



Health

# Building Permit Application

Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
www.howardcountymd.gov

Date Received: \_\_\_\_\_

Permit No.: B15002283

Building Address: 12909 Vistaview Drive  
City: West Friendship State: MD Zip Code: 21794  
Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
Census Tract: \_\_\_\_\_ Subdivision: 0000  
Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 2  
Tax Map: 0015 Parcel: 0025 Grid: 0023  
Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: 40,077 SF

Existing Use: Single Family  
Proposed Use: Unchanged  
Estimated Construction Cost: \$ 42,000.00  
Description of Work: Renovate kitchen replace doors + windows (minor structural changes)

Occupant or Tenant: William + Kathleen Gatzendorfer  
Was tenant space previously occupied? ☐ Yes ☒ No  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Commercial Building Characteristics	Residential Building Characteristics
Height: _____	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1 <sup>st</sup> floor: _____
Area of construction (sq. ft.): _____	2 <sup>nd</sup> floor: _____
Use group: <u>598</u>	Basement: _____
Construction type: _____	<input checked="" type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood Frame	No. of Bedrooms: _____
<input type="checkbox"/> State Certified Modular	<input type="checkbox"/> Multi-family Dwelling
	No. of efficiency units: _____
	No. of 1 BR units: _____
	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings: _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof: _____
Roadside Tree Project Permit # _____	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Property Owner's Name: William + Kathleen Gatzendorfer  
Address: 12909 Vistaview Drive  
City: West Friendship State: MD Zip Code: 21794  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (if other than stated herein)  
Applicant's Name: Lewis + Associates Contracting / Paul Lewis  
Address: 10661 Aramory Place #301  
City: Columbia State: MD Zip Code: 21044  
Phone: 413-597-2657 Fax: \_\_\_\_\_  
Email: lewisandassociatescontracting@gmail.com

Contractor Company: Lewis + Associates Contracting  
Contact Person: Paul Lewis  
Address: 10661 Aramory Place #301  
City: Columbia State: MD Zip Code: 21044  
License No.: 106698  
Phone: 413-597-2657 Fax: \_\_\_\_\_  
Email: lewisandassociatescontracting@gmail.com

Engineer/Architect Company: Transforming Architecture  
Responsible Design Prof.: Karen Pittsley  
Address: 7612 Browns Bridge Rd.  
City: Hyland State: MD Zip Code: 20777  
Phone: 301-776-2666 Fax: \_\_\_\_\_  
Email: karen@transformingarchitecture.com

Utilities
<u>Water Supply</u>
<input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Private
<u>Sewage Disposal</u>
<input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Private
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>Heating System</u>
<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other: _____
<u>Sprinkler System:</u>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>Grading Permit Number:</u> _____
<u>Building Shell Permit Number:</u> _____

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: Paul Lewis  
Email Address: lewisandassociatescontracting@gmail.com  
Title/Company: owner

Print Name: Paul Lewis  
Date: 6-02-2015

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>6/15/15 H. OSWALD</u>	

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

DPZ SETBACK INFORMATION

Front: \_\_\_\_\_  
Rear: \_\_\_\_\_  
Side: \_\_\_\_\_  
Side St.: \_\_\_\_\_  
All minimum setbacks met? ☐ Yes ☒ No  
Is Entrance Permit Required? ☐ Yes ☒ No  
Historic District? ☐ Yes ☒ No  
Lot Coverage for New Town Zone: \_\_\_\_\_  
SDP/Red-line approval date: \_\_\_\_\_

Filing Fee	\$	
Permit Fee	\$	<u>135.00</u>
Tech Fee	\$	
Excise Tax	\$	
PSFS	\$	
Guaranty Fund	\$	
Add'l per Fee	\$	
Total Fees	\$	
Sub-Total Paid	\$	
Balance Due	\$	<u>2469</u>
Check	#	

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA  
T:\Operations\Updated Forms\Building applm 8.2012.docx

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.

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Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>6/15/15 B. BISHOP</u>	

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Historic District? ☐ Yes ☒ No  
Lot Coverage for New Town Zone: \_\_\_\_\_  
SDP/Red-line approval date: \_\_\_\_\_

Filing Fee	\$	<u>100.00</u>
Permit Fee	\$	
Tech Fee	\$	
Excise Tax	\$	
PSFS	\$	
Guaranty Fund	\$	<u>50.00</u>
Add'l per Fee	\$	
Total Fees	\$	
Sub-Total Paid	\$	
Balance Due	\$	





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

STAMP

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 13662, EXPIRATION 10-22-2015.

NOTE: THESE DRAWINGS ARE THE PROPERTY OF TRANSFORMING ARCHITECTURE AND, AS SUCH, MAY NOT BE RE-USED OR REPRODUCED, EITHER WHOLLY OR IN PART, WITHOUT PRIOR WRITTEN CONSENT OF TRANSFORMING ARCHITECTURE.

PROJECT PHASE  
CD

PROJECT TITLE  
**THE Gatzendorfer RESIDENCE**  
12909 Vistaview Drive  
West Friendship, MD 21794

