

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B23004826	12/13/2023

Description of Work
 SFD/ CONSTRUCT 1-STORY 8'-9" X 2'-6" SECOND FLOOR ADDITION (20 SQFT) & INTERIOR ALTERATIONS TO EXISTING. CONSTRUCT 13' X 8'-6" COVERED PORCH., 2 STORY, Part Crawl Space/Part Slab on Grade, 1R, 0FB, 0HB, 1FP, OTHER STRUCTURE = N/A, 0BR, PORCH/DECK = Open Porch and Deck, ENERGY METHOD = Prescriptive Method,

Online BP, assigned to HO.
 Files should be on public or AT
 scanned files. g & 12/20/23

[check spelling](#)

Address * (This section is required.)

Search	Reset	Clear	Get Parcel & Owner		
Street #	Street Name	Street Type			
3660	DAISY	RD		▼	
Unit Type	Unit #	X Coordinate	Y Coordinate		
--Select-- ▼		-77.07559	39.27625		
City	State	Zip Code	Primary		
WOODBINE	MD	21797	Yes ▼		

Approved 1/2/24
 H.O.

Parcel * (This section is required.)

Search	Reset	Clear	Get Address & Owner			
GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
896284	83	20.52	190700	470300	279600	RURAL
Legal Description						
IMPS20.523 A[]3660 DAISY RD[]MILLER PROPERTY						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
		605601	5				
Plan Area		State Tax Id	Subdivision Name	Primary			
		1404339142	MILLER PROPERTY	Yes	▼		
Section		Area	Tax Map				
			20				
Grid		Zoning District	ADC Map				
20-5		RC-DEO	4811-H7				
SDP No.		Final Plan No.	WP File No.				
		F-07-074S					
Record Plat No.		WS Contract No.	FDP No.				
18991							
Owner Occupied		Year Built	Historic District				
<input type="radio"/> Yes <input type="radio"/> No		1984	<input type="radio"/> Yes <input checked="" type="radio"/> No				
Historic District Registry No.		Stat Area	Flood Plain				
		4-08	<input checked="" type="radio"/> Yes <input type="radio"/> No				
Building No							

E-mail
info@transformingarchitecture.com

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact
First Name KAREN MI Last Name PITSLEY
Relationship Licensed Professional Full Name KAREN PITSLEY
Primary Yes Organization Name T/B/D
Street Address 7612 BROWNS BRIDGE ROAD
Address Line 2
City HIGHLAND State MD Zip Code 20777 000
Phone 3017762666 Cell Fax
E-mail info@TRANSFORMINGARCHITECTURE.COM

Addtl Info

Est Construction Cost 603200
Housing Units 0
Number of Buildings 0
Public Owned No
Construction Type 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee Yes No
Capital Project Number
Fee Exempt Yes No
Roadside Tree Project Permit Yes No
Roadside Tree Project Permit #
No of Stories 2
Foundation Part Crawl Space/Part Slab on Gr
Basement N/A
No of Rooms 1
Full Baths 0
Half Baths 0
Existing Use Existing Structure
Model
Condominium Yes No
[check spelling](#)

Other Structure N/A
Bedrooms 0
Porch Deck Open Porch and Deck
No of Fireplaces 1
Type of Fireplace Prefab
Energy Code Prescriptive Method
W & S Fees Paid Yes No
Water Private
Sewage Private
Utilities Electric
Heating System Electric
Sprinkler System None
Road Frontage --Select--
1st Floor Width FT
1st Floor Depth FT
2nd Floor Width FT
2nd Floor Depth FT
Basement Width FT
Basement Depth FT
Height FT
Building Construction Type Conventional
Total Square Footage 20
Occupiable Square Footage SQFT 0
Affordable Housing Funding SQFT N/A
Foundation Measurement
Footings
Walls Roof
Change In Use Yes No
Grading Permit No
Senior Housing Yes No
MIHU Outside Downtown Columbia Yes No
MIHU Provided Units 0
Affordable Downtown Columbia Yes No
Plan Submittal Electronically by Invitation from ProjectDox
Expiration Date 6/17/2024
MIHU Required Units 0

GREEN INFORMATION

[check spelling](#)

Goal Level	Actual Level	Leed Registration Number	Date of Leed Certification
--Select--	--Select--		

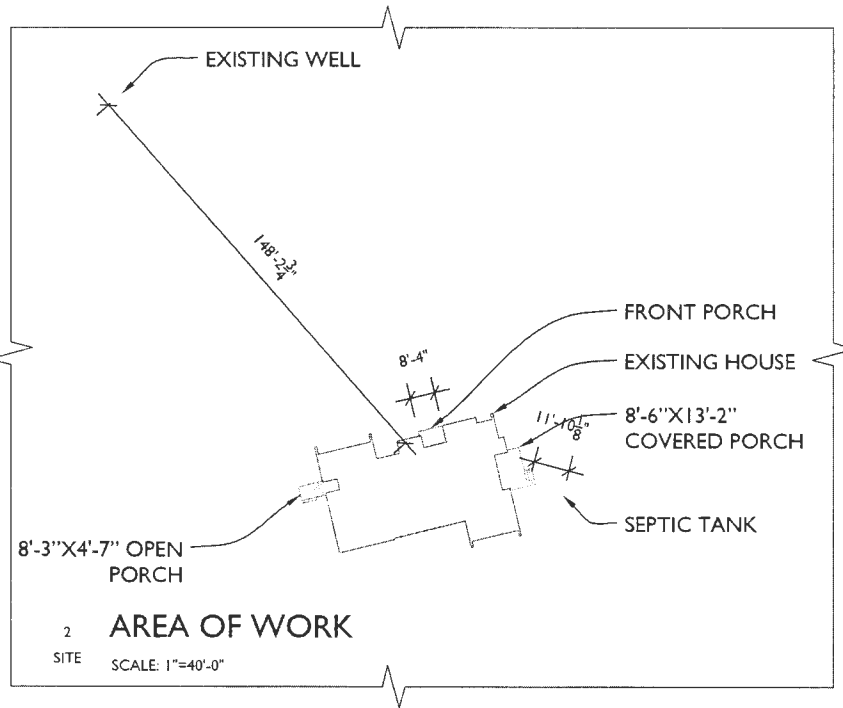
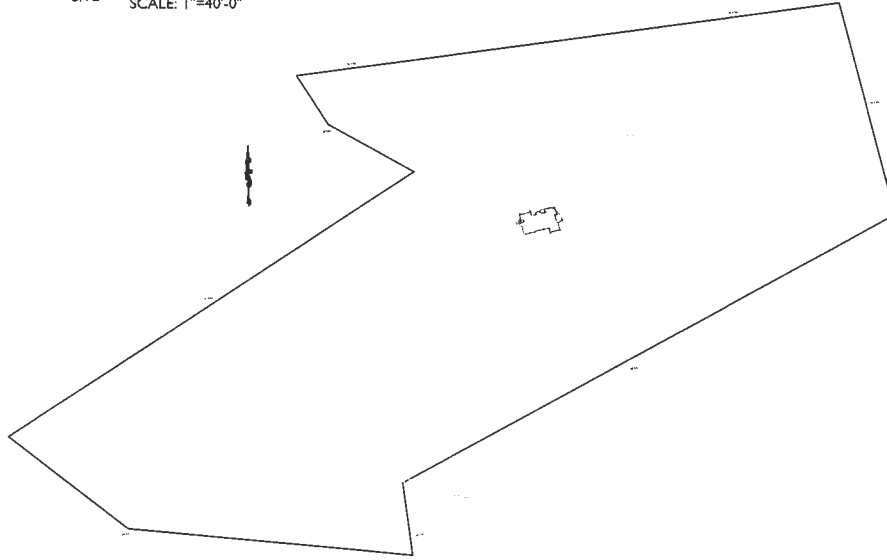
STORM WATER MANAGEMENT

