

Building Address: 6910 Pindell School Rd
Fulton MD 20759

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

Census Tract: _____ Subdivision: Pembroke Knolls

Section: I Area: _____ Lot: 3

Tax Map: 0041 Parcel: 0152 Grid: 0004

Zoning: _____ Map Coordinates: _____ Lot Size: 2,064 sq

Property Owner's Name: Charles & Jennifer Gebhardt

Address: 6910 Pindell School Rd

City: Fulton State: MD Zip Code: 20759

Home Phone: 301 602 7849 Work Phone: _____

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

Phone: _____ Fax: _____

Email: _____

Existing Use: SFD

Proposed Use: SFD w/ addition

Estimated Construction Cost: \$160,000

Description of Work: Kitchen addition
1-story 21'6" x 14'8"

Contractor Company: C.R. Associates, LLC

Contact Person: Chris Reaver

Address: 6335 Mountandale Rd

City: Fredrick State: MD Zip Code: 21702

License No.: 68904

Phone: 301 370 4735 Fax: 888 404 5232

Email: Chris @ crassociatesllc.com

Occupant or Tenant: Charles & Jennifer Gebhardt

Was tenant space previously occupied? Yes No

Contact Name: Chris Reaver

Address: 6335 Mountandale Rd

City: Fredrick State: MD Zip Code: 21702

Phone: 301 370 4735 Fax: 888 404 5232

Email: Chris @ crassociatesllc.com

Engineer/Architect Company: C.R. Associates, LLC

Responsible Design Prof.: Chris Reaver

Address: 6335 Mountandale Rd

City: Fredrick State: MD Zip Code: 21702

Phone: 301 370 4735 Fax: 888 404 5232

Email: Chris @ crassociatesllc.com

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
	<u>Sewage Disposal</u>
Area of construction (sq. ft.):	<input type="checkbox"/> Public
	<input type="checkbox"/> Private
Use group:	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<u>Construction type:</u>	<u>Heating System</u>
<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	<u>Sprinkler System:</u>
<input type="checkbox"/> Wood Frame	<input type="checkbox"/> N/A
<input type="checkbox"/> State Certified Modular	<input type="checkbox"/> Full
	<input type="checkbox"/> Partial
	<input type="checkbox"/> Other Suppression
	No. of Heads:

BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities
<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	<u>Water Supply</u>
Depth: _____ Width: _____	<input type="checkbox"/> Public
1 st floor: <u>15</u> 2 nd floor: <u>216</u>	<input checked="" type="checkbox"/> Private
Basement:	<u>Sewage Disposal</u>
<input checked="" type="checkbox"/> Existing Basement	<input type="checkbox"/> Public
<input type="checkbox"/> Unfinished Basement	<input checked="" type="checkbox"/> Private
<input checked="" type="checkbox"/> Crawl Space	Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Slab on Grade	Gas: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Bedrooms: <u>3</u>	<u>Heating System</u>
<u>Multi-family Dwelling</u>	<input checked="" type="checkbox"/> Electric
No. of efficiency units:	<input checked="" type="checkbox"/> Oil
No. of 1 BR units:	<input type="checkbox"/> Natural Gas
No. of 2 BR units:	<input type="checkbox"/> Propane Gas
No. of 3 BR units:	
Other Structure:	
Dimensions:	
Footings:	
Roof:	<u>ROADSIDE</u>
<input type="checkbox"/> State Certified Modular	<u>TREE AFFIDAVIT</u>
<input type="checkbox"/> Manufactured Home	<u>Y/N/D 17 YES</u>

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: Chris Reaver Print Name: Chris Reaver

Email Address: Chris @ crassociatesllc.com Date: 10-26-14

Title/Company: President / C.R. Associates, LLC

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>1/22/15</u>	<u>H. Oswald</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	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$

