

## "Residential Sprinklers Required" Public/Well Water

**SPRINKLER SYSTEM:**  
THE REQUIRED SPRINKLER SYSTEM WILL BE INSTALLED PARTIALLY IN FACTORY & COMPLETED ON-SITE. THE SPRINKLER SYSTEM SHALL BE DESIGNED, INSTALLED UNDER THE DIRECTION OF AND TESTED BY COLUMBIA PROTECTION INC., 130 NORTH SOMERSET AVE., CRISFIELD, MD 21817, LICENSE NUMBER #MSC-449. THE REQUIRED ON-SITE INSPECTION/VERIFICATION OF THE SPRINKLER SYSTEM, FINAL CONNECTIONS AND TESTING SHALL BE SIGNED OFF BY COLUMBIA PROTECTION, INC. ALL ON-SITE INSPECTIONS BY THE INSTALLER/CONTRACTOR AND THE ATTACHMENT OF THE MARYLAND STATE INSIGNIAS BY PFS CORPORATION AT THE FACTORY MUST BE DONE PRIOR TO THE ISSUANCE OF THE LOCAL USE & OCCUPANCY PERMIT. THIS INFORMATION MUST BE NOTED ON THE DATA PLATE

**ON-SITE ENERGY TESTING:**  
ALL REQUIRED ENERGY TESTING REQUIRED BY CHAPTER 11 OF THE 2015 IRC SHALL BE DONE BY ENERGY SERVICES GROUP, 2 KING COURT, NEW CASTLE, DE., 19920, LICENSE #7174763. ENERGY CODE TESTING PERFORMED ON-SITE & PASSED IN ACCORDANCE WITH 2015 IRC, SECTION 1102.4 (IECC SECTION R402.4), 2015 IRC SECTION N1103.1.1 (IECC SECTION R403.1.1) & 2015 IRC SECTION N1103.3.2 (IECC SECTION R402.3.2). ALL ON-SITE INSPECTIONS BY THE ENERGY TESTING AGENCY AND THE ATTACHMENT OF THE MARYLAND STATE INSIGNIAS BY PFS CORPORATION AT THE FACTORY MUST BE DONE PRIOR TO THE ISSUANCE OF THE LOCAL USE & OCCUPANCY PERMIT. THIS INFORMATION MUST BE NOTED ON THE DATA PLATE

### Plant Square Footage

Width	Length	Square Feet	Module
14'-0"	48'-0"	672 SQ. FT.	Module A
14'-0"	58'-0"	812 SQ. FT.	Module B
14'-0"	31'-0"	434 SQ. FT.	Module C
14'-0"	35'-0"	490 SQ. FT.	Module D
0	0	0 SQ. FT.	Module E
0	0	0 SQ. FT.	Module F
0	0	0 SQ. FT.	Module G
0	0	0 SQ. FT.	Module H
0	0	0 SQ. FT.	Module I
0	0	0 SQ. FT.	Module J
0	0	0 SQ. FT.	Module K
0	0	0 SQ. FT.	Module L
0	0	0 SQ. FT.	
		2408.00 SQ. FT.	Square Feet Total

**BUILDER:**

Beracah Homes, Inc. (#7639)  
9590 Nanticoke Business Park Drive  
Greenwood, DE. 19950

**INSTALLER:**

Ervin King & Son's Construction  
463 Maidstone Branch Road  
Dover, DE 19904

**SITE ADDRESS:**

??  
St. Michaels, MD 21663

Exterior wall fire rating and required fire separation distances meet requirements per 2015 IRC Table R302.1(1) & (2)

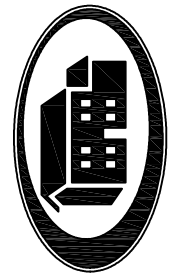
### Finished Square Footage

1188	Square Feet--First Floor (Finished)
924	Square Feet--Second Floor (Finished)
0	Square Feet--Third Floor (Finished)
2112.00	Square Feet--Total (Finished)
296	Plant Built Garage--Total

Applicable Building Codes	Design Basis
Maryland, Talbot County 2015 International Residential Code w/Maryland Amendments 2011 National Electrical Code 2015 International Energy Conservation Code 2012 NFPA 101 Life Safety Code w/amendments NFPA 13D-10	Construction Type: Wood Framed, Unprotected (VB) Use Group: Single Family Dwelling  Ground Snow Load: 25 PSF Wind Load: 120 MPH Vult (93 Vasd) Floor Load-1st: 40 PSF - Floor Load-2nd: 40 PSF - Floor Load-Attic: 20 PSF Limited Storage  Exposure: B Seismic: C

