PERMIT NUMBER: B2300959 DATE ACCEPTED: DILP 2023 MAY 25 AM 9:54

RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4

www.howardcountymd.gov

BUILDING SITE ADDRESS *REQUIRED*

Street Address: **13514 Villadest Drive**			Unit:
City: **Highland**	State: **MD**		Zip Code: **20777**
Subdivision/Village/Complex Name:		SDP/WP/BA #:	
Lot: **2**	Tax Map: **0034**	Parcel: **0386**	Grading Permit #:

DESCRIPTION OF WORK *REQUIRED*

Existing Use: **Residential SFD**	Proposed Use: **Residential SFD**	Estimated Cost: $**10,000**

Trade Work to Be Completed *(Separate Permits Required)*: ☐ Mechanical (HVACR) ☐ Electrical ☐ Plumbing ☐ None

Construct 11' x 3.6' areaway, retaining wall and steps at rear of single family dwelling per Engineers plans.

Also install interior basement waterproofing, 55 linear feet. Install (2) window well tops
Retaing Wall height 4 ft

PROPERTY OWNER INFORMATION *REQUIRED*

Owner(s) Name(s) *(As it appears on tax records)*: **Gary J & Esther P Brown**		Primary Residence: ■ Yes ☐ No
Owner's Street Address: **13514 Villadest Drive**		
City: **Highland**	State: **Maryland**	Zip Code: **20777**
Phone: **443-453-3076**	Email: **info@expertpermits.com**	

APPLICANT NAME *REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION*

Business Name: **Expert Permits LLC**	Contact Name: **Jelani Brown**	
Street Address: **3022 Iona Terrace**		
City: **Baltimore**	State: **Maryland**	Zip Code: **21214**
Phone: **443-453-3076**	Email: **info@expertpermits.com**	

CONTRACTOR INFORMATION *REQUIRED*

Business Name: **Best Buy Wateproofing**		
Licensee's Name: **Andrew Altman**	**License #: 134853**	
Street Address: **8950 Route 108 Suite 221**		
City: **Columbia**	State: **Maryland**	Zip Code: **21045**
Phone: **410-919-9397**	Email: **info@expertpermits.com**	

ARCHITECT/ENGINEER INFORMATION *INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE*

Business Name: **Elhajj Engineering Consultants**	Name: **Nader Elhajj PE**	
Street Address: **3603 Mclean Avenue**		
City: **Fairfax**	State: ~~**Maryland**~~ VA	Zip Code: **22030**
Phone: **703-615-2451**	Email: **nelhajj@yahoo.com**	

BUILDING CHARACTERISTICS *REQUIRED*

Primary Structure: ■ SF Dwelling ☐ SF Townhouse ☐ SF Duplex ☐ Mobile Home ☐ Multi-Family Dwelling (MF*) Condo: ☐ Yes ■ No

Utilities: ☑ Electric ☐ Gas Water Supply: ☑ Public ☐ Private (Well) Sewage Disposal: ☑ Public ☐ Private (Septic)

Heating System: ☑ Electric ☐ Natural Gas ☐ Propane ☐ Other: Roadside Tree Project: ☒ No ☐ Yes: #

Sprinkler System: ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D ☒ None Fire Alarm System: ☐ Yes ☒ No ☐ Voice Evac

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

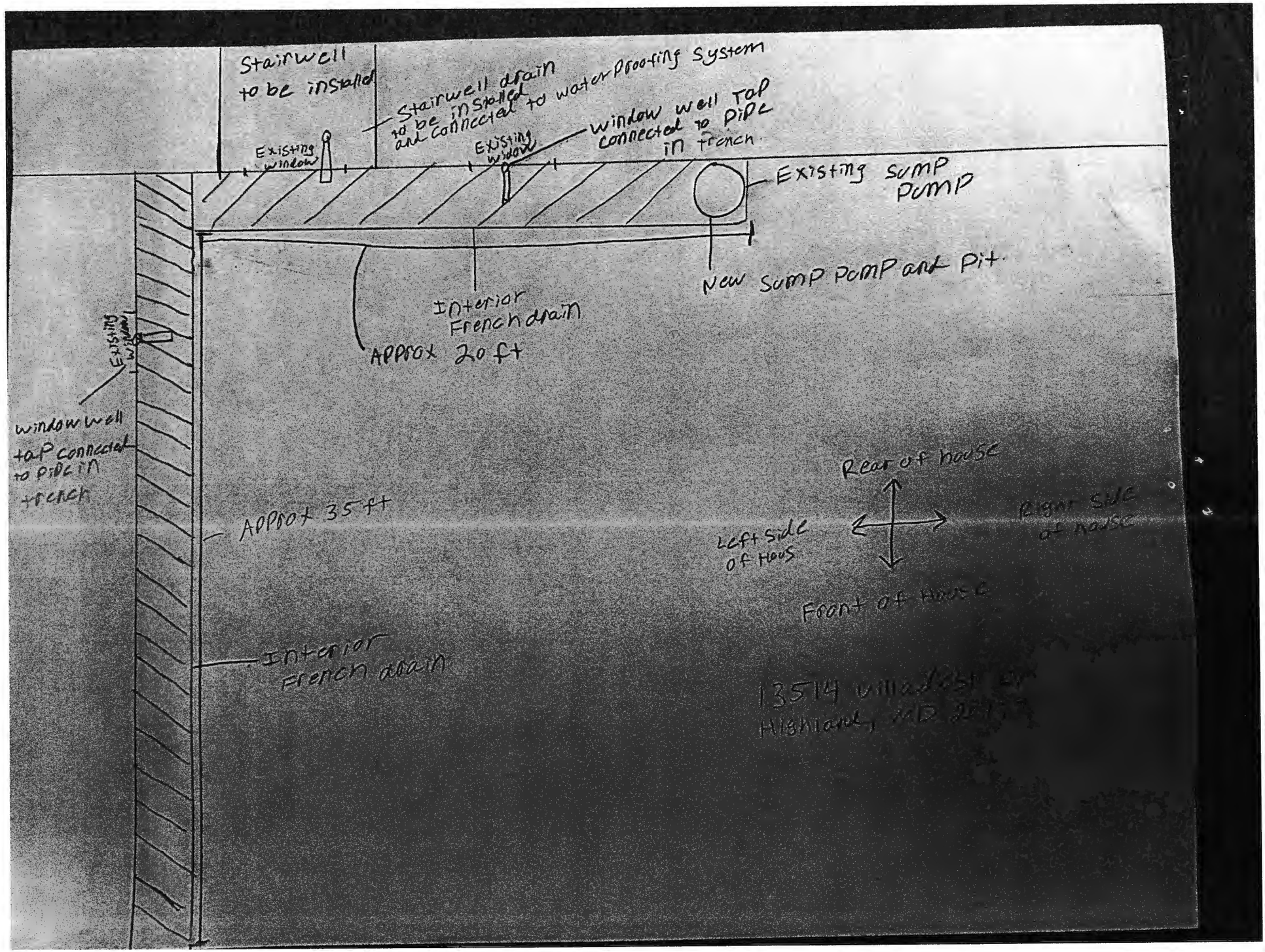
Model Name & Options:

