

Approved RMC
11/26/2024

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B24003061	08/15/2024

Description of Work

SFD/ Demolish existing deck and build new indoor pool addition at rear of house., 1 STORY, Slab on Grade, 3R, 1FB, 0HB, 0FP, OTHER STRUCTURE = N/A, 0BR, PORCH/DECK = Rear Porch, ENERGY METHOD = Prescriptive Method,

[check spelling](#)

Online BP.

gls 8/26/24

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
9431	LOVAT	RD	
Unit Type	Unit #	X Coordinate	Y Coordinate
-Select-		-76.93937	39.14742
City	State	Zip Code	Primary
FULTON	MD	20759	Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
841197	55	1.81	284300	875700	591400	RURAL

Legal Description

LOT 36 1.814 A []9431 LOVAT RD []WILL CONT EST RSB LT 1&2

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	36	605102	4				
Plan Area	State Tax Id	Subdivision Name					
	1405378907	WILLIAMS CONTRIVANCE E:					
Section	Area	Tax Map					
		45					
Grid	Zoning District	ADC Map					
45-6	RR-DEO	5051-K7					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary				
12315			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	1978	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-17A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *

DUTTC

Address Line 1

9431 LOVAT RD

Address Line 2

Address Line 3

Mail City

FULTON

Mail State

MD

Mail Zip Code

20759

Phone

410-227-5334

Primary

Yes

E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License #
21040010019

License Type
Architect

Primary
Yes

Business Name

First Name **Middle Name** **Last Name**
▼ RONALD JOHNSTON

Address Line 1
▼ 11407 BARLEY FIELD WAY

Address Line 2

City **State** **ZIP Code**
MARRIOTTSVILLE MD 21104-0000

Phone 1 **Phone 2** **Fax**
4104423667

E-mail
RON@RJARCHITECT.COM

Applicant (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type
Applicant

Relationship
Applicant

Primary
No

First Name **MI** **Last Name**
Ronald Kent Johnston

Full Name
▼ Ronald Kent Johnston

Organization Name
Ronald Johnston & Associates, Architects

Street Address
11407 Barley Field Way

Address Line 2

City **State** **Zip Code**
Marriottsville MD ▼ 21104

Phone **Cell** **Fax**
410-442-3667 443-220-7457

E-mail
ron@rjarchitect.com

Contact (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type
Contact

Relationship
Applicant

Primary
Yes

First Name **MI** **Last Name**
Ronald Kent Johnston

Full Name
▼ Ronald Kent Johnston

Organization Name
Ronald Johnston & Associates, Architects

Street Address
11407 Barley Field Way

Address Line 2

City **State** **Zip Code**
Marriottsville MD ▼ 21104

Phone **Cell** **Fax**
410-442-3667 443-220-7457

E-mail
ron@rjarchitect.com

Addl Info

Est Construction Cost **Housing Units** **Number of Buildings** **Public Owned**
1067000 0 0 No

Construction Type
--Select--

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee **Capital Project Number** **Fee Exempt** **Roadside Tree Project Permit** **Roadside Tree Pr**
 Yes No (Text) Yes No Yes No

No of Stories 1 (Text) Foundation Slab on Grade (v) Basement Partially Finished (v) No of Rooms 3 (Text) Full Baths 1 (Number) Ha 0

Model

SFD/ Demolish existing deck and build new indoor pool addition at rear of house.

[check spelling](#)

Other Structure N/A (v) Bedrooms 0 (Number) Porch Deck Rear Porch (v) No of Fireplaces 0 (Number) Type of Fireplace --Select-- (v)

W & S Fees Paid (v) Water Private (v) Sewage Private (v) Utilities Gas & Electric (v) Heating System Electric & Natural Gas (v) Sprinkler System None (v)

1st Floor Width (Text) 1st Floor Depth FT (Number) 2nd Floor Width FT (Number) 2nd Floor Depth FT (Number) Basement Width FT (Number) Basement Depth FT (Number) Height FT (Number)

Total Square Footage 3243 SQFT (Number) Occupiable Square Footage 0 SQFT (Number) Affordable Housing Funding N/A (v) Foundation Measurement (Text)

