

**HOWARD COUNTY DEPARTMENT OF INSPECTIONS,
LICENSES AND PERMITS**

ON-LINE PLAN DROP OFF

To: Plan Review Division

From: Karen Mosel

(Name)

Transforming Architecture

(Company)

Telephone #: 301-776-2666

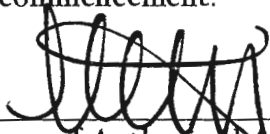
Email address info@transformingarchitecture.com

Permit Site Address 5073 TEN OAKS ROAD, CLARKSVILLE MD 21029

Permit Number: B23002138 B23002515

Application On-Line File Date: 6/14/2023

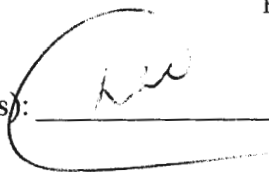
The above referenced permit was applied for online and the drawings are being dropped off for review and approval. These drawings represent the proposed work as outlined on the on-line application. I understand that this Department will not be responsible for any lost plans or documents. It is understood that if any changes to the design or construction of this project is made, revised plans will be submitted prior to any work commencement.



Signature of Authorized Agent

For Office Use Only

Accepted by (initials):



on

6/15/23

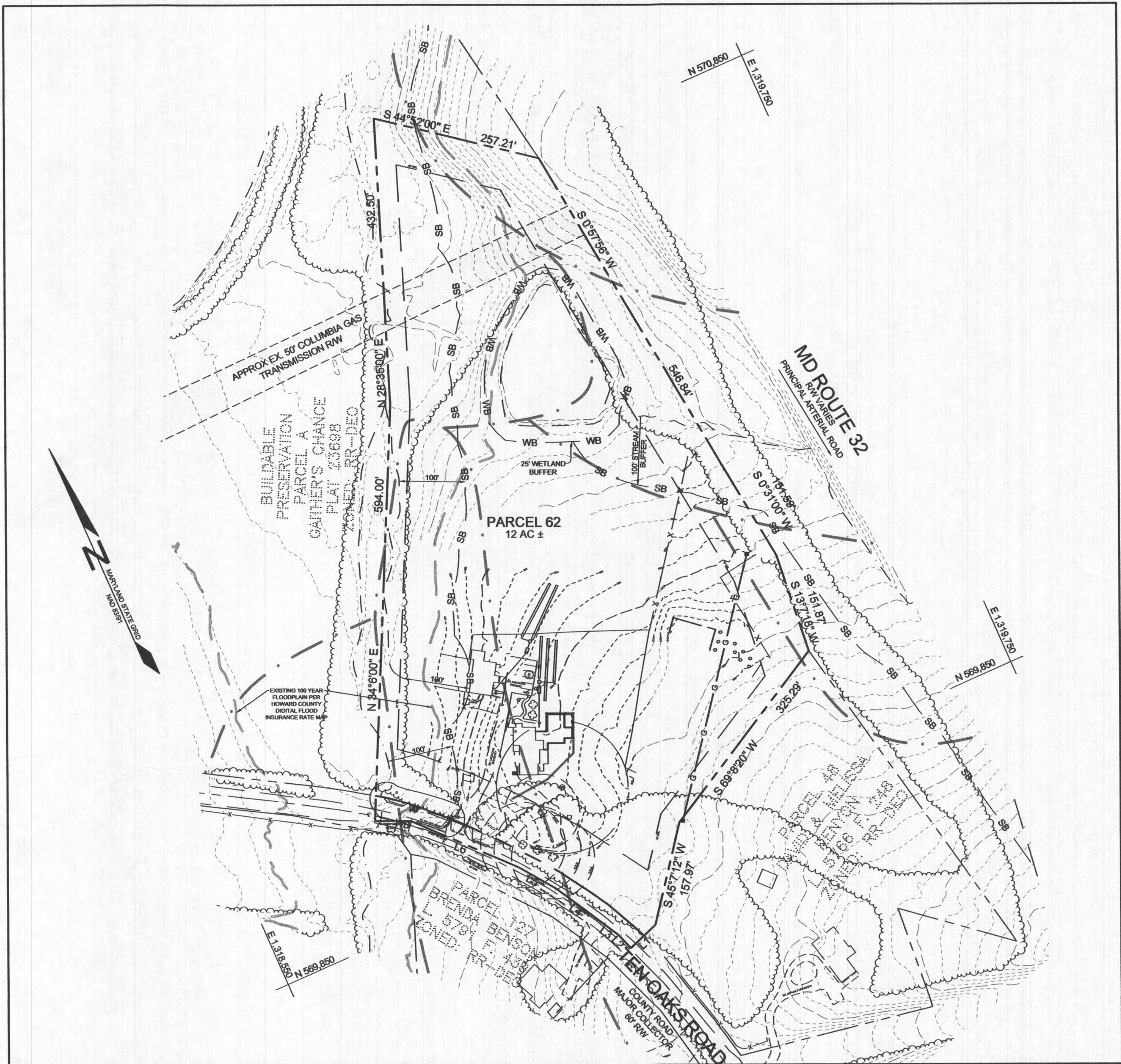
(Date)

Received by Plan Review (initials):

