

STRUCTURAL NOTES

1 GENERAL

A. THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE. THE FOLLOWING LIVE LOADS WERE UTILIZED IN THE DESIGN:

BUILDING RISK CATEGORY	II
FLOOR LIVE LOAD	
OFFICE	50 PSF
LOBBY	100 PSF
FITNESS	100 PSF
ROOF SNOW LOAD	
GROUND SNOW LOAD	35 PSF
MIN ROOF SNOW LOAD	30 PSF
NOTE: DRIFTING SNOW LOADS AS REQUIRED BY CODE	
WIND LOAD	115 MPH
SEISMIC DESIGN CATEGORY	B
TERMITE HAZARD	MODERATE TO SEVERE
DAMAGE FROM WEATHERING	SEVERE

A MINIMUM OF 12 PSF DEAD LOAD WAS ADDED IN THE DESIGN.

B. MECHANICAL UNITS AND ANY OTHER EQUIPMENT WITH WEIGHTS SHOWN IN PLAN AND SUPPORTED BY THE STRUCTURE WERE CONSIDERED IN THE DESIGN OF THE STRUCTURE. ANY ADDITIONAL EQUIPMENT NOT SHOWN ON STRUCTURAL DRAWINGS AND HAVING A WEIGHT IN EXCESS OF 400 POUNDS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

C. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS & ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

D. BASEMENT AND FOUNDATION WALLS ARE DEPENDENT UPON THE COMPLETED INSTALLATION OF FLOORS FOR THEIR STABILITY. CONTRACTOR SHALL NOT PLACE BACKFILL UNTIL THESE ELEMENTS ARE COMPLETELY INSTALLED, OR CONTRACTOR HAS PROVIDED SHORING AND BRACING TO ADEQUATELY RESTRAIN WALL.

E. CONTRACTOR SHALL COORDINATE WITH THE QUALIFIED AGENCY RETAINED BY THE OWNER TO PERFORM INSPECTION AND TESTING. INSPECTIONS REQUIRED INCLUDE, BUT MAY NOT BE LIMITED TO:

- SOILS AND FOUNDATIONS
- CONCRETE

2 EARTHWORK

A. SOIL BEARING VALUE AT THE BOTTOM OF ALL FOOTINGS IS ASSUMED TO BE 1,500 PSF. THIS VALUE IS TO BE VERIFIED IN THE FIELD PRIOR TO POURING FOOTINGS BY A REGISTERED ENGINEER EXPERIENCED IN SOILS ENGINEERING OR BY A QUALIFIED INSPECTOR.

B. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH EXTERIOR GRADE. WHERE REQUIRED, STEP FOOTINGS IN RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

C. COMPACTED BACKFILL BELOW BUILDING SLABS (EXCEPT AT STRUCTURED SLAB AREAS) - ALL SOIL FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT. MATERIALS TO BE FREE FROM ORGANIC MATERIAL, TRASH, MUCK, CONCRETE, ASPHALT OR OTHER DELETERIOUS SUBSTANCES. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO MIN. 95% OF THE DRY MAX. DENSITY AS DETERMINED BY ASTM D698.

D. STEP NEW FOOTINGS UP OR DOWN SUCH THAT BOTTOM OF FOOTING MATCHES THE EXISTING AT INTERSECTIONS BETWEEN NEW AND EXISTING WALLS. DRILL AND GROUT 2#5 BARS X 2'-0" LONG INTO EXISTING FOOTING. PROVIDE MINIMUM 6" EMBEDMENT.

3 CONCRETE

A. CONCRETE CONSTRUCTION SHALL BE PER THE APPLICABLE BUILDING CODE, ACI 318 AND ACI 301, LATEST EDITIONS.

B. ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH (F'c) = 3000 PSI IN 28 DAYS. EXTERIOR AND GARAGE SLABS SHALL HAVE A MINIMUM STRENGTH OF 3500 PSI. ALL CONCRETE TO BE POURED IN ACCORDANCE WITH ACI 301 SPECIFICATIONS. CONCRETE EXPOSED TO WEATHER TO BE AIR ENTRAINED.