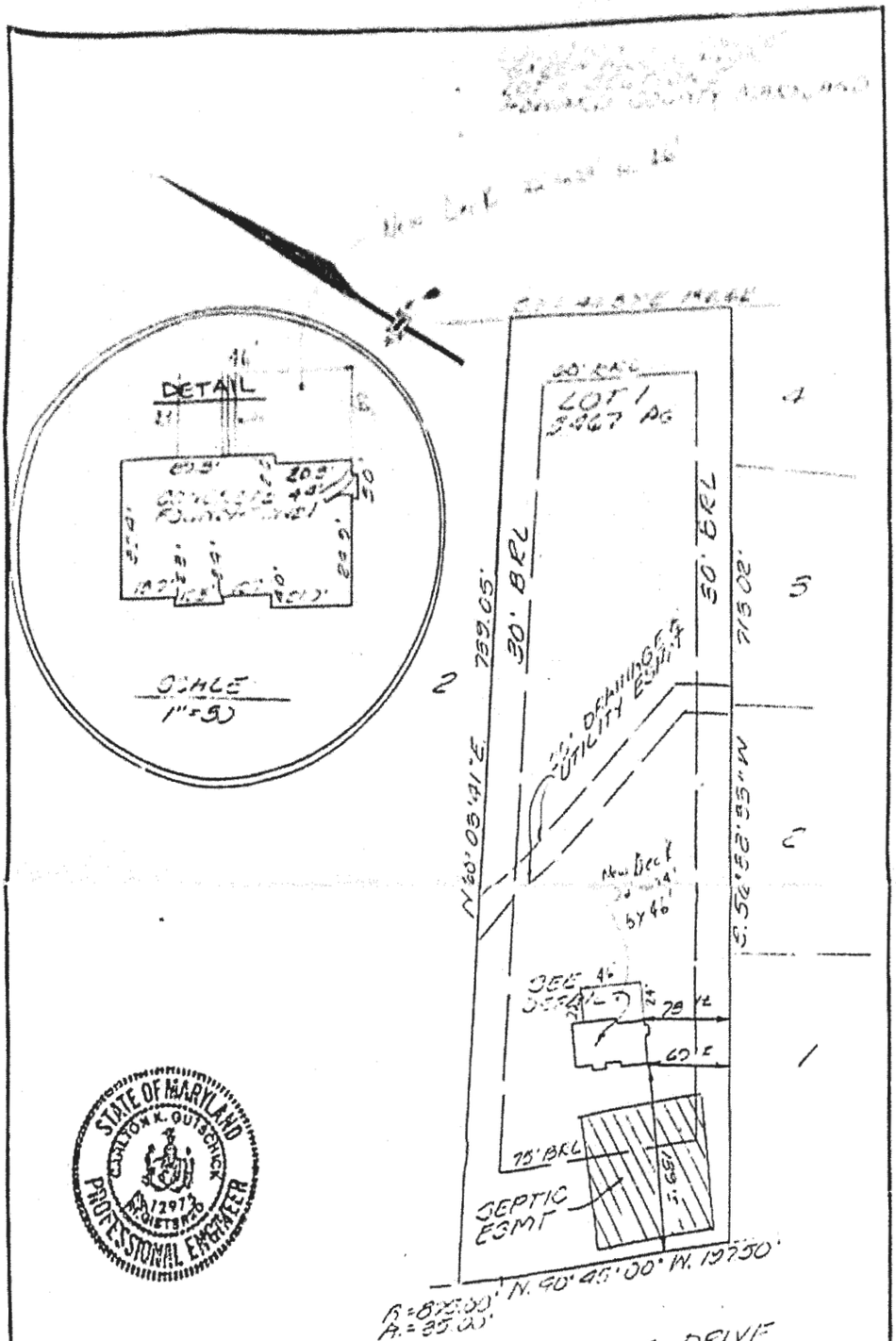
# of Bedrooms (SF):	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms:	# Full Baths:	# Half Baths:	# Fireplaces:	

Garage/Carport Info: ☐ Attached Garage ☐ Detached Garage ☐ Integral Garage ☐ Carport ☐ None

