



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

DILP 2017 MAR 24 AM 10:13

Date Received: _____

Permit No.: B17001218

Building Address: 5048 Lundera Court
 City: Ellicott City State: MD Zip Code: 21765
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: _____
 Section: _____ Area: _____ Lot: 128
 Tax Map: 28 Parcel: 49 Grid: 11
 Zoning: _____ Map Coordinates: _____ Lot Size: 34,416 SF

Existing Use: Vacant Lot
 Proposed Use: SFD
 Estimated Construction Cost: \$ 250,000
 Description of Work: Model on file - Oakmont, Elev. 1, 3 car-side load garage, Fin. Bsmt - Den, Rec, Bath
 Occupant or Tenant: Owner

Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: BV Business Trust
 Address: 10001 482
 City: Lisbon State: MD Zip Code: 21765
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address (If other than stated herein)
 Applicant's Name: Rachel Carr, CPS
 Address: 1655 Pally Lane
 City: Crampton State: MD Zip Code: 21049
 Phone: 410-988-7307 Fax: _____
 Email: Carrache@gmail.com

Contractor Company: Craftman Homes
 Contact Person: Dan Schrey
 Address: 1355 Beverly Rd Ste 330
 City: McLean State: VA Zip Code: 22101
 License No.: 451-1101
 Phone: 703-898-0379 Fax: _____
 Email: _____

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
Use group:	<input checked="" type="checkbox"/> Finished Basement	
	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Water Supply	RECEIVED MAR 24 2017 LICENSES & PERMITS DIVISION
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>G17000106</u>	
Building Shell Permit Number:	

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: [Signature] Print Name: Rachel Carr
 Email Address: Carrache@gmail.com Date: 3/24/17
 Title/Company: Owner/CPS

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY

-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health		

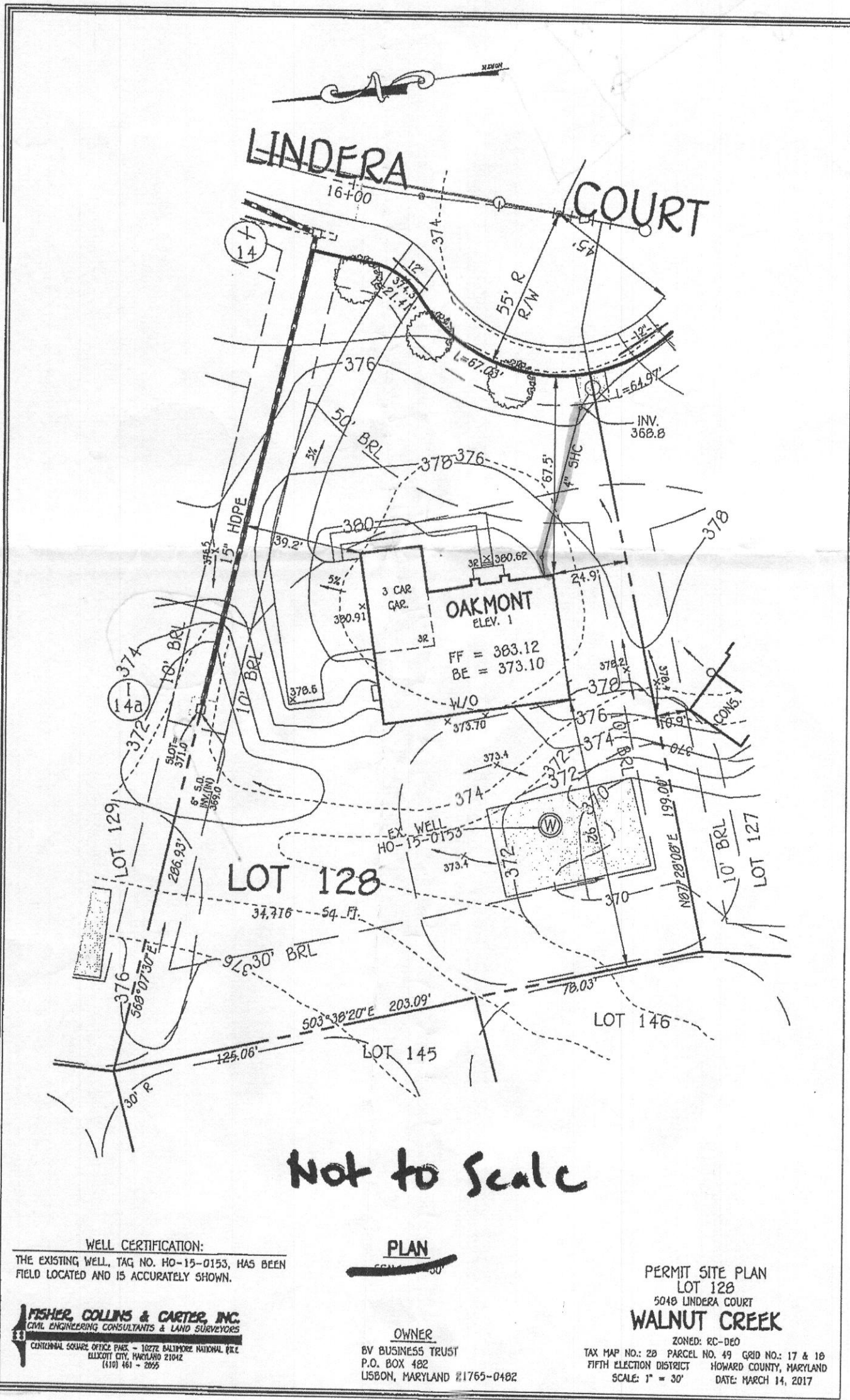
Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$ <u>150.00</u>
Permit Fee	\$ _____
Tech Fee	\$ _____
Excise Tax	\$ _____
PSFS	\$ _____
Guaranty Fund	\$ _____
Add'l per Fee	\$ _____
Total Fees	\$ _____
Sub-Total Paid	\$ _____
Balance Due	\$ _____
Check #	<u>81953</u>

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

Handwritten notes and scribbles at the top of the page, including the number '10' and some illegible characters.



373.10
368.90

WELL CERTIFICATION:
THE EXISTING WELL, TAG NO. HO-15-0153, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL BLVD.
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855

PLAN

OWNER
BY BUSINESS TRUST
P.O. BOX 482
LISBON, MARYLAND #1765-0482

PERMIT SITE PLAN
LOT 128
5048 LINDERA COURT
WALNUT CREEK

ZONED: RC-DEO
TAX MAP NO.: 2B PARCEL NO. 49 GRID NO.: 17 & 18
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 14, 2017



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: B17101318

Building Address: 2708 S. ...
City: _____ State: _____ Zip Code: 21065
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: _____
Section: _____ Area: _____ Lot: 138
Tax Map: _____ Parcel: 49 Grid: 11
Zoning: _____ Map Coordinates: _____ Lot Size: 17705

Existing Use: ...
Proposed Use: ...
Estimated Construction Cost: \$...
Description of Work: ...

Occupant or Tenant: _____
Was tenant space previously occupied? Yes No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1 st floor:
	2 nd floor:
Area of construction (sq. ft.):	Basement:
	<input type="checkbox"/> Finished Basement
Use group:	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type:	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>...</u>
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units:
<input type="checkbox"/> Wood Frame	No. of 1 BR units:
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Property Owner's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Contractor Company: _____
Contact Person: _____
Address: _____
City: _____ State: _____ Zip Code: _____
License No.: _____
Phone: _____ Fax: _____
Email: _____

Engineer/Architect Company: _____
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Utilities
Water Supply
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Sewage Disposal
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
Heating System
<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:
Sprinkler System:
<input type="checkbox"/> Yes <input type="checkbox"/> No
Grading Permit Number:
Building Shell Permit Number:

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: _____

Email Address: _____

Date: 3/24/17

Title/Company: _____

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>4/17/17</u>	<u>[Signature]</u>

