

Permits: 410-313-2455
 Inspections: 410-313-1810
 Automated Line: 410-313-3800

Howard County Building/Fire Permit Application
 Department of Inspections, Licenses & Permits
 3430 Court House Drive
 Ellicott City, MD 21043

Permit Number:

B12003021

Building Address: 12700 Maryvale Court
Ellicott City, MD 21042

Suite/Apt. # _____ SDP/WP/BA #: _____

Census Tract: _____ Subdivision: _____

Section: _____ Area: _____ Lot: Z

Tax Map: 22 Parcel: 44 Grid: 17

Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: S.F.D

Proposed Use: S.F.D with detached garage

Estimated Construction Cost: \$ 35,000

Description of Work: 26' x 30' Detached Garage

Occupant or Tenant: _____

Was tenant space previously occupied? Yes No

Contact Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

Property Owner's Name: Drew Robertelli

Address: 12700 Maryvale Ct.

City: Ellicott City State: MD Zip Code: 21042

Home Phone: 908-625-7705 Work Phone: _____

Applicant's Name & Mailing Address, (If other than stated herein): _____

Phone: _____ Fax: _____

Email: _____

Contractor Company: Kenrock Contracting Inc.

Contact Person: Ken Williams

Address: 8869 Cemetery Lane

City: Severna Park State: MD Zip Code: 20763

License No.: 67322

Phone: 301-233-0097 Fax: 301-495-8941

Email: Kenrockinc@Verizon.net

Engineer/Architect Company: _____

Responsible Design Prof.: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

BUILDING DESCRIPTION - COMMERCIAL	
Building Characteristics	Utilities
Height:	<u>Water Supply</u>
No. of stories:	<input type="checkbox"/> Public
Gross area, sq. ft./floor:	<input type="checkbox"/> Private
Area of construction (sq. ft.):	<u>Sewage Disposal</u>
Use group:	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
Construction type:	Heating System
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Masonry	Sprinkler System:
<input type="checkbox"/> Wood Frame	<input type="checkbox"/> N/A
<input type="checkbox"/> State Certified Modular	<input type="checkbox"/> Full
<input checked="" type="checkbox"/> Roadside Tree Project Permit	<input type="checkbox"/> Partial
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Other Suppression
<input type="checkbox"/> Roadside Tree Project Permit #	No. of Heads: _____

BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities
<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	<u>Water Supply</u>
Depth Width	<input type="checkbox"/> Public
1 st floor:	<input checked="" type="checkbox"/> Private
2 nd floor:	<u>Sewage Disposal</u>
Basement:	<input type="checkbox"/> Public
<input type="checkbox"/> Finished Basement	<input checked="" type="checkbox"/> Private
<input type="checkbox"/> Unfinished Basement	Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Crawl Space	Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Slab on Grade	Heating System
No. of Bedrooms:	<input type="checkbox"/> Electric
Multi-family Dwelling	<input type="checkbox"/> Oil
No. of efficiency units:	<input type="checkbox"/> Natural Gas
No. of 1 BR units:	<input type="checkbox"/> Propane Gas
No. of 2 BR units:	
No. of 3 BR units:	
Other Structure:	
Dimensions:	
Footings:	<input checked="" type="checkbox"/> Roadside Tree Project Permit
Roof:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> State Certified Modular	<input checked="" type="checkbox"/> Roadside Tree Project Permit #
<input type="checkbox"/> Manufactured Home	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: Kenneth Williams Print Name: Kenneth Williams

Email Address: Kenrockinc@verizon.net Date: 7-7-2012

Title/Company: President

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>7-13</u>	<u>Dana Bernard</u>
Fire Protection		

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START
 ONE STOP SHOP

DPZ SETBACK INFORMATION

Front: _____

Rear: _____

Side: _____

Side St.: _____

All minimum setbacks met? Yes No

Is Entrance Permit Required? Yes No

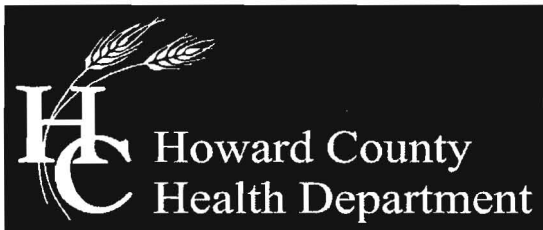
Historic District? Yes No

Lot Coverage for New Town Zone: _____

SDP/Red-line approval date: _____

Filing Fee	\$ <u>25</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$

Check # 4369



Office of the Health Officer

7178 Columbia Gateway Drive, Columbia, MD 21046-2147

Main: 410-313-6300 | Fax: 410-313-6303

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Peter L. Beilenson, M.D., M.P.H., Health Officer

DATE: September 24, 2012

RE: **Building Permit # B12003021**
12700 Maryvale Court
Ellicott City, Maryland 21042

TO: Kenrock Contracting Inc.
C/O Ken Williams
Via E-mail: kenrockinc@verizon.net
8869 Cemetery Lane
Savage, Maryland 20763

Mr. Williams,

Prior to building permit approval, further review is contingent upon the submission of the following:

- Floor plans for the existing house and the proposed addition (the garage).

Your building permit will be placed "on hold" until all Howard County Health Department requirements are met. If you have any questions or correspondence, I can be reached at the above address or by telephone at (410) 313-2775.

Respectfully,

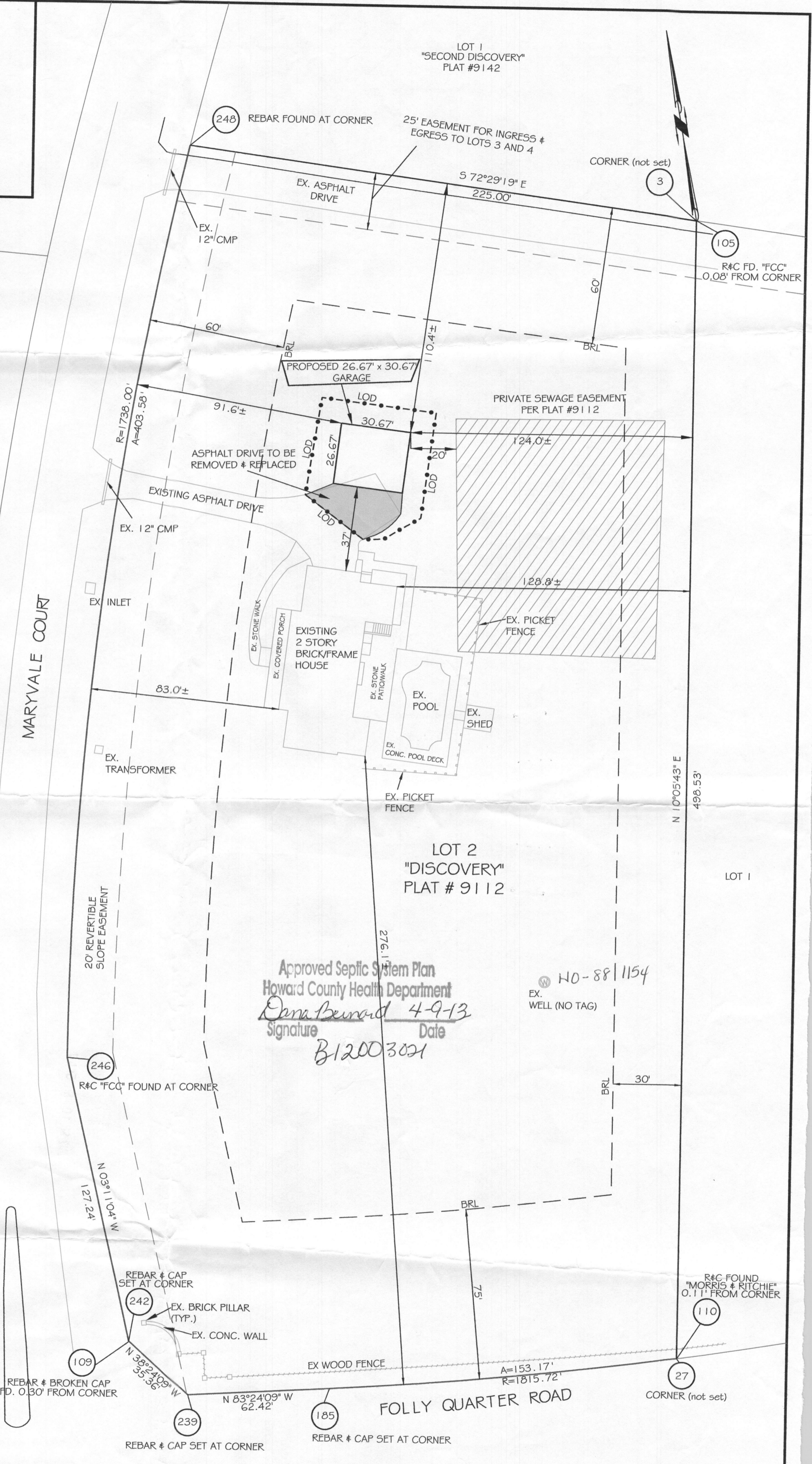
A handwritten signature in cursive script that reads 'Dana Bernard'.

