

RECEIVED

PERMIT NUMBER: B 21001965

DATE ACCEPTED:

MAY 19 2021

RESIDENTIAL BUILDING PERMIT APPLICATION
 HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS
 3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455
 www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: **10701 HUNTING LANE** Unit: _____
 City: **COLUMBIA** State: **MD** Zip Code: **21044**
 Subdivision/Village/Complex Name: _____ SDP/WP/BA #: _____
 Lot: **21** Tax Map: **0041** Parcel: **0174** Grading Permit #: _____

DESCRIPTION OF WORK REQUIRED

Existing Use: **SINGLE-FAMILY RESIDENCE** Proposed Use: **SINGLE-FAMILY RESIDENCE** Estimated Cost: \$ _____
 Trade Work to Be Completed (Separate Permits Required): Mechanical (HVAC) Electrical Plumbing None

RENOVATION AND EXPANSION OF EXISTING KITCHEN. DEMOLITION OF EXISTING INTERIOR AND EXTERIOR WALLS. NEW KITCHEN CABINETS, FIXTURES, AND EXPANSION OF FOOTPRINT, WALLS, GLAZING, AND ROOF.
12x15 ft. 1st floor addition on plans

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): **JUSTINE DUFAULT** Primary Residence: Yes No
 Owner's Street Address: **10701 HUNTING LANE**
 City: **COLUMBIA** State: **MD** Zip Code: **21044**
 Phone: _____ Email: _____

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: **DDB WORKSHOP, LLC** Contact Name: **TAMIR EZZAT**
 Street Address: **11110 RADCLIFF LN**
 City: **FULTON** State: **MD** Zip Code: **20759**
 Phone: **(301) 580-1441** Email: **TAMIR@DDBWORKSHOP.COM**

CONTRACTOR INFORMATION REQUIRED

Business Name: **ACTION HOME REPAIRS AND RESTORATION, INC**
 Licensee's Name: **WILLIAM ZOPP** License #: **50213**
 Street Address: **8324 VETERANS HIGHWAY**
 City: **MILLERSVILLE** State: **MD** Zip Code: **21108**
 Phone: **(410) 729-2500** Email: **WILLIAM@ACTIONSOMEREPAIRS.COM**

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: **DDB WORKSHOP** Name: **TAMIR EZZAT**
 Street Address: **11110 RADCLIFF LN**
 City: **FULTON** State: **MD** Zip Code: **20759**
 Phone: **(301) 580-1441** Email: **TAMIR@DDBWORKSHOP.COM**

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: SF Dwelling SF Townhouse SF Duplex Mobile Home Multi-Family Dwelling (MF*) Condo: Yes No
 Utilities: Electric Gas Water Supply: Public Private (Well) Sewage Disposal: Public Private (Septic)
 Heating System: Electric Natural Gas Propane Other: **OIL** Roadside Tree Project: No Yes: # _____
 Sprinkler System: NFPA 13 NFPA 13R NFPA 13D None Fire Alarm System: Yes No Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options: _____
 # of Bedrooms (SF): **3** # of efficiency units (MF*): _____ # of 1 BR (MF*): _____ # of 2 BR (MF*): _____ # of 3 BR (MF*): _____
 # Rooms: **6** # Full Baths: **2** # Half Baths: **1** # Fireplaces: **1**
 Garage/Carport Info: Attached Garage Detached Garage Integral Garage Carport None
 Basement/Foundation Info: Slab on Grade Post & Pier Unfinished Basement Finished Basement: Full or Partial
 1st Fl Width: **58** 1st Fl Depth: **28** 2nd Fl Width: _____ 2nd Fl Depth: _____ Bsmt Width: **58** Bsmt Depth: **28**
 Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: **1,204** sq ft Occupiable Area: **1,204** sq ft

AGREEMENT / DISCALIMER REQUIRED

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 ORIGINAL SIGNATURE: *[Signature]* DATE SIGNED: **5/19/2021**

FOR OFFICE USE ONLY CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:
 PR DPZ DED Health SHA CID

SUBMITTAL FEES: **25** PAYMENT: *[Signature]* ACCEPTED BY: *[Signature]*

HUNTING LANE

166.00'

EX. DRIVEWAY

EXISTING STRUCTURE

+/- 17'-6" 14'-11" 12'-2" 77'-4 3/8"

SINGLE STORY
KITCHEN
RELOCATION/ADDITION

10701 HUNTING LANE
LOT 21

43,694.52
sq.ft. (lot size)

+/- 148'-10"

263.22'
N 15' 33" E

263.22'

166.00'
N 74' 27" W



OWNERS
ADDRESS:

MAP:
PARCEL:

BUILDING

ZONING:
LAND ARI

BUILDING

BUILDING

BUILDING

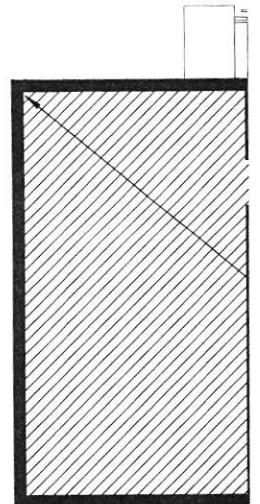
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2018 II
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2018 II

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Williams, Jeffrey

From: Williams, Jeffrey
Sent: Tuesday, January 11, 2022 3:07 PM
To: Taylor Bloom
Subject: RE: 10701 Hunting Ln; Columbia, MD 21044

I just signed off for Health Dept. You can call the Dept of Inspections, Licenses and Permits for details of how to actually get the building permit. Thanks
Jeff

From: Taylor Bloom <taylor@aactionhomerepairs.com>
Sent: Tuesday, January 11, 2022 2:52 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: 10701 Hunting Ln; Columbia, MD 21044

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

When will we be able to get a copy of the permit?

On Tue, Jan 11, 2022 at 2:45 PM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Thanks. I approved the building permit.

Jeff

From: Taylor Bloom <taylor@aactionhomerepairs.com>
Sent: Tuesday, January 11, 2022 12:00 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: 10701 Hunting Ln; Columbia, MD 21044

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

Please find attached the water test report.