Basement/Foundation Info: ☐ Slab on Grade ☐ Post & Pier ☐ Unfinished Basement ☐ Finished Basement: ☐ Full or ☐ Partial

1st Fl Width:	1st Fl Depth:	2nd Fl Width:	2nd Fl Depth:	Bsmt Width:	Bsmt Depth:


Stairwell to be installed
Stairwell drain to be installed and connected to water proofing system
Existing window
Existing window
window well tap connected to pipe in trench
Existing sump pump
New sump pump and pit
Interior French drain
Approx 20 ft
Existing window
window well tap connected to pipe in trench
Approx 35 ft
Interior French drain
Rear of house
Left side of house
Right side of house
Front of house
13514 Willadel Dr
Highland, MD 20777



STATE OF MARYLAND
CARLTON K. GUTSCHICK
No. 12973
REGISTERED
PROFESSIONAL ENGINEER

ENGINEER'S CERTIFICATE

I hereby certify that the position of all existing improvements on the above described property have been carefully established by accepted field practices and that unless otherwise shown, there are no encroachments.

CK Gutschick 6-28-89

GLW GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK
BURTONSVILLE, MD 20866
TEL. (301) 421-4024

REFERENCE: ~~PLAT BOOK~~ PLAT Nº 4567

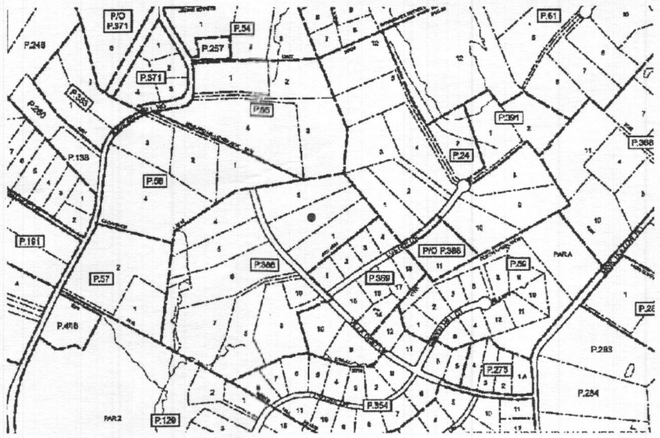
DRAWN BY:	DATE: 6-25-89	G.L.W. FILE NO.
CHECKED BY: TCC	SCALE: 1"=100'	87-093

148997

PERMIT PLANS FOR AN AREAWAY

13514 VILLADEST DR.
HIGHLAND, MD 20777

VICINITY MAP (NOT TO SCALE)



LIST OF DRAWINGS

SHEET	DESCRIPTION
C001	COVER SHEET
C002	GENERAL AND STRUCTURAL NOTES
S001	AREAWAY LOCATION PLAN && DETAILS

SCOPE OF WORK

- CONSTRUCT A NEW AREAWAY ALONG THE REAR SIDE OF THE HOUSE.

CODE SUMMARY

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)

COMPANY NAME:

ELENCON
Elhajj Engineering Consultants

ENGINEER:
NADER ELHAJJ, P.E.
TEL.: 703-615-2451
EMAIL: nelhajj@yahoo.com
ADDRESS: 3603 Mclean Ave. Fairfax, VA 22030

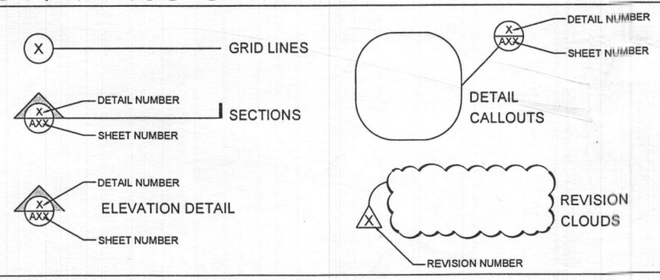
NAME:
BROWN GARY J &
BROWN ESTHER P T/E

PROJECT ADDRESS:
13514 VILLADEST DR.
HIGHLAND, MD 20777

MATERIALS SYMBOLS

EARTH	BRICK	WOOD ROUGH
GRAVEL	STEEL	WOOD-FINISHED
CONCRETE	BATT INSULATION	GLASS
CONCRETE MASONRY UNITS	RIGID INSULATION	PLASTER

DRAWINGS SYMBOLS



PROJECT DATA

DISTRICT	05
MAP	0034
GRID	0020
PARCEL	0386
NEIGHBORHOOD	5010102.14
SUBDIVISION	1002
LOT	2
YEAR BUILT	1990
USE	RESIDENTIAL
EXTERIOR	BRICK
TYPE	STANDARD UNIT
STORIES	2
BASEMENT	YES
LEGAL DESCRIPTION	LOT 2 3.347A S 513514 VILLADEST DR GREEN HILL MANOR

