

PERMIT NUMBER: B 22002436

DATE ACCEPTED:

RECEIVED



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2435
www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: **WHITE PINE RD 8232 or 8512 White Pine Ct** Unit:
City: **FULTON** State: **MD** Zip Code: **20759**
Subdivision/Village/Complex Name: **FULTON HILL** SDP/WP/BA #:
Lot: **4** Tax Map: **46** Parcel: **337** Grading Permit #: **GP-22-094**

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 86'X40' (IRREG) 2 STORY SFD W/ PARTIALLY FINISHED BASEMENT, 23'X21' 2 CAR GARAGE, 22'X12' 1 CAR GARAGE, 32'X10' COVERED PORCH

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): **QUANG NGUYEN, VY TRAN** Primary Residence: ☒ Yes ☐ No
Owner's Street Address: **6308 BURNT MOUNTAIN PATH**
City: **COLUMBIA** State: **MD** Zip Code: **21045**
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 ☒ No
Utilities: ☒ 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 ☐ None Fire Alarm System: ☐ Yes ☐ No ☐ Voice Evac

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

Model Name & Options:
of Bedrooms (SF): **6** # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*):
Rooms: **26** # Full Baths: **6** # Half Baths: **1** # Fireplaces: **1**
Garage/Carport Info: ☒ Attached Garage ☐ Detached Garage ☐ Integral Garage ☐ Carport ☐ None
Basement/Foundation Info: ☐ Slab on Grade ☐ Post & Pier ☐ Unfinished Basement ☒ Finished Basement: ☐ Full or ☒ Partial
1st Fl Width: **86** 1st Fl Depth: **40** 2nd Fl Width: **69** 2nd Fl Depth: **38** Bsmt Width: **74** Bsmt Depth: **40**
Energy Method: ☒ Prescriptive ☐ Performance ☐ UA Alternative ☐ ERI Gross Area: **7,436** sq ft Occupiable Area: **6,274** 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 DATE SIGNED **6/21/22**

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:
☒ PR ☒ DPZ ☐ DED ☒ Health ☐ SHA ☐ CID

SUBMITTAL FEES: **150-** PAYMENT: **2009** ACCEPTED BY:



Generated by REScheck-Web Software
Compliance Certificate

Project 21-624 Cairn-Tran

Energy Code: **2018 IECC**
Location: **Howard County, Maryland**
Construction Type: **Single-family**
Project Type: **New Construction**
Conditioned Floor Area: **7,436 ft²**
Glazing Area: **14%**
Climate Zone: **4 (4999 HDD)**
Permit Date:
Permit Number:

Construction Site:
8232 White Pine Court
Fulton, MD 20759

Owner/Agent:

Designer/Contractor:
Karen Mosel
Transforming Architecture
13953 Brighton Dam Road
Clarksville, MD 21059
301-776-2666
info@transformingarchitecture.com

Compliance: Passes using UA trade-off

Compliance: **2.0% Better Than Code** Maximum UA: **908** Your UA: **890** Maximum SHGC: **0.40** Your SHGC: **0.40**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Second Floor Ceiling: Flat Ceiling or Scissor Truss	2,656	49.0	0.0	0.026	0.026	69	69
First Floor Ceiling: Flat Ceiling or Scissor Truss	2,187	30.0	0.0	0.035	0.026	77	57
Basement Ceiling: Flat Ceiling or Scissor Truss	2,316	30.0	0.0	0.035	0.026	81	60
Front Wall: Wood Frame, 16" o.c.	1,666	21.0	0.0	0.057	0.060	72	76
Front Doors: Glass Door (over 50% glazing) SHGC: 0.40	96			0.260	0.320	25	31
Back Doors: Glass Door (over 50% glazing) SHGC: 0.40	71			0.260	0.320	18	23
Front Windows: Vinyl Frame SHGC: 0.40	234			0.310	0.320	73	75
Back Wall: Wood Frame, 16" o.c.	1,684	21.0	0.0	0.057	0.060	74	78
Back Doors: Glass Door (over 50% glazing) SHGC: 0.40	71			0.260	0.320	18	23
Back Windows: Vinyl Frame SHGC: 0.40	316			0.310	0.320	98	101
Left Wall: Wood Frame, 16" o.c.	1,051	21.0	0.0	0.057	0.060	58	62