On Tue, Jan 11, 2022 at 8:26 AM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

If you are referring to your email from 11/29, I addressed the issue in my reply email on 11/29. The report you sent me was from the plumber. We need to see water test results directly from a state approved water testing laboratory. If Feezer was reporting testing done from a lab, you just need to forward me that lab report.

From: Taylor Bloom <taylor@aactionhomerepairs.com>
Sent: Tuesday, January 11, 2022 8:17 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: 10701 Hunting Ln; Columbia, MD 21044

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

It shows that in the first line in the original document I sent you.

On Tue, Jan 11, 2022 at 7:58 AM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Thanks. It looks like the only thing I don't have per my last email is a report from a state licensed water testing lab with the water test results from the well. We need Bacteria, Nitrates, Turbidity, Sand.

From: Taylor Bloom <taylor@aactionhomerepairs.com>
Sent: Tuesday, January 11, 2022 7:25 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: 10701 Hunting Ln; Columbia, MD 21044

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

Good morning Jeff,

Here are the photos of the before, during and after of the septic and dry well being pumped, crushed and filled with dirt. Please let me know what additional information you need from me to have the building permit issued.

On Mon, Nov 29, 2021 at 2:30 PM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hello. I reviewed the documents you submitted. The well upgrade work looks good, although it appears Spencer did request that the evaluation paperwork be submitted to us prior to the actual upgrade. A well depth of 68 feet is very shallow. However, for the scope of the proposed work, we can allow it if we have passing bacteria, Nitrate, and

Turbidity samples from a licensed water testing laboratory. I see the results from Feezer, but they do not indicate where they tested the water. There should be a results report from the lab with the state lab certification number in their letterhead.

Also, I see that they were proposing to connect to public sewer. I'm not sure if that happened yet, but in order for us to sign off on the building permit, we will need to receive a report from the licensed sewage hauler that pumped the tank and drywell empty and a report from the contractor that then crushed the empty tank and drywell and filled with dirt or stone. Let me know if there are any questions. Thanks

Jeff Williams

Deputy Director

Bureau of Environmental Health

Howard County Health Dept.

410-313-4261

jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: Taylor Bloom <taylor@aactionhomerepairs.com>

Sent: Monday, November 29, 2021 8:01 AM

To: Williams, Jeffrey <jewilliams@howardcountymd.gov>

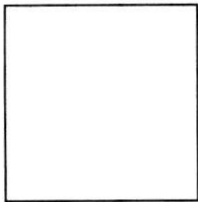
Subject: 10701 Hunting Ln; Columbia, MD 21044

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

Good morning Jeffrey,

I was given your information from Spencer. Spencer was assisting Logan Ballard at Aaction Home Repairs and Restoration, Inc. with regards to the above property address. The last email exchange I have from Logan and Spencer is Spencer was waiting on the documentation of the well upgrade and the water being tested. I have that documentation attached to this email. If I could please get some guidance on the next steps and if there is any additional information you may need from me. If you could please respond to this email or give me a call directly at (410) 729-2500, it would be greatly appreciated.

--



Taylor Bloom

Office Manager • Aaction Home Repairs & Restoration, Inc.

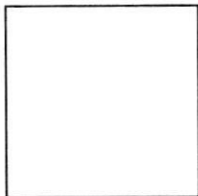
(410) 846-9185 taylorb@aactionhomerepairs.com

8324 Veterans Hwy; Millersville, MD 21108

www.aactionrestoration.com



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Taylor Bloom

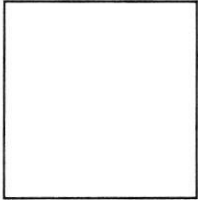
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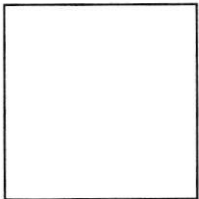
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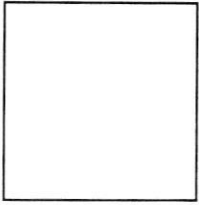


Taylor Bloom

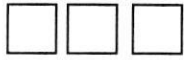
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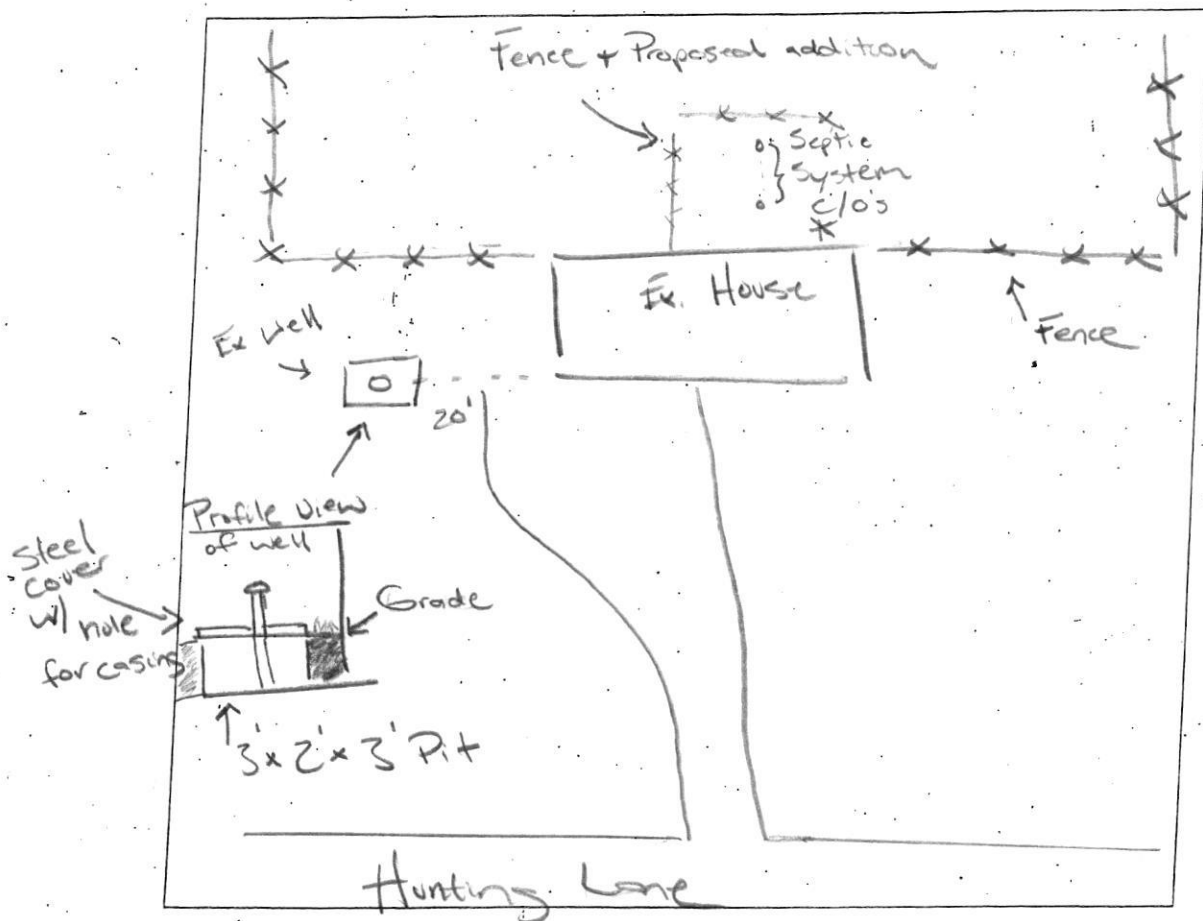
www.aactionrestoration.com



