



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.: **B19003487**

Building Address: **1820 Woodstock Rd**
City: **Greenbelt** State: **MD** Zip Code: **21040**
Suite/Apt. #: _____ SDP/WP/BA #: _____
Subdivision: **1820 Woodstock Rd**
Lot: **11** Tax Map: **10** Parcel: **36**

Existing Use: **SFD**
Proposed Use: **SFD**
Estimated Construction Cost: \$ **16,087.00**
Description of Work: **Install (1) 1990**
manufactured propane tank

Occupant/Tenant Name: _____
Was tenant space previously occupied? ☐ Yes ☒ No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	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 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 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: **Greenbelt Council**
Address: **1820 Woodstock Rd**
City: **Greenbelt** State: **MD** Zip Code: **21040**
Phone: **410-313-2455** Fax: _____
Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Contractor Company: **Suburban Propane**
Contact Person: **Michelle Strickland**
Address: **1820 Woodstock Rd**
City: **Greenbelt** State: **MD** Zip Code: **21040**
License No.: **73468**
Phone: **410-313-1100** Fax: _____
Email: **ms@suburbanpropane.com**

Engineer/Architect Company: _____
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Utilities
Electric: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input checked="" 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 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: _____ Print Name: **Michelle Strickland**
Email Address: _____ Date: **10/14/19**
Title/Company: *** Mail ***

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	10/22/19	[Signature]

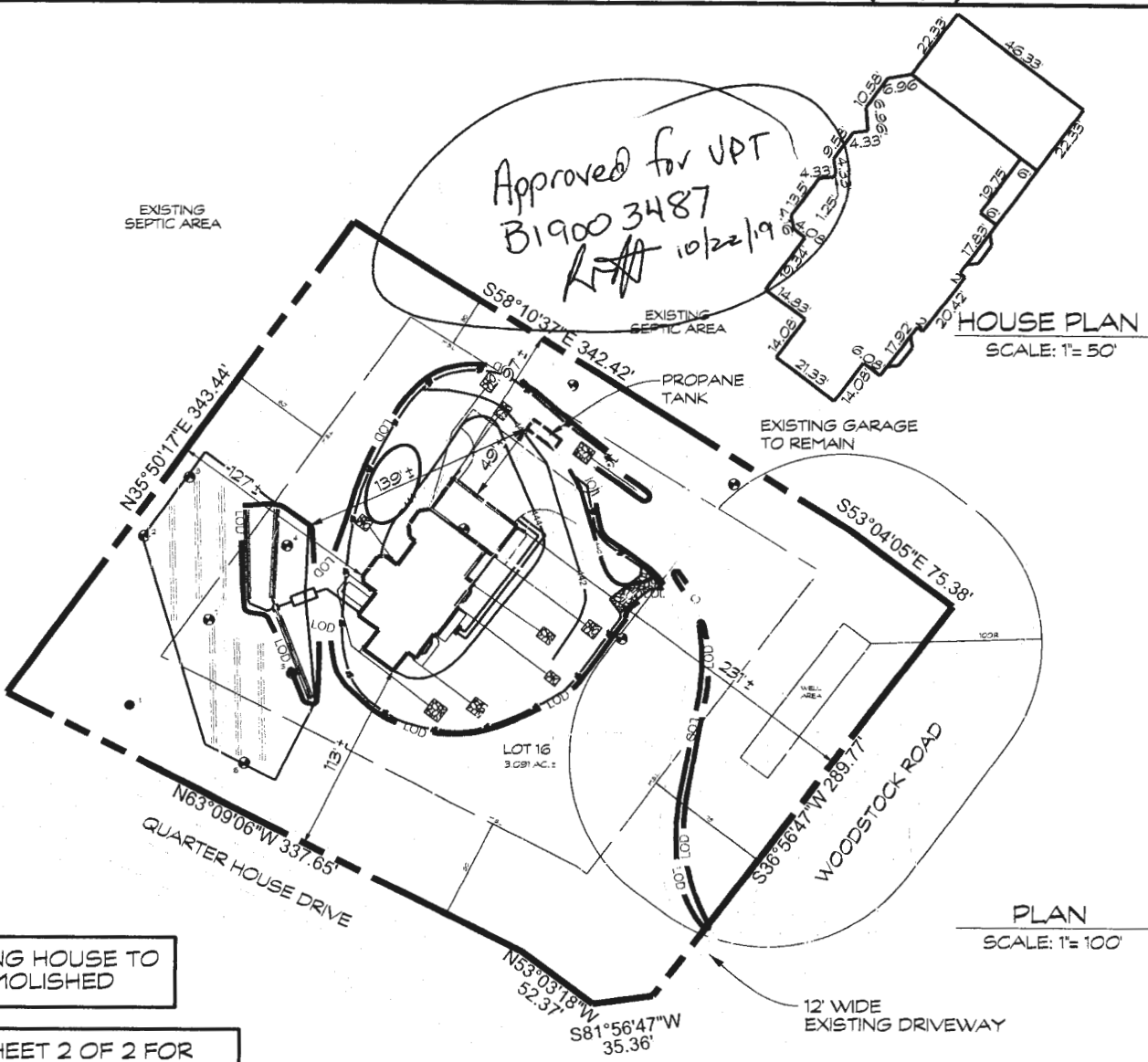
Is Sediment Control approval required for issuance? ☐ Yes ☒ No
☐ CONTINGENCY CONSTRUCTION START

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	\$
Permit Fee	\$ 100
Tech Fee	\$ 10
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ 110.00
Sub- Total Paid	\$
Balance Due	\$
Check	# 415163

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

12-1-19-22



PLOT PLAN
1820 WOODSTOCK ROAD
PARKSIDE LOT 16

3rd ELECTION DISTRICT * HOWARD COUNTY, MD
TAX MAP: 10 * BLOCK: 23 * PARCEL: 36
RECORDED IN PLAT #9682

EXISTING HOUSE TO
BE DEMOLISHED

SEE SHEET 2 OF 2 FOR
DETAILED GRADING PLAN

SEE SITE PLAN ON SITE
SEWAGE DISPOSAL
SYSTEM FOR SEPTIC
DESIGN

LOD DENOTES LIMIT
OF DISTURBANCE
TOTAL AREA = 29,995 S.F.

BUILDER TO VERIFY AVAILABILITY OF
BASEMENT SEWER SERVICE PRIOR TO
DWELLING STAKEOUT.

THERE ARE NO WELLS OR SEPTIC SYSTEMS
WITHIN 100' OF THE PROPERTY BOUNDARY
UNLESS OTHERWISE SHOWN HERE ON.

CARROLL LAND SERVICES, INC.

DATE

EXISTING GRADES SHOULD BE FIELD
VERIFIED WHEN HOUSE STAKEOUT IS DONE.

DATE	REVISIONS	
10/8/19	REVISED TO ADD PROPANE TANK	
10/11/19	DIMENSIONED PROPANE TANK TO HOUSE & SEPTIC	



439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

DRAWN BY:	JLW
DESIGN BY:	
REVIEW BY:	LDA
DATE:	02-04-19
SCALE:	AS SHOWN
JOB NO:	2018190
SHEET:	1 OF 2



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.: 617000283

Building Address: 1020 W. 11th St
City: W. 11th St State: MD Zip Code: 21163
Suite/Apt. #: _____ SDP/WP/BA #: _____
Subdivision: Public
Lot: _____ Tax Map: 7.22 Parcel: 34

Existing Use: _____
Proposed Use: Single Family Building
Estimated Construction Cost: \$ 675,000
Description of Work: _____

Occupant/Tenant Name: _____
Was tenant space previously occupied? ☐ Yes ☐ No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1st floor: 4270 sq ft
	2nd floor: 4270 sq ft
Area of construction (sq. ft.):	Basement:
	<input checked="" type="checkbox"/> Finished Basement
Use group:	<input 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: 2
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units:
<input 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:
➤ Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:
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	<input type="checkbox"/> Manufactured Home

Property Owner's Name: _____
Address: _____
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Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Contractor Company: _____
Contact Person: _____
Address: _____
City: _____ State: _____ Zip Code: _____
License No.: _____
Phone: _____ Fax: _____
Email: _____

Engineer/Architect Company: _____
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Utilities	
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input checked="" 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	
Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	
Building Shell Permit Number:	

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Applicant's Signature _____
Email Address _____
Title/Company _____

Print Name _____
Date 02/19/19

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	3.7.19	4. Oswald

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

DPZ SETBACK INFORMATION
Front:
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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	\$ 1000
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	#

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

NOTE: FINISHED FLOOR (FF) ELEVATION
AS SHOWN HEREON IS BASED ON
HOWARD COUNTY DPW SURVEY CONTROL
POINT 17AB, ELEVATION = 508.401 FEET
AND THE NAVD88 VERTICAL DATUM.

N/F
RICHARD & LUCILLE
OHLER
LOT 14, PLAT 9682
NO. 1709 NEW HAMPTON LN

N/F
ADAM HERNANDEZ
& KELLY MYERS
LOT 3, PLAT 6525
NO. 1816 WOODSTOCK ROAD

N/F
BRIAN & LIBBY KAHAT
LOT 13, PLAT 9682
NO. 1806 QUARTER HORSE DR

N/F
SONSHINE MD LP
L. 18655, F. 97
LOT 2, PLAT 3881

N/F
JASVINDER SINGH
& RAJINDER JAUR
LOT 17, PLAT 9682
NO. 1801 QUARTER HORSE DR.

N/F
MARIA MASSAR
LOT 12, PLAT 3881
NO. 1821 WOODSTOCK RD



PLAN
SCALE: 1" = 100'

I hereby certify that I have surveyed the property shown hereon for the sole purpose of locating the improvements. This plan is a benefit to the customer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. It is not to be relied upon for the establishment of boundary, easement or right-of-way lines for any reason, such as the location of fences, garages, buildings, or other existing or future improvements. Offsets of buildings to property lines are to the nearest foot (1') unless otherwise noted.

By:  Date: 10/8/19
Mark A. Riddle, Professional Land Surveyor No. 10899
License renews May 19, 2020

A licensed Maryland Surveyor either personally prepared this Foundation Certification, or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with the Maryland Minimum Standards of Practice for Land Surveyors. (COMAR 09-13-06.06 AND .12)

FOUNDATION CERTIFICATION - LOT 16 1820 WOODSTOCK ROAD PARKSIDE

3rd ELECTION DISTRICT • HOWARD COUNTY, MD
TAX MAP: 10 • BLOCK: 23 • PARCEL: 36
RECORDED IN PLAT #9682



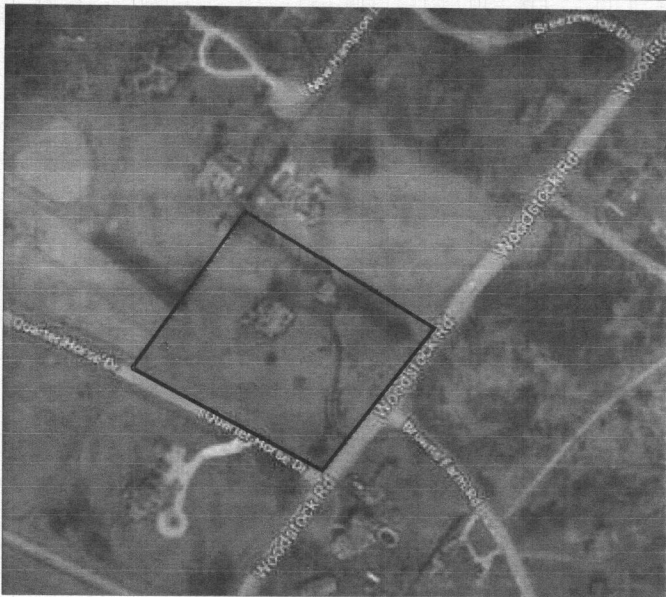
439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

DRAWN BY:	JLW
DESIGN BY:	
REVIEW BY:	MAR
DATE:	08-27-19
SCALE:	AS SHOWN
JOB NO:	2018190
SHEET:	1 OF 1

PROJECT OF RESIDENCE

1820 WOODSTOCK ROAD
WOODSTOCK, MD 21163

SITE



VICINITY MAP
PLANS INDEX

MATERIAL SYMBOLS



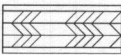
BRICK



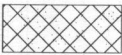
FINISHED WOOD



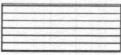
CONCRETE BLOCK



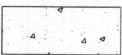
PLYWOOD or PARTICLE BOARD



SOLID CONCRETE BLOCK OR FILLED BLOCK



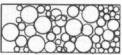
GLASS



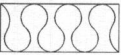
CONCRETE



EXPANSION JOINT MATERIAL



GRAVEL or CRUSHED STONE



BATT INSULATION



STEEL



RIGID INSULATION or ROOF PLANK



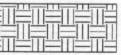
ACOUSTICAL TILE or VINYL COMPOSITION TILE



GYPSUM BOARD or GYPSUM DECK



ROUGH WOOD CONTINUOUS



EARTH

DESIGN CRITERIA

1. ALL WORK AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF IRC 2015 AND ALL APPLICABLE FEDERAL, STATE, COUNTY AND MUNICIPAL LAWS AND REGULATIONS.

