



# 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: 3/9/17

Permit No.: B17000934

Applicant Name: Gregory W Jordan

Building Address: 14526 MacClintock Drive  
 City: Glenwood State: MD Zip Code: 21738  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: 0000  
 Section: 6 Area: \_\_\_\_\_ Lot: 33  
 Tax Map: 0021 Parcel: 0104 Grid: 0004  
 Zoning: RR-DEO Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Property Owner's Name: Johanna M Renshaw  
 Address: 14526 MacClintock Drive  
 City: Glenwood State: MD Zip Code: 21738  
 Phone: 410-489-5273 Fax: \_\_\_\_\_  
 Email: renshaw@skycomp.com

Existing Use: Single family residential  
 Proposed Use: single family residential  
 Estimated Construction Cost: \$ 234,000  
 Description of Work: 747 sq addition w full bsmt  
kitchen remodel bedroom  
re roof + reside existing

Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: same as above  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Occupant/Tenant Name: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Contractor Company: Grosen Homes  
 Contact Person: Mike Grosen  
 Address: 3785 Shady Lane  
 City: Glenwood State: MD Zip Code: 21738  
 License No.: MHI 10364  
 Phone: 413-824-4175 Fax: \_\_\_\_\_  
 Email: mike@grosenhomes.com

Engineer/Architect Company: Fisher, Collins & Carter  
 Responsible Design Prof.: Earl Collins, P.E.  
 Address: 10272 Baltimore National Ave  
 City: Ellicott City State: MD Zip Code: 21042  
 Phone: 410.46.2965 Fax: \_\_\_\_\_  
 Email: rebel@fcc-eng.com

Commercial Building Characteristics	Residential Building Characteristics
Height: _____	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1 <sup>st</sup> floor: <u>2024</u> <u>2210</u>
Area of construction (sq. ft.): _____	2 <sup>nd</sup> floor: _____
Use group: _____	Basement: <u>254</u> <u>2210</u>
Construction type: _____	<input type="checkbox"/> Finished Basement
<input checked="" type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Slab on Grade
<input checked="" type="checkbox"/> Wood Frame	No. of Bedrooms: <u>4</u>
<input type="checkbox"/> State Certified Modular	<u>Multi-family Dwelling</u>
	No. of efficiency units: _____
	No. of 1 BR units: _____
	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: _____
<input checked="" type="checkbox"/> Roadside Tree Project Permit	<input type="checkbox"/> State Certified Modular
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Manufactured Home

Utilities	
Electric:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" 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:	<u>N/A</u>
Building Shell Permit Number:	<u>N/A</u>

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: Jeffrey Renshaw  
 Email Address: jrrenshaw@gmail.com  
 Title/Company: \_\_\_\_\_

Print Name: JEFFREY RENSHAW  
 Date: March 8, 2017

**RECEIVED**  
 MAR 09 2017

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
 \*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
 FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>3/24/17</u>	<u>H. DeLuca</u>

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

DPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St: _____
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Setback for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$ <u>25.00</u>
Permit Fee	\$ _____
Tech Fee	\$ _____
Excise Tax	\$ _____
PSFS	\$ _____
Guaranty Fund	\$ _____
Add'l per Fee	\$ _____
Total Fees	\$ _____
Sub-Total Paid	\$ _____
Balance Due	\$ _____
Check #	<u>1455</u>

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

Operations\Updated Forms\Building snlmp 09.13.2016.docx

# RENSHAW-JORDAN RESIDENCE

14526 MacClintock Drive  
Glenwood, MD 21738

## DESIGN TEAM

GENERAL CONTRACTOR

**CROSEN HOMES**  
3785 Shady Lane, Glenwood, MD 21738  
TEL: 410-489-5242

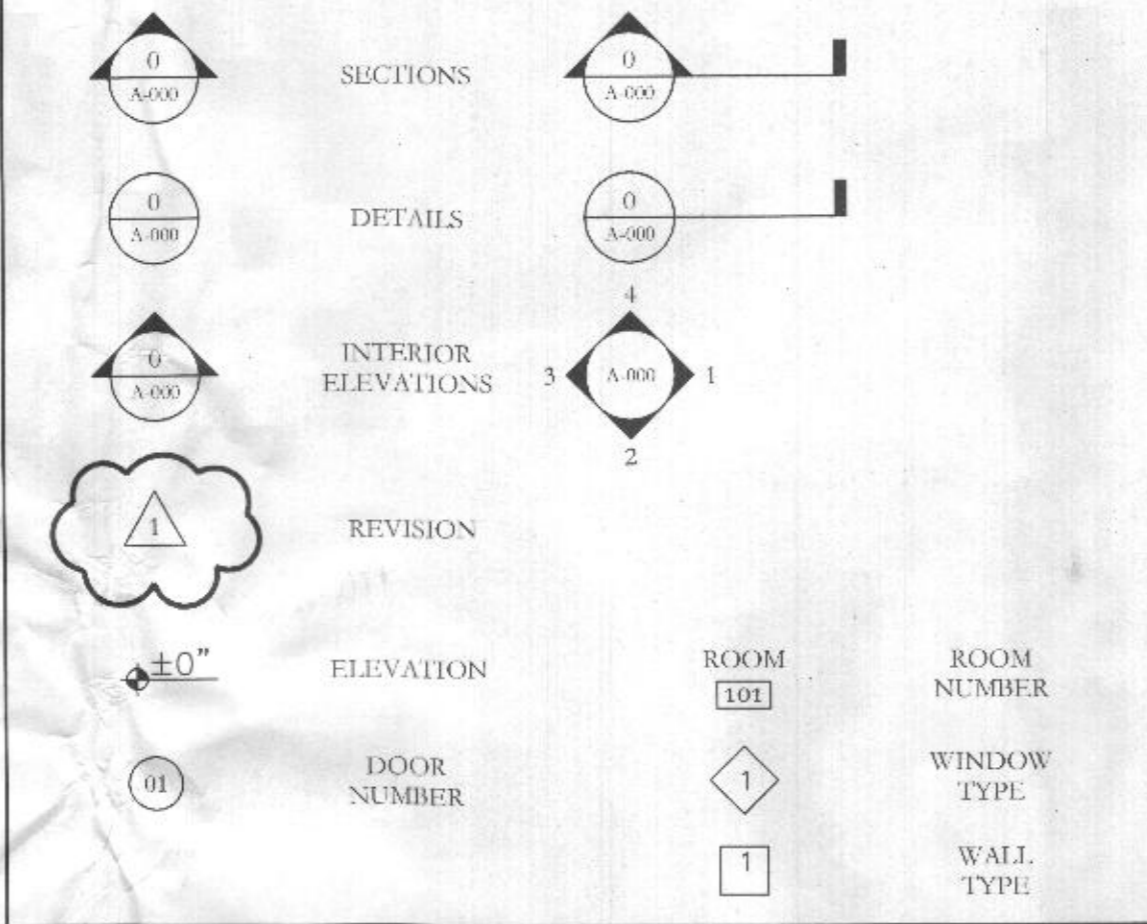
CIVIL ENGINEER

**FISHER, COLLINS & CARTER, Inc**  
Centennial Square Office Park, 10272 Balt National Pike, Ellicott City, MD 21042  
TEL: 410-461-2855

