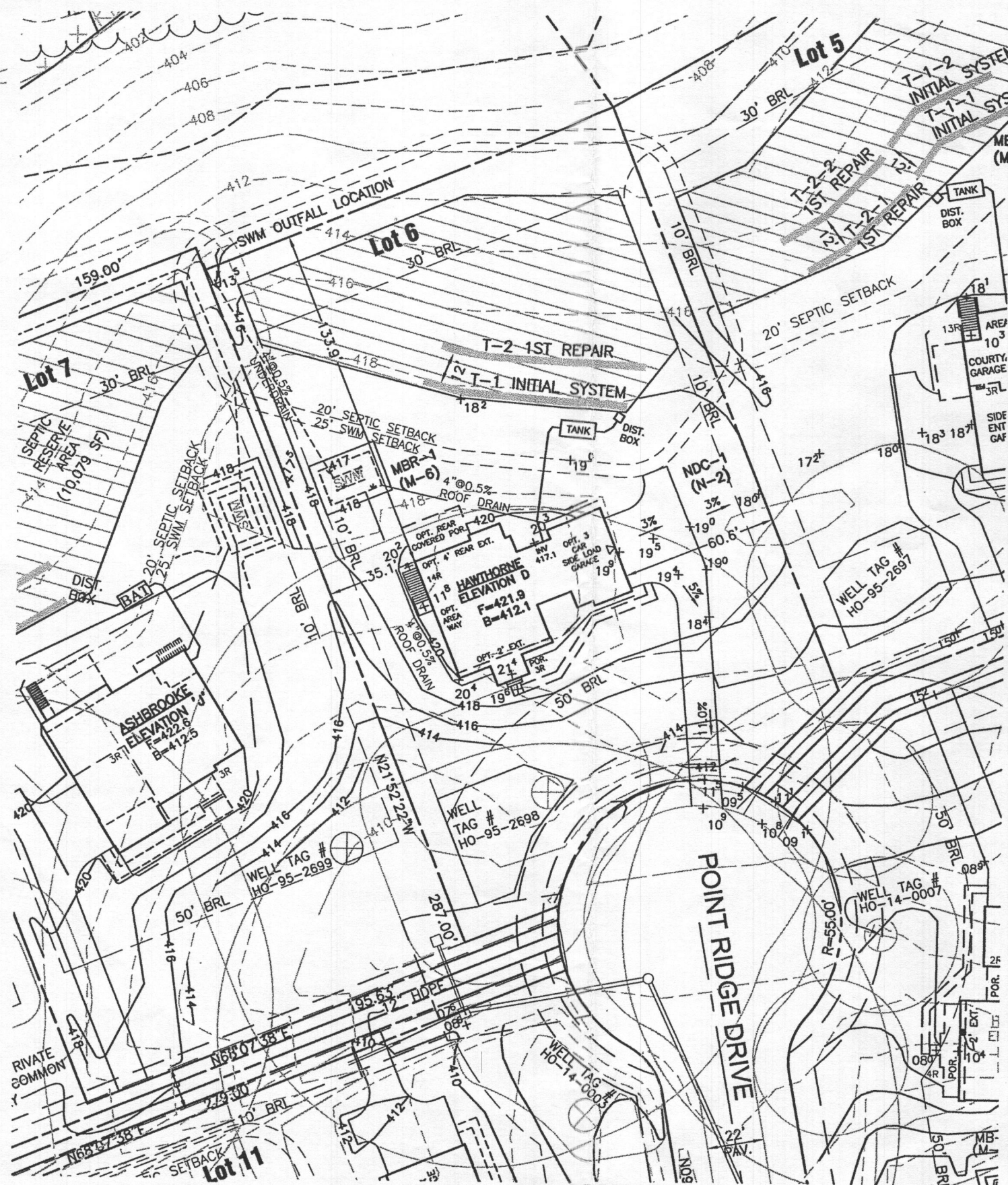


**LEGEND**

- SOILS CLASSIFICATION ChB2
- SOILS DELINEATION 480  
478
- EXISTING CONTOURS 999
- PROPOSED CONTOURS
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- PROPOSED STRUCTURE
- SEPTIC RESERVE AREA
- PRIVATE WELL BOX



PLAN VIEW  
1" = 50'

Approved Septic System Plan  
Howard County Health Department  
*O. Bernard* 8-12-18  
Signature Date  
B 1800 0130  
5BR only

**BUILDING PERMIT PLAN NOTES:**

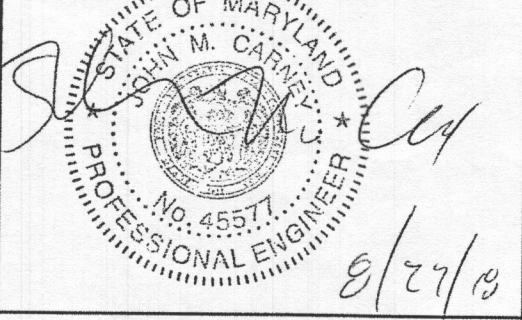
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**THIS PLAN IS FOR SEPTIC DESIGN ONLY**

SEE MANUFACTURERS SPECIFICATIONS FOR DETAILS.  
WWW.MAYERPRECAST.COM  
EQUIVALENT FROM OTHER MANUFACTURERS CAN BE SUBSTITUTED.

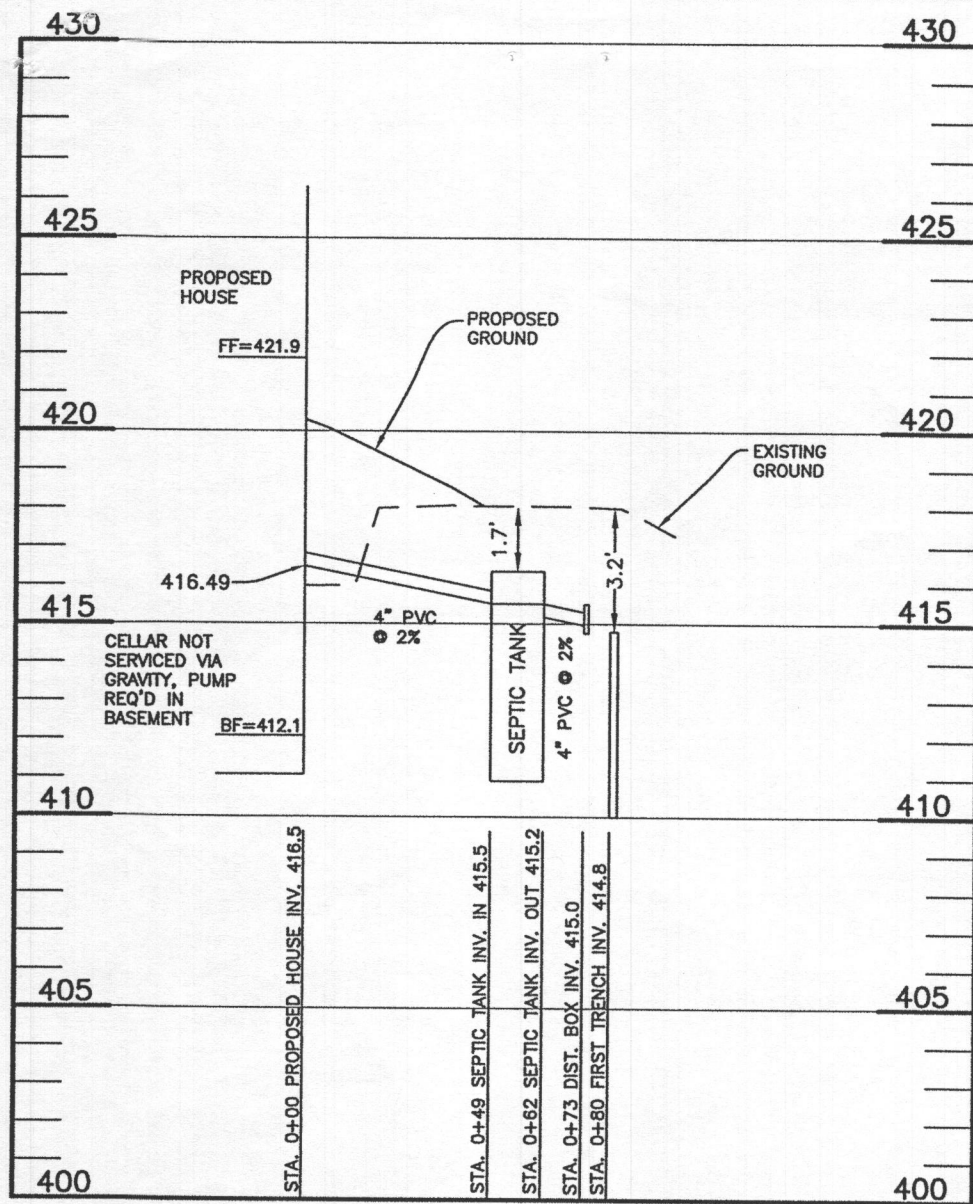
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Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45577, Expiration Date: 06-08-2018.