CASE NO. LA 97477

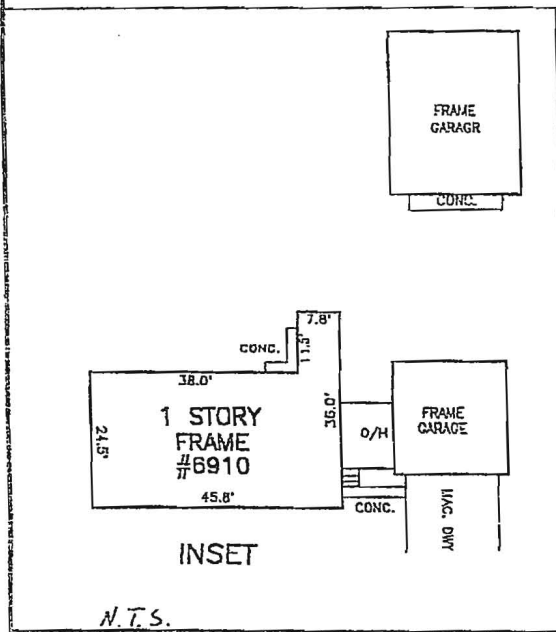
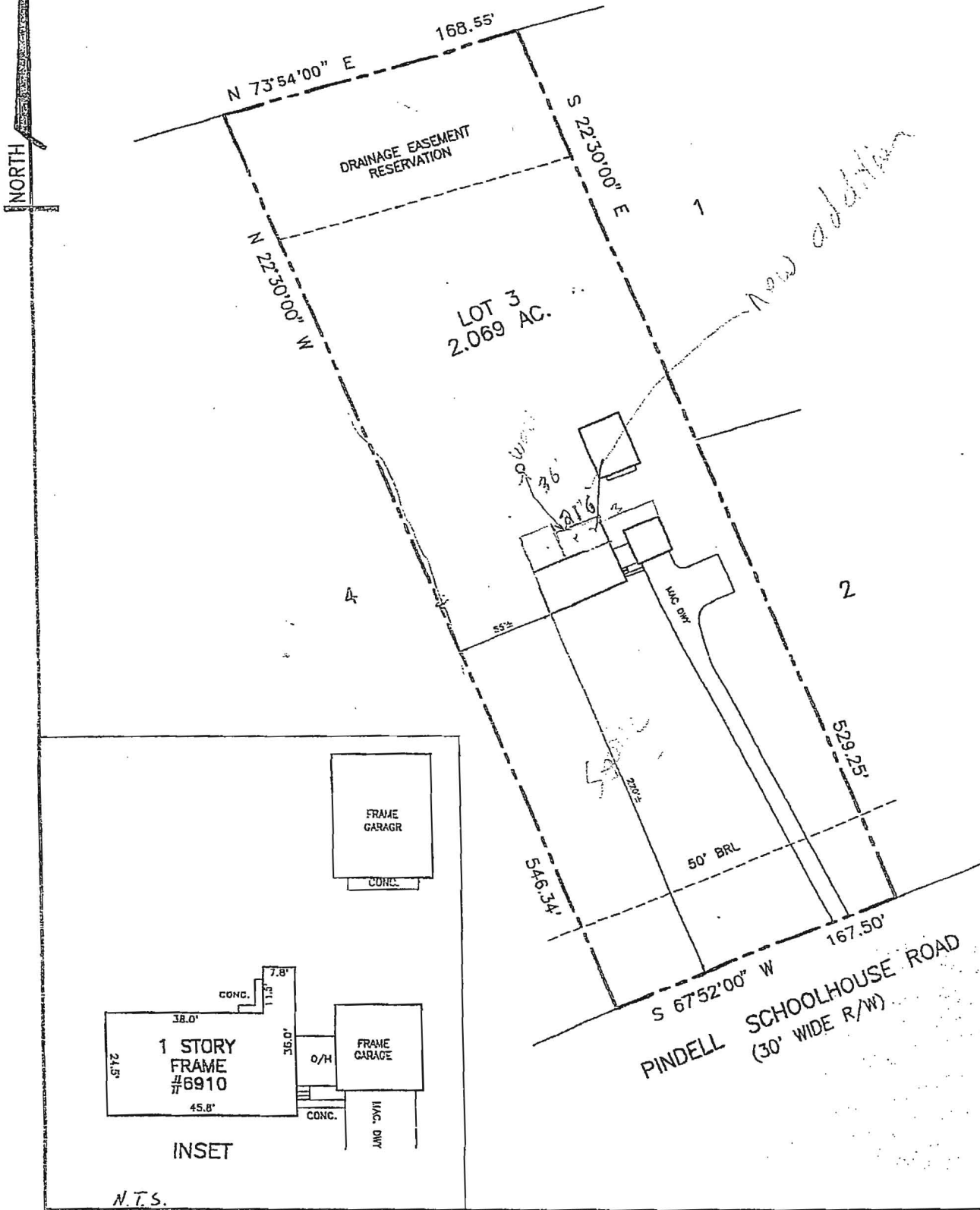
LOCATION DRAWING

1/22/15 -

Site plan approved as shown for kitchen bump out, full bath & home office w/ doors on first floor.

-H. Oswald

MAP OF PEMBROKE KNOLLS SECTION I LOT 3 HOWARD COUNTY, MARYLAND



N.T.S.

PROPERTY ADDRESS: 6910 PINDELL SCHOOLHOUSE RD

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240044 003B B AS REVISED 12/4/1986

CERTIFICATE
I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

Jerry B. Schuessler

JERRY B. SCHUESSLER
Reg. MARYLAND Property Line Surveyor No. 569

REFERENCES	
PLAT BK.	MWB 4
PAGE NO.	52
LIBER	
FOLIO	



CENTRAL MARYLAND SURVEYORS, INC.

4319 NORTHMEW DRIVE (301) 262-2500 FAX (301) 262-9878 BOWIE, MD 20716

DATES:	SCALE: 1"=80'
WALL CHECK:	DRAWN BY: EW
HSE. LOC.: 10/23/97	JOB NO.: 3154-97
BOUNDARY:	

- NOTES: 1) This location drawing is of benefit to a consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
 2) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 3) B.R.L. information, if shown was obtained from existing record plot or was provided to CMS, and is not guaranteed by CMS, Inc.
 4) Flood Zone information is subject to the interpretation of the originator.
 5) CMS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
 6) Level of accuracy 1/5±.

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January 7, 2015

Michael Davis; Deputy Director
Howard County Health Department
8930 Stanford Boulevard
Columbia, Maryland 21045

1/22/15
Approved
M. Jovan

RE: Waiver Request to Percolation Certification Plan

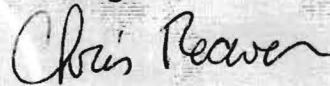
Dear Mr. Davis,

I visited the Howard County Health Department on January 7, 2015 and was advised by Mr. Hank Oswald that I would need to make a request in writing to you for a waiver of the Percolation Certification Plan. Please accept this letter as my request for a waiver for the property located at 6910 Pindell School Road; Fulton, Maryland 20759.

Currently I have contracted with the home owners of the above listed property to add a small addition to the rear of the home. This addition consists of a small kitchen bump out which adds less than 300 square feet to the existing structure. I hope to receive a waiver of the Percolation Certification Plan because the addition is located on the opposite side of the home from the septic system and will therefore not interfere with any future septic expansions that may be necessary. The proposed addition is located over thirty six (36) feet away from the current well location. The proposed addition will be supported by a crawlspace foundation. Additionally, the proposed addition will not be adding any additional bedrooms to the home. The main purpose of the addition is to give the home's owner a larger kitchen area for their family.

Thank you in advance for your consideration of this request for waiver of the Percolation Certification Plan. Please do not hesitate to contact me on my cell phone at 301-370-4735 with any questions you may have. I will look forward to hearing from you soon.

