

Name: GILL RESIDENCE
Street Address: 4398 COLLEGE AVE.
City, State, Zip: ELLICOTT CITY MD 21043.
Date: 04-29-19

Amendment, Permit # B18003629

Ms. Debbie Whalen
Division of Plan Review
Department of Inspections, Licenses and Permits
Howard County Government
3430 Court House Dr
Ellicott City, MD 21043

RECEIVED

APR 29 2019

LICENSES & PERMITS
DIVISION

Dear Ms. Whalen:

I am requesting to amend Permit # B 18003629 at
4398 COLLEGE AVE to
INCREASE # OF BEDROOMS TO 4
AND ADD 1/2 BATHROOM.

Enclosed:

1 Fee: \$2500

Plot Plans

Sets of Construction Drawings

Other:

ck# 254
paid

Invoice #57316

If there is anything we can do to assist you, please let me know.

Sincerely,

For pick up
cc: P+Z
Heather

Name: AUSIM KHAN.

Title: CONTRACTOR.

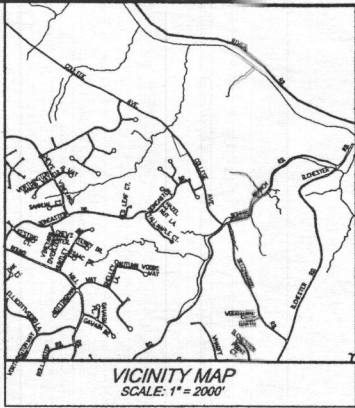
Phone: 443 529 5595.

Email: AUSIM KHAN PRO @ GMAIL.COM.

approved
5/21/19

Amendment Letter

SOILS LEGEND				
SYMBOL	NAME/DESCRIPTION	SOIL GROUP	K-VALUE	HYDRO GROUP
LrF	Laguna-Finley gravelly loam, 25 to 65 percent slopes, very stony	C	-	
MoB	Mount Lucas silt loam, 3 to 8 percent slopes, stony	GD	0.37	
WcB	Watchung silt loam, 3 to 8 percent slopes, stony	GD	0.43	



GENERAL NOTES

- OWNERS: CHAUDHARY GILL
SHABANA KANNAL
4398 COLLEGE AVE
ELLCOTT CITY, MD. 21043

DEED REFERENCE: LIBER 17286, FOLIO 027
DATE: 11/08/2016
GRANTOR: DAVID J. FRANCIAMONE

BUILDER: MR. AUSIM KHAN
RADIANT CONTRACTING
PHONE: 443-529-5595
- TAX MAP 025, GRID 021, PARCEL 105
- THE BOUNDARY SHOWN HEREON IS BASED UPON RECORDED DEED: LIBER 17286, FOLIO 027
- SOILS BASED UPON NRCS - SOIL WEB MAPS
- WATER SERVICE IS PUBLIC, SEWER SERVICE IS PRIVATE
- THERE IS NO 100 YEAR FLOOD PLAIN LOCATED ON THIS PROPERTY BASED ON FEMA INSURANCE RATE MAP COMMUNITY PANEL #24027C0069D ZONE X
- TOPOGRAPHY SHOWN HEREON IS FIELD RUN BASED UPON HOWARD COUNTY GIS DATA NAVD88, CONTOUR INTERVAL = 2 FT. FIELD VERIFIED BY CRC & ASSOC.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FT OF THE SUBJECT PROPERTY UNLESS OTHERWISE SHOWN HEREON.
- SUBJECT PROPERTY IS ZONED R-ED
- TOTAL AREA OF SITE = 1.605 AC. = 6914 SF

HEALTH DEPARTMENT NOTES

- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH AND AREA REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ-FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENTS.
- THERE ARE NO EXISTING WELLS AND SEPTIC SYSTEMS WITHIN 100 FT OF THE LOT LINES SHOWN HEREON UNLESS NOTED OTHERWISE.
 - ⊕ DENOTES "PROPOSED" PERCOLATION TEST
 - ⊙ DENOTES "PASSED" PERCOLATION TEST
 - ⊖ DENOTES "FAILED" PERCOLATION TEST
- THE NEAREST WATER INTAKE STRUCTURE IS FOUR MILES+ AWAY.

PURPOSE NOTE

THE PURPOSE OF THIS PLAN IS TO ACCOMPANY THE APPLICATION FOR A VARIANCE FROM THE HOWARD COUNTY ZONING SETBACK REGULATIONS SECTION 107.D.4.d.(1)(e) TO PERMIT A REAR YARD SETBACK OF 18.2' IN LIEU OF THE 25'. AND TO ACCOMPANY THE APPLICATION FOR BUILDING PERMIT B-18000278 FOR THE RENOVATION OF THE EXISTING DWELLING ALL AS SHOWN HEREON.

LEGEND

- WELL LOCATION
- ALTERNATE WELL LOCATION
- PROPOSED SEPTIC LOCATION
- EXISTING SEPTIC LOCATION
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. LOT LINES
- EX. EASEMENTS
- EX. CONTOURS
- EX. TREES/WOODS LINE
- SOILS LINE
- LIMIT OF DISTURBANCE
- DENOTES SLOPES 25% OR GREATER
- DENOTES SLOPES 15% - 25%

PLOT PLAN / VARIANCE PLAN
"4398 COLLEGE AVE"

SINGLE FAMILY DETACHED
LIBER 17286 FOLIO 027
ZONED RC-DEO
2ND ELECTION DISTRICT TAX MAP #25, GRID 21, PARCEL 105
HOWARD COUNTY, MARYLAND
BUILDING PERMIT # B-18000278

Prepared by:
CHARLES R. CROCKEN AND ASSOCIATES, INC.
902 LEE AVE.
SYKESVILLE, MARYLAND 21157
Tel. (410) 549-2708
Fax. (410) 549-9553
SCALE: 1" = 30' DATE: 11/02/17 SHEET 1 OF 1

SITE ANALYSIS

TOTAL AREA OF SITE = 1.605 AC. = 6914 SF
AREA OF DISTURBANCE = 2,478 SF = 4,100 SF
AREA TO BE ROOFED EXISTING = 1622 SF
PROPOSED ADDITION = 127 SF
TOTAL = 1,749 SF
AREA TO BE PAVED EXISTING = 1890 SF
AREA TO BE VEGETATIVELY STABILIZED = 2,351 SF
TOTAL VOLUME OF CUT = 10 C.Y.
TOTAL VOLUME OF FILL = 10 C.Y.

APPROVED FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER

DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 7803 EXPIRATION DATE 4-22-2019

Charles R. Crocken 10-29-18
CHARLES R. CROCKEN, P.E. MD. LICENSE REG. NO. 7803



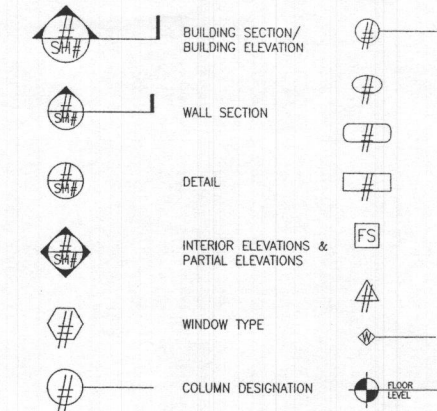
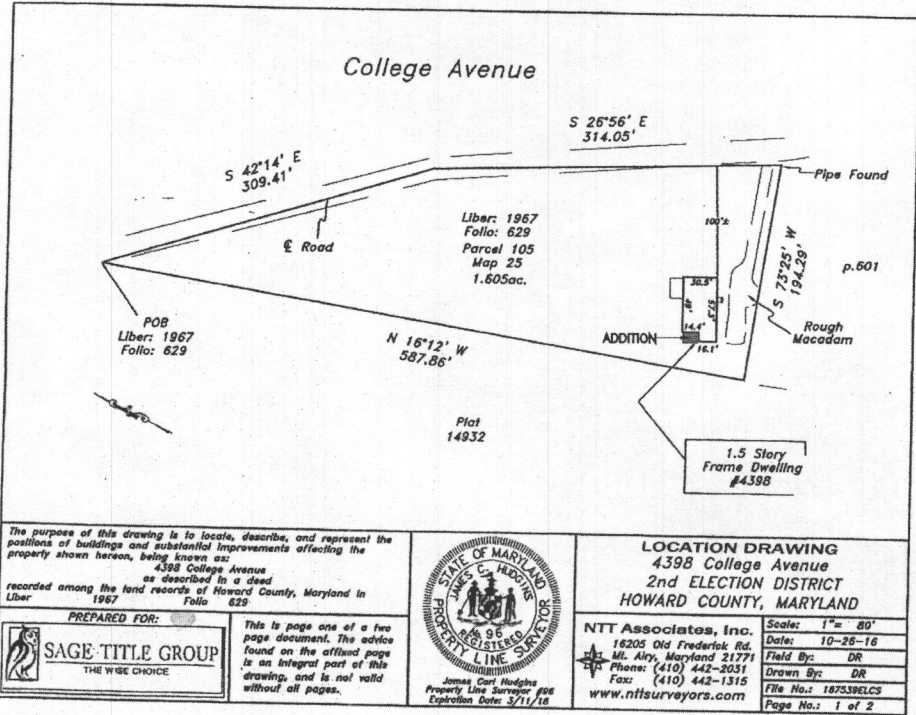
PERCOLATION CERTIFICATION

I HEREBY CERTIFY THAT THE PERCOLATION TEST LOCATIONS SHOWN HEREON ARE TO THE BEST OF MY KNOWLEDGE ARE CORRECT AS SHOWN.

Charles R. Crocken 10-29-18
CHARLES R. CROCKEN, P.E. MD. LICENSE REG. NO. 7803 (EXPIRATION DATE 4-22-2019)

RECONSTRUCTION OF GILL RESIDENCE

4398 COLLEGE AVE, ELLICOTT CITY, MD 21043



MATERIALS

	SHEER WALL
	EXISTING WALLS TO REMAIN
	NEW WALLS
	EXISTING CONSTR. TO BE DEMOLISHED
	EARTH/COMPACT FILL
	POROUS FILL
	CONCRETE
	CONCRETE MASONRY UNITS

APPLICABLE CODES

2015 ICC RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
2014 NATIONAL ELECTRICAL CODE
2015 ICC BUILDING CODE
2015 ICC MECHANICAL CODE
2015 ICC PLUMBING CODE
2015 ICC PROPERTY MAINTENANCE CODE
2015 ICC FIRE CODE
2015 ICC ENERGY CONSERVATION CODE
2015 ICC GREEN CONSTRUCTION CODE
2015 ICC FUEL GAS CODE

GENERAL NOTES

- GENERAL REQUIREMENTS
- THE WORK TO BE PERFORMED SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
THE INTERNATIONAL RESIDENTIAL CODE 2015 FOR ONE AND TWO FAMILY DWELLINGS,
AND ALL LOCAL CODES AND ORDINANCES FOR ALL JURISDICTIONS HAVING AUTHORITY
 - IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
 - THE DRAWINGS ARE INTENDED TO CONVEY THE SCOPE OF THE WORK AND IN NO WAY ARE TO BE CONSTRUED AS TOTALLY COMPREHENSIVE CONSTRUCTION DOCUMENTS.
ELECTRICAL AND PLUMBING WORK IS CONSIDERED DESIGN BUILD BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL PAY ALL APPLICABLE TAXES AND FEES AND SHALL SECURE AND PAY FOR ALL PERMITS NECESSARY FOR COMPLETION OF THE WORK.
 - THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN.
 - THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CHANGES MADE BY THE CONTRACTOR, HIS FORCES, OR THE OWNER DURING CONSTRUCTION.
 - THE PROJECT IS NOT SUBJECT TO SUPERVISION BY THE ARCHITECT DURING CONSTRUCTION.

