

PERMIT NUMBER: B

DATE ACCEPTED:

RECEIVED



## RESIDENTIAL BUILDING PERMIT APPLICATION

MAR 31 2022

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043

PHONE: (410) 313-2455 OPTION #4

www.howardcountymd.gov

LICENSES & PERMITS  
DIVISION

## BUILDING SITE ADDRESS REQUIRED

Street Address: 5016 TEN OAKS RD

Unit:

City: CLARKSVILLE

State: MD

Zip Code: 21029

Subdivision/Village/Complex Name: TEN OAKS FARM

SDP/WP/BA #:

Lot: 6

Tax Map: 28

Parcel: 140

Grading Permit #: GP-22-70

## DESCRIPTION OF WORK REQUIRED

Existing Use: RESIDENTIAL

Proposed Use: RESIDENTIAL

Estimated Cost: \$195,000.00

Trade Work to Be Completed (Separate Permits Required): ☒ Mechanical (HVACR) ☒ Electrical ☒ Plumbing ☐ None

CONSTRUCT NEW 60'X82' 2-STORY SFD WITH PARTIALLY FINISHED BASEMENT; ATTACHED 20'X37' GARAGE; 8'X18' COVERED PORCH; 16'X9' 2ND FLOOR BALCONY

## PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): DEBO ODUNLAMI

Primary Residence: ☒ Yes ☐ No

Owner's Street Address: 8607 FAR FIELDS WAY

City: LAUREL

State: MD

Zip Code: 20723

Phone: (410) 980-9868

Email: DIANE.JAMESPERMITS@GMAIL.COM

## APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: SCHWALLENBERG'S PERMIT SVCS INC

Contact Name: JAMES SCHWALLENBERG

Street Address: 1601 BISHOP RD

City: EDGEWATER

State: MD

Zip Code: 21037

Phone: (410) 980-9868

Email: DIANE.JAMESPERMITS@GMAIL.COM

## CONTRACTOR INFORMATION REQUIRED

Business Name: CAIRN CUSTUM HOMES

Licensee's Name: STEVE APPLER

License #: 7518

Street Address: 10548 GORMAN RD

City: LAUREL

State: MD

Zip Code: 20723

Phone: (410) 818-7382

Email: STEVE@CAIRNCUSTOMHOMES.COM

## ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: TRANSFORMING ARCHITECTURE

Name: KAREN PITSLEY

Street Address: 7612 BROWNS BRIDGE RD

City: HIGHLAND

State: MD

Zip Code: 20777

Phone: (301) 776-2666

Email: INFO@TRANSFORMINGARCHITECTURE.COM

## BUILDING CHARACTERISTICS REQUIRED

Primary Structure: ☒ SF Dwelling ☐ SF Townhouse ☐ SF Duplex ☐ Mobile Home ☐ Multi-Family Dwelling (MF\*) Condo: ☐ Yes ☒ NoUtilities: ☒ Electric ☐ Gas Water Supply: ☐ Public ☒ Private (Well)Sewage Disposal: ☐ Public ☒ Private (Septic)Heating System: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Other:Roadside Tree Project: ☒ No ☐ Yes: #Sprinkler System: ☒ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D ☐ NoneFire Alarm System: ☐ Yes ☒ No ☐ Voice Evac

## ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name &amp; Options: 2 Story Custom

# of Bedrooms (SF): 5

# of efficiency units (MF\*):

# of 1 BR (MF\*):

# of 2 BR (MF\*):

# of 3 BR (MF\*):

# Rooms: 24

# Full Baths: 5

# Half Baths: 1

# Fireplaces: 1

Garage/Carport Info: ☒ Attached Garage ☐ Detached Garage ☐ Integral Garage ☐ Carport ☐ NoneBasement/Foundation Info: ☐ Slab on Grade ☐ Post & Pier ☐ Unfinished Basement ☒ Finished Basement: ☐ Full or ☒ Partial1<sup>st</sup> Fl Width: 601<sup>st</sup> Fl Depth: 602<sup>nd</sup> Fl Width: 822<sup>nd</sup> Fl Depth: 58

Bsmt Width: 60

Bsmt Depth: 46

Energy Method: ☒ Prescriptive ☐ Performance ☐ UA Alternative ☐ ERI

Gross Area: 9,031

sq ft

Occupiable Area: 6,865

sq ft

## AGREEMENT/ DISCALIMER REQUIRED

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 ORIGINAL SIGNATURE

DATED: 3/30/22

## FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

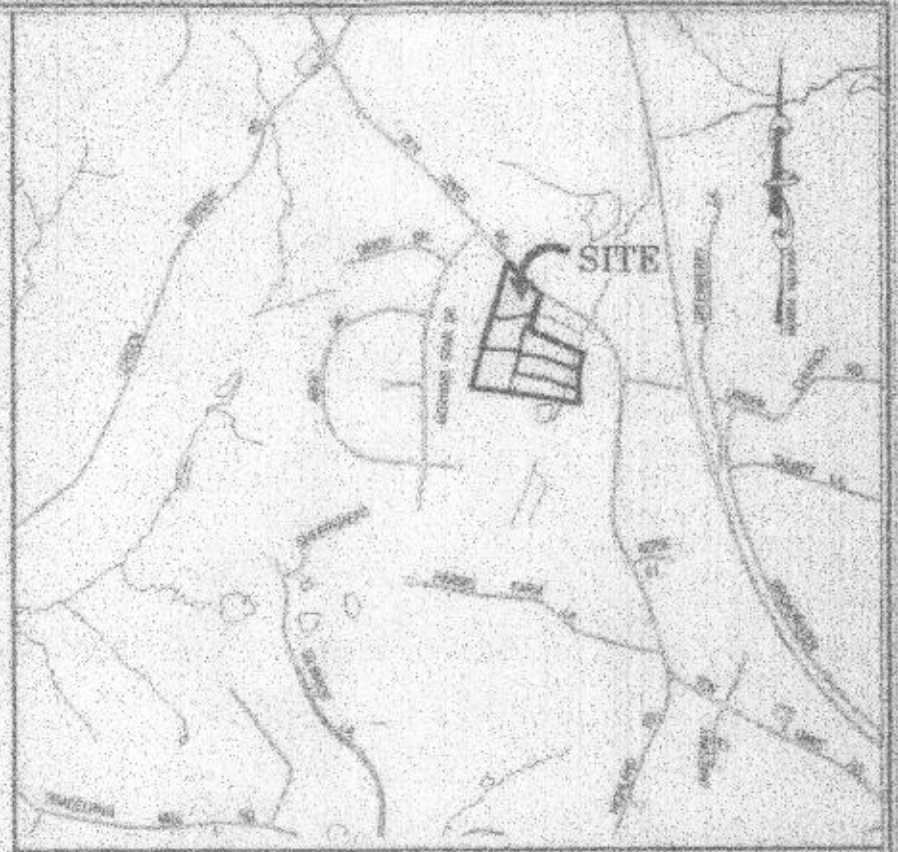
☐ PR☒ DPZ☐ DED☒ Health☐ SHA☒ CID

SUBMITTAL FEES:

PAYMENT: 300 \$

ACCEPTED BY: Lne

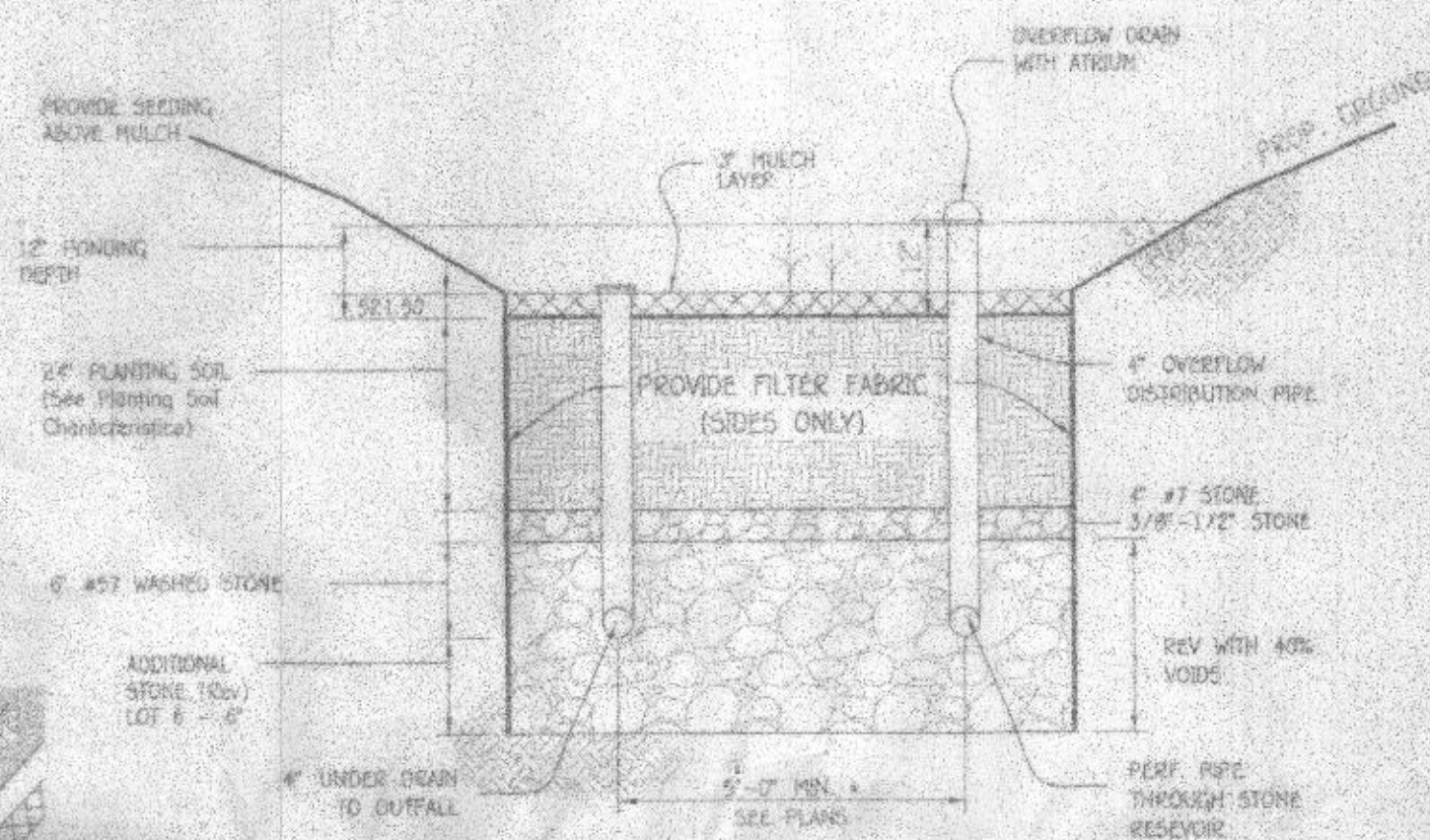




VICINITY MAP  
SCALE: 1" = 200'

GEODETIC CONTROL STATIONS

#135A ELEV. 605.429 N. 800.889.367 E. 1,288.946.601	#077B ELEV. 586.257 N. 583.153.978 E. 1,284.326.195
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MICRO-BIORETENTION (OVERFLOW)(M-6)

NO SCALE

MICRO-BIORETENTION NOTES

- ONLY THE SIDES OF THE MICRO-BIORETENTION ARE TO BE WRAPPED IN FILTER FABRIC. FILTER FABRIC BETWEEN LAYERS OR AT THE BOTTOM OF THE MICRO-BIORETENTION WILL CAUSE THE MICRO-BIORETENTION TO FAIL AND THEREFORE SHALL NOT BE INSTALLED.
- WITH THE PERFORATED MICRO-BIORETENTION UNDER DRAIN PIPE WITH 1/4\"/>
- PROVIDE 1\"/>

OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS (M-6)

- The owner shall maintain the plant material, mulch layer and soil layer annually. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland stormwater design manual volume II, table A-1.1 and 2.
- The owner shall perform a final inspection in the spring and in the fall each year. During the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, trim diseased trees and shrubs and replace all deficient mulch and weeds.
- The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
- The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.