2. DESIGN CODES:
A. ACI BUILDING CODES REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-89)
B. AISC MANUAL OF STEEL CONSTRUCTION, NINTH EDITION
C. AWS D11.1 STRUCTURAL WELDING CODE
D. IBC 2015

3. DESIGN LOADS
AREAS
FLOOR 40PSF
RAFTERS 30 per SF
WIND LOAD 18 per SF (40MPH)
DEFLECTION ROOF: L/240
FLOOR: L/480

4. DESIGN STRESS AND REQUIRED MATERIAL STRENGTH:
CONCRETE: ALL CONCRETE $f'_c = 3000$ PSI
REINFORCED STEEL: ASTM A615, GRADE 60
 $F_y = 60,000$ PSI
WELDED WIRE FABRIC: ASTM A185, $F_y = 65,000$ PSI
STRUCTURAL STEEL: CHANNEL, ANGLES, PLATES, BARS AND RODS ASTM A36
 $F_y = 36,000$ PSI
PIPE: ASTM A581, $F_y = 36,000$ PSI
BOLTS: ASTM A325, FRICTION TYPE
ANCHOR BOLTS: ASTM A307
WELDING ELECTRODES: E10XX
EXPANSION BOLTS: KWIK-BOLTS BY HILTI
CONCRETE MASONRY:
HOLLOW LOAD BEARING UNIT: ASTM C40, GRADE N-1 Min. = 1,850 PSI
SOLID LOAD BEARING UNIT: ASTM C140, GRADE N-1 Min. = 1,800 PSI
BRICK MASONRY: ASTM C216, GRADE SW
MORTAR: ASTM C270, TYPE M OR S

5. MIN. LUMBER VALUES:
FLOOR, JOISTS, RAFTERS, JOIST, HEADERS, BLOCKING, BEARING AND NON BEARING INTERIOR AND EXTERIOR STUDS WALLS AND POSTS:
SOUTHERN PINE # 2 OR APPROPRIATE EQUIVALENT:
 F_b MIN: 1,500 PSI
 E MIN: 1,600,000 PSI
 F_c MIN: 1,650 PSI
 F_v MIN: 95 PSI
 F_t MIN: 1,100 PSI
 F_c MIN: 425 PSI

6. FOUNDATIONS:
ALLOWABLE SOIL BEARING CAPACITY FOR FOOTING 2000 PSI (ASSUMED)

- G-100 COVER SHEET
- G-101 GENERAL NOTES
- G-102 GENERAL NOTES
- G-103 GENERAL NOTES
- G-104 SITE PLAN
- G-105 PERC CERTIFICATION PLAN

- D-101 DEMOLITION PLAN

- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-103 BASEMENT FLOOR PLAN
- A-104 FRONT & REAR ELEVATIONS
- A-105 SIDE ELEVATIONS
- A-106 DOOR, WINDOWS AND FINISH SCHEDULES
- A-107 ROOF PLAN

- S-101 FOUNDATION PLAN
- S-102 FIRST FLOOR FRAMING PLAN
- S-103 SECOND FLOOR FRAMING PLAN
- S-104 TYPICAL WALL SECTION DETAILS
- S-105 STRUCTURAL DETAILS

for permit
Attn: Health Dept

New
(HSE PLANS)
1820 Woodstock
ROAD



IMEC GROUP
6470 DOBBIN ROAD
SUITE B
COLUMBIA, MD
21045

Mr. & Mrs. WARD
1820 WOODSTOCK ROAD
WOODSTOCK, MD 21163

PROJECT TITLE:
PROJECT OF RESIDENCE
1820 WOODSTOCK RD.

SHEET TITLE:
COVER SHEET

DATE: 01/17/19

REVISED BY: GW

DRAWN: JN

SHEET NO.:

G-100

GENERAL NOTES:

1. SEE DRAWINGS FOR GENERAL NOTES, ABBREVIATIONS, GRAPHIC SYMBOLS AND MATERIAL DESIGNATIONS.
2. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS AND/OR SIZES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING PRIOR TO BEGINNING OF WORK AND PERIODICALLY DURING PROGRESS OF WORK TO VERIFY ACCURACY OF DIMENSIONS. DEVIATIONS FORM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
3. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWINGS AND THE PROJECT MANUAL, NOTIFY THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
4. ADDITIONAL PLAN INFORMATION IS SHOWN ON LARGE SCALE PLANS. FOR AREAS INDICATED, LARGE SCALED DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER PLANS.
5. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATION AND SIZES OF CONCRETE PADS, DRAINS, FLOOR OPENINGS, ETC.... COORDINATE WITH STRUCTURAL.
6. INTERIOR PLAN DIMENSIONS ARE TO FACE OF WALL FINISH UNLESS NOTED OTHERWISE.
7. MAINTAIN A CONTINUOUS AIR BARRIER AT THE INSIDE FACE OF THE EXTERIOR WALL. THIS REQUIRE SEALING AND TAPING ALL JOINTS IN THE INSULATION AND PROVIDING SEALANT AT ALL JOINTS.
8. FLOOR TO CEILING DIMENSIONS ARE FROM TOP OF SUBFLOOR TO CEILING.
9. INTERIOR FINISHES SHALL COMPLY WITH IBC CHAPTER 8.
10. THESE PLANS COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND 2015 INTERNATIONAL ENERGY CONSERVATION CODE EFFECTIVE OCTOBER 2016. PLEASE REFER TO RESCHECK CALCULATIONS PROVIDED FOR COMPLIANCE INFORMATION.
11. CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING / SANITARY AND ENERGY CONSERVATION CODES - STATE AND OR LOCAL.
12. CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES,SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS/ PROGRAMS IN CONNECTION WITH THE WORK.
13. THE CONTRACTOR / OWNER SHALL REQUEST LOCATION OF ALL UTILITIES PRIOR TO ANY DIGGING.

ENERGY EFFICIENCY:

THE FOLLOWING PROVISIONS FOR THERMAL RESISTANCE MEET OR EXCEED THE REQUIREMENTS STIPULATED BY THE HOWARD COUNTY RESIDENTIAL ENERGY CODE.

1. THERMAL ENVELOPE INSULATION TABLE EC-402.1.1:

GLAZING	U=0.35
SKYLIGHTS	U=0.60
ROOFS	R-50
FRAME WALLS	R-20
THERMAL MASS WALLS	R-5 CONTINUOUS
FLOORS OVER UNHEATED SPACE	R-10 (FRAMING CAVITY)
BASEMENT AND CRAWL SPACE WALLS	R-10 (CONTINUOUS)
	R-13 (FRAMING CAVITY)
SLAB PERIMETER	R-10 FOR DEPTH 2'-0"

2. AIR INFILTRATION TABLE EC-402.4.4 & EC 403.2.2:

- A. WINDOWS, SKYLIGHTS AND SLIDING DOORS NOT TO EXCEED 0.3 CFM PER SQUARE FOOT OR FENESTRATION.
- B. SWINGING DOORS NOT TO EXCEED 0.5 CFM PER SQUARE FOOT OR FENESTRATION.
- C. FILL CONSTRUCTION (ELECTRICAL AND PLUMBING) HOLES, CRACKS, LOOSE JOINTS AND SPACES IN ROUGH FRAMING AND ROUGH MASONRY WITH APPROVED FOAM SEALER OR SIMILAR SEALANT.
- D. MAXIMUM AIR INFILTRATION RATE FOR FENESTRATION ASSEMBLIES

D.1 WINDOWS	0.20 (CFM / FT²)
D.2 SLIDING DOORS	0.20 (CFM / FT²)
D.3 SWINGING DOORS	0.20 (CFM / FT²)
D.4 SKYLIGHTS - W/ CONDENSATION WEEPAGE OPENINGS	0.20 (CFM / FT²)
D.5 SKYLIGHTS - ALL OTHER	0.20 (CFM / FT²)
D.6 CURTAIN WALLS	0.06 (CFM / FT²)
D.7 STOREFRONT GLAZING	0.06 (CFM / FT²)
D.8 COMMERCIAL GLAZED SWINGING ENTRANCE DOORS	1.00 (CFM / FT²)
	1.00 (CFM / FT²)
D.9 REVOLVING DOORS	1.00 (CFM / FT²)
D.10 GARAGE DOORS	0.40 (CFM / FT²)
D.11 ROLLING DOORS	1.00 (CFM / FT²)

THE FOLLOWING PROVISIONS FOR THERMAL RESISTANCE MEET OR EXCEED THE REQUIREMENTS STIPULATED BY THE HOWARD COUNTY RESIDENTIAL ENERGY CODE,2006 IECC CHAPTER 5 COVERING GENERAL RESIDENTIAL ENERGY EFFICIENCY.

1. BLDG. ENVELOPE REQ - OPAQUE ASSEMBLIES (IECC TABLE 502.2 (1)):

MASS WALLS ABOVE GRADE	R-5.7 CI (CONT INSULATION)
FRAMED FLOORS	R-19
OPAQUE DOORS	U=0.70

2. BLDG. ENVELOPE REQ - FENESTRATION (IECC TABLE 502.3):

NON METAL FRAMING	U=0.40
STOREFRONT METAL FRAMING	U=0.50
ENTRANCE DOOR METAL FRAMING	U=0.85
OTHER METAL FRAMING	U=0.55

3. AIR LEAKAGE (IECC SECTION 502.4):

- A. WINDOWS AND SLIDING DOORS NOT TO EXCEED 0.3 CFM PER SQUARE FOOT OF FENESTRATION.
- B. SWINGING DOORS NOT TO EXCEED 0.5 CFM PER SQUARE FOOT OF DOOR AREA. PROVIDE 1" FIBERGLASS SILL SEALER BETWEEN FOUNDATION, WALL AND SILL PLATES.
- C. CURTAIN WALL AND STOREFRONT GLAZING NOT TO EXCEED 0.3 CFM PER SQUARE FOOT OF FENESTRATION.
- D. COMMERCIAL GLAZED SWINGING ENTRY DOORS AND REVOLVING DOORS NOT TO EXCEED 1.0 CFM PER SQUARE FOOT OF DOOR AREA. PROVIDE 1" FIBERGLASS SILL SEALER BETWEEN FOUNDATION, WALL AND SILL PLATES.
- E. FILL CONSTRUCTION (ELECTRICAL AND PLUMBING) HOLES, CRACKS,LOOSE JOINTS AND SPACES IN ROUGH FRAMING AND ROUGH MASONRY WITH APPROVED FOAM SEALER OR SIMILAR SEALANT.