Dana Bernard, REHS/RS
Bureau of Environmental Health
Well and Septic Program
Phone (410) 313-2775
Fax: (410) 313-2648

cc: Well & Septic program file

- NOTES:**
1. BASIS FOR BEARINGS & COORDINATES SHOWN ON THIS PLAT:
REBAR 248 SET EQUAL TO PLAT COORDINATE VALUES FOR NORTHWESTERNMOST CORNER OF LOT 2 PER PLAT #9112
N. 518966.417 E. 812429.257
BEARING FROM REBAR 248 TO FC#C REBAR # CAP 246 SET EQUAL TO BEARING BETWEEN POINTS 248 AND 246 ON PLAT #9112
S 16° 49' 31" W
 2. THERE IS NO DIFFERENCE BETWEEN PLAT BEARINGS AND SURVEY BEARINGS
 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 4. TOTAL AREA DISTURBED = 2700 SQ. FT.

PROPERTY COORDINATES			
PT #	NORTHING	EASTING	DESCRIPTION
3	518898.7159	812643.8300	CORNER
27	518407.8994	812556.4480	CORNER
105	518898.7497	812643.9080	R#C "FCC" 0.08' FROM CORNER
109	518453.6388	812319.7634	R#C FD. 0.30' FROM CORNER
110	518407.8639	812556.5529	R#C FOUND 0.11' FROM CORNER
185	518419.0620	812403.7350	REBAR # CAP SET AT CORNER
239	518426.2330	812341.7320	REBAR # CAP SET AT CORNER
242	518453.9400	812319.7700	REBAR # CAP SET AT CORNER
246	518580.9810	812312.7020	R#C "FCC" FOUND AT CORNER
248	518966.4170	812429.2570	REBAR FOUND AT CORNER

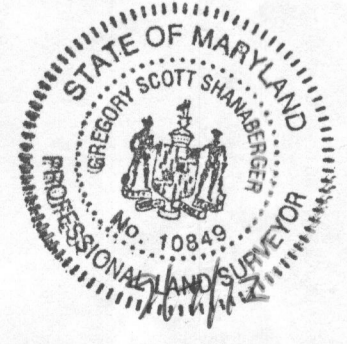


Approved Septic System Plan
 Howard County Health Department
Dana Beard 4-9-13
 Signature Date
 B12003021

SHANABERGER & LANE
 8726 TOWN & COUNTRY BLVD.
 SUITE 201
 ELLICOTT CITY, MD. 21043
 (410) 461-9563
 (410) 461-9693 fax
 home@shanlane.com

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND REVIEW, AND COMPLIES WITH SECTION 09.13.06.03 AND 09.13.06.06 OF THE MD. MINIMUM STANDARDS FOR SURVEYORS.

G. Scott Shanabarger 9/7/12
 G. SCOTT SHANABARGER
 PROFESSIONAL L.S. #10849
 LICENSE EXPIRATION DATE 4/2/2014



PLAN TO SHOW PROPOSED GARAGE BOUNDARY AND LOCATION SURVEY
LOT 2 "DISCOVERY"
 PLAT NUMBER 9112
 DEED REFERENCE: L13405, F.372
 TAX MAP 22 GRID 17 PARCEL 44
 SCALE: 1" = 30' DATE: APRIL 25, 2012
 DATE OF LATEST FIELD WORK: APRIL 25, 2012

GENERAL NOTES:

- THE BUILDING HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED PER 2012 IRC BUILDING CODE. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL ORDINANCES.
- DRAWINGS ARE NOT TO BE SCALED. THE ARCHITECT IS TO BE NOTIFIED PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS. DIMENSIONS ARE BASED ON NOMINAL FRAMING AND MASONRY SIZES.
- NO CHANGES ARE TO BE MADE FROM DRAWINGS AND SPECIFICATIONS WITHOUT THE CONSENT OF THE ARCHITECT.
- SUBMISSION OF THESE DRAWINGS FOR BUILDING PERMIT SIGNIFIES CLIENT'S ACCEPTANCE OF THE BUILDING DESIGN.
- THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM ANY DEVIATIONS FROM THE SUBMITTED PERMIT SET AND OR NEGLIGENT OR FAULTY WORK BY THE CONTRACTOR.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- ALL NOTES ARE TYPICAL UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE BASED ON NOMINAL MATERIAL SIZES; ACTUAL DIMENSIONS WILL VARY SLIGHTLY AND BE ADJUSTED AND COORDINATED IN THE FIELD.
- ALL APPLICABLE LAWS PERTAINING TO HANDRAILS AND SAFETY GLASS ARE TO BE CONFORMED WITH AND TO BE PART OF THESE PLANS. BUILDER TO VERIFY SAFETY GLASS LOCATIONS PRIOR TO ORDERING. HANDRAILS SHALL BE PROVIDED FOR STAIRS OF 4 OR MORE RISERS AND SHALL BE BETWEEN 34" AND 38" ABOVE THE TREAD NOSING AND ARE TO BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIR ALONG BOTH SIDES. THE HANDRAIL SHALL BE MIN. OF 1 1/4" AND A MAX. OF 2" IN CROSS-SECTION AND SHALL PROVIDE MIN. 1 1/2" CLEARANCE FROM WALLS. HANDRAIL ENDS SHALL EXTEND 12" BEYOND TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER AND SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. PROVIDE TEMPORARY GUARDS AT ALL WELLS, DROP-OFFS ETC., DURING CONSTRUCTION.
- STRUCTURAL DESIGN LOADS: (PSF)
FLOOR 40 LL 10 DL 50 TL
CEILING 30 LL 10 DL 40 TL
ROOF 30 LL 10 DL 40 TL
WIND 40 MPH, 3 SECOND BURST
- ADJUST ALL STRUCTURE ELEVATIONS IN FIELD AS REQUIRED.
- ALL WORK IS TO BE PLUMB, LEVEL, AND SQUARE. COORDINATE AND ALIGN STRUCTURE/FLOOR ELEVATIONS WITH EXIST. CONDITIONS WHERE REQUIRED.
- VERIFY ALL COLORS/FINISHES WITH OWNER OF ALL FINISH ITEMS (IE. PAINT, PLUMBING FIXTURES, ELECTRICAL SWITCHES, COVERS, SIDING, ROOF, ETC.)
- ALL CONSTRUCTION DEBRIS WILL BE REMOVED PER LOCAL REGULATIONS AND THE PROJECT WILL BE LEFT BROOM CLEAN.
- SEE TYPICAL WALL SECTION FOR STANDARD MATERIAL NOTES.
- WINDOW GRILLES/LITES SHOWN ARE OPTIONAL AND ARE TO BE PROVIDED PER BUILDER'S SPECIFICATIONS AND/OR CONTRACT.
- ALL INTERIOR FINISHES SHALL BE INSTALLED PER IRC SECTION R 702 AND EXTERIOR FINISHES PER IRC SECTION RT05.
- PROVIDE MINIMUM 22" X 30" ATTIC ACCESS.