DAILY STABILIZATION NOTE

ALL DISTURBED AREAS NOT DIRECTED TO A SEDIMENT CONTROL DEVICE SHALL BE STABILIZED AT THE END OF EACH WORKDAY. THE CONTRACTOR SHALL NOT DISTURB AN AREA GREATER THAN THAT WHICH CAN BE STABILIZED AT THE END OF EACH WORKDAY. ANY DISTURBED AREA WHICH DOES NOT RECEIVE STABILIZATION SHALL BE DIRECTED TO SILT POND.

SOILS LEGEND

SOIL	NAME	CLASS
GqC	Glennville loam, 8 to 15 percent slopes	B
Gmb	Glennville silt loam, 3 to 8 percent slopes	C

- NOTES:
- Hydric soils and/or contains hydric inclusions.
  - May contain hydric inclusions.
  - Generally only within 100-year floodplains areas.

GRADING, SEDIMENT & EROSION CONTROL PLAN

TEN OAKS FARM, LOT 6

5016 TEN OAKS ROAD

ZONING: RR-DEO

TAX MAP No. 28 GRID No. 14 PARCEL No. 140

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' DATE: DECEMBER, 2021

SHEET 1 OF 3

GP-22-70



PLAN

SCALE: 1" = 30'

ENGINEER'S CERTIFICATE

I, PAUL G. CAWANAUGH, hereby certify that this plan for erosion and sediment control represents a practicable and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the HOWARD SOIL CONSERVATION DISTRICT.

PAUL G. CAWANAUGH  
DATE: DEC 13, 2021

DEVELOPER'S CERTIFICATE

I, M. J. JAMES, hereby certify that all development and construction will be done according to this plan and that any responsible personnel involved in the construction project will have a certificate of attendance at the CONSTRUCTION OF THE EROSION APPROVED TRAINING PROGRAM for the CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE FURTHER ON-SITE IMPROVEMENT BY THE HOWARD SOIL CONSERVATION DISTRICT.

M. J. JAMES  
DATE: 12-29-21

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/24.

PAUL G. CAWANAUGH  
DATE: DEC 13, 2021

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	EXISTING 2' CONTOURS	(Symbol)	PROPOSED CONTOUR
(Symbol)	EXISTING 10' CONTOURS	(Symbol)	SPOT ELEVATION
(Symbol)	SOILS LINES AND TYPE	(Symbol)	LIMITS OF DISTURBANCE
(Symbol)	EXISTING TIELINE	(Symbol)	PROPOSED TIELINE
(Symbol)	PROPOSED FILLING	(Symbol)	PROPOSED FILLING
(Symbol)	25% AND GREATER STEEP SLOPES	(Symbol)	SILT FENCE
(Symbol)	100' WIDE FLOODPLAIN SKIN AND UTILITY SKIN	(Symbol)	SUPER SILT FENCE
(Symbol)	WETLAND AREA	(Symbol)	EROSION CONTROL MATTING
(Symbol)	25' WETLAND BUFFER	(Symbol)	STABILIZES CONSTRUCTION ENTRANCE
(Symbol)	STREAM BANK BUFFER	(Symbol)	SPECIMEN TREE
(Symbol)	100' YEAR FLOODPLAIN LINE	(Symbol)	TREE PROTECTION

SITE ANALYSIS DATA CHART

- TOTAL AREA OF PROPERTY = 181,300 SQ. FT. OR 4.12 AC.
- AREA OF DISTURBED AREA = 82,179 SQ. FT. OR 1.88 AC.
- POTENTIAL ZONING DESIGNATION = RR-DEO
- PROPOSED USE: RESIDENTIAL
- PREVIOUS HOWARD COUNTY FILES, DEP-16-013, P. 16-123
- TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC.
- TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.80 AC.
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.94 AC.
- TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.19 AC.
- TOTAL AREA OF EXISTING FOREST = 0.00 AC.
- TOTAL GREEN OPEN AREA = 149,121 SQ. FT. OR 3.42 AC.
- TOTAL PROPOSED IMPERVIOUS AREA = 12,612 SQ. FT. OR 0.29 AC.
- TOTAL PROPOSED IMPERVIOUS PAVING AREA = 8,011 SQ. FT. OR 0.18 AC.
- TOTAL PROPOSED IMPERVIOUS ROOF AREA = 3,001 SQ. FT. OR 0.07 AC.
- TOTAL AREA OF SEDIMENTABLE SOILS = 0.0 AC.

STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
- LOCATES ARE SHOWN FOR DISCHARGE OF IMPERVIOUS DOWNS.
- WATERSHED CONTRIBUTING ROOF TOP AREA TO EACH CORRESPONDING DRAIN IS 1,235 SQ. FT.

THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

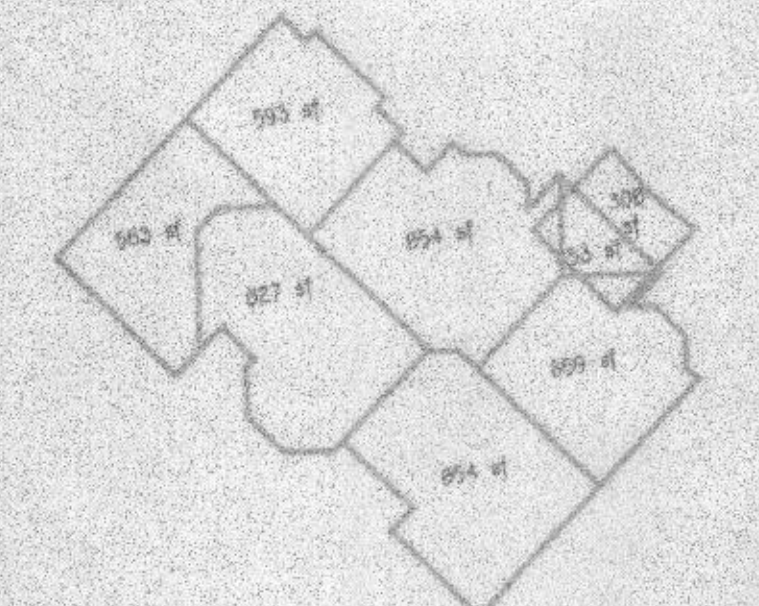
PAUL G. CAWANAUGH  
DATE: 12/16/21

OWNER

DEBO ODUNLAWO  
8607 PAR FIELDS WAY  
LAUREL, MD 20723

BUILDER

Clara Custom Homes  
10746 German Road  
Laurel, MD 20723  
Phone: 410-818-7382



MICRO-BIORETENTION DRAINAGE

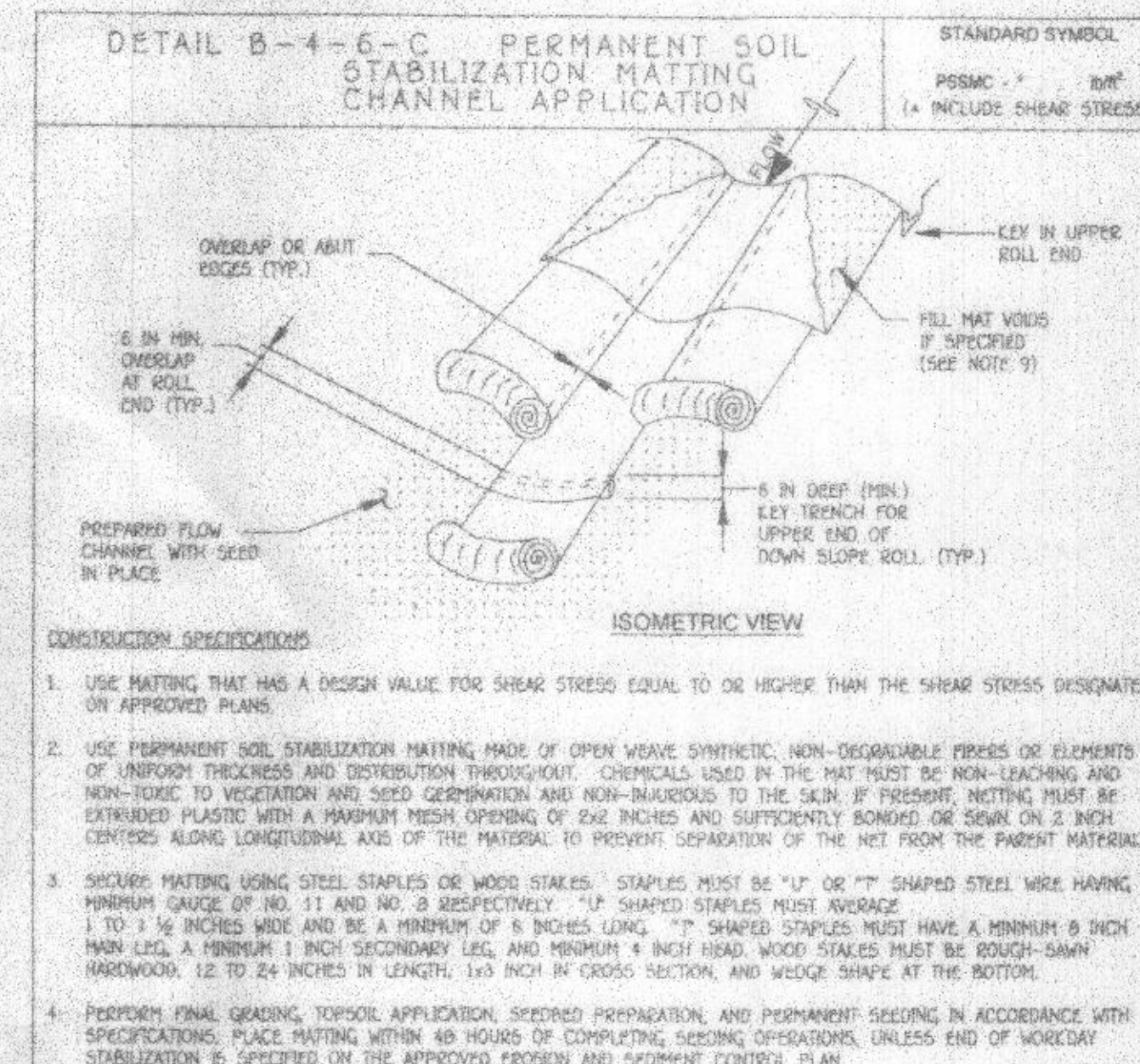
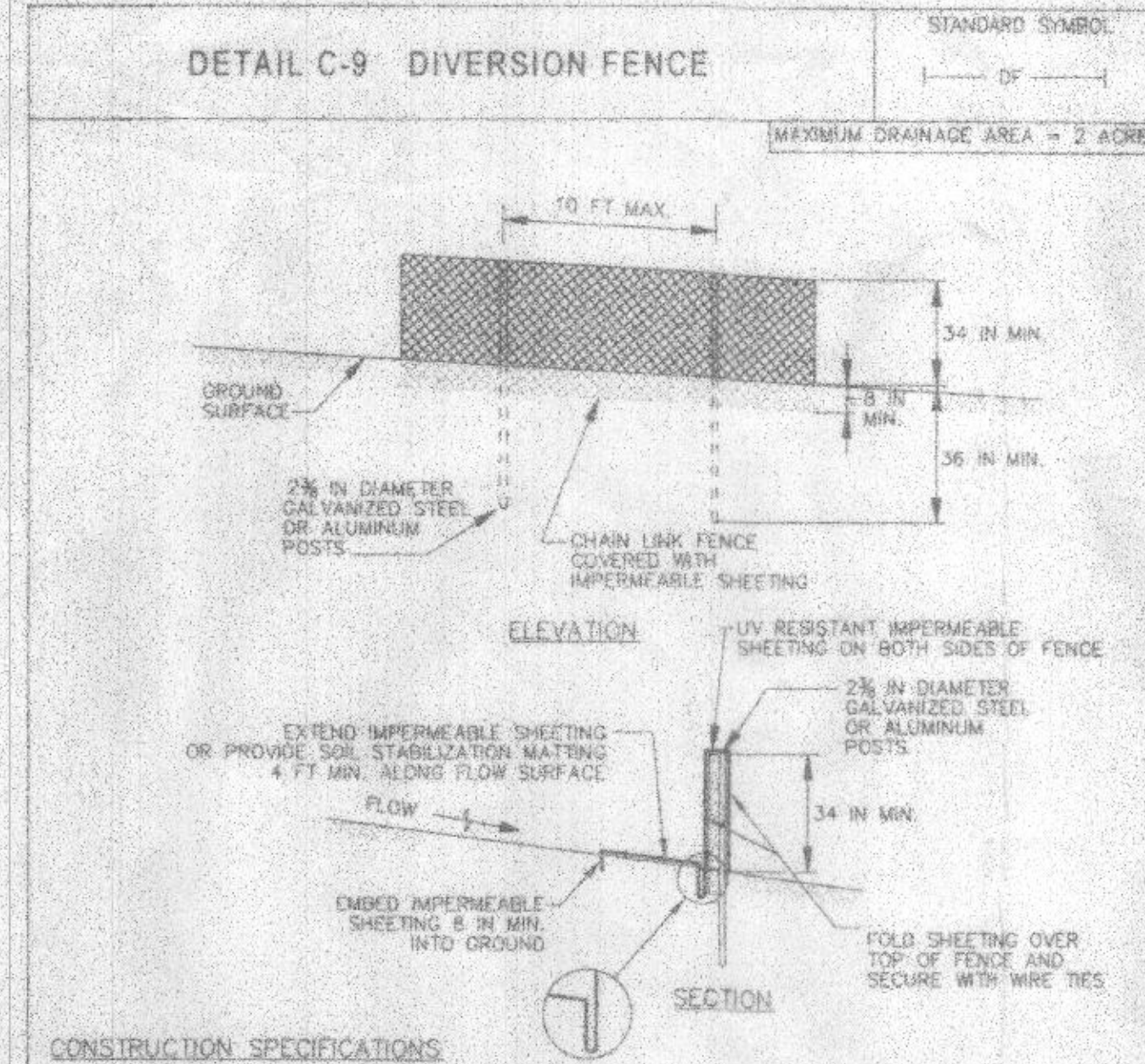
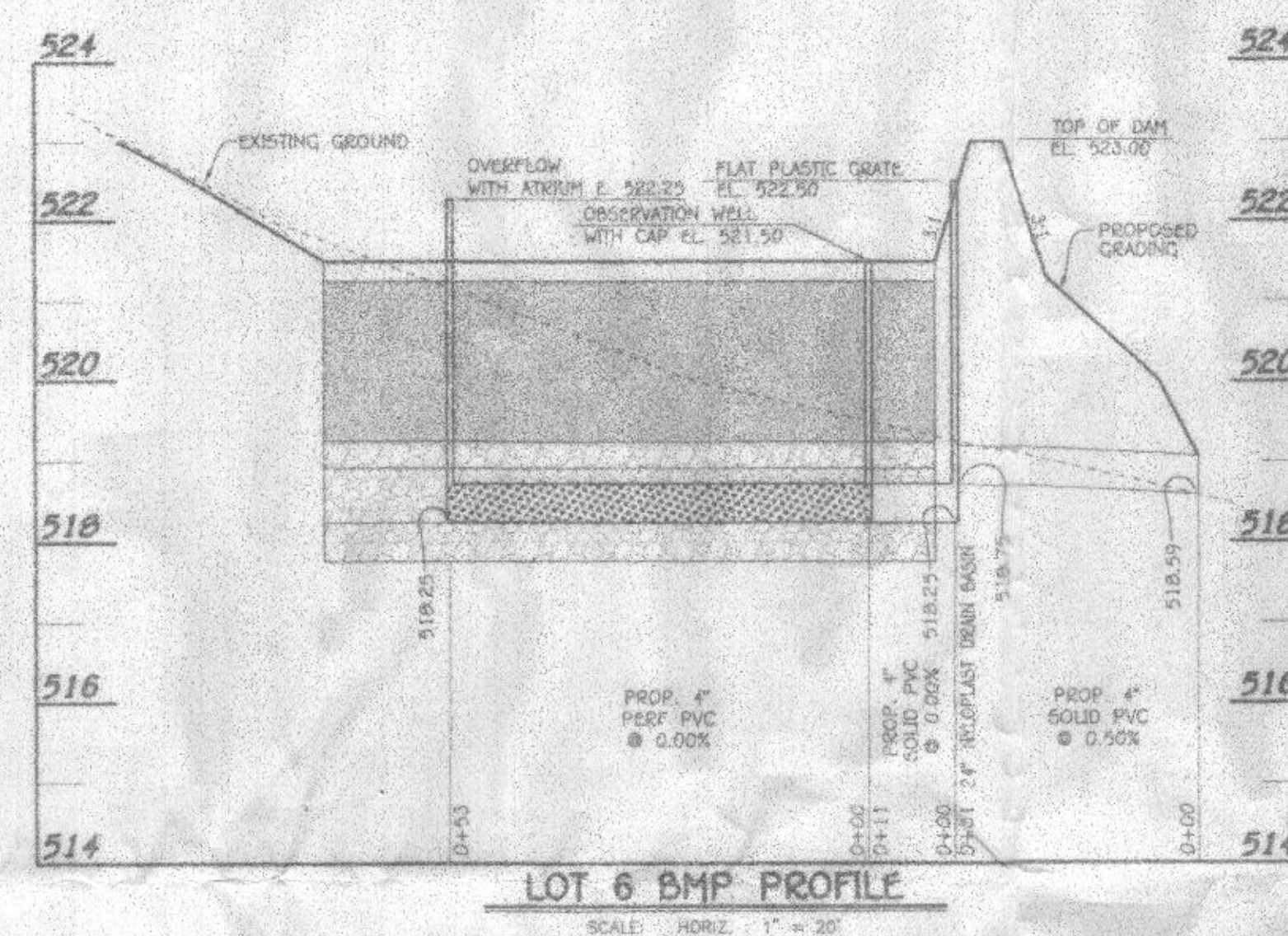
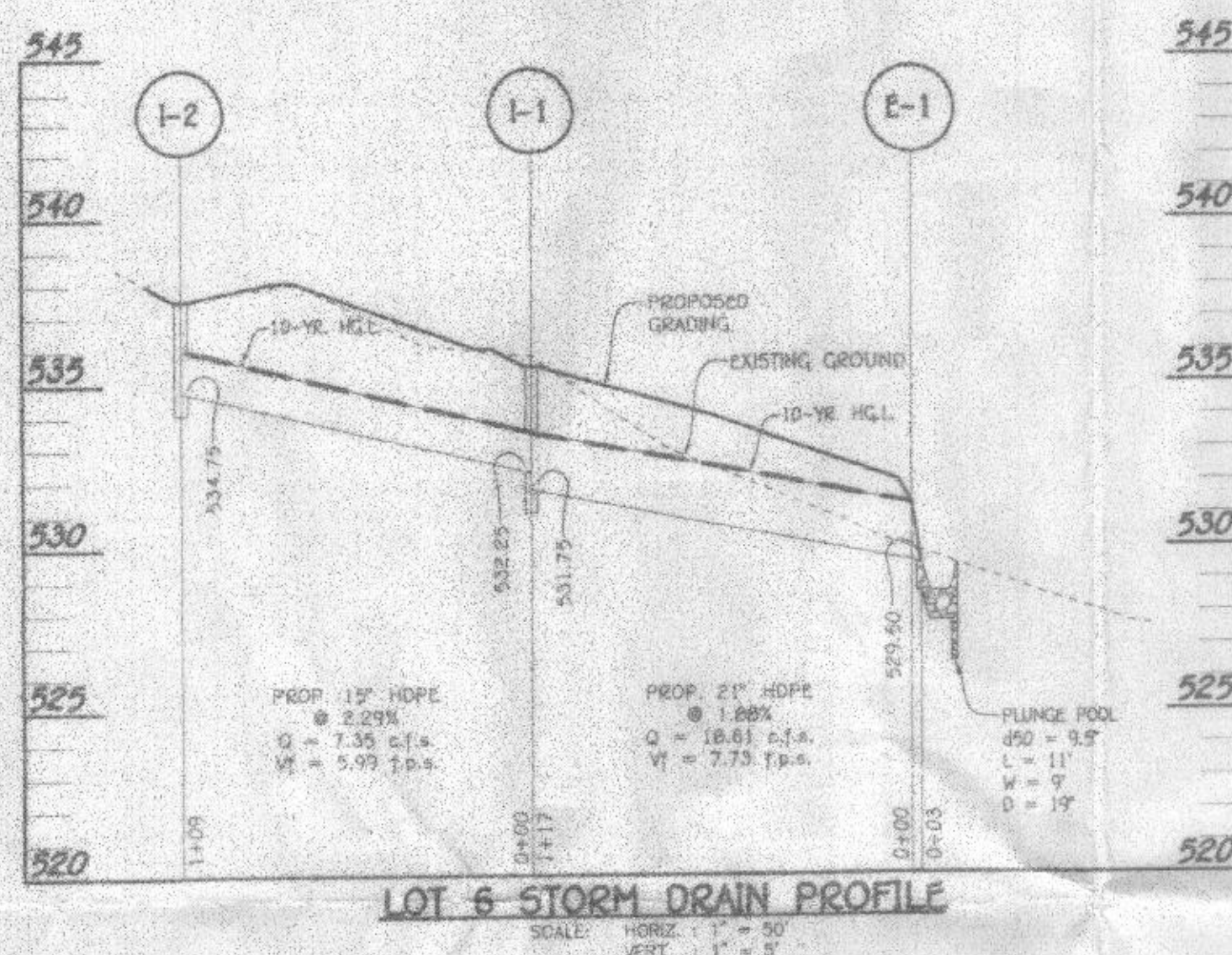
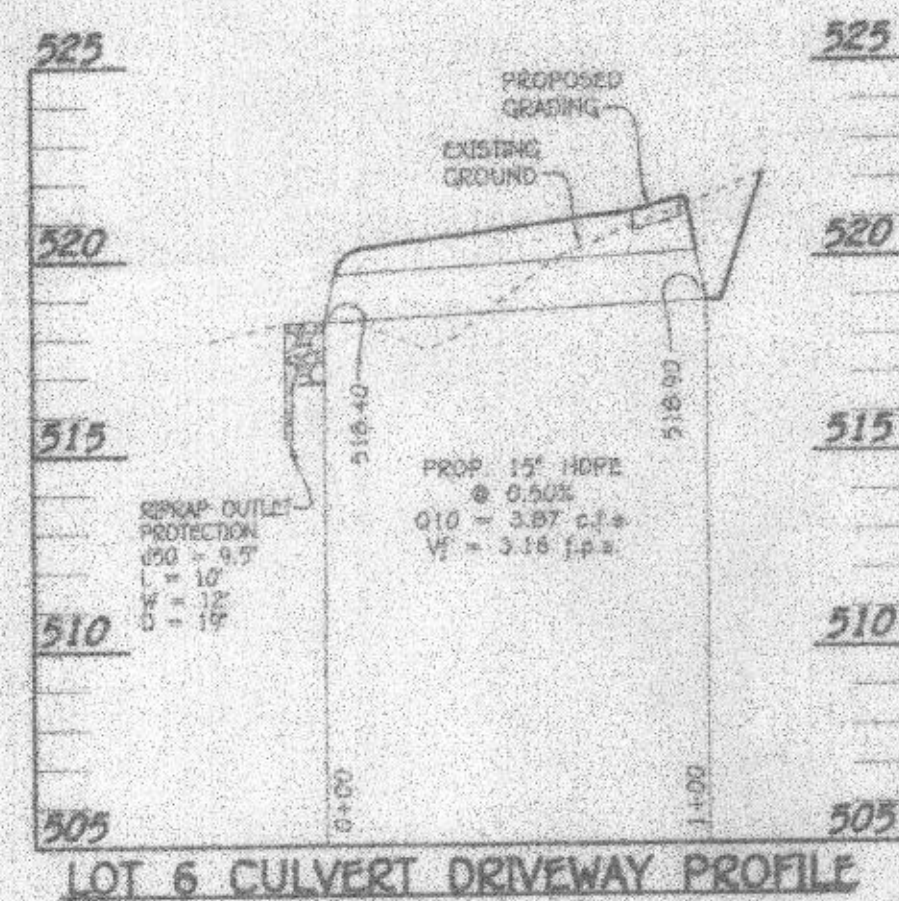


SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
10000 BUCKLE UP DRIVE, SUITE 200, GAITHERSBURG, MD 20878  
(301) 441-1899







- CONSTRUCTION SPECIFICATIONS**
- USE 42 INCH HIGH, 9 GAUGE OR THICKER CHAIN LINK FENCING (2% INCH MAXIMUM OPENING).
  - USE 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
  - FASTEN CHAIN LINK FENCE SECURELY TO THE FENCE POSTS WITH WIRE TIES.
  - SECURE 10 MIL OR THICKER UV RESISTANT IMPERMEABLE SHEETING TO CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP, MID SECTION, AND BELOW GROUND SURFACE.
  - EXTEND SHEETING A MINIMUM OF 4 FEET ALONG FLOW SURFACE AND EMBED END A MINIMUM OF 8 INCHES INTO GROUND. SOIL STABILIZATION MATTING MAY BE USED IN LIEU OF IMPERMEABLE SHEETING ALONG FLOW SURFACE.
  - WHEN TWO SECTIONS OF SHEETING ADJOIN EACH OTHER, OVERLAP BY 6 INCHES AND FOLD WITH SEAM FACING DOWNGRADE.
  - KEEP FLOW SURFACE ALONG DIVERSION FENCE AND POINT OF DISCHARGE FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE. REPLACE IMPERMEABLE SHEETING IF TORN IF UNDERMINING OCCURS, REINSTALL FENCE.

- CONSTRUCTION SPECIFICATIONS**
- USE MATTING THAT HAS A TENSILE VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
  - USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-HAZARDOUS TO THE SOIL. IF PRESENT, MATTING MUST BE EXTENDED PLASTIC WITH A HAZARDOUS MESH OPENING OF 24 INCHES AND SUFFICIENTLY SLOPED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AND OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
  - SECURE MATTING USING STEEL STAPLES OR WOOD STAPLES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1 1/2 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAPLES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1/2 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
  - PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDING PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
  - UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEDED SURFACE. AVOID STRETCHING THE MATTING.
  - OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER'S RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
  - KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY BEGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
  - STAPLE/STAKE MAT IN A STAGGERED PATTERN ON A FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
  - IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS LAYED AND STAPLED IN PLACE, FILL THE MAT Voids WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
  - ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION 8-4 VEGETATIVE STABILIZATION.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
REGIONAL HEADQUARTERS OFFICE - 10775 BALTIMORE NATIONAL PIKE  
SUITE 200, GAITHERSBURG, MARYLAND 20878  
(410) 481-3899

**DEVELOPER'S CERTIFICATE**  
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*M. diener*  
SIGNATURE OF DEVELOPER  
DATE: 12-09-21

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17020, EXPIRATION DATE: 01/25/24.  
*Paul G. Cavanagh*  
PAUL G. CAVANAGH  
DATE: 12-13-2021

**ENGINEER'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
*Paul G. Cavanagh*  
SIGNATURE OF ENGINEER  
DATE: 12/13/2021  
THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John R. Borton*  
JOHN R. BORTON  
DATE: 12/16/21

**OWNER**  
DESO SORINLARI  
6607 FAR FIELDS WAY  
LAUREL, MD 20723

**BUILDER**  
Calm Custom Homes  
10540 Cornelia Road  
Laurel, MD 20723  
Phone: 410-618-7382

**GRADING, SEDIMENT & EROSION CONTROL PLAN**  
**TEN OAKS FARM, LOT 6**  
5016 TEN OAKS ROAD  
ZONING: RR-DEO  
TAX MAP No. 2B GRID No. 14 PARCEL No. 140  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: DECEMBER, 2021  
SHEET 2 OF 3  
GP-22-70







SCOPE OF WORK

BUILD CUSTOM HOME TO INCLUDE FIVE BEDROOMS, FIVE BATHROOMS, ONE POWDER ROOM, A THREE-CAR GARAGE AND AN OPTIONAL FINISHED BASEMENT WITH AN ADDITIONAL BEDROOM AND BATHROOM.

WHOLE HOUSE TO BE SPRINKLERED.

GROSS SQFT  
SECOND FLOOR: 2,866 SQFT  
FIRST FLOOR: 2,676 SQFT  
GARAGE: 813 SQFT  
FINISHED BASEMENT: 1,323 SQFT  
BASEMENT GROSS: 2,676 SQFT

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 FIRE 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.  
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 SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1/800 FREE VENTILATION FOR HORIZONTALY 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" IN 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 - 2018.  
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/ BRICK & SIDING.  
5. DESIGN LOADS (IRC TABLE 301.5)  
WIND LOAD: ± 15  
ROOF LIVE LOAD: 40 PSF WIND SPEED: 115 MPH  
GROUND SNOW LOAD: 40 PSF IMPORT FACTOR: 1  
FLOOR LIVE LOAD (F.F.): 40 PSF EXP. FACTOR: "C"  
FLOOR LIVE LOAD (S.F.): 30 PSF SEISMIC DESIGN CAT.: B  
ATTIC LIVE LOAD (ATTIC): 20 PSF WEATHERING: SEVERE  
GARAGE LIVE LOAD: 50 PSF ZONE: 4A  
GUARD RAILS: 200 LBS. FORCE IN ANY DIRECTION  
SOIL BEARING: ASSUMED 2,000 PSF FROST LINE DEPTH - 30"  
TERMITE: VERY HEAVY HEAVY DECAV: 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 (FY-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 - W1.4 x 1/4 WVF 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 ADJUTS 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 VEGATATION 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 SLB 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-998) WITH A MOISTURE CONTENT AT OR SLIGHTLY ABOVE OPTIMUM.  
3. INSTALL FILL IN LOOSE 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 MH-542B. DENSITY 2.1 LBS PER CU. FT. "R" VALUE PER 1" THICKNESS - 5.41

STAIR:  
DIMENSION:  
MAX R: 7 1/2"  
MIN T: 10"

SHEET INDEX

A-100	PROJECT NOTES & SCHEDULES	A-200	FRONT EXTERIOR ELEVATION
A-101	FOUNDATION PLAN	A-201	LEFT EXTERIOR ELEVATION
A-102	BASEMENT PLAN	A-202	BACK EXTERIOR ELEVATION
A-103	1ST FLOOR PLAN	A-203	RIGHT EXTERIOR ELEVATION
A-104	2ND FLOOR PLAN	A-300	BUILDING SECTION A
A-105	FLOOR FRAMING, ROOF FRAMING & ROOF PLAN	A-301	BUILDING SECTION B
A-106	LATERAL BRACING NOTES, & SCHEDULES	A-302	BUILDING SECTION C
A-107	LATERAL BRACING PLANS & ELEVATIONS	A-303	BUILDING SECTION D

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 CONNECTION 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 UNTELS - 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. UNTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS) NOTE: ALL UNTELS 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 COLUMNS. 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 BULGING 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 HEADER/UNTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE 1/2" CDX PLYWOOD OR OSB.  
2. ALL FRAMING LUMBER SHALL BE SPF No.1/No.2 AND HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 875 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 1,400,000 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 CROSSBRIDGING 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 ALL OPENINGS 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.  
14. ALL SILL PLATES AND LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.

