



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.: 21700/392

Building Address: 10235 CARROLL MILL RD
City: Gilbert City State: MD Zip Code: 21042
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: WOODHURST
Section: _____ Area: _____ Lot: 12
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: SFD
Proposed Use: SFD

Estimated Construction Cost: \$ 145K

Description of Work: ADDITION TO YIELD FEET
LEAVE EXISTING PORCH AS IS WITH ROOM
NEW COVERED DECK CENTER OF 42x14

Occupant/Tenant Name: TOM AND BESSY BRINKER

Was tenant space previously occupied? Yes No

Contact Name: TOM BRINKER

Address: 10235 CARROLL MILL RD

City: Gilbert City State: MD Zip Code: 21784

Phone: 410 370 2267 Fax: _____

Email: _____

Property Owner's Name: TOM BRINKER
Address: 10235 CARROLL MILL RD
City: Gilbert City State: MD Zip Code: 21784
Phone: 410 370 2267 Fax: _____
Email: TOMANDBESSY@GMAIL.COM

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: MIKE HARTLOVE
Address: 7612 BARNES BRIDGE RD
City: Highland State: MD Zip Code: 20771
Phone: 301 776 2666 Fax: _____
Email: THEADVANTAGEOFCONCRETE.NET

Contractor Company: HARTLOVE AND SONS
Contact Person: MIKE HARTLOVE
Address: 7612 BARNES BRIDGE RD
City: Highland State: MD Zip Code: 20771
License No.: 99561
Phone: 410 974 7263 Fax: _____
Email: THEADVANTAGEOFCONCRETE.NET

Engineer/Architect Company: TRON HOLDING & ARCHITECTURE
Responsible Design Prof.: KAREN LYNN JETLEY
Address: 7612 BARNES BRIDGE RD
City: Highland State: MD Zip Code: 20771
Phone: 301 776 2666 Fax: 301 776 2886
Email: INFO@TRANSFORMARCHITECTURE.COM

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:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	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	

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

Print Name: MIKE HARTLOVE

Email Address: MIKE.HARTLOVE@HARTLOVEANDSONS.COM

Date: 12/12/17

Title/Company: MIKE HARTLOVE LIST LLC

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>12/28/17</u>	<u>H. Oswald</u>

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	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>1561</u>

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

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

Oswald, Hank

From: Oswald, Hank
Sent: Monday, March 20, 2017 1:04 PM
To: 'Tom Brinker'
Subject: RE: 12285 Carroll Mill Road_Bedroom Addition

The 2nd trench must parallel the 1st trench (be on contour) and downhill from the existing trench. There must be a 10 foot separation between the trenches (measured edge to edge). The new trench should be 92 feet long (equal in length to first trench), 2 feet wide and 8 feet deep. A septic contractor should be able to help you field locate the existing trench using the plan and the septic record.

From: Tom Brinker [<mailto:tomnbetsy1@verizon.net>]
Sent: Thursday, March 16, 2017 3:49 PM
To: Oswald, Hank
Subject: RE: 12285 Carroll Mill Road_Bedroom Addition

Hank - I have another question in addition to those below. At our meeting on 3/10/17 I showed you a Perc Certification Plan done by Fisher, Collins, Carter dated June 30 1992 showing my perc field location. Would this be adequate for use by a surveyor to locate existing trench in my yard? If not where can I get an acceptable Perc Cert Plan?

Looking forward to your responses.

Regards
Tom Brinker

From: Tom Brinker [<mailto:tomnbetsy1@verizon.net>]
Sent: Monday, March 13, 2017 10:49 AM
To: 'Oswald, Hank'
Subject: RE: 12285 Carroll Mill Road_Bedroom Addition

Hank - thank you for your response. I will get quotes from a septic contractor (probably Fogle) as to costs of both options. Our preference is for the 6 bedroom option but will have to see what estimates are. I do have a couple of questions:

1. I presume the 2nd trench needs to be parallel to the 1st trench and downhill from it. What is the distance that the 2nd trench needs to be from the 1st trench?
2. What is the width and depth of the new 92 ft trench?
3. Does "foregoing the 4 foot buffer" mean we don't need the verification perc hole/test we discussed?
4. I think you told me that the location of the existing trench will need to be surveyed/staked in the field - do you know if that is something the septic contractor arranges for or do I need to arrange?