MASONRY NOTES:

- ALL CONCRETE TO BE MIN. 3000 PSI. PROVIDE 3500 PSI AT GARAGE SLABS, EXTERIOR STEPS AND PORCHES.
- ALL REINFORCEMENT BARS TO BE MIN. GRADE 60.
- FOOTING SIZE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. CONTRACTOR TO VERIFY ACTUAL SOIL BEARING CAPACITY. ALL FILL IS TO BE COMPACTED TO 95% MAX. DRY DENSITY.
- ALL FOOTINGS TO BEAR ON VIRGIN SOIL 36" BELOW FINISHED GRADE AND 12" BELOW EXISTING GRADE. 4" MAX. OF CLEAN, CRUSHED, COMPACTED STONE MAY BE PROVIDED UNDER FOOTINGS WHEN SURFACE WATER IS PRESENT.
- ALL CONCRETE MASONRY UNITS ARE TO BE LOADBEARING GRADE N TYPE I (ASTM C 90 & C 145) WITH TYPE M MORTAR (ASTM C 270). PROVIDE PRECAST REINFORCED CONCRETE LINTELS WITH 8" MIN. BEARING AT EACH END OVER ALL OPENINGS IN FOUNDATION. (EXCEPT AT BASEMENT WINDOW LOCATED AT TOP OF WALL).
- AT FOUNDATION INSIDE CORNERS PROVIDE A VERTICAL, CONTINUOUS #4 BAR AND FILL CELL SOLID WITH GROUT. AT FOUNDATION BEAM POCKETS PROVIDE 16" WIDE X 12" DEEP PIER. FILL CONCRETE BLOCK BELOW SOLID WITH GROUT FOR 3 COURSES. MIN. MASONRY LINTELS ARE TO HAVE 4" MINIMUM BEARING EACH END.
- ALL BACKFILL AT FOUNDATION PERIMETER TO BE GROUP 1 SOIL BASED ON UNIFIED SOIL CLASSIFICATION. ADEQUATELY BRACE WALL PRIOR TO BACKFILLING.

FRAMING NOTES:

- GENERAL CONSTRUCTION LUMBER SHALL HAVE A MINIMUM FIBER STRESS AS FOLLOWS: DOUG FIR-LARCH #2 Fb=1450 E=1,000,000
- ALL FRAMING LUMBER SHALL BE CONTINUOUS TO SUPPORTS WITH BEARING AREA PER CODE MINIMUM. ALL FRAMING AND SHEATHING FASTENERS ARE TO BE INSTALLED PER IRC 2012 TABLE 602.3 (1) AND 602.3 (2). PROVIDE METAL CLIPS SECURING CATHEDRAL CEILING/ROOF FRAMING TO WALL FRAMING. WALL BRACING TO BE PER SECTION R602.10.
- ALL BEAMS ARE UNDER UNLESS INDICATED OTHERWISE. RAISE ALL BEAMS OVER INTERIOR OPENINGS (NOT DOORS AND WINDOWS) DIRECTLY UNDER TOP WALL PLATES. ALL FLUSH FRAMING CONNECTIONS SHALL HAVE APPROPRIATE METAL HANGERS. PROVIDE DOUBLE JOISTS AND RAFTERS AROUND ALL OPENINGS (IE. SKYLIGHTS, STAIRS, ETC.) AND UNDER WALLS PARALLEL TO FRAMING. ALL WALLS ARE TO BE PERPENDICULAR OR AT 45° UNLESS OTHERWISE NOTED.
- ROOF - ALL HIP AND RIDGES SHALL BE NOMINALLY ONE SIZE DEEPER THAN THE ADJACENT RAFTERS, UNLESS OTHERWISE NOTED ON PLANS. ANY RESULTING GAPS SHALL BE BLOCKED SOLID TO COVER RAFTER FLUSH CUT PER BUILDING CODE. ALL HIP SHALL BE 1 3/4" PARALLAM (OR EQUIVALENT), AND ALL RIDGES SHALL BE 2 X WOOD OR 1 3/4" PARALLAM (OR EQUIVALENT), TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
- ALL STRUCTURAL MEMBERS MAY BE UPGRADED OR INCREASED IN SIZE (OF SAME MATERIAL) WITHOUT AUTHORIZATION. BUILDER TO COORDINATE ALL NECESSARY CONNECTIONS, FLUSH CONDITIONS, AND CLEARANCES IN FIELD AS REQUIRED.
- PROVIDE SOLID BLOCKING UNDER ALL BEAMS AND POSTS THROUGH TO FOUNDATION. POSTS ARE TO BE THE FULL WIDTH OF THE BEAM ABOVE.
- PSL = 2.0E 5P MICRO-LAM LVL. BEAM OR 2.0E 5P PARALLAM PSL BEAM OR ANTHONY POWER BEAM LSL OR 2.0E GANG-LAM LVL.
- JOIST DIRECTION AND SIZE SHOWN ON PLANS INDICATE FRAMING ABOVE.
- PROVIDE (2) 2X10 HEADERS AT 2X4 WALLS AND (3) 2X10 HEADERS AT 2X6 WALLS AT ALL OPENINGS UNLESS NOTED OTHERWISE. PROVIDE DOUBLE LINERS AT OPENINGS 6'-0" OR GREATER. MIN. 3" BEARING ON EACH SIDE, TYP.

DOORS AND WINDOWS NOTES:

- ALL INTERIOR DOOR SIZES INDICATED ARE NOMINAL, IN FEET/INCHES. (IE. 2-4 = 2'-4" WIDE). ALL DOORS ARE 6'-8" HIGH UNLESS NOTED OTHERWISE. CENTER DOORS IN WALLS OR 4" MIN. FROM CORNER UNLESS OTHERWISE NOTED.
- ALL WINDOWS AND GLAZING BY ANDERSEN 400 SERIES, LOW-E SMART SUN UNLESS NOTED OTHERWISE. PROVIDE SCREENS AT ALL OPERABLE WINDOWS. SET WINDOW PER IRC 2012 TABLE 602.3 (1) AND 602.3 (2). PROVIDE EGRESS WINDOWS PER IRC SECTION 510. COORDINATE ALL ACTUAL ROUGH OPENINGS WITH MANUFACTURER. FIELD VERIFY CUSTOM WINDOW SIZES PRIOR TO ORDERING. VERIFY ACTUAL FINISHED GRADE AT BASEMENT WINDOWS AND EXTERIOR DOORS AND ADJUST WINDOW AND DOOR SIZES AS REQUIRED; VERIFY WITH OWNER. PROVIDE NON-EXPANDING FOAM OR CAULK SEALANT AT ALL WINDOWS AND EXTERIOR DOORS.

ROOFING NOTES:

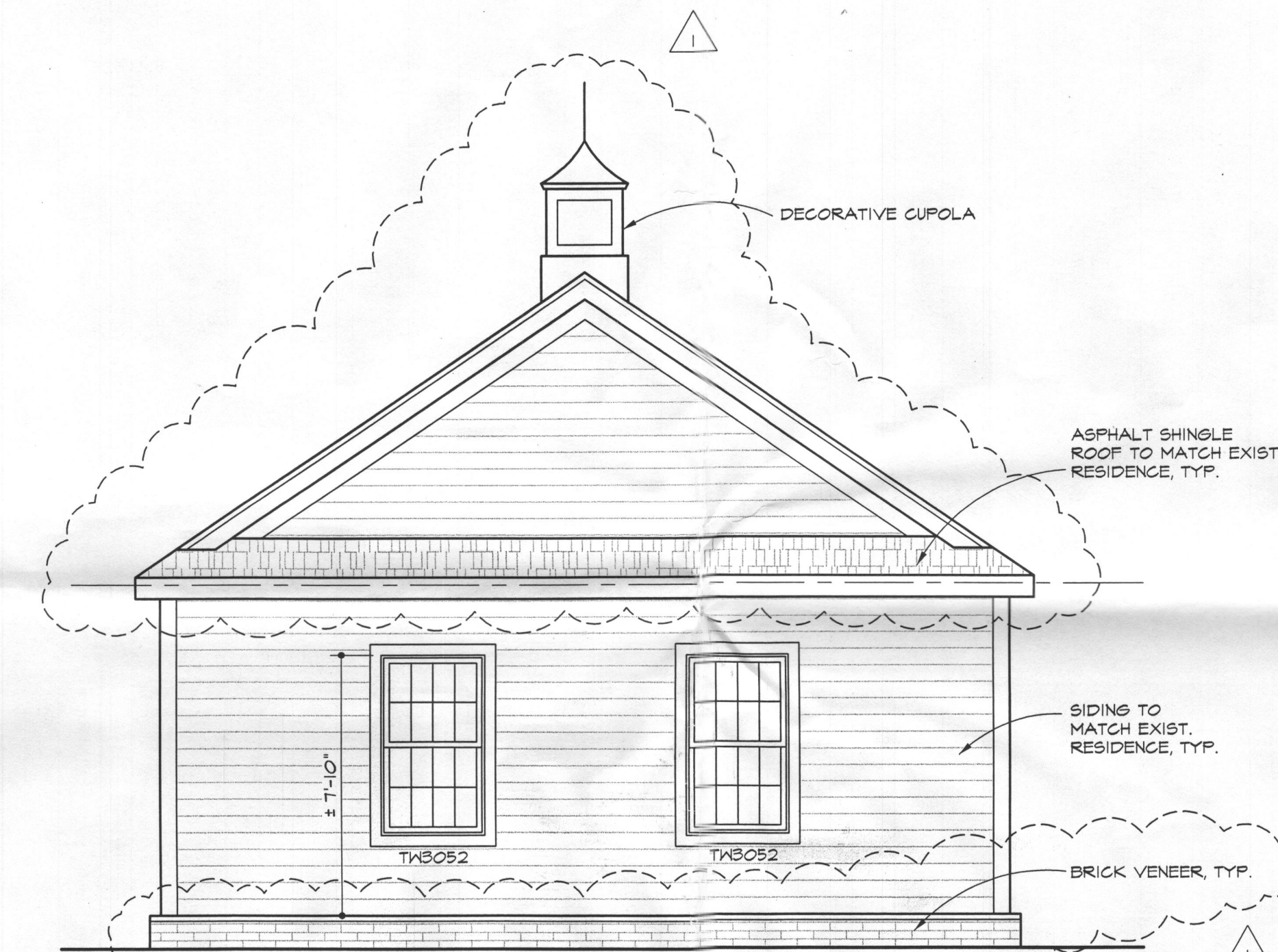
- PROVIDE AND COORDINATE ALL REQUIRED CONTINUOUS BLIND, STEP AND TRAY FLASHING, COUNTER FLASHING, WATERPROOFING, ETC., TO ENSURE A TIGHT, WATERPROOF BUILDING. FLASHING TO BE APPROVED, CORROSION-RESISTIVE, INSTALLED AS TO BE LEAKPROOF. PROVIDE FLASHING AT TOP AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS, WITH EXCEPTION OF SELF-FLASHING WINDOWS WITH MINIMUM CONTINUOUS LAP OF 1/8" OVER SHEATHING AROUND PERIMETER OF OPENING INCLUDING CORNERS. JAMB FLASHING MAY BE OMITTED WHEN SPECIFICALLY APPROVED BY BUILDING OFFICIAL. SIMILAR FLASHINGS SHALL BE INSTALLED AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO CORNERS, UNDER AND AT THE ENDS OF MASONRY WOOD OR METAL CORNERS AND SILLS; ABOVE ALL PROJECTING WOOD TRIM AT CONNECTION OF DECKS/STAIRS TO FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION; AT WALL AND ROOF INTERSECTIONS; UNDER BUILT-IN GUTTERS; AT INTERSECTION OF CHIMNEYS AND ROOFS; IN ALL VALLEYS AND ROOF OPENINGS. AT MASONRY VENEER, PROVIDE APPROVED THROUGH-WALL BLIND, STEP OR TRAY FLASHING AND WEEP HOLES AT WINDOW HEADS, ROOF INTERSECTIONS, SILLS, CORNERS, AND AT BEARING LEDGES. LAP VAPOR BARRIER/BUILDING PAPER OVER VERTICAL LEG OF FLASHING, COUNTER FLASH AS REQD. PROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. FOR ROOF SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE TWO LAYERS. APPLY A 1" STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, THEN STARTING AT THE EAVES, APPLY 36OZ DRY WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 14 INCHES. FOR ROOF SLOPES OF 4:12 OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER SHINGLE FASHION PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES END LAPS SHALL BE OFFSET BY 6 FEET. BASE FLASHING, GAP FLASHING AND VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS. FOR ROOF FITCHES LESS THAN 2:12 PROVIDE SINGLE MEMBRANE, BUILT UP OR MODIFIED BITUMEN ROOFING INSTALLED PER MANUFACTURER'S SPECS. INSTALL NAILABLE RIDGE VENT AT ALL MAJOR RIDGES.

FIRE NOTES:

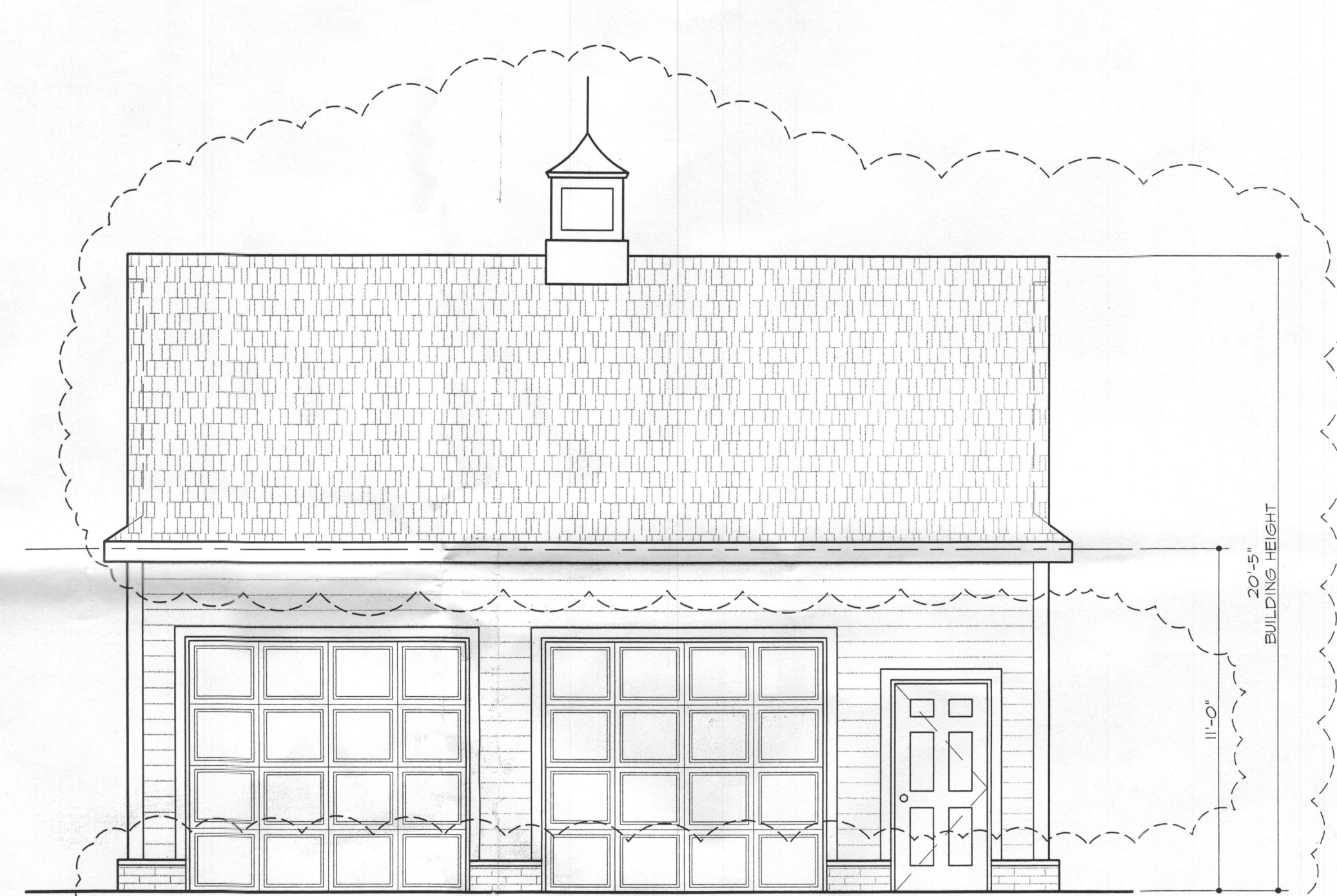
- PROVIDE FIRE-RATED GYPSUM BOARD AT ALL LOCATIONS REQD. PER CODE (HVAC, STAIRS, ETC.).
- PROVIDE FIRESTOPPING PER CODE AT ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN UPPER STORY AND ROOF. FIRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER OR 2 LAYERS 1" NOMINAL LUMBER WITH LAPPED JOINTS OR 2X2" PL WOOD WITH JOINTS BACKED BY 2X2" PLYWOOD.