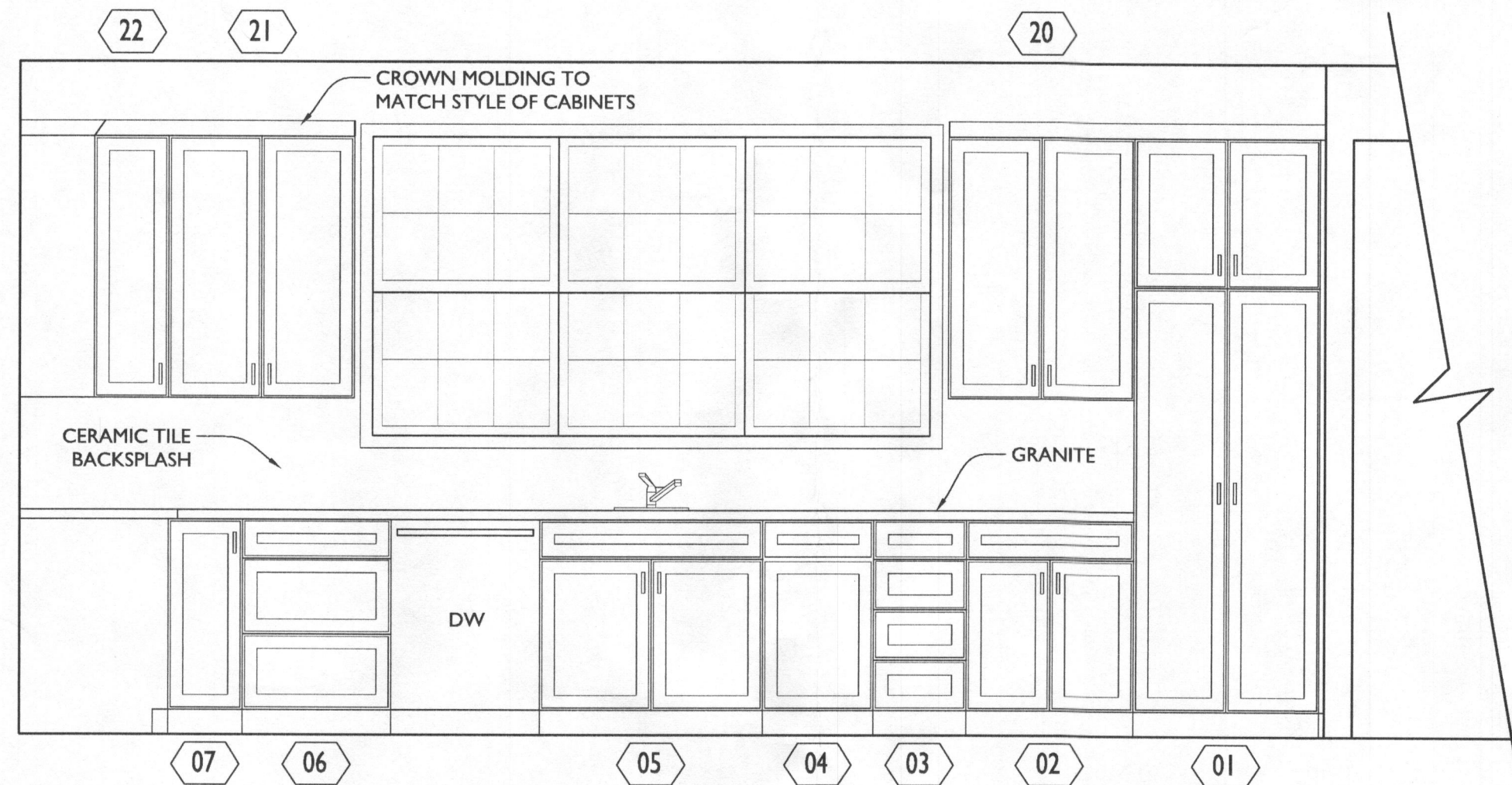
REVISIONS

SYMBOL	DATE	ISSUED FOR

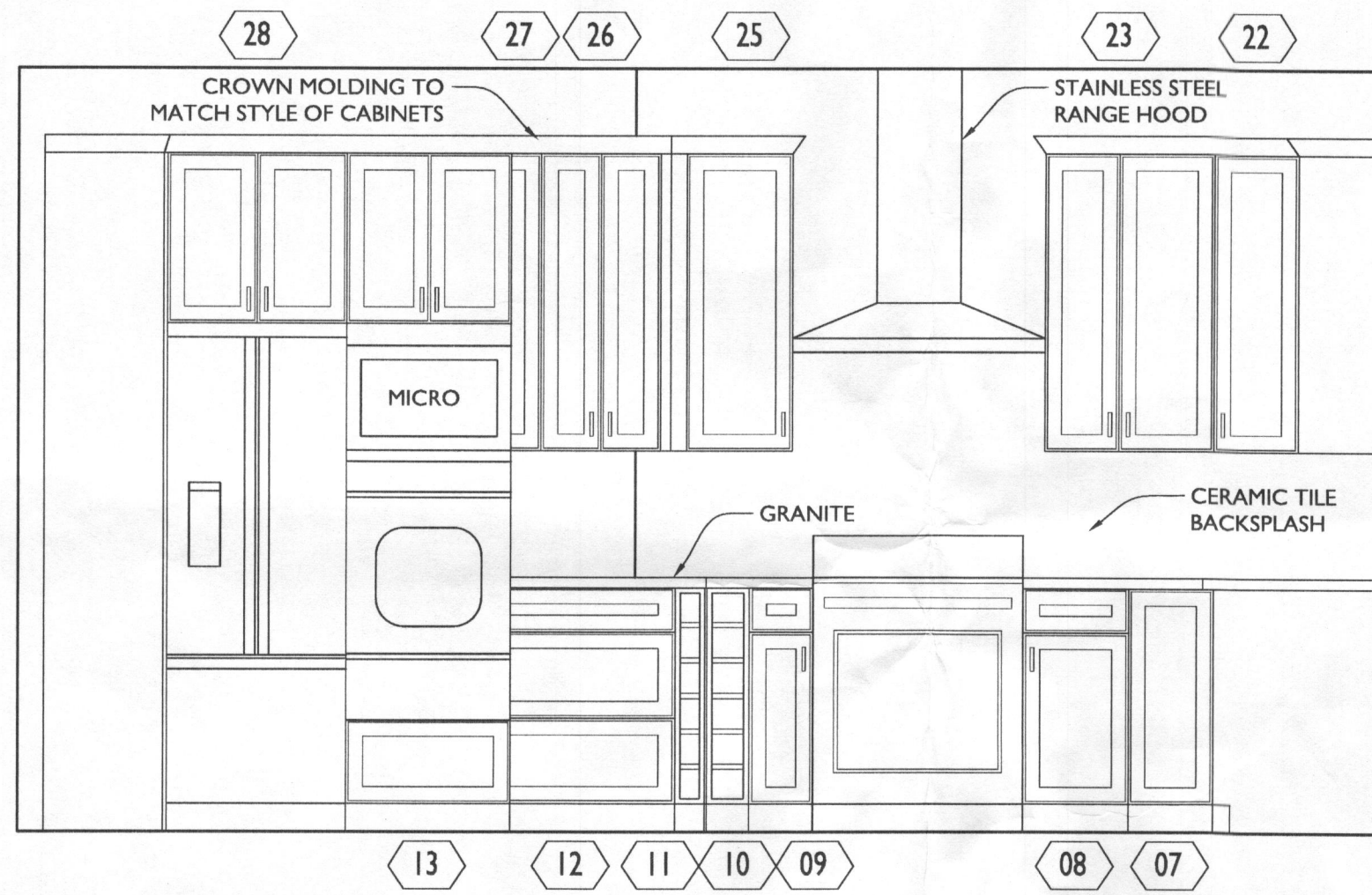
PROJECT NUMBER 14-192  
DATE 02/23/15  
SCALE AS NOTED

DRAWING TITLE  
