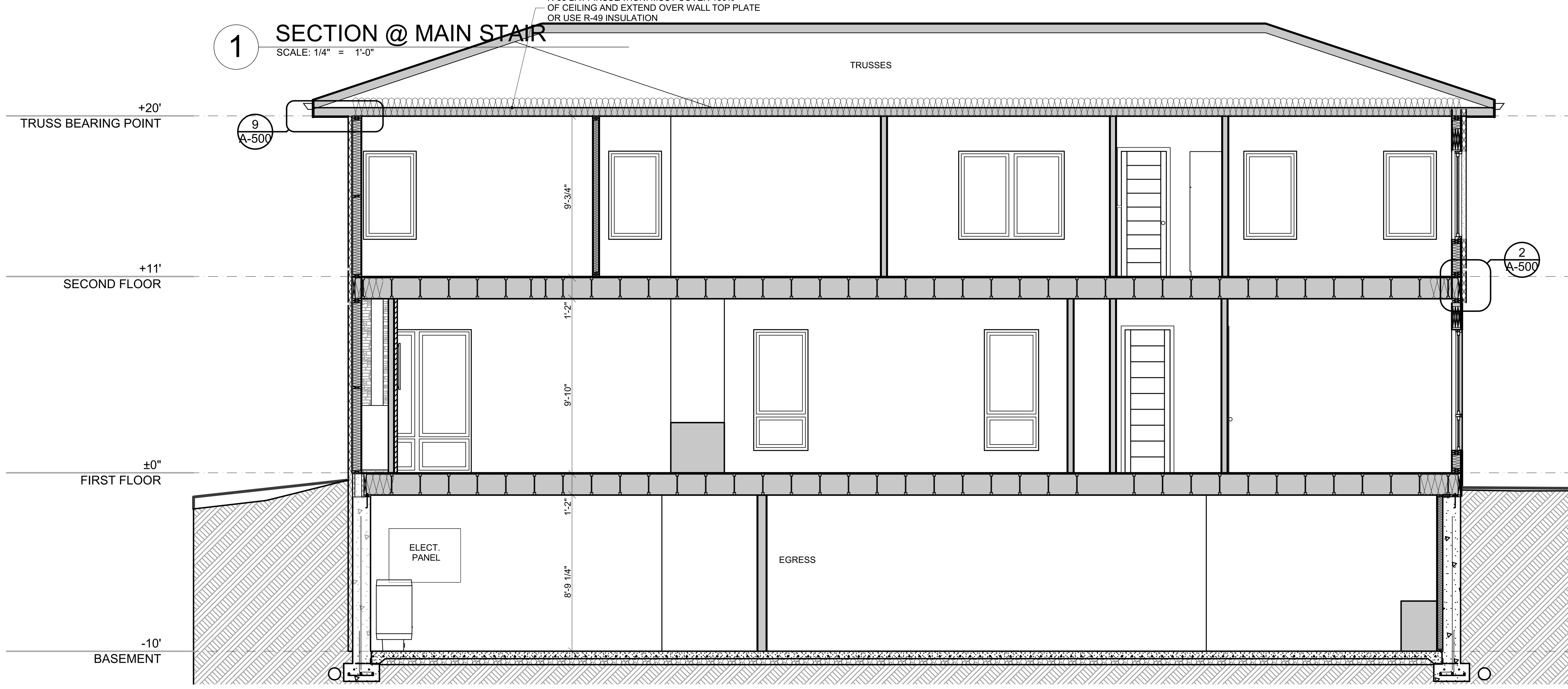
SHEET NUMBER
A-300



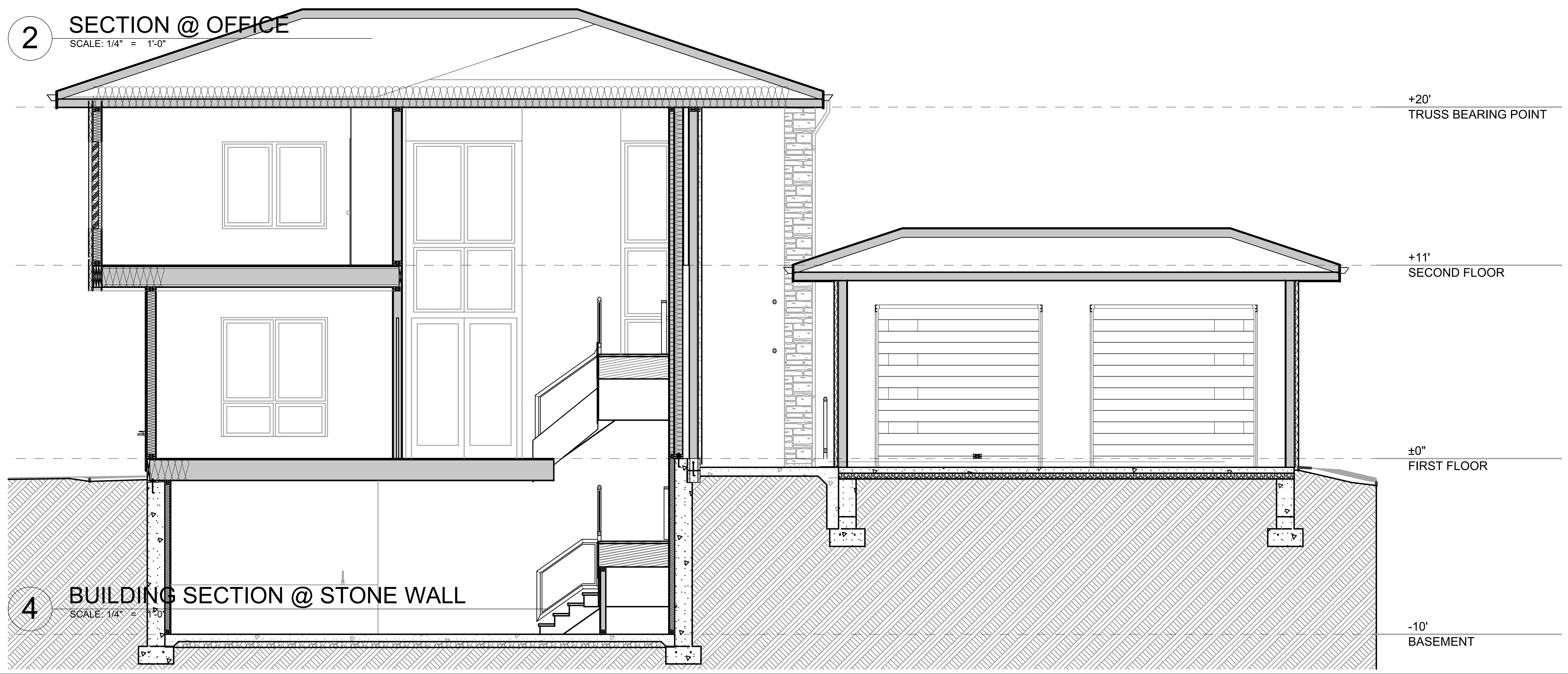
3 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