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Left Windows: Vinyl Frame SHGC: 0.40	26			0.310	0.320	8	8
Right Wall: Wood Frame, 16" o.c.	1,005	21.0	0.0	0.057	0.060	57	60
Right Windows: Vinyl Frame SHGC: 0.40	7			0.310	0.320	2	2
Back Basement Wall: Solid Concrete or Masonry	668	13.0	0.0	0.083	0.098	48	57
Back Basement Door: Glass Door (over 50% glazing) SHGC: 0.40	40			0.260	0.320	10	13
Back Basement Windows: Vinyl Frame SHGC: 0.40	45			0.310	0.320	14	14
Left Basement Wall: Solid Concrete or Masonry	361	13.0	0.0	0.083	0.098	29	34
Left Basement Window: Vinyl Frame SHGC: 0.40	13			0.310	0.320	4	4
Basement Floor: Slab-On-Grade (Unheated) Insulation depth: 2.5'	229		14.0	0.660	0.700	0	0
Front Basement Wall: Solid Concrete or Masonry Wall height: 9.0' Depth below grade: 8.5' Insulation depth: 9.0'	659	13.0	0.0	0.054	0.059	36	39
Right Basement Wall: Solid Concrete or Masonry Wall height: 9.0' Depth below grade: 9.0' Insulation depth: 9.0'	366	13.0	0.0	0.051	0.059	19	22

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Karen Mosel, AIA Architect
Signature
06/15/22
Date



SCOPE OF WORK

BUILD CUSTOM HOME TO INCLUDE 6 BEDROOMS, 6 BATHS, 1 POWDER ROOM, A TWO-CAR GARAGE AND A ONE-CAR GARAGE.

WHOLE HOUSE TO BE SPRINKLERED TO CODE.

BASEMENT: 2,392 SF GROSS
FIRST FLOOR: 2,388 SF GROSS
SECOND FLOOR: 2,656 SF GROSS
TOTAL SQUARE FOOTAGE: 7,436 SF GROSS

TWO-CAR GARAGE: 482 SF GROSS
ONE-CAR GARAGE: 277 SF GROSS

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"x8" 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 1/300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD Baffles IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW.
11. MECHANICAL PLUMBING AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.
12. ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, CEILINGS, WINDOWS, DOOR FLANGES AND JAMBS.
13. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.
14. SLOPE ALL EXTERIOR PLATFORMS, PORCHES, WALKS AND GARAGE SLABS 1/8" 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/ STONE & SIDING.
5. DESIGN LOADS (IRC TABLE 301.3) 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: 1
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 DECAY: 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=40,000 PSI)
4. ALL INTERIOR CONCRETE SLABS SHALL BE 4" THICK AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH 6X6 - W/ 4 x W/ 4 WWF AND BE POURED OVER A SIX (6) MIL POLY VAPOR BARRIER 4 OVER 4" POROUS GRANULAR FILL.
5. ALL INTERIOR CONCRETE SLABS 30'-0" OR GREATER IN ANY DIMENSION SHALL HAVE CONTROL JOINTS.
6. ALL EXTERIOR CONCRETE SLABS SHALL BE AIR ENTRAINED (AIR CONTENT BETWEEN 5% AND 7%) INCLUDING THE GARAGE SLAB, AND HAVE 4" GRANULAR FILL MIN BELOW CONCRETE SLAB.
7. WHERE PORCH (NOT MONOLITHICALLY POURED), PATIO OR OTHER CONCRETE FLAT WORK ABUTS AN EXISTING CONCRETE SLAB PROVIDE A 1/2" ASPHALT IMPREGNATED FIBER BOARD EXPANSION JOINT.
8. ALL REINFORCING SHALL CONFORM TO "SPECIFICATIONS FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT" (ASTM 1 615-60), WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM A-185.
9. REINFORCEMENT FOR THE ANCHORAGE OF CONNECTING WORK, IF NOT CONTINUOUS, AND REINFORCEMENT FOR TEMPERATURE AND ALL OTHER PURPOSES NOT SPECIFICALLY PROVIDED, SHALL LAP 30 BAR DIAMETERS OR 18" MINIMUM AT ALL SPLICES, OR SHALL HAVE DOWELS OF THE SAME BAR SIZE AND SPACING AS THAT OF REINFORCING TO BE SPLICED OR WORK TO BE CONNECTED.
10. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT:
CONCRETE DEPOSITED AGAINST GROUND 3"
FORMED CONCRETE IN CONTACT WITH GROUND 2"
FORMED CONCRETE NOT IN CONTACT WITH GROUND 1 1/2"