Walls (Text) Roof (Text) Change In Use (v) Grading Permit No (Text) Senior Housing (v) MIHU Outside Downtown Columbia (v)

Additional Description Info (Text) Expiration Date 2/18/2025 (Text) MIHU Required Units 0 (Number)

[check spelling](#)

GREEN INFORMATION

Goal Level --Select-- (v) Actual Level --Select-- (v) Leed Registration Number (Text) Date of Leed Certification 2/18/2025 (Text)

STORM WATER MANAGEMENT


Green Roofs A1 (v) Permeable Pavements A2 (v) Reinforced Turf A3 (v) Disconnection of Rooftop Runoff N1 (Number)

Sheetflow to Conservation Areas N3 (v) Rainwater Harvesting M1 (Number) Submerged Gravel Wetlands M2 (Number) Landscape Infiltration (Number)

Dry Wells M5 (Number) Micro Bioretention M6 (Number) Rain Gardens M7 (Number) Swales M8 (Number)

PSWM Certification Received in CID on (Text)

Submit Cancel



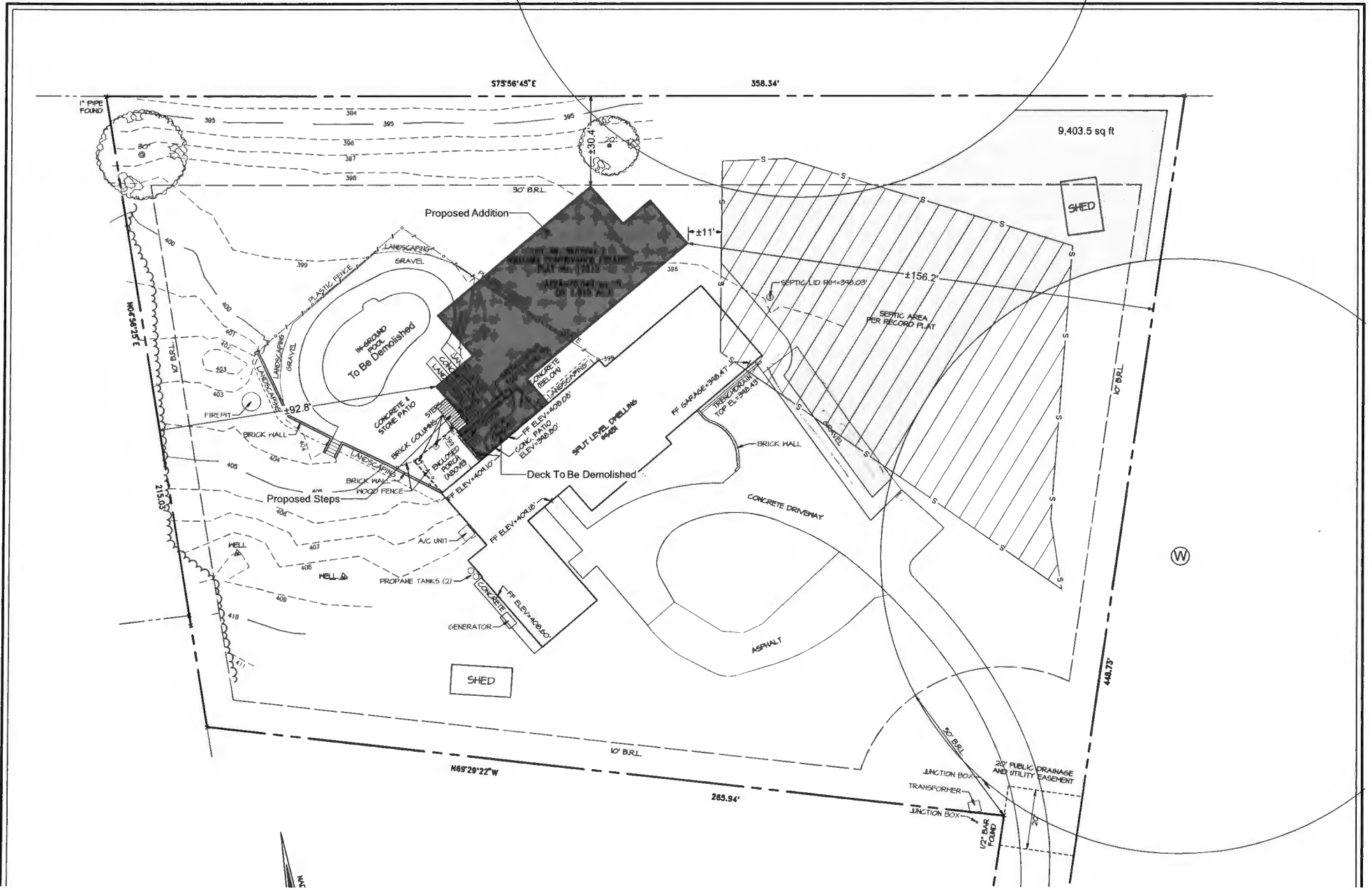
Ronald Johnston and Associates
Architects