1 SECTION @ MAIN STAIR
SCALE: 1/4" = 1'-0"



2 SECTION @ OFFICE
SCALE: 1/4" = 1'-0"



4 BUILDING SECTION @ STONE WALL
SCALE: 1/4" = 1'-0"

DATE OF REVISIONS

HARBORVIEW RESIDENCE-LOT 3A
8430 STEVENSON ROAD, BALTIMORE, MD 21208

BUILDING & WALL SECTIONS

DATE 08/07/2020
PROJECT NUMBER 6019

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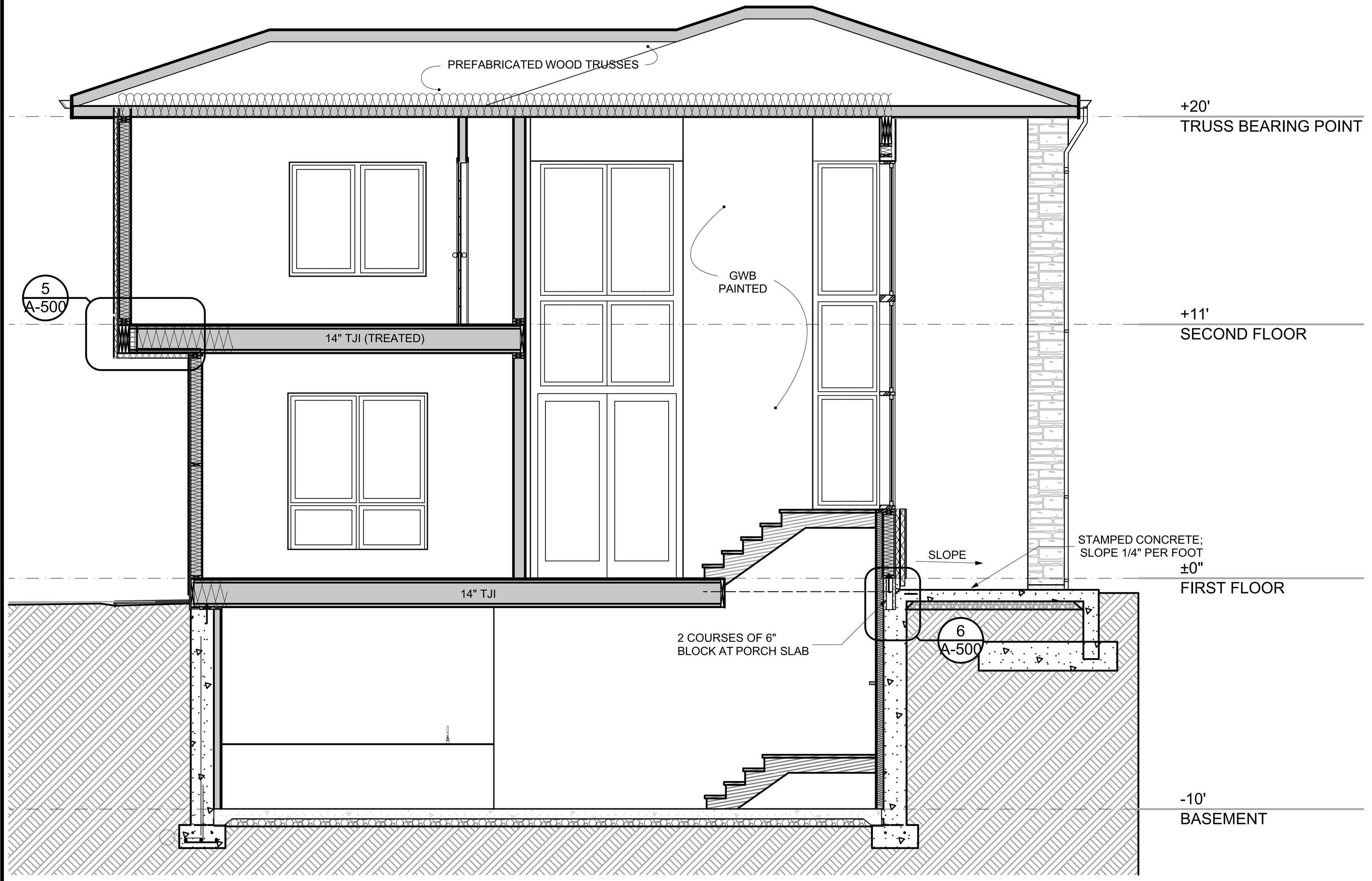
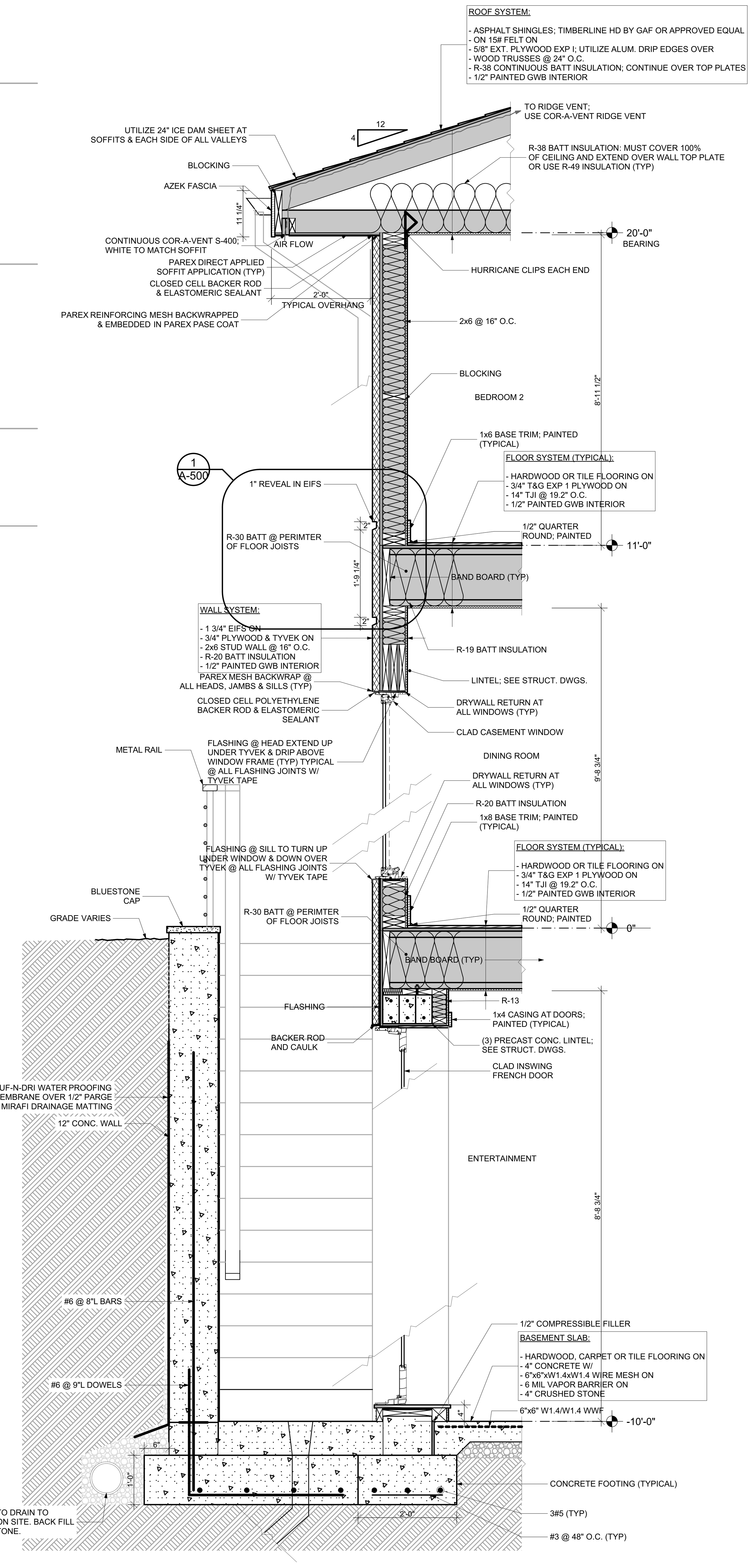
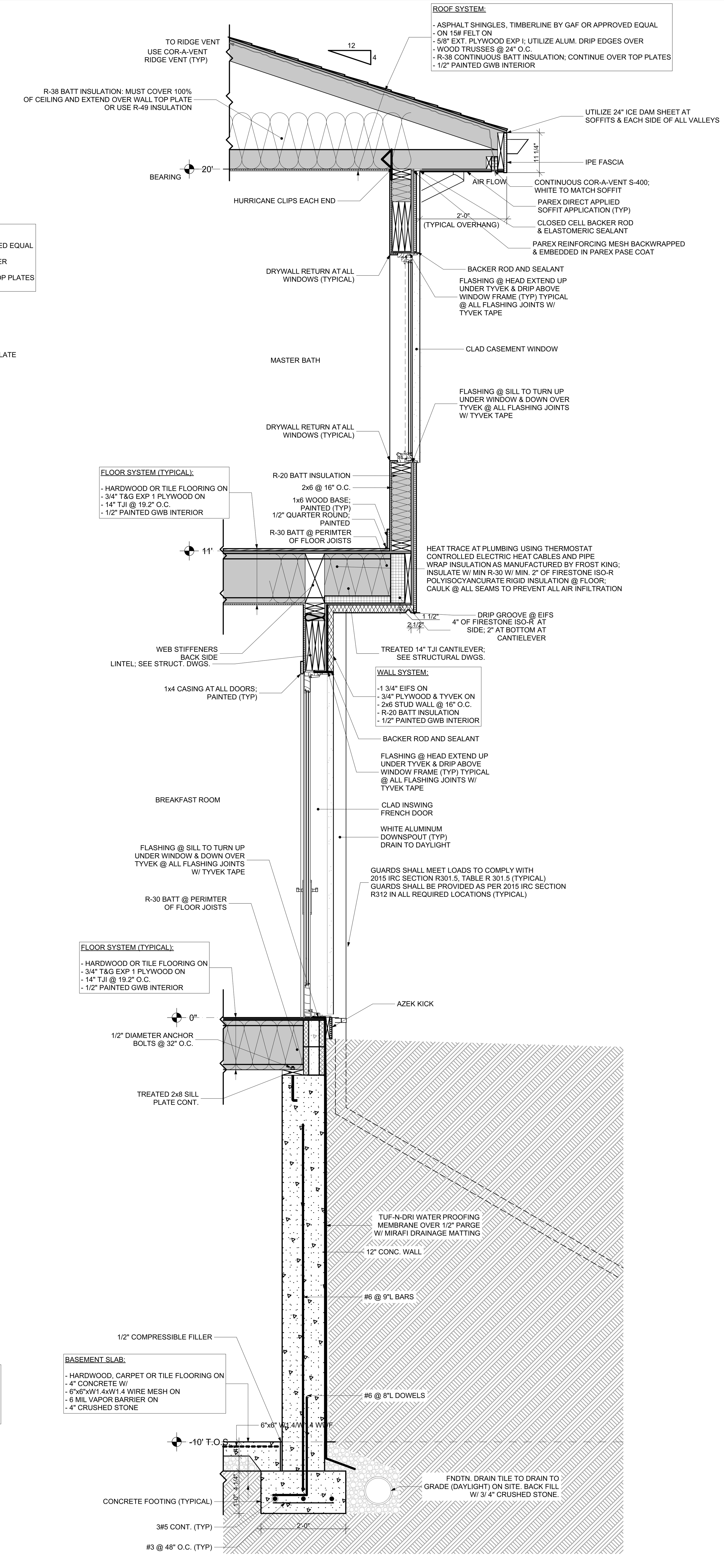
SHEET NUMBER
A-301