PREPARATION FOR SLAB
1. REMOVE ALL VEGETATION AND TOP SOIL CONTAINING ORGANIC MATERIALS FROM THE ENTIRE AREA TO BE COVERED BY THE BUILDING.
2. IF FILL IS REQUIRED TO RAISE SLAB, SCARIFY THE SUB GRADE TO A DEPTH OF 6" AND RECOMPACT TO A MINIMUM DENSITY OF 93% AND A MAXIMUM OF 98% OF STANDARD PROCTOR DENSITY (ASTM-D-698) WITH A MOISTURE CONTENT AT OR SLIGHTLY ABOVE OPTIMUM.
3. INSTALL FILL IN 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 HH-1-542B. 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

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STRUCTURAL STEEL NOTES
1. MATERIALS
STRUCTURAL STEEL AND PLATE ASTM A36
UNFINISHED BOLTS ASTM A307
HIGH-STRENGTH BOLTS ASTM A325
WELDING ELECTRODES ASTM 1233, CLASS E70
2. BEAM TO BEAM AND COLUMN CONNECTIONS SHALL BE AISC STANDARD (FULL DEPTH) WHERE REACTIONS EXCEED MINIMUM CONDITIONS, THE APPROPRIATE CONNECTIONS SHALL BE DETERMINED BY FABRICATOR (CONTRACTOR).
3. ALL MAJOR CONNECTIONS SHALL BE HIGH STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS SHALL BE UNFINISHED BOLTS.
4. STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS.
5. SUBMIT SHOP DRAWINGS FOR ALL STEEL WORK.
6. STEEL LINTELS - FOR ALL OPENINGS AND RECESSES IN STONE OR BRICK FACED WALLS NOT SPECIFICALLY DETAILED, PROVIDE ONE STEEL ANGLE FOR EACH 4 INCHES OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM BEARING OF 4" AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2" UNLESS OTHERWISE SHOWN.
7. LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS) NOTE: ALL LINTELS ARE TO RECEIVE SHOP APPLIED CORROSION PROTECTION.
8. STEEL BEAM POCKETS, SIZE AS INDICATED ON PLANS, BEAMS SHALL HAVE A MINIMUM BEARING OF 4" IN LENGTH MEASURED PARALLEL TO THE BEAM UPON SOLID MASONRY NOT LESS THAN 4" IN THICKNESS OR UPON A METAL BEARING PLATE OF ADEQUATE DIMENSIONS TO DISTRIBUTE THE LOAD SAFELY. AREA AROUND BEAM TO RECEIVE PARGE FINISH.
9. 2X BEAM PLATE IS ANCHORED TO STEEL BEAM WITH 3/8" DIAMETER STEEL BOLTS OR EQUIVALENT POWER ACTIVATED FASTENERS AT 48" O/C. FASTENERS TO BE LOCATED A NEAR TO CENTER OF BEAM AS POSSIBLE.
10. STEEL BEAMS SHALL HAVE A MINIMUM BEARING OF 4 INCHES IN CONCRETE POCKETS AND A MINIMUM BEARING OF 3 INCHES ON STEEL 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 3000 PSI.
3. CARE AND PROPER MEASURES SHALL BE EMPLOYED TO PREVENT ANY SUPER IMPOSED LOADS (I.E. WIND LOADS, SHOWING 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/LINTELS 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. 170C-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 76-200 OR BETTER AND A SMOKE DEVELOPED INDEX OF 0-450.

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

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.

STEEL LINTEL SCHEDULE (U.N.O.)			
STEEL ANGLE SIZE	# STORIES ABOVE		# OF 1/2" REBARS
	NONE	ONE	TWO
3 x 3 x 1/4	6' - 0"	3' - 6"	3' - 0"
4 x 3 x 1/4	8' - 0"	5' - 0"	3' - 0"
6 x 3-1/2 x 1/4	14' - 0"	8' - 0"	3' - 6"
2 - 6 x 3-1/2 x 1/4	20' - 0"	11' - 0"	4



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PROJECT PHASE
PERMIT




PROJECT TITLE
THE TRAN/NGUYEN RESIDENCE
8232 White Pine Ct
Fulton, MD 20759

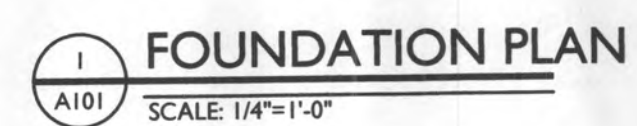
REVISIONS		
SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER	21-624
DATE	06/15/2022
SCALE	AS NOTED