## STANDARD ABBREVIATIONS

ALLC.	AIR HANDLING UNIT	MAS.	MASONRY
ALLUM.	ALUMINUM	MAX.	MAXIMUM
APPROX.	APPROXIMATELY	MECH.	MECHANICAL
ARCH.	ARCHITECT	MET./MTL.	METAL
ASPH.	ASPHALT	MFR.	MANUFACTURER
BALC.	BALCONY	MIR.	MIRROR
BOJT.	BOTTOM	MISC.	MISCELLANEOUS
BRG.	BEARING	M.O.	MASONRY OPENING
BRK.	BRICK	MRBL.	MARBLE
		MTD.	MOUNTED
CAB.(S)	CABINET(S)	N.I.C.	NOT IN CONTRACT
CANT.	CANTILEVER	NO.	NUMBER
C.D.	CILING DIFFUSER	N.T.S.	NOT TO SCALE
C.L.	CENTER LINE	O.C.	ON CENTER
C.L.G.	CELLING	OPT.	OPTIONAL
C.L.O.	CLOSET		
CMU.	CONCRETE MASONRY UNIT	P.LAM.	PLASTIC LAMINATE
COL.	COLUMN	PERF.	PERFORATED
CONC.	CONCRETE	PL.	PLATE
COND.	CONDITION	PLAS.	PLASTIC
CONT.	CONTINUOUS	PLYWD.	PLYWOOD
C.J.	CONTROL JOINT	PRFAB.	PRE-FABRICATED(D)
OPT.	CARPET	PROJ.	PROJECTED
CASMENT.	CASIMENT	P.S.F.	POUNDS PER SQ. FOOT
CL.	CERAMIC TILE	P.S.I.	POUNDS PER SQ. INCH
		PTD.	PAINTED
		P.T.	PRESSURE TREATED
DET.	DETAIL	R/RAD.	RADIUS
DIM.	DIMENSION	R.	RISER
DN.	DOWN	R.A.G.	RETURN AIR GRILL
D.S.	DOWN SPOUT	R.D.	ROUND DUCT
DWG.(S)	DRAWING(S)	RECP.	RECEPTACLE
E.F.S.	EXTERIOR INSUL. FINISH SYSTEM	REF.	REFRIGERATOR
EL./ELEV.	ELEVATION	RLINE.	REINFORCED
ELEC.	ELECTRICAL	REQ'D.	REQUIRED
EPDM.	MEMBRANE ROOF	RM.	ROOM
EQ.	EQUAL	R.O.	ROUGH OPENING
EXIST.	EXISTING		
EXP.	EXPANSION	S.D.	SMOKE DETECTOR
E.J.	EXPANSION JOINT	STWR.	STOWER
EXT.	EXTERIOR	STL.	STEEL
		SUBFLR.	SUBFLOOR
		S.V.	SHEET VINYL
F.D.	FLOOR DRAIN		
EDN.	FOUNDATION	T&G.	TONGUE AND GROOVE
FF.	FINISH FLOOR	THLD.	THRESHOLD
FIN.	FINISH	T.P.D.	TOILET PAPER DISPENSER
FIX.	FIXTURE	TYP.	TYPICAL
FLEX.	FLEXIBLE		
F.L.	FLOOR	V.B.	VAPOR BARRIER
FLOOR.	FLOOR	VERT.	VERTICAL
FRT.	FRONT	V.F.	VERIFY IN FIELD
FTG.	FOOTING		
		W/.	WITH
GALV.	GALVANIZED	W.C.	WATER CLOSET
G.B.	GLASS BLOCK	WD.	WOOD
GFI.	GROUND FAULT INTERRUPTER	W.I.C.	WALK-IN CLOSET
GL.	GLASS/ GLAZING	WT.	WEIGHT
GUT.	GUTTER		
GWB.	GYP.SUM WALL BOARD		
GYP.	GYP.SUM BOARD		
GYP. BD.	GYP.SUM BOARD		
H.B.	HOSE BIBB		
HAND.	HANDICAP		
HDW.	HARDWARE		
HD.	HEAD		
H.M.	HOLLOW METAL		
HOR.	HORIZONTAL		
HT.	HEIGHT		
INCAND.	INCANDESCENT		
INCL.	INCLUDED(D)		
INSUL.	INSULATED(D)		
INT.	INTERIOR		
JMB.	JAMB		
JT.	JOINT		
LAM.	LAMINATE		
LAUND.	LAUNDRY		
LAV.	LAVATORY		
LOC.	LOCATION		
LVL.	LAMINATED BEAM (MICRO-LAM)		

## STANDARD SYMBOLS



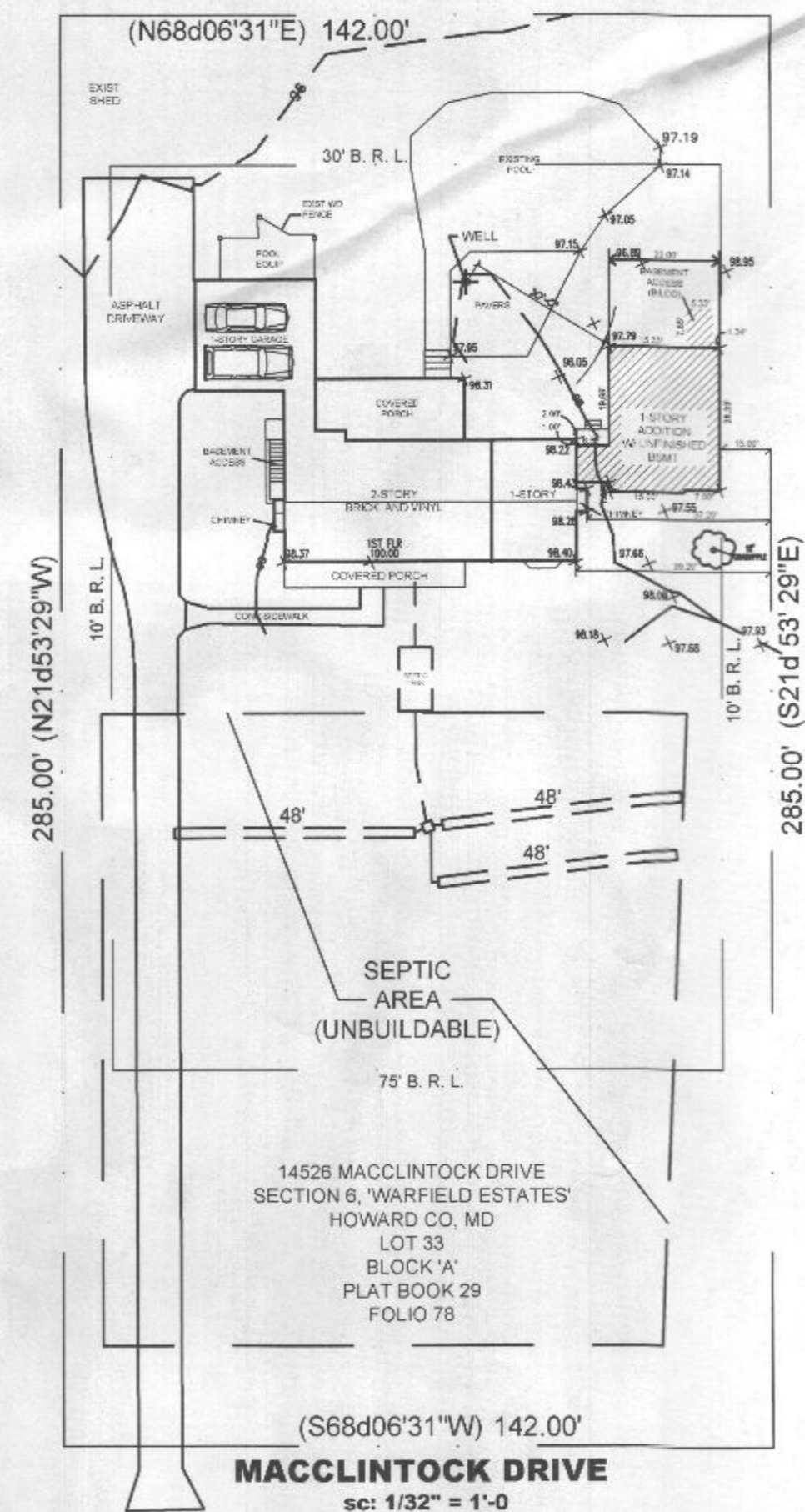
## DRAWING INDEX

G1.00	COVER SHEET
G1.01	GENERAL & STRUCTURAL NOTES
X1.00	EXISTING/ DEMO PLAN- LOWER LEVEL
X1.01	EXISTING/ DEMO PLAN- FIRST FLOOR
X1.02	EXISTING/ DEMO 2ND FLOOR PLAN
X1.03	EXISTING/ DEMO ROOF PLAN
A1.00	PROPOSED FOUNDATION PLAN
A1.01	PROPOSED 1ST FLOOR PLAN
A1.02	PROPOSED 2ND FLOOR PLAN
A1.03	PROPOSED ROOF PLAN
A2.01	EXISTING/ PROPOSED EXTERIOR ELEVATION- STREET SIDE
A2.02	EXISTING/ PROPOSED EXTERIOR ELEVATION- RIGHT SIDE
A2.03	EXISTING/ PROPOSED EXTERIOR ELEVATION- REAR
A2.04	EXISTING/ PROPOSED EXTERIOR ELEVATION- LEFT SIDE
A3.00	PROPOSED BLDG. & WALL SECTIONS / DOOR & WINDOW SCHEDULE

