



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: 8-19-14

Permit No.: B14003022

Building Address: 2050 DROVERS LN.
 City: Cooksville State: MD Zip Code: 21723
 Suite/Apt. # - SDP/WP/BA #: GP-09-86
 Census Tract: _____ Subdivision: VISTA RIDGE
 Section: _____ Area: _____ Lot: 14
 Tax Map: 8 Parcel: 176 Grid: 23
 Zoning: _____ Map Coordinates: 4692-H9 Lot Size: _____

Property Owner's Name: DR HORTON INC.
 Address: 1356 BEVERLY RD.
 City: McLEAN State: VA Zip Code: 22101
 Phone: 571-723-0813 Fax: 800-551-5015
 Email: _____

Existing Use: VACANT LOT
 Proposed Use: NEW SFD
 Estimated Construction Cost: \$ 300,000 (Elev. FI)
 Description of Work: BALMORAL W/ FAM RM, EXT
REM SUNROOM AND SIDE SUNROOM
2 STORY, FULL BSMT., 11R, 3FB, 1HB, FP,
 Occupant or Tenant: 3 CAR SIDE LOAD GARAGE (4BR)
 Was tenant space previously occupied? Yes No
 Contact Name: FINYL- Rec RM, Den
 Address: Home THEATR, Wet BA
Full Bath
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: Vicky Meyer
 Address: 1602 PINNACLE RD
 City: TOWSON State: MD Zip Code: 21286
 Phone: 410-296-6900 Fax: _____
 Email: MdBldgpermits@comcast.net

Contractor Company: DR HORTON INC.
 Contact Person: Melanie Cooke
 Address: 1356 BEVERLY RD.
 City: McLEAN State: VA Zip Code: 22101
 License No.: 535
 Phone: 571-723-0813 Fax: 800-551-5015
 Email: MLCooke@DRHorton.com

Engineer/Architect Company: Benchmark ENGINEERING
 Responsible Design Prof.: JOHN CARNEY
 Address: 8480 BATHO, N'L PIKE
 City: Elkton City State: MD Zip Code: 21043
 Phone: 410-465-6105 Fax: _____
 Email: _____

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

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	<u>G 12000377</u>
Building Shell Permit Number:	

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

Applicant's Signature: VICKY MEYER
 Email Address: MdBldgPermits@comcast.net
 Title/Company: AGENT

Print Name: Vicky Meyer
 Date: 8/19/14
RECEIVED
 AUG 19 2014

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY

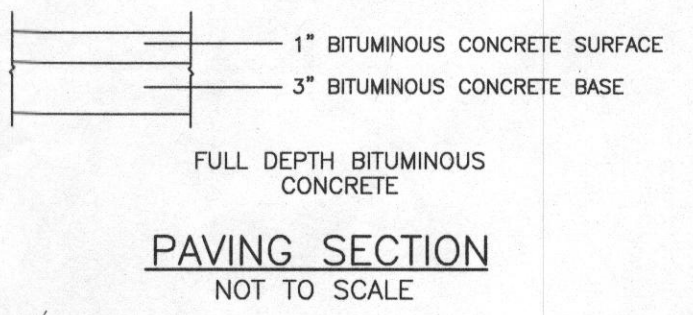
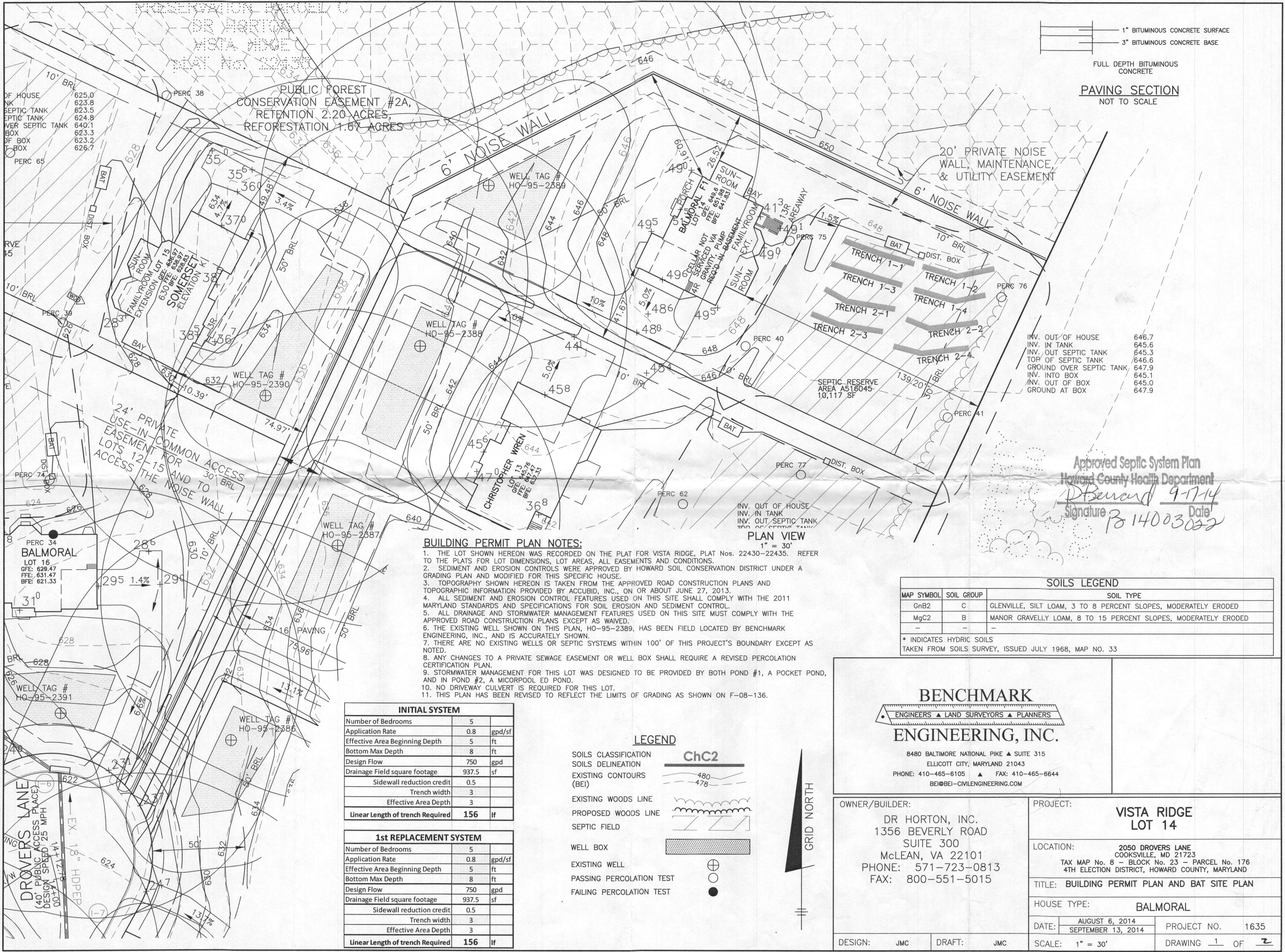
LICENSES & PERMITS
 DIVISION
CR# 505320

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health		<u>[Signature]</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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:	
SDP/Red-line approval date:	

Filing Fee	\$ <u>100</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	\$
Check	# <u>505320</u>



OF HOUSE
NK
SEPTIC TANK
EPTIC TANK
VER SEPTIC TANK
BOX
OF BOX
T-BOX
PERC 65

PERC 38
PERC 36
PERC 34
PERC 32
PERC 30
PERC 28
PERC 26
PERC 24
PERC 22
PERC 20
PERC 18
PERC 16
PERC 14
PERC 12
PERC 10
PERC 8
PERC 6
PERC 4
PERC 2

BALMORAL
LOT 16
GFE: 629.47
FFE: 631.47
BFE: 621.33

DRIVERS LANE
(40' PUBLIC ACCESS PLACE)
DESIGN SPEED 25 MPH
EX. 18" HDPEP
14.1'±
12.0'
11.0'

PUBLIC FOREST
CONSERVATION EASEMENT #2A,
RETENTION 2.20 ACRES,
REFORESTATION 1.67 ACRES

20' PRIVATE NOISE
WALL, MAINTENANCE,
& UTILITY EASEMENT

24' PRIVATE
EASEMENT FOR
ACCESS TO
LOTS 12-15 AND TO
ACCESS THE NOISE WALL

BUILDING PERMIT PLAN NOTES:

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR VISTA RIDGE, PLAT Nos. 22430-22435. REFER TO THE PLATS FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER A GRADING PLAN AND MODIFIED FOR THIS SPECIFIC HOUSE.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS AND TOPOGRAPHIC INFORMATION PROVIDED BY ACCUBID, INC., ON OR ABOUT JUNE 27, 2013.
4. ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
6. THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-2389, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC., AND IS ACCURATELY SHOWN.
7. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
8. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED TO BE PROVIDED BY BOTH POND #1, A POCKET POND, AND IN POND #2, A MICORPOOL ED POND.
10. NO DRIVEWAY CULVERT IS REQUIRED FOR THIS LOT.
11. THIS PLAN HAS BEEN REVISED TO REFLECT THE LIMITS OF GRADING AS SHOWN ON F-08-136.

