

8.15.23
 Property is connected to public w/s.
 No plan review required.
 -H.O.

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B23002895	07/31/2023

Description of Work

SFD/ construct 17' X 12' and 5.5' X 6' 1st floor addition with 1 bedroom, 1 full bathroom with a 17' X 16' screened porch, 1 STORY, Crawl Space, 2R, 1FB, 0HB, 0FP, OTHER STRUCTURE = None, 1BR, PORCH/DECK = Screen Porch and Deck, ENERGY METHOD = N/A,

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
8862	CARROLLTON	AVE	
Unit Type	Unit #	X Coordinate	Y Coordinate
-Select-		-76.82057	39.13942
City	State	Zip Code	Primary
SAVAGE	MD	20763	Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
840659	849	14408	176700	362000	185300	SOUTHE

Legal Description

IMPSLOT 4 S 1 []8862 CARROLLTON AVE []HOWARD HILLS

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	4	606902	3				
Plan Area	State Tax Id	Subdivision Name					
	1406408710						
Section	Area	Tax Map					
		47					
Grid	Zoning District	ADC Map					
47-11	R-12	5053-J8					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary				
			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	1974	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	6-22A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *

JAMES R. BUCHANAN

Address Line 1

8862 CARROLLTON AVE

Address Line 2

Address Line 3

Mail City

SAVAGE

Mail State

MD

Mail Zip Code

20763

Phone

401-323-9693

Primary

Yes

E-mail

abn_engr@hotmail.com

Cell Number

4013239263

Fax Number

Professionals (This section is not required.)

License # * 08010016606
License Type * MHIC Ind
Primary Yes

Business Name HORIZONS UNLIMITED INC
First Name WILLIAM
Middle Name
Last Name GMEINWIESER

Address Line 1 7387 WASHINGTON BLVD SUITE 104
Address Line 2

City ELKRIDGE
State MD
ZIP Code 21075

Phone 1 4107961333
Phone 2
Fax 4107964144

E-mail BILLG@HUIMPROVE.COM

Applicant (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type Applicant
Relationship Applicant
Primary No

First Name WILLIAM
MI
Last Name GMEINWIESER

Full Name WILLIAM GMEINWIESER
Organization Name HORIZONS UNLIMITED INC
Street Address 7387 WASHINGTON BLVD SUITE 104
Address Line 2

City ELKRIDGE
State MD
Zip Code 21075

Phone 4107961333
Cell
Fax 4107964144

E-mail BILLG@HUIMPROVE.COM

Contact (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type Contact
Relationship Licensed Profession:
Primary Yes

First Name WILLIAM
MI
Last Name GMEINWIESER

Full Name WILLIAM GMEINWIESER
Organization Name HORIZONS UNLIMITED INC
Street Address 7387 WASHINGTON BLVD SUITE 104
Address Line 2

City ELKRIDGE
State MD
Zip Code 21075

Phone 4107961333
Cell
Fax 4107964144

E-mail BILLG@HUIMPROVE.COM

Addtl Info

Est Construction Cost * 110000
Housing Units * 0
Number of Buildings 0
Public Owned No

Construction Type --Select--

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee * Yes No
Capital Project Number
Fee Exempt Yes No
Roadside Tree Project Permit Yes No
Roadside Tree Project Permit #

No of Stories * 1
Foundation * Crawl Space
Basement * Unfinished
No of Rooms * 2
Full Baths 1
Half Baths 0
Existing Use Existing Structure

Model * Condominium

SFD/ construct 17' X 12' and 5.5' X 6' 1st floor addition with 1 bedroom, 1 full bathroom with a 17' X 16' screened porch

Yes No

[check spelling](#)

Other Structure None	Bedrooms 1	Porch Deck Screen Porch and Deck	No of Fireplaces 0	Type of Fireplace --Select--	Energy Code N/A
W & S Fees Paid <input type="radio"/> Yes <input type="radio"/> No	Water Public	Sewage Public	Utilities Electric	Heating System Electric	Sprinkler System None
1st Floor Width 21 FT	1st Floor Depth 12 FT	2nd Floor Width FT	2nd Floor Depth FT	Basement Width FT	Basement Depth FT 6
Total Square Footage 526	Occupiable Square Footage 285	Affordable Housing Funding N/A	Foundation Measurement 21x12	MIHU Outside Downtown Columbia <input type="radio"/> Yes <input checked="" type="radio"/> No	MIHU Provided Units 0
Walls 2x6 16oc	Roof gable/asp	Change In Use <input type="radio"/> Yes <input checked="" type="radio"/> No	Grading Permit No	Senior Housing <input type="radio"/> Yes <input checked="" type="radio"/> No	MIHU Required Units 0
Additional Description Info				Expiration Date 2/4/2024	Affordable Downtown Columbia <input type="radio"/> Yes <input checked="" type="radio"/> No
check spelling				MIHU Required Units 0	Plan Submittal Paper Submittal

GREEN INFORMATION

Goal Level --Select--	Actual Level --Select--	Leed Registration Number	Date of Leed Certification
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STORM WATER MANAGEMENT

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

PSWM Certification Received in CID on

Submit Cancel

Oswald, Hank

From: Allen, Nancy
Sent: Thursday, August 10, 2023 2:53 PM
To: Oswald, Hank
Subject: RE: Public Water and Sewer Connection Inquiry_8862 Carrollton Ave

Hi Hank,
Yes, 8862 Carrollton Ave is connected to public water and sewer.

8/5/23: met w/ homeowner.
Home is connected to public
W & S. - H.O.

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Thursday, August 10, 2023 2:47 PM
To: Allen, Nancy <nallen@howardcountymd.gov>
Subject: Public Water and Sewer Connection Inquiry_8862 Carrollton Ave

Hi Nancy:

Good afternoon. It has been awhile since I made an inquiry. I hope all is well. Can you tell me if 8862 Carrollton Ave in Savage is connected to public water and sewer?

Thanks,

Hank

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

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RECEIVED
2023
LICENSURE DIVISION

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

Date: 07/31/2023 ONLINE SUBMITTAL PAPER SUBMITTAL

To: _____ Plan Review
(Reviewer/Requestor's Name) (Division)

From: Horizons Unlimited Home Improvements, Inc. (410) 796-1333
(Your Name, Company Name) (Phone Number)

Subject: Project name Buchanan

Project site address 8862 Carrollton Ave. Savage, MD 20763

Permit # ~~B2300895~~ B23002895 SDP # _____

Other information pertinent to this project _____

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 _____ (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 Full sized blue prints - to be stamped

Contact Person Information: (Required)

Michael Gmeinwieser
Please Print Name

Telephone No: (443) 506-9749

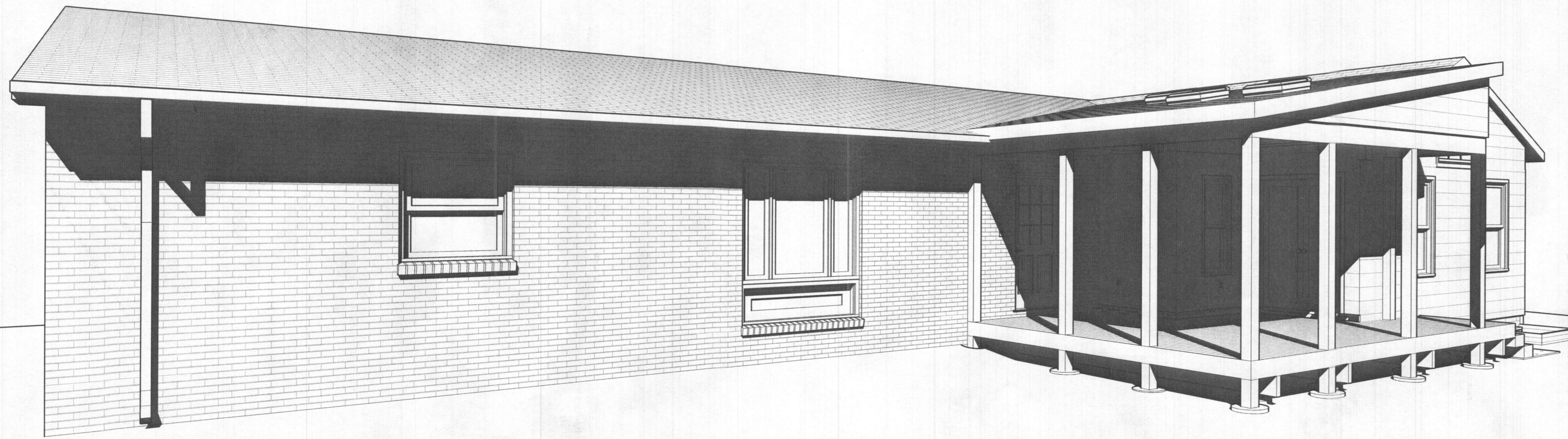
E-Mail Address: mikeg@huimprove.com

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

Online permit drop off TR

8862 Carrollton Ave. Savage, MD 20763

3D VIEWS



APPLICABLE CODES

Building Codes by Effective Date

Effective January 3, 2022

Howard County Department of Inspections, Licenses, and Permits will be adopting the following codes effective January 03, 2022:

- 2021 International Building Code
- 2021 International Residential Code
CB71 IRC
- 2021 International Energy Conservation Code
- 2021 International Mechanical Code
- 2021 International Plumbing Code
CB72 Plumbing
- 2021 NFPA 101 Life Safety Code
- Rental Housing Code 2021 International Property Maintenance Code
CB73 Property Maintenance

SHEET INDEX

ID	Name
G001	General Information
G002	Project Notes
C001	Site Plan
D001	Demolition Plan
S001	Structural Notes
S002	Foundation Plan & First Floor Plan
S003	Roof Framing Plan
S004	Section
S005	Braced Wall Plan & Notes
A001	First Floor & Roof Plan
A003	Rear, Left & Right Elevation
A004	Schedules
A005	Skylight Detail
EC001	Thermal Plan
E001	Electrical Notes
E002	First Floor Electrical Plan

SCOPE OF WORK:

NEW ONE STORY REAR
ADDITION WITH A DECK
AND STAIR.

G001

ATECT - ARCHITECTURE
1282 Smallwood Drive West # 147, Waldorf, MD 20603
T: 888.845.2721 www.atectarchitecture.com
PROJECT PHASE: PERMIT SET
DRAWN BY: CJJ
CHECKED BY: CJJ

DO NOT SCALE DRAWINGS
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions, conditions, and variations and must notify this office of all variations from the dimensions and conditions shown.

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PERMIT SET

The Buchanan Residence
8862 Carrollton Ave.
Savage, MD 20763
General Information

THE DESIGN SOLUTION
ATECT
ARCHITECTURE
RESIDENTIAL & COMMERCIAL
888.845.2721

**APPENDIX F
RADON CONTROL METHODS**

The provisions contained in this appendix are not mandatory unless specifically referenced in the underlying ordinance.

Use note:
About this appendix: Appendix F contains provisions that are intended to mitigate the transfer of radon gases from the soil into dwelling units. Radon is a radioactive gas that has been identified as a cancer-causing agent. Radon comes from the natural breakdown of uranium in soil, rock and water.

**SECTION AF101
SCOPE**
AF101.1 General. The provisions contained in this appendix shall apply to new construction in jurisdictions where radon-resistant construction is required. Inclusion of this appendix by jurisdictions shall be determined through the use of locally available data or determination of Zone 1 designation in Figure AF100 and Table AF101.1.

**SECTION AF102
DEFINITIONS**
AF102.1 General. For the purpose of these requirements, the terms used shall be defined as follows:
DRAIN TILE LOOP. A continuous length of drain tile or perforated pipe extending around all or part of the interior or exterior perimeter of a basement or crawl space footing.
RADON GAS. A naturally occurring, chemically inert, radioactive gas that is not detectable by human senses. As a gas, it can move readily through particles of soil and rock, and can accumulate under the slabs and foundations of areas where it can easily enter into the living space through construction cracks and openings.

SOIL-GAS-BARRIER. A continuous membrane of 6-mil (0.15 mm) polyethylene or other equivalent material used to retard the flow of soil gas into a building.

SUBMEMBRANE DEPRESSURIZATION SYSTEM. A system designed to achieve lower subslab air pressure relative to indoor air pressure by use of a vent pipe around the perimeter of a building and connecting the subslab area with outdoor air, thereby relying on the convective flow of air upward in the vent to draw air from beneath the slab.

SUBSLAB DEPRESSURIZATION SYSTEM (Passive). A system designed to achieve lower subslab air pressure relative to indoor air pressure by use of a vent pipe around the perimeter of a building and connecting the subslab area with outdoor air, thereby relying on the convective flow of air upward in the vent to draw air from beneath the slab.

SUBSLAB DEPRESSURIZATION SYSTEM (Active). A system designed to achieve lower subslab air pressure relative to indoor air pressure by use of a fan-powered vent drawing air from beneath the slab.

SUBSLAB DEPRESSURIZATION SYSTEM (Passive). A system designed to achieve lower subslab air pressure relative to indoor air pressure by use of a vent pipe around the perimeter of a building and connecting the subslab area with outdoor air, thereby relying on the convective flow of air upward in the vent to draw air from beneath the slab.

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APPENDIX F

permeate concrete slabs, or other floor assemblies, shall be filled with a polyurethane caulk or equivalent sealant applied in accordance with the manufacturer's recommendations.

AF103.2 Concrete joints. Control joints, isolation joints, construction joints, and any other joints in concrete slabs or between slabs and foundation walls shall be sealed with a caulk or sealant. Gaps and joints shall be filled with foam material and filled with polyurethane caulk or other elastomeric sealant applied in accordance with the manufacturer's recommendations.

AF103.3 Condensate drains. Condensate drains shall be trapped or routed through unperforated pipe to daylight.

AF103.4 Sumps. Sump pits open to soil or serving as the termination point for subslab or exterior drain tile loops shall be covered with a gasketed or otherwise sealed lid. Sumps used as the termination point in a subslab depressurization system shall have a lid designed to accommodate the vent pipe. Sumps used as a floor drain shall have a lid equipped with a trapped inlet.

AF103.5 Foundation walls. Hollow block masonry foundation walls shall be constructed with other a continuous course of solid masonry, one course of masonry ground solid, or a solid concrete beam or other finished ground surface to prevent the passage of air from the interior of the wall into the living space. Where a brick veneer or other masonry ledge is installed, the course immediately below that ledge shall be sealed. Joints, cracks or other openings around all penetrations of both exterior and interior surfaces of masonry block or wood foundation walls below the ground surface shall be filled with polyurethane caulk or equivalent sealant. Penetrations of concrete walls shall be filled.

AF103.6 Dampproofing. The exterior surfaces of portions of concrete and masonry block walls below the ground surface shall be dampproofed in accordance with Section R405.

AF103.7 Air-handling units. Air-handling units in crawl spaces shall be sealed to prevent air from being drawn into the unit.
Exception: Units with gasketed seams or units that are otherwise sealed by the manufacturer to prevent leakage.

AF103.8 Ducts. Ductwork passing through or beneath a slab shall be of seamless material unless the air-handling system is designed to maintain continuous positive pressure within such ducting. Joints in such ductwork shall be sealed to prevent air leakage.

Ductwork located in crawl spaces shall have seams and joints sealed by closure systems in accordance with Section M100.4.1.

AF103.9 Crawl space floors. Openings around all penetrations through floors above crawl spaces shall be caulked or otherwise filled to prevent air leakage.

AF103.10 Building depressurization. Joints in air ducts and plenums in unconditioned spaces shall meet the requirements of Section M100.1. Thermal envelope air infiltration requirements shall comply with the energy conservation provisions in Chapter 11. Fireblocking shall meet the requirements contained in Section R302.11.

AF103.11 Power source. To provide for future installation of an active submembrane or subslab depressurization system, an electrical circuit terminated in an approved box shall be installed during construction in the attic or other anticipated location of vent pipe fans. An electrical supply shall be accessible in anticipated locations of system failure alarms.