OWNER/BUILDER: MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511	BENCHMARK ENGINEERS LAND SURVEYORS PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE A SUITE 315 ELLCOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVLENGINEERING.COM
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PROJECT:	REGAN PROPERTY LOT 6	
LOCATION:	12349 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597439	
TITLE:	ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN	
HOUSE TYPE:	HAWTHORNE - ELEVATION D	
DATE:	APRIL, 2018	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING 1 OF 2

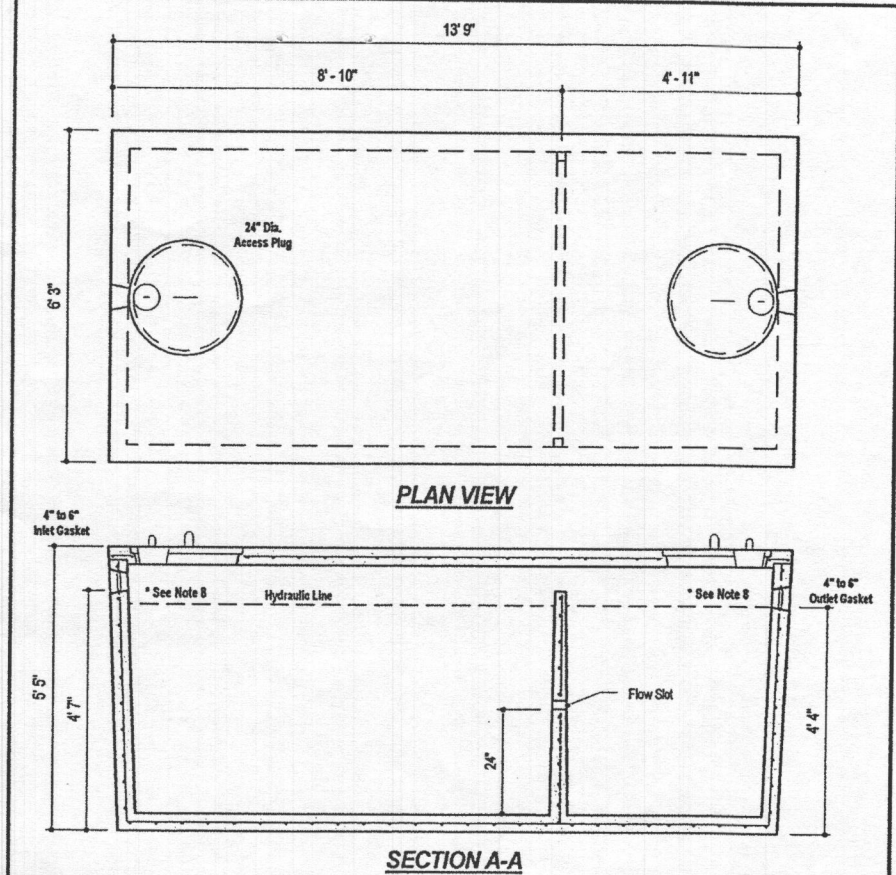


**LOT 6 OSDS PROFILE**  
 SCALE: 1"=50' HORIZ., 1"=5' VERT.

INITIAL SYSTEM		
Number of Bedrooms	5	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.5	ft
Bottom Max Depth	8	ft
Design Flow	750	gpd
Drainage Field square footage	625	sf
Sidewall reduction credit	0.38	
Trench width	3	
Effective Area Depth	4.5	
Linear Length of trench Required	80	lf
1st REPLACEMENT SYSTEM		
Number of Bedrooms	5	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.5	ft
Bottom Max Depth	8	ft
Design Flow	750	gpd
Drainage Field square footage	625	sf
Sidewall reduction credit	0.38	
Trench width	3	
Effective Area Depth	4.5	
Linear Length of trench Required	80	lf
2nd REPLACEMENT SYSTEM		
Number of Bedrooms	5	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.5	ft
Bottom Max Depth	8	ft
Design Flow	750	gpd
Drainage Field square footage	625	sf
Sidewall reduction credit	0.38	
Trench width	3	
Effective Area Depth	4.5	
Linear Length of trench Required	80	lf

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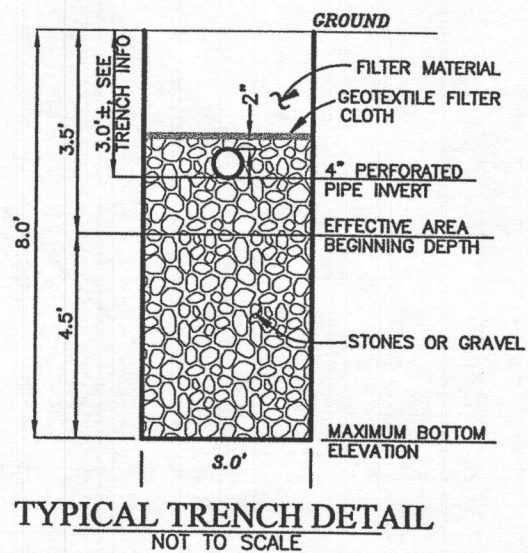


**DESIGN DATA & GENERAL NOTES**  
 [1] Concrete strength f'c=4,000 p.s.i. @ 28 days. Density = 150 pcf.  
 [2] Cement - Portland Type III per ASTM C 150-92.  
 [3] Admixtures & plasticizers per ASTM C 260-98 & C 494-92.  
 [4] Reinforcing per ASTM A196, Min. 1-1/2" cover.  
 [5] Top slab sealed with butyl rope mastic.  
 [6] 4" wall, 4" base, & 6" top thickness.  
 [7] Max 2" of cover  
 [8] Depending on use of tank, inlet & Outlet baffle may be required by code.

