



Building Permit Application
Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: NOV 02 2017

Permit No. B17003947

Building Address: 11714 Wayneridge Ct
City: Fulton State: MD Zip Code: 20759
Suite/Apt. #: SDP/WP/BA #: 0000
Census Tract: Subdivision: 0000
Section: Area: Lot: 10
Tax Map: 0041 Parcel: 0293 Grid: 0020
Zoning: Map Coordinates: Lot Size: 4.11 ac

Property Owner's Name: Vonda Peterson
Address: 11714 Wayneridge Ct
City: Fulton State: MD Zip Code: 20759
Phone: 410.746.4330 Fax:
Email: vonda@vondapeterson.com
Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: Paul Lewis
Address: 1618 Pine Knob Rd
City: Sykesville State: MD Zip Code: 21784
Phone: 443.597.2657 Fax:
Email:

Existing Use: Single Family Home
Proposed Use: Single Family Home
Estimated Construction Cost: \$ 107,000
Description of Work: Renovating existing basement due to water damage. Renovating front room, relocating stairs
Occupant/Tenant Name: 1st Floor

Contractor Company: Lewis & Associates Contracting
Contact Person: Paul Lewis
Address: 1618 Pine Knob Rd
City: Sykesville State: MD Zip Code: 21784
License No.: MHIC 1016298
Phone: 443.597.2657 Fax:
Email: lewisandassociatescontracting@gmail.com

Was tenant space previously occupied? ☒ Yes ☐ No
Contact Name: GREAT ROOM
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Engineer/Architect Company: Transforming Architecture
Responsible Design Prof.: Karen Pitsley
Address: 7612 Brown Bridge Rd
City: Highland State: MD Zip Code: 20777
Phone: 301.776.2666 Fax:
Email: karen@transformingarchitecture.com

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: 1.320	Depth Width
Gross area, sq. ft./floor: 1320	1 st floor:
Area of construction (sq. ft.): 284	2 nd floor:
Use group: 157A	Basement:
Construction type:	<input type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input checked="" type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood Frame	No. of Bedrooms:
<input type="checkbox"/> State Certified Modular	Multi-family Dwelling
	No. of efficiency units:
	No. of 1 BR units:
	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water Supply
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Sewage Disposal
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Heating System
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:
Sprinkler System:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Grading Permit Number:
Building Shell Permit Number:

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: Paul Lewis
Print Name: Paul Lewis
Date: 10/26/17
Email Address: lewisandassociatescontracting@gmail.com
Owner: Lewis & Associates Contracting
Title/Company: RECEIVED
NOV 02 2017
LICENSES & PERMITS DIVISION

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	11/17/17	Ruth [Signature]

Is Sediment Control approval required for issuance? ☐ Yes ☒ No
☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$ 25
Permit Fee	\$ 100
Tech Fee	\$ 10
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ 135.00
Sub-Total Paid	\$
Balance Due	\$
Check	# 3407

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA

add storage room B
ret bar
n
basement
1524 ft
* PLANS TOO LARGE TO SCAN *

* WILL PICK UP

SCOPE OF WORK

REDESIGN SEVERAL AREAS WITHIN EXISTING HOUSE TO INCLUDE OPENING UP THE BASEMENT STAIR AND WALL BETWEEN KITCHEN AND LIVING ROOM. REDESIGN THE BASEMENT TO INCLUDE BILLIARD AREA, ENTERTAINMENT AREA, WORKOUT ROOM, STORAGE, AND UTILITY. ADD MORE WINDOWS IN THE BACK SITTING ROOM AND FRONT GREAT ROOM.

RESIDENTIAL NOTES & SPECIFICATIONS

GENERAL CONSTRUCTION NOTES
1. THESE STRUCTURAL NOTES AND SPECIFICATIONS SHALL BE CONSIDERED PART OF THE FINAL DESIGN PACKAGE (INCLUDING CONSTRUCTION DRAWINGS) FOR THE PROJECT SPECIFICALLY DESCRIBED ABOVE. NEITHER THE STRUCTURAL NOTES NOR THE DRAWINGS ALONE ARE SUFFICIENT IN DESCRIBING A COMPLETE DESIGN.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSION ON DRAWINGS SHALL GOVERN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER/ARCHITECT BEFORE PROCEEDING WITH FABRICATION OF ASSEMBLIES, STEEL STAIRS, ROOF AND/OR FLOOR TRUSSES.
3. WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
4. PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES.
5. ALL CLOSETS ARE TO HAVE THE SAME FINISH AS THE ADJOINING ROOM UNLESS OTHERWISE NOTED.
6. PROVIDE PLUMBING FIXTURE ACCESS PANEL AT EACH TUB AND SHOWER ENCLOSURE AS REQUIRED BY LOCAL JURISDICTION.
7. PROVIDE HANDRAILS 34"-38" ABOVE NOSINGS ON ALL STAIRS. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC. 30" OR MORE ABOVE GRADE OR FLOOR BELOW. GUARDS SHALL BE MINIMUM 42" HIGH AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE.
8. PROVIDE NOMINAL 2X FIVE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEAD AND CHASE. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE 1/2" GB DRAFT STOPPING, NOT TO EXCEED 1000 SF.
9. PROVIDE A MINIMUM 6-8" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7-1/2" AND TREADS SHALL BE AT LEAST 10-1/2".
10. PROVIDE SOFT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1/300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD Baffles IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW.
11. MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.
12. ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, CEILINGS, WINDOWS, DOOR FLANGES AND JAMBS.
13. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.
14. SLOPE ALL EXTERIOR PLATFORMS, PORCHES, WALKS AND GARAGE SLABS 1/8" 12" TO DRAIN, OR AS NOTED ON PLANS.
15. PROVIDE TERMITE PROTECTION INCLUDING SOIL TREATMENT BY LICENSED EXTERMINATOR.