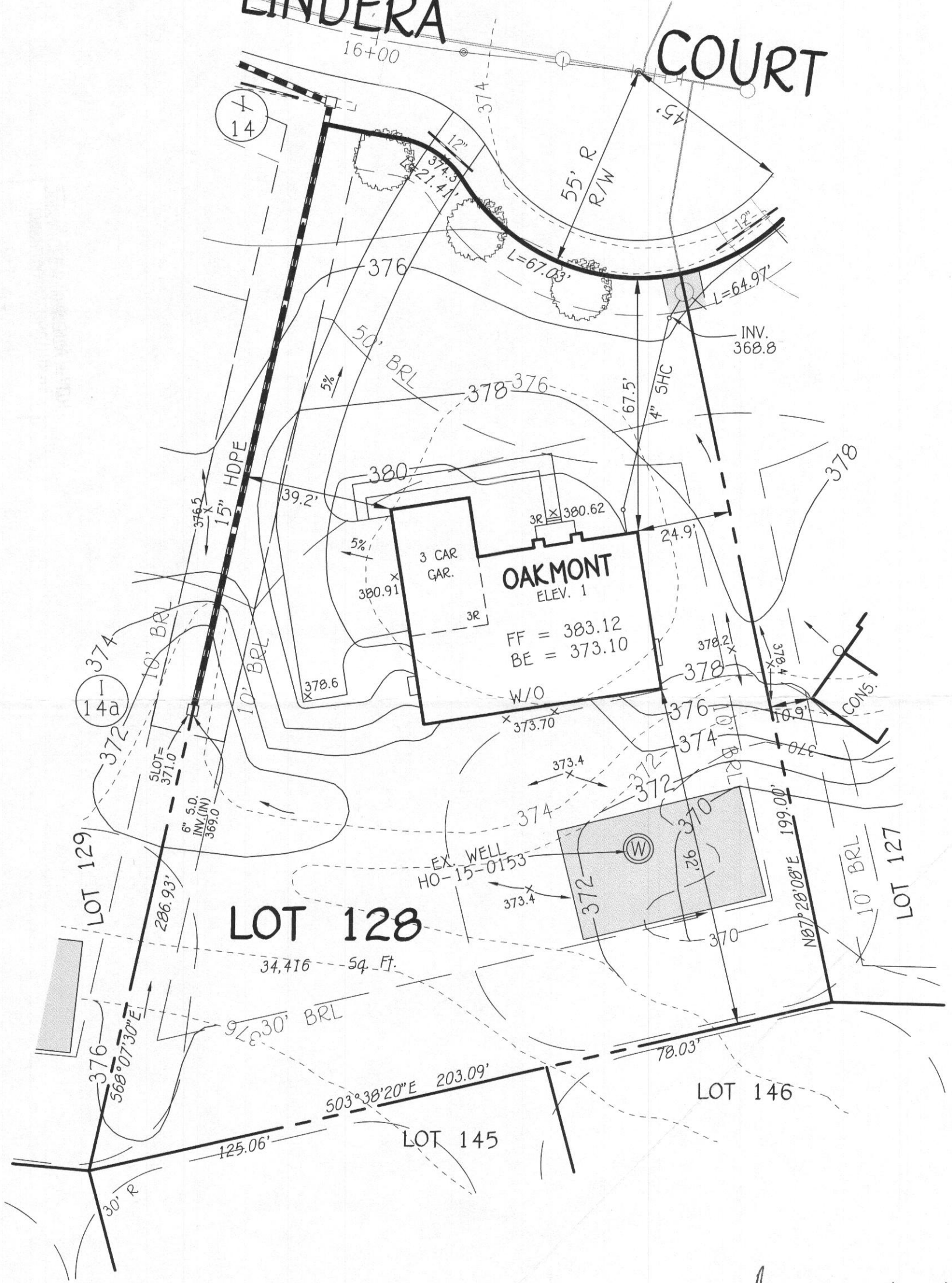
DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>4952</u>

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

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

LINDERA COURT



Approved 4/17/17
 B17001218 R1E

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-15-0153, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

PLAN

SCALE: 1" = 30'

**PERMIT SITE PLAN
 LOT 128
 5048 LINDERA COURT
 WALNUT CREEK**

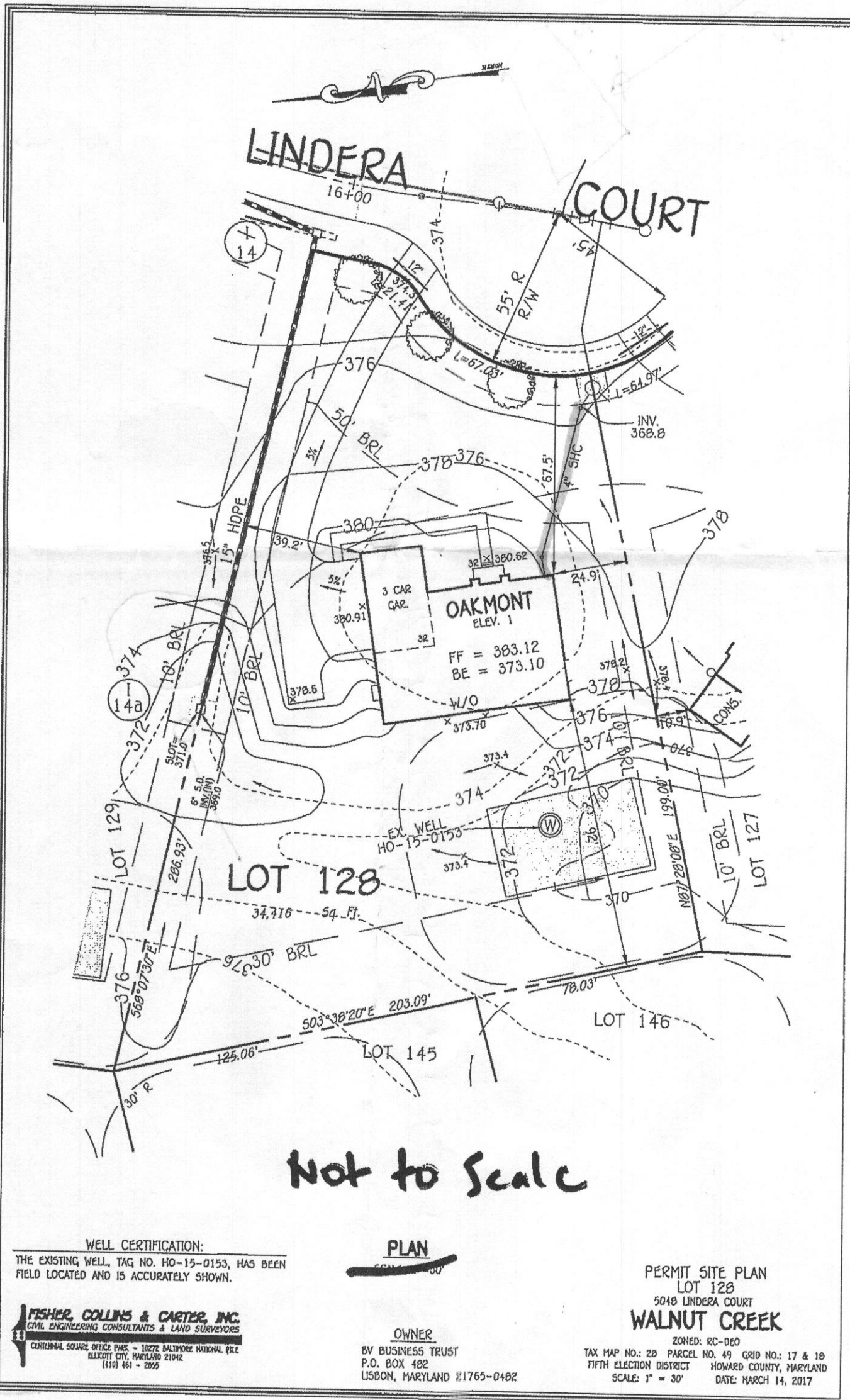
ZONED: RC-DEO

TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH 14, 2017

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL #11E
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

OWNER
 BV BUSINESS TRUST
 P.O. BOX 482
 LISBON, MARYLAND 21765-0482

Handwritten notes and scribbles at the top of the page, including the number '10' and some illegible characters.