Ronald Johnston, Principal
RA, NCARB, LEED AP

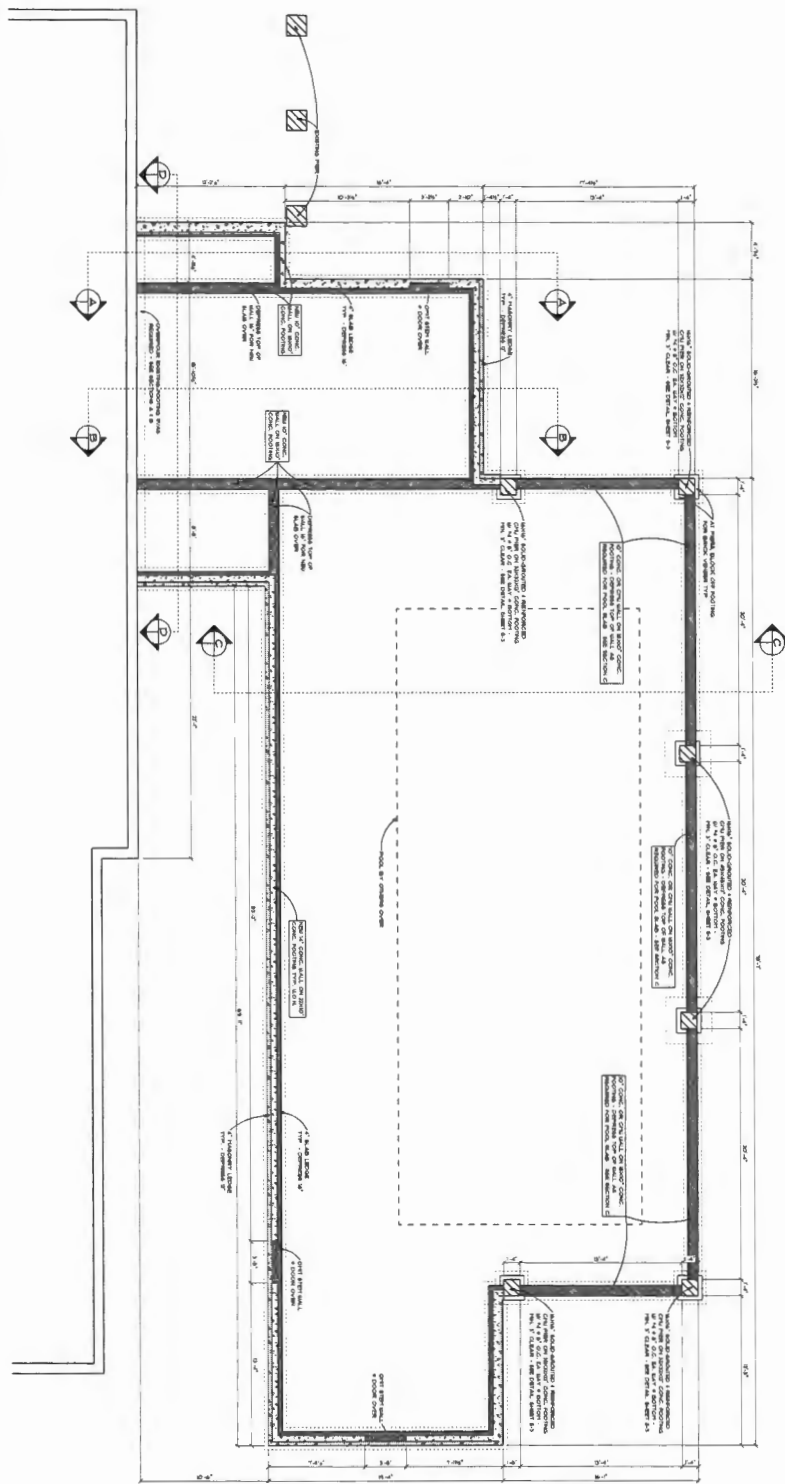
11407 Barley Field Way
Marriottsville, MD 21104