## CODE DATA

- GOVERNING CODES:
- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
  - 2009 INTERNATIONAL FUEL GAS CODE (NFPA 54)
  - 2015 INTERNATIONAL MECHANICAL CODE
  - 2009 NATIONAL STANDARD PLUMBING CODE ILLUSTRATED
  - 2015 LIFE SAFETY CODE
  - 2015 INTERNATIONAL ENERGY CONSERVATION CODE
  - 2014 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS (NECA 70)
  - ALL APPLICABLE LOCAL CODES

## VICINITY MAP



NOTE: SCHEMATIC-SEE ATTACHED SEALED CIVIL DRAWING

## PERMIT SET

DATE	SHEET NUMBER
MARCH 8, 2017	G1.00
DATE	REVISIONS

**RENSHAW-JORDAN RESIDENCE**  
14526 MacClintock Drive Glenwood, MD 21738

**STRUCTURAL NOTES:** (SEE DRAWINGS FOR ADDITIONAL STRUCTURAL DESIGN NOTES)

**DESIGN LOADS**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018, CURRENT HOWARD COUNTY BUILDING CODE
- DESIGN LIVE LOADS:
 

ROOF FLOORS	30 PSF MIN
LIVING SPACE	40 PSF
BEDROOMS	30 PSF
DECKS	40 PSF
BALCONIES	60 PSF
- WIND LOADS: LOADING IS BASED UPON THE FOLLOWING:
 

BASIC WIND SPEED	115 MPH (MAX)
	99 MPH (TYP)
EXPOSURE CATEGORY	B
IMPORTANCE FACTOR	1.0
BUILDING TYPE	ENCLOSED RIGID STRUCTURE
GROUND SNOW LOAD:	25PSF

**GENERAL NOTES**

- GENERAL CONTRACTOR (HEREAFTER REFERRED TO AS 'GC') SHALL VERIFY THAT EXISTING CONDITIONS & ASSOCIATED DIMENSIONS DEPICTED IN THE CONSTRUCTION DOCUMENTS (HEREAFTER REFERRED TO AS 'DRAWINGS') COMPLY WITH THE EXISTING WORK IN PLACE. REPORT ALL DISCREPANCIES/ADDITIONS/DELETIONS TO THE OWNER BEFORE BEGINNING WORK.
- GC IS RESPONSIBLE FOR ALL TEMPORARY EROSION CONTROL MEASURES REQUIRED BY CODES OR INDICATED IN THE CIVIL PLANS.
- GC IS RESPONSIBLE FOR PREVENTION OR DAILY CLEANUP OF ANY DIRT OR DEBRIS THAT MAY BE DEPOSITED ON THE FRONTAGE ROAD BY DAILY TRAFFIC TO AND FROM THE JOBSITE.
- ALL DETAILS ARE NOT SHOWN IN THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE GC TO OBTAIN DIRECTIONS OR DRAWINGS FROM THE OWNER BEFORE PROCEEDING WITH WORK IN THESE AREAS.
- SECTIONS & DETAILS SHOWN IN THE DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS. CONSULT OWNER AS REQUIRED.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON DRAWINGS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING SITE AND AREAS IMMEDIATELY ADJACENT, STRUCTURES/EXISTING CONDITIONS SCHEDULED TO REMAIN & OCCUPANTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, AND TEMPORARY BRACING. PROTECT EXISTING AND ADJACENT STRUCTURES DURING COURSE OF CONSTRUCTION. THESE MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR.
- SECTIONS & DETAILS SHOWN ON ANY DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
- ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
- ALL MODIFICATIONS TO WORK INDICATED IN THE DRAWINGS SHALL BE APPROVED IN ADVANCE BY OWNER.

**FOOTINGS**

- FOOTINGS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTRACTOR TO RETAIN THE SERVICES OF A GEO-TECHNICAL ENGINEER TO FIELD VERIFY MINIMUM ALLOWABLE BEARING CAPACITY OF THE SUBGRADE.
- PLACE FOOTINGS ON FIRM, DRY, NON-FROZEN SUBGRADE. REMOVE SOFT SOILS ENCOUNTERED DURING EXCAVATION FOR FOOTINGS. BACKFILL THESE EXCAVATIONS AND AREAS REQUIRING STRUCTURAL FILL WITH CLEAN, MOIST, GRANULAR SELECT BORROW (TYPE 'G', GRADE 'V' OR BETTER) IN ACCORDANCE WITH STANDARD SPECIFICATIONS PLACES IN 8" MAXIMUM LIFTS. COMPACT TO 98% MAX DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM-D1557). BACKFILL AND COMPACT EVENLY ON BOTH SIDES OF CRAILSPACE AND BASEMENT WALLS PRIOR TO FRAMING FIRST FLOOR. DO NOT BACK FILL BASEMENT WALLS UNTIL FIRST FLOOR FRAMING HAS BEEN COMPLETED.

**CONCRETE**

- COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 301 'SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS (LATEST EDITION).
- COMPRESSIVE STRENGTH:
 

FOOTINGS	3000 PSI
SLABS	4000 PSI
- AIR ENTRAINMENT: ASTM C260. AIR ENTRAIN ALL EXTERIOR CONCRETE.
- REINFORCING STEEL: ASTM A618, 60 KSI DEFORMED BARS.
- WELDED WIRE FABRIC: ASTM A185.
- CONCRETE DESIGN MIX: 8" SLAB = 4" 8" SLUMP FOR FOOTINGS = 3" JOINTS ON GROUND SUPPORTED SLABS IN A RECTANGULAR CONFIGURATION WITH THE LONGER SIDE NO MORE THAN 15X TIMES THE LENGTH OF THE SHORTER SIDE. 8" SPACE CONTROL JOINTS NO MORE THAN 10 FEET APART. DISCONTINUE WELDED WIRE FABRIC AT CONTROL JOINTS.
- SLAB ISOLATION JOINTS: PRE-MOLDED JOINT FILLER USE AROUND ALL PIERS AND AT FOUNDATION WALLS.
- TURN DOWN PERIMETER OF ALL SLABS ON GRADE TO 30" BELOW FINISHED GRADE.
- VAPOR RETARDER: UNLESS NOTED OTHERWISE, PROVIDE 10 MIL VAPOR BARRIER DIRECTLY UNDER SLAB COMPLYING WITH ASTM E-1145 CLASS A PLACED OVER A MINIMUM 4" THICK CONSOLIDATED LAYER OF GRANULAR FILL (51" STONE UNLESS OTHERWISE NOTED). PLACE, PROTECT AND REPAIR SHEET VAPOR RETARDER ACCORDING TO ASTM E-1643 AND MANUFACTURER'S INSTRUCTIONS. LAP JOINTS 6" AND SEAL WITH RECOMMENDED TAPE.

**CONCRETE MASONRY**

- COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 530J (LATEST EDITION).
- HOLLOW LOAD BEARING: ASTM C90 GRADE N, TYPE 1 UNITS.
- COMPRESSIVE STRENGTH: Fm = 1500 PSI MINIMUM.
- MORTAR: ASTM C270, TYPE S FOR FOUNDATION AND RETAINING WALLS. ASTM C910, TYPE N FOR ABOVE GRADE, LOW BEARING WALLS. PROVIDE FULLY BEDDED JOINTS.
- GROUT: ASTM C416 OR 3000 PSI CONCRETE WITH FEA GRAVEL PER CONCRETE SPECIFICATIONS.
- HORIZONTAL JOINT REINFORCING: ASTM A82, GALVANIZED. PROVIDE TRUSS DESIGN WITH 3/8" SIDE RODS AND 8 GAUGE CROSBY TIES. PROVIDE AT 16" O.C. UNDO. TERMINATE AT WALL CONTROL JOINTS.
- REINFORCING STEEL: ASTM A618, 60 KSI DEFORMED BARS.
- CONTROL JOINTS: PREFORMED NEOPRENE OR PVC.