373.10
368.90

Not to Scale

WELL CERTIFICATION:
THE EXISTING WELL, TAG NO. HO-15-0153, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

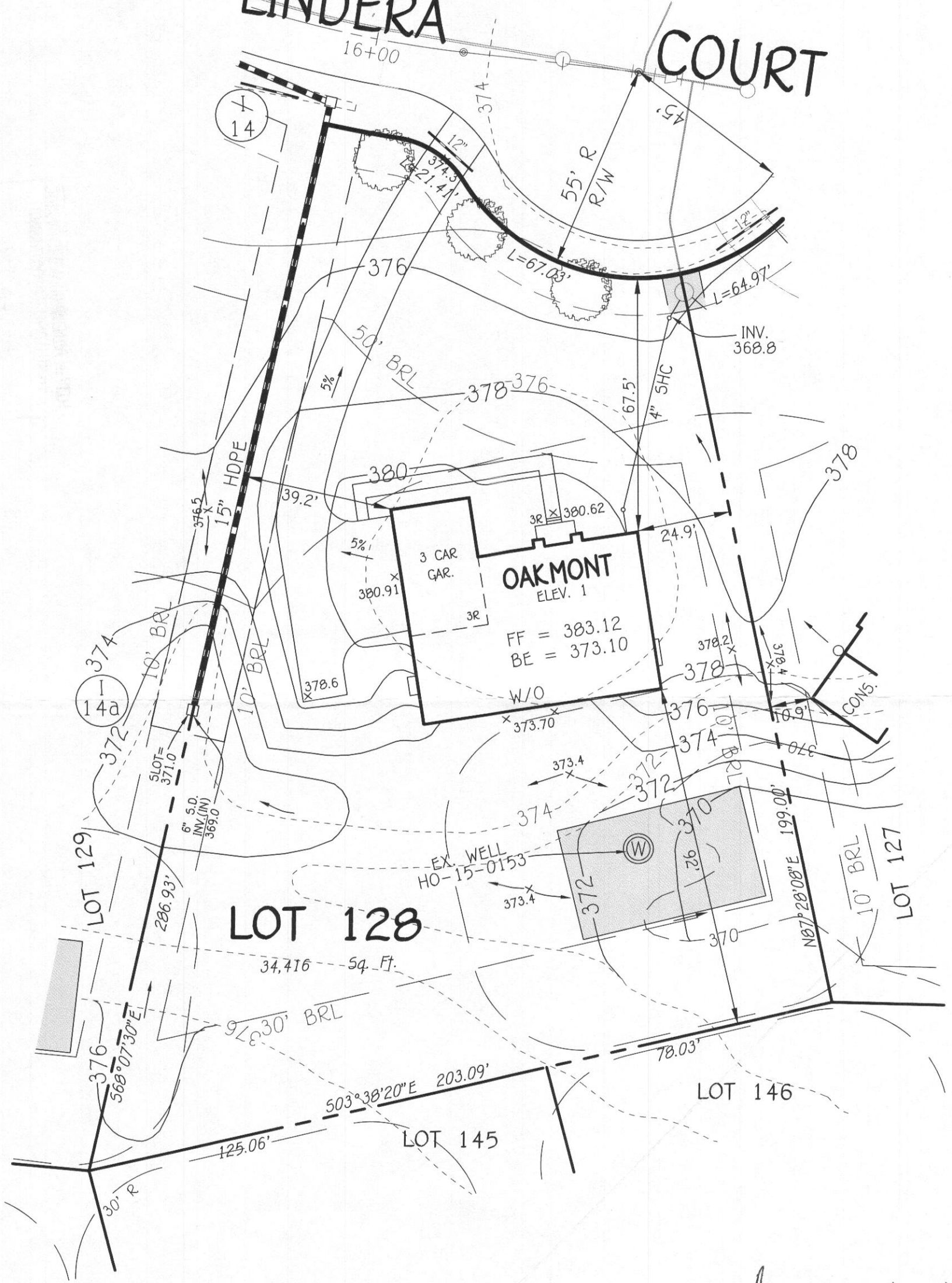
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL BLVD.
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

PLAN
Scale: 1" = 30'

OWNER
BY BUSINESS TRUST
P.O. BOX 482
LISBON, MARYLAND #1765-0482

PERMIT SITE PLAN
LOT 128
5048 LINDERA COURT
WALNUT CREEK
ZONED: RC-DEO
TAX MAP NO.: 2B PARCEL NO. 49 GRID NO.: 17 & 18
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 14, 2017

LINDERA COURT



Approved 4/17/17
 B17001218 R1E

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-15-0153, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

PLAN

SCALE: 1" = 30'

**PERMIT SITE PLAN
 LOT 128
 5048 LINDERA COURT
 WALNUT CREEK**

ZONED: RC-DEO

TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH 14, 2017

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL #11E
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

OWNER
 BV BUSINESS TRUST
 P.O. BOX 482
 LISBON, MARYLAND 21765-0482

Approved 4/17/2017
 RAE (SISES)
 B17001218

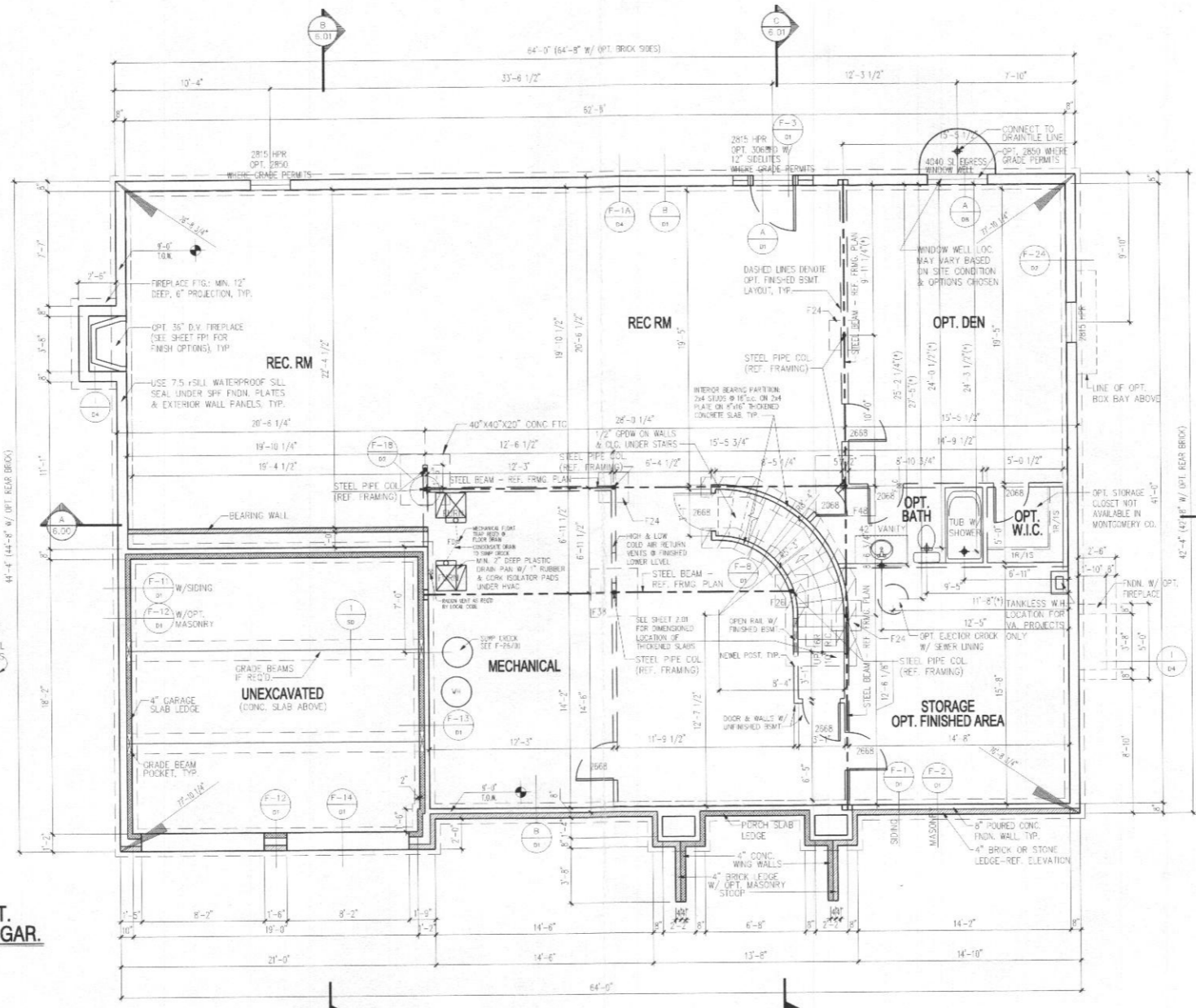
5648 Linderd Court
 Ellicott City MD 21042

Lot 128

5 Bedrooms
 5 1/2 Baths

= Finished Areas

NOTE:
 1) EXHAUST FANS THAT VENT TO THE EXTERIOR WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS.
 2) PROVIDE AT LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS.
 3) GLASS DOORS, SEIF-LITES, SHOWER ENCLOSURES TO BE SAFETY GLAZED.
 4) SMOKE DETECTORS ON EACH FLOOR LEVEL.
 5) OPTIONAL WINDOWS AVAILABLE ONLY WHERE GRADE PERMITS.
 6) ALL INTERIOR PARTITIONS 1/2" UNLESS NOTED OTHERWISE.



