

Resubmitted

~~2009-02-09~~

DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS 3430 COURT HOUSE DRIVE ELLICOTT CITY, MD 21043 PERMITS (410) 313-2455 INSPECTIONS (410) 313-1810 AUTOMATED INFORMATION (410) 313-3800		<b>HOWARD COUNTY</b> <b>PERMIT APPLICATION</b>	<b>PERMIT NUMBER</b> B09 000 275
Building Address <u>1781 Long Corner Rd</u> <u>Mount Airy MD 21771</u>		Property Owner's Name <u>Robert Poore</u>	
Suite/Apt. #: _____ SDP/WP/Petition #: _____		Address <u>1781 Long Corner Rd</u>	
Census Tract _____ Subdivision _____		City <u>Mt Airy</u> State <u>MD</u> Zip Code <u>21771</u>	
Section _____ Area _____ Lot _____		Phone _____ Fax _____	
Tax Map <u>6</u> Parcel <u>20000</u> Grid _____		Applicant's Name & Mailing Address, (if other than stated hereon): _____	
Zoning _____ Map Coordinates <u>23A</u> Lot size _____		Phone _____ Fax _____	
Existing Use _____		Contractor Company _____	
Proposed Use _____		Contact Person _____	
Estimated Construction Cost \$ _____		Address _____	
Description of Work <u>SFD - 30x36 2-Bay</u> <u>1 + 1/2 Story Detached Garage</u> <u>w/Storage 30x36 - Detached Garage</u> <u>Alcove.</u>		City _____ State _____ Zip Code _____	
License No. _____		Phone _____ Fax _____	
Occupant or Tenant _____		Engineer or Architect Company _____	
Contact Name _____		Contact Person _____	
Address _____		Address _____	
City _____ State _____ Zip Code _____		City _____ State _____ Zip Code _____	
Phone _____ Fax _____		Phone _____ Fax _____	

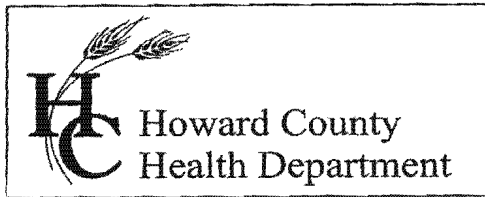
BUILDING DESCRIPTION - COMMERCIAL		BUILDING DESCRIPTION - RESIDENTIAL	
<b>Building Characteristics</b> Height: _____ No. of stories: _____ Gross area, sq. ft. per floor: _____ Use group: _____ Construction type: <input type="checkbox"/> Reinforced Concrete <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Frame <input type="checkbox"/> State Certified Modular	<b>Utilities</b> Water Supply: <input type="checkbox"/> Public <input type="checkbox"/> Private Sewage Disposal: <input type="checkbox"/> Public <input type="checkbox"/> Private Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/> Heating System: <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> <input type="checkbox"/> Natural Gas <input type="checkbox"/> <input type="checkbox"/> Propane Gas <input type="checkbox"/> Sprinkler system: N/A <input type="checkbox"/> <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Other Suppression <input type="checkbox"/> # of Heads	<b>Building Characteristics</b> SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> Depth                      Width 1st floor: _____ 2nd floor: _____ Basement: <input type="checkbox"/> Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Crawl space <input type="checkbox"/> Slab on Grade <input type="checkbox"/> No. of Bedrooms: _____ Height: _____ Multi-family dwellings: No. of efficiency units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____ Other Structure: _____ Dimensions: _____ Footings: _____ Roof Height: _____ <input type="checkbox"/> State Certified Modular <input type="checkbox"/> Manufactured Home	<b>Utilities</b> Water Supply: <input type="checkbox"/> Public <input type="checkbox"/> Private Sewage Disposal: <input type="checkbox"/> Public <input type="checkbox"/> Private Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/> Heating System: <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> <input type="checkbox"/> Natural Gas <input type="checkbox"/> <input type="checkbox"/> Propane Gas <input type="checkbox"/> Sprinkler system: N/A <input type="checkbox"/> <input type="checkbox"/> NFPA #13D <input type="checkbox"/> NFPA #13R <input type="checkbox"/> Other:

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 \_\_\_\_\_ Print Name \_\_\_\_\_  
 Title/Company \_\_\_\_\_ Date \_\_\_\_\_

Checks payable to: **DIRECTOR OF FINANCE OF HOWARD COUNTY**  
 \*\* PLEASE WRITE NEATLY AND LEGIBLY. \*\*  
 FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE APPROVAL	DPZ SETBACK INFORMATION	PROPERTY ID#
Land Development, DPZ			Front: _____	Filing fee \$ _____
State Highways			Rear: _____	Permit fee \$ _____
Building Official			Side: _____	Excise tax \$ _____
Dev. Engineering, DPZ			Side St.: _____	Add'l per. fee \$ _____
Health	<u>3-23-09</u>	<u>Dana Beard</u>	All minimum setbacks met?	TOTAL FEES \$ _____
Fire Protection	<u>resubmitt 5-11-09</u>		YES <input type="checkbox"/> NO <input type="checkbox"/>	Sub-total paid \$ _____
Is Sediment Control approval required prior to issuance?			Is Entrance Permit required?	Balance due \$ _____
YES <input type="checkbox"/> NO <input type="checkbox"/>			YES <input type="checkbox"/> NO <input type="checkbox"/>	Check # _____
CONTINGENCY CONSTRUCTION START: <input type="checkbox"/>			Historic District?	Validation # _____
ONE STOP SHOP: <input type="checkbox"/>			YES <input type="checkbox"/> NO <input type="checkbox"/>	
Distribution of Copies- White: Building Official			Lot Coverage for NewTown Zone _____	
Green: LDD, DPZ			SDP/Red-line approval date _____	Accepted by _____
Yellow: DED, DPZ				
Pink: Health				
Gold: SHA				



Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia MD 21046  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: www.hchealth.org

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

March 27, 2009

Robert Poore  
1781 Long Corner Road  
Mount Airy, MD 21771

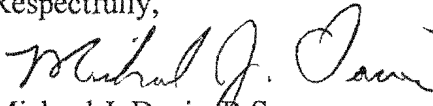
RE: **Variance Approval**  
1781 Long Corner Road  
Mount Airy, MD 21771

Dear Mr. Poore,

The Department of Health received your variance request dated March 24, 2009 for the above referenced property. This agency will grant **approval** of the variance provided that the proposed garage is constructed without a basement and is constructed no closer than five feet from the septic tank. Approval of a building permit will be granted by this Department provided that the site plan submitted with the building permit application is consistent with the site plan approved under this variance request and the construction plans illustrate the construction of the garage at least five feet from the existing septic tank. Any deviations from the site plan submitted with the request will be subject to further review by this Department.

Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

Respectfully,

  
Michael J. Davis, R.S.  
Assistant Director  
Bureau of Environmental Health

cc: File

March 24, 2009

Howard County Health Department  
7178 Columbia Gateway Drive  
Columbia, Maryland 21046

To Whom It May Concern:

*Due to the misrepresentation of the plan presented to me by Benchmark Engineering, Inc. I am requesting a variance of less than 10 feet from the garage, for the placement of my septic tank. After presenting the Howard County Health Department with the plan that I received from Benchmark Engineering, I received a permit to move my septic tank. When the contractor began to dig we discovered that the plan was not surveyed correctly. We discovered a portion of the easement within the setback and we are requesting a variance to correct this mishap.*



Robert Poore  
1781 Long Corner Road  
Mount Airy, Maryland 21771  
Permit # BO9000275  
Tax Map 6, Parcel 244,

DB

# CT CONTRACTING, Inc.

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April 14, 2009

MHIC#87154

Licenses And Permits Division  
Department Of Inspections, Licenses And Permits  
3430 Court House Drive  
Ellicott City, Maryland 21043  
Attn: Ms. Avis Corbin

**RECEIVED**

APR 14 2009

LICENSES & PERMITS  
DIVISION

Reference: Building Permit # B09000275

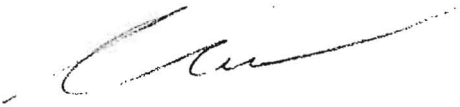
Dear Ms. Corbin,

The Changes To The Above Referenced Permit Are As Follows:

-Adding A Rough-In For A Future ½ Bath And Utility Sink

If you need any additional information, you can contact me at 443-277-2970. Thank you for your consideration on this matter.

Sincerely,



Christian P. Tiede  
President  
CT Contracting, Inc

\$50.00

CT# 7062

Inu 169888

cc: zoning  
health



7178 Columbia Gateway Drive, Columbia MD 21046  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
Website: [www.hchealth.org](http://www.hchealth.org)

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

March 11, 2009

Robert Poore  
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Mount Airy, Maryland 21771  
Permit # BO9000275  
Tax Map 6, Parcel 244,

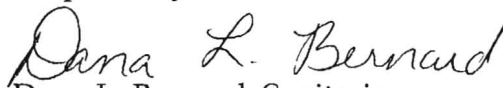
Dear Mr. Poore,

Further review is contingent upon submission of a plot plan showing the following:

- Show the exact location of the septic tank and pump tank on lot.
- Show well location and setbacks required for all surrounding wells. (30 feet from new foundation).
- Proposed additions shall not encroach on regulated setbacks from well and septic system components.

I hope these comments are helpful in preparing your plan. Your building permit will be placed "on hold" until all Health Dept. 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.