Thank you.
Tom Brinker

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Monday, March 13, 2017 8:50 AM
To: tomnbetsy1@verizon.net
Subject: 12285 Carroll Mill Road_Bedroom Addition

Hi Mr. Brinker:

In a follow-up conversation with the Deputy Director, Mike Davis, we discovered that your record contained 2 sets of perc notes; one for Lot 8 and one for your lot (12). The perc notes for lot 12 differ from lot 8 in absorption rates and soil profiles. This changes what we originally talked about during our meeting on Friday in that your system is large enough for 4 bedrooms and marginally good for 5 bedrooms. The good news is, Mike Davis said we could forgo the 4 foot buffer requirement. With this said, here are your options;

- 1.) Maintain 5 bedrooms by converting a bedroom (playroom on the 2nd floor) into a non-bedroom and upgrading the septic tank to 1500 gallons or;
- 2.) Maintain all 6 bedrooms which includes the bedroom addition by upgrading the septic tank to 2000 gallons and installing another 92 foot trench.

Please note, prior to building permit approval, the septic upgrades would have to be completed. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

Oswald, Hank

From: Oswald, Hank
Sent: Monday, March 13, 2017 8:50 AM
To: 'tomnbetsy1@verizon.net'
Subject: 12285 Carroll Mill Road_Bedroom Addition

Hi Mr. Brinker:

In a follow-up conversation with the Deputy Director, Mike Davis, we discovered that your record contained 2 sets of perc notes; one for Lot 8 and one for your lot (12). The perc notes for lot 12 differ from lot 8 in absorption rates and soil profiles. This changes what we originally talked about during our meeting on Friday in that your system is large enough for 4 bedrooms and marginally good for 5 bedrooms. The good news is, Mike Davis said we could forgo the 4 foot buffer requirement. With this said, here are your options;

- 1.) Maintain 5 bedrooms by converting a bedroom (playroom on the 2nd floor) into a non-bedroom and upgrading the septic tank to 1500 gallons or;
- 2.) Maintain all 6 bedrooms which includes the bedroom addition by upgrading the septic tank to 2000 gallons and installing another 92 foot trench.

Please note, prior to building permit approval, the septic upgrades would have to be completed. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Monday, March 13, 2017 8:50 AM
To: tomnbetsy1@verizon.net
Subject: 12285 Carroll Mill Road_Bedroom Addition

Hi Mr. Brinker:

In a follow-up conversation with the Deputy Director, Mike Davis, we discovered that your record contained 2 sets of perc notes; one for Lot 8 and one for your lot (12). The perc notes for lot 12 differ from lot 8 in absorption rates and soil profiles. This changes what we originally talked about during our meeting on Friday in that your system is large enough for 4 bedrooms and marginally good for 5 bedrooms. The good news is, Mike Davis said we could forgo the 4 foot buffer requirement. With this said, here are your options;

- 1.) Maintain 5 bedrooms by converting a bedroom (playroom on the 2nd floor) into a non-bedroom and upgrading the septic tank to 1500 gallons or;
- 2.) Maintain all 6 bedrooms which includes the bedroom addition by upgrading the septic tank to 2000 gallons and installing another 92 foot trench.

