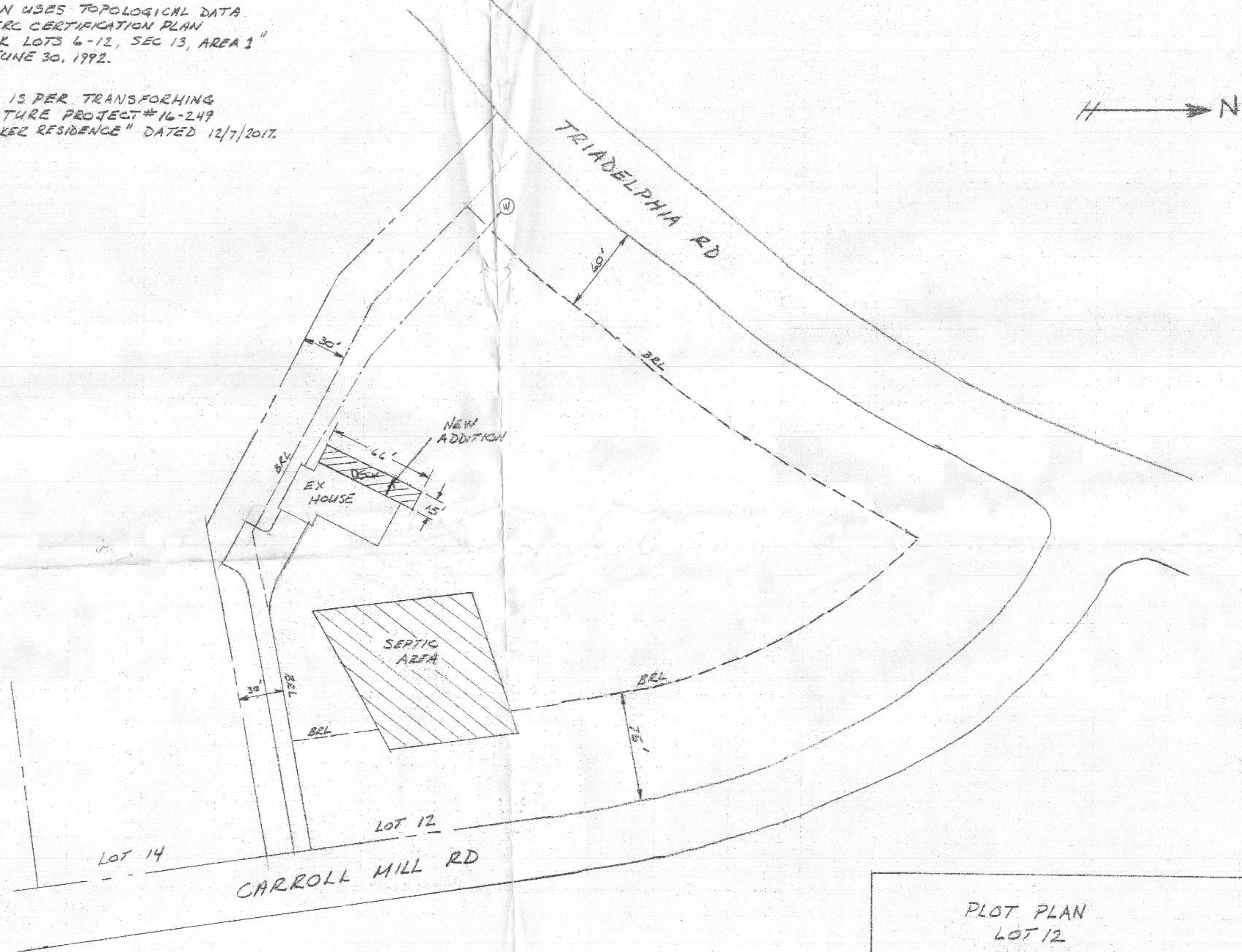


NOTES:

1. PLOT PLAN USES TOPOLOGICAL DATA FROM "PERC CERTIFICATION PLAN WOODMARK LOTS 6-12, SEC 13, AREA 1" DATED JUNE 30, 1992.
2. ADDITION IS PER TRANSFORMING ARCHITECTURE PROJECT #16-249 "THE BRINKER RESIDENCE" DATED 12/7/2017.