TALL ORDER PROJECTS

ARCHITECTS
P.O. BOX 141 LINTHICUM, MD 21090
TEL: 410-275-7653
EMAIL: info@TALLORDERPROJECTS.COM
WWW.TALLORDERPROJECTS.COM

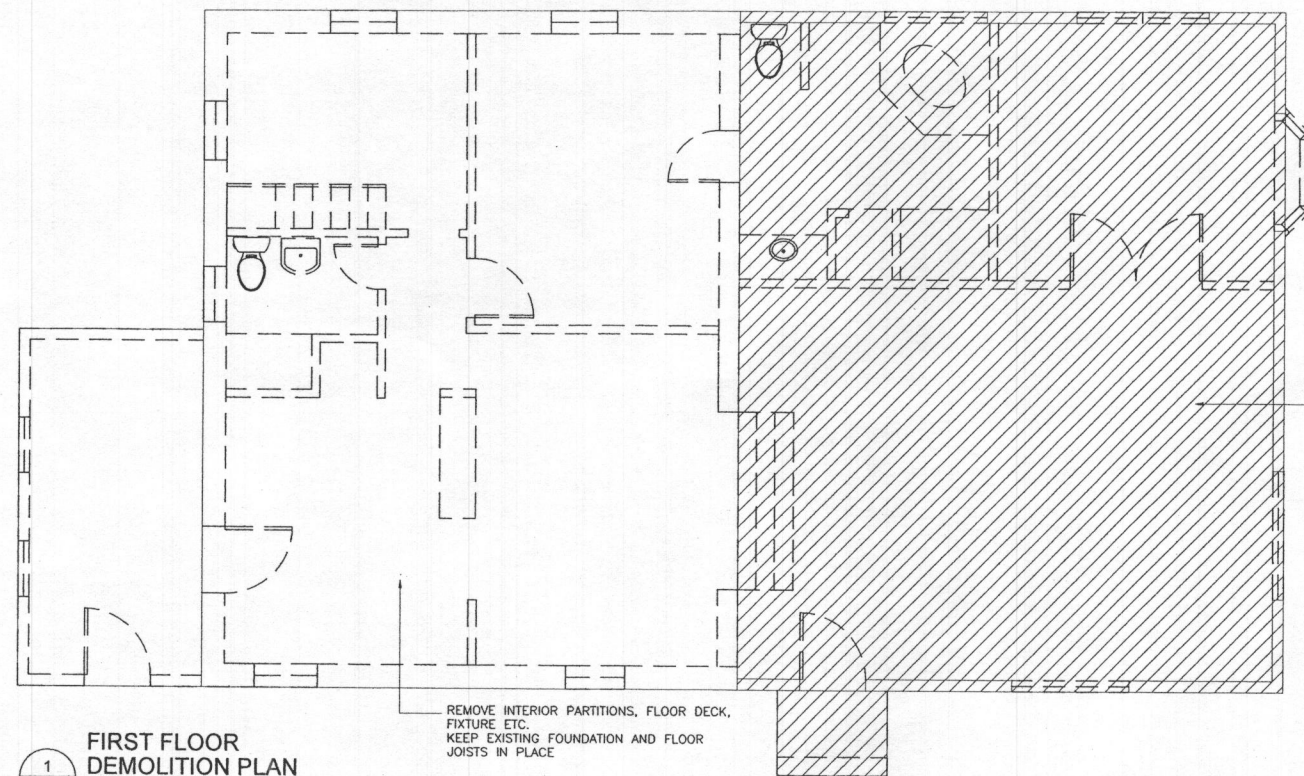
GILL RESIDENCE
ADDITION
4398 COLLEGE AVE.
ELLICOTT CITY, MD 21043

COVER
SHEET

DATE ISSUED: SEPT 24, 2016
ACAD FILE:

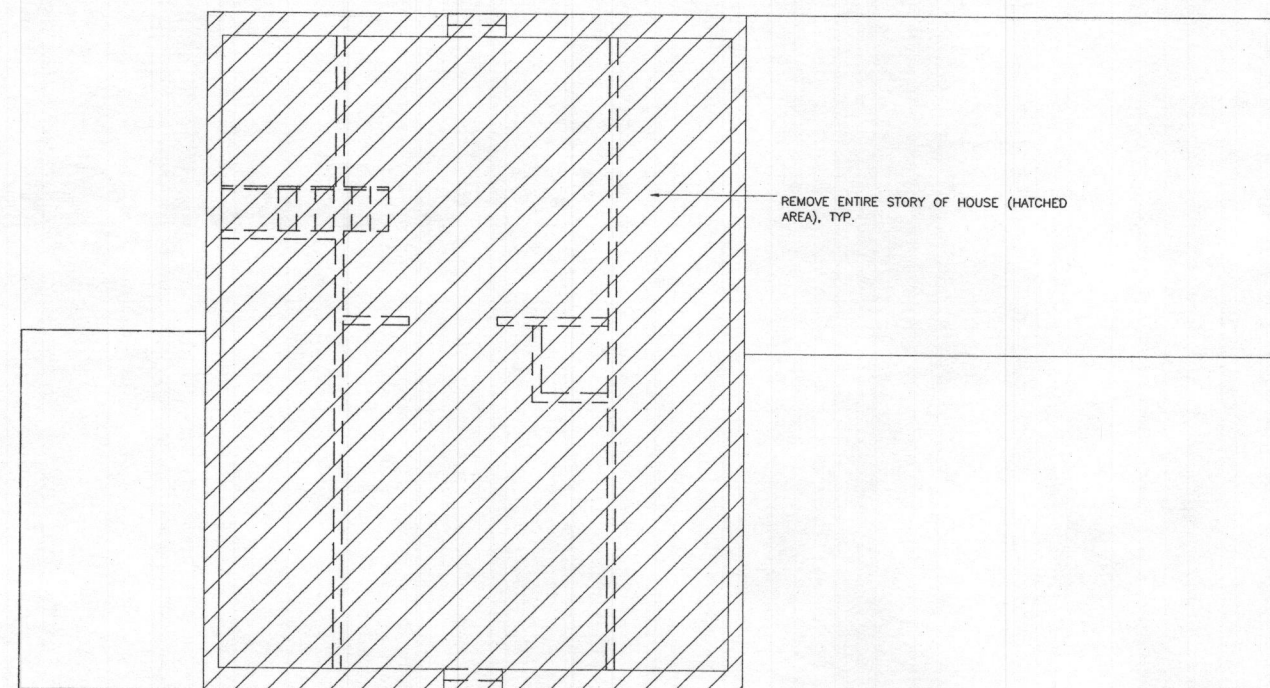
SHEET NUMBER:

A-CVR



— REMOVE INTERIOR PARTITIONS, FLOOR DECK
FIXTURE ETC.
KEEP EXISTING FOUNDATION AND FLOOR
JOISTS IN PLACE

REMOVE EXISTING SHEATHING OR LEAVE IN
PLACE TO PROVIDE NEW FLOOR SAME LEVEL
AS EXISTING FLOOR



REMOVE ENTIRE STORY OF HOUSE (HATCHED AREA), TYP.

**ATTIC & ROOF
DEMOLITION PLAN**
SCALE: 1/4"=1'-0"

DEMOLITION NOTES:

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS IN A SAFE MANNER, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES, NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED.

2. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.

3. REMOVE ALL DEBRIS FROM THE SITE AND PREPARE THE EXISTING CONSTRUCTION TO REMAIN FOR NEW CONSTRUCTION.

4. ENSURE SAFETY ON SITE BY PROVIDING ADEQUATE BARRIERS AND CONSTRUCTION PERSONAL PROTECTION EQUIPMENT (PPE) AS REQUIRED BY FEDERAL, STATE AND COUNTY REGULATIONS.

TALL ORDER PROJECTS

ARCHITECTS
P.O. BOX 141 LINTHICUM, MD 21090
TEL. 301-275-7653
EMAIL: info@TALLORDERPROJECTS.COM
WWW.TALLORDERPROJECTS.COM

I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED BY ME AND THAT I
AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 14816,
EXPIRATION DATE 10-30-2018