RECEIVED
LICENSES & PERMITS
DIVISION

GENERAL NOTES

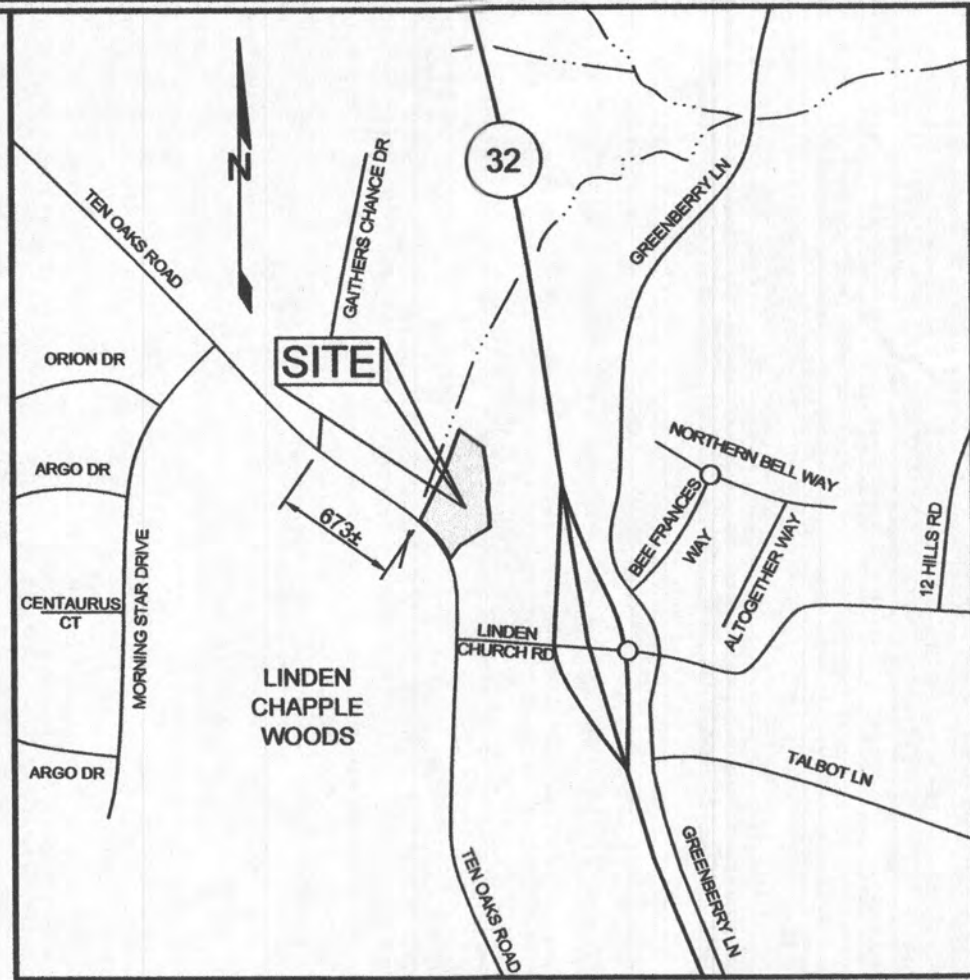
- SUBJECT PROPERTY ZONED RR-DEO PER 10/08/13 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF LOT = 11.7 AC.±
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- ZZZ THIS AREA DESIGNATES A PRIVATE SEWAGE AREA, OF AT LEAST 10,000 SF AS REQUIRED BY
- THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS HAVE BEEN FIELD LOCATED.
- DEED REFERENCE: LIBER 16425 FOLIO 226
- PROPERTY ADDRESS: 5073 TEN OAKS ROAD
- CONDITIONAL USE REFERENCE: BA-21-011C
- THE BOUNDARY SHOWN HERE ON IS BASED HEREON IS BASED ON DEED PLOTS & HOWARD COUNTY TAX MAP INFORMATION.
- A ENVIRONMENTAL FIELD REVIEW, PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC IN OCTOBER OF 2022 HAS CONFIRMED THAT THE PROPOSED LIMITS OF DISTURBANCE WILL NOT IMPACT ANY WETLAND, STREAMS, OR 100-YEAR FLOODPLAINS AND THEIR ASSOCIATED BUFFERS.
- THE TOPOGRAPHY SHOWN IS BASED ON FIELD RUN TOPOGRAPHY BY NTT ASSOCIATES, INC ON JUNE 17TH, 2020 WITHIN THE AREA OF DEVELOPMENT. TOPOGRAPHY OUTSIDE THE AREA OF DEVELOPMENT IS BASED ON HOWARD COUNTY GIS TOPOGRAPHY FLOWN IN 2011.
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY WEBSITE.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- THE HOWARD COUNTY HEALTH DEPARTMENT IS NOT REQUIRING THE REMOVAL OF THE WELL HOUSE; EXISTING HAND DUG WELL WITHIN TO BE PROPERLY ABANDONED ACCORDING TO HOWARD COUNTY HEALTH DEPARTMENT REGULATIONS BY A LICENSED WELL DRILLER PRIOR TO THE HEALTH DEPARTMENT APPROVAL OF BUILDING PERMIT
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS PER SECTION 16.1202(b)(2)(i) OF THE COUNTY CODE BY FILING A DECLARATION OF INTENT FOR A SINGLE RESIDENTIAL LOT WITH THE TOTAL AREA OF CUTTING, CLEARING OR GRADING OF FOREST RESOURCES LESS THAN 20,000SF.



PLAN VIEW
SCALE: 1"=100'

LEGEND

- EXISTING FILED RUN CONTOUR
- EXISTING GIS CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING LIGHTPOLE
- APPROX. EXISTING PERCOLATION HOLE
- EXISTING GAS LINE
- EXISTING FIELD LOCATED GAS POST
- EXISTING WETLAND
- EXISTING WETLAND BUFFER



VICINITY MAP
SCALE: 1"=2000'

BEARINGS & DISTANCE CHART

LINE #	BEARING & DISTANCE
L1	S 78°51'19"W 51.13'
L2	N 11°48'56"W 27.22'
L3	N 21°43'56"W 27.04'
L4	N 21°52'32"W 91.01'
L5	N 28°57'32"W 64.21'
L6	N 35°10'32"W 177.70'
L7	N 58°01'32"W 54.02'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PLOT PLAN

