



# 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.: B19003514

Building Address: 2896 HUNT VALLEY DRIVE

City: WENWOOD State: MD Zip Code: 21738

Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Lot: \_\_\_\_\_ Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

Existing Use: SDP

Proposed Use: same w/ addition

Estimated Construction Cost: \$ 300,000

Description of Work: BUILD W/S OF ADDITIONAL

W/ 2 BATHS, 2 KITCHENS,

2 LARGE KITCHENS, 1 ROOM ON

ALL ON ORIGINAL SPACE

Occupant/Tenant Name: \_\_\_\_\_

Was tenant space previously occupied?  Yes  No

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner's Name: RYAN KENNELL

Address: 2896 HUNT VALLEY DR

City: WENWOOD State: MD Zip Code: 21738

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: HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS

Contact Person: RYAN

Address: 1111 KENNELL RD

City: WENWOOD State: MD Zip Code: 21738

License No.: 91659

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Engineer/Architect Company: \_\_\_\_\_

Responsible Design Prof.: \_\_\_\_\_

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 <sup>st</sup> floor:	
	2 <sup>nd</sup> floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<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	
Electric:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
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: \_\_\_\_\_

Email Address: \_\_\_\_\_

Title/Company: \_\_\_\_\_

Print Name: RYAN KENNELL

Date: 10/16/19

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>10/31/19</u>	<u>U. Oswalt</u>

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	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check #	<u>2097</u>

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Tuesday, October 22, 2019 2:58 PM  
**To:** MCWHORTEROUTDOOR@GMAIL.COM  
**Subject:** B19003516\_2896 Hunt Valley Drive  
**Attachments:** A41076A\_04-357973\_2896\_HUNT\_VALLEY\_DRIVE.pdf; Variance application-interactive.pdf

RYAN MCWHORTER:

This office is in receipt of a building permit for an addition located at 2896 Hunt Valley Drive. The site plan that accompanied the building permit application does not show the septic tank and trenches in the correct orientation. Please revise site plan to scale (1:30 and 1:100) and match As-built drawing on page 2 of septic record (attached) to the site plan. In addition, the well does not meet the 30-foot setback requirement to the proposed addition. Please complete the Variance Application (attached) to reduce the setback from 30 ft. to 28.7 ft. A site visit will be conducted sometime next week to inspect the well and septic system.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald  
Licensed Environmental Health Specialist  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
410.313.1786 (Office)  
[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)



### CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

# 2018 IECC CODE COMPLIANCE

2018 IECC CODE COMPLIANCE  
R301.1 Climate zone 4A

R401.2 Compliance Method: Mandatory and Prescriptive Provisions

R402.1.1 Vapor Retarder: Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2015 Edition.

R402.1.2 Attic Insulation: Raised Heel Trusses R-49 R-38

R402.1.2 Wood Frame Wall: R-20 or R13 + R5 continuous insulation.

R402.1.2 Window U-Value/SHGC .35 (U-Value)/.40 (SHGC)

R402.2.10 Slab on Grade Floors Less Than 12" Below Grade: R-10 Rigid Foam Board Under Slab Extending Either 2' -0" Horizontally or 2'-0" Vertically

R402.2.4 Attic Access: Attic access scuttle will be weatherstripped and insulated R-49

R402.4 Building Thermal Envelope (air leakage): Exterior walls and penetrations will be sealed per this section of the 2015 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.

R402.4.1.2 Building Thermal Envelope Tightness Test: Building envelope shall be tested and verified as having an air leakage rate of not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ASTM E779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals). Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building inspector.7/15

R402.4.5 Recessed Lighting: Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage.

R403.1.1 Thermostat: All dwelling units will have at least (1) programmable thermostat for each separate heating and cooling system per 2015 IECC Section 403.1.1.

R403.1.2 Where a Heat pump system having supplementary electric resistance heat is used the thermostat shall prevent the supplementary heat from coming on when heat pump can meet heating load.

R403.3.1 Mechanical Duct Insulation: Supply and Return Ducts in Attic R-8 minimum, R-6 when less than 3 inches. Supply and Return Ducts outside of conditioned spaces R-8 minimum. All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs must be R-6 minimum.

R403.3.2 Duct Sealing: All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1601.4.1 of the IRC. A duct tightness test ("Duct Blaster" duct total leakage test) will be performed on all homes and shall be verified by either a post construction test or a rough-in test. Duct tightness test is not required if the air handler and all ducts are located within the conditioned space.

R403.6 Mechanical Ventilation: Outdoor (make-up and exhausts) air ducts to be provided with automatic or gravity damper that close when the ventilation system is not operating.

R403.6.1 Whole-house mechanical ventilation system fan efficiency to comply with TABLE R403.6.1.

R403.7 Equipment Sizing shall comply with R403.7.

R404.1 Lighting Equipment: A minimum of 75% of all lamps (lights) must be high-efficacy lamps. This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.

## CONCRETE

- Concrete works shall conform to American Concrete Institute Standard 318-83

- Bottom of all footings shall be located a minimum of 30" (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 will be reinforced 6"x6"xW2.0xW2.0 WWF 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 will be dampproofed or water proofed using materials/methods approved by local building jurisdiction.

Type of Concrete Construction	Minimum Specified Compressive Strength
- Footings	3500 PSI
- Interior Basement Slabs	3500 PSI
- Foundation Walls	3500 PSI
- Garage and Exterior Slabs	3500 PSI
- Rat Slabs	2500 PSI

(all work to comply to local code)

- REINFORCING BARS: ASTM A-615 and A-305, MESH: ASTM A-185.

- All interior slabs of 30 FEET or more in any dimension shall have WWF and Control Joints.

- Vapor barrier under all slabs EXCEPT garages: 7 MIL Polyethylene, Lap all edges 6", Lay over 4" Gravel bed.

- Exterior Concrete Slabs: 5% to 7% Air Entrained

## 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.

## 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 installed over 15# felt or approved water repellent sheathing. Through-wall flashing and weeps shall be provided at any location where interior space projects beyond the face of the veneer. I.e. bay windows, Off-set chimneys, etc..