SPECIFICATIONS - GENERAL CONDITIONS
1. ALL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL ORDINANCES & BUILDING CODES APPLICABLE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO INTERNATIONAL RESIDENTIAL CODE - 2015.
2. DIMENSIONS GIVEN ON SCHEDULES ARE NOMINAL. CONTRACTOR AND MANUFACTURERS ARE TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS, EQUIPMENT, ETC. AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, EASEMENTS AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.
4. DESIGN STANDARDS
USE GROUP: RESIDENTIAL
CONST. TYPE: TWO STORY WOOD FRAME W/ SIDING
5. DESIGN LOADS (IRC TABLE 301.5) WIND LOAD
ROOF LIVE LOAD: 30 PSF WIND SPEED: 115 MPH
GROUND SNOW LOAD: 10 PSF IMPORT FACTOR: 1
FLOOR LIVE LOAD (F.F.): 40 PSF EXP. FACTOR: 1.0
FLOOR LIVE LOAD (B.F.): 30 PSF SEISMIC DESIGN CAT: B
ATTIC LIVE LOAD (ATTIC): 20 PSF WEATHERING: SEVERE
GARAGE LIVE LOAD: 50 PSF
GUARD RAILS: 200 LBS. FORCE IN ANY DIRECTION
SOIL BEARING: ASSUMED 2,000 PSF FROST LINE DEPTH - 12"
TERMITE: VERY HEAVY DECA: VERY HEAVY
RADON RESISTANT CONSTRUCTION REQ'D: YES

CONCRETE
1. CONCRETE FOR THIS PROJECT SHALL BE NORMAL WEIGHT (145 PCF) AND CONCRETE WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 318-99
2. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI
3. ALL REINFORCING BAR SHALL BE GRADE 60 (F_y 60,000 PSI)
4. ALL INTERIOR CONCRETE SLABS SHALL BE 4" THICK AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH 6X6 - W/14 x W/14 WWF AND BE POURED OVER A SIX (6) MIL POLY VAPOR BARRIER 4' OVER 4" POROUS GRANULAR FILL
5. ALL INTERIOR CONCRETE SLABS 30'-0" OR GREATER IN ANY DIMENSION SHALL HAVE CONTROL JOINTS.
6. ALL EXTERIOR CONCRETE SLABS SHALL BE AIR ENTRAINED (AIR CONTENT BETWEEN 5% AND 7%) INCLUDING THE GARAGE SLAB, AND HAVE 4" GRANULAR FILL MIN BELOW CONCRETE SLAB.
7. WHERE PORCH (NOT MONOLITHICALLY POURED), PATIO OR OTHER CONCRETE FLAT WORK ABUTS AN EXISTING CONCRETE SLAB PROVIDE A 1/2" ASPHALT IMPREGNATED FIBER BOARD EXPANSION JOINT.
8. ALL REINFORCING SHALL CONFORM TO "SPECIFICATIONS FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT" (ASTM 1 615-60). WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM A-185.
9. REINFORCEMENT FOR THE ANCHORAGE OF CONNECTING WORK, IF NOT CONTINUOUS, AND REINFORCEMENT FOR TEMPERATURE AND ALL OTHER PURPOSES NOT SPECIFICALLY PROVIDED, SHALL LAP 30 BAR DIAMETERS OR 18" MINIMUM AT ALL SPICES, OR SHALL HAVE DOWELS OF THE SAME BAR SIZE AND SPACING AS THAT OF REINFORCING TO BE SPICED OR WORK TO BE CONNECTED.
10. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT:
CONCRETE DEPOSITED AGAINST GROUND 3"
FORMED CONCRETE IN CONTACT WITH GROUND 2"
FORMED CONCRETE NOT IN CONTACT WITH GROUND 1 1/2"

PREPARATION FOR SLAB
1. REMOVE ALL VEGETATION AND TOP SOIL CONTAINING ORGANIC MATERIALS FROM THE ENTIRE AREA TO BE COVERED BY THE BUILDING.
2. IF FILL IS REQUIRED TO RAISE SLAB, SCARIFY THE SUB GRADE TO A DEPTH OF 6" AND RECOMPACT TO A MINIMUM DENSITY OF 92% AND A MAXIMUM OF 98% OF STANDARD PROCTOR DENSITY (ASTM-D-698) WITH A MOISTURE CONTENT AT OR SLIGHTLY ABOVE OPTIMUM.
3. INSTALL FILL IN LOCUS LIFTS OF 8" THICK AND UNIFORMLY COMPACTED AS IN THE NOTE ABOVE.
4. FILL MATERIALS SHALL BE VERY SANDY TO CLAYEY SAND WITH A PLASTICITY INDEX (PI) IF BETWEEN 2 AND 15.