SITE INSPECTION SHEET

OWNER: _____ PHONE #: _____
ADDRESS: 10706 Hunting Lane CONTRACTOR: _____
Columbia, MD 21044 WELL TAG #: None
SUBDIVISION: _____ LOT: _____ COUNTY #: Howard
PROPOSAL: Kitchen addition. Connecting to public sewer.
Wants to keep existing well.

LOCATION DIAGRAM



COMMENTS: Well is PVC 6" Pipe w/ 2 piece cap. Well
PVC casing enters old pit. Casing is loose and enters
rubber gasket type fitting before enters ground. No well
tag # and no filler (stone/dirt) in pit. See pics.

DATE: 7/19/2021 INSPECTOR: RJK

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, November 29, 2021 2:31 PM
To: Taylor Bloom
Subject: RE: 10701 Hunting Ln; Columbia, MD 21044

Hello. I reviewed the documents you submitted. The well upgrade work looks good, although it appears Spencer did request that the evaluation paperwork be submitted to us prior to the actual upgrade. A well depth of 68 feet is very shallow. However, for the scope of the proposed work, we can allow it if we have passing bacteria, Nitrate, and Turbidity samples from a licensed water testing laboratory. I see the results from Feezer, but they do not indicate where they tested the water. There should be a results report from the lab with the state lab certification number in their letterhead.

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Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

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Sent: Monday, November 29, 2021 8:01 AM
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Subject: 10701 Hunting Ln; Columbia, MD 21044

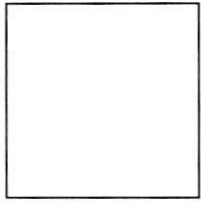
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greatly appreciated.

--



Taylor Bloom

Office Manager • Aaction Home Repairs & Restoration, Inc.

(410) 846-9185 taylorb@aactionhomerepairs.com

8324 Veterans Hwy; Millersville, MD 21108

www.aactionrestoration.com



Emergency





Fogle's Well Pump & Water Treatment, LLC
 580 Obrecht Rd
 Sykesville, Maryland 21784
 (410) 795-5670
 www.fogleswellpump.com

Invoice 11261647
 Invoice Date 10/12/2021
 Completed Date 10/12/2021
 Customer PO

Billing Address
 Auction Home Repairs and Restoration
 8324 Veterans Highway
 Millersville, MD 21108 USA

Job Address
 Auction Home Repairs and
 Restoration, Inc
 10701 Hunting Lane
 Columbia, MD 21044 USA

Task #	Description	Quantity	Your Price	Your Total
Pull Pump	Pulled well pump to observe footage of casing. Pump was sitting at 45'. Pull charge \$1.75 per ft. There is 32' of well casing in the well. Well depth 68'	45.00	\$1.75	\$78.75
Camera	Ran camera down well to observe footage of casing and depth.	1.00	\$200.00	\$200.00
Casing Repair	Existing well casing is steel (original) to PVC. Not to code. PVC well casing looks like its just sitting on top of old steel casing. Casing wiggles when pump turned on and is not sealed properly. Well pit cover is not sealed properly. Would recommend welding a new piece of casing on properly and then filling well pit. in with dirt so no ground water etc can get in. Welded about 5' of steel casing. Installed new 2 piece bug proof sealed well cap. Chlorinated well.	1.00	\$850.00	\$850.00
Misc Parts	Brought fill dirt to fill in well pit.	1.00	\$350.00	\$350.00
Potential Savings			\$0.00	
Sub-Total				\$1,478.75
Tax				\$0.00
Total Due				\$1,478.75
Balance Due				\$1,478.75

Thank you for choosing Fogle's Well Pump & Water Treatment, LLC

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

NOS

10/12/2021

I find and agree that all work performed by Fogle's Well Pump & Water Treatment, LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I neither have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

NOS

10/12/2021



Fogle's Well Pump & Water Treatment, LLC
 580 Obrecht Rd
 Sykesville, Maryland 21784
 (410) 795-5670
 www.fogleswellpump.com

Invoice 10552911
 Invoice Date 9/2/2021
 Completed Date 9/2/2021
 Customer PO

Billing Address
 Action Home Repairs and Restoration
 8324 Veterans Highway
 Millersville, MD 21108 USA

Job Address
 Action Home Repairs and
 Restoration, Inc.
 10701 Hunting Lane
 Columbia, MD 21044 USA

Description of Work

Task #	Description	Quantity	Your Price	Your Total
Well Yield- Modified	Well is pumping 3.5 GPM Casing depth unknown needs pump removed to get past wire guards. Well depth unknown cannot get string line down past wire guards Casing goes from pvc to steel right below the pitless adapter using a ferruco. This well is not sealed properly and needs casing repaired Well is in a pit and lid is also not sealed.	1.00	\$250.00	\$250.00

Potential Savings \$0.00
 Sub-Total \$250.00
 Tax \$0.00
 Total Due \$250.00
 Balance Due \$250.00

Thank you for choosing Fogle's Well Pump & Water Treatment, LLC

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

NIA

9/2/2021
 I find and agree that all work performed by Fogle's Well Pump & Water Treatment, LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

NIA

9/2/2021

ROBERT L. FEEZER CO.