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AF103.7 Vent pipe drainage. Components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab or soil-gas-retarder.

AF103.8 Vent pipe accessibility. Radon vent pipes shall be accessible for future fan installation through an attic or other area outside the habitable space.
Exception: The radon vent pipe need not be accessible in an attic space where an approved roof-top electrical supply is provided for future use.

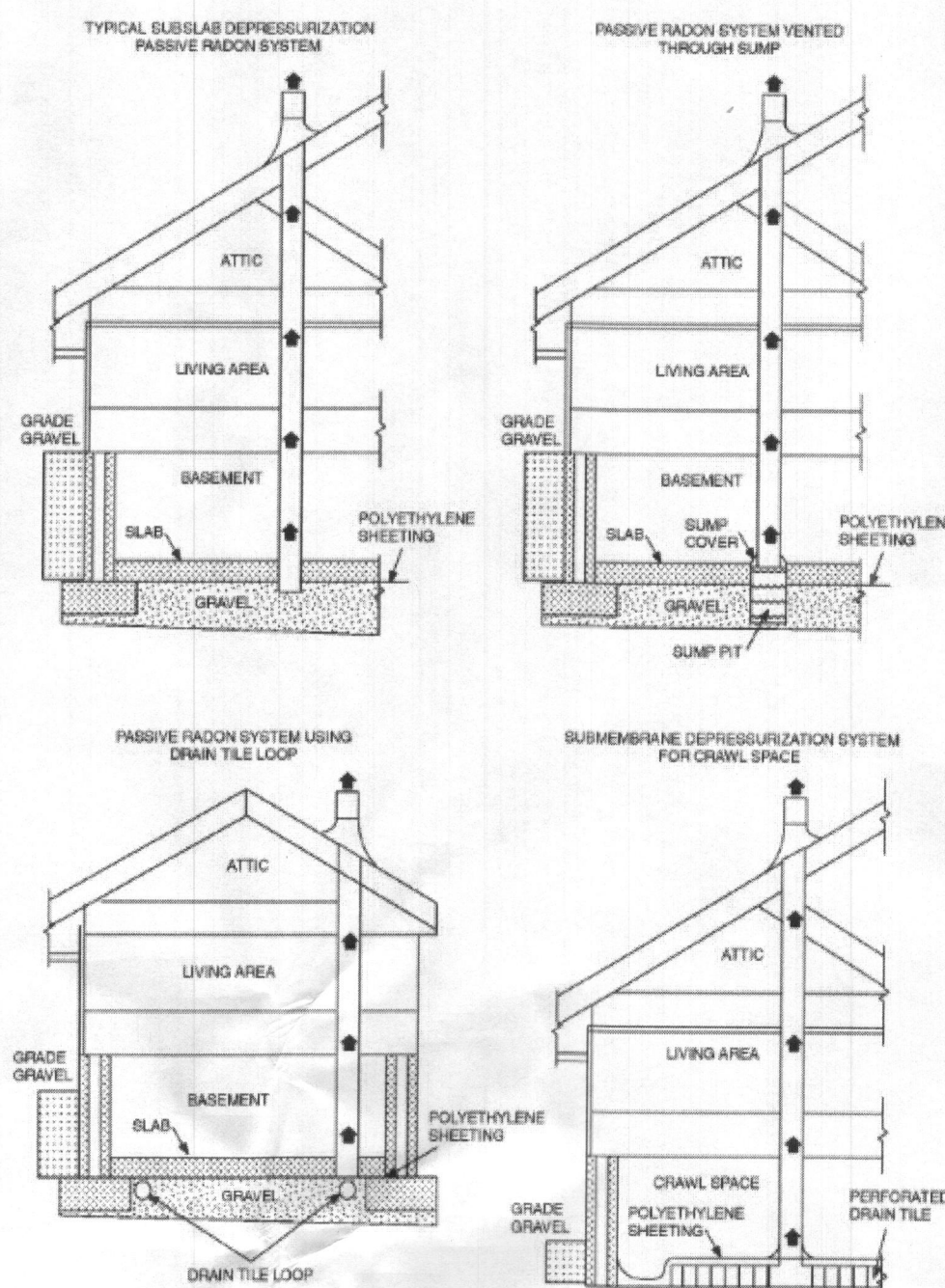
AF103.9 Vent pipe identification. Exposed and visible interior radon vent pipes shall be identified with not less than one label on each floor and in accessible attics. The label shall read: "Radon Reduction System."

AF103.10 Combination foundations. Combination basement/crawl space or slab-on-grade/crawl space foundations shall have separate radon vent pipes installed in each type of foundation area. Each radon vent pipe shall terminate above the roof or shall be connected to a single vent that terminates above the roof.

AF103.11 Building depressurization. Joints in air ducts and plenums in unconditioned spaces shall meet the requirements of Section M100.1. Thermal envelope air infiltration requirements shall comply with the energy conservation provisions in Chapter 11. Fireblocking shall meet the requirements contained in Section R302.11.

AF103.12 Power source. To provide for future installation of an active submembrane or subslab depressurization system, an electrical circuit terminated in an approved box shall be installed during construction in the attic or other anticipated location of vent pipe fans. An electrical supply shall be accessible in anticipated locations of system failure alarms.