Please note, prior to building permit approval, the septic upgrades would have to be completed. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

Oswald, Hank

From: Oswald, Hank
Sent: Monday, March 20, 2017 1:04 PM
To: 'Tom Brinker'
Subject: RE: 12285 Carroll Mill Road_Bedroom Addition

The 2nd trench must parallel the 1st trench (be on contour) and downhill from the existing trench. There must be a 10 foot separation between the trenches (measured edge to edge). The new trench should be 92 feet long (equal in length to first trench), 2 feet wide and 8 feet deep. A septic contractor should be able to help you field locate the existing trench using the plan and the septic record.

From: Tom Brinker [mailto:tomnbetsy1@verizon.net]
Sent: Thursday, March 16, 2017 3:49 PM
To: Oswald, Hank
Subject: RE: 12285 Carroll Mill Road_Bedroom Addition

Hank - I have another question in addition to those below. At our meeting on 3/10/17 I showed you a Perc Certification Plan done by Fisher, Collins, Carter dated June 30 1992 showing my perc field location. Would this be adequate for use by a surveyor to locate existing trench in my yard? If not where can I get an acceptable Perc Cert Plan?

Looking forward to your responses.

Regards

Tom Brinker

From: Tom Brinker [mailto:tomnbetsy1@verizon.net]
Sent: Monday, March 13, 2017 10:49 AM
To: 'Oswald, Hank'
Subject: RE: 12285 Carroll Mill Road_Bedroom Addition

Hank - thank you for your response. I will get quotes from a septic contractor (probably Fogle) as to costs of both options. Our preference is for the 6 bedroom option but will have to see what estimates are. I do have a couple of questions:

1. I presume the 2nd trench needs to be parallel to the 1st trench and downhill from it. What is the distance that the 2nd trench needs to be from the 1st trench?
2. What is the width and depth of the new 92 ft trench?
3. Does "foregoing the 4 foot buffer" mean we don't need the verification perc hole/test we discussed?
4. I think you told me that the location of the existing trench will need to be surveyed/staked in the field - do you know if that is something the septic contractor arranges for or do I need to arrange?

Thank you.

Tom Brinker

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, June 20, 2017 9:00 AM
To: 'Tom Brinker'
Subject: RE: 12285 Carroll Mill Road_Bedroom Addition
Attachments: Building Permit Application Process.pdf

Hi Tom:

This plan is adequate for the septic system upgrade as well as the BP application process (See attached). At your earliest convenience, please forward a copy of the existing floor plans plus proposed changes. I just want to make sure it's only 6 bedrooms or less. Let me know if you have any questions.

Thanks,

Hank

From: Tom Brinker [<mailto:tomnbetsy1@verizon.net>]
Sent: Tuesday, June 20, 2017 7:42 AM
To: Oswald, Hank; kwolf@howardcountymd.com
Subject: RE: 12285 Carroll Mill Road_Bedroom Addition

Hank and Kevin - attached is the Septic Plan Drawing for my septic upgrade. I am going with Option 2 as shown in email below. Please advise if this is satisfactory and if you require anything else from me.

Regards
Tom

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Monday, March 13, 2017 8:50 AM
To: tomnbetsy1@verizon.net
Subject: 12285 Carroll Mill Road_Bedroom Addition

Hi Mr. Brinker:

In a follow-up conversation with the Deputy Director, Mike Davis, we discovered that your record contained 2 sets of perc notes; one for Lot 8 and one for your lot (12). The perc notes for lot 12 differ from lot 8 in absorption rates and soil profiles. This changes what we originally talked about during our meeting on Friday in that your system is large enough for 4 bedrooms and marginally good for 5 bedrooms. The good news is, Mike Davis said we could forgo the 4 foot buffer requirement. With this said, here are your options;

- 1.) Maintain 5 bedrooms by converting a bedroom (playroom on the 2nd floor) into a non-bedroom and upgrading the septic tank to 1500 gallons or;
- 2.) Maintain all 6 bedrooms which includes the bedroom addition by upgrading the septic tank to 2000 gallons and installing another 92 foot trench.