WATER SUPPLY & WATER CONDITIONING EQUIPMENT
6321 BARNETT AVENUE SYKESVILLE, MARYLAND 21784
(410) 781-4655 (410) 795-1405

INVOICE

Invoice No.: **139562**
Invoice Date: **08/17/2018**
Client: **10701HUNTING**
Job: **10701HUNTINGMSVC**
Page: **1 of 1**

MS JUSTINE WONG
10701 HUNTING LANE
COLUMBIA MD 21044

Service Location:
10701HUNTING LANE
COLUMBIA MD 21044

Work Order Id: **173010** P.O.#:
Work Performed:

08/17/18 WATER TESTING: COLIFORM BACTERIA, E. COLIFORM BACTERIA, NITRATES, TURBIDITY, SAND.

RESULTS: pH: 5.0; COLIFORM: <1.0 MPN/100ml; E. COLI: <1.0 MPN/100ml; NITRATES: 4.91 mg/L; TURBIDITY:
2.84 NTU; SAND: NS (NON SEEN) INDICATES LESS THAN 5mg/L.

SUBTOTAL	\$ 135.00
SALES TAX	\$ 0.00
INVOICE TOTAL	\$ 135.00

Terms: Accounts Are Considered Due When Invoice Is Presented. After 15 Days, A 1-1/2% Monthly Service Charge Will Be Added

By using a check for payment, you agree to the following terms: In the event your check is dishonored or returned for any reason, you authorize us to electronically (or by paper draft) re-present the check to your bank account for collection of the amount of the check, plus any applicable fees as permitted by state law.

7/19

Sent Enem
about moving
forward

- Water test
- Driller Evaluation

**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 06/25/2021

To: Mr. Dan Swinder Plans Review
(Reviewer/Requestor's Name) (Division)

From: Tamir Ezzat, ddb workshop (301) 580-1441
(Your Name, Company Name) (Phone Number)

Subject: Project name Dufault Residence
Project site address 10701 Hunting Lane, Columbia MD
Permit # B21001965 SDP # _____
Other information pertinent to this project _____

**PLANS
NOT BOUND**

✓ Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Letter Summarizing Changes
- Energy conservation calculations
- Copies of Permit response (be specific).
 - Health Department Request
 - DPZ/ DED Request
 - Applicant's Request
- Two sets of single-family model plans to be placed on permanent file: Model Name/ # _____
- Other _____

Contact Person Information: (Required)

Tamir Ezzat Telephone No: (301) 580-1441
Please Print Name E-Mail Address: tamir@ddbworkshop.com

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455 OPTION #4 OR BY VISITING MYHOWARD.INFO. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

RECEIVED

JUN 25 2021

Received by Dropbox

GENERAL STRUCTURAL NOTES

PART 1 - GENERAL REQUIREMENTS AND DESIGN CRITERIA

- 1.1 SPECIFICATIONS
 - A. THE WORK OF THESE DRAWINGS ADDRESSES STRUCTURAL INFORMATION ONLY. THE STRUCTURAL DOCUMENTS INCLUDE THESE S-SERIES DRAWINGS AND GENERAL NOTES. THERE ARE NO TECHNICAL SPECIFICATIONS IN ADDITION TO THESE GENERAL NOTES.
- 1.2 ELEVATIONS & DIMENSIONS
 - A. ALL ELEVATIONS AND DIMENSIONS SHOWN FOR NEW CONSTRUCTION ARE BASED ON THE ARCHITECTURAL DRAWINGS. COORDINATE ALL ELEVATIONS AND DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. EXISTING DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR, AS APPROPRIATE, PRIOR TO FABRICATION OF MEMBERS.
- 1.3 GOVERNING BUILDING CODES
 - A. THE FOLLOWING BUILDING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT.
 1. "INTERNATIONAL RESIDENTIAL CODE - 2018", INTERNATIONAL CODE COUNCIL.
 2. "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES", (ANSI/ASCE 7-16, 2016), AMERICAN SOCIETY OF CIVIL ENGINEERS.
 - B. ADDITIONAL CODES FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW. SEE THOSE SECTIONS FOR THE APPLICABLE CODES.
- 1.4 DESIGN LOADS
 - A. FLOOR LIVE LOADS:
 1. PRIVATE ROOMS/CORRIDORS/BALCONIES 40 PSF
 - B. ROOF LIVE LOADS:
 1. MINIMUM LIVE LOAD: 40 PSF (30 PSF FOR ROOF SLOPE >2%)
 - C. ROOF SNOW LOAD - PER DRIFTING AND SLIDING WHERE APPLICABLE
 - a. PG = 30 PSF
 - b. CE = 1.0
 - c. I = 1.0
 - d. CT = 1.0
 - D. DEAD LOADS - ALL PERMANENT STATIONARY CONSTRUCTION.
 1. FLOOR DESIGN LOAD = 15 PSF
 - E. WIND LOAD PARAMETERS
 1. BASIC WIND SPEED (3-SECOND GUST), V = 90 MPH (SERVICE), V=115 MPH (ULTIMATE)
 2. WIND IMPORTANCE FACTOR, I = 1.0, AND OCCUPANCY CATEGORY = II
 3. EXPOSURE CATEGORY: B
- 1.5 DESIGN CRITERIA
 - EXISTING BRACING METHOD = LIGHT FRAMED WOOD WALLS.
 - RENOVATION SCOPE INCLUDES PARTIAL DEMOLITION OF REAR WALL AND CONSTRUCTION OF NEW 1 STORY WOOD FRAMED ADDITION. RECONSTRUCTION BRACING REQUIREMENTS IRC R602.010.3(1).
 - MAX BRACE WALL SPACING = 15 FT
 1. BRACING METHOD = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS, WSP.
 1. FIRST FLOOR TO ROOF
 - a. NORTH-SOUTH - MINIMUM TOTAL LENGTH OF WSP WOOD STRUCTURAL PANEL REQUIRED = 2.0 FT. MINIMUM TOTAL LENGTH OF WOOD STRUCTURAL PANEL PROVIDED = 6.5 FT.
 - b. EAST-WEST - MINIMUM TOTAL LENGTH OF WSP WOOD STRUCTURAL PANEL REQUIRED = 1.5 FT. MINIMUM TOTAL LENGTH OF WOOD STRUCTURAL PANEL PROVIDED = 7.92 FT.
 - REFER TO IRC FOR INSTALLATION INSTRUCTIONS OF WSP.
 - AT INTERIOR SIDE OF WSP WALLS ATTACH MINIMUM 1/2" GYPSUM BOARD SHEATHING TO WALLS (SEE ARCH FOR THICKNESS) AND ATTACH TO STUDS PER IRC TABLE R702.3.5

