



Building Permit Application

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

DILP 2019 MAR 11 PM 4:29

Date Received: _____

Permit No.: B19000653

Building Address: 14527 Ambrose Way
 City: Cockeville State: MD Zip Code: 21723
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Subdivision: _____
 Lot: 3 Tax Map: 08 Parcel: 237

Existing Use: vacant
 Proposed Use: new sfd
 Estimated Construction Cost: \$ 225,000
 Description of Work: construct sfd
'SENECA II'

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

Property Owner's Name: Burkard Homes LLC
 Address: 5850 Waterloo Rd, suite 140
 City: Columbia State: MD Zip Code: 21046
 Phone: 240-395-1052 Fax: _____
 Email: tim@burkardhomes.com

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

Contractor Company: _____
 Contact Person: tim@Burkard
 Address: _____
 City: _____ State: _____ Zip Code: Homes,
 License No.: MBR 6300
 Phone: _____ Fax: _____
 Email: com

Engineer/Architect Company: Milkenberg, Peindler, Assoc
 Responsible Design Prof.: Jacob Hikmat
 Address: 7350-B Grace Drive
 City: Columbia State: MD Zip Code: 21044
 Phone: 410-997-0296 Fax: _____
 Email: jacobhikmat@yahoo.com

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:	1st floor: <u>48'</u>	<u>48'</u>
Area of construction (sq. ft.):	2nd floor: <u>48'</u>	<u>48'</u>
Use group:	Basement: <u>48'</u>	<u>48'</u>
Construction type:	<input type="checkbox"/> Finished Basement	
<input type="checkbox"/> Reinforced Concrete	<input checked="" type="checkbox"/> Unfinished Basement	
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space	
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Wood Frame	No. of Bedrooms: <u>4</u>	
<input checked="" type="checkbox"/> State Certified Modular	Multi-family Dwelling	
	No. of efficiency units:	
	No. of 1 BR units:	
	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:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Electric:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>619000057</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: _____
 Email Address: tim@burkardhomes.com
 Title/Company: member, Burkard Homes

Print Name: Tim Burkard
 Date: _____

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	<u>3-19-19</u>	<u>DBurkard</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	\$ <u>180.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>0000</u>

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

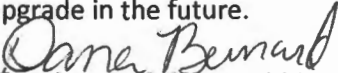
Mittu Yes - NEW P.O.F. NOW SHIT

Bernard, Dana

From: Bernard, Dana
Sent: Tuesday, March 26, 2019 9:01 AM
To: 'Tim@burkardhomes.com'
Cc: 'jacobhikmat@yahoo.com'
Subject: 14522 Ambreen Way

Mr. Burkard,

I have approved your building permit B19000653 for 4 bedrooms as you requested on your application. However, if you ever decide to finish the basement in the future you will have to upgrade your septic system to accommodate the extra living space. I am recommending resubmission of a revised septic plan to accommodate this potential upgrade in the future.


Thank you & Have a*')

,:':*') ,:*)
(,:' (,:' * Wonderful !

Dana Bernard, R.E.H.S./L.E.H.S.
Environmental Specialist II
Bureau of Environmental Health
Well and Septic Program
Phone (410) 313-2775
E-mail: DBernard@howardcountymd.gov



Building Permit Application

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

DILP 2019 MAY 15 AM 11:59

Date Received: _____

Permit No.: B19001561

HEALTH

Building Address: 14522 AMBREEN WAY
 City: COOKSVILLE State: MD Zip Code: 21723
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: PERCIVAL PROPERTY
 Section: _____ Area: _____ Lot: 3
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: SFD
 Proposed Use: SFD W/PROPANE TANK
 Estimated Construction Cost: \$ 4,000
 Description of Work: INSTALL 1000 GAL UNDERGROUND PROPANE TANK

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

Property Owner's Name: BURKARD HOMES LLC
 Address: 5850 WATERLOO ROAD STE 140
 City: COLUMBIA State: MD Zip Code: 21045
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: MICHELLE CLANCY
 Address: PO BOX 310
 City: PERRY HALL State: MD Zip Code: 21128
 Phone: 443-610-7514 Fax: _____
 Email: MICHELLE@APPLIEDANDAPPROVED.COM