FOUNDATION PERIMETER INSULATION
1. INSTALL EXPANDED RIGID CLOSED CELL POLYSTYRENE FOAM BORDER FED SPEC HH-1542B. DENSITY 2.1 LBS PER CU. FT. "R" VALUE PER 1" THICKNESS - 5.41

STAIR:
DIMENSION:
MAX R: 3 1/2"
MIN T: 10"

SHEET INDEX

A-100 PROJECT NOTES, SCHEDULES, & DEMO PLANS
A-101 FLOOR PLANS
A-200 INT. ELEV.
E-100 ELECTRICAL AND FRAMING FLOOR PLAN

STRUCTURAL STEEL NOTES

1. MATERIALS
STRUCTURAL STEEL AND PLATE ASTM A36
UNFINISHED BOLTS ASTM A307
HIGH-STRENGTH BOLTS ASTM A325
WELDING ELECTRODES ASTM 1233, CLASS E70
2. BEAM TO BEAM AND COLUMN CONNECTIONS SHALL BE AISC STANDARD (FULL DEPTH) WHERE REACTIONS EXCEED MINIMUM CONDITIONS, THE APPROPRIATE CONNECTIONS SHALL BE DETERMINED BY FABRICATOR (CONTRACTOR)
3. ALL MAJOR CONNECTIONS SHALL BE HIGH STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS SHALL BE UNFINISHED BOLTS
4. STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS.
5. SUBMIT SHOP DRAWINGS FOR ALL STEEL WORK.
6. STEEL LINTELS - FOR ALL OPENINGS AND RECESSES IN STONE OR BRICK FACED WALLS NOT SPECIFICALLY DETAILED, PROVIDE ONE STEEL ANGLE FOR EACH 4 INCHES OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM BEARING OF 4" AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2" UNLESS OTHERWISE SHOWN.
7. LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS) NOTE: ALL LINTELS ARE TO RECEIVE SHOP APPLIED CORROSION PROTECTION.
8. STEEL BEAM POCKETS. SIZE AS INDICATED ON PLANS. BEAMS SHALL HAVE A MINIMUM BEARING OF 4" IN LENGTH MEASURED PARALLEL TO THE BEAM UPON SOLID MASONRY NOT LESS THAN 4" IN THICKNESS OR UPON A METAL BEARING PLATE OF ADEQUATE DIMENSIONS TO DISTRIBUTE THE LOAD SAFELY. AREA AROUND BEAM TO RECEIVE PARGE FINISH.
9. 2x BEAM PLATE IS ANCHORED TO STEEL BEAM WITH 3/8" DIAMETER STEEL BOLTS OR EQUIVALENT POWER ACTIVATED FASTENERS AT 48" O.C. FASTENERS TO BE LOCATED A NEAR TO CENTER OF BEAM AS POSSIBLE.
10. STEEL BEAMS SHALL HAVE A MINIMUM BEARING OF 4 INCHES IN CONCRETE POCKETS AND A MINIMUM BEARING OF 3 INCHES ON STEEL FOUNDATIONS. STEEL BEAMS SHALL BE CENTERED OVER COLUMNS BELOW.

MASONRY
1. MASONRY VENEER SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. EACH TIE SHALL BE 24" ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 1/4 SQUARE FEET OF WALL AREA. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16". THESE TIES SHALL BE SPACED NOT MORE THAN 3' ON CENTER AND PLACED WITHIN 12" OF THE WALL OPENING.
2. CONCRETE MASONRY UNITS SHALL MEET ASTM C-90 GRADE A, 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK TO BE 2000 PSI.
3. CARE AND PROPER MEASURES SHALL BE EMPLOYED TO PREVENT ANY SUPER IMPOSED LOADS (I.E. WIND LOADS, SHOVING OR OTHER LATERAL FORCES) FROM BUILDING OR DISTORTING FINISHED MASONRY WALLS BY WAY OF SHORING, BRACING OR OTHER MEANS AS SITE REQUIRES.
4. USE TYPE "M" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.
5. USE TYPE "N" MORTAR FOR EXTERIOR, ABOVE GRADE LOAD BEARING OR NON-LOAD BEARING MASONRY WALLS AND FOR OTHER AREAS IF NOT OTHERWISE NOTED. EXCEPTION - MASONRY CONSTRUCTION REQUIRING "HEAT RESISTANT MORTAR SHALL HAVE A REFRACTORY AIR SETTING MORTAR.
6. BRICK VENEER TO BE INSTALLED WITHIN 3/16" DIA WEEP HOLES SPACED AT A MAXIMUM OF 24" O.C. HORIZONTALLY.