BUILDING DATA:
PROJECT NAME: RESIDENCE OF Mr. & Ms. GUELL WARD
PROJECT ADDRESS: 1820 WOODSTOCK ROAD
WOODSTOCK, MD

PROJECT SCOPE:
CONSTRUCTION OF NEW DETACHED TWO (2)
STORY SINGLE FAMILY DWELLING.

APPLICABLE BUILDING CODES: IRC 2015

ZONING DATA:
TAX MAP NO.: 0010
LOT NO. : 16
ZONING DISTRICT: R-3
PARCEL NO.: 0036
HISTORIC AREA/SITE: N/A
SITE AREA: 3.091 Ac

REGULATIONS (ZR)		ALLOWED/ REQUIRED	PROVIDED
BUILDING HEIGHT		34'-6"	34'-6"
FLOOR AREA	N/A	N/A	N/A
LOT OCCUPANCY			4.5%
REAR YARD		60'	114'-5"
SIDE YARD		30'/60'	115'-2"
OFF-STREET PARKING		75'	251'-4"

IBC CHAPTER 3 - USE OF OCCUPANCY

. [R-3 (USE GROUP - DESCRIPTION)]

IBC CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS

1. HEIGHT: (IBC SECTION 504, IBC TABLE 503)

CONST	USE	ALLOWED	PROVIDED
V-B	R-3	40'(3 STORIES)	34'-6"

2. AREA: (IBC SECTION 504, IBC TABLE 506)

CONST	USE	FLOOR	AREA
ALLOWED			
V-B	R-3	TOTAL	UNLIMITED SF
PROVIDED			
V-B	R-3	TOTAL	10511.99 SF
		BASEMENT	3331.13 SF
		FIRST	3791.55 SF
		SECOND	3389.31 SF

IBC CHAPTER 6 - TYPES OF CONSTRUCTION

. [V-B]

IBC CHAPTER 7 - FIRE - RESISTANCE - RATED CONSTRUCTION

1. BUILDING ELEMENT FIRE RESISTANT RATINGS: (IBC TABLES 601 & 602)

BUILDING ELEMENT	CONDITION	LOCALE	RATING REQUIRED	RATING PROVIDED
STRUCTURAL FRAME			0 HR	0 HR
BEARING WALLS	EXTERIOR		0 HR	-
	INTERIOR		0 HR	-
NON BEARING EXTERIOR WALLS & PARTITIONS	[FIRE SEPARATION DISTANCE]	LOCALE	-	-
NON BEARING INTERIOR WALLS & PARTITIONS			0 HR	0 HR
FLOOR CONSTRUCTION			0 HR	0 HR
ROOF CONSTRUCTION			0 HR	0 HR

2. FIRE BARRIERS: (IBC SECTION 706)

BUILDING ELEMENT	SEPARATION AND/OR PROTECTION REQUIRED	SEPARATION AND/OR PROTECTION PROVIDED
SHAFT ENCLOSURES (IBC SECTION 707.4)	1 HR	1 HR
SHAFT ENCLOSURES (IBC SECTION 1020.1)	1 HR	1 HR

IBC CHAPTER 7 - FIRE - RESISTANCE - RATED CONSTRUCTION (CONTINUED)

5. OPENING PROTECTIVES: (IBC TABLES 715.4 & 715.5)

BUILDING ELEMENT AND ASSEMBLY LOCATION	RATING REQUIRED	RATING PROVIDED
FIRE DOOR		
SHAFTS, EXIT ENCLOSURES & EXIT PASSAGE WAYS RATED 1HR	-	-
OTHER FIRE BARRIERS RATED 1HR	-	-
OTHER FIRE PARTITIONS	-	-
EXTERIOR WALLS		
FIRE WINDOWS		
EXTERIOR WALLS		

IBC CHAPTER 9 - FIRE PROTECTION SYSTEM:

1. AUTOMATIC SPRINKLER SYSTEM : (IBC SECTION 903)
[SYSTEM PROVIDED]
2. STANDPIPE SYSTEM: (IBC SECTION 905)
[SYSTEM PROVIDED]
3. FIRE ALARM & DETECTION SYSTEM: (IBC SECTION 907)
[SYSTEM PROVIDED]
4. OTHER PROTECTION PROVISIONS:
[PROVISIONS]

IBC CHAPTER 10 - MEANS OF EGRESS:

1. EGRESS WIDTH: (IBC SECTION 1005, IBC TABLE 1005.1):

MOVE	REQUIRED	PROVIDED
STAIRWAYS		
STAIR No.	36"	
OTHER EGRESS COMPONENTS		
DOORS	35"	
RAMPS	36"	
CORRIDORS	36"	

IBC CHAPTER 11 - ACCESSIBILITY :

1. SCOPING REQUIREMENTS: (IBC SECTION 1103)
THIS PROJECT CONFORMS WITH [APPLICABLE STANDARDS].

DATE					
REVISION DESCRIPTION					
NO	1	2	3	4	5

CONTRACTOR	IMEC GROUP 6470 DOBBIN ROAD SUITE B COLUMBIA, MD 21045
------------	--

CLIENT	Mr. & Ms. WARD 1820 WOODSTOCK ROAD WOODSTOCK, MD 21163
--------	--

PROJECT TITLE: PROJECT OF RESIDENCE 1820 WOODSTOCK RD.	SHEET TITLE: GENERAL NOTES
--	-------------------------------

DATE: 01/17/19

REVISED BY:
GW

DRAWN:
JN

SHEET NO.

G-101

GENERAL NOTES

DESIGN LOADS

THE STRUCTURE WAS DESIGNED FOR THE LIVE AND DEAD LOADS INDICATED. ANY INCREASE IN THESE LOADING DUE TO CHANGE IN FUNCTION, CONSTRUCTION MATERIALS, ETC., SHALL HAVE WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS AND ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE AND DEAD LOADS UNTIL ALL FINAL CONNECTIONS ARE MADE.

ALL LIVE LOADS SHOWN BELOW ARE IN POUNDS PER SQUARE FOOT.

LIVE LOAD ROOF = 30PSF (MIN)
LIVE LOAD BEDROOMS = 30 PSF
LIVE LOAD LIVING AREAS = 40 PSF

SNOW LOADING IS BASED ON THE FOLLOWING:

GROUND SNOW LOAD = 25 PSF
FLAT ROOF SNOW LOAD = 21 PSF
SNOW EXPOSURE FACTOR = 1.0
SNOW THERMAL FACTOR = 1.0
SNOW LOAD IMPORTANCE FACTOR = 1.0
DRIFT OR SLIDING SNOW LOADS HAVE BEEN CONSIDER WHERE APPROPRIATE.

WIND LOAD DESIGN DATA:

BASIC WIND SPEED = 110 MPH (3 SECOND GUST)
EXPOSURE CATEGORY = C
IMPORTANCE FACTOR = 1.0
INTERNAL PRESSURE COEF. = +/- 0.18 (RIGID STRUCTURE)
COMPONENTS AND CLADDING:
ROOF ZONE 1 = -14.77 PSF
ROOF ZONE 2 = -20.80 PSF
ROOF ZONE 3 = -41.90 PSF
WALL ZONE 4 = -17.90 PSF
WALL ZONE 5 = -21.03 PSF

EARTHQUAKE DESIGN DATA:

SEISMIC IMPORTANCE FACTOR IE = 1.0
SEISMIC USE GROUP: II
SPECTRAL RESPONSE ACCEL. SS = 0.149
SPECTRAL RESPONSE ACCEL. S1 = 0.048
SITE CLASS: D
SPECTRAL RESPONSE COEFF. SDS = 0.159
SPECTRAL RESPONSE COEFF. SD1 = 0.077
SEISMIC DESIGN CATEGORY: B
BASIC SEISMIC-FORCE-RESISTING SYSTEM:
BUILDING BEARING WALLS SYSTEM
DESIGN BASE SHEAR = 0.490 KIPS
SEISMIC RESPONSE COEFF. CS = 0.025
RESPONSE MODIFICATION COEFF. R = 6.5
ANALYSIS PROCEDURE USED:
EQUIVALENT LATERAL LOAD.

CONTROLLED FILL AND BACKFILL

ALL COMPACTED FILL SHALL HAVE A DENSITY OF AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHO T-180 COMPACTION TEST. FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. FILL SHALL BE MIXED, SPREAD, AND PLACED IN SUCH A WAY AS TO PRODUCE A UNIFORM THICKNESS OF MATERIAL AFTER PLACING.

EACH LAYER OF FILL MATERIAL SHALL BE COMPACTED WITH A MINIMUM OF SIX COMPLETE PASSES ON ALL PORTIONS OF THE SURFACE OF EACH LIFE OF FILL BY RUBBER TIRED ROLLERS, SHEEP'S FOOT ROLLERS OR OTHER EQUIPMENT APPROVED BY THE SOILS ENGINEER AND STRUCTURAL ENGINEER. PLACE OF FILL CONTAINING ORGANIC MATTER; PLACING WITH MOISTURE CONTENT OF FILL TOO HIGH OR TOO LOW FOR PROPER COMPACTION; PLACING OF FILL WHEN FREE WATER IS STANDING ON THE EXISTING FILL SURFACE; PLACING IN A FROZEN CONDITION OR ON TOP OF FROZEN MATTER WILL NOT BE PERMITTED.

FOUNDATIONS

BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 2'-6" MINIMUM BELOW GRADE AND/OR COMPACTED FILL, WHICHEVER IS HIGHER.

BOTTOM OF ALL INTERIOR FOOTINGS SHALL BE 1'-0" MINIMUM BELOW FINISH GRADE.

ELEVATIONS INDICATED ON PLAN ARE TOPS OF FOOTINGS. ADJUST AS REQUIRED TO MEET MASONRY COURSE LINES.

A SOIL BEARING CAPACITY OF 2500 PSF WAS USED FOR FOOTING DESIGN.

CONCRETE

ALL CONCRETE WORK INCLUDING FORMING, MIXING, PLACING AND CURING SHALL BE IN ACCORDANCE WITH ACI 301.

ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.

REINFORCING STEEL

REINFORCING STEEL SHALL BE DEFORMED BARS IN ACCORDANCE WITH ASTM A-615 - GRADE 60, EXCEPT TIES AND STIRRUPS - GRADE 40 BENDS TO BE MADE AS PER DETAILS. PLACE MAIN REINFORCING STEEL SO AS TO PROVIDE 3" MINIMUM COVER FOR FOUNDATIONS POURED ON EARTH, 2" MINIMUM COVER FOR BEAMS AND COLUMNS, AND 3/4" MINIMUM COVER FOR SLAB (EXCEPT AS OTHERWISE DETAILED). ALL BEAMS AND SLAB STEEL SHALL HAVE A MINIMUM EXTENSION INTO THE SUPPORTS IN ACCORDANCE WITH ACI CODE. PROVIDE ACCESSORIES AND BAR SUPPORTS IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315-15).

MASONRY

FILL CELLS OF BLOCK SOLID WITH MORTAR IN COURSE DIRECTLY BELOW ALL CHANGES IN THICKNESS AND BOND.

ALL BRICK, BLOCK OR ANY COMBINATION OF BOTH SHALL HAVE TRUSS TYPE DUR-O-WALL @ 16" O.C. UNLESS OTHERWISE NOTED WITH CORNER AND "T" PIECES. ALL SPLICES SHALL LAP 6" MINIMUM. PROVIDE AN ADDITIONAL ROW OF DUR-O-WALL ABOVE AND BELOW ALL OPENINGS AND EXTEND 2' BEYOND JAMBS.

ALL OPENINGS IN WALLS TO BE PROVIDED WITH EITHER STEEL OR PRECAST LINTELS.

BRACE AND SHORE ALL WALLS AND LINTELS AS REQUIRED DURING CONSTRUCTION, WRAP COLUMNS WITH + FIBERGLASS WHEN ENCASED IN MASONRY.

ALL BRICK UNITS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE BUILDING CODE FOR REQUIREMENTS FOR ENGINEERED BRICK MASONRY AS PUBLISHED BY THE "STRUCTURAL CLAY PRODUCTS INSTITUTE" DATED AUGUST 1979.