AREAS

EXISTING AREA

1. SQ.FT
2. SQ.FT

PROPOSED AREA

1. SQ.FT
2. SQ.FT

ABBREVIATIONS

Above finished floor	AFF	Engineer	ENGR	Material	MATL	Roof	RF
Acoustic	ACST	Entrance	ENTR	Maximum	MAX	Roofing	RFG
Acoustic Panel Ceiling	APC	Equal	EQ	Mechanical	MECH	Room	RM
Addendum	ADD	Equipment	EQUIP	Membrane	MEMB	Rubber	RBR
Alternate	ALT	Exhaust	EXH	Mezzanine	MEZZ	Schedule	SCHED
Aluminum	AL	Existing	EXIST	Minimum	MIN	Schematic	SCHEM
Angle	L	Expansion joint	EXP JT	Miscellaneous	MISC	Section	SECT
Approximate	APPROX	Exposed	EXP	Mounted	MTD	Service	SVCE
Architecture, architectural	ARCH	Exterior	EXT	Mounting	MTG	"Sheet, sheeting"	SHT
Asbestos	ASB	Fabricate	FAB	Necessary	NEC	Shower	SH
Asphalt	ASPH	Face of Stud	F. OF S.	Noise-reduction coefficient	NRC	Siding	SDG
Assistant	ASST	Fiberglass-reinforced plastics	FRP	Nominal	NOM	Similar	SIM
Association	ASSN	Finish	FIN	Non Combustible NC,	NONCOM	Slope	SL
Automatic	AUTO	Finished Floor	FF	North	N	Sound-transmission class	STC
Average	AVG	Fire Extinguisher	FE	Not in Contract	NIC	South	S
Base plate	BP	Fire Extinguisher & Cabinet	FEC	Not to scale	NTS	Specification	SPEC
Basement	BSMT	Fire Retardant Treated	FRT	Not available	NA	Sprinkler	SPR
Beam	BM	Fireproof	FPRF	Number	NO	Square	SQ
Bearing	BRG	Fixture	FXTR	Office	OFF	Stainless steel	SS
Bedroom	BR	Flange	FLG	On center	OC	Standard	STD
Benchmark	BM	Floor	FL	Opening	OPNG	Standpipe	SP
Board	BD	Floor drain	FD	Opposite	OPP	Steel	STL
Boiler	BLR	Flooring	FLG	Outside diameter	OD	Storage	STOR
Bottom	BOT	Fluorescent	FLUOR	Overall	OA	Structural Glazed Facing Tile	SGFT
Brick	BRK	Footing	FTG	Overhead	OVHD	Structural, structure	STRUCT
Building line	BL	Foundation	FDN	Page	P	Substitute	SUBST
Building	BLDG	Furnish(ed), furniture	FURN	Painted	PTD	Surface	SURF
Built-up-roof	BUR	Furring	FURR	Pair	PR	Suspend(ed)	SUSP
Cabinet	CAB	Gage (gauge)	GA	Panel	PNL	Switch	SW
Catalog	CAT	Galvanize(d)	GALV	Percent	PCT	Symmetrical	SYM
Ceiling height	CH	Galvanized Iron	GALVI	Perforate(d)	PERF	System	SYS
Ceiling	CLG	Glazed Wall Tile	GWT	Permanent	PERM	Tackboard	TB
Center	CTR	Grade	GR	Perpendicular	PERP	Tackstrip	TS
Centerline	CL	Gravel	GVL	Piece	PC	Telephone	TEL
Clear	CLR	Gypsum Wallboard	GWB	Plate	PL	Television	TV
Closet	CLO	Gypsum	GYP	Plumbing	PLMB	Temporary	TEMP
Coated	CTD	Hardware	HDW	Plywood	PLYWD	Thick	THK
Cold rolled	CR	Heating ventilating and air conditioning	HVAC	Point	PT	Through	THRU
Column	COL	Height	HGT	Precast	PRCST	Top and bottom	T&B
Company	CO	Hollow Metal	HM	Prefabricated	PREFAB	Top chord	TC
Composition	COMP	Horizontal	HORIZ	Preliminary	PRELIM	Top of Masonry Parapet	TMP
Concrete Masonry Unit	CMU	Include(d), inclusive	INCL	Preparation, prepare	PREP	Top of Bearing	TOFB
Concrete	CONC	Incorporated	INC	Program	PRGM	Top of Steel	T.O.S.
Construction joint	CJ	Information	INFO	Projection Screen	PS	Topping	TOPG
Construction	CONSTR	Inside diameter	ID	Project	PROJ	Total	TOT
"Continue, Continuous"	CONT	Install(ed), installation	INSTL	Property	PROP	Transformer	XFMR
Corridor	CORR	Insulation	INSUL	Public Address	PA	Transom	TR
Dampproofing	DP	Interior	INT	Quality control	QC	Transparent	TRANS
Degree	DEG	Janitor	JAN	Quality	QUAL	Tread	TRD
Department(al)	DEPT	Joint	JT	Quantity	QTY	Threshold	THRESH
Detail	DET	Joist J,	JST	Radius	RAD	Typical	TYP
Diagonal	DIAG	Laboratory	LAB	Rain Leader	RL	Underground	UG
Diameter	DIA	Lavatory	LAV	Received	RCVD	Underwriters Laboratories	UL
Dimension	DIM	Left Hand	LH	Receptacle	RCPT	Unfinished	UNF
Dishwasher	DW	Left	L	Receptionist	RECPT	Unit Ventilator	UV
Dispenser	DISP	Length	LG	Recess(ed)	REC	Unless Otherwise Noted	UON
Door	DR	Light	LT	Refer, reference	REF	Vertical	VERT
Double	DBL	Machine	MACH	Refrigerate, refrigerator	REFR	Vestibule VEST,	V
Double-hung	DH	Maintenance	MAINT	Reinforce	REINF	Water closet	WC
Down	DN	Manager	MGR	Reinforced concrete	RC	Waterproof	WP
Downspout	DS	Manual	MNL	Remove	RMV	Weight	WT
Drain	DR	Manufacturing	MFG	Repair	RPR	Welded	WLD
Drawing	DWG	Marker/board	MB	Required	REQD	Welded Wire Mesh	WWM
Each	EA	Masonry opening	MO	Revise, revision	REV	With	W/
East	E	Masonry	MSNRY	Right hand	RH	Without	W/O
Elevation	EL	Master bedroom	MBR	Road	RD	Wood	WD
Elevator	ELEV			Roof Drain	RD		