PART 2 - CONSTRUCTION

- 2.1 GENERAL
 - F. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT WHICH HAS BEEN DESIGNED FOR THE WEIGHTS OF MATERIALS. FOR THE SUPERIMPOSED LOADS INDICATED IN THE DESIGN LOAD CRITERIA ABOVE, AND FOR LOADS INDICATED ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FALSE WORK, STAGING, BRACING, SHEETING AND SHORING, ETC.
 - G. DEVELOPING AND IMPLEMENTING JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - H. ALL COSTS OF INVESTIGATION AND REDESIGN, DUE TO THE CONTRACTOR MIS-LOCATION OF STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE PROJECT DOCUMENTS, SHALL BE AT THE CONTRACTOR'S EXPENSE.
 - I. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, DRAWINGS FOR SIZE AND LOCATION OF OPENINGS, SLEEVES, INSERTS AND DEPRESSIONS.
 - J. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR DETAILED INFORMATION REGARDING FINISHES, WATERPROOFING, FIREPROOFING, ETC.
 - K. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF NON-LOAD BEARING MASONRY AND DRYWALL PARTITIONS.
 - L. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, AND THE DETAILS THE MOST RIGID SHALL GOVERN.
 - M. WORK NOT INCLUDED ON THE DRAWINGS BUT IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING LOCATIONS ELSEWHERE ON THE DRAWINGS SHALL BE REPEATED.

PART 3 - FOUNDATIONS / EARTHWORK / GEOTECHNICAL REPORT

- 3.1 REFERENCE GEOTECHNICAL REPORT:
 - A. FOUNDATIONS HAVE BEEN DESIGNED WITH AN ASSUMED BEARING CAPACITY OF 1500 PSF. THE OWNER HAS NOT PROVIDED A GEOTECHNICAL REPORT FOR THIS PROJECT AND THIS HAS ACCEPTED THE RISK. PRIOR TO PLACING FOUNDATIONS THE CONTRACTOR SHALL HAVE AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER FIELD VERIFY THE BEARING ELEVATIONS FOR FROST DEPTH AND THE ASSUMED ALLOWABLE BEARING CAPACITY.
 - B. ALL FOUNDATIONS SHALL BEAR A MINIMUM OF 30 INCHES BELOW ADJACENT EXTERIOR GRADE. THE CONTRACTOR SHALL COORDINATE THESE REQUIREMENTS WITH ALL UNDERGROUND UTILITIES, TUNNELS, ETC., AND NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN ADVANCE OF ANY CONSTRUCTION TO ALLOW FOR ADJUSTMENTS.
- 3.2 FOUNDATION DESIGN PARAMETERS
 - A. SPREAD FOOTINGS:
 1. BUILDING SPREAD AND STRIP FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOILS OR PROPERLY PLACED AND COMPACTED ENGINEERED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 1500 PSF.
- 3.3 EXCAVATION:
 - A. THE SLOPE BETWEEN THE LOWER EDGES OF ADJACENT FOUNDATIONS SHALL NOT EXCEED 30 DEGREES REFERENCED FROM THE HORIZONTAL, UNLESS NOTED OR DETAILED OTHERWISE ON THE PLAN. MAINTAIN A 1V:2H SLOPE FROM BOTTOM EDGE OF ANY EXCAVATION.
 - B. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK.
 - C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, ABOVE AND BELOW GRADE STRUCTURES, ETC., WHETHER INDICATED OR NOT, THAT MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.
 - D. UTILITIES LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL UNLESS DETAILED OTHERWISE IN THE PLANS.
- 3.4 FOUNDATION PLACEMENT & PROTECTION:
 - A. DO NOT PLACE FOUNDATION CONCRETE IN WATER OR ON FROZEN GROUND. PROTECT IN-PLACE FOUNDATIONS AND SLABS FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE. DO NOT USE SALT OR CHLORIDE COMPOUNDS TO DE-ICE THE SITE.
 - B. CONCRETE FOR FOUNDATIONS SHALL BE POURED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER.
 - C. PRIOR TO PLACING FOUNDATIONS, AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER SHALL FIELD VERIFY ALLOWABLE BEARING PRESSURES AND DETERMINE FINAL BEARING ELEVATIONS.

PART 4 - CONCRETE WORK

- 4.1 CODES:
 - A. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-11", AMERICAN CONCRETE INSTITUTE.
 - B. "ACI MANUAL OF CONCRETE PRACTICE - PARTS 1 THROUGH 5", AMERICAN CONCRETE INSTITUTE.
- 4.2 STANDARD SPECIFICATIONS AND REFERENCE STANDARDS:
 - A. "MANUAL OF STANDARD PRACTICE", CONCRETE REINFORCING STEEL INSTITUTE.
 - B. FOLLOW THE LATEST RECOMMENDATIONS AND SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE:
 1. ACI 301 STRUCTURAL CONCRETE FOR BUILDINGS
 2. ACI 302 CONCRETE FLOOR AND SLAB CONSTRUCTION
 3. ACI 304 MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE
 4. ACI 305 HOT WEATHER CONCRETING
 5. ACI 306 COLD WEATHER CONCRETING
 6. ACI 315 DETAILING REINFORCING STEEL
 7. ACI 318 GENERAL DESIGN OF ITEMS NOT OTHERWISE SPECIFIED
 8. ACI 347 FORMWORK