ALL BLOCK UNITS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH "THE SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY" AS PUBLISHED BY THE NATIONAL CONCRETE MASONRY ASSOCIATION LATEST EDITION.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36.

HIGH STRENGTH BOLTS USED IN PERMANENT FRICTION TYPE CONNECTIONS WITH STRUCTURAL STEEL SHALL CONFORM TO ASTM A-325-F.

WOOD FRAMING

WOOD FRAMING AND FASTENERS SHALL COMPLY WITH THE RECOMMENDATIONS OF THE NATIONAL FOREST PRODUCTS ASSOCIATION.

PLYWOOD SHALL BE AMERICAN PLYWOOD ASSOCIATION GRADE TRADEMARKED AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF U.S. PRODUCT STANDARDS PS-1.

PANEL THICKNESS, GRADE, GROUP, AND IDENTIFICATION INDEX SHALL BE AT LEAST EQUAL TO THAT SHOWN ON THE DRAWINGS. APPLICATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.

LAMINATED BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

Fb = 2,500 PSI
E = 2,000,000
Fv = 285 PSI
Fc = 2,800 PSI

ALL STRUCTURAL LUMBER (EXCEPT STUDS) SHALL BE SPRUCE PINE FIR #2 OR BETTER GRADE U.N.O.

Fb = 1,050 PSI
E = 1,200,000
Fv = 75 PSI
Fc = 425 PSI

STUD GRADE
Fb = 675 PSI
E = 1,200,000
Fv = 70 PSI
Fc = 425 PSI

PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING WALLS. ALL DOUBLE JOISTS AND HEADERS TO BE SPIKED TOGETHER WITH MINIMUM 16 d NAILS @ 18" O.C. UNLESS NOTED OTHERWISE.

ALL JOISTS AND HEADERS, FLUSH FRAMED, SHALL BE PROVIDED WITH TRIP-L-GRIP CONNECTOR EACH SIDE, EACH MEMBER.

SOLID BRIDGING AT 2 POINTS FOR WALLS & FLOORS UP TO 10'-0". 1/3 POINT FOR WALLS & FLOORS OVER 10'-0".

PREFABRICATED WOOD TRUSSES

DESIGN AND INSTALLATION OF TRUSSES AND ITS CONNECTORS SHALL BE IN STRICT ACCORDANCE WITH THE "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" LATEST EDITION, AS PUBLISHED BY THE TRUSS PLATE INSTITUTE.

ALL TRUSSES SHALL BE DESIGNED FOR THE LOADS OUTLINED IN THE GENERAL NOTES AND/OR SHOWN ON THE DRAWINGS. ONLY THE OUTLINE OF THE TRUSSES HAVE BEEN SHOWN. WEB CONFIGURATION SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER.

ALL TRUSSES SHALL BE CONNECTED AT EACH BEARING POINT WITH APPROPRIATE TRIP-L-GRIP OR HURRICANE TYPE CONNECTORS EACH SIDE, EACH TRUSS. MANUFACTURER SHALL SUBMIT WRITTEN COPIES OF LOAD TEST DATE FOR ALLOWABLE LOADS ON CONNECTORS TO BE USED.

CONTRACTOR SHALL SUBMIT, PRIOR TO FABRICATION, COMPLETE SHOP DRAWINGS OF ALL TRUSSES. THESE SHOP DRAWINGS AND ITS DESIGN COMPUTATIONS SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF MARYLAND.

ANY TRUSS DAMAGED DURING SHIPPING OR ERECTION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

DATE							
REVISIONS DESCRIPTION							
NO.		1	2	3	4	5	6
CONTRACTOR:		IMEC GROUP 6470 DOBBIN ROAD SUITE B COLUMBIA, MD 21045					
CLIENT:		Mr. & Mrs. WARD 1820 WOODSTOCK ROAD WOODSTOCK, MD 21163					
PROJECT TITLE:		PROJECT OF RESIDENCE 1820 WOODSTOCK RD.				GENERAL NOTES	
DATE:		01/17/19					
REVISED BY:		GW					
DRAWN:		JN					
SHEET NO.		G-102					

GENERAL NOTES

SITE IMPROVEMENTS

- BUILDING PERMITS
- SURVEY AND EROSION CONTROL
- EXCAVATION, TRUCKING, BACKFILL, AND GRADING
- DRIVE AND GARAGE CONCRETE OR ASPHALT
- WATER AND SEWER LATERALS

FOUNDATION SPECIFICATIONS

- 24" X 12" 3000 PSI FOOTINGS
- MONOLITHIC SLAB ON GRADE
- CONCRETE BASEMENT WALLS

FLOOR AND WALL SYSTEMS

- FLOOR JOIST SYSTEM, 3/4" TONGUE AND GROOVE OSB SUBFLOORING, GLUED & NAILED
- WALL SYSTEM COMPLETE WITH 2x6 STUDS 16" O.C., OSB SHEATHING, AND HOUSE WRAP TO SEAL IT ALL UP TIGHT
- ENGINEERED ROOF TRUSSES

EXTERIOR FEATURES

- ENERGY EFFICIENT PLY-GEM® 1500 SERIES VINYL WINDOWS OR EQUAL
- ARCHITECTURAL FRONT ENTRY DOOR PER PLAN
- WATERPROOF GFI ELECTRICAL OUTLETS
- VINYL SIDING WITH CUSTOM PAINT COLORS
- VINYL FASCIA AND EXTERIOR TRIM
- SHUTTERS OR WINDOW WRAPS ON ALL WINDOWS ABOVE BASEMENT
- 5 WINDOWS IN BASEMENT
- SLIDING GLASS EXIT DOOR FROM BASEMENT
- 5" ALUMINUM GUTTERS AND 4" DOWNSPOUTS
- BRICK OR STONE FRONT
- PROFESSIONAL EXTERIOR PAINTING AND CAULKING
- OWEN CORNING 30 YEAR DIMENSIONAL SHINGLES W/RIDGE VENTING OR EQUAL
- 8' TALL INSULATED OVERHEAD GARAGE DOORS
- 2 FROST PROOF HOSE CONNECTORS

INTERIOR FEATURES

- FIREPLACE SURROUND TO MANTEL HEIGHT
- MOEN® EVA BATH FAUCETS WITH BRUSHED NICKEL FINISH OR EQUAL
- BADGER® GARBAGE DISPOSAL OR EQUAL
- WATER LINE TO REFRIGERATOR
- GRANITE COUNTERTOPS WITH UNDERMOUNT SINK IN KITCHEN
- HI-MACS® SOLID SURFACE COUNTERTOPS WITH INTEGRAL SINK IN MASTER BATH
- CULTURED MARBLE COUNTER TOPS ELSEWHERE
- CHOICE OF STAINED OR PAINTED COLONIAL TRIM
- CHOICE OF SIX RAISED PANEL PINE OR MDF WHITE DOORS
- CUSTOM INTERIOR PAINTING ON WALLS
- CUSTOM INTERIOR STAINING
- VENTED CLOSET SHELVING
- BATH ACCESSORIES FOR ALL BATHS
- FULL WIDTH VANITY MIRRORS
- GLASS SHOWER DOOR IN MASTER BATH
- MOEN® ARBOR PULLOUT KITCHEN FAUCET WITH STAINLESS FINISH OR EQUAL
- CABINETS IN MAPLE FEATURING STAGGERED HEIGHTS & DEPTHS, CROWN MOLDING, ROLL OUT SHELVES, DOVETAIL DRAWERS, SOFT CLOSE DRAWERS, RAISED PANEL DOORS AND CABINET PULLS - ALLOWANCE
- KOHLER® WHIRLPOOL TUB IN MASTER SUITE OR EQUAL
- AKER® ONE PIECE FIBERGLASS TUB AND SHOWER MODULES IN BATHS OR EQUAL
- TWO SINKS IN MASTER BATH
- WINDOWS ARE CASED AND JAMBED IN WOOD
- MAPLE HARDWOOD FLOORING IN FOYER, KITCHEN, AND DINETTE
- CERAMIC TILE FLOORING IN LAUNDRY AND BATHS

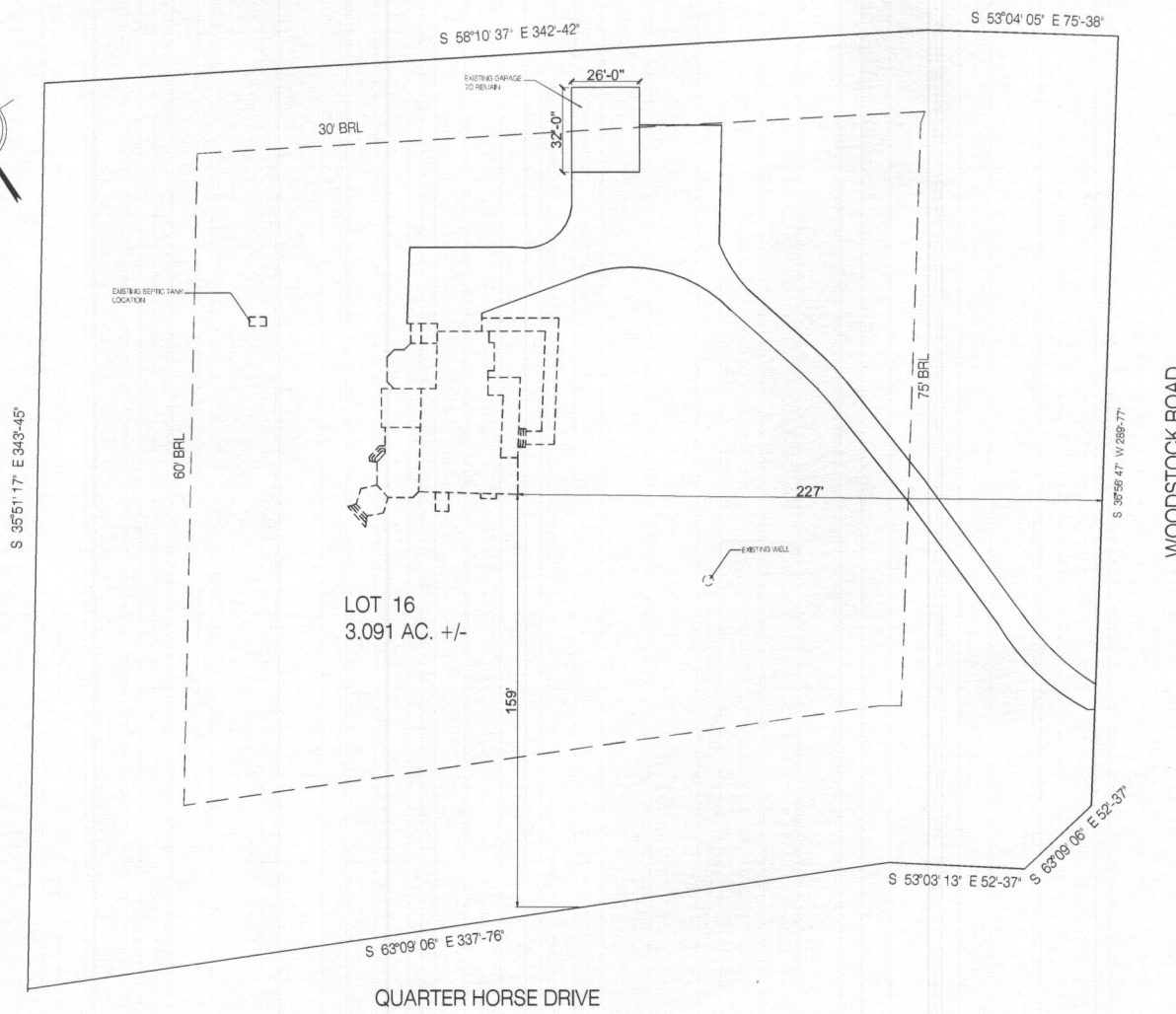
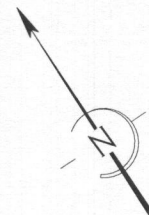
ENERGY SAVING FEATURES

