



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: _____

Permit No.: B160000185

Building Address: 17105 Spring Hollow Ct
City: Mt. Airy State: MD Zip Code: 21771
Suite/Apt. #: _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: _____
Section: _____ Area: _____ Lot: 2
Tax Map: 0007 Parcel: 0528 Grid: 0008
Zoning: _____ Map Coordinates: _____ Lot Size: 1.02 AC

Existing Use: Private Residence - SF Dwelling
Proposed Use: Same
Estimated Construction Cost: \$ 160,000.00
Description of Work: Add detached Garage (10x25)
Alter existing Garage entrance to
living space
Occupant or Tenant: Mike Baker
Was tenant space previously occupied? ☐ Yes ☐ No
Contact Name: Mike Baker
Address: 17105 Spring Hollow Ct.
City: Mt. Airy State: MD Zip Code: 21771
Phone: 443-286-1780 Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: <u>1</u>	Depth Width
Gross area, sq. ft./floor:	1 st floor:
	2 nd floor:
Area of construction (sq. ft.):	Basement:
	<input type="checkbox"/> Finished Basement
Use group:	<input checked="" type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type:	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units:
<input checked="" type="checkbox"/> Wood Frame	No. of 1 BR units:
<input type="checkbox"/> State Certified Modular	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

Property Owner's Name: Mike Baker
Address: 17105 Spring Hollow Ct.
City: Mt. Airy State: MD Zip Code: 21771
Phone: 443-286-1780 Fax: _____
Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: Paul Lewis
Address: 10611 Gramercy Pl. #124
City: Columbia State: MD Zip Code: 21044
Phone: 443-597-2657 Fax: _____
Email: lewisandassociatescontracting@gmail.com

Contractor Company: Lewis & Associates Contracting, LLC
Contact Person: Paul Lewis
Address: 10611 Gramercy Pl. #124
City: Columbia State: MD Zip Code: 21044
License No.: 106698
Phone: 443-597-2657 Fax: _____
Email: lewisandassociatescontracting@gmail.com

Engineer/Architect Company: Transforming Architecture
Responsible Design Prof.: Karen Pitsley
Address: 7612 Browns Bridge Rd.
City: Highland State: MD Zip Code: 20777
Phone: 301-776-2666 Fax: _____
Email: info@TransformingArchitecture.com

Utilities
Water Supply
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Sewage Disposal
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Heating System
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
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
Email Address: lewisandassociatescontracting@gmail.com Date: 01-08-2016
Owner/ Lewis + Associates Contracting
Title/Company

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	<u>3/2/16</u>	<u>K. N. W.</u>
Is Sediment Control approval required for issuance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<input type="checkbox"/> CONTINGENCY CONSTRUCTION START		

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

Filing Fee	\$ <u>25.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$ <u>2402</u>
Check	