Please note, prior to building permit approval, the septic upgrades would have to be completed. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

SCOPE OF WORK

- A-100 PROJECT NOTES, SCHEDULES
- A-101 DEMO PLAN, FIRST FLOOR, & SECOND FLOOR PLAN
- A-102 FOUND. FLOOR AND ROOF FRAMING & ROOF PLAN
- A-103 LATERAL BRACING
- A-200 EXTERIOR ELEVATIONS
- A-201 INTERIOR ELEVATIONS
- A-300 BUILDING SECTION 1 A & B
- A-301 BUILDING SECTION 1 B CONTINUED, BUILDING SECTION 2 W/ SKYLITE DETAIL
- E-100 ELECTRICAL FLOOR PLANS

RESIDENTIAL NOTES & SPECIFICATIONS

GENERAL CONSTRUCTION NOTES

1. THESE STRUCTURAL NOTES AND SPECIFICATIONS SHALL BE CONSIDERED PART OF THE FINAL DESIGN PACKAGE (INCLUDING CONSTRUCTION DRAWINGS FOR THE PROJECT SPECIFICALLY DESCRIBED ABOVE. NEITHER THE STRUCTURAL NOTES NOR THE DRAWINGS ALONE ARE SUFFICIENT IN DESCRIBING A COMPLETE DESIGN.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSION ON DRAWINGS SHALL GOVERN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER/ARCHITECT BEFORE PROCEEDING WITH FABRICATION OF ASSEMBLIES.
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. 36" 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" G8 DRAFTSTOPPING, NOT TO EXCEED 1,000 SF.
9. PROVIDE A MINIMUM 6" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7 1/2" AND TREADS SHALL BE AT LEAST 10 1/2".
10. PROVIDE SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1/300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD BARRIES IN EACH TRUSS AFTER 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 - 2015.
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

5. DESIGN LOADS (IRC TABLE 301.5)

WIND LOAD
 ROOF LIVE LOAD: 30 PSF WIND SPEED 115 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 (ATTC): 20 PSF WEATHERING: SEVERE
 GARAGE LIVE LOAD: 50 PSF

GUARD RAILS: 200 LBS. FORCE IN ANY DIRECTION
 SOIL BEARING: ASSUMED 2,000 PSF FROST LIVE DEPTH - 12"
 TERTIARY: VERY HEAVY DECATY: VERY HEAVY
 RADON RESISTANT CONSTRUCTION REQD: YES

CONCRETE

1. CONCRETE FOR THIS PROJECT SHALL BE NORMAL WEIGHT (145 PCF) AND CONCRETE WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 318.9P.
2. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. ALL REINFORCING BAR SHALL BE GRADE 40 (FY 60,000 PSI)
4. ALL INTERIOR CONCRETE SLABS SHALL BE 4" THICK AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH 6x6 - W1.4 x W1.4 W/WF AND BE POURED OVER A SIX (6) MIL POLY VAPOR BARRIER OVER 4" POROUS GRANULAR FILL.
5. ALL INTERIOR CONCRETE SLABS 30'-0" OR GREATER IN ANY DIMENSION SHALL HAVE CONTROL JOINTS.
6. ALL EXTERIOR CONCRETE SLABS SHALL BE AIR ENTRAINED (AIR CONTENT BETWEEN 5% AND 7%) INCLUDING THE GARAGE SLAB. AND HAVE 4" GRANULAR FILL MIN BELOW CONCRETE SLAB.
7. WHERE PORCH (NOT MONOLITHICALLY POURED), PATIO OR OTHER CONCRETE FLAT WORK ABUTS AN EXISTING CONCRETE SLAB PROVIDE A 1/2" ASPHALT IMPREGNATED FIBER BOARD EXPANSION JOINT.
8. ALL REINFORCING SHALL CONFORM TO "SPECIFICATIONS FOR DEFORMED BILLET STEEL BARS FOR CONCRETE REINFORCEMENT" (ASTM 1161S-40). WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM A-185.
9. REINFORCEMENT FOR THE ANCHORAGE OF CONNECTING WORK, IF NOT CONTINUOUS, AND REINFORCEMENT FOR TEMPERATURE AND ALL OTHER PURPOSES NOT SPECIFICALLY PROVIDED, SHALL LAP 30 BAR DIAMETERS OR 18" MINIMUM AT ALL SPLICES. OR SHALL HAVE DOWELS OF THE SAME BAR SIZE AND SPACING AS THAT OF REINFORCING TO BE SPLICED OR WORK TO BE CONNECTED.
10. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT:
 CONCRETE DEPOSITED AGAINST GROUND 3"
 FORMED CONCRETE IN CONTACT WITH GROUND 2"
 FORMED CONCRETE NOT IN CONTACT WITH GROUND 1 1/2"