Approx. Shipping Height (ft) 13'-10"

ELECTRICAL LEGEND			
	\$ =Single Pole Switch		
	\$3 =3-Way Switch		
	\$4 =4-Way Switch		



**BERACAH HOMES**

9590 Nanticoke Business Park Drive  
Greenwood, Delaware 19950  
www.beracahhomes.com

NAME: **Beracah Homes (#7639) Chesapeake Ave 1**

DRAWN: JRG

REVISION: Juan 15-2153\_PD1

DATE: 12-02-2015

SCALE: AS NOTED

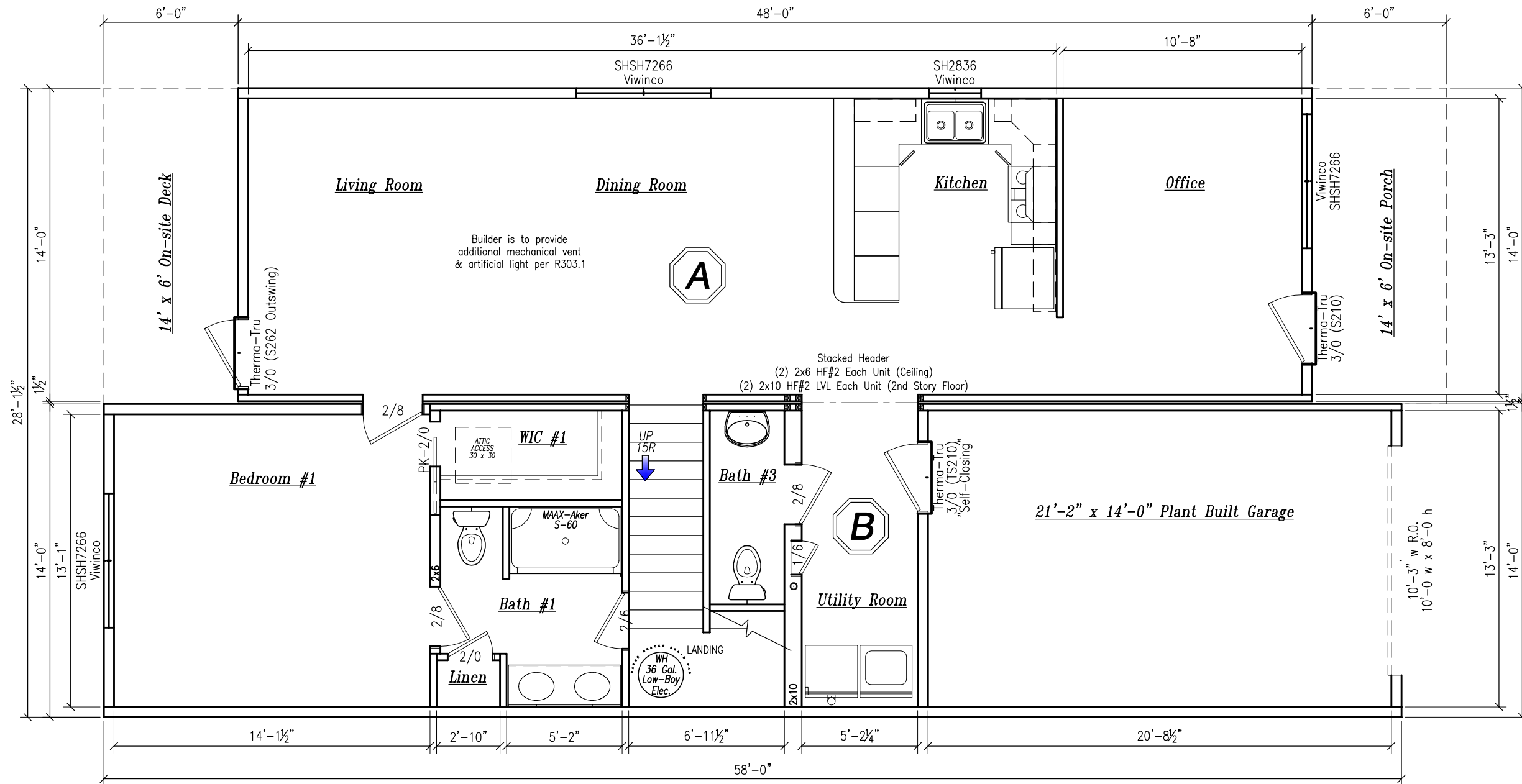
HOUSE STYLE: **Two Story: 28' x 48'/58' (Salesman: Brian Rush) MD, Talbot Co., St. Michaels**