FINISHES

1. ALL FINISHES SHALL BE CLASS C OR BETTER WITH A FLAME SPREAD OF 75-200 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.

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 2.0E LVL
OPENINGS GREATER THAN 6' UP TO 8'	(2) 1.75 x 11.875 2.0E LVL

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.		
MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 8" NOMINAL WALL THICKNESS						
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.		
MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 12" NOMINAL WALL THICKNESS						
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.		



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Highland, MD 20777  
301-776-2666  
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PROJECT PHASE

PERMIT

PROJECT TITLE

THE ODUNLAMI RESIDENCE

5016 Ten Oaks Rd  
Clarksville, MD 21029

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 21-613

DATE 03/24/2022

SCALE AS NOTED

DRAWING TITLE

PROJECT NOTES + SCHEDULES

SHEET NUMBER


A-100



LINE TYPE KEY:  
NEW WALL  
ABOVE LINE  
FDN. WALL



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PROJECT PHASE  
**CD**

PROJECT TITLE  
**THE ODUNLAMI RESIDENCE**

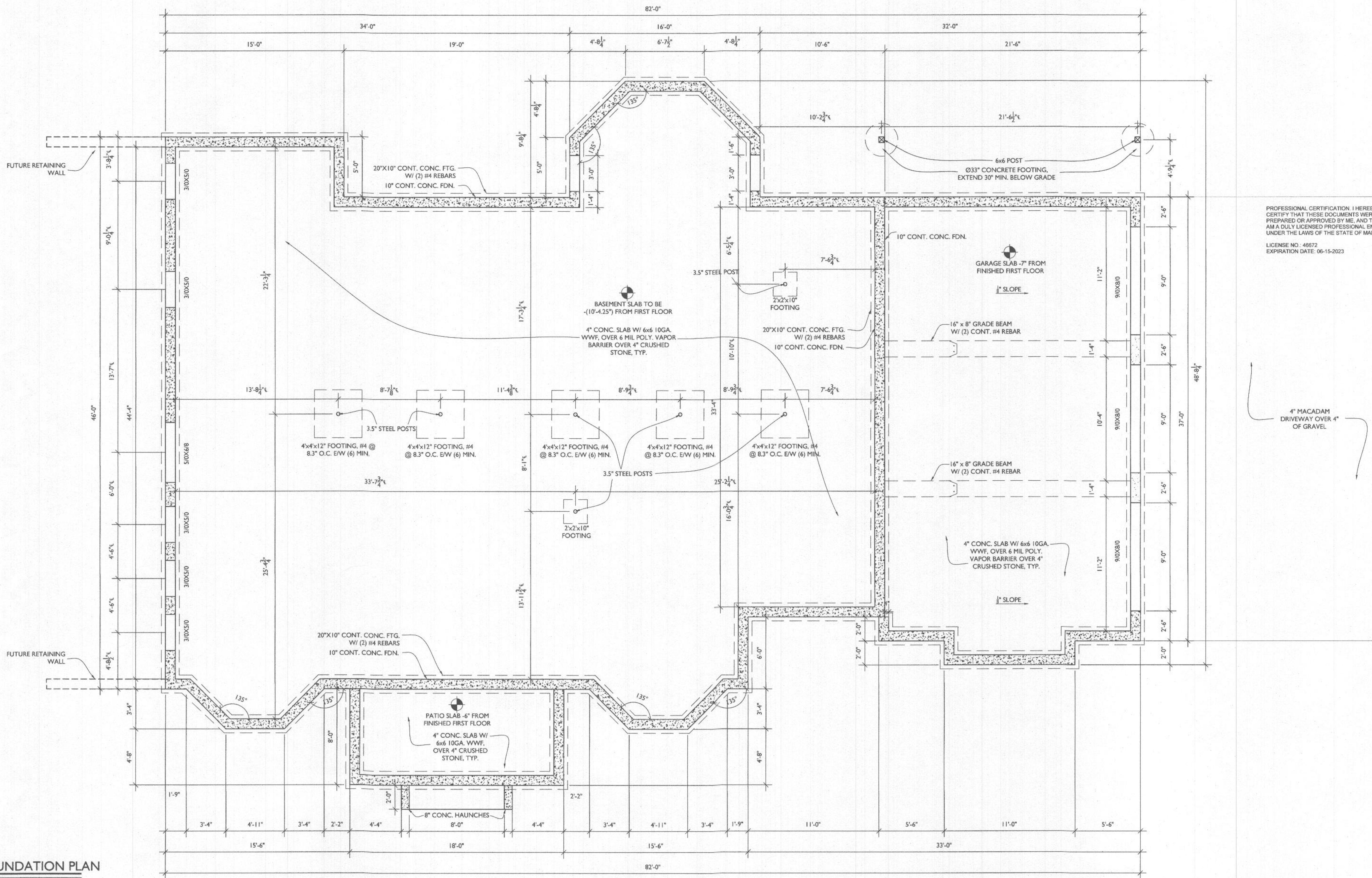
5016 Ten Oaks Rd  
Clarksville, MD 21029

REVISIONS		
SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 21-613  
DATE 01/24/2022  
SCALE AS NOTED

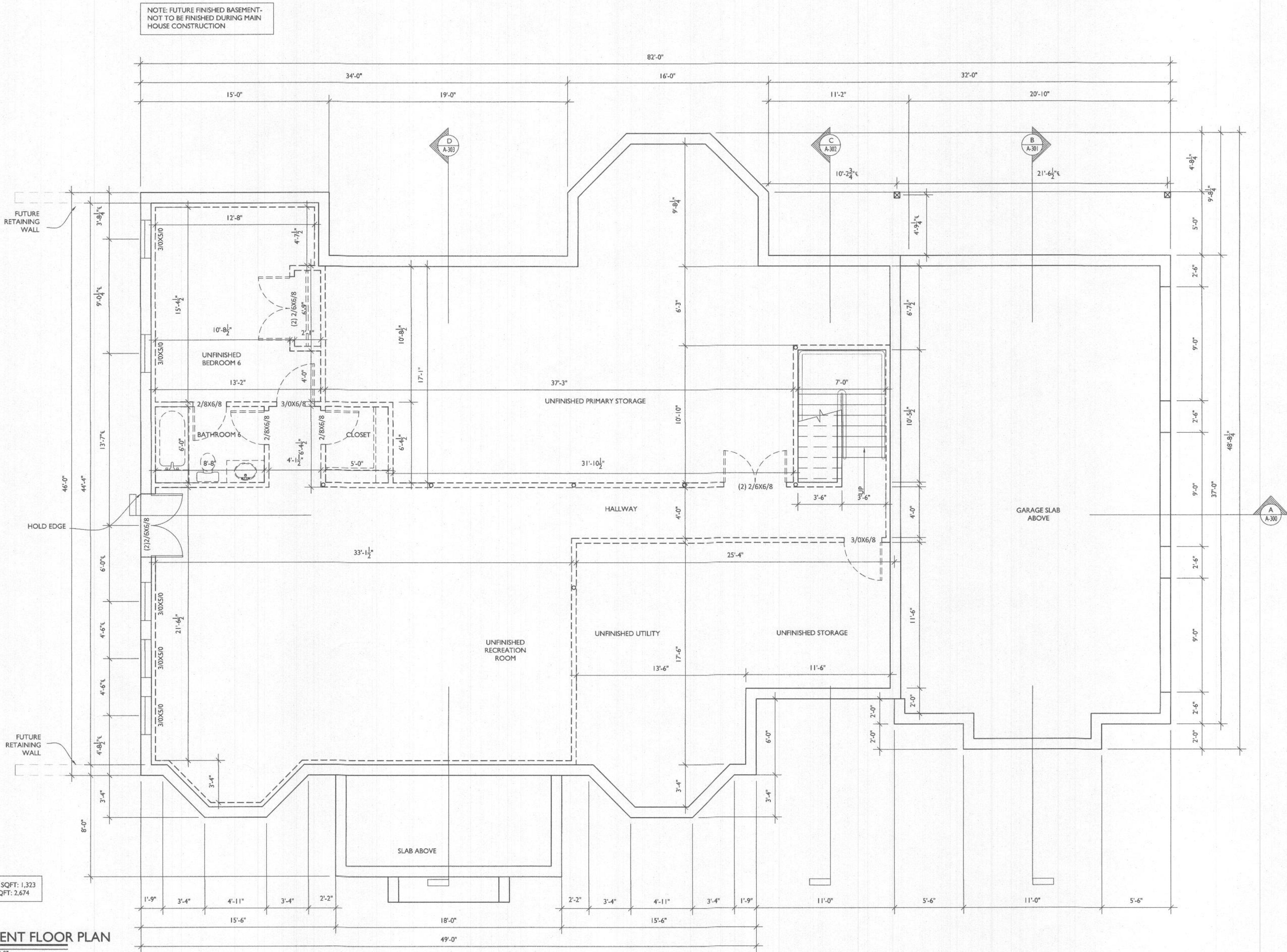
DRAWING TITLE  
**FOUNDATION PLAN**

SHEET NUMBER  
**A-101**



**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"





LINE TYPE KEY:  
NEW WALL  
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PROJECT TITLE

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PROJECT NUMBER 21-613  
DATE 03/24/2022  
SCALE AS NOTED

DRAWING TITLE  
**BASEMENT  
FLOOR PLAN**

SHEET NUMBER  
**A-102**



NOTE: CABINET LAYOUT IS  
CONCEPT ONLY - PLEASE REFER  
TO SUPPLIER'S CABINET LAYOUT  
FOR ACCURATE INFORMATION

LINE TYPE KEY:  
NEW WALL  
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FDN. WALL