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS:

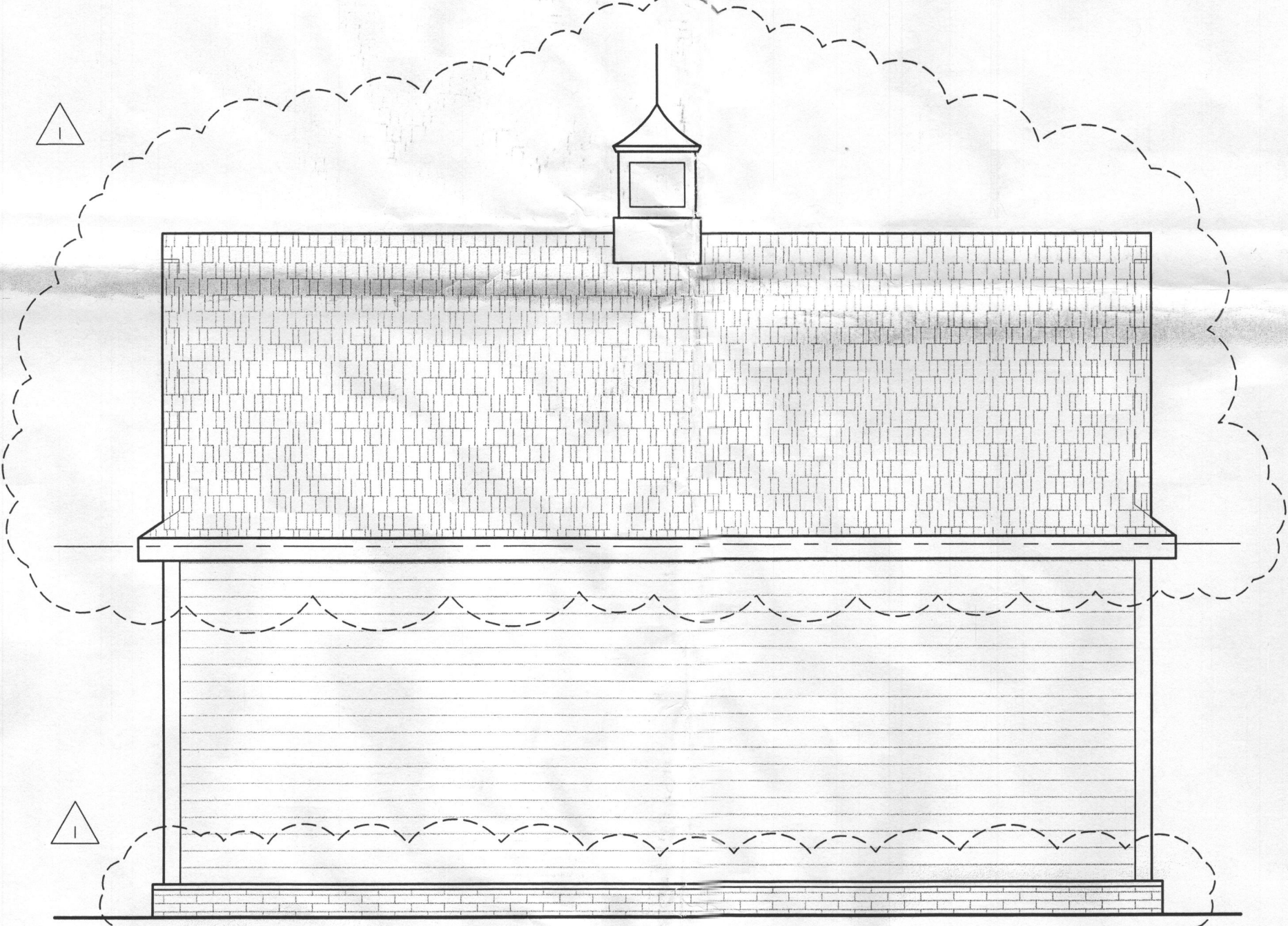
AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING, COVE CEILING, ETC. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUN. PROVIDE 1/2" GYP. BD. ALONG UNDERSIDE OF ACCESSIBLE STAIR SURFACES. AT ALL OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES, ETC., THROUGH CEILING AND FLOOR LEVEL WITH NON-COMBUSTIBLE MATERIALS.



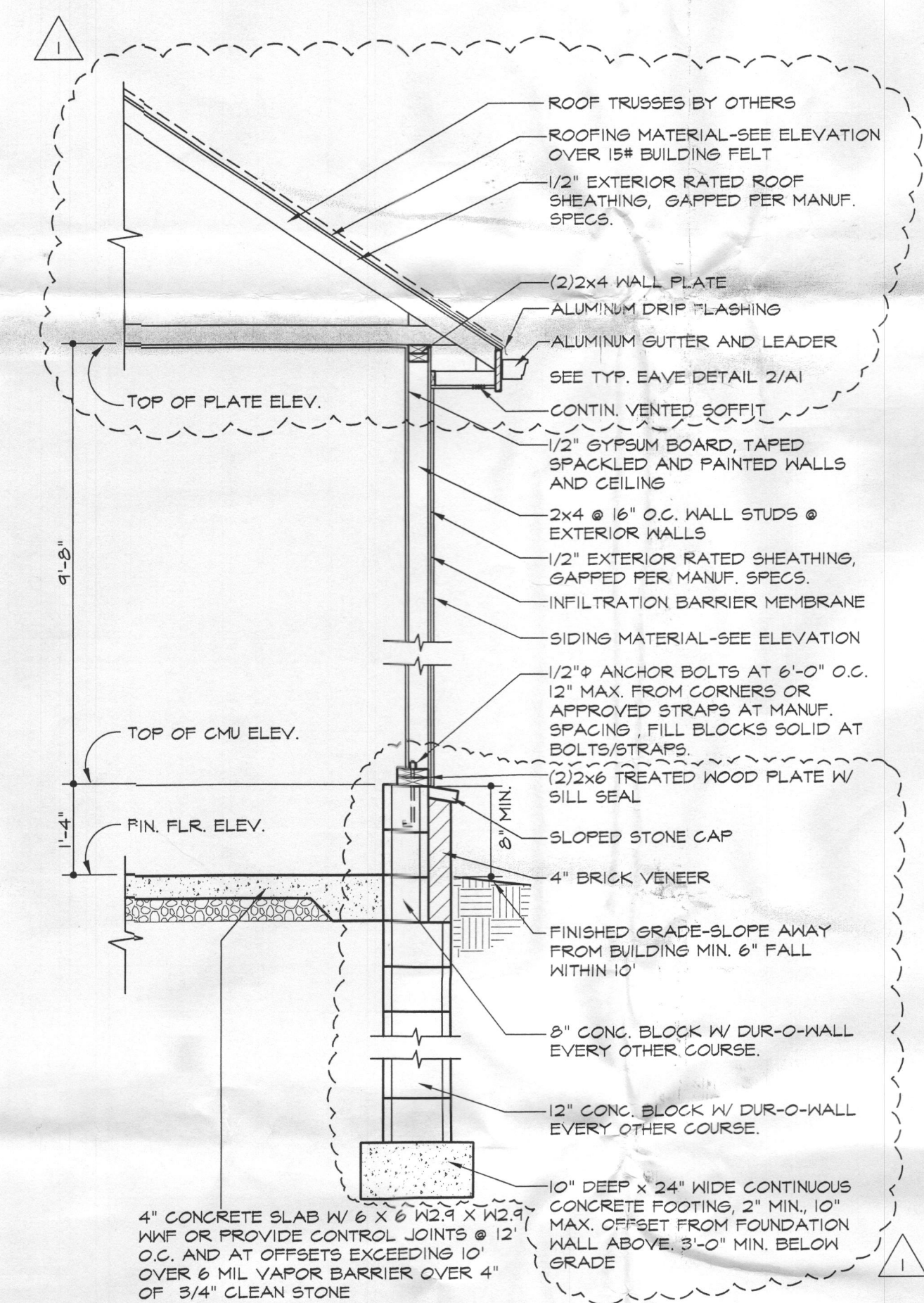
RIGHT SIDE ELEVATION (LEFT SIDE SIMILAR)
SCALE 1/4"=1'-0"