**INTERIOR ELEVATIONS**

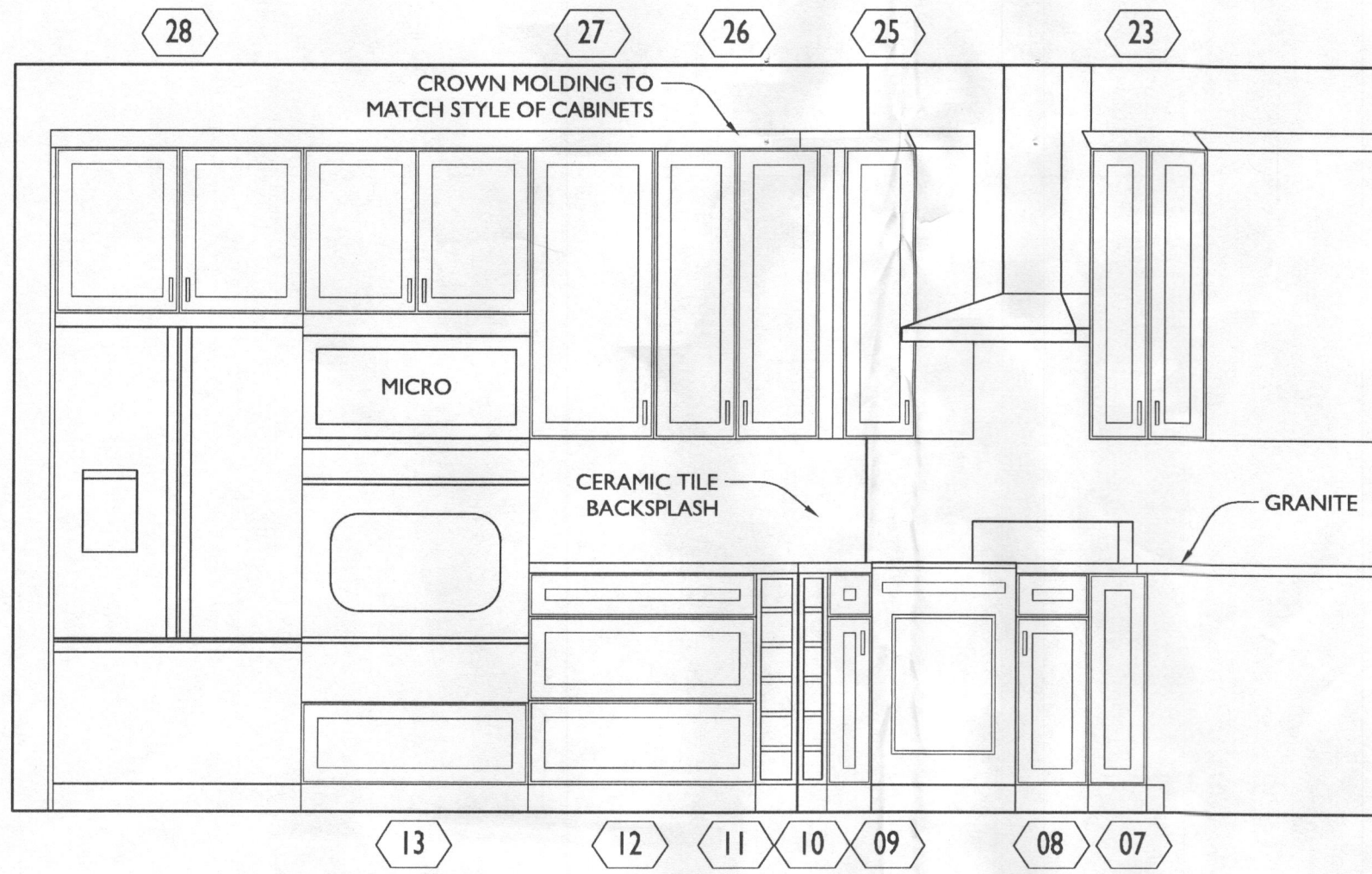
SHEET NUMBER  
**A-301**



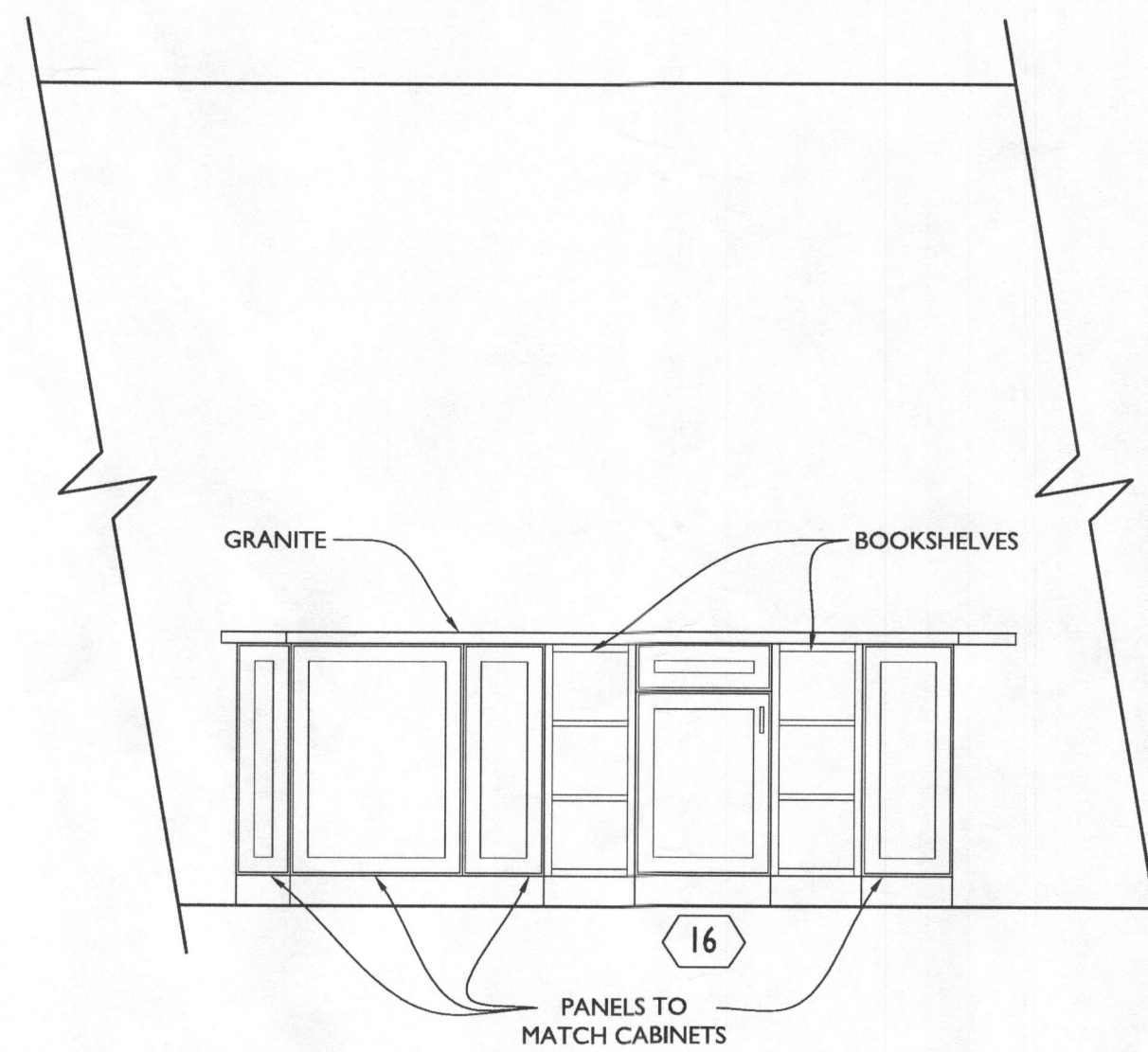
1 KITCHEN ELEVATION 1  
SCALE: 1/2" = 1'-0"