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PROJECT NUMBER 21-613

DATE 03/24/2022

SCALE AS NOTED

DRAWING TITLE

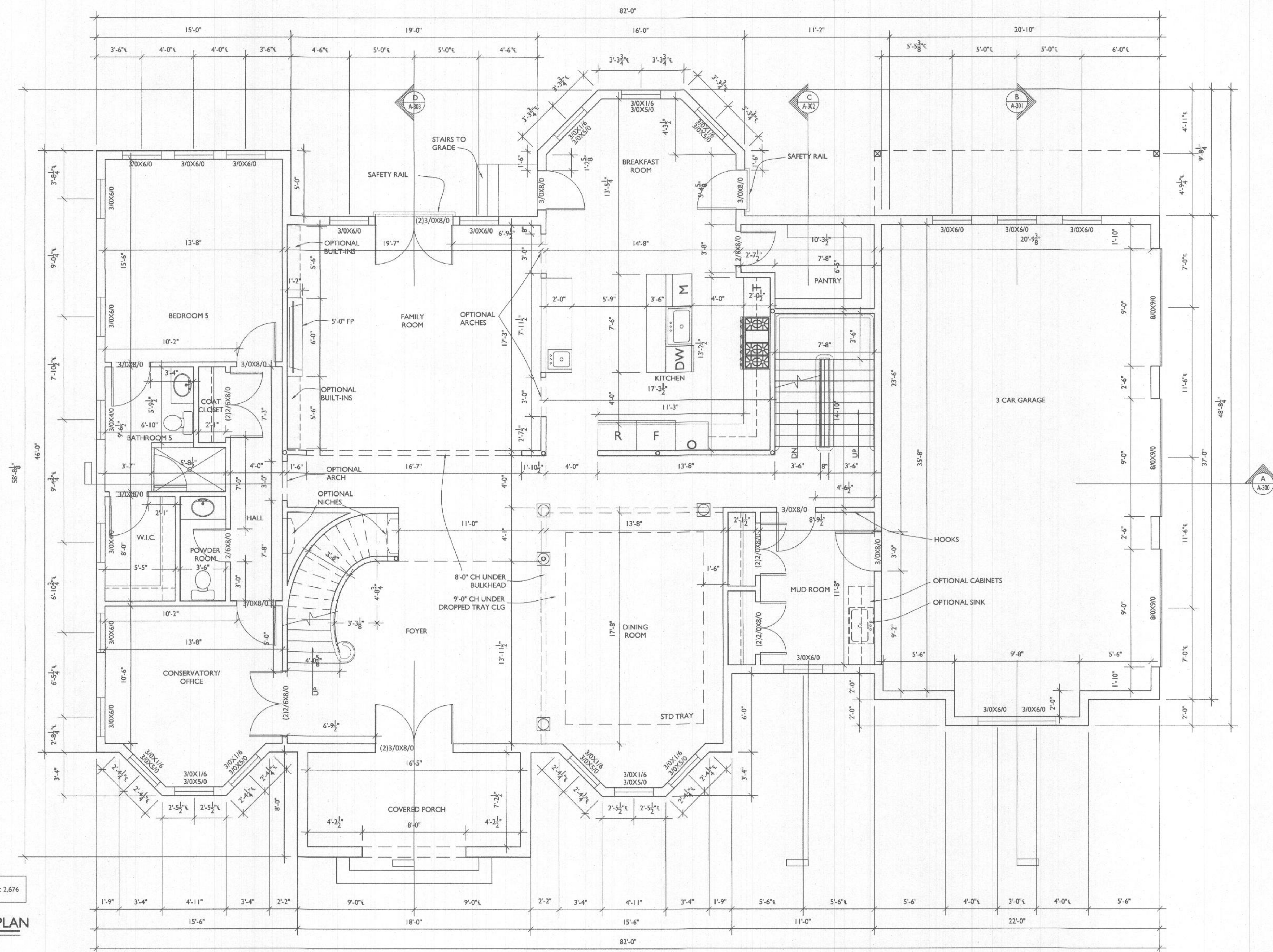
FIRST  
FLOOR PLAN

SHEET NUMBER

A-103

FIRST FLOOR GROSS SQFT: 2,676

1  
A103  
FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"





NOTE: CABINET LAYOUT IS  
CONCEPT ONLY - PLEASE REFER  
TO SUPPLIER'S CABINET LAYOUT  
FOR ACCURATE INFORMATION

DURADEK SURFACE  
OR OPTIONAL TILE  
SURFACE

LINE TYPE KEY:

NEW WALL

ABOVE LINE

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SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 21-613