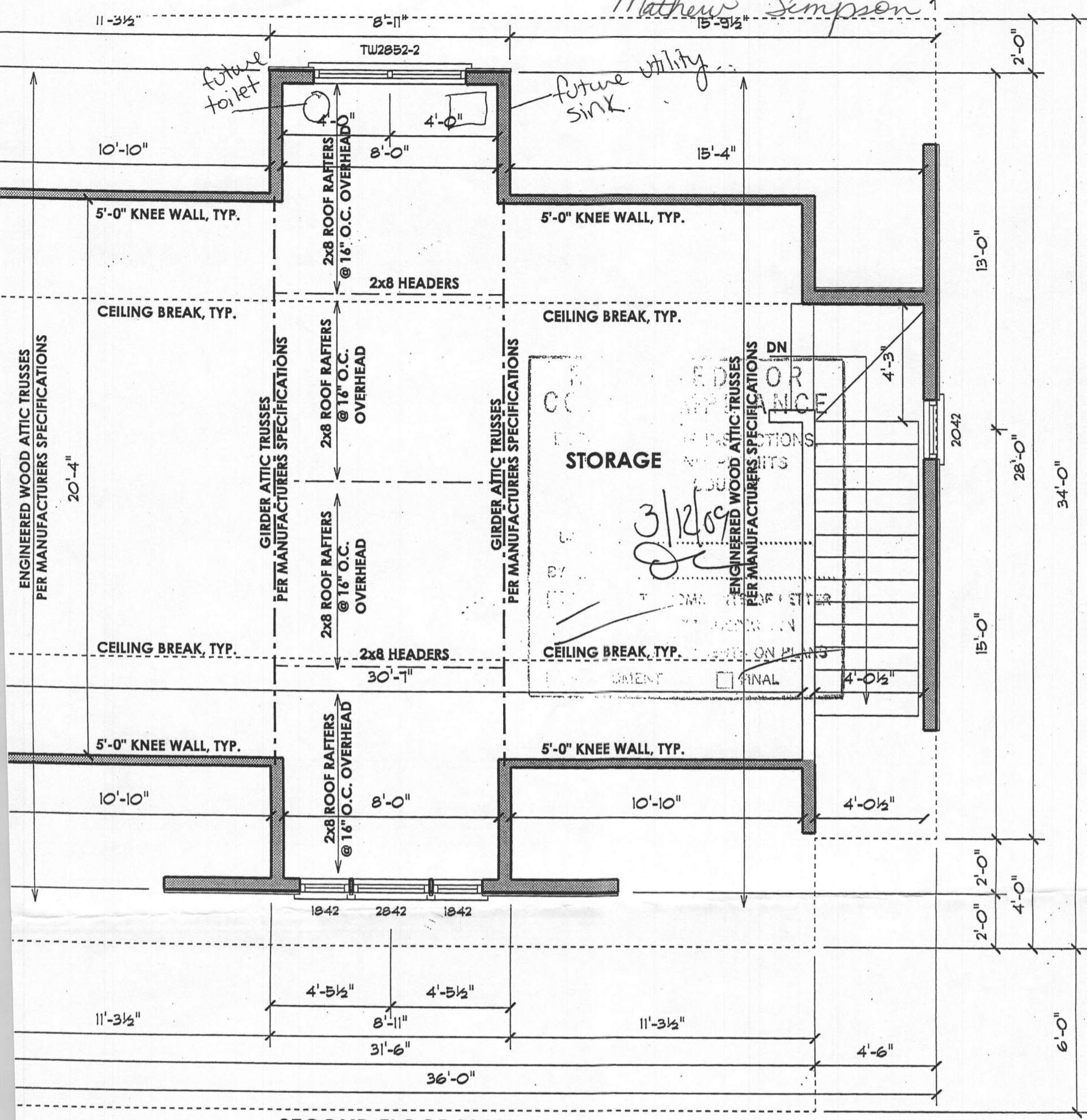
Respectfully,

  
Dana L. Bernard, Sanitarian  
Bureau of Environmental Health  
Well and Septic Program

DLB

cc: Well & Septic program file

Mathew Simpson



SECOND FLOOR PLAN

**POORE GARAGE**  
 1781 Long Corner Road  
 Mount Airy, Maryland 21771

REVISIONS

- △
- △
- △
- △

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

**A1**

**REVISIONS**



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**Poore Garage**  
1781 Long Corner Road  
Mount Airy, Maryland 21771

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**PROJECT NO:**  
POORE-01

**ISSUE DATES:**  
02-20-09 PERMIT SET

**PROFESSIONAL CERTIFICATION**  
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.  
License number #14478  
Expiration Date: 6/30/2010.

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

**FRONT ELEV**

**1.01**

DATE: February 19, 2009



**REVISIONS**



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**PROJECT: POORE GARAGE**

POORE-01

**ISSUE DATES:**

02-20-09 PERMIT SET

**PROFESSIONAL CERTIFICATION**  
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland License number #14678 Expiration Date: 6/30/2010.

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

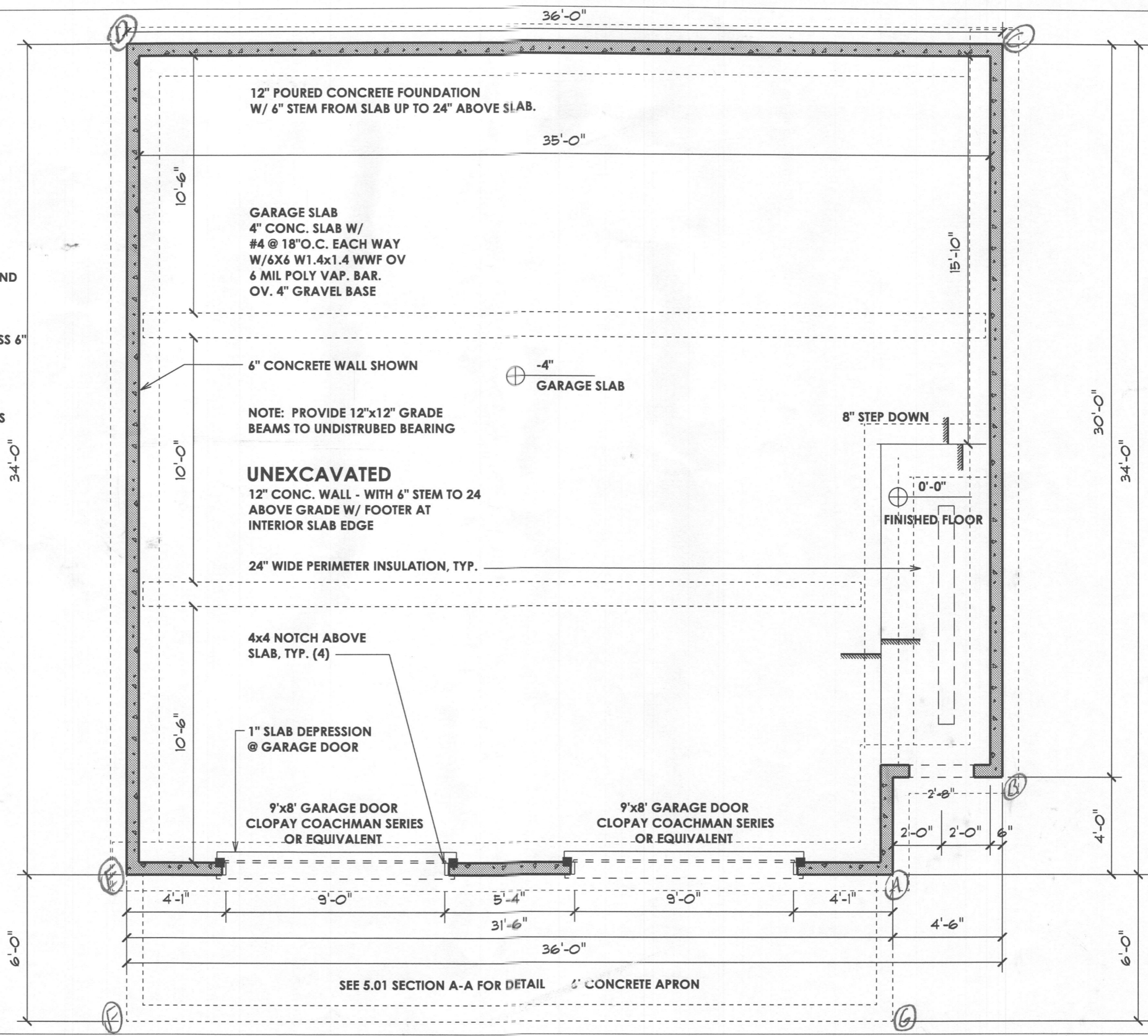
**FOUNDATION**

**2.01**

DATE: February 21, 2009

**FOUNDATION NOTES**

- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.
- 3) COORDINATE GARAGE DOOR OPENINGS WITH 3.01.
- 4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 5) FOUNDATION WALL MIN. THICKNESS 6"
- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" TO 12" FROM EACH END OF ALL SILL PLATE PIECES.
- 8) REFER TO 5.10 FOR FOUNDATION WALL DETAILS.



12" POURED CONCRETE FOUNDATION  
W/ 6" STEM FROM SLAB UP TO 24" ABOVE SLAB.

GARAGE SLAB  
4" CONC. SLAB W/  
#4 @ 18" O.C. EACH WAY  
W/6X6 W1.4x1.4 WWF OV  
6 MIL POLY VAP. BAR.  
OV. 4" GRAVEL BASE

6" CONCRETE WALL SHOWN

-4"  
GARAGE SLAB

NOTE: PROVIDE 12"x12" GRADE BEAMS TO UNDISTURBED BEARING

UNEXCAVATED  
12" CONC. WALL - WITH 6" STEM TO 24" ABOVE GRADE W/ FOOTER AT INTERIOR SLAB EDGE

24" WIDE PERIMETER INSULATION, TYP.

4x4 NOTCH ABOVE SLAB, TYP. (4)