CONCRETE COLUMN FOOTING SCHEDULE (f_c = 3,000 psi)

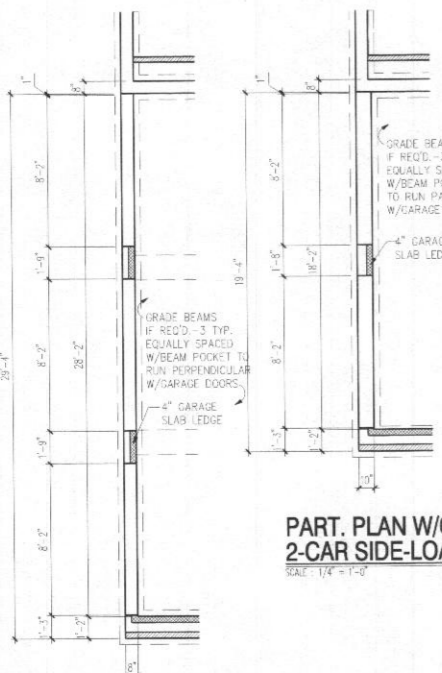
F24	= 24" x 24" x 12"
F26	= 26" x 26" x 12"
F28	= 28" x 28" x 12"
F30	= 30" x 30" x 12"
F32	= 32" x 32" x 12"
F34	= 34" x 34" x 12"
F36	= 36" x 36" x 12"
F38	= 38" x 38" x 12"
F40	= 40" x 40" x 12"
F42	= 42" x 42" x 12"
F44	= 44" x 44" x 12"
F46	= 46" x 46" x 12"
F48	= 48" x 48" x 14"
F50	= 50" x 50" x 14"
F52	= 52" x 52" x 14"
F54	= 54" x 54" x 14"
F56	= 56" x 56" x 14"
F58	= 58" x 58" x 14"
F60	= 60" x 60" x 14"
F62	= 62" x 62" x 14"
F64	= 64" x 64" x 14"
F66	= 66" x 66" x 14"
F68	= 68" x 68" x 14"
F70	= 70" x 70" x 14"
F72	= 72" x 72" x 14"

NOTE: MAXIMUM ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF

REINFORCE FOOTINGS F38 & WIDER w/ #5 BARS @ 12" OC, EACH WAY, 3" CLEAR FROM BOTTOM OF FOOTING

ADJUSTABLE STEEL COLUMNS:
 P311 = 3"ø 11ga
 P3511 = 3.5"ø 11ga
 P411 = 4"ø 11ga

SCHEDULE 40 PIPE COLUMNS:
 P340 = 3"ø S40 PIPE COL
 P3540 = 3.5"ø S40 PIPE COL
 P440 = 4"ø S40 PIPE COL
 P540 = 5"ø S40 PIPE COL
 P640 = 6"ø S40 PIPE COL



PART. PLAN W/OPT. 2-CAR SIDE-LOAD GAR.
 SCALE: 1/4" = 1'-0"



PART. PLAN W/OPT. 3-CAR SIDE-LOAD GAR.
 SCALE: 1/4" = 1'-0"

FOUNDATION / BASEMENT PLAN
 SCALE: 1/4" = 1'-0"
 NOTE:
 1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
 2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
 3) PROVIDE 4" DIA. PERIMETER DRAIN TILE AROUND THE EXTERIOR FOOTING AND A 4" DIA. DIAGONAL DRAIN TILE FROM THE SUMP CROCK TO THE OPPOSITE FOUNDATION WALL. SLEEVE FOOTING AS REQUIRED.

NOTE:
 (*) - REFERENCE B/ D/1

RECEIVED
 APR 04 2017
 ENVIRONMENTAL HEALTH DEPT.
 BUREAU OF ENVIRONMENTAL HEALTH

PINNACLE DESIGN & CONSULTING, INC.
 ARCHITECTURE • PLANNING • INTERIORS • LANDSCAPE ARCHITECTURE
 10000 WOODBRIDGE LANE SUITE 100
 FARMERS MARKET CENTER
 ANNAPOLIS, MARYLAND 21403
 PH: 703.216.4400 • FAX: 703.216.4407 • Web Site: www.pdc-home.com

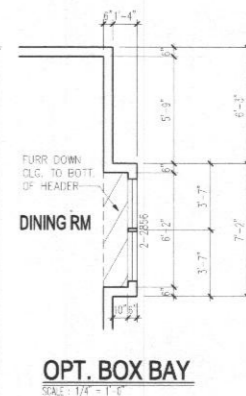
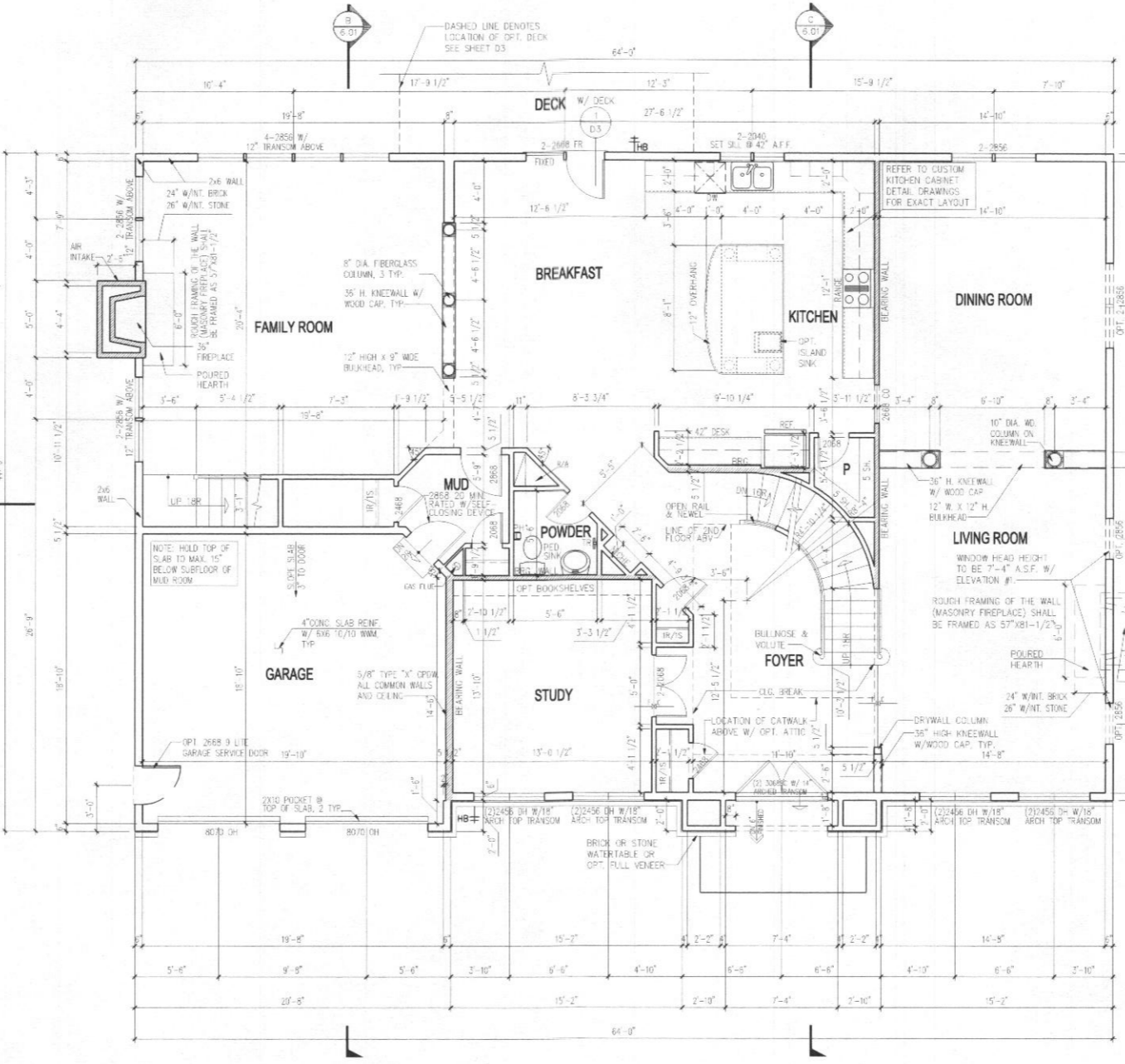
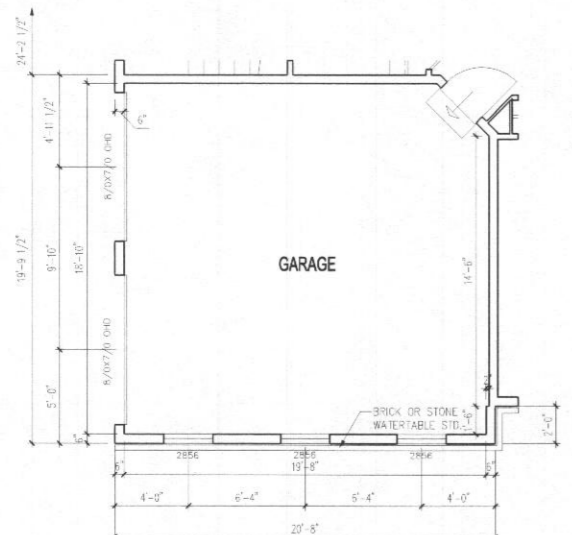
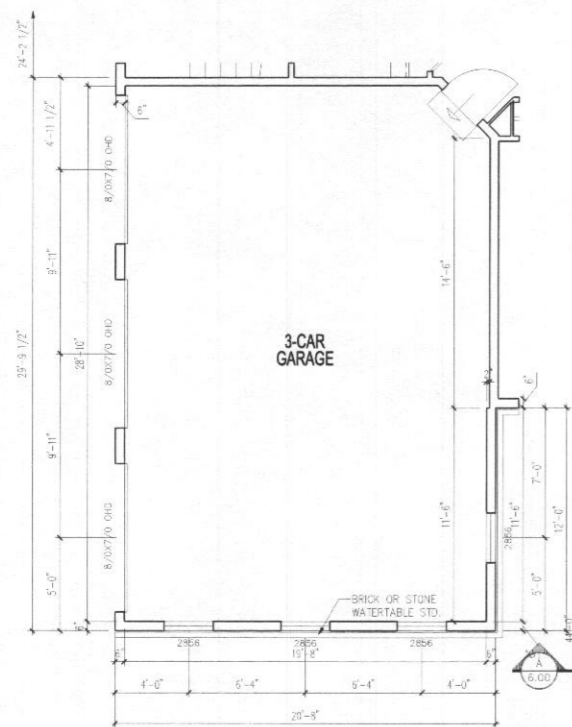
FOUNDATION / BASEMENT PLAN
 CLIENT INFORMATION
 CRAFTMARK HOMES / OAKMONT

REV. #	DATE	DESCRIPTION
1	06/02/15	ISSUED FOR PERMITS
2	06/12/15	REVISED PER PERMIT COMMENTS
3	09/02/15	REVISED PER PERMIT COMMENTS
4	01/08/17	REVISED PER PERMIT COMMENTS

SHEET NO.
 2.00

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 9438, EXPIRATION DATE 03/09/17

This drawing is an instrument of service and shall remain the property of Pinnacle Design and Consulting Inc. It shall not be modified or reproduced in any manner without the written permission of Pinnacle Design and Consulting Inc.