SHEET:

**C1**

PROJECT:

**15-2153**



**First Floor Plan**  
SCALE: 3/16" = 1'-0"

**Plan Specifications**

- \* Ceiling Height: 8'-0"
- \* Exterior Walls: 2x6 @ 16" O.C.
- \* Floor Joists: 2x10 @ 16" O.C.
- \* Roof System: 9/12 (Single Story)
- \* Ceiling Joists: 2x2 @ 16" O.C.
- \* R-23 blown in fiberglass, All Exterior Walls
- \* Omit Ceiling Insulation, on-site by Builder (R-38 min.)
- \* Tamper Resistant Receptacles
- \* All Ceiling boxes must be 50# rated
- \* All Window glazing that is less than 24" from finished floor and greater than 72" above grade shall have window guards (R312.2) or opening limiters (R312.2.2) installed by the Builder

- \* ??,000 BTUH calculated loss (1st Floor Only)
- \* Exterior headers to be: (2) 2x10 HF#2 u.n.
- \* Mate wall headers to be: (2) 2x12 HF#2 u.n.
- \* Windows meet all requirements of 2015 IRC R310.1
- \* Lighting to be provided on-site per N1104.1
- \* Visual inspection of the insulation installation is to be documented by the Beracah Homes QA Department
- \* Water lines below floor are to be installed on-site and insulated per IECC 403.5.3 by Builder
- \* Sprinkler system and Energy Testing notes are located on sheet C1
- \* Any note referencing Builder refers to "Beracah Homes" (note added per MD)



**BERACAH HOMES**  
9590 Nanticoke Business Park Drive  
Greenwood, Delaware 19950  
www.beracahhomes.com

<b>NAME:</b> Beracah Homes (#7639) Chesapeake Ave 1	
<b>DRAWN:</b> JRG	<b>DATE:</b> 12-02-2015
<b>REVISION:</b> Juan 15-2153_PD1	<b>SCALE:</b> AS NOTED
<b>HOUSE STYLE:</b> Two Story: 28' x 48'/58' (Salesman: Brian Rush) MD, Talbot Co., St. Michaels	