PREPARATION FOR SLAB

1. REMOVE ALL VEGETATION AND TOP SOIL CONTAINING ORGANIC MATERIALS FROM THE ENTIRE AREA TO BE COVERED BY THE BUILDING.
2. IF FILL IS REQUIRED TO RAISE SLAB, SCARIFY THE SUB GRADE TO A DEPTH OF 6" AND RECOMPACT TO A MINIMUM DENSITY OF 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 (PI) IF BETWEEN 2 AND 15.

FOUNDATION PERIMETER INSULATION

1. INSTALL EXPANDED RIGID CLOSED CELL POLYSTYRENE FOAM BORDER FEE SPEC 1444-542B. DENSITY 2.1 LBS PER CU. FT. - "R" VALUE PER 1" THICKNESS - 5.41

SHEET INDEX

- A-100 PROJECT NOTES, SCHEDULES
- A-101 DEMO PLAN, FIRST FLOOR, & SECOND FLOOR PLAN
- A-102 FOUND. FLOOR AND ROOF FRAMING & ROOF PLAN
- A-103 LATERAL BRACING
- A-200 EXTERIOR ELEVATIONS
- A-201 INTERIOR ELEVATIONS
- A-300 BUILDING SECTION 1 A & B
- A-301 BUILDING SECTION 1 B CONTINUED, BUILDING SECTION 2 W/ SKYLITE DETAIL
- E-100 ELECTRICAL FLOOR PLANS

STRUCTURAL STEEL NOTES

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

- MASONRY**
1. MASONRY VENEER SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES EACH TIE SHALL BE 24" ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 1/4 SQUARE FEET OF WALL AREA. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 4". TIES SHALL BE SPACED NOT MORE THAN 3' ON CENTER AND PLACED WITHIN 12" OF THE WALL OPENING.
 2. CONCRETE MASONRY UNITS SHALL MEET ASTM C-90 GRADE A, 78 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK TO BE 2000 PSI.
 3. CARE AND PROPER MEASURES SHALL BE EMPLOYED TO PREVENT ANY SUPER IMPOSED LOADS (I.E. WIND OR OTHER LATERAL FORCES) FROM BUILDING OR DISTORTING FINISHED MASONRY WALLS BY WAY OF SHORING, BRACING OR OTHER MEANS AS SITE REQUIRES.
 4. USE TYPE "M" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.
 5. USE TYPE "N" MORTAR FOR EXTERIOR, ABOVE GRADE LOAD BEARING OR NON-LOAD BEARING MASONRY WALLS AND FOR OTHER AREAS IF NOT OTHERWISE NOTED. EXTERIOR MASONRY CONSTRUCTION REQUIRING HEAT RESISTANT MORTAR SHALL HAVE A REFRACTORY AIR SETTING MORTAR.
 6. BRICK VENEER TO BE INSTALLED WITHIN 3/16" DIA/ WEEP HOLES SPACED AT A MAXIMUM OF 24" O.C. HORIZONTALLY.