NO.	REVISION OR ISSUE	DATE	BY
-----	-------------------	------	----

GILL RESIDENCE
ADDITION
4398 COLLEGE AVE.
ELLCOTT CITY, MD 21043

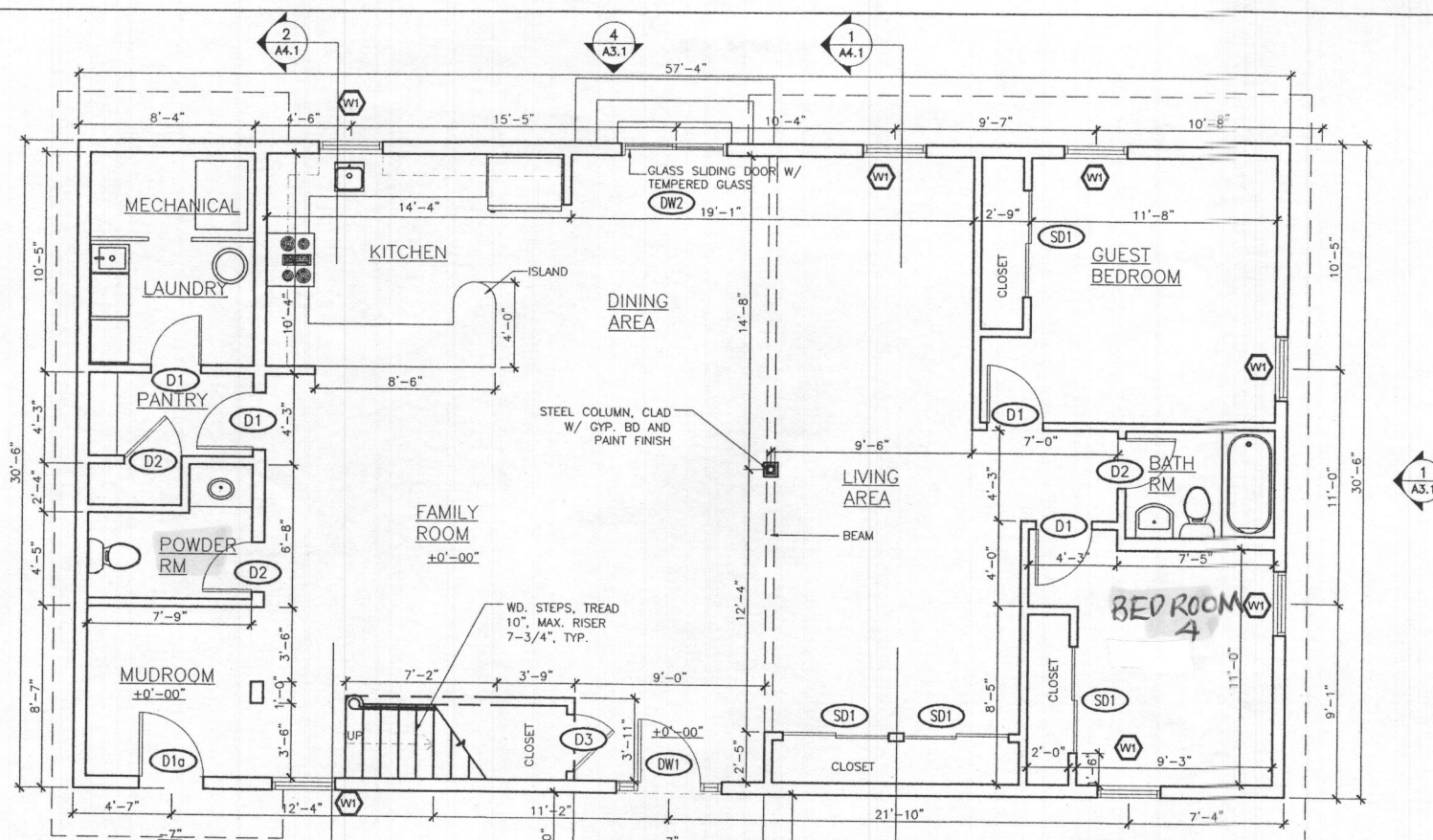
title:
**DEMOLITION
PLAN**

DATE ISSUED: MAY 5, 2017

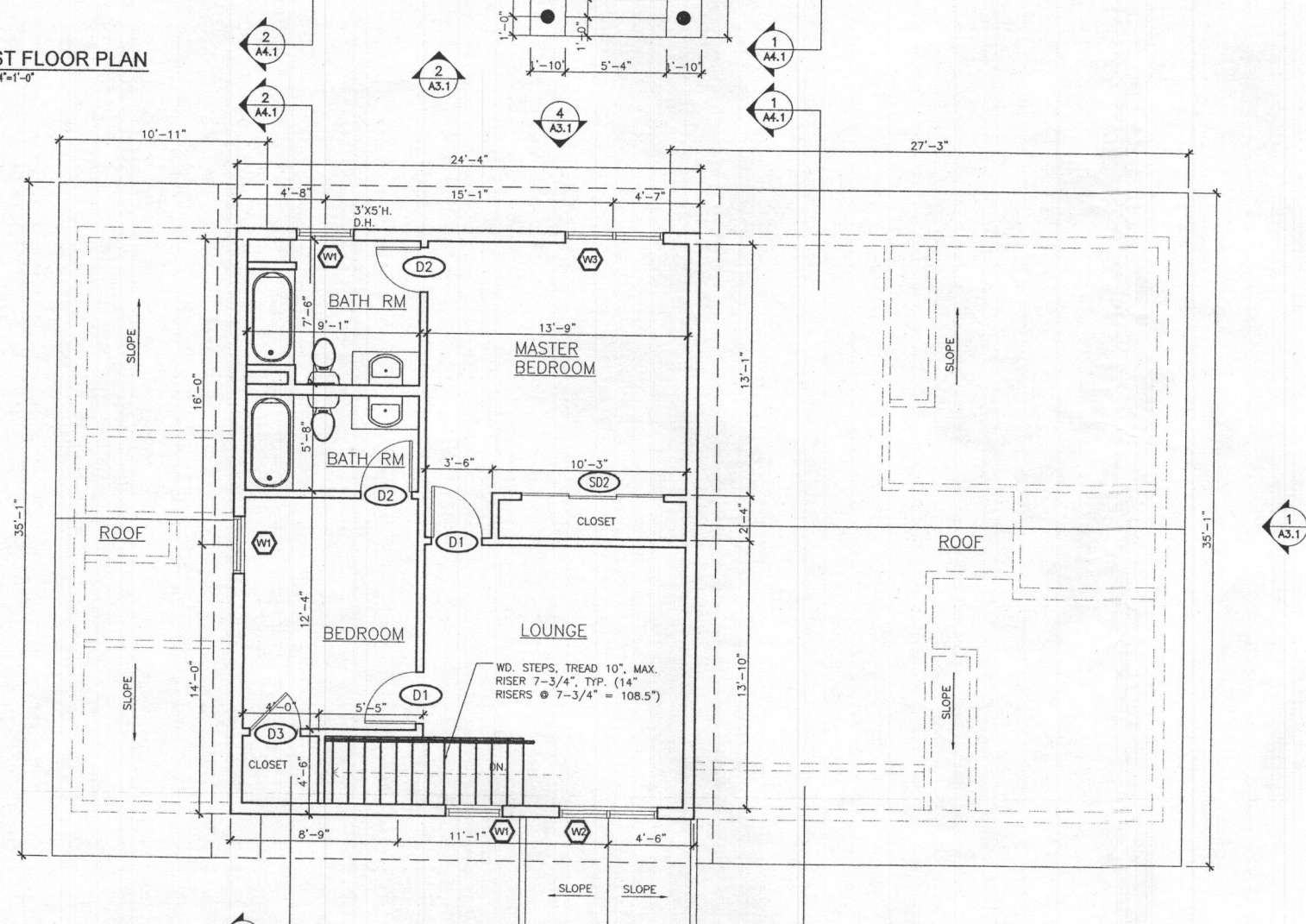
ACAD FILE:

DRAWING NUMBER:

AD1.1



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

- NOTES:
1. ALL INTERIOR PARTITIONS TO BE 1/2" GWB OVER 2X4 STUDS @ 16" O.C. PROVIDE 3" SOUND ATTENUATION INSULATION BETWEEN PARTITIONS SEPARATING BEDROOMS AND BATHROOMS.
 2. PROVIDE 4" HIGH PAINTED WOOD BASE AT ALL EXPOSED INTERIOR WALLS.
 3. PROVIDE 1/2" GWB CEILING AT ALL EXPOSED CEILING SPACES.
 4. PROVIDE BULKHEADS WHERE SHOWN AND REQUIRED TO HIDE DUCTS.
 5. PROVIDE DOOR HARDWARE AS REQUIRED OR SELECTED BY THE OWNER.
 6. WHERE DISSIMILAR FLOORING MATERIALS ABUT EACH OTHER, PROVIDE A TRANSITION OR REDUCER STRIP.
 7. WHERE WALL TILES ARE CALLED FOR, PROVIDE SCHLUTER STRIPS AT ALL EXPOSED EDGES.
 8. PROVIDE POLISHED WOOD HANDRAILS ON ALL INTERIOR STAIRS AND METAL HANDRAIL ON EXTERIOR STEPS.
 9. PROVIDE 12" WIDE SHELF AND STEEL HANGING RODS IN ALL BEDROOM CLOSETS.
 10. ALL GLAZING UNDER 36" FROM THE FLOOR LEVEL TO BE TEMPERED SAFETY GLASS.

DOOR SCHEDULE			
NO.	SIZE	TYPE	REMARKS
D1	36"x82"	INTERIOR	BED ROOMS, UTILITY ROOM,
D1a	36"x82"	EXTERIOR	MUD ROOM
D2	30"x82"	INTERIOR	BATH ROOMS, POWDER ROOM,
D3	36"x82"	INTERIOR	CLOSET SWING DOOR
D4	36"x60"	EXTERIOR	CRAWL SPACE EXCESS DOOR
SD1	(2)36"x82"	SLIDING	CLOSET DOORS
SD2	(3)36"x82"	SLIDING	CLOSET DOORS
DW1	SIZE	TYPE	MAIN ENTRANCE EXTERIOR W/ SIDE LIGHTS
DW2	SIZE	TYPE	REAR ENTRANCE, EXTERIOR / SLIDING

DOOR SCHEDULE			
NO.	SIZE	TYPE	REMARKS
W1	36"x60"	FIBREGLASS	DOUBLE HUNG, DOUBLE-PANE LOW-E GLASS, WHITE TYP.
W2	62"x36"	FIBREGLASS	FIXED GLASS
W3	(2)30"x60"	FIBREGLASS	DOUBLE HUNG, DOUBLE-PANE LOW-E GLASS, WHITE TYP.
W4	36"x24"	STEEL	

TALL ORDER PROJECTS

ARCHITECTS
P.O. BOX 141 LINTHICUM, MD 21090
TEL. 301-275-7653
EMAIL: info@TALLORDERPROJECTS.COM
WWW.TALLORDERPROJECTS.COM

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14816, EXPIRATION DATE: 10-30-2018.

NO.	REVISION OR ISSUE	DATE	BY

GILL RESIDENCE ADDITION

4398 COLLEGE AVE.
ELLICOTT CITY, MD 21043

TITLE: PLANS

DATE ISSUED: SEPT 24, 2018
ACAD FILE:
SHEET NUMBER:

A1.1

ARCHITECTS
P.O.BOX 141 LINTHICUM, MD 21090
TEL. 301-275-7653
E: info@TALLORDERPROJECTS.COM
WWW.tallorderprojects.com

1. ALL INTERIOR PARTITIONS TO BE 1/2" GWB OVER 2X4 STUDS @ 16" O.C. PROVIDE 3" SOUND ATTENUATION INSULATION BETWEEN PARTITIONS SEPARATING BEDROOMS AND BATHROOMS.

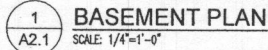
3. PROVIDE 1/2" GWB CEILING AT ALL EXPOSED CEILING SPACES.

5. PROVIDE DOOR HARDWARE AS REQUIRED OR SELECTED BY THE OWNER.

7. WHERE WALL TILES ARE CALLED FOR, PROVIDE SCHLUTER STRIPS AT ALL EXPOSED EDGES.

9. PROVIDE 12" WIDE SHELF AND STEEL HANGING RODS IN ALL BEDROOM CLOSETS.

10. ALL GLAZING UNDER 36" FROM THE FLOOR LEVEL TO BE TEMPERED SAFETY GLASS.



I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED BY ME AND THAT I
AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 14816,
EXPIRATION DATE 10-30-2018

NO.	REVISION OR ISSUE	DATE	BY
-----	-------------------	------	----

GILL RESIDENCE
ADDITION
4398 COLLEGE AVE.
ELLCOTT CITY, MD 21043

FOUNDATION
PLAN

DATE ISSUED: SEPT 24, 2018

SHEET NUMBER:

A2.1



I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED BY ME AND THAT I
AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 14816,
EXPIRATION DATE 10-30-2018

NO.	REVISION OR ISSUE	DATE	BY
-----	-------------------	------	----

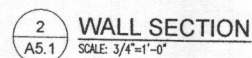
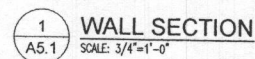
GILL RESIDENCE
ADDITION
4398 COLLEGE AVE.
ELLICOTT CITY, MD 21043

PLANS

DATE ISSUED: SEPT 24, 2018

SHEET NUMBER:

A4.1



I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED BY ME AND THAT I
AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 14816,
EXPIRATION DATE 10-30-2018.

NO.	REVISION OR ISSUE	DATE	BY
-----	-------------------	------	----

GILL RESIDENCE
ADDITION
4398 COLLEGE AVE.
ELLCOTT CITY, MD 21043

TITLE:
WALL
SECTIONS

DATE ISSUED: SEPT 24, 2010
ACAD FILE:
SHEET NUMBER:

A5.1

A. MAJOR CODES AND STANDARDS

1. INTERNATIONAL BUILDING CODE (IBC) 2015
2. ASCE 7-11
3. ACI 318-10
4. AISC MSC 13th Edition - ASD
5. AWS Current Edition
6. ASTM Current Edition
7. UL Current Edition
8. NDS for Wood Construction and Supplement, 2005 Edition

B. DESIGN LOADS

a. LIVE LOADS

COMMERCIAL UNITS: 100 psf
STAIRS: 100 psf
CORRIDORS ABOVE S.O.G. : 80 psf (MULTI-FAMILY)
ROOF: 30 psf (MINIMUM)+DRIFT

b. SNOW LOADS

Ground Snow Load: $P_g = 30$ psf
Snow Exposure Factor: $C_e = 1.0$
Snow Thermal Factor: $C_t = 1.0$
Snow Importance Factor: $I = 1.0$
Flat Roof Snow Load: $P_f = 20$ psf + Snow Drift
(ALL ROOF AREAS DESIGNED FOR MINIMUM 30 PSF LIVE / SNOW LOAD)

c. LATERAL LOADS

i. Main Windforce Resisting System Loads

Basic Wind Speed (3-Second Gust): 115 MPH
Wind Load Importance Factor: 1.0
Wind Exposure : B
Minimum Velocity Pressure: 25 psf
Internal Pressure Coefficient: ± 0.18
Component and Cladding Wind Pressures

Roof

Zone 1: ± 17 psf

Zone 2: ± 23 psf

Zone 3: ± 30 psf

Walls

Zone 4: ± 16 psf

Zone 5: ± 20 psf

ii. Seismic Loads

Spectral Response Acceleration at Short Periods: $S_s = 17.1\%$ g

Spectral Response Acceleration at 1-Second Period: $S_1 = 5.1\%$ g

Building Occupancy Category: II

Seismic Importance Factor: 1.0

Site Class: D

Design Spectral Response Acceleration at Short Periods: $S_{ps} = 13.7\%$ g

Design Spectral Response Acceleration at 1-Second Period: $S_{p1} = 5.8\%$ g

Basic Seismic Force Resisting System: Light Framed Wall System using Wood Panel Shearwalls

Seismic Response Coefficient: $C_w = 0.021$

Response Modification Factor: $R = 6.5$

Deflection Amplification Factor: $C_{dw} = 4$

Design Base Shear Analysis Procedure: Equivalent Lateral Force Procedure

Allowable Story Drift: 0.020 in

iii. Deflection Limits: Maximum Story Drift from Wind Loads: $H/400$

Maximum Live Load deflection: $L/360$

Maximum Total Load Deflection: $L/240$

1. NO PART OF THE BUILDING SHALL BE USED AS A STAGING AREA RESULTING IN A LOAD (UNDER THE LIMITED LOADED AREA) THAT EXCEEDS THE DESIGN LIVE LOAD.