Green Roofs A1	Permeable Pavements A2	Reinforced Turf A3	Disconnection of Rooftop Runoff N1	Disconnection of Non Rooftop Runoff N2
<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No		<input type="radio"/> Yes <input type="radio"/> No
Sheetflow to Conservation Areas N3	Rainwater Harvesting M1	Submerged Gravel Wetlands M2	Landscape Infiltration M3	Infiltration Berms M4
<input type="radio"/> Yes <input type="radio"/> No				
Dry Wells M5	Micro Bioretention M6	Rain Gardens M7	Swales M8	Enhanced Filters M9

PSWM Certification Received in CID on

Submit **Cancel**

1
SITE
SCALE: 1"=40'-0"



13464 Clarksville Pike
Highland, MD 20777
301-776-2666

info@TransformingArchitecture.com
www.TransformingArchitecture.com

THE DERENICK RESIDENCE
13464 Clarksville Pike, Highland, MD 20777

SITE

DATE: 12-18-2023 PROJECT: 22-717



Transforming Architecture LLC
13464 Clarksville Pike, Highland, MD 21029
p. 301-776-2666
www.TransformingArchitecture.com
info@TransformingArchitecture.com

December 18, 2023

Lisa Logan-Roussell
Department of Inspections, Licenses & Permits
3430 Courthouse Drive
Ellicott City, MD 21043

RE: Description of Single Family Dwelling addition and interior alteration of Building Permit
B23004826

Dear Ms. Logan-Roussell,

We are writing to update the description of work for Building Permit B23004826 to the following:

SFD/CONSTRUCT , 8'-9" X 2'-6" SECOND FLOOR ADDITION, ADD 8'-6" X 13'-2" EAST COVERED PORCH WITH STEPS, ADD 8'-3" X 4'-7" WEST OPEN PORCH WITH STEPS. INTERIOR ALTERATIONS TO 1,225 SQFT FIRST FLOOR, KITCHEN REMODEL AND 254 SQFT SECOND FLOOR. REMOVE DECK AND CANTILEVERED BALCONIES.

Sincerely,

Karen Mosel, AIA

CEO

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Thursday, December 21, 2023 9:21 AM
To: 'INFO@TRANSFORMINGARCHITECTURE.COM'
Subject: B23004826_3660 Daisy Road

Hi Karen,

Good morning. I'm currently reviewing building permit # B23004826, and I had a question. The first floor demo plan (Page A102, Note #24) references a barn apartment. Could you provide simplified floor plans of the barn/apartment? Is the apartment connected to its own septic system, or to the main house septic system? Any information will help me determine Health Dept. requirements moving forward.

Thanks in advance,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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Oswald Jr, Woodin

From: Nicole Cruz <nicole@transformingarchitecture.com>
Sent: Thursday, December 21, 2023 1:33 PM
To: Oswald Jr, Woodin
Cc: Karen Mosel; D. Derenick; jncleck@gmail.com
Subject: Building Permit # B23004826 Daisy Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Afternoon, Hank,

I hope you are doing well! I'm responding on behalf of Karen in regard to Building Permit #B23004826 on Daisy Road. The property has a barn with conditioned space above that predates the house and current homeowners. The barn is on its own septic system and is not connected to the main house. The area of work is at the main house. If there are any additional questions or information that will help clarify things, I have CC'd the homeowners.

Warm Regards,

Nicole Cruz, Assoc. AIA, CAPS

Architectural Designer, Transforming Architecture
Certified Aging in Place Specialist

301-776-2666

www.TransformingArchitecture.com

[Houzz.com Profile](#)



Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Friday, December 22, 2023 11:03 AM
To: Silvast, Zackary
Cc: Williams, Jeffrey
Subject: RE: B23004826_3660 Daisy Road

Hey Zack,

I agree. I will conduct site visit when I get back in January.

Thanks,

Hank

From: Silvast, Zackary <zsilvast@howardcountymd.gov>
Sent: Friday, December 22, 2023 10:40 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: RE: B23004826_3660 Daisy Road

Hey Hank,

I have looked at the records & the building permit. I think it would be a good idea to make a site visit out here for a few reasons: 1.) The existing septic system for the house is from 1984 and consists of a drywell & a very small trench. [here we'd be looking to make sure there were no signs of failure, and if there are any cleanouts that may be observed] 2.) We have no information on the barn apartment: does it have its own tank & do they currently have tenants? 3.) Maybe a site sketch and walking around the barn to ascertain functionality and possibly location of this septic system would be beneficial for us. [even though it does not necessarily tie in with the BP, this may be our only chance for a longtime to unravel the unknown mysteries of this property]

SO in short, I would put this permit on hold & say that a site will be conducted in very early January 2024. Let me know if you agree or not with my assessment.

- ZS

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Friday, December 22, 2023 9:20 AM
To: Silvast, Zackary <zsilvast@howardcountymd.gov>
Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: B23004826_3660 Daisy Road

Hi Zack,

Good morning. I have this building permit involving a renovation with a small amount of increased living a space (8'- 9" x 2' - 6") to the 2nd floor. They are staying with 3 bedrooms (see attached floor plans). On the floor plan, there is a note mentioning a barn apartment. According to the architect, the barn predates the house, and has its own septic system. I've attached the only record that I could find for the property which is for the main house. Since the amount

of living space is less than 250, should we even address the barn apartment? I wouldn't think so given the amount of living space, and MDEs list that we follow, but I wanted to confirm.