PLAN VIEW
1" = 30'

INV. OUT OF HOUSE 646.7
INV. IN TANK 645.6
INV. OUT SEPTIC TANK 645.3
TOP OF SEPTIC TANK 646.6
GROUND OVER SEPTIC TANK 647.9
INV. INTO BOX 645.1
INV. OUT OF BOX 645.0
GROUND AT BOX 647.9

Approved Septic System Plan
Howard County Health Department
Signature *D. Bernard* 9-17-14 Date
14003022

SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
GnB2	C	GLENVILLE, SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MgC2	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
-	-	-

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 33

INITIAL SYSTEM		
Number of Bedrooms	5	
Application Rate	0.8	gpd/sf
Effective Area Beginning Depth	5	ft
Bottom Max Depth	8	ft
Design Flow	750	gpd
Drainage Field square footage	937.5	sf
Sidewall reduction credit	0.5	
Trench width	3	
Effective Area Depth	3	
Linear Length of trench Required	156	lf

1st REPLACEMENT SYSTEM		
Number of Bedrooms	5	
Application Rate	0.8	gpd/sf
Effective Area Beginning Depth	5	ft
Bottom Max Depth	8	ft
Design Flow	750	gpd
Drainage Field square footage	937.5	sf
Sidewall reduction credit	0.5	
Trench width	3	
Effective Area Depth	3	
Linear Length of trench Required	156	lf

LEGEND

- SOILS CLASSIFICATION **ChC2**
- SOILS DELINEATION
- EXISTING CONTOURS (BEI)
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- SEPTIC FIELD
- WELL BOX
- EXISTING WELL
- PASSING PERCOLATION TEST
- FAILING PERCOLATION TEST

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.

6480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 ▲ FAX: 410-465-6644
BEI@BEI-CIVLENGINEERING.COM

<p>OWNER/BUILDER: DR HORTON, INC. 1356 BEVERLY ROAD SUITE 300 MCLEAN, VA 22101 PHONE: 571-723-0813 FAX: 800-551-5015</p>	<p>PROJECT: VISTA RIDGE LOT 14</p> <p>LOCATION: 2050 DRIVERS LANE COOKSVILLE, MD 21723 TAX MAP No. 8 - BLOCK No. 23 - PARCEL No. 176 4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND</p> <p>TITLE: BUILDING PERMIT PLAN AND BAT SITE PLAN</p> <p>HOUSE TYPE: BALMORAL</p> <p>DATE: AUGUST 6, 2014 SEPTEMBER 13, 2014</p> <p>PROJECT NO. 1635</p> <p>SCALE: 1" = 30'</p> <p>DRAWING 1 OF 2</p>
DESIGN: JMC	DRAFT: JMC

K:\1981 - Capital Division\Structure\SP3\SP3CONCRETE-24-26-2013.dwg 7/2/2013 10:56:06 AM

GENERAL REQUIREMENTS
All work shall comply with all applicable codes, regulations and local amendments and interpretations. Inform Architect of all discrepancies prior to proceeding with any work.

SPECIFICATIONS
Specifications shall serve as an outline of Architect's Design Intent. Specifications are not meant to be all inclusive, and any omissions shall not relieve Contractor of scope of work, project safety, and quality responsibilities.

QUALITY ASSURANCE
It is understood that adequate numbers of skilled workers, who are thoroughly familiar with the methods necessary for execution of work shall be employed.

PRODUCT OPTIONS & SUBSTITUTIONS
Where materials and/or methods are specified by name and/or model no., the name substitutes the required standard of quality and performance.

CLEARANCE AND OBSTRUCTIONS
Refer to Civil Engineering drawings for all site work, excavation, grading and landscaping.

ENCLOSURE, FILL AND BACKFILL
Excavation for all work below grade. Excavate between existing surface elevations and elevation indicated.

HAZARDOUS SUB-SURFACE TREATMENT
Apply backfill to soil in active areas and 2' beyond proposed structure. Use approved toxicant with a 5 year guarantee.

WATERPROOFING FOR FOUNDATION/RETAINING WALLS
Masonry/Basement wall: min 1/2" portland cement pargeing from footing to finished grade, covered with appropriate bituminous material at moment recommended rate. Concrete Basement wall: appropriate bituminous material applied as per manufacturer's recommended rate from footing to grade. Foundation walls of habitable rooms: apply from footing to finished grade either 2 ply hot mopped felt, and PVC or SB* root roofing.

CONCRETE
The concrete properties shall be as follows:
Min. Comp Strength Min. aggregate size Slump
Slabs 3500 1/2-1 4" 1/2 -
Footings 3000 1/2-1 4" 1/2 -
Slab-on-grade 3000 1/2-1 4" 1/2 -
Walls 3000 1/2-1 4" 1/2 -

REINFORCING STEEL
Reinforcing steel shall be high strength grade. New billet deformed bars conforming to ASTM A-603. Welded wire fabric shall conform to ASTM A-185.

BEARING ON MASONRY
Provide a minimum of three courses of solid brick or one course of solid block course by eight inch with under all joint seats bearing on masonry, unless otherwise noted, provide six courses of solid brick or two courses of solid block eight inch with by two feet eight inch minimum length of all structural steel bearing. Provide bearing plate six inches by six inches by eight inch steel beams on masonry unless otherwise noted.

3. All reinforcing bars which intersect perpendicular elements shall terminate in hooks, placed two (2) inches clear from outer face of concrete pour. No concrete shall be placed until all reinforcing has been installed by the contractor and inspected by the building official.
4. The contractor shall notify the building official at least forty-eight (48) hours prior to each concrete pour. No concrete shall be placed until all reinforcing has been installed by the contractor and inspected by the building official.
5. Protective cover or placement for reinforcing steel shall be as follows:
A. Footings - 2".
B. Beams and columns - 2".
C. Slab - Center to upper one-third of slab thickness for the duration of placement.
D. Slabs - 1" at interior face, 5" at exterior face.
E. Fire mesh to be placed at mid-depth of slab.
6. All reinforcing steel marked continuous shall be lapped 36 bar diameters at splices and around corner or intersection with a lapping bend around corners. Lap welded wire mesh one full mesh at side and end laps.

SLAB ON GRADE
Slab on grade shall be 4" thick concrete reinforced with #4 PLASMA RPP lap mesh 8" in each direction. Concrete over anti-static vapor barrier and 4" min. of approved gravel as per Geo-Tech Engineer, over undisturbed or compacted earth as per soils engineer. Slabs to be poured in alternate panels of max. 60'x4'. Provide control joints 30'-0" max. Provide 3/8" corner bars to match all horizontal reinforcing in walls and footings. All laps shall be a min. of 36 bar diameters. Provide double between all footings, walls and piers to match size and spacing of vertical reinforcing. Slab on grade at porches shall be 4" thick. Garage slabs shall be structural form fill exceeds 24".

CONCRETE WALLS
10'-0" High wall, maximum thickness of 16" Basement wall reinforcing with full pressure with 4'-0" max. fill height 80'psi, 48' x 48", 18" x 48" o.c. vertical. Formwork shall be well braced, true to dimension, level, plumb, and rigid and shall have bracing to resist a min. of 2 #5 bars and shall extend min. 24" beyond the corners of openings.

FOOTING AND FOUNDATIONS
1. Footing depths are shown on the sections unless otherwise noted, footings shall be bear a minimum of 1'-0" into original undisturbed soil and a minimum of 2'-0" below finished grade. Where required, step footings to ratio 2 horizontal to 1 vertical.
2. Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Field Engineer of Record.
3. All footing excavations shall be inspected by the building official prior to the placing of any concrete. The building official shall be given notice for observation.
4. Soil investigation and report. All earth work, excavation and preparation shall be done per recommendations of soil investigation report. Concrete slab and footing calculations are based on a 3000 psi value. If an site test borings indicate lesser values, notify Architect to that necessary structural details can be provided.
5. Provide min. 2 #4 bars continuous at bottom in all footings and displaced slabs as noted by soils geotechnical report at all column footings as noted by soils geotechnical report.
6. Provide 2 #4 bars each way at bottom of all column footings as noted by soils geotechnical report.

PRE-CAST CONCRETE
All Pre-Cast concrete shall be as per manufacturer's specifications conforming to relevant BOCA report no. Submit shop drawings for approval prior to fabrication.

MASONRY
All masonry construction to be in accordance with specifications for design and construction of load bearing masonry published by National Concrete Masonry Association. Provide Duct-Open or equal every block course below grade and every other block course above grade unless otherwise shown on architectural wall sections. Hollow load bearing concrete masonry units shall conform to ASTM C90-02. Solid load bearing concrete masonry units conform to ASTM C130-05. Mortar and grout shall conform to the requirements of the ASTM specifications for mortar for unit masonry. ASTM C100-02, Type S mortar, Type I Portland cement, Type S hydrated lime, approved aggregate. Where walls abut at outside corners, provide precast/formed tee-type and corner true ties.
Hollow units shall be laid with full mortar coverage on horizontal and vertical face joints and ends. Solid units shall be laid in full head and bed joints. Joint reinforcing shall be continuous and shall be provided in all walls without exception. Masonry joint reinforcing shall be brass type zinc-coated, cold drawn steel wire conforming to ASTM A82-74. All masonry wall shall be temporarily braced in an approved manner during construction until mortar has attained the design strength and floor members have been placed and anchored thereto. All masonry work shall conform to ACI 530/ASCE/ TMS 602-02 and ACI 530/ASCE/TMS 602-02 (B6, 2ND ED.).