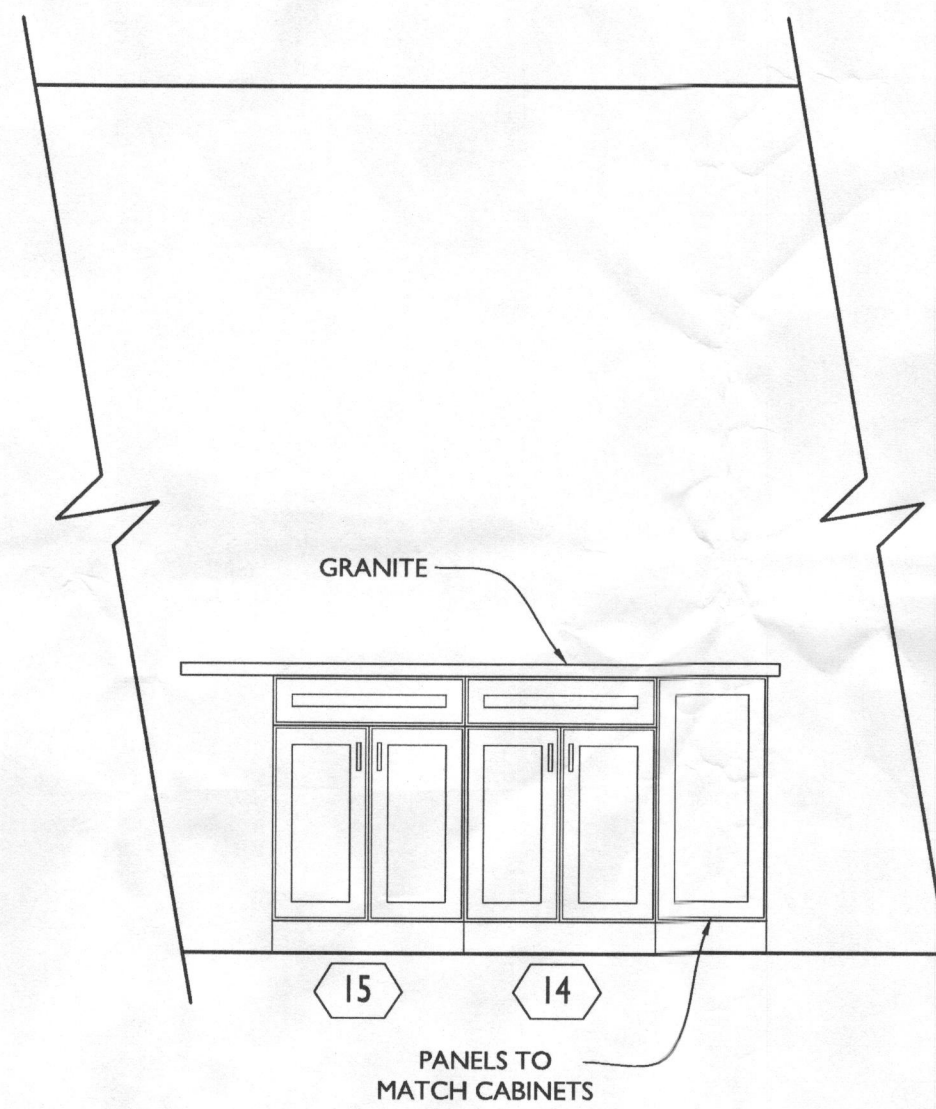
2 KITCHEN ELEVATION 2  
SCALE: 1/2" = 1'-0"



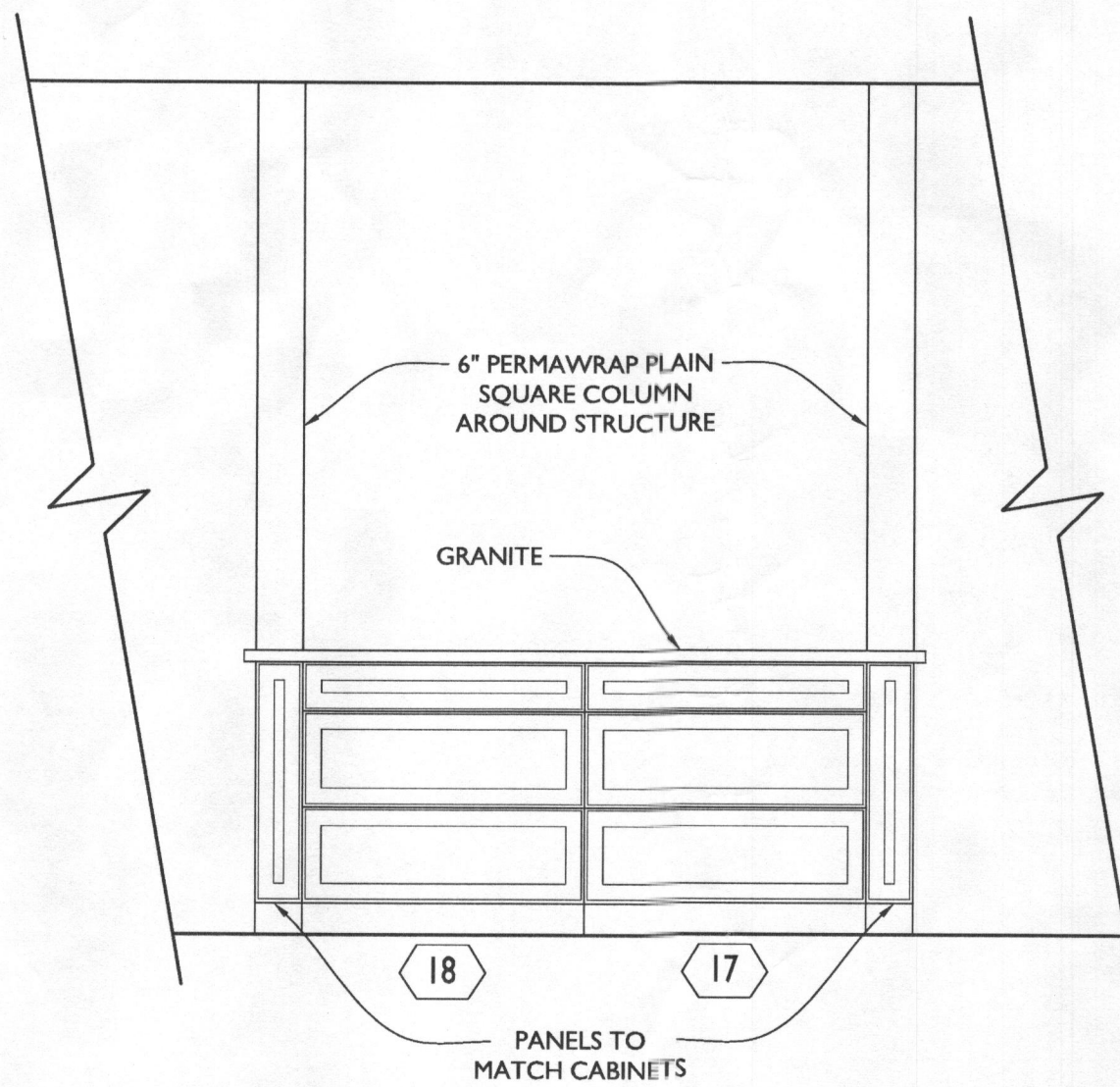
3 KITCHEN ELEVATION 3  
SCALE: 1/2" = 1'-0"