HEADERS
1. ALL HEADERS ARE TO BE DOUBLE 2X12 UNLESS SPECIFICALLY NOTED OTHERWISE.
WOOD FRAMING
1. UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS TO BE CONSTRUCTED WITH 2X4 STUDS, 16" O.C. WITH DOUBLE TOP PLATE. MINIMUM 2X12 HEADLINTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE 1/2" CDX PLYWOOD OR OSB.
2. ALL FRAMING LUMBER TO HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 1200 PSI (F_b 1200 PSI) AND A MINIMUM MODULUS OF ELASTICITY OF 1,600,000 PSI (E 1,600,000 PSI)
3. ALL FLOOR DECKS ARE TO BE GLUED TO SUPPORTING BEAMS AND JOIST WITH PL-400 ADHESIVE AS MANUFACTURED BY "CONTECH" OR APPROVED EQUAL.
4. ALL WOOD BEAMS MADE OF TWO OR MORE MEMBERS SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED TOGETHER @ 12"
5. ALL WOOD POSTS MADE UP OF MULTIPLE PIECES SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED @ 12" O.C. BOTH SIDES
6. DIRECTLY UNDER PARTITIONS WHICH RUN TO JOISTS (AND ARE OTHERWISE UNSUPPORTED) INSTALL DOUBLE JOISTS.
7. ALL RAFTERS AND JOISTS SHALL HAVE WOOD OR METAL CROSSBRACING AT 8' O.C. OR AT CENTER OF SPAN WHICHEVER IS LESS.
8. CONTINUOUS LOAD PATH: STEEL HARDWARE CONNECTORS TO GUARD AGAINST UPLIFT FORCES SHALL BE INSTALLED FROM THE FOUNDATIONS TO THE ROOF RAFTERS AT ALL STUDS. THESE SHALL INCLUDE BUT ARE NOT LIMITED TO FOUNDATION CONNECTORS, FLOOR TO FLOOR CONNECTORS, AND ROOF RAFTER HURRICANE CONNECTORS/ANCHORS.
9. MINIMUM BEARING FOR WOOD JOIST, RAFTERS AND BEAMS SHALL BE 3 1/2" ON WOOD AND 4" ON MASONRY.
10. INSTALL WOOD JOIST HANGER & WOOD BEAM HANGER CONNECTIONS AS FOLLOWS:
JOIST HANGER MIN. CAPACITY - 800#
BEAM HANGER MIN. CAPACITY - 3500#
11. INSTALL MINIMUM DOUBLE STUDS AT JAMBS OF ALLOPENINGS IN WALLS OR AS SHOWN ON PLAN
12. ALL MANUFACTURED TRUSSES ARE TO BE IN ACCORDANCE WITH ASCE 7-95.
13. FOUNDATION ANCHORAGE: SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONT. FOUNDATIONS SHALL BE ANCHORED ACCORDING TO IRC R403.1.6.

FINISHES
1. ALL FINISHES SHALL BE CLASS C OR BETTER WITH A RAME SPREAD OF 76-200 OR BETTER AND A SMOKE DEVELOPED INDEX OF 0-450.
AIR LEAKAGE
BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL.
1. ALL JOINTS, SEAMS AND PENETRATIONS.
2. SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
4. UTILITY PENETRATIONS
5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
6. KNEE WALLS
7. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
9. COMMON WALLS BETWEEN DWELLING UNITS.
10. ATTIC ACCESS OPENINGS.
11. RIM JOIST JUNCTION.
12. OTHER SOURCES OF INFILTRATION.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR				WALLS		CEILING	REMARKS
	HARDWOOD FLOOR	CERAMIC TILE	CARPET	UNFINISHED VINYL	PAINTED GYP. BD.	UNFINISHED	PAINTED GYP. BD.	
BASEMENT								
BAR				X			X	
BASEMENT								
ED'S AREA			X		X		X	
STORAGE			X				X	
GYM				X	X			
FIRST FLOOR								
STUDY	X				X		X	
FOYER	X				X		X	
GREAT ROOM	X				X		X	
KITCHEN	X				X		X	
SITTING ROOM	X	X			X		X	
HALLWAY	X				X		X	

CABINET SCHEDULE

NO.	DESIGNATION	W-D-H	TYPE	REMARKS
01	BD. 3	21-24-34.5	BASE	BASE THREE DRAWER
02	B	15-24-34.5	BASE	BASE SINGLE DOOR
03	SB	30-24-34.5	BASE	BASE SINK
04	B	15-24-34.5	BASE	BASE SINGLE DOOR
05	W	21-12-30	WALL	WALL DOUBLE DOOR
06	W	30-12-18	WALL	WALL DOUBLE DOOR
07	W	30-12-18	WALL	WALL DOUBLE DOOR
08	W	21-12-30	WALL	WALL DOUBLE DOOR