Phone: (410) 442-3667
Email: ron@rjarchitect.com
Website: www.rjarchitect.com

Approved RMC
B24003061
11/26/2024



Proposed Foundation Plan
SCALE: 1/8" = 1'-0"



SHEET NO. **A-4**
 DATE: 08-15-2024
 0 2024

Proposed Addition to the
Dutton Residence
 9431 Lovat Rd, Fulton, Maryland 20759

PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
 13407 BARLEY FIELD WAY
 MARIOTTVILLE, MD 21104 • 410-442-3667



Bureau of Environmental Health
 8930 Stanford Blvd | Columbia, MD 21045
 410.313.2640 - Voice/Relay
 410.313.2648 - Fax
 1.866.313.6300 - Toll Free

Maura J. Rossman, M.D., Health Officer

APPLICATION FOR WAIVER

To Howard Co Code Subtitle 8: Onsite Sewage Disposal Systems and Subtitle 9: Individual Potable Water Supply Systems

Date Submitted: 11/26/2024

Property Address: 9431 Lovat Rd. Fulton, MD 20759

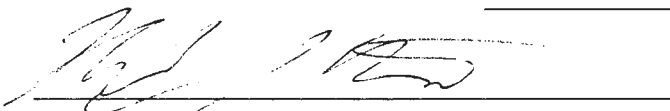
Williams Contrivance Estates - Section 2	36	0045	0006	0055	1405378907
Subdivision	Lot	Tax Map	Grid	Parcel	Tax Account #

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):


Building permit application B24003061 proposing indoor pool with pool lounge and full bath

In the area below, list the specific section of the Howard Co Code to which a waiver is being requested and provide a brief summary of the regulation and an explanation of why the waiver is being requested (Attach a separate sheet if necessary).

Regulation Section	Summary and Explanation
1. <u>SEC. 3.805.(a)(1)(ii)</u>	<u>Property must have approved PC if proposing structure over 250sqft and is not a garage.</u>
2. _____	_____