- Masonry veneer shall be attached 16" o.c. each way and anchored in accordance with the local code requirements.

- Walls over 7'-0" or on unstable soil shall be engineered and certified by a registered professional engineer.

- Concrete masonry units shall meet ASTM C-90 Grade A solid block or ASTM C-145 Grade B Standards and be 28 DAYS OLD before installation. Minimum net compression strength of block to be 1500 psi.

- Parging over CMU walls to be not less than 3/8" Portland cement parging from footing to finished grade. Parging and poured concrete walls shall be covered with a coat of approved bituminous material applied at the recommended rate below grade.

- MASONRY LINTELS: Provide lightweight pre-cast lintels for all openings and recesses in CMU walls. Provide (1) 4x8 lintel for each 4" of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and with #2 ties spaced 9" O.C., unless noted otherwise. Precast lintel to have minimum 8" bearing at each end. Such lintels shall not support any superimposed loads.

- Use Type "M" mortar for masonry below grade in contact with earth.

- Use Type "N" mortar for exterior above-grade load bearing and non-load bearing walls, and for other applications where another type is not indicated.

## 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 veneer ties shall be installed 16" o.c. each way.

- All steel shall conform to ASTM Specs for A-36 Steel.

- Metal joist hangers (Standard wood ledger) Shall be used where required at joist without direct bearing and be min.18 GA. galvanized steel. Use all nails specified by the manufacturer.

- Steel lintels for all opening and recesses in brick or Brick Faced Masonry wall not specifically detailed: Provide (1) steel angle for each 4" of wall thickness. Steel angles to have minimum 6" bearing at each end. Horizontal leg shall be 3/4", unless noted otherwise.

## WOOD

- 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 to be stamped and certified by a registered engineer and meet TPI manufacturers minimum requirement.

- See drawings for plywood.

- Tongue and groove floor decking glued and nailed (8d nails) on floor joists at 6" o.c. and 4" edge spacing maximum to meet the American Plywood Association Stud-I-Floor system.

- Tongue and groove floor decking glued nailed (8d nails) on pre-engineered floor joists at 6" o.c. and 4" edge spacing maximum to meet the American Plywood Association Stud-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.

- All LVL's will be microlams will be manu. by Trus Joist McMillan (or equiv)

- Structural sawn lumber shall be SPF #1 or #2

- All exterior walls are 2x6 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 3-2x10's w/ 3/4" plywood filler bearing on min. 2-2x6's studs, 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 multiple beam members will be glued together with liquid nails and screwed using 3" Deck Mate screw at 16" o.c. staggered 2" from the top and bottom of the depth of the beam.

- All work shall comply to local code.

## DOORS & WINDOWS

- Provide safety glazing as required by local code.

- All doors and windows shall be installed in accordance with manufacturer's specifications, and as per local code.

- Steel lintels for all opening and recesses in brick or Brick Faced Masonry wall not specifically detailed: Provide (1) steel angle for each 4" of wall thickness. Steel angles to have minimum 6" bearing at each end. Horizontal leg shall be 3/4", unless noted otherwise.

## 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		

- Contractor, sub-contractor or supplier shall verify all job conditions and measurements prior to commencing work or ordering materials. Discrepancies between dimensions shown on drawings and actual field conditions should be brought to the Architect and Owner's attention immediately for clarification prior to proceeding with work. These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference. If there are any conflicts, discrepancies or ambiguity with dimensioning the Contractor shall notify the Architect immediately for clarification. Field verify ALL proposed dimensions

- As a matter of record, JRArchitecture, LLC shall not be responsible for construction means and methods or omissions by the contractor, sub-contractor or any other persons performing work in accordance with these drawings.

- On this Project, the Contractor shall have sole supervision over, and exclusive responsibility for: demolition and temporary construction; construction means, methods, techniques, sequences, procedures, safety precautions and safety programs in connection with all demolition and construction work; and protection of persons and property during construction until final completion is attained. Services performed by Architect or its consultants during construction, if any, are intended to promote the goal that, in general, the construction work, when fully completed, will be consistent with the design intent reflected in the permit or construction drawings. Means and methods responsibility always shall be the exclusive responsibility of the Contractor and Contractor shall separately engage specialty engineers or other consultants as required to fulfill this responsibility.

## SITWORK

- GENERAL: These drawings do not cover sitework, grading or landscaping

- Building foundations have been designed based on an assumed soil bearing capacity of 1500 PSF. Additional engineering is required if soil bearing capacity is less than 1500 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 exterior slabs away from building 1/8" minimum per foot.

- 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 43 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-21	5 1/2"	2x6 Walls (exterior)
R-38	9"	Crawl Space
R-38	'	Floors exposed to unheated condition
R-49 Batt.	12"	Roof
R-49 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.

- SLAB VAPOR BARRIER: 7 Mil. polyethylene sheet where noted on drawings. Overlay all edges 6".

- SILL SEALER: 1/2" x 5 1/2" compressible fiberglass beneath all exterior sill plates or other approved sill sealer.

- Slab perimeters exposed to outside or within 30" of grade; 4.5x24", either vertical or horizontal from slab intersection.

- GUTTERS AND LEADERS: .032" Prefinished aluminum gutters with .024" prefinished aluminum leaders. Lead to splashblocks or collector as required.

## DRAWING LIST

0.01	COVER SHEET
0.02	OWNER SPECS-DESIRES
1.01	ELEVATIONS
1.02	ELEVATIONS
2.01	FOUNDATION
3.01	FIRST FLOOR PLAN
3.02	SECOND FLOOR PLAN
4.01	SECTIONS

## AREA INFO

FLOOR	ADDITIONAL S.F.
FIRST FLOOR	670 s.f.
TOTAL IMPACTED	1,120 s.f.