Distribution of Copies: White: Building Officials

Green: PSZA, Zoning

Yellow: PSZA, Engineering

Pink: Health

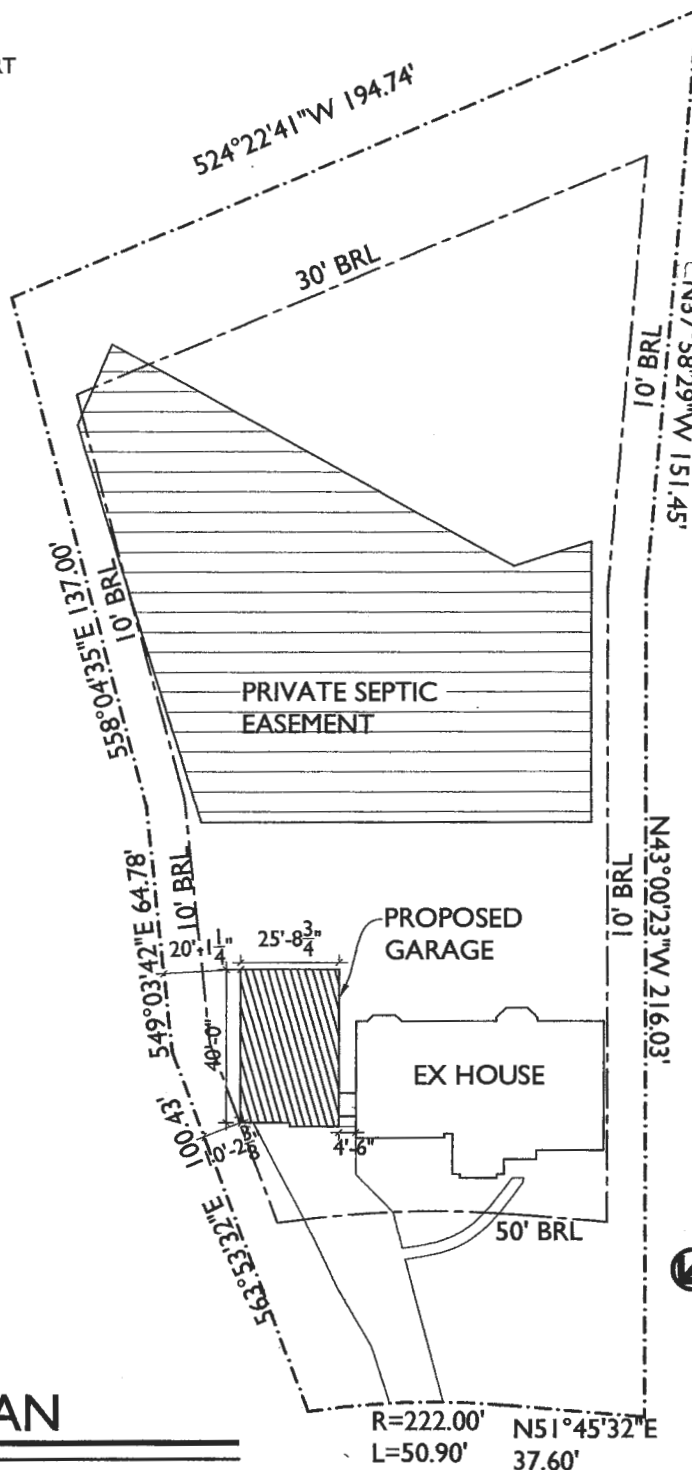
Gold: SHA

SITE INFO:
 17105 SPRING HOLLOW COURT
 MT. AIRY, MD 21771
 LOT 2
 PARCEL: 0528
 ELECTION DISTRICT: 4
 HOWARD COUNTY
 ZONED - RC-DEO

ARCHITECT
 13662



KAREN LYNN PITSELEY
 STATE OF MARYLAND



SITE PLAN

SCALE: 1" = 50'

SPRING HOLLOW CT



**TRANSFORMING
 ARCHITECTURE**
 CUSTOM DESIGNS. FLAT FEES.

7612 Browns Bridge Rd
 Highland, MD 20777
 301-776-2666
 301-776-2886 fax
 1-877-828-7267
 info@TransformingArchitecture.com
 www.TransformingArchitecture.com

The Baker Residence

17105 Spring Hollow Ct. Mt. Airy, MD 21771

SCALE: AS NOTED

DATE: 01-06-16

PROJECT No: 11-069

**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 2-05-2016

To: Hank Oswald
(Person's Name and Division)

From: Paul Lewis Lewis+Asso. contracting (443) 597-2657
(Your Name, Company Name and Telephone Number)

Subject: Project name Baker

Project site address 1710S Spring Hollow Ct. Mt. Airy MD 21771

Permit # B16006185 SDP # _____

Other information pertinent to this project _____

☒ Please check the attachments below that you are submitting with this transmittal:

____ Letter of response to address plan review comment letter

____ Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**

____ Letter Summarizing Changes

____ Energy conservation calculations

☒ Copies of Drawings + Site plan (be specific).