DATE 03/24/2022

SCALE AS NOTED

DRAWING TITLE

SECOND  
FLOOR PLAN

SHEET NUMBER

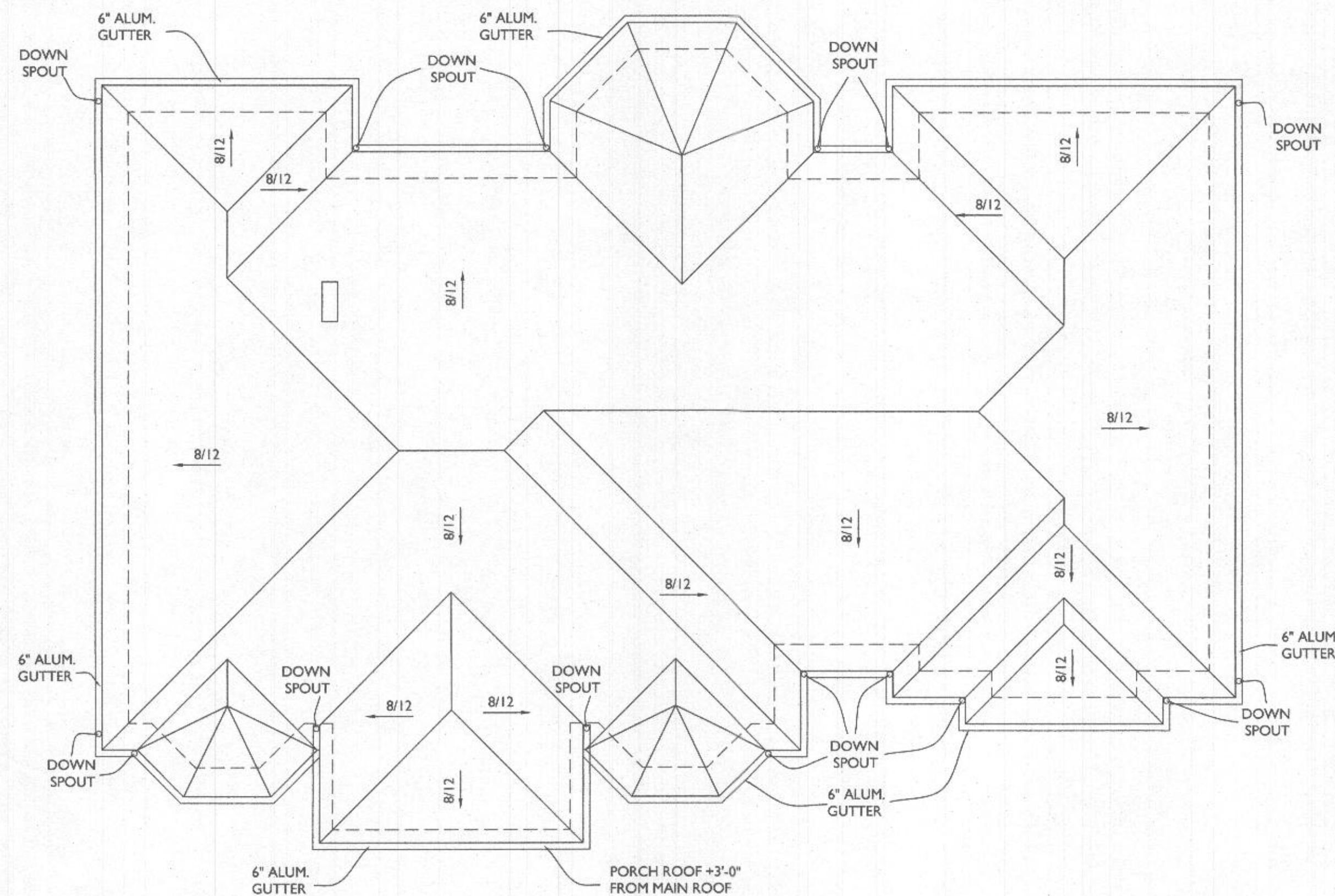
A-104

SECOND FLOOR GROSS SQFT: 2,866

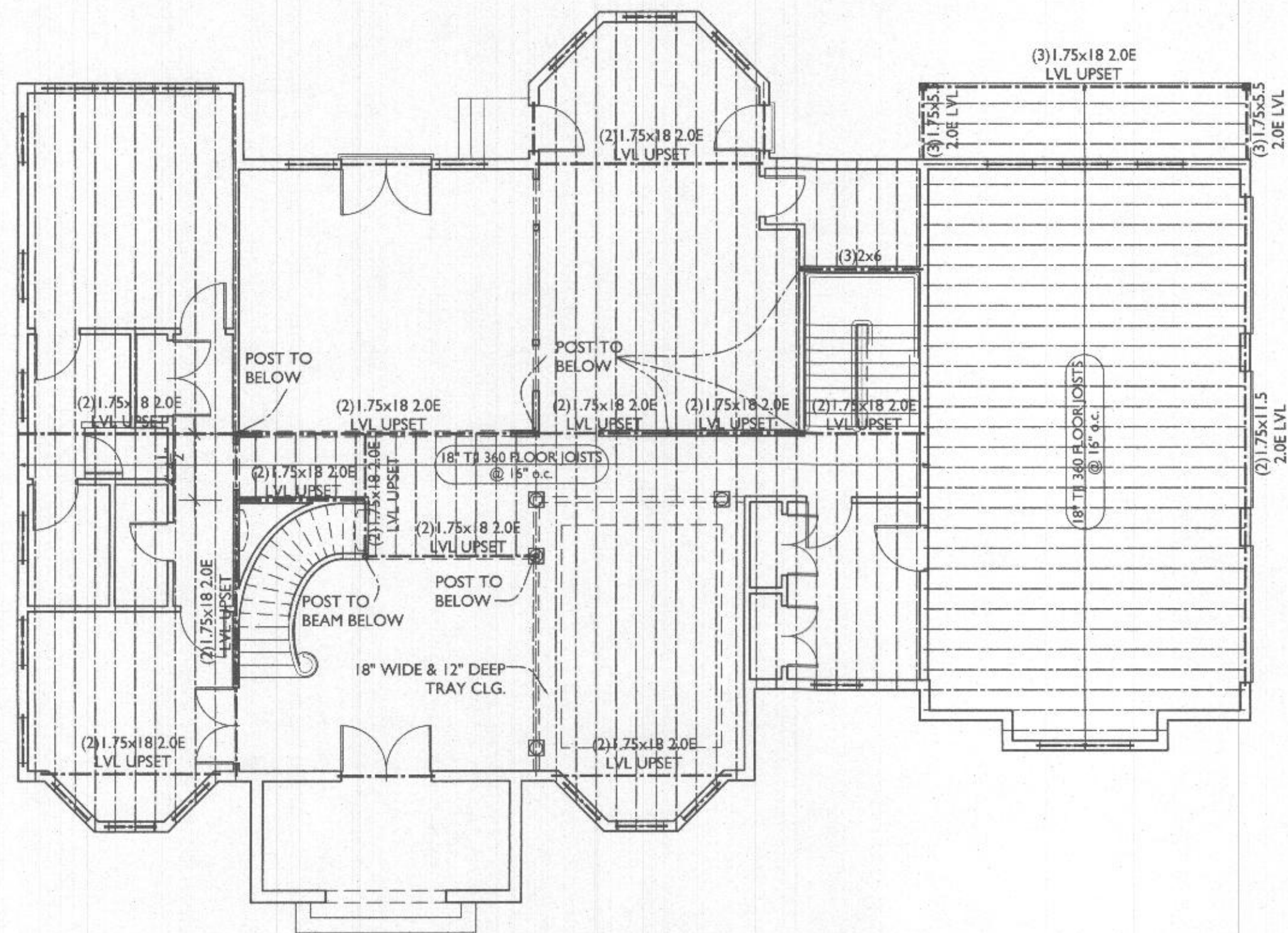
SECOND FLOOR PLAN

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

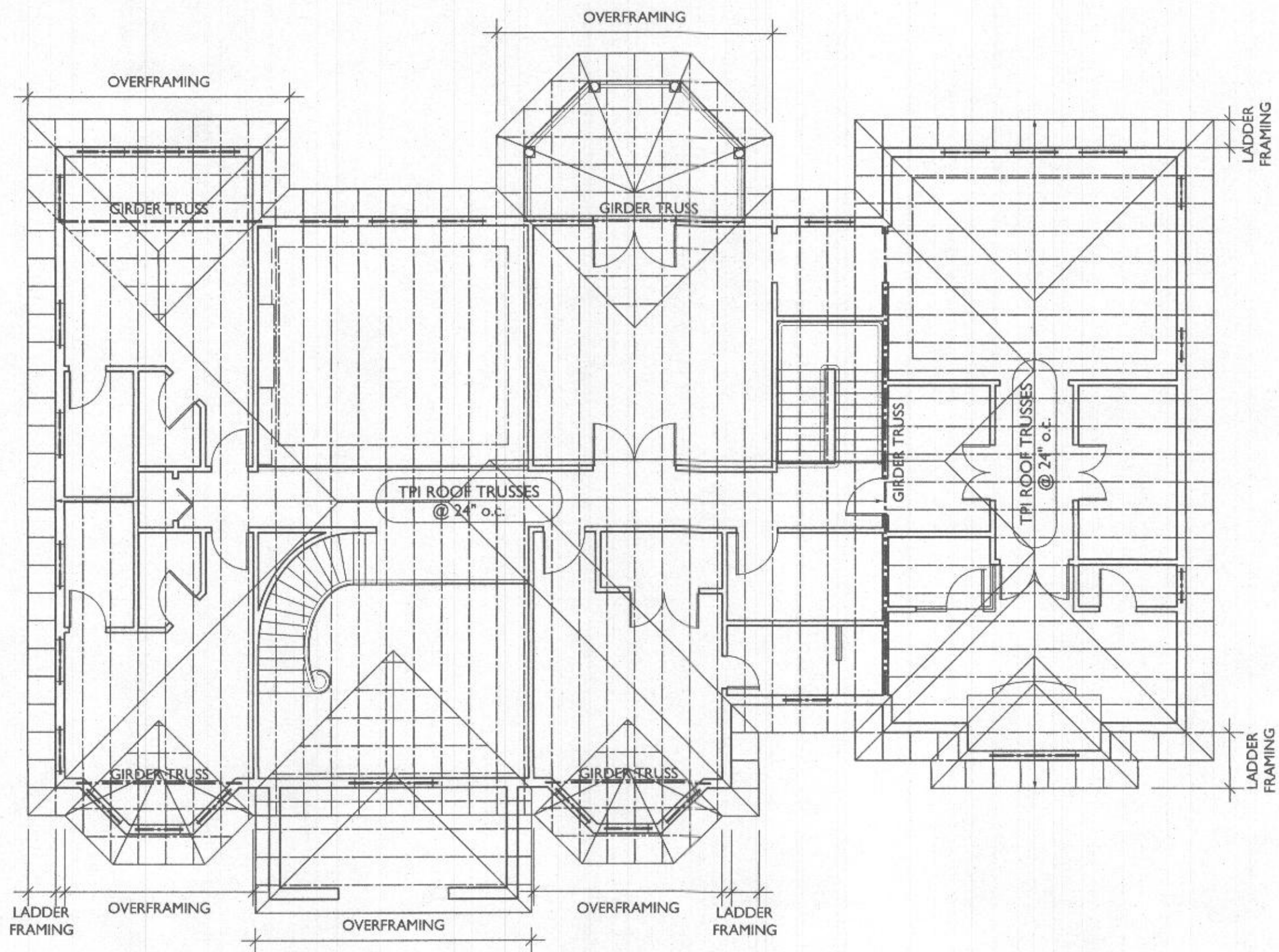




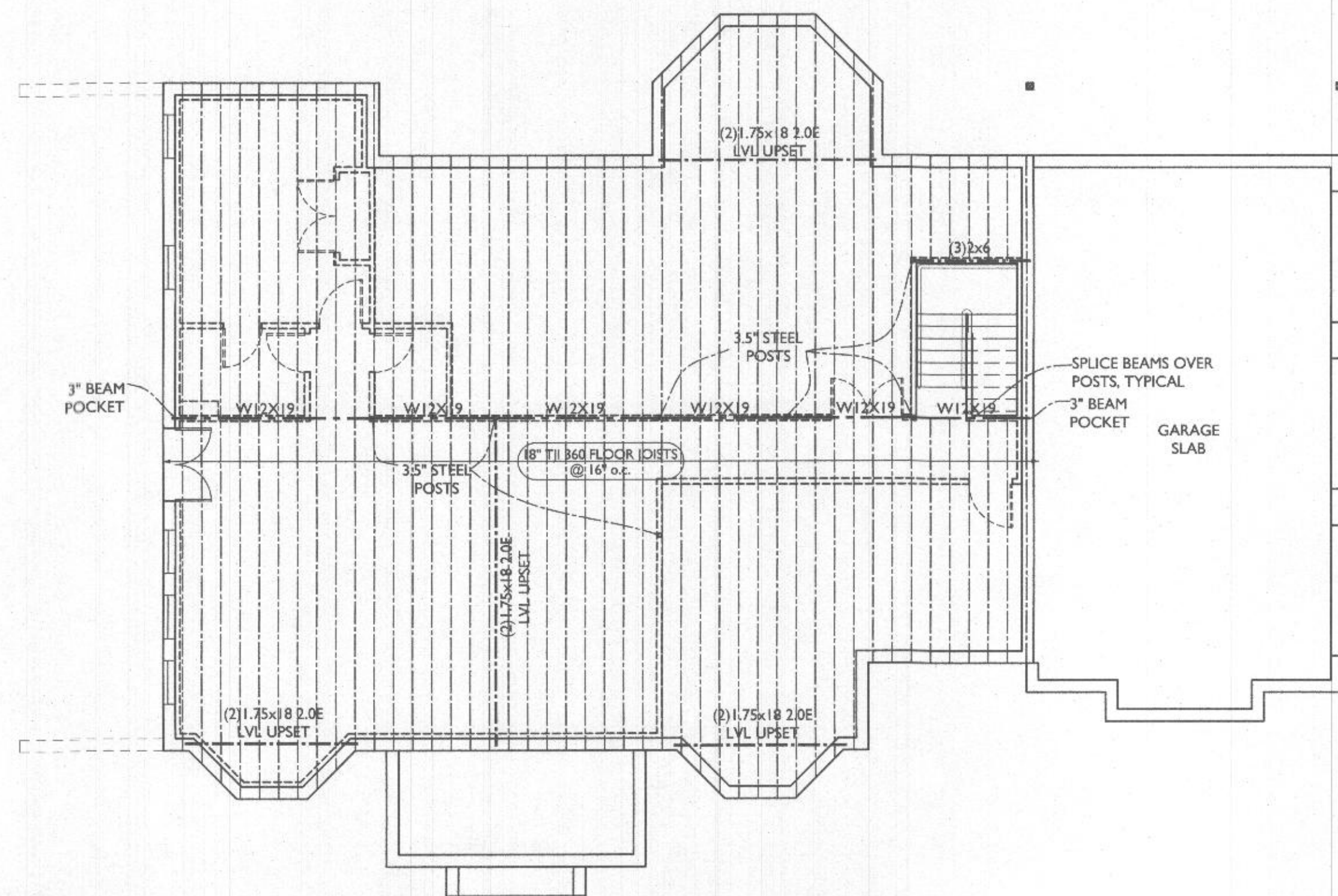
1  
A105  
SCALE: 1/8"=1'-0"



3  
A105  
SCALE: 1/8"=1'-0"



2  
A105  
SCALE: 1/8"=1'-0"



4  
A105  
SCALE: 1/8"=1'-0"

LINE TYPE KEY:  
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FDN. WALL

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO.: 46672  
EXPIRATION DATE: 06-15-2023



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Highland, MD 20777  
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PROJECT PHASE

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PROJECT TITLE

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PROJECT NUMBER 21-613  
DATE 01/24/2022  
SCALE AS NOTED