NOTE:
 WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 72" ABOVE THE GRADE OR SURFACE BELOW SHALL HAVE THE LOWEST PART OF THE CLEAR OPENING A MINIMUM OF 24" (OR PER LOCAL CODE) ABOVE THE FINISHED FLOOR UNLESS EQUIPPED WITH AN APPROVED OPENING LIMITING OR FALL PREVENTION DEVICE.

NOTE:
 1) EXHAUST FANS THAT VENT TO THE EXTERIOR WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS.
 2) PROVIDE @ LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS.
 3) GLASS DOORS, SIDE-LITES, & SHOWER ENCLOSURES TO BE SAFETY GLAZED.
 4) SMOKE DETECTORS ON EACH FLOOR LEVEL.
 5) ALL INTERIOR PARTITIONS 3 1/2" UNLESS NOTED OTHERWISE.

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 #438, EXPIRATION DATE 03/09/17

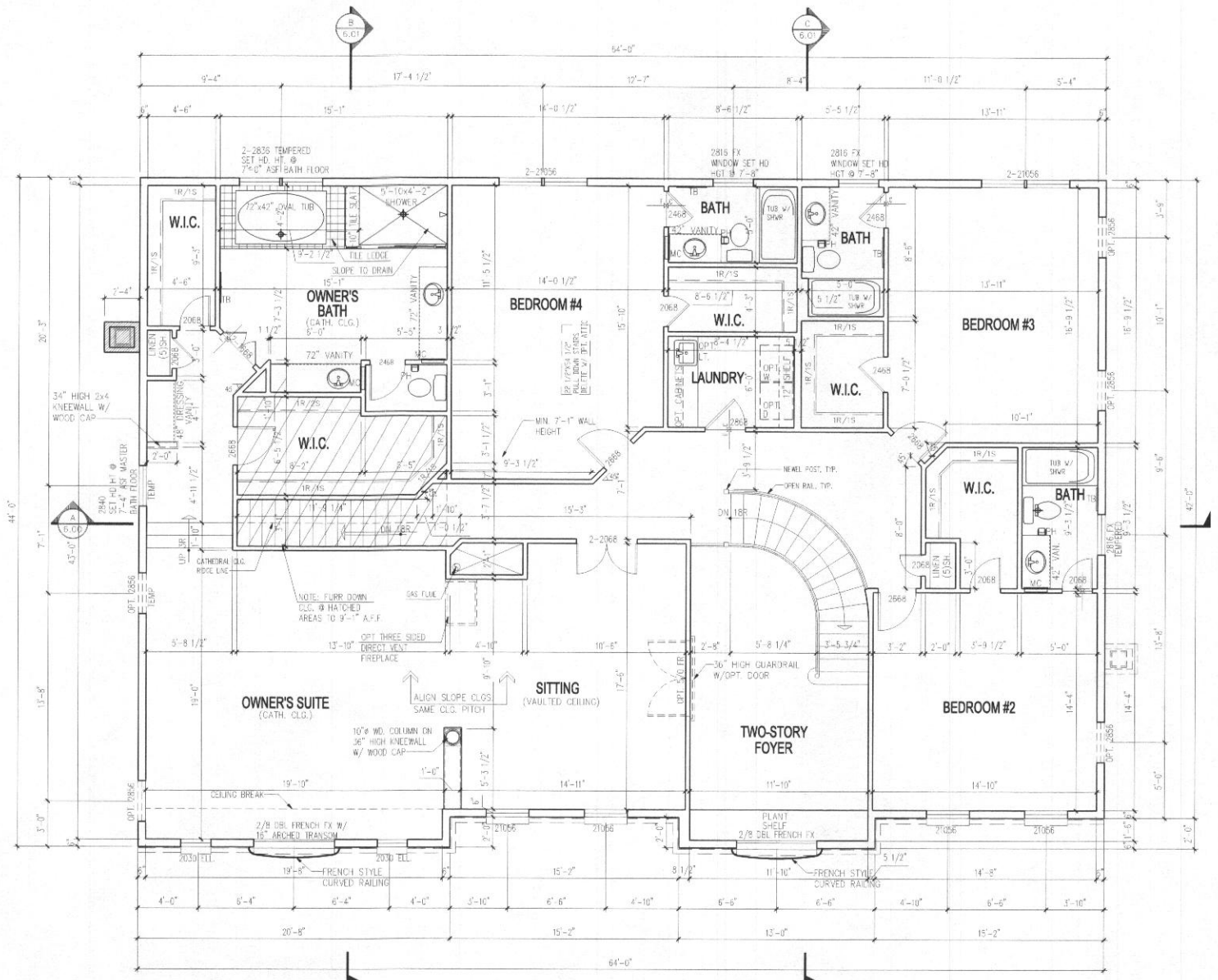
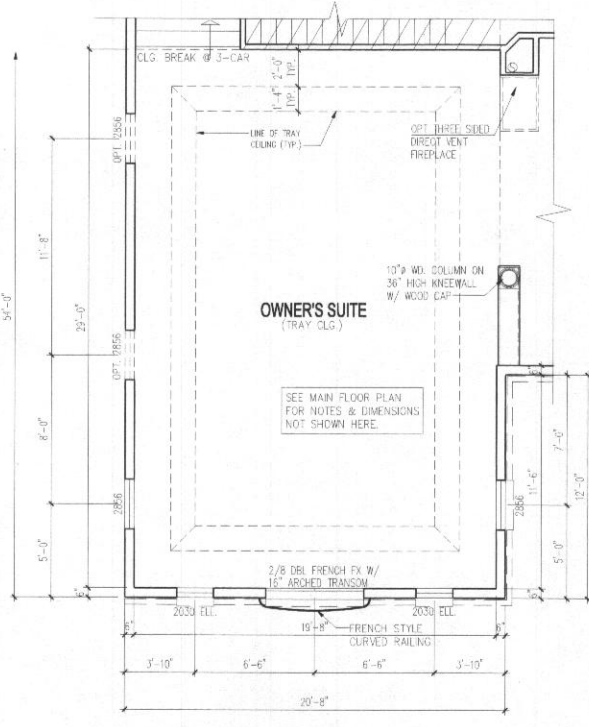
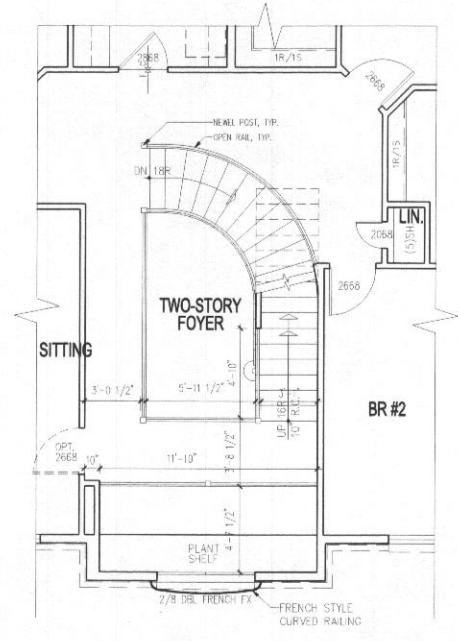
SHEET TITLE
FIRST FLOOR PLAN
CLIENT INFORMATION
CRAFTMARK HOMES / OAKMONT
 This drawing is an instrument of service and shall remain the property of Pinnacle Design & Consulting, Inc. It shall not be modified or reproduced in any manner without written permission of Pinnacle Design & Consulting, Inc.