- BUILT USING GREEN BUILT® STANDARDS
- CARRIER 95% EFFICIENCY GAS FURNACE OR EQUAL
- CARRIER 18 SEER AIR CONDITIONING OR EQUAL
- HONEYWELL LYRIC T5 WI-FI THERMOSTAT OR EQUAL
- SUPERIOR TYVEK® HOUSE WRAP
- R-21 EXTERIOR WALL INSULATION AND R-50 CEILING INSULATION
- FULL 8' HIGH FOUNDATION INSULATION
- EFFICIENT LOW-E WINDOWS
- HEATILATOR® DIRECT VENT GAS FIREPLACE W/ LOGS OR EQUAL
- A.O. SMITH® POWER VENTED WATER HEATER OR EQUAL
- ADVANCED FLOWGUARD® QUIET & NON-CORROSIVE CPVC PLUMBING
- WATER SAVING TOILETS
- INSULATED ENTRY AND GARAGE DOORS W/ WEATHER STRIPPING

EQUIPMENT HIGHLIGHTS

- 200 AMP ELECTRICAL SERVICE
- QUIET SUBMERSIBLE SUMP PUMP AND SEALED CROCK
- LIGHT FIXTURE ALLOWANCE (PER PLAN) - 4,000
- OVERHEAD LIGHT FIXTURES IN ALL BEDROOMS
- ON Q® STRUCTURED WIRING SYSTEM
- INTERCONNECTED ELECTRICAL SMOKE DETECTORS ON ALL LEVELS
- CARBON MONOXIDE DETECTOR IN BASEMENT
- GAS TO RANGE
- FUTURE PLUMBING IN BASEMENT
- OVERHEAD DOOR OPENER

PROJECT TITLE: PROJECT OF RESIDENCE 1820 WOODSTOCK RD.		SHEET TITLE: GENERAL NOTES	
DATE: 01/24/19			
REVISED BY: GW			
DRAWN: JN			
SHEET NO. G-103			
CLIENT: Mr. & Ms. WARD 1820 WOODSTOCK ROAD WOODSTOCK, MD 21163			
CONTRACTOR: IMEC GROUP 6470 DOBBIN ROAD SUITE B COLUMBIA, MD 21045			
REVISIONS DESCRIPTION			
NO.	DATE		
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1 DEMOLITION PLAN
D-101 SCALE: 1/32" = 1'-0"

DEMOLITION NOTES:

- EXISTING HOUSE TO BE DEMOLISHED.

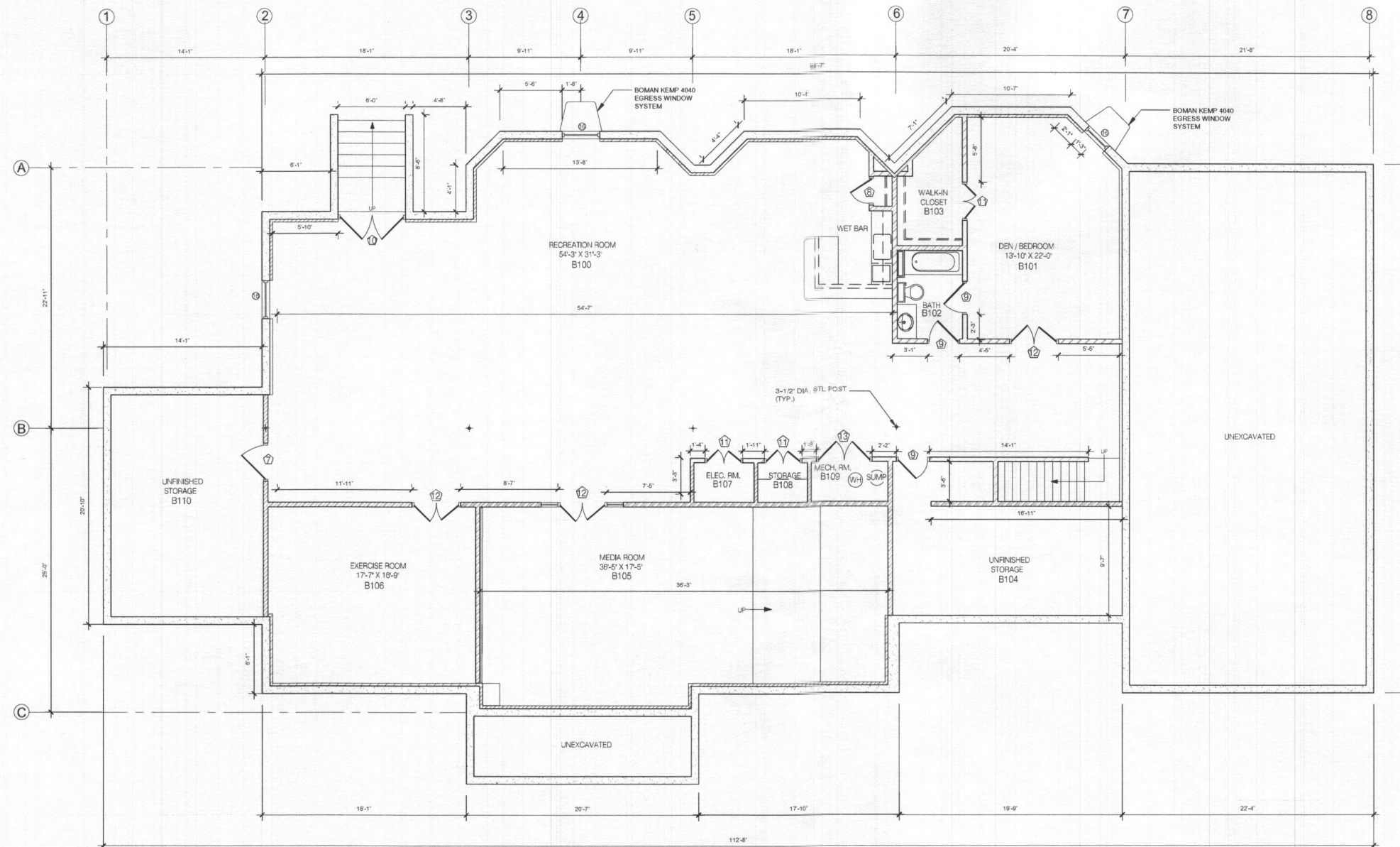
GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS. VERIFY THE HAULING ROUTE THROUGH THE BUILDING, THE DEMOLITION STAGING AREA AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF DEBRIS SHALL BE DONE IN ACCORDANCE TO LOCAL LAW.
2. THE OWNER RESERVE THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEM TO BE SALVAGED BY THE OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT, CLEAN, REPAIR FOR REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.
3. PROTECT ADJACENT PLACES NOT SCHEDULED FOR DEMOLITION. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE TO INSURE PUBLIC SAFETY.
4. PROVIDE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND THE AREA ADJACENT TO THE CONSTRUCTION AREA. IF THE STRUCTURE APPEARS TO BE ENDANGERED, CEASE THE OPERATION AND NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. DO NOT RESUME THAT PORTION OF THE WORK UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.
5. THE CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE SIGNED, LIGHTED AND PROTECTED AS REQUIRED BY CODE.
6. CONTRACTOR IS RESPONSIBLE FOR BUILDING SECURITY DURING THE DEMOLITION PHASE AND FOR THE PROTECTION OF OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.
7. THE CONTRACTOR ASSUMES NO RESPONSIBILITY RELATING TO TOXIC MATERIALS, INCLUDING ASBESTOS AND ASSUMES NO RESPONSIBILITY FOR ITS EXISTENCE OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED FOR THIS PROJECT.

PROJECT TITLE: PROJECT OF RESIDENCE 1820 WOODSTOCK ROAD WOODSTOCK, MD 21163		SHEET TITLE: DEMOLITION PLAN	
DATE: 01/17/19		REVISIONS DESCRIPTION: NO: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
REVISOR BY: GW		CONTRACTOR: IMEC GROUP 6470 DOBBIN ROAD SUITE B COLUMBIA, MD 21045	
DRAWN: JN		CLIENT: Mr. & Mrs. WARD 1820 WOODSTOCK ROAD WOODSTOCK, MD 21163	
SHEET NO. D-101			



PROJECT TITLE: PROJECT OF RESIDENCE 1820 WOODSTOCK RD.		CUSTOMER:	ARCHITECT: IMEC GROUP 6470 DOBBIN ROAD SUITE B COLUMBIA, MD 21045	NO. △ △ △ △ △ △	REVISIONS DESCRIPTION	DATE
SHEET TITLE: SECOND FLOOR PLAN						
DATE: 01/17/19						
REVISED BY: GW						
DRAWN: JH						
SHEET NO.						
A-102						



1 BASEMENT FLOOR PLAN
A-103 SCALE: 3/16"=1'-0"

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REVISIONS DESCRIPTION	
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IMEC GROUP
6470 DOBBIN ROAD
SUITE B
COLUMBIA, MD
21045

Mr. & Mrs. WARD
1820 WOODSTOCK ROAD
WOODSTOCK, MD 21163

PROJECT TITLE:
PROJECT OF RESIDENCE
1820 WOODSTOCK RD.

DATE: 01/17/19

REVISED BY: GW

DRAWN: JH

SHEET NO. A-103

SHEET TITLE:
BASEMENT FLOOR PLAN



FRONT ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



REAR ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$

NO.	REVISIONS DESCRIPTION	DATE
1		
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IMEC GROUP
6470 DOBBIN ROAD
SUITE B
COLUMBIA, MD
21045

Mr. & Ms. WARD
1820 WOODSTOCK ROAD
WOODSTOCK, MD 21163

PROJECT TITLE:
PROJECT OF RESIDENCE
1820 WOODSTOCK RD.

DATE: 01/17/19

REVISED BY: GW

DRAWN: JN

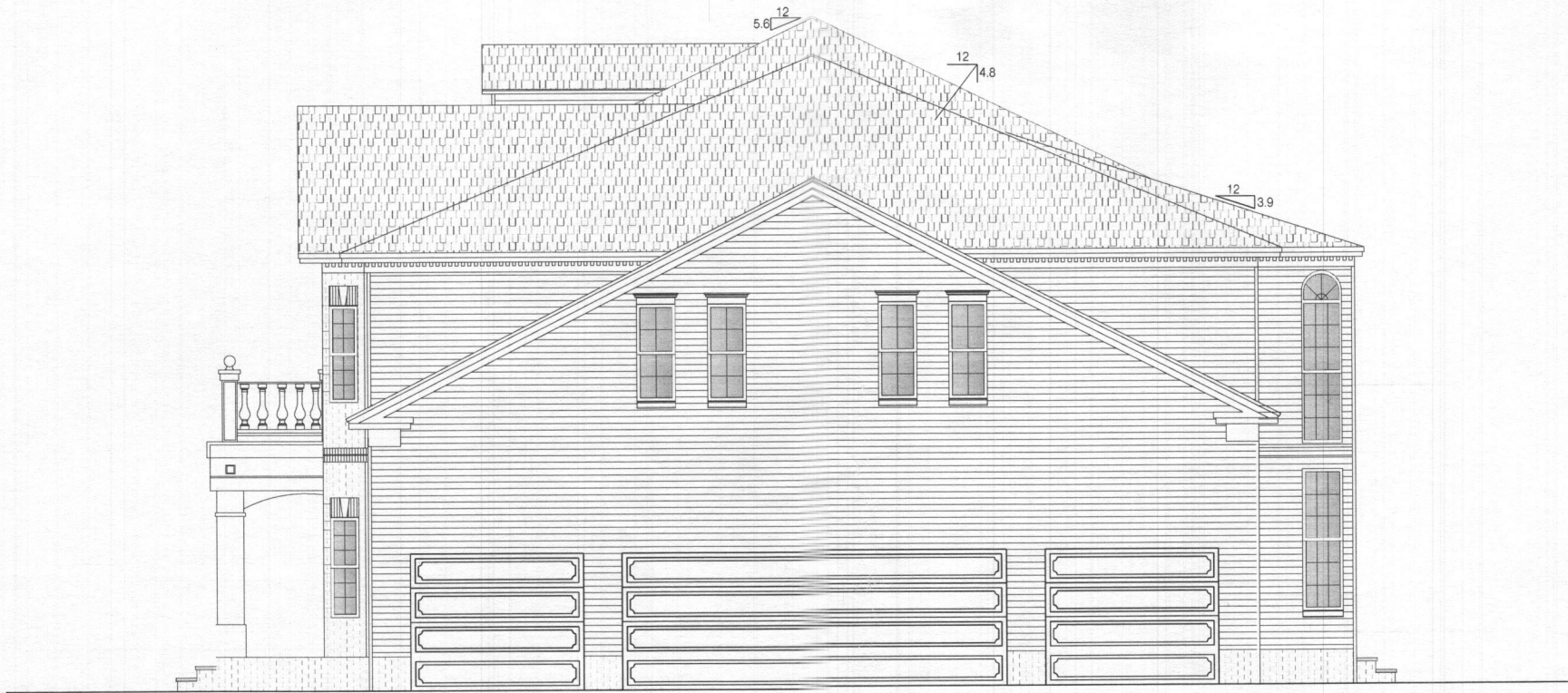
SHEET NO.