 6264 Race Road Elkridge, Maryland 21075 Tel. 410.796.1434 Fax. 410.796.1438 www.mayerbroscast.com	<b>2,000 GALLON SEPTIC TANK</b> <b>2-Compartment</b> Stock Item [Approx. 19,900 lbs]
	Dwg. No. 2000-2C      No Scale      Aug 11, 2008

**TRENCH INFORMATION**

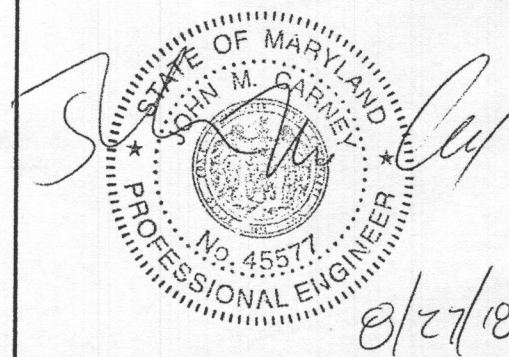
INITIAL SYSTEM	
TRENCH T-1	
TRENCH LENGTH	80 LF
GROUND ELEVATION	418.0
INVERT ELEVATION	414.8
MAX. BOTTOM ELEV.	410.0
FIRST REPAIR	
TRENCH T-2	
TRENCH LENGTH	80 LF
GROUND ELEVATION	416.8
INVERT ELEVATION	413.8
MAX. BOTTOM ELEV.	408.8
SECOND REPAIR	
TRENCH T-3	
TRENCH LENGTH	80 LF
GROUND ELEVATION	415.9
INVERT ELEVATION	412.9
MAX. BOTTOM ELEV.	407.9



INV. OUT OF HOUSE	416.5
INV. IN SEPTIC TANK	415.5
INV. OUT SEPTIC TANK	415.2
TOP OF SEPTIC TANK	416.3
GROUND OVER SEPTIC TANK	418.0
INV. IN DIST. BOX	415.0
INV. OUT DIST. BOX	414.9
GROUND OVER DIST. BOX	418.0

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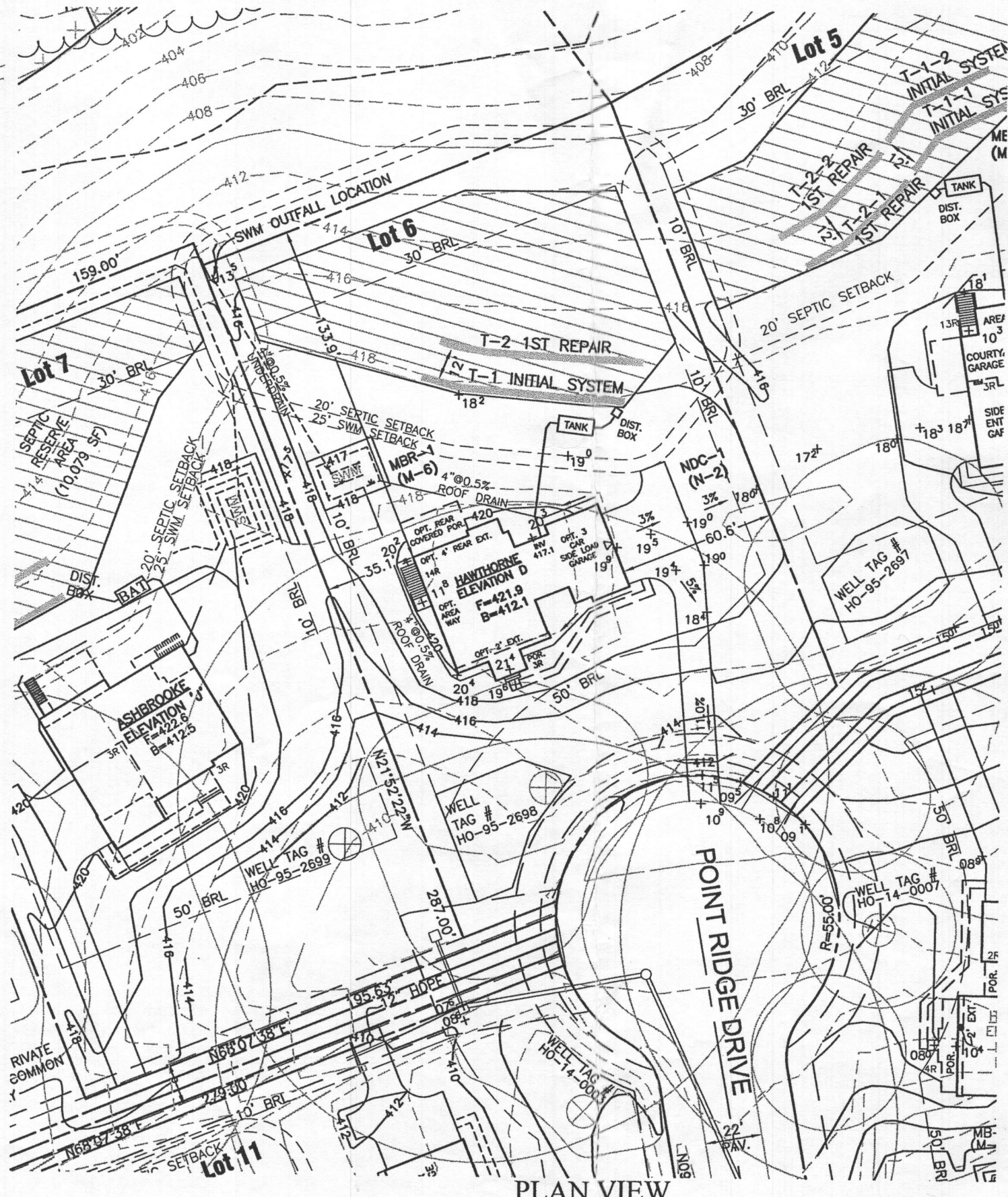
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OWNER/BUILDER:	<b>BENCHMARK</b> ENGINEERS LAND SURVEYORS PLANNERS
PROJECT:	<b>REGAN PROPERTY</b> <b>LOT 6</b>
LOCATION:	12349 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597439
TITLE:	<b>ONSITE SEWAGE DISPOSAL</b> <b>SYSTEM DESIGN PLAN</b>
HOUSE TYPE:	<b>HAWTHORNE - ELEVATION D</b>
DATE:	APRIL, 2018      PROJECT NO.      2171
SCALE:	AS SHOWN      DRAWING      2      OF      2

**LEGEND**

- SOILS CLASSIFICATION *Ch.B2*
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- PROPOSED STRUCTURE
- SEPTIC RESERVE AREA
- PRIVATE WELL BOX



**PLAN VIEW**  
1" = 50'

Approved Septic System Plan  
Howard County Health Department  
*Dana Benard* 8-12-18  
Signature Date