C. ALL REINFORCING STEEL TO MEET ASTM-A-615 GRADE 60. PLACING PLANS AND SHOP FABRICATION DETAILS SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH C.R.S.I. STANDARDS. ALL REINFORCING TO BE SPLICED A MINIMUM OF 30 BAR DIAMETERS.

D. PROVIDE CLEAR DISTANCE TO OUTERMOST REINFORCING AS FOLLOWS:

- FOOTINGS (BOTTOM) 3"
- WALLS 2"

E. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCING IN WALLS AND FOOTINGS. PROVIDE REINFORCING DOWELS BETWEEN FOOTINGS AND WALLS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

4 WOOD

A. ALL FRAMING LUMBER SHALL BE HEM-FIR, GRADE #2, OR SPRUCE-PINE-FIR, GRADE #1 / #2, OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2x12 MEMBERS):

- BENDING STRESS "Fb" = 850 PSI FOR SINGLE MEMBER USE
- HORIZONTAL SHEAR "Fv" = 135 PSI
- COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 405 PSI
- COMPRESSION PARALLEL TO GRAIN "Fc11" = 1,150 PSI
- MODULUS OF ELASTICITY "E" = 1,300,000 PSI

NOTE: SPRUCE-PINE-FIR (SOUTH) IS NOT ACCEPTABLE. SPRUCE-PINE-FIR MUST BE GRADED BY NLGA.

B. ALL EXPOSED EXTERIOR FRAMING AND FRAMING IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUOT (ACQ) OR COPPER AZOLE (CBA-A AND CA-B), NOT SODIUM BORATE (SBX). LUMBER OR STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE, GRADE #2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2X12 LUMBER):

- BENDING STRESS "Fb" = 975 PSI FOR SINGLE MEMBER USE
- HORIZONTAL SHEAR "Fv" = 175 PSI
- COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 565 PSI
- COMPRESSION PARALLEL TO GRAIN "Fc11" = 1,450 PSI
- MODULUS OF ELASTICITY "E" = 1,600,000 PSI

C. PLYWOOD LAMINATED VENEER LUMBER (LVL) BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

- BENDING STRESS "Fb" = 2400 PSI
- HORIZONTAL SHEAR "Fv" = 285 PSI
- MODULUS OF ELASTICITY "E" = 1,900,000 PSI

D. ALL WALL STUDS SHALL BE SPF STUD GRADE OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2x6 MEMBERS):

- COMPRESSION PARALLEL TO GRAIN "Fc11" = 725 PSI
- BENDING STRESS "Fb" = 675 PSI FOR SINGLE USE MEMBERS
- MODULUS OF ELASTICITY "E" = 1,200,000 PSI

E. UNLESS NOTED OTHERWISE, FASTENING FOR STRUCTURAL MEMBERS SHALL FOLLOW INTERNATIONAL RESIDENTIAL CODE TABLE R602.3(1).

F. CUTTING AND NOTCHING OF CONVENTIONAL FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:

-- NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE MEMBERS AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN (INCLUDING BIRDS MOUTH CUTS).

-- NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.

-- THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.

-- HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOISTS.

G. PREFABRICATED JOIST HANGERS, BEAM HANGERS, POST CAPS AND POST BASES SHALL BE SIZED AND ATTACHED PER MANUFACTURER'S RECOMMENDATION. FASTENERS AND CONNECTORS UTILIZED WITH PRESSURE-TREATED MEMBERS SHALL MEET G185 HOT-DIPPED GALVANIZING.