 Property Owner's Signature



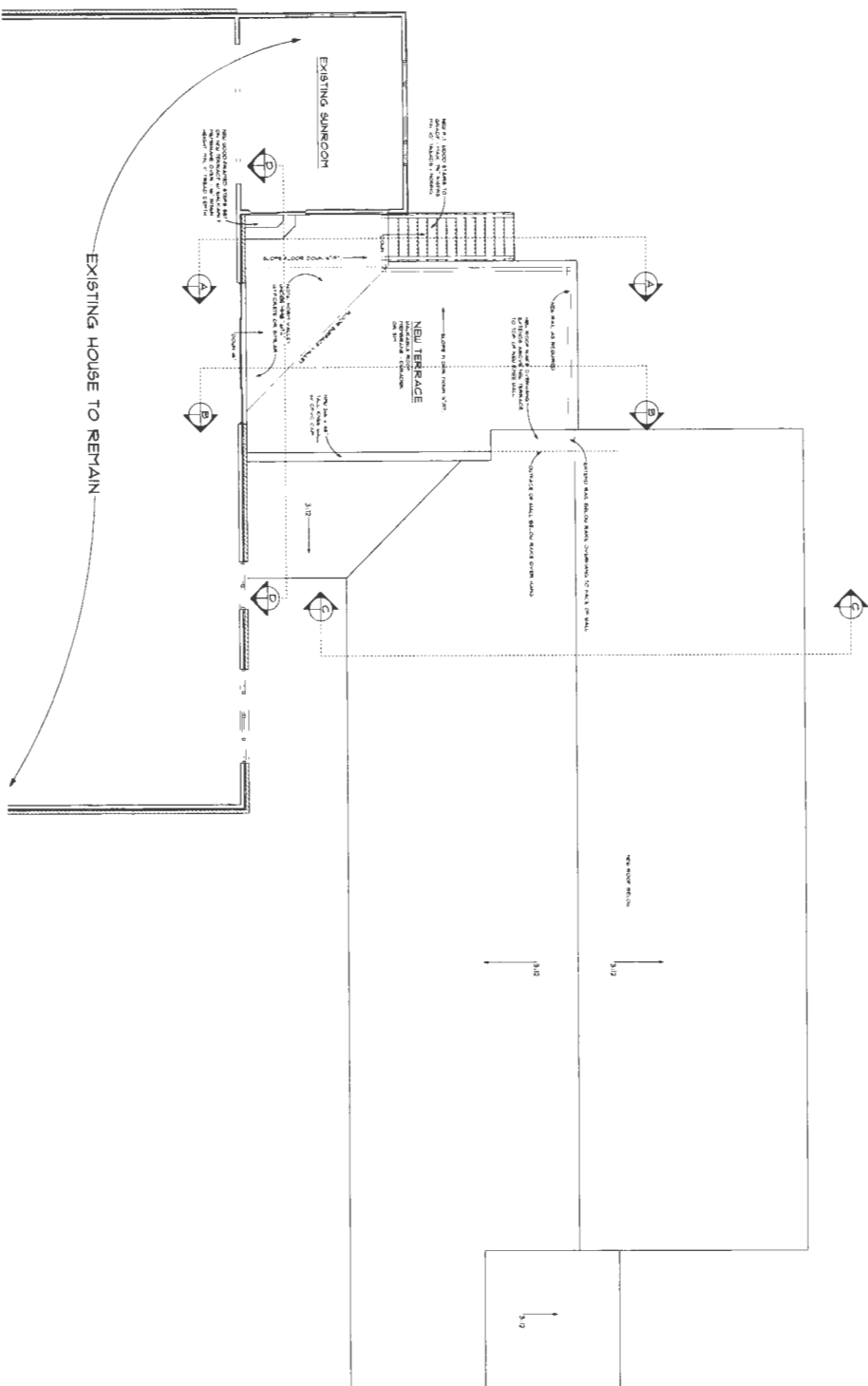
Health Department Use Only

Reviewed by _____ HCHD Staff _____ Date _____

Comments/Conditions: approved as shown on BP for indoor pool with no increase in bedrooms. Future living space additions will require new perc cert plan.

Approved by:  _____ Date 11/26/24

Proposed Main Floor Plan
 SCALE 1/4" = 1'-0"



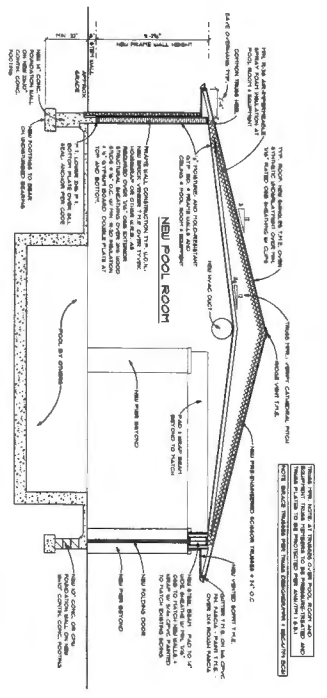
0 2024

NO.	DATE	DESCRIPTION
1	08-11-2024	ISSUED FOR PERMITS

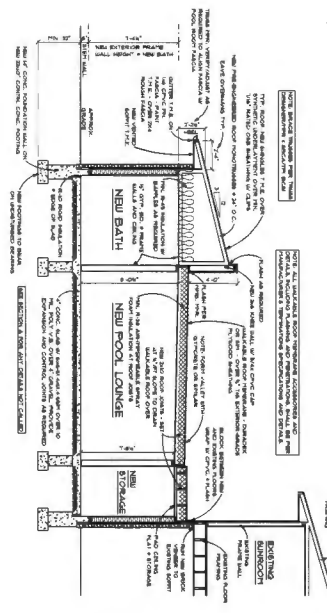
Proposed Addition to the
Dutton Residence
 9431 Lovat Rd, Fulton, Maryland 20759