Contractor Company: TECH AIR
 Contact Person: DENNIS FEAGA
 Address: 1560 A-D CATON CENTER DRIVE
 City: BALTIMORE State: MD Zip Code: 21227
 License No.: 81215
 Phone: 410-984-5681 Fax: _____
 Email: _____

Engineer/Architect Company: CONTRACTOR
 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:
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Construction type:	<input type="checkbox"/> Slab on Grade
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<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:
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Gas:	<input checked="" 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:	

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MICHELLE CLANCY
 Applicant's Signature
MICHELLE@APPLIEDANDAPPROVED.COM
 Email Address
PERMITS
 Title/Company

MICHELLE CLANCY
 Print Name
RECEIVED
 Date
MAY 15 2019

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

LICENSES & PERMITS
 DIVISION

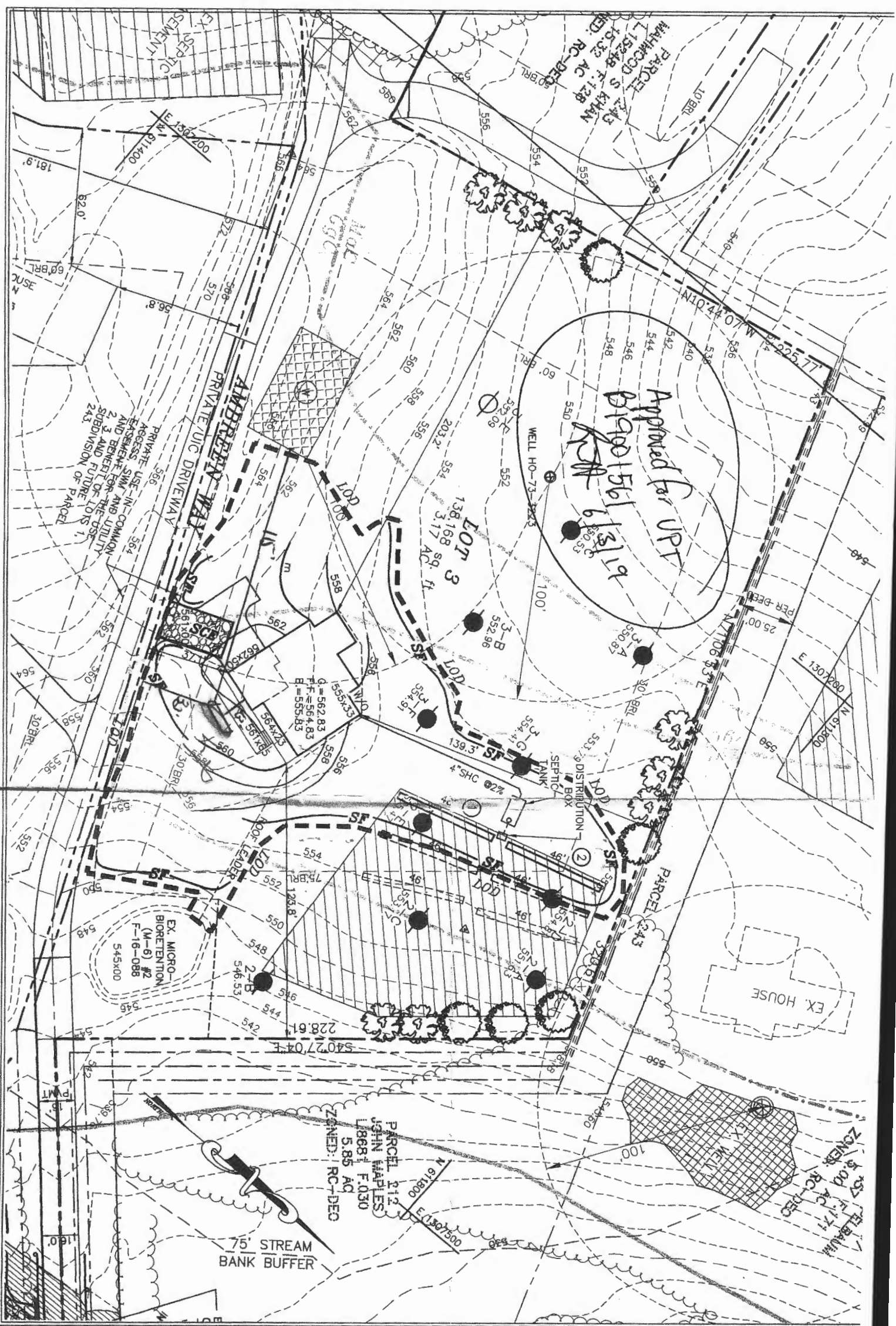
AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>6/3/19</u>	<u>[Signature]</u>