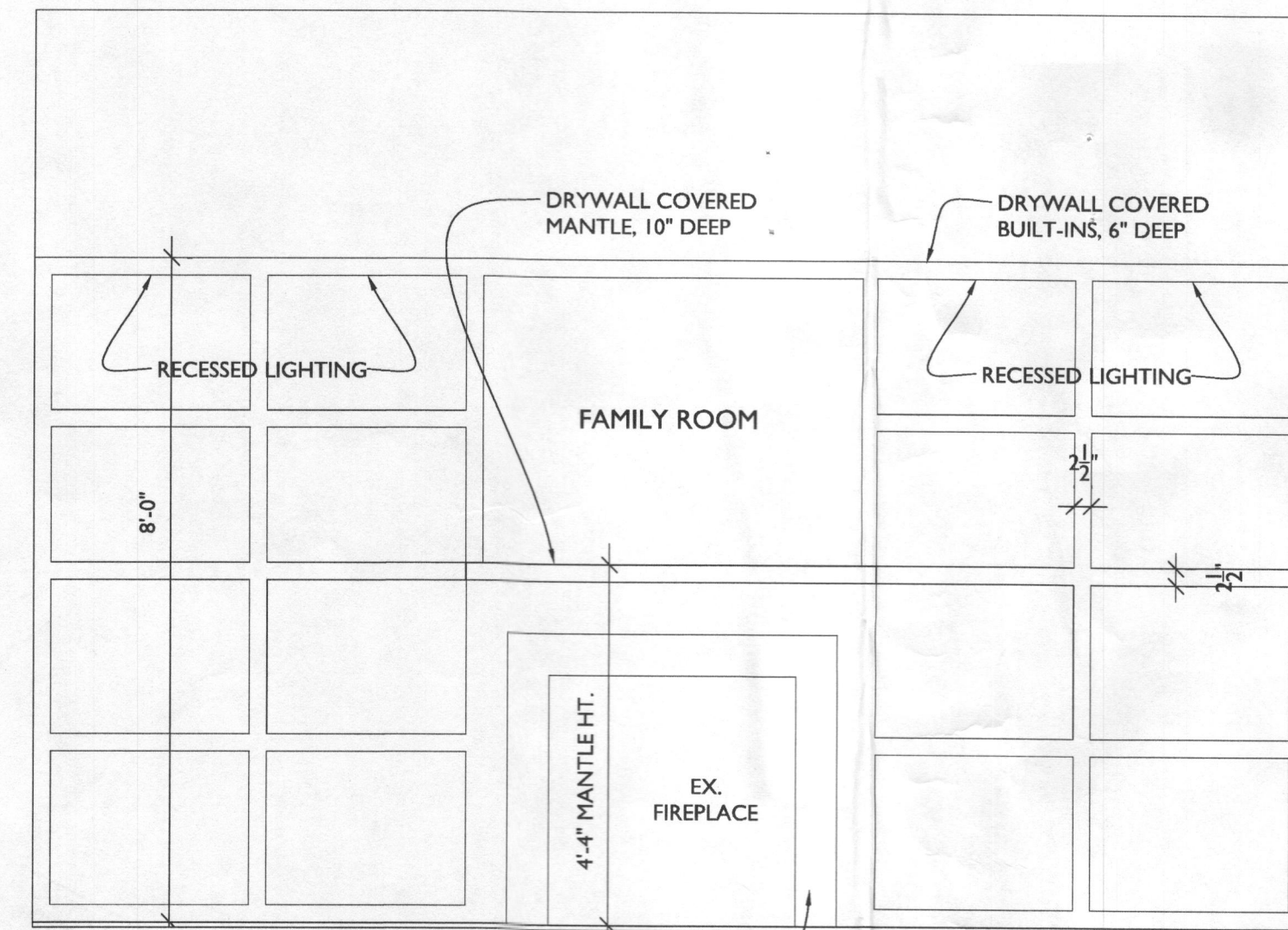
4 KITCHEN ELEVATION 4  
SCALE: 1/2" = 1'-0"