MASONRY VENEER
Face Brick, ASTM C-216-1C. Provide mortar for face brick veneer with every fourth course vertically above grade and every other course below grade. Provide vertical line at 16" o.c. and horizontal line at 8" o.c. Finish at base and provide weep holes 3/16" o.c. Vertical brick control joints shall be placed on architectural planes, details and elevations and at a maximum spacing of 40'-0" O.C. Stone Veneer, highest grade local stone. Anchor straps shall be per mfg. recommendations 12" from corners and intervals of not more than four (4) feet.

OSCO STEEL
1. Structural steel shall conform to the requirements of the 8th edition of AISC Manual of Steel Construction. Structural steel shall conform to ASTM A-36. Steel for pipe columns shall be AISI equivalent property and shall be ASTM A-500 or 501. All welding shall be in accordance with American Welding Society Code AWS D-1.1-B and shall be performed by welders qualified in accordance with AWS procedures. Electrodes shall conform to ASTM A-555 E70 Series.

1. Structural steel shall conform to the requirements of the 8th edition of AISC Manual of Steel Construction. Structural steel shall conform to ASTM A-36. Steel for pipe columns shall be AISI equivalent property and shall be ASTM A-500 or 501. All welding shall be in accordance with American Welding Society Code AWS D-1.1-B and shall be performed by welders qualified in accordance with AWS procedures. Electrodes shall conform to ASTM A-555 E70 Series.

2. Provide base plate for all structural steel beams bearing on concrete noted in masonry. Provide standard angle anchors and inserts, ties, clips, anchors, straps, hangers, bolts, and other hardware and fastening devices as may be required.
3. All metal anchors, fasteners, joint hangers to be galvanized.
4. All detailing to be in conformance with AISC structural steel detailing manual. Connections shall be capable of resisting ultimate uniform load stress of 24ksi. Bolted flange connections shall be SM 4ksi. ASTM A-325 high strength bolts. Bolted joints to be bearing type turn of the nut tightening method. All hardware master under turned element.
5. Submit shop and erection drawings for approval prior to fabrication.
6. Holes may not be cut through beams unless approved by structural engineer.

LIMIT SCHEDULES
Unless otherwise shown, provide one inch with 6" minimum bearing for each 4" of wall thickness as follows:
Up to 4'-0" 3/8" x 3/8" x 3/8"
4'-0" to 5'-0" 1/2" x 1/2" x 1/2"
5'-0" to 6'-0" 5/8" x 5/8" x 5/8"
6'-0" to 8'-0" 3/4" x 3/4" x 3/4"

FLASH DECKS
1. Flash decks shall have a minimum A-186 steel plate 1/2" min. for joist, 2 rows 1/2" dia. through bolts 2" from top and bottom, 1/2" o.c. at top, 1/2" o.c. at bottom, begin 6" o.c. from each end.

PIPE COLUMN
1. Standard steel post min. 3 1/2" dia. unless noted otherwise.
2. Where isolated and allowed per local jurisdiction ordinance, adjustable steel column shall meet or exceed ultimate loads given for "Fixed-End Post" Column short run. If longer, ASTM A588 or better, certified by ICC shall have a mark indicating the ICC certified short run number, date, manufacturer. Columns shall have a min. 8"x8"x1/4" bearing plate and screw stock shall be encased in concrete or cast-in-place after installation.

OSCO ROOF LINER GRADE
1. All wood studs and posts shall be spruce pine fir #2 with min. properties as noted in structural design criteria. All studs shall be installed as per IFOPA. Members shall not be drilled in excess of 1/8" or local requirements. All posts and multiple studs shall not be connected to solid bearing on foundation walls, footings or beams. Provide solid blocking at floor, studs and joist or floor trusses shall align at centerlines above and below the joist #2 truss. All posts shall be 2x4 studs 18"x18" with one bottom plate bearing nails under two or more floors. Provide stop blocking at bearing walls and all walls exceeding 8'-0". Headers, Joints, Rafter, Blocking All headers as indicated on framing plans shall be 1x4" min. with min. prop. as noted in structural design criteria. Head joints shall have a min. bearing of 1/2". Laminated beams Plywood laminated beams shall be "Merlon" or eq. 1 3/4" wide, with min. properties as noted in structural design criteria.

2. Flood species may be substituted, substituted species shall meet or exceed requirements noted above.
3. Moisture content. All Lumber 6" and deeper shall have a moisture content not greater than 19% or dried lumber is desired but not necessary. Lumber may be kiln dried, however drying process must be slow and regulated to cause a minimum amount of checking, comparable with air dried stock.
4. All exterior lumber and lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with ANPA standard LP-2 or LP-4.

JOIST HANGERS
1. All joists, joists and beams not framed over supporting members shall not be made from masonry or steel plate washers.
2. Joist hangers shall be "Temporary" unless otherwise noted or approved equal.

BOLTS IN FLOOR FRAMING
1. All bolts in wood framing shall be standard machine bolts with standard washers or nuts or steel plate washers.
2. Steel plate washer sizes shall be as follows:
A. 1/2" and 5/8" Diam. bolts - 2-1/4" H, x 3/4" W
B. 3/4" Diam. bolts - 2-5/8" sq. x 3/4" H
3. Each bolt hole in wood shall be drilled 1/8" larger than diameter of bolt.
4. For all bolts, see typical details.

LOG BOLTS
1. Shall be square headed and of structural notched cut, blocked out or notched without prior approval of the Architect. Do not alter sizes of member noted without approval of Architect.
2. Flashers shall be placed under the head of log bolts bearing on wood.

ALTERING STRUCTURAL MEMBER
1. No structural member shall be omitted, notched, cut, blocked out or relocated without prior approval of the Architect. Do not alter sizes of member noted without approval of Architect.
2. Members greater than 4'-0" in depth or multiple 2x4, thru bolt with 1/2" diameter 1/8" at 24" o.c. staggered.

BUILT-UP BEAMS
1. Built-up beams or joists formed by a multiple of 2 x members shall be interconnected as follows:
A. Members 4'-0" and less in depth, minimal R2 row 10d at 32" o.c. staggered
B. Members greater than 4'-0" in depth or multiple 2x4, thru bolt with 1/2" diameter 1/8" at 24" o.c. staggered.

CUTTING OF BEAMS, JOIST AND RAFTERS
1. Cutting of wood beams, joists and rafters shall be limited to cuts and bored holes not deeper than one-sixth (1/6th) the depth of the member and shall not be located in the middle one third of the span. Notches located closer to supports than three times the depth of the member shall be incised on fifth (1/5th) the depth. Holes bored or cut into joist shall be no closer than two (2) inches to the top or bottom of the joist and the diameter of the hole shall not exceed one-third the depth of the joist. The tension side of beams, joists, and rafters 4" or greater shall not be notched except at ends. Cutting of floor trusses shall be as per manufacturer's recommendations.

PIPES IN SLAB BEARING WALLS OR SHEAR WALLS
1. Hangers or bored holes in slab of bearing walls or partitions shall both be more than one-third the depth of the slab. When slab is cut or bored in excess of the above it shall be not more than one-third depth.

BRIDGING AND BLOCKING AT CONVENTIONAL FRAMING
1. There shall be not less than one (1) of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by three inch lumber placed parallel to each end and of equivalent metal bracing of equal rigidity. Happen bridging is not required for floor, attic or roof framing where joist depth does not exceed twelve inches nominal. Block, solid at all bearing supports where adequate lateral support is not otherwise provided. Block all stud walls at minimum intervals of eight feet with a minimum of two by one material with tight joints. Provide one (2) by freestops at mid-point of studs. Note (2) by freestops at mid-point of studs.

2. Provide double trimmers under all headers 4x4 or larger. All such members shall be spliced together.
3. Provide 2-3/4" exterior plywood bands at all perimeter bearing wood. Provide square blocks and stiffeners as required to distribute loading and shear reinforcing at concentrated loads.
4. All blocking and rafters, shall be attached to steel or concrete with power actuated fasteners or 3/8" dia. bolts. Fasteners shall be spaced at 24" min. o.c. staggered. Fasteners shall have min. bearing capacity of 1000 lb shear and pullout.

NOTING
1. All notching shall comply with IRC codes, local action, and all state and local building codes.

FIRE STOPPING
1. Fire stopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) in the following locations:
A. In all steel studs and partitions including turned spaces at floor and ceiling levels and not more than 10'-0" apart.
B. Between stair stringers of top and bottom and between studs in the with stair run.
2. Firestops, when of wood, shall be 2" nominal thickness and may be made of gyp board, cement plaster, mineral wool or other non-combustible material.
3. Spaces between chimneys and wood framing shall be filled with loose noncombustible material. (2" minimum thickness).