COVER SHEET
ABRAMS PROPERTY

5073 TEN OAKS ROAD

TAX MAP 28 GRID 15
5TH ELECTION DISTRICT

PARCEL 062
HOWARD COUNTY, MARYLAND



SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering for Land Development

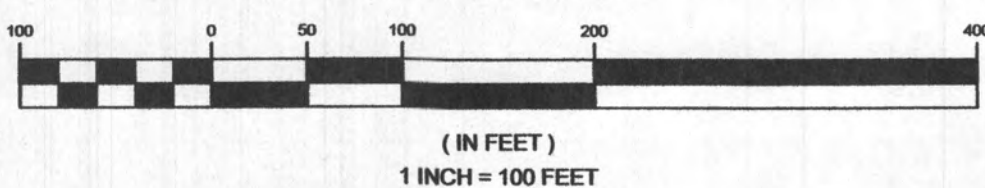
DESIGN BY: PS
DRAWN BY: SZS
CHECKED BY: PS
SCALE: AS SHOWN
DATE: MAY 31, 2023
PROJECT #: 20-017
SHEET #: 1 of 2

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. 32025, EXPIRATION DATE JUNE 20, 2025

OWNER/DEVELOPER

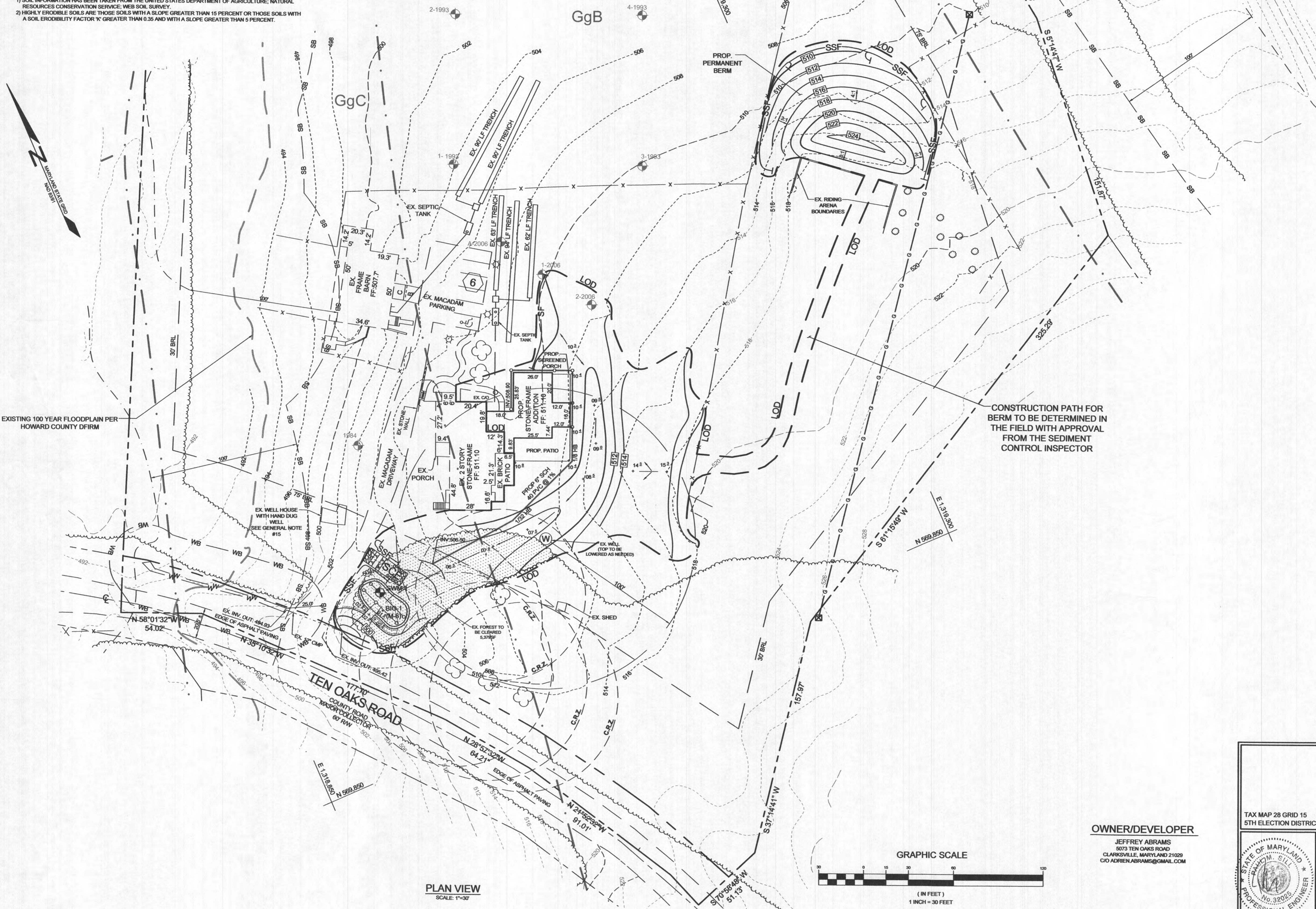
JEFFREY ABRAMS
5073 TEN OAKS ROAD
CLARKSVILLE, MARYLAND 21029
C/O ADRIEN.ABRAMS@GMAIL.COM

GRAPHIC SCALE



SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K _f FACTOR
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	CD	0.37
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GmB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	0.43
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24

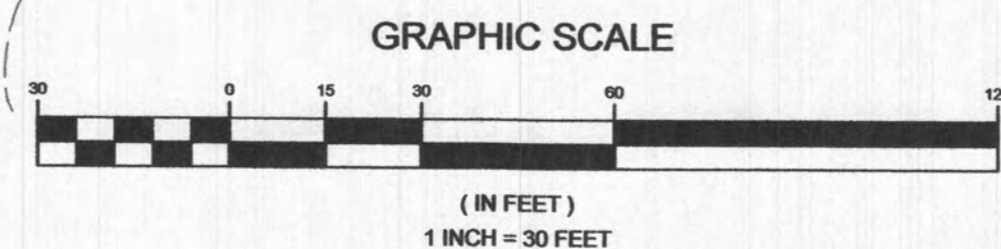
NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K_f GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