5 KITCHEN ELEVATION 5  
SCALE: 1/2" = 1'-0"

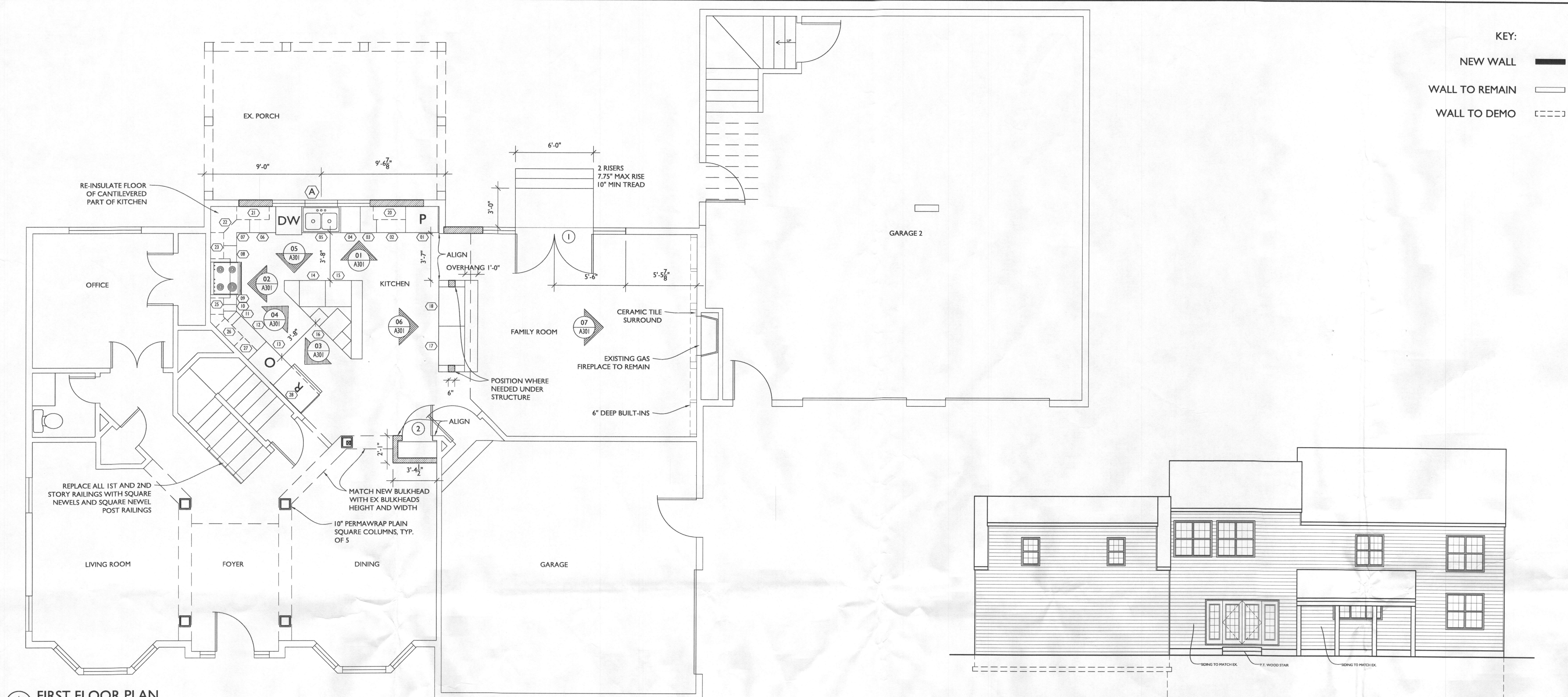


6 KITCHEN ELEVATION 6  
SCALE: 1/2" = 1'-0"

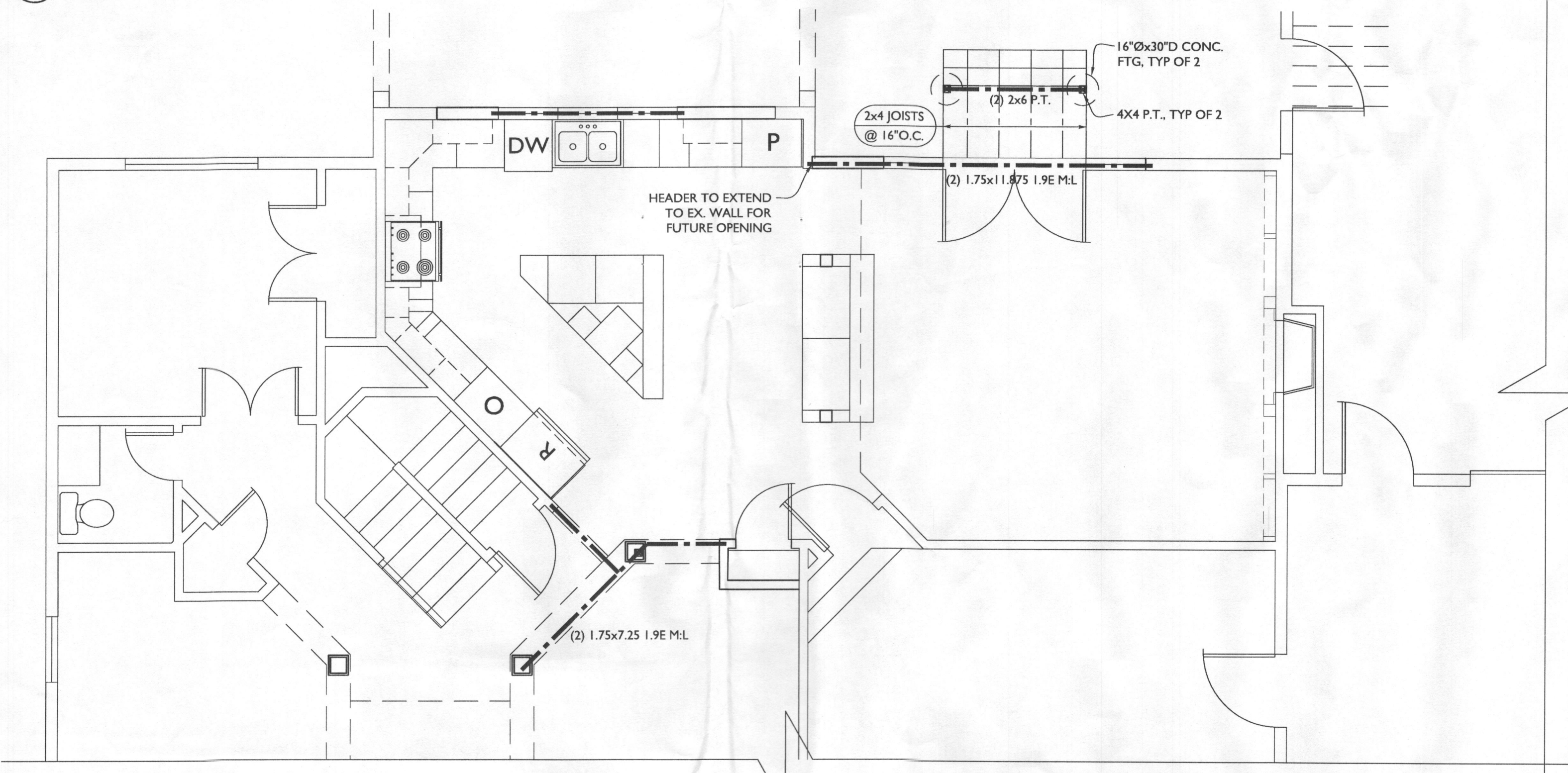


7 FIREPLACE WALL ELEVATION  
SCALE: 1/2" = 1'-0"





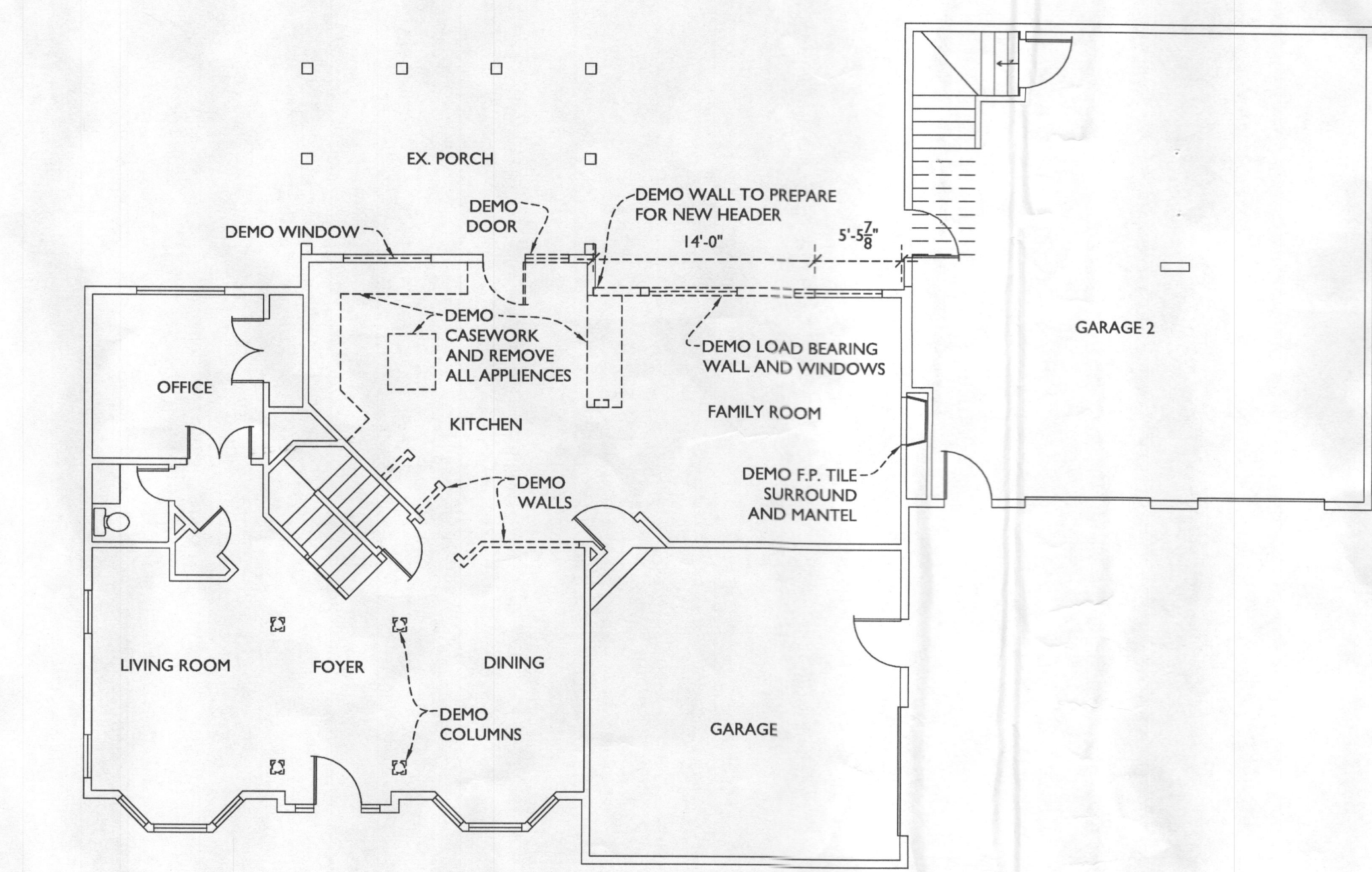
1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 FRAMING PLAN  
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION  
SCALE: 1/8" = 1'-0"



3 DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

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

7612 Browns Bridge Road  
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REVISIONS		
SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 14-192  
DATE 02/23/15  
SCALE AS NOTED  
DRAWING TITLE  
**FLOOR, DEMO, FRAMING PLANS, & ELEVATION**  
SHEET NUMBER  
**A-101**



SCOPE OF WORK

1ST STORY RENO  
TOTAL RENOVATED SQUARE FOOTAGE: 598sf  
598sf  
RENOVATING KITCHEN AND FAMILY ROOM OF  
EXISTING HOME AND PAINTING ENTIRE 1ST FLOOR.  
ADD/ALT:  
1. PAINT ALL ROOMS EXCEPT BEDROOMS  
2. ADD EXTERIOR LIGHTING AROUND POOL AREA  
3. EXTEND ONE HVAC DUCT INTO 2ND FLOOR OF  
GARAGE FROM GAS UNIT

SHEET INDEX

A-100 PROJECT INFO, SCHEDULES AND ELEC. PLAN  
A-101 FLOOR, DEMO AND FRAMING PLANS, & ELEVATION  
A-301 INTERIOR ELEVATIONS

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'-10" 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 - 2012.  