4.3 CONCRETE MIX PROPERTIES:

A. ELEMENT (NORMAL WEIGHT UNO)	28-DAY STRENGTH	W/C MAX(D)	AIR CONTENT(A)
1. FOOTINGS:	3,000 PSI	0.35	6% ± 1.5
B. PORTLAND CEMENT:	ASTM C150, TYPE II		
C. CEMENT SUBSTITUTES:	ASTM C995, TYPE LS (LIMIT TO 50% MAX OF CEMENTITIOUS CONTENT BY WEIGHT)		
D. AGGREGATES / DENSITY:	ASTM C33 / 145 PCF - NORMAL WEIGHT		
E. AIR-ENTRAIMENT:	ASTM C330 / 115 PCF - STRUCTURAL LIGHTWEIGHT		
	ASTM C260		

4.4 STEEL REINFORCEMENT:

1. DEFORMED REINFORCING BARS:	ASTM A615 GRADE 60
2. WELDABLE DEFORMED REINFORCING BARS:	ASTM A706 OR APPROVED EQUAL
3. WELDED WIRE REINFORCEMENT (WWWR):	ASTM A497 OR A185 (FLAT SHEETS ONLY)

4.5 CONCRETE COVER:

A. MILD REINFORCED CONCRETE	
1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3 IN.
2. CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 BAR OR LARGER:	2 IN.
#5 BAR OR SMALLER:	1 1/2 IN.
3. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS AND JOISTS: #11 BAR OR SMALLER	3/4 IN.
BEAMS AND COLUMNS: TO TIES, STIRRUPS, OR SPIRALS	1 1/2 IN.

4.6 GENERAL REQUIREMENTS:

- A. REINFORCEMENT AT OPENINGS: UNLESS DETAILED OTHERWISE, PROVIDE 2 - #6 AT EACH SIDE OF ALL OPENINGS IN WALLS AND SLABS AND EXTEND 2 FT & IN. BEYOND THE OPENING OR AS DETAILED. EXCEPT VERTICAL BARS AT SIDES OF OPENINGS IN WALLS ARE TO EXTEND FROM FLOOR TO FLOOR. BARS MAY BE MOVED ASIDE AT OPENINGS OR SLEEVES, BUT DO NOT CUT OR OMIT.
- B. MINIMUM REINFORCEMENT: REINFORCE ALL WALLS WITH AT LEAST #4 @ 12 IN. EACH WAY EACH FACE AND 2 - #6 EACH EDGE, UNLESS DETAILED OTHERWISE.
- C. EXISTING SURFACE TREATMENT: ROUGHEN ALL EXISTING CONCRETE SURFACES COMMON WITH NEW CONCRETE TO AMPLITUDE OF 1/4 INCH.

4.7 SPLICING AND PLACEMENT OF REINFORCEMENT:

- A. NO SPLICES OF REINFORCEMENT SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. MAKE BARS CONTINUOUS ABOUT CORNERS. WHEN PERMITTED, SPLICES SHALL BE MADE BY CONTACT TENSION LAP SPLICE, UNLESS NOTED OTHERWISE.
- B. SPLICE WELDED WIRE REINFORCEMENT TWO FULL MESH LENGTHS AND WIRE TOGETHER.
- C. SPLICE BARS AS SHOWN ON DRAWINGS BUT NOT LESS THAN 50 BAR DIAMETERS FOR SLABS AND BEAM BOTTOM BARS, AND NOT LESS THAN 65 BAR DIAMETERS FOR WALLS AND BEAM TOP STEEL.
- D. NO WELDING OF REINFORCING SHALL BE PERMITTED UNLESS SPECIFICALLY CALLED FOR OR APPROVED BY THE STRUCTURAL ENGINEER.
- E. PROVIDE #4 CHAIR BARS, HIGH CHAIRS, TIES, CLIPS, SLAB BOLSTERS AND OTHER ACCESSORIES WHERE NOT SPECIFIED ON THE DRAWINGS IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OR DETAILING REINFORCING CONCRETE STRUCTURES ACI 315 OR CRSI-WRSI MANUAL OF STANDARD PRACTICE. USE PLASTIC TIPS ON ALL CHAIRS PLACED ON THE SIDES OF CONCRETE FORMWORK.
- F. PROVIDE PLASTIC TIPPED BOLSTERS AND CHAIRS AT ALL LOCATIONS WHERE THE CONCRETE SURFACE IS IN CONTACT WITH THE BOLSTERS OR CHAIRS IS EXPOSED.

PART 5 - WOOD FRAMING

5.1 CODES:

- A. "DESIGN SPECIFICATIONS - TIMBER CONSTRUCTION MANUAL, AMERICAN INSTITUTE OF WOOD CONSTRUCTION.
- B. "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" WITH SUPPLEMENT, 2012, AMERICAN FOREST & PAPER ASSOCIATION.
- C. "PERFORMANCE STANDARD AND POLICIES FOR STRUCTURAL USE PANELS", PRP-108, AMERICAN PLYWOOD ASSOCIATION.

5.2 MATERIALS:

- A. SAWN LUMBER: ALL SAWN LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AND SHALL BE SURFACE DRY.
 1. SPRUCE-PINE-FIR (NOT SOUTH):

FB	FT	FV	FC(PERP)	FC(PARA)	E
450	335	425	1,150	1,400,000	
 2. SOUTHERN PINE (PRESSURE TREATED) - GRADE NO.2 OR BETTER WITH THE BASE DESIGN VALUES LISTED IN TABLE 4B OF THE NDS.
- B. MANUFACTURED WOOD BEAMS: UTILITY FRAMING MEMBERS SHALL BE "MICROLAM" LVL OR APPROVED EQUAL WITH THE FOLLOWING MECHANICAL PROPERTIES AND MINIMUM STRENGTH VALUES (PSI):