LEGEND	
EXISTING FILED RUN CONTOUR	---
EXISTING GIS CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	+
PROPOSED SPOT ELEVATION	+
DIRECTION OF FLOW	→
EXISTING TREELINE	---
PROPOSED TREELINE	---
EXISTING LIGHTPOLE	☆
APPROX. EXISTING PERCOLATION HOLE	⊙
PROPOSED STORMWATER MANAGEMENT TEST HOLE	⊙
LIMIT OF DISTURBANCE	---
STABILIZED CONSTRUCTION ENTRANCE	---
SILT FENCE	---
SUPER SILT FENCE	---
EXISTING GAS LINE	---
EXISTING FIELD LOCATED GAS POST	⊗
EXISTING FOREST TO BE CLEARED	---
EXISTING WETLAND	W
EXISTING WETLAND BUFFER	WB

CONSTRUCTION PATH FOR BERM TO BE DETERMINED IN THE FIELD WITH APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR

PLAN VIEW
SCALE: 1"=30'



OWNER/DEVELOPER
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C/O ADRIEN.ABRAMS@GMAIL.COM

PLOT PLAN

ABRAMS PROPERTY

5073 TEN OAKS ROAD

TAX MAP 28 GRID 15
5TH ELECTION DISTRICT

PARCEL 062
HOWARD COUNTY, MARYLAND

DESIGN BY: PS

DRAWN BY: SZS

CHECKED BY: PS

SCALE: AS SHOWN

DATE: MAY 31, 2023

PROJECT #: 20-017

SHEET #: 2 of 2

16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengrping.com
Civil Engineering for Land Development

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. 33025, EXPIRATION DATE JUNE 20, 2025

SCOPE OF WORK

REF. CASE #BA-21-01 IC
ADD 2,720 SQUARE FEET TO EXISTING HOUSE, AND RENOVATE 1,462 SF OF EXISTING HOUSE TO CREATE SECOND DWELLING.
RENOVATE SECOND MASTER BATH, ADD 2 STORY SCREENED PORCH, 240 SF EACH LEVEL. ADD 730 SF PATIO, ADDITION TO BE SPRINKLERED. EX. HOUSE SBR TO NEW HOUSE SBR.

EXISTING FIRST FLOOR: 2,485 SF
EXISTING SECOND FLOOR: 1,982 SF
TOTAL EXISTING: 4,467 SF GROSS

FIRST FLOOR ADDITION: 1,667 SF
SECOND FLOOR ADDITION: 1,040 SF
TOTAL ADDITION: 2,707 SF GROSS

TOTAL SQUARE FOOTAGE: 7,174 SF GROSS

RESIDENTIAL NOTES & SPECIFICATIONS

GENERAL CONSTRUCTION NOTES

- THESE STRUCTURAL NOTES AND SPECIFICATIONS SHALL BE CONSIDERED PART OF THE FINAL DESIGN PACKAGE (INCLUDING CONSTRUCTION DRAWINGS) FOR THE PROJECT SPECIFICALLY DESCRIBED ABOVE. NEITHER THE STRUCTURAL NOTES NOR THE DRAWINGS ALONE ARE SUFFICIENT IN DESCRIBING A COMPLETE DESIGN.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSION ON DRAWINGS SHALL GOVERN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER/ARCHITECT BEFORE PROCEEDING WITH FABRICATION OF ASSEMBLIES, STEEL, STAIRS, ROOF AND/OR FLOOR TRUSSES.
- WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
- PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES.
- ALL CLOSETS ARE TO HAVE THE SAME FINISH AS THE ADJOINING ROOM UNLESS OTHERWISE NOTED.
- PROVIDE PLUMBING FIXTURE ACCESS PANEL AT EACH TUB AND SHOWER ENCLOSURE AS REQUIRED BY LOCAL JURISDICTION.
- PROVIDE HANDRAILS 34"-38" ABOVE NOSINGS ON ALL STAIRS. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC. 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.
- 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.
- PROVIDE A MINIMUM 6'-8" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7-1/2" AND TREADS SHALL BE AT LEAST 10-1/2".
- PROVIDE SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1/200 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD Baffles IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW.
- MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.
- ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, CEILINGS, WINDOWS, DOOR FLANGES AND JAMBS.
- SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURERS' SPECIFICATIONS.
- SLOPE ALL EXTERIOR PLATFORMS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLANS.
- PROVIDE TERMITE PROTECTION INCLUDING SOIL TREATMENT BY LICENSED EXTERMINATOR.

SPECIFICATIONS - GENERAL CONDITIONS

- ALL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL ORDINANCES & BUILDING CODES APPLICABLE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO INTERNATIONAL RESIDENTIAL CODE - 2018.
- DIMENSIONS GIVEN ON SCHEDULES ARE NOMINAL. CONTRACTOR AND MANUFACTURERS ARE TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS, EQUIPMENT, ETC. AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, EASEMENTS AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.
- DESIGN STANDARDS
- USE GROUP: RESIDENTIAL
- CONST. TYPE: TWO STORY WOOD FRAME W/ STONE & SIDING.
- 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:	1"
FLOOR LIVE LOAD (S.F.):	30 PSF
SEISMIC DESIGN CAT:	SEVERE
ATTIC LIVE LOAD (ATTIC):	20 PSF
WEATHERING:	4A
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
- DECA: VERY HEAVY
- RADON RESISTANT CONSTRUCTION REQ'D: YES

