

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19820 White Ground Road, Boyds	Meeting Date:	1/8/2025
Resource:	Non-Contributing Resource Boyds Historic District	Report Date:	12/31/2024
Applicant:	Danilza Garcia	Public Notice:	12/25/2024
Review:	HAWP Revision	Staff:	Laura DiPasquale
Case Number:	1050805	Tax Credit:	No
Proposal:	Revisions to previously-approved foundation cladding on new house and tree removal		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application with final approval delegated to staff:

1. The same stamped concrete must be used around the base of the entire main block, including the front elevation. The porch base cladding may remain as proposed.
2. Pictures of the specific trees to be removed will be provided to staff.

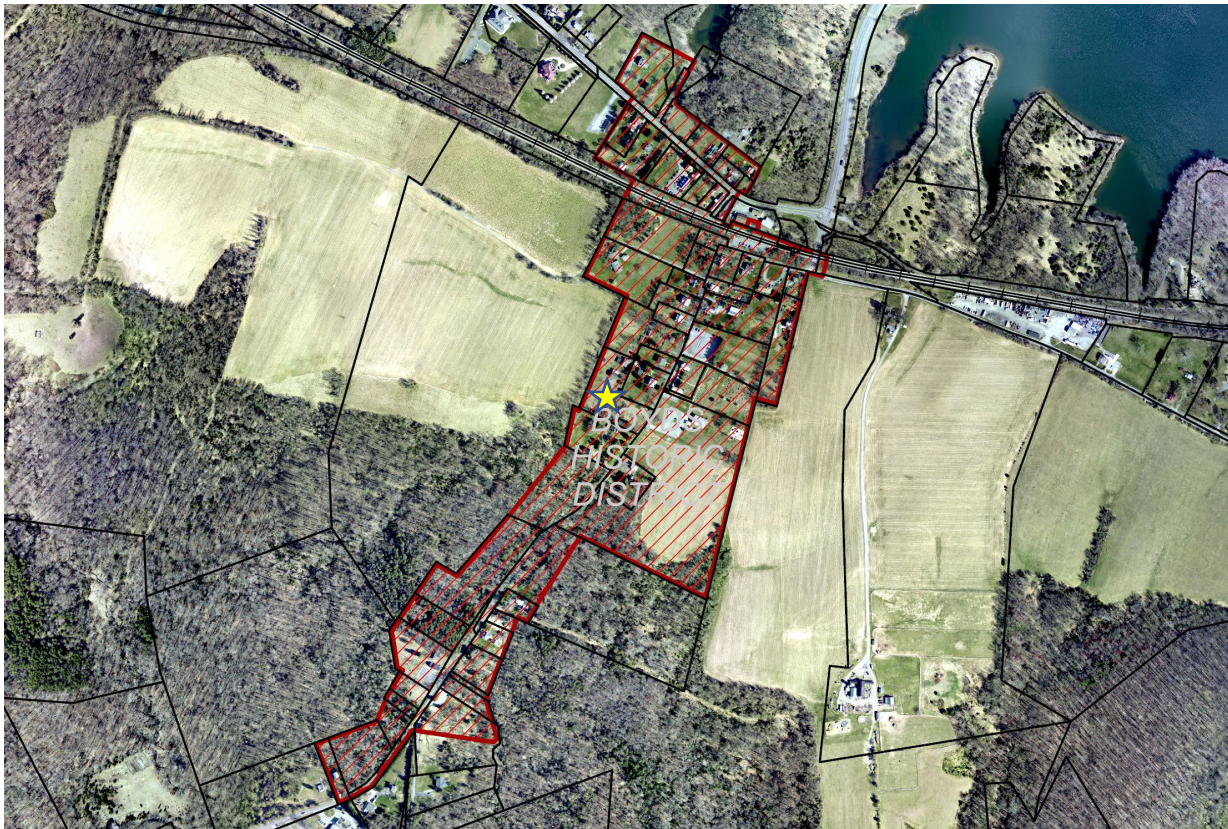


Figure 1: The Boyds Historic District is shown in red cross hatch on this aerial. The subject property is marked with a star.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing to Boyds Historic District
 STYLE: Vernacular
 DATE: early 2000s



Figure 2: This CONNECTExplorer aerial shows the subject property outlined in blue. The proposed house location is indicated with a red arrow.

BACKGROUND

At its July 10, 2024 meeting, the HPC approved with seven conditions the construction of a new single-family house, grading, hardscape, and other alterations on the subject property, which is a non-contributing resource in the Boyds Historic District. The conditions, listed below, have all been met:

1. The driveway must be gravel and marked accordingly on the site plan.
2. The material of the path to the front and right-side entrances must be marked on the site plan.
3. The Hardieplank siding must be smooth and cannot have a faux wood grain as proposed.
4. The applicant must provide either a specification or detailed drawing for the ledgestone cladding; the exterior doors; the lites surrounding the front door; sliding doors on the left elevation; front porch columns; Gothic-style window; vents; and downspouts.
5. Gutters and downspouts must be drawn on the elevations.
6. The HVAC pad location must be indicated on the site plan.
7. A window and door schedule must be provided that lists the size and material of the fenestration.¹

Minor material changes were subsequently approved by staff on September 11, 2024 and November 25, 2024.

¹ The approval documentation for the original HAWP application #1050805 and minor material changes approved by staff 9/11/2024: https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/HPC%202024-09-18/19820%20White%20Ground%20Road,%20Boyds%20-%201050805%20-%20Approval.pdf

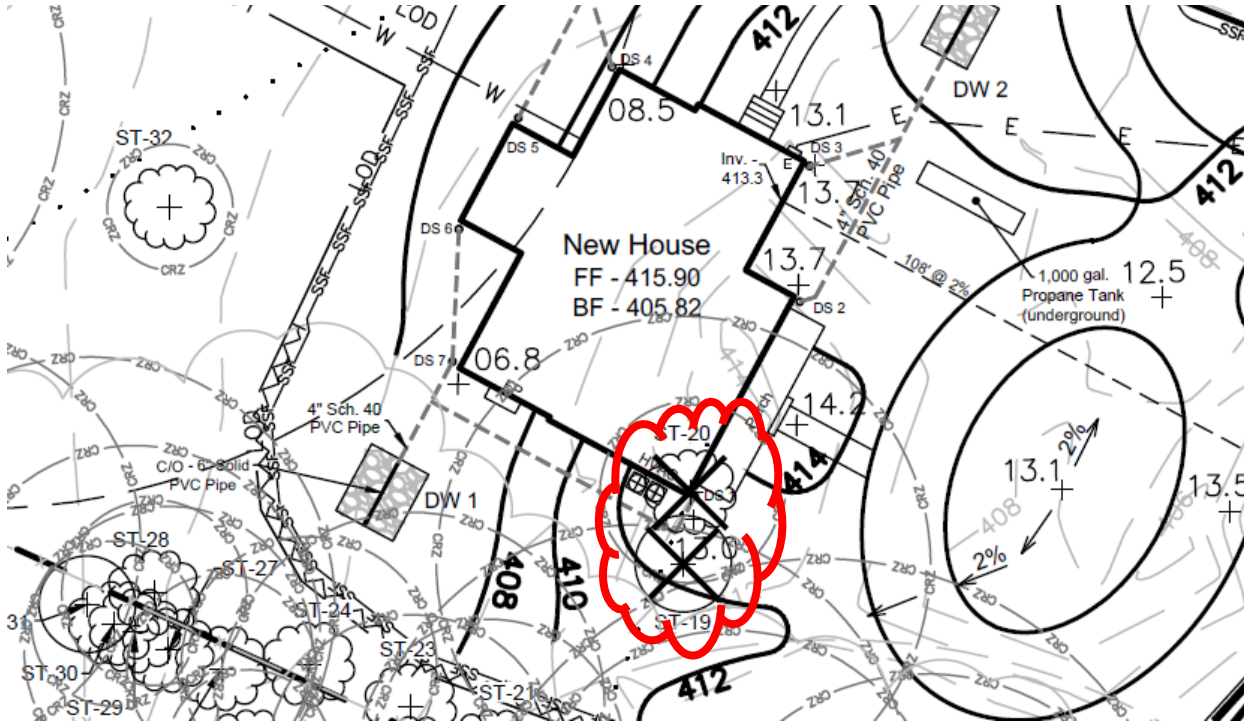


Figure 4: The application calls for removal of two trees (ST-19 and ST-20, a 24" Tree of Heaven and 7.6 and 8.8" Boxelder, respectively).

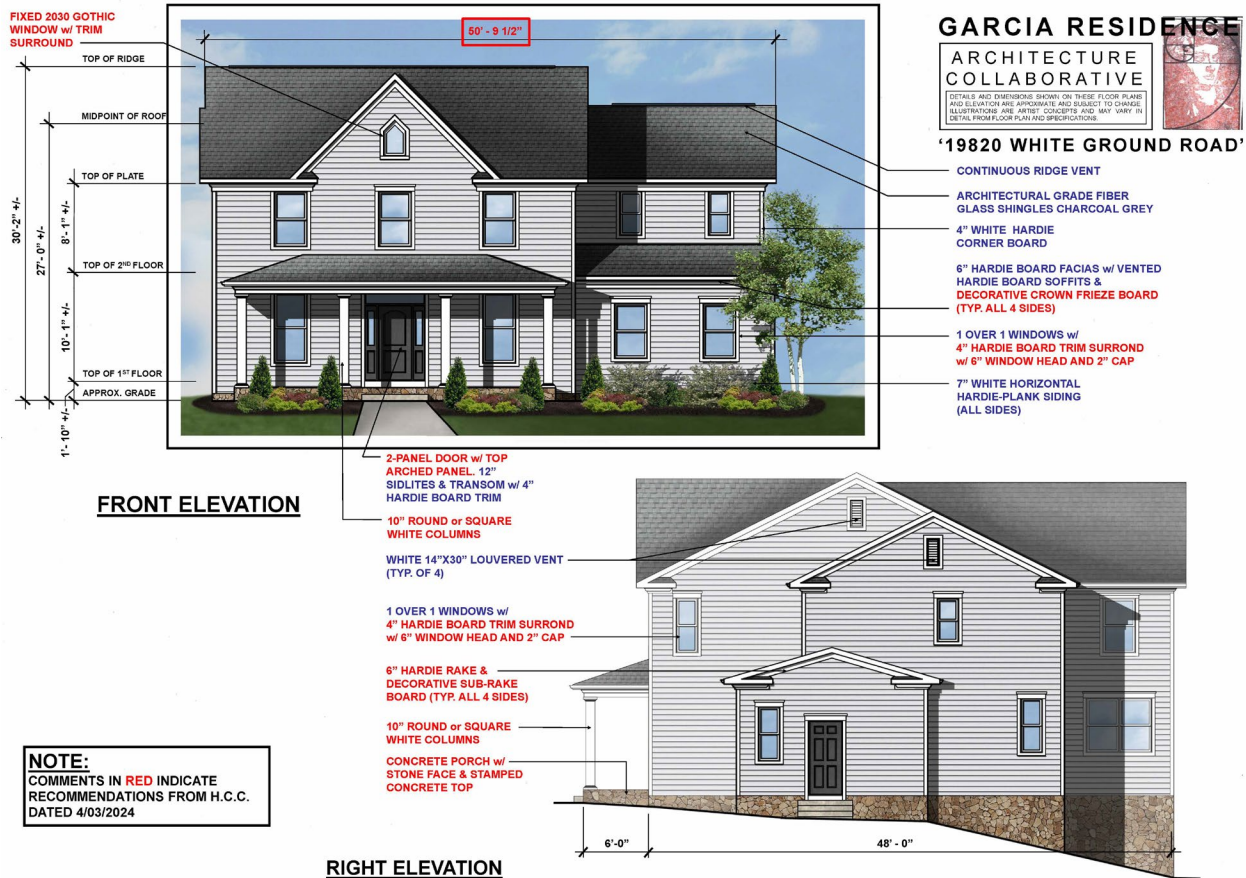


Figure 5: The approved front and right-side elevations.

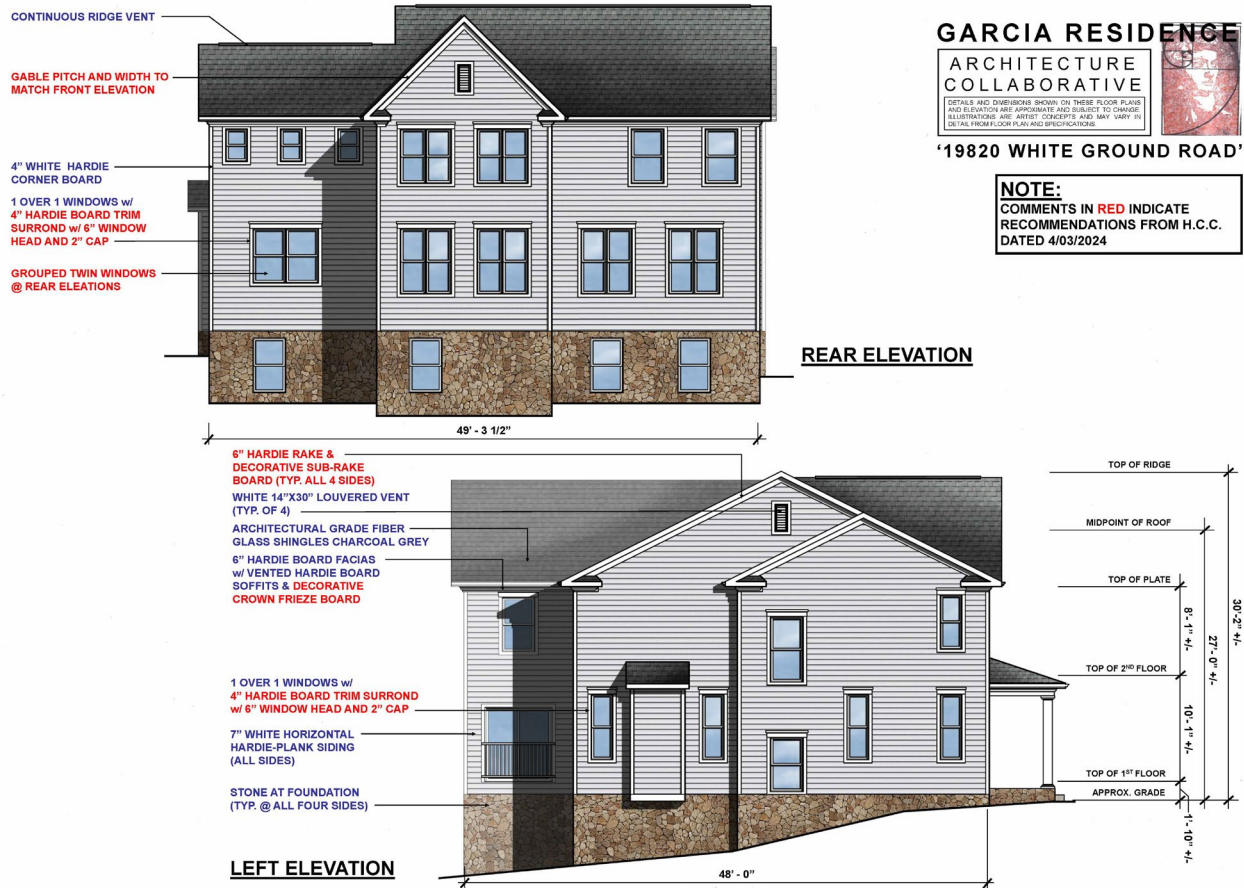


Figure 6: The approved rear and left-side elevations.



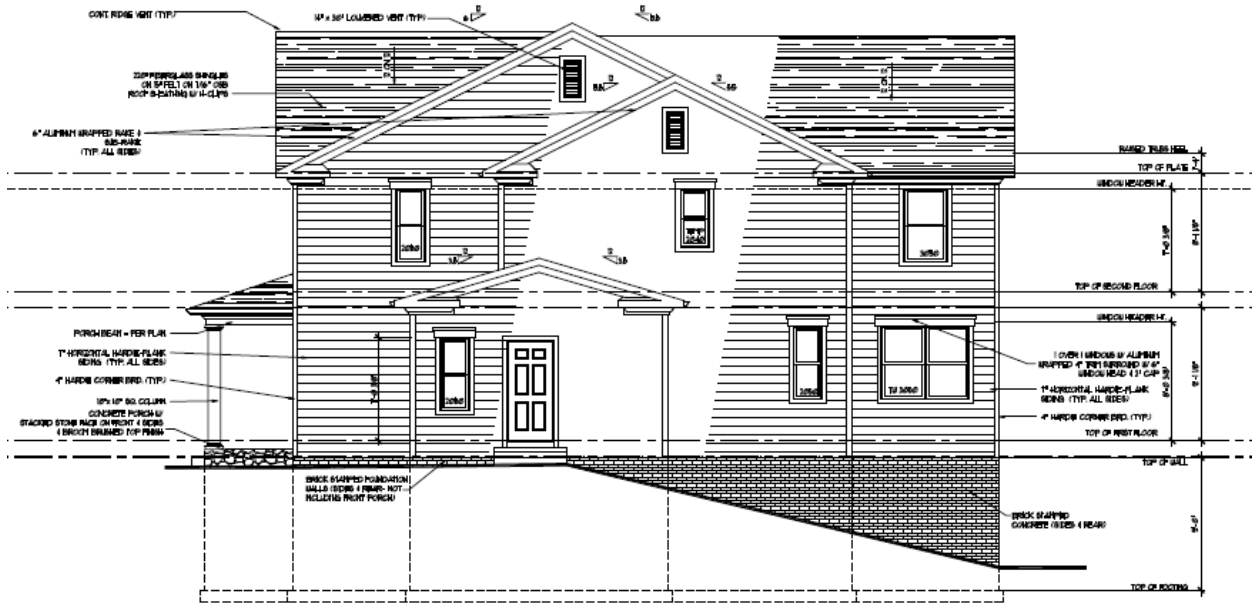


Figure8: Proposed right side elevation. The applicant proposes to retain the stone cladding on the front porch side and use a brick-stamped concrete on the foundation of the main house.