FB	FT	FV	FC(PERP)	FC(PARA)	E
2,400	1555	285	750	2,000,000	
- C. MANUFACTURED WOOD COLUMNS: UTILITY FRAMING MEMBERS SHALL BE "1.6 PARALAM PSL" OR APPROVED EQUAL WITH THE FOLLOWING MECHANICAL PROPERTIES AND MINIMUM DESIGN STRENGTH VALUES (PSI):

FB	FV	FC(PERP)	FC(PARA)	E
2,400	190	425	2,500	1,800,000

5.3 SAWN LUMBER:

- A. SEE IRC TABLE R602.3 FOR MINIMUM BRACING AND FASTENING.
- B. MEMBERS SHALL BE SET WITH CROWN SIDE UP AND HAVE A MINIMUM 3 IN. BEARING.
- C. MEMBERS FRAMING TO BEAMS, HEADERS, ETC. SHALL BE SECURED WITH SIMPSON STRONG-TIE FRAMING ANCHORS OR APPROVED EQUAL, UNLESS DETAILED OTHERWISE.
- D. ALL JOISTS AND RAFTERS SHALL BE RIGIDLY BRIDGED AT INTERVALS NOT EXCEEDING 8 FEET.
- E. USE 1/2 IN. DIAMETER LAG SCREWS OR THRU BOLTS AT 24 INCH O.C. TO JOIN MULTIPLE 2X BEAMS OR GIRDERS SO THAT LOAD DISTRIBUTES EQUALLY.
- F. PROVIDE CONTINUOUS SOLID BLOCKING UNDER CONCENTRATED LOADS (INCLUDING WINDOW AND DOOR JAMBS) DOWN THROUGH FLOOR FRAMING TO SLAB ON GRADE OR FOUNDATION.
- G. ALL WOOD SILL PLATES SHALL BE ANCHORED TO GROUT FILLED CMU OR CONCRETE FOUNDATIONS WITH 1/2 IN. DIAMETER HOOKED ANCHORS AT 4 FEET O.C. (2 MINIMUM PER SILL PIECE). ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 14 IN. INTO MORTAR GROUT AND 8 IN. INTO CAST-IN-PLACE CONCRETE.
- H. ALL BOLTS AND LAG SCREWS SHALL BE FITTED WITH GALVANIZED, MALLEABLE IRON OR STEEL PLATE WASHERS.

5.4 WOOD PRESERVATIVE TREATMENT:

- A. WHERE LUMBER OR PLYWOOD IS INDICATED AS "TREATED", COMPLY WITH APPLICABLE REQUIREMENTS OR AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARDS U1, T1 AND P5, AND WITH AWPA STANDARDS LISTED BELOW. MARK EACH TREATED ITEM WITH THE AWPA QUALITY MARK REQUIREMENTS.
- B. PRESSURE TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVES TO COMPLY WITH AMERICAN WOOD PRESERVATIVES BUREAU (AWPB) REQUIREMENTS. KILN-DRY LUMBER AND PLYWOOD TO A MAXIMUM MOISTURE CONTENT OF 10 PERCENT AND 15 PERCENT, RESPECTIVELY.
- C. TREAT INDICATED ITEMS AND WOOD SILLS, SLEEPERS, BLOCKING, AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH MASONRY OR CONCRETE TO WOOD AND WOOD-TO-STEEL CONNECTIONS. CONNECTORS: SIMPSON STRONG-TIE OR APPROVED EQUAL.

5.5 FASTENERS:

- A. NAILS: COMMON WIRE, GALVANIZED, EXCEPT BRIGHT RING SHANKED FOR ATTACHMENT OF SUBFLOOR PLYWOOD TO FLOOR JOISTS.
- B. BOLTS: ASTM A307 FOR ALL WOOD-TO-WOOD AND LIGHT GAGE STEEL-TO-WOOD CONNECTIONS.
- C. SCREWS: ASME B18.6.1 FOR ALL WOOD-TO-WOOD AND WOOD-TO-STEEL CONNECTIONS. CONNECTORS: SIMPSON STRONG-TIE OR APPROVED EQUAL. IF NOT OTHERWISE NOTED ADHERE TO FASTENING SCHEDULES IN TABLE R602.3 OF THE IRC.

5.6 SHEATHING

- A. FACTORY-MARK EACH CONSTRUCTION PANEL WITH APA TRADEMARK INDICATING COMPLIANCE WITH GRADE REQUIREMENTS.
- B. INSTALL PANELS WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTING MEMBERS, UNLESS DETAILED OTHERWISE.
- C. FLOOR: STRUCTURAL FLOOR SHALL BE 3/4" STRUCTURAL 1 APA 24/16 RATED PLYWOOD AND SHALL BE GLUED AND NAILED OVER JOISTS WITH 8d NAILS AT 6" ON CENTER.
- D. WALLS: ALL EXTERIOR WOOD STUD WALLS SHALL BE SHEATHED WITH 19/32 STRUCTURAL 1, EXPOSURE 1, SPAN RATING 32/16 WOOD SHEATHING (OSB) UNLESS NOTED OTHERWISE IN SHEAR WALL SCHEDULE. UNLESS NOTED OTHERWISE, ATTACH WOOD SHEATHING USING 8d NAILS AT 6" OC AT PANEL EDGES AND 12" OC FOR THE FIELD. SEE SHEAR WALL SCHEDULE FOR STRUCTURAL PANELS ON INTERIOR WALLS. INTERIOR GYPSUM WALL BOARD SHALL BE SECURED TO ALL TOP AND BOTTOM PLATE, STUDS AND BLOCKING WITH 6 PENNY COOLER NAILS AT 7" ON CENTER MAXIMUM OR #6 DRYWALL SCREWS AT 10" OC MAXIMUM EACH FACE.
- E. ROOF: TYPICAL SHEATHING SHALL BE 19/32 STRUCTURAL 1, APA RATED TONGUE AND GROOVE PLYWOOD WITH A 40/32 SPAN RATING GLUED AND NAILED WITH 8d NAILS AT 6" OC TO ROOF RAFTERS, JOISTS AND TRUSSES.

PART 6 - MASONRY

6.1 CODES:

- A. "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, ACI 530 / ASCE 5 / TMS 402-05".
- B. "SPECIFICATIONS FOR MASONRY STRUCTURES, ACI 530.1 / ASCE 6 / TMS 602-05".