Best Regards,



Chris Reaver
C.R. Associates, LLC

Addition to the
Gebhardt Residence
Cover Page

1/22/15
Floor plans
approved as shown
w/ doors removed from
home office.
-H.O.

Index

- Cover Page
Page 1: Proposed Floor Plan, Scale: 1/4" - 1'
Page 2: Foundation Plan
Page 3: Rear Elevation
Page 4: Right Elevation
Page 5: Section A
Page 6: Floor Framing Layout
Page 7: Roof Truss Layout
Page 8: Existing Floor Plan
Page 9: Existing 2nd Floor Plan
Page 10: Existing Foundation Plan
Page 11: Proposed Floor Plan, Scale 1/8" - 1'

Window & Door Schedule

Andersen, 400 series
A 3'0" x 6'8" Full glass hinged door

Andersen, 400 series
B 7'3" x 3'6" bay window, Model #
45-P4035-20

General Notes

1. Contractor Shall Verify all Dimensions prior to starting the construction.
2. All work shall perform to IRC 2012 as amended by Howard County, MD
3. All Dimensions are to the face of studs or masonry unless otherwise noted.
4. Dimensions and notes for a given condition are typical for similar throughout the project unless noted otherwise.
5. All exterior studs to be 2x6 @ 16" O.C. unless otherwise noted.
6. All interior studs to be 2x4 @ 16" O.C. unless otherwise noted.

Structural Notes

1. Loads: IRC 2012 & Howard Co. Amendments
Live Loads Dead Loads
Living Area: 40 PSF Roof Truss: 17 PSF
Sleeping Area: 30 PSF Floor: 12 PSF
Roof: 30 PSF

2. Wood Framing

All wall framing shall be in accordance with Sec 602, 2012 IRC
Fire Stopping shall be provided to cut off all concealed draft openings and to form an effective fire barrier.
All structural wood members to be minimum #2 SPF or equivalent

3. Concrete

Concrete shall be of regular aggregate design and compressive strength at 28 days shall be 3,000 PSI.

4 Windows & Door Headers

2x4 walls to have (2) 2x10's with 1/2" plywood spacer

Spans

0-3' (1) Jack Stud
3'-1" - 6'0" (2) Jack Studs

All Post, Double Stds, etc. are to continue to foundation or be supported by floor beams meeting
Manufacturer's Specifications.

Sheet #

Gebhardt Addition
6910 Pindell School Rd
Fulton, MD 20759

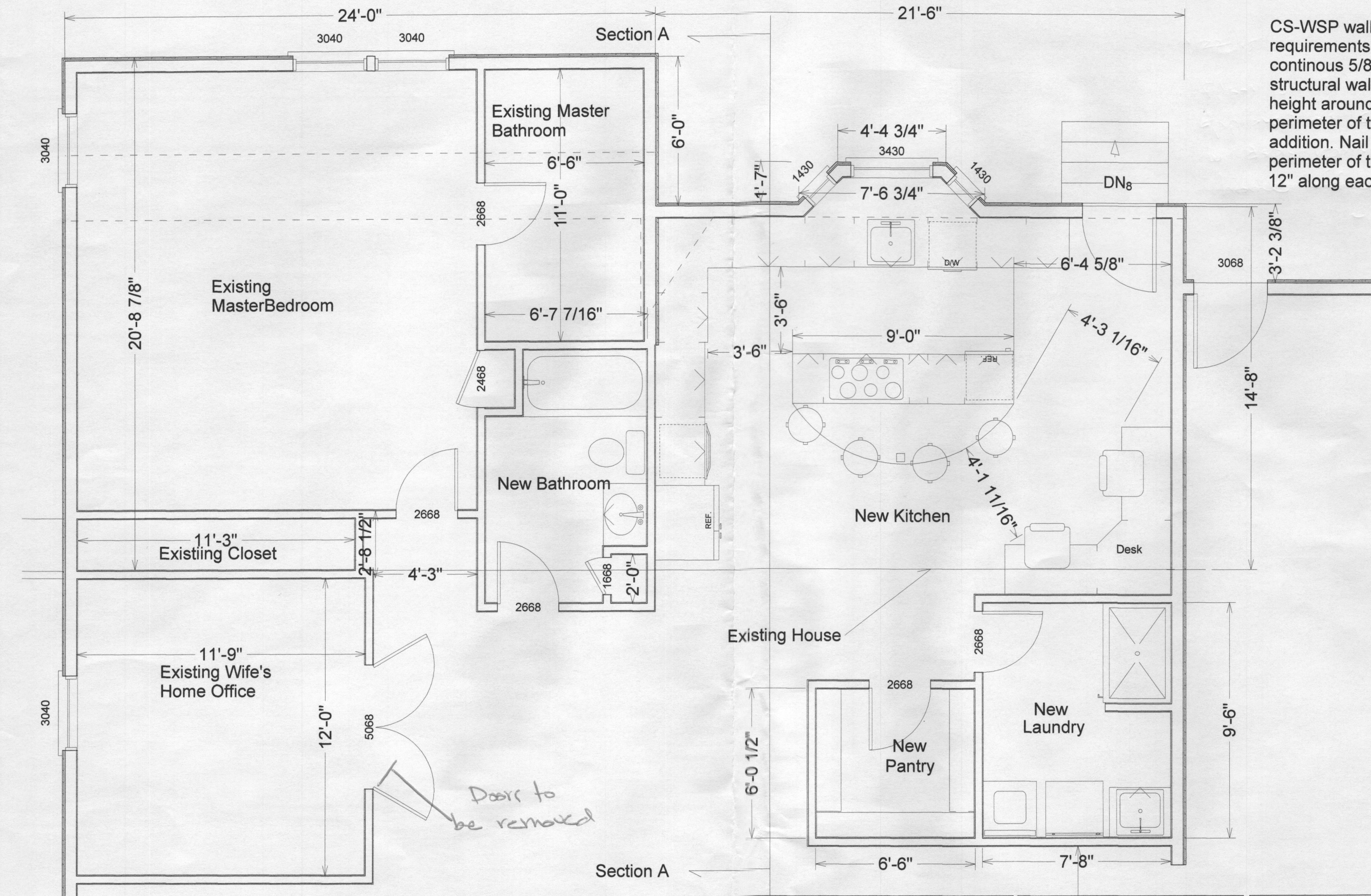
Scale: 1/4" = 1'

Date: 12/13/14

Drawing By: CRR

C.R. Associates, LLC

6335 Mountindale Rd
Frederick, MD 21702
301-990-0955



CS-WSP wall bracing requirements fulfilled via continuous 5/8" ZIP Wall structural wall panels full height around the entire perimeter of the proposed addition. Nail 6" around perimeter of the board and 12" along each stud.