2. FOR THE WIND DESIGN OF THE CLADDING SYSTEMS, THE HIGH PRESSURE CORNER ZONES DIMENSIONS MUST BE CALCULATED BASED ON THE OVERALL BUILDING DIMENSIONS BUT SHALL APPLY TO ALL THE CORNERS (OUTSIDE AND INTERMEDIATE) OF THE BUILDING.

C. GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC 2015 BUILDING CODE, LATEST EDITION AND ALL APPLICABLE FEDERAL AND STATE CODES, STANDARDS, REGULATIONS AND LAWS.
2. ALL REFERENCED STANDARDS REFERRED TO BE ENFORCED AT THE TIME THESE PLANS AND SPECIFICATIONS ARE ISSUED FOR BID.
3. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED AND INCLUDED IN THE PROJECT.
4. IN THE CASE OF CONFLICTS BETWEEN THE NOTES, DETAILS AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
5. THE CONTRACTOR SHALL NOT MAKE DEVIATIONS FROM THE DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
6. THE CONTRACTOR SHALL TAKE ALL THE NECESSARY PRECAUTIONS/MEASURES TO PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM DAMAGES. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES THAT MAY OCCUR DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED BY HIM TO PERFORM HIS WORK BEFORE STARTING CONSTRUCTION.
8. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, DRAIPS, REVEALS, FINISHES, DEPRESSIONS, DOORS, EXPANSION JOINT MATERIAL AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWINGS.
9. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND ALL OTHER CONTRACT DRAWINGS RELATED TO OTHER TRADES. THE CONTRACTOR IS RESPONSIBLE TO CHECK AND COORDINATE DIMENSIONS, CLEARANCES, ETC., WITH THE WORK OF OTHER TRADES.
10. JOB SAFETY, CONSTRUCTION PROCEDURES AND CONSTRUCTION MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

D. FOUNDATION

1. FOUNDATIONS HAVE BEEN DESIGNED UNDER THE ASSUMPTION THAT SOIL STABILIZATION MEASURES OR EXCAVATION OF ANY UNSUITABLE FILL WILL BE COMPLETED BEFORE FOUNDATIONS ARE PLACED. BEARING SURFACE OF ALL FOUNDATIONS MUST BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF MARYLAND.
2. FOOTINGS BEARING SHALL BE ON PROPERLY COMPACTED STRUCTURAL FILL OVER MECHANICALLY STABILIZED EXISTING SOILS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 8000 PSF PER GEOTECH REPORT BY DAY ENGINEERING CONSULTANT, LLC DATED DECEMBER 12, 2012. MECHANICAL STABILIZATION OF FOUNDATION SOILS WILL REQUIRE AGGREGATE PIERS, DESIGNED AND INSTALLED BY A SPECIALTY CONTRACTOR TO PROVIDE THE REQUIRED BEARING PRESSURE.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL SUBSURFACE AND EXISTING CONDITIONS BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF ALL EXCAVATION SLOPES.
5. SITE MUST BE PROTECTED BEFORE SLAB IS PLACED, ANY SOILS UNSUITABLE FOR S.O.G. SUPPORT SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED STRUCTURAL FILLS

E. REINFORCED CONCRETE

1. THE DESIGN OF ALL CONCRETE STRUCTURAL ELEMENTS SHALL BE IN ACCORDANCE WITH ACI 318-10. ALL CONCRETE SHALL BE CONTROLLED CONCRETE AND ALL CONCRETING PRACTICES SHALL CONFORM WITH ACI 318-08, "AMERICAN CONCRETE INSTITUTE, BUILDING CODE FOR REINFORCED CONCRETE." CONCRETE DETAILS SHALL BE IN ACCORDANCE WITH ACI-135, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONCRETE TESTS FOR THE PRELIMINARY DESIGN MIX PREPARED BY AN APPROVED LABORATORY MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL PLACE NO CONCRETE WITHOUT AN APPROVED DESIGN MIX.
2. THE CONTRACTOR MUST SUBMIT REINFORCING SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. NO REINFORCED CONCRETE CONSTRUCTION IS TO BE STARTED UNTIL THE ENGINEER REVIEWS AND APPROVES THE SHOP DRAWINGS.
3. UNLESS OTHERWISE NOTED ON PLAN, ALL CONCRETE SHALL BE NORMAL WEIGHT WITH 28 DAYS COMPRESSIVE STRENGTH OF 3500 PSI (W/C=0.5 MAX.). ANY CONCRETE EXPOSED TO WEATHER SHALL HAVE MAXIMUM W/C RATIO OF 0.45.
4. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 ($f_y = 60,000$ PSI) ALL REINFORCING TO BE WELDED SHALL CONFORM TO ASTM A-706. THE REINFORCING BARS SUPPLIER SHALL PROVIDE THE ENGINEER WITH AN AFFIDAVIT OF THE PRODUCER OF STEEL CERTIFYING THAT THE STEEL MEETS THE REQUIREMENTS OF THE A.S.T.M.

5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

6. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE ADDITIONAL BARS OR STIRRUPS NECESSARY TO SUPPORT ALL BARS AS REQUIRED TO COMPLETE HIS WORK.

7. ALL REINFORCING BARS SHALL BE LAPPED AS SPECIFICALLY DETAILED ON THE DRAWINGS. WHERE NOT SPECIFICALLY INDICATED, ALL REINFORCING BARS SHALL BE LAPPED USING CLASS B TENSION SPLICE LENGTHS.

8. UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS, PROVIDE MINIMUM CONCRETE COVER FOR REINFORCING BARS AS FOLLOWS:

CAST AGAINST EARTH: 3"
EXPOSED TO EARTH OR WEATHER
5 AND SMALLER: 1-1/2"
6 AND LARGER: 2"
NOT EXPOSED TO EARTH OR WEATHER
SLAB AND WALL
11 AND SMALLER: 3/4"

9. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI-318 BUILDING CODE. SUBMIT SHOP DRAWINGS SHOWING CONSTRUCTION JOINT LOCATIONS ALONG WITH THE SEQUENCE OF POURS FOR THE ENGINEER'S REVIEW.

10. AT CONCRETE SLAB ON GRADE CONTROL JOINT SAW CUTTING SHALL BE DONE WITH SOFF-CUT HIGH SPEED SAW AND SHALL BE COMPLETED WITHIN 2 HOURS AFTER THE SLAB HAS BEEN CAST.

11. UNLESS NOTED OTHERWISE ALL CONCRETE SLABS SHALL BE REINFORCED WITH MIN. 6"x6"-W2.9W#9 WWF, PLACED 1" FROM TOP OF CONCRETE.

12. THE RESULTS FOR ALL COMPRESSIVE STRENGTH TESTS SHALL BE AVAILABLE ON THE JOB SITE FOR REVIEW BY THE INSPECTOR.

F. WOOD TRUSSES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION, AND ERECTION OF THE WOOD TRUSSES AND THEIR CONNECTIONS.

2. THE TRUSS CONFIGURATIONS AND LAYOUT ON THE STRUCTURAL DRAWINGS ARE FOR CONCEPT. THE TRUSS DESIGNERS SHALL VERIFY ALL ASPECTS OF THE TRUSS LAYOUT. ALSO, THE TRUSS DESIGNERS SHALL COORDINATE THE TRUSS LAYOUT WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.

3. TRUSS MEMBERS SHALL BE A MINIMUM OF 2" NOMINAL WIDTH AND A MINIMUM MEMBER SIZE OF 2x4 NOMINAL CHORD MEMBERS SHALL BE NO 2 SOUTHERN YELLOW PINE OR BETTER QUALITY.

4. THE TRUSS DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND AND SUBMITTED FOR REVIEW. TRUSS DESIGN SHALL INCLUDE BOTH TEMPORARY AND PERMANENT BRACING, AS REQUIRED.

5. TRUSS CONNECTIONS SHALL DEVELOP MEMBER LOADS PLUS ECCENTRICITIES. ALL CONNECTIONS SHALL BE GALVANIZED AND USED IN COMPLIANCE WITH THE DESIGN SPECIFICATIONS.

6. WHEN MULTIPLE MEMBERS ARE USED, THEY SHALL BE SPIKED TOGETHER AT 12" ON CENTER.

7. A REPRESENTATIVE OF THE TRUSS MANUFACTURER SHALL VISIT THE JOB SITE AND CONFIRM THAT THE TRUSSES HAVE BEEN ERECTED IN ACCORDANCE WITH THE DESIGN. A WRITTEN REPORT OF THE VISIT SHALL BE SENT TO THE ARCHITECTS.

8. SEE FLOOR & ROOF FRAMING PLANS FOR ADDITIONAL NOTES.

G. WOOD:

1. ALL WOOD SHALL BE NO 2 SOUTHERN PINE (U.N.O.). ANY AND ALL WOOD EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

2. TYPICAL WOOD PROPERTIES FOR 2x SHALL BE $F_b=1050$ PSI $F_v=175$ PSI F_c (per) = 565 PSI & $E=1,400,000$ PSI SEE "NDS" (TABLE 4B) FOR PROPERTIES. - SPECIFIED MEMBER SIZE SHALL NOT BE MADE UP OF SMALLER SIZES CONNECTED TOGETHER.

3. "VL MICROLAM" SHALL BE WITH WOOD PROPERTIES AS:
 $F_b=2600$ PSI $F_v=285$ PSI F_c (per) = 750 PSI & $E=1,900,000$ PSI - SPECIFIED MEMBER SIZE SHALL NOT BE MADE UP OF SMALLER SIZES CONNECTED TOGETHER. WOOD THAT IS EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

2A. NON-LOAD BEARING WALL WOOD CAN BE SPRUCE/PINE/FIR, STUD GRADE.

3. PLYWOOD ROOF SHEATHING SHALL BE APA RATED SHEATHING 32/16, EXPOSURE-1. USE MINIMUM PLYWOOD THICKNESS AS SPECIFIED ON DRAWINGS.

4. PLYWOOD DECK SHALL BE TONGUE AND GROOVE, WITH A SPAN RATING OF 24 O.C., EXPOSURE-1. USE MINIMUM PLYWOOD THICKNESS AS SPECIFIED ON DRAWINGS. PLYWOOD TO BE GLUED AND SCREWED TO WOOD TRUSSES.

5. ALL CONNECTORS SHALL BE GALVANIZED AND AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL AND SHALL BE THE TYPE AS RECOMMENDED BY THE MANUFACTURER FOR THE INTENDED USAGE UNLESS OTHERWISE NOTED ON THE DRAWINGS.

6. BOLTS FOR WOOD SHALL BE SAE GRADE 2 PLATED BOLTS. PROVIDE A LARGE FLAT WASHER AT ALL WOOD SURFACES.

7. MINIMUM FASTENING SHALL BE IN ACCORDANCE WITH NDS AND IBC2009. WOOD TREATED WITH WATER BORN PRESERVATIVES OR FIRE-RETARDANT SHALL BE REDDED AS FOLLOWS: PLYWOOD SHEATHING AND STRUCTURAL LUMBER - 15% MC

8. HIGHER MOISTURE CONTENTS AT TIME OF DELIVERY ON SITE SHALL BE CAUSE FOR REJECTION.

9. NAILING OF ROOF PLYWOOD SHEATHING TO TRUSSES SHALL BE PER NDS AND IBC2009 REQUIREMENTS, BUT NOT MORE THAN 6" EDGE AND 12" FIELD.

2. SUBMIT SHOP DRAWINGS AND COMPUTATIONS FOR REVIEW. SHOP DWGS TO BEAR A STAMP OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND.

L. MASONRY

1. ALL CONCRETE MASONRY UNITS SHALL BE HOLLOW MEDIUM-WEIGHT, CONFORMING TO ASTM C-129 AND C-90, WITH $F_m=1900$ PSI MAXIMUM WEIGHT OF UNITS SHALL BE 32 PSF FOR 6" UNITS AND 38 PSF FOR 8" UNITS. TOLERANCE ON ALL UNIT WEIGHTS SHALL BE $\pm 2\%$.

2. MORTAR FOR TYPICAL CONCRETE MASONRY CONSTRUCTION SHALL BE TYPE S. CLAY MASONRY VENEERS MAY BE CONSTRUCTED WITH TYPE N MORTAR.