CONCRETE

- CONCRETE FOR THIS PROJECT SHALL BE NORMAL WEIGHT (145 PCF) AND CONCRETE WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 318-99.
- CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI
- ALL REINFORCING BAR SHALL BE GRADE 60 (FY=60,000 PSI)
- 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 W/WF AND BE POURED OVER A SIX (6) MIL POLY VAPOR BARRIER OVER 4" POROUS GRANULAR FILL.
- ALL INTERIOR CONCRETE SLABS 30'-0" OR GREATER IN ANY DIMENSION SHALL HAVE CONTROL JOINTS.
- 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.
- 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.
- 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.
- 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.
- MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT:

CONCRETE DEPOSITED AGAINST GROUND	3"
FORMED CONCRETE IN CONTACT WITH GROUND	2"
FORMED CONCRETE NOT IN CONTACT WITH GROUND	1 1/2"

PREPARATION FOR SLAB

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

FOUNDATION PERIMETER INSULATION

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

STAIR:

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

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STRUCTURAL STEEL NOTES

- MATERIALS

STRUCTURAL STEEL AND PLATE	ASTM A36
UNFINISHED BOLTS	ASTM A307
HIGH-STRENGTH BOLTS	ASTM A325
WELDING ELECTRODES	ASTM 1233, CLASS E70
- BEAM TO BEAM AND COLUMN CONNECTIONS SHALL BE AISC STANDARD (FULL DEPTH) WHERE REACTIONS EXCEED MINIMUM CONDITIONS, THE APPROPRIATE CONNECTIONS SHALL BE DETERMINED BY FABRICATOR (CONTRACTOR).
- ALL MAJOR CONNECTIONS SHALL BE HIGH STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS SHALL BE UNFINISHED BOLTS.
- STEEL WORK SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS.
- SUBMIT SHOP DRAWINGS FOR ALL STEEL WORK.
- 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.
- LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS) NOTE: ALL LINTELS ARE TO RECEIVE SHOP APPLIED CORROSION PROTECTION.
- 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.
- 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.
- 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

- 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.
- 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.
- 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.
- USE TYPE "M" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.
- USE TYPE "N" MORTAR FOR EXTERIOR, ABOVE GRADE LOAD BEARING OR NONLOAD 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.
- BRICK VENEER TO BE INSTALLED W/ MIN. 3/16" DIA/ WEEP HOLES SPACED AT A MAXIMUM OF 24" O.C. HORIZONTALLY.

HEADERS

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

WOOD FRAMING

- UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS TO BE CONSTRUCTED WITH 2X4 STUDS, 16" O.C., WITH DOUBLE TOP PLATE. MINIMUM 2X12 HEADRAILS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE 1/2" CDX PLYWOOD OR OSB.
- ALL FRAMING LUMBER TO HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 1200 PSI (FB =1200 PSI) AND A MINIMUM MODULUS OF ELASTICITY OF 1,600,000 PSI (E=1,600,000 PSI).
- ALL FLOOR DECKS ARE TO BE GLUED TO SUPPORTING BEAMS AND JOIST WITH PL-400 ADHESIVE AS MANUFACTURED BY "CONTECH" OR APPROVED EQUAL.
- ALL WOOD BEAMS MADE OF TWO OR MORE MEMBERS SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED TOGETHER @ 12"
- ALL WOOD POSTS MADE UP OF MULTIPLE PIECES SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED @ 12" O.C. BOTH SIDES.
- DIRECTLY UNDER PARTITIONS WHICH RUN TO JOISTS (AND ARE OTHERWISE UNSUPPORTED) INSTALL DOUBLE JOISTS.
- ALL RAFTERS AND JOISTS SHALL HAVE WOOD OR METAL CROSSBRIDGING AT 8' O.C. OR AT CENTER OF SPAN WHICHEVER IS LESS.
- CONTINUOUS LOAD PATH. STEEL HARDWARE CONNECTORS TO GUARD AGAINST UPLIFT FORCES SHALL BE INSTALLED FROM THE FOUNDATIONS TO THE ROOF RAFTERS AT ALL STUDS. THESE SHALL INCLUDE BUT ARE NOT LIMITED TO FOUNDATION CONNECTORS, FLOOR TO FLOOR CONNECTORS, AND ROOF RAFTER HURRICANE CONNECTORS/ANCHORS.
- MINIMUM BEARING FOR WOOD JOIST, RAFTERS AND BEAMS SHALL BE 3 1/2" ON WOOD AND 4" ON MASONRY.
- INSTALL WOOD JOIST HANGER & WOOD BEAM HANGER CONNECTIONS AS FOLLOWS:

JOIST HANGER MIN. CAPACITY - 800#
BEAM HANGER MIN. CAPACITY - 3500#
- INSTALL MINIMUM DOUBLE STUDS AT JAMBS OF ALL OPENINGS IN WALLS OR AS SHOWN ON PLAN.
- ALL MANUFACTURED TRUSSES ARE TO BE IN ACCORDANCE WITH ASCE 7-95.
- FOUNDATION ANCHORAGE: SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONT. FOUNDATIONS SHALL BE ANCHORED ACCORDING TO IRC R403.1.6.

FINISHES

- ALL FINISHES SHALL BE CLASS C OR BETTER WITH A FLAME SPREAD OF 76-200 OR BETTER AND A SMOKE DEVELOPED INDEX OF 0-450.