1 SECTION @ ENTRY HALL
SCALE: 1/4" = 1'-0"



2 WALL SECTION @ BASEMENT STAIR
SCALE: 3/4" = 1'-0"



3 WALL SECTION @ DECK
SCALE: 3/4" = 1'-0"

DATE OF REVISIONS

HARBORVIEW RESIDENCE-LOT 3A
8430 STEVENSON ROAD, BALTIMORE, MD 21208

BUILDING & WALL SECTIONS

DATE 08/07/2020
PROJECT NUMBER 6019

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Owings Mills, Maryland 21117-4101
Telephone: (410) 581-0104, Fax: (410) 581-0108
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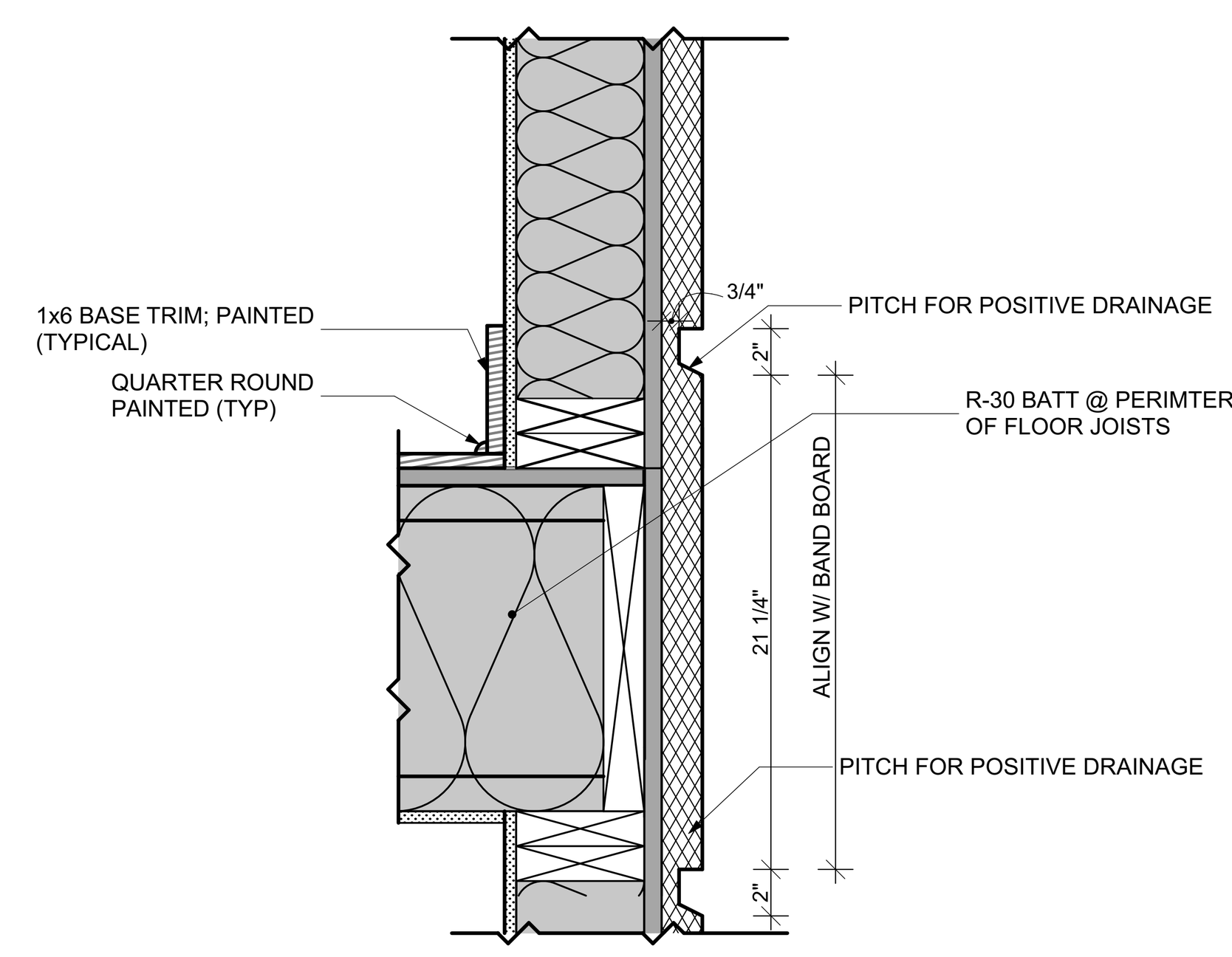
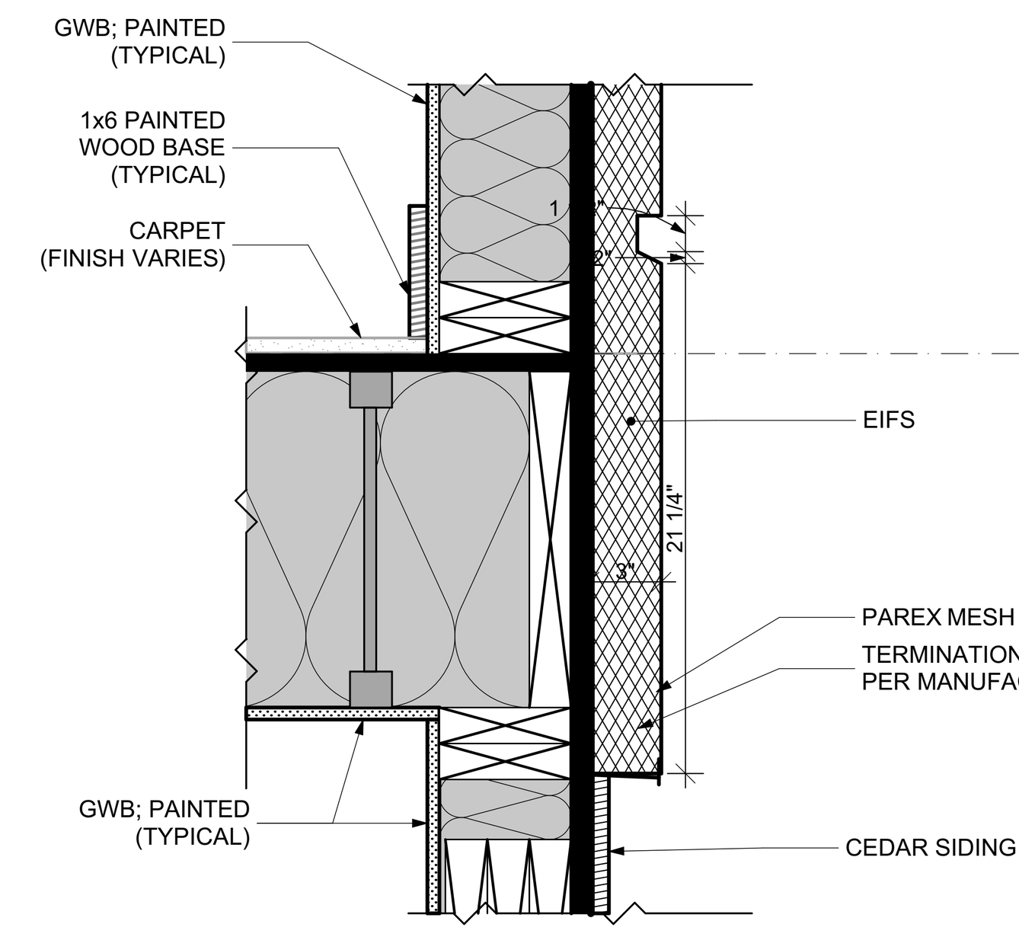
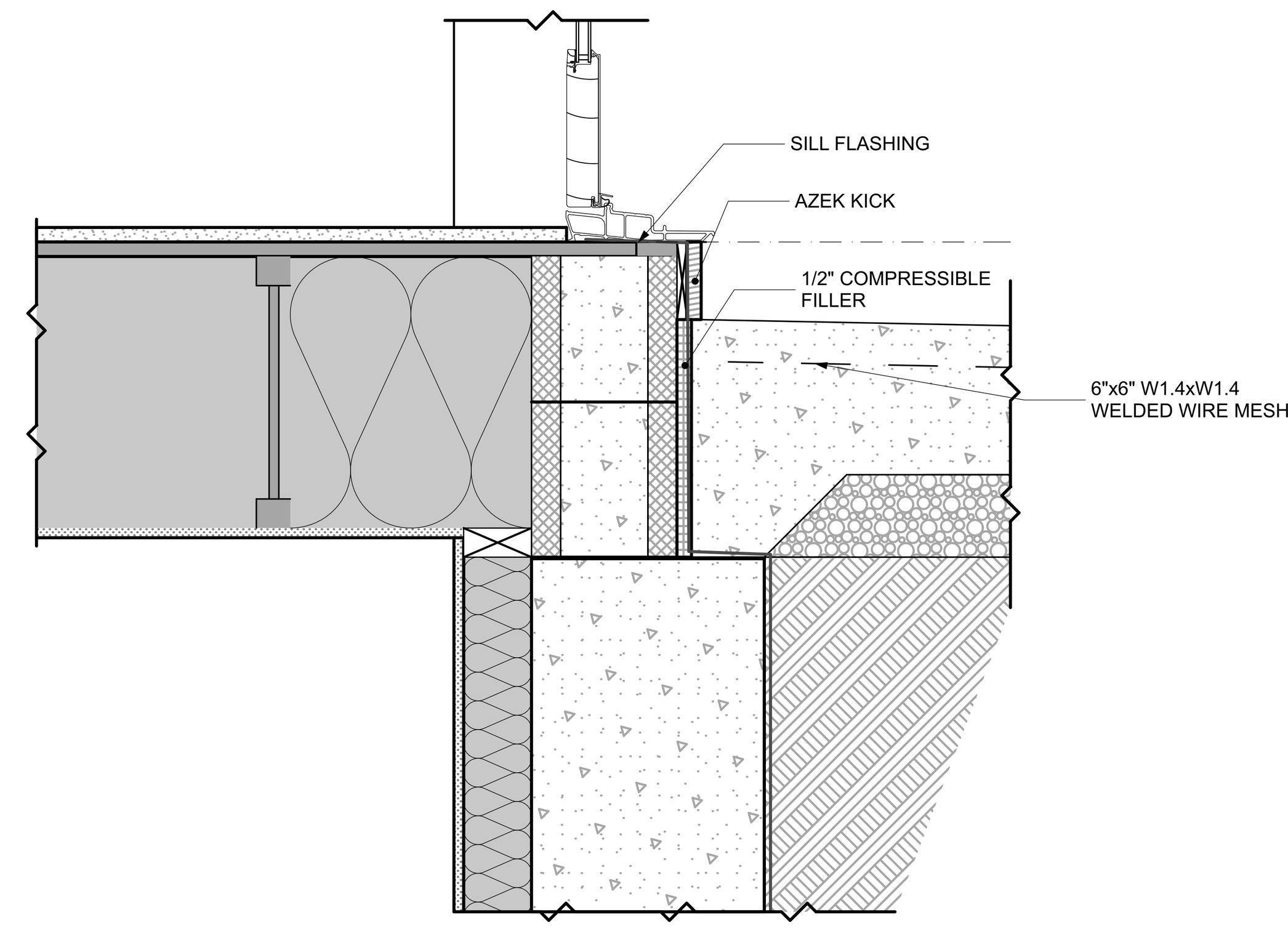
SHEET NUMBER
A-302