*B18002130*  
*B Benard*

**BUILDING PERMIT PLAN NOTES:**

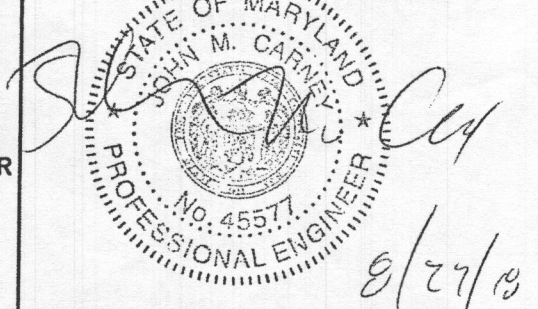
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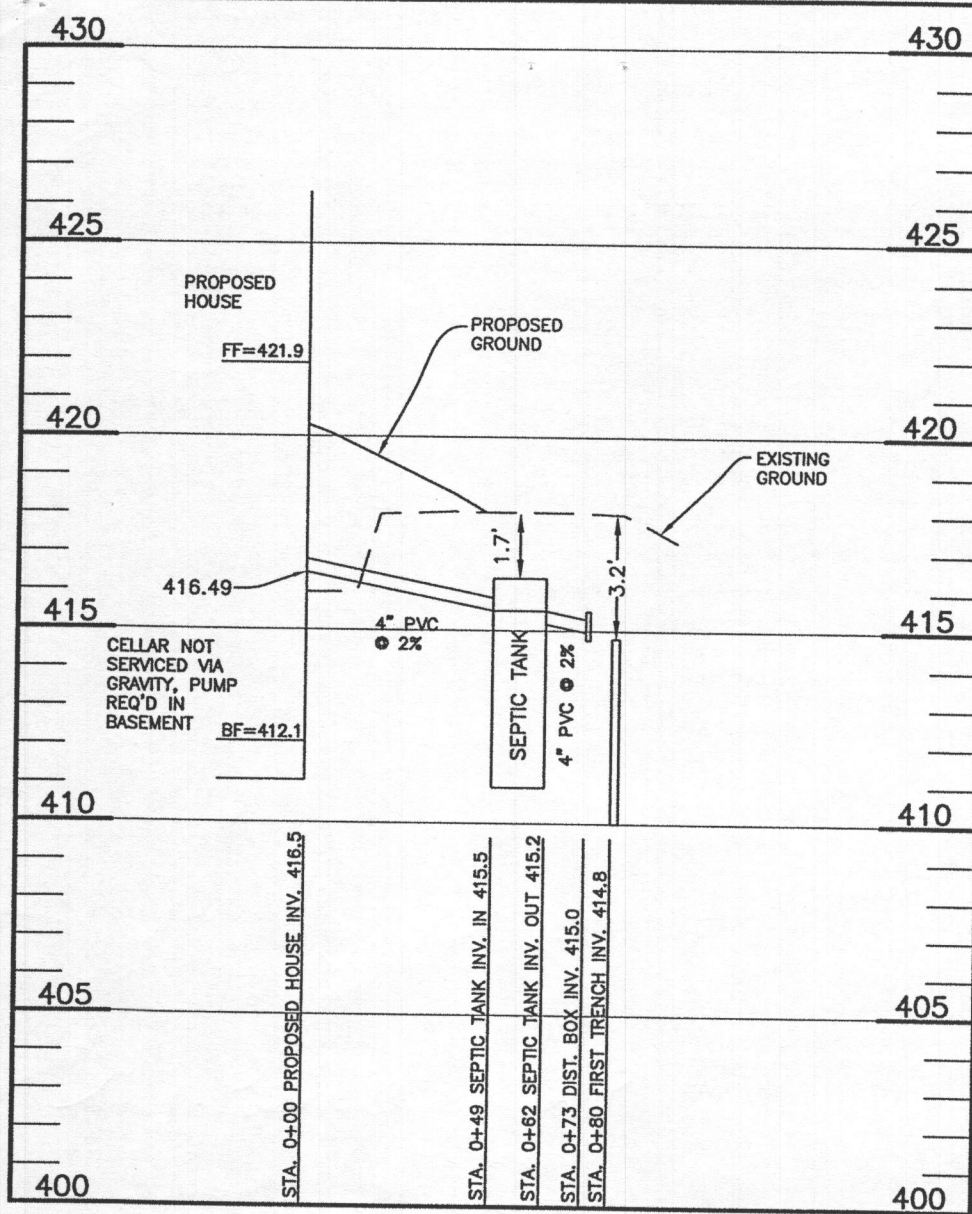
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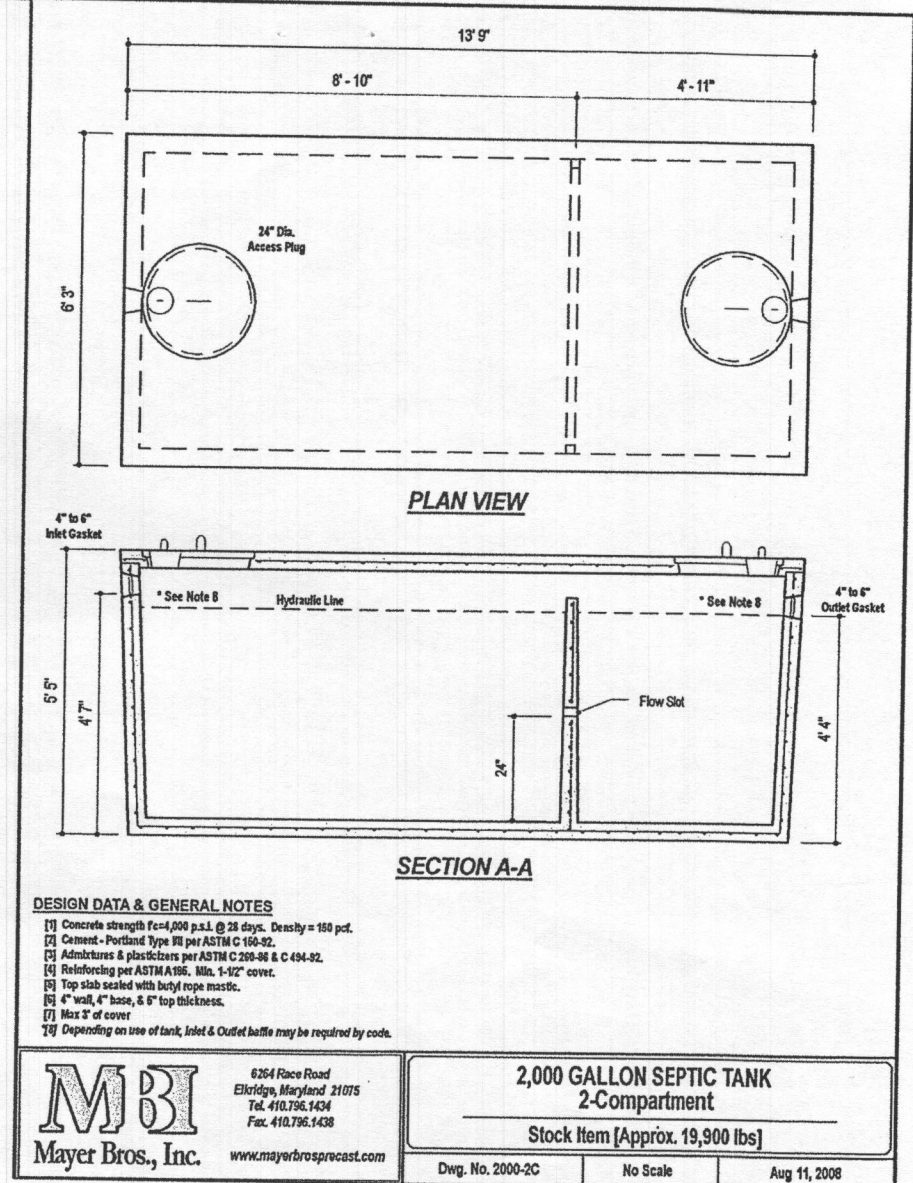
PROJECT:	<b>REGAN PROPERTY LOT 6</b>		
LOCATION:	12349 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597439		
TITLE:	<b>ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN</b>		
HOUSE TYPE:	<b>HAWTHORNE - ELEVATION D</b>		
DATE:	APRIL, 2018	PROJECT NO.	2171
SCALE:	AS SHOWN	DRAWING	1 OF 2