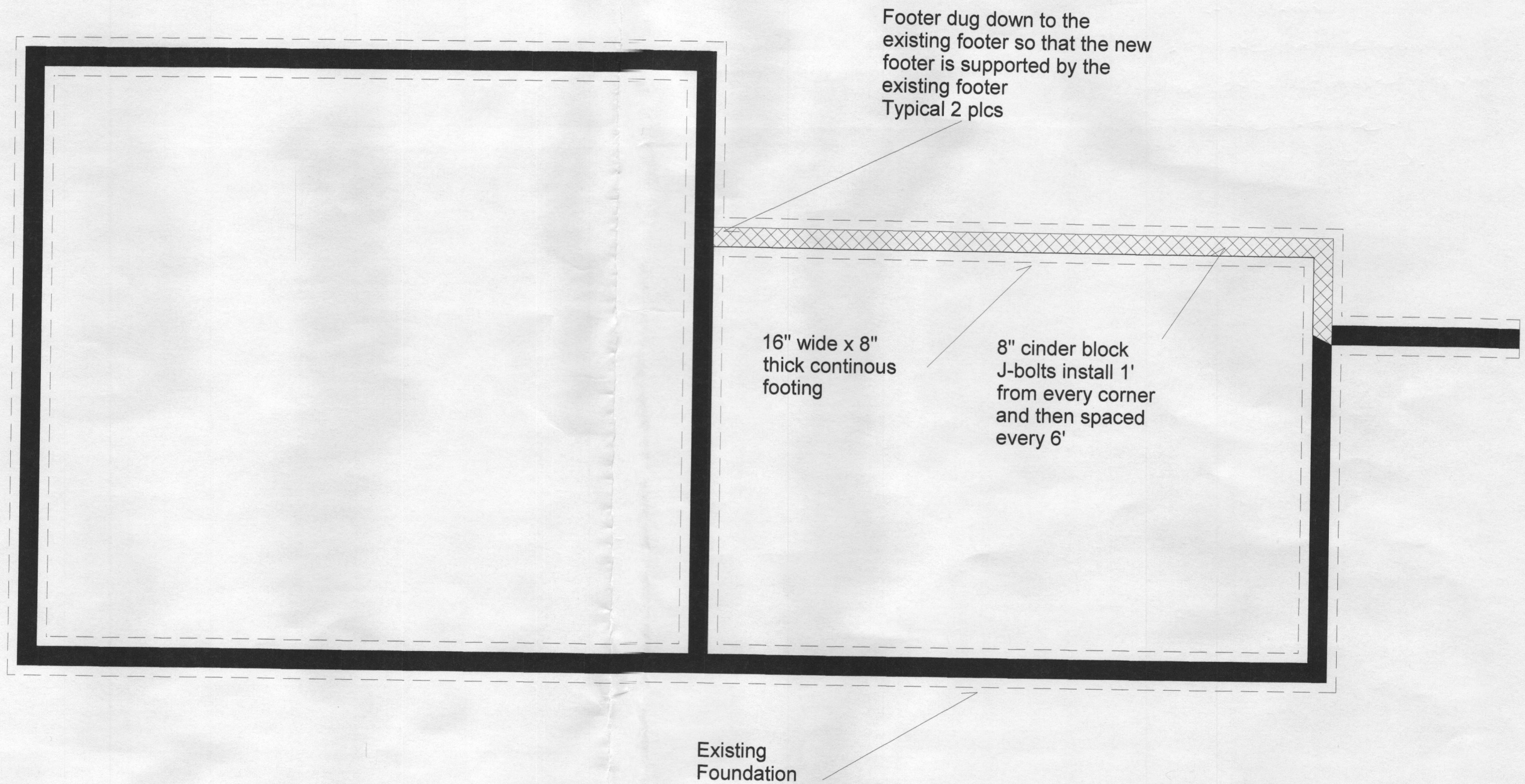
Proposed Floor Plan

Sheet #
1

Gebhardt Addition
6910 Pindell School Rd
Fulton, MD 20759

Scale: 1/4" = 1'
Date: 12/13/14
Drawing By: CRR

C.R. Associates, LLC
6335 Mountindale Rd
Frederick, MD 21702
301-990-0955



Foundation Plan

Sheet #

2

Gebhardt Addition

6910 Pindell School Rd
Fulton, MD 20759

Scale: $1/4" = 1'$

Date: 12/13/14

Drawing By: CRR

C.R. Associates, LLC

6335 Mountindale Rd
Frederick, MD 21702
301-990-0955



Rear Elevation

Sheet #

3

Gebhardt Addition

6910 Pindell School Rd
Fulton, MD 20759

Scale: 1/4" = 1'