H. PREFABRICATED STEEL HANGERS SHALL BE INSTALLED AS FOLLOWS:

1. ALL JOISTS, RAFTERS, AND BEAMS FLUSH-SUPPORTED TO OTHER FRAMING SHALL HAVE PREFABRICATED JOIST/BEAM HANGERS.
2. HANGERS SHALL BE SIZED IN ACCORDANCE WITH MANUFACTURER'S CATALOGUE FOR THE JOIST/BEAM TYPE, NUMBER OF PLYS, DEPTH, AND WIDTH.
3. WHERE HANGER LOADS ARE NOTED ON THE DRAWINGS, HANGERS SHALL BE SIZED TO CARRY THE LOAD VALUE.
4. PROVIDE SPECIAL SLOPED AND/OR SKEWED HANGERS FOR SLOPED AND SKEWED MEMBERS.

I. ANCHOR BOLTS CONNECTING PRESSURE TREATED WOOD PLATES TO MASONRY OR CONCRETE SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

J. ALL HEADERS SHALL HAVE A MINIMUM OF TWO STUDS AT EACH END UNLESS NOTED. BUILT-UP STUD COLUMNS SHALL HAVE ONE JACK STUD AND THE REMAINING STUDS SHALL BE KING STUDS. MULTIPLE STUDS SHALL BE NAILED WITH 12d NAILS AT 8" O.C. PROVIDE SOLID BLOCKING OR CRIPPLE STUDS IN FLOOR SYSTEM AT ALL POINT LOADS ABOVE.

K. ALL FREESTANDING POSTS SHALL HAVE PREFAB POSTCAP AND BASE. POSTS WITHIN WALLS SHALL HAVE PREFAB CAP ATTACHED TO BEAM. POSTS BEARING ON MASONRY OR CONCRETE SHALL HAVE PREFAB BASE.

L. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED 1/3 OF STUD WIDTH.

M. ALL STUD BEARING WALLS TO BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.

N. ALL ROOF TRUSSES SHALL BE CONNECTED AT EACH BEARING POINT WITH ONE PREFABRICATED GALVANIZED METAL CONNECTOR. EACH ANCHOR SHALL BE 18 GAGE MINIMUM THICK AND SHALL BE ATTACHED TO HAVE A CAPACITY TO RESIST A 450# UPLIFT LOADING UNLESS SHOWN OTHERWISE ON DRAWINGS.

O. ALL PREFABRICATED TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS UNLESS NOTED OTHERWISE:

ROOF:	LIVE LOAD	30 PSF
	DEAD LOAD TOP CHORD	10 PSF
	DEAD LOAD BOTTOM CHORD	7 PSF

SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR PRE-FABRICATED ROOF AND/OR FLOOR TRUSSES FOR REVIEW. AFFIX SEAL OF ENGINEER REGISTERED IN THE STATE OF THE PROPOSED PROJECT. TRUSS ENGINEER IS RESPONSIBLE FOR THE DESIGN OF ALL BRACING TO STABILIZE THE TRUSS ELEMENTS.

5 SHEATHING

A. EXTERIOR WALL SHEATHING SHALL BE 7/16 (1/2) INCH THICK APA RATED WOOD STRUCTURAL PANELS UNLESS NOTED OTHERWISE. FASTEN PANELS TO STUDS WITH 8d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE, PANEL EDGES NEED NOT BE BLOCKED.

B. ROOF SHEATHING SHALL BE 19/32 (5/8) INCH APA RATED WOOD PANELS WITH SPAN RATING OF 24/0 OR BETTER. FASTEN PANELS TO FRAMING WITH 10d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. ORIENT LONG DIMENSION OF PANELS ACROSS THREE OR MORE SUPPORTS. EDGES NEED NOT BE

BLOCKED, UNLESS OTHERWISE NOTED.

6 MISCELLANEOUS

A. ALL WOOD BLOCKING, NAILERS, ETC. SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS OR 1/2" DIAMETER BOLTS UNLESS NOTED OTHERWISE. FASTENERS SHALL BE SPACED AT 24" MAXIMUM O.C. FASTENERS SHALL HAVE A MINIMUM CAPACITY OF 100 POUNDS IN SHEAR AND PULLOUT UNLESS NOTED OTHERWISE.