INITIAL SYSTEM		
Number of Bedrooms	5	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.5	ft
Bottom Max Depth	8	ft
Design Flow	750	gpd
Drainage Field square footage	625	sf
Sidewall reduction credit	0.38	
Trench width	3	
Effective Area Depth	4.5	
Linear Length of trench Required	80	lf
1st REPLACEMENT SYSTEM		
Number of Bedrooms	5	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.5	ft
Bottom Max Depth	8	ft
Design Flow	750	gpd
Drainage Field square footage	625	sf
Sidewall reduction credit	0.38	
Trench width	3	
Effective Area Depth	4.5	
Linear Length of trench Required	80	lf
2nd REPLACEMENT SYSTEM		
Number of Bedrooms	5	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.5	ft
Bottom Max Depth	8	ft
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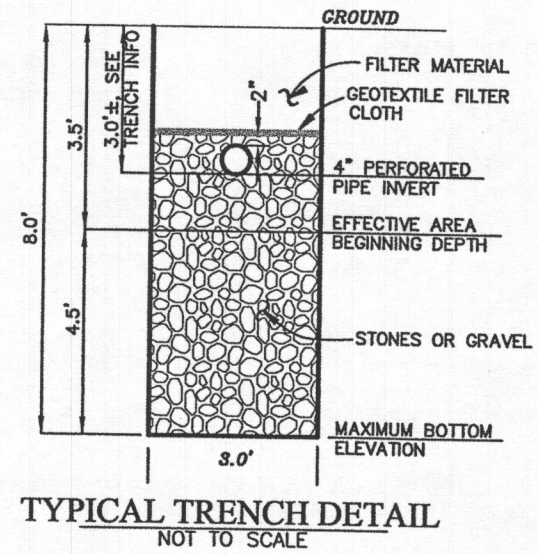
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**LOT 6 OSDS PROFILE**  
SCALE: 1"=50' HORIZ., 1"=5' VERT.

**TRENCH INFORMATION**

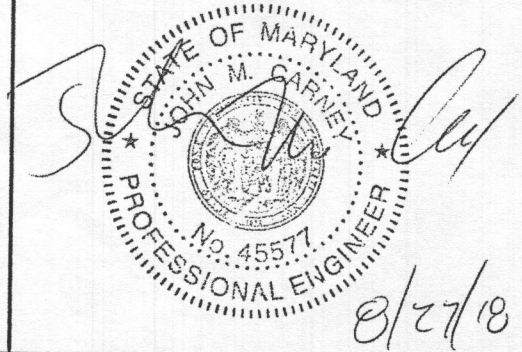
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GROUND ELEVATION	418.0
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SECOND REPAIR	
TRENCH T-3	
TRENCH LENGTH	80 LF
GROUND ELEVATION	415.9
INVERT ELEVATION	412.9
MAX. BOTTOM ELEV.	407.9



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PROJECT:	<b>REGAN PROPERTY</b> LOT 6	
LOCATION:	12349 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597439	
TITLE:	<b>ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN</b>	
HOUSE TYPE:	<b>HAWTHORNE - ELEVATION D</b>	
DATE:	<b>APRIL, 2018</b>	PROJECT NO. <b>2171</b>
SCALE:	<b>AS SHOWN</b>	DRAWING <b>2</b> OF <b>2</b>

# I. General Requirements

- The term "work" as used in these notes shall include all provisions as drawn or specified in these documents as well as all other provisions specifically included by the Owner in the form of drawings, specifications, and written instructions and approved by the Architect.
- Contractor shall visit the site to verify all plan and existing dimensions and conditions and shall notify the Architect in writing, of any discrepancies before proceeding with the work or shall be responsible for same.
- Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations specified in the Owner/Contractor contract is, and shall be, the Contractor's responsibility.
- Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- If in the event of conflict between local, state, and national codes, the more stringent shall govern.
- AIA General Conditions of the Contract for Construction are a part of this project.
- All construction is to be in compliance with the following code:  
International Residential Code For One & Two Family Dwellings, 2015 Edition (As Amended by Montgomery and Howard County, MD)
- This project is an Owner/Builder project wherein the Owner is performing as the Contractor. The Owner is responsible for all construction means and methods as well as all compliance with building codes and other applicable laws, ordinances and regulations. The Architect is available to the Owner, however, all questions regarding this project must be directed to the Owner. The Architect assumes no responsibility for the means and methods of construction of the project, inasmuch as the Owner/Builder has full control and has assumed full responsibility.
- Use of these documents without written permission of the Architect is forbidden.  
© Copyright 2016 Sutton Yantis Associates Architects, P.C.
- Any and all drawings and specifications for sitework, plumbing supply or waste, electrical circuiting, and heating, ventilation, and air conditioning systems not contained in the "list of drawings" listed on this page are not a part of the professional services provided to the Owner by the Architect under their Agreement. Any discrepancies with these documents by any of the above listed services shown in documents by others should be indicated in writing to Architect immediately.
- Contractor shall be responsible for all noise attenuation requirements.

# II. Structural Specifications

## A. General Requirements

- The conditions and assumptions stated in these specifications shall be verified by the Contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the Contractor shall notify the Architect in writing of the discrepancy and special engineering requirements shall be applied to insure the building's structural integrity.
- These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.
- Soil conditions shall conform to the following conditions:  
Bearing capacity: Min. 2000psf, field verify, under all footings and slab.  
  
Water Table: Min. 2'-0" below bottom of all concrete slabs and footings. Footings, foundations, walls and slabs shall not be placed on or in Marine Clay, Peat and other organic materials.
- Bottom of all footings shall extend to below frost line of the locality or to a minimum of 2'-6" below grade.
- Free draining granular backfill shall be used against foundation walls. Equivalent fluid pressure of backfill not to exceed 30 pcf. If backfill pressures exceed 30 pcf then foundation walls must be designed for actual equivalent fluid pressure.
- All backfill under slabs and footings shall be clean, porous soil compacted in 8" layers to 95% density. Where distance from edge of foundation wall exceeds 16", but is less than 4'-0", provide backfill as described above or reinforce with #4 rebar @ 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.

## B. Concrete

- All concrete shall attain the following 28 day compressive strengths:  
-Foundation Walls, Footings, Piers and Interior Slabs . . . 3000 psi  
-All other slabs on grade (including garage slabs) . . . 3500 psi.
- Reinforcing steel shall conform to ASTM A-615, new billit, grade 60.
- Welded wire mesh shall conform to ASTM A-185, with minimum laps of 8".
- Maximum slump 5".
- All exposed exterior concrete shall be 6+/-1% air entrained or shall conform to ASTM C260.
- Walls with lateral earth pressures shall be shored or floor/roof construction shall be in place prior to backfilling.
- All concrete work shall be in accordance with ACI 318.

## C. Steel

- All structural steel specified in these documents shall conform to ASTM A-36.
- Steel pipe shall conform to ASTM A-53.
- All welds shall comply with AWS standards.
- All bolts in bolted steel connections shall conform to ASTM A-325.
- All required steel anchor bolts, anchors straps, nails, caps, joist hangers shall be constructed of code approved galvanized or stainless steel. All metal nails, hangers, straps & bolts that are in direct contact with pressure treated lumber shall be fabricated from stainless steel or other non-corrosive metal approved by the Building Official.
- All connections shall conform to AISC standards.
- Fitch Beams: Unless noted otherwise, all steel fitch beams shall be assembled with 2 rows of 1/2" bolts @ 12" o.c. top and bottom, stagger rows 6". There shall be a bolt top and bottom 8" from each end.