3. PROVIDE GALVANIZED HORIZONTAL JOINT REINFORCEMENT IN FIRST AND SECOND BED JOINTS ABOVE AND BELOW ALL OPENINGS, AND IN EVERY SECOND BED JOINT ELSEWHERE.

4. FILL VOIDS SOLID WITH GROUT AT ALL CELLS CONTAINING MASONRY ANCHORS. ALL MASONRY EXPOSED TO SOIL SHALL BE GROUTED SOLID.

5. ALL CMU REINFORCING BAR SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS.

6. CONNECTION TO STRUCTURE AT TOP OF ALL MASONRY WALLS SHALL ALLOW A MINIMUM OF 1" VERTICAL DEFLECTION OF THE PRIMARY FRAME WITHOUT TRANSFERRING LOAD TO MASONRY, U.O.N.

3. LINTELS

1. THE CONTRACTOR SHALL PROVIDE LINTELS. FOR EACH 4" THICKNESS OF MASONRY WALLS, BRICK LINTELS SHALL BE 15x3-1/2x3/8 U.O.N.

2. SEE TYPICAL DETAILS FOR WOOD FRAMED LUNEL INFORMATION

1. TESTING AND INSPECTION:

1. THE OWNER SHALL ENGAGE SPECIAL INSPECTORS FOR ALL STRUCTURAL PORTIONS OF THE PROJECT. SPECIAL INSPECTORS SHALL COMPLY WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 17.

2. THE ENGINEER MAY VISIT THE SITE TO PROVIDE CONSTRUCTION ASSISTANCE OR TO GENERALLY OBSERVE THE PROGRESS OF CONSTRUCTION. SUCH VISITS ARE NOT TO BE CONSTRUED AS MEETING THE AFORESAID INSPECTION REQUIREMENTS UNLESS THE ENGINEER SPECIFICALLY STATES SO IN WRITING.

3. ALL CONCRETE WORK SHALL BE INSPECTED IN ACCORDANCE WITH ACI-318 (LATEST EDITION).

4. ALL FIELD AND LAB TESTING OF CONCRETE SHALL CONFORM TO THE LATEST APPROVED EDITIONS OF ASTM APPLICABLE SPECIFICATIONS.

5. ALL WELDS SHALL BE MADE ONLY BY OPERATORS QUALIFIED BY THE AMERICAN WELDING SOCIETY.

6. THE CONTRACTOR SHALL SCHEDULE ALL WORK TO ALLOW THE TESTING REQUIREMENTS TO BE COMPLETED.

7. SHOP AND FIELD TESTING OF WELDS AND BOLTS SHALL BE AS REQUIRED BY CODE.

8. UPON COMPLETION OF TESTING, THE TESTING AGENCY SHALL CERTIFY THAT ALL REQUIRED TESTING INSPECTIONS WERE COMPLETED AND FINAL WORK IS NOW IN CONFORMANCE WITH ALL APPLICABLE ASTM AND CODE REQUIREMENTS.

M. SHOP DRAWINGS

1. CERTIFIED SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS INCLUDING ALL TRUSSES & SECONDARY FRAMINGS SHOWN ON THE CONTRACT DOCUMENTS MUST BE SIGNED & SEALED BY A P.E. LICENSED IN THE STATE OF MARYLAND, AND SUBMITTED BY THE CONTRACTOR FOR REVIEW BY THE ENGINEER. IF A CONTRACTOR OR OWNER FAILS TO SUBMIT THE SHOP DRAWINGS, RESIT. DESIGNERS, INC. WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL CERTIFICATION AND DESIGN OF THE PROJECT.

2. A REVIEWED COPY OF SHOP DWG. SHALL BE KEPT AT SITE FOR REVIEW BY THE INSPECTOR.

3. SHOP DRAWINGS ARE REVIEWED BY THE ENGINEER AS A CONVENIENCE TO THE CONTRACTOR AND ARE NOT CONTRACT DOCUMENTS.

4. AT THE TIME OF SHOP DRAWING SUBMISSION, THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DEVIATIONS OR OMISSIONS FROM THE CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ENGINEER, AND MAKE ALL REQUIRED CORRECTIONS AS DEEMED NECESSARY.

6. REPRODUCTION OF STRUCTURAL DRAWINGS FOR USE AS SHOP DRAWINGS SHALL NOT BE PERMITTED.

7. CONTRACTOR SHALL ALLOW A MINIMUM PERIOD OF TWO (2) WEEKS FOR THE REVIEW OF STRUCTURAL SHOP DRAWINGS.

N. ABBREVIATIONS

ADD'L	=	Additional	L.P.	=	Low Point
ARCH.	=	Architectural	LT.	=	Light
BAL.	=	Balance	L.W.	=	Long Way
BM.	=	Beam	MAX.	=	Maximum
BOT.	=	Bottom	MECH.	=	Mechanical
C.J.	=	Control Joint	MFR.	=	Manufacturer
C.	=	Centerline	MIN.	=	Minimum
CA	=	Column Above	N.F.	=	Near Face
CB	=	Column Below	NO.	=	Number
C.C.	=	Center to Center	NTS	=	Not to Scale
CL	=	Clear	O.C.	=	On Center
COL.	=	Column	OPNG.	=	Opening
CONC.	=	Concrete	P.A.F.	=	Powder Actuated Fasteners
CONN.	=	Connection	P.C.	=	Precast Concrete
CONSTR.	=	Construction	P.J.F.	=	Premolded Joint Filler
CONT.	=	Continuous	R	=	Radius
DET.	=	Detail	REINF.	=	Reinforcement
DIA.	=	Diameter	REQ'D	=	Required
DWG.	=	Drawing	SCHED.	=	Schedule
DWLS	=	Dowels	SECT.	=	Section
E.	=	Each	SH.	=	Similar
E.E.	=	Each End	S.J.	=	Soft Joint
E.F.	=	Each Face	S.O.G.	=	Slab On Grade
E.J.	=	Expansion Joint	SQ.	=	Square
ELEV.	=	Elevation	S.S.	=	Stainless Steel
ELECT.	=	Electrical	ST.	=	Steel
F.O.S.	=	Edge of structural Slab	STD.	=	Standard
E.W.	=	Each Way	STIFF.	=	Stiffener
E.O.D.	=	Edge of Deck	S.W.	=	Short Way
EXP.	=	Expansion	SYM.	=	Symmetrical
FIN.	=	Finish	TAB	=	Top & Bottom
FL.	=	Floor	T.O.F.	=	Top of Footing
F.F.	=	Far Face	T.O.ST.	=	Top of Steel/Bottom of Deck
H.D.G.	=	Hot Dip Galvanized	TYP.	=	Typical
H.P.	=	High Point	U.O.N.	=	Unless Otherwise Noted
H/HORIZ.	=	Horizontal	V/VERT.	=	Vertical
JT.	=	Joint	V.F.	=	Verify in Field
JS.	=	Joint Substitutes	W.P.	=	Working Point
L.L.H.	=	Long Leg Horizontal	WT.	=	Weight
L.L.V.	=	Long Leg Vertical	W.W.F.	=	Welded Wire Fabric

P. SYMBOLS

INDICATES WELD THAT CAN BE EITHER FIELD OR SHOP WELD DEPENDING ON CONTRACTOR'S OPTION AND CAPABILITIES.

INDICATES DECK SPAN DIRECTION

TALL ORDER PROJECTS

ARCHITECTS

P.O.BOX 141 LINTHICUM, MD 21090

TEL: 301-275-7653

EMAIL: info@TALLORDERPROJECTS.COM

WWW.tallorderprojects.com

I 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 NO. 25342, EXPIRATION DATE 2-15-2019

NO. REVISION OR ISSUE DATE BY

GILL RESIDENCE
ADDITION

4398 COLLEGE AVE.
ELLICOTT CITY, MD 21043

FILE

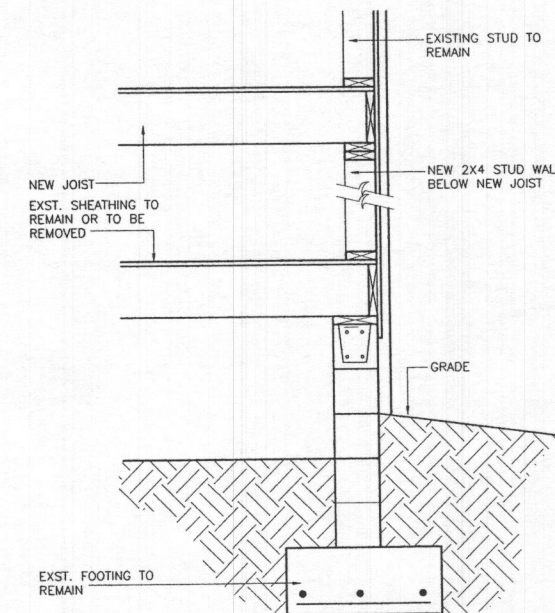
GENERAL NOTES

DATE ISSUED: MAY 5, 2017

LOAD FILE

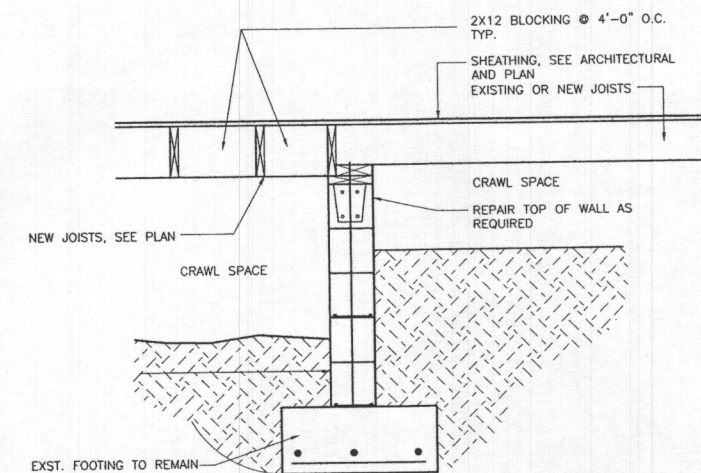
DRAWING NUMBER:

S-0



3
S-2

DETAIL
SCALE: 3/4"=1'-0"



4
S-2

DETAIL
SCALE: 3/4"=1'-0"

2
S-2

ROOF FRAMING PLAN

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

ROOF PLAN NOTES:
1. ROOF FRAMING SHALL BE PRE-ENGINEERED - FABRICATED
ROOF WOOD TRUSSES AS SHOWN. SEE GENERAL SHEET S-0 FOR
LOADINGS.

2. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, SLOPES, OPENINGS AND ALL OTHER REQUIREMENTS.

I 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 NO.
25342, EXPIRATION DATE 2-15-2019

NO.	REVISION OR ISSUE	DATE	BY
-----	-------------------	------	----

4398 COLLEGE AVE.
ELLCOTT CITY, MD 21043

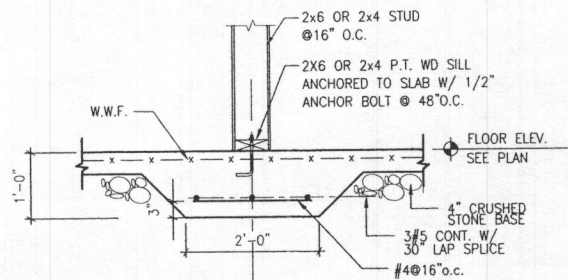
TITLE:
 SECOND FLR.
 & ROOF
 FRAMING
 PLANS

DATE ISSUED: MAY 5, 2017

ACAD FILE:

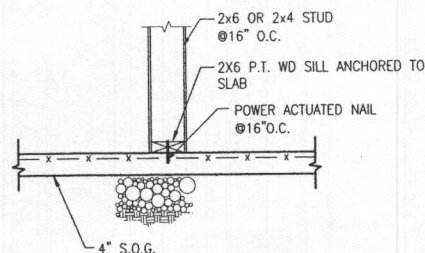
DRAWING NUMBER:

S-2



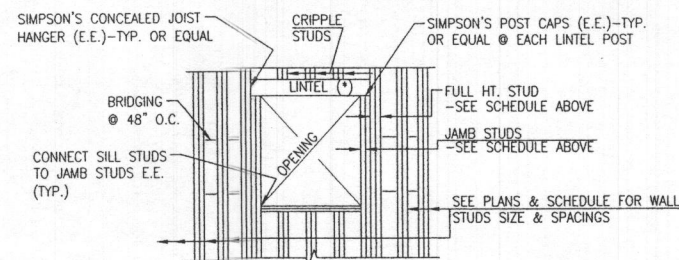
TYP. INTERIOR BEARING WALL ON THICKENED SLAB DETAIL

SCALE: N.T.S.