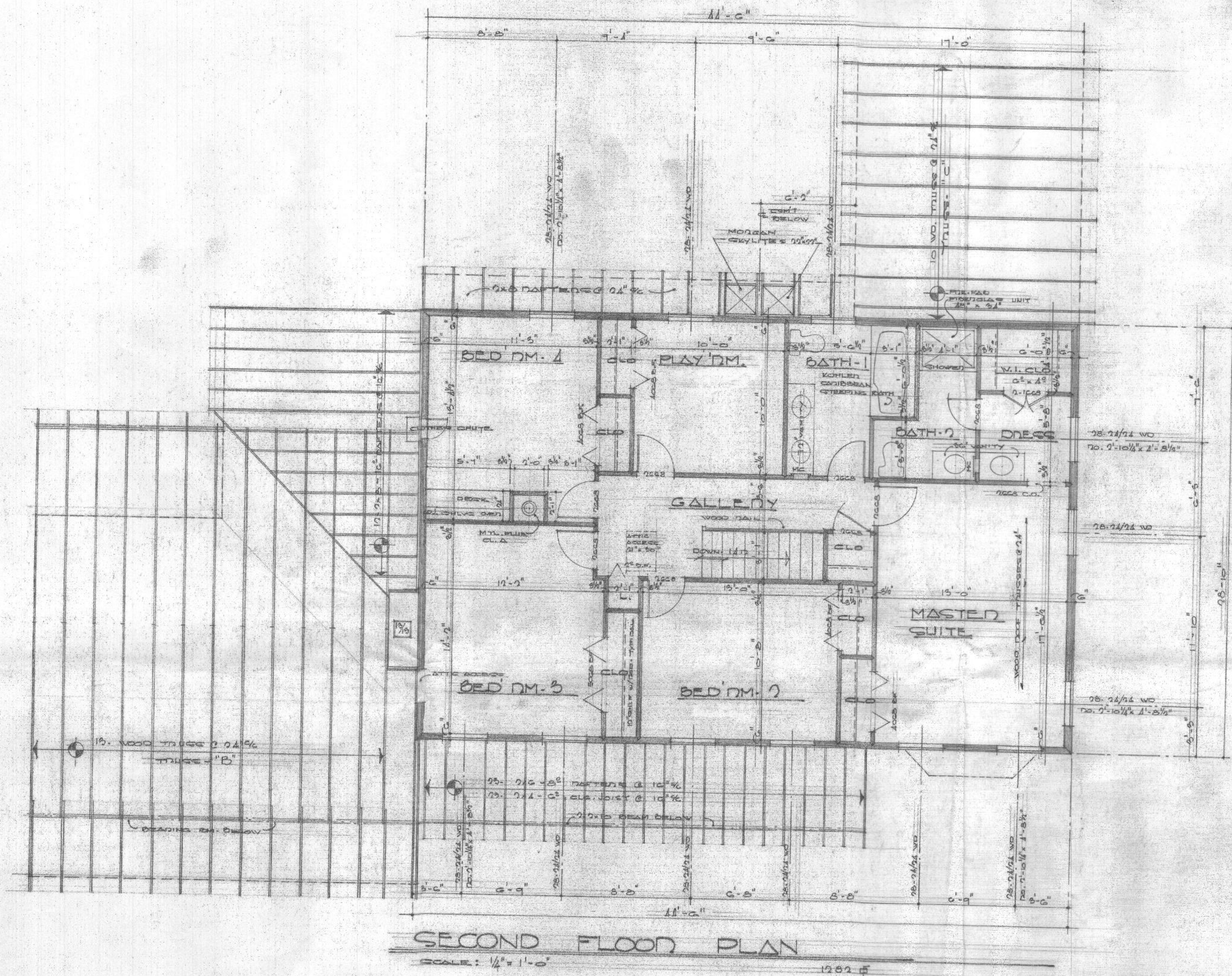


PLOT PLAN
 LOT 12
 12285 CARROLL MILL RD
 ELLICOTT CITY, MD.
 DEC 10, 2017
 SCALE: 1" = 50'
 OWNERS THOMAS & ELIZABETH BRINKER

FINISHING NOTES

DIMENSIONS GIVEN ON PLANS AND SCHEDULES ARE ACTUAL. GENERAL CONTRACTOR AND MANUFACTURERS TO COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK, AND HE SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE AGENT OR OWNER.
- GENERAL CONTRACTOR SHALL APPLY FOR AND SECURE ALL NECESSARY PERMITS.
- ALL MATERIALS AND WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL MAINTAIN IN ALL CIRCUMSTANCES, PROPER RATINGS WHEN PENETRATING WALLS, FLOORS, AND CEILINGS.
- SEE TYPICAL CONSTRUCTION CROSS SECTION AND DETAILS FOR EXTERIOR WALL CONST.
- ALL EXTERIOR EXPOSED MASONRY (CMU) WALLS TO BE PARGE AND PAINTED.
- INTERIOR PARTITIONS-2x4 WOOD STUDS @ 16" C/C W/ 5/8" SHEETROCK EACH SIDE.
- ALL 12" NON-REINFORCED MASONRY WALLS NOT TO EXCEED 7'0" BELOW FINISHED GRADE.
- PROVIDE CONTINUOUS DOWEL WALL REINFORCING WITH CORNER RETURNS @ 16" O.C. VERTICALLY IN MASONRY CONSTRUCTION.
- PROVIDE COLD JOINTS AT THE EDGES OF ALL CONCRETE SLABS NEXT TO EXTERIOR WALLS.
- STRUCTURAL STEEL TO BE ASTM A-36.
- ALL WOOD LESS THAN 8" FROM GRADE SHALL BE TREATED. ALL PLATES ON SLABS TO BE TREATED.
- ALL FLOOR TRUSSES OR JOISTS SHALL BE CROSS BRIDGED AT 8'0" MAXIMUM, USE METAL BRIDGING.
- WOOD STUD BEARING WALLS SHALL HAVE BLOCKING AT MID-HEIGHT.
- 1x6 DIAGONAL BRACE ON ALL EXTERIOR CORNERS OR 3"x32"x6'0" PLYWOOD OR NAIL BASE CELOTEX SHEATHING.
- PROVIDE ONE INCH CLEARANCE BETWEEN ALL DUCTS WITHIN WOOD FRAMING AND FURRING.
- FURR IN ALL DUCTS AND PIPES.
- ALL EXTERIOR WOOD DECKS TO BE TREATED. ALL OTHER EXTERIOR WOOD TO BE PAINTED WITH TWO COATS OF PAINT OR ONE COAT OF STAIN.