PLATE BRACING
All frame walls shall be braced as per R-402.10, with approved structural sheathing.

FLOOR ROOF SHEATHING
1. All end joints be staggered and shall butt along the center line of framing members. The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
2. Nails shall be placed 3/8" minimum from the edge of the sheets. The minimum nail penetration into framing members shall be 1/2" for 2x4 studs and 1 1/8" for 2x6 studs.
3. All floors shall be nailed with ring shank nails.

SUB-FLOOR, 2x3/2" T&G Pine Decking
dressed and notted. Provide additional screws as directed by Architect.

ROOF DECK, 1/2" OSB decking with exterior glue. Use plywood clips at all joints.

FIRE RETARDANT TREATED PLYWOOD (where necessary)
As indicated on plans, where allowed by local jurisdiction, it shall be accompanied by certification that all hydrolysis will not occur at temperatures below 400F. Solid certification must be approved by certified testing. The following manufacturer's may be used:
1. "Durospan" made by Koppers/Kickson.
2. "Pyroguard" made by Hovover.
Manufacturer shall provide 30 year comprehensive warranty against all defects to Builder and Owner.

ROOF AND FLOOR TRUSSES
These trusses shall be designed in accordance with design criteria for trusses, rafters, National Specification for Stress Design and Detailing of Wood Trusses and its accompanying code. Roof and floor trusses shall align directly over studs with an offset of no more than 1". Install additional studs as required.

ROOF FLOOR TRUSSES
These trusses shall be designed in accordance with N.P.A.P.A. standards. Calculations, joint strength information (allowable load per square foot or per nail, ultimate edge distance, ultimate and ultimate load last data and other information as necessary) shall be submitted to local authorities for approval prior to fabrication. Each truss shall be secured at bearing with one "Taco" or equivalent framing anchor at each end. Truss 4 hanger design shall be certified by a Professional Engineer registered in the governing jurisdiction. Truss diagrams show design intent only. Truss manufacturer to verify all spans, dimensions, pitches, etc., and submit shop drawings to Architect prior to fabrication. Shop drawings to include required bearing plates, hangers, shear panels, blocking, hardware and provide post sizes. Manufacturer shall ensure that all loads are transferred to footings.

WOOD FLOOR TRUSSES- 1" and Open Web T-J Series 350 min. plywood 1 floor trusses or eq. shall be used where indicated on framing plans. Wood 4 nailed the properties as per manufacturer. Floor trusses to be manufactured and installed in strict accordance with manufacturer's recommendation. All spans, depth and spacing to be verified by manufacturer. Shop drawings indicating calculations, loading, load last data and any other information required shall be submitted to a Professional Engineer registered in the jurisdiction where construction is taking place. Shop drawings to be submitted to Architect prior to fabrication. Manufacturer shall design floor trusses to carry all imposed roof, floor and ceiling loads. Manufacturer shall design and supply all required hangers, shear panels, blocking, hardware and provide post sizes. Manufacturer shall ensure that all loads are transferred to footings. Penetrations and holes in wood 1" shall be as per manufacturer's recommendations.

ALIGNMENT
1. All rafters and joists framing from opposite sides shall be spliced together.
2. When framing and to end joints shall be secured together by metal straps.

PARTITIONS
1. Double joists under all perimeter partitions.
2. Top lapp joints at corners and intersections.

FRAME CHANGES
Frame Changes shall be constructed of min. #2 SFR studs, 18" o.c. max. Use 2x4 if chimney extends less than 8'-0" above roof, 12" greater than 8'-0" above roof. Provide 1/2" APA rated sheathing continuous across joists and piers. One and nail min 16 d nails at 24" o.c. secure to roof structure.

WOOD STAIRS AND RAILS
Individual Stair Treads shall be designed for uniformly distributed live load or a concentrated load of 300lbs over an area not to exceed 14x60. Manufacturer shall design and supply all required hangers, shear panels, blocking, hardware and provide post sizes. Manufacturer shall ensure that all loads are transferred to footings. Penetrations and holes in wood 1" shall be as per manufacturer's recommendations.

HANDRAILS
Handrails shall be provided on at least one side of each continuous run of treads with four or more risers. Handrail height, measured vertically from the sloped plane containing the tread nosing, or finish surface of ramp slope, shall not be less than 34" and not more than 38". Handrails with a circular cross section shall have an outside diameter of at least 1 1/4" and not greater than 2". If the handrail is not circular it shall have a perimeter dimension of at least 4" and not greater than 6-1/4" with a minimum cross section of 2-1/4".

GUARDRAILS
Porches, balconies, ramps or raised floor surfaces located more than 30" above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height measured vertically from the nosing of the treads. Porches and decks which are enclosed with insect screening shall be equipped with guards where the nosing surface is located more than 30" above the floor or grade below.

FIRE RATED ASSEMBLIES
The Contractor and Builder and their sub-contractors shall construct all fire-rated assemblies to completely comply with all the requirements of listed and approved assemblies, test reports, local jurisdiction amendments and interpretations. All fire-rated assemblies must be continuous. Mechanical, Plumbing, Electrical and other penetrations must be checked for compliance by the contractor with the requirements of the approved assembly prior to commencing any work.



D.R. HORTON CAPITAL DIVISION 1356 Beverly Rd, Suite 800 ARLINGTON, VA 22201 P: 703-385-8001

CONSULTANT: PROFESSIONAL CERTIFICATION: I certify that these documents were prepared under the laws of the State of Maryland, license number 85585. Expiration Date: 05/23/2015.

WOOD FLOOR TRUSSES- 1" and Open Web T-J Series 350 min. plywood 1 floor trusses or eq. shall be used where indicated on framing plans.

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DESIGN DELIVERABLE: ISSUE TYPE

ISSUE DATE:

PROJECT NUMBER: 20120013.00

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SPECIFICATIONS

SHEET NUMBER: SP-1

CLIENT: D.R. HORTON CAPITAL DIVISION

SP-1

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07000 THERMAL AND MOISTURE PROTECTION

A. All slope on grade in habitable spaces shall be insulated with minimum R10 rigid insulation from top of slab downward to 24" below slab or inward 48" from exterior face of slab at all slab perimeters areas in habitable areas.

B. Waterproof all exterior foundation walls below grade enclosing habitable spaces as specified by code at exterior face of wall.

C. Dampproof all exterior foundation walls enclosing basements with dampproofing as specified by code at exterior of wall.

D. Flashing: Code approved corrosion resistant flashing shall be provided at top and sides of all exterior windows and door openings in such manner as to be leakproof. Similar flashings shall be installed at the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings. Under and at the ends of masonry, wood or metal copings and sills, continuously above all projecting wood trim at wall of roof intersections. Sills in gutters, at junctions of chimneys and roofs, and in all roof valleys and around all roof openings. Building Papers: When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 14 pound felt or paper shall be attached to the sheathing with flashing wherever necessary to prevent moisture penetration behind the veneer.

E. Sill seal: 1/2"x3/8" U2' compressible fiberglass beneath all exterior sill plates.

INSULATION

2012 IRC CODE COMPLIANCE AS REQUIRED BY LOCAL JURISDICTION

501 CLIMATE ZONE 4A

401.2 COMPLIANCE METHOD, MANDATORY AND PERFORMANCE PROVISIONS

402.1 EXTERIOR FRAME WALL INSULATION:
2x4 STUD WALLS - HIGH COMPRESSION R-5 KRAFT FACED BATT INSULATION
2x6 WALLS 16" O.C. - R-5 CAVITY INSULATION
R-2 CONTINUOUS INSULATION ON THE OUTSIDE ABOVE CONCRETE WALL TO SAVE

402.1 ATTIC INSULATION:
R-30 ON THE PERIMETER (LOW HEEL), R-14 - REST OF THE ATTIC

402.1 BASEMENT WALL INSULATION:
COMPRESSED R-5 KRAFT FACED BATT INSULATION

402.1 FLOOR INSULATION OVER UNCONDITIONED SPACE:
R-5 BATT INSULATION FACE DOWN

402.1 WINDOW WALLS / SHEDS:
0.24 U-VALUE
0.24 SHGC

402.1 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE:
R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR 2'-0" VERTICALLY

VENTILATION
Provide adequate cross ventilation, min. as required by code, for all concealed attic, rafter and crawl spaces.

GRADE SEPARATION
All wood shall be min. 6" above finish grade or pressure treated. All siding shall be min. 6" above finish grade.