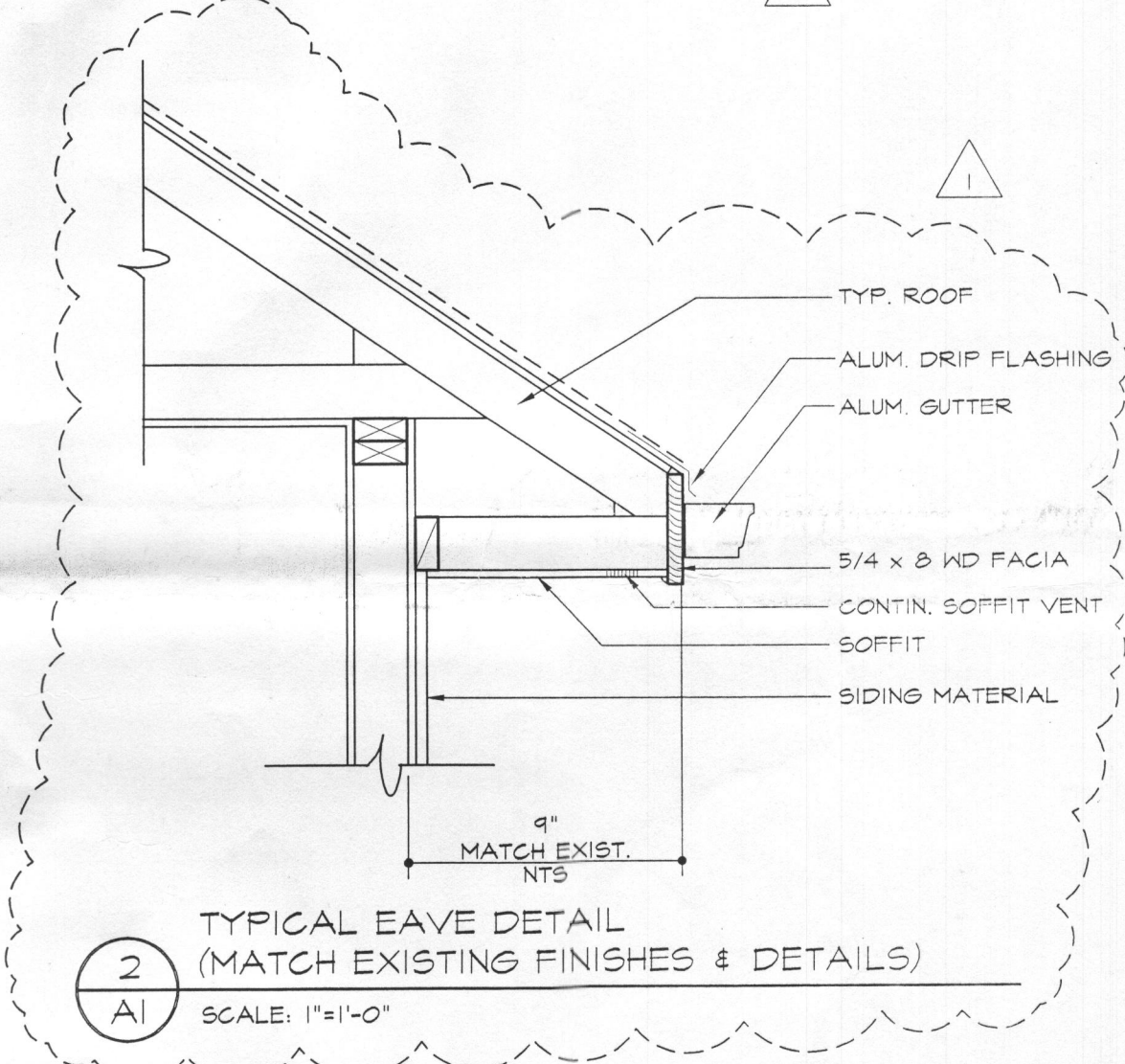
FRONT ELEVATION
SCALE 1/4"=1'-0"



REAR ELEVATION
SCALE 1/4"=1'-0"

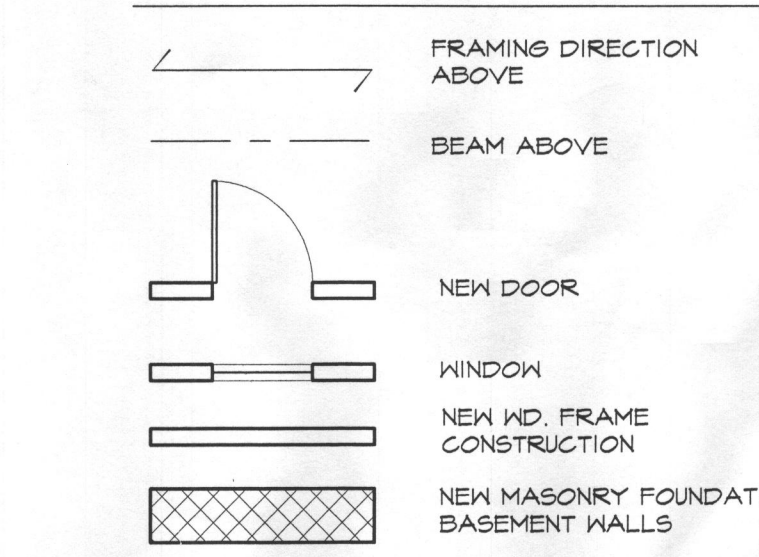


TYPICAL GARAGE WALL SECTION
SCALE: 1/2"=1'-0"



TYPICAL EAVE DETAIL (MATCH EXISTING FINISHES & DETAILS)
SCALE: 1"=1'-0"

STANDARD SYMBOLS LEGEND



OWNER INFORMATION:
DREW ROBUSTELLI
12100 MARYVALE COURT
ELLICOTT CITY, MD 21042
(908) 625-2105

BUILDING INFORMATION:
USE: DETACHED GARAGE, IRC 2012 CONSTRUCTION TYPE, S-B

AREA CHART

	EXISTING	PROPOSED	TOTAL
GARAGE AREA		+ 780 S.F.	+ 780 S.F.
BUILDING FOOTPRINT		+ 780 S.F.	+ 780 S.F.
ADDITION VOLUME		+ 15,210 CU.FT.	

NO CHANGE TO USE.

REVISION	DATE	NO.
REVISION	9-17-12	1

DATUM ELEVATION 0'-0" -
ELEVATIONS, SECTIONS, DETAILS and NOTES
NEW GARAGE
Robustelli Residence
12100 Maryvale Court
Lot 2, Tax Map 22
Grid 17, Parcel 44
Ellicott City, MD 21042

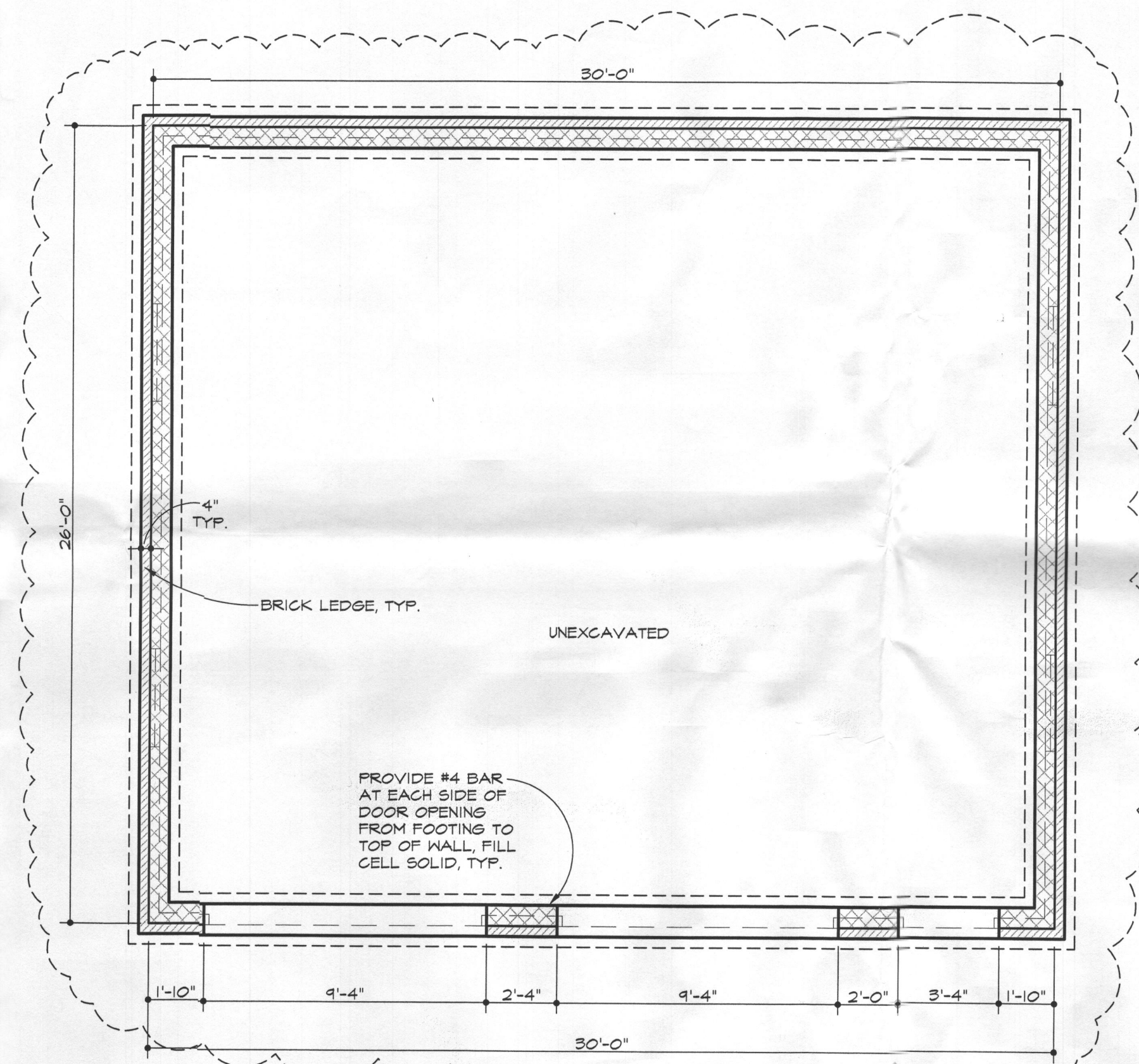
Architecture PLUS
1150 Route 202 South
Baltimore, MD 21286
Phone: (301) 737-8100
Fax: (301) 737-8484
Email: info@archplus.com