- ALL EXTERIOR METAL LOUVERS/STEEL ANGLES/FLASHING TO BE PAINTED.
- PAINT ALL EXPOSED FERROUS OR GALVANIZED METAL OTHER THAN COMPLETELY PREFINISHED FACTORY ITEMS.
- SOFFITS TO BE VENTED ALUM. CONTINUOUS TYPE.
- RAKES AND FASCIA TO BE #2 PINE OR FIR.
- ALL DOWNSPOUTS TO HAVE A SPLASH BLOCK DIRECTING WATER AWAY FROM BUILDING.
- FOR FINISHED, BELOW GRADE ROOMS, PROVIDE 2x4 STUDS @ 16" C/C W/ 3/4" R13 INSULATION ON ALL EXTERIOR MASONRY (CMU) WALLS. HOLD OFF STUDDING 1" FROM MASONRY.
- SLOPE ALL STOODS/PORCHES/WALKS AND GARAGE SLABS 1/8" X 12" TO DRAIN.
- ANY WALKS AT STOODS WITH OVER THREE RISERS MUST HAVE A HAND RAIL 3'0" HIGH.
- FINISH ALL CLOSETS (FLOORS, BASE, WALLS, TRIM AND CEILINGS) TO MATCH ADJOINING ROOMS OR AREAS.
- CARPET SHALL BE ON PAD AND COMPLY WITH FLAME SPREAD REGULATIONS.
- PROVIDE INTERMEDIATE ROD AND SHELF SUPPORT FOR EVERY 4' OF CLOSET WIDTH.
- ALL GLASS 18" OR LESS FROM FLOOR TO BE TEMPERED.
- SMOKE DETECTORS TO BE LOCATED IN ALL SLEEPING AREAS, AS PER CODE.
- HVAC ENGINEER SHALL PROVIDE THE GENERAL CONTRACTOR WITH A DUCT LAYOUT PLAN AND UNIT SIZE CALCULATIONS. SUCH INFORMATION SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATIONS.
- ELECTRICAL WIRING-COPPER THRUOUT-200 AMP SERVICE.
- FIXTURE ALLOWANCE
- PLUMBING-ALL H&C LINES TO BE COPPER. ALL FIXTURES TO BE AMERICAN STD. OR EQUAL.
- PRE-WIRE TELEPHONES TO OWNER'S REQUIREMENTS.
- INTERIOR DOORS TO BE PAINT GRADE-6 PANEL-1-3/8" PREHUNG.
- INTERIOR TRIM-PAINT GRADE
BASE-3/4" COLONIAL LWP-361 OR SHT.8
CASE-2 1/2" COLONIAL LWP-361 OR SHT.8
- WALLS AND TRIM TO PAINT:
1 PRIME AND 2 FINISH LATEX.
- WINDOWS TO BE PELLA CLAD DM 6 CASEMENT W/ INSULATED GLASS, GRILLES AND SCREENS.