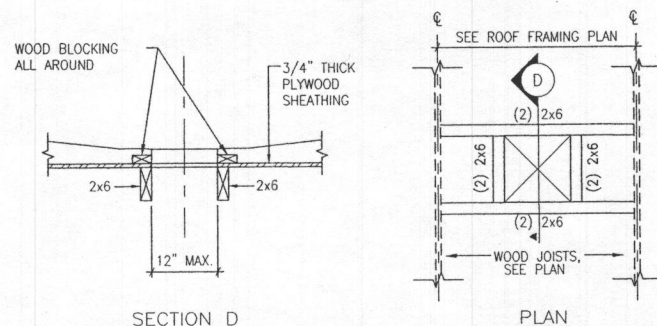
TYP. WOOD PARTITION WALL AT SLAB ON GROUND LEVEL

SCALE: N.T.S.



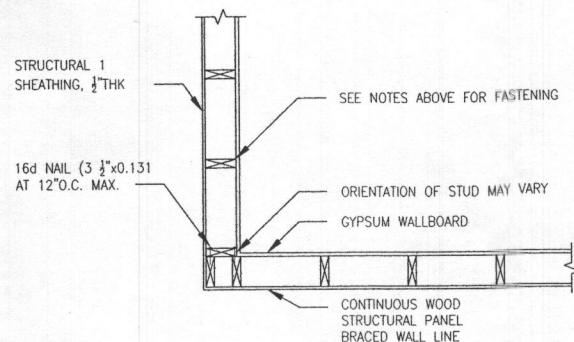
TYP. WALL OPENING DETAIL

SCALE: N.T.S.



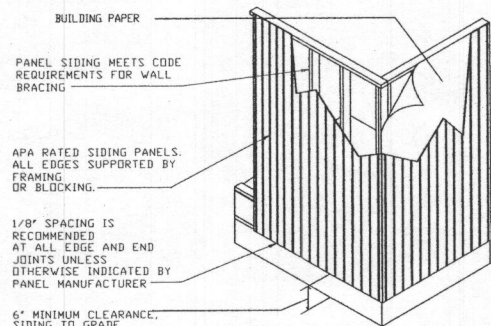
TYP. ROOF OPENING DETAIL

SCALE: N.T.S.



TYP. WALL CORNER DETAIL

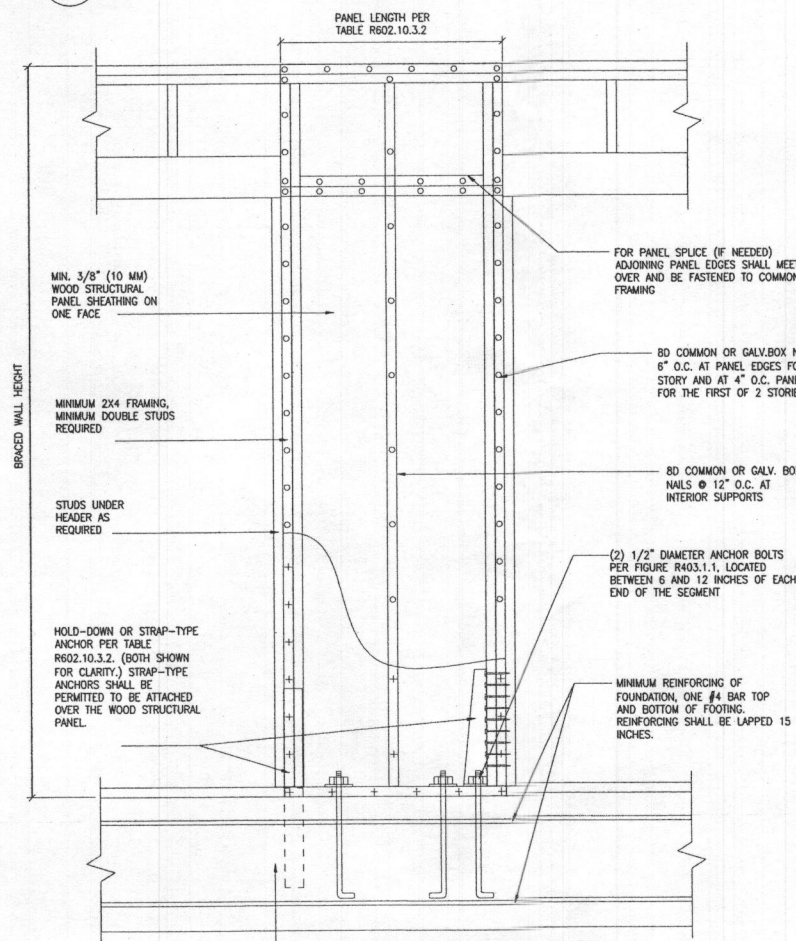
SCALE: N.T.S.



APA STURD-I-WALL (VERTICAL PANEL INSTALLATION)

WALL PANEL DETAIL WSP1/WSP3

NOT TO SCALE



WALL PANEL DETAIL WSP2

NOT TO SCALE

MINIMUM FASTENING SCHEDULE (U.N.O. ON DWGS. & DETAILS)		
CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3-8d COMMON	TOENAIL
2. BRIDGING TO JOIST	2-8d COMMON	TOENAIL EACH END
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST	3-8d COMMON	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d @ 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	3-16d PER 16"	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16d COMMON	END NAIL
8. STUD TO SOLE PLATE	4-8d COMMON 2-16d COMMON	TOENAIL END NAIL
9. DOUBLE STUDS	16d @ 24" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	16d @ 16" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8d @ 16" COMMON	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON	TOENAIL
12. RIM JOIST TO TOP PLATE	8d @ 6" (152 MM) O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3-8d COMMON	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-8d COMMON	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS	3-16d COMMON MINIMUM	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS	3-16d COMMON MINIMUM	FACE NAIL
19. RAFTER TO PLATE	3-8d COMMON	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON	FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING WALL	2-8d COMMON	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3-8d COMMON	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON	24" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d COMMON 32" O.C. & 2-20d COMMON	FACE NAIL @ TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL @ ENDS AND @ EACH SPLICE
25. 2" PLANKS	16d COMMON	@ EACH BEARING
26. COLLAR TIE TO RAFTER	3-10d COMMON	FACE NAIL
27. JACK RAFTER TO HIP	3-10d COMMON 2-16d COMMON	TOENAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2-10d COMMON 2-16d COMMON	TOENAIL FACE NAIL
29. JOIST TO BAND JOIST	3-16d COMMON	FACE NAIL
30. LEDGER STRIP	3-16d COMMON @ EACH JOIST/TRUSS	FACE NAIL
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD SUBROOF, ROOF AND WALL SHEATHING (TO FRAMING):	1/2" AND LESS 6d 19/32" TO 3/4" 8d OR 6d 7/8" TO 1" 8d 1 1/8" TO 1 1/4" 10d	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING):	3/4" AND LESS 6d 7/8" TO 1" 8d 1 1/8" TO 1 1/4" 10d	
32. PANEL SIDING (TO FRAMING)	1/2" OR LESS 6d 5/8" 8d	
33. FIBERBOARD SHEATHING:	1/2" 25/32"	NO.11 GAGE ROOFING NAIL 6d COMMON NAIL NO.11 GAGE ROOFING NAIL 8d COMMON NAIL
34. INTERIOR PANELING	1/4" 3/8"	4d 6d

MINIMUM FASTENING SCHEDULE

SCALE: N.T.S.

TALL ORDER PROJECTS

ARCHITECTS
P.O. BOX 141 LINTHICUM, MD 21090
TEL 301.275.7653
EMAIL: info@TALLORDERPROJECTS.COM
WWW.TALLORDERPROJECTS.COM

I 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 NO. 25342, EXPIRATION DATE 2-15-2019

NO. REVISION OR ISSUE DATE BY

GILL RESIDENCE ADDITION

4398 COLLEGE AVE.
ELLICOTT CITY, MD 21043

TITLE:

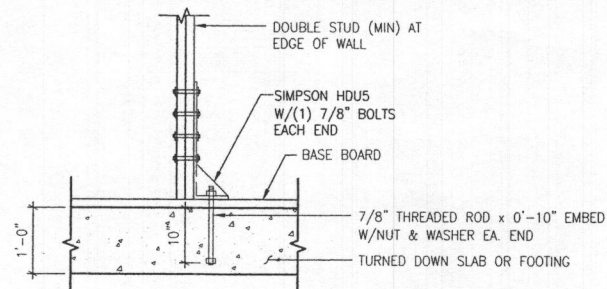
TYPICAL DETAILS

DATE ISSUED: MAY 5, 2017

ACAD FILE:

DRAWING NUMBER:

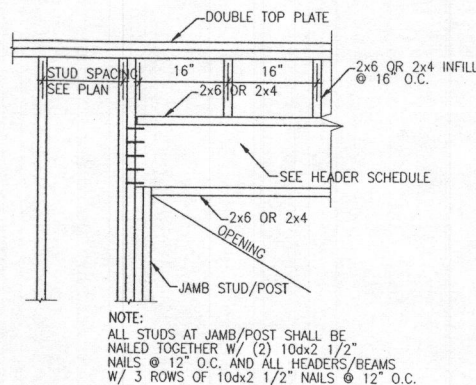
S-3



NOTES:

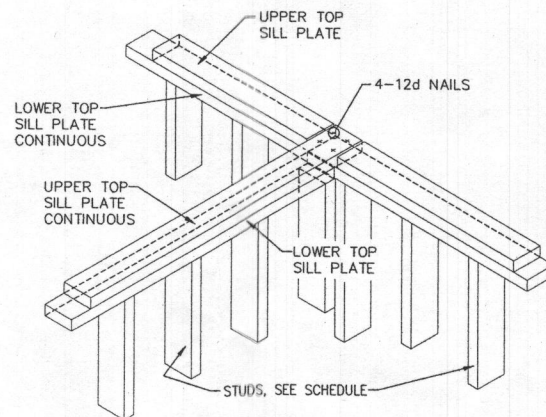
1. ALL NAILS SHALL BE 10d WITH MINIMUM 1 3/8\" NAIL PENETRATION INTO FRAMING.
2. PROVIDE BLOCKING AT ALL PANEL EDGES.
3. PANEL SHALL BE 1/2\" PLYWOOD.
4. NAIL PANEL AT EDGES W/ 10d NAILS @ 4\" O.C. AND AT INTERMEDIATE SUPPORTS W/ 10d NAILS @ 12\" O.C. U.O.N.

A TYP. ANCHOR AT ENDS OF BEARING WALLS
SCALE: N.T.S.



C TYP. WOOD HEADER SCHEDULE
SCALE: N.T.S.