Date: 12/13/14

Drawing By: CRR

C.R. Associates, LLC

6335 Mountindale Rd
Frederick, MD 21702
301-990-0955



Right Elevation

Sheet #

4

Gebhardt Addition

6910 Pindell School Rd
Fulton, MD 20759

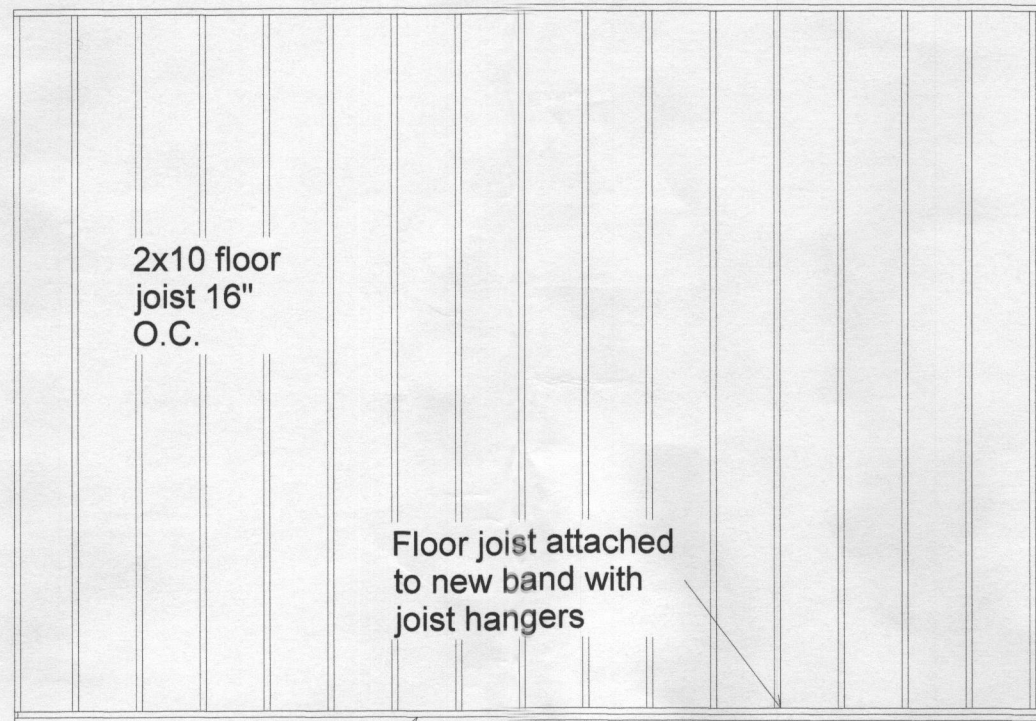
Scale: 1/4" = 1'

Date: 12/13/14

Drawing By: CRR

C.R. Associates, LLC

6335 Mountindale Rd
Frederick, MD 21702
301-990-0955



New 2x10 band board bolted to the existing 2x10 band board with 1/2" lag bolts (or equivalent). Staggered every 16"