DATE	08-11-2024
SCALE	1/4" = 1'-0"
PROJECT	Proposed Addition to the Dutton Residence
CLIENT	Mr. & Mrs. Dutton
ARCHITECT	Ronald Johnston and Associates, Architects
ADDRESS	11407 Sabley Field Way, Marriottsville, MD 21104
PHONE	410.442.5667
FAX	410.442.5667
EMAIL	ron@rjaarchitects.com
WEBSITE	www.rjaarchitects.com

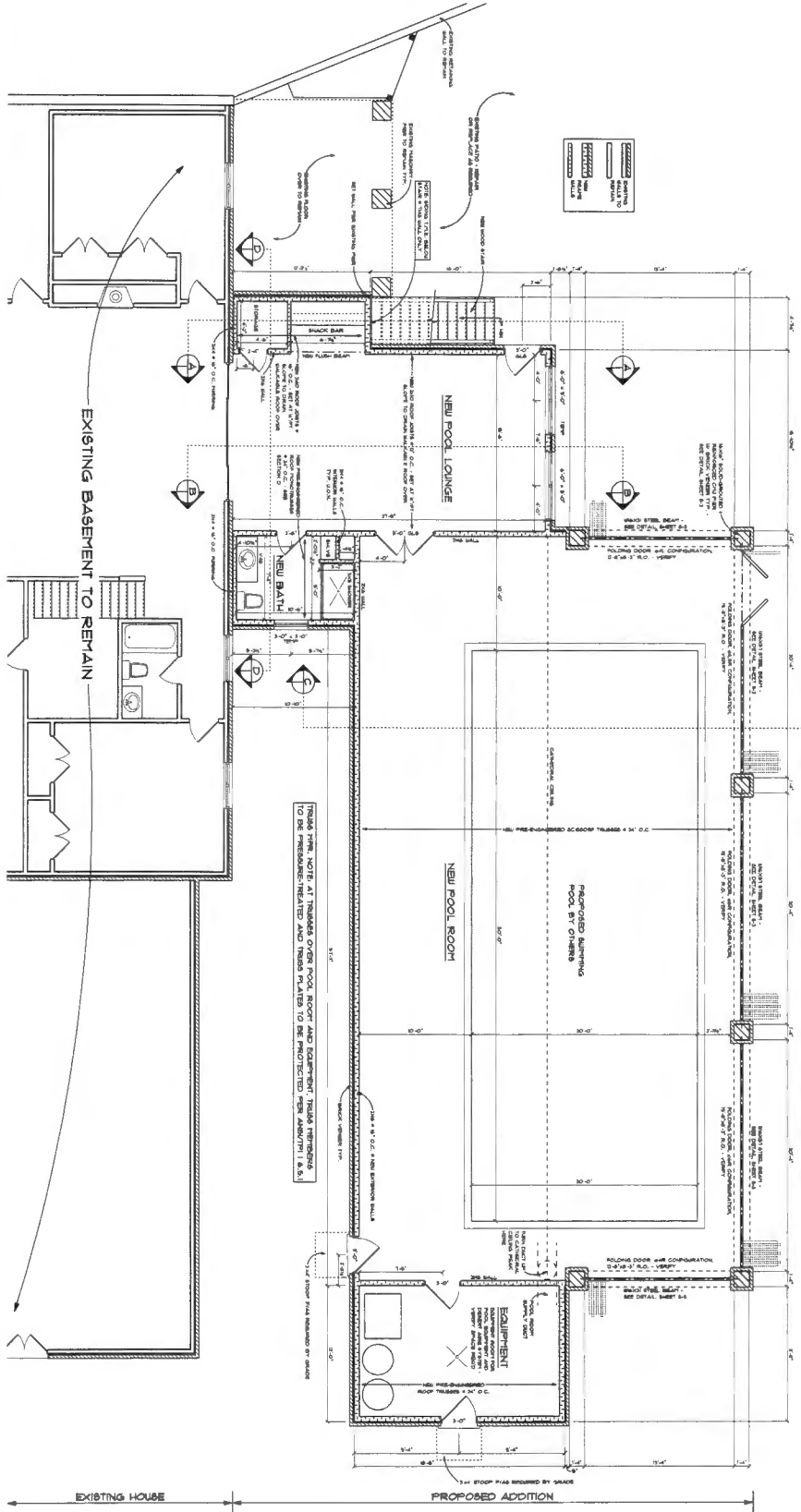
RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
 11407 SABLEY FIELD WAY
 MARIOTTSVILLE, MD 21104 • 410.442.5667