EXTERIOR SHEATHING
See plans for specific fire rated and or structural sheathing.
For Fire Rated application:
1/2" Red Thermally Stable Sheathing by Simpson or appr. eq.
For Structural application: 1/2" Plywood or 1/2" OSB or 1/2" type X Gypsum approved plywood.
For EIFS application: As per manuf. recommendations.
1/2" Dow Concrete Form Board Sheathing

ROOFING
SEE ARCHITECT'S MATERIAL SCHEDULE FOR MANUF./STYLE/COLOR.
Min. 28oz Asphalt or Fiberglass shingles on 1/2" roofing felt installed as per manufacturer's recommendations.
On slopes 3/12 to 4/12 apply double layer of shingles and felt. No slope shall be less than 3/12 pitch.
All roofing with thermal & moisture protection installed as per manuf. recommendations

Flashing

- All flashing, counter flashing, and coping when of metal shall be of not less than No. 26 U.S. gauge corrosion-resistant metal.
- Flash all exterior openings and all building corners with approved waterproof building paper to extend at least 4" behind wall covering.
- Flash and counter flash at all roof to wall conditions. Flash and cork wood beams and other projections through exterior walls or roof surfaces.
- Valley Flashing: open valleys shall be flashed with min. 26 gauge galvanized corrosion resistant sheet metal and shall extend min. of 6" from centerline each way. Closed valley flashing shall be 2 layers of 1/2" mineral surfaced cap sheet with bottom layer min. 1/2" wide and top layer 24" wide cemented together. Closed valleys may also be of 36" wide felt roofing material not less than no. 30 in the valley over the underlayment.
- Ridge Flashing: as per roof manuf. recommendations.
- Roof edges provide non-corrosive aluminum drip edge flashing.
- Flash and cork wood beams, mechanical, electrical and plumbing penetrations through exterior walls and roof.
- For masonry veneer applications mason to attach 20mil plastic membrane or 1/8" felt to masonry.
- Insulator shall seal floor and ceiling plates, coils at door and window frames and joints and all panel butt joints.

CALLINGS AND SEALANTS
Apply at all areas as recommended by building component manuf. Sealants, caulking shall be compatible with adjacent materials. Match color with adjoining materials.

EIFS or STUCCO
SEE ARCHITECT'S MATERIAL SCHEDULE FOR MANUF./STYLE/COLOR.
All EIFS, with thermal & moisture protection and drainage system installed as per manuf. recommendations and per local building code. Provide independent inspection for EIFS by locally approved private inspector.

VINYL SIDING
SEE ARCHITECT'S MATERIAL SCHEDULE FOR MANUF./STYLE/COLOR.
All siding, with thermal & moisture protection installed as per manuf. recommendations

FRESHSTOPPING & DRAFTSTOPPING
Provide draftstopping as required by code.
Provide freshstopping at all penetrations of fire rated assemblies as per applicable code and manuf. recommendations. Fire rating to equal that of assembly.
Product used shall be "966 Thermalbar Through-penetration Fire/Smoke-stop System", U.S. #89, or gypsum board, or mineral wool, other non-combustible material or min 2" nominal thickness wood as per approved fire rated assembly required for most restrictive fire rating per local or IRC code, latest edition.

1. All pipes, ducts, vents, wiring, and hoses which penetrate ceilings directly below a truss or roof assembly.

2. Concealed spaces of steel joists and partitions, including terraced spaces, at floors and ceilings.

3. All interconnections between concealed vertical and horizontal spaces such as soffits, drop ceilings, etc.

4. Concealed spaces between stair stringers at the top and bottom.

WINDOWS
All windows shall have insulating glass, or single glass with thermal break. Glass shall be installed in accordance with manufacturer's instructions. Glass shall be installed in accordance with manufacturer's instructions. Glass shall be installed in accordance with manufacturer's instructions.

As per local building code ordinance, where the opening of an operable window is located more than 12 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings such that a 4 inch diameter sphere cannot pass through.

Exceptions:

- Windows whose openings will not allow a 4 inch diameter sphere to pass through the opening when the opening is in its largest open position.
- Openings that are provided with guards or fall prevention device that comply with ASTM F2090.
- Windows equipped with a self-closing window opening limiting device that will not allow more than a 4" sphere to pass through such (integral or site installed).

DOORS
Install with all necessary components for thermal, moisture, draftstopping and fire protection (where required).
Provide all weatherstripping, caulking, gaskets etc. as necessary for operation and weather proofing as per manuf. Sliding doors shall have an air infiltration rate of less than 0.5m3/m2. Swing doors shall have an air infiltration rate of less than 1.25m3/m2. All doors shall have non-corrosive screens and sash locks.

ROOF VENT
"Alcoa Venti-A-Ridge" or eq.

GUTTER AND DOWNSPOUT
"COSE 5.5" x 3" aluminum gutter with 2x4 downspouts. Color by Builder.

09000 FINISHES

GYPSUM WALLBOARD

- All gypsum wallboard shall be installed in accordance with provisions of the IRC code, latest edition, state and local codes, and manuf. recommendations.
- Gypsum wallboard shall not be installed until weather protection for the installation is provided.
- All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moisture contact except in concealed spaces where fire resistive construction is not required.
- The size and spacing of fasteners shall comply with IRC code, latest edition, and all state and local codes.
- Provide moisture resistant gypsum wallboard at bathroom.
- Typical interior application to receive 1/2" board topped and finished. Provide 5/8" type X board as per drawings.

CERAMIC TILE/HARABLE
All ceramic tile/harable shall be thin-set. Provide base, mortar, threshold for transition to other finishes. Pattern shall be non-slip, glazed, as selected by Owner and Architect, with water resistant grout.
Underlayment:
Provide 1/2" pine sheathing or equivalent at all wall and floor areas, except in tub and shower areas, to receive ceramic tile/harable/granite/etc.
Apply grout as per manufacturer recommendations. Color by Tenant / Client.
Cement, fiber-cement, or glass mat gypsum backers in compliance with ASTM C 1098, C 1329, or C 178 and installed in accordance with manufacturer recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

RESILIENT FLOORING (where indicated on plans)
Vinyl composition tile or sheet vinyl with water-proof adhesive as selected by Architect, installed as per manuf. recommendations.

HARDWOOD FLOORING (where indicated on plans)

CARPET
Carpet shall be as selected and installed as per manuf. recommendations

09000 PAINTING

- All painting, "Duron" or eq.
- All paint color and stain to be selected by the Builder.
- Interior Drywall:
Flat latex, 2 coats (as noted in notes below)
- All interior wood surfaces to be painted except those to receive stain finish.
Latex, semi-gloss, 1 finish coat, over primer.
- All interior wood surfaces to be stained.
1 coat interior stain
1 coat polyurethane varnish.
- Kitchens and bathrooms
1 coat primer over 1 coat Acrylic gloss.
- All Exterior Millwork:
1 Coat Exterior Flood Primer or factory primed
1 coat Acrylic latex exterior semi-gloss.
- All Exterior Metal Surfaces including Valley, Flashing and Gutters:
1 Coat factory primed
1 coat enamel with rust inhibitor.

BATHROOM FINISH NOTES

- All soaking/tub platform & surrounds shall receive ceramic tile with ceramic nail base and backstop.
- All shower area to receive "Mat" fiberglass base, or eq. with ceramic nail tile, and/or clear tempered glass enclosure where applicable.
- All vanities shall include base cabinets with countertop & backsplash. Material by Builder.
- All floor areas to receive ceramic tile shall have ceramic nail base and mortar threshold at doorway.

KITCHEN FINISH NOTES

- Provide nail and loose cabinets with countertops with back splashes as per plans. Cabinet supplier to submit layout/notes for Builder approval.
- Provide blocking at nail for cabinets as required.

18000 MECHANICAL

- Mechanical subcontractor to submit shop drawings indicating duct layouts, condenser location, duct sizes, etc. to Builder prior to installation. Mechanical subcontractor to review architectural/structural drawings and notify the architect of any mechanical and structural conflicts prior to construction.
- All work shall be in full accordance with all codes, rules, and regulations of the governing agencies. Mechanical unit's location and height, along with any other equipment supported by the structure shall be coordinated by the Builder with the Floor/Roof Truss Manufacturer prior to fabrication and installation.

MECHANICAL

- All work shall be in full accordance with all codes, rules and regulations of governing agencies and shall comply with the requirements of serving power and telephone companies.
- Contractor to obtain all permits, have the work inspected by all applicable agencies.
- All equipment installed outdoors and exposed to weather shall be weather-proof.
- Receptacles in kitchen and bathrooms shall be installed above work top unless otherwise noted on drawings.
- Nail switches to be 48" above floor.
(for as noted on plans).
See electrical drawings.
- Receptacles shall be installed vertically at 12" + above floor (for as noted on plans).
- Smoke detectors: provide smoke detectors outside of and in each sleeping room, and one additional at each level. All smoke detectors shall be interconnected.

PLUMBING

All sanitary, hot and cold water and gas piping shall conform to all applicable requirements.
Provide 1/2" blocking space in front of all bathroom plumbing fixtures. Provide 14x20 access panel at air-pool tub connections. Hider closets shall be a min. of 18" from wall to centerline of fixture.