DECIDENCE & MR & MRS. TOM BRINKER "WOODMAN" IN HOWARD COUNTY, MD.

TOM BRINKER
4/23/17

STRUCTURAL NOTES

SOIL BEARING AND WATER CONDITION:

ASSUMED 2,000 PSF WITH NO WATER CONDITION ANTICIPATED.

LIVE LOADS: ROOF.....30 PSF
FLOOR.....40 PSF
STAIRWAYS.....40 PSF
BALCONIES.....60 PSF
FLOOR AT BEDROOM LEVEL, 30 PSF

BACKFILL: SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS ON GRADE AND FRAMED FLOORS ARE IN PLACE AND REQUIRED INSPECTIONS HAVE BEEN MADE. WHERE BACKFILL IS REQUIRED ON BOTH SIDES OF WALLS, BACKFILL BOTH SIDES SIMULTANEOUSLY, WITH THE GRADE DIFFERENCE NOT TO EXCEED 2'-0" AT ANY TIME.

FOUNDATIONS: BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-0" BELOW FINISHED GRADE. ALL FOOTINGS SHALL BE AS SHOWN ON FOOTING PLANS, AND PROJECT 12" INTO UNDISTURBED EXISTING NATURAL GROUND HAVING ALLOWABLE BEARING CAPACITY AS PER SOIL CONSULTANT'S RECOMMENDATIONS. DEPTHS AND SIZES OF ALL FOOTINGS SHALL BE VERIFIED IN THE FIELD. DEPTHS SHALL BE SUBJECT TO CHANGE IF SOIL CONDITIONS ARE OTHER THAN ASSUMED.

MASONRY WALL FOOTINGS SHALL BE 12" MINIMUM DEEP AND PROJECT 6" MINIMUM BEYOND FACE OF WALL UNLESS OTHERWISE SHOWN. PIER FOOTINGS SHALL BE AS SHOWN ON THE DRAWINGS. TOP OF FOOTING OF INTERIOR PARTITIONS AND POSTS SHALL BE SAME AS THE NEAREST ADJACENT EXTERIOR WALL FOOTING. FOR INTERIOR WOOD STUD BEARING PARTITIONS IN CUT AREAS PROVIDE DEPRESSIONED SLAB FOOTING. DEPRESSIONED FOOTING TO MEET THE LEVEL OF CONCRETE FOOTING WHERE THEY ADJOIN.

CONCRETE: ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST A.C.I. CODE 318. 28 DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS:

F'C - 2,500 PSI FOR FOOTINGS, INTERIOR SLABS ON GRADE AND FILL IN CONCRETE BLOCKS.
F'C - 3,000 PSI FOR EXTERIOR SLABS ON GRADE
F'C - 4,000 PSI FOR PRECAST CONCRETE UNITS.

SLABS ON GRADE: EXCEPT WHERE OTHERWISE NOTED, SHALL BE 4" THICK, REINFORCED PER DETAIL AND/OR SECTION. SLAB SHALL BE LAID ON A LAYER OF 4 MIL POLYETHYLENE OVER A 4" LAYER OF WASHED GRAVEL. REFER TO DRAWINGS FOR LOCATION OF THERMAL INSULATION.

EXTERIOR SLABS ON GRADE: FOR ALL EXTERIOR SLABS ON GRADE, AIR ENTRAINMENT CEMENT WITH ENTRAINMENT AIR OF 4% OR EQUIVALENT AIR-ENTRAINING AGENT SHALL BE USED. PROVIDE CONTROL JOINTS AT 20'-0" ON CENTER EACH WAY IN ALL EXTERIOR SLABS ON GRADE.