# II. STRUCTURAL SPECIFICATIONS (continued)

## D. Wood

- All structural wood joists and headers shall be stressed graded #2 Hem Fir 19% M.C. in accordance with NDS by NFA, unless noted. All wood shall comply to the following minimum specifications:

#2 Hem Fir, 19% M.C.	
F <sub>b</sub> min:	980 psi repetitive use 850 psi single member use
E min:	1,300,000 psi
F <sub>v</sub> min:	75 psi
F <sub>c</sub> min:	1,250 psi
F <sub>c⊥</sub> min:	405 psi

#2 Spruce Pine Fir 19% M.C. (#2 S.P.F.)	
F <sub>b</sub> min:	1,005 psi repetitive use 875 psi single member use
E min:	1,400,000 psi
F <sub>v</sub> min:	70 psi
F <sub>c</sub> min:	1,100 psi
F <sub>c⊥</sub> min:	425 psi

#2 Southern Pine, 19% M.C. (#2 S.Y.P.)	
F <sub>b</sub> min:	1,120 psi repetitive use 975 psi single use
E min:	1,600,000 psi
F <sub>v</sub> min:	90 psi
F <sub>c</sub> min:	1,450 psi
F <sub>c⊥</sub> min:	565 psi

Note: Pressure-treated lumber shall be #2 Southern Pine KD-19 pressure pressure treated to .40 pounds per cubic foot chemical retention and shall be denoted as (P.T.)

MICRO-LAM	
F <sub>b</sub> min:	2,600 psi
E min:	1,900,000 psi
F <sub>v</sub> min:	285 psi
F <sub>c</sub> min:	2,310 psi
F <sub>c⊥</sub> min:	750 psi

All studs & wall plates in bearing walls shall conform to the following minimum specifications:

Stud Grade Spruce Pine Fir 19% M.C.	
F <sub>b</sub> min:	775 psi repetitive use 675 psi single use
E min:	1,200,000 psi
F <sub>v</sub> min:	70 psi
F <sub>c</sub> min:	675 psi
F <sub>c⊥</sub> min:	425 psi

- All manufactured wood trusses and truss headers shall be designed by manufacturer according to Truss Plate Institute (TPI) and other requirements specified by local building authority. Manufacturer shall submit to Architect, shop drawings and calculations sealed by a Professional Engineer registered in the governing jurisdiction. Erection shall be in accordance with TPI "Building Component Safety Information (BCSI) Guide to Good Practice for Handling, Installing, Restraining & Bracing of Metal Plate Connected Wood Trusses." Roof trusses and all bridging and/or lateral bracing required for structural integrity of roof truss system is to be designed by Manufacturer's drawings.

- All structural wood exposed to outside unprotected or bearing directly on concrete shall be pressure treated with approved materials to resist decay and infestation by termites and moisture.
- All wall sill plates shall be min. 2x4 and shall be anchored into foundation walls with 1/2" diameter anchor bolts min. 7" into poured in place concrete and 15" into grouted cmu. Minimum 2 anchors per section of plate and anchors shall be placed 12" from end of each plate. Maximum spacing of anchors 6'-0" on center for one and two story buildings and 4'-0" on center for buildings more than two stories in height or as required per local code. Anchor straps may be used as a substitute and shall be installed per manufacturer's specifications
- All exterior wood framework supported on approved foundation walls shall be minimum 8" above finish grade.
- All wood framed exterior corners shall be laterally braced 4'-0" each direction from the corner with 1/2" exterior plywood or other code approved structural method.
- Provide continuous double top plate at all bearing stud walls.
- Provide blocking between all joists, 2 x 12 or greater, at intervals not to exceed 8'-0".
- All structural wood posts under beams and headers over 4'-0" span shall be min. 2-2x4 unless noted otherwise.
- All bearing partitions shall be 2x4 studs at 16" o.c. or as noted.
- Provide solid blocking at 4'-0" o.c. between rim joist and first interior parallel joist.
- All framing shall be detailed and installed in accordance with AF&PA Details for Conventional Wood Frame Construction
- All ceramic tile shall be installed per Tile Council of North America as specified in the Handbook for Ceramic Tile Installation. Contractor is responsible for providing sufficient movement joints, as per Tile Council of North America specifications, for all floor tile. Movement joint locations and details are not a part of these documents.
- Plywood subfloors shall be glued and nailed to Floor Joists with APA approved elastomeric structural adhesive and 8d common nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.
- All wood posts labeled continuous (cont.) shall be continuous from under side of beam to concrete or steel bearing.

# II. STRUCTURAL SPECIFICATIONS (continued)

- Manufactured Floor Trusses: Unless otherwise noted manufactured floor trusses shall be installed in accordance with manufacturers specifications and details.
- All plywood roof, floor and wall sheathing shall be APA approved.

## E. Masonry

- Materials  
Mortar: Type "S" ASTM C270  
Hollow CMU: ASTM C-90  
Face Brick: ASTM C-216  
Grout Aggregated: ASTM C-404
- All masonry shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 40 degrees F without precautions necessary to prevent freezing. No anti-freeze admixtures shall be added to the mortar.
- Brick veneer shall be attached to wood frame with minimum #22 galvanized sheet gage corrosion-resistive corrugated metal ties min. 7/8" wide at vertical intervals max. 16" and horizontal intervals max 16". Provide weep holes at 2'-0" o.c. @ first course above grade and first course above steel lintels.
- Provide horizontal joint reinforcement (DuraWall) in all masonry walls @ 8" o.c. unless otherwise specified.
- The top course of all masonry bearing walls shall be constructed of solid masonry units or grout filled hollow units or otherwise designed to insure adequate distribution of load.
- All masonry work shall conform to the applicable requirements of BIA and NCMA.

# III. Doors and Windows

- Unless otherwise noted, window sizes define intended aesthetic size and type by indicating sash opening in feet and inches (i.e., 2856 DH denotes a 2'-8" wide by 5'-6" tall sash opening double hung window). Contractor shall verify that windows and doors (including overhead doors) to be installed comply with local code standards for egress, light, and ventilation, wind/impact loads.
- All glazing installed in hazardous locations, as defined by local code, shall be safety glazing and shall be provided with a visible manufacturer's label, designating the safety standard with which it complies.

# IV. Thermal and Moisture Protection

- Blank
- Waterproof all exterior foundation walls below grade enclosing habitable spaces as specified by code at exterior face of wall.
- Damproof all exterior foundation walls enclosing basements and crawl spaces with damproofing as specified by code at exterior face of wall.
- Flashing: Code approved corrosion resistive flashing shall be provided at all locations required by code in such manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. 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 and roof intersections; under built-in gutters; at junctions of chimneys and roofs; and in all roof valleys and around all roof openings. All windows and doors shall be flashed in accordance with the manufacturers written instructions.
- Building Paper: When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 15 pound felt or paper shall be attached to the sheathing with flashing whenever necessary to prevent moisture penetration behind the veneer. Approved water resistant sheathing may be substituted for building paper.

# V. Other

- In locations required by local code, window opening limiting devices are to be installed by window manufacturer in compliance with code section R312.2.2.
- Residential Energy Efficiency compliance is per the Total UA Alternative Method per the 2015 International Energy Conservation Code for climate zone 4A. Refer to REScheck Compliance Certificate and to "N" sheets (Energy Plans) for additional information.
- NOTE: Structural Design is for Gravity Loads ONLY. Structural Engineering for Lateral Load Design requirements specified per Building Code is NOT included in these documents and shall be provided by others.
- Whole house ventilation system to be installed (by others).