☒ Health Department Request _____ DPZ/ DED Request _____ Applicant's Request _____

____ Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____

____ Other _____

Contact Person Information: (Required)

Paul Lewis
Please Print Name

Telephone No: 443-597-2657

E-Mail Address: lewisandassociatescontracting@gmail.com

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

Received by

MP

Renzian

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, February 09, 2016 11:57 AM
To: LEWISANDASSOCIATESCONTRACTING@GMAIL.COM
Subject: B16000185_17105 Spring hollow Court_Floor Plans for the Remaining House

Paul Lewis:

Thank you for submitting the revised site plan & floor plan for the first floor plus changes to existing garage. In order to determine if the existing septic system is sized properly for the existing house plus proposed changes, this office will also need to see a floor plan of the existing basement and second floor.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

Oswald, Hank

From: Oswald, Hank
Sent: Wednesday, February 03, 2016 8:43 AM
To: 'LEWISANDASSOCIATESCONTRACTING@GMAIL.COM'
Cc: 'INFO@TRANSFORMINGARCHITECTURE.COM'
Subject: B16000185_26X40 DETACHED GARAGE & INTERIOR ALTERATIONS TO EXISTING GARAGE
Attachments: A57610-B_04-362721_17105_SPRING_HOLLOW_COURT.pdf; Setback Requirements.pdf

Paul Lewis:

Please forward a copy of the existing house floor plans plus proposed changes directly to the Health Department. In addition, the site plan needs to show the drinking water well and all septic components (i.e. septic tank) meeting all required setbacks. Please see attached septic record regarding the location of these items.

Should you have any questions, please don't hesitate to ask

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

SCOPE OF WORK

1042 sqft DETACHED GARAGE AND ADD IN-LAW SUITE IN EX GARAGE

ADD/ALTERNATE: 28' GARAGE
ADD/ALTERNATE: CLOSET SYSTEM

RESIDENTIAL NOTES & SPECIFICATIONS

GENERAL CONSTRUCTION NOTES

- 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.
- 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.
- WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
- PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES.
- ALL CLOSETS ARE TO HAVE THE SAME FINISH AS THE ADJOINING ROOM UNLESS OTHERWISE NOTED.
- PROVIDE PLUMBING FIXTURE ACCESS PANEL AT EACH TUB AND SHOWER ENCLOSURE AS REQUIRED BY LOCAL JURISDICTION.
- PROVIDE HANDRAILS 34"-38" ABOVE NOSINGS ON ALL STAIRS. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC. 36" OR MORE ABOVE GRADE OR FLOOR BELOW. GUARDS SHALL BE MINIMUM 42" HIGH AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE.
- PROVIDE NOMINAL 2X FIVE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEAD AND CHASE. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE 1/2" GB DRAFTSTOPPING, NOT TO EXCEED 1,000 SF.
- 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".
- PROVIDE SOFFIT 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.
- MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.
- ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, CEILINGS, WINDOWS, DOOR FLANGES AND JAMBS.
- SEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.
- SLOPE ALL EXTERIOR PLATFORMS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLANS.
- PROVIDE TERMITE PROTECTION INCLUDING SOIL TREATMENT BY LICENSED EXTERMINATOR.

SPECIFICATIONS - GENERAL CONDITIONS

- ALL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL ORDINANCES & BUILDING CODES APPLICABLE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO INTERNATIONAL RESIDENTIAL CODE, 2012.
- 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.
- 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.
- DESIGN STANDARDS
USE GROUP: RESIDENTIAL
CONST. TYPE: TWO STORY WOOD FRAME W/ SIDING AND CLAPBOARD.
5. DESIGN LOADS (IRC TABLE 301.5)
ROOF LIVE LOAD: 30 PSF WIND SPEED: 100 MPH
GROUND SNOW LOAD: 10 PSF IMPORT FACTOR: 1
FLOOR LIVE LOAD (F.F.): 40 PSF EXP. FACTOR: "C"
FLOOR LIVE LOAD (S.F.): 30 PSF SEISMIC DESIGN CAT: 8
ATTIC LIVE LOAD (ATTIC): 20 PSF WEATHERING: SEVERE
GARAGE LIVE LOAD: 50 PSF
GUARD RAILS: 200 LBS. FORCE IN ANY DIRECTION
SOIL BEARING: ASSURED 2,000 PSF FROST LINE DEPTH - 12"
TERMITE: VERY HEAVY DECAY: VERY HEAVY
RADON RESISTANT CONSTRUCTION REQD: YES