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/ SIDING AND CLAPBOARD.  
5. DESIGN LOADS (IRC TABLE 301.5)  
ROOF LIVE LOAD: 30 PSF WIND SPEED: 100 MPH  
GROUND SNOW LOAD: 10 PSF IMPORT FACTOR: 1  
FLOOR LIVE LOAD (F.F.): 40 PSF EXP. FACTOR: "C"  
FLOOR LIVE LOAD (S.F.): 30 PSF SEISMIC DESIGN CAT.: B  
ATTIC LIVE LOAD (ATTIC): 20 PSF WEATHERING: SEVERE  
GARAGE LIVE LOAD: 50 PSF  
GUARD RAILS: 200 LBS. FORCE IN ANY DIRECTION  
SOIL BEARING: ASSUMED 2,000 PSF FROST LINE DEPTH: -12"  
TERMITE: VERY HEAVY DECAY: VERY HEAVY  
RADON RESISTANT CONSTRUCTION REQ'D: YES

CONCRETE

1. CONCRETE FOR THIS PROJECT SHALL BE NORMAL WEIGHT (145 PCF)  
2. CONCRETE SHALL HAVE MINIMUM 28 DAY STRENGTH OF 3000 PSI  
3. ALL REINFORCING BAR SHALL BE GRADE 60 (FY-60,000 PSI)  
4. 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.  
5. 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.  
6. 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 92% 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 (P.I.) IF BETWEEN 2 AND 15.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR				WALLS		CEILING		REMARKS	
	CARPET	HARDWOOD FLOOR	CERAMIC TILE		CERAMIC WALL TILE	PAINTED GYP. BD.	UNFINISHED	PAINTED GYP. BD.		VINYL BEAD BOARD
KITCHEN		X				X			X	
FAMILY ROOM		X				X			X	
HALLWAY		X				X			X	
-REFINISH ALL EXITING HARDWOOD FLOORS -PATCH CEILING IN FOYER WHERE DAMAGED AND PAINT										