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

- WOOD FRAMING**
1. UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS TO BE CONSTRUCTED WITH 2X4 STUDS, 16" O.C. WITH DOUBLE TOP PLATE. MINIMUM 2X12 HEADER/LINTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE 5/8" CDX PLYWOOD OR OSB.
 2. ALL FINISHED LUMBER TO HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 1200 PSI (F.B. -1200 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" 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 ACE 7-95.
 13. FOUNDATION ANCHORAGE: SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONT. FOUNDATIONS SHALL BE ANCHORED ACCORDING TO IRC R403.1.6.

- 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.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR		WALLS		CEILING		REMARKS		
	HARDWOOD FLOOR CERAMIC TILE	CARPET	UNFINISHED STAMPEDED CONCRETE	COMPOSITE DECKING	PAINTED GYP. BD. CERAMIC TILE	UNFINISHED		PAINTED GYP. BD. STAINED BEAD BOARD	UNFINISHED
MASTER BEDROOM	X				X			X	X
MASTER BATH	X				X	X		X	X
MASTER W.I.C.	X				X			X	
BUTLER'S PANTRY	X				X			X	X
COVERED PORCH			X					X	
COVERED DECK			X					X	

CABINET SCHEDULE

NO.	DESIGNATION	W-D-H	TYPE	REMARKS
01	B	36-24-34.5	BASE	BASE DOUBLE DOOR DOUBLE DRAWER - SITE BUILT
02	BPPS	33-24-34.5	BASE	BASE POT AND PAN STORAGE - SITE BUILT
03	BPPS	33-24-34.5	BASE	BASE POT AND PAN STORAGE - SITE BUILT
04	B	36-24-34.5	BASE	BASE DOUBLE DOOR DOUBLE DRAWER - SITE BUILT
15	PB	27-24-34.5	BASE	PENINSULA BASE DOUBLE DOOR W/ 10" Cantilever
16	PB	27-24-34.5	BASE	PENINSULA BASE DOUBLE DOOR W/ 10" Cantilever
19	FBD	36-24-34.5	BASE	FURNITURE BASE DRAWER
20	FBD	36-24-34.5	BASE	FURNITURE BASE DRAWER
23	U	30-24-84	TALL	UTILITY CABINETS
24	VSB	72-21-34.5	BASE	VANITY SINK BASE
28	B	33-21-34.5	BASE	BASE DOUBLE DOOR
29	B	33-21-34.5	BASE	BASE DOUBLE DOOR
33	DDFD	21-24-29	BASE	HOME OFFICE - DESK DOUBLE FILE DRAWER
34	B	39-24-4	BASE	4" PENCIL DRAWER
35	DDFD	21-24-29	BASE	HOME OFFICE - DESK DOUBLE FILE DRAWER
37	B	33-15-34.5	BASE	BASE DOUBLE DOOR
38	B	33-15-34.5	BASE	BASE DOUBLE DOOR
41	W	33-12-37	WALL	WALL DOUBLE DOOR
42	W	33-12-37	WALL	WALL DOUBLE DOOR
45	W	18-12-36	WALL	WALL SINGLE DOOR
46	W	18-12-36	WALL	WALL SINGLE DOOR

DOOR SCHEDULE

NO.	SIZE	INT/EXT	SADDLE	LABEL	REMARKS
01	3/0-3/0-3/0x6/8	EXT	YES		X-O-X SLIDING DOOR
04	(2) 1/6x6/8	INT	NO		DOUBLE DOOR
05	2/6x6/8	INT	NO		SINGLE DOOR- FRAME FOR 40" OPENING
06	2/6x6/8	INT	NO		POCKET DOOR W/ MIRROR
07	2/6x6/8	INT	NO		POCKET DOOR W/ MIRROR
08	(2) 2/6x6/8	INT	NO		DOUBLE DOOR
09	(2) 1/6x6/8	EXT	NO		DOUBLE DOOR-MAY BE BUILT ON SITE
10	(2) 1/6x6/8	EXT	NO		STAIN TO MATCH CLG.