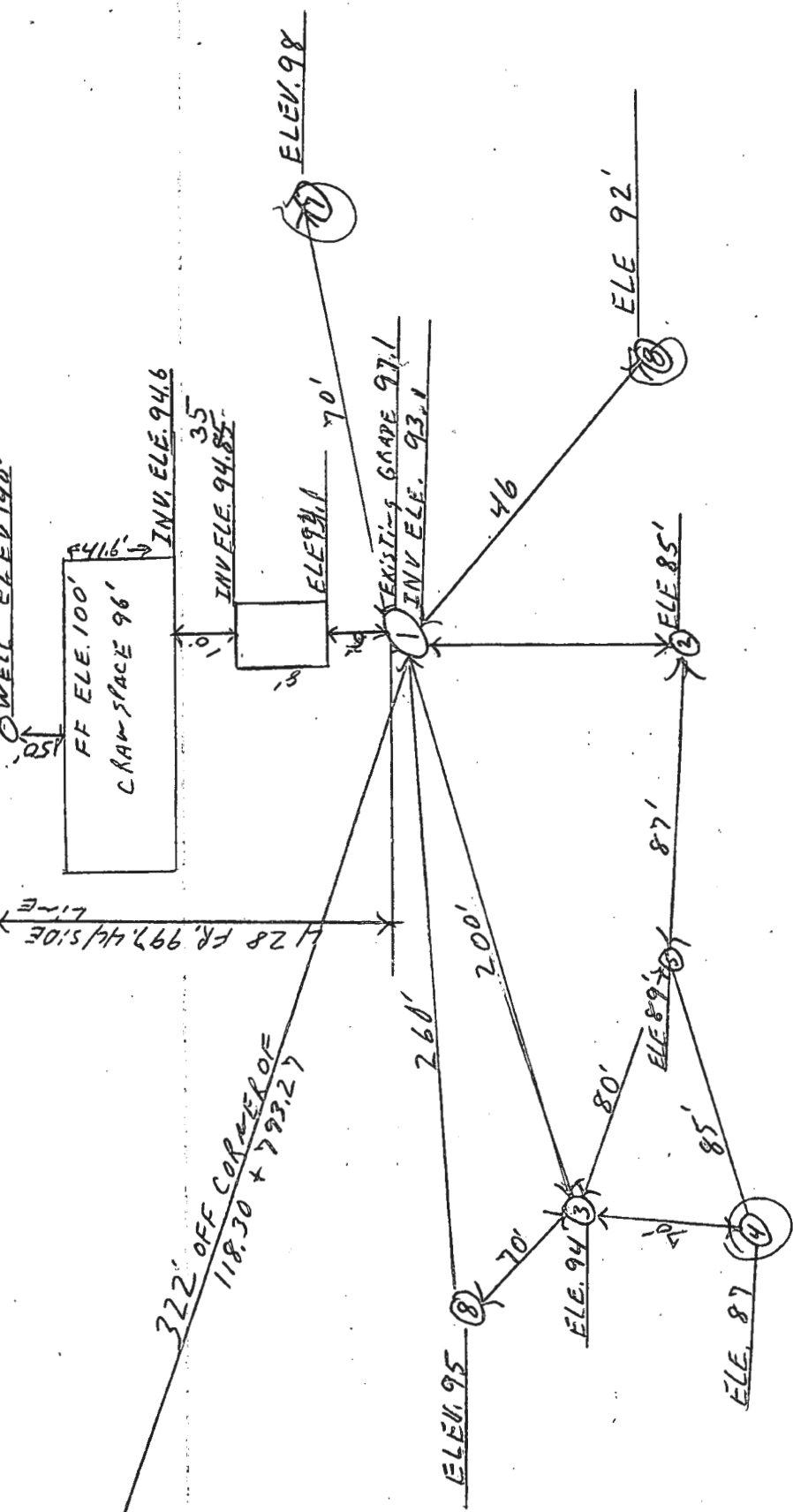
Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
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8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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WELL ELEV 142'



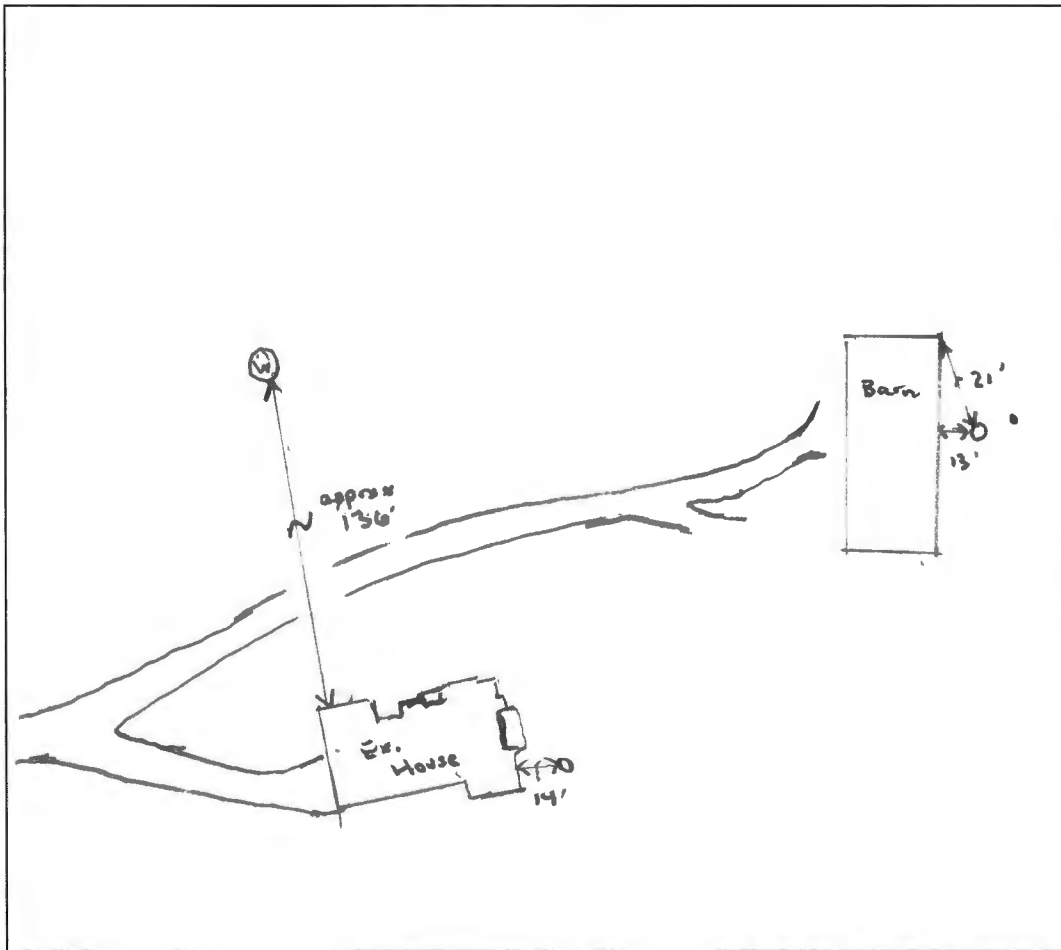
*Location marked
OK 3-24-80
D*

JON MILLER
3660 PAISY RD
WOODBINE MD 21797

SITE INSPECTION SHEET

OWNER: David Dergnick PHONE #: _____
ADDRESS: 3660 Daisy Road CONTRACTOR: _____
Woodbine, MD WELL TAG #: HO-73-3204
SUBDIVISION: _____ LOT: _____ COUNTY #: _____
PROPOSAL: Home renovations under B23004826

LOCATION DIAGRAM



COMMENTS: No issues observed with the well or septic
system. Owner states that he has the tank
pumped 1x year if he hasn't had any issues.

DATE: 1/2/24 INSPECTOR: Hank Oswald

SCOPE OF WORK

RENOVATE FIRST FLOOR AND SECOND FLOOR. REMOVE 10 SQFT ON FIRST FLOOR - EAST SIDE. REMOVE EXISTING 20 SQFT TO SECOND FLOOR TO ALIGN WITH FIRST FLOOR EXT. WALL - EAST SIDE. ADD 20 SQFT TO SECOND FLOOR - SOUTH SIDE. CONSTRUCT PORCH TO WEST SIDE OF HOUSE. CONSTRUCT 100 SQFT COVERED PORCH TO EAST SIDE OF HOUSE. REMOVE REAR DECK & CANTILEVERED BALCONIES.