**BRICK MASONRY**

**STRUCTURAL STEEL (AS APPLICABLE)**

- COMPLY WITH STEEL CONSTRUCTION (AISC) 'SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS' (LATEST EDITION).
- STRUCTURAL STEEL UP SHAPES: ASTM A992
- OTHER STRUCTURAL STEEL SHAPES: ASTM A36, UNO.
- STEEL BARS, ANGLES & PLATES: ASTM A36, UNO.
- ROUND PIPE: ASTM A53, TYPE E OR S
- SQUARE OR RECTANGULAR TUBING: ASTM A500, GRADE B
- FASTENERS: ASTM A325N
- ANCHOR BOLTS: ASTM A307
- PRIMER PAINT: FABRICATORS STANDARD RUST INHIBITING PRIMER.
- FULL DEPTH CONNECTIONS ARE TO BE USED ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS. BOLTS TO BE AT 3" O.C. VERTICAL. PROVIDE A MINIMUM 3/8" THICK FULL DEPTH THRU-PLATE FOR ALL PIPE AND TUBE COLUMN CONNECTIONS.
- DESIGN CONNECTIONS FOR THE MINIMUM SHEAR CAPACITIES NOTED IN THE ASIC BEAM TABLES OR FOR THE REACTIONS SHOWN ON THE DRAWINGS, WHICHEVER IS GREATER.
- GALVANIZE: ASTM A153 FOR SHAPES AND ASSEMBLIES. ASTM A153 FOR FASTENERS. USE GALVANIZED FASTENERS WHEN CONNECTING GALVANIZED MEMBERS. SEE PLAN FOR MEMBERS TO BE GALVANIZED.
- WELDS: COMPLY WITH AWS D1 'STRUCTURAL WELDING CODE'
- GROUT FOR BASE PLATES: NON-SHRINK, HIGH EARLY STRENGTH.
- PUNCH HOLES IN ALL STEEL BEAMS (BOTH FLANGES AND WEBS) FOR BOLTING OF WOOD BLOCKING (3/8" DIA HOLES AT 24" O.C. STAGGERED PLUS (2) AT 3" FROM EACH END).
- UNLESS NOTED OTHERWISE, PROVIDE A 4X4 PF 6X6 WOOD POST UNDER EACH END OF EACH STEEL BEAM (MATCH WALL THICKNESS). CONNECT STEEL TO POST WITH (2) 1/2" DIA BOLTS AND WELDED STEEL PLATES AS NECESSARY.
- SUBMIT STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

**WOOD FRAMING**

- COMPLY WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION' (LATEST EDITION).
- ANCHOR ALL WORK TO SUPPORTING FOUNDATION TO RESIST 15 LBS OF WIND UPLIFT.
- WOOD FRAMING: 1/2" S-P-F OR BETTER
- STRUCTURAL SHEATHING: GROUP 1 APA RATED SHEATHING. USE 3/4" NOMINAL THICKNESS FOR FLOOR, 1/2" FOR ROOFS, AND 1/2" FOR WALLS. UNO FOR FLOORS. USE TONGUE AND GROOVE PLYWOOD BLED AND NAILED. FOR RAFTERS, USE PLYWOOD CLIPS AT ALL UNSUPPORTED BUTT JOINTS.
- WOOD EXPOSED TO THE ENVIRONMENT, WOOD BOLTED TO CONCRETE OR MASONRY AND WOOD DESIGNATED 'TRTD' SHALL BE 2" SOUTHERN PINE OR BETTER. PRESURE TREATED WITH AMMONIACAL COPPER QUATERNARY AMMONIUM (ACQ) IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD C2, WITH A MINIMUM RETENTION OF 0.40 LBS PER CUBIC FOOT OF WOOD. THE MINIMUM DEPTH OF PENETRATION SHALL BE 25" OR 88% OF THE SAPWOOD.
- PROVIDE AIR-INFILTRATION BARRIER 'TYVEK' OR EQUIV. AT ALL EXTR WALLS. SEALER AT RNDIN. TAPE ALL BEAMS AND EXTR PENETRATION PERIMETERS.

**WOOD TRUSSES**

- COMPLY WITH TRUSS PLATE INSTITUTE (TPI) 'DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES' (LATEST EDITION)
- ROOF TRUSS LAYOUT SHOWN IS CONCEPTUAL AND MUST BE VERIFIED BY THE TRUSS MANUFACTURER AND SHOWN ON SHOP DRAWINGS FOR APPROVAL. ANY REVISIONS TO THE TRUSS LAYOUT MAY AFFECT OTHER FRAMING AND THEREFORE MUST BE APPROVED BY OWNER.
- CONNECTOR PLATES: ASTM A446, GRADE A, GALVANIZE PER ASTM A575 660.
- ALL TRUSSES SHALL BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY THE TRUSS MANUFACTURER. INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES BY TPI.
- CONTRACTOR TO SUBMIT SEALED SHOP DRAWINGS FOR ALL TRUSS TYPES FOR ENGINEER'S APPROVAL PRIOR TO MANUFACTURING.
- INSTALL ROOF SHEATHING ON ALL TRUSSES PRIOR TO INSTALLATION OF OVERFRAMING.
- EACH END OF EACH TRUSS SHALL BE ATTACHED TO SUPPORTING MEMBER WITH (4) 1/2" TOE NAILS PLUS GALVANIZED STEEL HURRICANE ANCHORS (8MP5CN 1-5-18 OR EQUIVALENT). USE TWO AT EACH END OF ALL GIRDER TRUSSES.
- PROVIDE MINIMUM OF (3) STUDS UNDER EACH END OF EACH GIRDER TRUSS UNLESS OTHERWISE NOTED.
- TRUSS MANUFACTURER TO PROVIDE ALL TRUSS TO TRUSS CONNECTORS
- ALL VERTICAL WEBS OF GABLE END TRUSSES TO BE BRACED TO FLOOR OR ROOF SO THAT THE MAXIMUM VERTICAL UNBRACED HEIGHT OF EACH WEB IS 4J-05.
- ROOF TRUSS MINIMUM DESIGN REQUIREMENTS:
 

TOP CHORD LIVE LOAD	30 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD LIVE LOAD	30 PSF (ATTICS)
BOTTOM CHORD DEAD LOAD	10 PSF
MAX TOTAL LOAD DEFLECTION	L/240
MAX LIVE LOAD DEFLECTION	L/360
- GENERAL CONTRACTOR TO COORDINATE MECHANICAL EQUIPMENT LOADS AND LOCATIONS WITH THE TRUSS MANUFACTURER AS REQUIRED.

**ENGINEERED JOIST**

- MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY TRUSS JOIST MACHILLAN, GEORGIA-PACIFIC OR EQUIVALENT.

**ENGINEERED BEAMS**

- MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY TRUSS JOIST MACHILLAN OR EQUIVALENT. MINIMUM DESIGN STRESSES: Fb: 2900 PSI, Fv: 285 PSI, E: 2,000,000 PSI.
- MANUFACTURER TO PROVIDE AND DESIGN ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS (UNO).
- ALL MULTI-PLY BEAMS SHALL BE BOLTED WITH 3/8" DIA. BOLTS AT 16" O.C. STAGGERED (UNO).
- ALL PSL'S EXPOSED TO THE ENVIRONMENT OR AS NOTED SHALL BE W/ULWAZONIZED TO THE APPROPRIATE LEVEL. CAP FLASH WHERE WATER WILL COME IN CONTACT WITH THE BEAM.