CABINET SCHEDULE

NO.	DESIGNATION	W-D-H	TYPE	REMARKS
01	U30-4DXROT	30-24-96	TALL	UTILITY DELUXE ROLL-OUT TRAY
02	B27-2FWT	27-24-34.5	BASE	BASE DOUBLE DOOR W/ TWO FULL WIDTH TRAYS
03	BD15	15-24-34.5	BASE	BASE FOUR DRAWER
04	BWBT18-2	18-24-34.5	BASE	BASE DOUBLE WASTEBASKET
05	SB	36-24-34.5	BASE	SINK BASE
06	BD24-3	24-24-34.5	BASE	BASE THREE DRAWER
07	EZR36-VYSS	36-36-34.5	BASE	EASY REACH SUPER SUSAN
08	B15-2FWT	15-24-34.5	BASE	BASE SINGLE DOOR W/ TWO FULL WIDTH TRAYS
09	BPP9	9-24-34.5	BASE	BASE PANTRY PULLOUT
10	BVR	6-24-34.5	BASE	BASE WINE RACK
11	BVR	6-24-34.5	BASE	BASE WINE RACK
12	BPPS33	33-24-34.5	BASE	BASE POT AND PAN STORAGE
13	OC33-D	33-24-96	TALL	OVEN CABINET DOUBLE W/ COOKIE SHEET DIVIDER IN TOP CABINET
14	B24-2FWT	24-24-34.5	BASE	BASE DOUBLE DOOR W/ TWO FULL WIDTH TRAYS
15	B24-2FWT	24-24-34.5	BASE	BASE DOUBLE DOOR W/ TWO FULL WIDTH TRAYS
16	BWBT18-2	18-24-34.5	BASE	BASE DOUBLE WASTEBASKET
17	BPPS36	36-24-34.5	BASE	BASE POT AND PAN STORAGE
18	BPPS36	36-24-34.5	BASE	BASE POT AND PAN STORAGE
20	WV30	30-12-42	WALL	WALL DOUBLE DOOR
21	WV30	30-12-42	WALL	WALL DOUBLE DOOR
22	WV24	24-24-42	WALL	WALL ANGLE
23	WV24	24-12-42	WALL	WALL DOUBLE DOOR
25	WV15	15-12-42	WALL	WALL SINGLE DOOR
26	WV24	24-12-42	WALL	WALL DOUBLE DOOR
27	WV18	18-12-42	WALL	WALL SINGLE DOOR
28	WV36	36-12-42	WALL	WALL DOUBLE DOOR

DOOR SCHEDULE

DOOR		SADDLE	LABEL	REMARKS
NO.	SIZE			
01	(2) 2/6x6/8 & (2) 3/0x6/8	EXT	YES	2 FIXED DOORS W/ A DOUBLE FRENCH DOOR IN MIDDLE -ALL 15 LITE GLS.
02	2/4x6/8	INT	NO	15 LITE FROSTED GLASS DOOR
03	USE EX. OPENING	EXT	YES	JELD-WEN TOP VIEW CRAFTSMAN 6-LITE 2-PANEL STEEL GLASS PANEL EXTERIOR DOOR - IN BASEMENT

WINDOW SCHEDULE

WINDOW				REMARKS
TYPE	MAT.	SIZE.	OPERATION	
A	VINYL	(3) 2/6x4/0	DOUBLE HUNG	
MIN. DUAL PANE, FINELIGHT GRILLES BETWEEN PANES, LOW-E & ARGON GAS FILLED. MAX. U = .31 PELLA OR ANDERSEN WINDOW; TRIM TO BE WHITE				

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 HEADERS/INTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE 5/8" CDX PLYWOOD OR OSB.  
2. ALL FRAMING LUMBER TO HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 1,200 PSI (Fb -1,200 PSI) AND A MINIMUM MODULUS OF ELASTICITY OF 1,600,000 PSI (E-1,600,000 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.

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.

ELECTRICAL LEGEND

\$

SWITCH

○

OUTLET

⊖

GFI OUTLET

⊕

QUAD OUTLET (GFI AS REQ'D)

○

RECESSED INCANDESCENT CLG. LIGHT

⊙

INCANDESCENT WALL MOUNT FIXTURE

⊗

INCANDESCENT CLG. FIXTURE

○

CAT 5 CABLE

TV

CABLE TV

✱

CLG. FAN W/ LIGHT

⊞

EXHAUST FAN

SD

SMOKE DETECTOR

✱

2-HEAD FLOOD W/ MOTION & DAYLIGHT SENSORS

HL

HEAT LAMP

GD

GARBAGE DISPOSAL

ELECTRICAL NOTES:

1. OUTLETS PER CODE UNLESS OTHERWISE NOTED @ 18"X 42" H ABOVE COUNTERTOPS.  
2. MOUNT LIGHT SWITCHES @ 42" H. MAX. ROCKER-TYPE SWITCHES PROVIDE DIMMERS FOR ALL RECESSED LIGHTS.  
3. MOUNT WALL SCONCES 66" FROM FIN. FLR. CLG. FANS MUST NOT BE BELOW 7'-0" AFF.  
4. PROVIDE UNDER-CABINET LIGHTING IN KITCHEN.

RELOCATE THERMOSTAT

REPLACE EX. FIXTURE

REPLACE EX. FAN

EX. FIXTURES TO REMAIN

RECESSED LIGHTING IN TOP ROW OF BUILT-INS

EXTEND ONE HVAC DUCT INTO 2ND FLOOR OF GARAGE FROM GAS UNIT

ELECTRICAL PLAN

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

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

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		SC, MH, ML-CL & INORG. CL SOILS	
		GW,GC,SW & SP SOILS	GM, GC, SM, SM-SC & ML 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.	
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.	

STAMP

1. CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 13662, EXPIRATION 10-22-2015.  
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PROJECT PHASE  
CD

PROJECT TITLE  
THE Gatzendorfer RESIDENCE  
12909 Vistaview Drive  
West Friendship, MD 21794

REVISIONS  
SYMBOL DATE ISSUED FOR

PROJECT NUMBER 14-192  
DATE 02/23/15  
SCALE AS NOTED  
DRAWING TITLE  
PROJECT NOTES AND SCHEDULES, + ELEC. PLAN  
SHEET NUMBER  
A-100