1" SLAB DEPRESSION @ GARAGE DOOR

9'x8' GARAGE DOOR CLOPAY COACHMAN SERIES OR EQUIVALENT

9'x8' GARAGE DOOR CLOPAY COACHMAN SERIES OR EQUIVALENT

SEE 5.01 SECTION A-A FOR DETAIL 6" CONCRETE APRON

REVISIONS



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Mount Airy, Maryland 21771

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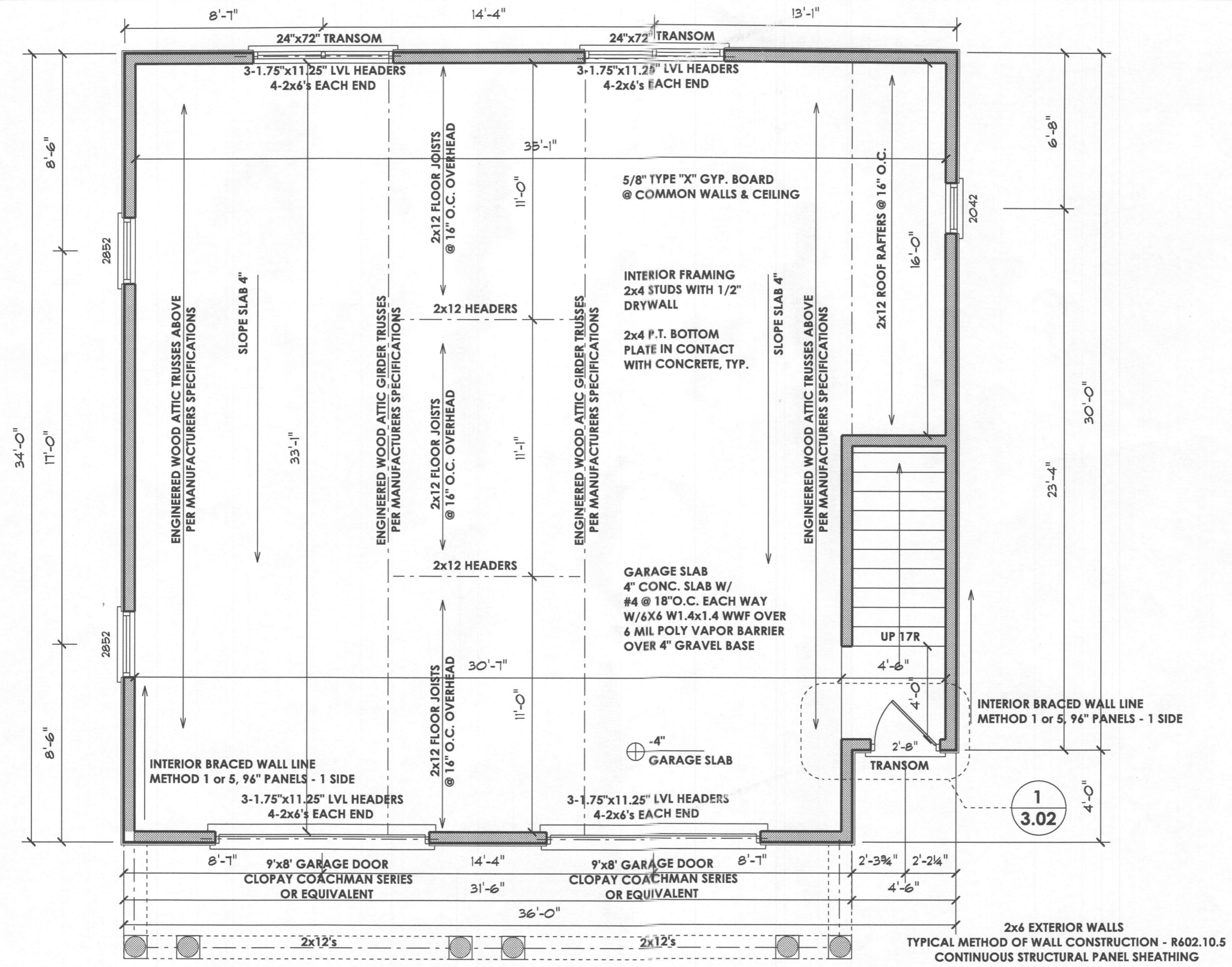
PROFESSIONAL CERTIFICATION  
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland  
License number #14678  
Expiration Date: 6/30/2010.

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

GROUND FLOOR

**3.01**

DATE:  
February 21, 2009



**REVISIONS**

△  
△

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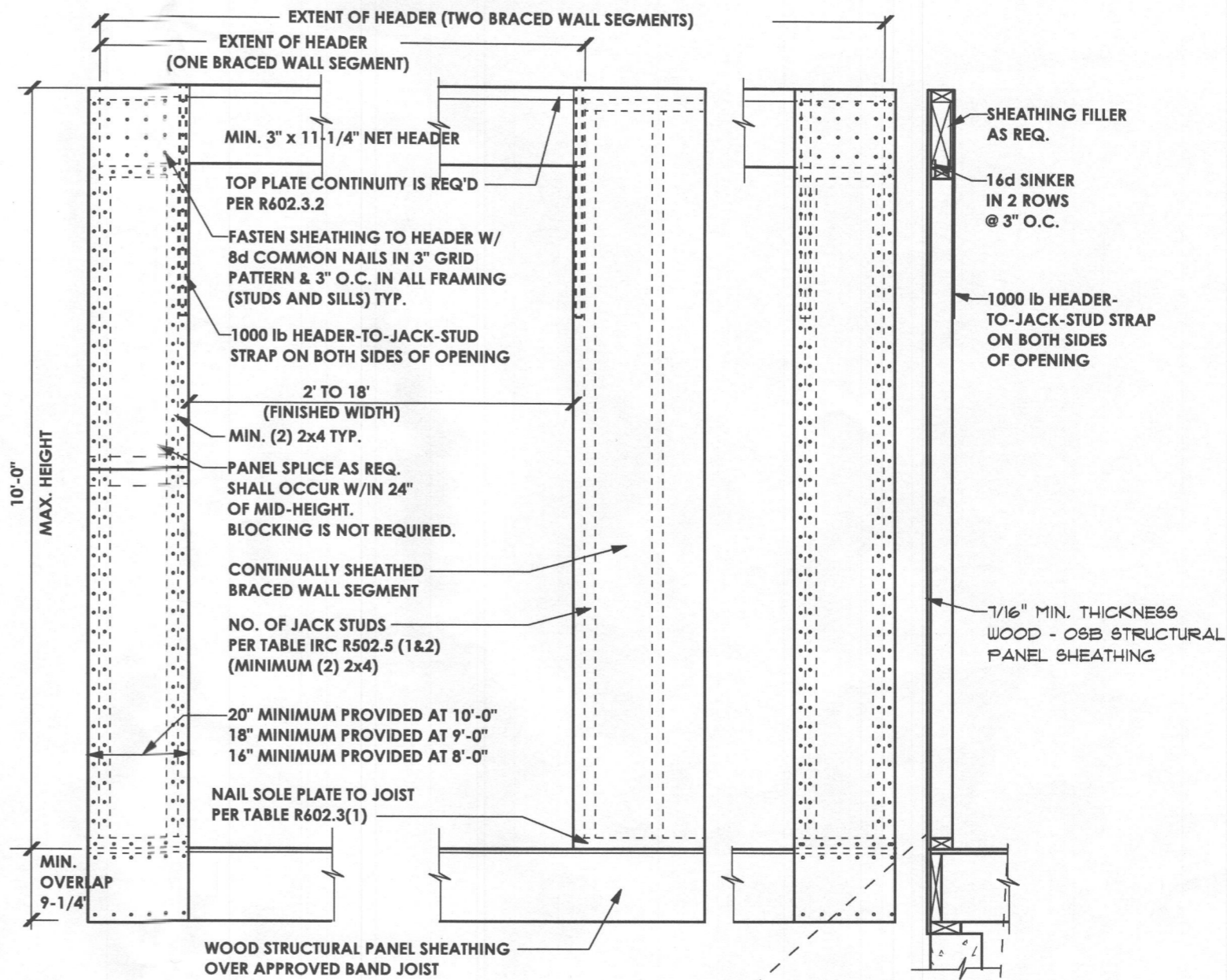
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APA WALL PANELS