WARNING: THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS OR ARE SUPERVISED BY THE STRUCTURAL ENGINEERS DURING CONSTRUCTION.

ABBREVIATIONS & LEGEND

<b>A</b>	ANCHOR BOLT	<b>L</b>	LINTEL MARK
<b>AB</b>	ADJACENT	<b>LH</b>	LONG LEG HORIZONTAL
<b>ADJ</b>	ADJACENT	<b>LLV</b>	LONG LEG VERTICAL
<b>AFF</b>	ABOVE FINISH FLOOR	<b>LL</b>	LIVE LOAD
<b>ALT</b>	ALTERNATE	<b>LP</b>	LOW POINT
<b>ARCH</b>	ARCHITECT(URAL)	<b>LVL</b>	LAMINATED VENEER LUMBER
<b>B</b>	BEAM MARK	<b>M</b>	MINIMUM
<b>BF</b>	BOTTOM OF FOOTING ELEVATION	<b>MIN</b>	MASONRY
<b>BLKG</b>	BLOCKING	<b>MAS</b>	MAXIMUM
<b>BLDG</b>	BUILDING	<b>MAX</b>	MISCELLANEOUS
<b>BM</b>	BEAM	<b>MISC</b>	MASONRY OPENING
<b>BOD</b>	BOTTOM OF DECK	<b>MO</b>	MATERIAL
<b>BOS</b>	BOTTOM OF STEEL	<b>MTL</b>	METAL
<b>BOTT</b>	BOTTOM	<b>NTS</b>	NOT TO SCALE
<b>BP</b>	BEARING PLATE MARK	<b>NS</b>	NEAR SIDE
<b>BRG</b>	BEARING	<b>NIC</b>	NOT IN CONTRACT
<b>BSMT</b>	BASEMENT	<b>O</b>	OPENING
<b>BTWN</b>	BETWEEN	<b>OC</b>	ON CENTER(S)
<b>C</b>	COLUMN MARK	<b>OPNG</b>	OPPOSITE
<b>CIP</b>	CAST IN PLACE	<b>OP</b>	OUTSIDE FACE
<b>CJ</b>	CONTROL JOINT	<b>P</b>	PIER MARK
<b>CLR</b>	CLEAR(ANCE)	<b>PC</b>	PRECAST CONCRETE
<b>CMU</b>	CONCRETE MASONRY UNIT	<b>PEB</b>	PERIMETER
<b>COL</b>	COLUMN	<b>PERM</b>	PERIMETER
<b>COM</b>	CENTER OF MASONRY WALL	<b>PL</b>	PLATE
<b>COMP</b>	COMPOSITE	<b>PLF</b>	POUNDS PER LINEAR FOOT
<b>CONC</b>	CONCRETE	<b>PP</b>	PRECAST PLANK MARK
<b>CONN</b>	CONNECTION	<b>PROJ</b>	PROJECTION
<b>CONST</b>	CONSTRUCTION	<b>PSF</b>	POUNDS PER SQ. FOOT
<b>CONT</b>	CONTINUOUS	<b>PSI</b>	POUNDS PER SQ. INCH
<b>COS</b>	CENTER OF STUD	<b>PSL</b>	PARALLEL STRAND LUMBER COLUMN
<b>D</b>	DEFORMED BAR ANCHORS	<b>PT</b>	POST TENSION/PRESSURE TREATED
<b>DBA</b>	DEFORMED BAR ANCHORS	<b>Q</b>	QUANTITY
<b>DTL</b>	DETAIL	<b>R</b>	RADIUS
<b>DIAM</b>	DIAMETER	<b>RD</b>	ROOF DRAIN
<b>DIAG</b>	DIAGONAL	<b>REM</b>	REMAINDER
<b>DN</b>	DOWN	<b>REV</b>	REVISION, REVISE(D)
<b>DWG</b>	DRAWING	<b>REINF</b>	REINFORCE(D), (ING)
<b>DBL</b>	DOUBLE	<b>REQ'D</b>	REQUIRED