**SHEET:**

PRE1

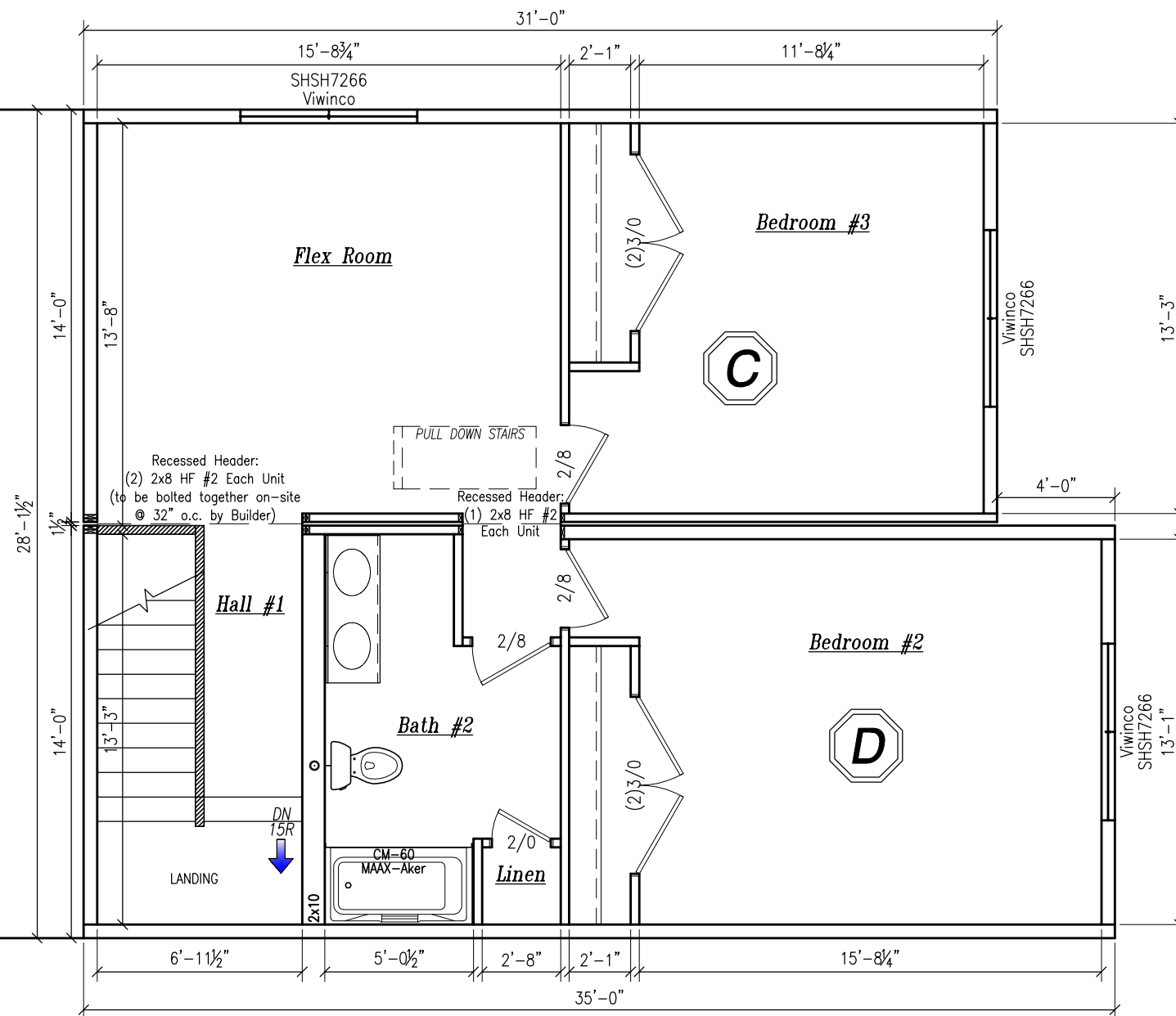
**PROJECT:**

15-2153

12/2/2015 3:13 PM

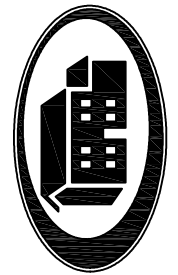
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- \* Mate wall headers to be: (2) 2x12 HF#2 u.n.
- \* Windows meet all requirements of 2015 IRC R310.1
- \* Lighting to be provided on-site per N1104.1
- \* Visual inspection of the insulation installation is to be documented by the Beracah Homes QA Department
- \* Water lines to be insulated per IECC 403.5.3 by Beracah
- \* Sprinkler system and Energy Testing notes are located on sheet C1
- \* Any note referencing Builder refers to "Beracah Homes" (note added per MD)



*Second Floor Plan*

SCALE: 3/16" = 1'-0"



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NAME: Beracah Homes (#7639) Chesapeake Ave 1

DATE: 12-02-2015

DRAWN: JRG

SCALE: AS NOTED

REVISION: Juan  
15-2153\_PD1

HOUSE STYLE: Two Story: 28' x 48'/58' (Salesman: Brian Rush) MD, Talbot Co., St. Michaels

SHEET:

**PRE2**

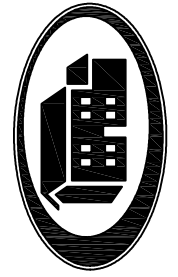
PROJECT:

**15-2153**



*Front Elevation*  
SCALE: 3/16" = 1'-0"

**NOTE:**  
ELEVATIONS MAY SHOW ITEMS NOT PROVIDED BY BERACAH HOMES, PLEASE SEE CONTRACT FOR INCLUDED OPTIONS.  
ALL FOUNDATIONS ARE BY THE BUILDER



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NAME: **Beracah Homes (#7639) Chesapeake Ave 1**

DRAWN: **JRG** DATE: **12-02-2015**

REVISION: **Juan 15-2153\_PD1** SCALE: **AS NOTED**

HOUSE STYLE: **Two Story: 28' x 48'/58' (Salesman: Brian Rush)**

MD, Talbot Co., St. Michaels

SHEET:

**PRELEV**

PROJECT:

**15-2153**