EXISTING GROSS SQFT:
FIRST FLOOR - 1,927 SQFT
SECOND FLOOR - 1,400 SQFT
TOTAL - 3,327 SQFT
50% - 1,663 SQFT

WORK AFFECTED:
FIRST FLOOR - 1,235 SQFT
SECOND FLOOR - 754 SQFT
TOTAL - 1,989 SQFT

RESIDENTIAL NOTES & SPECIFICATIONS

GENERAL CONSTRUCTION NOTES

- THESE STRUCTURAL NOTES AND SPECIFICATIONS SHALL BE CONSIDERED PART OF THE FINAL 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.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSION ON DRAWINGS SHALL GOVERN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER/ARCHITECT BEFORE PROCEEDING WITH FABRICATION OF ASSEMBLIES.
- STEEL STAIRS, ROOF AND/OR FLOOR TRUSSES.
- WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
- PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES.
- ALL CLOSETS ARE TO HAVE THE SAME FINISH AS THE ADJOINING ROOM UNLESS OTHERWISE NOTED.
- PROVIDE HANDRAILS 34" ABOVE FINISH ON ALL STAIRS. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC. 30" OR MORE ABOVE GRADE OR FLOOR BELOW. GUARDS SHALL BE MINIMUM 42" HIGH AND HAVE CLOSURES PLACED TO PREVENT PASSAGE OF A 4" SPHERE.
- PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEAD AND CHASE. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE 1/2" GB DRAPETOPPING, NOT TO EXCEED 1600 SF.
- PROVIDE A MINIMUM 6'-8" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7-1/2" AND TREADS SHALL BE AT LEAST 10-1/2".
- MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.
- ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, DOOR FLAMES AND EXTERIOR WALLS.
- SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.
- SLOPE ALL EXTERIOR PLATFORMS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLANS.
- PROVIDE TERMITH PROTECTION INCLUDING SOIL TREATMENT BY LICENSED EXTERMINATOR.

SPECIFICATIONS - GENERAL CONDITIONS

- ALL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL ORDINANCES & BUILDING CODES APPLICABLE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO INTERNATIONAL RESIDENTIAL CODE - 2021.
- 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.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, EASEMENTS AND CONDITIONS BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.
- DESIGN STANDARDS
USE GROUP: RESIDENTIAL
CONST. TYPE: TWO STORY WOOD FRAME W/ CEILING STUCCO & SIDING.
1. DESIGN LOADS (IRC TABLE R-5)
WIND LOAD: 115 MPH
ROOF LIVE LOAD: 40 PSF
GROUND SNOW LOAD: 40 PSF
FLOOR LIVE LOAD (F.F.): 40 PSF
FLOOR LIVE LOAD (S.S.): 30 PSF
ATTIC LIVE LOAD (ATTIC): 20 PSF
GARAGE LIVE LOAD: 50 PSF
DEAD LOAD: 15 PSF
GUARD RAILS: 200 LBS. FORCE IN ANY DIRECTION
SOIL BEARING: ASSUMED 2,000 PSF
PROST LINE DEPTH - 30"
TERMITE: VERY HEAVY
RADON RESISTANT CONSTRUCTION REQD: YES

CONCRETE

- CONCRETE FOR THIS PROJECT SHALL BE NORMAL WEIGHT (145 PCF) AND CONCRETE WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 318-99.
- CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI
- ALL REINFORCING BAR SHALL BE GRADE 60 (FY=60,000 PSI)
- ALL INTERIOR CONCRETE SLABS SHALL BE 4" THICK AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH 4X4 - W1.4 X W1.4 W/MF AND BE POLURED OVER A SIX (6) MIL POLY VAPOR BARRIER OVER 4" POROUS GRANULAR FILL.
- ALL INTERIOR CONCRETE SLABS 30"-0" OR GREATER IN ANY DIMENSION SHALL HAVE CONTROL JOINTS.
- 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.
- WHERE PORCH (NOT MONOLITHICALLY POURED), PATIO OR OTHER CONCRETE FLAT WORK ADJUTS AN EXISTING CONCRETE SLAB PROVIDE A 1/2" ASPHALT IMPREGNATED FIBER BOARD EXPANSION JOINT.
- ALL REINFORCING SHALL CONFORM TO "SPECIFICATIONS FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT" (ASTM 1115-49). WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM A-185.
- 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.
- 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

- REMOVE ALL VEGETATION AND TOP SOIL CONTAINING ORGANIC MATERIALS FROM THE ENTIRE AREA TO BE COVERED BY THE BUILDING.
- 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 96% OF STANDARD PROCTOR DENSITY (ASTM-D-698) WITH A MOISTURE CONTACT AT OR SLIGHTLY ABOVE OPTIMUM.
- INSTALL FILL IN LOOSE LIFTS OF 8" THICK AND UNIFORMLY COMPACTED AS IN THE NOTE ABOVE.
- FILL MATERIALS SHALL BE VERY SANDY TO CLAYEY SAND WITH A PLASTICITY INDEX (PI) IF BETWEEN 2 AND 15.

FOUNDATION PERIMETER INSULATION

- INSTALL EXPANDED RIGID CLOSED CELL POLYSTYRENE FOAM BORDER FIB SPEC H44-542B. DENSITY 2.1 LBS PER CU. FT. "R" VALUE PER 1" THICKNESS - 5.41

STAIR DIMENSIONS:

MAX R: 7"
MIN T: 10"

SHEET INDEX

A-100 PROJECT NOTES & SCHEDULES	A-107 ROOF FRAMING PLAN & ROOF PLAN	A-300 BUILDING SECTION
A-101 FOUNDATION PLAN	A-200 HOUSE EXTERIOR ELEVATIONS	A-301 BUILDING SECTION CONT.
A-102 FIRST FLOOR DEMO PLAN	A-201 HOUSE EXTERIOR ELEVATIONS CONTINUED	A-303 INT. TRIM DETAIL
A-103 SECOND FLOOR DEMO PLAN	A-202 INTERIOR ELEVATIONS	A-304 PARTIAL BUILDING SECTIONS
A-104 FIRST FLOOR PLAN & DIAGRAM	A-203 INTERIOR ELEVATIONS CONT.	A-305 BUILDING SECTION
A-105 SECOND FLOOR PLAN & DIAGRAM		E-100 ELECTRICAL LAYOUT
A-106 FLOOR FRAMING PLANS		

MASONRY

- CONCRETE MASONRY UNITS SHALL MEET ASTM C-90 GRADE A, 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK TO BE 2000 PSI.
- CARE AND PROPER MEASURES SHALL BE EMPLOYED TO PREVENT ANY SUPER IMPOSED LOADS (I.E. WIND LOADS, SHOWING OR OTHER LATERAL FORCES) FROM BUILDING OR DISTORTING FINISHED MASONRY WALLS BY WAY OF SHORING, BRACING OR OTHER MEANS AS SITE REQUIRES.
- USE TYPE "M" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.
- USE TYPE "N" MORTAR FOR EXTERIOR, ABOVE GRADE LOAD BEARING OR NON-LOAD BEARING MASONRY WALLS AND FOR OTHER AREAS IF NOT OTHERWISE NOTED. EXCEPTION - MASONRY CONSTRUCTION REQUIRING HEAT RESISTANT MORTAR SHALL HAVE REFRACTORY AIR SETTING MORTAR.