# Symbols

	Duplex Outlet		One Way Switch		Cont. Running Mech Fan
	Duplex Outlet, Weather Proof on GFI circuit		Three Way Switch		
	Duplex Outlet, Floor Mounted		Four Way Switch		
	Duplex Outlet, Switch Operated		Switch w/ Rheostat		
	Range Outlet		Smoke Detector		
	Gas Outlet		Chime		
	Ceiling Mounted Incandescent		Bathroom Exhaust Fan		
	Junction Box		Television Outlet		
	Eyeball Light		Telephone Outlet		
	Wall Washer Light (Recessed)		Medicine Cabinet		
	Recessed Light		Frost Proof Hose Bib		
	20 Fluorescent Light		Recessed Waterproof Light		
	40 Fluorescent Light		Dedicated Circuit Outlet		
	Exterior Flood Lights		Steel Angle (Lintel)		
	Wall Mounted Incandescent		Structural Post		
	Pull Switch Light		Smoke/Carbon Monoxide Detector		
			Fan/Light		

# List of Abbreviations

ADJ.	Adjustable	MC	Medicine Cabinet
A.S.F.	Above Subfloor	MFG.	Manufacturing
BF	Bifold	O.A.	Overall
BM	Beam	O.C.	On Center
B.O.J.	Bottom of Joist	OPT.	Optional
B.W.L.	Braced Wall Line	PART.	Partial
CLG	Ceiling	PLYWD	Plywood
CMU	Concrete Masonry Unit	P.T.	Pressure Treated
C.O.	Cased Opening	R/A	Return Air
COL	Column	R.C.	Rough Cut
CONC.	Concrete	REF	Refrigerator
CONT.	Continuous	R/O	Range Oven
CS	Casement	SF	Square Feet
CVAC	Central Vacuum	SHWR	Shower
DBL	Double	SIM.	Similar
DES.	Design	S.L.	Sliding Door/Window
DH	Double Hung	STD.	Standard
DTL	Detail	STL.	Steel
DW	Dishwasher	S&P	Shelf & Pole
FD	Floor Drain/French Door	S.V.B.	Solid Valley Blocking
F.P.	Fireplace	T&G	Tongue & Groove
FTG.	Footing	T.B.D.	To Be Determined
GFI	Ground Fault Circuit Interrupter	T.O.S.	Top of Slab
GPDW	Gypsum Drywall	T.O.W.	Top of Wall
HD.HGHT	Window Head Height	TR	Trim
HDR	Header	TYP.	Typical
HFL	Heat/Fan/Light	V.I.F.	Verify In Field
HWH	Hot Water Heater	WD	Wood
INSUL.	Insulation	W/O	Wall Oven
L.I.F.	Locate In Field	W.W.M.	Welded Wire Mesh
L.T.	Laundry Tub		

# Area Calculations

Area Calculations include gross floor area to exterior face of wall for all conditioned spaces and exclude upper levels of multi-story spaces.

	LOWER	UPPER	BASEMENT
BASE HOUSE	1844 SF	1842 SF	102 SF
OPT. FINISHED BASEMENT			+1525 SF
OPT. 2' FRONT EXTENSION	+76 SF	+76 SF	+77 SF
OPT. 8' SIDE EXTENSION	+97 SF	+97 SF	+104 SF
OPT. 3-CAR SIDELOAD GARAGE	+140 SF		
OPT. HOME OFFICE/INLAW SUITE W/3-CAR SIDELOAD GARAGE		+372 SF	
ALT. ELEV. C	+76 SF	+60 SF	+77 SF
BONUS ROOM OVER GARAGE		+547 SF	
OPT. 6'-0" FAMILY DINING EXTENSION	+77 SF	+77 SF	+77 SF
OPT. 4'-0" FAMILY ROOM EXTENSION	+92 SF	+92 SF	+92 SF
OPT. ATTIC			+697 SF
OPT. BAY WINDOW	+16 SF		

MAX. SQ. FOOTAGE FOR BASE HOUSE W/ ALL AVAILABLE OPTIONS: 7,747 SF

# List of Drawings

1 General Notes & Specifications	10 PRT' Upper Floor Plan W/Alt. Elev "B"	29 PRT' Left & Right Side Elevations	E3 Upper Floor Electrical Plan
RC REScheck Compliance Certificate	11 PRT' Fndn/Bsmt Flr Pin W/Alt.Elev "C"	w/Opt. Alt. Elevation "C"	E3A PRT' Upper Floor Electrical Plan
D1 Foundation/Framing Details	11A PRT' Fndn/Bsmt Flr Pin W/Alt.Elev "C"	w/Opt. Attic and Opt. Attic Floor Electrical Plan	E3B PRT' Bsmt, Lower & Upper Floor Electrical Plans W/Opt. 6 Ft. Extension
D2 Foundation/Framing Details	W/Opt. 8ft Extension	31 PRT' Left & Right Side Elevations w/Opt. Alt. Elevation "D"	E4 PRT' Bsmt, Lower & Upper Floor Electrical Plans W/Opt. 8 Ft. Side Extension
AW Areaway Details	12 PRT' Lower Floor Plan W/Alt. Elev "C"	32 Lower Floor Framing Plan	E5 PRT' Bsmt. & Lower Floor Electrical Plans W/Opt. 3 Car SideLoad Garage
TR11 Trim Details	12A PRT' Lower Floor Plan W/Alt. Elev "C"	33 Upper Floor Framing Plan	E6 PRT' Bsmt. & Lower Floor Electrical Plans W/Opt. 3 Car SideLoad Garage & Opt. Home Office/In-Law Suite
TR1A Trim Details	W/Opt. 8ft Extension	34A Roof & Flr Frmmg Plan W/Opt. Attic	E6A PRT' Lower & Upper Floor Electrical Plans w/Opt. 3 Car SideLoad Garage w/Opt. Bonus Room over Garage
TR2 Trim Details	13 PRT' Upper Floor Plan W/Alt. Elev "C"	35 PRT' Lower, Upper & Roof Framing Plans W/Opt. 8ft. Side Extension	E7 PRT' Lower Floor Electrical Plans
TR3 Trim Details	13A PRT' Upper Floor Plan W/Alt. Elev "C"	36 PRT' Lower & Roof Framing Plans w/Opt. 3 Car SideLoad Garage	E7A PRT' Lower & Upper Floor Electrical Plans w/Opt. Rear Covered Porch
TR4 Trim Details	W/Opt. 8ft Extension	37 PRT' Lower, Upper & Roof Framing Plans w/Opt. 3 Car SideLoad Garage & Opt. Home Office/In-Law Suite	E8 PRT' Bsmt. & Lower Floor Electrical Plans W/Alt. Elevation "B"
TR5 Trim Details	14 PRT' Fndn/Bsmt & Lower Floor Plan W/Alt. Elev. "D"	37A PRT' Upper Floor & Roof Framing Plan w/Opt. Bonus Room over Garage	E9 PRT' Upper Floor Electrical Plan W/Alt. Elevation "B"
TR6 Trim Details	15 PRT' Upper Floor Plan W/Alt. Elev. "D"	38 PRT' Roof Framing Plan W/Opt. Rear Covered Porch & Deck Framing Plan	E10 PRT' Bsmt Electrical Plan W/Alt. Elevation "C"
TR7 Trim Details	16 Building Section "A"	39 PRT' Lower & Upper Floor Framing Plans W/Alt. Elevation "B"	E11 PRT' Lower Floor Electrical Plan W/Alt. Elevation "C"
DK Deck Details	17 Building Section "B"	40 PRT' Roof Framing Plan W/Alt. Elevation "B"	E12 PRT' Upper Floor Electrical Plan W/Alt. Elevation "C"
2 Fndn/Bsmt Plan W/Elev "A"	18 Building Section "C" & "D"	41 PRT' Lower Floor Framing W/Alt. Elevation "C"	E13 PRT' Bsmt & Lower Floor Electrical Plans W/Alt. Elevation "C"
3 Lower Floor Plan W/Elev "A"	19 Truss Diagrams "A"	42 PRT' Upper Floor Framing W/Alt. Elevation "C"	E14 PRT' Bsmt & Lower Floor Electrical Plans W/Alt. Elevation "C"
4 Upper Floor Plan W/Elev "A"	20 Rear Elevation	43 PRT' Roof Framing Plan W/Alt. Elevation "C"	E15 PRT' Bsmt & Lower Floor Electrical Plans W/Alt. Elevation "C"
4A Alt. Upper Floor w/Opt. Attic & Opt. Attic	21 Left Side Elevation	44 PRT' Lower & Upper Floor Framing W/Alt. Elevation "D"	E16 PRT' Lower & Upper Floor Electrical Plans W/Alt. Elevation "D"
4B PRT' Fnd/Bsmt, Lower & Upper Flr Pin w/Opt. 6ft Extension & Opt. 4'-0" Family Room Extension	22 Right Side Elevation	45 PRT' Roof Framing Plan W/Alt Elev "D"	N1 Energy Plans
5 PRT' Fndn/Bsmt Plan, Lower & Upper Floor Plans W/Opt. 8ft Side Extension	22A PRT' Left & Right Side Elevations w/Opt. 4'-0" Family Room Extension	TJ Truss Joist Details	N2 Energy Plans
6 PRT' Fndn/Bsmt & Lower Floor Plan W/Opt. Attached 3 Car Garage	23 PRT' Front & Right Side Elevations w/Opt. 8ft Side Extension	E1 Basement Electrical Plan	N3 Energy Section "A" & "B"
7 PRT' Fndn/Bsmt & Lower Floor Plan W/Opt. Attached 3 Car Garage and W/Opt. Home Office/In-Law Suite	24 PRT' Front, Rear & Left Side Elev. w/Opt. 3 Car SideLoad Garage	E2 Lower Floor Electrical Plan	
7A PRT' Fndn/Bsmt & Lower Floor Plan W/Opt. Attached 3 Car Garage and W/Opt. Bonus Room over Garage	24A PRT' Rear & Left Side Elevations w/Opt. 3 Car SideLoad Garage & W/Opt. Bonus Room		
8 PRT' Fndn & Lower Floor Plan W/Opt. Rear Covered Porch	25 PRT' Rear & Right Side Elevations w/Opt. Rear Covered Porch		
9 PRT' Fndn/Bsmt & Lower Floor Plan W/Alt. Elev. "B"	26 Alternate Front Elevation "B"		
	27 PRT' Left & Right Side Elevations w/Opt. Alt. Elevation "B"		
	28 Alternate Front Elevation "C"		