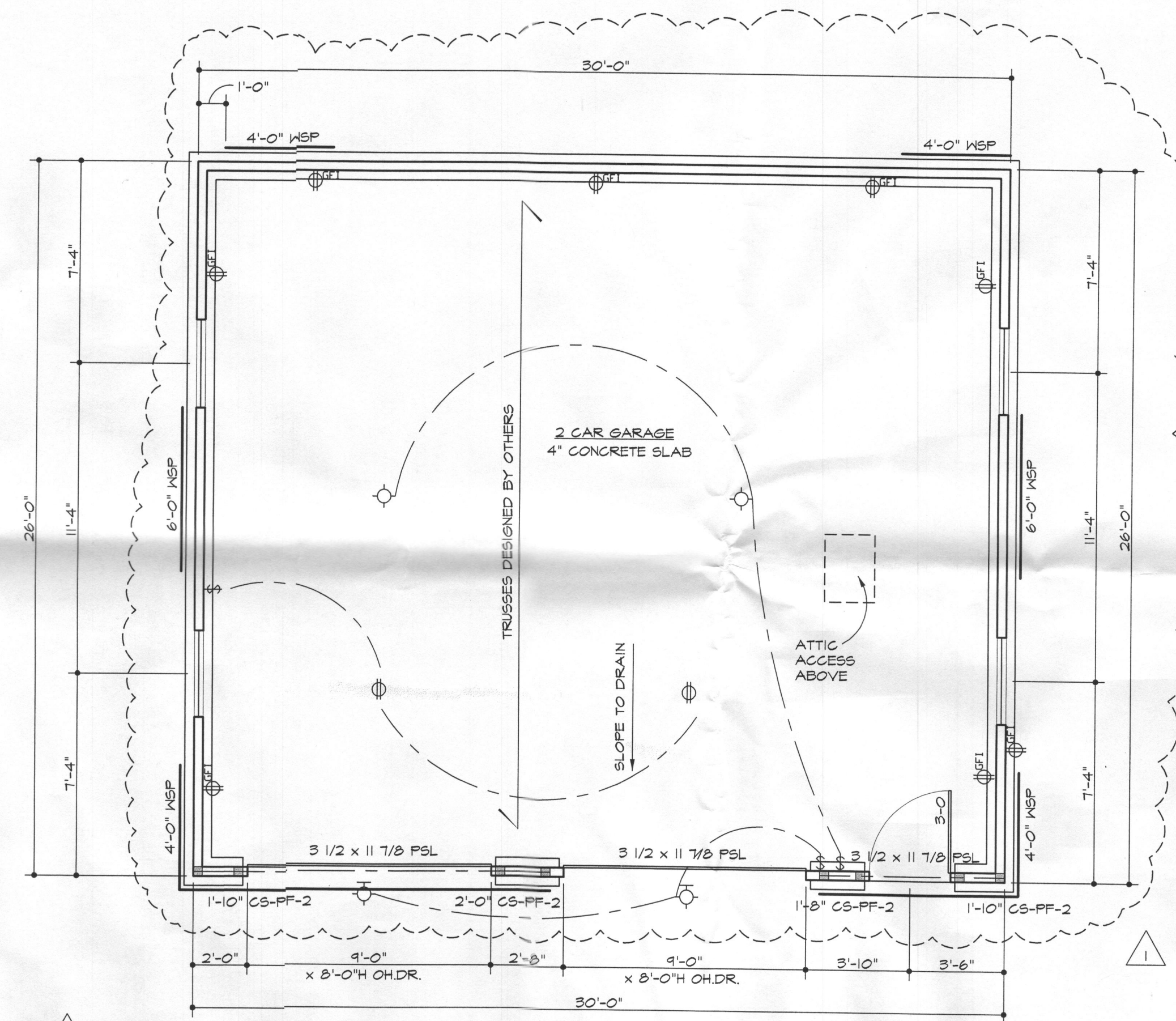
Rocco Compagnone, RA NJ Reg. No. 09178
MD Reg. No. 15346 NY Reg. No. 019838
DE Reg. No. 7284 PA Reg. No. B-117-3
Marc T. Marini, RA NJ Reg. No. 10919
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SCALE : AS NOTED
DRWN BY: RC CHKD BY: MTM
DATE : 8-6-12
PROJ. NO.: 12093