A-104



RIGHT ELEVATION

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



LEFT ELEVATION

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

NO.	REVISIONS DESCRIPTION	DATE
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ARCHITECT: **IMEC**
IMEC GROUP
6470 DOBBIN ROAD
SUITE B
COLUMBIA, MD
21045

CLIENT: Mr. & Ms. WARD
1820 WOODSTOCK ROAD
WOODSTOCK, MD 21163

PROJECT TITLE: PROJECT OF RESIDENCE
1820 WOODSTOCK RD.
SHEET TITLE: SIDE ELEVATIONS

DATE: 01/17/19

REVISED BY: GW

DRAWN: JN

SHEET NO. A-105

FINISH SCHEDULE - FIRST FLOOR																
LOCATION		FLOOR			BASE			WALLS			CEILING			CEILING HEIGHT		
FIN. NO.	ROOM NAME	1	2	3	1	2	3	1	2	3	1	2	3	4		
		CONCRETE	PAINTED CONCRETE	PAINTED CONCRETE	PAINTED CONCRETE	PAINTED CONCRETE	PAINTED CONCRETE	PAINTED CONCRETE	PAINTED CONCRETE	PAINTED CONCRETE	PAINTED CONCRETE	PAINTED CONCRETE	PAINTED CONCRETE	PAINTED CONCRETE		
100	PORCH			3			1			3			3		10'-00"	
101	FOYER					5	2			1			3		10'-00"	
102	LIVING ROOM					5	2			1			3		10'-00"	
103	DINING ROOM					5	2			1			3		10'-00"	
104	PANTRY		2					4					3		10'-00"	
105	KID ROOM				5	5	2			1			3		10'-00"	
106	HOTCH				5	5	1			3			3		10'-00"	
107	QUARRE			4						1	3				10'-00"	
108	COURNUT KITCHEN			3		1				1			3		10'-00"	
109	MORNING AREA			3		1				1			3		10'-00"	
110	BREAKFAST AREA				5	1				1			3		10'-00"	
111	FAMILY ROOM				5	1				1			3		10'-00"	
112	LIBRARY STUDY					1				1			3		10'-00"	
113	CONSERVATORY				5	2	2			1			3		10'-00"	
114	BATH		3				1	3		1	2				10'-00"	
115	WALK-IN CLOSET		3			1				1			3		10'-00"	
116	WALK-IN CLOSET		3			1				1			3		10'-00"	
117	CLOSET	1						4					3		10'-00"	
118	POWDER ROOM					1				1			3		10'-00"	
119	WALK-IN CLOSET									1			3		10'-00"	
120	BEVERAGE CENTER				3	2							3		10'-00"	
121	HALLWAY				5	2	1			1			3		10'-00"	

FINISH SCHEDULE - SECOND FLOOR																			
LOCATION		FLOOR				BASE				WALLS				CEILING				CEILING HOOD*	
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4		
RY. NO.	ROOM NAME	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4		
200	SITTING ROOM			5	2					1						3		10'-00"	
201	OWNERS SUITE			5	2					1						3		10'-00"	
202	WALK-IN CLOSET			5	2					1						3		10'-00"	
203	UNEN.			5	2					1						3		10'-00"	
204	ASTR. BATH		3			1						2				3		10'-00"	
205	WALK-IN CLOSET			5	2					1						3		10'-00"	
206	WALK-IN CLOSET			5	2					1						3		10'-00"	
207	BEDROOM 2 - BATH		3			1						2				3		10'-00"	
208	BEDROOM #2			5	2					1						3		10'-00"	
209	WALK-IN CLOSET		2			1		4		1						3		10'-00"	
210	WALK-IN CLOSET									1						3		10'-00"	
211	LAUNDRY ROOM		3			1				1						3		10'-00"	
212	HALLWAY															3		10'-00"	
213	BEDROOM 4			5	2					1						3		10'-00"	
214	BEDROOM 3							4		1						3		10'-00"	
215	BEDROOM 4 - BATH			3		1						2				3		10'-00"	
216	WALK-IN CLOSET		1					4		1						3		10'-00"	
217	WALK-IN CLOSET							4		1						3		10'-00"	
218	BEDROOM 3 - BATH		3			1						2				3		10'-00"	

[illegible]

DOOR & FRAME SCHEDULE													REMARKS	
DOOR							FRAME							
BOX							LATCH		DETAIL					
DOOR NO.	ELEVATION	WIDTH	HEIGHT	THICKNESS	MATERIAL	GLAZING	WIDTH	HEIGHT	MATERIAL	ELEVATION	HEAD	JAMB		SILL
01	6'-0"	7'-0"	1'-0"	1 1/2"	M				WD	1				
02	6'-0"	7'-0"	1'-0"	1 1/2"	M				M	1				
03	6'-0"	7'-0"	1'-0"	1 1/2"	M				M	1				
04	3'-0"	7'-0"	1'-0"	1 1/2"	M				WD	1				
05	3'-0"	7'-0"	1'-0"	1 1/2"	M				WD	1				
06	6'-0"	7'-0"	1'-0"	1 1/2"	WD				WD	1				
07	3'-0"	7'-0"	1'-0"	1 1/2"	WD				WD	1				
08	2'-0"	7'-0"	1'-0"	1 1/2"	WD				WD	1				
09	2'-6"	7'-0"	1'-0"	1 1/2"	WD				HM	1				
10	3'-6"	7'-0"	1'-0"	1 1/2"	M				WD	1				
11	3'-0"	7'-0"	1'-0"	1 1/2"	M				WD	1				
12	4'-0"	7'-0"	1'-0"	1 1/2"	M				WD	1				
13	5'-6"	7'-0"	1'-0"	1 1/2"	WD				WD	1				

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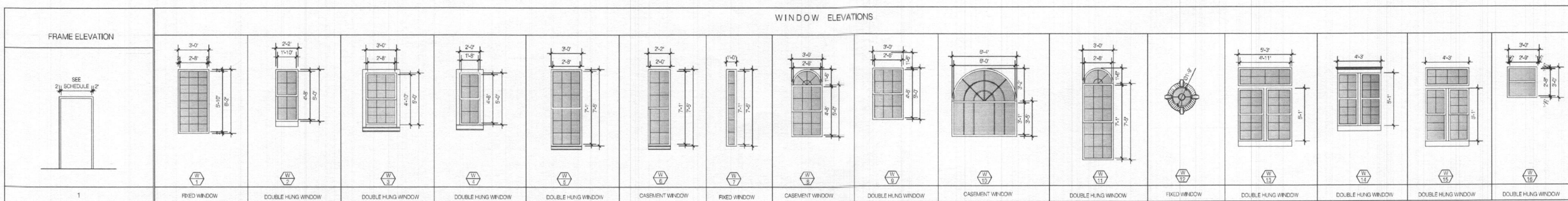
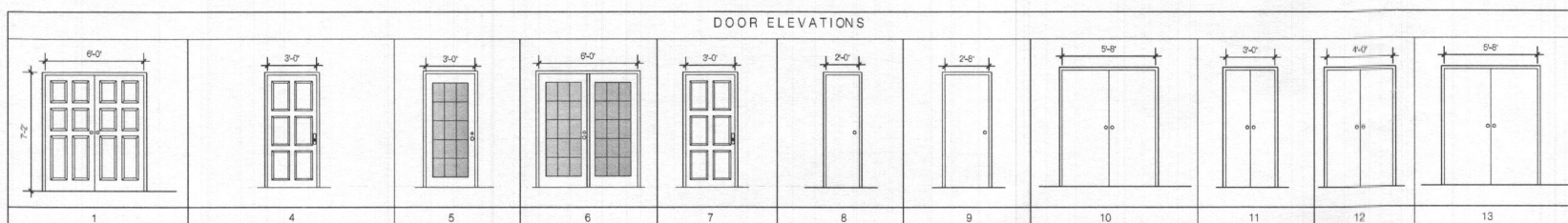
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DATE: _____

REVISIONS DESCRIPTION:

NO:						
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IMEC GROUP
6470 DOBBIN ROAD
T: **IMEC**

Mr. & Ms. WARD
1820 WOODSTOCK ROAD
WOODSTOCK, MD 21163

DATE: PROJECT TITLE: PROJECT OF RESIDENCE 1 820 WOODSTOCK RD

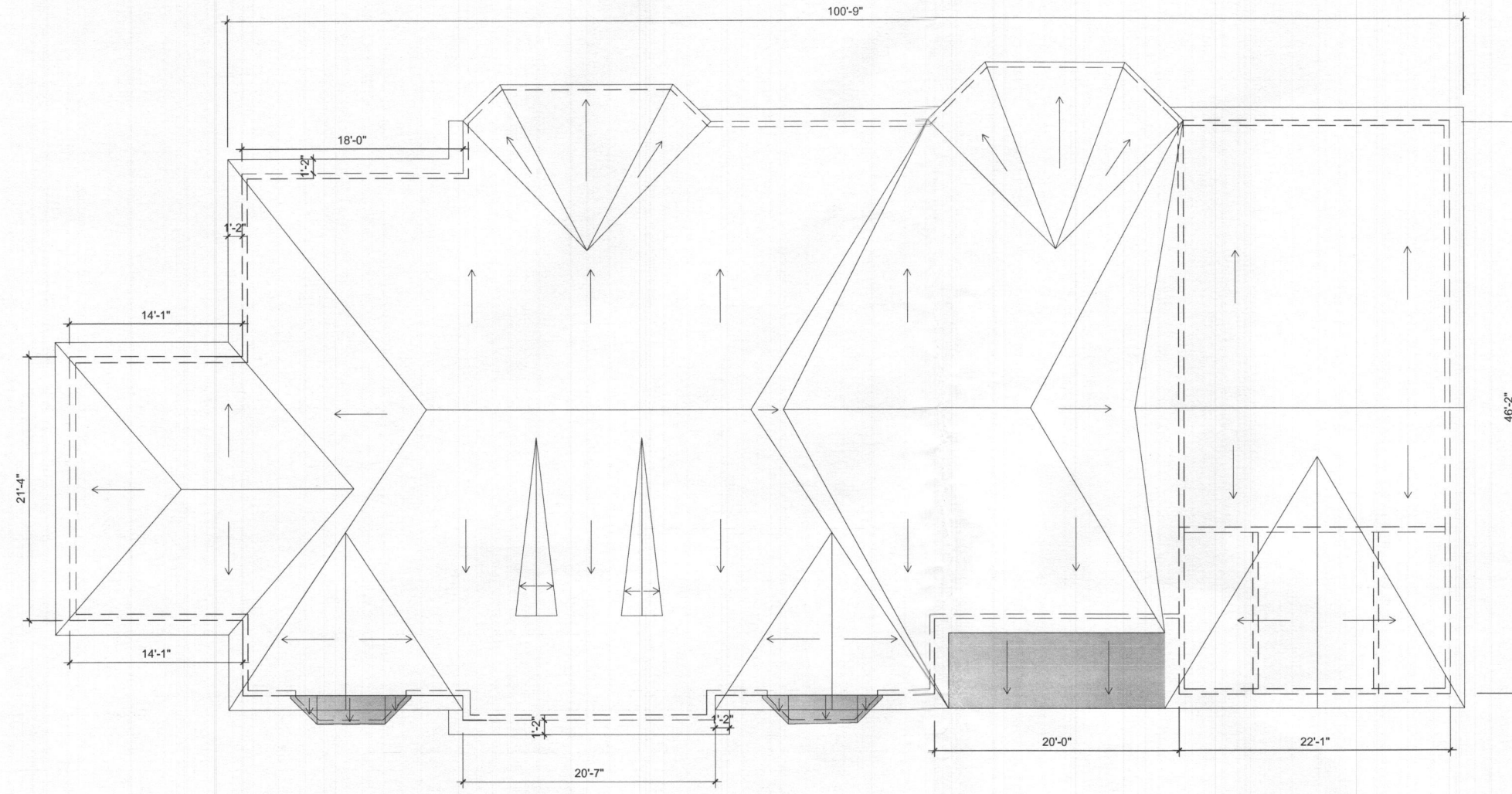
REVISER BY:

REVISER BY:

DRAWING:

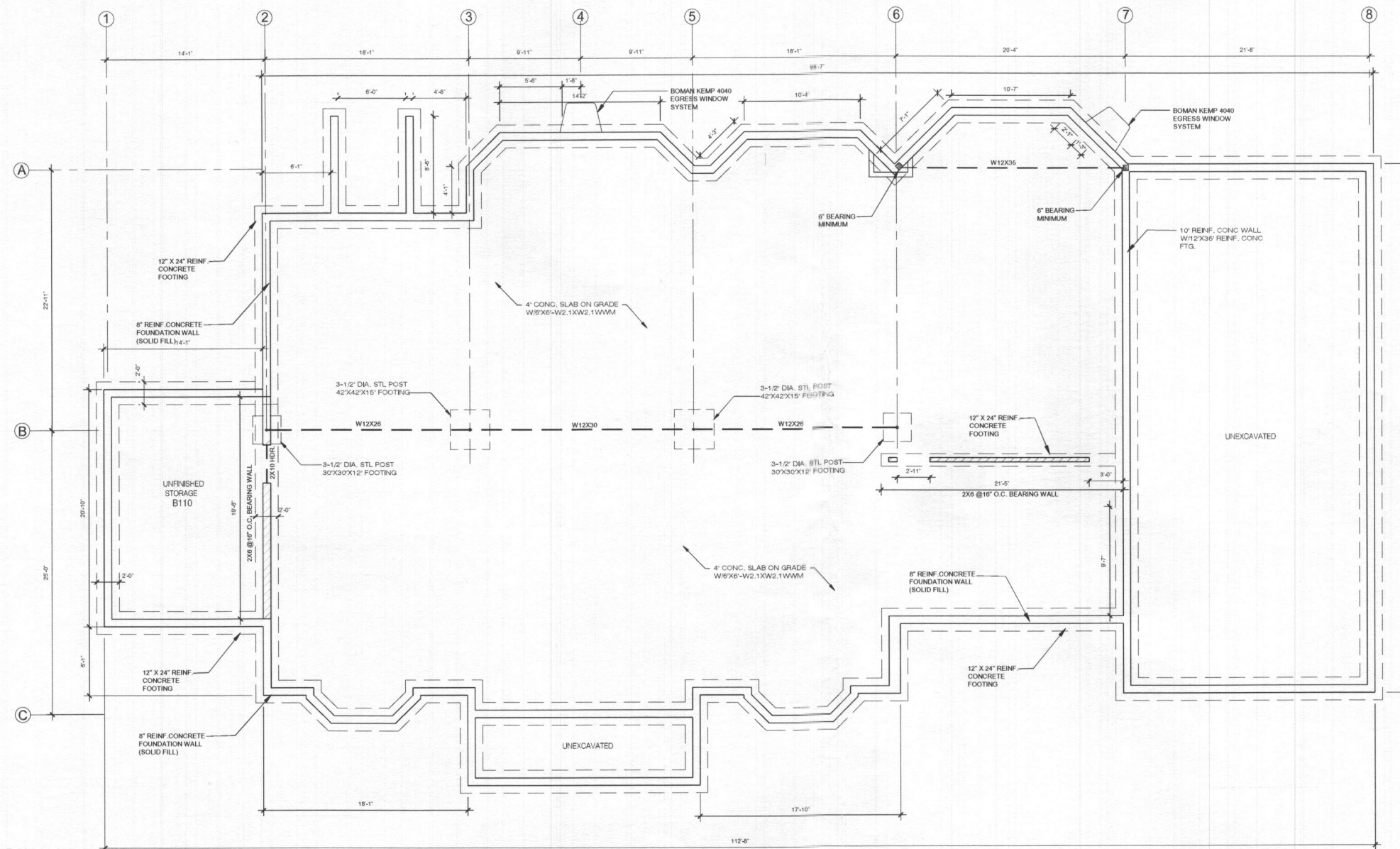
SHEET NO.

A-106



1 ROOF PLAN
A-107 SCALE: 3/16" = 1'-0"

PROJECT TITLE: PROJECT OF RESIDENCE 1820 WOODSTOCK ROAD WOODSTOCK, MD 21163		SHEET TITLE: ROOF PLAN	
DATE: 01/17/19		REVISOR: GW	
DRAWN: JN		SHEET NO. A-107	
CLIENT: Mr. & Ms. WARD 1820 WOODSTOCK ROAD WOODSTOCK, MD 21163		CONTRACTOR: IMEC GROUP 6470 DOBBIN ROAD SUITE B COLUMBIA, MD 21045	
REVISED DESCRIPTION		NO. Δ Δ Δ Δ Δ Δ Δ Δ	
DATE			



FOUNDATION PLAN

SCALE: $\frac{3}{16}'' = 1'-0''$

NO.	REVISIONS DESCRIPTION	DATE
1		
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IMEC

IMEC GROUP
6470 DOBBIN ROAD
SUITE B
COLUMBIA, MD
21045

ARCHITECT:

Mr. & Ms. WARD
1820 WOODSTOCK ROAD
WOODSTOCK, MD 21163

CLIENT:

PROJECT TITLE:
PROJECT OF RESIDENCE
1820 WOODSTOCK RD.

SHEET TITLE:
FOUNDATION PLAN

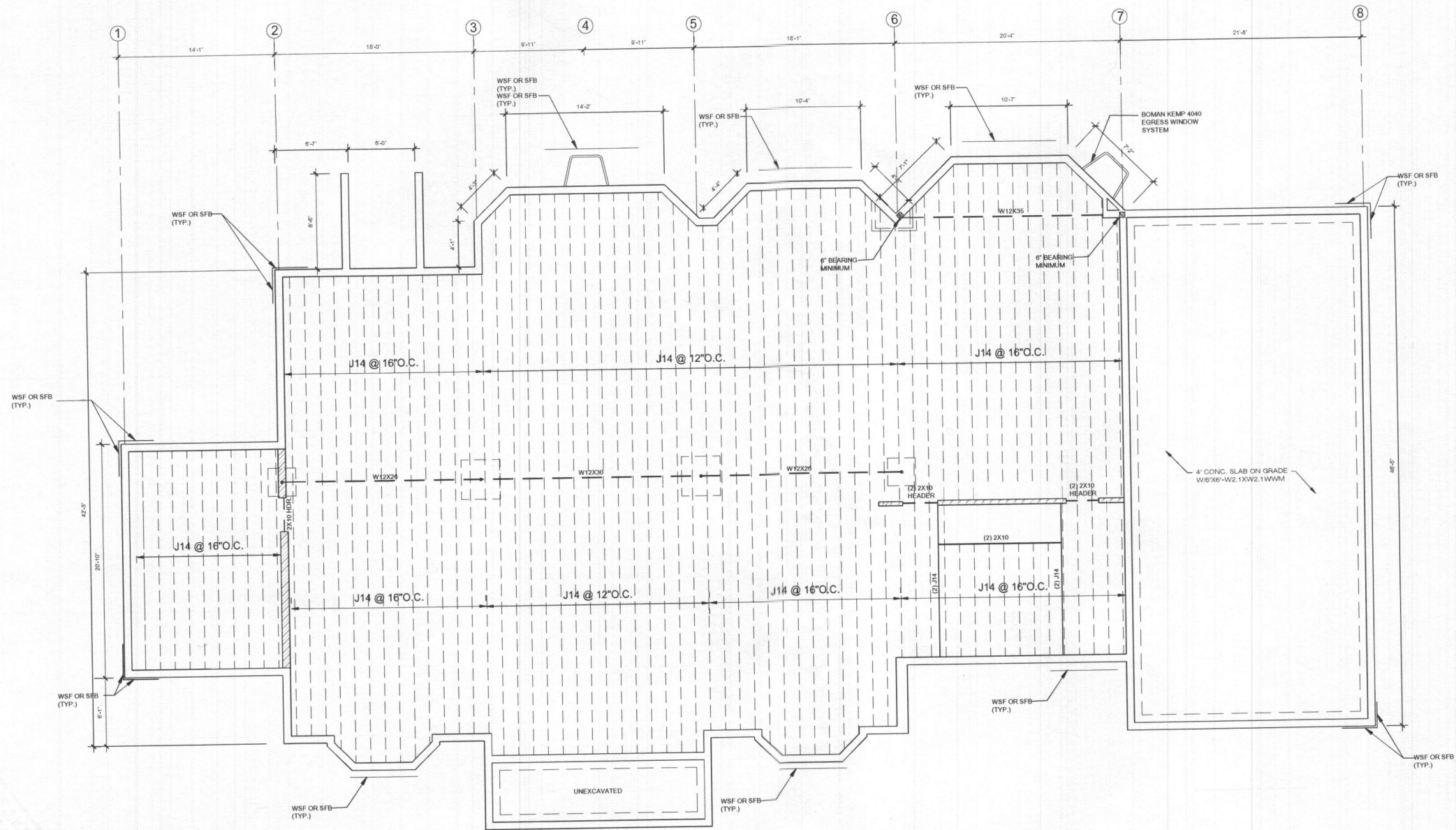
DATE: 01/17/19

REVISED BY: GW

DRAWN: JN

SHEET NO.

S-101



1 FIRST FLOOR FRAMING PLAN
S-102 SCALE: 3/16"=1'-0"

NO.	REVISIONS DESCRIPTION	DATE
1		
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IMEC
IMEC GROUP
6470 DOBBIN ROAD
SUITE B
COLUMBIA, MD
21045

ARCHITECT:
Mr. & Mrs. WARD
1820 WOODSTOCK ROAD
WOODSTOCK, MD 21163

CLIENT:
PROJECT OF RESIDENCE
1820 WOODSTOCK RD.