<b>DL</b>	DEAD LOAD	<b>S</b>	SOIL BORING
<b>E</b>	EACH	<b>SB</b>	SLIP CRITICAL
<b>EA</b>	EACH END	<b>SC</b>	SPECIALTY DESIGN ENGINEER
<b>EE</b>	EACH FACE	<b>SE</b>	SIMILAR
<b>EF</b>	ELEVATION	<b>SIM</b>	STEEL JOIST INSTITUTE
<b>ELEV</b>	ELEVATOR	<b>SQ</b>	SQUARE
<b>EQ</b>	EQUAL	<b>STD</b>	STANDARD
<b>ES</b>	EACH SIDE	<b>STL</b>	STEEL
<b>EW</b>	EACH WAY	<b>STRUCT</b>	STRUCTURAL
<b>EXIST</b>	EXISTING	<b>SPA</b>	SPACES
<b>EXP</b>	EXPANSION	<b>SL</b>	SNOW LOAD
<b>EXT</b>	EXTERIOR	<b>SS</b>	STAINLESS STEEL
<b>F</b>	FOOTING MARK	<b>T</b>	TEMPORARY
<b>FD</b>	FLOOR DRAIN	<b>TF</b>	TOP OF FOOTING ELEVATION
<b>FDN</b>	FOUNDATION	<b>TJI</b>	WOOD I JOIST
<b>FOM</b>	FACE OF MASONRY WALL	<b>TO</b>	THROUGH OUT
<b>FOS</b>	FACE OF STUD	<b>TOC</b>	TOP OF CONCRETE
<b>FS</b>	FOOTING STEP	<b>TOP</b>	TOP OF PIER ELEVATION
<b>FTG</b>	FOOTING	<b>TOS</b>	TOP OF STEEL ELEVATION
<b>FUT</b>	FUTURE	<b>TOW</b>	TOP OF WALL ELEVATION
<b>G</b>	GAGE, GAUGE	<b>TYP</b>	TYPICAL
<b>GA</b>	GAGE, GAUGE	<b>U</b>	UNEXCAVATED
<b>GALV</b>	GALVANIZED	<b>UNO</b>	UNLESS NOTED OTHERWISE
<b>GC</b>	GENERAL CONTRACT(OR)	<b>UMD</b>	UNDERSIDE METAL DECK ELEVATION
<b>GT</b>	GIRDER TRUSS	<b>V</b>	VERTICAL
<b>H</b>	HORIZONTAL	<b>VERT</b>	VERIFY IN FIELD
<b>HORIZ</b>	HORIZONTAL	<b>VIF</b>	VERIFY IN FIELD
<b>HP</b>	HIGH POINT	<b>W</b>	WITH
<b>HS</b>	HIGH STRENGTH	<b>W/</b>	WIND FRAME
<b>HT</b>	HEIGHT	<b>WF</b>	WORK POINT
<b>HTR</b>	HIP TRUSS	<b>WWF</b>	WELDED WIRE FABRIC
<b>I</b>	INFORMATION		
<b>INFO</b>	INSIDE FACE		
<b>IF</b>	INSIDE FACE		
<b>J</b>	JOIST BEARING ELEVATION		
<b>JBE</b>	JOIST BEARING ELEVATION		
<b>JST</b>	JOIST		
<b>JT</b>	JOINT		
<b>JTR</b>	JACK TRUSS		
<b>K</b>	KIP		
<b>KO</b>	KNOCK-OUT		
<b>KSI</b>	KIPS PER SQ. INCH		

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graphic scales

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STRUCTURAL NOTES  
AND ABBREVIATIONS

S1

Professional Certification. I, Jason B. Sparrow, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of State of Maryland, License no. 34075, Expiration Date: 02/11/17.