DRAWN BY:
WSP

REV. No.	DATE
100122005	
REV. #14	06/02/2015
ACR #1061	08/12/2015
ACR #1062	09/02/2015
ACR #1066	01/08/2017

FIGURE NO.
P0962000

SHEET No.
3-00



SECOND FLOOR PLAN

NOTE:
 1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
 2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
 3) UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT SHALL BE 7'-6" ABOVE SUBFLOOR.
 4) UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS SHALL BE 3-1/2"

NOTE:
 WASHING MACHINE WILL ALWAYS BE ON THE LEFT, DRYER WILL ALWAYS BE ON THE RIGHT EVEN IN THE REVERSE PLAN.

NOTE:
 WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 72" ABOVE THE GRADE OR SURFACE BELOW SHALL HAVE THE LOWEST PART OF THE CLEAR OPENING A MINIMUM OF 24" (OR PER LOCAL CODE) ABOVE THE FINISHED FLOOR UNLESS EQUIPPED WITH AN APPROVED OPENING LIMITING OR FALL PREVENTION DEVICE.

NOTE:
 1) EXHAUST FANS THAT VENT TO THE EXTERIOR WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS.
 2) PROVIDE @ LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS.
 3) GLASS DOORS, SIDE-LITES, & SHOWER ENCLOSURES TO BE SAFETY GLAZED.
 4) SMOKE DETECTORS ON EACH FLOOR LEVEL.
 5) ALL INTERIOR PARTITIONS 3-1/2" UNLESS NOTED OTHERWISE.

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 9438, EXPIRATION DATE 03/09/17

SECOND FLOOR PLAN
 CLIENT INFORMATION:
CRAFTMARK HOMES / OAKMONT
 This drawing is the property of Pinnacle Design & Consulting, Inc. It shall not be modified or reproduced in any manner without written permission of Pinnacle Design & Consulting, Inc.

DRAWN BY: WSP	
10/01/2005	
REV. #	DATE
ACR #1081	08/31/2015
ACR #1083	08/22/2015
ACR #1086	01/26/2017

SHEET No.

3.01

Approved 4/17/2017
 TMC (5 BRs)
 B17001218

5048 Lindera Court
 Elliott City MD 21042

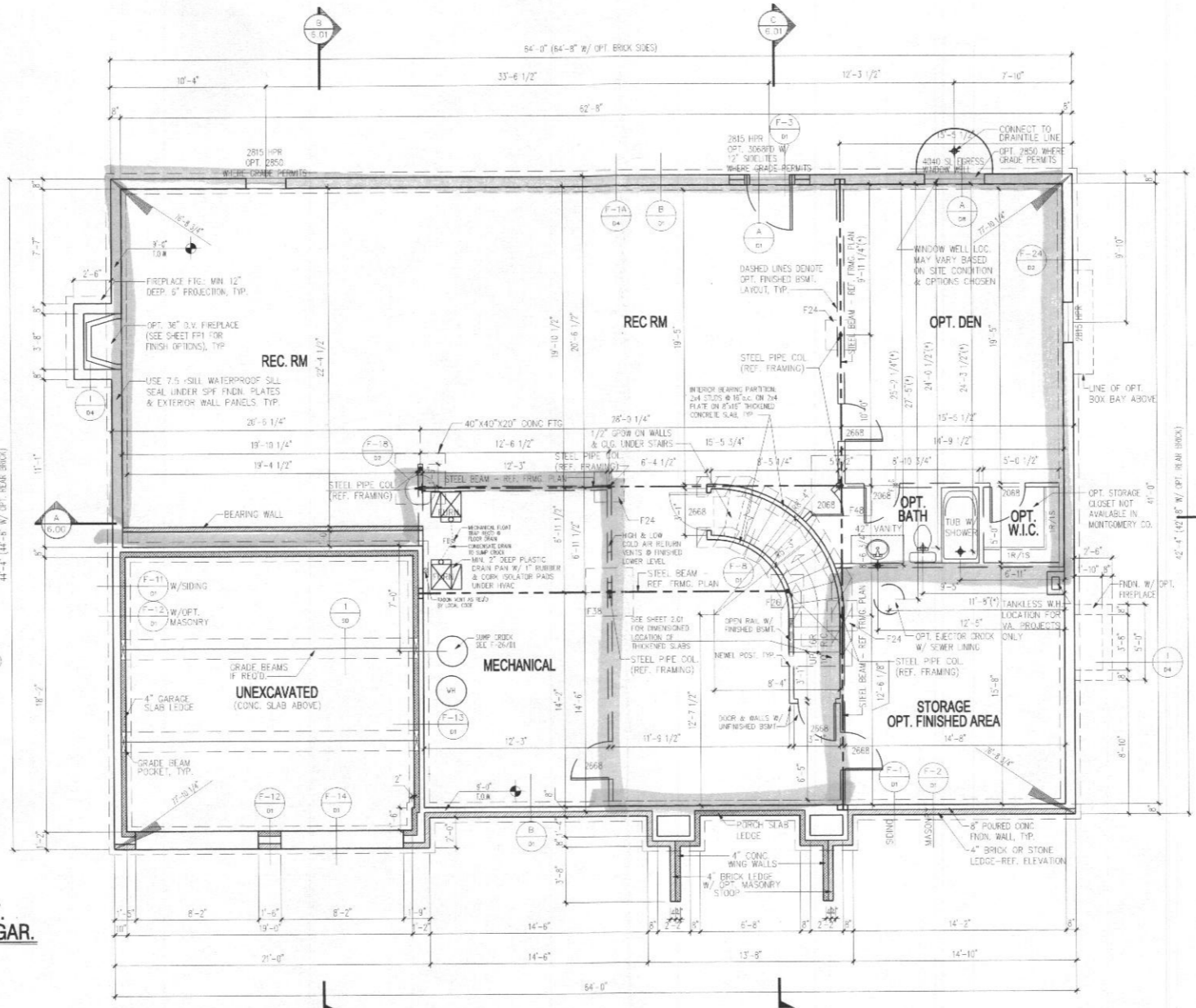
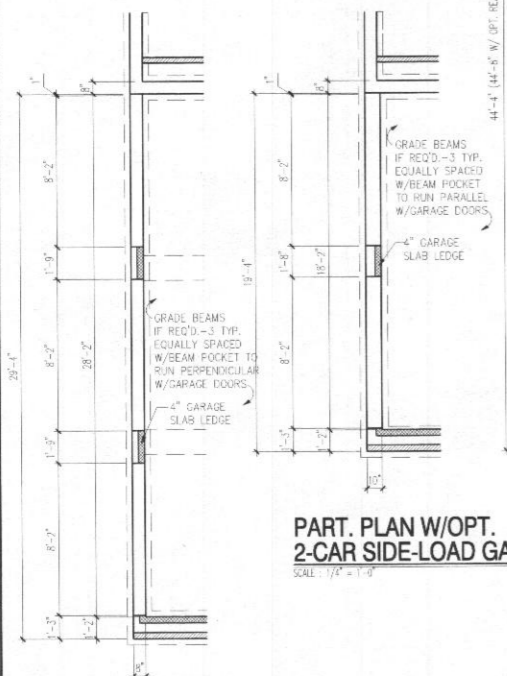
Lot 128

B17001218

5 Bedrooms
 5 1/2 Baths

= Finished Areas

NOTE:
 1) EXHAUST FANS THAT VENT TO THE EXTERIOR WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS.
 2) PROVIDE AT LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS.
 3) GLASS DOORS, SID-LITES, & SHOWER ENCLOSURES TO BE SAFETY GLAZED.
 4) SMOKE DETECTORS ON EACH FLOOR LEVEL.
 5) OPTIONAL WINDOWS AVAILABLE ONLY WHERE GRADE PERMITS.
 6) ALL INTERIOR PARTITIONS 3/2" UNLESS NOTED OTHERWISE.



CONCRETE COLUMN FOOTING SCHEDULE (f'c = 3,000 psi)

F24	= 24" x 24" x 12"
F26	= 26" x 26" x 12"
F28	= 28" x 28" x 12"
F30	= 30" x 30" x 12"
F32	= 32" x 32" x 12"
F34	= 34" x 34" x 12"
F36	= 36" x 36" x 12"
F38	= 38" x 38" x 12"
F40	= 40" x 40" x 12"
F42	= 42" x 42" x 12"
F44	= 44" x 44" x 12"
F46	= 46" x 46" x 12"
F48	= 48" x 48" x 14"
F50	= 50" x 50" x 14"
F52	= 52" x 52" x 14"
F54	= 54" x 54" x 14"
F56	= 56" x 56" x 14"
F58	= 58" x 58" x 14"
F60	= 60" x 60" x 14"
F62	= 62" x 62" x 14"
F64	= 64" x 64" x 14"
F66	= 66" x 66" x 14"
F68	= 68" x 68" x 14"
F70	= 70" x 70" x 14"
F72	= 72" x 72" x 14"

NOTE: MAXIMUM ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF

REINFORCE FOOTINGS F38 & WIDER W/#5 BARS @ 12" OC, EACH WAY, 3" CLEAR FROM BOTTOM OF FOOTING

ADJUSTABLE STEEL COLUMNS:
 P311 = 3" @ 11ga
 P3511 = 3.5" @ 11ga
 P411 = 4" @ 11ga

SCHEDULE 40 PIPE COLUMNS:
 P340 = 3" S40 PIPE COL
 P340 = 3.5" S40 PIPE COL
 P440 = 4" S40 PIPE COL
 P540 = 5" S40 PIPE COL
 P640 = 6" S40 PIPE COL

NOTE:
 1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
 2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
 3) PROVIDE 4" DIA. PERIMETER DRAIN TILE AROUND THE EXTERIOR FOOTING AND A 4" DIA. DIAGONAL DRAIN TILE FROM THE SUMP DRAIN TO THE OPPOSITE FOUNDATION WALL. SLEEVE FOOTING AS REQUIRED.