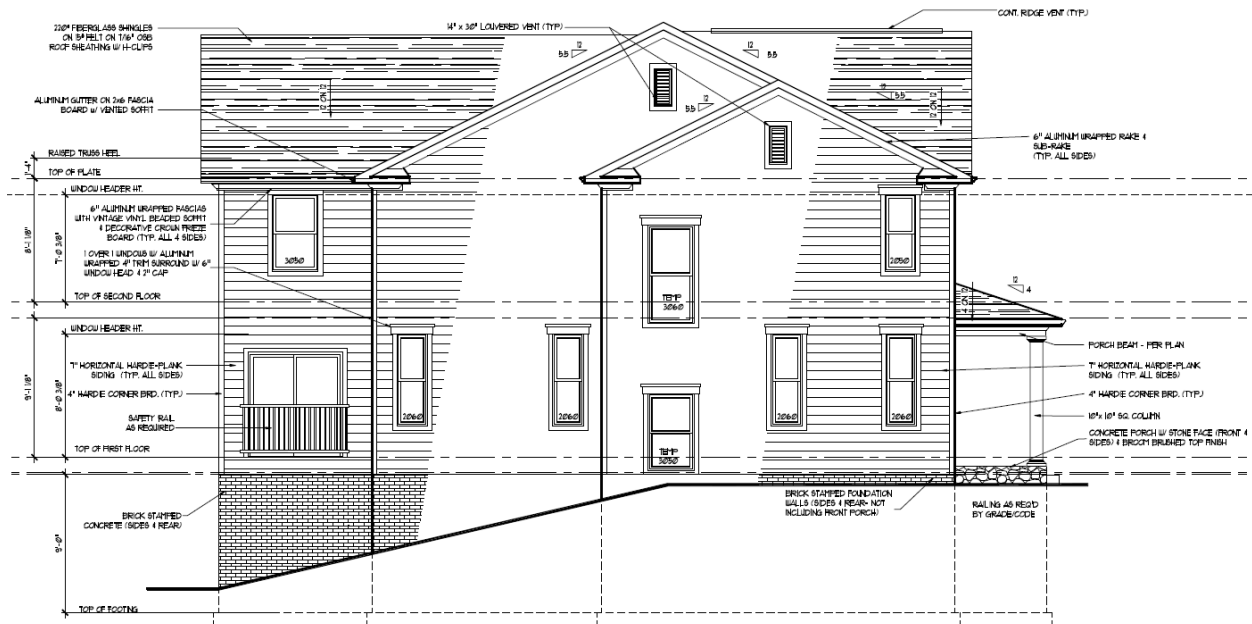


Figure9: The proposed left side elevation. The applicant proposes to retain the stone cladding on the porch sides and use brick stamped concrete on the remainder of the foundation.



Figure 10: Proposed rear elevation.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Boyds Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Boyds: A Long-Range Preservation Plan (Vision)*², Montgomery County Code Chapter 24A (Chapter 24A), and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

The *Vision* provides the following analysis on the buildings in the Boyds Historic District:

Geographic and Landscape Features

Boyd's is dominated by large, impressive trees that line White Grounds Road. In the summer, these trees create an alley of shade along the winding course of the road. Dwellings are primarily located in the middle of the parcel of land, with fences or landscaping defining the setting of the house. Many of the houses are framed by two large trees with smaller more manicured plantings and flowers in front, and immediately surrounding the dwelling. Grass is the primary ground cover. Large expanses of grass or cultivated gardens are located behind the primary resources.

Montgomery County Code Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

The Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

² *Vision of Boyds: A Long Range Preservation Plan* can accessed here: <https://montgomeryplanning.org/wp-content/uploads/2019/09/Vision-of-Boyd's.pdf>

STAFF DISCUSSION

Staff supports the proposed foundation cladding change and tree removal and recommends approval with one condition. Staff notes that, while most nineteenth-century Primary resources in the Boyds Historic District feature exposed rubble stone foundations, later Primary resources and additions to earlier buildings often feature brick, concrete or parged or exposed CMU foundations. The bases of porches in the district are typically differentiated from the main blocks, and are set on stone or brick piers with wood skirts and lattice panels. Some porch foundations in the district are concrete.



Figure 11: Front and side (left) and Rear (right) of the neighboring property at 1990 White Ground Road, showing the exposed stone foundation on the main block, and CMU foundation of the rear addition.



Figure 12: 19916 White Ground Road, features a main stone foundation and CMU foundation on rear addition.



Figure 13: Nearby properties to the north, 19904 White Ground Road (left), the only completely brick house in the district, and 19910 White Ground Road (right), which features a painted brick foundation.

Staff supports the use of stone around the base of the porch as proposed and previously-approved, but recommends that the transition from the stone veneer along the front of the main house to the proposed stamped brick on the sides of the main house be amended. Staff finds that the transition, which is not detailed in the submission, will present as incongruous and call attention to the false nature of the materials (*Figure15*). Staff recommends that the applicants utilize a consistent material for the front and sides of the main block. Staff finds that the use of a consistent textured masonry material is compatible with the character of the historic district, where similar building materials are common, in keeping with Chapter 24A-8(b)(2) and will not seriously impair the historic or architectural value of surrounding historic resources of the character of the district, in keeping with Chapter 24A-8(b)(1). Furthermore, given the Non-contributing categorization of the property, staff finds that the HPC should be lenient in its judgment of plans for the property, pursuant to Chapter 24A-8(d), finding that the proposal will not seriously impair the value of the surrounding historic resources or character of the district.

The work also meets the relevant *Standards*, because the historic character of the property will be retained and preserved; no historic materials will be destroyed, and the new work will be differentiated from the old and compatible with the historic materials.

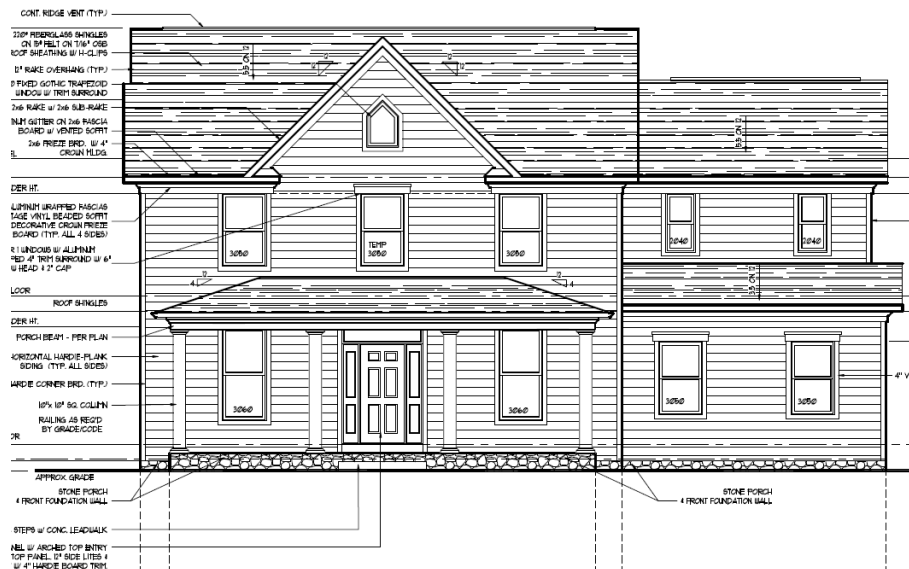


Figure14: Proposed front elevation. The application proposes to retain the stone cladding on the front elevation and on the porch sides.

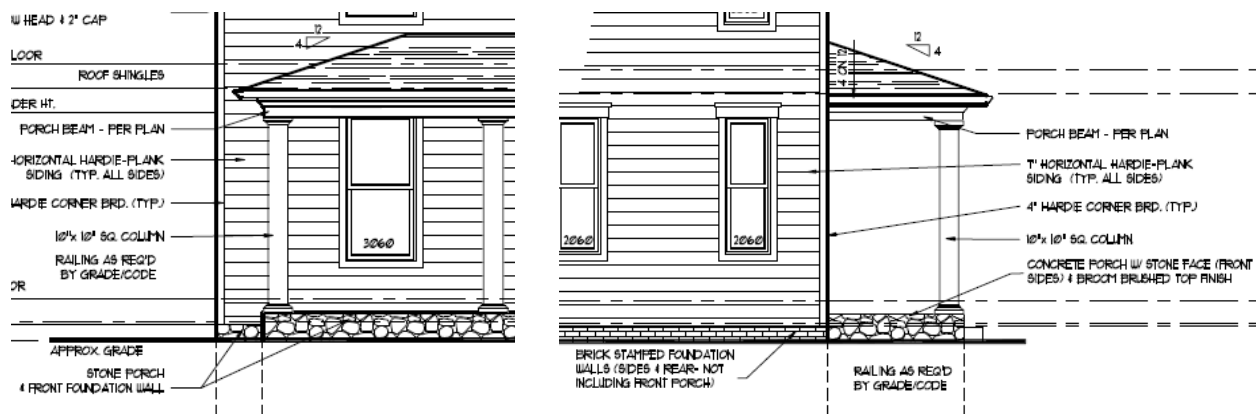


Figure15: Detail of the front left corner of the house, showing the absence of a transition between the stone foundation on the façade and the stamped brick on the side elevation.

Staff also supports the removal of two trees at the center of the property, adjacent to the proposed

construction. The application identifies the trees to be removed as a 24.0” DBH Tree of Heaven in poor condition “with poison ivy, phototropic lean, adventitious limbs, unbalanced canopy, broken dead limbs with decay,” and a 7.6” & 8.8” Boxelder in moderate-poor condition with “canker with decay, basal rot, adventitious limbs.” The *Vision of Boyds* identifies large, impressive trees that line White Ground Road as a character-defining feature of the district. Staff finds that the trees proposed for removal, which are set approximately 195 feet from the public right-of-way, are not character-defining features of the district, and that their removal will not seriously impair the character of the historic district, satisfying Chapter 24A-8(b)(1) and 24A-8(d).

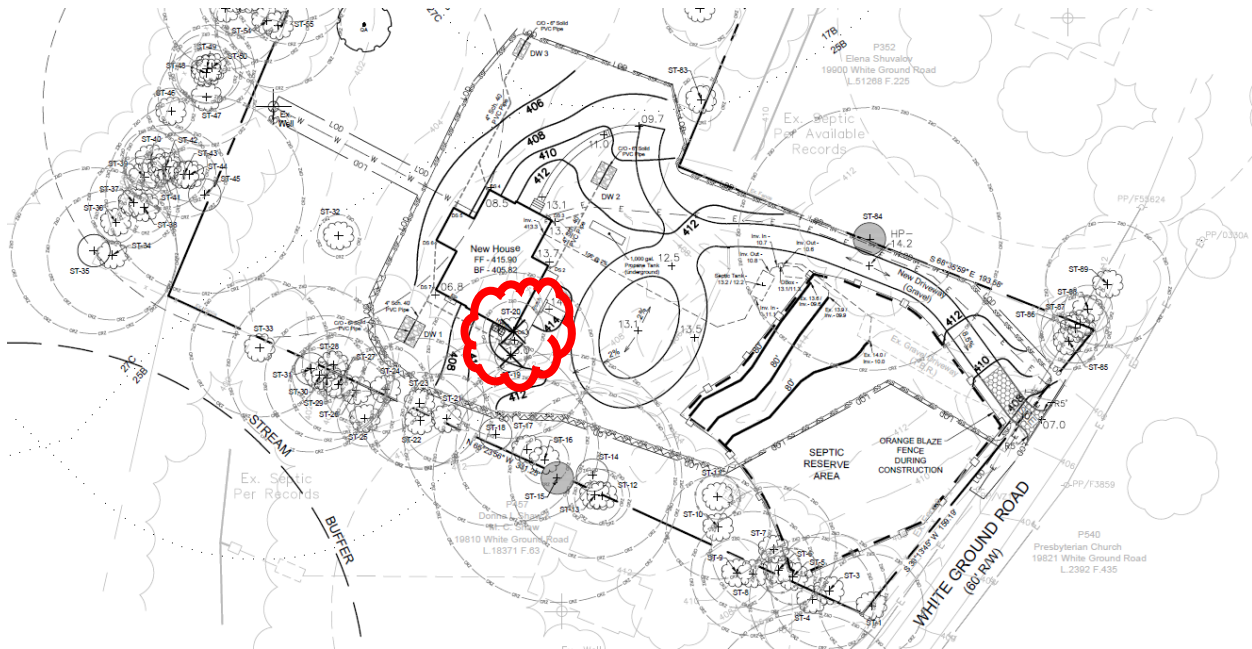


Figure16: Tree survey showing the location of the trees proposed for removal.



Figure16: Approximate location of the trees to be removed.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application, with final details delegated to staff:

1. The same stamped concrete must be used around the base of the entire main block, including the front elevation. The porch base cladding may remain as proposed.
2. Pictures of the specific trees to be removed will be provided to staff.

under the Criteria for Issuance in Chapter 24A-8(b)(1), Chapter 24A-8(b)(2), Chapter 24A-8(d), having found that the proposal is consistent with the *Vision of Boyds* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and 9;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to HPC staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1050805 REVISION
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other:

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Danielza Garcia

Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

JAIME & DANILZA GARCIA

19820 WHITE GROUND ROAD
BOYDS, MARYLAND 20841

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"GARCIA RESIDENCE"

MONTGOMERY COUNTY

'LINDEN' Square Footages		
Area	Square Footage	
FINISHED	First Floor	1926 SF
	Second Floor	1807 SF
	Total (First & Second)	3733 SF
UNFINISHED	Garage	N/A
		1648 SF
	Basement Utility/ Storage	152 SF
	Total (Unfinished)	1800 SF
	Foyer	6' X 13'-6"

WINDOW MANUFACTURE: SILVERLINE SERIES: 2900

WINDOW IS SELF FLASHING W/ AN 1-1/4" PERIMETER FLANGE

ALL WORK SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEERED DESIGN and
CONTINUOUSLY SHEATHED W/ 7/16" WOOD SHEATHING
FLOOR FRAMING TO BE 2 x 12 FLOOR JOISTS @ 16" O.C. OR 12" O.C. (AS NOTED) -
HEM FIR #2 - Fb=918 psi (OR BETTER)

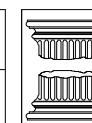
** THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA **

2018 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:		MONTGOMERY COUNTY MARYLAND											
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite					
30 PSF	115	B			A/B	SEVERE	30"	MODERATE TO HEAVY	13° F	YES	JULY 2, 1919	300	55° F

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland.
license number 5921
expiration date 04-03-2026

STRUCT. REVIEW	11-15-2024
PROJECT REVIEW	11-15-2024



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8334 Main Street Ellicott City, MD 21043
ArchitectureCollaborative.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

Sheet List Table

SHEET	ARCHITECTURAL DRAWINGS
001	COVER SHEET
002	GENERAL NOTES
EC1	THERMAL
A301	FRONT ELEVATION
A302	LEFT ELEVATION
A303	REAR ELEVATION
A304	RIGHT ELEVATION
A401	FOUNDATION
A501	FIRST FLOOR
A601	SECOND FLOOR
A701	WALL SECTION
A801	SECTION A-A
A802	SECTION B-B
A803	SECTION C-C
E101	ELECTRICAL_1ST
E201	ELECTRICAL_2ND
S101	FRAMING_1ST
S201	FRAMING_2ND
S301	ROOF FRAMING
S401	LATERAL DETAILS
S402	LATERAL_FOUND
S403	LATERAL_1ST
S404	LATERAL_2ND

REVISIONS

DATE	COMMENTS	BY
02-26-2019	MID-POINT	SJS
04-23-2019	TOLL BROTHERS REVIEW	SJS
06-07-2019	PERMIT SET	ACI
09-26-2024	GARCIA RESIDENCE MID-POINT REVIEW	TPF
10-30-2024	FINAL REVIEW	TPF
12-2-2024	PERMIT SET	TPF

GENERAL NOTES

- ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.
- All construction shall be classified as One- and Two-Family Dwellings and comply to the 2018 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS.
- All construction shall comply to the 2018 INTERNATIONAL ENERGY CONSERVATION CODE (or as required by local code).
- These plans and notes are the property of Architecture Collaborative, Inc. Use of these plans without the written consent of Architecture Collaborative, Inc. is prohibited.
- These are conceptual plans and schematic in nature. Their purpose is to develop a proto-type house.
- These plans are subject to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect reserves the right to make any changes, for any reason, at any time.

- The Owner shall defend, indemnify and save harmless the Architect and Architecture Collaborative, Inc. from and against all suits, actions, claims, liabilities, losses and/or expenses, including attorney's fees, arising out of or resulting from the performance of any work by the Owner or its employees, subcontractors, agents or representatives, caused in whole or in part by any act or omission, whether negligent or otherwise, on the part of the Owner or its employees, subcontractors, agents or representatives.

- The Contractor shall compare and coordinate all drawings. When a discrepancy or an error/omission exists, he shall comply with the code and contact the Architect and Owner in writing for proper adjustment.

- These plans are NOT to be scaled for Construction purposes. Written dimensions and notes supercede all scale references. Contact the Architect and Owner prior to work when any discrepancy arises.

- In the event certain features of construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.

- Habitable space, hallways, and portions of basements containing these spaces shall have a ceiling height of not less than 7'-0", except as required by code.

- Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within 6'-4" of the finish floor.

- Integral garages in dwelling units shall be separated from all adjacent living space w/ fire separation as required by local code.

- These drawings do not include structural details.

DESIGN LIVE LOADS

RECOMMENDED MINIMUMS:

- | | | |
|--------------------|--------|---------------------------|
| Roof | 30 PSF | (40 PSF per JURISDICTION) |
| Sleeping Floors | 30 PSF | |
| Living Floors | 40 PSF | |
| Attic Floors | 30 PSF | |
| Exterior Decks | 40 PSF | |
| Garage Slabs | 50 PSF | |
| Exterior Balcony's | 40 PSF | |
| Stairs | 40 PSF | |
- Individual treads designed for uniformly distributed live load or 300-pound concentrated load over a 4 square inch area, whichever produces greatest stress.
- Guard Rails: 200 LB
A single concentrated load applied in any direction at any point along the top.

SITE

- GENERAL: These drawings do NOT cover sitework, grading, landscaping or zoning.
- Building foundations have been designed based on an assumed soil bearing capacity of 2,000 PSF (or as noted). Additional engineering may be required if soil bearing capacity is less than 2,000 PSF (or as noted), or if there is no Geotechnical report available.
- In lieu of a complete geotechnical evaluation, load-bearing values per Table R401.4.1 shall be assumed.
- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1-1/2" dia. bleeder pipes through mid-line of footing at 8' o.c. (max.). Typically, drains shall be lead to sump pits or to positive daylight discharge points.
- Slope all stoops, porches, walks and garage slabs away from building 1/8" minimum per foot.
- All work shall comply with local codes.