CONCRETE

- CONCRETE FOR THIS PROJECT SHALL BE NORMAL WEIGHT (145 PCF)
- CONCRETE SHALL HAVE MINIMUM 28 DAY STRENGTH OF 3000 PSI
- ALL REINFORCING BAR SHALL BE GRADE 60 (FY 40,000 PSI)
- ALL REINFORCING SHALL CONFORM TO "SPECIFICATIONS FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT" (ASTM 11 615-60).
- WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM A-185.
- 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 DOVELS OF THE SAME BAR SIZE AND SPACING AS THAT OF REINFORCING TO BE SPICED OR WORK TO BE CONNECTED.
- 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

- REMOVE ALL VEGETATION AND TOP SOIL CONTAINING ORGANIC MATERIALS FROM THE ENTIRE AREA TO BE COVERED BY THE BUILDING.
- 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.
- INSTALL FILL IN LOOSE LIFTS OF 8" THICK AND UNIFORMLY COMPACTED AS IN THE NOTE ABOVE.
- FILL MATERIALS SHALL BE VERY SANDY TO CLAYEY SAND WITH A PLASTICITY INDEX (P.I.) IF BETWEEN 2 AND 15.

SHEET INDEX

- A-100 PROJECT NOTES, SCHEDULES, DEMO PLAN, AND SITE PLAN
- A-101 FOUND, FIRST FLOOR & ROOF FRAMING, FIRST FLOOR & ROOF PLANS
- A-102 LATERAL BRACING PLANS & DETAIL
- A-200 EXTERIOR ELEVATIONS
- A-201 EXTERIOR ELEVATIONS & BATHROOM ELEVATIONS
- A-300 BUILDING SECTION
- A-301 BUILDING SECTION & WALL SECTION DETAIL
- E-100 ELECTRICAL FLOOR PLANS

PREPARATION FOR SLAB

- REMOVE ALL VEGETATION AND TOP SOIL CONTAINING ORGANIC MATERIALS FROM THE ENTIRE AREA TO BE COVERED BY THE BUILDING.
- 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.
- INSTALL FILL IN LOOSE LIFTS OF 8" THICK AND UNIFORMLY COMPACTED AS IN THE NOTE ABOVE.
- FILL MATERIALS SHALL BE VERY SANDY TO CLAYEY SAND WITH A PLASTICITY INDEX (P.I.) IF BETWEEN 2 AND 15.

FOUNDATION PERIMETER INSULATION

- 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

STRUCTURAL STEEL NOTES

- MATERIALS
STRUCTURAL STEEL AND PLATE ASTM A36
UNFINISHED BOLTS ASTM A307
HIGH-STRENGTH BOLTS ASTM A325
WELDING ELECTRODES ASTM 1233, CLASS E70
- 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)

- ALL MAJOR CONNECTIONS SHALL BE HIGH STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS SHALL BE UNFINISHED BOLTS.
- STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS.
- SUBMIT SHOP DRAWINGS FOR ALL STEEL WORK.

HEADERS

- ALL HEADERS ARE TO BE DOUBLE 2X12 UNLESS SPECIFICALLY NOTED OTHERWISE.

WOOD FRAMING

- UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS TO BE CONSTRUCTED WITH 2X4 STUDS, 16" O.C., WITH DOUBLE TOP PLATE. MINIMUM 2X12 HEADER/LINTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE 5" CDX PLYWOOD OR OSB.
- ALL FRAMING LUMBER TO HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 1200 PSI (Fb -1200 PSI) AND A MINIMUM MODULUS OF ELASTICITY OF 1,600,000 PSI (E-1,600,000 PSI).
- ALL FLOOR DECKS ARE TO BE GLUED TO SUPPORTING BEAMS AND JOIST WITH PL-400 ADHESIVE AS MANUFACTURED BY "CONTECH" OR APPROVED EQUAL.
- ALL WOOD BEAMS MADE OF TWO OR MORE MEMBERS SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED TOGETHER @ 12".
- ALL WOOD POSTS MADE UP OF MULTIPLE PIECES SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED @ 12" O.C. BOTH SIDES.
- DIRECTLY UNDER PARTITIONS WHICH RUN TO JOISTS (AND ARE OTHERWISE UNSUPPORTED) INSTALL DOUBLE JOISTS.
- ALL RAFTERS AND JOISTS SHALL HAVE WOOD OR METAL CROSSBRIDGING AT 8' O.C. OR AT CENTER OF SPAN WHICHEVER IS LESS.
- 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.
- MINIMUM BEARING FOR WOOD JOIST, RAFTERS AND BEAMS SHALL BE 3 1/2" ON WOOD AND 4" ON MASONRY.
- INSTALL WOOD JOIST HANGER & WOOD BEAM HANGER CONNECTIONS AS FOLLOWS:
JOIST HANGER MIN. CAPACITY - 800#
BEAM HANGER MIN. CAPACITY - 3500#
- INSTALL MINIMUM DOUBLE STUDS AT JAMBS OF ALL OPENINGS IN WALLS OR AS SHOWN ON PLAN.
- ALL MANUFACTURED TRUSSES ARE TO BE IN ACCORDANCE WITH ASCE 7-95.