**FRAMING NOTES**

- NAIL IN ACCORDANCE WITH RECOMMENDED WOOD FASTENING SCHEDULE IN APPLICABLE BUILDING CODE (HIGH WIND REGION). PROVIDE BLOCKING, BRIDGING, AND BRACING PER SAME CODE. AT A MINIMUM, PROVIDE BRIDGING AT EACH END OF JOIST, AND ONE ROW OF SOLID BRIDGING AT MID-SPAN FOR JOISTS 10' OR GREATER IN SPAN. PROVIDE SOLID BRIDGING BELOW ALL INTERIOR BEARING PARTITIONS.
- WALL BRACING DESIGN INFO: COMPLY WITH PERMIT DRAWINGS AND ALL APPLICABLE CODES. DESIGN INFO: HOWARD COUNTY, MD, SEISMIC CATEGORY: B, WIND SPEED 95 MPH, METHOD 3 (WOOD SHEATHING / CONTIN W/ SHEATHING), METHOD 5 (GYP GRD)
- FASTENERS: JOIST HANGERS, HURRICANE CLIPS, POST BASES, AND OTHER FRAMING SPECIALTIES ARE TO BE AS MANUFACTURED BY 8MP5CN, USP OR EQUAL, AND ARE TO BE USED ONLY IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. ALL FASTENERS TO BE 16 GAUGE MINIMUM (UNO). PROVIDE HOT DIPPED GALVANIZED FINISH (UNO). PROVIDE HANGERS FOR ALL FLUSH FRAMED JOISTS.
- ALL COLUMNS IN INTERIOR WALLS TO BE (3) 2X4 (UNO). NAIL EACH FACE OF EACH STUD TO ADJACENT STUD WITH (2) 10D NAILS AT 65 O.C. NAIL SHEATHING TO EACH EDGE OF EACH PLY BUILT-UP COLUMN AT 65 O.C. VERTICALLY.
- ALL COLUMNS IN EXTERIOR WALLS TO BE (3) 2X6 (UNO). NAIL EACH FACE OF EACH STUD TO ADJACENT STUD WITH (2) 10D NAILS AT 65 O.C. NAIL SHEATHING TO EACH EDGE OF EACH PLY BUILT-UP COLUMN AT 65 O.C. VERTICALLY.
- PROVIDE DOUBLE JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST SPAN.
- PROVIDE DOUBLE JOIST AROUND ALL FLOOR AND ROOF OPENINGS (UNO).
- PROVIDE DOUBLE JOIST AROUND ALL FLOOR AND ROOF OPENINGS (UNO).
- ALL MULTI-PLY BEAM'S SHALL BE NAILED WITH 3 ROWS OF 10D NAILS AT 85 O.C. STAGGERED. BEAM'S LOADED ON ONE FACE ONLY SHALL BE BOLTED WITH 1/2" DIA. BOLTS AT 16U O.C. STAGGERED (UNO).
- ENTIRE LOWER ROOF IS TO BE SHEATHED PRIOR TO INSTALLING ANY OVER-FRAMING.
- ALL FLUSH FRAMED PSL BEAM TO PSL BEAM CONNECTIONS TO BE FASTENED WITH BEAM HANGERS. UNLESS A SPECIFIC CONNECTOR IS CALLED FOR LINTEL SCHEDULE (SUPPORTING ONE FLOOR OR ROOF) UNLESS OTHERWISE NOTED ON PLAN.

	ROUGH OPENING	LINTEL
2x6 WALLS	4'-0"	(2) 2x6 WITH 1 LAYER OF 1/2" PLYUD
	6'-0"	(2) 2x6 WITH 1 LAYER OF 1/2" PLYUD
	8'-0"	(2) 2x6 WITH 1 LAYER OF 1/2" PLYUD
2x4 WALLS	4'-0"	(2) 2x6 WITH 1 LAYERS OF 1/2" PLYUD
	6'-0"	(2) 2x6 WITH 1 LAYERS OF 1/2" PLYUD
	8'-0"	(2) 2x6 WITH 1 LAYERS OF 1/2" PLYUD

**GENERAL NOTES:**

- ENSURE COMPLIANCE WITH ALL LOCAL NOISE AND WORKDAY TIME RESTRICTIONS.
- MAINTAIN A NEAT AND WORKMANLIKE JOBSITE.
- ESTABLISH EROSION CONTROL AS REQUIRED BY THE GRADING PLAN, IF APPLICABLE.
- FOLLOW ALL LOCAL PARKING RESTRICTIONS.
- FURNISH & MAINTAIN A REMOVABLE DUMPSTER. SCHEDULE REMOVAL AT REGULAR INTERVALS.
- AT THE END OF EVERY WORKDAY COVER AND PROTECT ALL WORK EXPOSED TO THE ELEMENTS. DIRECT ALL PROTECTION RUNOFF TO GRADE AND ENSURE CONTROL BY SOIL-EROSION INSTALLATION.
- DISPOSE OF ALL BUILDING WASTE, UNO, OR AT THE REQUEST OF CLIENT.
- PROTECT ALL WORK-TO-REMAIN. PROVIDE STRINGENT DUST PROTECTION OF EXISTING WORK.
- VERIFY ALL FIELD-CONDITIONS & DIMENSIONS INDICATED IN THE DRAWINGS, AND NOTIFY OWNER PRIOR TO COMMENCING ANY WORK.

**CODE NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2018 EDITION, AS AMENDED BY HOWARD COUNTY EXECUTIVE REGULATION, AS WELL AS ALL NATIONAL AND LOCAL CODES GOVERNING THE PROPOSED WORK.
- PROVIDE SMOKE DETECTORS ON EACH LEVEL, IN EACH BEDROOM, AND OUTSIDE SLEEPING AREA. SMOKE DETECTORS SHALL BE HARD-WIRED WITH BATTERY BACKUP, AND SHALL BE INTERCONNECTED.

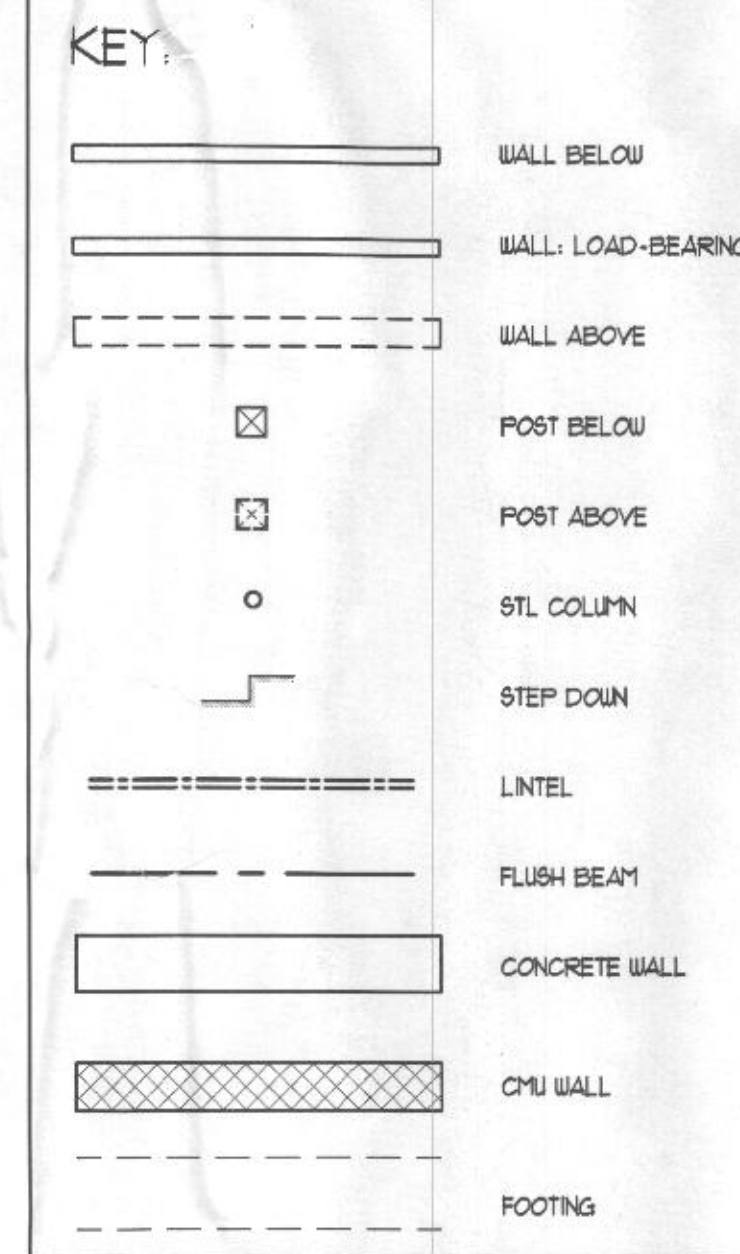
**ENERGY DESIGN:**

- U-FACTORS:
 

-MAX U-FACTOR AT EXTR WINDOWS/DOORS:	0.35
-MAX U-FACTOR AT SKYLIGHT:	0.55
- R-VALUES:
 

-ROOFS/CEILING:	R-49
-WALLS (WOOD FRAME):	R-13, OR 13.5
-FLOORS:	N/A
-BASEMENT WALLS:	N/A
-CRAILSPACE:	N/A
- THE THERMAL ENVELOPE AT NEW WORK SHALL BE DURABLY SEALED TO LIMIT INFILTRATION, AND SHALL ALLOW FOR EXPANSION/CONTRACTION.
- THE FOLLOWING SHALL BE SEALED WITH AN AIR-BARRIER:
  - JOINTS, SEAMS AND PENETRATIONS
  - ALL SEAMS AT WINDOW AND DOOR OPENINGS
  - UTILITY PENETRATIONS
  - GAPS AT RECESSED LIGHTING AND ELECTRICAL DEVICES
  - OPENINGS IN DRYWALL TO INSULATED SPACES
  - OTHER SOURCES OF INFILTRATION
- WHERE POSSIBLE, DUCTWORK SHALL BE INSTALLED WITHIN THE BUILDING THERMAL ENVELOPE. AT ALL OTHER LOCATIONS, DUCTS SHALL RECEIVE A MINIMUM R-6 INSULATION.