**SECTION AF103
REQUIREMENTS**



**FIGURE AF103
RADON-RESISTANT CONSTRUCTION DETAILS FOR FOUR FOUNDATION TYPES**

GENERAL NOTES

- ALL WORK IS TO BE DONE IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL CONFORM TO ALL O.S.H.A. REQUIREMENTS.
- ALL WORK TO BE IN COMPLIANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE.
- APPROVAL OF THESE DRAWINGS BY GOVERNING AUTHORITIES DOES NOT RELEASE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND STANDARDS.
- THE GENERAL CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND COSTS FOR THE FOLLOWING:
A. PERMITS, LICENSES, INSPECTIONS AND FEES (ALL IMPACT FEES),
B. TEMPORARY POWER AND UTILITIES,
C. TRASH REMOVAL,
D. LIABILITY AND WORKMEN'S COMPENSATION INSURANCE, ETC.,
E. AND OTHER ITEMS INDICATED IN SPECIFICATIONS.
- CONTRACTOR TO VISIT SITE AND COMPLETELY FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO EXECUTION OF ANY CONSTRUCTION, CONTACT ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- CHECK ALL DIMENSIONS ON JOB AND FULLY VERIFY PRIOR TO EXECUTION. ALL ELEVATIONS GIVEN ARE APPROXIMATE AND ARE GIVEN FOR RELATIONAL PURPOSES. CONTRACTOR SHALL ESTABLISH EXACT LEVELS PRIOR TO START OF WORK AND NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES.
- CONTRACTOR SHALL NOT SCALE DRAWINGS AND DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS SHALL BE REPORTED TO ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.
- THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS, OR ANYONE PERFORMING ANY OF THE WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPROVED CONTRACT DOCUMENTS.
- IN THE EVENT CERTAIN FEATURES OF THE 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.
- IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- THE ARCHITECT AND OWNER WILL CONSIDER FORMAL REQUESTS FROM THE CONTRACTOR FOR SUBSTITUTION OF PRODUCTS, MATERIALS OR MANUFACTURERS. THESE REQUESTS SHALL ACCOMPANY BUT NOT BE INCLUDED IN THE BASE BID ON THE SPECIFIED BID DUE DATE. SUBMIT TWO COPIES OF REQUEST FOR SUBSTITUTION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/VENDOR DATA SUBMITTAL SCHEDULE TO ARCHITECT FOR REVIEW AND APPROVAL WITHIN THIRTY (30) DAYS FROM COMMENCEMENT OF WORK. SUBMIT TWO (2) COPIES TO ARCHITECT.
- DEMOLITION TO BE PROVIDED BY CONTRACTOR AS REQUIRED. COMPLETELY REMOVE ALL TRASH FROM SITE.
- WHERE NEW WORK IS TO BE DONE, CARE SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES AND AREAS FROM DAMAGE. ANY AREAS DAMAGED DURING CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST. THIS APPLIES PARTICULARLY TO ADJACENT SPACES, ROOF, AND OTHER EXTERIOR AREAS AND SURFACES.
- THE CONTRACTOR IN THE FIELD SHALL ASSESS AND DETERMINE THE METHOD FOR EXCAVATION, SHORING, AND FORMING NEW FOOTINGS AND FOUNDATION WALLS.
- THE EXCAVATION CONTRACTOR WILL USE ALL NECESSARY PRECAUTIONS WHEN EXCAVATING AT OR NEAR EXISTING BUILDING FOUNDATIONS, TREES, ETC.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AGAINST THE DEPOSIT OF SOIL, GRAVEL, OR OTHER MATERIAL ON ANY PUBLIC PROPERTY OR OTHER NEIGHBORING PREMISES PER LOCAL/STATE CODE REQUIREMENTS.
- ALL CONCRETE DETAILS AND CONSTRUCTION ARE TO COMPLY WITH LATEST A.C.I. CODE AND LOCAL CODES.
- ALL WOOD FRAMING EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA.
- ONLY NEW, FIRST CLASS MATERIALS WILL BE USED (EXCEPT AS NOTED). ALL WORK AND EQUIPMENT SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE EXCEPT FOR MANUFACTURER'S WARRANTIES WHICH MAY BE LONGER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS OR IS NOT INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
- ALL MANUFACTURED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- WARRANTIES, GUARANTEES AND MANUFACTURER'S INSTRUCTIONS ON EQUIPMENT FURNISHED AND INSTALLED BY THE CONTRACTOR SHALL BE GIVEN TO THE OWNER.
- ALL GYPSUM BOARD SHALL BE TAPED, SPACKLED AND SANDED SMOOTH PRIOR TO FINISHING. METAL BEADING SHALL BE USED ON ALL OUTSIDE CORNERS WHERE APPLICABLE.
- ALL PENETRATIONS THROUGH EXISTING ROOF SHALL BE SEALED IN PITCH POCKETS AT PIPING, CONDUIT, ETC.; FLASH DUCTS AND CURBS.
- CONTRACTOR SHALL PROVIDE PROTECTION ON A DAILY BASIS FOR ALL WORK THAT PENETRATES THE EXISTING ROOF MATERIAL. CONTRACTOR TO COVER ALL WORK UNTIL WATER/WEATHER PROOF THROUGH COMPLETION OF CONSTRUCTION.
- UTILITIES TO BE COORDINATED AND PROVIDED AS PER DRAWINGS.
- REMOVAL, DISPOSAL, ALTERATION AND RELOCATION OF EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT, CONDUITS, PIPES AND DUCTS ARE INCLUDED IN THE WORK.
- ALL NOTES ON THIS DRAWING APPLY FOR THE ENTIRE PROJECT WHETHER OR NOT REPEATED ON OTHER DRAWINGS.

INSULATION NOTES

- GENERAL.**
A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. ALL BREAKS IN THE BARRIER SHALL BE SEALED. AIR PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
- CEILING/ATTIC.**
THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
- WALLS.**
THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.
CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM.
EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
- WINDOWS, SKYLIGHTS, & DOORS.**
THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
- RIM JOISTS.**
RIM JOISTS SHALL INCLUDE THE AIR BARRIER AND BE INSULATED.
- FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERS).**
THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
- CRAWLSPACE WALLS.**
EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A "CLASS I" VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
- SHAFTS, PENETRATIONS.**
DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
- NARROW CAVITIES.**
BATIS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
- GARAGE SEPARATION.**
AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
- RECESSED LIGHTING.**
RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.
RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND "IC" RATED.
- PLUMBING AND WIRING.**
BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
- HOSE BIBS.**
HOSE BIBS SUBJECT TO FREEZING (EXTERIOR USE) SHALL BE FROST PROOF WITH AN ACCESSIBLE STOP AND WASTE TYPE VALVE INSIDE THE THERMAL ENVELOPE. PROVIDE SEPARATE WATER SUB-METER FROM MAIN METER FOR ALL NOSE BIBS.
- SHOWER/TUB ON EXTERIOR WALL.**
THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS. EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
- ELECTRICAL/PHONE BOX ON EXTERIOR WALLS.**
THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.
- HVAC REGISTER BOOTS.**
HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
- CONCEALED SPRINKLERS.**
WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS REQUIRED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDES BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.

PERMIT SET

The Buchanan Residence
8862 Carrollton Ave.
Savage, MD 20763

Project Notes

G002

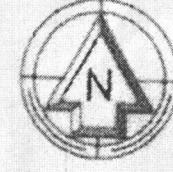
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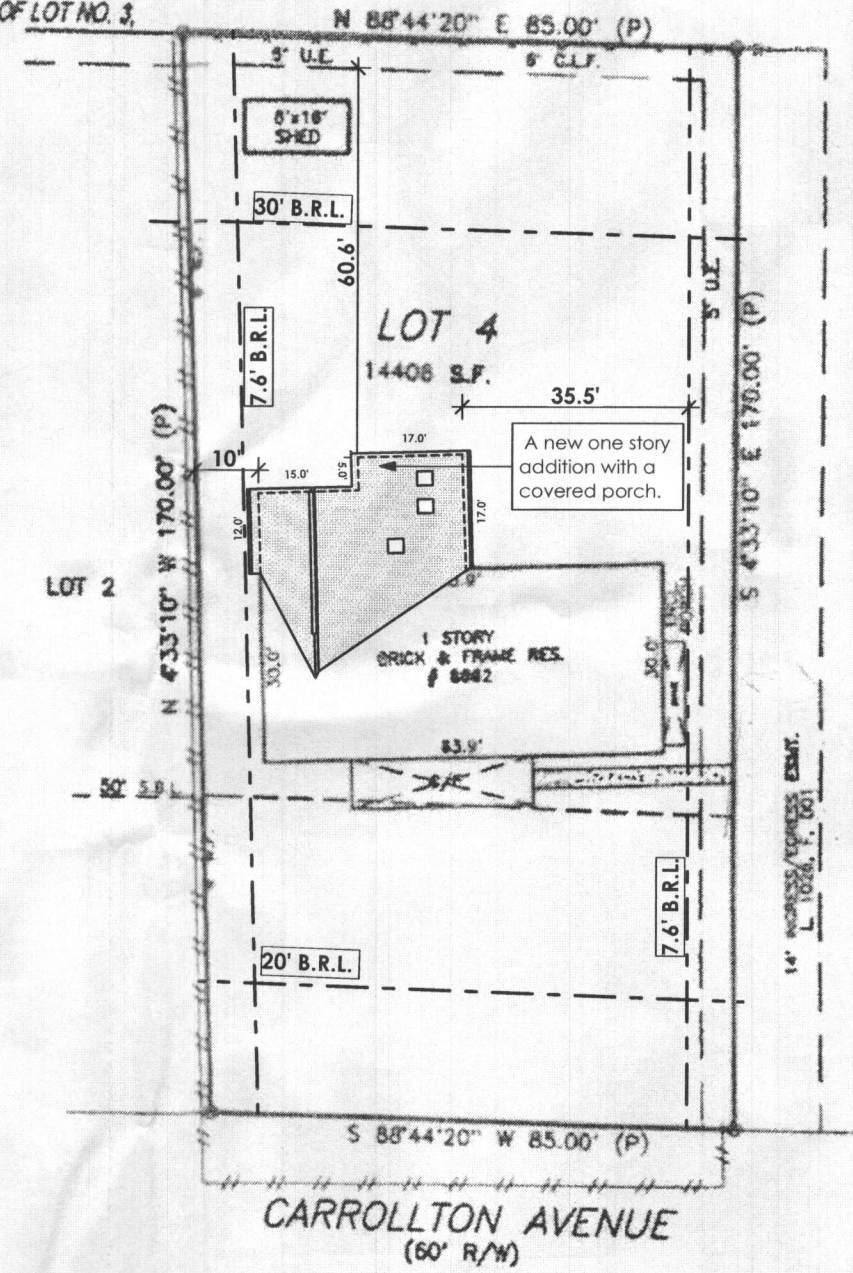
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1 8 8 8 4 5 2 7 2 1

1907.2578
 LOCATION DRAWING
 LOT 4
 SECTION 1, HOWARD HILLS, A RESUBDIVISION OF LOT NO. 3
 HOWARD COUNTY, MARYLAND
 07-27-2015 SCALE 1"=30'



GRAPHIC SCALE (in Feet)
 1 inch = 30' ft
 ACCURACY: ±2'

PLEASE NOTE
 This House Location Drawing is for informational purposes only. For Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or administration.