Floor Framing Layout

Sheet #

6

Gebhardt Addition

6910 Pindell School Rd
Fulton, MD 20759

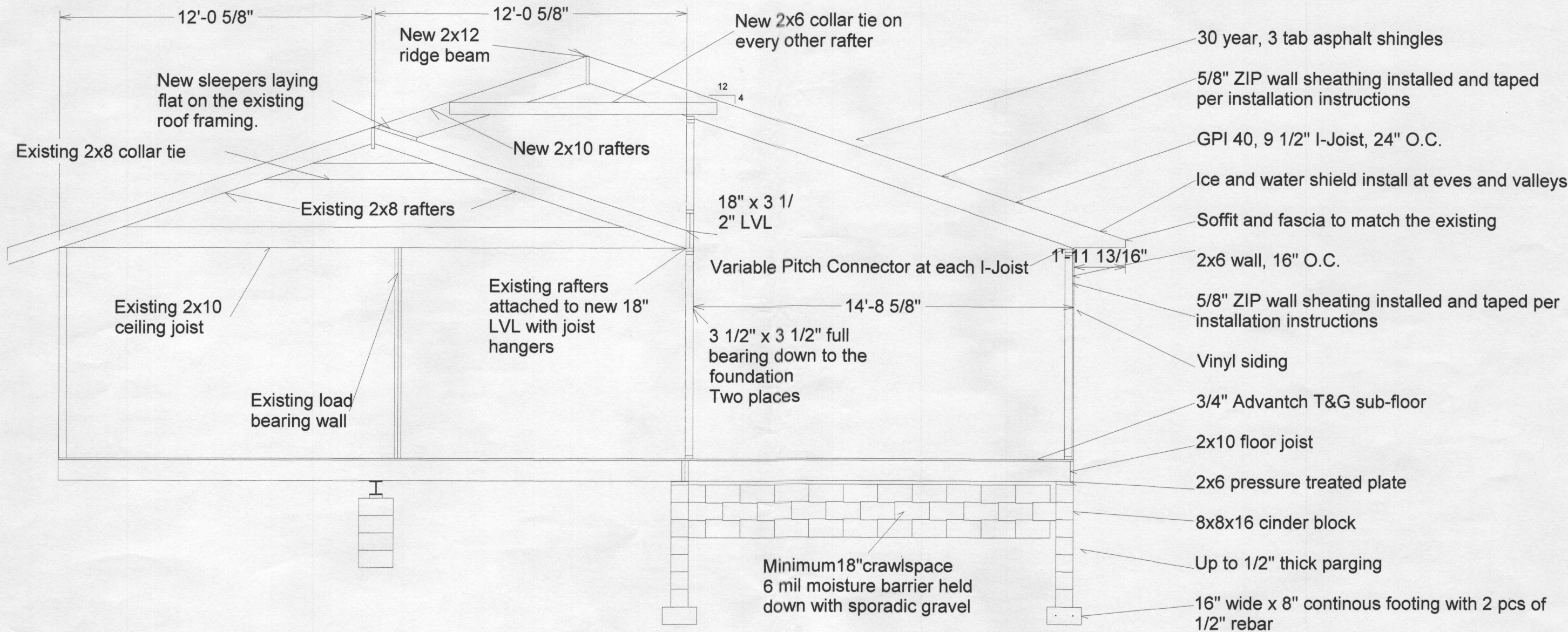
Scale: $1/4" = 1'$

Date: 12/13/14

Drawing By: CRR

C.R. Associates, LLC

6335 Mountindale Rd
Frederick, MD 21702
301-990-0955



Section A

Sheet #
5

Gebhardt Addition
6910 Pindell School Rd
Fulton, MD 20759

Scale: 1/4" = 1'
Date: 12/13/14
Drawing By: CRR

C.R. Associates, LLC
6335 Mountaindale Rd
Frederick, MD 21702
301-990-0955



Roof Rafter Layout

Sheet #

7

Gebhardt Addition

6910 Pindell School Rd
Fulton, MD 20759

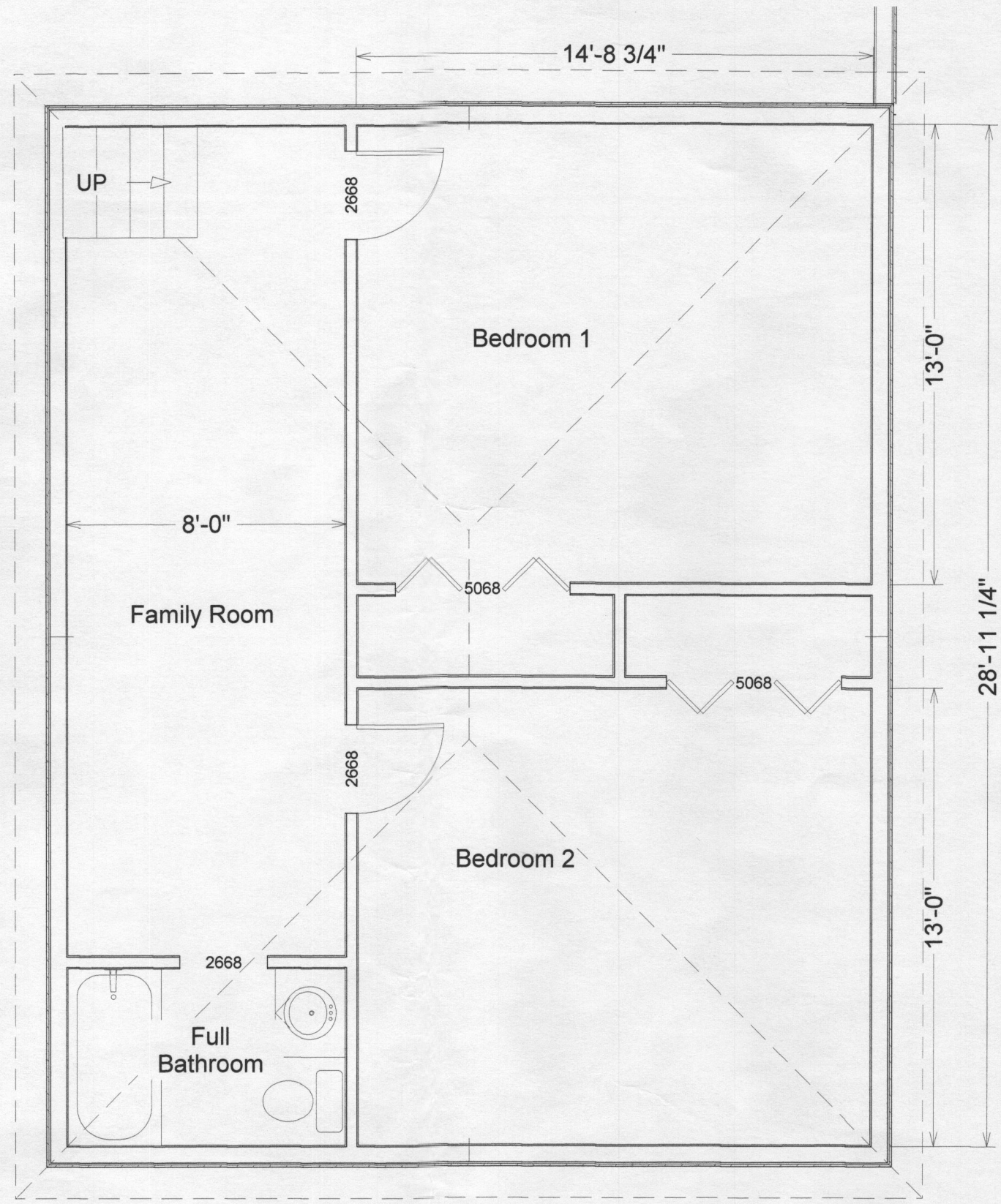
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Date: 12/13/14