WOOD FRAMING

- UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS TO BE CONSTRUCTED WITH 2X4 STUDS, 16" O.C., WITH DOUBLE TOP PLATE. MINIMUM 2X12 HEADERS/LINTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE 1/2" CDX PLYWOOD OR OSB.
- ALL FRAMING LUMBER SHALL BE SPF NO.1/NO.2 AND HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 875 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 1,400,000 PSI.
- ALL JOINTS AND JOISTS SHALL BE GLUED TO SUPPORTING BEAMS AND JOIST WITH PL-400 ADHESIVE AS MANUFACTURED BY "CONTECH" OR APPROVED EQUAL.
- JOIST WOOD BEAMS MADE OF TWO OR MORE MEMBERS SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED TOGETHER @ 12"
- ALL WOOD POSTS MADE UP OF MULTIPLE PIECES SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED @ 12" O.C. BOTH SIDES.
- DIRECTLY UNDER PARTITIONS WHICH RUN TO JOISTS (AND ARE OTHERWISE UNSUPPORTED) INSTALL DOUBLE JOISTS.
- ALL RAFTERS AND JOISTS SHALL HAVE WOOD OR METAL CROSSBRIDGING AT 8' O.C. OR AT CENTER OF SPAN WHICHEVER IS LESS.
- 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.
- MINIMUM BEARING FOR WOOD JOIST, RAFTERS AND BEAMS SHALL BE 3" ON WOOD AND 4" ON CONCRETE.
- INSTALL WOOD JOIST HANGER & WOOD BEAM HANGER CONNECTIONS AS FOLLOWS:
JOIST HANGER MIN. CAPACITY - 800#
BEAM HANGER MIN. CAPACITY - 3500#
- INSTALL MINIMUM DOUBLE STUDS AT JAMBS OF ALL OPENINGS IN WALLS OR AS SHOWN ON PLAN.
- ALL MANUFACTURED TRUSSES ARE TO BE IN ACCORDANCE WITH ASCE 7-95.
- FOUNDATION ANCHORAGE SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONT. FOUNDATIONS SHALL BE ANCHORED ACCORDING TO IRC R403.1.6.
- ALL SILL PLATES AND LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.

FINISHES

- ALL FINISHES SHALL BE CLASS C OR BETTER WITH A FLAME SPREAD OF 76-200 OR BETTER AND A SMOKE DEVELOPED INDEX OF 6-450.
- BUILDING THERMAL ENVELOPE: THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHOD BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CALKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
2. STEEL-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 JUNCTIONS.
12. OTHER SOURCES OF INFILTRATION.

AIR LEAKAGE

- PREPARE/PRIPE ALL SURFACES FOR GOOD ADHESION OF AIR SEALING MATERIALS
- USE A BLOWER DOOR TO DIRECT & TEST AIR SEALING ACTIVITY. ALLOW FOR OWNER INSPECTION PRIOR TO COVERING SEALANTS WITH REMAINING MATERIALS

STRUCTURAL SHEATHING SHALL BE TAPED WITH 3M 8067 OR HUBER ZIP TAPE. SEAL SHEATHING TO FOUNDATION WITH PROSOCC R-GUARD JOINT & SEAM FILLER. OR HUBER ZIP LIQUID FLAS

USE A BLOWER DOOR TO DIRECT & TEST AIR SEALING ACTIVITY. ALLOW FOR OWNER INSPECTION PRIOR TO COVERING SEALANTS WITH REMAINING MATERIALS

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	CEILING	TRIM	REMARKS
UTILITY CLOSET		T1	X	X	
LAUNDRY		T1	X	X	
HALL		T1	X	X	
POWDER		T1	X	X	
READING ROOM	X	X	X	X	
DINING	X	X	X	X	
KITCHEN	X	X	X	X	
LIVING ROOM	X	X	X	X	
GARAGE	X	X	X	X	SAND & REPAINT POLE
HEARTH		T7	X	X	
EXT. PORCHES	X	X	X	X	SEE EXT. ELEV.
OWNER'S BED	X	T6	X	X	
OWNER'S BATH	X	T6	X	X	
OWNER'S W.I.C	X	T6	X	X	
CLOFFICE/HALL CLOSET	X	T6	X	X	
BEDROOM 1	X	T6	X	X	
BEDROOM 1 OFFICE	X	T6	X	X	
BEDROOM 2	X	T6	X	X	
HALL BATH	X	T6	X	X	
HALL	X	T6	X	X	

HOUSE DOOR SCHEDULE

NO.	SIZE	INT/EXT	SADDLE	LABEL	REMARKS
100	3/0x6/8	EXT	YES	D2	SINGLE DOOR - FULL GLASS
101	3/0x6/8	INT	NO	D4	SINGLE DOOR - DUTCH DOOR
102	2/6x6/8	INT	NO	D4	SINGLE DOOR
103	2/10x6/8 ±	INT	NO	D4	SINGLE DOOR - VIF OPENING
104	3/0x6/8	EXT	YES	D1	SINGLE DOOR
105	3/10x6/8	INT	NO	D5	SINGLE BARN DOOR W/ TRACK AND HANGER
106	3/0x6/8	EXT	YES	D3	SINGLE DOOR - FULL GLASS
107	3/0x6/8	EXT	YES	D7	SINGLE DOOR - HALF GLASS
108	8/0x7/0	EXT	NO	D8	FOUR PANEL OVERHEAD SECTIONAL DOOR
200	3/0x6/8	INT	NO	D4	SINGLE DOOR
201	2/0x6/8	INT	NO	D4	SINGLE DOOR - STONE THRESHOLD, SEE SCHEDULE
202	2/8x7/0	INT	NO	D5	SINGLE BARN DOOR W/ TRACK & HANGER, OPENING 2/0X6/8
203	(2)3/0x6/4	INT	NO	D4	DOUBLE DOOR - VIF OPENING
204	(2)3/0x6/4	INT	NO	D4	DOUBLE DOOR - VIF OPENING
205	2/0x6/8	INT	NO	D4	SINGLE DOOR - STONE THRESHOLD, SEE SCHEDULE
206	3/0x6/8	INT	NO	D4	SINGLE DOOR
207	(2)2/0x6/8	INT	NO	D4	DOUBLE DOOR
208	2/6x6/8	INT	NO	D4	SINGLE DOOR - VIF OPENING
209	(2)2/6x6/4	INT	NO	D4	DOUBLE DOOR

INTERIOR WOOD FINISHES

- WOOD: STUCCO
- RED OAK, MINWAX "GOLDEN OAK" (S)RAL SATIN SHEEN CLEAR NON-YELLOWING FINISH.
- POUR WALL CARE
- RED OAK, MINWAX "GOLDEN OAK" (S)RAL SATIN SHEEN CLEAR NON-YELLOWING FINISH.
- STAR HAND RAILE
- RED OAK, MINWAX "GOLDEN OAK" (S)RAL SATIN SHEEN CLEAR NON-YELLOWING FINISH.
- 2ND FLOOR FLOORING SHEETS
- RED OAK, MINWAX "GOLDEN OAK" (S)RAL SATIN SHEEN CLEAR NON-YELLOWING FINISH.
- ROSE & BEAM COVERIS
- CLEAR VERTICAL GRAN DOUGLAS FR. SATIN SHEEN CLEAR NON-YELLOWING FINISH.
- BASEBOARD, STAR SHORT BEARING, #10 DOOR CASING
- PAINTED WOOD, NO PRESER JOINTS (IN THE TRACK OF BOARD).
- HARDWOOD FLOORING
- SELECT RED OAK STRIP FLOORING) 1/2" MATCH EXISTING LENGTH RANGE AND WIDTH.
- FINISH: NON-YELLOWING SATIN CLEAR COAT.
- THREE COATS OF BONA TRAFFIC WATERBORNE FINISH.