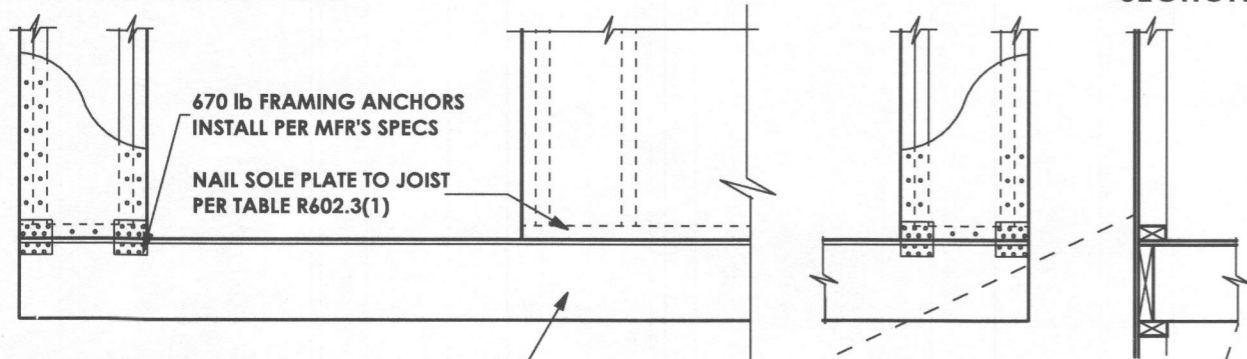
**3.02**

DATE:  
February 19, 2009

**CONTINUOUS HEADERS OVER OPENINGS**

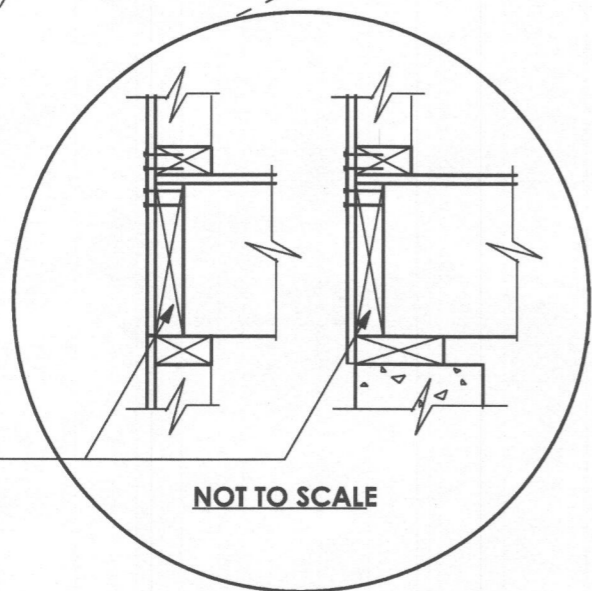


**EXTERIOR ELEVATION**



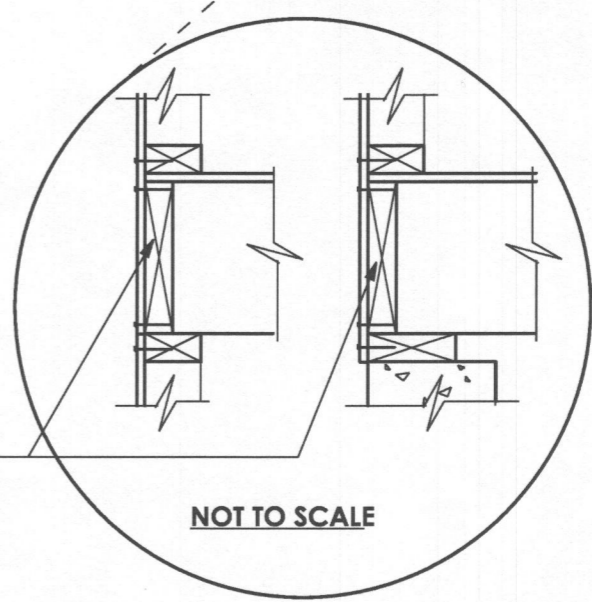
**RAISED WOOD FLOOR or SECOND FLOOR - OPTION W/ FRAMING ANCHOR**

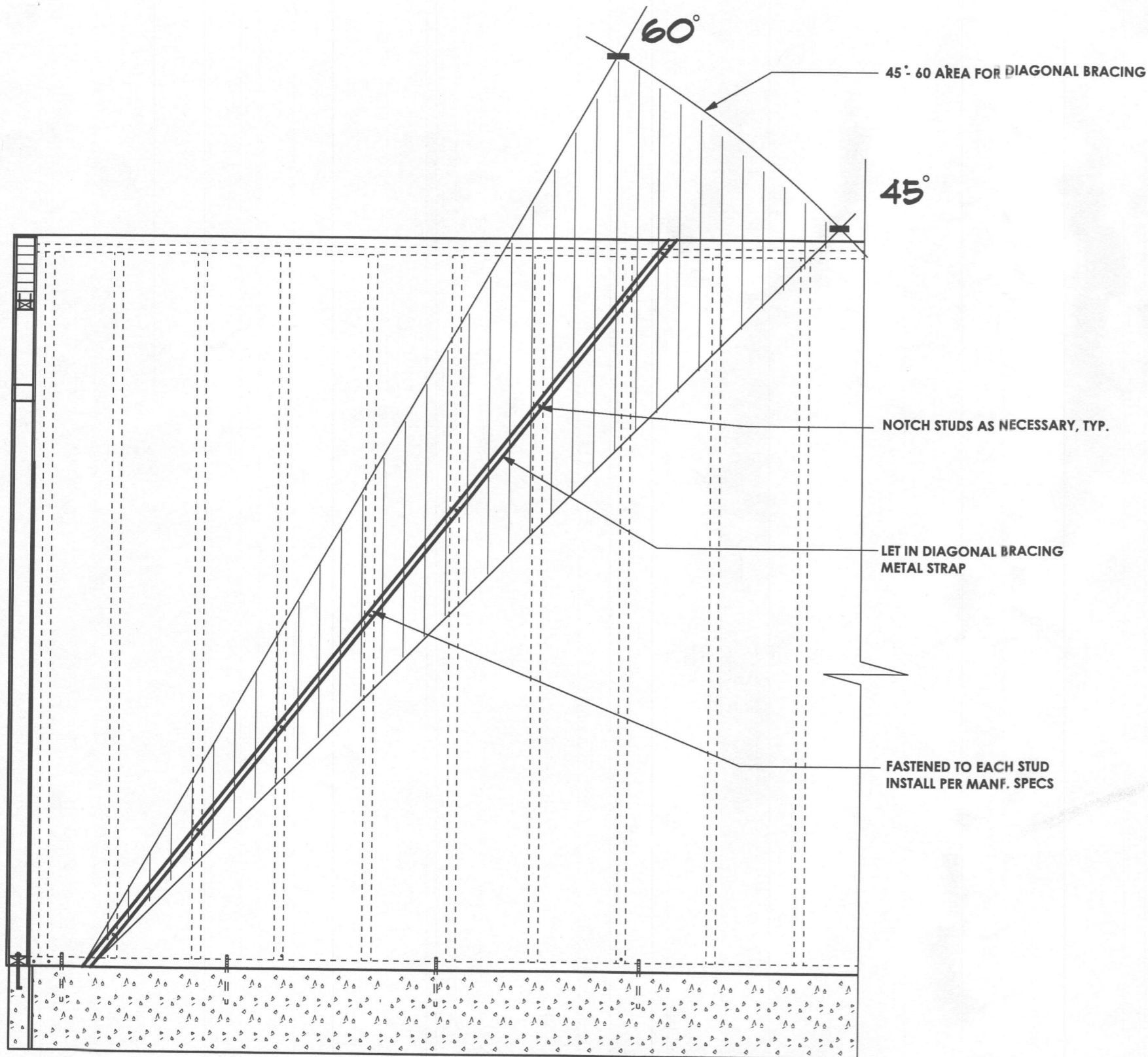
ENGINEERED WOOD RIM BOARD, I-JOIST, OR DRY LUMBER RIM JOIST TO MINIMIZE POTENTIAL FOR BUCKLING OVER BAND JOIST



**RAISED WOOD FLOOR or SECOND FLOOR EXTERIOR ELEVATION**

ENGINEERED WOOD RIM BOARD, I-JOIST, OR DRY LUMBER RIM JOIST TO MINIMIZE POTENTIAL FOR BUCKLING OVER BAND JOIST

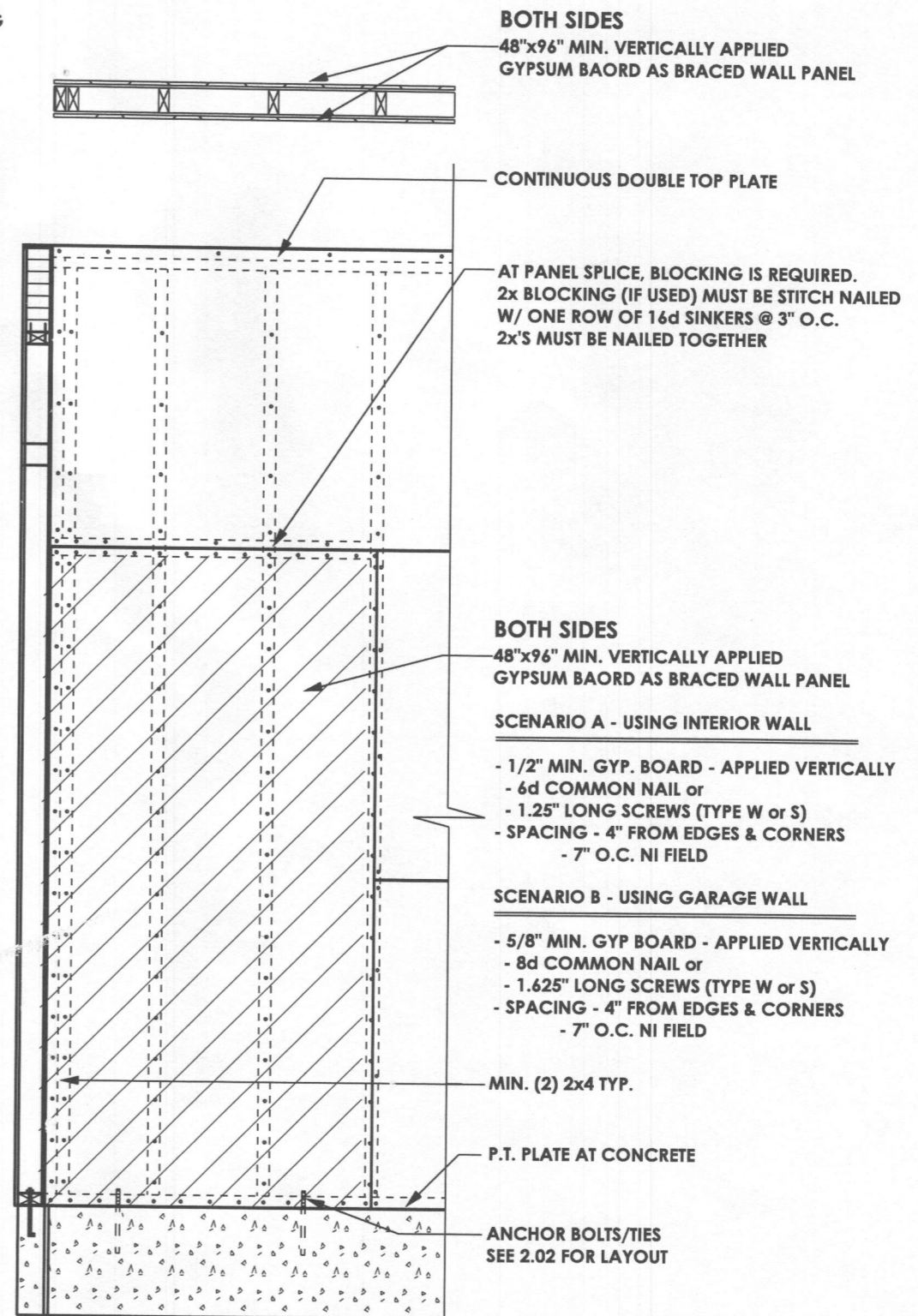




**INTERIOR ELEVATION  
METHOD 1**

R602.10.3(1)  
NOMINAL 1"x4" CONTIGUOUS DIAGONAL BRACES LET IN TO THE TOP AND BOTTOM PLATES AND THE INTERVENING STUDS  
or APPROVED METAL STRAP DEVICES INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SEPCIFICATIONS.  
THE LET IN BRACING SHALL BE PLACED AT AN ANGLE NOT MORE THAN 60 DEGREES OR LESS THAN 45 DEGREES FROM THE HORIZONTAL

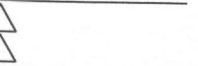
OR



**INTERIOR ELEVATION  
METHOD 5**

R602.10.3(5)  
(GYPSUM BOARD WITH MINIMUM 1/2" THICKNESS  
PLACED ON STUDS SPACED A MAXIMUM 24" O.C.  
AND FASTENED AT 7" O.C. WITH SIZE OF FASTENER  
SPECIFIED IN TABLE R602.3(1) FOR SHEATHING  
AND TABLE R702.3.5 FOR INTERIOR GYP BOARD

**REVISIONS**



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Mount Airy, Maryland 21771

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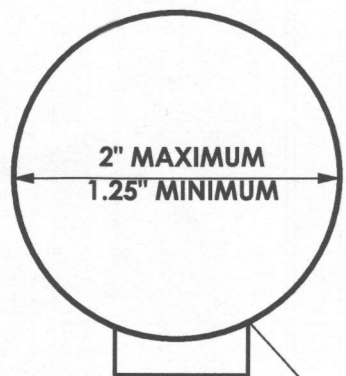
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**INTERIOR BRACING**