**FINISH NOTES:**



**JORDAN-RENSHAW  
RESIDENCE**

14526 MacClintock Drive  
Glenwood, MD 21738

PROJECT NAME:

DRAWING NAME:

**GENERAL  
&  
STRUCTURAL  
NOTES**

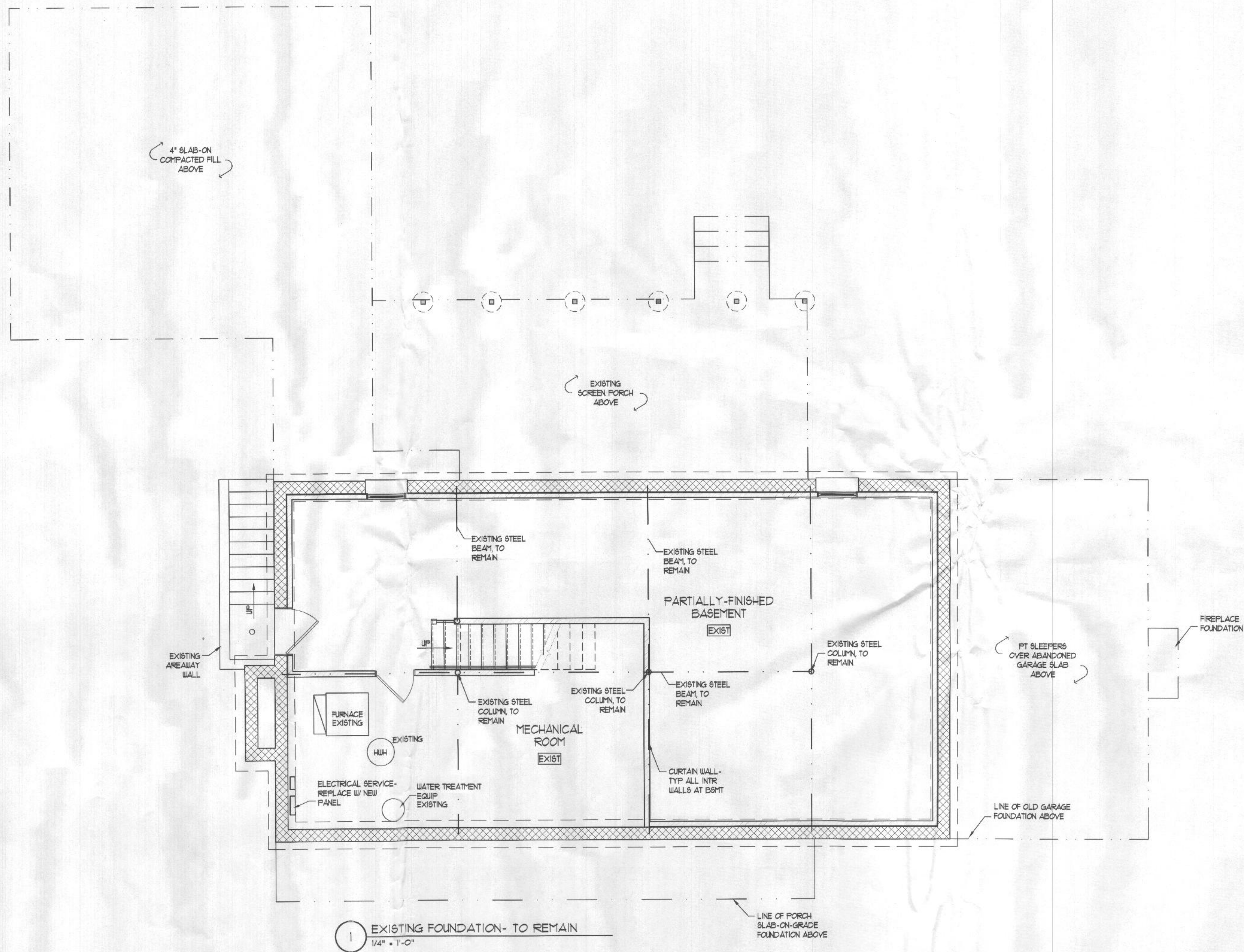
**PERMIT SET**

SCALE: AS INDICATED

DATE: 03.08.17 JOB NO.:

DRAWN BY: CHECKED BY:

**G1.01**



NOTE:  
EXISTING FOUNDATION/ BASEMENT TO REMAIN

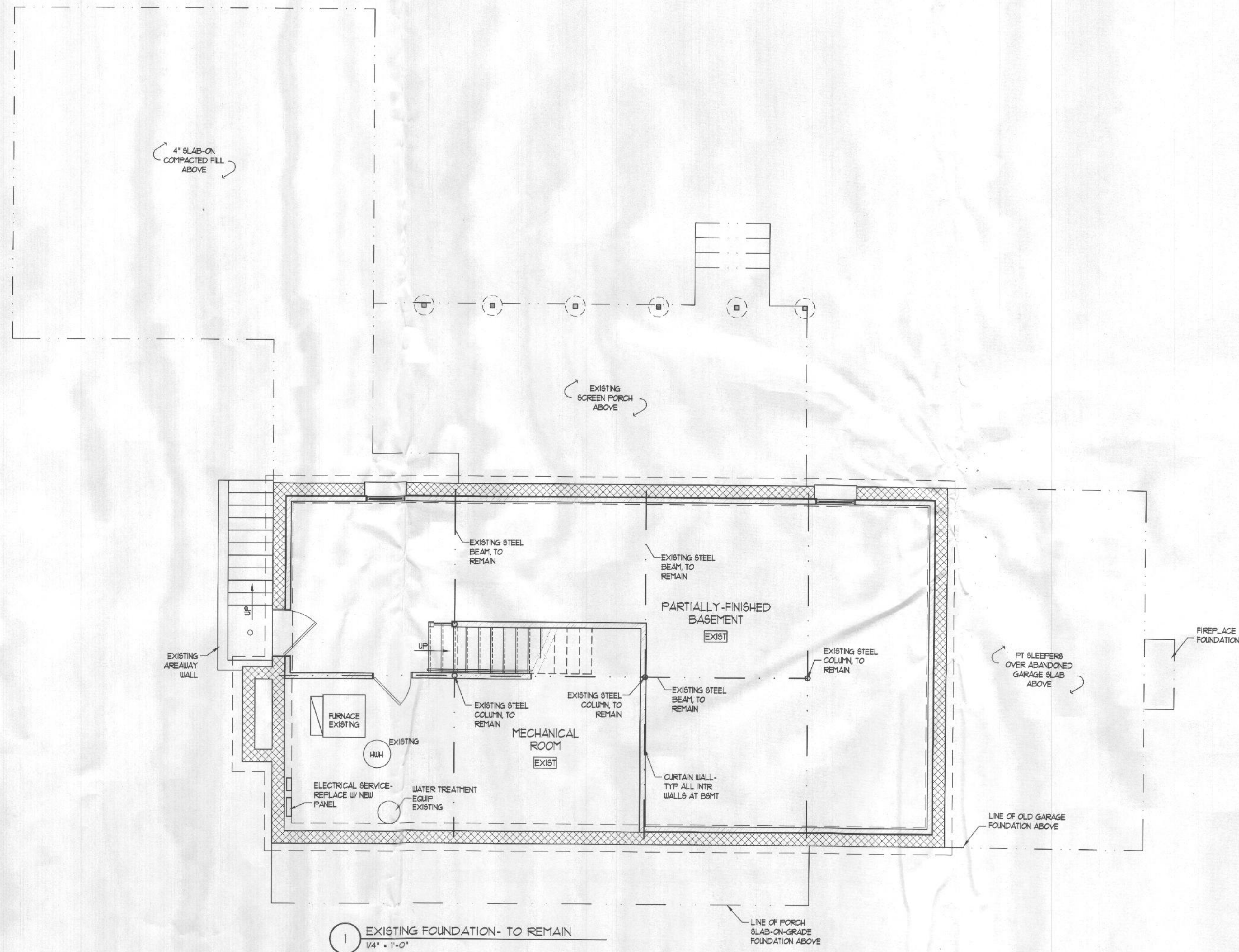
REV.	DATE	REVISIONS

PROJECT NAME: **JORDAN-RENSHAW RESIDENCE**  
 14526 MacClintock Drive  
 Glenwood, MD 21738