1 Site Plan
 SCALE: 1" = 30'

PERMIT SET

The Buchanan Residence
 8862 Carrollton Ave.
 Savage, MD 20763

Site Plan



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C001

GENERAL DEMOLITION NOTES

WALLS:
REMOVE ALL EXISTING paneled walls and drywall as noted on plans. provide all necessary temporary and permanent supports for floor joists, roof rafters, bearing walls, etc. prior to demolition.

FLOORS:
PULL UP ANY AREAS OF FLOORING DAMAGED OR TO BE REPLACED. SEE FINISH SCHEDULE FOR FLOOR FINISHES. REMOVE AND REPLACE ANY DETERIORATED SUB-FLOORING. BUILD OVER EXPOSED OPENINGS IN FLOOR, RESTRUCTURE AS NECESSARY.

CEILING:
REMOVE CEILING IN ROOMS TO BE RENOVATED. EXPOSE JOISTS, INSPECT, AND MARK ALL JOISTS REQUIRING STRUCTURAL REINFORCEMENT. COORDINATE WITH ARCHITECT AS REQUIRED.

WINDOWS AND DOORS:
REMOVE EXISTING WINDOWS AND DOORS AS NOTED ON PLANS- SAVE FOR POSSIBLE REUSE. STRIP OPENINGS OF ALL TRIM, COUNTERWEIGHTS, SILLS, HINGES, ETC. LINTELS AND STRUCTURAL FRAMING TO REMAIN UNLESS NOTED OTHERWISE.

ELECTRICAL:
ALL EXISTING LIGHT FIXTURES, OUTLETS AND SWITCHES HAVE BEEN OMITTED FOR CLARITY. ALL FIXTURES SHALL REMAIN UNLESS INDICATED ON THE DEMOLITION PLAN. REMOVE ALL EXISTING WIRING IN WALLS, FLOORS AND ROOFS TO BE DEMOLISHED. CHECK FOR POTENTIAL REUSE OF OUTLET CIRCUITS. CHECK ALL WIRING FROM BOX TO SUB-PANEL. CUT AND CAP (PER CODE) ANY LINES TO BE ABANDONED.

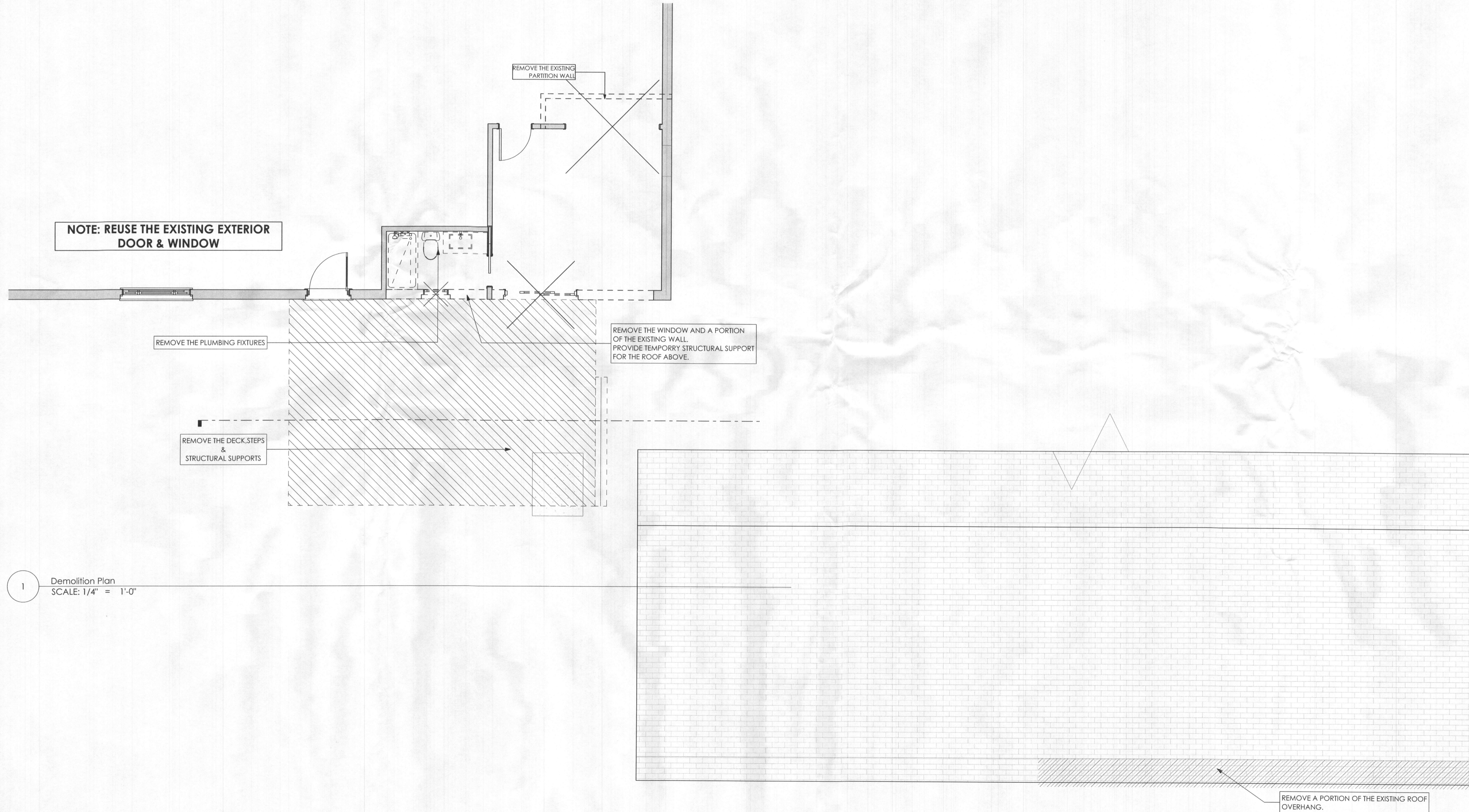
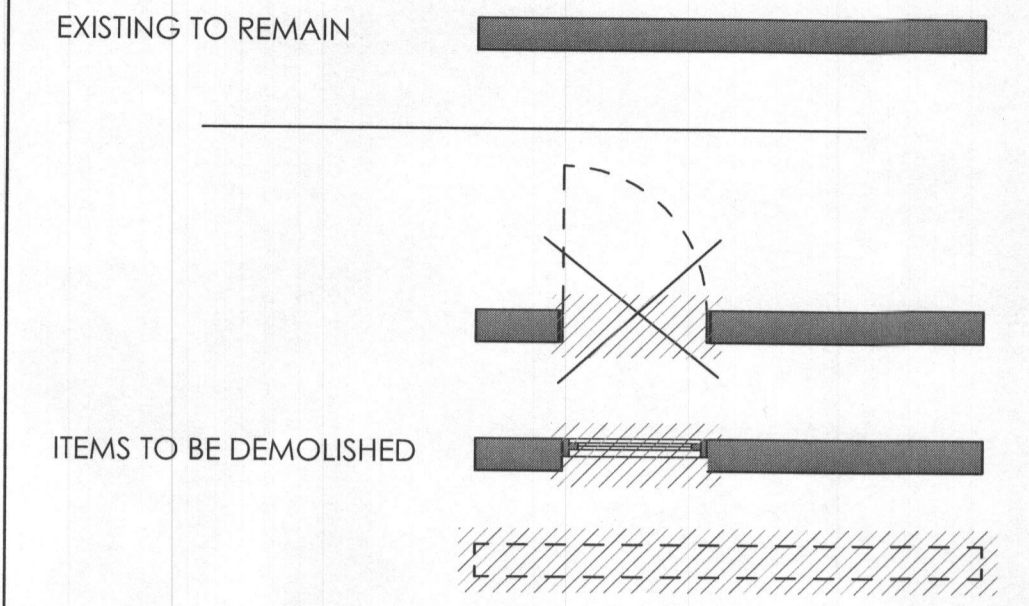
GENERAL DEMOLITION NOTES CONTINUED

PLUMBING:
DISCONNECT EXISTING SUPPLY AND DRAIN LINES IN AREAS TO BE RENOVATED, REUSE AND RECONNECT TO NEW LINES AND LOCATIONS AS POSSIBLE. CHECK CONDITION OF EXISTING SUPPLIES, VENTS, STACKS, AND DRAINS. CLEAN OUT AND REPAIR AS NECESSARY.