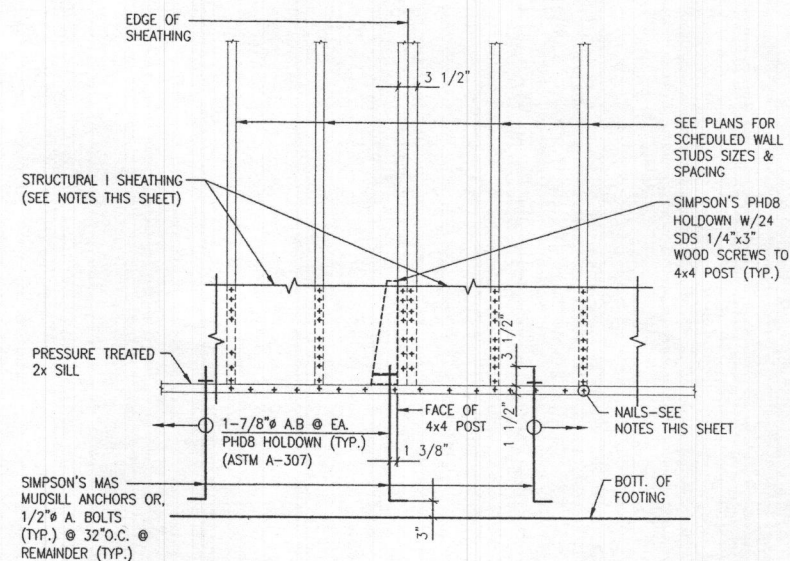
WOOD HEADER SCHEDULE				
HEADER SUPPORT	SIZE (6\" WALL)	SIZE (4\" WALL)	SPAN	NUMBER OF JACK STUD
WALL & CEILING AT ALL OTHER LOCATION EXCEPT THE MECHANICAL ROOM	3x2x8"	2x2x8"	6'-0"	2
	3x2x10"	2x2x10"	7'-6"	2
	3x2x12"	2x2x12"	8'-6"	2
	3x1 3/4\" x 1 1/8\" LVL	2x1 3/4\" x 1 1/8\" LVL	10'-0"	2
WALL & CEILING AT MECHANICAL ROOM	3x2x8"	2x2x8"	4'-0"	2
	3x2x12"	2x2x12"	6'-8"	2



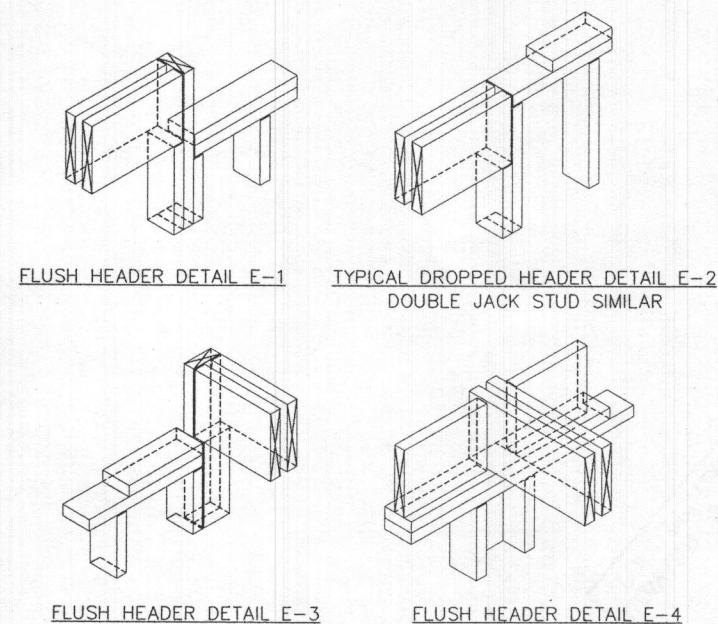
D TYP. WOOD STUD WALL INTERSECTION
SCALE: N.T.S.

NOTES FOR SHEAR WALLS & UPLIFT RESISTING SYSTEMS:

1. SEE PLANS & WALL SCHEDULES FOR WALL STUD SIZES & SPACINGS TYPICAL AT ALL LOAD BEARING WALLS ON PLANS.
2. THESE NOTES ARE APPLICABLE TO ALL SHEAR WALLS & UPLIFT RESISTING SYSTEMS WALLS SHOWN ON PLANS & TYPICAL DETAILS SHEETS.
3. PROVIDE 2X BLOCKINGS AT ALL SHEAR WALL SHEATHING EDGES.
4. FOR ALL EXTERIOR WALLS: SHEATHING SHALL BE STRUCTURAL I SHEATHING, 1/2\" THICK EXPOSURE I, 4'x8' PLYWOOD, NAILED TO WALL STUDS WITH 10d 1 1/4\" NAILS (1 5/8\" MIN. PENETRATION) @ 4\" O.C. ON EDGES & @ 12\" O.C. MAXIMUM AT INTERMEDIATE SUPPORTS. PROVIDE 2-2x6 POST (TYP U.O.N.) @ OPENINGS AND AT ENDS OF ALL WALLS. ALL WALL SHEATHING EDGES ARE BLOCKED & THE NAILING APPLIES TO FASTENING AT STUDS, TOP AND BOTTOM PLATE AND BLOCKING.
5. FOR ALL OTHER WALLS SHOWN ON STRUCTURAL PLANS & DETAILS: 1/2\" OR 5/8\" GYPSUM BOARD SHEATHING AS NOTED, 4'x8' BOARDS CONNECTED WITH DRY WALL SCREWS TO WALL STUDS @ 6\" O.C. ON EDGES, & 6\" O.C. AT INTERMEDIATE SUPPORTS.
6. ALL WALL STUDS SUPPORTING ROOF TRUSSES SHALL BE TIED TO STUDS BELOW WITH SIMPSON'S CMST 14 STRAPS, 4'-0\" LONG AT EACH WINDOW JAMB, STUDS GROUPED TOGETHER, AT EACH CORNER AND AT 6'-0\" O.C. MAX. IN BETWEEN.
7. BOTTOM PLATES OF ALL SHEAR WALLS SHALL BE ATTACHED TO THE TRUSSES & BLOCKINGS WITH 16d NAILS AT 4\" O.C. OR 3-16d @ 16\" O.C. MIN.
8. FLOOR DECKING SHALL BE ATTACHED TO TRUSSES, 2X BAND JOISTS WITH 10d NAILS AT 6\" O.C.
9. THE BOTTOM FLOOR WALL STUDS SHALL BE TIED TO THE BOTTOM PLATE WITH EITHER (3) 12d TOE NAILS AT EACH STUDS OR SIMPSON'S A34 CLIPS AT EACH STUD.
10. ALL ROOF TRUSSES SHALL BE ATTACHED TO THE TOP PLATES WITH SIMPSON'S CLIPS.
11. ALL ROOF TRUSS GIRDERS SHALL BE TIED TO STUD GROUPS BELOW WITH SIMPSON'S METAL STRAP TIEDOWNS RATED FOR THE UPLIFT LOADS SHOWN ON ROOF TRUSS SUPPLIER'S SHOP DRAWINGS. TIE DOWNS SHALL BE SUPPLIED BY THE ROOF TRUSS SUPPLIER. PROVIDE MINIMUM (2)X SCHEDULED WALL STUDS ON PLANS, BELOW ALL TRUSS GIRDERS & BEAMS (U.N.O.) CONTINUOUS FROM ROOF TO FOUNDATION.



B TYPICAL WALL BASE DETAIL
SCALE: N.T.S.



E TYP. HEADER FRAMING DETAILS
SCALE: N.T.S.

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 25342, EXPIRATION DATE 2-15-2019.

NO. REVISION OR ISSUE DATE BY

GILL RESIDENCE ADDITION

4398 COLLEGE AVE.
ELLICOTT CITY, MD 21043

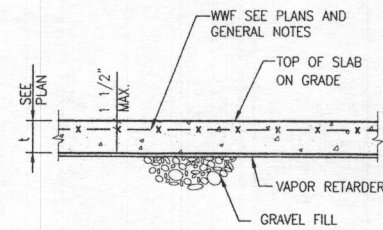
TITLE:
TYPICAL DETAILS

DATE ISSUED: MAY 5, 2017

ACAD FILE:

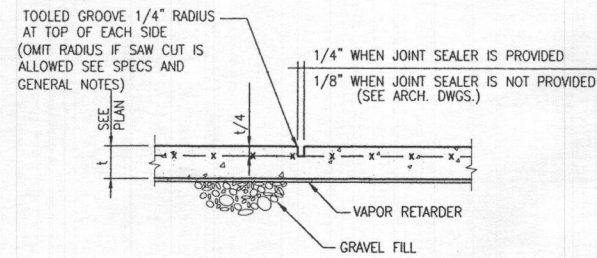
DRAWING NUMBER:

S-4



NOTE: W.W.F. TO BE SPICED BY OVERLAPPING ONE FULL PANEL +2", AND WIRE TIED 4 TIMES PER SHEET

A1 TYP. SLAB SECTION
N.T.S.

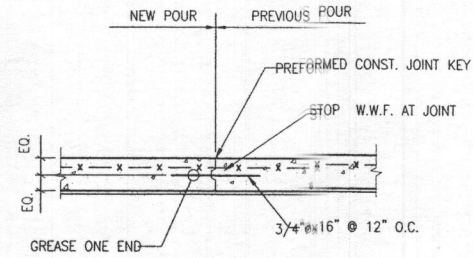


NOTE: MAXIMUM CONTROL JOINT SPACING 15 FEET.

A2 CONTROL JOINT DETAIL
N.T.S.

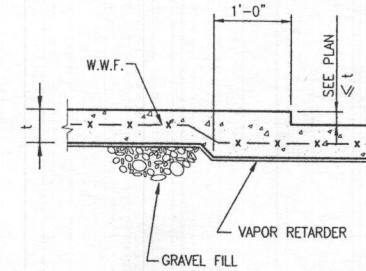
NOTES:

1. CONSTRUCTION JOINTS SHALL BE LOCATED BY THE CONTRACTOR.
2. CONSTRUCTION JOINTS SHALL ALWAYS BE LOCATED @ CONTROL JOINT LOCATION.

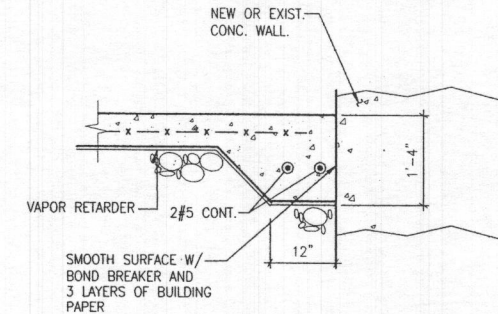


A3 CONSTRUCTION JOINT DETAIL
N.T.S.

3. GRAVEL FILL SHALL BE WASHED GRAVEL OR CRUSHED STONE, 4" THICK (MINIMUM) (OR THICKER IF CALLED ON PLANS) & SHALL MEET REQUIREMENTS OF AASHTO #57 COARSE AGGREGATE.

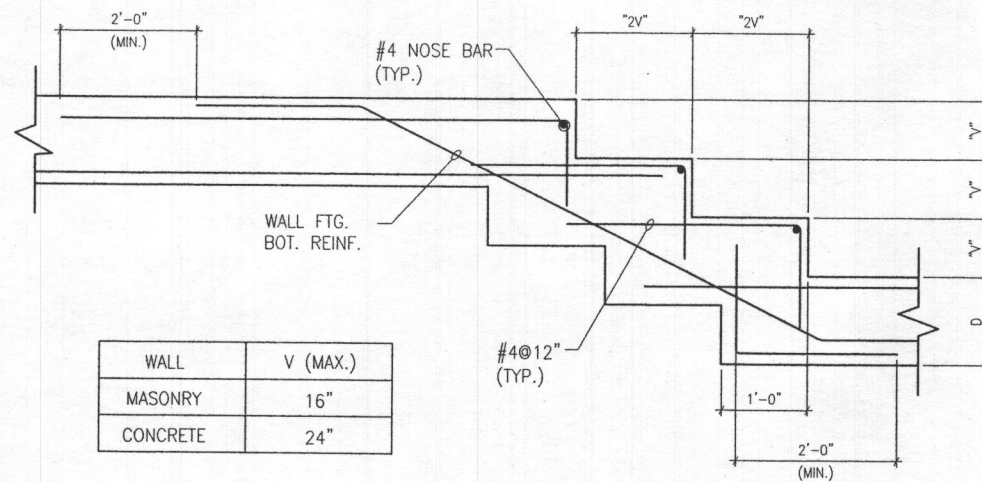


A4 DEPRESSED SLAB DETAIL
N.T.S.



A5 SECTION @ WALL
N.T.S.

1 TYPICAL SLAB ON GRADE DETAILS
S-5 SCALE: NOT TO SCALE

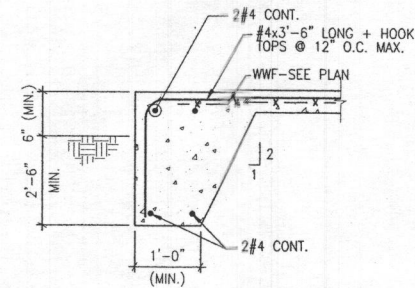


WALL	V (MAX.)
MASONRY	16"
CONCRETE	24"

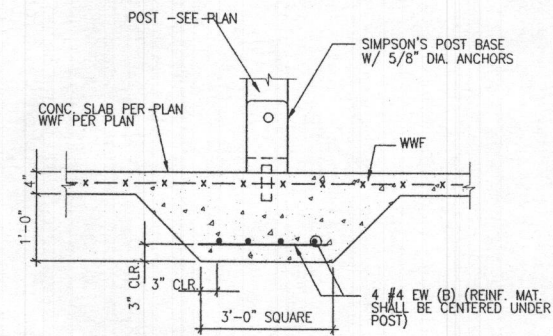
TYPICAL STEPPED FOOTING DETAIL

SCALE: N.T.S.