DRAWING NAME:  
**EXISTING LOWER LEVEL & FOUNDATION PLAN**

PERMIT SET  
 SCALE: AS INDICATED  
 DATE: 03.08.17 JOB NO.:  
 DRAWN BY: CHECKED BY:

**X1.00**



REV.	DATE	REVISIONS

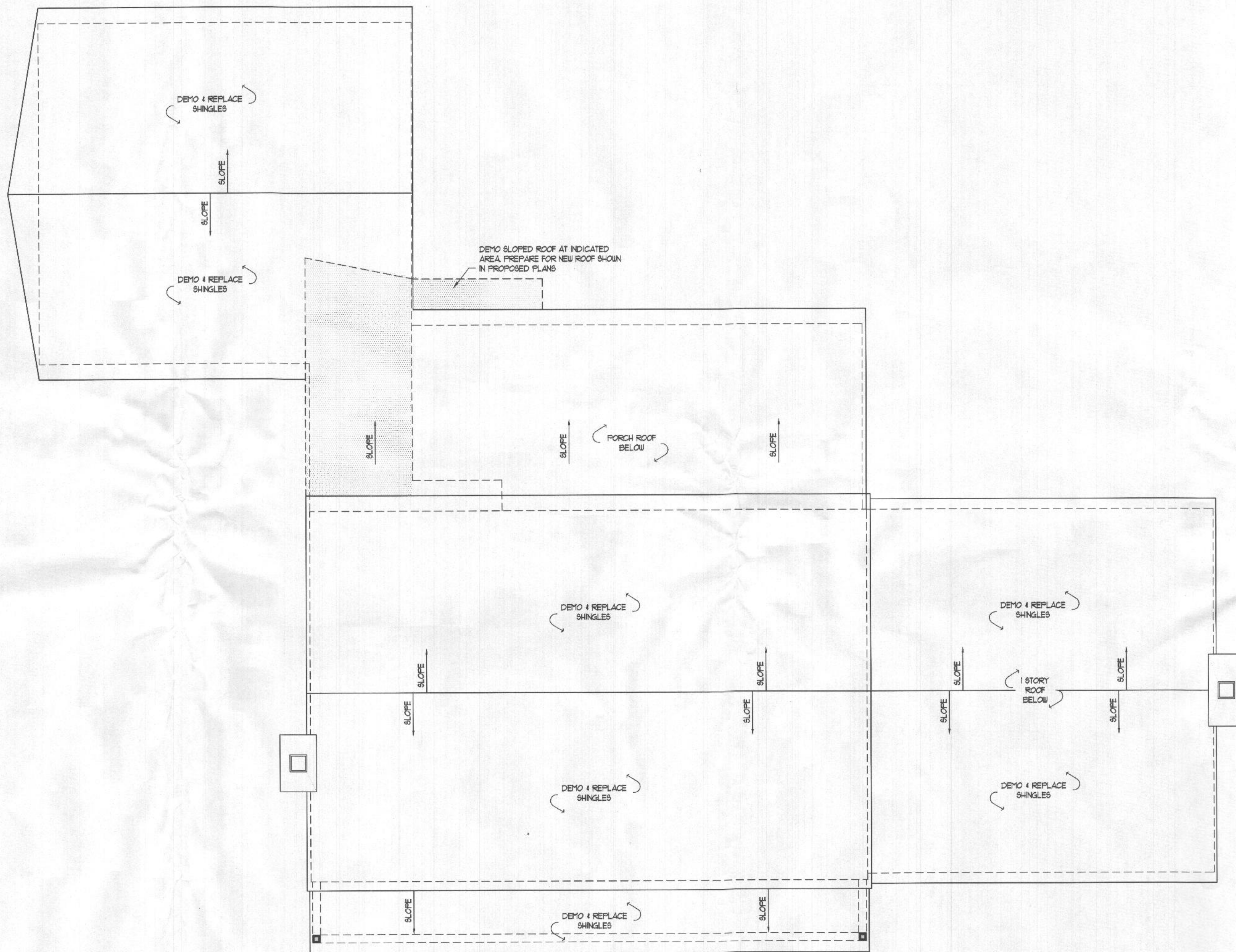
PROJECT NAME: **JORDAN-RENSHAW RESIDENCE**  
 14526 MacClintock Drive  
 Glenwood, MD 21738

DRAWING NAME: **EXISTING/DEMOLITION FIRST FLOOR PLAN**

**PERMIT SET**

SCALE: AS INDICATED
DATE: 03.08.17
DRAWN BY:      CHECKED BY:

**X1.01**



1 EXISTING/ DEMO ROOF PLAN  
1/4" = 1'-0"

DEMO NOTES:  
 -PROVIDE TEMPORARY SUPPORT FOR OVERHEAD STRUCTURE-TO-REMAIN BEFORE DEMOLISHING ANY SUPPORTING WORK  
 -COORDINATE ALL DEMOLITION WORK WITH PROPOSED WORK. IF THERE IS ANY DISCREPANCY BETWEEN EXISTING & PROPOSED FLOOR PLANS, THE PROPOSED PLANS TAKE PRECEDENCE. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH DEMOLITION.  
 -WHERE DOORS & WINDOWS ARE INDICATED TO BE REMOVED & REPLACED IN EXISTING MASONRY OPENINGS, VERIFY NEW UNITS FIT INTO EXISTING OPENINGS, AND PROVIDE ARCHITECT WITH A WRITTEN SUMMARY OF THE FIT OF NEW UNITS, INCLUDING ANY DEVIATION FROM TYPICAL BRICKHOLD THAT WOULD BE REQUIRED TO PROVIDE A TIGHT FIT.  
 -REMOVE ALL ABANDONED ELECTRICAL, PLUMBING AND MECHANICAL WORK THAT IS EXPOSED DURING THE DEMOLITION PHASE.  
 -VISUALLY INSPECT & REPORT TO ARCHITECT ANY DEFICIENCIES TO EXISTING FOUNDATION WALLS-TO-REMAIN.