AIR LEAKAGE

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

ROOM FINISH SCHEDULE											
ROOM NAME		FLOOR			WALLS		CEILING		REMARKS		
		ENGINEERED HARDWOOD FLOOR	REFINISHED HARDWOOD	SLATE (TO MATCH APT. KITCHEN)	CERAMIC TILE	CARPET	BROOM FINISH CONC. W/ STONE BORDER	COMPOSITE DECKING	EXISTING TO REMAIN	PAINTED GYP. BD.	EXISTING TO REMAIN
										PAINTED GYP. BD.	EXISTING TO REMAIN
										BEAD BOARD	EXISTING TO REMAIN

FIRST FLOOR	HALL BATH		X					X		
	BEDROOM 1			X				X		
	BEDROOM 2			X				X		
	ADDITIONAL MASTER BATH		X					X		
	ADDITIONAL MASTER CLOSET 1		X					X		
	CATWALK	X						X		
	LOFT	X						X		
	MASTER BEDROOM			X				X		
	MASTER VIC			X				X		
	MASTER BATH			X				X		
SECOND FLOOR	THRONE ROOM			X				X		
	SCREENED PORCH				X					

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

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 x 1/2 x 1/4	14'- 0"	8'- 0"	3'- 6"	
2 - 6 x 3 x 1/2 x 1/4	20'- 0"	11'- 0"	11'- 0"	

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.

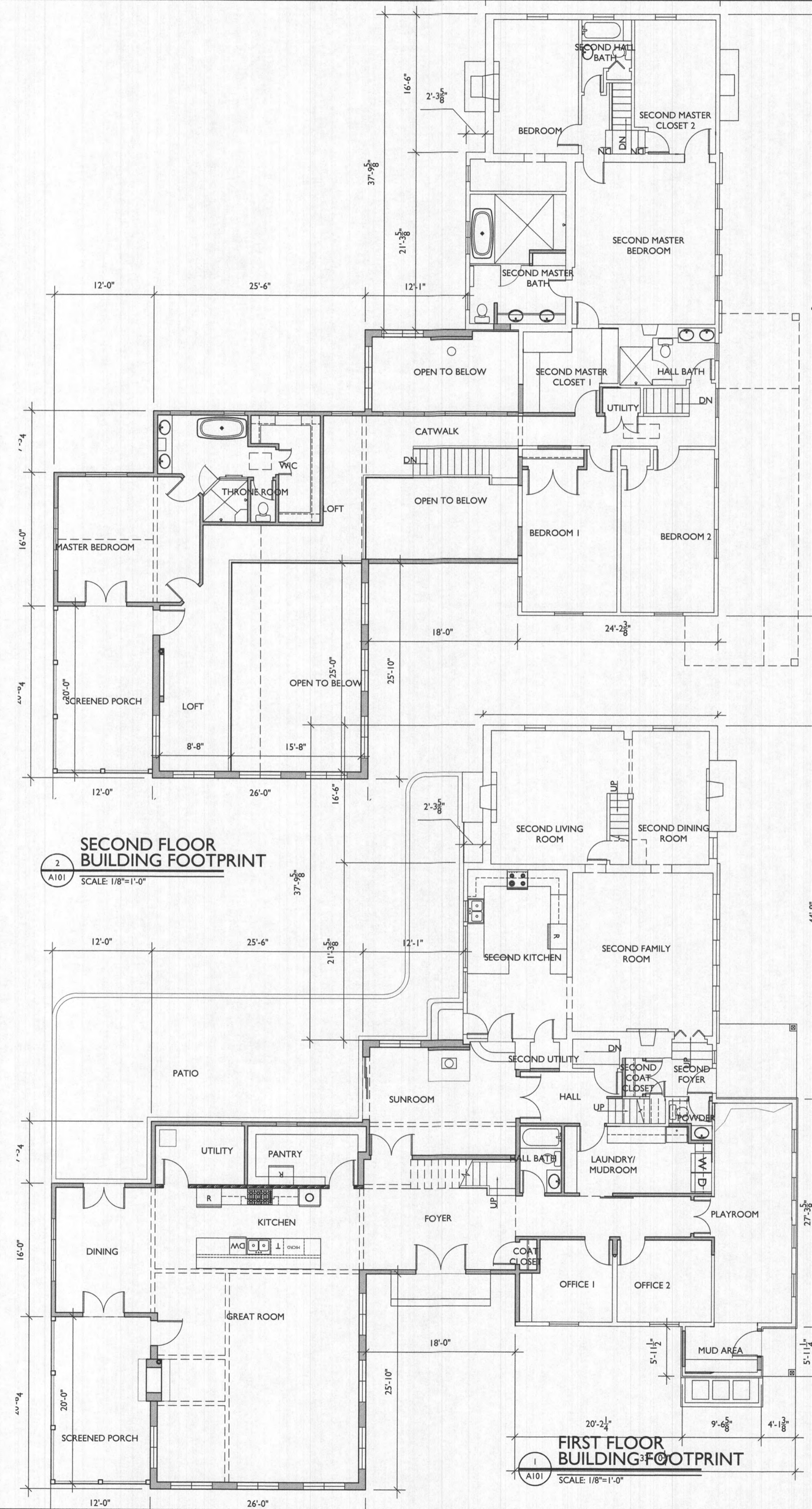
MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 8" NOMINAL WALL THICKNESS				
9	5	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
	8	#5 @ 40" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
	9	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.

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.