## CODE INFORMATION

2018 International Residential Code  
2018 International Energy Conservation Code  
2018 International Mechanical Code  
2018 International Plumbing Code  
2018 NFPA 101 Life Safety Code  
2018 National Electrical Code  
with Local Amendments (NFPS 70)  
2009 National Fuel Gas Code (NFPA 54)

## 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 2015 International Residential Code. & Howard County Code

- Contractor is responsible for bracing all framing/walls during construction

- 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.

## DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:

- Ground Snow Load	30 psf	
- Roof	40 psf	
- Living Floors	40 psf	
- Exterior Decks	60 psf	(or as per local code)
- Stairs	100 psf	
- Garage Slabs	50 psf	
- Wind Load	17 psf	
- Dead Load	10 psf	
- Guardrails	200' at any point in any direction.	

- INTERIOR STAIR CRITERIA

- All stairs shall comply with all local codes.

- Minimum finish width: 36"

- Minimum finished headroom height: 6'-8"

- Maximum riser height: 7 3/4"

- Minimum tread depth: 11"

- 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.

Jonathan Rivera  
License Number #14678

Gemmell Residence

P R O P O S E D A D D I T I O N

2896 Hunt Valley Drive, Glenwood, Maryland 21738

ISSUE DATES:

10-11-19 PERMIT REVIEW SET

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

INFO SHEET  
**0.01**

PRINT DATE:  
Saturday, October 12, 2019

**Gemmell Addition / Renovation**

**Scope of Work**

Demolition of existing space and addition of kitchen/pantry, family room, laundry room, mudroom.  
Renovation of powder room to include new wallpaper, paint, vanity, lighting, toilet, towel bar and toilet paper holder.  
Fireplace reface, new lighting, and paint in living room.  
New lighting and paint in foyer, dining and Charlie's.  
New flooring.

**Vendors to Date** (subject to change)

Cabinetry kitchen, pantry, mudroom, laundry room: Rojahn Custom Cabinetry, York, PA,  
Marc Goodwin, 717-246-2693 ext 13, marc@rojahnkitchens.com  
Appliances: ADU, Mark Geiselman, 717-745-4792, mark@adu.com  
Kitchen and powder room fixtures: Hajoca, Megan Huppman, 717-848-6688, megan.huppman@hajoca.com  
Tile backsplash, mudroom and laundry room floor: Chesapeake Tile, Andrew  
Countertops kitchen, pantry and laundry room: Rock Tops, Andy, andy@rocktopsfabrication.com  
Hardwood flooring and installation: Bay Country Floors, Chris Arch, chris@baycountryfloors.com, 410-320-3129  
Architect: Jonathan Rivera, jrivera@jonathanrivera.com, 443-226-5745  
Electrician: TBD  
Plumber: TBD  
Painter: TBD

**Flooring Throughout** (except mudroom and laundry)

Hallmark Alta Vista Collection in Del Mar, European oak, engineered sawn cut, 7.5" x 6.2" RL, Nu-Oil finish, lifetime structural and residential finish warranty, V4 substantial board variation

**Doors Throughout**

Logan/Monroe by Metrie – including mud room coat closet door, pantry doors, laundry room door

**Wall and Cabinet Finish Throughout** (except mudroom, laundry room, and powder room)

Paint: Benjamin Moore OC-65 Chantilly Lace  
Finish: Walls eggshell, cabinets satin, baseboards semi-gloss

**Kitchen Selections/Specs** (subject to change)

**Cabinetry:**

Option 1: Inset (photo for style, but no glass cabinets), to the ceiling cabinets – 9ft ceilings  
Option 2: Full spread overlay

**Island:** Hidden cabinets underneath, color TBD, pic shows design

Countertops: Either Super White Quartzite or Silestone Et Serena Quartz, basic eased edge, at least 3 cm thick for island, three holes at sink – single faucet, soap dispenser and garbage disposal button  
Countertop Island: Super White Quartzite

**Backsplash:** Lancaster Bianco 3x12 (or similar unique/long subway tile)

Sink: Kohler self-trimming, tall apron front, white cast-iron, single bowl  
Faucet: Contractor confirm rough – Kohler lever handle, 1-hole, deck mount, 1.5 gpm, semi-professional with pull-down spray, polished chrome  
Soap/Lotion Dispenser: Kohler polished chrome  
Disposal: Existing with new air switch

**Family Room Selections / Specs**

Fireplace Reface: TBD  
Built-Ins: TBD  
Lighting: TBD

**Dining Room Selections/Specs**

Lighting: By homeowner – Visual Comfort Darlana Large Linear

**Living Room Selections/Specs**

Lighting: By homeowner – Currey & Co Antibes

**Foyer Selections/Specs**

Lighting: By homeowner – TBD: Purebred Large Lantern, Ennis Lantern or Beckmore Black Lantern

**Charlie's Selections/Specs**

Lighting: By homeowner – Visual Comfort Brice Medium Flush Mount  
Paint: Benjamin Moore Silver Satin

**Points to be Addressed**

Need lead time for giving amt of square footage for floors and for ordering and scheduling installation.  
Need to have radon mitigation team install the air mitigation system at the right time. When?  
Need to understand the additional capacity needed for HVAC of addition. Info HVAC company needs:  
Ceiling Height  
Window size, quantity and location  
Wall construction (2x6?, 2x4?)  
Insulation values for all walls, ceiling and floor  
Information on what will be above the new space – attic, cathedral ceilings?  
Information on what is below – Basement? Crawl space? Open to outside?