BASEMENT WALLS: (CLEAR CEILING HEIGHT 8'-0") RETAINING SOIL ON ONE SIDE SHALL BE CONSTRUCTED AS FOLLOWS:

HEIGHT OF SOIL ABOVE BASEMENT SLAB:

- UP TO 4'-0" (A)
- UP TO 5'-0" (B)
- UP TO 7'-0" (C)
- UP TO 8'-0" (D)

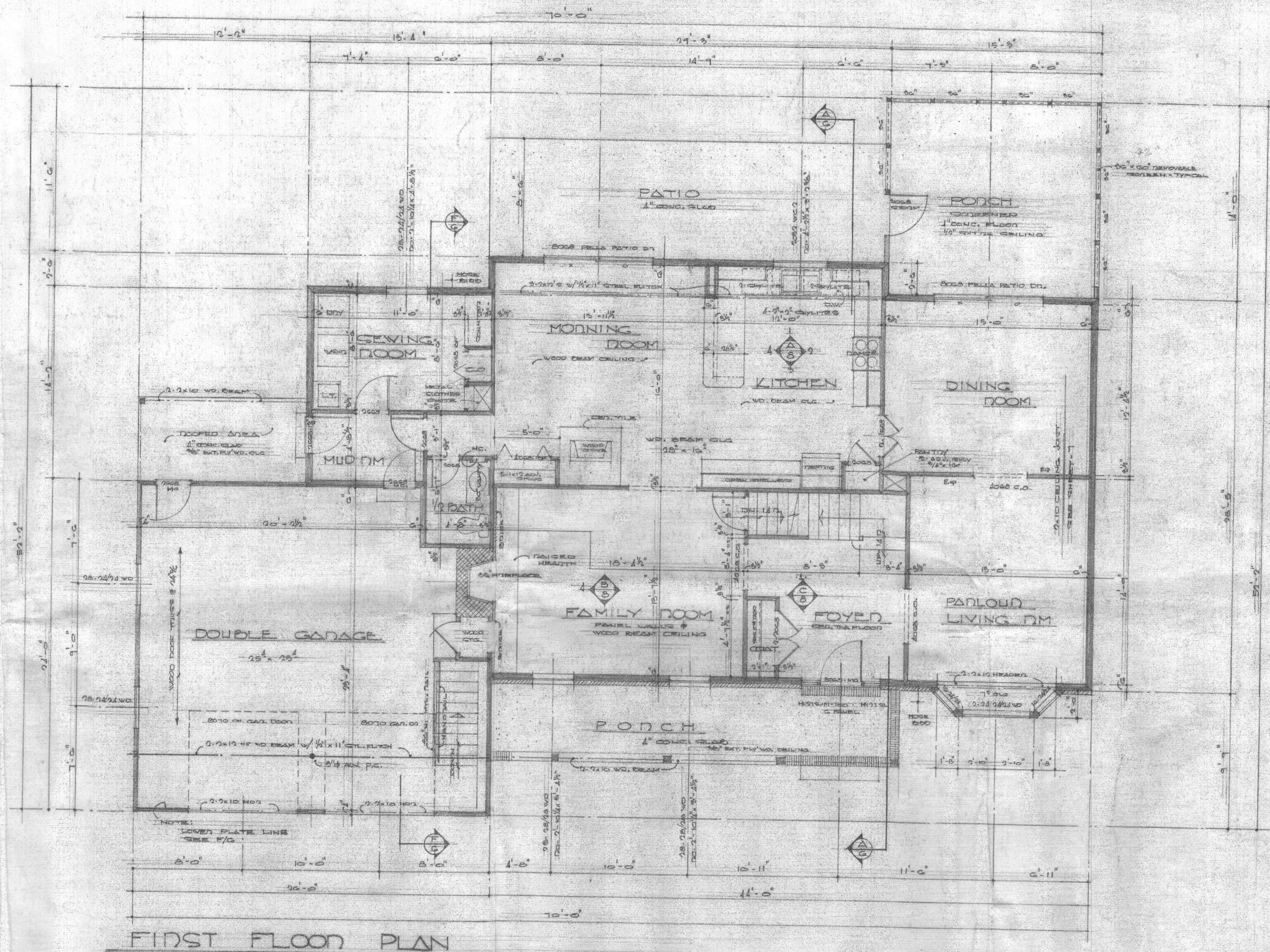
TYPE OF WALL CONSTRUCTION:

- (A) 8" HOLLOW C.M.U.
- (B) 8" HOLLOW C.M.U. REINFORCED WITH DUB O WALL HORIZONTALLY AT 16" C/C
- (C) 12" HOLLOW C.M.U. REINFORCED WITH DUB O WALL HORIZONTALLY AT 16" C/C

REINFORCED MASONRY WALLS: BUILD WALL SO THAT ALL CELLS LINE UP. PROVIDE CLEAN-CUT HOLES ABOVE THE FOOTINGS IN BLOCK CELLS TO BE REINFORCED. BREAK ALL MORTAR PROTRUDING INTO CELLS WITH THE REINFORCING ROD AND REMOVE LOOSE MORTAR.

WOOD FRAMING: UNLESS NOTED ALL STRUCTURAL MEMBERS TO BE #2KD S.P.F. WITH F-1150 PSI AND E-1,500,000 PSI-PROVIDE CROSS-BRIDGING FOR JOISTS AT 8'-0" INTERVALS.

WOOD TRUSSES: WOOD TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER. COMPLETE SHOP DETAILS AND STRESS DIAGRAMS, INCLUDING BEARING DETAILS, SHALL BE SUBMITTED FOR APPROVAL IF REQUESTED, AND BE STAMPED OR CERTIFIED AS MAY BE REQUIRED BY COUNTY CODE.



FIRST FLOOR PLAN

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

AREAS:	SQ. FT.
FIRST FLOOR	1524
FLORIDA ROOM	210
SECOND FLOOR	1282
TOTAL	3016

RESIDENCE FOR MR. & MRS. TOM BRINKER
WOODMAN, IN HOWARD COUNTY, MD.