**3.03**

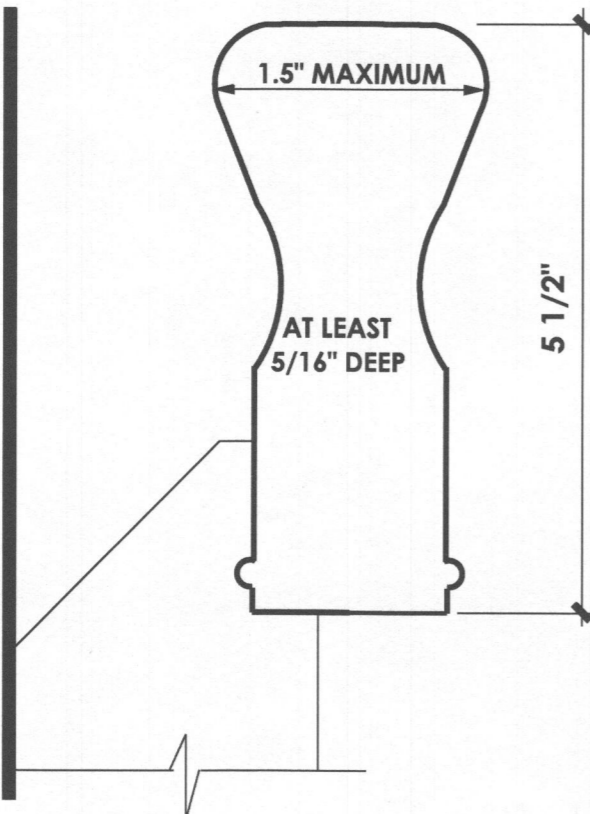
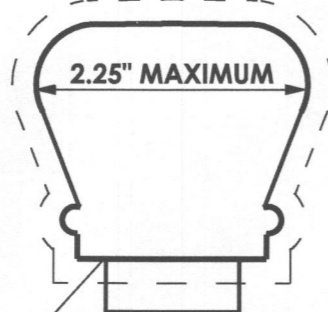
DATE:  
February 19, 2009



**TYPE 1**

HANDRAILS WITH A CIRCULAR CROSS SECTION HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2.25"

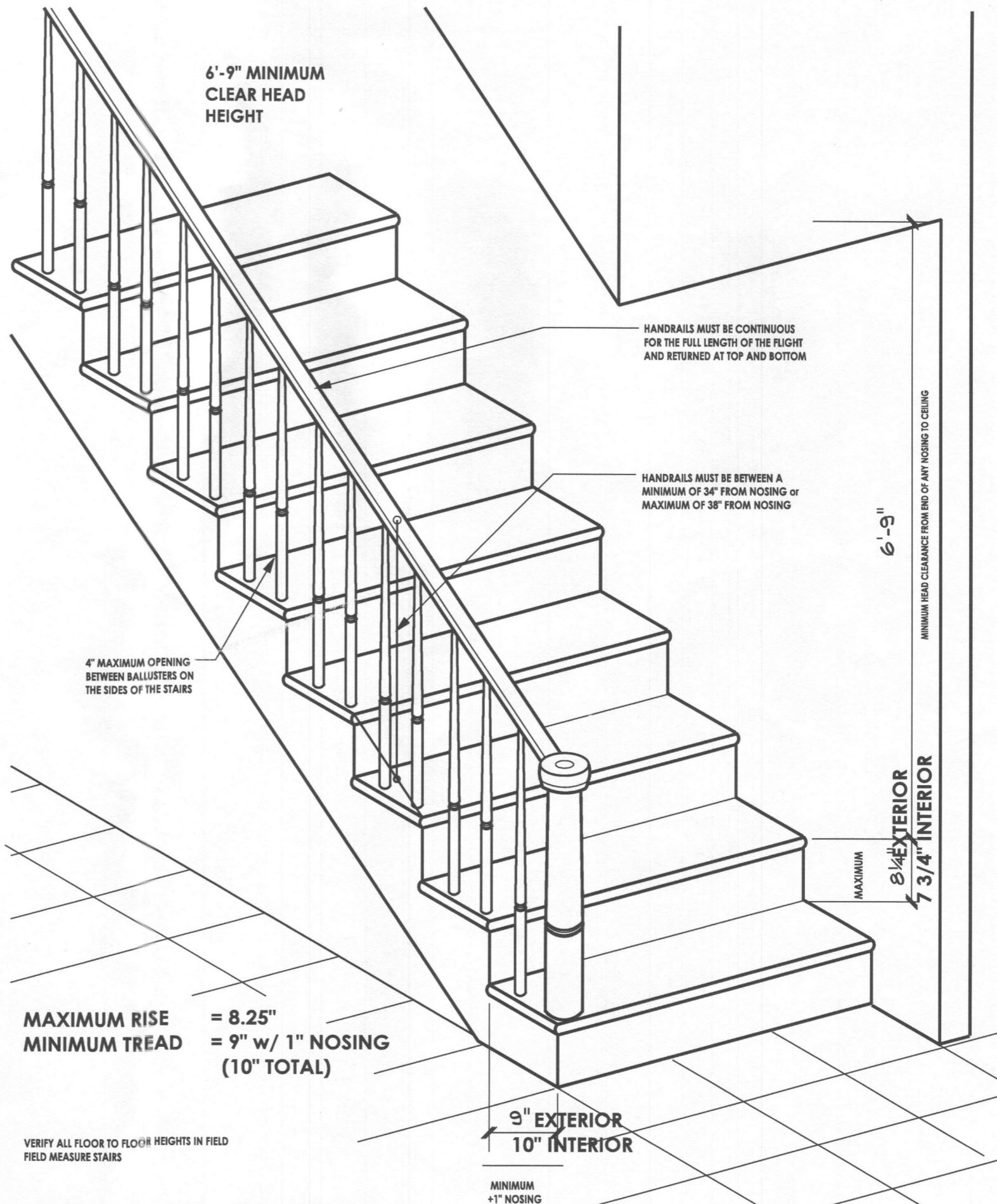
4" MINIMUM - 6.25" MAXIMUM



**TYPE 2**

HANDRAILS WITH A PERIMETER GREATER THAN 6.25" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF .75" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1.75" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1.25" TO A MAXIMUM OF 2.75". EDGES SHALL HAVE A MINIMUM RADIUS OF .01 INCHES

**HANDRAIL REQUIREMENTS**



**TYPICAL STAIR REQUIREMENTS**

**REVISIONS**

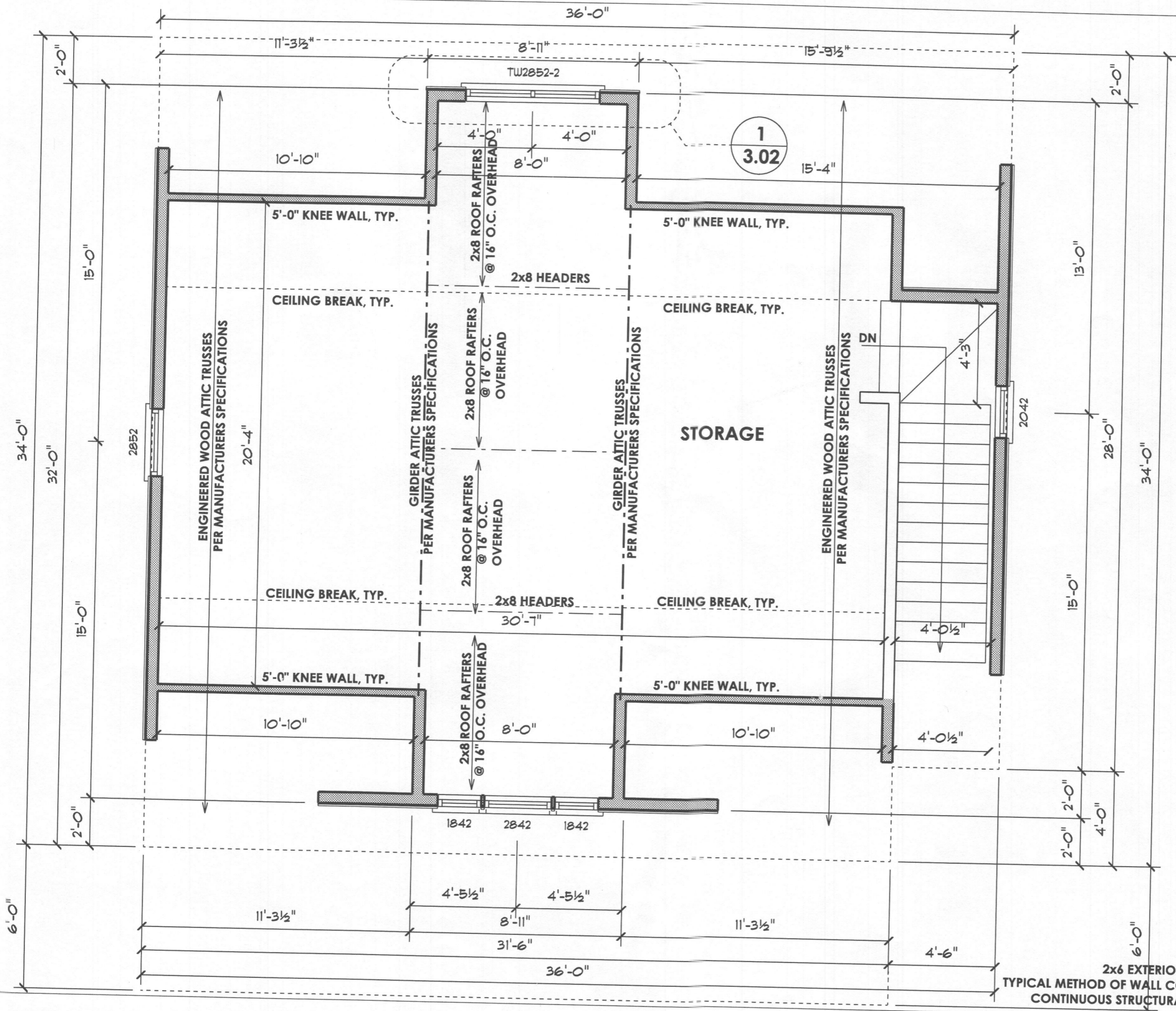


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Expiration Date: 6/30/2010.



2x6 EXTERIOR WALLS  
 TYPICAL METHOD OF WALL CONSTRUCTION - R602.10.5  
 CONTINUOUS STRUCTURAL PANEL SHEATHING

**REVISIONS**



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**Poore Garage**  
 1781 Long Corner Road  
 Mount Airy, Maryland 21771

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**PROJECT NO:**  
 POORE-01

**ISSUE DATES:**  
 02-20-09 PERMIT SET

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 License number #14678  
 Expiration Date: 6/30/2010.