Drawing By: CRR

C.R. Associates, LLC

6335 Mountindale Rd
Frederick, MD 21702
301-990-0955



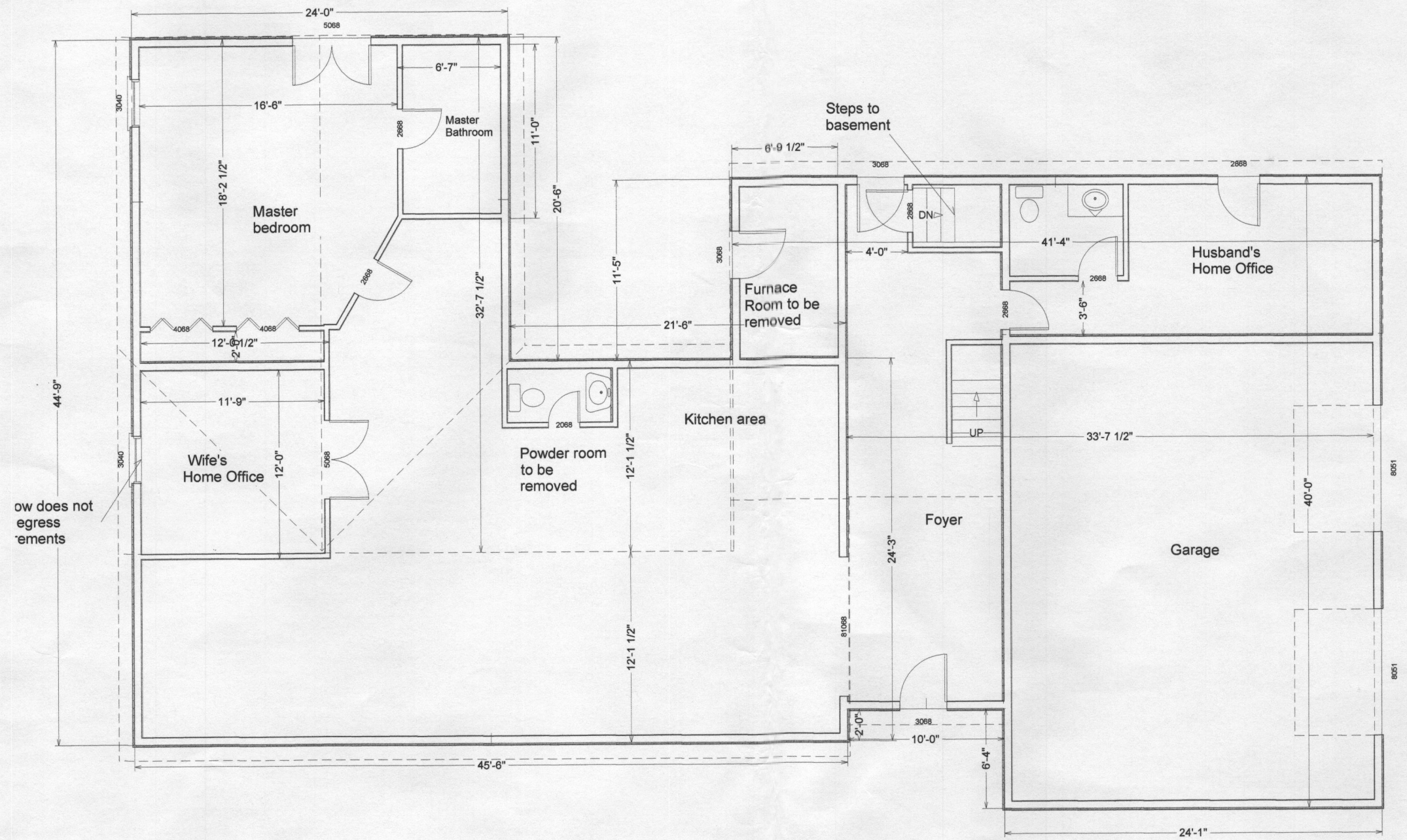
Existing 2nd floor plan
(over the garage)

Sheet #
9

Gebhardt Addition
6910 Pindell School Rd
Fulton, MD 20759

Scale: 1/4" = 1'
Date: 12/13/14
Drawing By: CRR

C.R. Associates, LLC
6335 Mountindale Rd
Frederick, MD 21702
301-990-0955



Existing 1st Floor Plan

Scale: 1/8" = 1'

Sheet #

8

Gebhardt Addition
 6910 Pindell School Rd
 Fulton, MD 20759

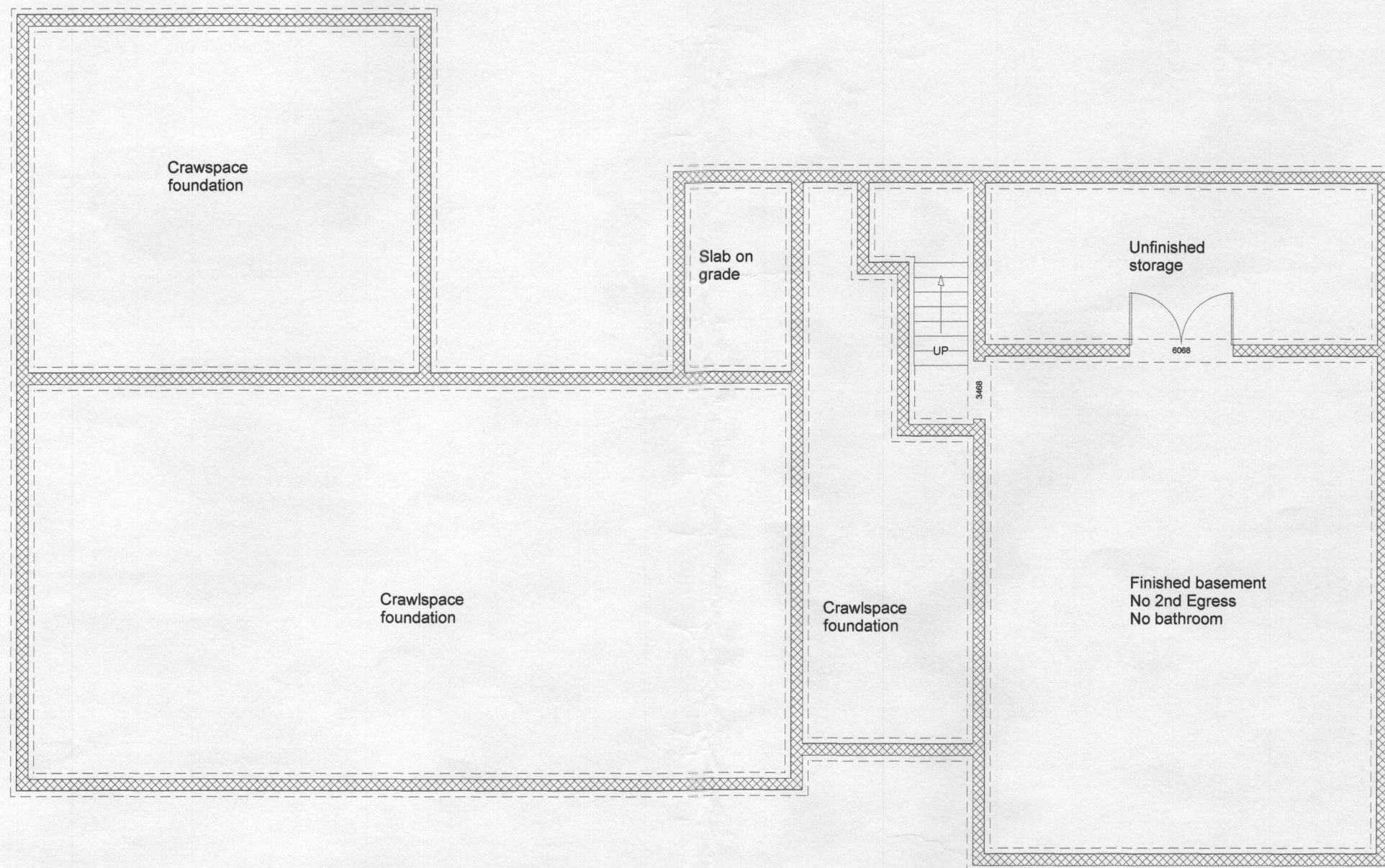
Scale: 1/4" = 1'