GENERAL NOTES

- THESE PLANS ARE DONE TO OBTAIN A BUILDING PERMIT (BY OTHERS).
- AREA SQUARE FOOTAGE CALCULATIONS FOR THE ADDITION OR HOUSE (IF DONE) WERE CALCULATED BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE AS BUILT CONDITIONS.
- ZONING, SETBACKS, BUILDING HEIGHTS, HOA RESTRICTIONS & REQUIREMENTS, RPA'S, BRL'S, SITE OR GRADING PLANS, DRAINAGE PLANS, & SOIL TESTS ARE NOT WITHIN THE SCOPE OF THESE PLANS AND MUST BE CHECKED FIRST BY OTHERS.
- SIZE, LOCATION AND DIRECTION OF ALL EXISTING STRUCTURES HAVE BEEN TAKEN FROM THE BEST AVAILABLE INFORMATION AND EVIDENCE. CONTRACTOR SHALL CONFIRM PRIOR TO BEGINNING WORK.

DISCLAIMERS

- INFORMATION PROVIDED BY OTHERS. ELENCON LLC MAY USE SUCH INFORMATION, REQUIREMENTS, REPORTS, DATA, SURVEYS, AND INSTRUCTIONS IN PERFORMING ITS SERVICES AND IS ENTITLED TO RELY UPON THE ACCURACY AND COMPLETENESS THEREOF. ELENCON OR NADER ELHAJJ SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUSLY OR INCOMPLETE INFORMATION PROVIDED BY THE CLIENT OR THE CLIENT'S CONSULTANTS, CONTRACTORS OR OTHERS.
- ANY PARTY OR INDIVIDUAL MAKING CHANGES TO THE STRUCTURAL DRAWINGS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM TEH STRUCTURAL ENGINEER, ELENCON LLC, WILL ASSUME FULL RESPONSIBILITY FOR THE STRUCTURAL DOCUMENTATION IN ITS ENTIRETY, AND ELENCON LLC CERTIFICATION OF THIS PROJECT WILL BECOME NULL AND VOID.
- THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS ELENCON LLC, ITS OFFICERS, DIRECTORS, EMPLOYEE, CONTRACTORS AND SUBCONTRACTORS (COLLECTIVELY, CONSULTANTS) AGAINST ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, TO THE EXTENT CAUSED BY THE CLIENT'S NEGLIGENT ACTS IN CONNECTION WITH THE PROJECT AND THE ACTS OF ITS CONTRACTORS, SUBCONTRACTORS OR CONSULTANTS OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE.

CALL MISS UTILITY BEFORE ANY DIGGING OR EXCAVATIONS.

DESIGN LOADS

FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	30 PSF
FLOOR DEAD LOAD	10 PSF
STAIR LOAD	40 PSF
PRESUMPTUOUS SOIL BEARING CAPACITY	1,500 PSF
SOIL LATERAL LOAD	60 PCF
LIVE LOAD DEFLECTION	L/360
TOTAL LOAD DEFLECTION	L/240

LOCAL DESIGN CRITERIA

EARTHQUAKE SPECIAL RESPONSE	SS=0.16 / S1=0.053
WEATHERING PROBABILITY	SEVERE
TERMITE INFESTATION PROBABILITY	MODERATE TO HEAVY
DECAY PROBABILITY	SLIGHT TO MODERATE
FLOOD HAZARD	29038
WINTER DESIGN TEMPERATURE	20°F
AIR FREEZING INDEX	1500
MEAN ANNUAL TEMPERATURE	55°F
WIND SPEED	115 MPH
SDC	A
GROUND SNOW LOAD	40 LBS
FROST LINE DEPTH	30"
ICE SHIELD UNDERLAYMENT	REQUIRED

LEGEND

- MAIN ELECTRIC PANEL
- SMOKE/CARBON MONOXIDE DETECTOR WIRED IN SERIES
- SEWER PIPE
- HOT WATER HEATER
- ROUND STEEL POST
- GAS METER
- WATER SHUT OFF VALVE
- SINGLE POLE SWITCH

STATE OF MARYLAND
NADER R. ELHAJJ
No. 27311
PROFESSIONAL ENGINEER
DocuSigned by: Nader Elhajj
7ED07AF81226458...
5/24/2023

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DUTY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27311, EXPIRATION DATE:04/22/2024.