DRAWING TITLE  
ROOF PLAN +  
FRAMING PLANS

SHEET NUMBER  
A-105



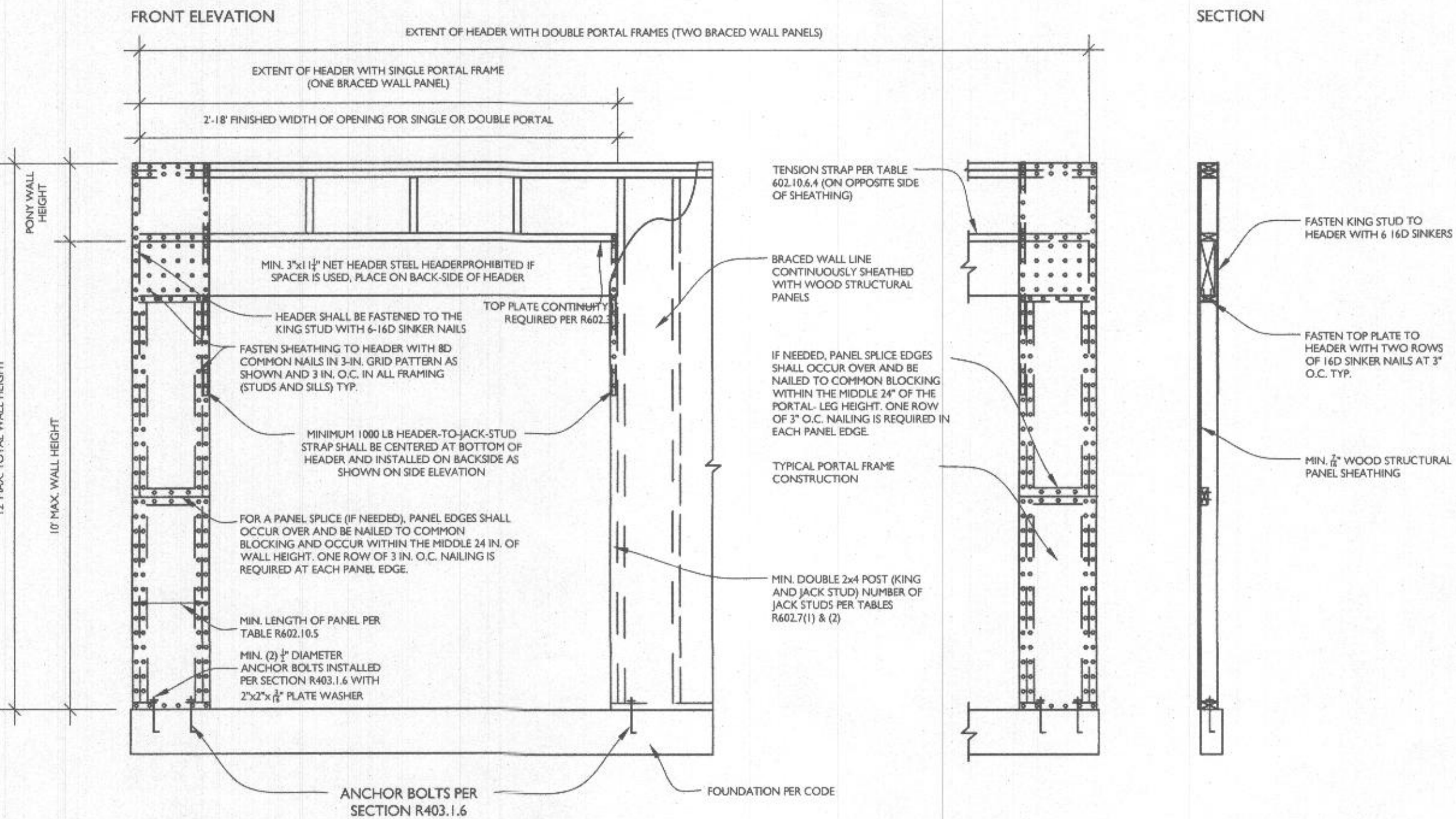
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (*a,*b,*c)	SPACING OF FASTENERS
	ROOF		
1	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2½" x 0.113")	-----
2	CEILING JOISTS TO PLATE, TOE NAIL	3-8d (2½" x 0.113")	-----
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAP OVER PARTITIONS, FACE NAIL	3-10d	-----
4	COLLAR TIE RAFTER, FACE NAIL OR 1½" x 20 GAGE RIDGE STRAP	3-10d (3" x 0.128")	-----
5	RAFTER TO PLATE, TOE NAIL	2-16d (3½" x 0.135")	-----
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL FACE NAIL	4-16d (3½" x 0.135") 3-16d (3½" x 0.135")	-----
	WALL		
7	BUILT-UP CORNER STUDS	10d (3" x 0.128")	24" o.c.
8	BUILT-UP HEADER, TWO PIECES WITH ½" SPACER	16d (3½" x 0.135")	16" o.c. ALONG EACH EDGE
9	CONTINUED HEADER, TWO PIECES	16d (3½" x 0.135")	16" o.c. ALONG EACH EDGE
10	CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2½" x 0.113")	-----
11	DOUBLE STUDS, FACE NAIL	10d (3" x 0.128")	24" o.c.
12	DOUBLE TOP PLATES, FACE NAIL	10d (3" x 0.128")	24" o.c.
13	DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d (3½" x 0.135")	-----
14	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3½" x 0.135")	16" o.c.
15	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3½" x 0.135")	16" o.c.
16	STUD TO SOLE PLATE, TOE NAIL	3-8d (2½" x 0.113") OR 2-16d (3½" x 0.135")	-----
17	TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3½" x 0.135")	-----
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	3-10d (3" x 0.128")	-----
19	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2½" x 0.113") 2 STAPLES 1½"	-----
20	1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2½" x 0.113") 2 STAPLES 1½"	-----
21	1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2½" x 0.113") 2 STAPLES 1½"	-----
22	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2½" x 0.113") 3 STAPLES 1½"	-----
	FLOOR		
23	JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2½" x 0.113")	-----
24	1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d (2½" x 0.113") 2 STAPLES 1½"	-----
25	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3½" x 0.135")	-----
26	RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2½" x 0.113")*	6" o.c.
27	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d (3½" x 0.135")	AT EACH BEARING
28	BUILT-UP GIRDERS AND BEAMS, 2 INCH LUMBER LAYERS	10d (3" x 0.128")	NAIL EACH LAYER AS FOLLOWS: 32" o.c. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE.
29	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d (3½" x 0.135")	AT EACH JOIST OR RAFTER

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <sup>(f)b, (c), (e)</sup>	SPACING OF FASTENERS	
			EDGES (INCHES) <sup>(c)</sup>	INTERMEDIATE SUPPORTS <sup>(c), (e)</sup> (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING				
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor wall) <sup>(f)</sup> 8d common (2 1/2" x 0.131") nail (roof)	6	12" g
31	3/16" - 3/8"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof) <sup>(f)</sup>	6	12" g
32	1 1/2" - 1"	8d common (2 1/2" x 0.131")	6	12" g
33	1/8" - 1/4"	10d common (3" x 0.148") nail or 8d common (2 1/2" x 0.131") deformed nail	6	12
OTHER WALL SHEATHING <sup>(h)</sup>				
34	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16ga., 1/4" long	3	6
35	3/8" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16ga., 1/4" long	3	6
36	1/2" GYPSUM SHEATHING <sup>(d)</sup>	1/2" galvanized roofing nail, staple galvanized, 1/2" long; 1/4" screws, Type W or S	7	7
37	3/8" GYPSUM SHEATHING <sup>(d)</sup>	1/4" galvanized roofing nail; staple galvanized, 1/8" long; 1/8" screws, Type W or S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR, UNDERLAYMENT TO FRAMING				
38	3/4" AND LESS	6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6	12
39	7/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	6	12
40	1/8" - 1/4"	10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.120") nail	6	12

METHOD	MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIAL
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d common (2" x 0.113") nails at 6" spacing (panel edges) and at 12" spacing (intermediate supports) or 16ga x 1 1/4" staples at 3" spacing (panel edges) and 6" spacing (intermediate supports)
CS-G	WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS AND SUPPORTING ROOF LOAD ONLY <sup>a, b</sup>	3/8"	See Method CS-WSP
CS-PF	CONTINUOUS PORTAL FRAME	See Section R602.10.4.1.1	See section R602.10.4.1.1

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS IS INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER ARE FILLED OR REPAIRED. AIR-PERMEABLE INSULATION IS NOT USED AS A SEALING MATERIAL.
CEILING/ ATTIC	AIR BARRIER IN ANY DROPPED CEILING/ SOFFIT IS SUBSTANTIALLY ALIGNED WITH INSULATION AND ANY GAPS ARE SEALED ATTIC ACCESS (EXCEPT UNVENTED ARRIRC), KNEE WALL DOOR, OR DROP DOWN STAIR IS SEALED.
WALLS	CORNERS AND HEADERS ARE INSULATED. JUNCTION OF FOUNDATION AND SILL PLATE IS SEALED.
WINDOWS AND DOORS	SPACE BETWEEN WINDOW/ DOOR JAMBS AND FRAMING IS SEALED.
RIM JOISTS	RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER.
FLOORS (including above garage and cantilevered floor)	INSULATION IS INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. AIR BARRIER IS INSTALLED AT ANY EXPOSED EDGE OF FLOOR.
CRAWLSPACE WALLS	INSULATION IS PERMANENTLY ATTACHED TO WALLS. EXPOSED EARTH IN UNVENTED CRAWLSPACES IS COVERED WITH CLASS I VAPOR RETARDER THROUGH OVERLAPPING JOINTS TAPED.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, KNEE WALLS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE ARE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES ARE CUT TO FIT, OR NARROW CAVITIES ARE FILLED BY SPRAYED/ BLOWN INSULATION.
GARAGE SEPARATION	AIR SEALING IS PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES ARE AIRTIGHT, IC RATED AND SEALED TO DRYWALL. EXCEPTION --- FIXTURES IN CONDITIONED SPACE.
PLUMBING AND WIRING	INSULATION IS PLACED BETWEEN OUTSIDE AND PIPED. BATT INSULATION IS CUT TO FIT AROUND WIRING AND PLUMBING, OR SPRAYED/BLOWN INSULATION EXTENDS BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL.
ELECTRICAL/PHONE BOX ON EXTERIOR WALL	AIR BARRIER EXTENDS BEHIND BOXES OR AIR SEALED TYPE BOXES ARE INSTALLED.
COMMON WALL	AIR BARRIER IS INSTALLED IN COMMON WALL BETWEEN DWELLING UNITS.
HVAC REGISTER BOOTS	HVAC REISTER BOOTS THAT PENETRATE BUILDING ENVELOPE ARE SEALED TO SUBFLOOR OR DRYWALL.
FIREPLACE	FIREPLACE WALLS INCLUDE AN AIR BARRIER.

1ST FLOOR - 10' CLG - 37'-0" LONG WALL 2' BRACING NEEDED: 11'-6" x 1.0 = 11'-6" MIN. P.F. PROVIDED: 8'-4" x 1.5 = 12'-6" TOTAL BRACING PROVIDED: 12'-6"	2ND FLOOR - 9' CLG - 39'-6" LONG WALL 4' BRACING NEEDED: 11'-6" x 0.95 = 10'-11.1" MIN. BRACING PROVIDED: 11'-6"
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SHEET NUMBER  
**A-106**

1 PER IRC  
A106 SCALE: 1/2"=1'-0"