DOOR SCHEDULE

DOOR			SADDLE	LABEL	REMARKS
NO.	SIZE.	INT/EXT			
ALL DOORS U.N.O.: 6 PANEL					
BASEMENT	01	9'0x6/8	EXT	YES	SLIDING GLASS DOOR
	02	3'0x6/8	INT	NO	SINGLE DOOR THREE PANEL
	03	3'0x6/8	INT	NO	SINGLE DOOR THREE PANEL
	04	(2)2'6x6/8	INT	NO	DOUBLE DOOR THREE PANEL
FIRST FLOOR	05	(2)3'0x6/8	INT	NO	DOUBLE DOOR THREE PANEL
	07	(2)2'6x6/8	INT	NO	BARN DOOR
	11	2'0x6/8	INT	NO	SINGLE DOOR THREE PANEL
	12	2'6x6/8	INT	NO	SINGLE DOOR THREE PANEL
	13	2'6x6/8	INT	NO	SINGLE DOOR THREE PANEL
	14	2'6x6/8	INT	NO	SINGLE DOOR THREE PANEL
	15	2'6x6/8	INT	NO	SINGLE DOOR THREE PANEL
	16	1'4x6/8	INT	NO	SINGLE DOOR THREE PANEL
	17	2'6x6/8	INT	NO	SINGLE DOOR THREE PANEL

HEADER SCHEDULE (U.N.O.)

OPENING SIZE	HEADER SIZE
OPENINGS UP TO 3'	(2) 2x10
OPENINGS GREATER THAN 3' UP TO 6'	(2) 1.75 x 9.50 1.9E MICROLAM
OPENINGS GREATER THAN 6' UP TO 8'	(2) 1.75 x 11.875 1.9E MICROLAM