STRUCTURAL DESIGN CRITERIA

- ALL WORK AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF THE IRC CODE LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE, COUNTY AND MUNICIPAL LAWS AND REGULATIONS.
- DESIGN CODES:
A. ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI318-04)
B. AISC MANUAL OF STEEL CONSTRUCTION, NINTH EDITION.
C. AISC DESIGN GUIDE FOR COMPOSITE DECK CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY
E. IRC 2012
- DESIGN LOADS:
FLOORS
FLOORS
All Areas 40psf
Sleeping Areas 10psf
STAIRS 40psf
GARAGE FLOOR 30psf
EXTERIOR WOOD DECK 40psf
BREEZEWAYS 40psf
ROOF
Trusses 50psf(allow)
Rafters 30psf(allow)
Sills/Floor 10psf
WIND LOAD
BACKFILL 60psf Equivalent Fluid Pressure
PARTITION DEFLECTION: ROOF: L/240 (see finish material)
FLOOR: L/480
- DESIGN STRESS AND REQUIRED MATERIAL STRENGTH:
CONCRETE: ALL CONCRETE Fc = 3000 PSI
GARAGE SLAB Fc = 3000 PSI
REINFORCING STEEL: ASTH A603, GRADE 60, Fy = 60,000 PSI
WELDED WIRE FABRIC: ASTH A603, Fy = 65,000 PSI
STRUCTURAL STEEL: CHANNELS, ANGLES, PLATES, BARS, AND RODS ASTM A992 Fy = 50,000 PSI
HIDE PLANSER BEAM: ASTH A56, Fy = 50,000 PSI
PIPE: ASTH A501, Fy = 50,000 PSI
BOLTS: ASTH A325, FRICTION TYPE
ANCHOR BOLTS: ASTH A307
WELDING ELECTRODES: E70XX
EXPANSION BOLTS: KRX - BOLTS BY HLT
CONCRETE MASONRY:
HOLLOW LOAD BEARING UNIT: ASTH C90, GRADE H-1 Fm=1800 PSI
SOLID LOAD BEARING UNIT: ASTH C15, GRADE H-1 Fm=1800 PSI
BRICK MASONRY: ASTH C26, GRADE SF
MORTAR: ASTH C270, TYPE M OR S
- MIN. LUMBER VALUES:
FLOOR TRUSS: T-J SERIES S50 OR APPR. EQ.
RAFTERS, JOISTS, HEADERS, BLOCKING:
#2 MEM FIR OR APPR. EQ.:
Fb MIN. 850 PSI REPETITIVE USE
1800 PSI SINGLE MEMBER USE
E MIN. 1800,000 PSI
Fv MIN. 75 PSI
Ft MIN. 875 PSI
Ft MIN. 400 PSI
BEARINGS & NON-BEARINGS INTERIOR AND EXTERIOR STUD WALLS AND POSTS:
SPRUCE PINE FIR #2:
Fb MIN. 875 PSI REPETITIVE USE
875 PSI SINGLE MEMBER USE
E MIN. 1,800,000 PSI
Fv MIN. 75 PSI
Ft MIN. 1,200 PSI
Ft MIN. 1,425 PSI
LAMINATED BEAMS:
TRUSS JOIST: MAGILLAN MICRO LAM (1/2" OR APPR. EQ.):
Fb MIN. 2,400 PSI (or 12" depth, adjust for other depths)
E MIN. 1,800,000 PSI
Fv MIN. 280 PSI
Ft MIN. 2,300 PSI
Ft MIN. 1,750 PSI
TRUSS JOIST: MAGILLAN PARALLAM 2.0E OR APPR. EQ.:
Fb MIN. 2,400 PSI (or 12" depth, adjust for other depths)
E MIN. 1,800,000 PSI
Fv MIN. 280 PSI
Ft MIN. 2,300 PSI
Ft MIN. 1,750 PSI
LAMINATED POSTS:
TRUSS JOIST: MAGILLAN PARALLAM PSL 1.0E OR APPR. EQ.:
Fb MIN. 2,400 PSI (or 12" depth, adjust for other depths)
E MIN. 1,800,000 PSI
Fv MIN. 280 PSI
Ft MIN. 2,300 PSI
Ft MIN. 1,750 PSI
EXTERIOR POSTS NOTED AS #2 SYP:
SOUTHERN YELLOW PINE #2:
Fb MIN. 1500 PSI
E MIN. 1,800,000 PSI
Fv MIN. 850 PSI
Ft MIN. 1,565 PSI
EXTERIOR DECKS:
SOUTHERN YELLOW PINE #2:
Fb MIN. 1500 PSI
E MIN. 1,800,000 PSI
Fv MIN. 1,565 PSI
Ft MIN. 40 PSI
- FOUNDATIONS:
ALLOWABLE SOIL BEARING CAPACITY FOR FOOTING:
5000 PSF (ASSUMED)
RETAINING, BASEMENT WALLS: 60 PCF OF DEPTH



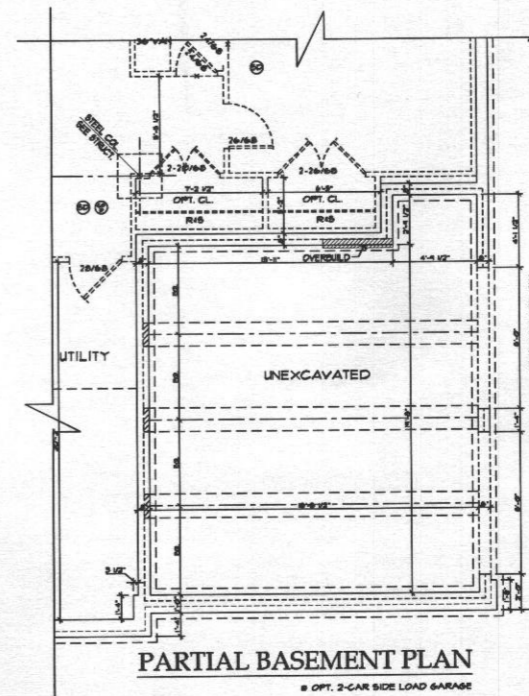
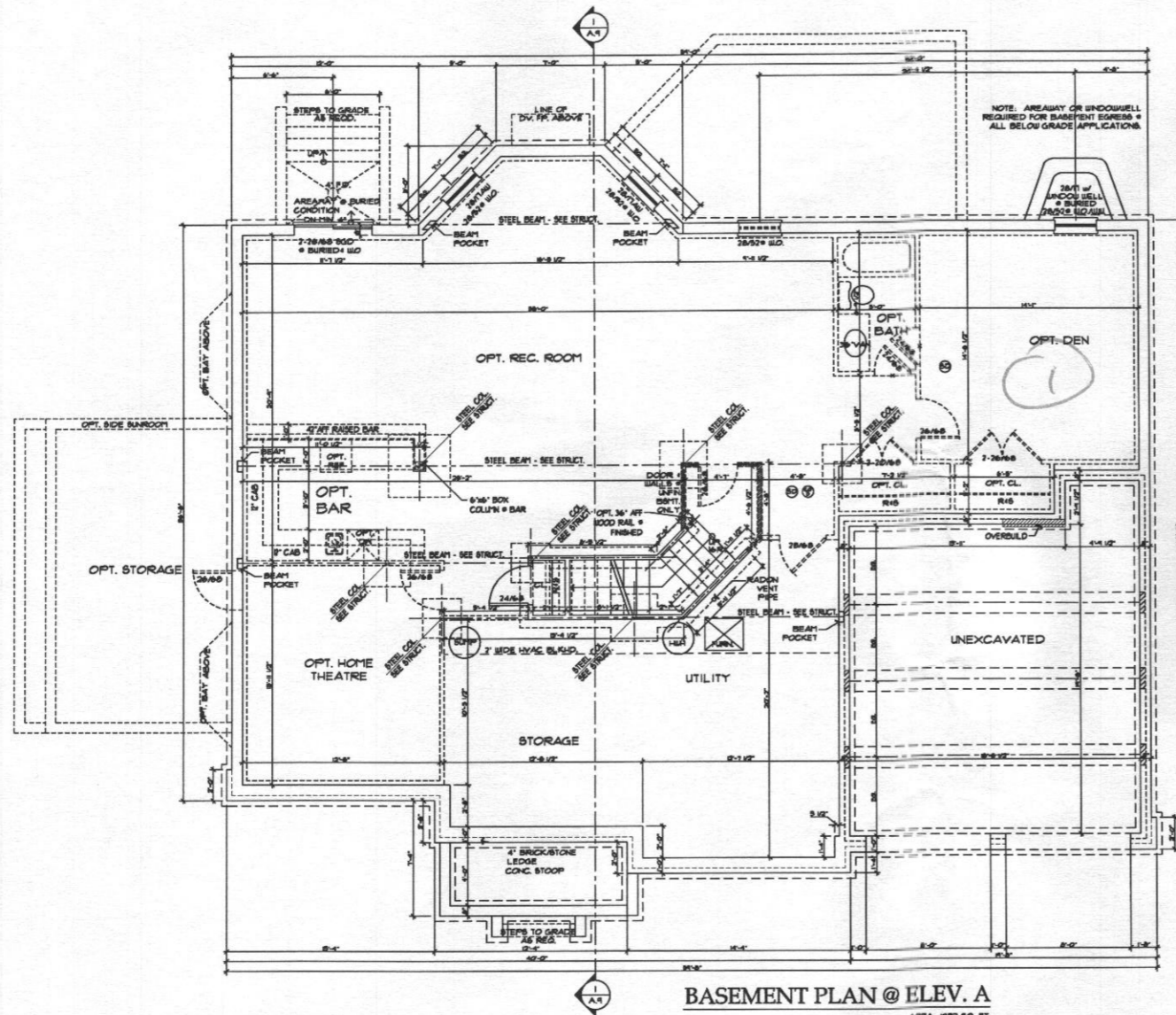
D.R. HORTON
CAPITAL DIVISION
1350 Beverly Rd, Suite 8300
McLean, VA 22101
P: 703-385-8001

CLIENT: D.R. HORTON CAPITAL DIVISION

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SPECIFICATIONS

SP-2

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Professional certification: I certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Maryland, license number 8585. Expiration Date: 09/22/2015.