NOTE:
 (*) - REFERENCE B/0/1

This drawing is an instrument of service and shall remain the property of Pinnacle Design and Consulting Inc. It shall not be modified or reproduced in any manner without the written permission of Pinnacle Design and Consulting Inc.

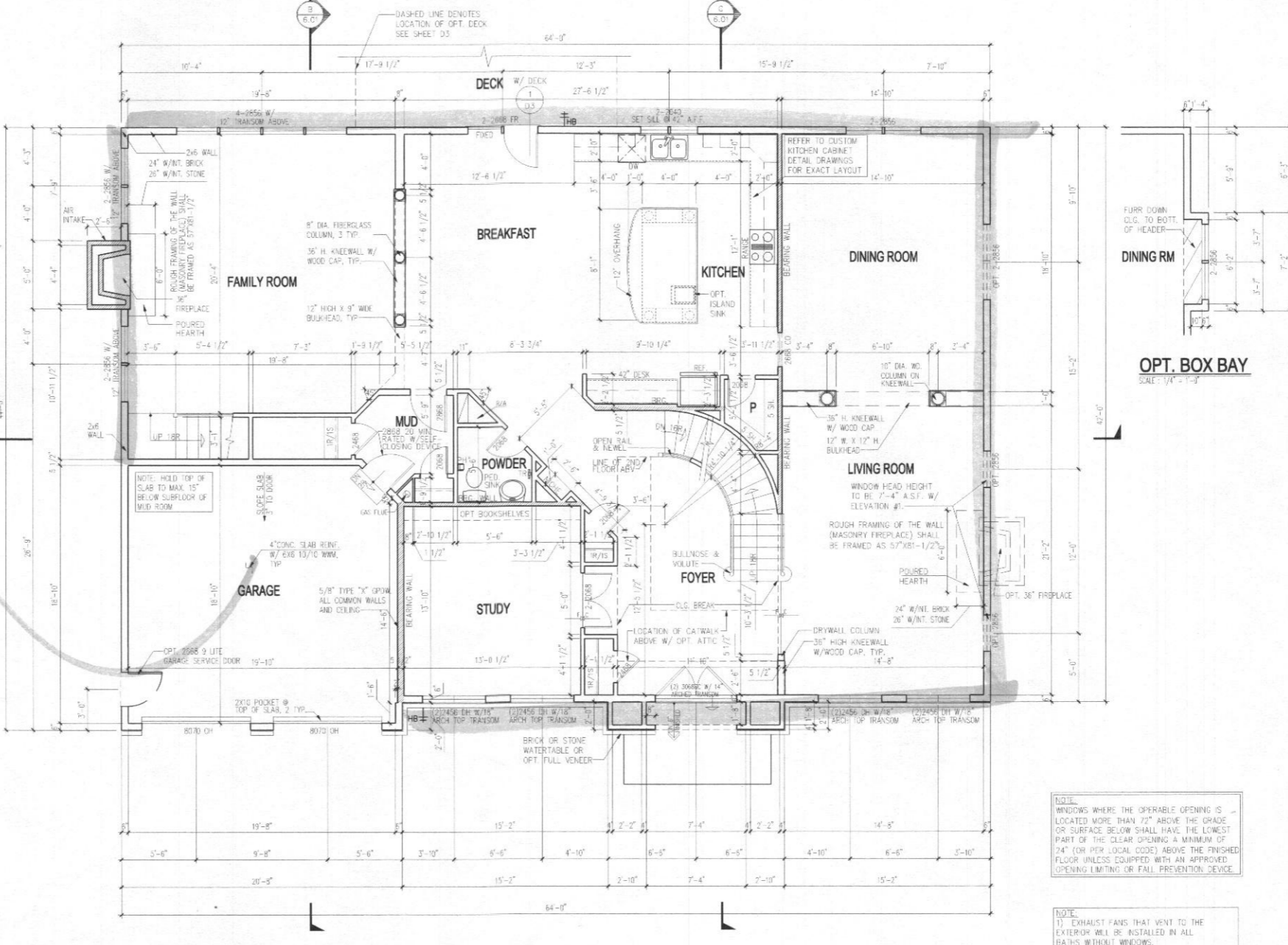
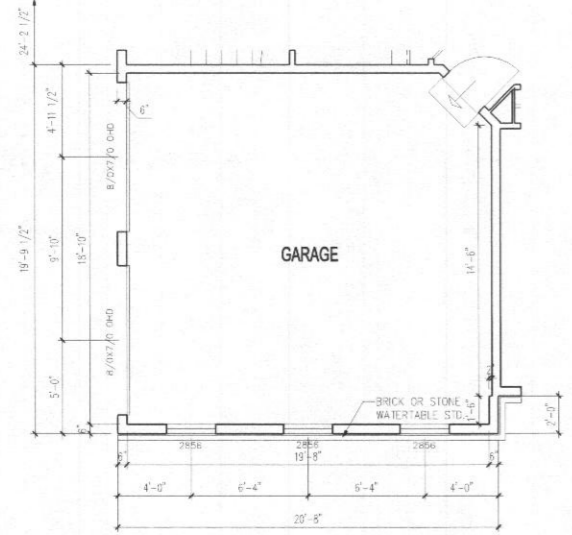
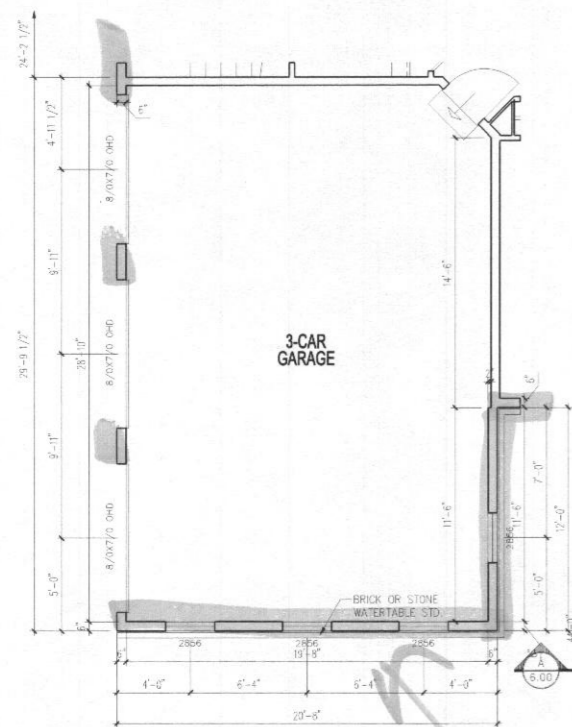
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 9438, EXPIRATION DATE 03/09/17

PINNACLE DESIGN & CONSULTING INC.
 ARCHITECTURE • PLANNING • CONSULTING • MARKET ANALYSIS • INTERIORS
 11150 Fairfax Blvd. • Suite 402 • Fairfax, Virginia 22030
 PH: 703.218.1400 • FAX: 703.218.3407 • Web Site: www.pdc-home.com

FOUNDATION / BASEMENT PLAN
 CLIENT INFORMATION
 CRAFTMARK HOMES / OAKMONT

REV. #	DATE
REV. #14	06/05/2015
ACR #1981	06/01/2015
ACR #1983	06/02/2015
ACR #1986	01/29/2017

2.00



NOTE:
 WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 72" ABOVE THE GRADE OR SURFACE BELOW SHALL HAVE THE LOWEST PART OF THE CLEAR OPENING A MINIMUM OF 24" (OR PER LOCAL CODE) ABOVE THE FINISHED FLOOR UNLESS EQUIPPED WITH AN APPROVED OPENING LIMITING OR FALL PREVENTION DEVICE.

NOTE:
 1) EXHAUST FANS THAT VENT TO THE EXTERIOR WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS.
 2) PROVIDE @ LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS.
 3) GLASS DOORS, SIDE-LITES, & SHOWER ENCLOSURES TO BE SAFETY GLAZED.
 4) SMOKE DETECTORS ON EACH FLOOR LEVEL.
 5) ALL INTERIOR PARTITIONS 3 1/2" UNLESS NOTED OTHERWISE.