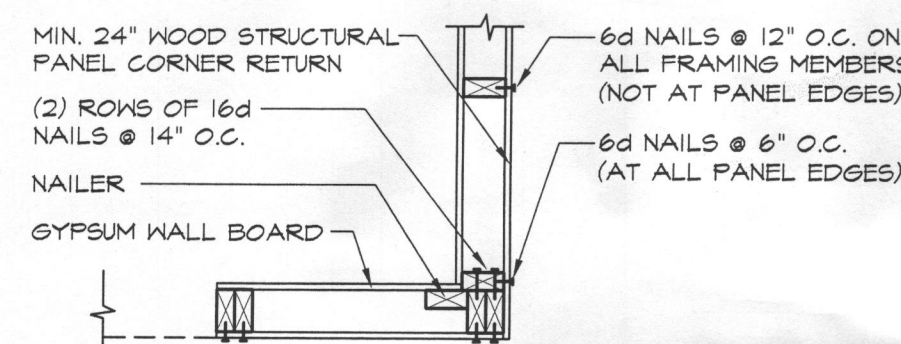
DWG. NO.: A1 of 2



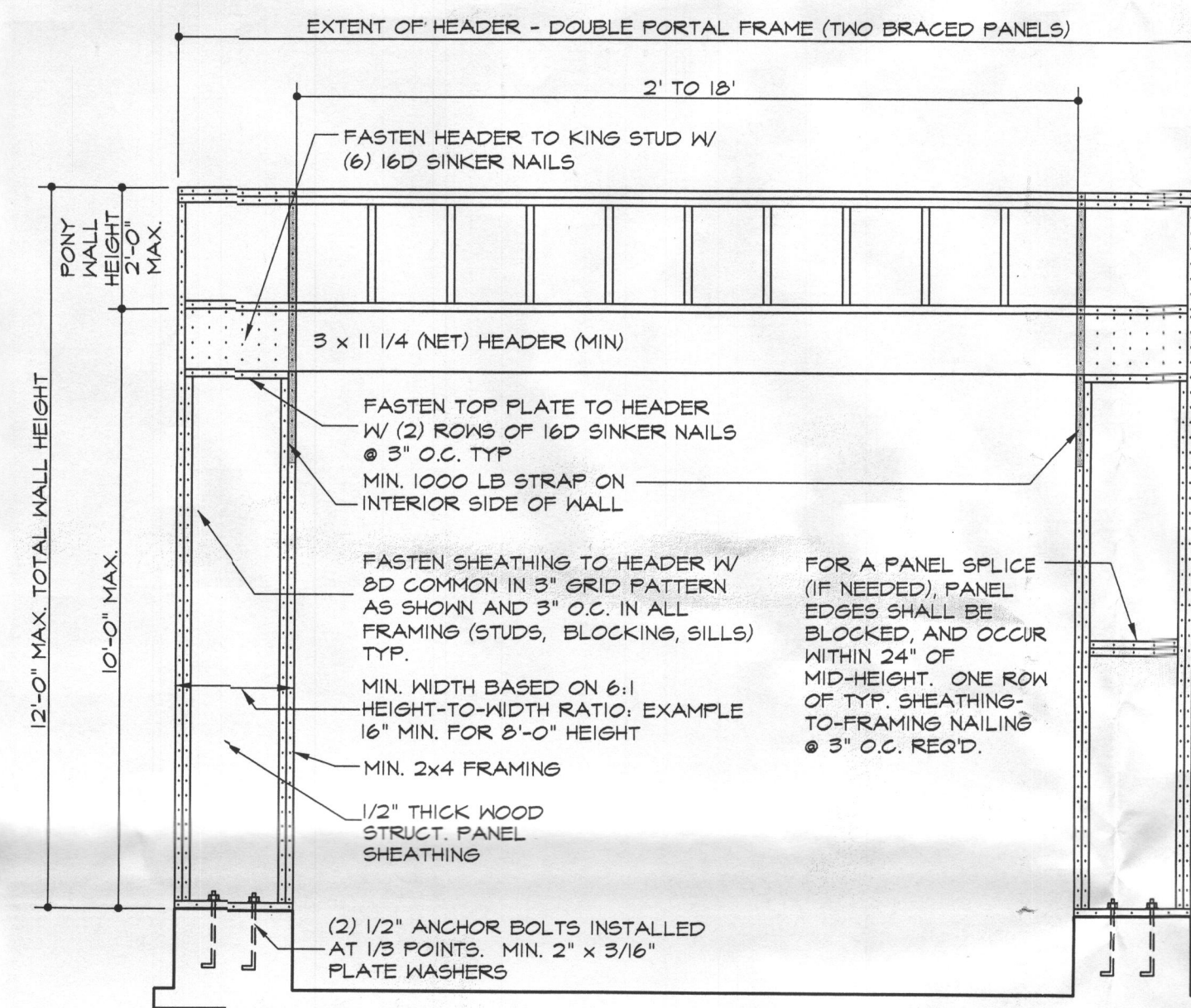
FOUNDATION/FRAMING PLAN
SCALE 1/4"=1'-0"



MAIN LEVEL PLAN
SCALE 1/4"=1'-0"

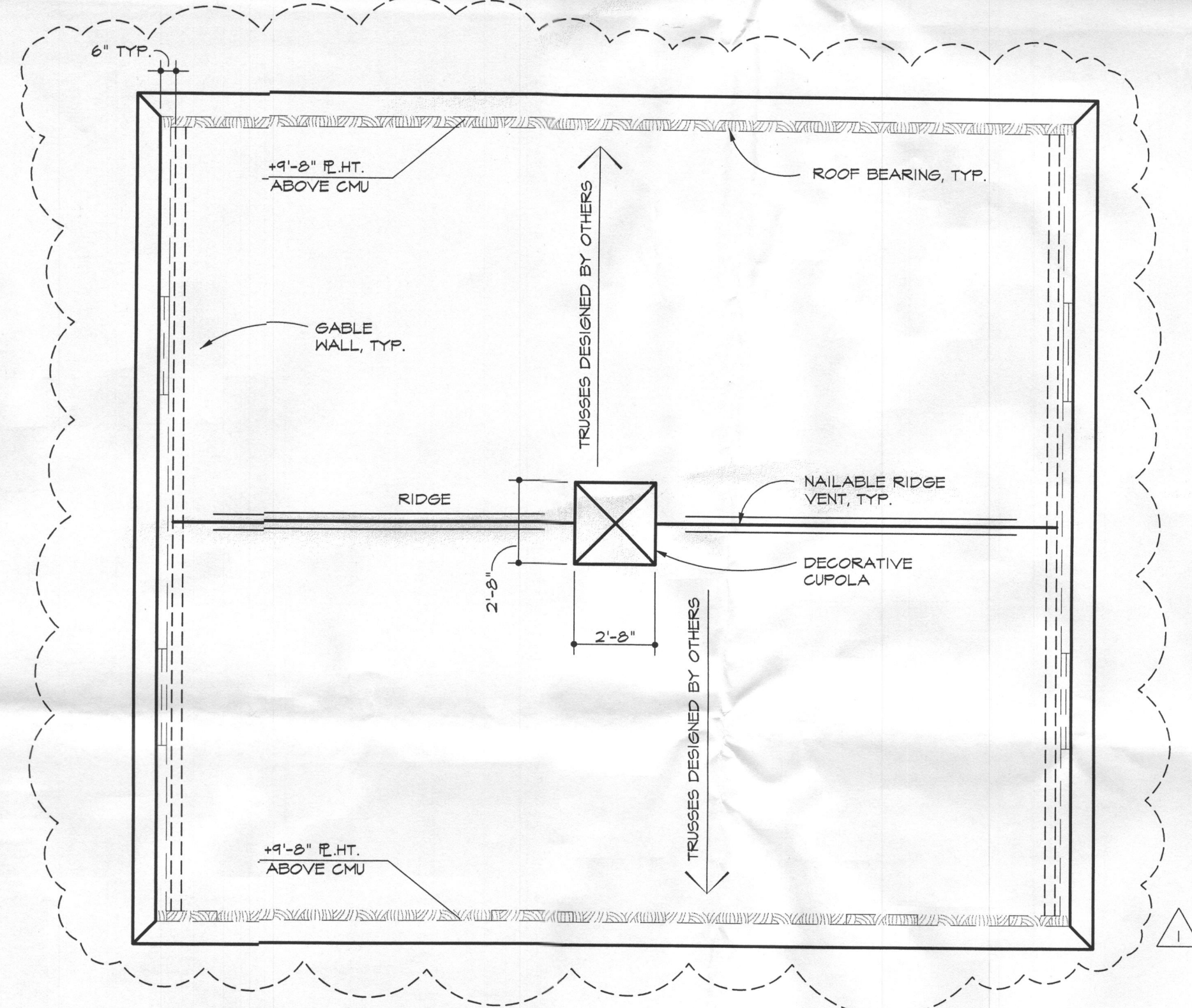


TYP. WALL BRACING DETAIL
@ CS-G & CS-PF CORNERS
SCALE: 3/4"=1'-0"



(FIGURE R602.10.4.1.1)
TYP. CONTINUOUS PORTAL FRAME (CS-PF-2)
NOT TO SCALE

WALL BRACING (TABLE R602.10 & R602.10.4.1)							
DESIGN	MATERIAL/METHOD	LOCATION	SWB REQ'D. ON INSIDE	HORIZONTAL BLOCKING	CONNECTION TYPE		
					MINIMUM NAIL SIZE	PENETRATION	PANEL NAIL SPACING EDGES FIELD
WSP	WOOD STRUCTURAL PANEL	1ST OF 1-STORY	YES	NO	BD COMMON	1 3/4"	6' O.C. 12' O.C.
CS-PF-2	DOUBLE CONTINUOUS PORTAL FRAME	1ST OF 1-STORY	YES		SEE TYP. CONTINUOUS PORTAL FRAME		



ROOF PLAN
SCALE 1/4"=1'-0"

NOTES:
1. TYPICAL ROOF PITCH IS 8:12, UNLESS OTHERWISE NOTED.
2. ALL ROOF PLATE HEIGHTS ARE ABOVE TOP OF CMU ELEV. BELOW, UNLESS NOTED OTHERWISE.

REVISION	DATE	NO.

PLANS and DETAILS

NEW GARAGE
Robustelli Residence
12100 Marvale Court
Lot 2, Tax Map 22
Grid 11, Parcel 44
Ellicott City, MD 21042



Architecture PLUS



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SCALE : AS NOTED
DRWN BY : RC CHKD BY : MTM
DATE : 8-6-12
PROJ. NO. : 12093
DWG. NO. : A2 of 2