WINDOW SCHEDULE				
WINDOW				REMARKS
TYPE	MAT.	SIZE.	OPERATION	WINDOW TRIM: DRYWALL RETURN ALL WINDOWS TO BE BLACK
A	CLAD	(2)2/6x5/6	CASEMENT	*=NON-OPERABLE
C	CLAD	(3)2/6x5/6	CASEMENT	*=NON-OPERABLE
D	CLAD	2/6x3/6	CASEMENT	
E	CLAD	(2)2/6x4/6	CASEMENT	
F	CLAD	(3)2/6x4/6	CASEMENT	*=NON-OPERABLE
G	CLAD	2/6x4/6	CASEMENT	
K	CLAD	(6)2/6x5/6	FIXED	

HEAD HEIGHT: 7'-0" UNO
MIN. DUAL PANE. LOW-E & ARGON GAS FILLED. MAX. U = .31
TRIM TO COORDINATE WITH COLOR OF ADJACENT SIDING

DOOR SCHEDULE					
DOOR			SADDLE	LABEL	REMARKS
NO.	SIZE.	INT/EXT			
ALL DOORS U.N.Q. 2 PANEL; DOOR TRIM: 1X4 ALL EXT. DOORS TO BE BLACK					
101	3/0x6/8	EXT	YES		SINGLE GLASS DOOR
103	(2)2/0x6/8	INT	NO		DOUBLE GLASS DOOR
104	3/0x6/8	INT	NO		SINGLE DOOR
105	3/0x6/8	INT	NO		SINGLE DOOR
107	2/8x6/8	INT	NO		SINGLE DOOR
108	(4)3/0x8/0	EXT	YES		MULLED TOGETHER: OXOXO
109	3/0x6/8	EXT	YES		SINGLE GLASS DOOR
110	(2)2/6x6/8	EXT	YES		DOUBLE GLASS DOOR
111	(2)2/6x6/8	EXT	YES		DOUBLE GLASS DOOR
114	3/0x6/8	INT	NO		SINGLE DOOR
115	3/0x6/8	INT	NO		SINGLE DOOR
	(2)2/6x6/8	EXT	YES		DOUBLE GLASS DOOR
117	(3)2/6x6/8	EXT	YES		TRIPLE SLIDING DOOR
119	±3/0x6/8	EXT	YES		SINGLE GLASS DOOR - REPLACE EX.
120	EX.x6/8	INT	NO		SINGLE DOOR
121	(2)2/6x6/8	EXT	YES		DOUBLE GLASS DOOR
122	3/0x6/8	INT	NO		SINGLE DOOR
123	2/8x6/8	INT	NO		SINGLE DOOR
124	4/0x6/8	INT	NO		FROSTED GLASS BARN DOOR
125	2/6x6/8	INT	NO		SINGLE DOOR
126	(2)2/0x6/8	INT	NO		DOUBLE DOOR
201	3/0x6/8	EXT	YES		SINGLE GLASS DOOR
202	(2)2/6x6/8	EXT	YES		DOUBLE GLASS DOOR
203	2/8x6/8	INT	NO		SINGLE DOOR
204	2/8x6/8	INT	NO		SINGLE POCKET DOOR
205	2/4x6/8	INT	NO		SINGLE DOOR
206	(2)1/6x6/8	INT	NO		DOUBLE DOOR
208	(2)3/0x6/8	INT	NO		DOUBLE DOOR
209	EX.x6/8	INT	NO		SINGLE DOOR
210	3/0x6/8	INT	NO		SINGLE DOOR
211	REUSE EX. DOOR	INT	NO		SINGLE DOOR
212	(2)2/0x6/8	INT	NO		DOUBLE DOOR



7612 Browns Bridge Road
Highland, MD 20777
301-776-2666
301-776-2886 fax
info@TransformingArchitecture.com
www.TransformingArchitecture.com