Pot Filler: Kohler lever handle, 1-hole, wall mount, 22 extended spout, polished chrome

Range Hood: Flush with cabinetry – blends in – pic exact  
Hood Insert: 1000 CFM Internal Blower

**Appliances:**

48" All gas range, microwave drawer (in island), 24" refrigerator stand-alone column, 18" freezer stand-alone column, under counter wine fridge, dishwasher

Over Island Lighting: By homeowner – qty 3, Visual Comfort Darlana Medium Lantern in gilded iron, 17" w x 24.5" h, 6" canopy  
Over Breakfast Lighting: TBD

**Pantry Selections/Specs**

Cabinetry:  
Option 1: Counter with drawers, cabinets or open shelving below (whichever is more cost effective), open shelving above counters  
Option 2: Open shelving above and below counter

**Mudroom Selections/Specs**

Cabinetry:  
Option 1: Doors and drawers for cubbies  
Option 2: Drawers no doors  
Option 3: No drawers no doors, just dividers  
Paint: TBD  
Flooring:  
Option 1: Artillo Arabesque 2c Magnolia, Limestone in Earl Gray and charcoal  
Option 2: Slate, herringbone pattern

**Laundry Room Selections/Specs**

Cabinetry: Upper and lower, clothes bar  
Countertop:  
Sink: Existing  
Faucet: TBD  
Paint: TBD  
Flooring: Slate, herringbone pattern

**Powder Room Selections/Specs**

Toilet: TBD  
Vanity/Sink: RH Gramercy Powder Glass Washstand w Carrara Marble top, lucite legs, 27"W x 21 1/2"D x 34"H, 80lb top  
Faucet: Contractor confirm rough – Trim: Kohler lever handle, 3-hole, deck mount, widespread with pop-up faucet, polished chrome  
Towel Bar: Moen 18", polished chrome  
Paper Holder: Moen pivoting, polished chrome  
Mirror: TBD  
Lighting: TBD  
Paint/Wallcovering: Serena and Lily navy grasscloth (or similar)  
Flooring: TBD

**ISSUE DATES:**

10-11-19 PERMIT REVIEW SET

**SCALE:**

**SPECS**

**0.03**

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: 6/30/2020

Jonathan Rivera  
 License Number #14678

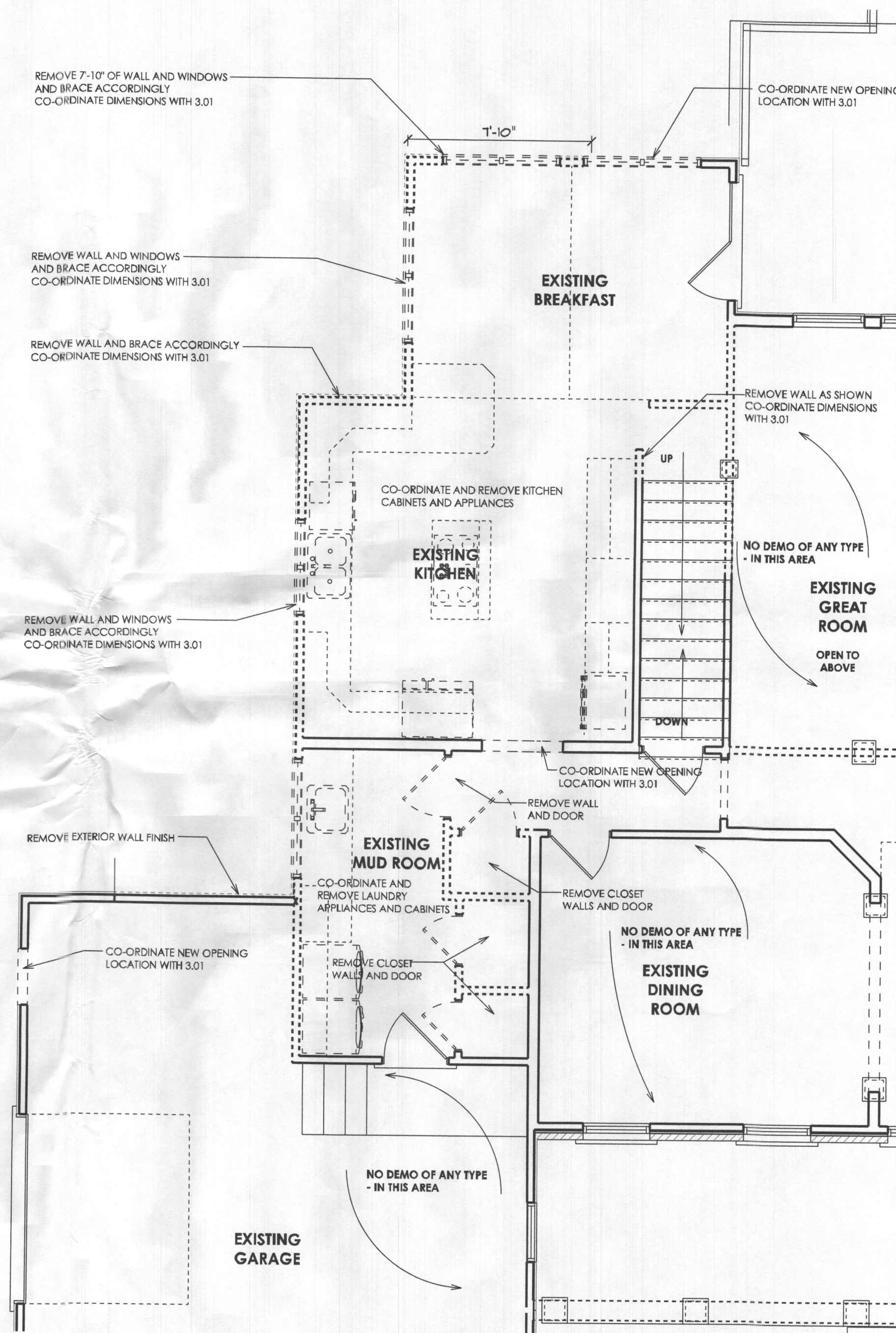
**Gemzell Residence**  
 PROPOSED ADDITION  
 2896 Hunt Valley Drive, Glenwood, Maryland 21738