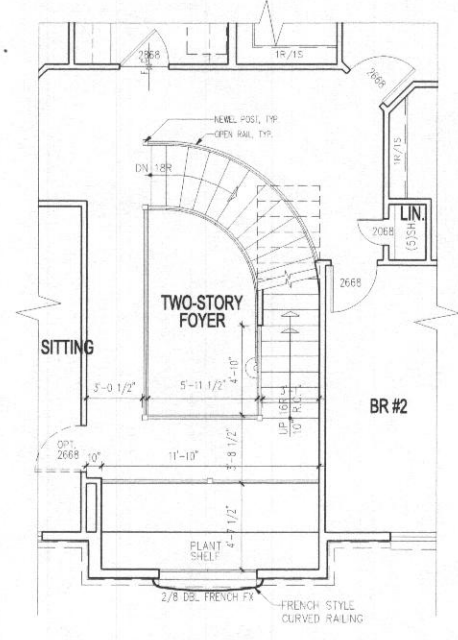
SHEET TITLE
FIRST FLOOR PLAN
 CLIENT INFORMATION
CRAFTMARK HOMES / OAKMONT
 This drawings is an instrument of service and shall remain the property of Pinnacle Design & Consulting, Inc. It shall not be modified or reproduced in any manner without written permission of Pinnacle Design & Consulting, Inc.

DRAWN BY:
 WSP

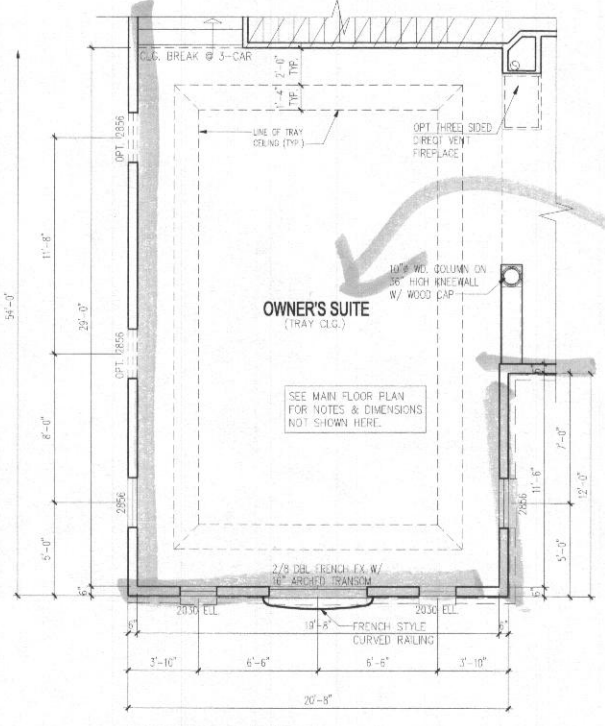
REV NO.	DATE
10012005	
REV #4	06/02/15
ACR #1081	08/31/2015
ACR #1083	08/02/2015
ACR #1086	01/28/2017

FOOTNOTES
 SHEET No.
3-00

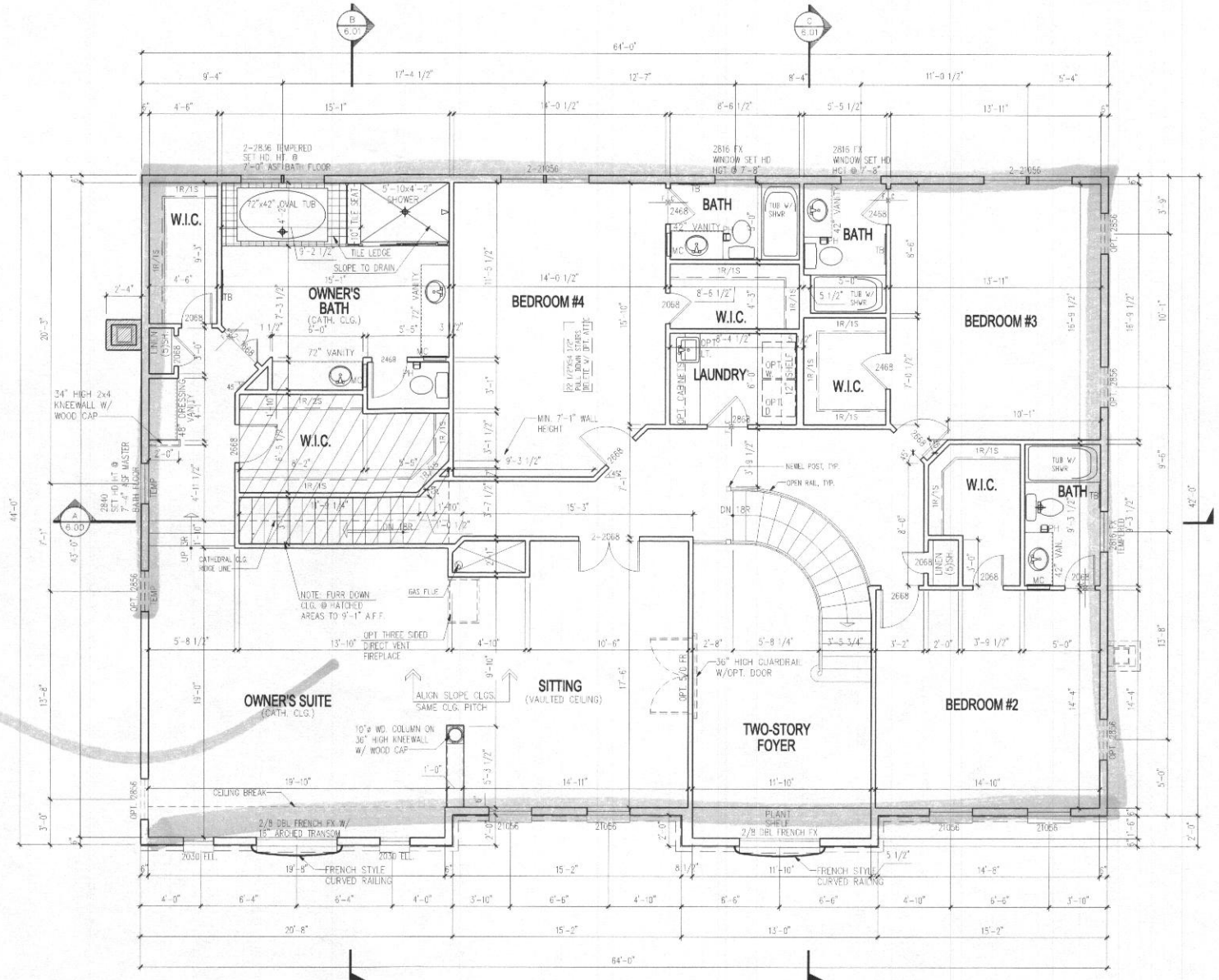
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 8438. EXPIRATION DATE 03/09/17



PART. PLAN W/OPT. ATTIC
 SCALE: 1/4" = 1'-0"



PART. PLAN W/OPT. 3 CAR SIDE LOAD GARAGE
 SCALE: 1/4" = 1'-0"



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

NOTE:
 1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
 2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
 3) UNLESS OTHERWISE NOTED, WINDOW HEAD HEIGHT SHALL BE 7'-4" ABOVE SUBFLOOR.
 4) UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS SHALL BE 3-1/2"

NOTE:
 WASHING MACHINE WILL ALWAYS BE ON THE LEFT DRYER WILL ALWAYS BE ON THE RIGHT EVEN IN THE REVERSE PLAN.

NOTE:
 WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 72" ABOVE THE GRADE OR SURFACE BELOW SHALL HAVE THE LOWEST PART OF THE CLEAR OPENING A MINIMUM OF 24" (OR PER LOCAL CODE) ABOVE THE FINISHED FLOOR UNLESS EQUIPPED WITH AN APPROVED OPENING LIMITING OR FALL PREVENTION DEVICE.

NOTE:
 1) EXHAUST FANS THAT VENT TO THE EXTERIOR WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS.
 2) PROVIDE AT LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS.
 3) GLASS DOORS, SIDE-LITES, & SHOWER ENCLOSURES TO BE SAFETY GLAZED.
 4) SMOKE DETECTORS ON EACH FLOOR LEVEL.
 5) ALL INTERIOR PARTITIONS 3 1/2" UNLESS NOTED OTHERWISE.

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 9438, EXPIRATION DATE 03/09/17

SECOND FLOOR PLAN
 CLIENT INFORMATION:
CRAFTMARK HOMES / OAKMONT
 This drawing is an instrument of service and shall remain the property of Pinnacle Design & Consulting, Inc. It shall not be modified or reproduced in any manner without the written permission of Pinnacle Design & Consulting, Inc.

DRAWN BY:
WSP

REV. #	DATE
1001/2005	
REV. #14	06/06/2015
ACR #1061	08/31/2015
ACR #1063	09/02/2015
ACR #1066	01/08/2017

SHEET No.
3-01