CONTRACTOR NOTE: The barn will be in use by the Owner & will need to remain accessible at all times. One well and pressure tank supplies the entire property including the main house, barn, & two livestock waterers. Use of well water by the contractor is limited to 200 gallons per day. Shutdowns of water supply require coordination with the Owner and at least 72 hours notice.

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 2.0E LVL
OPENINGS GREATER THAN 6' UP TO 8'	(2) 1.75 x 11.875 2.0E LVL
OPENINGS GREATER THAN TO 8' SEE FRAMING PLAN	

WINDOW SCHEDULE

TYPE	MAT.	SIZE	OPERATION	REMARKS
A	FIBERGLASS	2/4x3/0	CASEMENT	ELEVATE NARROW FRAME CASEMENT
A2	FIBERGLASS	(2)2/4x3/0	CASEMENT	ELEVATE NARROW FRAME CASEMENT
B	FIBERGLASS	2/0x3/4	CASEMENT	ELEVATE NARROW FRAME CASEMENT
C	FIBERGLASS	3/0x4/0	CASEMENT	ELEVATE NARROW FRAME CASEMENT
D	FIBERGLASS	2/4x4/0	CASEMENT	ELEVATE NARROW FRAME CASEMENT
D2	FIBERGLASS	(2)2/4x4/0	CASEMENT	ELEVATE NARROW FRAME CASEMENT
D3	FIBERGLASS	(3)2/4x4/0	CASEMENT	ELEVATE NARROW FRAME CASEMENT
E	FIBERGLASS	2/4x3/4	FIXED	ELEVATE DIRECT GLAZE RECTANGLE
E2	FIBERGLASS	(2)2/4x3/4	CASEMENT	ELEVATE NARROW FRAME CASEMENT
F	FIBERGLASS	(2)2/4x3/4	CASEMENT	ELEVATE NARROW FRAME CASEMENT
F2	FIBERGLASS	(3)2/4x3/4	CASEMENT	ELEVATE NARROW FRAME CASEMENT
G	FIBERGLASS	3/0x3/4	FIXED	ELEVATE DIRECT GLAZE RECTANGLE
H	FIBERGLASS	2/4x2/8	CASEMENT	ELEVATE NARROW FRAME CASEMENT
H3	FIBERGLASS	(2)2/4x2/8	CASEMENT	ELEVATE NARROW FRAME CASEMENT
K	FIBERGLASS	WIDTH MATCH TYPE "G". HT. SEE ELEV.	FIXED	ELEVATE DIRECT GLAZE TRAPEZOID
L	CLAD	1/10x5/10	SKYLIGHT	VELUX FIXED PIGMENTED (FCH) - CLEAR GLASS, VELUX FLASHING FOR WARRANTY.

MIN. DUAL PANE, LOW-E & ARGON GAS FILLED. MAX. U = .31
EGRESS AS NEC. PER CODE
TEMPER WINDOW AS NEC.
SEE ELEVATIONS & PLAN FOR WINDOW OPERATION
TOP OF WINDOWS TO BE 6'-10" U.N.O.
GROUP OF WINDOWS TO BE MULLED IN FACTORY
NO GRILLES
OBSCURE GLASS FOR BATHROOM WINDOWS
FRAMING ALLOW FOR SLOPED SILL PAN FLASHING