REVISION

NO.	DATE	DESCRIPTION
1		

DATE: APRIL 06, 2023
DRAWN BY: N.E
SCALE: AS NOTED

SHEET TITLE
COVER SHEET

SHEET NO.
C001

GENERAL & STRUCTURAL NOTES

GENERAL REQUIREMENTS

1. The conditions and assumptions stated in these documents shall be verified by the Contractor. In the event of a discrepancy between these plans and specifications and as-built conditions, the Contractor shall notify the Designer/engineer.architect in writing of the discrepancy.
2. Contractor shall have a copy of the approved plans on site at all times.
3. Contractor to provide any temporary bracing and shoring where required. Temporary bracing shall remain in place until permanent connections and structure are installed and structure is stabilized.
4. In accordance with generally accepted construction practices, the contractor shall be solely responsible for conditions of the job site including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.
5. All work shall conform to all applicable building codes, ordinances, and regulations as adopted by the local jurisdiction.
6. Details noted as typical (Typ.) shall apply at all similar conditions unless otherwise noted.
7. Contractor shall be responsible for means, methods, techniques and procedures employed in the performance of work on or about the job site.
8. The contractor shall coordinate and verify all work performed by subcontractors.
9. Where applicable civil, structural, plumbing, mechanical, electrical, landscape drawings are supplemental to the architectural drawings the contractor shall review all drawings and report any discrepancies or omissions to the architect for clarification prior to commencing or continuing any work.
10. The contractor shall assume sole and complete responsibility for job site safety conditions during the course of construction of the project and this requirement shall apply continuously and not be limited to normal working hours, the contractor shall defend, indemnify, and hold harmless the engineer and the architect from any and all liability, real, or alleged, in connection with performance of work on this project.
11. The structure is designed as a stable unit after all components are in place. the contractor shall provide all shoring and bracing necessary to ensure the stability of any and all parts of the building during construction.
12. Unless specifically shown or noted on the drawings, no structural member shall be cut, notched, bored, or otherwise modified without permission of the designer/engineer/architect.
13. Neither the engineer's or architect's review nor approval of the shop drawings shall relieve the general contractor from responsibility for deviations from drawings or specifications unless the engineer or the architect are informed (in writing) of such deviations at the time of submission, nor shall it relieve him of responsibility for errors of any sort in the shop drawings.
14. Details are not intended to show method and manner of accomplishing the work. Minor modifications may be required to suit the job dimensions or conditions and shall be included as part of the work. Engineer's or Architect's approval is required prior to proceeding with deviation from details.
15. Contractor shall be responsible for verifying the exact location of all utility lines (where required).
16. General contractor to remove and dispose of all construction debris off site.

EARTH WORK & FOUNDATIONS

1. Soil bearing value at the bottom of all footings is assumed to be 1500 psf.
2. Unless otherwise noted, footings shall extend a minimum of 12" into original undisturbed soil and a minimum of 30" below finished grade or compacted fill (frost line).
3. Where required, step footings with ratio of 2 horizontal to 1 vertical is permitted.
4. Footings within 5 feet of existing house footings shall be at the same depth as existing footings.
5. All soil fill material shall be approved by a licensed professional engineer prior to placement. Material to be free from organic material, trash, muck, concrete, asphalt or other deleterious substances. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Fill material shall be placed in layers not to exceed 8" and shall be compacted to min. 95% of the dry max. density as determined by ASTM D698.
6. The water table shall be a minimum 2'-0" below the bottom of all footings and slabs.
7. No footings or slabs shall be placed on or in marine clay, peat or other organic materials.
8. Footings shall not be cast against frozen, wet, or loose ground.
9. All footing excavations shall be inspected by the building official or an approved third party inspector prior to placing of any concrete.
10. All bearing strata shall be adequately drained prior to placing of any concrete. Clay, if found, must be removed and replaced with suitable fill at least 2 feet below the footing.

CONCRETE

1. Concrete shall have min. 28-day compressive strength (f"c) of 3500 psi.
2. Concrete shall be designed, specified & poured in accordance with ACI-318, ACI 301 & ACI 332.
3. Concrete exposed to weather to be air entrained. All concrete work shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 40 °F without precautions necessary to prevent freezing. No antifreeze admixtures may be added to the concrete without written approval of a licensed professional engineer.
4. All reinforcing steel shall conform to ASTM A-615 Grade 60. Support bars and all required accessories shall be furnished in accordance with C.R.S.I. standards. All reinforcing to be spliced a minimum of 30 bar diameters.
5. U.N.O. provide clear distance to outermost reinforcing bars as follows:

Footings Cast Against The Ground:	3" from bottom
Exterior Wall With Formed Surfaces	2"
Slabs Exposed To Weather	1-1/2"

REINFORCING STEEL

1. Reinforcing steel shall be deformed bars conforming to ASTM A615 Welded wire fabric shall conform to ASTM A185.
2. All steel reinforcement : 60 Fy = KSI.
3. Detailing ,fabricating and placing of reinforcement Steel shall be in accordance with ACI 315- "Manual of Standard Practice for Detailing Reinforced Concrete Structures."
4. All reinforcing bars which intercept perpendicular elements shall terminate in hooks ,(2) placed two inches clear from outer face of adjoining structural member.

MASONRY

1. Materials:
   Mortar: Type "S" ASTM C-270 with minimum fm'=1800 psi.
   Hollow CMU: ASTM C-90 minimum 28-day compressive strength of 1,500 psi.
   Face Brick: ASTM C-216
   Grout: ASTM C-476 with minimum compressive strength of 2,000 psi.
   Grout Aggregate: ASTM C-404
2. All masonry work shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 40 °F without precautions necessary to prevent freezing. Masonry walls shall have 9 Gauge galvanized Dur-o-wall' (ladder) or truss type joint reinforcement at 16" o.c, vertically above grade and 8" o.c. vertically at below grade joints.
3. Provide at least 6" of solid masonry under concentrated loading conditions.
4. The top course of all masonry bearing walls shall be constructed of solid masonry units or grout filled hollow units to adequately distribute loads.
5. Brick veneer shall be attached to wood frame with min. 22ga. galv. corrugated masonry ties min. 7/8" wide at 16" O.C. horizontally and vertically. Provide weep holes at 24" o.c at first course above grade and first course above steel lintels.
6. All masonry work shall conform to applicable requirements of BIA and NCMA.

FASTENERS

1. All fasteners in exterior applications shall be hot-dipped galvanized.
2. Anchor bolts shall be S.R.E 1/2" diameter per ASTM A307.
3. Joist hangers shall be used to support all purloins, joists, and beams not framed over supporting members unless noted otherwise.
4. Machine bolt and carriage bolt holes in wood shall be drilled 1/16" larger than diameter of the bolt.
5. Lag screws shall be square head, of structural grade steal, and shall be placed with washers under thread.
6. Use Simpson Strong-Tie SDW truss-ply screws for fastening built-up wood columns together. Follow Simpson truss-ply schedule for installation number and type of fasteners.