5-15-85

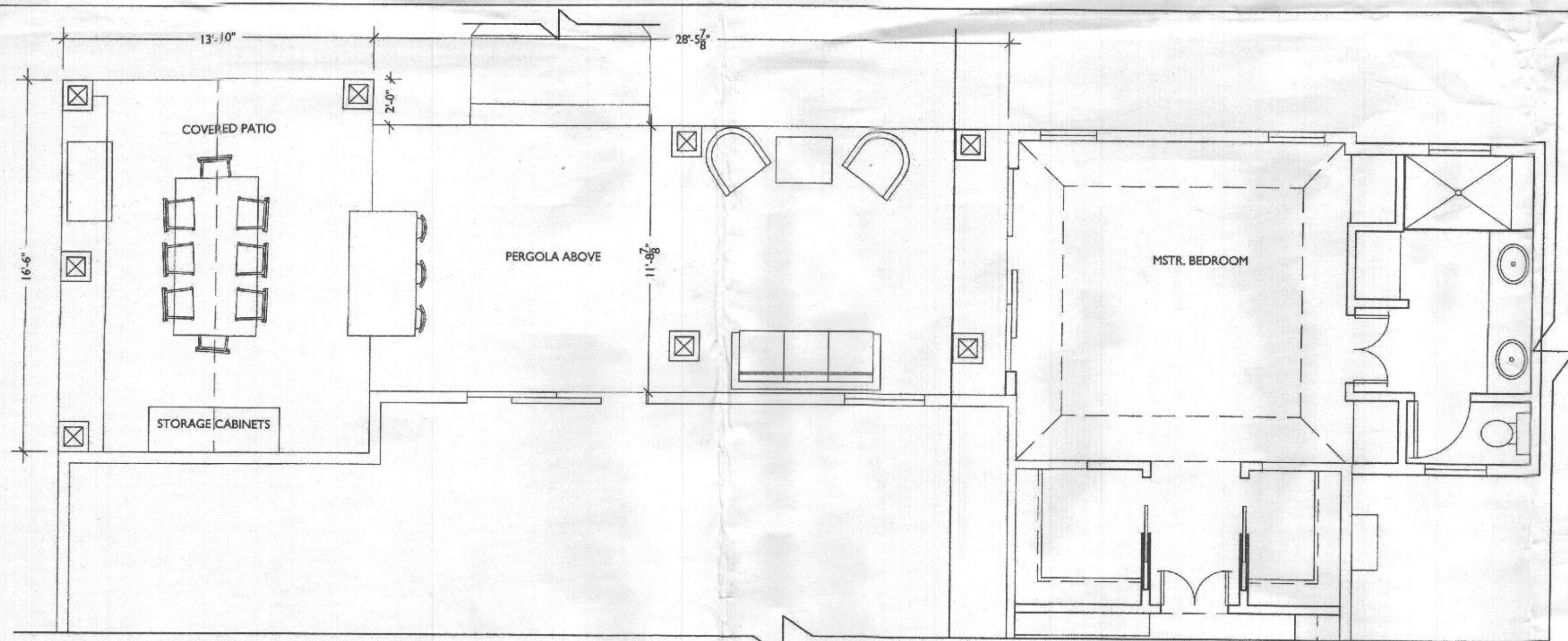
NO.

2518

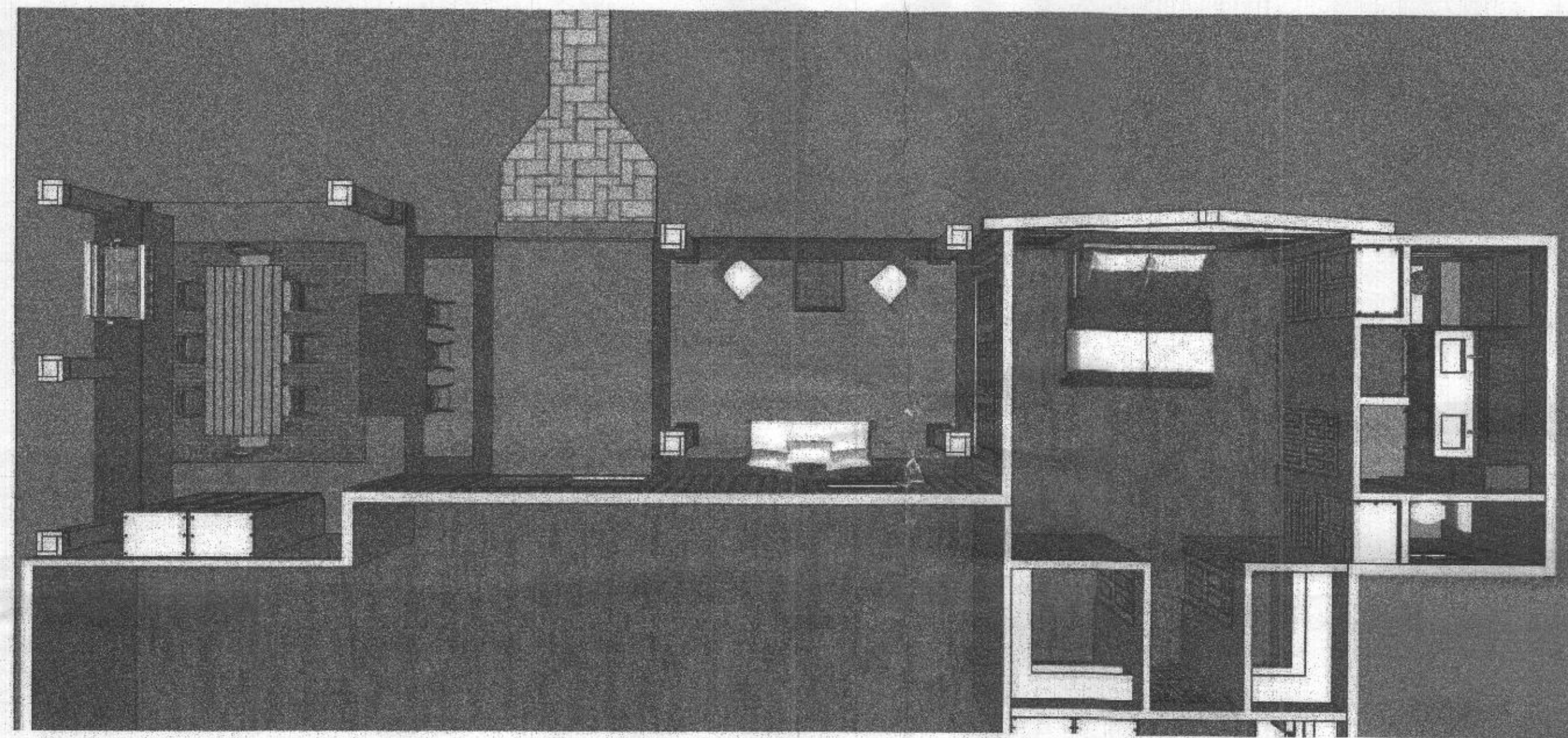
SMT.