FINISH

	EXT	INT	HARDWARE	SCREEN FRAME
ELEVATE	BRONZE	DESIGNER BLACK	MATTE BLACK	EBONY
SKYLIGHT	GRAY	N/A	N/A	N/A

TILE SCHEDULE

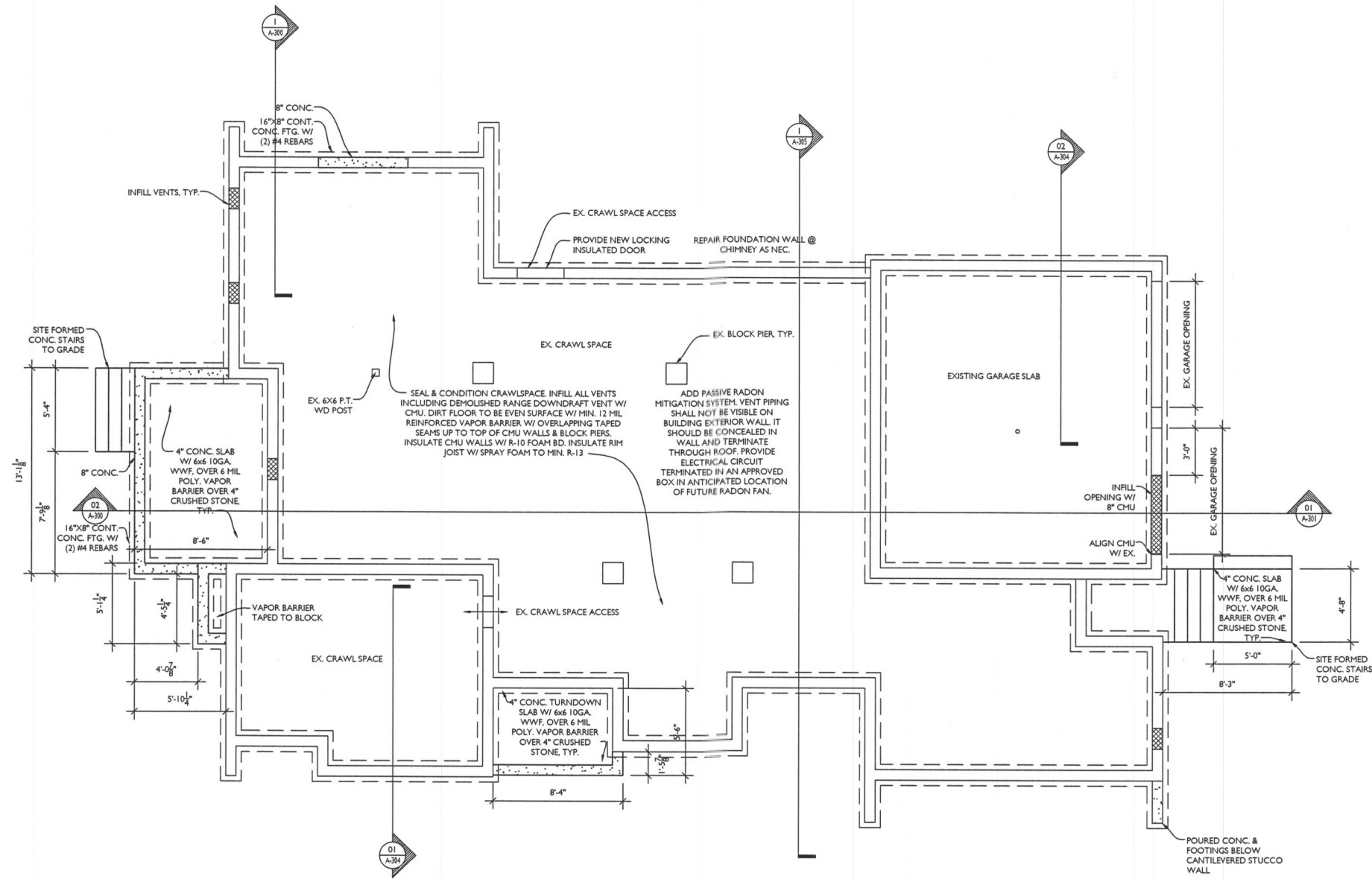
TYPE	LOCATION	MFR	PRODUCT LINE	COLOR/SHEEN	SHAPE/SIZE	GROUT & SEALANT COLOR	REMARKS	QTY
T1	1ST FLOOR TILE	Cosentino	Basalt		12x12	Maple #36 Pewter	3/16" grout joint stacked on offset	
T2	2ND FL HALL BATH WALL TILE	Daltile	Color Wheel Classic	0790 Arctic White "Cloud"	3x6 field field over base 3x6 bullnose	Maple #36 Awaniche	1/16" grout joint 90% offset pattern	
T3	2ND FL HALL BATH FLOOR TILE	Daltile	Keytones	D152 Mint Ice	2" Hexagon Mosaic	Maple #36 Awaniche	sheet mounted	
T4	OWNER BATH WALL TILE	Daltile	Color Wheel Linear	0790 Arctic White "Mist"	4x12 field 4x12 over base 4x12 bullnose	Maple #36 Awaniche	1/16" grout joint 33% offset pattern	
T5	OWNER BATH PARTITION WALL TILE	Daltile	Remedy Glazed Porcelain	R022 Hydro	2-1/4" x 8-1/2" wall tile	Maple #36 Awaniche	1/16" grout joint herringbone pattern	
T6	OWNER BATH FLOOR TILE	Daltile	Vintage Hex	VH06 Walden White mosaic	1.5" hexagon mosaic	Maple #36 Awaniche	sheet mounted	
T7	FIREFLACE HEARTH FLOOR TILE	Daltile	Diprarty	DR08 Superior "Rape Marble"Unpolished"	24x24 large format 4" width	Maple #65 Warm Gray	1/8" grout joint 3/8" x 3/8" tile set stacked side-by-side	
T8	2ND FL THRESHOLD	Daltile	Thresholds	M429 Thassos White	36 in. Double Bevel 4" width	Maple #36 Awaniche	cut to length as needed.	
T9	OWNER SHOWER LEDGES & CURBS	Daltile	Thresholds	M429 Thassos White	36 in. Double Bevel 4" width	Maple #36 Awaniche	cut to length/width as needed.	

GROUT MAPLE "WARM GRAY" COLOR AS SPECIFIED
SEALANT FOR INSIDE TUB/SHOWER/TILE CORNERS: MAPLE "KERACALK 5" COLOR AS SPECIFIED
FIRST FLOOR TILE-HARDWOOD FLOOR JOINTS: MAPLE "KERACALK 5" COLOR AS SPECIFIED
SEALANT WHERE NEEDED FOR SHOWER/TUB PLUMBING TRIM: CLR WATER CLEAR SILICONE SEALANT

DOOR & HARDWARE SCHEDULE

TYPE	DOOR	HARDWARE
D1	MANUFACTURER: SIMPSON STYLE: 49918 "CONTEMPORARY" MATERIAL: F91 STICKING PROFILE: RAISED L Moulding FINISH: EXTERIOR GRADE NON-YELLOWING SATIN CLEAR COAT (CONTRACTOR)	SALVAGE AND REUSE EXISTING POLISHED CHROME TRIM AND MORTISE HARDWARE DOOR HINGES: NEW BALL BEARING, POLISHED CHROME
D2	MANUFACTURER: PROVIA HERITAGE SMOOTH FIBERGLASS, STYLE 406, INSWING EXTERIOR FINISH: "RUSTIC BRONZE" FACTORY PAINT INTERIOR FINISH: "COAL BLACK" FACTORY PAINT GLASS: COMFORTTECH DLA-LV, CLEAR FRAME: COMPOSITE THRESHOLD: MILL FINISH	POLISHED CHROME ENTRY LEVER SET, BALDWIN EN.SQU.CSR.260 POLISHED CHROME DEADBOLT, BALDWIN SC.OSD.260 LOCKS KEYED TO: BALDWIN 70342 DOOR HINGES: PROVIA BALL BEARING, BLACK
D3	MANUFACTURER: PROVIA HERITAGE SMOOTH FIBERGLASS, STYLE 406, OUTSWING EXTERIOR FINISH: "RUSTIC BRONZE" FACTORY PAINT INTERIOR FINISH: "COAL BLACK" FACTORY PAINT GLASS: COMFORTTECH DLA-LV, CLEAR FRAME: COMPOSITE THRESHOLD: MILL FINISH	POLISHED CHROME ENTRY LEVER SET, BALDWIN EN.SQU.CSR.260 POLISHED CHROME DEADBOLT, BALDWIN SC.OSD.260 LOCKS KEYED TO: BALDWIN 70342 DOOR HINGES: PROVIA BALL BEARING, AGED BRONZE
D4	MANUFACTURER: UNSPECIFIED DOUGLAS FIR, TWO-PANEL, FLAT PANEL WITH SQUARE/SHAKER STICKING FINISH: NON-YELLOWING SATIN CLEAR COAT (CONTRACTOR)	POLISHED CHROME PRIVACY LEVER SET (BED/BATH); BALDWIN PV.SQU.CSR.260 POLISHED CHROME DUMMY LEVER RIGHT (DOUBLE CLOSET); BALDWIN HD.SQU.L.CSR.260 DOUBLE CLOSET DOOR CATCHES: CONCEALED MAGNETIC POLISHED CHROME PASSAGE LEVER SET (OTHER); BALDWIN PS.SQU.CSR.260 ALL INTERIOR DOOR HINGES: POLISHED CHROME
D5	MANUFACTURER: TRUSTILE "TRUCK" DOUGLAS FIR FINISH: NON-YELLOWING SATIN CLEAR COAT (CONTRACTOR)	OSCI BARN DOOR HARDWARE AND HANDLES (CONTRACTOR TO PROVIDE SOLID BLOCKING BEHIND GYP. BD. FOR MOUNTING TRACK)
D7	MANUFACTURER: PROVIA HERITAGE SMOOTH FIBERGLASS, STYLE 430-F EXTERIOR FINISH: "RUSTIC BRONZE" FACTORY PAINT INTERIOR FINISH: "COAL BLACK" FACTORY PAINT GLASS: COMFORTTECH DLA-LV, CLEAR FRAME: COMPOSITE THRESHOLD: MILL FINISH	POLISHED CHROME ENTRY LEVER SET, BALDWIN EN.SQU.CSR.260 POLISHED CHROME DEADBOLT, BALDWIN SC.OSD.260 LOCKS KEYED TO: BALDWIN 70342 DOOR HINGES: PROVIA BALL BEARING, BLACK
D8	MANUFACTURER: CLOPAY STYLE: MODERN STEEL, MODEL 9008 FINISH: COLORBLAST FACTORY PA	

LINE TYPE KEY:
 NEW WALL [Solid Line]
 EXIST. WALL [Dashed Line]
 ABOVE LINE [Line with dashes above]
 FDN. WALL [Line with dashes below]



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Karen
 Mosel, AIA
 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 10-22-2025.