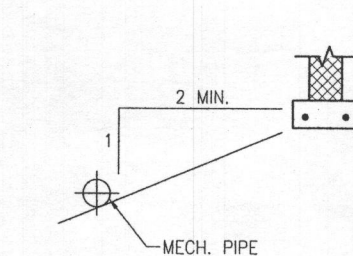
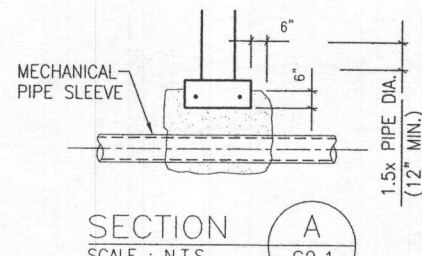
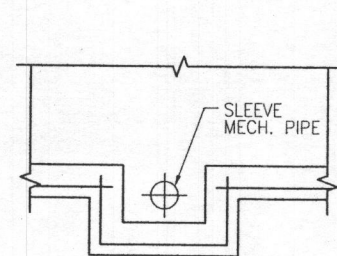
2
S-5



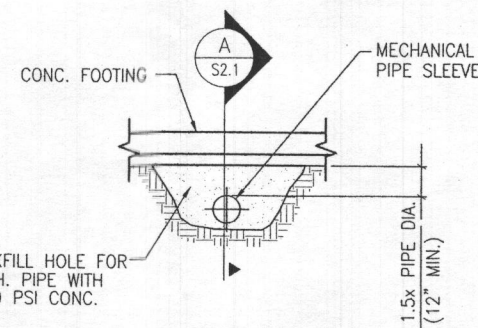
3 SECTION
S-5 SCALE: 3/4"=1'-0"



4 INTERIOR POST FOOTING DETAIL
S-5 SCALE: 3/4"=1'-0"



MECHANICAL PIPE
PARALLEL TO FOOTING



MECHANICAL PIPE
PASSING UNDER FOOTING

TYPICAL FOOTING AT MECHANICAL PIPE

SCALE: N.T.S.

5
S-5

I 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 NO. 25342, EXPIRATION DATE 2-15-2019

NO. REVISION OR ISSUE DATE BY

GILL RESIDENCE
ADDITION
4398 COLLEGE AVE.
ELLCOTT CITY, MD 21043

TITLE:
TYPICAL DETAILS

DATE ISSUED: MAY 5, 2017
ADD FILE:
DRAWING NUMBER:

S-5

I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED BY ME AND THAT I
AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 14816,
EXPIRATION DATE 10-30-2018

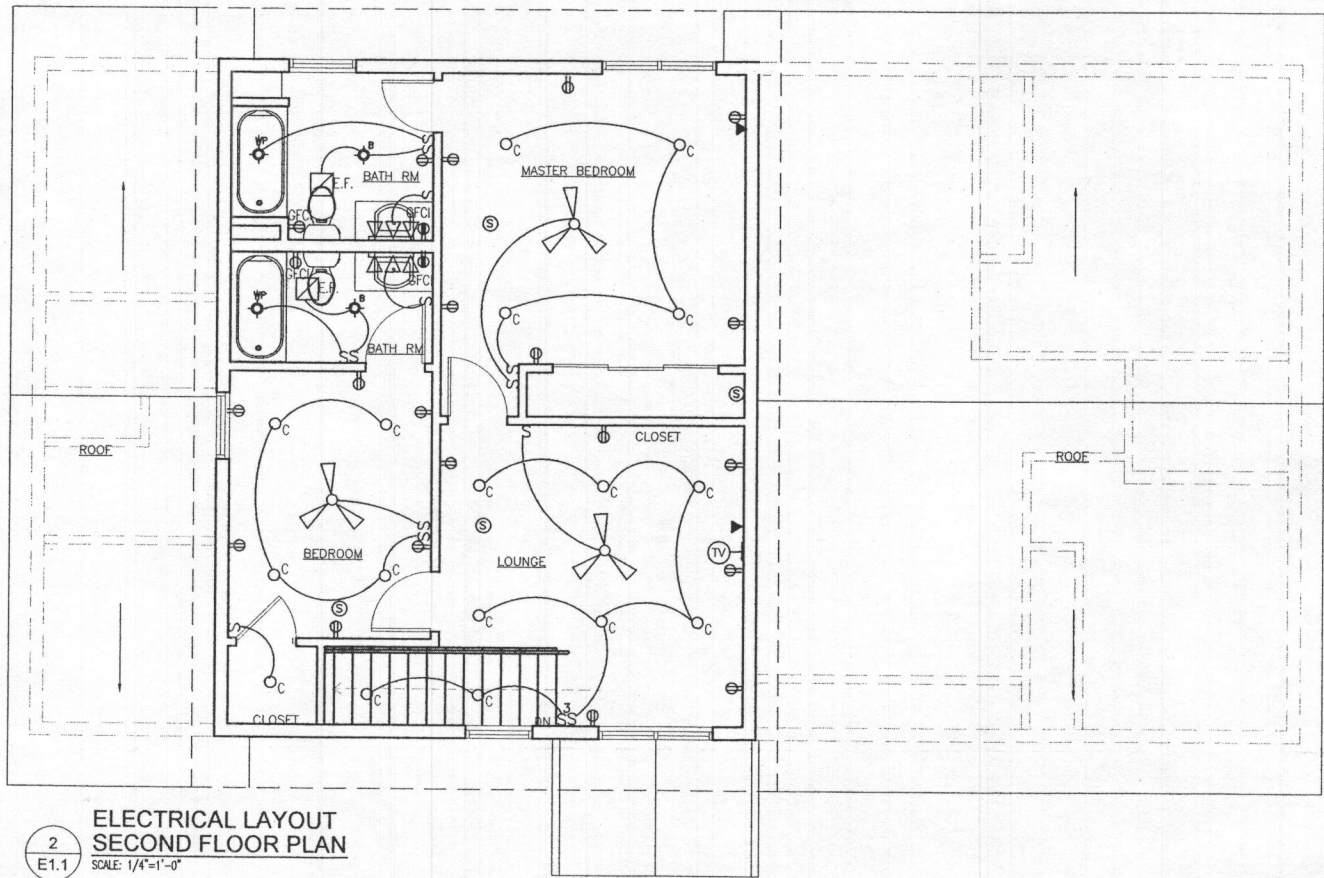
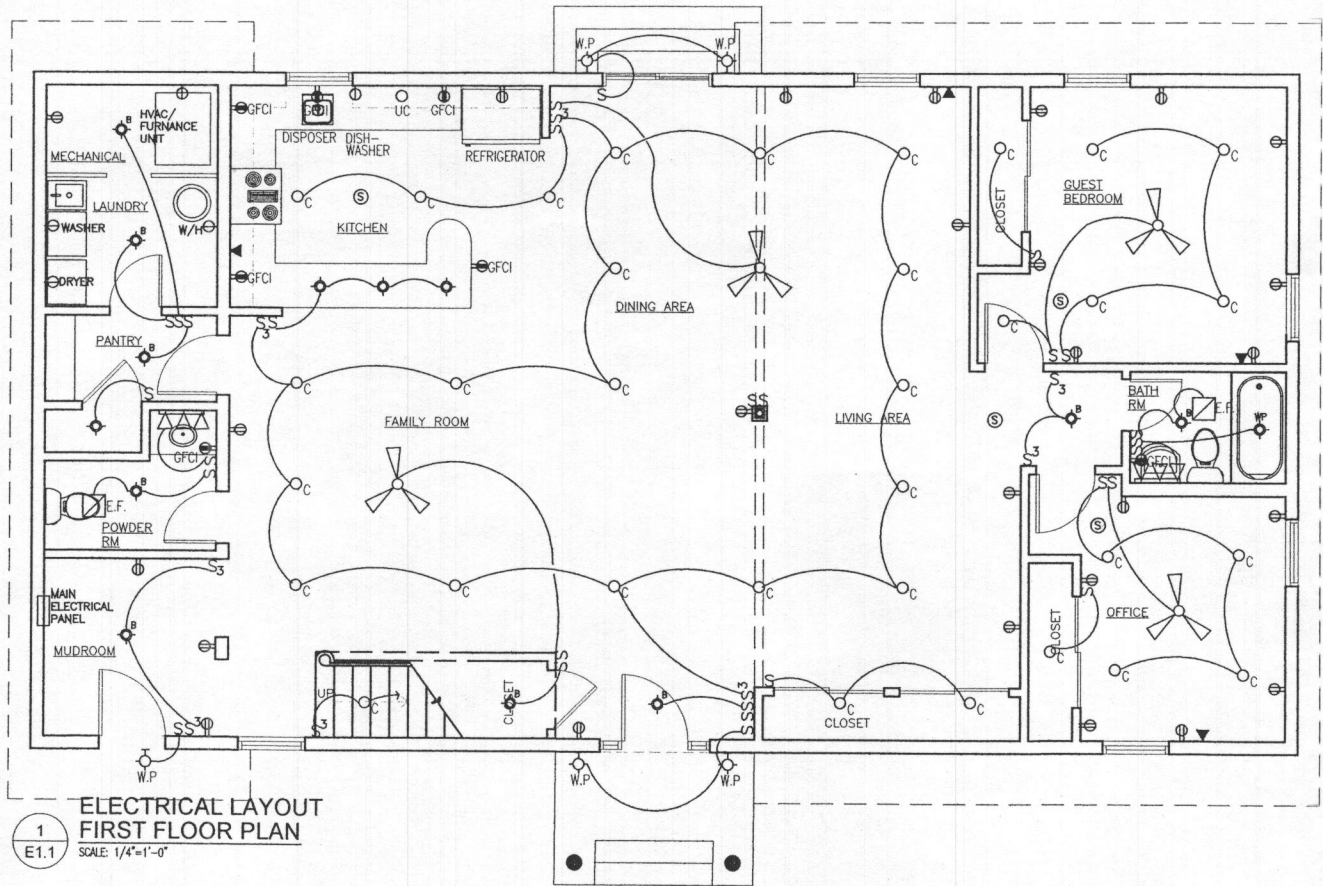
NO. REVISION OR ISSUE DATE BY

GILL RESIDENCE
ADDITION
4398 COLLEGE AVE.
ELLCOTT CITY, MD 21043

FLOOR PLANS

DATE ISSUED: SEPT 24, 2018
ACAD FILE:
SHEET NUMBER:

E1.1



ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
WP	WALL MOUNTED LIGHTING FIXTURE (WEATHER PROOF)
C	CEILING RECESSED LIGHT
⊕	DUPLEX RECEPTACLE, 2P, 3W, 20A, 125V, NEMA 5-20R, FLUSH MOUNTED 18" ABOVE FINISHED FLOOR OR AS NOTED.
⊖	SINGLE RECEPTACLE, 3P, 4W, 30A, 125/240V, NEMA 14-30R, FLUSH MOUNTED 18" ABOVE FINISHED FLOOR OR AS NOTED.
⊕	GFCI OUTLET
S ₃	SINGLE POLE FLUSH TUMBLER SWITCH MOUNTING HEIGHT 4'-0" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED ON DRAWINGS. SUBSCRIPT 3 DENOTES THREE WAY SWITCH.
◀	TELECOMMUNICATION DATA/PHONE OUTLET 18" ABOVE FLOOR.
TV	TV OUTLET, FLUSH WALL MOUNTED 18" AFF.
▽	WALL MOUNTED FIXTURE ABOVE SINK.
UC	UNDER CABINET FLUORESCENT LIGHT
EF	EXHAUST FAN
⊙	SMOKE DETECTOR
⊕	CEILING FAN WITH LIGHT FIXTURE
⊕	PENDANT OR CEILING SURFACE MOUNTED LIGHT FIXTURE WP = WATER PROOF LIGHT B = FOG PROOF LIGHT