2

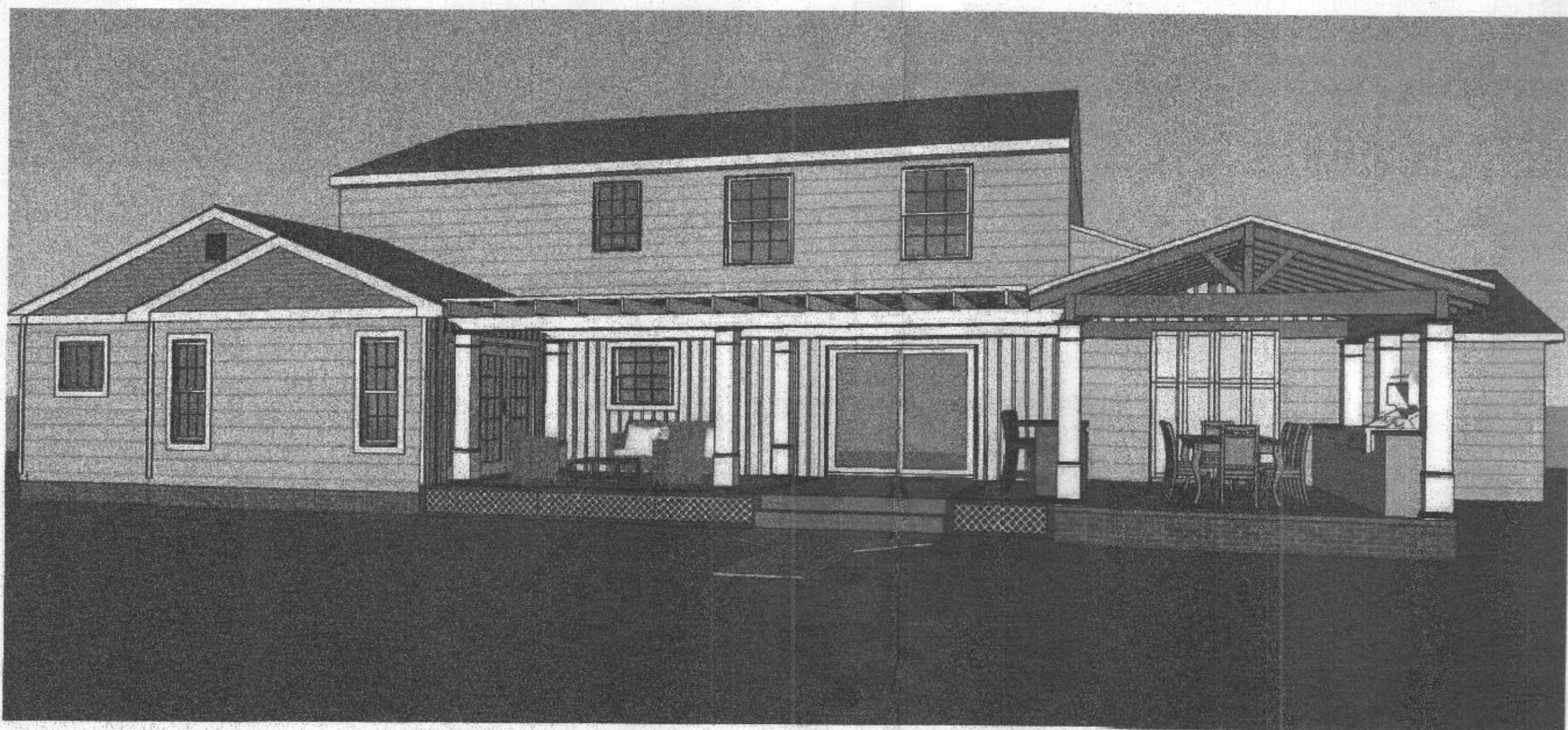
TOM BRINKER
6/23/17



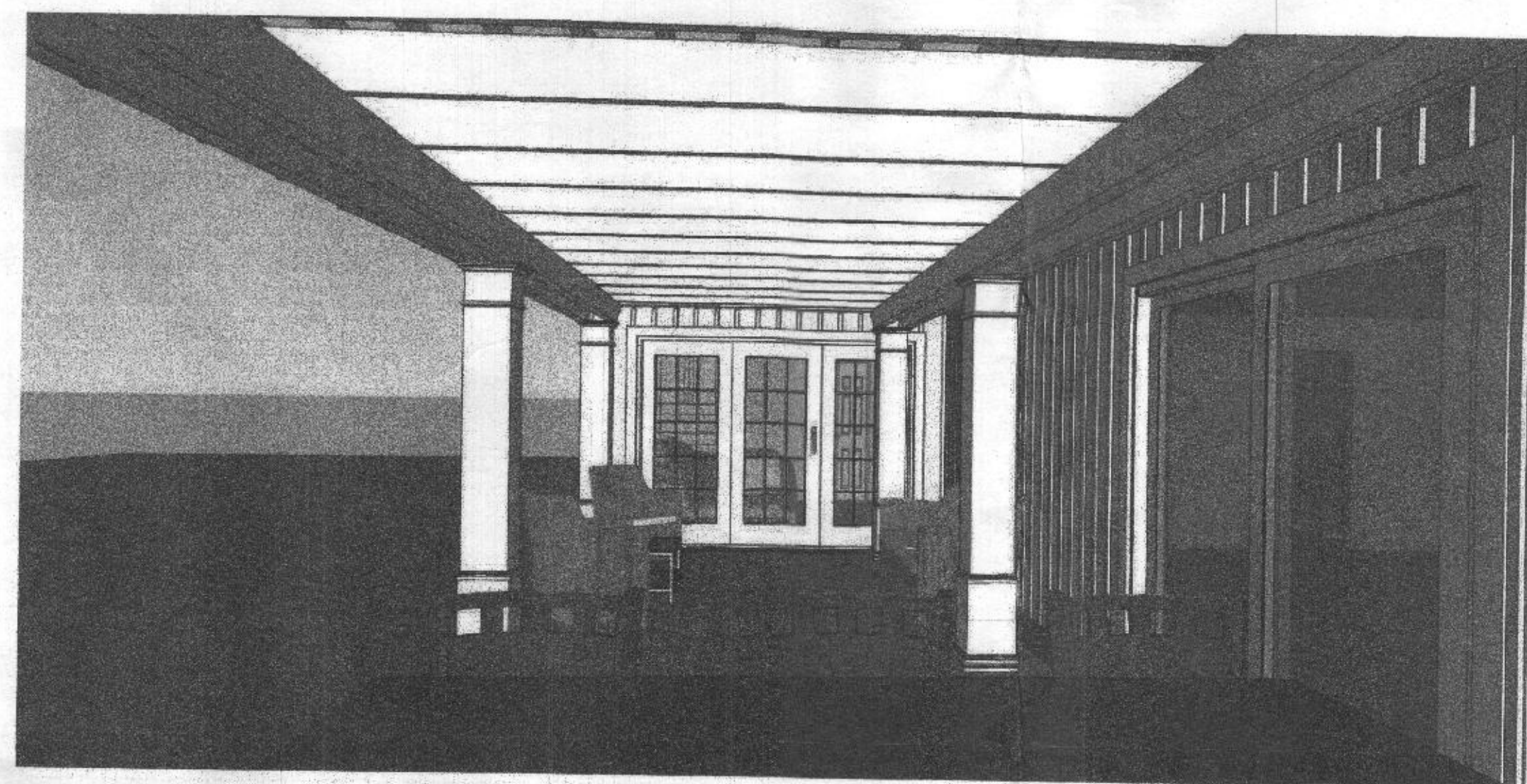
1 PATIO FLOOR PLAN
A100 SCALE 1/4"=1'-0"