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

**SECOND FLOOR**

**4.01**

DATE:  
 February 21, 2009

**REVISIONS**

△

△

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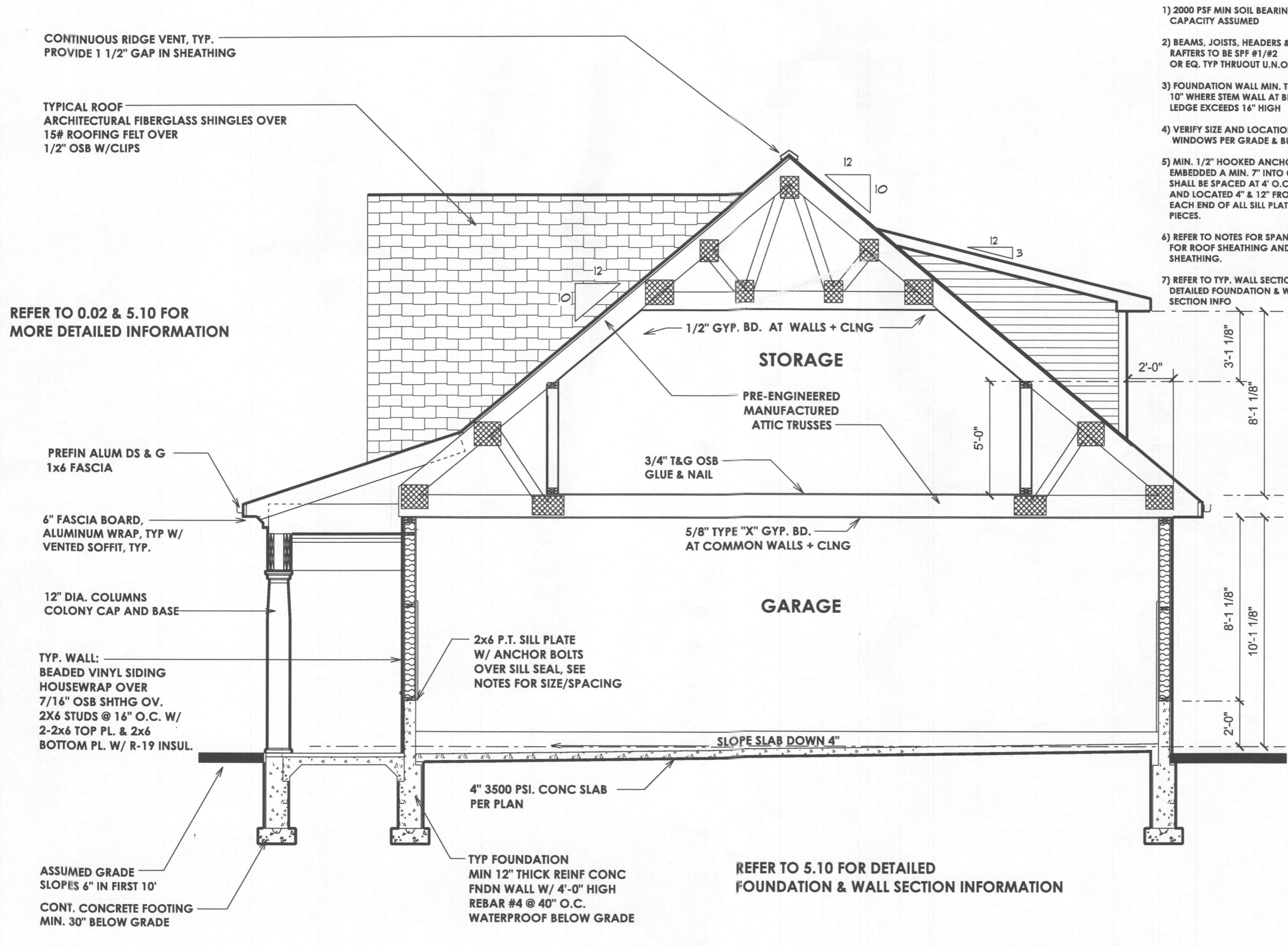
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CONTINUOUS RIDGE VENT, TYP.  
PROVIDE 1 1/2" GAP IN SHEATHING

TYPICAL ROOF  
ARCHITECTURAL FIBERGLASS SHINGLES OVER  
15# ROOFING FELT OVER  
1/2" OSB W/CLIPS

REFER TO 0.02 & 5.10 FOR  
MORE DETAILED INFORMATION

PREFIN ALUM DS & G  
1x6 FASCIA

6" FASCIA BOARD,  
ALUMINUM WRAP, TYP W/  
VENTED SOFFIT, TYP.

12" DIA. COLUMNS  
COLONY CAP AND BASE

TYP. WALL:  
BEADED VINYL SIDING  
HOUSEWRAP OVER  
7/16" OSB SHTHG OV.  
2X6 STUDS @ 16" O.C. W/  
2-2x6 TOP PL. & 2x6  
BOTTOM PL. W/ R-19 INSUL.

ASSUMED GRADE  
SLOPES 6" IN FIRST 10'  
CONT. CONCRETE FOOTING  
MIN. 30" BELOW GRADE

1/2" GYP. BD. AT WALLS + CLNG

STORAGE

PRE-ENGINEERED  
MANUFACTURED  
ATTIC TRUSSES

3/4" T&G OSB  
GLUE & NAIL

5/8" TYPE "X" GYP. BD.  
AT COMMON WALLS + CLNG

GARAGE

2x6 P.T. SILL PLATE  
W/ ANCHOR BOLTS  
OVER SILL SEAL, SEE  
NOTES FOR SIZE/SPACING

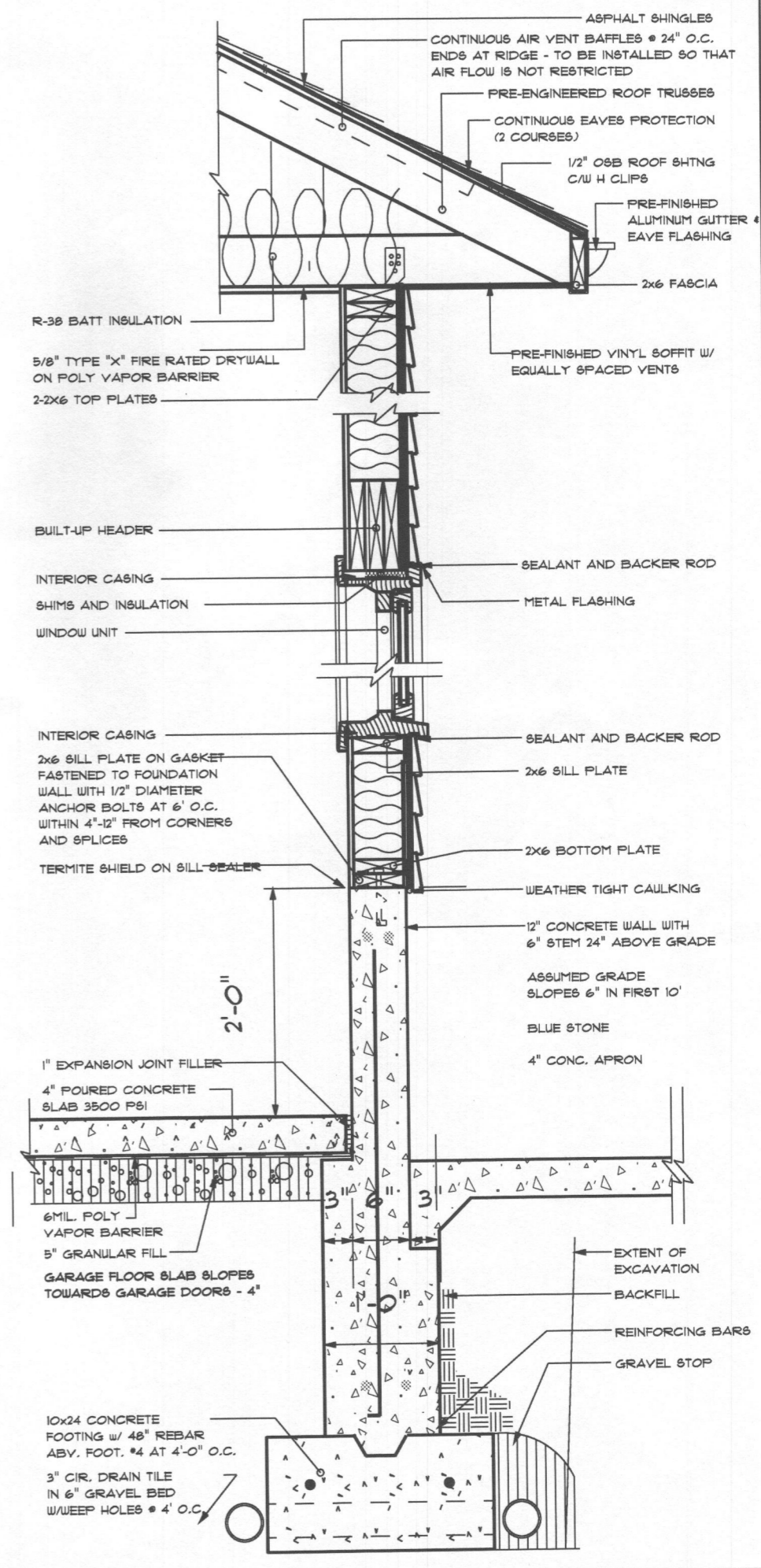
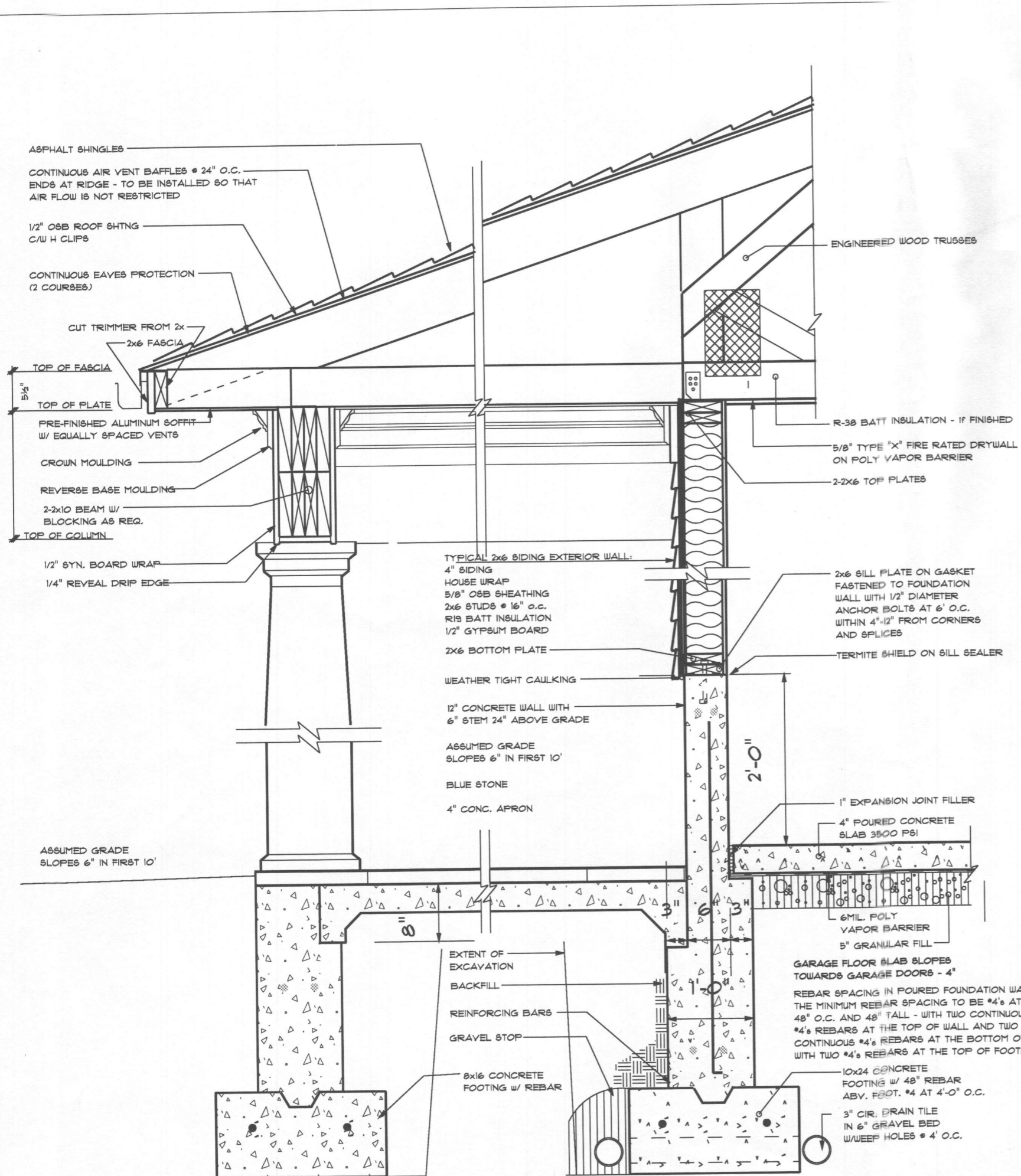
SLOPE SLAB DOWN 4"