STAIR NOTES

- INTERIOR and EXTERIOR STAIRS:
- All stairs shall comply with the code and all local amendments.
 = Minimum finish width: 36"
 = Minimum finished headroom height: 6'-8"
 = Maximum riser height to be 7 3/4" or per local code.
 = Minimum tread depth to be 10" or per local code.
 = Maximum space between balusters to be 4" or per local code.
 = Handrail height shall NOT be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.
- Stair winders shall have a minimum inside width of 6" and a minimum tread (10") or as per code, when measured 12" from the inside corner.
- Stair landings shall be a minimum of 36" x 36" finished.
- Stairways with (3) or more risers are required to have a handrail.
- Guard rails:
 Porches, balconys or raised floor surfaces located more than 30" above the floor or grade below shall have guard rails not less than 36" in height. Guard rail spacing shall be designed not to allow passage of an object of 4" or more in diameter.
- The stair manufacturer is responsible for the design and construction of the stair. All work shall comply with local code.

CONCRETE

- Bottom of footings shall be located at minimum frost line below finished grade, as per local code. Steps or depth of footing/foundation may vary according to local site or frost conditions.
 - All interior concrete slabs 30'-0" or greater in any direction shall have 6"x6"x10" welded wire mesh or control joints. Monolithic turned down slabs for Townhouses shall have a control joint between units when required by local code.
 - Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.
 - Foundation walls of habitable space located below grade shall be water-proofed or damp-proofed using materials and methods approved by the local building jurisdiction.
 - Garage / Exterior slabs shall be 5% to 7% air entrained concrete.
- | | |
|--|---|
| Type of Concrete Construction: | Minimum Specified Compressive Strength: |
| Footings | 2500 PSi (MIN.) |
| Foundation Walls | 3000 PSi |
| Interior Concrete Slabs | 3000 PSi |
| Garage Slabs | 3500 PSi |
| Exterior Concrete Slabs (as per local codes) | 3500 PSi |
- The concrete contractor is responsible for the design and construction of all concrete work. All work shall comply with code.

MASONRY

- The maximum vertical distance of unbalanced fill, measured from the top of the lower level floor slab to outside finished grade, shall not exceed the following and shall be re-inforced with 5 bars @ 16" o.c.
- | | |
|---|-----------------|
| Type of Wall: | Height of Fill: |
| 8" CMU. | 4'-0" |
| 12" CMU. (hollow) | 5'-0" |
| 12" CMU. (solid) | 6'-0" |
| 8" Poured Concrete | 5'-0" |
| 10" Poured Concrete (as per local code) | 7'-0" |
- Presumptive Load-Bearing Values of Foundation Materials shall not be less than 2,000 PSF or greater than 60 PCF lateral pressure. Additional engineering may be required if lateral pressure or load-bearing values are not within the above values.
 - All backfill shall consist of sand and/or gravel.
 - Top courses of CMU. foundation walls shall be filled solid, including the courses under any steel beam or corbelled CMU. as per local code.
 - Stone and Masonry veneer shall be attached and anchored in accordance with Section 103 (with Amendments).
 - The masonry contractor is responsible for the design and construction of all masonry work. All work shall comply with local codes.

SPECIALTIES

- Pre-Built fireplace units shall be UL approved and installed according to code and manufacturers specifications and recommendations.
- Wood burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.
- Chimneys shall extend a minimum of 2'-0" above any roof structure within 10'-0".
- Provide overflow pans and drains for wet appliances when located above a finished space.
- Provide a 22"x30" (Min.) attic access with switched light or 22"x48" pull down stair. Seal and insulate as per local code.
- Kitchen and Bath plans are approximate. See manufacturers plans for exact layout and dimensions.
- The drywall contractor is responsible for the design and construction of the party walls, fire walls and fire separation assemblies. All work shall comply with local codes.
- The fire suppression contractor is responsible for the design and construction of the suppression systems. All work shall comply with local codes.

THERM. PROTECTION

- | R-Value: | Thickness: | Locations: |
|----------------|------------|--|
| R-4.6 | -- | Duct insulation in uncond. sp. |
| R-6 | -- | Duct insulation in uncond. sp. Duct insul. below conc. slab. |
| R-8 | -- | Duct insulation in Attic. sp. |
| R-10 | 2" | Slab insulation at Perimeter |
| R-11 (blanket) | 3.5" | Basement Walls - Unfinished |
| R-13 | 3.5" | Basement Walls - 2x4 Finished |
| R-13 + 5 | 3.5" | 2x4 Walls - Exterior |
| R-21 | 5.5" | 2x6 Walls - Exterior |
| R-19 | 6.25" | Crawl space / Floors exposed to unconditioned space Ceiling (w/ Energy heel) |
| R-30 | 12" | Vaulted Ceiling |
| R-38 C | 10.25" | Ceiling (w/ Energy heel) |
| R-38 | 12" | Ceiling (w/ Energy heel) |
| R-49 | 15" (min.) | Ceiling (w/ standard heel) |
- When using blown insulation, the manufacturer's settled R-value shall be used and the blown insulation shall be installed per manuf. specs.
 - The building thermal envelope shall meet the requirements of the IECC Sections R402.1.1 through R402.1.5.
 - Prescriptive R-values in IECC Table R402.1.4 are shown above.
 - Per IECC Section R402.1.4, Alternate U-values of an assembly may be substituted as the U-factor Alternative method to meet building thermal envelope requirements.
 - Per IECC Section R402.1.5, the Total UA Alternative method may be used to meet the building thermal envelope requirements.
 - Insulation for slab-on-grade construction shall begin at the inside intersection of the slab and foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally under the slab.
 - Provide continuous soffit vents and ridge vents as shown on drawings and as per code. Install insulation baffles in accordance with local code, in each truss/rafter bay to maintain free air flow.
 - Flashing shall be of pre-finished aluminum (or equal), installed at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall (as per local code).
 - Contractor shall maintain, in all instances, proper fire, sound and insul. ratings when penetrating through walls, floors, ceilings and roofs.

METAL

- Straps/bolts shall be per code and building inspector approved:
 Min. (2) straps/bolts per section of plating 12" max. from each end with intermediate straps/bolts at:
 - 12" bolts spaced per code.
 - Straps spaced per code or per manuf.'s spec.'s
- Galvanized metal brick ties shall be installed as per local codes.
- Gutters, downspouts, and bleeders shall be installed by the contractor as required by local codes.
- All structural steel shall be detailed, fabricated and erected in accordance with the latest edition of AISC (American Institute of Steel Construction) "Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design" and AISC code of standard practice, shall be of domestic origin and conform to:
 - Wideflange = ASTM A992, Fy = 50 ksi
 - Plates and Angles = ASTM A36
 - HSS Round ASTM A53, Grade B Fy = 35 ksi

WINDOWS and DOORS

- Provide safety glazing as required by local code.
- All doors and windows shall be sealed and flashed on all sides and installed in accordance with manufacturers specifications and per local code.
- Garage door into dwelling shall have a minimum fire rating of 20 minutes (or per local code). The threshold of the door opening between the garage and adjacent interior space shall not be less than 4" above the garage floor (or per local code).
- Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The sill height shall not be more than 44" above the floor. Egress windows must have a minimum net clear opening of 5.7 ft², or per local code.
- Window sill height shall be a minimum 24" above finished floor at all sills greater than 12" above finished grade, or per local code.

WOOD

- Wall bracing shall be installed as per local code.
- All roof trusses and floor systems shall be engineered by others.
- All roof trusses and floor systems shall be braced and installed per manufacturers specifications and per local code. See manufacturers plans for exact layout and construction.
- Fire-stopping shall be provided to cut off concealed draft openings and to form an effective fire barrier between stories, as per local code:
 - At the intersection of Kitchen bulkhead and wall.
 - At the top of all heat chases.
 - At bathtub trap openings.
 - 2x fire-stopping / blocking at every floor or 8'-0" o.c. vert.
- LVL Beams: 1-3/4" wide - 20E Microlam LVL
 • LSL Beams: 3-1/2" wide - 155E Timberstrand LSL
 • PSL Beams: 3-1/2" wide - 20E Parallam PSL
 • PSL Columns: (as noted) - 18E Parallam PSL Columns
- All walls to be 16" o.c. (stud thickness per plan), minimum 5FF stud grade unless otherwise noted. Interior non-load bearing partitions may be 2x4 studs at 24" o.c.
- All interior and exterior load bearing walls shall have lapping top plates where walls intersect.
- All wood less than 8" from grade shall be treated lumber. All sole plates on slabs and foundations shall be treated lumber.
- Provide bearing at all structural members as required by code.
- Provide floor and wall blocking as shown on framing plans as required by local codes.
- See drawings for type of floor construction.
 - Tongue and groove floor decking, glued and fastened on floor joists shall meet the American Plywood Assoc. Sturd-I Floor System.
- All materials shall be installed per manufacturers specifications and per applicable local codes.

2018 IRC - 2018 IECC

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of the mechanical systems including duct sizes, trunk and register sizes for air conditioning, heating and ventilation. Systems shall be installed per manufacturers specifications and recommendations and per all applicable codes.
- Mechanical systems shall provide a minimum of (3) air exchanges per hour (or per local code). The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable.
- Per IRC R303.4, when the air infiltration rate of a dwelling unit is 5 air changes per hour or less, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with IRC section M1507.3. Outdoor air intakes or exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
- Mechanical systems in unconditioned space shall have a manufacturer's designation for an air leakage of no more than 2% of the design air flow rate when tested in accordance w/ ASHRAE 193.
- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturers specifications and recommendations and per all applicable codes.
- Each Sump shall be sealed and vented as per code, vented through roof with 3" Diameter vent.
- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.
- Install programmable thermostats.
- Smoke detectors and Carbon Monoxide detectors:
 - Provide a minimum of (1) ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup.
 - Provide Smoke detectors at each sleeping room.
- Not less than 90% of the lamps in permanently installed lighting fixtures shall be high efficiency lamps or not less than 90% of permanently installed lighting fixtures shall contain only high-efficiency lamps.
- Sprinkler system (when required) shall be NFPA-13D, installed per manufacturers specifications and recommendations and per all applicable local codes.
- Floor assemblies such as manufactured I-joist or open web joists, other than minimum 2x10 dimensional lumber or structural composite lumber, located directly over a space that is not protected by an automatic sprinkler system shall be protected by 1/2" gypsum board to the underside of the TJI floor framing members, or other code approved method.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER *abcd*

SIZE OF STEEL ANGLE (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" (OR EQUIVALENT) REINF. BARS <i>c</i>
<i>a,b,c,d</i>				
3 X 3 X 1/4	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4	8'-0"	6'-0"	4'-6"	1
5 X 3 1/2 X 5/16	10'-0"	8'-0"	6'-0"	2
6 X 3 1/2 X 5/16	14'-0"	9'-6"	7'-0"	2
2-6 X 3 1/2 X 5/16	20'-0"	12'-0"	9'-6"	4

For Si: 1 inch = 25.4 mm, 1 foot = 304.8 mm

- Long leg of the angle shall be placed in the vertical position.
- Depth of the re-inforced lintels shall not be less than 8" and all cells of hollow masonry lintels shall be grouted solid. Re-inforcing bars shall extend not less than 8" into the support.
- Steel members indicated are adequate typical examples: Other steel members meeting structural design requirements may be used.
- Either steel angle or re-inforced lintel shall span opening.

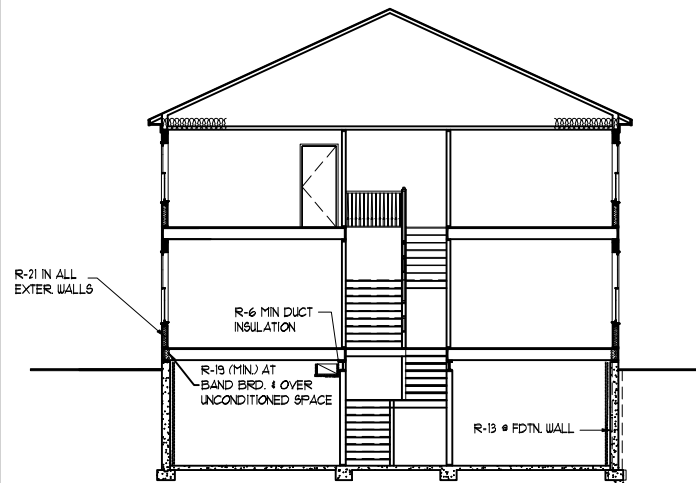
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GENERAL NOTES
 date: 10/13/18
 drawn: SJL
 U.N.O. 1" = 4' (34x22) file: 17211]
 1" = 8' (17x11) 2.0
JAIME & DANILZA GARCIA
 GARCIA RESIDENCE

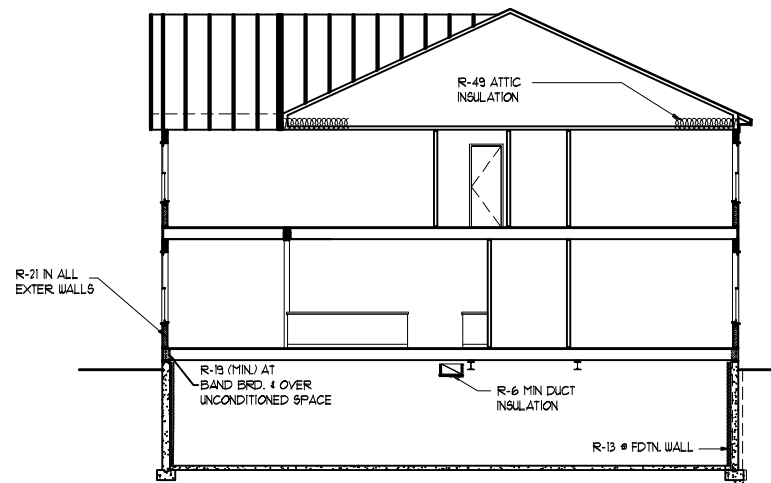
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revision	
date	

SHEET # 002

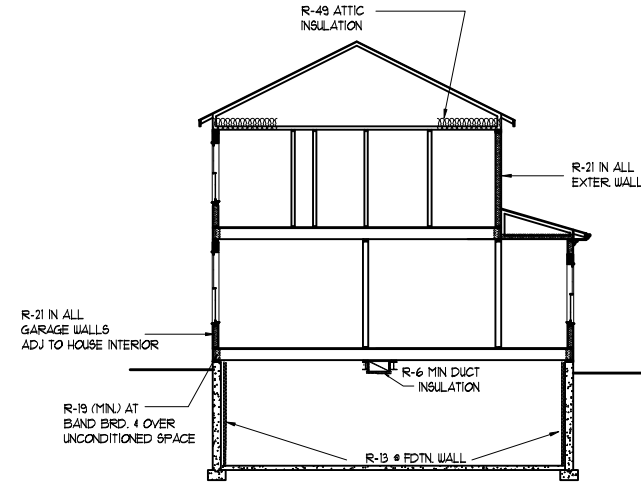
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SECTION A-A ENERGY PLAN



SECTION B-B ENERGY PLAN

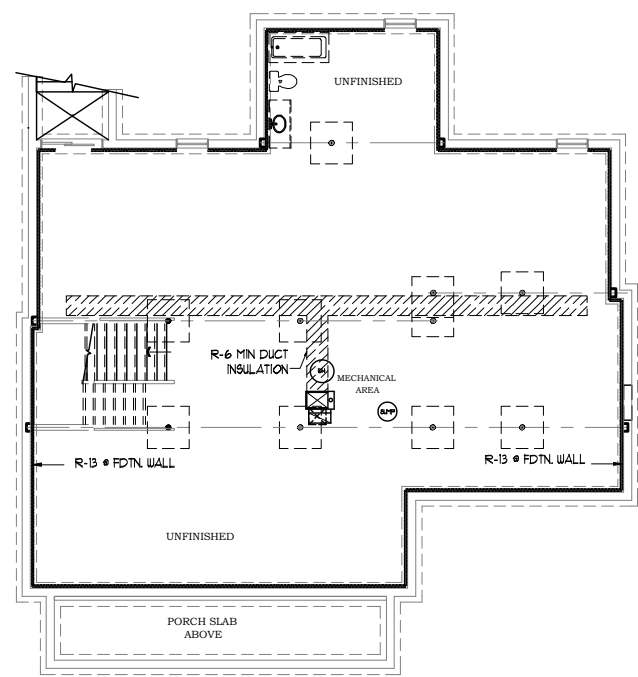


SECTION C-C ENERGY PLAN

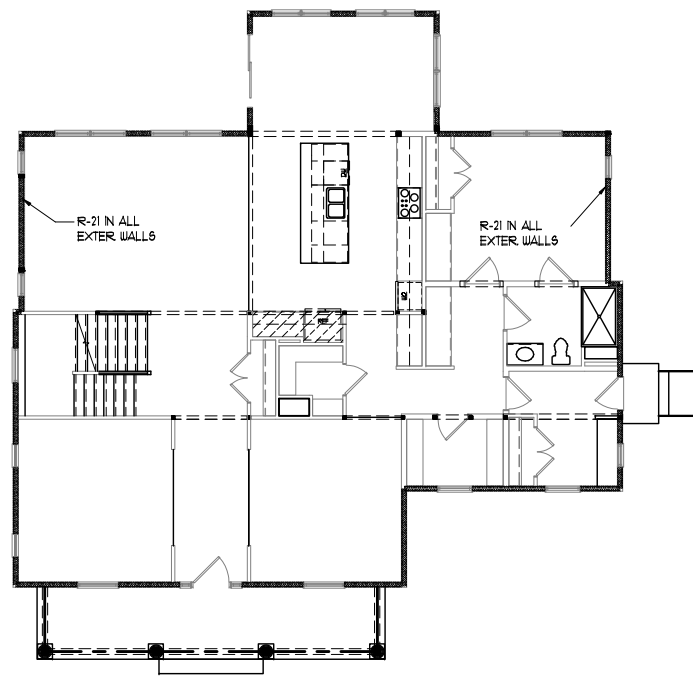
NOTE:
 BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT FILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE 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 CEILING'S SEPARATING A GARAGE FROM CONDITIONED SPACES.
8. BEHIND TUBS AND SHOWERS IN EXTERIOR WALLS.
9. COMMON WALLS BETWEEN DWELLING UNITS.
10. ATTIC ACCESS OPENINGS.
11. RIM JOIST JUNCTION.
12. OTHER SOURCES OF INFILTRATION.