Date: 12/13/14

Drawing By: CRR

C.R. Associates, LLC

6335 Mountindale Rd
 Frederick, MD 21702
 301-990-0955



Existing foundation plan Scale: 1/8" = 1'

Sheet #

10

Gebhardt Addition

6910 Pindell School Rd
Fulton, MD 20759

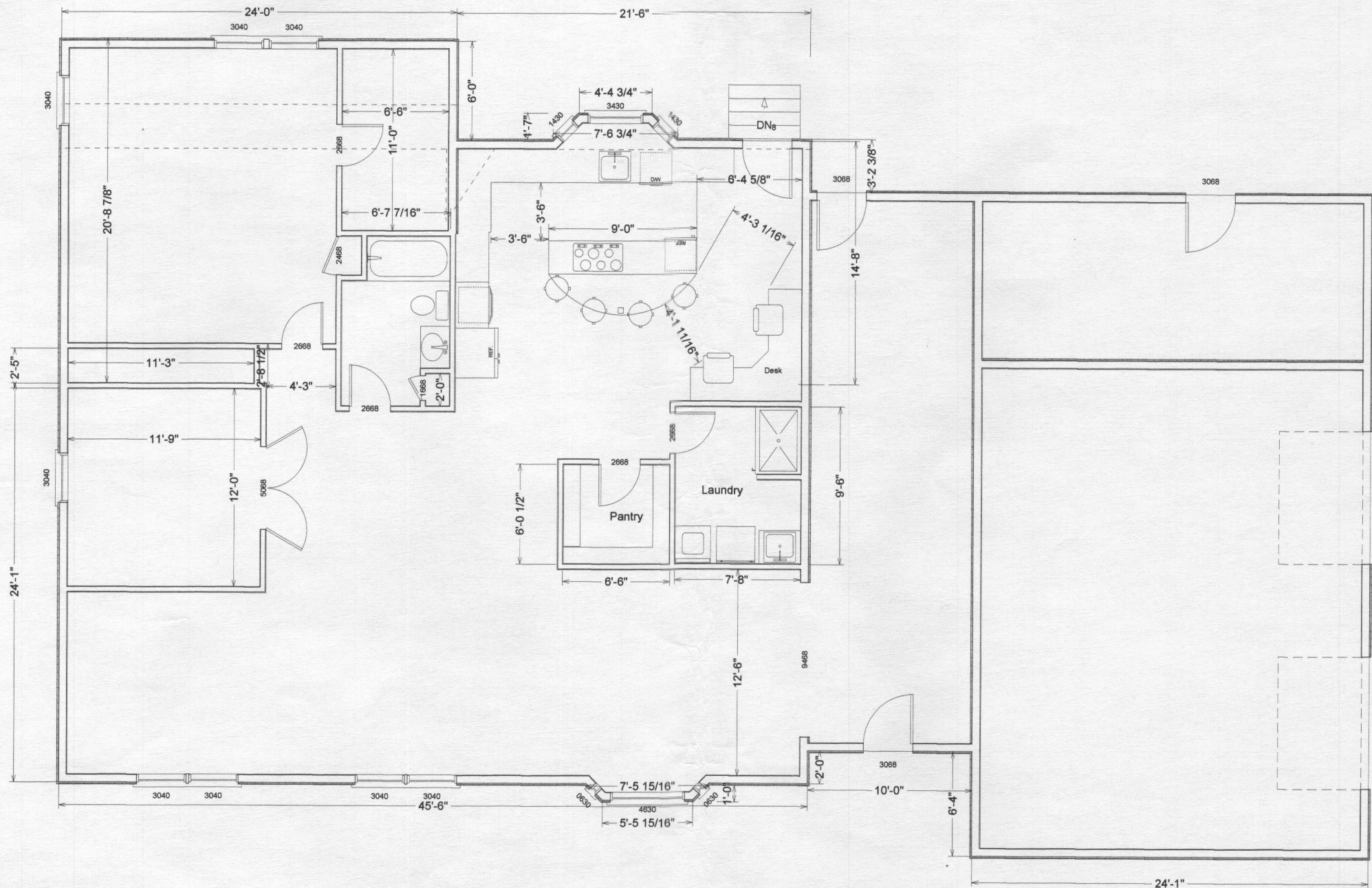
Scale: 1/4" = 1'

Date: 12/13/14

Drawing By: CRR

C.R. Associates, LLC

6335 Mountindale Rd
Frederick, MD 21702
301-990-0955



Proposed Floor Plan

Scale: 1/8" = 1'

Sheet #

11

Gebhardt Addition

6910 Pindell School Rd
Fulton, MD 20759

Scale: 1/4" = 1'

Date: 12/13/14

Drawing By: CRR

C.R. Associates, LLC

6335 Mountindale Rd
Frederick, MD 21702
301-990-0955