ISSUE DATES:  
 10-11-19 PERMIT REVIEW SET

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

**0.51**

PRINT DATE:  
 Saturday, October 12, 2019



**EXISTING FIRST FLOOR**

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: 6/30/2020

Jonathan Rivera  
 License Number #14678

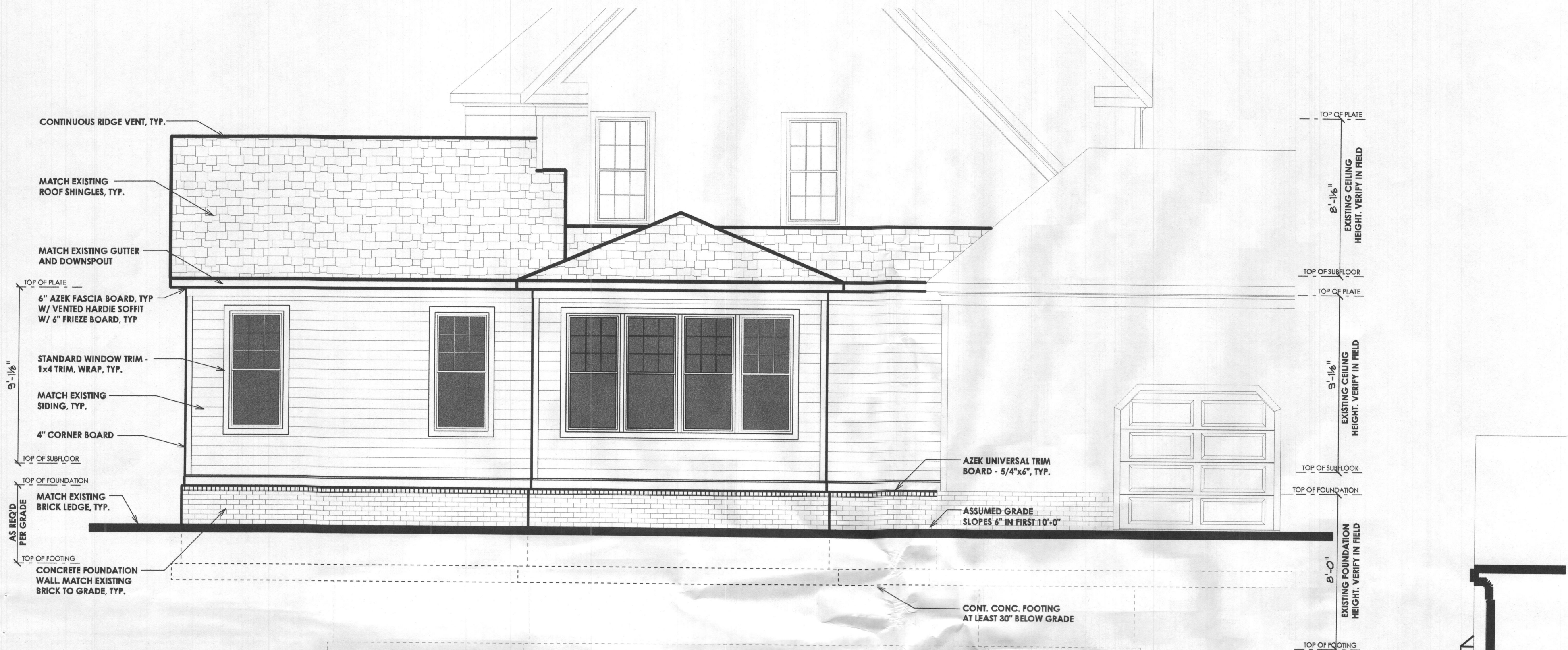
**Gemmell Residence**  
 PROPOSED ADDITION  
 2896 Hunt Valley Drive, Glenwood, Maryland 21738