REINFORCED CONCRETE AND MASONRY FOUNDATION WALLS

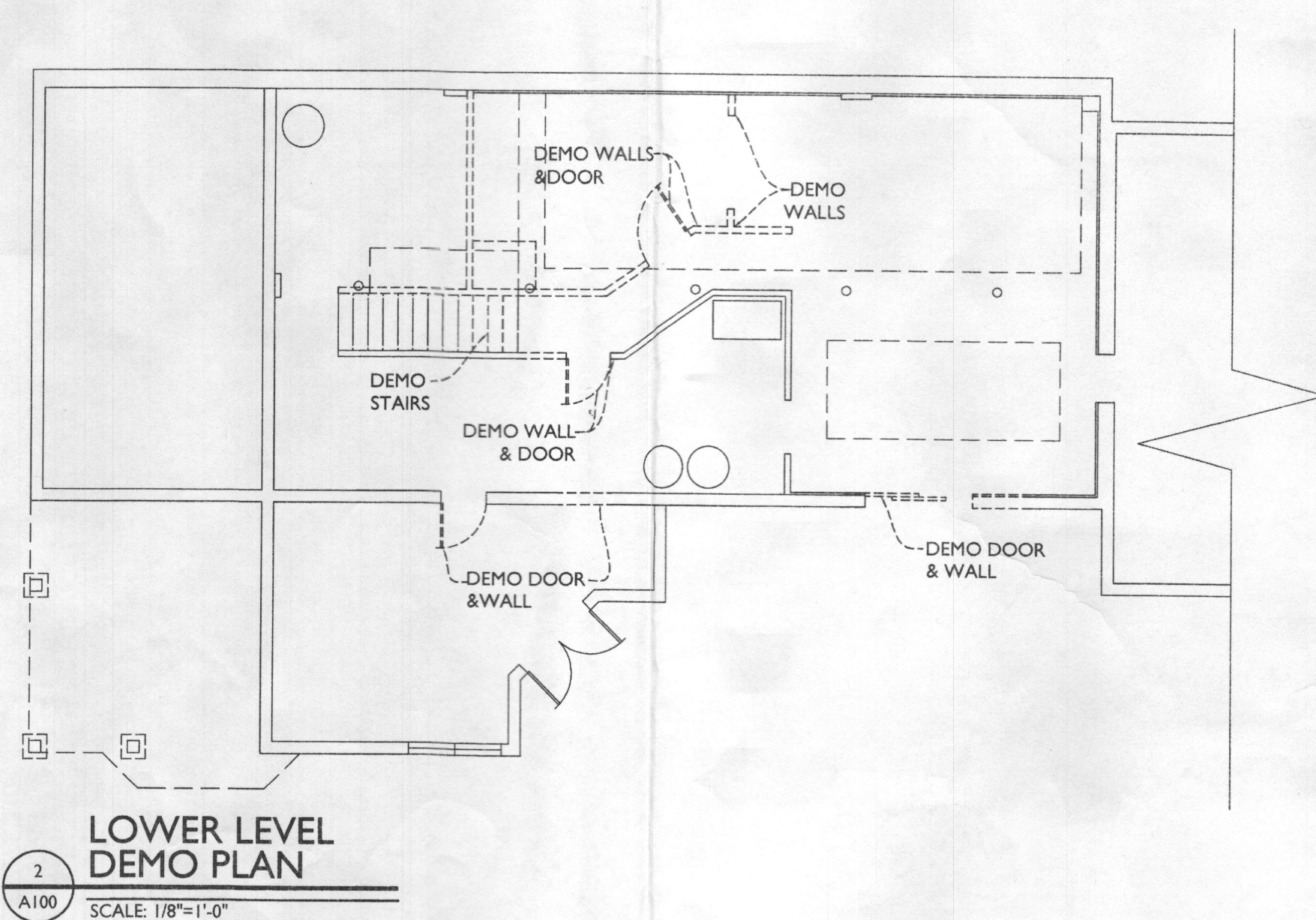
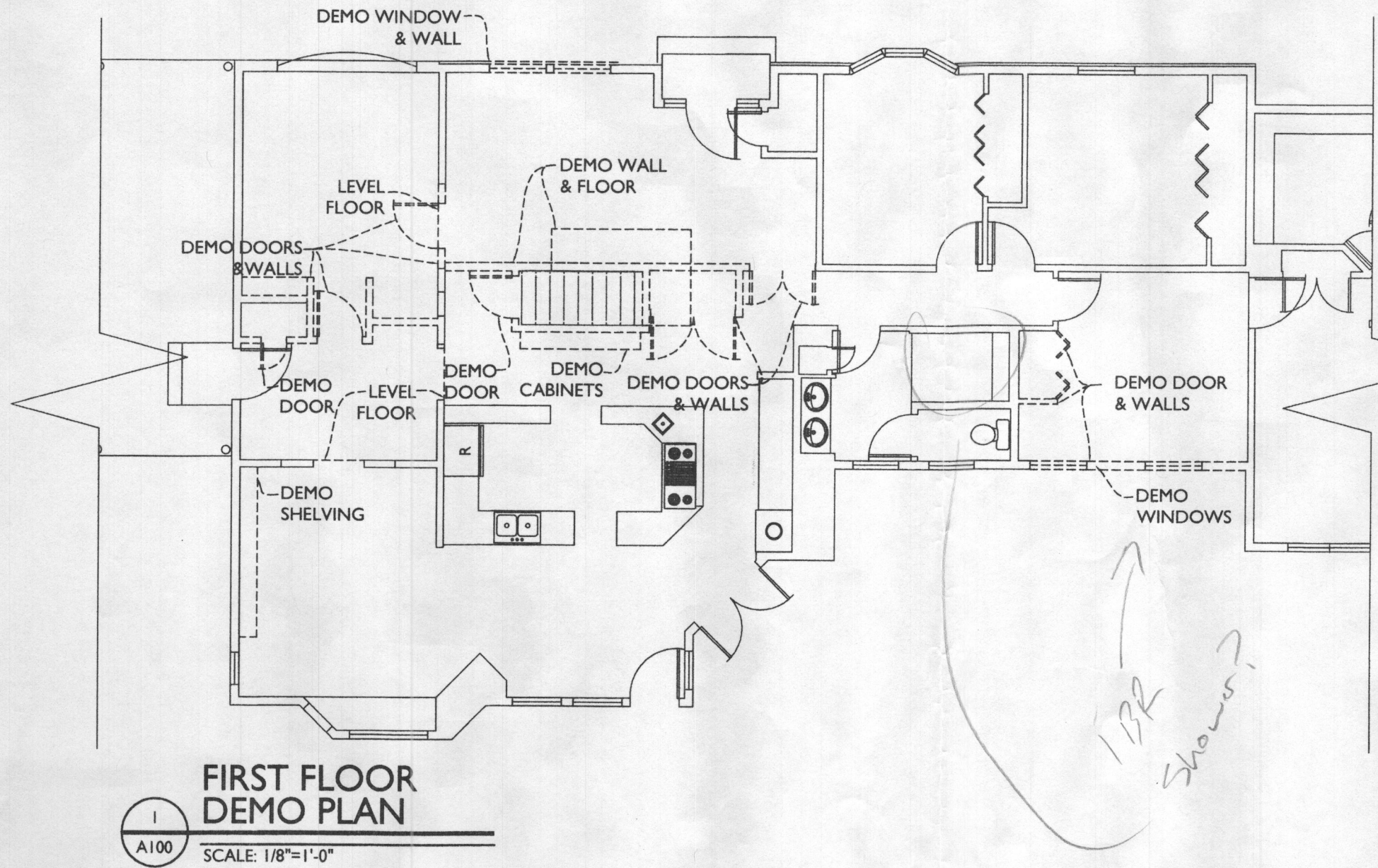
MAX. WALL HT. (FT.)	MAX. UNBALANCED BACKFILL HT.	MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 10" NOMINAL WALL THICKNESS		
		SOIL CLASSES		
		GW,GC,SW & SP SOILS	GM, GC, SM, SM-SC & ML SOILS	SC, MH, ML-CL & INORG. CL SOILS
9	5	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 48" O.C.
	6	#4 @ 56" O.C.	#4 @ 40" O.C.	#4 @ 32" O.C.
	7	#4 @ 56" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	8	#4 @ 32" O.C.	#6 @ 48" O.C.	#4 @ 16" O.C.
	9	#5 @ 40" O.C.	#6 @ 40" O.C.	#7 @ 40" O.C.
9	5	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
	8	#5 @ 40" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
	9	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.
10	7'-4"	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
	8'-0"	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 64" O.C.
	8'-8"	#5 @ 72" O.C.	#7 @ 72" O.C.	#6 @ 48" O.C.
	9'-4"	#6 @ 72" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	10'-0"	#6 @ 64" O.C.	#6 @ 40" O.C.	#6 @ 32" O.C.