4" 3500 PSI. CONC SLAB  
PER PLAN

TYP FOUNDATION  
MIN 12" THICK REINF CONC  
FNDN WALL W/ 4'-0" HIGH  
REBAR #4 @ 40" O.C.  
WATERPROOF BELOW GRADE

REFER TO 5.10 FOR DETAILED  
FOUNDATION & WALL SECTION INFORMATION

- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.
- 3) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 16" HIGH
- 4) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 5) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.
- 6) REFER TO NOTES FOR SPAN RATING FOR ROOF SHEATHING AND FLOOR SHEATHING.
- 7) REFER TO TYP. WALL SECTION FOR DETAILED FOUNDATION & WALL SECTION INFO



**REVISIONS**

△	
△	

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

**WALL SECTIONS**

**5.10**

**DATE:**  
February 21, 2009

# Poore Garage

1781 Long Corner Road  
Mount Airy, Maryland 21771

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS NOTED OTHERWISE ON THE PLANS.

WHERE APPLICABLE, BALLOON FRAME EXTERIOR WALLS TO BE 2x6 SPF #2 OR BETTER STUDS @ 12" O.C. UNLESS OTHERWISE NOTED

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG. FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND MODULUS OF ELASTICITY OF 1,600,000 MIN. UNLESS OTHERWISE NOTED.

ALL HEADERS TO BE 2x12'S UNLESS NOTED OTHERWISE

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDERS AND HEADERS LABELED ON THE PLANS, TO HAVE A Fb RATING OF 2,950 AND MODULUS OF ELASTICITY OF 2,000,000 MIN. UNLESS OTHERWISE NOTED. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

ALL STRUCTURAL OPENINGS TO RECEIVE MIN. 2-2x12 HEADERS W/ 1/2" FILLER & 1 JACK STUD EACH END UNLESS NOTED OTHERWISE

PROVIDE SOLID 2x10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WHERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOIST BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

PROVIDE ADEQUATE CLEARANCE @ PLUMBING STACKS AS REQ.

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ARCHITECT OR ENGINEER PRIOR TO THE START OF CONSTRUCTION.

ANY VARIATION FROM THESE PLANS THAT WILL REQUIRE CHANGES TO THE STRUCTURAL MEMBERS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

WHERE APPLICABLE, REFER TO ENGINEERED LUMBER MFR'S SPECIFICATIONS FOR MULTI-MEMBER INSTALLATION & CONNECTION REQUIREMENTS

FASTEN MULTIPLE MEMBER JACKS TOGETHER W/ MIN. 10d NAILS @ 8" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. PROVIDE NAILING W/IN 3" OF TOP OR BOTTOM OF MEMBERS.

FASTEN MULTIPLE MEMBER BEAMS TOGETHER W/ MIN 16d NAILS @ 12" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. TWO ROWS REQUIRED FOR DEPTHS UP TO 12". THREE ROWS REQUIRED FOR DEPTHS OF 12-18". PROVIDE NAILING W/IN 22" OF EACH END OF MEMBERS. FOR BEAMS 7" OR GREATER IN WIDTH PROVIDE BOLTED CONNECTION W/ ASTM GRADE A-307 (OR BETTER) 1/2" DIA. BOLTS IN TWO ROWS 3" FROM EACH END OF BEAM @ 24" O.C. STAGGERED.

## DESIGN CRITERIA

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA - table 301.2 (1)

GROUND SNOW LOAD (lbs./s.f.)	30	
WIND PRESSURE (pounds per square foot)	17 +/- ( 90 m.p.h.)	
SEISMIC CONDITION BY ZONE	B	
SUBJECT TO DAMAGE	WEATHERING	SEVERE
	FROST LINE DEPTH	30
	TERMITE	MODERATE
	DECAY	MODERATE
WINTER DESIGN TEMP. FOR HEAT. FACILITIES	13'	
RADON RESISTANT CONSTRUCTION REQ		
FLOOD ZONE		

ALL WORK SHALL COMPLY WITH 2006 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS

## SEAL

STATE OF MARYLAND

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number #14678, Expiration Date: 6/30/2010.

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REVISIONS

08-28-2008

## DRAWING LIST

0.01	COVER SHEET
0.02	GENERAL INFO
1.01	FRONT ELEVATION
1.21	RIGHT ELEVATION
1.31	LEFT ELEVATION
1.41	REAR ELEVATION
2.01	FOUNDATION PLAN
3.01	FIRST FLOOR PLAN
3.02	APA WALL PANEL DETAILS
3.03	BRACED WALL DETAILS
3.04	STAIR DETAILS
4.01	SECOND FLOOR PLAN
5.01	SECTION A-A
5.10	WALL SECTIONS

## AREA INFO

ADDITION ONLY	SQUARE FOOTAGE
GARAGE	1,104 s.f.
SECOND FLOOR	692 s.f.
GARAGE	1,104 s.f.

PRINT DATE

February 21, 2009

## MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of mechanical systems including duct sizes, trunk and register size for air conditioning and heating. Systems shall be installed per manufacturer's specifications and recommendations and as per all applicable building codes.
- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturer's specifications and recommendations and as per all applicable codes.
- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.
- Smoke & Carbon Monoxide detectors - Provide a minimum of one ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup. Provide detectors at each sleeping room if required by local code. Provide detectors outside each sleeping area within 10'-0" of each door.
- Fire suppression systems shall be installed as per local building code.
- All work shall comply to local code.

## WEATHER/THERMAL

- Insulation for slab on grade construction shall begin at the inside intersection of the slab and the foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally 24" under the slab. For unheated slabs a material with an R-value of 42 is required; for heated slabs an R-value of 63 is required (or as per local code)
  - Sill Sealer-compressible material shall be installed under all mud plates (foundation wall and wood floor systems) and sole plates (slab on grade)
- | R-Value  | Thickness | Location  |
|--|-----------|---|
| R-11 FS25                                      | 3 1/2"    | Basement Walls  |
| R-13   | 3 1/2"    | 2x4 Walls (exterior)  |
| R-19   | 5 1/2"    | 2x6 Walls (exterior)  |
| R-19   | 5 1/2"    | Crawl Space   |
| R-19   | 5 1/2"    | Floors exposed to unheated condition                                |
| R-30 Batt.<br>(with M.E.C. check calculations) | 9"        | Roof  |
| R-30 Blown<br>(with M.E.C. check calculations) |           | Apply blown insulation as required by manufacturer's specifications |
| R-38 Batt.                                     | 12"       | Roof  |
| R-38 Blown                                     |           | Apply blown insulation as required by manufacturer's specifications |
- Provide vents as per local code.
  - Flashing: Prefinished aluminum or equal, at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall.
  - Contractor shall maintain in all circumstances proper fire, sound and insulation ratings when penetrating through walls, floors, ceilings and roofs.
  - All miscellaneous penetrations during construction shall be patched and repaired according to manufacturer's specifications and as per code.
  - All exterior joints between windows, doors and other surfaces shall be caulked and sealed appropriately.

## SITework

- GENERAL: These drawings do not cover sitework, grading or landscaping
- Building foundations have been designed based on an assumed soil bearing capacity of 3000 PSF. Additional engineering is required if soil bearing capacity is less than 3000 PSF.
- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1 1/2" dia. bleeder pipes through mid line of footing at max 8" o.c. Typically, drains shall lead to sump pits or to positive daylight discharge points.
- Slope all stoops, porches, walks and garage slabs away from building 1/8" minimum per foot.
- All work shall comply to local code.

## WOOD

- Wall bracing shall be installed as per local code.
- All roof trusses and floor systems shall be engineered by others.
- All roof trusses and floor systems shall be braced and installed per manufacturer's specifications and as per local code. See manufacturer's plans for exact layout and construction.
- All trusses are stamped and certified by a registered engineer and meet TPI manufacturers minimum requirement.
- See drawings for type of floor construction.
  - Tongue and groove floor decking glued and nailed on (SPF #2) 2x8 or 2x10 or 2x12 floor joists at 16" o.c. maximum to meet the American Plywood Association Sturd-I-Floor system.
  - Tongue and groove floor decking glued and nailed on pre-engineered wood joists/trusses at 24" o.c. maximum to meet the American Plywood Association Sturd-I-Floor system.
- Fire-stopping shall be provided to cut-off concealed draft openings and to form an effective fire barrier between stories as per local code.
- Structural lumber to have minimum bending stress of 1,200 psi
- All exterior walls are 2x4 stud #16" centers, minimum SPF stud grade unless otherwise noted.
- All interior walls are 2x4 stud #16" centers, minimum SPF stud grade unless otherwise noted.
- All opening headers to be 2x12's unless noted otherwise
- Joist hangers to be installed as required.
- All wood less than 8" from grade shall be pressure treated. All sole plates on slabs shall be pressure treated.
- Provide bearing at all structural members as required by local code.
- All materials shall be installed per manufacturer's specifications and as per applicable building codes.
- All work shall comply to local code.