DESIGNER:
D. R. HORTON
CAPITAL DIVISION
1356 Beverly Rd., Suite #300
McLean, VA 22101
P: 703-385-8001

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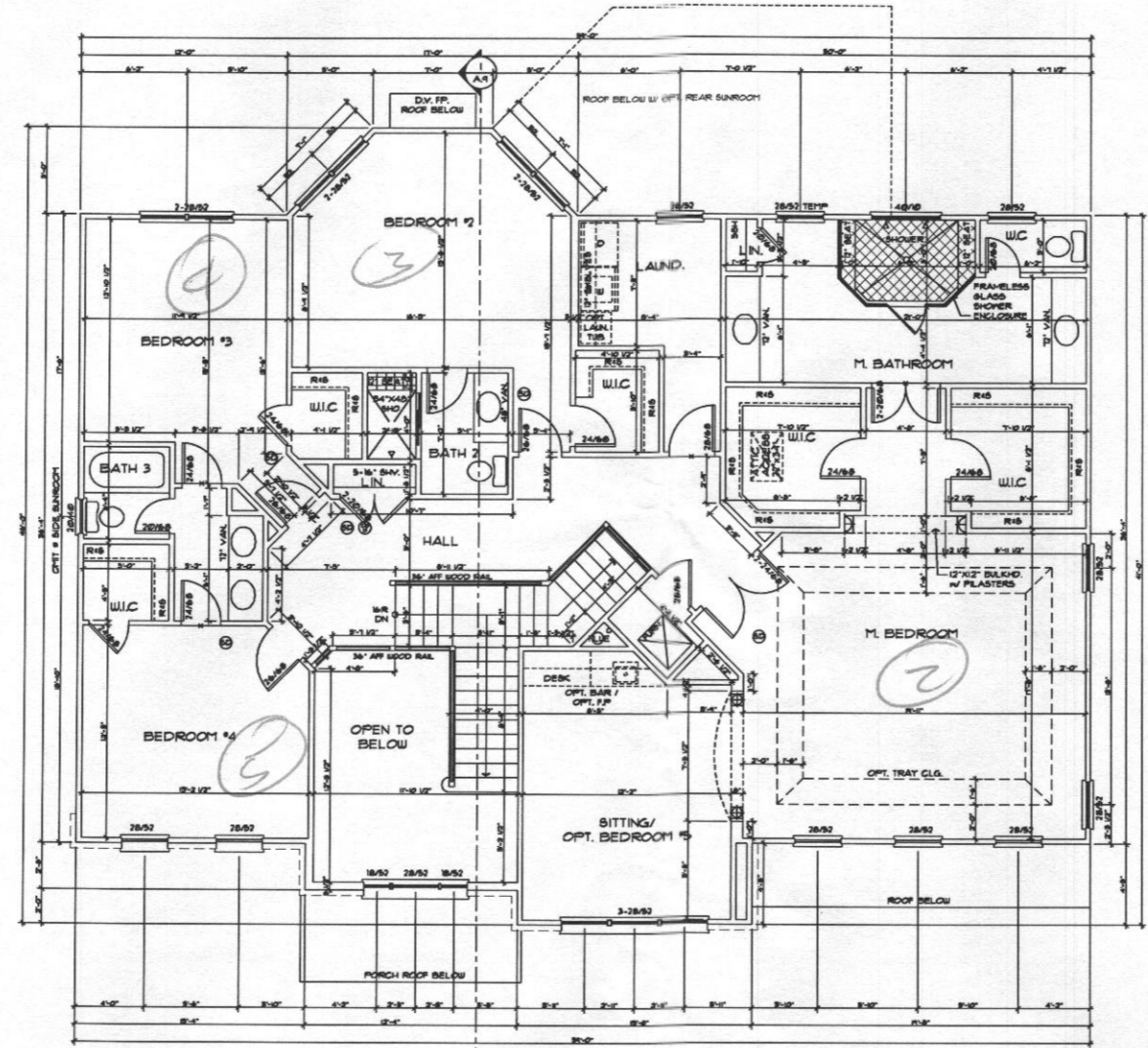
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DATE:

PROJECT NUMBER:

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SECOND FLOOR PLAN @ ELEV. A
 AREA: 3060 SQ. FT.

Professional certification: 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 8585. Expiration Date: 09/23/2015



D.R. HORTON
 CAPITAL DIVISION
 1356 Beverly Rd, Suite #300
 McLean, VA 22101
 P: 703-365-8001

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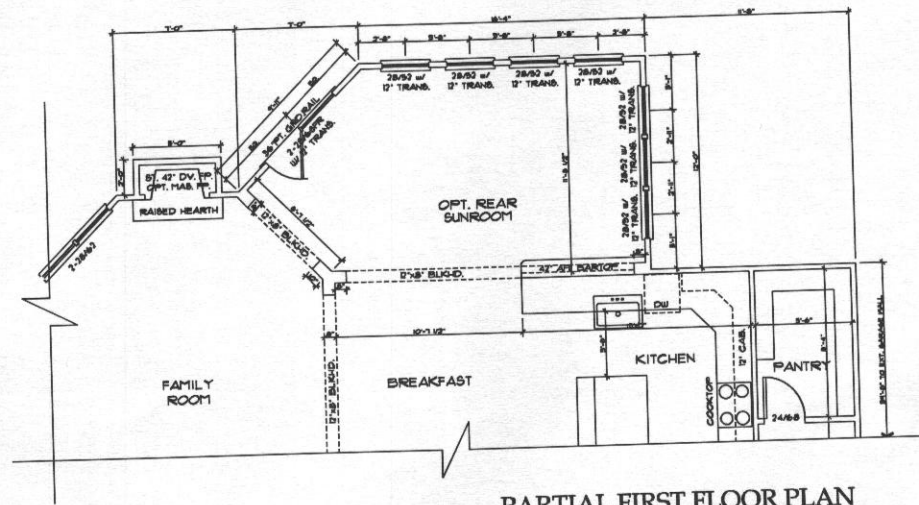
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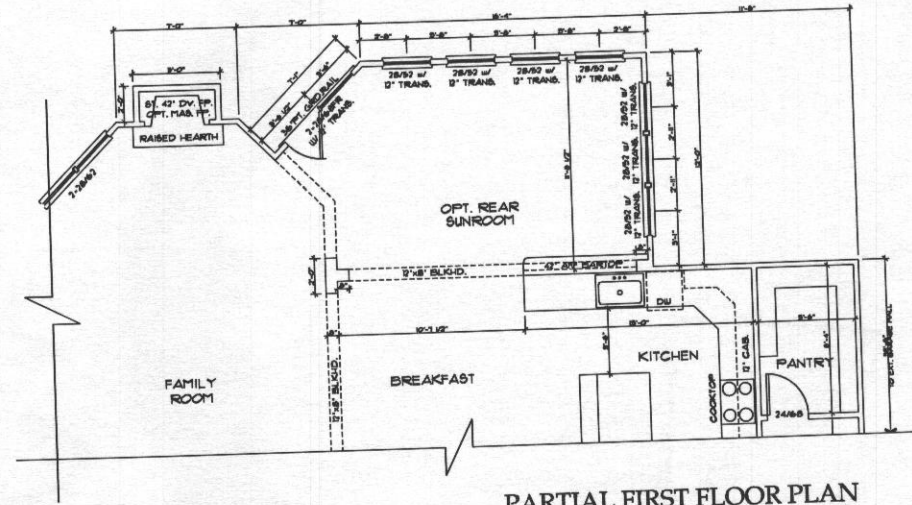
PROJECT NUMBER: 20120013.00
 DRAWN BY:
 CHECKED BY: SA