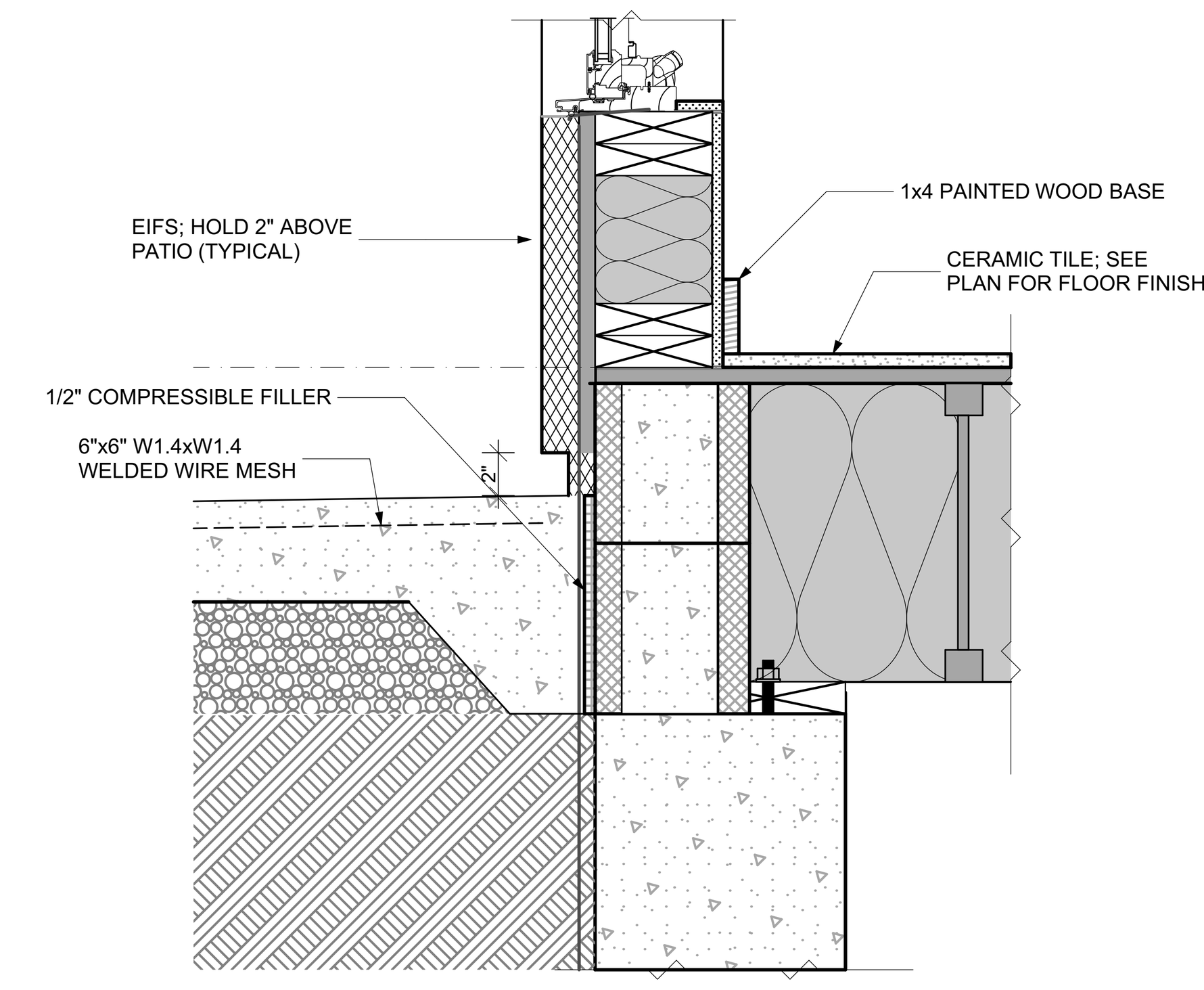
1 TYPICAL DETAIL @ EIFS REVEAL
SCALE: 1 1/2"= 1'-0"



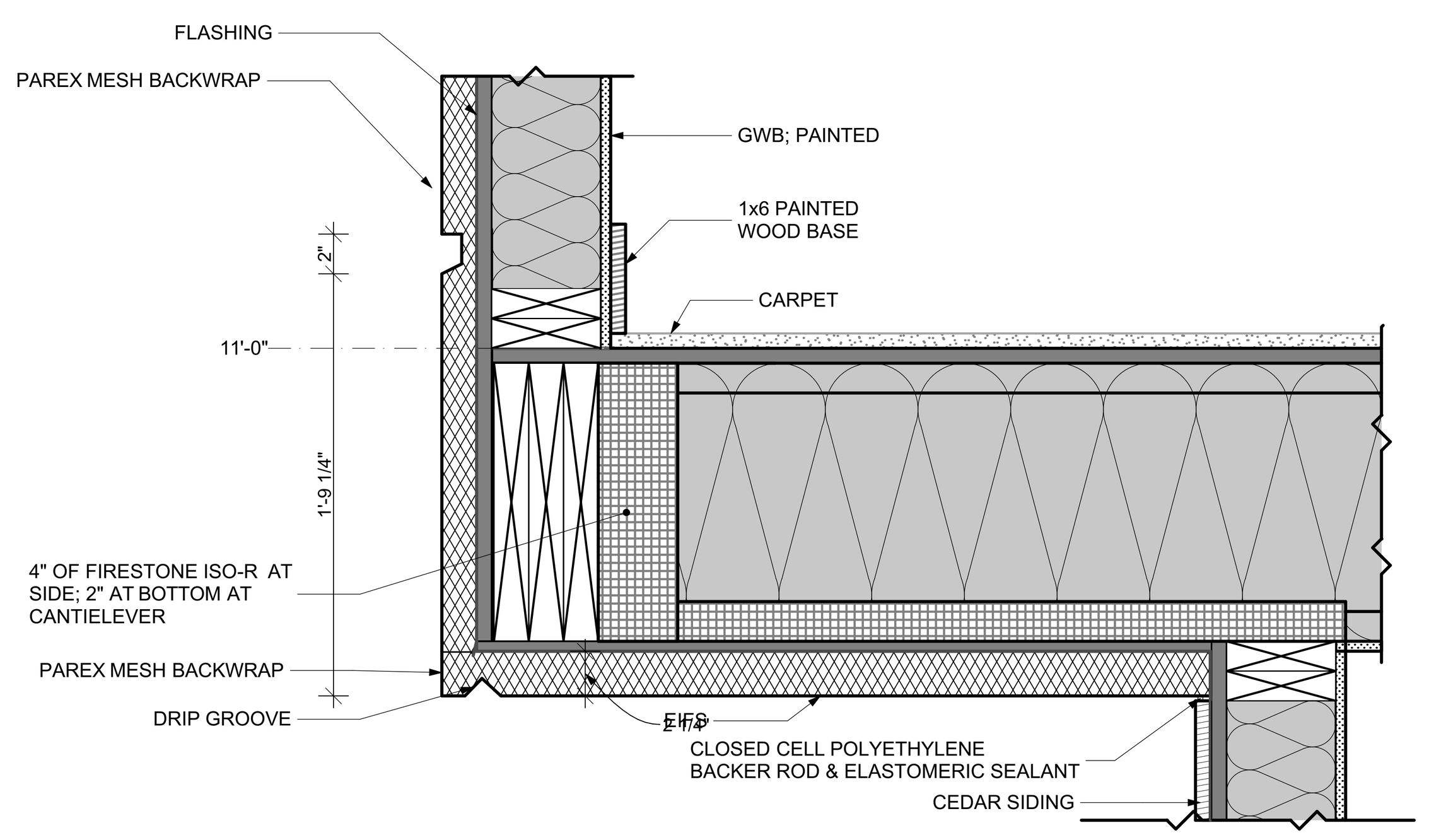
2 DETAIL @ SIDING FACE
SCALE: 1 1/2"= 1'-0"