## DOORS and WINDOWS

- Provide safety glazing as required by local code.
- Garage door into dwelling shall be fire rated minimum 45 minute or as per local building code. The threshold of the door opening between the garage and the adjacent interior space shall not be less than 4" above the garage door. (or as per local code)
- All doors and windows shall be installed in accordance with manufacturer's specifications, and as per local code.

## CONCRETE

- Bottom of all footings shall be located a minimum of 36", (or as per local code) below finished grade. Steps or depth of footing / foundation may vary according to local site or frost conditions.
- All interior concrete slabs shall have 6"x6"x10" W.W.M. or control joints. Monolithic turned down slabs for townhouses shall have a control joint between units.
- Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.
- Foundation walls of habitable rooms located below grade shall be dampproofed or water proofed using materials and methods approved by local building jurisdiction.
- All work shall comply to local code.

Type of Concrete Construction	Minimum Specified Compressive Strength
- Footings	3000 PSI
- Interior Basement Slabs	3500 PSI
- Foundation Walls	3000 PSI
- Garage and Exterior Slabs	3500 PSI

(or as per local code)

## MASONRY

- Maximum vertical distance of unbalanced fill measured from the top of the lower level slab to outside finished grade shall not exceed the following, for unreinforced walls where unstable soil or ground water conditions do not exist.
- | Type of Wall        | Height of Fill |
|---------------------|----------------|
| 8" C.M.U.           | 4'-0"          |
| 12" C.M.U. (hollow) | 6'-0"          |
| 12" C.M.U. (solid)  | 7'-0"          |
| 8" Poured Concrete  | 7'-0"          |
| 10" Poured Concrete | 8'-0"          |
- Masonry veneer shall be attached and anchored in accordance with the local code requirements.

## METAL

- Strap anchors or anchor bolts shall be local code and building inspector approved: Minimum 2 straps/bolts per section of plating 12" Max. from each end and with intermediate strap/bolts at 6'-0" o.c. maximum. (or as per local code)
- Galvanized metal brick ties shall be installed as per local code.
- All steel shall conform to ASTM Specs for A-36 Steel.
- All steel designed for maximum bending stress of 24,000 psi
- All work shall comply to local code.

## MISCELLANEOUS

- Pre-built fireplace shall be UL approved and installed according to code and manufacturer's specifications and recommendations.
- Chimneys shall extend a minimum of 2'-0" above any roof structure within 10'-0".
- Provide overflow pans and drains for wet appliances when located on bedroom level, or as noted on plans.
- Provide 22"x54" attic access with pull chain light (or as per local code)
- Kitchen and bath plans are approximate. See manufacturer's plans for exact layout and dimensions.

## GENERAL NOTES

- All work shall comply to all applicable local codes.
- All construction shall be classified as and comply to either of the following:
  - Use Group R-4 under the 2006 International Residential Code.
- All work shall comply to the 2000 Model Energy Code
- These plans and notes are the property and sole responsibility of JRArchitecture, Inc. Use of these plans without the written consent of JRArchitecture, Inc. is prohibited.
- These plans are subject to modification as necessary to meet code requirements and or facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect and the Owner reserves the right to make any changes, for any reason, at any time, providing they comply with the code.
- The Sub-Contractor shall compare and coordinate all drawings. When a discrepancy or an error or omission exists, he shall comply with the code and contact the Architect and the Owner in writing for proper adjustment.
- These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference.
- In the event certain features of Construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
- Integral garages in dwelling units shall be separated from all adjacent living space with fire separation as required by local code.

## DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:
- Ground Snow Load 55 psf
- Roof 30 psf
- Sleeping Floors 30 psf
- Living Floors 40 psf
- Exterior Decks 60 psf
- Stairs 100 psf
- Garage Slabs 50 psf
- Wind Load 17 psf
- Dead Load 10 psf
- Guardrails 200' at any point in any direction.

(or as per local code)

## STAIR CRITERIA

- INTERIOR and EXTERIOR STAIRS
- All stairs shall comply with all local codes.
  - Minimum finish width: 36"
  - Minimum finished headroom height: 6'-8"
  - Maximum riser height: 8 1/4"
  - Minimum tread depth: 9"
  - Maximum space between balusters: 4"
  - Handrail height shall not be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.
- Provide a minimum of 1 1/2" space between handrail and wall.
- Stair winder shall have a minimum inside width of 6" and a minimum of a 9" tread when measured 12" from inside corner.
- Stair landings shall be a minimum of 36" x 36"
- Stairways with 3 or more risers are required to have a handrail.

**JRA**  
ARCHITECTURE

1242 MORGAN STATION ROAD  
WOODBINE, MARYLAND 21797  
443.226.5745

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### GENERAL INFO

**0.02**

DATE:  
February 19, 2009

REVISIONS



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

RIGHT ELEV

**1.21**

DATE:  
February 19, 2009

CONTINUOUS RIDGE VENT, TYP.

MATCH EXISTING HOUSE ROOF SHINGLES, TYP.

VINYL SIDING TO MATCH EXISTING HOUSE, TYP.

CROWN AND TRIM TO MATCH EXISTING HOUSE

12" DIA. COLUMNS COLONY CAP AND BASE

STONE VENEER TO MATCH EXISTING HOUSE, TYP.

ASSUMED GRADE SLOPES 6" IN FIRST 10'

CONT. CONCRETE FOOTING MIN. 30" BELOW GRADE



REVISIONS



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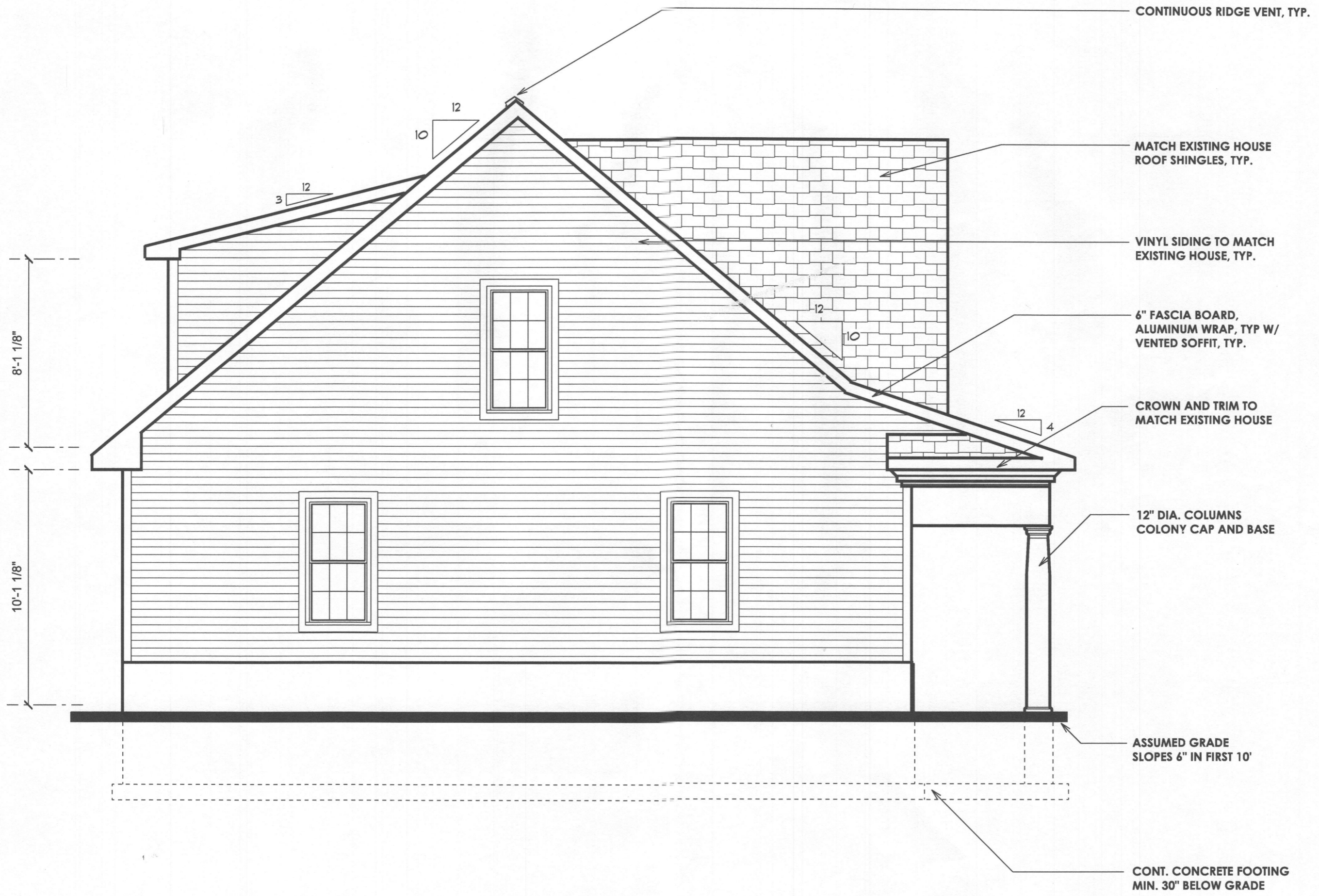
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License number #14678  
Expiration Date: 6/30/2010.

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

LEFT ELEV

**1.31**

DATE:  
February 19, 2009



CONTINUOUS RIDGE VENT, TYP.

MATCH EXISTING HOUSE ROOF SHINGLES, TYP.

VINYL SIDING TO MATCH EXISTING HOUSE, TYP.

6" FASCIA BOARD, ALUMINUM WRAP, TYP W/ VENTED SOFFIT, TYP.

CROWN AND TRIM TO MATCH EXISTING HOUSE

12" DIA. COLUMNS COLONY CAP AND BASE

ASSUMED GRADE SLOPES 6" IN FIRST 10'

CONT. CONCRETE FOOTING MIN. 30" BELOW GRADE

8'-1 1/8"

10'-1 1/8"

10/12

3/12

12/10

12/4

REVISIONS



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02-20-09 PERMIT SET

PROFESSIONAL CERTIFICATION  
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland  
License number #14678  
Expiration Date: 6/30/2010.

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

REAR ELEV

**1.41**

DATE :  
February 19, 2009