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



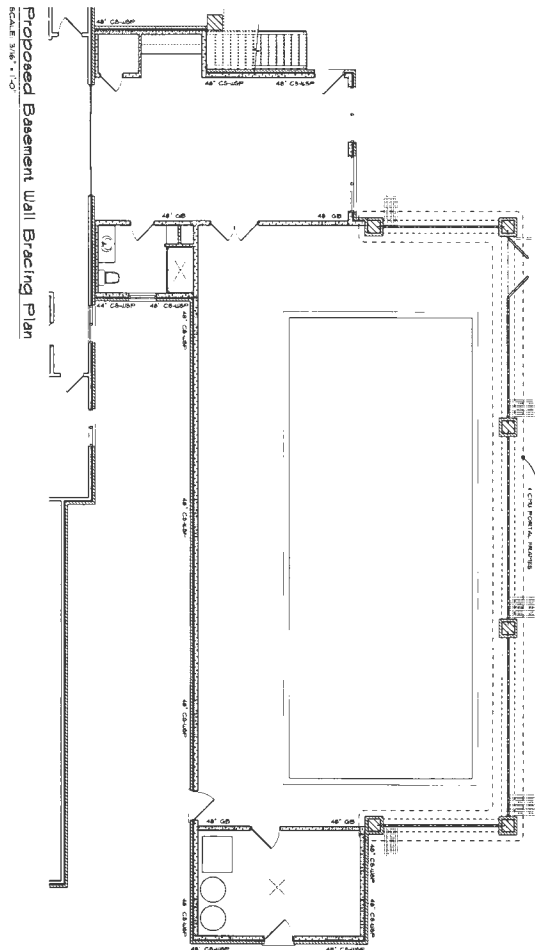
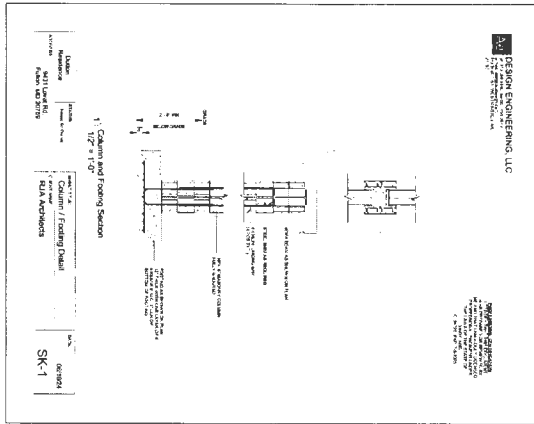
Section D
SCALE: 1/4" = 1'-0"



Proposed Basement Plan
SCALE: 1/4" = 1'-0"

PLAN OF DESIGN FOR FOLDING DOORS AT POOL ROOM IS STANDARD. ALSO APPROXIMATE SCALE WILL PER 8' X 7' ROOM HEIGHT. VERIFY WITH MANUFACTURER IF ANOTHER SERIES IS SELECTED.

TRUSS TYPE, NOTE: AT TRUSSES OVER POOL ROOM AND EQUIPMENT TRUSS TRIMMING TO BE PROVIDER-RELATED AND TRUSS PLATES TO BE PROVIDED PER AIA/VTI 1.8.8.1



Proposed Basement Wall Bracing Plan
SCALE: 3/8" = 1'-0"