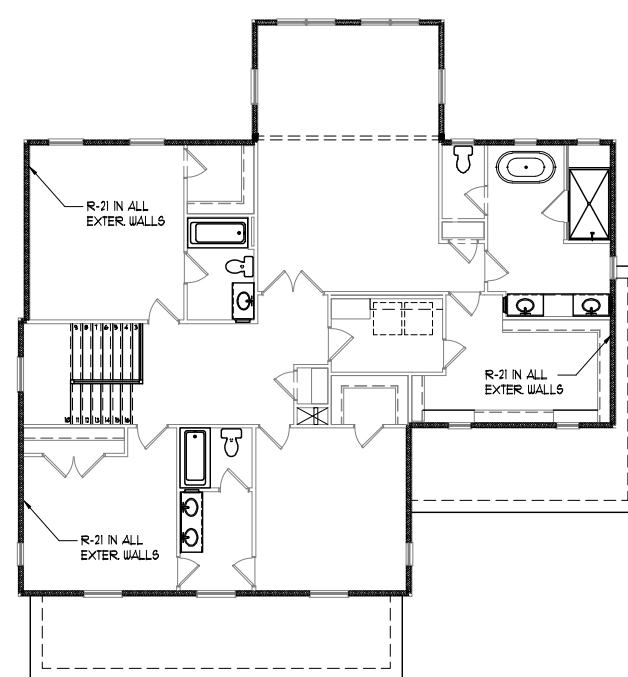
BUILDING THERMAL CRITERIA:	REQUIRED	PROVIDED
WINDOWS - MAXIMUM U-FACTOR	0.32	0.32
DOORS - MAXIMUM U-FACTOR	0.32	0.32
SKYLIGHTS - MAXIMUM U-FACTOR	0.60	N/A
CEILING'S	R-38	R-49
WALLS (WOOD FRAMING)	R-20	R-21
MASS WALLS	R-5/10	N/A
BASEMENT WALLS	R-13/13	R-13/13
FLOORS	R-19	R-19
SLAB PERIMETER - R-VALUE & DEPTH	R-10, 2 ft.	N/A



FOUNDATION ENERGY PLAN



FIRST FLOOR ENERGY PLAN



SECOND FLOOR ENERGY PLAN

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content: THERMAL
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 U.N.O. 1" = 8' (17x11) 2.1
 date: 10/13/18
 drawn: SJF
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date	revision	by

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 EC1
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FRONT ELEVATION

SCALE (17x11): 1/8" = 1'-0"
 SCALE (34x22): 1/4" = 1'-0"

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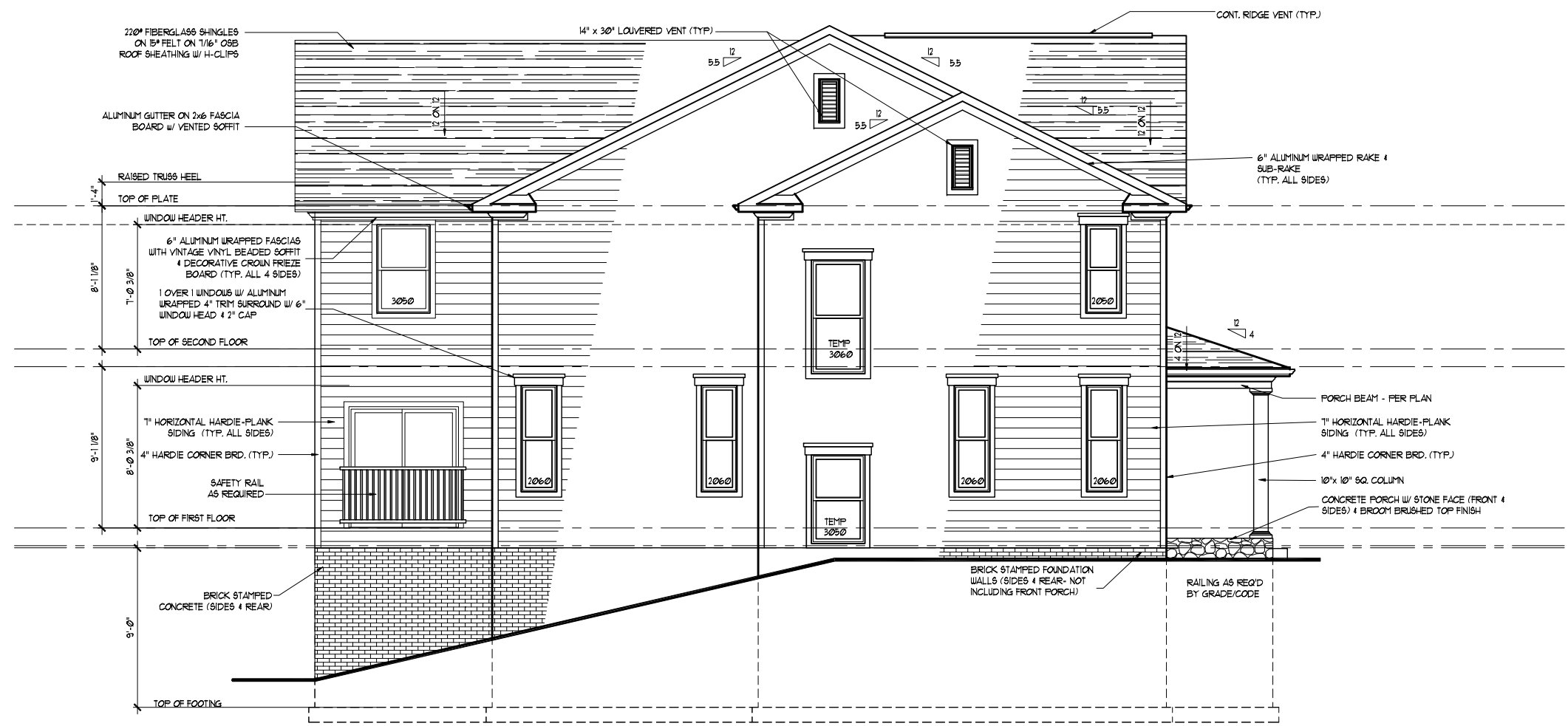
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 U.N.O. 1" = 8' (17x11) drawn: SJF
 title: JAIME & DANILZA GARCIA
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LEFT SIDE ELEVATION
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (34x22): 1/4" = 1'-0"

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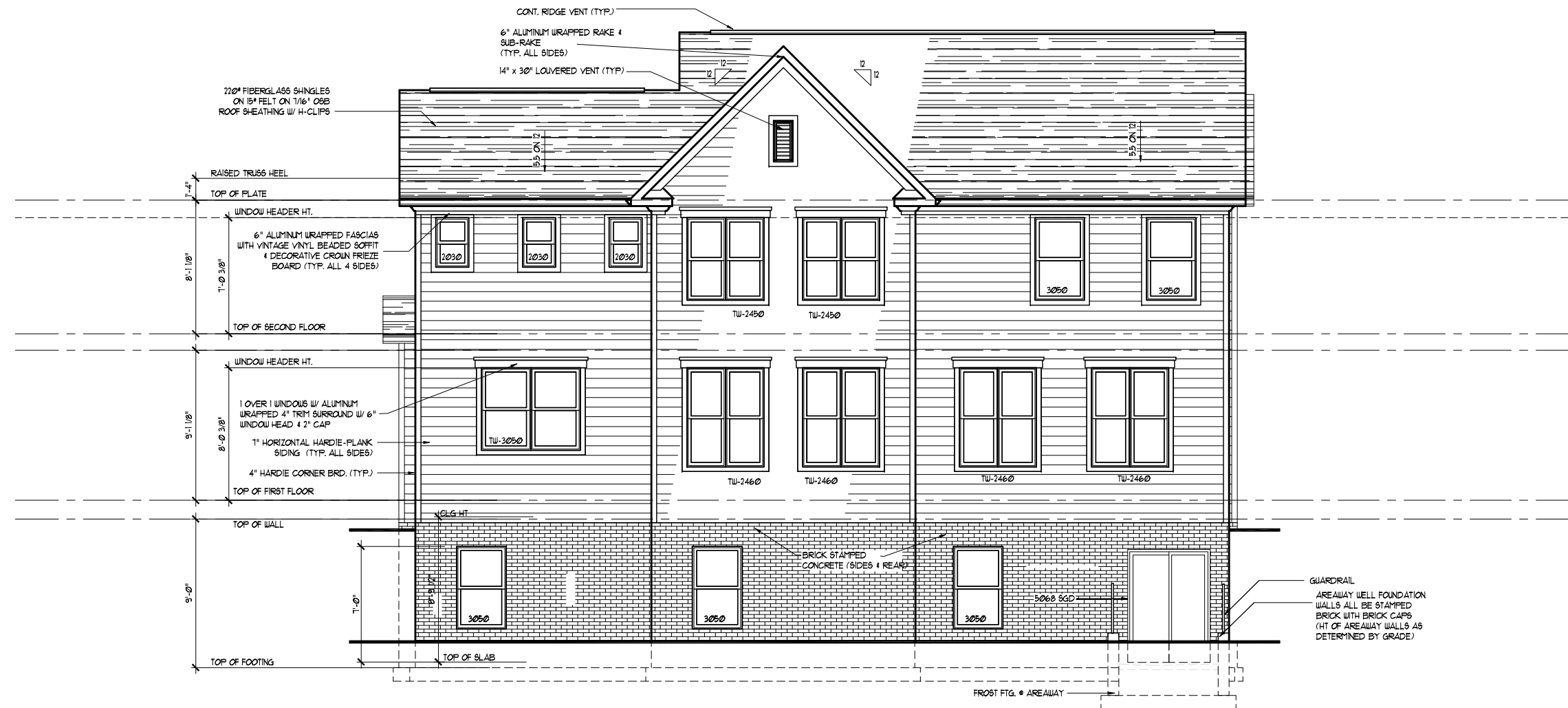
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content: **LEFT ELEVATION**
 scale: 1" = 4' (34x22) file: 3.1A date: 10/13/18
 U.N.O. 1" = 8' (17x11) drawn: SJF
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REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
 SCALE (34x22): 1/4" = 1'-0"

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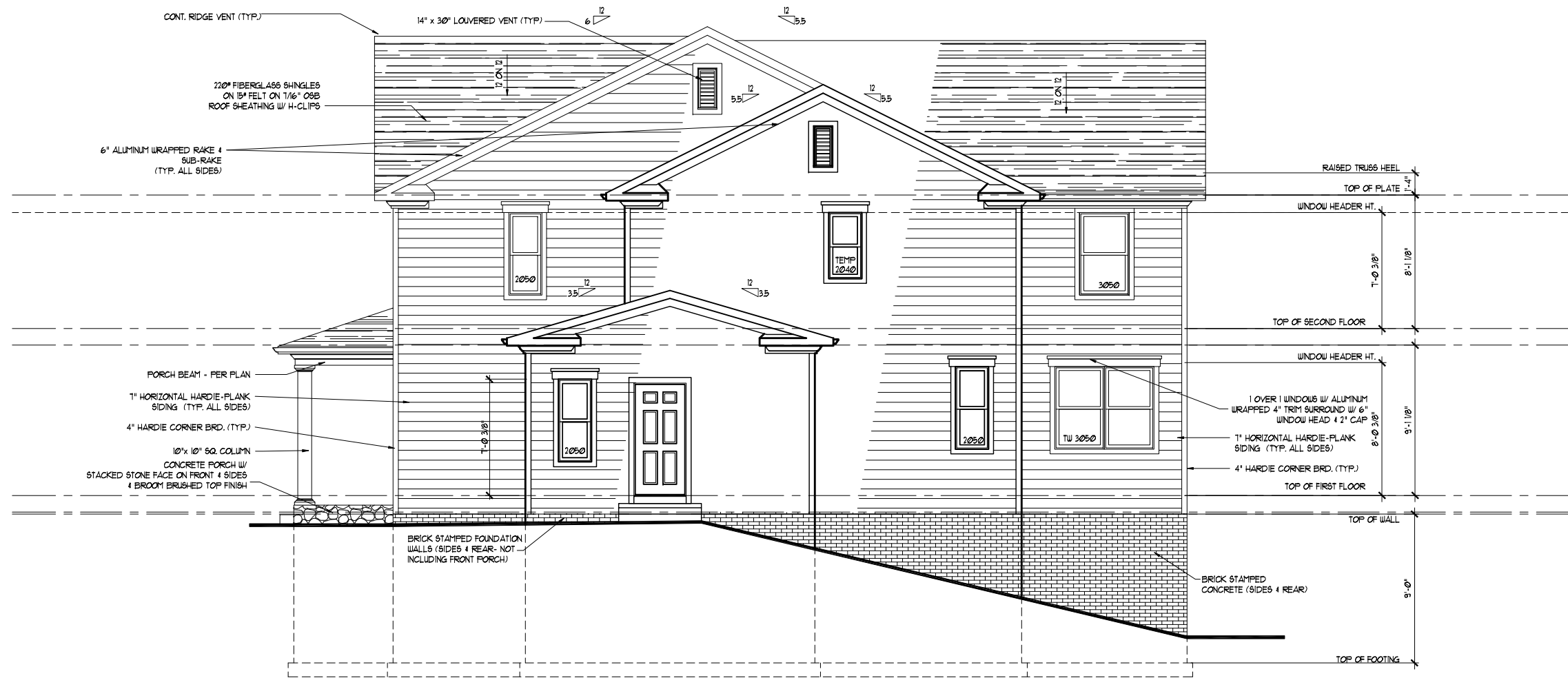
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content: **REAR ELEVATION**
 scale: 1" = 4' (34x22) file: 10/13/18 date: 10/13/18
 U.N.O. 1" = 8' (17x11) 3.1B drawn: SLJ
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RIGHT SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
 SCALE (34x22): 1/4" = 1'-0"

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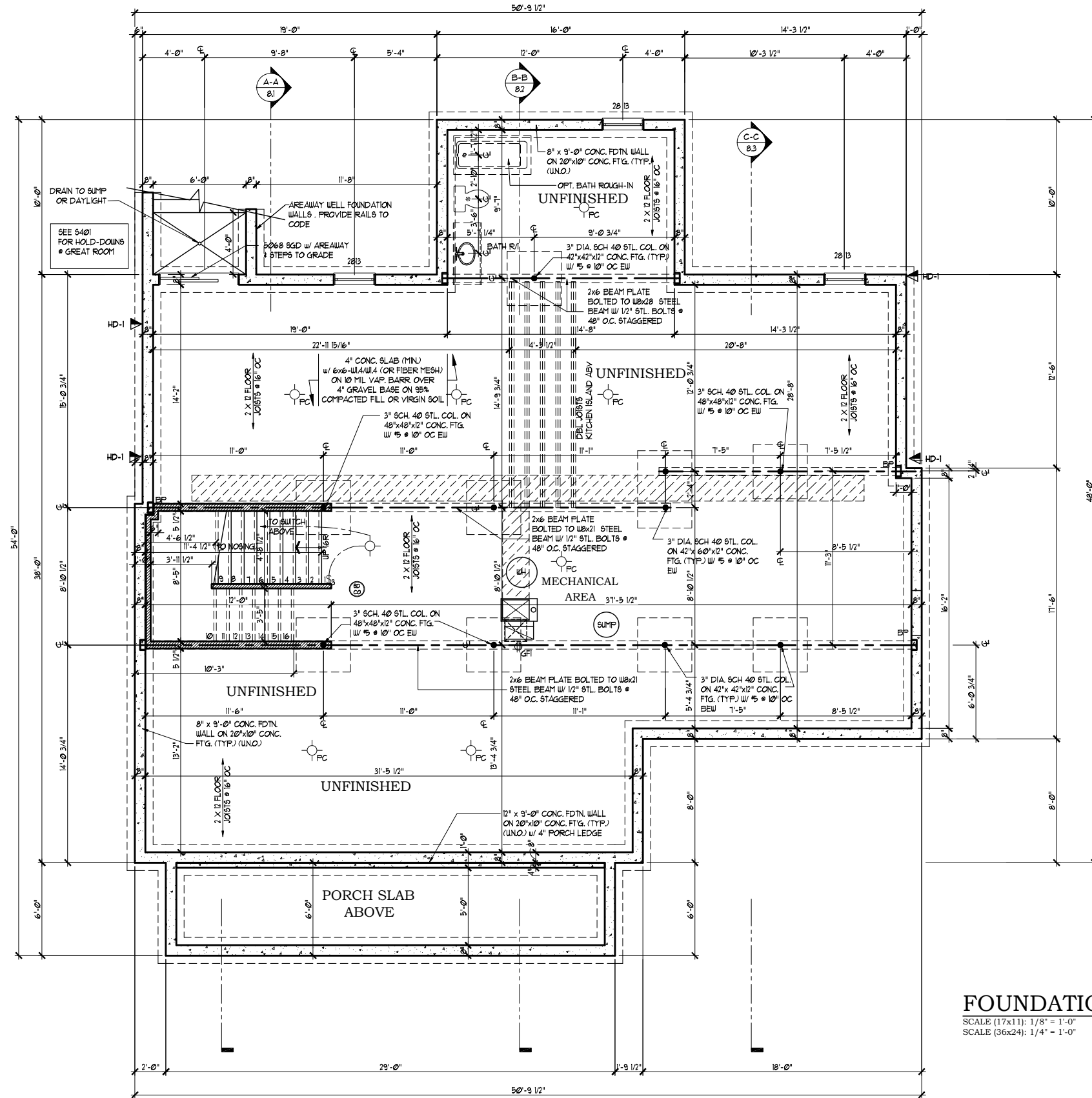
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RIGHT ELEVATION
 content: **RIGHT ELEVATION**
 scale: 1" = 4' (34x22) file: 10/13/18
 U.N.O. 1" = 8' (17x11) 3.1C drawn: SLJ date:
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FOUNDATION PLAN

SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"

FRAMING NOTES:

1. ALL EXTERIOR WALLS ARE TO BE 2x6 STUDS FRAMED @ 24" O.C., UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4") w/ (1) 2x JACK STUD & (1) 2x KING STUD. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED (TYP.) UNLESS NOTED OTHERWISE.
4. (2) 2 x 10 HEADERS (TYP.) AT OPENINGS LESS THAN 12' UNLESS NOTED OTHERWISE.
5. (3) 2 x 10 HEADERS AT OPENINGS 12' OR GREATER, UNLESS NOTED OTHERWISE.
6. SUB-FLOOR SHALL BE 3/4" THICK (MIN.) TONGUE & GROOVE TO MEET APA STANDARD.