STEEL LINTEL SCHEDULE (U.N.O.)

STEEL ANGLE SIZE	# STORIES ABOVE	# OF 1/2" REBARS
	NONE	TWO
3 x 3 x 1/4	6'-0"	3'-0"
4 x 3 x 1/4	8'-0"	5'-0"
6 x 3 x 1/2 x 1/4	14'-0"	8'-0"
2 - 6 x 3-1/2 x 1/4	20'-0"	11'-0"

WINDOW SCHEDULE

WINDOW			REMARKS
TYPE	MAT.	SIZE	
A	MATCH EX.	3/0x5/0	CASEMENT CASEMENT
B	MATCH EX.	8/0x5/0	BAY WINDOW
MIN. DUAL PANE, LOW-E & ARGON GAS FILLED. MAX. U = .31 TRIM TO BE WHITE			



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PROJECT PHASE
CD

PROJECT TITLE
THE PETERSON RESIDENCE

11714 Wayneridge Court
Fulton, MD 20759

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 17-336

DATE 10/24/2017

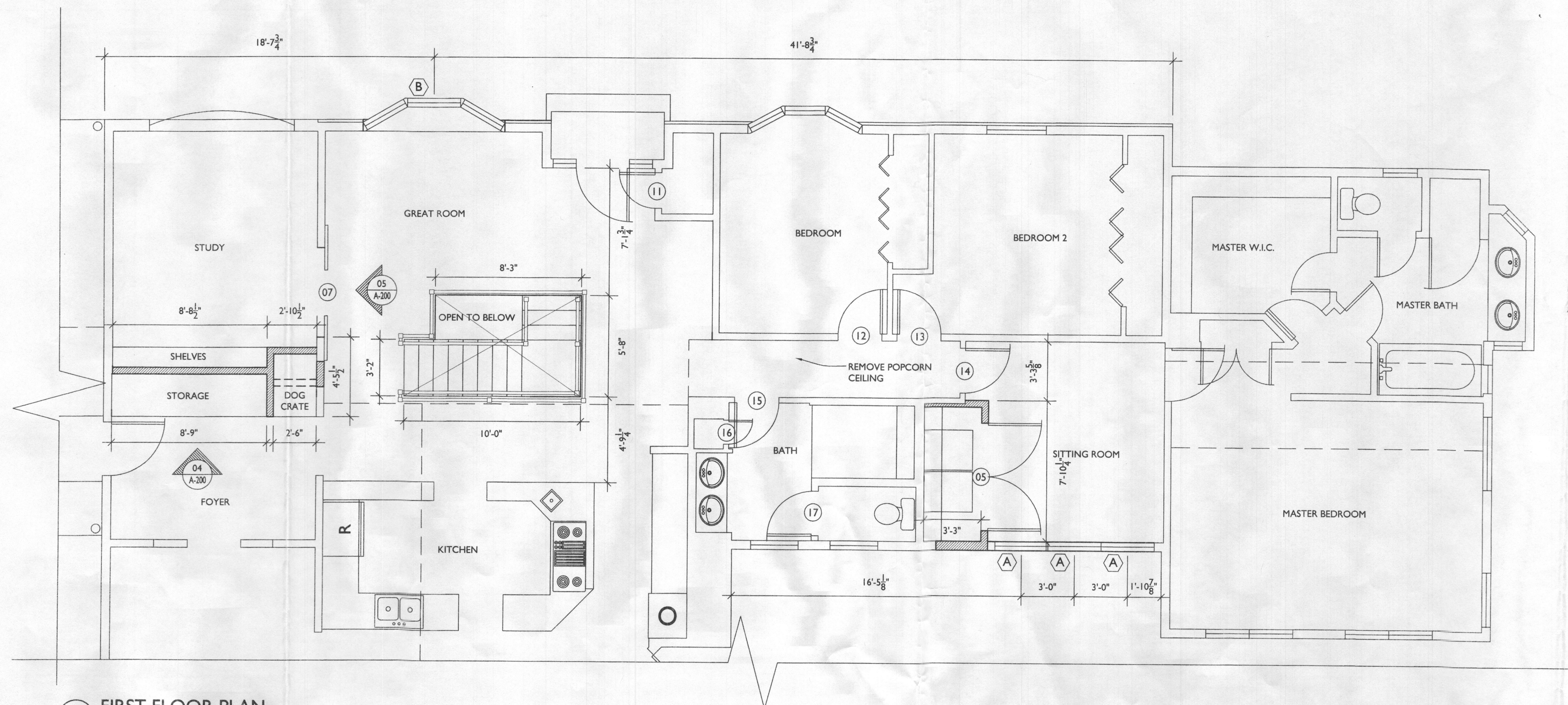
SCALE AS NOTED

DRAWING TITLE

SCHEDULES AND DEMO PLANS

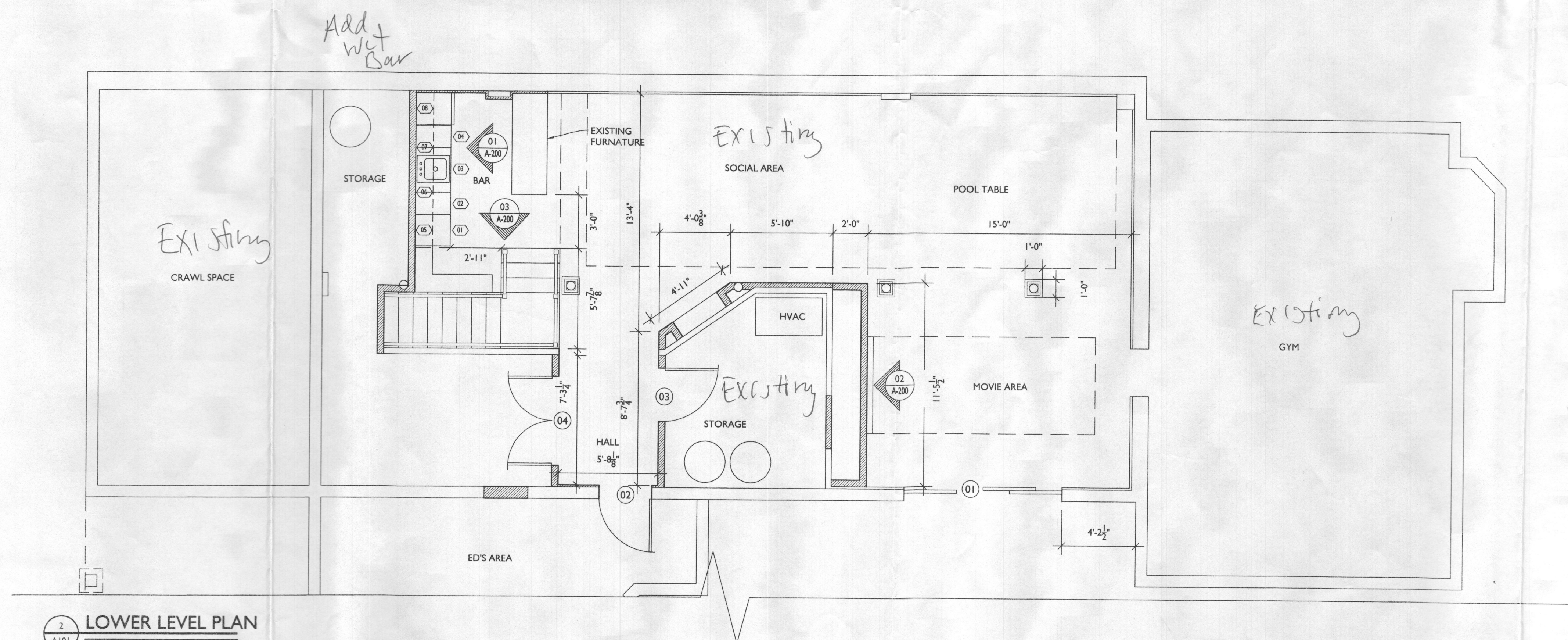
SHEET NUMBER

A-100



1 FIRST FLOOR PLAN
A101 SCALE: 1/4"=1'-0"

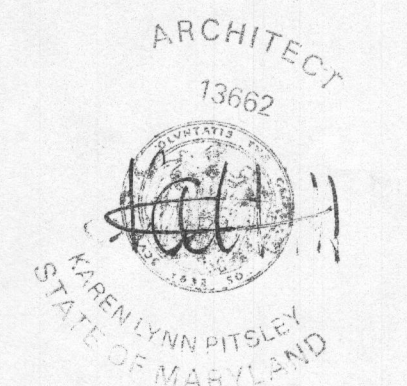
LINE TYPE KEY:
NEW WALL
EXIST. WALL
ABOVE LINE
FDN. WALL



2 LOWER LEVEL PLAN
A101 SCALE: 1/4"=1'-0"



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PROJECT PHASE

CD

PROJECT TITLE

THE
PETERSON
RESIDENCE

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SCALE AS NOTED

DRAWING TITLE

FLOOR
PLANS

SHEET NUMBER

A-101

Approved 1317003947
R/L 11/17/17