HVAC:
DUCTS TO REMAIN. RELOCATE LINES IF REQUIRED BY NEW WORK. UPGRADE HVAC SYSTEM IF NEED BE. TO MEET NEW HEATING AND AIR CONDITIONING REQUIREMENTS.

SAVE:
WINDOWS, AND DOORS ARE TO BE REMOVED IN TACT FOR POSSIBLE REUSE. SAVE ALL CABINETS AND APPLIANCES FOR POSSIBLE REUSE. COORDINATE WITH ARCHITECT/ OWNER BEFORE DISPOSAL.

DEMOLITION LEGEND



1 Demolition Plan
SCALE: 1/4" = 1'-0"

2 Roof Demo
SCALE: 1/4" = 1'-0"

D001

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DATE: 02.28.2024 BY: C.J.J. / 12.28.2017 / 12.28.2017
REV: 02/28/24

PROJECT PHASE: PERMIT SET
DRAWN BY: C.J.J.
CHECKED BY: C.J.J.

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The Buchanan Residence
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Demolition Plan

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The Buchanan Residence
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Savage, MD 20783
Structural Notes

STRUCTURAL NOTES

GENERAL STRUCTURAL:

BUILDING CODES:

THE GOVERNING CODE IS INTERNATIONAL RESIDENTIAL CODE (IRC)-2015 EDITION AND/OR LOCAL COUNTY CODE AMENDMENTS AND/OR ORDINANCES.

ANY REVISION INITIATED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE SUBCONTRACTOR THAT DIRECTLY INFLUENCES OR CHANGES STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO FLOOR JOIST, BEAM OR HEADER SPANS, WALL HEIGHTS, BEAM OR HEADER SIZES, RELOCATION OF BEARING WALLS, FOOTING SIZES, ETC. AS INDICATED ON THESE DRAWINGS, SOIL & STRUCTURE CONSULTING, INC. SHALL BE NOTIFIED IN WRITING INDICATING THE PROPOSED CHANGES FOR REVIEW ANY REQUIRED REVIEW, CALCULATION AND/OR DRAWING MODIFICATION NECESSARY TO ACCURATELY REPRESENT THE PROPOSED CHANGES SHALL BE CHARGED AS AN ADDITIONAL SERVICE.

THESE DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.

NO INSPECTION(S) WILL BE MADE BY SOIL & STRUCTURE CONSULTING, INC. UNLESS A COUNTY APPROVED SET OF PLANS IS PRESENT AT THE JOB SITE WHERE REQUIRED BY LOCAL AUTHORITIES.

ALL DIMENSIONS SHOWN ARE TO FACE OF STUD (F.O.S.), UNLESS OTHERWISE NOTED. DIMENSIONAL ADJUSTMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO: CENTER LINE (CL), FACE OF CONCRETE (F.O.C.) AND FACE OF MASONRY (F.O.M.)

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE A KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS WHICH COULD AFFECT THEIR WORK.

DESIGN LOADS

- GRAVITY LOAD
ROOF LIVE LOAD = 30 PSF
ROOF DEAD LOAD = 17 PSF
CEILING & TRELLIS DEAD LOAD = 10 PSF
CEILING & TRELLIS LIVE LOAD = 10 PSF
FLOOR DEAD LOAD = 10 PSF
FLOOR LIVE LOAD = 30 PSF @ SLEEPING AREAS
= 40 PSF @ ALL OTHERS
GROUND SNOW LOAD (Pg) = 35 PSF
EXPOSURE FACTOR (Ce) = 1.00
THERMAL FACTOR (Ct) = 1.00
IMPORTANCE FACTOR (I) = 1.00
FLAT ROOF SNOW LOAD (Pp) = 21 PSF

SNOW DRIFT CALCULATIONS PER ASCE7-10.

ALLOWABLE DEFLECTION FACTOR FOR

- ROOF FLOORS
LIVE LOAD = L/360
TOTAL LOAD = L/240
MEMBERS SUPPORTING MASONRY / BRICK
LIVE LOAD = L/600
TOTAL LOAD = L/600

WIND LOAD

- BASIC WIND SPEED = 115 MPH (PER FIGURE 26.5-1, ASCE7-10)
EXPOSURE = B

CONCRETE

ALL CONCRETE FOR FOOTINGS, FOUNDATION WALLS, RETAINING WALLS, AND FLOOR SLABS ON GRADE SHALL ATTAIN A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:

- BASEMENT/FOUNDATION WALLS : 3,000 PSI FOOTINGS : 3,000 PSI
BASEMENT SLABS : 3,000 PSI SLAB EXPOSED TO WEATHER : 3,500 PSI

ALL CONCRETE EXPOSED TO THE WEATHER AND SUBJECT TO FREEZING AND THAWING IN A MOIST WET CONDITION OR DEICING CHEMICALS SHALL BE AIR ENTRAINED, THE TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5 PERCENT (5%) OR MORE THAN 7 PERCENT (7%) W/ f'c AT 28 DAYS : 3,500 PSI & MAXIMUM WATER CEMENT RATIO OF 0.45.

ALL CONSTRUCTION JOINTS SHALL BE ROUGHENED AND KEYS PROVIDED WHERE REQUIRED OR INDICATED ON THE DRAWINGS. CONSTRUCTION JOINTS, OTHER THAN THOSE SHOWN ON THE DRAWINGS, MAY BE PROPOSED BY THE CONTRACTOR. HOWEVER, THE LOCATIONS ARE SUBJECT TO REVIEW BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER. ALL VERTICAL CONSTRUCTION, CONTROL AND CONTRACTION JOINTS SHALL LIE IN TRUE VERTICAL PLANE.

ALL FORMWORK AND PLACING OF CONCRETE SHALL BE PLUMB, LEVEL, AND SQUARE. THE STRUCTURAL ENGINEER SHALL REVIEW AND APPROVE ANY PROPOSED FORMWORK DESIGN DIFFERENT FROM INDUSTRY STANDARD PRACTICES.

EXTERIOR SLAB AREAS SHALL BE BROOM FINISHED, UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT. THE STROKES SHALL MAINTAIN THE SAME DIRECTION AT ADJACENT SURFACES. NO RIPPLES, BUMPS, OR ANY OTHER IRREGULARITIES WILL BE ACCEPTABLE.