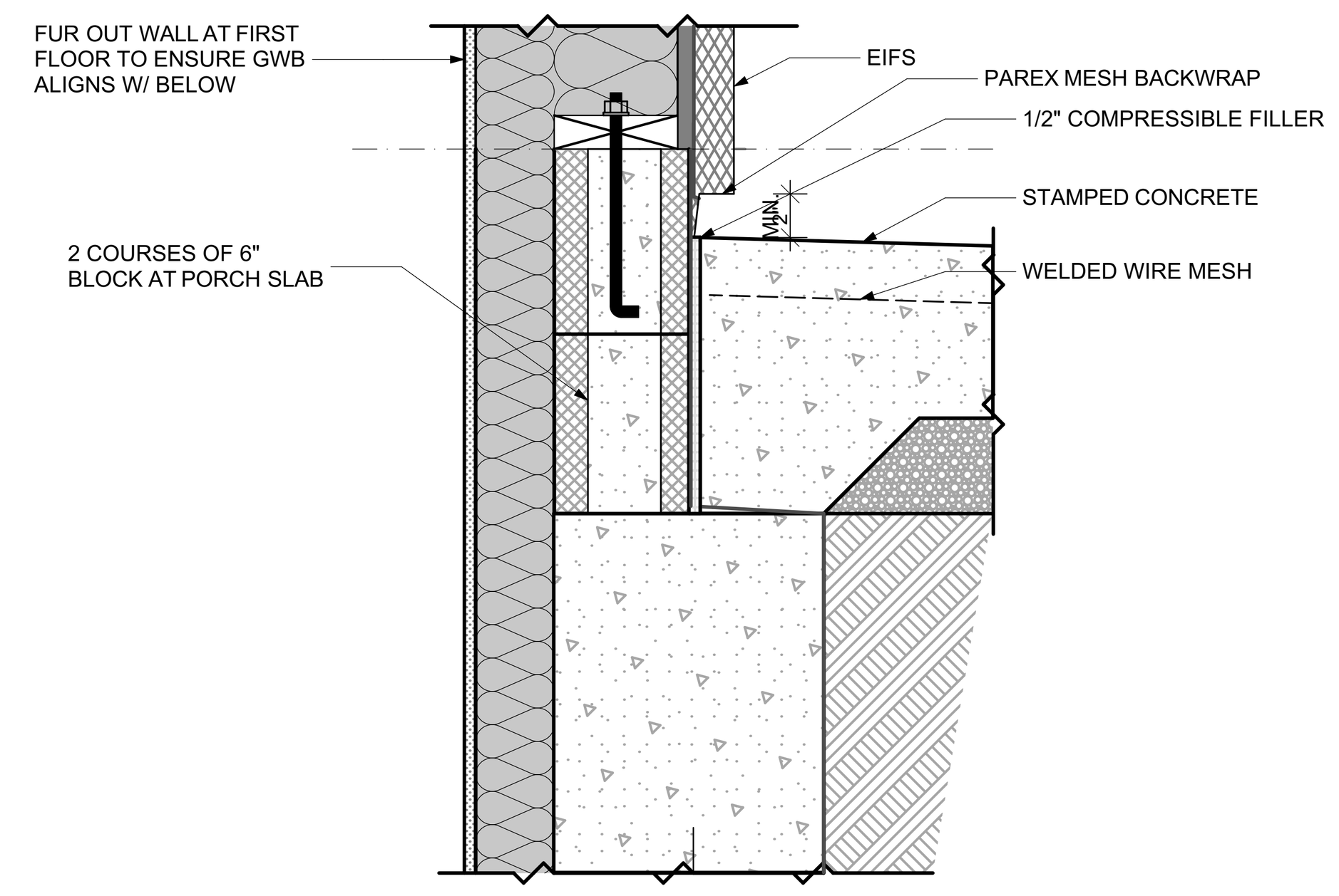
3 DETAIL @ FRONT DOOR SILL
SCALE: 1 1/2"= 1'-0"



4 DETAIL @ REAR PATIO (OPTIONAL)
SCALE: 1 1/2"= 1'-0"



5 DETAIL @ BANDBOARD CANTILEVER
SCALE: 1 1/2"= 1'-0"



6 DETAIL @ FRONT SLAB
SCALE: 1 1/2"= 1'-0"

DATE OF REVISIONS

HARBORVIEW RESIDENCE-LOT 3A
8430 STEVENSON ROAD, BALTIMORE, MD 21208

DETAILS

DATE 08/07/2020
PROJECT NUMBER 6019

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SHEET NUMBER
A-500

DOOR SCHEDULE							
MARK	SIZE			MATL	QTY	NOTES	VIEW FROM OPENING SIDE (NTS)
	W	HT	THICKNESS				
001	3'-0"	7'-0"	1 3/4"	CLAD 3686	1	PELLA BLACK ARCHITECT CLAD EXTERIOR DOOR FULL-LITE INSWING, FACTORY PAINTED (WHITE)PINE INTERIOR; 6 6/16" FRAME, LOW E	
002	2'-6"	7'-0"	1 3/8"	MDF	3	TRUSTILE TM9000; PAINTED	
003	3'-0"	7'-0"	1 3/8"	MDF	3	TRUSTILE TM9000; PAINTED	
004	5'-0"	7'-0"	1 3/8"	MDF	1	PAIR OF TRUSTILE TM9000; PAINTED. FACTORY INSTALLED MIRROR PANEL ON INSIDE OF CLOSET DOOR, SEE PLAN FOR LOCATION.	
100	2'-6"	8'-0"	1 3/8"	MDF	4	TRUSTILE TM9000; PAINTED	
100A	2'-6"	8'-0"	1 3/8"	MDF	1	TRUSTILE TM9000; PAINTED. POCKET DOOR & POCKET HARDWARED	
100B	2'-0"	8'-0"	1 3/8"	MDF	1	TRUSTILE TM9000; PAINTED. FACTORY INSTALLED MIRROR PANEL ON INSIDE OF CLOSET DOOR.	
101	3'-8"	8'-0"	1 3/8"	MDF	1	TRUSTILE TM9000; PAINTED. POCKET DOOR & POCKET HARDWARE	
101A	2'-6"	8'-0"	1 3/8"	MDF	1	TRUSTILE TM9000; PAINTED. POCKET DOOR & POCKET HARDWARE	
102	5'-0"	8'-0"	1 3/8"	MDF	2	PAIR OF TRUSTILE TM9000; PAINTED. FACTORY INSTALLED MIRROR PANEL ON INSIDE OF CLOSET DOOR. SEE PLAN FOR LOCATION.	
103	6'-0"	8'-0"	1 3/4"	CLAD OUTSWING FRENCH DOOR	1	PELLA CLAD EXTERIOR FULL-LITE OUTSWING FRONT DOOR W/ FROSTED GLASS INTERIOR & EXTERIOR, W/ 1" CLEAR GLASS PERIMETER	
104	3'-0"	8'-0"	1 3/4"	CLAD CUSTOM 10" WIDE SIDE LITE	1	PELLA CLAD EXTERIOR DOOR FULL-LITE INSWING WITH CUSTOM SIZE SIDE LITE, FACTORY PAINTED (WHITE) PINE INTERIOR; 6 9/16" FRAME	
104A	3'-0"	8'-0"	1 3/4"	CLAD CUSTOM 10" WIDE SIDE LITE	1	PELLA CLAD EXTERIOR DOOR FULL-LITE INSWING WITH CUSTOM SIZE SIDE LITE, FACTORY PAINTED (WHITE) PINE INTERIOR; 6 9/16" FRAME	
105	6'-0"	8'-0"	1 3/4"	PELLA PROLINE CLAD INSWING	1	PELLA CLAD EXTERIOR TRIPLE DOOR FULL-LITE INSWING FRENCH DOORS, FACTORY PAINTED (WHITE) PINE INTERIOR;6 9/16" FRAME. X-O-O FROM EXTERIOR	
106	9'-0"	9'-0"	1 3/8"	ALUMINUM	2	CLOPAY CANYON RIDGE GARAGE DOORS	
200	2'-6"	7'-0"	1 3/8"	MDF	8	TRUSTILE TM9000; PAINTED	
200A	2'-6"	7'-0"	1 3/8"	MDF	2	TRUSTILE TM9000; PAINTED. POCKET DOOR & POCKET HARDWARE	
201	4'-0"	7'-0"	1 3/8"	MDF	2	PAIR OF TRUSTILE TM9000; PAINTED.FACTORY INSTALLED MIRROR PANEL ON INSIDE OF CLOSET DOOR, SEE PLAN FOR LOCATION.	
202	5'-0"	7'-0"	1 3/8"	MDF	1	PAIR OF TRUSTILE TM9000; PAINTED	
203	5'-0"	7'-0"	1 3/8"	MDF	1	PAIR OF TRUSTILE TM9000; PAINTED.FACTORY INSTALLED MIRROR PANEL ON INSIDE OF CLOSET DOOR, SEE PLAN FOR LOCATION.	

NOTE: DOOR HARDWARE TO BE SELECTED BY OWNER/ARCHITECT.
ALL TRU-STILE DOORS SHALL HAVE 1/4" KERF CUT REVEALS.
INTERIOR DOORS SHALL BE PRIMED/PAINTED ON ALL 6 SIDES.
ALL CLAD DOORS SHALL BE "BLACK" BY PELLA WITH FACTORY PAINTED INTERIOR-PELLA WHITE.
ALL WINDOWS SHALL BE CLAD "BLACK" BY PELLA WITH FACTORY PAINTED INTERIOR-PELLA WHITE.