FINISHES

- ALL FINISHES SHALL BE CLASS C OR BETTER WITH A FLAME 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.

- ALL JOINTS, SEAMS AND PENETRATIONS.
- SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
- OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
- UTILITY PENETRATIONS
- DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
- KNEE WALLS.
- WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
- COMMON WALLS BETWEEN DWELLING UNITS.
- ATTIC ACCESS OPENINGS.
- RIM JOIST JUNCTION.
- OTHER SOURCES OF INFILTRATION.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR		WALLS		CEILING		REMARKS	
	HARDWOOD FLOOR	CERAMIC TILE	COMPOSITE DECKING	UNFINISHED	PAINTED GYP. BD.	UNFINISHED	PAINTED GYP. BD.	UNFINISHED
FIRST FLOOR								
FAMILY ROOM	X				X			
PANTRY	X				X			
BEDROOM	X				X			
BATHROOM	X				X			
W.I.C	X				X			
GARAGE		X			X			
SECOND FLOOR								
ATTIC		X		X		X		

CABINET SCHEDULE

NO.	DESIGNATION	W-D-H	TYPE	REMARKS
01	SB42	42-24-34.5	BASE	SINK BASE
02	W42	42-12-42	WALL	WALL DOUBLE DOOR
03	W21	21-12-42	WALL	WALL SINGLE DOOR
04	B42-FH	42-12-34.5	BASE	BASE DOUBLE DOOR 12" DEEP
05	VSB_3D60	60-21-33.5	BASE	VANITY SINK BASE THREE DRAWER
06	DDR1824	18-24-29	BASE	LOCKING FILE CABINET
07	DKD3024	30-24-4.5	BASE	DESK KNEE DRAWER CABINET
08	DDR1824	18-24-29	BASE	LOCKING FILE CABINET
09	W3642	36-12-42	WALL	WALL DOUBLE DOOR
10	W3642	36-12-42	WALL	WALL DOUBLE DOOR

WALL TYPE A: 2"x4" WOOD STUDS 16" O.C. WITH

SINGLE LAYER 1/2" 440 SOUND BARRIER BD APPLIED VERTICALLY ON GARAGE SIDE, JOINTS STAGGERED.

SINGLE LAYER 1/2" REGULAR GYPSUM WALLBOARD

APPLIED VERTICALLY OR HORIZONTALLY EACH SIDE, JOINTS STAGGERED. NAIL BASE LAYER WITH SD COOLER OR WALLBOARD NAILS AT 8" O.C. FACE LAYER WITH SD COOLER OR WALLBOARD NAILS AT 8" O.C.

APPLIED VERTICALLY OR HORIZONTALLY EACH SIDE, JOINTS STAGGERED. NAIL BASE LAYER WITH SD COOLER OR WALLBOARD NAILS AT 8" O.C. FACE LAYER WITH SD COOLER OR WALLBOARD NAILS AT 8" O.C.

APPLIED VERTICALLY OR HORIZONTALLY EACH SIDE, JOINTS STAGGERED. NAIL BASE LAYER WITH SD COOLER OR WALLBOARD NAILS AT 8" O.C. FACE LAYER WITH SD COOLER OR WALLBOARD NAILS AT 8" O.C.

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