CONCRETE MASONRY UNIT

- A. ALL CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF IRC 2015 AND ACI 530/530.1-05
B. MASONRY UNIT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C-140. METHODS OF SAMPLING AND TESTING CONCRETE MASONRY UNIT (f'm = 1500 PSI)
C. MORTAR FOR MASONRY SHALL BE IN ACCORDANCE WITH ASTM C-270, TYPE "M" OR "S"
D. GROUT FOR MASONRY SHALL BE IN ACCORDANCE WITH ASTM C-476 FOR COARSE GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. MAXIMUM GROUT LIFT WITHOUT CLEANOUTS 5'-0". STRAY EACH END OF EACH VERTICAL REBAR USING SINGLE WIRE AND LOOP TYPE TIES.
E. REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. PROVIDE 30 DIA MIN LAP FOR REINFORCEMENT UNLESS NOTED.
F. PROVIDE VERTICAL EXPANSION JOINTS IN ALL MASONRY WALLS AT 30'-0" O.C.
G. BRICK VENEER INSTALLATION TO COMPLY W/ BRICK INDUSTRY ASSOCIATION (B.I.A.) LATEST TECHNICAL REPORT

FOUNDATIONS & FOUNDATION WALLS

STRUCTURAL CONCRETE FOOTINGS (INCLUDING RETAINING WALLS) ARE DESIGNED FOR 1500 PSF ALLOWABLE SOIL BEARING PRESSURE. CONCRETE FOOTINGS SHALL NOT BE POURED UNTIL THE ALLOWABLE SOIL BEARING PRESSURES ARE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER OR BUILDING INSPECTOR. IN ABSENCE OF SOIL REPORT, THE FOUNDATION WALLS INCLUDING BASEMENT WALL SHALL BE DESIGNED FOR 60 PCF LATERAL EARTH PRESSURE. RETAINING WALLS SHALL BE DESIGNED FOR 45 PSF LATERAL EARTH PRESSURE.

PROVIDE A FOUNDATION DRAIN TILE ON THE EXTERIOR SIDE OF FOUNDATION WALL AND DISCHARGE TO DAYLIGHT.

SPREAD FOOTINGS SHALL EXTEND MINIMUM 1'-0" INTO UNDISTURBED SOIL, OR SHALL BE FOUNDED IN GRANULAR FILL. FOOTINGS SHALL EXTEND MINIMUM 30" FROST DEPTH (OR 24" WHERE ALLOWED/APPLICABLE PER COUNTY/CITY REQUIREMENTS) BELOW THE EXTERIOR FINISH GRADE. FINAL FOOTING ELEVATIONS TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. ELEVATIONS AT THE TOP OF FOOTINGS SHALL NOT BE HIGHER THAN THOSE INDICATED ON THE CIVIL, ARCHITECTURAL OR STRUCTURAL DRAWINGS.

SLAB ON GRADE, (NON-STRUCTURAL) INCLUDING BASEMENT SLABS, SHALL BE MINIMUM 4" THICK CONCRETE SLAB REINFORCED W/ 6"x6" - W1.4W1.4 WELDED WIRE FABRIC (W.W.F.) OVER 6 MIL VAPOR BARRIER, OVER 4" CRUSHED STONE OR WASHED GRAVEL CONCRETE SLABS ON EARTH FILL SHALL BE PLACED ONLY ON FILL COMPACTED IN 6" LAYERS TO ATLEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D - 698, STANDARD PROCTOR.

FOUNDATION DRAINS SHALL BE INSTALLED BY THE CONCRETE CONTRACTOR, BUT LOCATED AT THE BUILDERS DISCRETION ACCORDING TO LOCAL SITE CONDITIONS DRAIN DISCHARGE TO CONFIRM WITH AN APPROVED SITE PLAN.

PROVIDE BITUMINOUS WATER PROOFING COVERED WITH 6 MIL VISQUEEN WITH POURED INPLACE CONCRETE BASEMENT WALLS OR AS DIRECTED /NOTED ON THE ARCHITECTURAL DRAWINGS.

REINFORCING STEEL

ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60. ALL REINFORCING BAR DIMENSIONS SHOWN ON THE DRAWINGS ARE TO THE CENTER LINE OF BARS, UNLESS OTHERWISE NOTED. ALL CONCRETE AND REINFORCING STEEL SHALL BE FURNISHED, FABRICATED AND DIRECTED IN ACCORDANCE WITH ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE STRUCTURES (ACI 318-11). REINFORCED STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).

UNLESS OTHERWISE INDICATED ON THE DRAWINGS, THE CLEAR CONCRETE COVER PROVIDED FOR REINFORCEMENT SHALL BE:

- A. CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH : 3"
B. EXPOSED TO EARTH OR WEATHER #6 THROUGH #18 BARS : 2"
#5 BARS AND SMALLER : 1.5"
C. NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND (SLABS AND WALLS) : 0.75"
D. BEAMS, COLUMNS, COLUMNS, PRIMARY REINFORCEMENT, TIES, STAIRS, SPIRALS : 1.5"

STEEL REINFORCING REQUIREMENTS IN CONCRETE FLOOR SLABS SHALL BE AS REQUIRED BY CODE AND/OR LOCAL JURISDICTIONS, OR PER SITE CONDITIONS.

CONCRETE PORCH SLABS AND EXTERIOR CONCRETE WORK EXPOSED TO WEATHER SHALL BE MINIMUM 3,500 PSI, AIR ENTRAINED, 4" THICK WITH #4 BARS AT 12" O.C. EACH WAY WITH 6" x 6" - W1.4 x W1.4 WELDED WIRE FABRIC (W.W.F.), UNLESS OTHERWISE NOTED OR DIRECTED BY THE STRUCTURAL ENGINEER BASED ON SITE CONDITIONS.

STRUCTURAL STEEL

ALL STEEL SHALL BE ASTM, A-441 MINIMUM Fy=50 KSI UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL CONNECTIONS SHALL BE WELDED OR BOLTED SHOP AND FIELD FASTENERS SHALL BE ASTM A-325 HSB (HIGH STRENGTH BOLTS) IN FRICTION TYPE CONNECTIONS USE "TURN-OF-NUT" METHOD IN TIGHTENING ALL BOLTS.

HOLES SHALL NOT BE CUT THROUGH BEAMS UNLESS INDICATED OR APPROVED BY THE STRUCTURAL ENGINEER. PROVIDE STANDARD ANGLE WALL ANCHORS FOR BEAMS RESTING ON MASONRY.

STEEL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST AISC MANUAL. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:-

- W8 AND SMALLER BEAMS : A36 (Fy = 36 KSI)
OTHER BEAM AND COLUMNS : A572-GR50 (Fy = 50 KSI)
STEEL PLATE, CHANNELS AND ANGLES : A36 (Fy = 36 KSI)
STRUCTURAL PIPES AND TUBES : A500-GRADE "B" (Fy = 46 KSI)
ANCHOR BOLTS : A307
HIGH STRENGTH BOLTS : A325

BOLTED CONNECTIONS TO USE A325-TYPE N, HIGH STRENGTH BOLTS IN BEARING TYPE CONNECTIONS TIGHTENED TO A SNOG TIGHT CONDITION IN ACCORDANCE WITH HSCC SPECIFICATIONS.

BOLTS IN MOMENT CONNECTIONS AND WIND RESISTING FRAMES SHALL BE ASTM A325-TYPE SC (SLIP CRITICAL). SLIP CRITICAL CONNECTIONS SHALL HAVE CONTACT SURFACES MEETING CLASS A SURFACE CONDITIONS BOLTS SHALL BE TENSIONED.

SHOP CONNECTIONS TO BE WELDED OR BOLTED. FIELD CONNECTIONS TO BE BOLTED UNLESS OTHERWISE SHOWN. BOLT HOLES TO BE STANDARD ROUND HOLES (d+1/16") UNLESS OTHERWISE NOTED. SHORT SLOTS SHALL BE PERMITTED NORMAL TO THE LOAD DIRECTION IN SLIP CRITICAL AND BEARING TYPE CONNECTIONS AS PER AISC REQUIREMENTS.

ALL WELDING WORK SHALL BE PERFORMED PER SPECIFICATIONS AND GUIDELINES OF AMERICAN WELDING SOCIETY.