WINDOW SCHEDULE						
MARK	SIZE		QTY	TYPE	NOTES	VIEW FROM OPENING SIDE (NTS)
	WIDTH	HEIGHT				
A	2'-5"	4'-5"	1	CLAD PELLA PROLINE CASEMENT 2953	PELLA EGRESS WINDOWS FOR BASEMENT BEDROOMS-MEETS EGRESS	
B	3'-4"	3'-11"	1	PELLA PROLINE	KITCHEN WINDOW	
D	3'-0"	6'-9"	2	CLAD PELLA PROLINE CASEMENT OVER CLAD PROLINE SASH SET FIXED	CASEMENT ABOVE; FIXED BELOW. FACTORY MULL.	
E	6'-0"	6'-9"	2	TOP:(2) PELLA PROLINE CLAD BOTTOM: (2)CLAD PROLINE STATIONARY	CASEMENT ABOVE; FIXED BELOW. FACTORY MULL.	
F	2'-11"	4'-11"	2	PELLA PROLINE CASEMENT 2959	MASTER BEDROOM EGRESS UNIT	
F	2'-11"	4'-11"	14	PELLA PROLINE CASEMENT 3559	EGRESS UNITS; FACTORY MULL AS SHOWN IN ELEVATIONS-MEETS EGRESS	
G	2'-5"	3'-11"	1	PELLA PROLINE CASEMENT 3559	EGRESS UNITS; FACTORY MULL AS SHOWN IN ELEVATIONS-MEETS EGRESS	
H	2'-9 1/2"	5'-11 3/4"	2	PELLA PROLINE SASH SET FIXED 32X71	CORNER WINDOWS STAIR WELL; FACTORY MULL. WRAP CORNERS W/ BREAK METAL TO MATCH WINDOW CLADDING	
I	2'-9 1/2"	9'-1 1/4"	2	CLAD PELLA PROLINE SASH SET TOP & BOTTOM	CORNER WINDOWS STAIR WELL; FACTORY MULL. WRAP CORNERS W/ BREAK METAL TO MATCH WINDOW CLADDING	
J	6'-0"	3'-11 3/4"	1	(2) CLAD PELLA SUPPORT PRODUCT	TRANSOM UNIT ABOVE FRONT DOOR; FACTORY MULL TO UNIT ABOVE	
K	6'-0"	5'-11 3/4"	1	2 WIDE DIRECT SET FROM PELLA	TRANSOM UNIT ABOVE FRONT DOOR; FACTORY MULL TO UNIT BELOW	
L	3'-0"	8'-0"	1	TOP:(2) PELLA PROLINE CLAD BOTTOM: (2)CLAD PROLINE STATIONARY	CASEMENT ABOVE; FIXED BELOW. FACTORY MULL.	
M	3'-0"	8'-0"	6	CLAD PELLA PROLINE CASEMENT OVER CLAD PROLINE SASH SET FIXED	CASEMENT ABOVE; FIXED BELOW. FACTORY MULL.	
N	6'-0"	8'-0"	2	TOP:(2) PELLA PROLINE CLAD BOTTOM: (2)CLAD PROLINE STATIONARY	CASEMENT ABOVE; FIXED BELOW. FACTORY MULL.	

NOTE: WINDOW HARDWARE FINISH TO BE SELECTED BY OWNER/ARCHITECT.
ALL CLAD WINDOWS SHALL BE BROWN BY PELLA WITH FACTORY PRIMED PINE INTERIOR.
NO JAMB EXTENSIONS, WINDOWS SHALL HAVE PAINTED GWB RETURN AT INTERIOR.
OPERATIONAL UNITS SHALL BE HINGED AS PER ELEVATIONS ON A-201.

DATE OF REVISIONS

HARBORVIEW
RESIDENCE-LOT 3A
8430 STEVENSON ROAD, BALTIMORE, MD 21208
DOOR & WINDOW SCHEDULE

DATE 08/07/2020

PROJECT NUMBER 6019

Levin/Brown & Associates, Inc.
15 Greenspring Valley Road
Owings Mills, Maryland 21117-4101
Telephone: (410) 581-0104, Fax: (410) 581-0108
www.levinbrown.com
ARCHITECTS

SHEET NUMBER

A-600

RESIDENTIAL STRUCTURAL GENERAL NOTES

FOUNDATIONS

BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MINIMUM BELOW FINISHED GRADE. A BEARING CAPACITY OF 3,000 P.S.F. IS USED FOR FOOTING DESIGN, AND AN EQUIVALENT FLUID PRESSURE OF 45 P.C.F. IS USED FOR RETAINING WALL DESIGN, IF SOIL OF THIS CAPACITY IS NOT ENCOUNTERED AT ELEVATIONS INDICATED ON PLAN, FOOTINGS SHALL BE INCREASED IN SIZE OR LOWERED AS DIRECTED BY THE ARCHITECT. ALL FOOTINGS SHALL BE STEPPED AS REQUIRED TO PASS UNDER MECHANICAL PIPING. PROVIDE PIPE SLEEVES OF APPROPRIATE SIZE AND MATERIAL FOR ALL PIPES PASSING THROUGH FOUNDATION WALLS.

THE PLACING OF COMPACTED FILL MATERIAL AND EQUIPMENT USED FOR COMPACTION SHALL BE SUPERVISED AND APPROVED BY A GEOTECHNICAL ENGINEER. ALL FILL SHALL BE PLACED IN 8" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY ASTM D 1557 (AASHTO-T-180).

CAST-IN-PLACE CONCRETE AND REINFORCING

ALL CONCRETE SHALL CONFORM TO ACI 301, ACI 318, ACI 315.

CONCRETE FOR FOOTING AND SLAB ON GRADE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH = 3000 PSI. ALL OTHER CONCRETE SHALL BE 4000 PSI.

REINFORCING - ASTM A 615, GRADE 60.

WELDED WIRE FABRIC - ASTM A 185.

CONCRETE MATERIAL

CEMENT - ASTM C 150, TYPE I OR III.
AGGREGATES - ASTM C 33, ASTM C 330 ACI 304, ACI 211.1.
COARSE AGGREGATE - SIZE #67.
COARSE AGGREGATE FOR TOPPING SLABS, MASONRY FILL AND CONCRETE FILL 3" AND LESS IN THICKNESS SHALL BE 1/2" MAXIMUM.

CONCRETE PROPORTIONING

ALL CONCRETE SHALL CONTAIN A MINIMUM OF 5.5 SACKS OF CEMENT/CU.YD.
WATER CEMENT RATIO *NOT* TO EXCEED 6.5 GAL./SACK OF CEMENT.
ALL CONCRETE SHALL HAVE SLUMPS IN ACCORDANCE WITH ACI 211.1, EXCEPT SLABS ON EARTH SHALL HAVE A 3-1/2" MAXIMUM SLUMP.
EXTERIOR CONCRETE SHALL BE AIR ENTRAINED 4%-6%.
ALL CONCRETE EXCEPT FOOTINGS SHALL CONTAIN WATER REDUCER PER MANUFACTURER'S RECOMMENDATIONS. MAXIMUM SLUMP = 4 INCHES.

MASONRY

MASONRY WORK SHALL COMPLY WITH ACI 530.1/ASCE 6 - SPECIFICATIONS FOR MASONRY STRUCTURES.
CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90.
CONCRETE MASONRY UNITS SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI, AND A MINIMUM PRISM STRENGTH OF F'm=1,500 PSI.
BRICK UNITS SHALL CONFORM TO ASTM SPECIFICATION C 216.
MORTAR SHALL CONFORM TO ASTM C 270, TYPE S.
ALL MASONRY WALLS SHALL BE CONTINUALLY REINFORCED WITH TRUSS TYPE DUR-O-WAL AT 16" MAXIMUM O.C. VERTICALLY (UNLESS OTHERWISE NOTED ON DRAWINGS) PLUS EXTRA PIECES IMMEDIATELY ABOVE AND BELOW ALL OPENINGS.
ALL MORTAR JOINTS IN MASONRY WALLS (HORIZONTAL AND VERTICAL) SHALLBE FILLED 100% WITH MORTAR.

REINFORCED MASONRY WALLS SHALL HAVE CELLS FILLED SOLID WITH PEA GRAVEL CONCRETE IN FOUR COURSE MAXIMUM LIFTS. PROVIDE HOLES IN BOTTOM PORTION OF EACH LIFT OF WALL TO INSURE WALL IS FILLED SOLID.
PROVIDE CONTROL JOINTS IN ALL MASONRY WALLS AT 30'-0" ON CENTER MAXIMUM.
SPLICE LAPS FOR MASONRY REINFORCEMENT SHALL BE 48 BAR DIAMETERS, UNLESS NOTED.

LINTELS

ALL OPENINGS IN WALLS AND PARTITIONS ARE TO BE PROVIDED WITH LINTELS.
ALL LINTELS SHALL HAVE 8" MINIMUM BEARING AND SHALL BE SET IN A FULL BED OF MORTAR. CONTRACTOR SHALL SHORE ALL LINTELS AS REQUIRED TO PREVENT ROTATION DURING CONSTRUCTION AND SHALL PAY PARTICULAR ATTENTION TO ECCENTRICALLY LOADED LINTELS. CONTRACTOR SHALL COORDINATE SIZE, TYPE AND LOCATION OF LINTEL WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

STRUCTURAL STEEL

FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS AND AWS D1.1.
TEMPORARY BRACING AND ITS REMOVAL IS THE CONTRACTOR'S RESPONSIBILITY, AND SHALL REMAIN IN PLACE UNTIL ALL FINAL CONNECTIONS, INCLUDING CONNECTIONS TO WALLS HAVE BEEN MADE.
ALL STRUCTURAL STEEL SHALL BE ASTM A 992, UNLESS NOTED.
PIPE COLUMNS: ASTM A 53, GRADE B.
WELDING ELECTRODES: E70XX.
HIGH STRENGTH BOLTS: ASTM A 325.
ANCHOR BOLTS: ASTM A 307.
SHOP COAT ALL STRUCTURAL STEEL WITH APPROVED PRIMER, UNLESS NOTED.