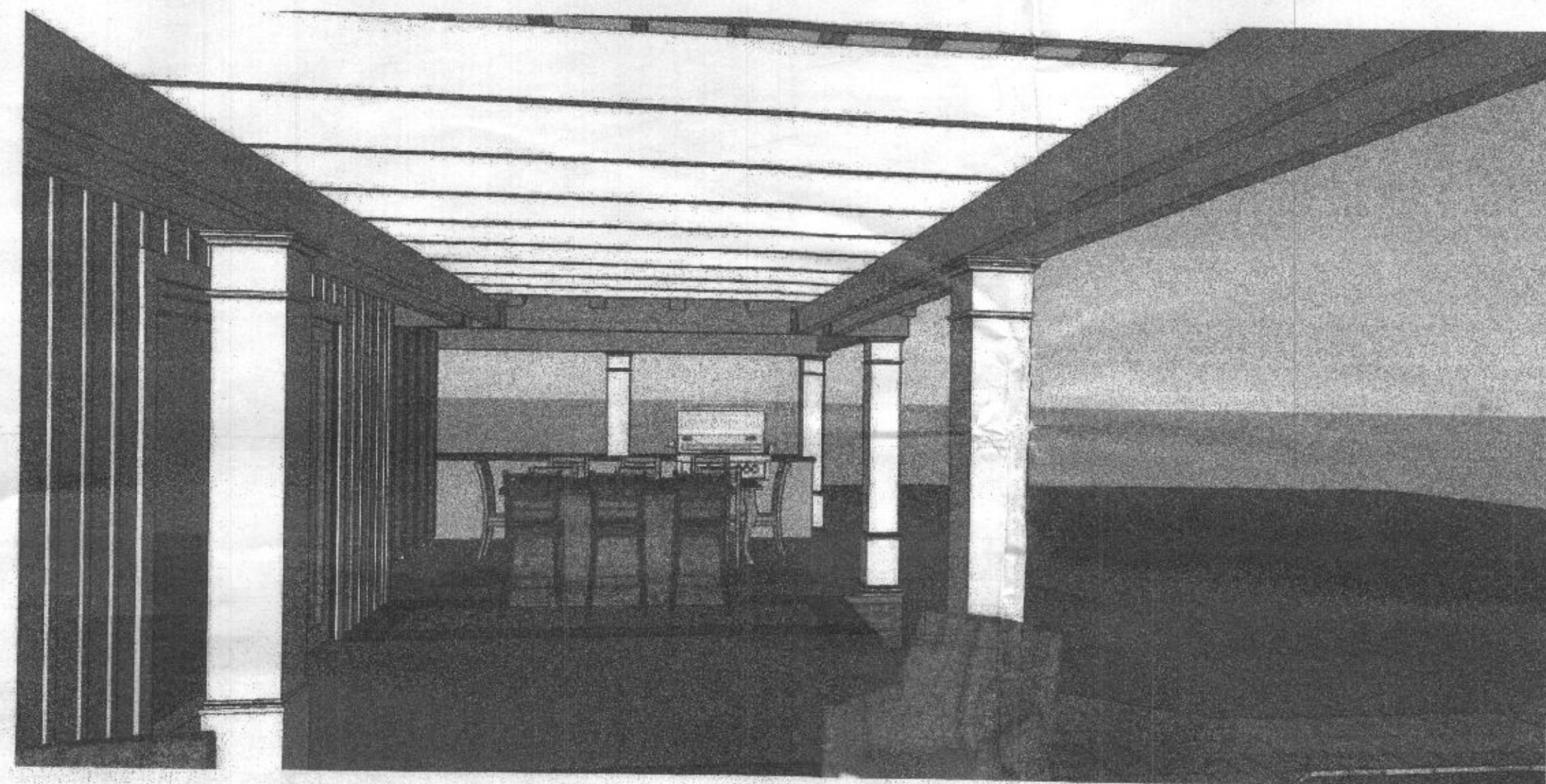
2 PLAN VIEW
A100



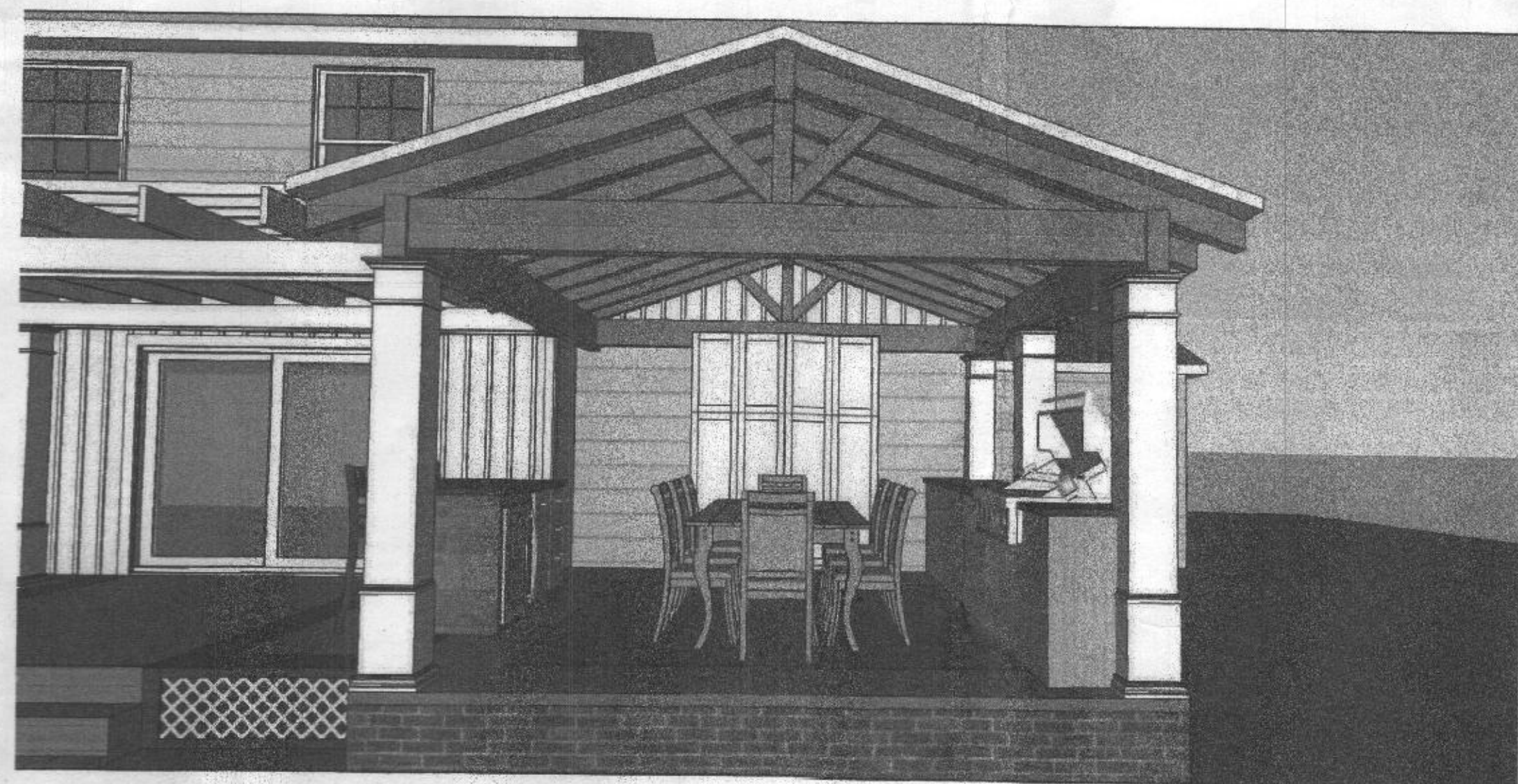
3 EXTERIOR VIEW
A100



4 VIEW FROM BEDROOM DOOR
A100



5 VIEW FROM BAR
A100



6 OUTDOOR DINING AREA
A100



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

STAMP

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

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

DD

PROJECT TITLE

THE
BRINKER
RESIDENCE

12285 CARROLL MILL RD.
ELLICOTT CITY, MD 21042

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 16-249

DATE 05/02/2017

SCALE AS NOTED

DRAWING TITLE

PROJECT NOTES
+ SCHEDULES

SHEET NUMBER

A-100

TOM BRINKER
6/23/17