SHEET TITLE
FIRST FLOOR
FRAMING PLAN

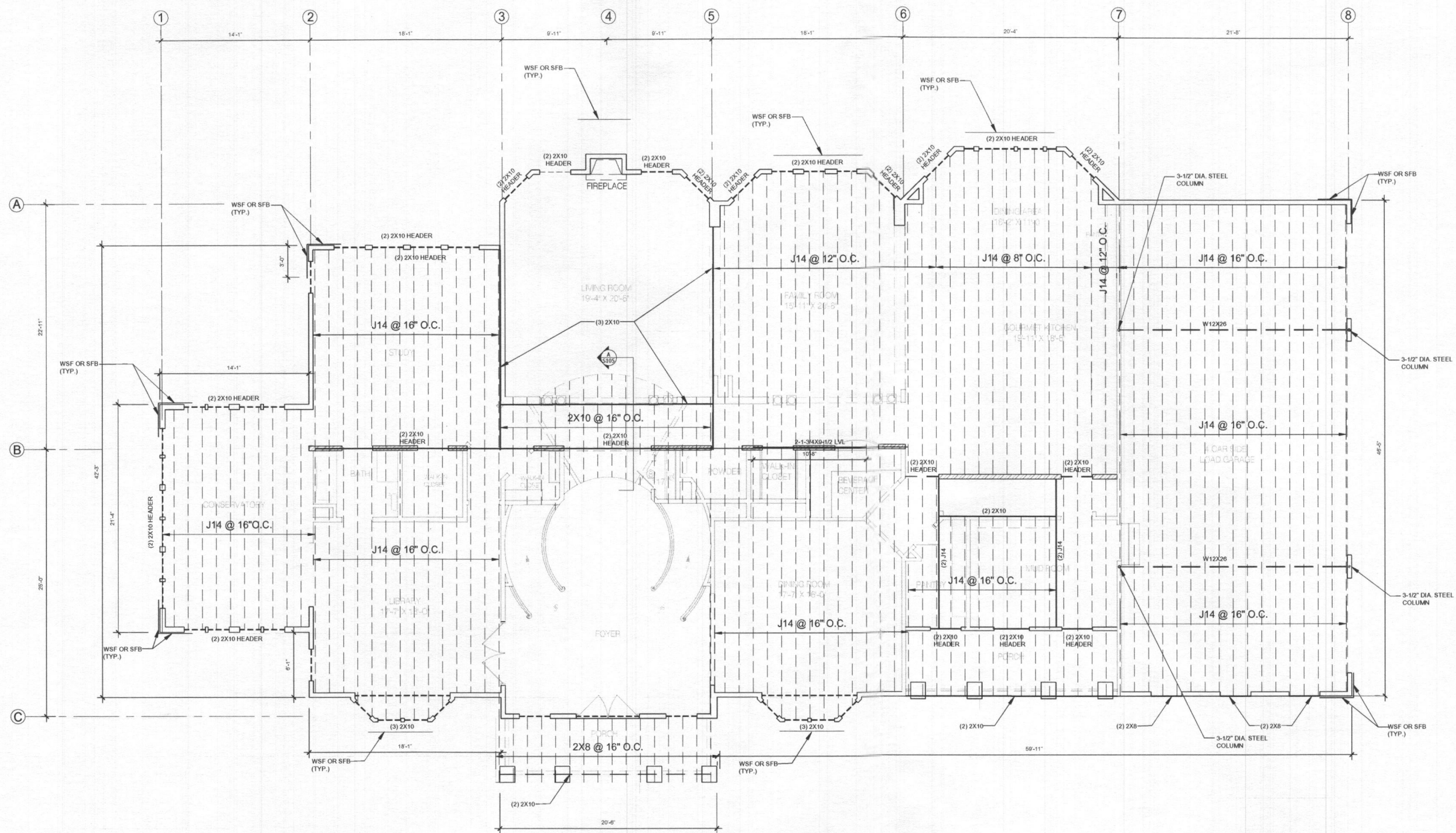
DATE: 01/17/19

REVISED BY: GW

DRAWN: JH

SHEET NO.

S-102



1 SECOND FLOOR PLAN
S-103 SCALE: 3/16"=1'-0"

NO.	REVISIONS DESCRIPTION	DATE
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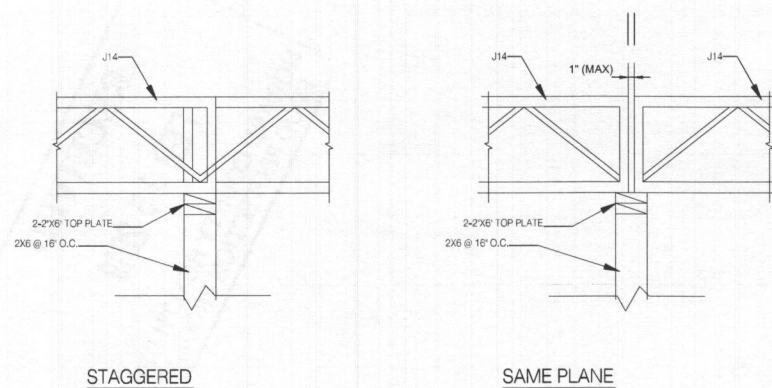
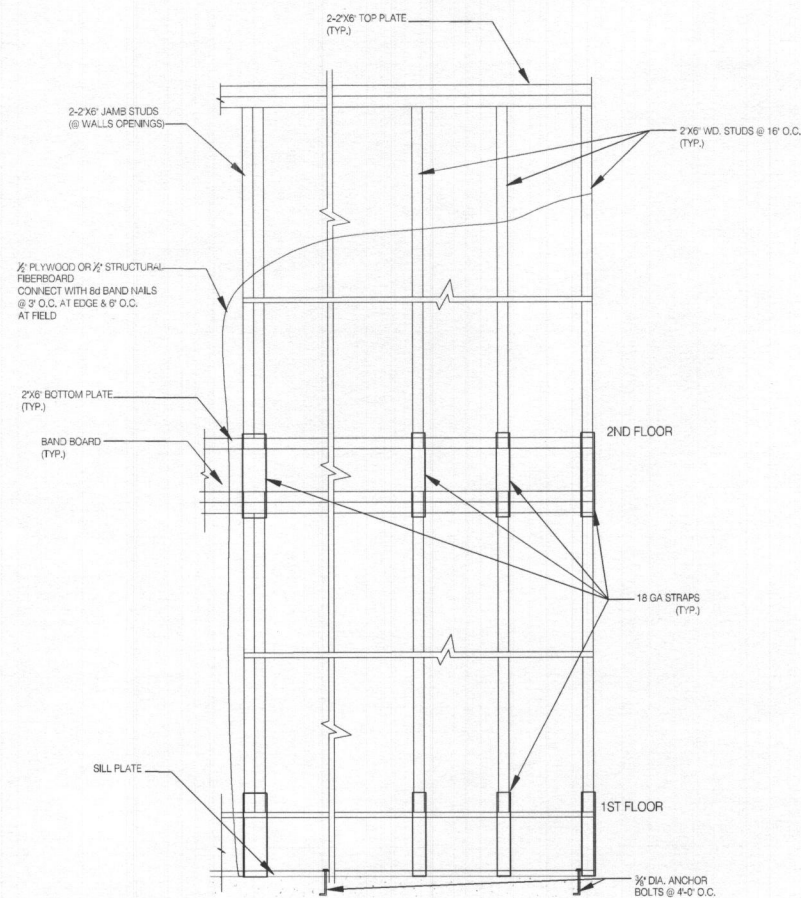
PROJECT TITLE:	PROJECT OF RESIDENCE 1820 WOODSTOCK RD. WOODSTOCK, MD 21163
DATE:	01/17/19
REVISOR:	GW
DRAWN:	JN
SHEET NO.:	S-103

CLIENT:	Mr. & Ms. WARD 1820 WOODSTOCK ROAD WOODSTOCK, MD 21163
ARCHITECT:	IMEC GROUP 6470 DOBBIN ROAD SUITE B COLUMBIA, MD 21045

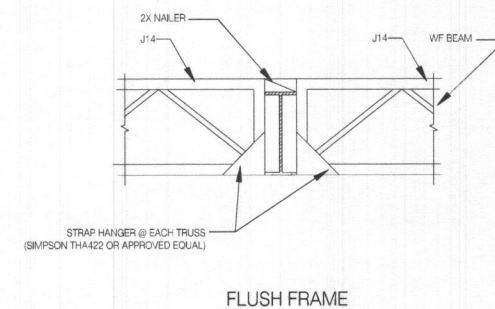
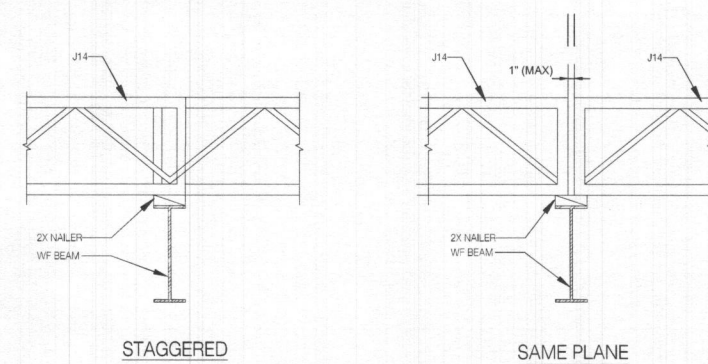
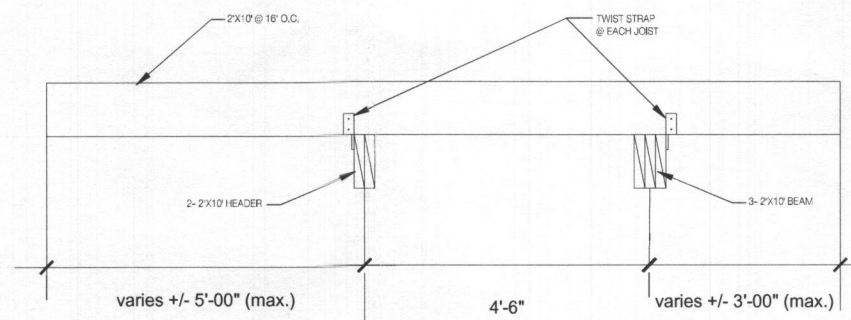
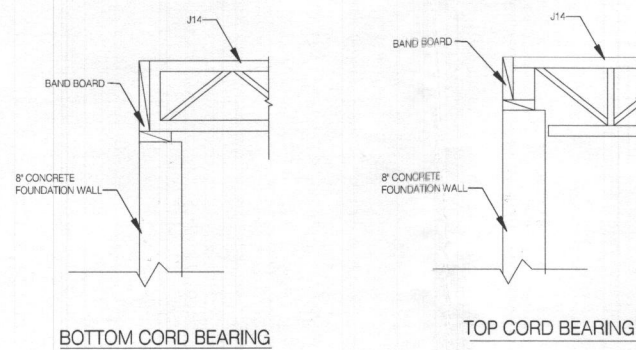
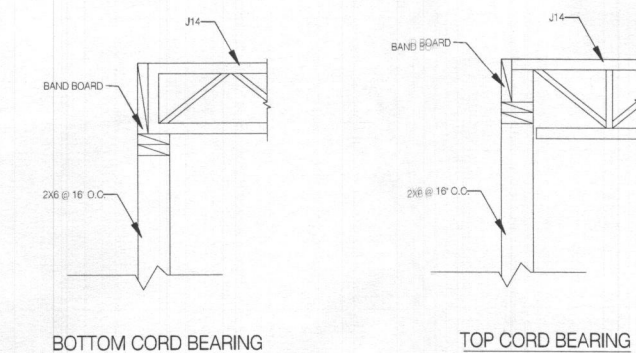
SHEET TITLE:	SECOND FLOOR FRAMING PLAN
--------------	------------------------------



DATE:	01/17/19
REVISED BY:	GW
DRAWN:	JN
SHEET NO. S-104	



NOTE:
SEE FRAMING PLAN FOR JOIST SPACING
AND BEAM SIZE

[illegible]

IMEC GROUP
6470 DOBBIN ROAD
SUITE B
COLUMBIA, MD
21045

PROJECT TITLE:	PROJECT OF RESIDENCE 1 820 WOODSTOCK RD.	CLIENT:
SHEET TITLE:	STRUCTURAL DETAILS	

DATE:	01/17/19
REVISED BY:	GW
DRAWN:	JN
SHEET NO.	

S-105