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PROJECT PHASE

PERMIT

PROJECT TITLE

THE ABRAMS RESIDENCE

5073 Ten Oaks Road
Clarksville, MD 21029

REVISIONS		
SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 19-461

DATE 6/8/2023

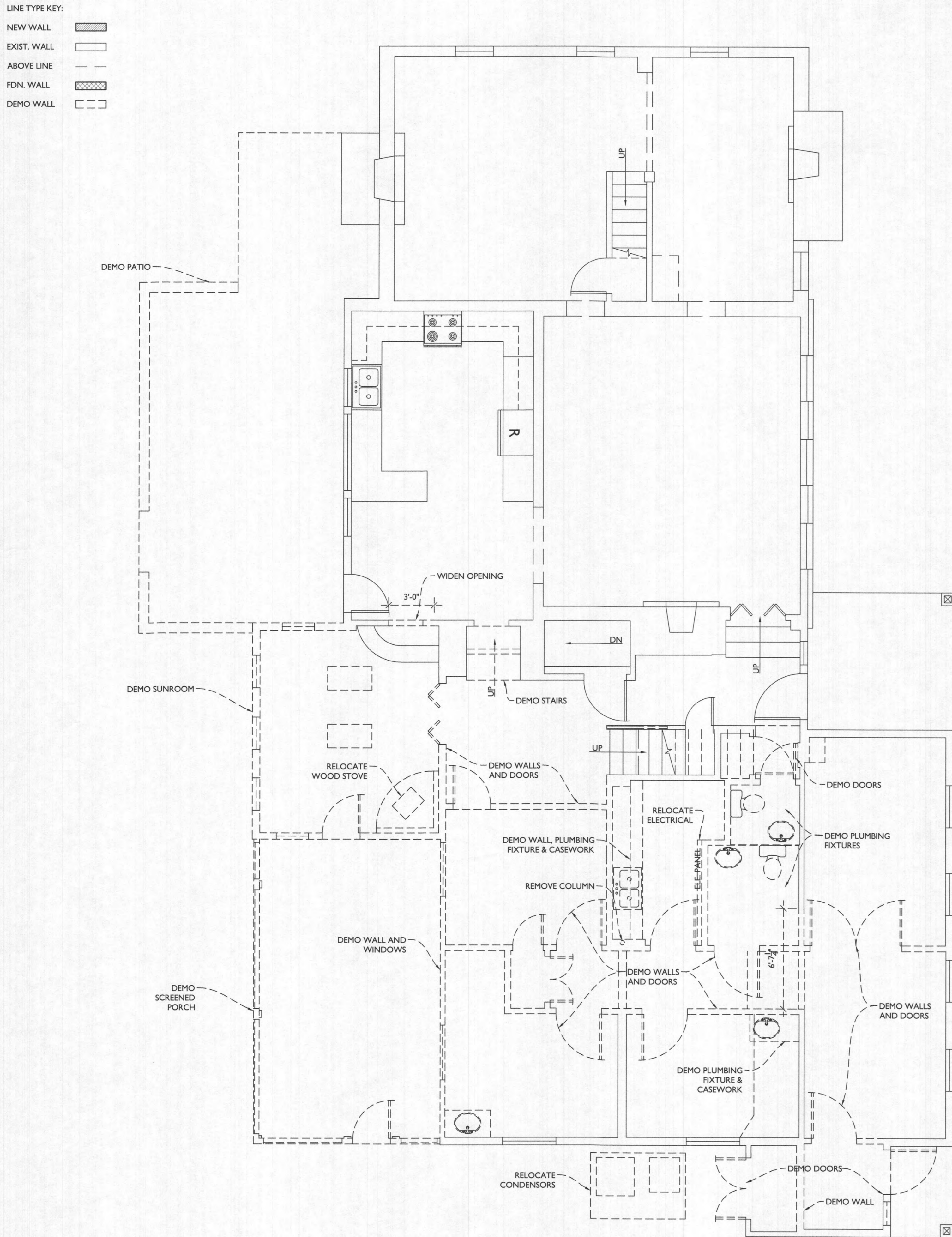
SCALE AS NOTED

DRAWING TITLE

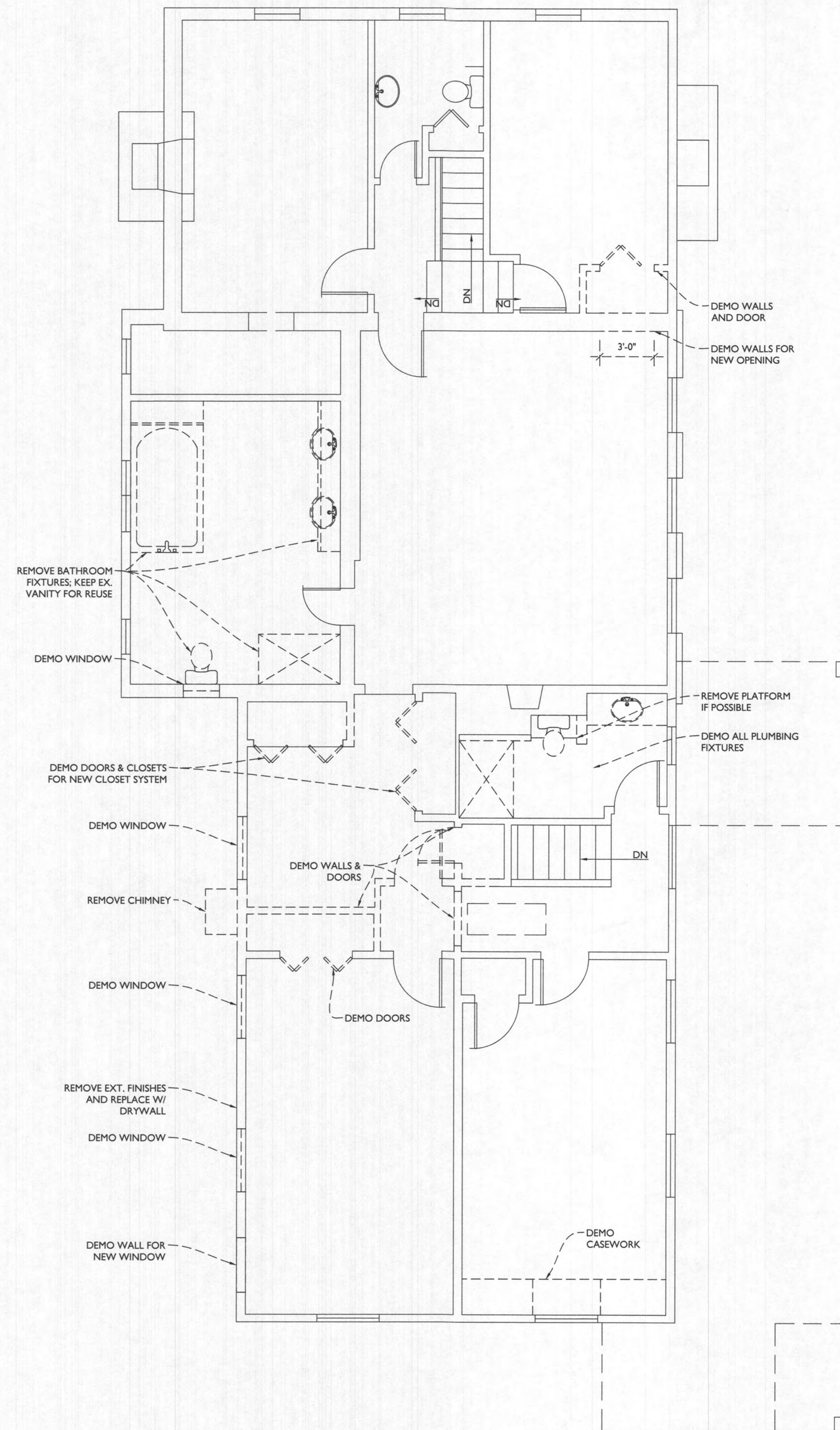
BUILDING FOOTPRINT KEY PLANS

SHEET NUMBER

A-101



1 FIRST FLOOR DEMO PLAN
A102 SCALE: 1/4"=1'-0"



2 SECOND FLOOR DEMO PLAN
A102 SCALE: 1/4"=1'-0"



7612 Browns Bridge Road
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301-776-2886 fax
info@TransformingArchitecture.com
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DEMO
PLANS

SHEET NUMBER

A-102