FOUNDATION NOTES

- SECTION R-506**
 FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 95% COMPACTED FILL.
- SECTION R-310**
 1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.
 2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE).
- SECTION R-302.13**
 FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:
 (A) CONSTRUCTED OF NOMINAL 2" x 10" OR GREATER DIMENSIONAL LUMBER -OR-
 (B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)

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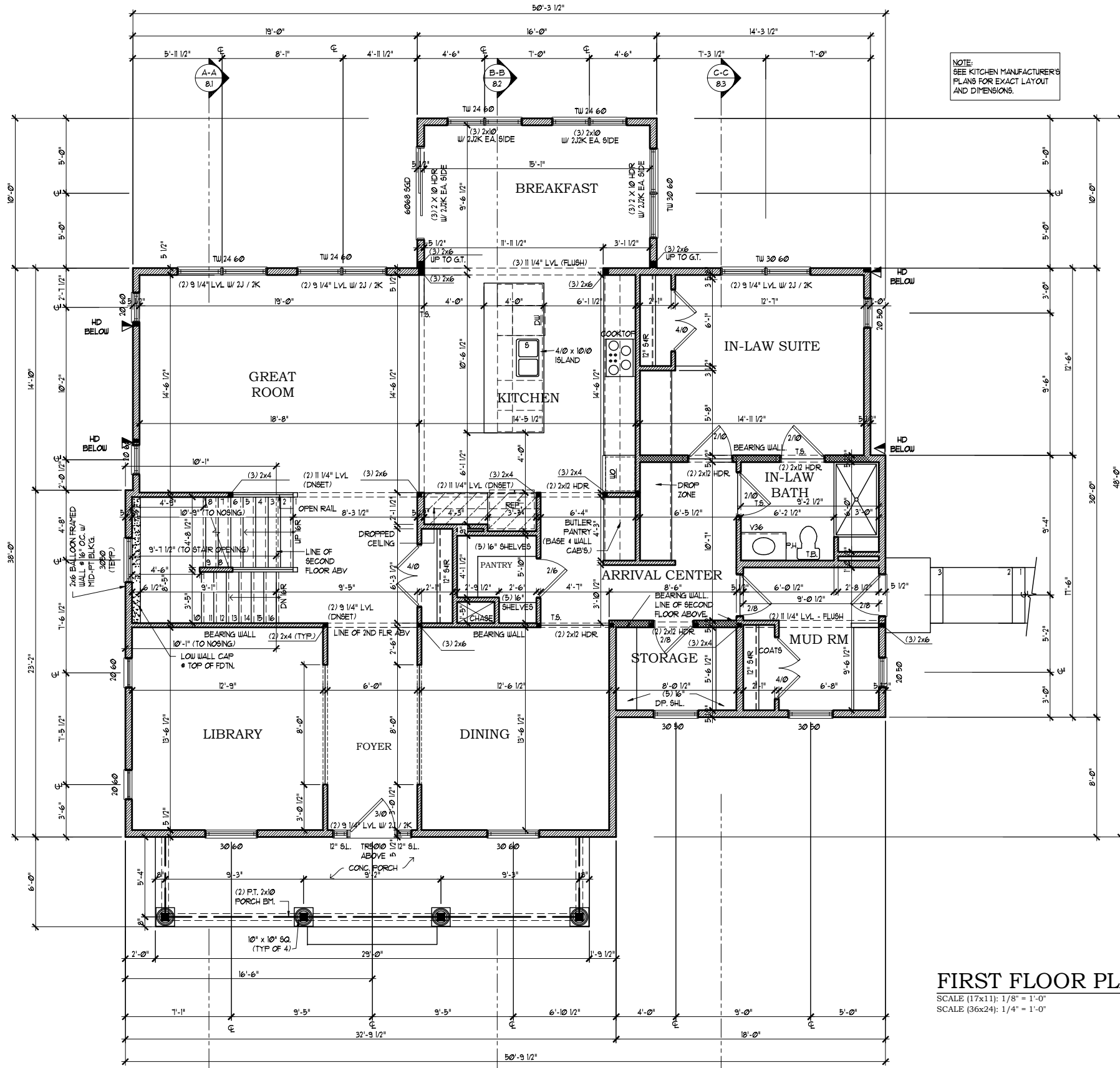
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FOUNDATION
 content: **JAIME & DANILZA GARCIA**
 scale: 1" = 4' (34x22) file: **10/13/18**
 U.N.O. 1" = 8' (17x11) 4.1 drawn: SLF date: 10/13/18
 title: **GARCIA RESIDENCE**

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NOTE:
SEE KITCHEN MANUFACTURER'S
PLANS FOR EXACT LAYOUT
AND DIMENSIONS.

- FRAMING NOTES:**
1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 24" O.C. UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR WALLS ARE TO BE 2X4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
 3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4") w/ (1) 2x JACK STUD & (1) 2x KING STUD. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED (TYP.) UNLESS NOTED OTHERWISE.
 4. (2) 2 x 10 HEADERS (TYP.) AT OPENINGS LESS THAN 12' UNLESS NOTED OTHERWISE.
 5. (3) 2 x 10 HEADERS AT OPENINGS 12' or GREATER, UNLESS NOTED OTHERWISE.
 6. SUB-FLOOR SHALL BE 3/4" THICK (MIN) TONGUE & GROOVE TO MEET APA STANDARD.

FIRST FLOOR PLAN
SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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content: **FIRST FLOOR**
date: 10/13/18
drawn: SLF
scale: 1" = 4' (34x22) file: U.N.O. 1" = 8' (17x11) 5.1
title: **JAIME & DANILZA GARCIA GARCIA RESIDENCE**

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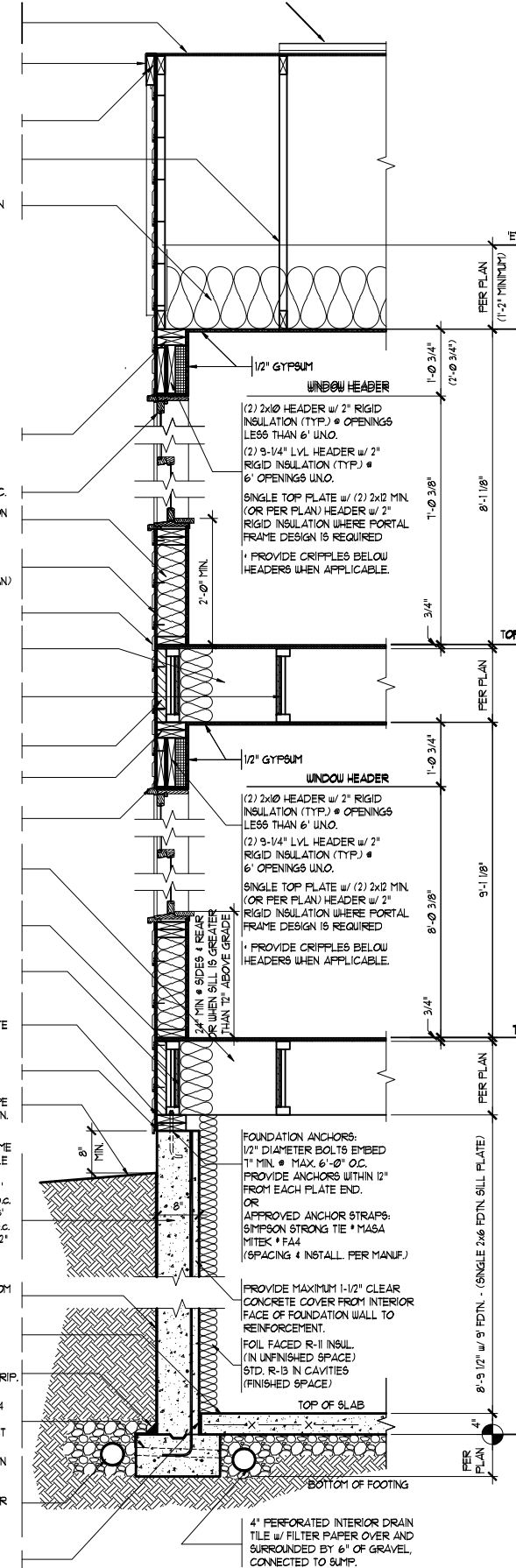
FIBERGLASS SHINGLES ON 1/2" ROOF FELT ON 1/4" OSB ROOF SHEATHING w/ H-CLIPS

ALUMINUM DRIP EDGE (TYP.)

RAKE BOARD PER PLAN

T.P.I. APPROVED WOOD ROOF TRUSSES # 24" O.C. BRACED AND INSTALLED ACCORDING TO MANUF. SPECIFICATIONS.

R-38 BLOWN OR BATT INSULATION



7 BASEMENT WALL SECTION
 SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0"
 (TYPICAL GABLE END WALL) 5/5/2022

FIBERGLASS SHINGLES ON 1/2" ROOF FELT ON 1/4" OSB ROOF SHEATHING w/ H-CLIPS

T.P.I. APPROVED WOOD ROOF TRUSSES # 24" O.C. BRACED AND INSTALLED ACCORDING TO MANUF. SPECIFICATIONS.

R-38 BLOWN OR BATT INSULATION w/ BAFFLE, EXTEND OVER DOUBLE TOP PLATE TO OUTSIDE EDGE OF WALL

HURRICANE CLIPS EACH END OF TRUSS OR PER LOCAL CODE

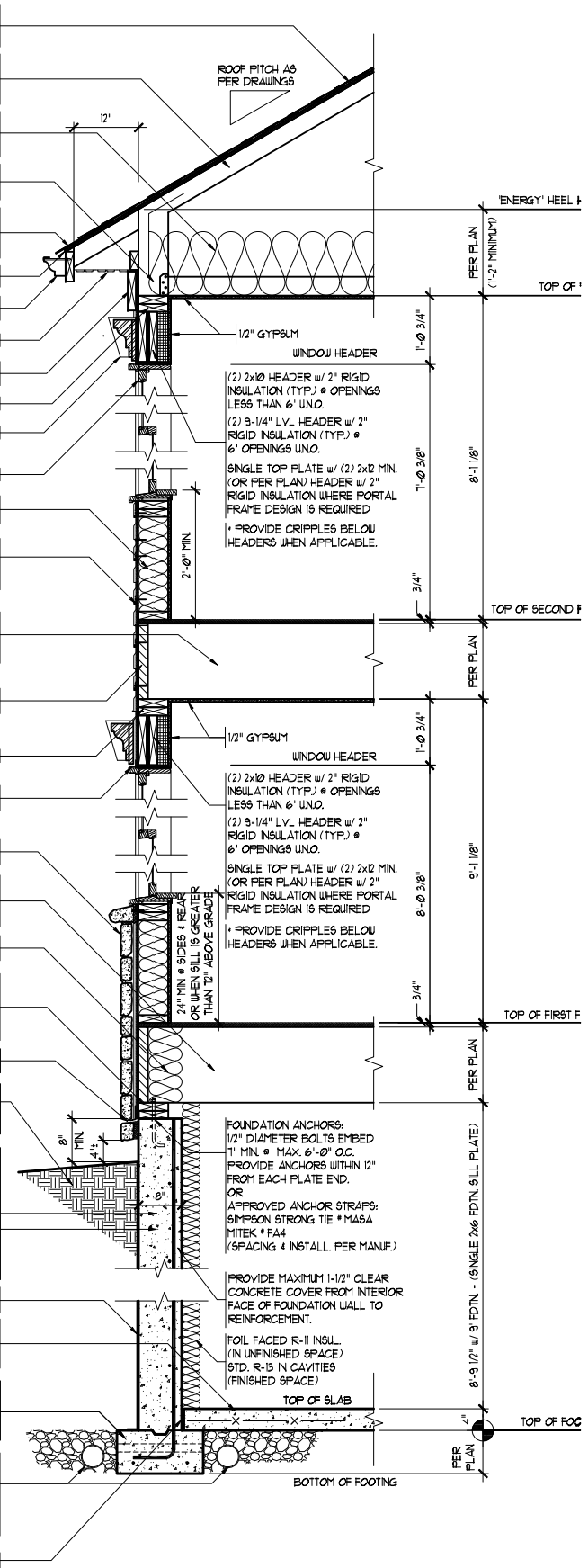
ICE BARRIER UNDERLAYMENT FROM EAVE EDGE TO 24" BACK FROM INSIDE FACE OF EXTERIOR WALL

MIN. 2-1/4" METAL DRIP EDGE

ALUM. GUTTER ON FASCIA BOARD PER PLAN

VNTL. VENTED SOFFIT

FRIZE BOARD PER PLAN



4 BASEMENT WALL SECTION
 SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0"
 (SYNTHETIC STONE VENEER BASE w/ SIDING ABOVE) 5/5/2022

FIBERGLASS SHINGLES ON 1/2" ROOF FELT ON 1/4" OSB ROOF SHEATHING w/ H-CLIPS

T.P.I. APPROVED WOOD ROOF TRUSSES # 24" O.C. BRACED AND INSTALLED ACCORDING TO MANUF. SPECIFICATIONS.

R-38 BLOWN OR BATT INSULATION w/ BAFFLE, EXTEND OVER DOUBLE TOP PLATE TO OUTSIDE EDGE OF WALL

HURRICANE CLIPS EACH END OF TRUSS OR PER LOCAL CODE

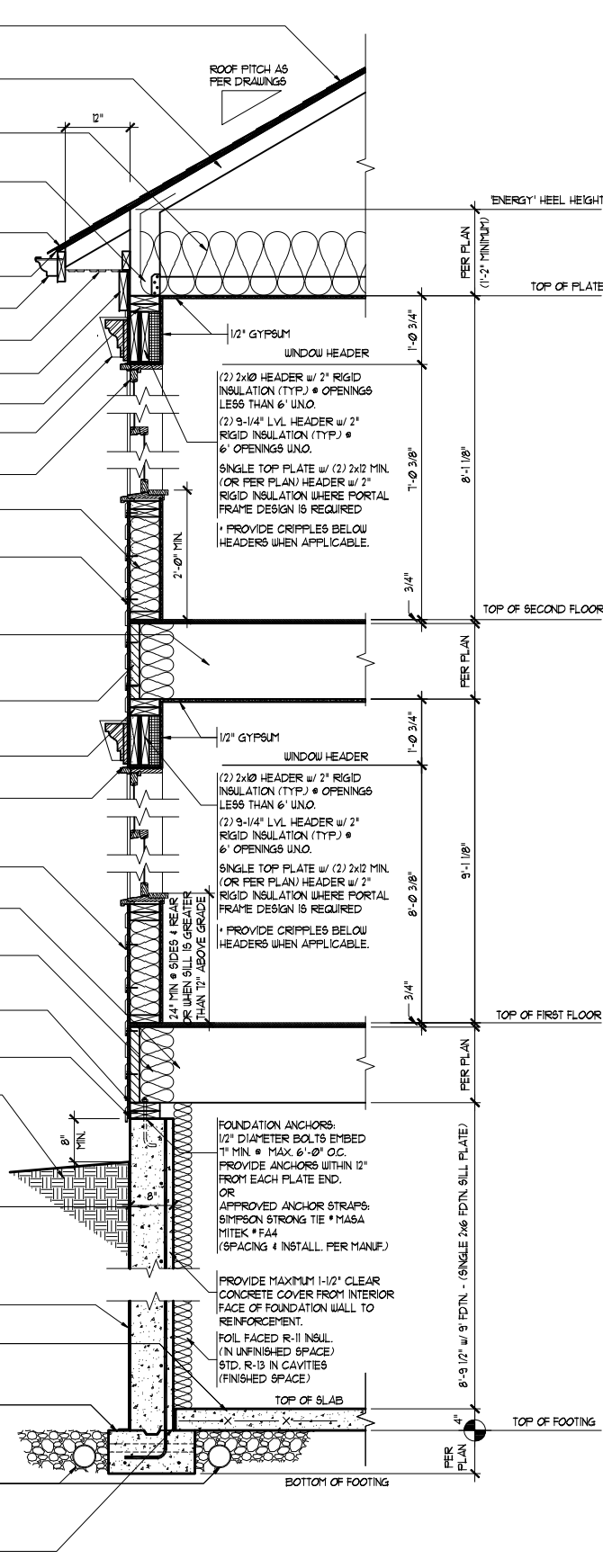
ICE BARRIER UNDERLAYMENT FROM EAVE EDGE TO 24" BACK FROM INSIDE FACE OF EXTERIOR WALL