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		
		GW.GC.SW & SP SOILS	GM. GC. SM, SM-SC & ML SOILS	SC. MH, ML-CL & INORG. CL SOILS
9	5	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 48" O.C.
	6	#4 @ 56" O.C.	#4 @ 40" O.C.	#4 @ 32" O.C.
	7	#4 @ 56" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	8	#4 @ 32" O.C.	#6 @ 48" O.C.	#4 @ 16" O.C.
9	9	#5 @ 40" O.C.	#6 @ 40" O.C.	#7 @ 40" O.C.
MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 8" NOMINAL WALL THICKNESS				
9	5	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
	8	#5 @ 40" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
9	9	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.
MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 12" NOMINAL WALL THICKNESS				
10	7-4"	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
	8-0"	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 64" O.C.
	8-8"	#5 @ 72" O.C.	#7 @ 72" O.C.	#6 @ 48" O.C.
	9-4"	#6 @ 72" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
10-0"	10-0"	#6 @ 64" O.C.	#6 @ 40" O.C.	#6 @ 32" O.C.

STEEL LINTEL SCHEDULE (U.N.O.)

STEEL ANGLE SIZE	# STORIES ABOVE			# OF 1/2" REBARS
	NONE	ONE	TWO	
3 x 3 x 1/4	6'-0"	3'-6"	3'-0"	1
4 x 3 x 1/4	8'-0"	5'-0"	3'-0"	1
6 x 3-1/2 x 1/4	14'-0"	8'-0"	3'-0"	2
2 - 6 x 3-1/2 x 1/4	20'-0"	11'-0"	11'-0"	4

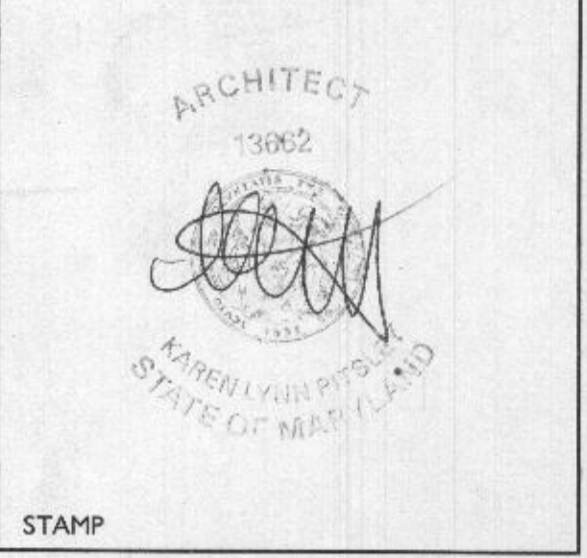
WINDOW SCHEDULE

WINDOW				REMARKS
TYPE	MAT.	SIZE	OPERATION	
A	VINYL	2/6x5/0	DOUBLE HUNG	
B	NYNYL	2/10x1/6	AWNING	
C	NYNYL	2/6x2/6	DOUBLE HUNG	
D	VINYL	2/6x3/6	FIXED	
E	VINYL	(2) 1/10x3/3	DOUBLE HUNG	REPLACE EXISTING
F	VELUX	22.5X22.5 VCS 2222	FIXED	REPLACE EXISTING SKYLIGHT

MIN. DUAL PANE LOW-E & ARGON GAS FILLED. MAX. U = .31 TRIM TO BE WHITE



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



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 13662, EXPIRATION 10-22-2017.

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

PERMIT

PROJECT TITLE

THE BRINKER RESIDENCE

12285 CARROLL MILL RD,
 ELLICOTT CITY, MD 21042

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 16-249
 DATE 12/07/2017
 SCALE AS NOTED

PROJECT NOTES + SCHEDULES

SHEET NUMBER
A-100