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SECOND FLOOR PLANS

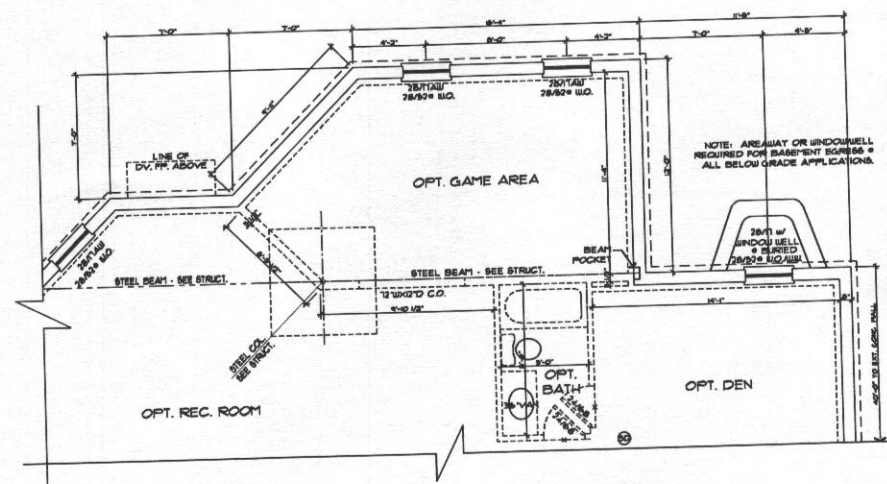
SHEET NUMBER:
A-3



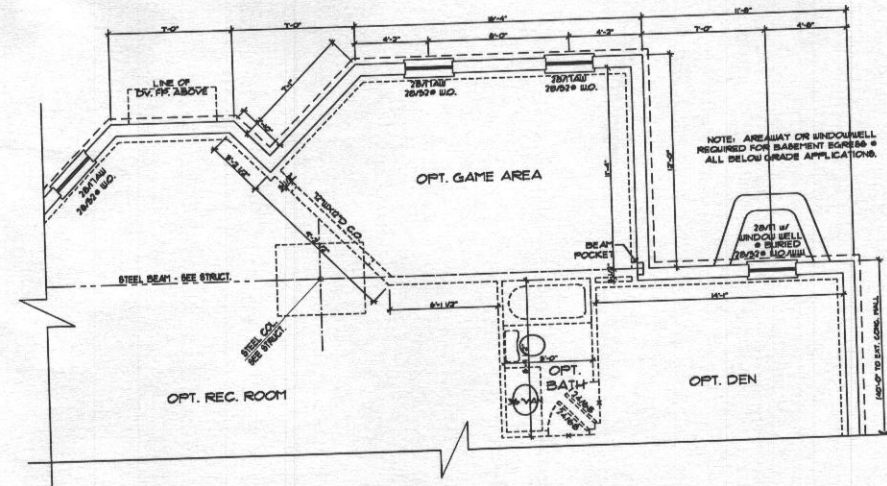
PARTIAL FIRST FLOOR PLAN
 @ OPT. REAR SUNROOM / 4' P.M. RM. EXT.
 AREA: 245 SF



PARTIAL FIRST FLOOR PLAN
 @ OPT. REAR SUNROOM / 4' P.M. RM. EXT.



PARTIAL BASEMENT PLAN
 @ OPT. REAR SUNROOM



PARTIAL BASEMENT PLAN
 @ OPT. REAR SUNROOM / 4' P.M. RM. EXT.

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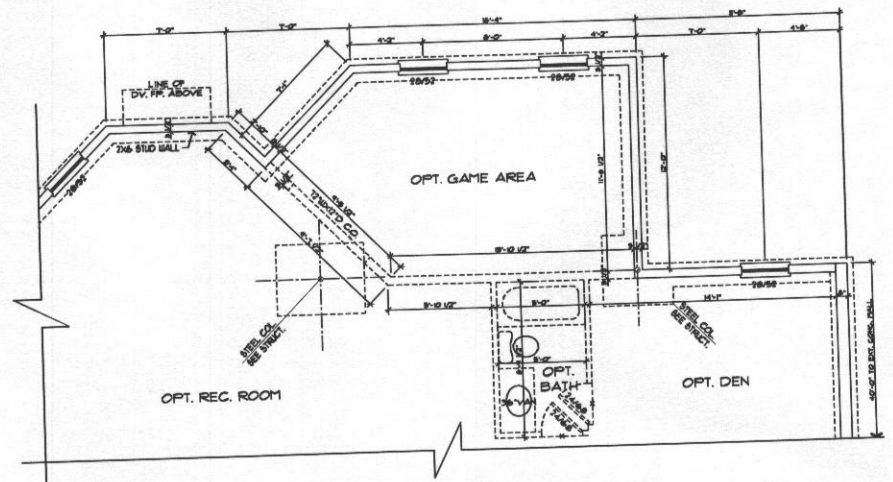
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 ISSUE DATE:

PROJECT NUMBER: 20120013.00
 DRAWN BY: SA
 CHECKED BY: SA

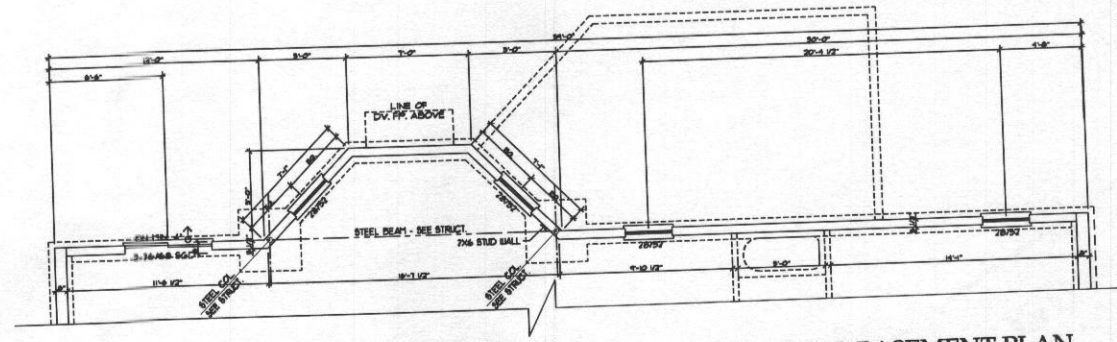
Copyright (c) by KTGY Group, Inc. All Rights Reserved.
OPTIONAL FLOOR PLANS
 @ REAR SUNROOM

SHEET NUMBER:
A-3.3

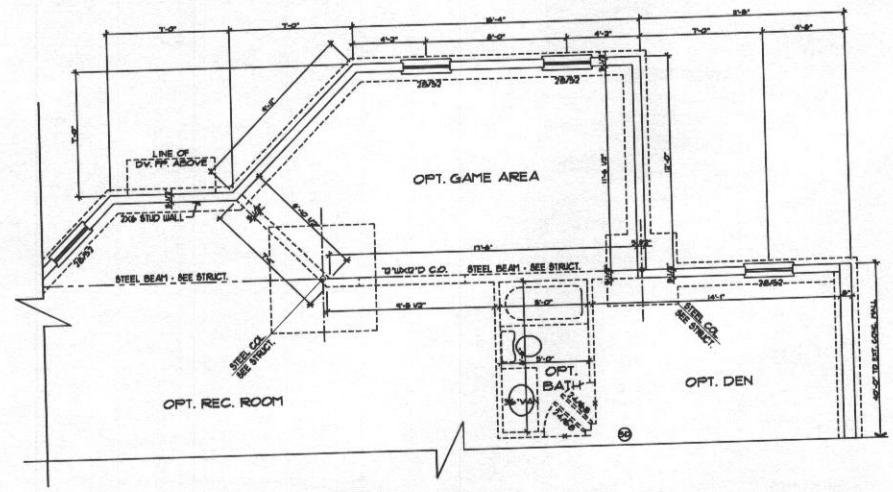
No extra Bedrooms



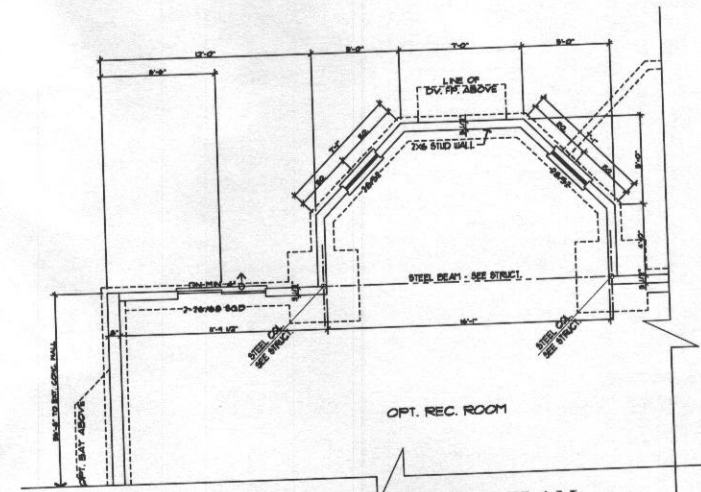
PARTIAL BASEMENT PLAN
 OPT. REAR SUNROOM / 4' FAM. RM. EXT. @ WALK OUT



PARTIAL BASEMENT PLAN
 @ WALK-OUT BASEMENT



PARTIAL BASEMENT PLAN
 OPT. REAR SUNROOM @ WALK OUT



PARTIAL BASEMENT PLAN
 OPT. 4' FAMILY ROOM EXTENSION @ WALK OUT

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REVISIONS

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SHEET TITLE:
OPTIONAL FLOOR PLANS
 @ WALK OUT BSMNT.

SHEET NUMBER:
A-3.6

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