MIN. 2-1/4" METAL DRIP EDGE

ALUM. GUTTER ON FASCIA BOARD PER PLAN

VNTL. VENTED SOFFIT

FRIZE BOARD PER PLAN



1 BASEMENT WALL SECTION
 SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0"
 (FULL SIDING) 5/5/2022

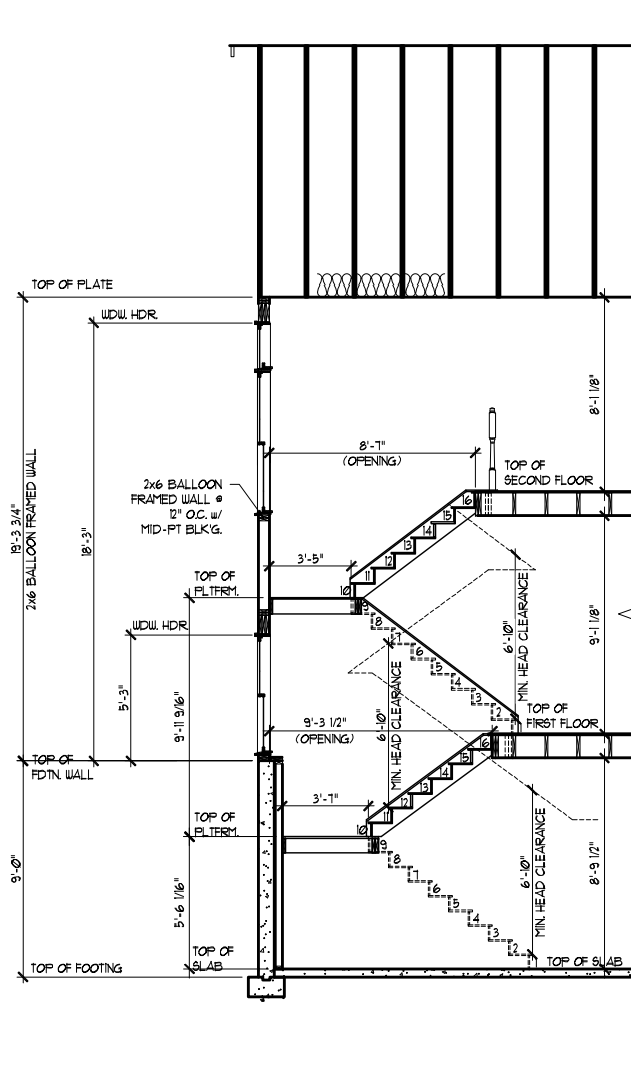
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WALL SECTION
 date: 10/13/18
 drawn: SLF
 file: 34x22
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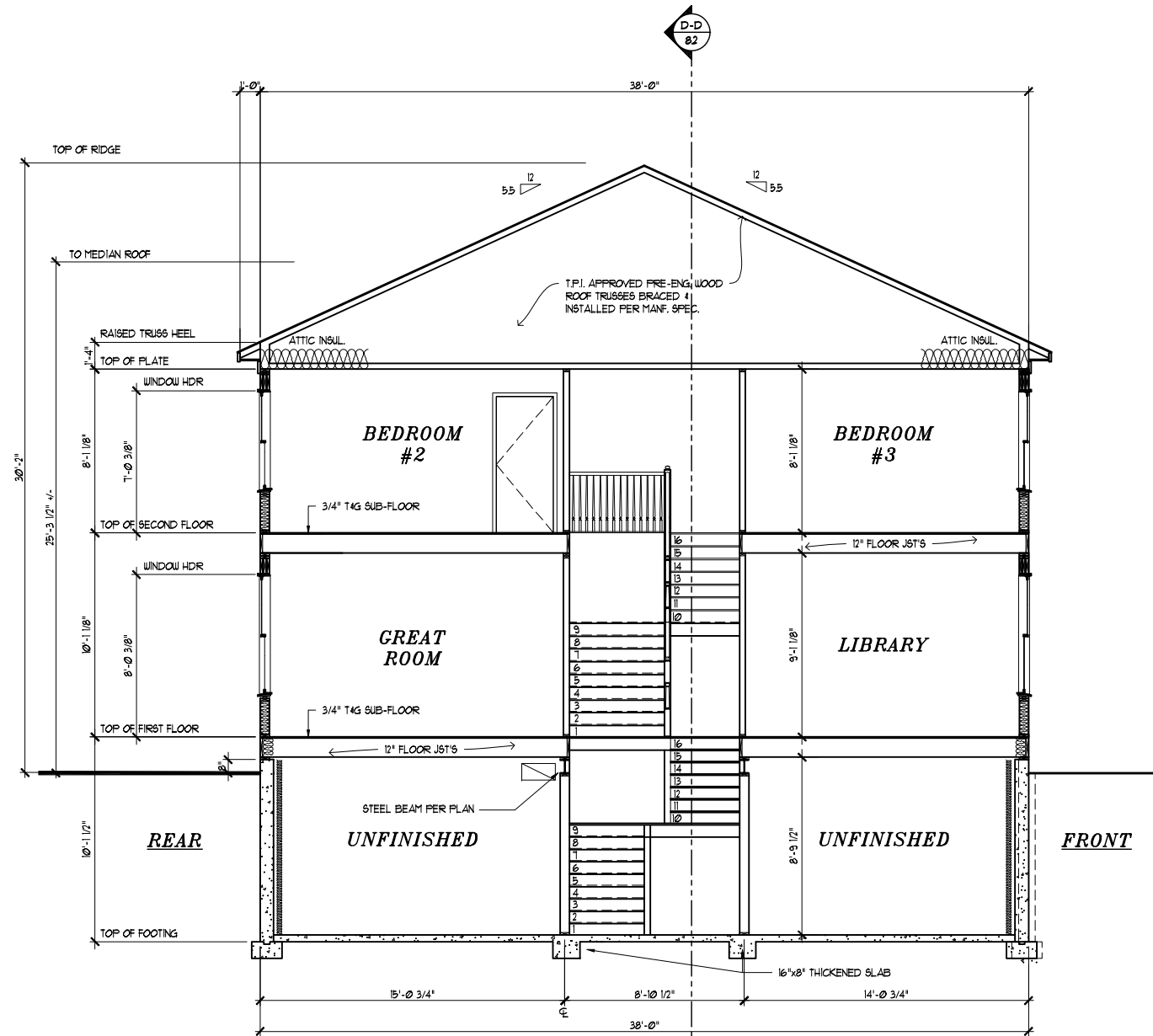


SECTION THRU STAIRS 'D-D'

SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"

1ST FLOOR TO 2ND FLOOR
 OVERALL HT.: 10' 1-1/8"
 STAIR RISER: 7'-9 1/8"
 STAIR TREAD: 10"
 NUMBER OF RISERS: 16

BASEMENT TO 1ST FLOOR
 OVERALL HT.: 9' 9-1/2"
 STAIR RISER: 1'-5 1/16"
 STAIR TREAD: 10"
 NUMBER OF RISERS: 16



BUILDING SECTION 'A-A'

SCALE (17x11): 1/8" = 1'-0"
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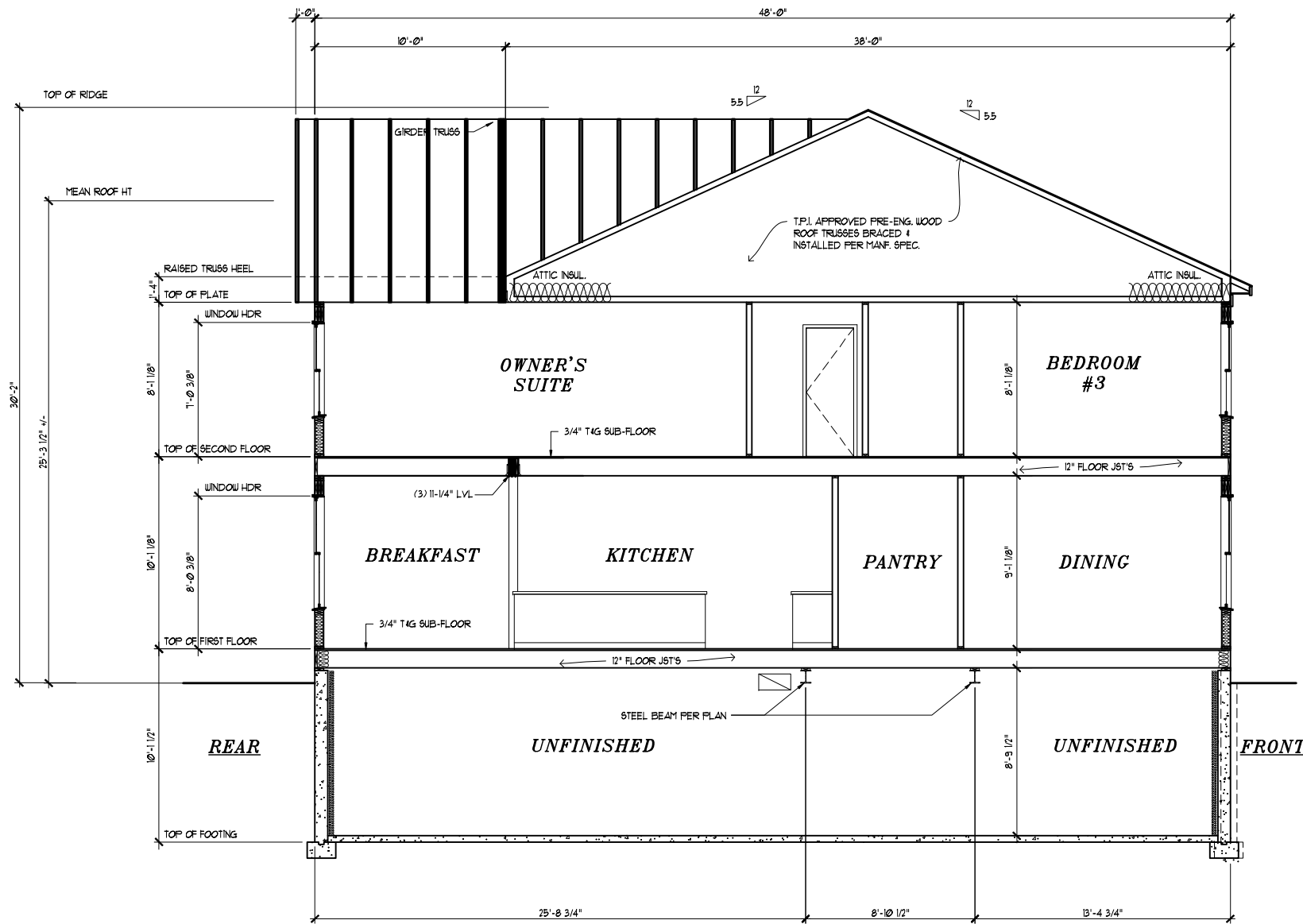
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SECTION A-A
 content
 scale: 1" = 4' (34x22) file: 10/13/18
 U.N.O. 1" = 8' (17x11) 8.1
 drawn: SLF date: 10/13/18
JAIME & DANILZA GARCIA
 GARCIA RESIDENCE
 title

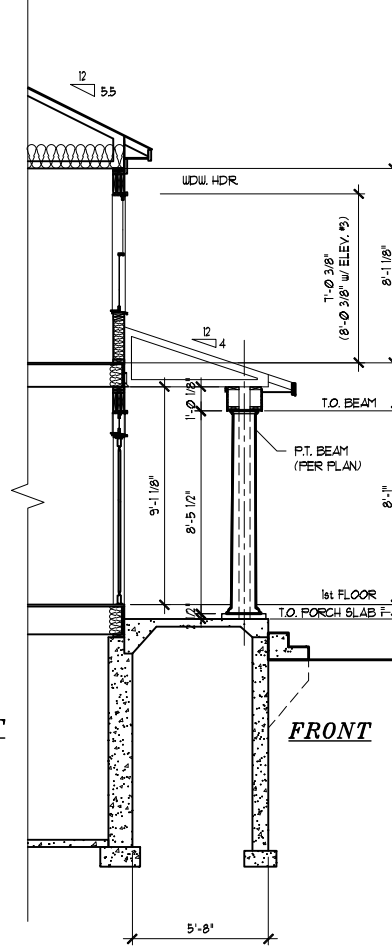
date	revision	by

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A801

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 license number: 5621
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BUILDING SECTION 'B-B'
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"



**SECTION THRU FOYER
 w/COVERED PORCH**
 ELEVATIONS #2 & 3
 SCALE (36x24): 1/4" = 1'-0"

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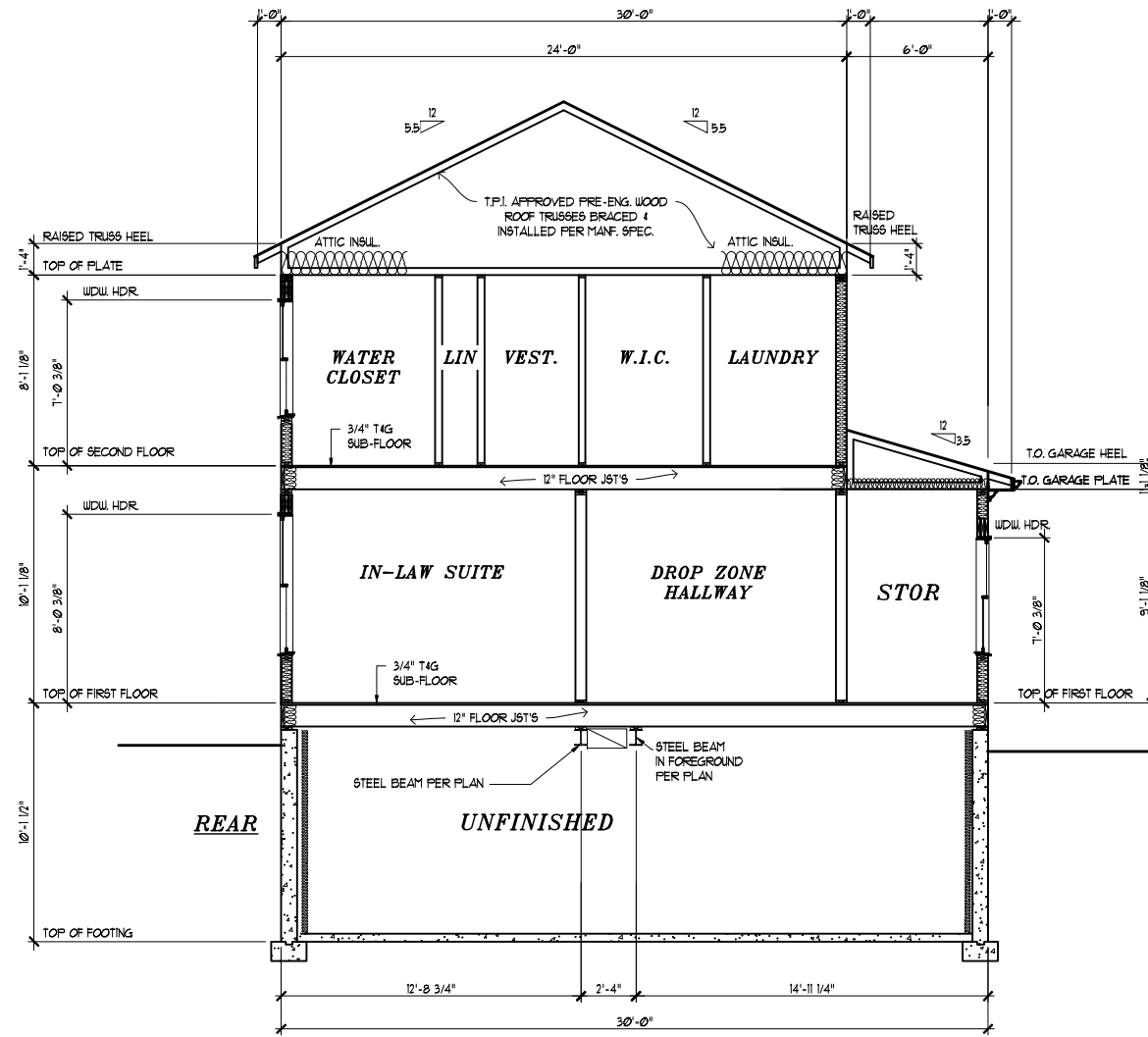
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SECTION B-B
 content: **JAIME & DANILZA GARCIA**
 scale: 1"=4' (34x22) file: **GARCIA RESIDENCE**
 U.N.O. 1"=8' (17x11) 8.2
 date: 10/13/18
 drawn: SLJ
 title: **GARCIA RESIDENCE**

date	revision	by

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BUILDING SECTION 'C-C'
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"

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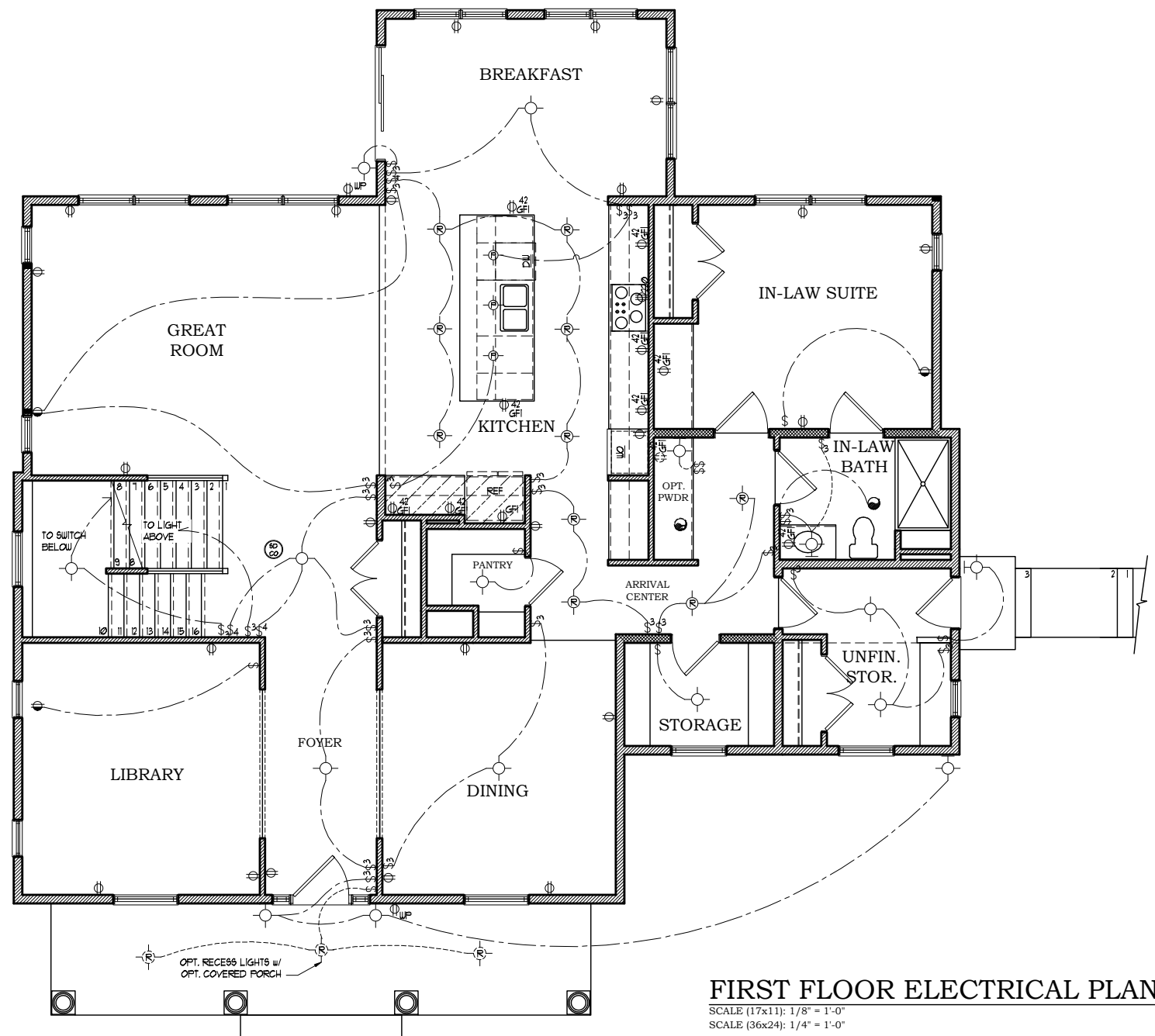
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 U.N.O. 1" = 8' (17x11) 8.3 date: 10/13/18
JAIME & DANILZA GARCIA
 title: GARCIA RESIDENCE

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File Name: Z:\CLIENT\JIMBERLA\CUSTOM\12172454\SHEETS\8.3.DWG



FIRST FLOOR ELECTRICAL PLAN
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"

PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY LOCAL CODE, WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION.