ISSUE DATES:  
 10-11-19 PERMIT REVIEW SET

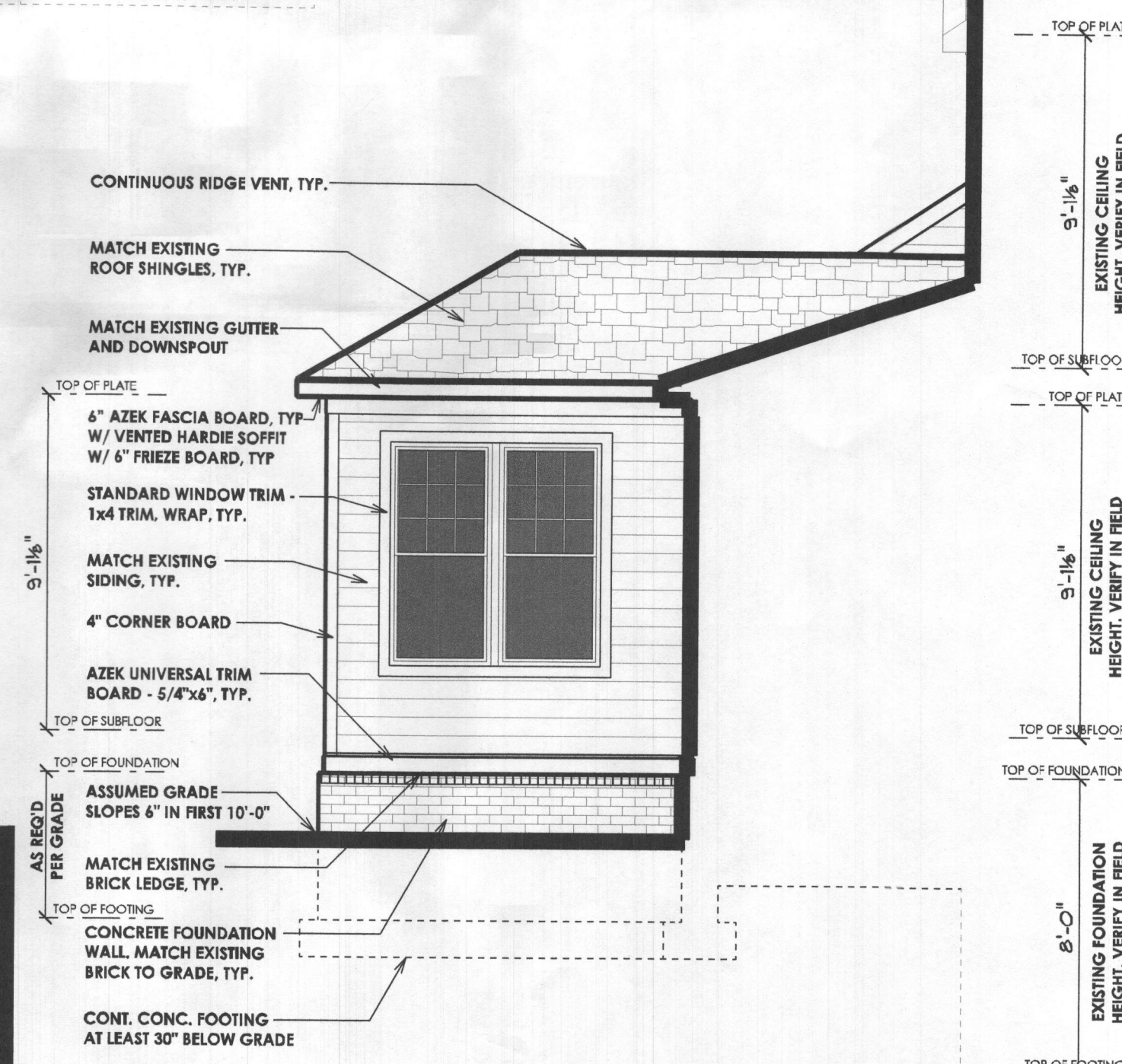
SCALE: 1/4" = 1'-0"  
**ELEVATIONS**

**1.01**

PRINT DATE:  
 Saturday, October 12, 2019



**LEFT ELEVATION**



**FRONT ELEVATION**

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: 6/30/2020

Jonathan Rivera  
 License Number #14678

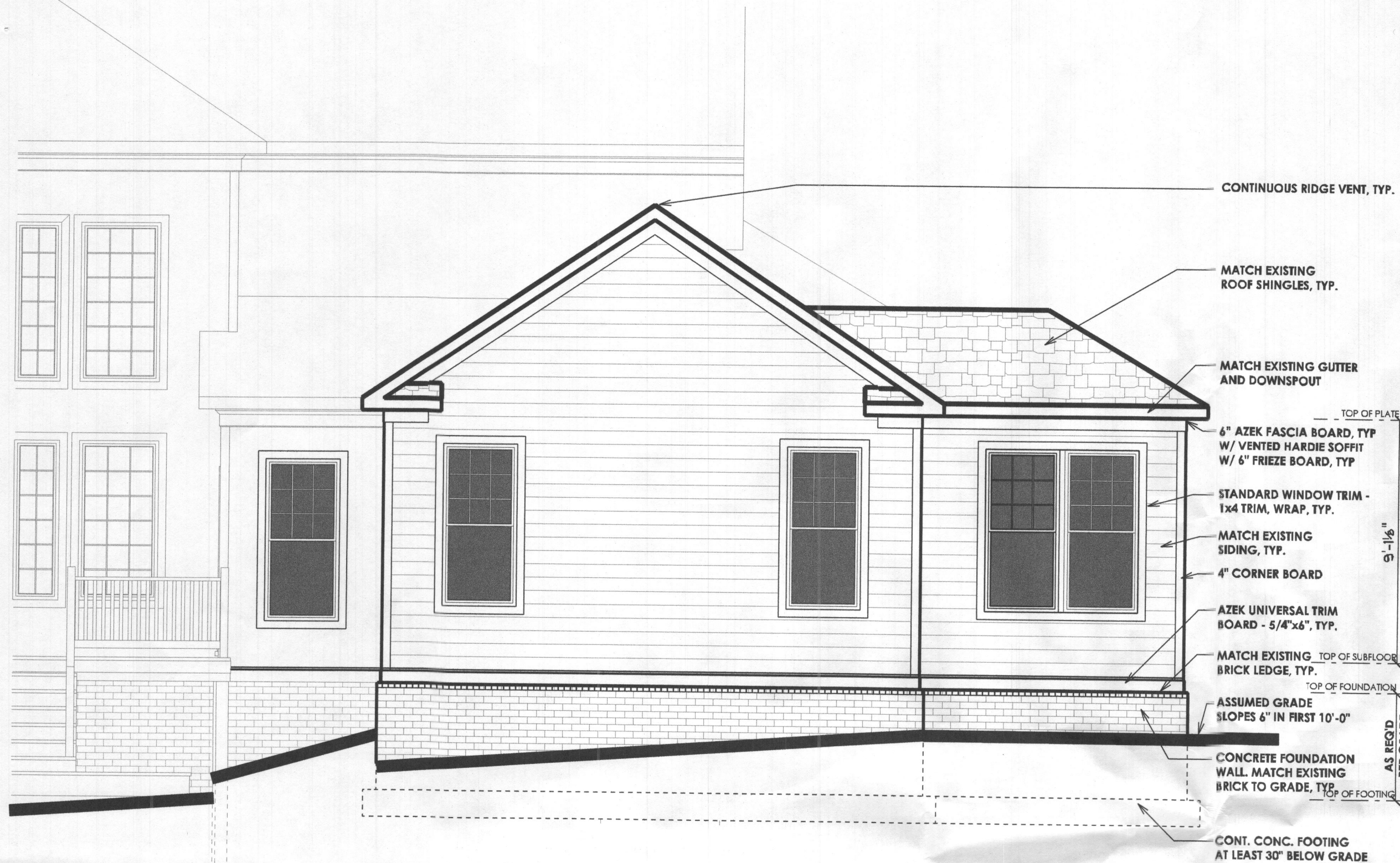
**Gemmell Residence**  
 PROPOSED ADDITION  
 2896 Hunt Valley Drive, Glenwood, Maryland 21738