EGRESS

1. Wood in contact with soil or concrete shall be pressure treated.
2. All new windows shall have double pane insulating glass with a minimum U-value of 0.32.
3. Window and door sizes indicated on plans are nominal only.
4. Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. All bedroom emergency egress windows shall have a minimum net clear opening of 5.7 square feet, minimum net clear open able width of 20", minimum net clear opening height of 24" and maximum finished sill height of 44" above floor.
5. The min. horizontal area of the window well shall be 9 square feet with a min. Horizontal projection and width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
6. Ceiling height shall be minimum 7'-0" for habitable basements. Portions of basements that do not contain habitable space, hallways, bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6'-8".
7. Window well shall drain to exterior or interior drain system.
8. Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or rungs shall have an inside width of at least 12 inches, shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.
9. Egress window well and covers shall be installed in accordance with manufacturer's specifications and installation instruction.
10. Interior waterproofing system and sump pump shall be installed in accordance with supplier/manufacturer's installation instructions.

RETAINING WALL

1. Masonry walls shall have 9 Gauge galvanized Dur-o-wall (ladder) or truss type joint reinforcement al 16" o.c, vertically above grade and 8" o.c. vertically at below grade joints.
2. Provide at least 6" of solid masonry under concentrated loading conditions.
3. Mortar to conform to ASTM C270, Type N with minimum fm'=1800 psi.
4. Grout shall conform to ASTM C-476 and have minimum Compressive Strength Of 2000 psi.
5. Concrete Masonry Units (CMU) shall conform to ASTM C90 and have a minimum 28-day compressive strength of 1500 psi.
6. The min. 28-day compressive strength for concrete shall be 3500 psi.
7. Concrete work shall conform to all requirements of ACI-318, ACI 301 and ACI 332.
8. Reinforcing steel shall be deformed bars conforming to ASTM A-615. Welded wire fabric shall conform to ASTM A-185.
9. All steel reinforcement: F_y = 60 KSI.
10. Footings shall extend a minimum of 30" below finished grade (frost line).
11. Where required, step footings to ratio of 2 horizontal to 1 vertical.
12. All footing excavations shall be inspected by the building official or an approved third party inspector prior to placing of any concrete.
13. Footings shall not be cast against frozen, wet, or lose ground.
14. Waterproof back face of retaining wall with 1/2" coating of cement plaster or two continuous coatings of hot bituminous materials applied at right angles to each other over a suitable prime coat.
15. Provide a 4" diameter rigid perforated drain pipe, full length of wall connects to suitable outlets beyond each end or weep holes at 4'-0" on center.
16. Provide a filter fabric, wrapped around 12" of gravel around drain pipe.
17. Gravel backfill to within one foot from top of wall and a minimum of 4" below drain pipe.
18. No concrete shall be placed until all reinforcing has been installed and inspected by the Building Inspector or an approved third party Inspector.
19. The minimum lap length for bars or dowels shall be 15 inches for a #3 bar, 20 inches for a #4 bar, 25 inches for a #5 bar and 30 inches for a #6 bar.
20. Control joints shall be placed no more than 20 feet on center. Expansion joints, constructed shall be placed at every forth control joint.
21. Backfilling against retaining walls shall not be permitted until at least 5 days after pouring the concrete or grout in cores. Heavy equipment shall maintain a distance away from the wall equal to the wall's height. Care shall be taken to avoid exerting large impact forces on the wall.
22. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or *grade* below at any point within 36 inches horizontally to the edge of the open side.
23. Guards shall be not less than 36 inches high measured vertically above the adjacent walking surface.

COMPANY NAME:

ELENCON
Elhajj Engineering Consultants

ENGINEER:
NADER ELHAJJ, P.E.
TEL.: 703-615-2451
EMAIL: nelhajj@yahoo.com
ADDRESS: 3603 Mclean Ave.
Fairfax, VA 22030

NAME:
BROWN GARY J &
BROWN ESTHER P T/E

PROJECT ADDRESS:
13514 VILLADEST DR.
HIGHLAND, MD 20777

STATE OF MARYLAND
NADER R. ELHAJJ
No. 27311
PROFESSIONAL ENGINEER

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DUTY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27311, EXPIRATION DATE:04/22/2024.

REVISION

NO.	DATE	DESCRIPTION
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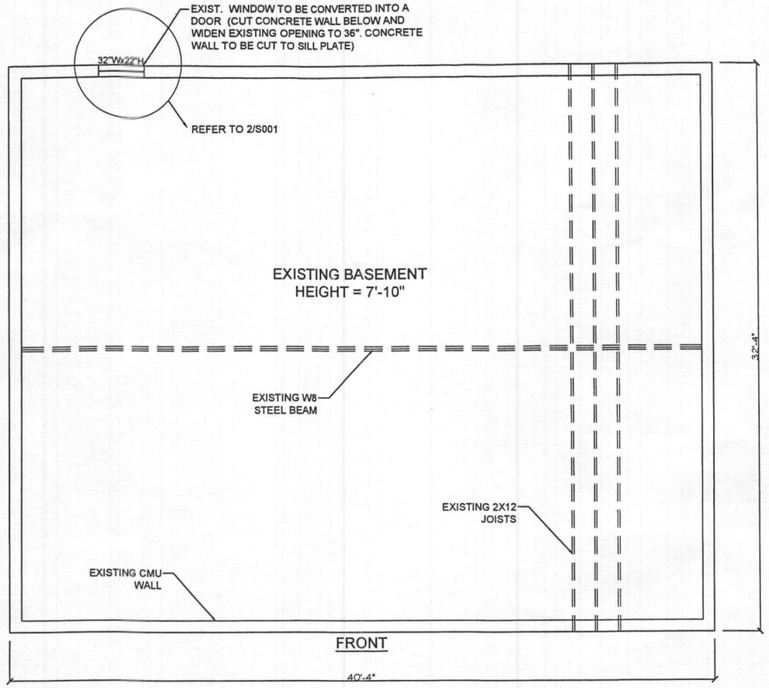
DATE: APRIL 06, 2023
DRAWN BY: N.E
SCALE: AS NOTED