THESE DRAWINGS ARE SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS. ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES. FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

ELECTRICAL SYMBOLS

- ⊕ DUPLEX OUTLET 18" AFF.
- ⊕ DUPLEX OUTLET 42" AFF.
- ⊕ 220 220 VOLT DUPLEX OUTLET
- ⊕ WP WATERPROOF RECEPTACLE
- ⊕ GFI GROUND FAULT INTERRUPTER
- ⊕ 42 GFI GROUND FAULT INTERRUPTER 42" AFF.
- \$ WALL SWITCH
- \$ 3 3-WAY WALL SWITCH
- \$ 4 4-WAY WALL SWITCH
- \$ D DIMMER SWITCH
- ⊕ EXHAUST FAN
- ⊕ FL FAN/LIGHT COMBO
- ⊕ LIGHT FIXTURE CEILING MOUNTED
- ⊕ LIGHT FIXTURE RECESSED LIGHT
- ⊕ PC FIXTURE FULL CHAIN
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ FLOOD LIGHTS
- ⊕ LIGHT FIXTURE WALL MOUNTED
- ⊕ T THERMOSTAT
- ⊕ JUNCTION BOX
- ⊕ CHIME DOOR CHIME
- ⊕ TELEPHONE JACK
- ⊕ TELEVISION JACK
- ⊕ GARBAGE DISPOSAL
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ COMBINATION SMOKE-CARBON DETECTOR
- ⊕ EP ELECTRIC PANEL
- ⊕ EM ELECTRIC METER
- ⊕ INTERCOM
- ⊕ IC INTERCOM CONSOLE

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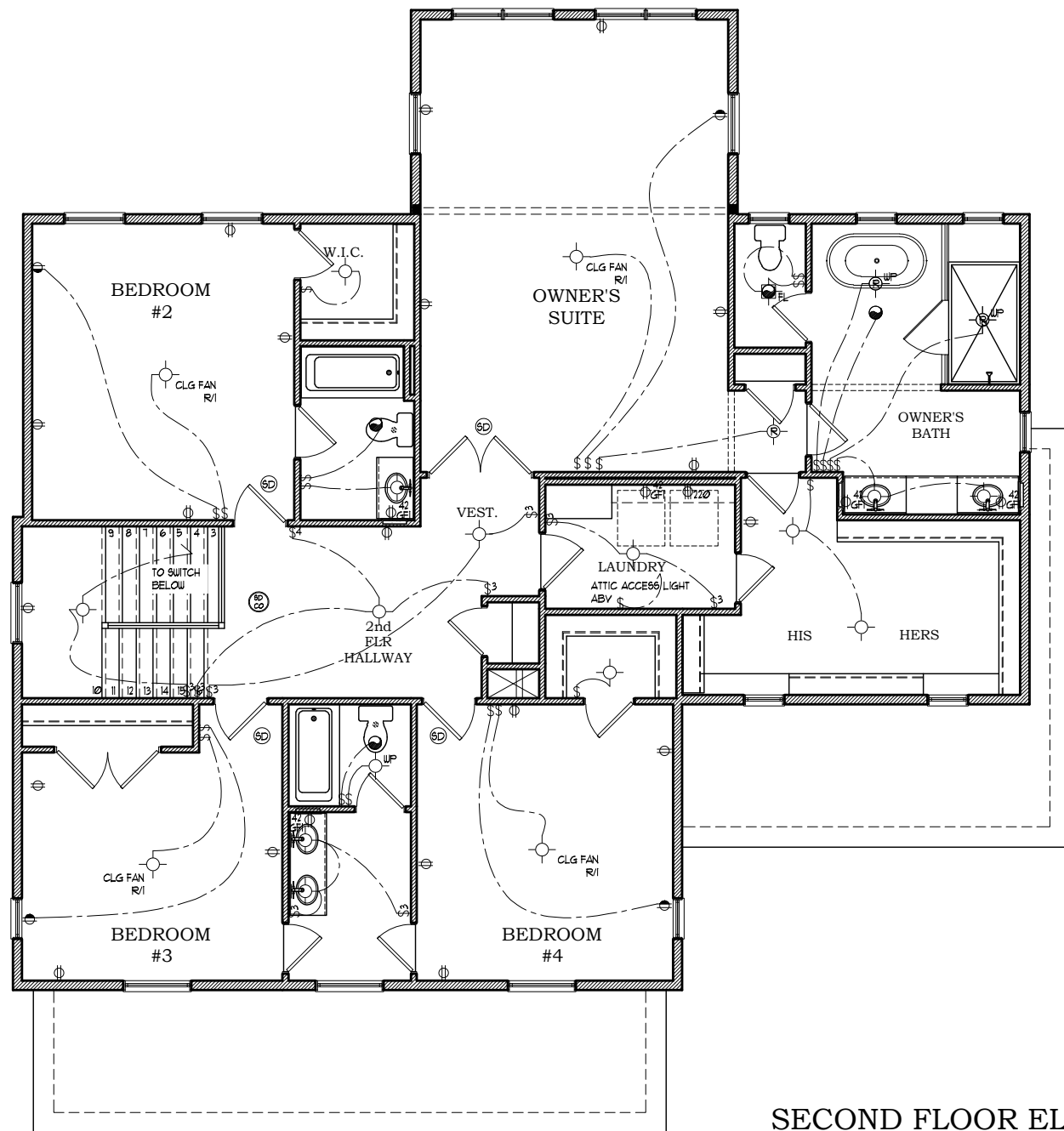
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 date: 10/13/18
 drawn: SJF
 title: **JAIME & DANILZA GARCIA**
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- \$3 3-WAY WALL SWITCH
- \$4 4-WAY WALL SWITCH
- \$D DIMMER WALL SWITCH
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- ⊕FL FAN/LIGHT COMBO
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- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ FLOOD LIGHTS
- ⊕ LIGHT FIXTURE WALL MOUNTED
- ⊕ T THERMOSTAT
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- ⊕ CHIME DOOR CHIME
- ⊕ TV TELEVISION JACK
- ⊕ GARBAGE DISPOSAL
- ⊕ SD SMOKE DETECTOR
- ⊕ CO CARBON MONOXIDE DETECTOR
- ⊕ CO COMBINATION SMOKE-CARBON DETECTOR
- ⊕ EP ELECTRIC PANEL
- ⊕ EM ELECTRIC METER
- ⊕ I INTERCOM
- ⊕ IC INTERCOM CONSOLE

SECOND FLOOR ELECTRICAL PLAN

SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"

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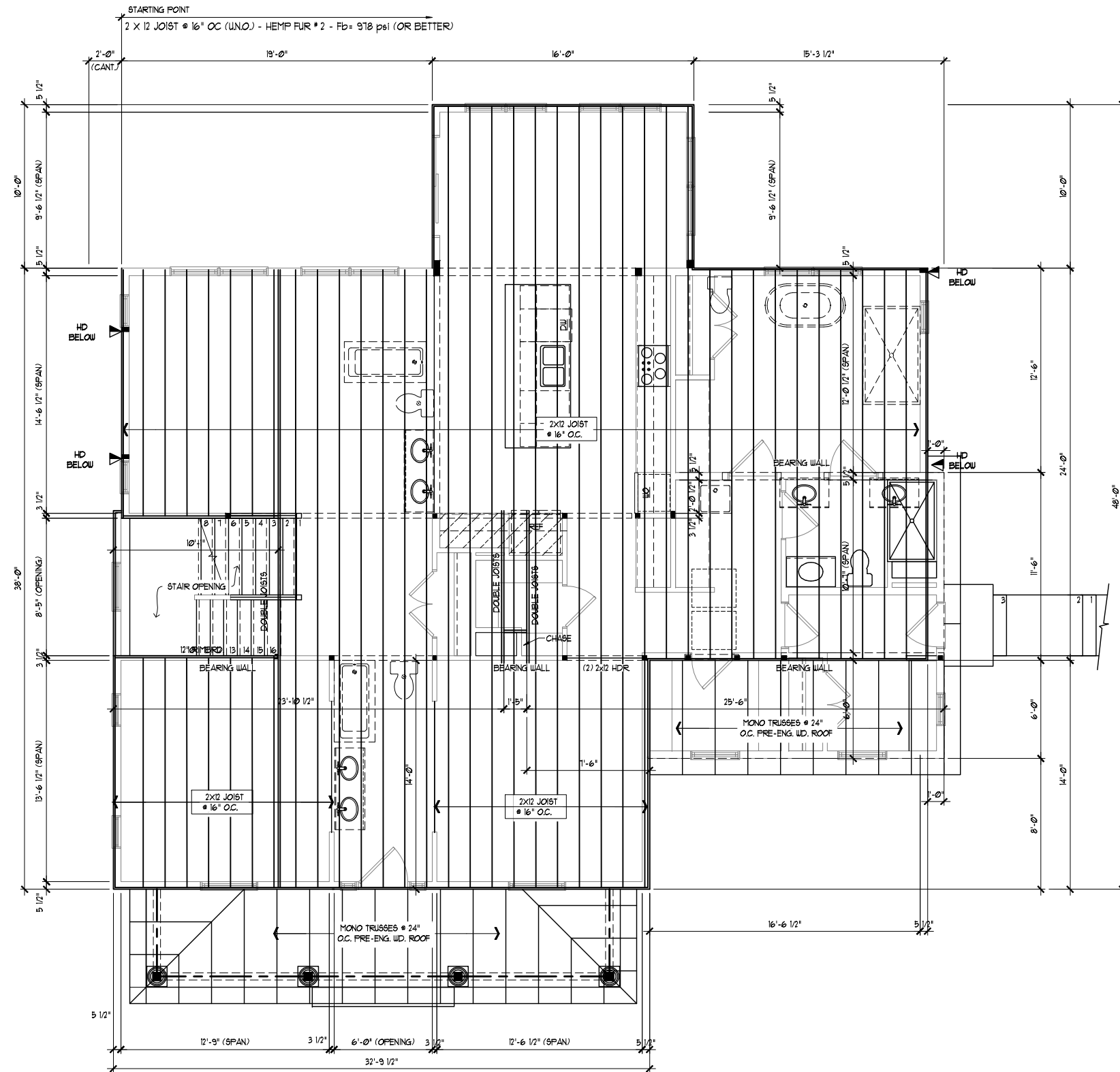
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content: ELECTRICAL_2ND
 scale: 1"=4' (34x22) file: U.N.O. 1"=8' (17x11) E2.1
 date: 10/13/18
 drawn: SJF
 title: JAIME & DANILZA GARCIA GARCIA RESIDENCE

date	revision	by

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SECOND FLOOR FRAMING PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

NOTE:
DIMENSIONS IN PARENTHESIS INDICATE
SIZE WITH OPT. 4" REAR EXTENSION

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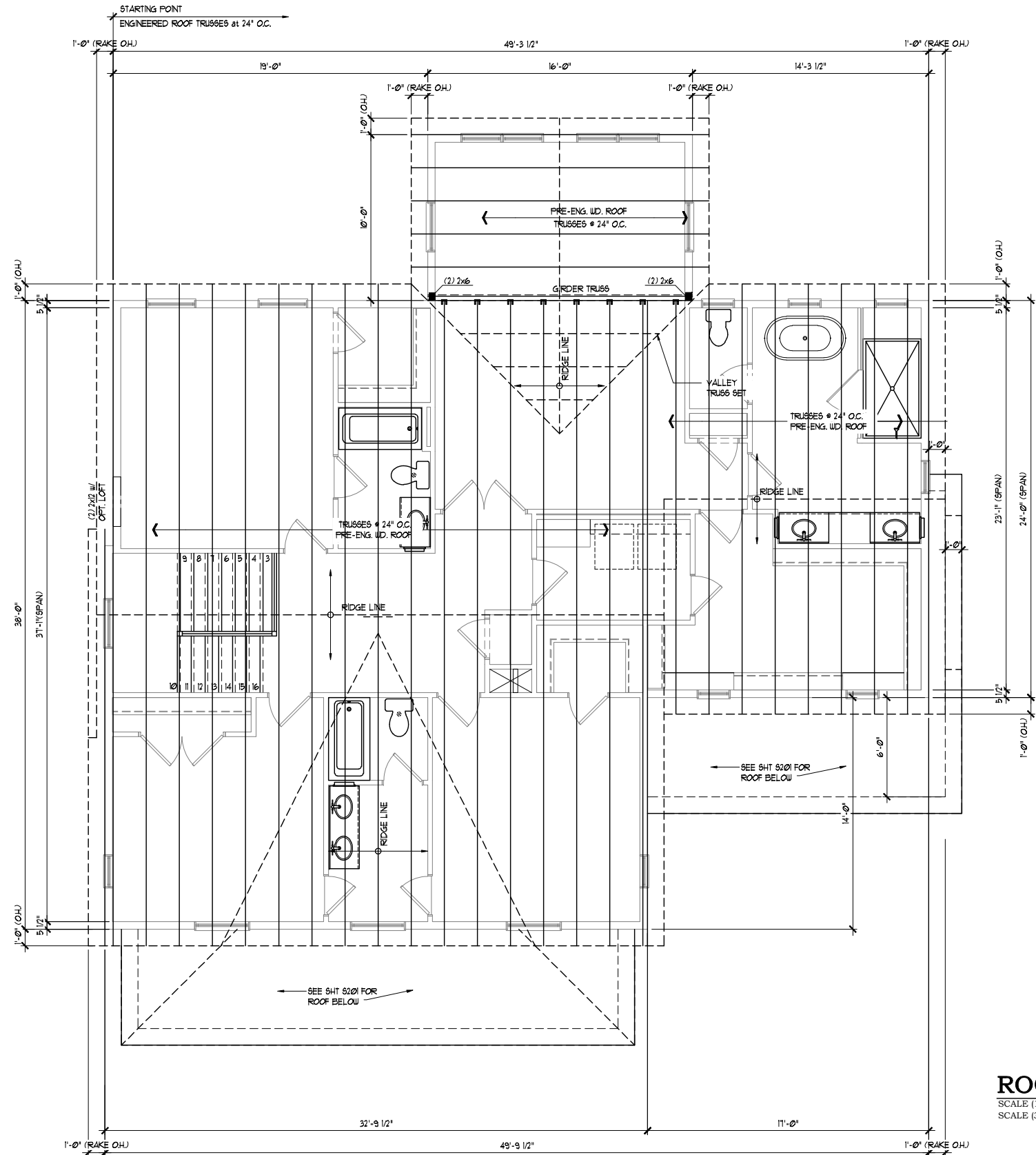
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scale: 1" = 4' (34x22) | file: S2.1
U.N.O. 1" = 8' (17x11) | S2.1
date: 10/13/18
drawn: SJF
by: **JAIMÉ & DANILZA GARCIA**
title: **GARCIA RESIDENCE**

date	revision	by

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ROOF FRAMING PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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SHEET #
S301

date	revision	by

content ROOF FRAMING	
scale: 1"=4' (34x22) U.N.O. 1"=8' (17x11)	date: 10/13/18
file: S3.1	drawn: SJF
JAIME & DANILZA GARCIA	
GARCIA RESIDENCE	
title	

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LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
115 MPH WIND IN 2018 IRC MAP
 (115 MPH WIND SPEED IN ASCE 7-16 WIND MAP, PER IRC R301.2.1.1)
 EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2018 IRC (SECTION 1609) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2018 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

EXT. WALL SHEATHING SPECIFICATION

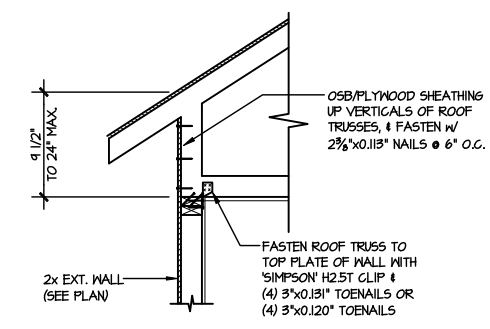
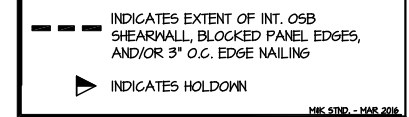
- 7/16" OSB OR 15/32" PLYWOOD:
 FASTEN SHEATHING w/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN PANEL FIELD. (TYP. U.N.O.)
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC. 1 3/8" 16 GA STAPLES (1/2" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

3" O.C. EDGE NAILING

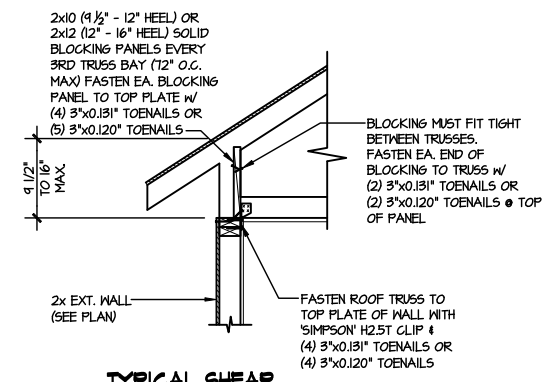
- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

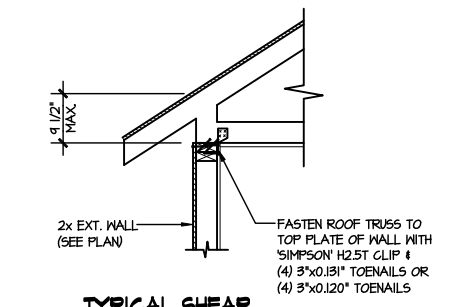
- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)



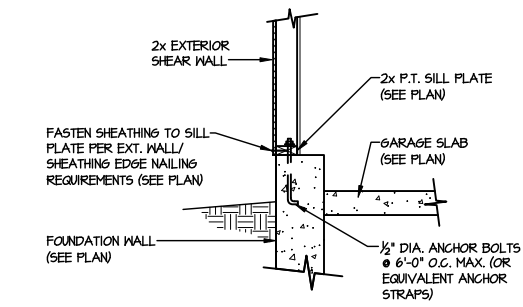
(A3) TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
 SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



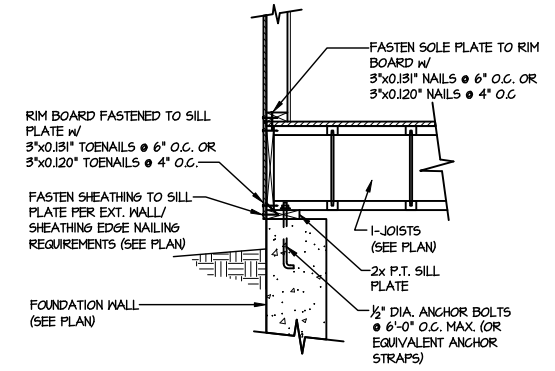
(A2) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
 SCALE: 3/4"=1'-0" HEEL HEIGHT BETWEEN 9 1/2" - 16" BLOCKING HEIGHT