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PROJECT PHASE
PERMIT

PROJECT TITLE
THE DERENICK RESIDENCE
 3660 Daisy Rd,
 Woodbine, MD 21797

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 22-717
 DATE 12/12/2023
 SCALE AS NOTED

DRAWING TITLE
FOUND. PLAN

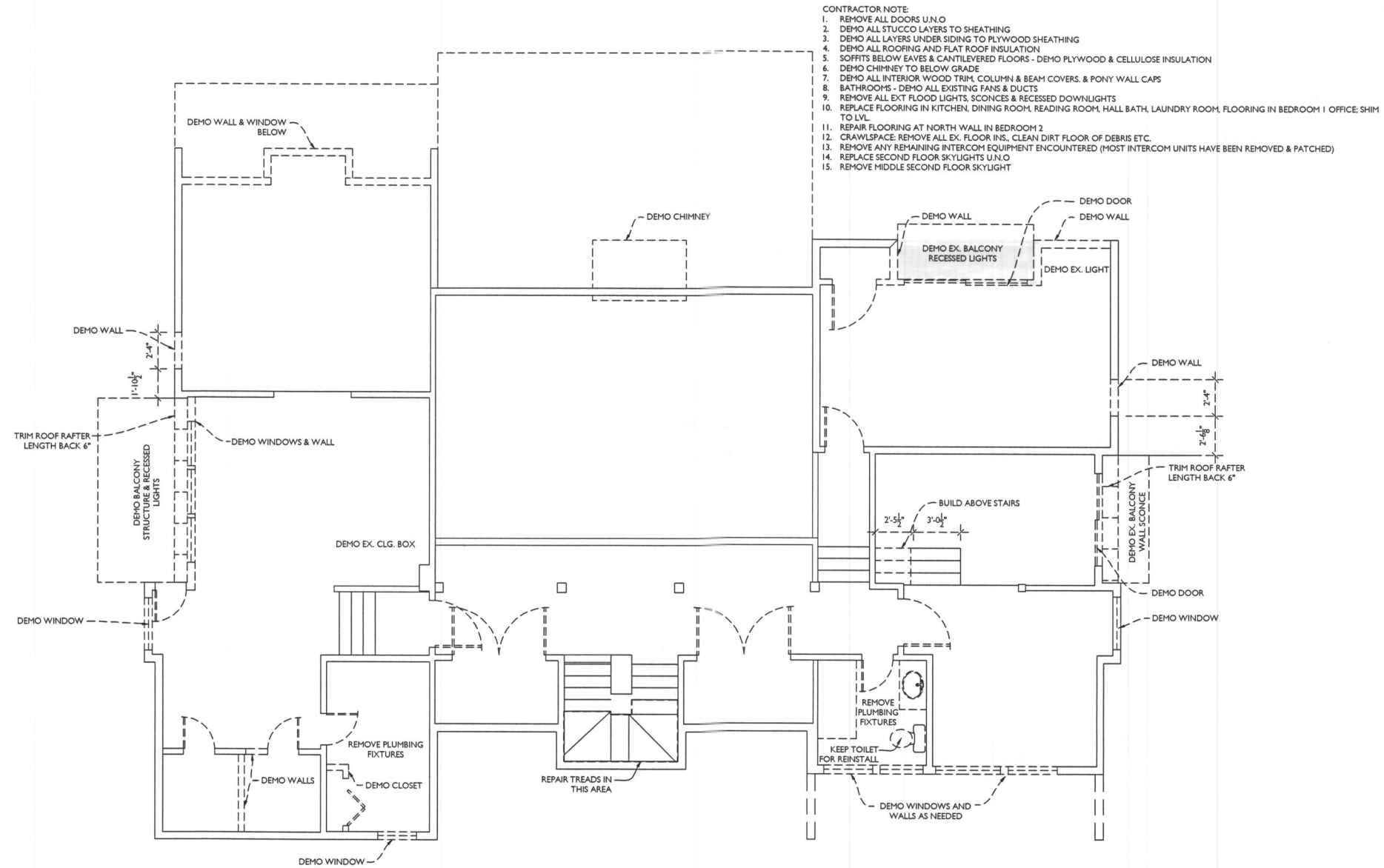
SHEET NUMBER
A-101

LINE TYPE KEY:

NEW WALL	
EXIST. WALL	
ABOVE LINE	
FDN. WALL	
DEMO WALL	

POURED CONC.

CMU



- CONTRACTOR NOTE:
1. REMOVE ALL DOORS U.N.O
 2. DEMO ALL STUCCO LAYERS TO SHEATHING
 3. DEMO ALL LAYERS UNDER SIDING TO PLYWOOD SHEATHING
 4. DEMO ALL ROOFING AND FLAT ROOF INSULATION
 5. SOFFITS BELOW EAVES & CANTILEVERED FLOORS - DEMO PLYWOOD & CELLULOSE INSULATION
 6. DEMO CHIMNEY TO BELOW GRADE
 7. DEMO ALL INTERIOR WOOD TRIM, COLUMN & BEAM COVERS, & PONY WALL CAPS
 8. BATHROOMS - DEMO ALL EXISTING FANS & DUCTS
 9. REMOVE ALL EXT FLOOD LIGHTS, SCONCES & RECESSED DOWNLIGHTS
 10. REPLACE FLOORING IN KITCHEN, DINING ROOM, READING ROOM, HALL BATH, LAUNDRY ROOM, FLOORING IN BEDROOM 1 OFFICE; SHIM TO LVL.
 11. REPAIR FLOORING AT NORTH WALL IN BEDROOM 2
 12. CRAWLSPACE: REMOVE ALL EX. FLOOR INS., CLEAN DIRT FLOOR OF DEBRIS ETC.
 13. REMOVE ANY REMAINING INTERCOM EQUIPMENT ENCOUNTERED (MOST INTERCOM UNITS HAVE BEEN REMOVED & PATCHED)
 14. REPLACE SECOND FLOOR SKYLIGHTS U.N.O
 15. REMOVE MIDDLE SECOND FLOOR SKYLIGHT

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



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Karen Mosel, AIA
 ARCHITECT

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SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER: 22-717
 DATE: 12/12/2023
 SCALE: AS NOTED

DRAWING TITLE
SECOND FLOOR DEMO PLAN

SHEET NUMBER
A-103