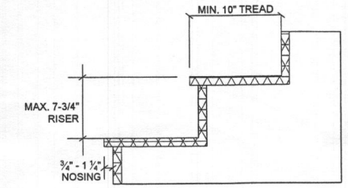
SHEET TITLE
GENERAL & STRUC. NOTES

SHEET NO.
C002



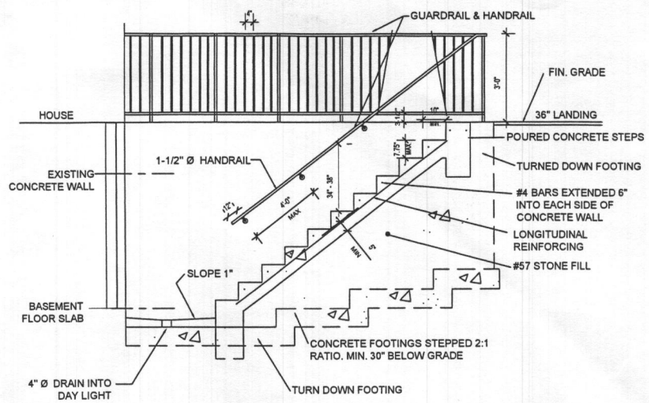
1 S001 EXISTING BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'



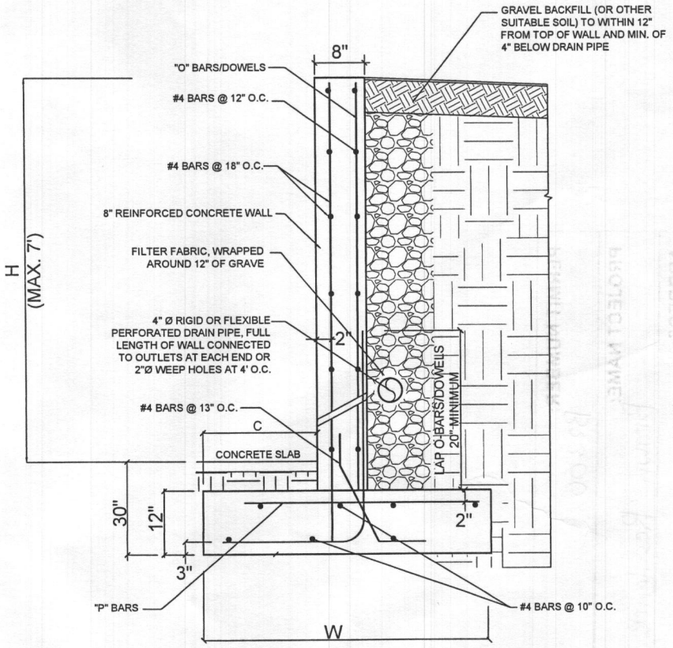
5 S001 STAIR TREAD & RISER DIMENSION

NOT TO SCALE



3 S001 TYPICAL AREAWAY FOUNDATION DETAIL

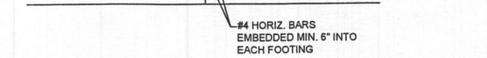
NOT TO SCALE



Wall Height "H"	Footing Width "W"	O-bars/ dowels	P- bars	C
4'	40"	#5@18" O.C.	#5@ 18" O.C.	30"
6'	52"	#5@12" O.C.	#5@ 12" O.C.	30"

7 S001 CONCRETE RETAINING WALL SECTION DETAIL

NOT TO SCALE

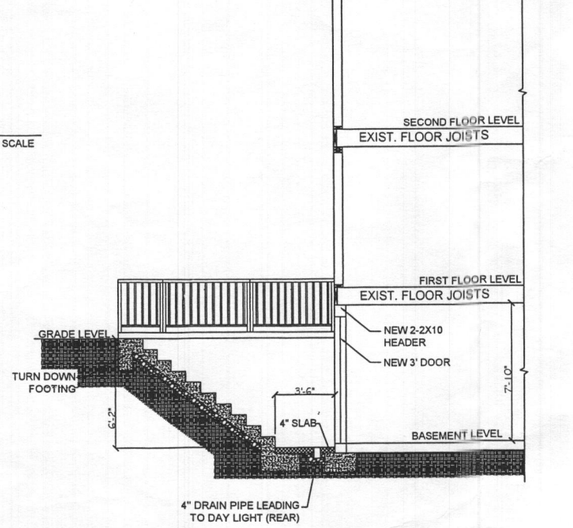


4 S001 NEW FOOTING TO EXISTING FOOTING CONNECTION

NOT TO SCALE

2 S001 PROPOSED AREAWAY FLOOR PLAN

NOT TO SCALE



6 S001 PROPOSED AREAWAY-SECTION A-A

1/4"=1'-0"

COMPANY NAME:

ELENCON
Elhajj Engineering Consultants

ENGINEER:
NADER ELHAJJ, P.E.
TEL.: 703-615-2451
EMAIL: nelhajj@yahoo.com
ADDRESS: 3603 Mclean Ave. Fairfax, VA 22030

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SHEET TITLE
AREAWAY LOCATION PLAN & DETAILS

SHEET NO.
A001