REV.	DATE	REVISIONS

PROJECT NAME: **JORDAN-RENSHAW RESIDENCE**  
 PROJECT ADDRESS: 14526 MacClintock Drive  
 Glenwood, MD 21738

DRAWING NAME: **EXISTING/ DEMOLITION ROOF PLAN**

PERMIT SET  
 SCALE: AS INDICATED  
 DATE: 03.08.17  
 JOB NO.:  
 DRAWN BY:  
 CHECKED BY:

**X1.03**

REV. DATE REVISION

**JORDAN-RENSHAW  
RESIDENCE**  
14526 MacClintock Drive  
Glenwood, MD 21738

PROJECT NAME:

PROJECT ADDRESS:

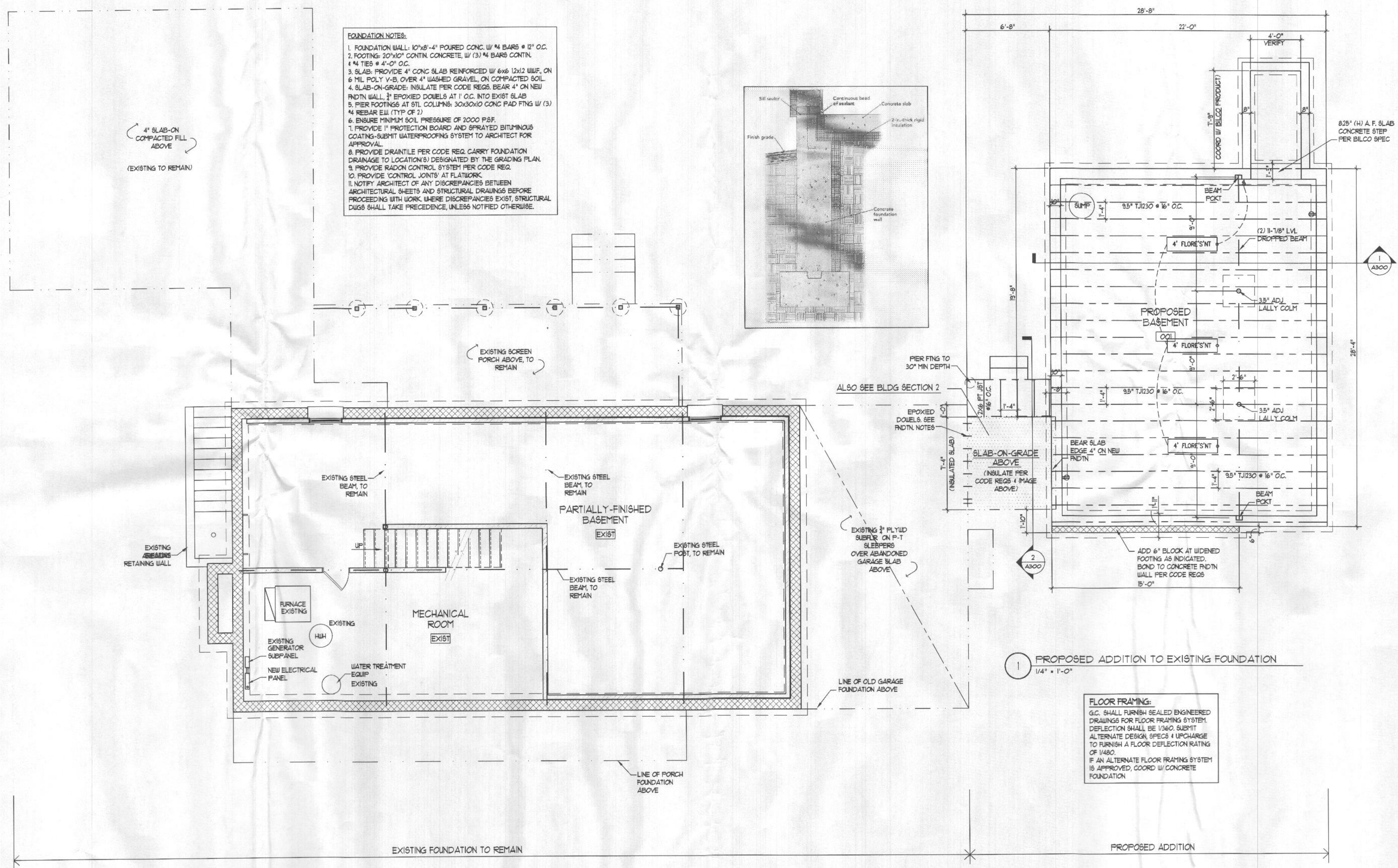
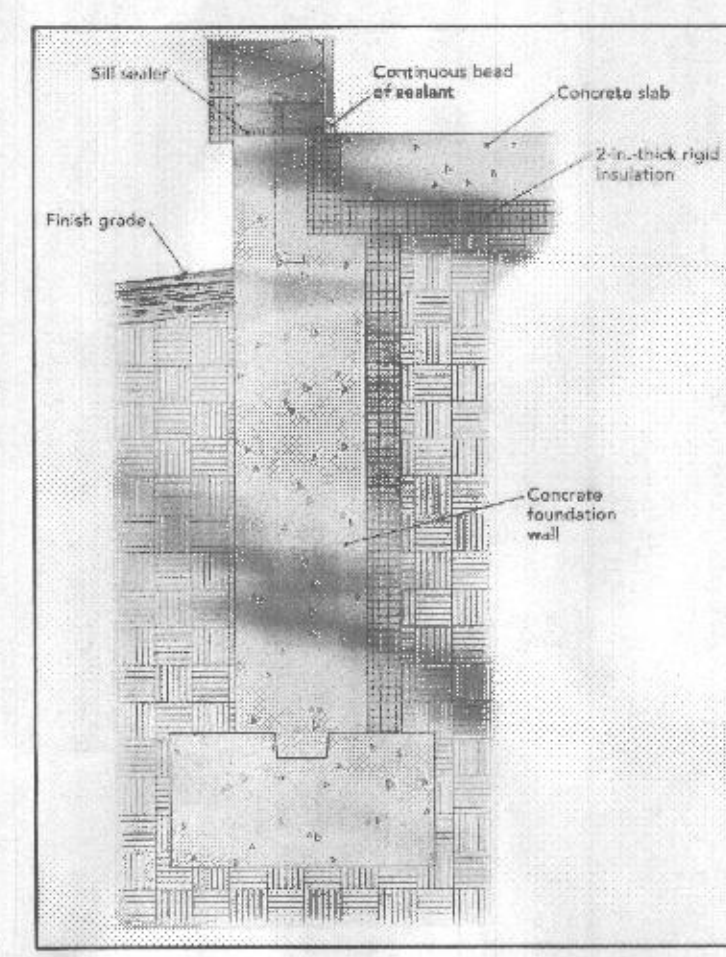
DRAWING NAME:

**PROPOSED FOUNDATION  
WITH EXISTING WORK**

**PERMIT SET**  
SCALE: AS INDICATED  
DATE: 03.08.17 JOB NO.:  
DRAWN BY: CHECKED BY:

**A1.00**

- FOUNDATION NOTES:**
1. FOUNDATION WALL: 10"x8"-4" POURED CONC. W/ #4 BARS @ 12" O.C.
  2. FOOTING: 20"x10" CONTN. CONCRETE, W/ (3) #4 BARS CONTN. #4 TIES @ 4'-0" O.C.
  3. SLAB: PROVIDE 4" CONC. SLAB REINFORCED W/ 6x6 12x12 WUF, ON 6 MIL POLY V-B, OVER 4" WASHED GRAVEL, ON COMPACTED SOIL.
  4. SLAB-ON-GRADE: INSULATE PER CODE REQS. BEAR 4" ON NEW FNDN WALL, 3" EPOXIED DOUELS AT 1' O.C. INTO EXIST SLAB.
  5. PIER FOOTINGS AT STL. COLUMNS: 30x30x10 CONC. PAD FTNG W/ (3) #4 REBAR E.W. (TYP. OF 2)
  6. ENSURE MINIMUM SOIL PRESSURE OF 2000 P.S.F.
  7. PROVIDE 1" PROTECTION BOARD AND SPRAYED BITUMINOUS COATING-SUBHT. WATERPROOFING SYSTEM TO ARCHITECT FOR APPROVAL.
  8. PROVIDE DRANTILE PER CODE REQ. CARRY FOUNDATION DRAINAGE TO LOCATION(S) DESIGNATED BY THE GRADING PLAN.
  9. PROVIDE RADON CONTROL SYSTEM PER CODE REQ.
  10. PROVIDE CONTROL JOINTS AT FLATWORK.
  11. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL SHEETS AND STRUCTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. WHERE DISCREPANCIES EXIST, STRUCTURAL DGS SHALL TAKE PRECEDENCE, UNLESS NOTIFIED OTHERWISE.



**FLOOR FRAMING:**  
G.C. SHALL FURNISH SEALED ENGINEERED DRAWINGS FOR FLOOR FRAMING SYSTEM. DEFLECTION SHALL BE 1/360. SUBMIT ALTERNATE DESIGN, SPECS & UPCHARGE TO FURNISH A FLOOR DEFLECTION RATING OF 1/480. IF AN ALTERNATE FLOOR FRAMING SYSTEM IS APPROVED, COORD W/ CONCRETE FOUNDATION.