6.2 MATERIALS:

- A. LOAD BEARING CONCRETE MASONRY:
 1. HOLLOW AND SOLID
 - ASTM C90, NORMAL WEIGHT, NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS = 1900 PSI. ALL UNITS TO BE TWO CORE TYPE.
 - ASTM C55, MINIMUM COMPRESSIVE STRENGTH ON NET AREA = 2000 PSI
 - ASTM C216 (CLAY OR SHALE), MINIMUM COMPRESSIVE STRENGTH ON NET AREA = 2000 PSI
 - ASTM C270 - TYPE S, PROPORTIONS MIX BY VOLUME 1: 1 1/2: 3
 - ASTM C476, MINIMUM COMPRESSIVE STRENGTH ON NET AREA = 2000 PSI
 - ASTM A82, 9-GAGE TRUSS-TYPE GALVANIZED
 - F1A = 1500 PSI, UNIT STRENGTH METHOD OR PRISM TEST METHOD PER ACI 530 / ASCE 5
 2. BRICK
 - ASTM C144, FINENESS MODULUS 2.0 TO 2.5
 - ASTM C207, TYPE S
 - ASTM C150, TYPE I OR II
 - ASTM A615, GRADE 60
- B. FACE BRICK
- C. MORTAR
- D. GROUT
- E. HORIZONTAL JOINT REINF. COMP. STRENGTH OF MAS.
- F. WATER
- G. SAND
- H. HYDRATED LIME
- I. PORTLAND CEMENT
- J. REINFORCING BARS

6.3 GENERAL:

- A. PROVIDE GALVANIZED STANDARD WEIGHT HORIZONTAL JOINT REINFORCEMENT IN 8 IN. WALLS AND PARTITIONS AT 16 IN. O.C. PROVIDE ONE PIECE PREFABRICATED UNITS AT 8 IN. O.C. AT ALL WALL CORNERS AND INTERSECTIONS. LAP REINFORCEMENT A MINIMUM OF TWO CELLS.
- B. PROVIDE MASONRY ANCHORS AT 16 IN. O.C. SET ON COURSING AND ATTACHED TO ALL BEAMS, COLUMNS, PARTITIONS, AND WALLS ABUTTING OR EMBEDDED IN MASONRY.
- C. PROVIDE CONTINUOUS BOND BEAMS WITH 2#4 HORIZONTAL REINFORCEMENT IN ALL MASONRY WALLS AT EACH FRAMING LEVEL.
- D. ALL PIERS AND PARTITIONS SHALL BE BONDED OR ANCHORED TO ADJACENT MASONRY WALLS. PROVIDE TIES TO ADJACENT FLOOR AND ROOF CONSTRUCTION IN ACCORDANCE WITH DETAILS AND DRAWINGS.
- E. IN MULTIPLE WYTHE WALLS (CAVITY AND COMPOSITE WALLS) BOND THE WYTHES TOGETHER WITH RIGID METAL TIES OR PREFABRICATED JOINT REINFORCEMENT CONFORMING TO ACI 530 / ASCE 5 REQUIREMENTS. COMPLETELY FILL ALL COLLAR JOINTS IN COMPOSITE WALLS WITH MORTAR OR GROUT.
- F. IN GROUTED AND/OR REINFORCED MASONRY WALLS, USE MASONRY UNITS WITH CORES THAT ALIGN VERTICALLY TO PROVIDE CONTINUOUS UNOBSTRUCTED CELLS FOR GROUTING AND REINFORCING STEEL PLACEMENT.
- G. LAP SPLICES FOR DEFORMED REINFORCING BARS USED IN MASONRY CONSTRUCTION SHALL BE 50 BAR DIAMETERS.
- H. ALL WALL SECTIONS AND PIERS LESS THAN 4 FEET SQUARE IN CROSS-SECTIONAL AREA TO BE FULLY GROUTED OR OF 100% SOLID MASONRY UNITS.
- I. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SUPPORT OF ALL MASONRY WORK UNTIL PERMANENT CONSTRUCTION IS IN PLACE.
- J. SEE SPECIFICATIONS AND DETAILS FOR GENERAL CONTROL JOINT REQUIREMENTS. JOINTS ARE TO BE CONSTRUCTED IN ALL WALLS AND PARTITIONS.
- K. THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS, WINDOW FRAMES, ETC. AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.
- L. NO OPENINGS SHALL BE PLACED ABOVE ANY LINTEL WITHIN A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
- M. SUBMIT SHOP DRAWINGS FOR DESIGNER'S APPROVAL INCLUDING COMPLETE BENDING AND PLACING DETAILS OF ALL REINFORCING STEEL INDICATING POSITION OF SPLICES AND LOCATION OF REINFORCEMENT AND GROUT IN THE MASONRY.
- N. GROUT ALL REINFORCED VERTICAL CORES AND ANY UN-REINFORCED CORES INDICATED TO RECEIVE GROUTING ON THE DRAWINGS. GROUT ALL HORIZONTAL COURSES (BOND BEAMS) WITH HORIZONTAL REINFORCING BARS.

ABBREVIATIONS:

(A)	ABOVE
BRG	BEARING
CANT	CANTILEVER
CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
DEMO	DEMOLISH
DS-GB	DOUBLE SIDED GYPSUM BOARD
(E)	EXISTING
FTG	FOOTING
FND	FOUNDATION
LVL	LAMINATED VENEER LUMBER
O.C.	ON CENTER
PF-G	PORTAL FRAME AT GARAGE
PSL	PARALLEL STRAND LUMBER
RT	PRE-ENGINEERED ROOF TRUSS
SP	PRESSURE TREATED SOUTHERN PINE NO.2
SPF	SPRUCE PINE FIR NO.1/NO.2
SW	SHEAR WALL
WSP	SIMPSON WOOD SHEAR WALL



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PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE # 24871 EXPIRATION: 02/28/2022

revisions

No.	Date	Title
	05/17/21	PERMIT SET
1	05/28/21	PERMIT COMMENT

GENERAL NOTES

PERMIT COMMENT
 Issue Date: 05/17/2021

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