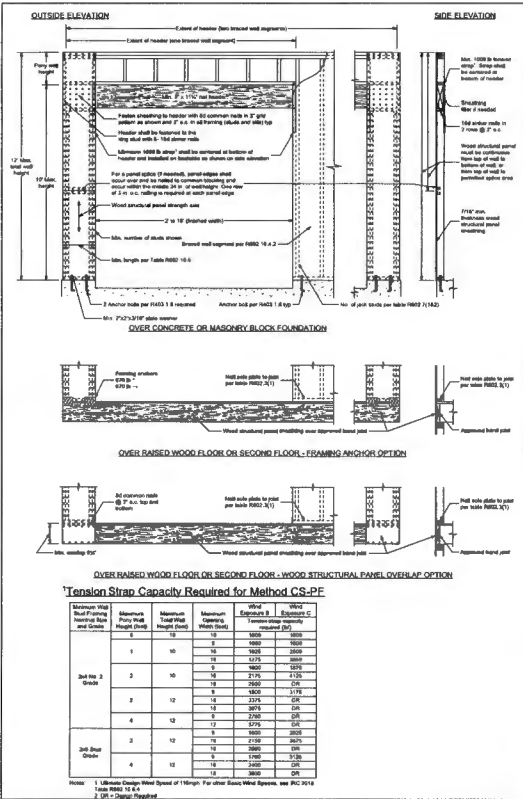
NOTES

Methods WSP & CS-WSP: Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members.

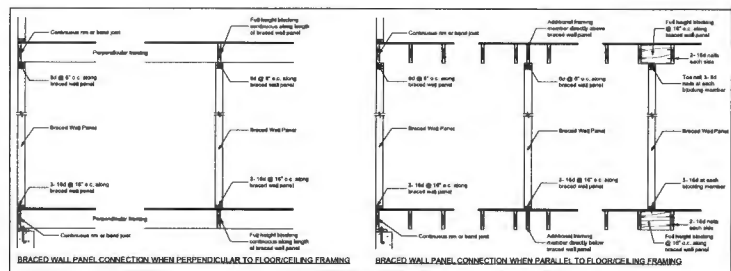
Note: At Braced Wall Lines incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2018 Tables R602.3(1), R602.3(2), and R602.3(3).

Method GB: Min. 1/2" gypsum board applied to each side of framing with adhesive and Type S or W screws or nails per IRC 2018 Table R702.3.5 @ 7" o.c. at panel edges and all intermediate framing members.

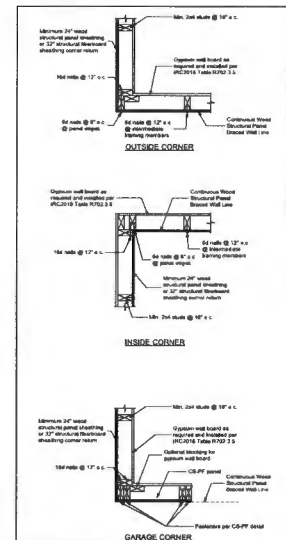
Method LB: Simpson WB/WBC straps installed in an "X" pattern on one face of wall; fasten with 2-16d nails at top and bottom plates and 1-5d nail per stud; 8' tall walls to use either WB106/WB106C installed at 60° from horizontal (4'-8" linear wall length) or WB126/WB126C installed at 45° from horizontal (8'-1" linear wall length); 9' tall walls to use WB126/WB126C installed at 53° from horizontal (6'-10" linear wall length); 10' tall walls to use WB143C installed at 45° from horizontal (10'-1" linear wall length).



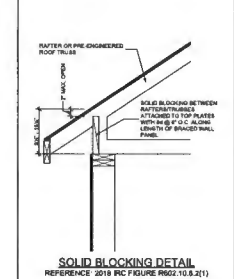
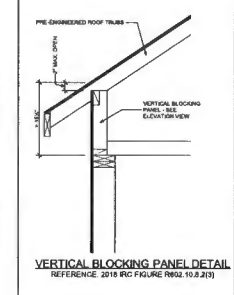
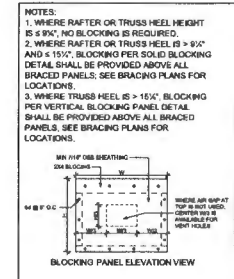
CS-PF Continuous Portal Frame
NOT TO SCALE



Braced Wall Panel Connections to Floor and Ceiling Framing
NOT TO SCALE



Corner Framing Details
NOT TO SCALE



Solid Blocking Detail
REFERENCE: 2018 IRC FIGURE R602.10.8.2(1)
NOT TO SCALE

Approved RMC
B24003061
11/26/2024