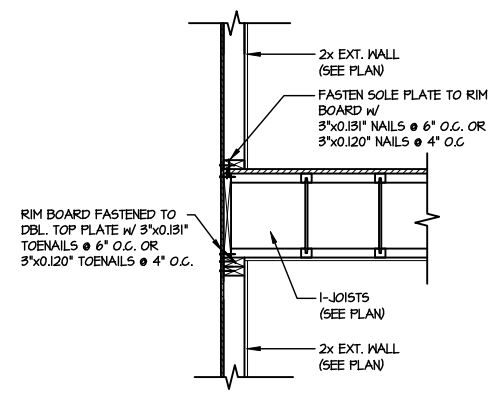
(A1) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
 SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 9 1/2" NO BLOCKING REQ'D



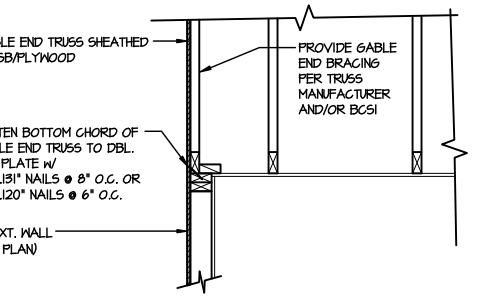
(E) TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR GARAGE WALL
 SCALE: 3/4"=1'-0"



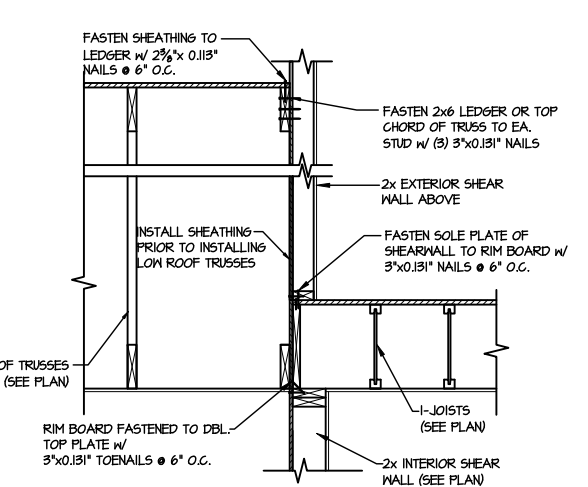
(D1) TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR BASEMENT WALL
 SCALE: 3/4"=1'-0"



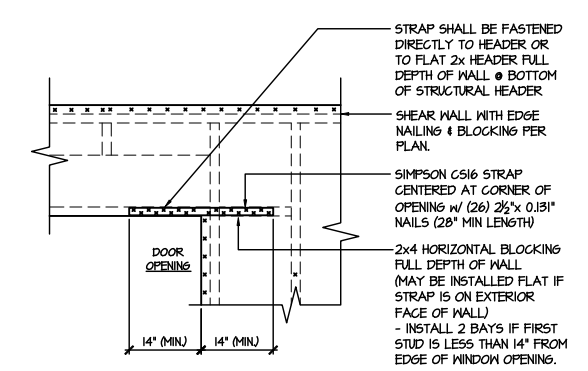
(C1) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
 SCALE: 3/4"=1'-0"



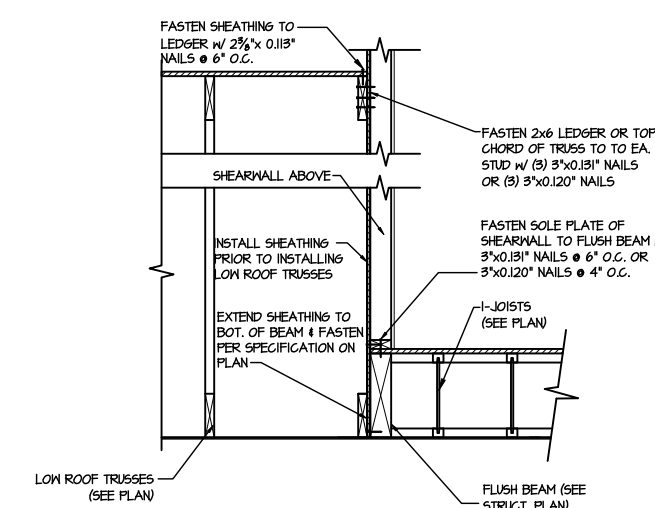
(B1) TYPICAL GABLE END DETAIL
 SCALE: 3/4"=1'-0"



(1) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
 SCALE: 3/4"=1'-0"



(2) TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION
 SCALE: NTS



(3) SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
 SCALE: 3/4"=1'-0"

CONNECTION SPECIFICATIONS (TYP. U.N.O.)

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PLATE TO JOIST/BLK'G.	(3) NAILS @ 4" o.c.	(3) NAILS @ 4" o.c.
STUD TO SOLE PLATE	(2) TOENAILS	(3) TOENAILS*
TOP OR SOLE PLATE TO STUD	(2) NAILS	(3) NAILS
RIM TO TOP PLATE	TOENAILS @ 8" o.c.	TOENAILS @ 6" o.c.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS	(3) TOENAILS*
DOUBLE STUD	NAILS @ 24" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE	NAILS @ 24" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE LAP SPLICE	(4) NAILS IN LAPPED AREA	(4) NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2) NAILS	(2) NAILS

* 2 3/8" x 0.113" IS AN ACCEPTABLE ALTERNATIVE TO A 3" x 0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)

LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.

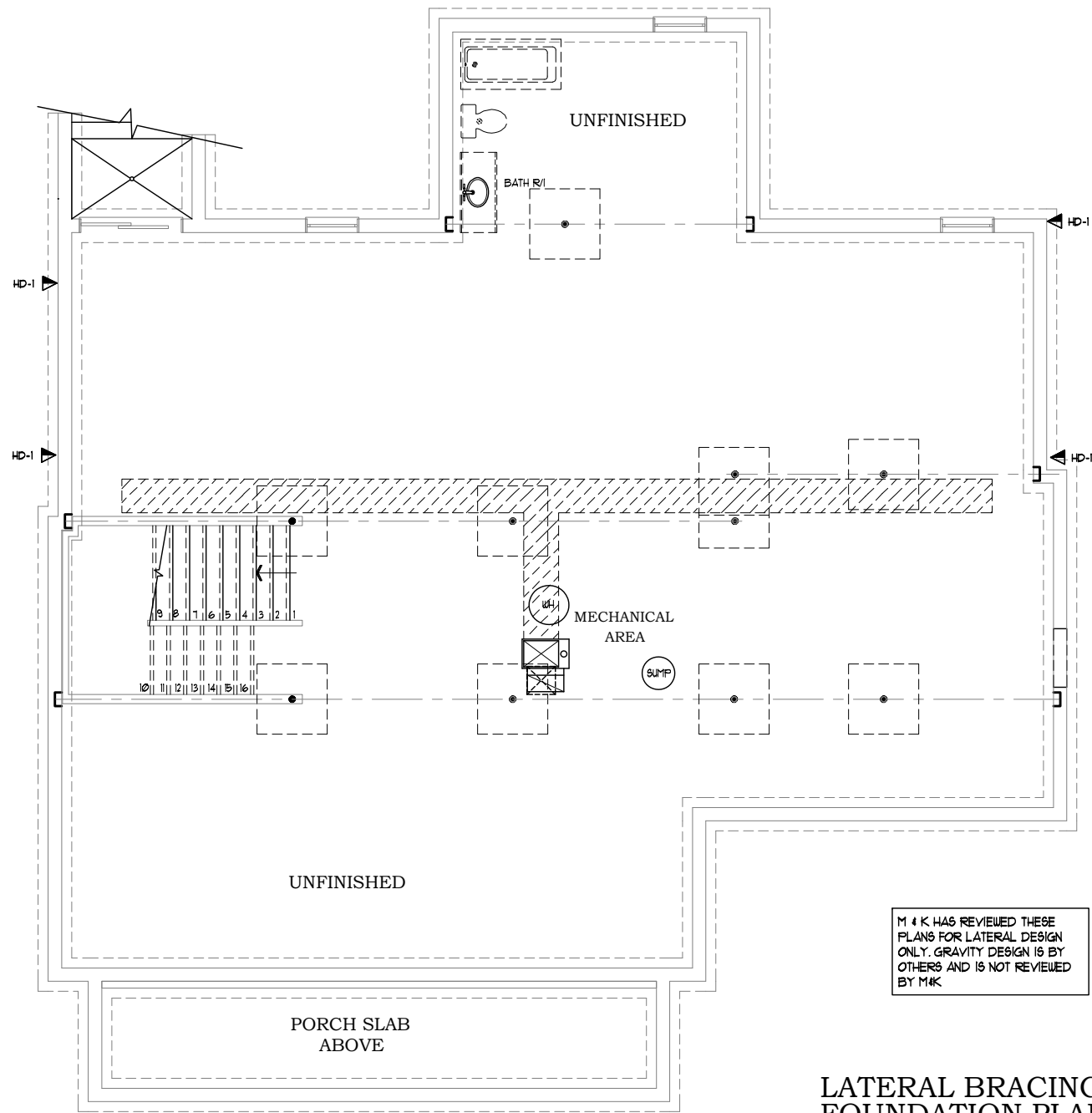
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 300 Brookside Ave, Building 4 - Amber, PA 19002
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M&K project number: 093-24013
 project mgr: JTR
 drawn by: TEW
 issue date: 10-24-24
 REVISIONS:
 date: initial:

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SHEAR TRANSFER DTLS
 GARCIA RESIDENCE
 MONTGOMERY Co., MD

sheet:
S401



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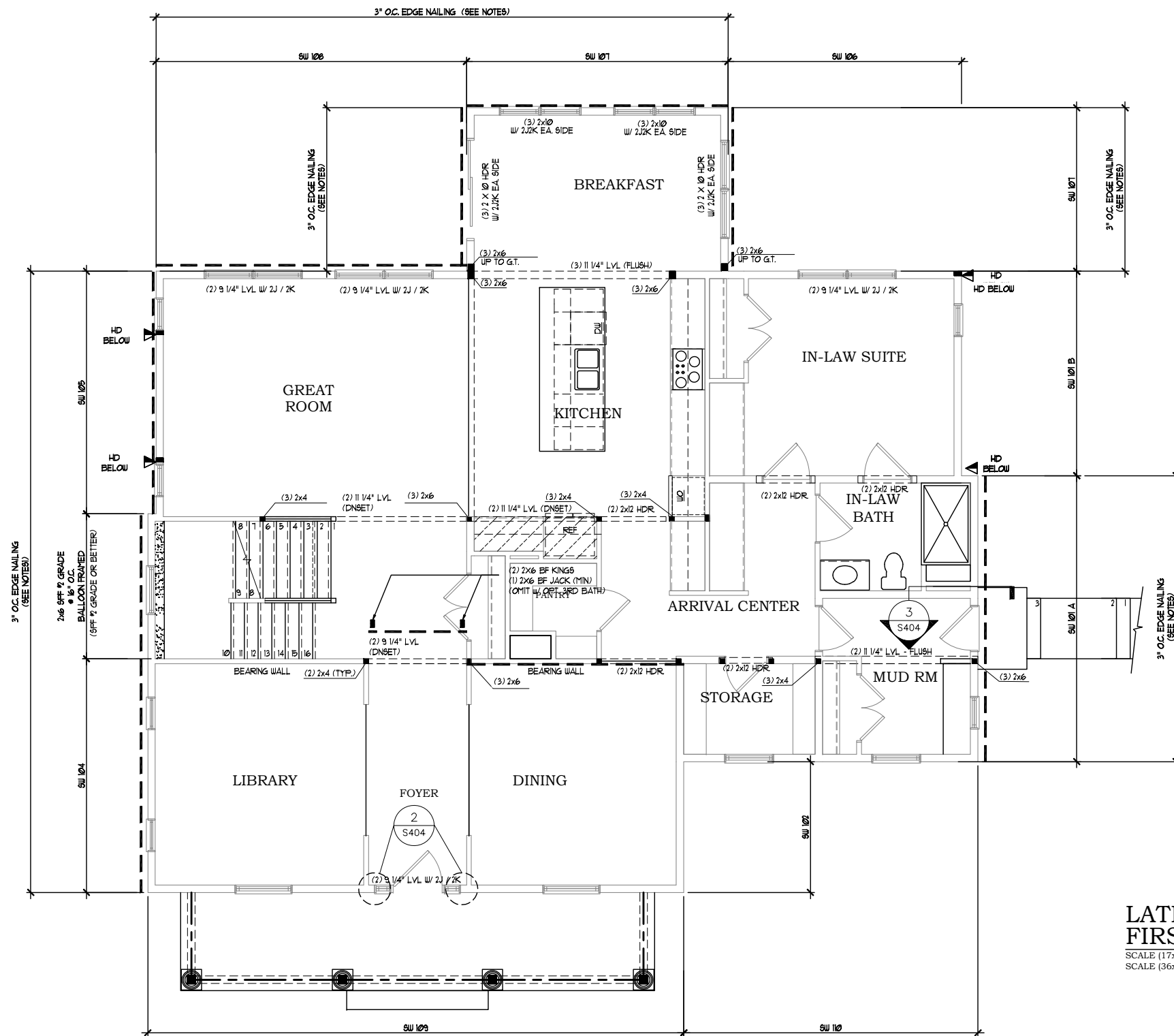
LATERAL BRACING FOUNDATION PLAN

SCALE (17x11): 1/8" = 1'-0"
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scale: 1" = 4' (34x22) U.N.O. 1" = 8' (17x11)	drawn: SJF	date: 10/13/18	U.N.O.: LB-3

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SEE S401 & S402 FOR LATERAL BRACING NOTES

LATERAL BRACING FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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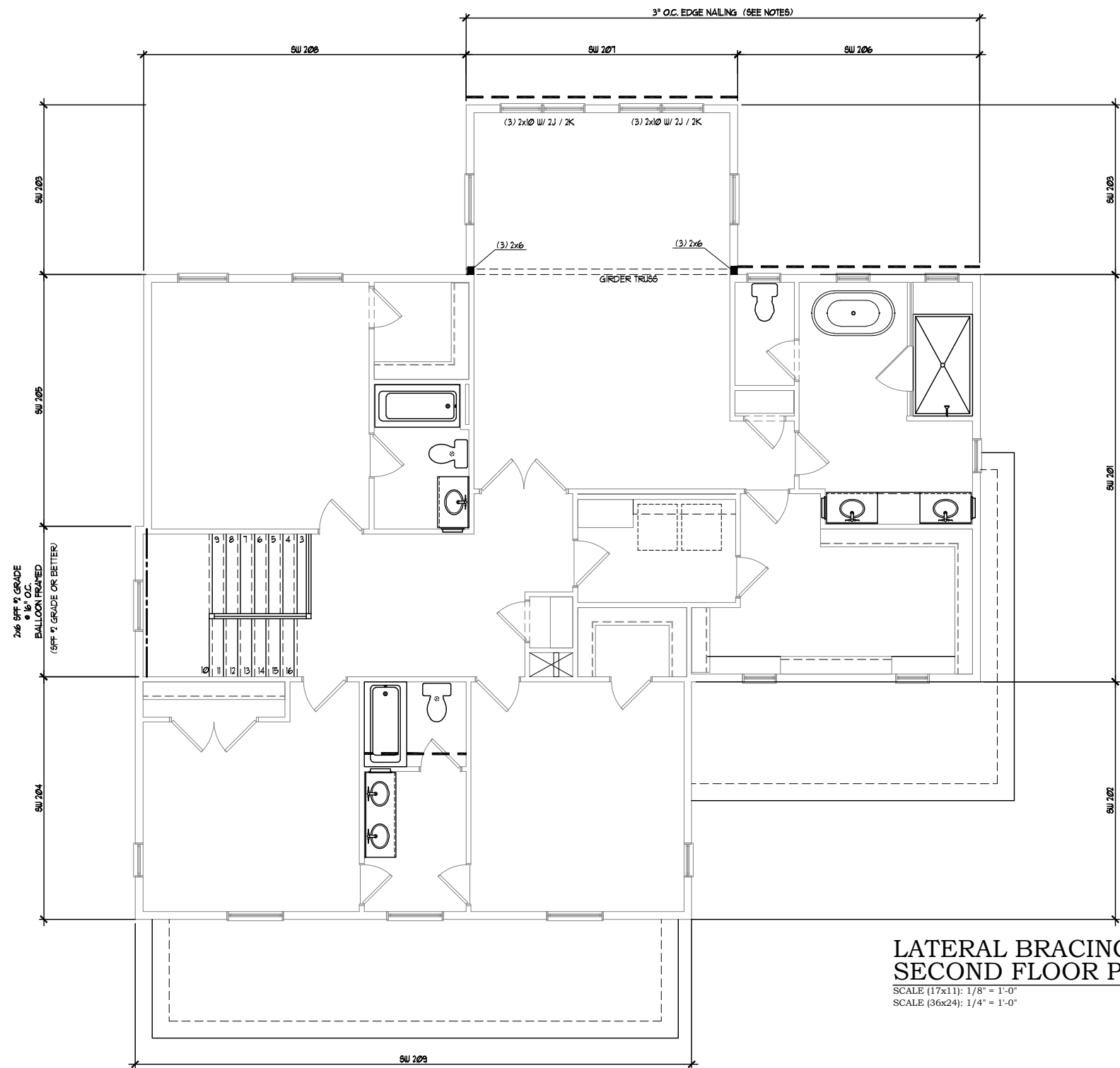
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drawn	SJF
date	10/13/18
by	JAIMÉ & DANILZA GARCIA
title	GARCIA RESIDENCE

date	revision

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SEE S401 & S402 FOR LATERAL BRACING NOTES

LATERAL BRACING SECOND FLOOR PLAN
 SCALE (17x11): 1/8" = 1'-0"
 SCALE (36x24): 1/4" = 1'-0"

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content: LATERAL_2ND
 scale: 1" = 4' (34x22) file: date: 10/13/18
 U.N.O. 1" = 8' (17x11) LB-5 drawn: SJF
JAIMÉ & DANILZA GARCIA
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 title

date	revision	by

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