ISSUE DATES:  
 10-11-19 PERMIT REVIEW SET

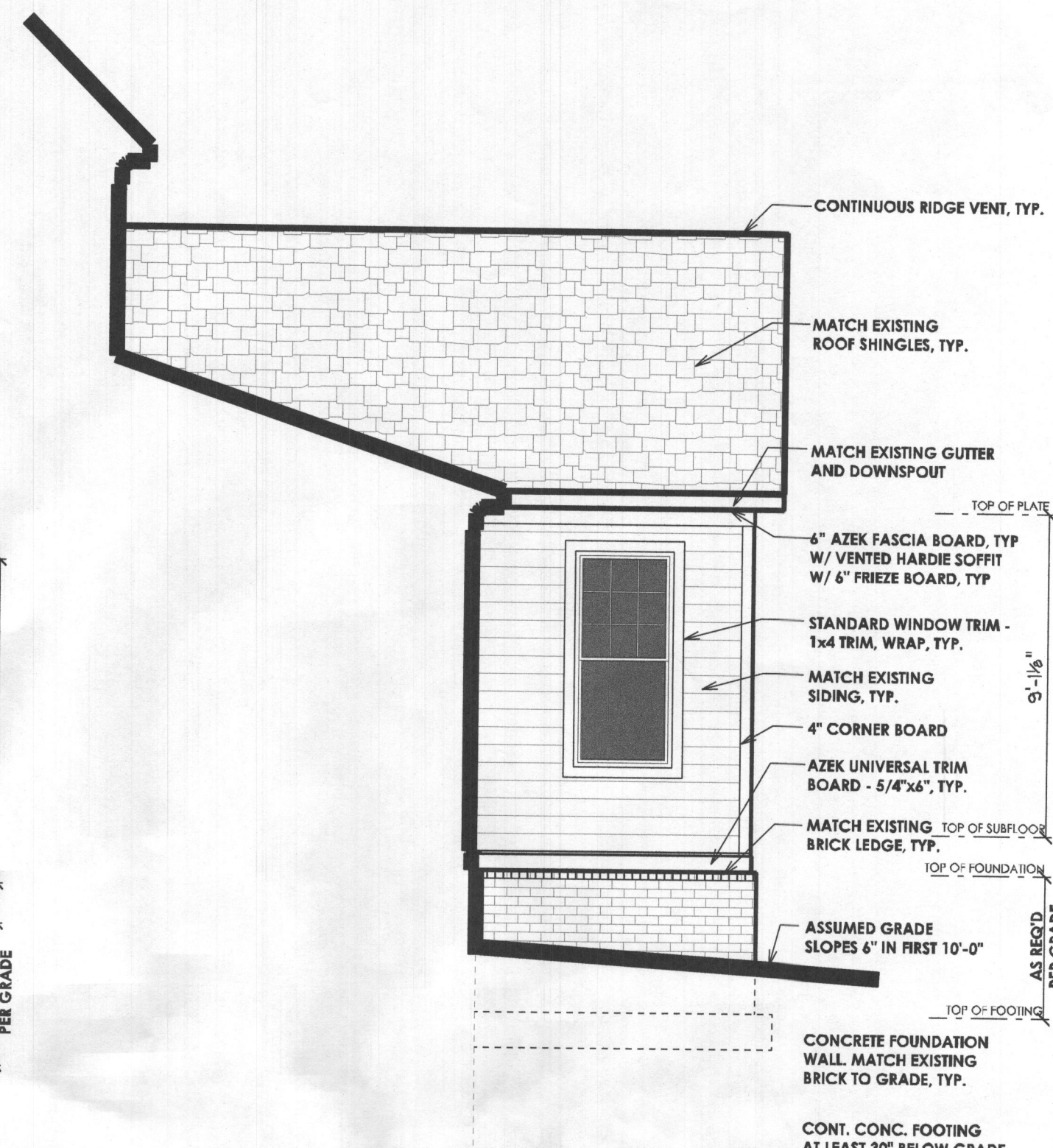
SCALE: 1/4" = 1'-0"  
 ELEVATIONS

**1.02**

PRINT DATE:  
 Saturday, October 12, 2019

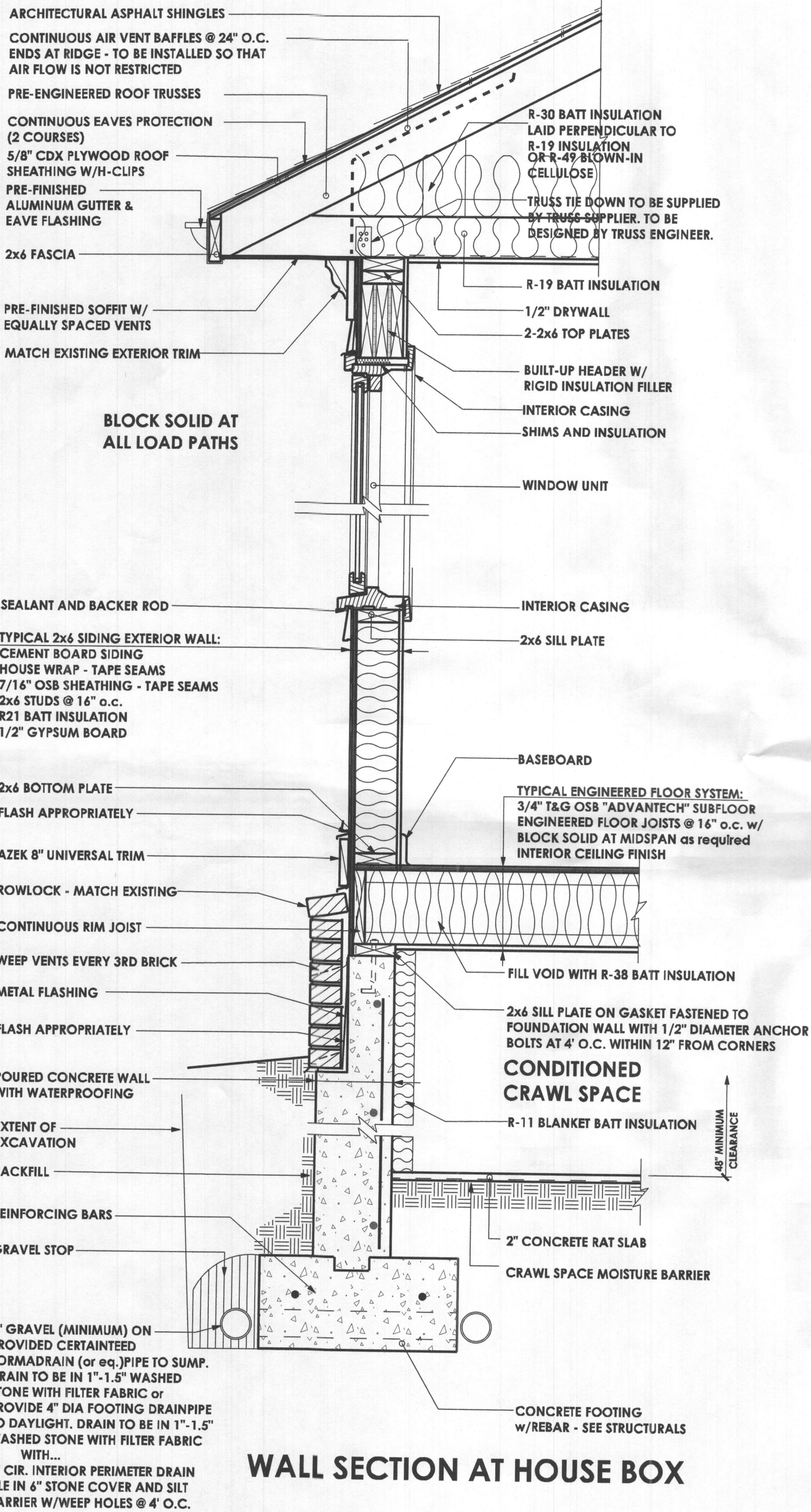


**REAR ELEVATION**



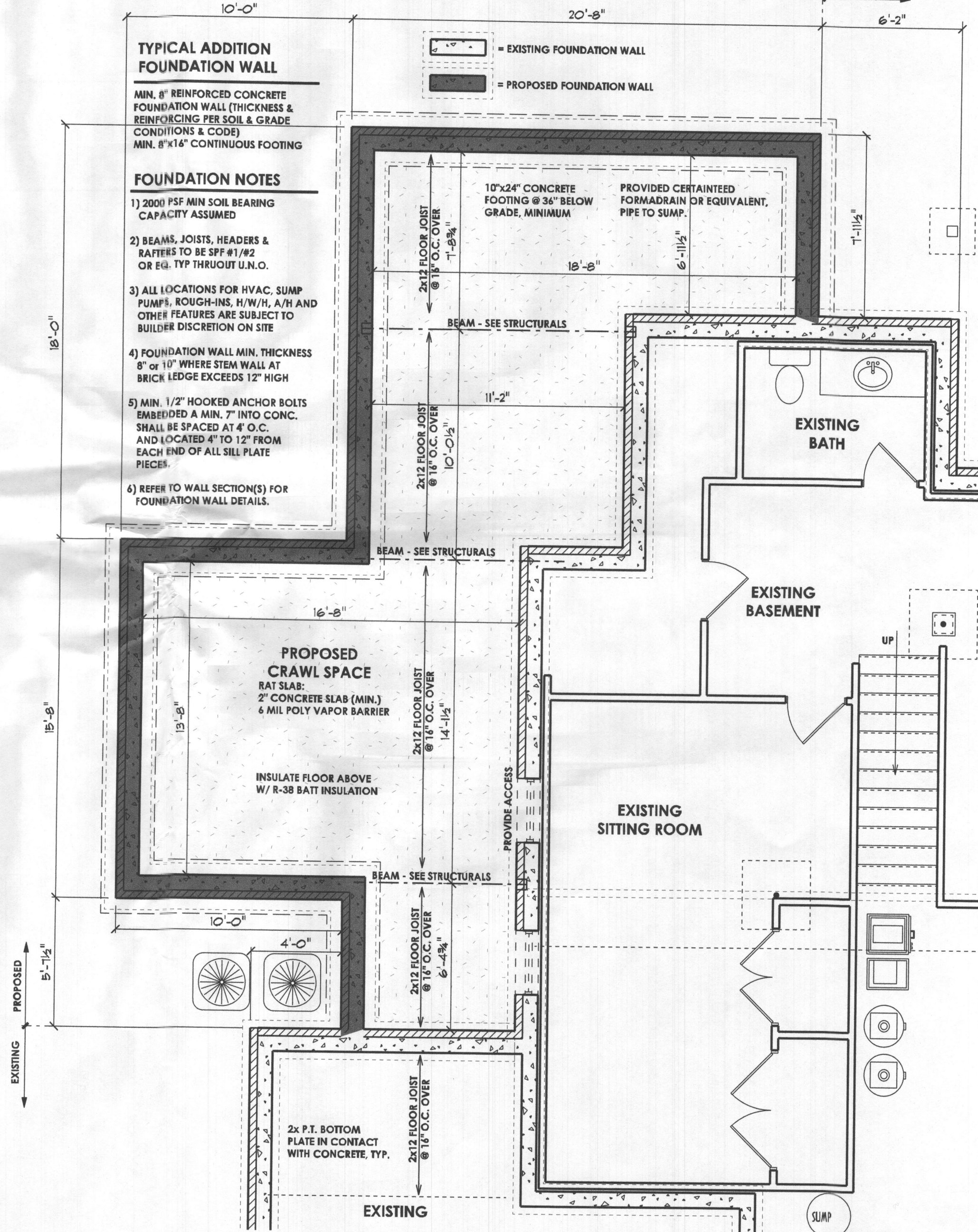
**RIGHT ELEVATION**





**WALL SECTION AT HOUSE BOX**

**ALL DIMENSIONS TO BE VERIFIED IN FIELD**



**Gemmill Residence**  
PROPOSED ADDITION  
2896 Hunt Valley Drive, Glenwood, Maryland 21738

ISSUE DATES:  
10-11-19 PERMIT REVIEW SET

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

FOUNDATION

**2.01**

PRINT DATE:  
Saturday, October 12, 2019