WOOD FRAMING

ALL STRUCTURAL TIMBER SHALL CONFORM TO THE REQUIREMENTS OF THE TIMBER CONSTRUCTION MANUAL, PREPARED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
WOOD SHALL BE MINIMUM HEM-FIR #2, WITH A MINIMUM Fb=1100 PSI AND E = 1,600,000 PSI.

PLYWOOD FLOOR DECK SHALL BE TONGUE AND GROOVE, APA RATED STURD-1-FLOOR WITH A SPAN RATING OF 24 O.C., EXPOSURE-1.
PLYWOOD ROOF SHEATHING SHALL BE APA RATED SHEATHING 32/16, EXPOSURE-1. USE MINIMUM PLYWOOD THICKNESS AS SPECIFIED ON DRAWINGS.

ALL FLOOR DECKING SHALL BE GLUED/NAILED OR SCREWED TO THE WOOD FRAMING.

ALL MICROLLAMS, LVL AND TJI "TRUS JOIST" SHOWN ON THESE DRAWINGS SHALL CONFORM TO TRUS JOIST "LEVEL" BY WEYERHAEUSER SPECIFICATIONS.

MICROLLAMS SHALL HAVE A MINIMUM Fb = 2600 PSI AND E = 1,900,000 PSI.

ALL CONNECTORS SHALL BE GALVANIZED AND AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL AND SHALL BE THE TYPE AS RECOMMENDED BY THE MANUFACTURER FOR THE INTENDED USAGE UNLESS OTHERWISE NOTED ON THE DRAWINGS.

WOOD TREATED WITH WATER BORING PRESERVATIVES OR FIRE-RETARDANT SHALL BE REDRIED AS FOLLOWS:
- SAWN LUMBER: 19% MOISTURE CONTENT (MC)
- PLYWOOD SHEATHING AND STRUCTURAL COMPOSITE LUMBER: 15% MC

HIGHER MOISTURE CONTENTS AT TIME OF DELIVERY ON SITE SHALL BE CAUSE FOR REJECTION.

WOOD TRUSSES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION AND ERECTION OF THE WOOD TRUSSES. TRUSSES SHALL BE DESIGNED FOR THE LOADS INDICATED PLUS APPLICABLE SNOW DRIFT AS REQUIRED BY CODE. NO INCREASE IN ALLOWABLE STRESS WILL BE PERMITTED.
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DESIGN COMPUTATIONS AND SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND, SHALL BE SUBMITTED FOR REVIEW. PROFESSIONAL ENGINEER SHALL VISIT THE SITE TO CONFIRM THAT THE TRUSSES, AS ERECTED, ARE IN ACCORDANCE WITH THE DESIGN.

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DATE OF REVISIONS

HARBORVIEW RESIDENCE-LOT 3A
8430 STEVENSON ROAD, BALTIMORE, MD 21208

STRUCTURAL GENERAL NOTES

DATE 08/07/2020
PROJECT NUMBER 6019

Levin/Brown & Associates, Inc.
15 Greenspring Valley Road
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Telephone: (410) 581-0104, Fax: (410) 581-0108
www.levinbrown.com

SHEET NUMBER
S010

RESIDENTIAL STRUCTURAL GENERAL NOTES

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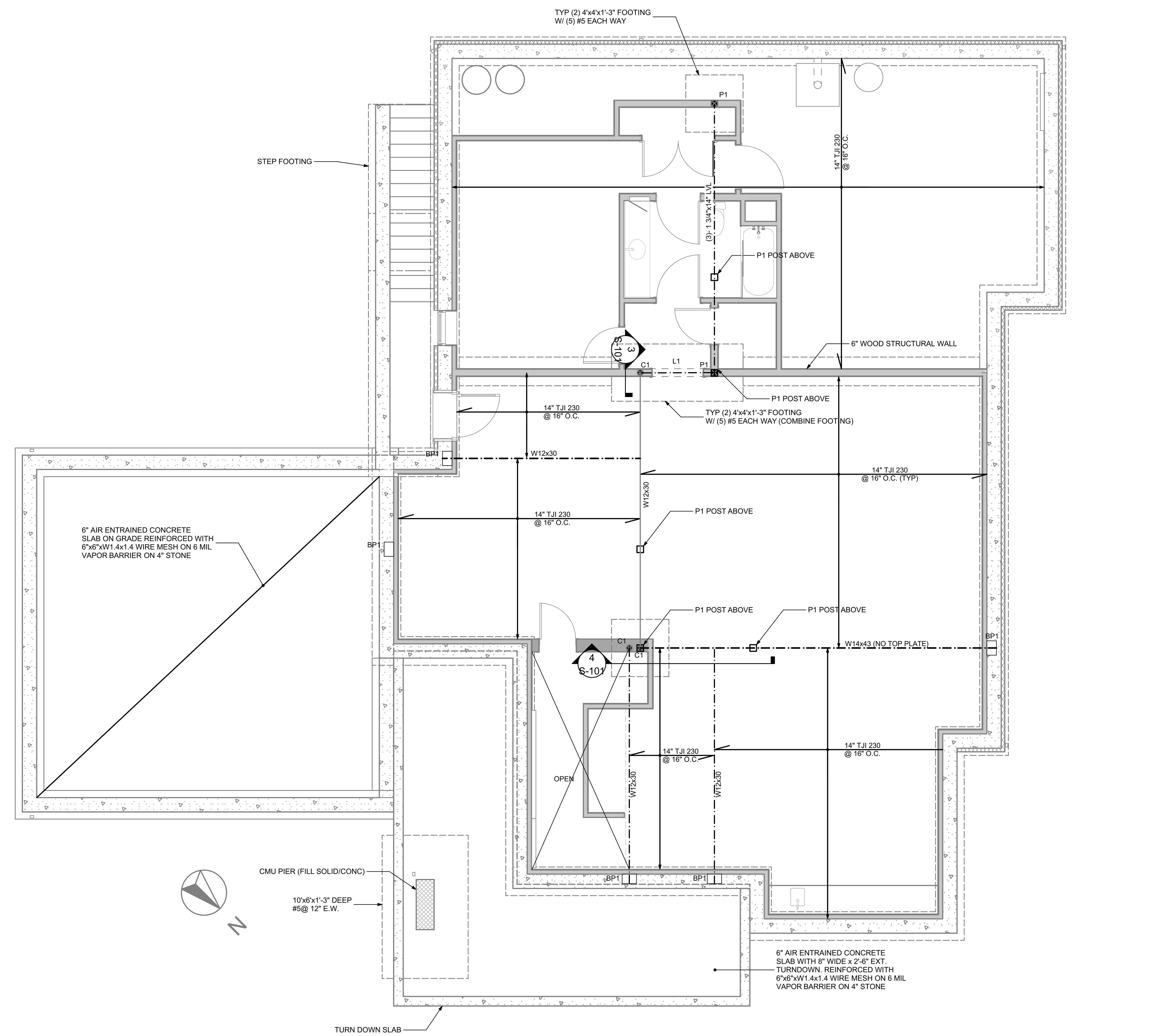

1 FOUNDATION & FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

LINTELS
L1 = (3)-1 3/4"x14" LVL
L2 = (3)-2x8 + (2) 1/2" PLYWOOD PLATES
OR
(3)-1 3/4"x7 1/2" LVL
L3 = (3) 4"x8" PRECAST CONCRETE LINTELS; 8" BEARING E.E.
L4 = (3) 1 3/4"x16" LVL

BASE PLATES
BP1 = 1/2"x8"x12"

ALL COLUMNS
- C1 = 5" Øx14.62# W/ 1/2"x12"x12" BASE PLATE/(4)-1/2" Ø ANCHOR BOLTS
- ALL COLUMN FOOTINGS ARE 4'-0"x4'-0"x1'-3" W/ (5)-#5 EACH WAY

ALL BASEMENT EXTERIOR WALLS ARE
- 12" CMU/ #6 @ 8" VERT + DOWLS + DUR-O-WALL @ 16" O.C.
- FILL WALLS SOLID/PEA GRAVEL CONCRETE
- FOUNDATIONS ARE 24" WIDE x 12" DEEP W/ (3)-#5 CONT AND #3 @ 48" O.C. SHORT DIRECTION.