Date	REV.	BY	CHK.
P.S. 12/19/09	J.M.C.S.		
C.S. 01/01/11	J.M.C.S.		
P.S. 06/09/13	J.S.		
REV. 07/09/11	J.M.C.S.		
REV. 09/14/11	J.M.C.S.		
REV. 1/16/13	J.S.		
P.S. 10/20/13	J.S.		
REV. 06/06/11	D.G.		
REV. 01/20/12	J.S.		
REV. 02/19/15	J.R.		
REV. 01/15/16	A.T.		

Project Number: 0706-01

5 Bedroom Total

Regan Lot 6

12349 Point Ridge Drive

**HAWTHORNE**

**MITCHELL BEST HOMES**

Architect

**SUTTON YANTIS ASSOCIATES**

**ARCHITECTS**

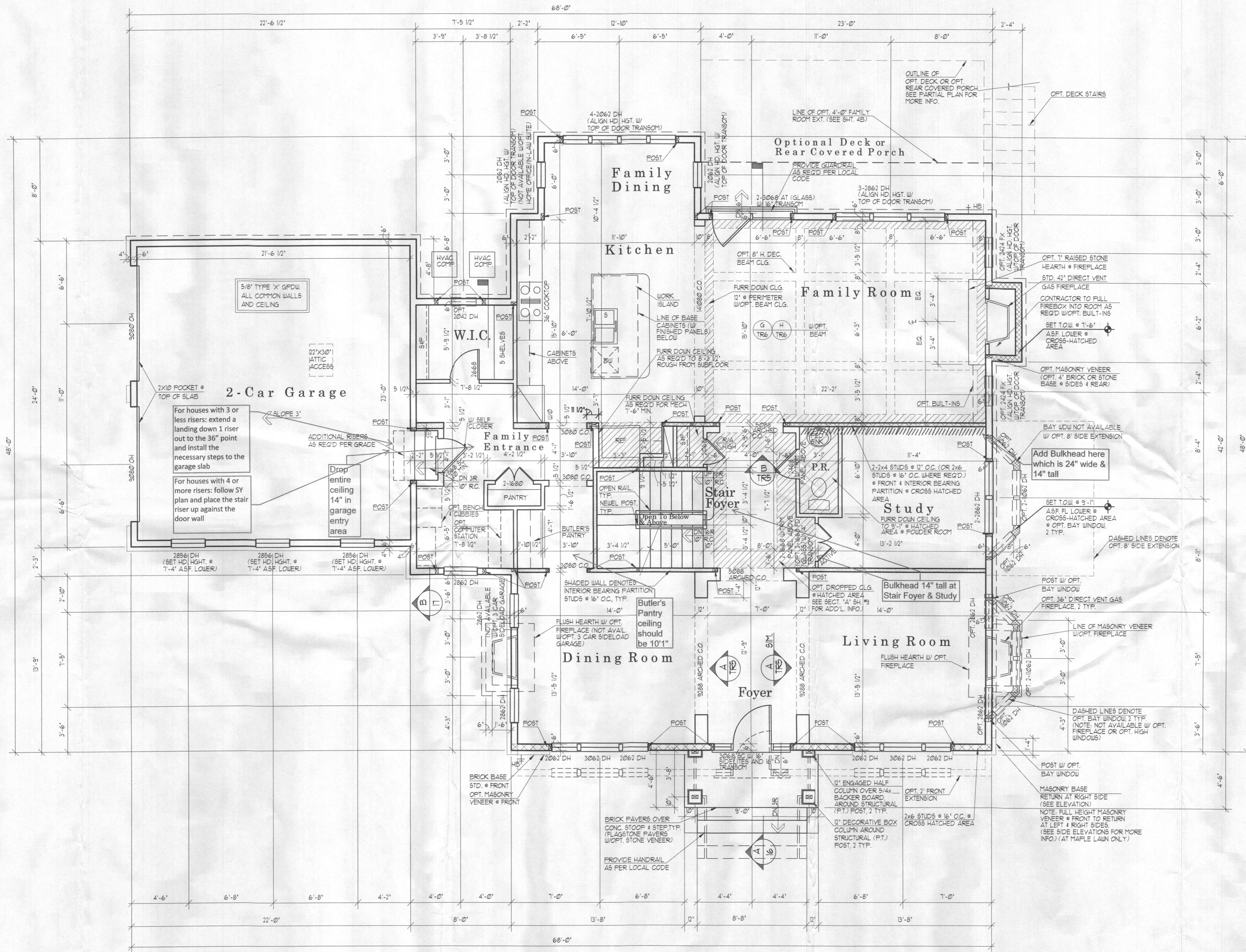
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Sheet Number

**1**





**LOWER FLOOR PLAN**

**W/ELEVATION "A"**

1/4" = 1'-0"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"  
UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 8'-0" A.S.F.  
UNLESS OTHERWISE NOTED PROVIDE 2-2x6 POSTS BETWEEN ALL MULTIPLE WINDOWS.

*1st Floor  
⊕ Bedrooms*

Date	REV.	BY	CHKD.
AC 10/16/07	BGB		
AC 11/01/07	JG		
AC 11/01/07	JG		
PA 01/09/08	JG		
CS 06/19/08	JG		
REV. 02/19/11	JMCS		
REV. 06/10/11	DG		

Project Number: 0706-03

**HAWTHORNE**  
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Architect

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Sheet Number

**3**