DRAWING TITLE
PROJECT NOTES + SCHEDULES

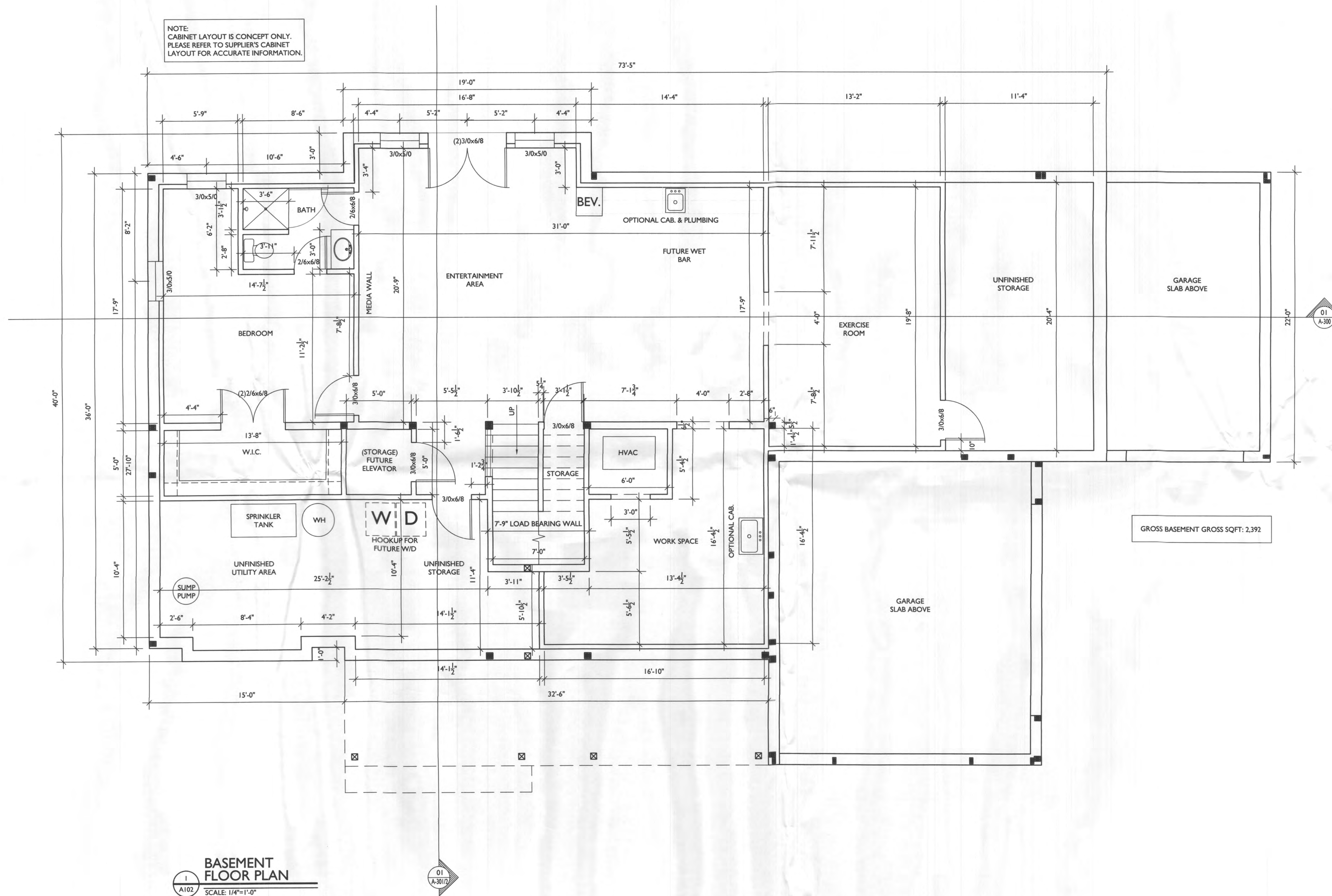
SHEET NUMBER
A-100

NEW WALL 
ABOVE LINE 
FDN. WALL 



LINE TYPE KEY:
NEW WALL
ABOVE LINE
FDN. WALL

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



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PROJECT PHASE

PERMIT

PROJECT TITLE

THE
TRAN/
NGUYEN
RESIDENCE

8232 White Pine Ct
Fulton, MD 20759

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 21-624

DATE 06/15/2022

SCALE AS NOTED

DRAWING TITLE

BASEMENT
FLOOR PLAN

SHEET NUMBER

A-102