BASEMENT SLAB IS
- 4" CONCRETE WITH
- 6" x 6" x W1.4 x W1.4 WIRE MESH ON
- 6 MIL VAPOR BARRIER ON
- 4" STONE

DATE OF REVISIONS

HARBORVIEW
RESIDENCE-LOT 3A
8430 STEVENSON ROAD, BALTIMORE, MD 21208
FOUNDATION & FIRST FLOOR FRAMING PLAN

DATE 08/07/2020
PROJECT NUMBER 6019

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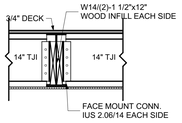
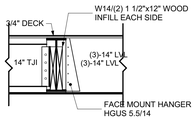
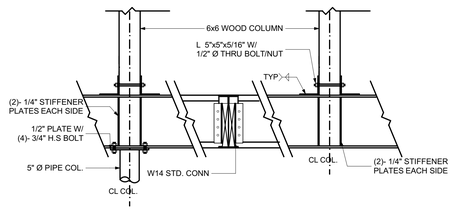
SHEET NUMBER
S-100



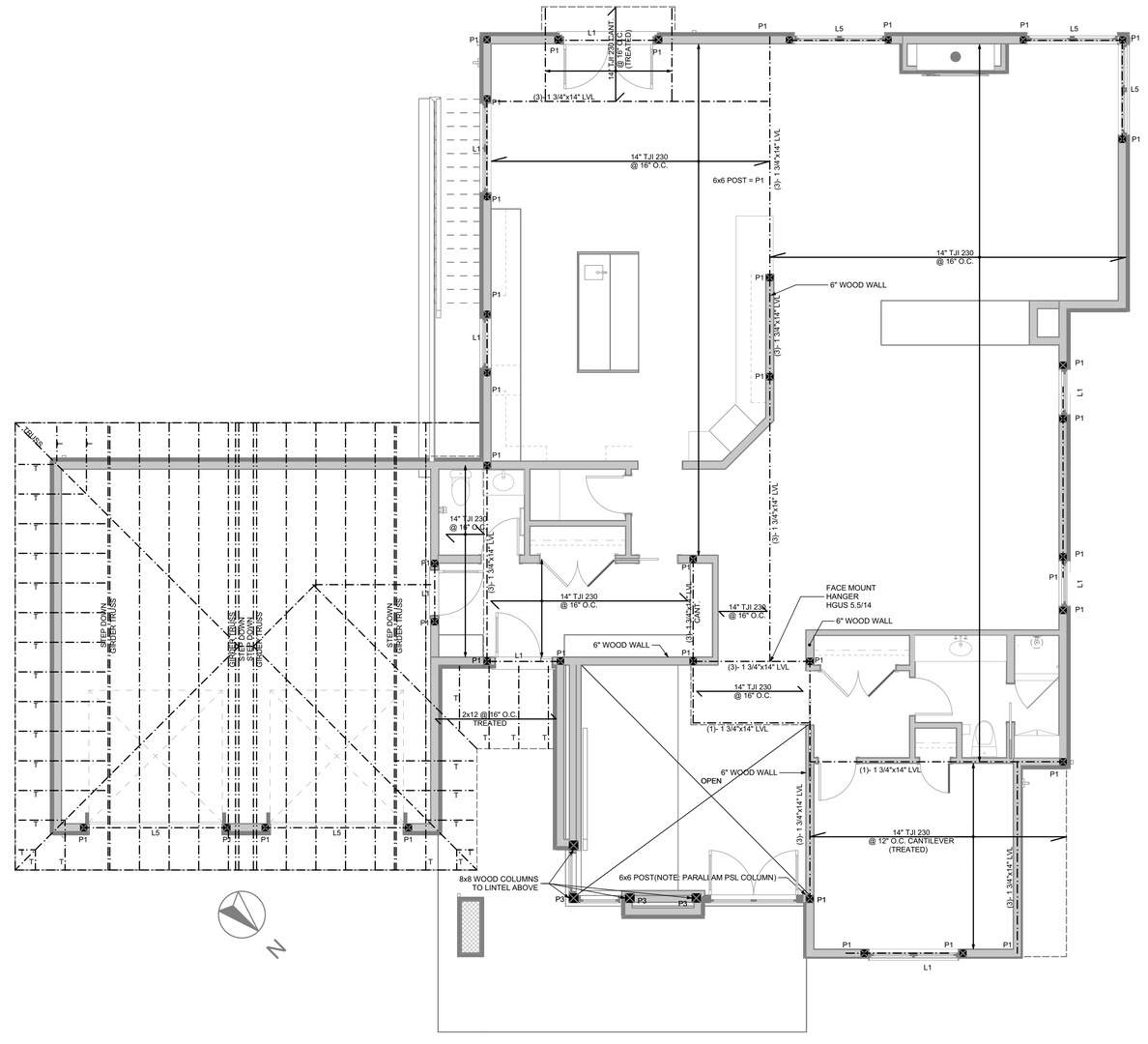
2 TYP DETAIL TJI CONN TO STEEL BEAM
SCALE: 3/4" = 1'-0"



3 TYP DETAIL @ LVL CONN. TO STEEL BEAM
SCALE: 3/4" = 1'-0"



4 TYP SECTIONS @ W14X38 BEAM
SCALE: 3/4" = 1'-0"



1 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

LINTELS
L1 = (3)-1 3/4"x14" LVL
L2 = (3)-2x8 + (2) 1/2" PLYWOOD PLATES
OR
(3)-1 3/4"x7 1/2" LVL
L3 = (3) 4"x8" PRECAST CONCRETE LINTELS; 8" BEARING E.E.
L4 = (3) 1 3/4"x16" LVL
L5 = (3) 1 3/4"x18" LVL

DATE OF REVISIONS

HARBORVIEW
RESIDENCE-LOT 3A
8430 STEVENSON ROAD, BALTIMORE, MD 21208

SECOND FLOOR & LOW ROOF FRAMING PLAN

DATE 08/07/2020
PROJECT NUMBER 6019

Levin/Brown & Associates, Inc.
15 Greenspring Valley Road
Owings Mills, Maryland 21117-4101
Telephone: (410) 581-0104, Fax: (410) 581-0108
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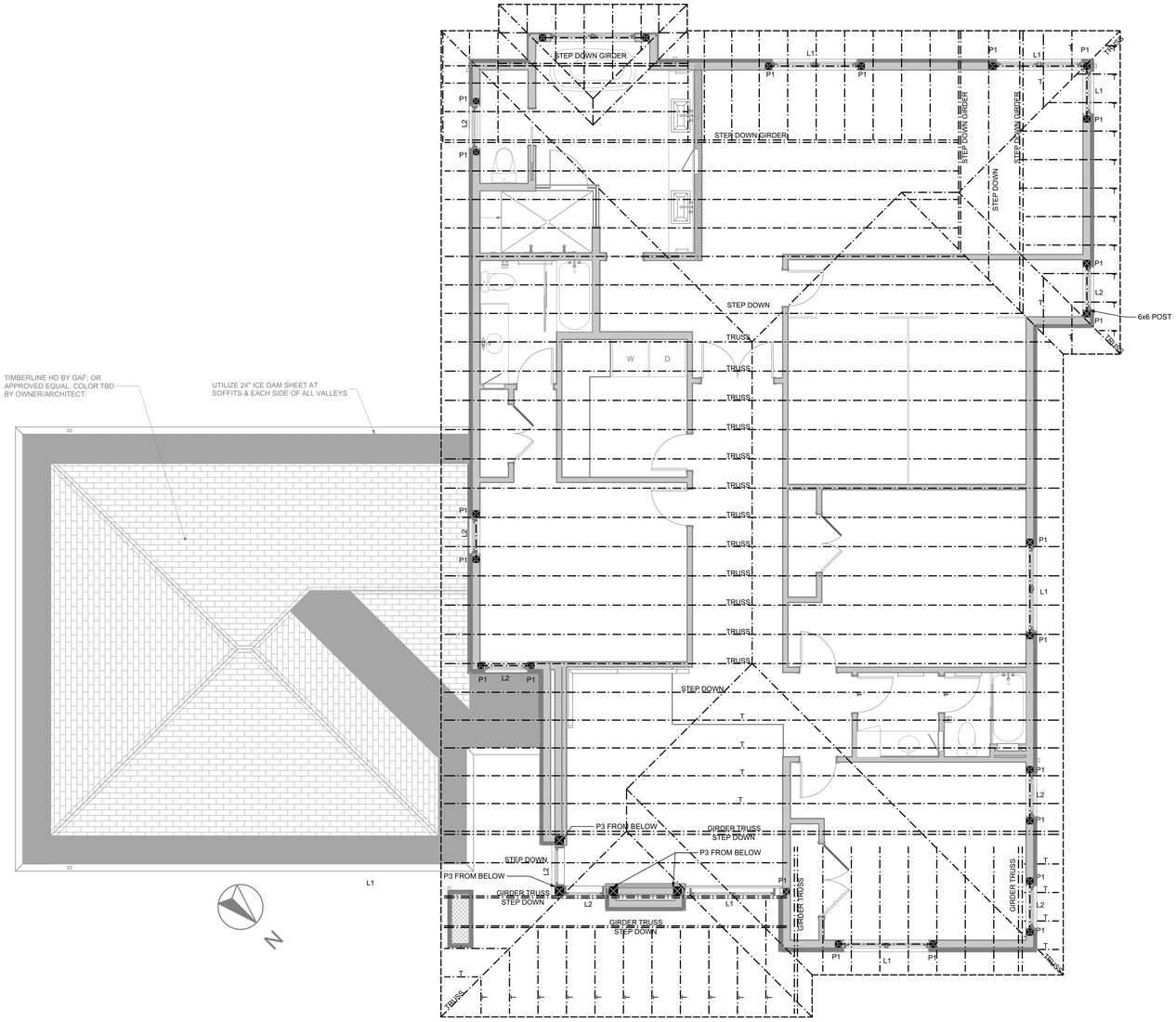
ARCHITECTS

SHEET NUMBER
S-101



1 ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

WOOD TRUSS DESIGN

LL-30 PSF
DL-20 PSF
SPACING - 24" O.C.

T= TRUSS
GT= GIRDER TRUSS

LINTELS

L1 = (3)-1 3/4"x14" LVL
L2 = (3)-2x8 + (2) 1/2" PLYWOOD PLATES
OR
(3)-1 3/4"x7 1/2" LVL
L3 = (3) 4"x8" PRECAST CONCRETE LINTELS; 8" BEARING E.E.
L4 = (3) 1 3/4"x16" LVL

ROOF DECK

5/8" EXP I PLYWOOD

WALLS

EXT = 2x6 @ 16" O.C. + 1/2" EXP I SHEATHING

NOTE:

ALL GT AND LINTELS TO BEAR
ON 6x6 POSTS OR (3)-2x6s UNLESS NOTED OTHERWISE

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