STRUCTURAL LUMBER

STRUCTURAL LUMBER SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS) 2015 EDITION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. ALL STRUCTURAL FRAME MEMBERS SHALL BE ONE OF THE FOLLOWING MINIMUM VALUES, UNLESS OTHERWISE NOTED:

- HEM-FIR #2
Fb BENDING : 850 psi
Ft TENSION (parallel to grain) : 525 psi
Fv SHEAR (parallel to grain) : 150 psi
Fc_perp COMPRESSION (perpendicular to grain) : 405 psi
Fc_parallel COMPRESSION (parallel to grain) : 1300 psi
E MODULUS OF ELASTICITY : 1,300,000 psi
Emin MODULUS OF ELASTICITY : 470,000 psi

- DF #1
Fb BENDING : 925 psi
Ft TENSION (parallel to grain) : 600 psi
Fv SHEAR (parallel to grain) : 180 psi
Fc_perp COMPRESSION (perpendicular to grain) : 520 psi
Fc_parallel COMPRESSION (parallel to grain) : 1,450 psi
E MODULUS OF ELASTICITY : 1,300,000 psi
Emin MODULUS OF ELASTICITY : 470,000 psi

- SF5 STUD GRADE
Fb BENDING : 675 psi
Ft TENSION (parallel to grain) : 350 psi
Fv SHEAR (parallel to grain) : 135 psi
Fc_perp COMPRESSION (perpendicular to grain) : 425 psi
Fc_parallel COMPRESSION (parallel to grain) : 725 psi
E MODULUS OF ELASTICITY : 1,200,000 psi
Emin MODULUS OF ELASTICITY : 440,000 psi

- SOUTHERN YELLOW PINE #2
Fb BENDING : 975 psi
Ft TENSION (parallel to grain) : 550 psi
Fv SHEAR (parallel to grain) : 175 psi
Fc_perp COMPRESSION (perpendicular to grain) : 565 psi
Fc_parallel COMPRESSION (parallel to grain) : 1,450 psi
E MODULUS OF ELASTICITY : 1,600,000 psi
Emin MODULUS OF ELASTICITY : 580,000 psi

DESIGN PROPERTIES FOR MICROLAM LVL (BEAM)

- GRADE = 1.9E
Fb BENDING : 2,600 psi
Fv SHEAR (parallel to grain) : 285 psi
Fc_perp COMPRESSION (perpendicular to grain) : 750 psi
Fc_parallel COMPRESSION (parallel to grain) : 2,510 psi
E MODULUS OF ELASTICITY : 1,900,000 psi

- PARALLAM PSL (BEAM)
GRADE = 2.0E
Fb BENDING : 2,900 psi
Fv SHEAR (parallel to grain) : 290 psi
Fc_perp COMPRESSION (perpendicular to grain) : 750 psi
Fc_parallel COMPRESSION (parallel to grain) : 2,900 psi
E MODULUS OF ELASTICITY : 2,000,000 psi

WHERE INDICATED ON THE DRAWINGS ENGINEERED FLOOR "I" JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER TRUSS JOISTS PRIOR TO ORDERING THE GENERAL CONTRACTOR SHALL ACQUIRE SHOP DRAWINGS FROM THE FLOOR JOIST MANUFACTURER AND SUBMIT THEM TO SOIL & STRUCTURE CONSULTING, INC. IN A TIMELY MANNER FOR REVIEW PRIOR TO ORDERING. IN THE EVENT THE GENERAL CONTRACTOR FAILS TO SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER THE GENERAL CONTRACTOR AND THE FLOOR JOIST MANUFACTURER SHALL BEAR ALL DESIGN, PERFORMANCE AND LEGAL RESPONSIBILITIES OF THE FLOOR SYSTEM(S) AND HOLD STRUCTURAL ENGINEER HARMLESS.

PROVIDE 3/4" TONGUE AND GROOVE PLYWOOD (APA RATED STRUD-1-FLOOR) GLUED AND NAILED TO THE FLOOR JOISTS TO MEET THE AMERICAN PLYWOOD ASSOCIATION (APA) APPROVED GLUED FLOOR SYSTEM, UNLESS OTHERWISE SPECIFIED.

LUMBER EXPOSED TO THE ELEMENTS, INCLUDING BUT NOT LIMITED TO: POSTS, BEAMS, DECKING, DECK, FRAMING LEDGERS, ETC. SHALL BE PRESURE TREATED PER IRC SECTION R319. ALL FASTENERS SHALL BE PER IRC SECTION R317.3

REQUIRED POST SIZES FROM POINT LOADS AT GIRDER TRUSS BEAM AND/OR HEADER END LOCATIONS SHALL BE CONTINUOUS, BEARING ONTO BEAMS OR CONTINUOUS TO FOOTINGS AS INDICATED. PROVIDE SQUASH BLOCKS BETWEEN FLOOR FRAMING AS NECESSARY OR REQUIRED.

STRUCTURAL CONNECTORS INDICATED ON THESE DOCUMENTS SHALL BE PROVIDED BY SIMPSON STRONG-TIE COMPANY, INC. PROVIDE JOIST HANGERS AT EACH END OF ALL FLOOR JOISTS, AND/OR BEAMS FLUSH WITH ADJACENT BEAMS, HEADERS. PROVIDE COLUMN CAPS AND POST BASES AT ALL STRUCTURAL LOAD BEARING WOOD BEAMS, INCLUDING EXTERIOR DECKS.

STRUCTURAL MEMBERS INDICATED ARE REQUIRED MINIMUM SIZES AND MAY BE INCREASED TO ALIGN WITH ADJACENT FRAMING MEMBERS AS NECESSARY OR REQUIRED WITHOUT ADDITIONAL STRUCTURAL ENGINEERING AT THE GENERAL CONTRACTOR/OWNER'S DISCRETION.

FLUSH BEAMS INDICATED MAY BE DROPPED AT THE GENERAL CONTRACTOR/OWNER'S DISCRETION. VERIFY AND COORDINATE WITH ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR COMPATIBILITY PRIOR TO INSTALLATION.

LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) LEVEL BY WEYERHAEUSER. IF THE SPECIFIED MATERIAL IS SUBSTITUTED WITH ANOTHER PRODUCT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SUBSTITUTED PRODUCT STRUCTURALLY MEETS OR EXCEEDS THE ORIGINALLY SPECIFIED PRODUCT.

NOTCHES IN THE TOP AND BOTTOM OF DIMENSIONAL LUMBER JOISTS SHALL NOT EXCEED 1/6 OF THE DEPTH OF THE JOIST, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD (1/3) OF THE SPAN. NOTCHES AT THE JOIST ENDS SHALL NOT EXCEED 1/4 OF THE JOIST DEPTH. HOLES THROUGH THE JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM OF THE JOIST. THE HOLE DIAMETER SHALL NOT EXCEED 1/3 OF THE JOIST DEPTH.

INSTALL CROSS-BRIDGING OR SOLID BLOCKING BETWEEN FLOOR JOISTS @ 8'-0" O.C. MAXIMUM AS REQUIRED BY CODE OR THE FLOOR JOIST MANUFACTURER.

ALL WOOD SHALL BE MINIMUM 6" ABOVE FINISH GRADE, OR SHALL BE PRESURE TREATED.

NAILING SCHEDULE

REFER IRC 2015, TABLE R602.3(1) FOR FASTENER SCHEDULE.

HANGER SCHEDULE

HANGER SCHEDULE - MANUFACTURER: SIMPSON STRONGTIE
Table with columns: JOIST/BEAM SIZE, HANGER TYPE, FACE MOUNT HANGER, JOIST/BEAM SIZE, HANGER TYPE. Rows include ALL SAWN LUMBER U.N.O., 2x6 THRU 2x16, 2-2x6 THRU 2-2x14, 4x6 THRU 4x14, ALL 1-JOIST U.N.O., SINGLE 1-JOIST TO WOOD BEAM 3/4" THRU 16 DEEP, ALL PSL/LVL/LSL BEAMS U.N.O., 3/4" AND 5/4" PSL/LVL/LSL UP TO 1 1/4" DEEP.

- NOTES:
1. PROVIDE TOP MOUNT HANGERS. FACE MOUNT HANGERS SHALL BE ALLOWED ONLY WHERE SPECIFICALLY INDICATED ON THE PLANS OR DETAILS.
2. PROVIDE SKEWED, SLOPED HANGERS AS REQ'D.
3. ALL OPEN WEB FLOOR TRUSSES HANGERS TO BE DESIGNED BY FLOOR TRUSS MANUFACTURER.