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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	\$ <u>100</u>
Tech Fee	\$ <u>10</u>
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ <u>110.00</u>
Sub- Total Paid	\$
Balance Due	\$ <u>7179</u>
Check	# <u>7179</u>

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



Scale 1-50
 14500 Ambroseway

1. THE SURVEY COMPREHENSIVE
2. PARCEL TAX MAP
3. DEED RECORD ELECTRO ZONING AREA: DPZ FILE
4. PRIVATE
5. DISPOSED UNTIL NULL / COUNT ADJUST. MODIFIED
6. ANY CHANGE APPEAR
7. THE MOUNTAIN GREAT
8. THE MOUNTAIN ACCURATE
9. ANY VARIATION BOUNDARY SYSTEM
10. LIMIT SEDIMENT

REVISIONS

DATE	COMMENT
07-19-16	Revised Base Set

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 R102.7 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 R19 + R5 continuous insulation.

R402.1.2 Basement Wall Insulation: R-13/R-10 Foil Faced Continuous, uninterrupted Batt Full Height

R402.1.2 Crawl Space Wall Insulation: R-13/R-10 Foil faced Continuous Batt Full Height extending from floor above to finish grade level and then vertically or horizontally an additional 2' -0".

R402.1.2 Floor Insulation over Unconditioned Space: R-19 batt 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 E119 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

R402.4.2 Fireplaces: New wood burning fireplaces will have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled in accordance with UL 121 (factory built fireplace) and UL 901 (masonry fireplace).

R402.4.4 Rooms containing fuel-burning appliances where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from inside the thermal envelope.
Exceptions: 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the IRC.

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 exhaust) 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.

DESIGN CRITERIA

ROOF SNOW LOAD (pounds per square foot)	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 2015 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS		

HEALTH



BASE PLAN - THE SENECA II

DRAWING LIST

0.00	TITLE SHEET	4.01	SECOND FLOOR PLAN
0.02	GENERAL NOTES	4.02	SECOND FLOOR OPTIONS
1.01	FRONT ELEVATION - 1	4.03	SECOND FLOOR OPTIONS
1.02	FRONT ELEVATION - 2	4.51	FIRST FLOOR PLAN BRACING
1.03	FRONT ELEVATION - 3	4.52	SECOND FLOOR PLAN BRACING
1.04	FRONT ELEVATION - 4	4.52a	WORST CASE SCENARIO BRACING
1.11	PARTIAL PLANS - ELEVATIONS 1 & 2	4.53	ELEVATION BRACING
1.12	PARTIAL PLANS - ELEVATIONS 3 & 4	4.54	BRACING DETAILS
1.21	RIGHT ELEVATION	5.01	SECTION A-A
1.31	LEFT ELEVATION	5.02	SECTION B-B
1.41	REAR ELEVATION	5.03	SECTION C-C
2.01	FOUNDATION PLAN	5.10	TYPICAL WALL SECTIONS
2.02	FOUNDATION DETAILS	E2.01	FOUNDATION - ELECTRICAL
2.03	FOUNDATION OPTIONS	E3.01	FIRST FLOOR - ELECTRICAL
3.01	FIRST FLOOR PLAN	E4.01	SECOND FLOOR - ELECTRICAL
3.02	FIRST FLOOR OPTIONS		
3.03	FIRST FLOOR OPTIONS		
3.04	FIRST FLOOR OPTIONS		
3.05	FIRST FLOOR OPTIONS		
3.06	FIRST FLOOR OPTIONS		

AREA INFO

LEVEL	SQUARE FEET
BASEMENT	1,406 s.f.
GROUND FLOOR	1,516 s.f.
SECOND FLOOR	1,654 s.f.
SUB TOTAL	4,576 s.f.
GARAGE	417 s.f.
TOTAL FINISHED AREA	3,170 s.f.

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: 6/30/2018.

BURKARD HOMES, LLC
5300 DORSEY HALL DRIVE - SUITE 102
ELLCOTT CITY, MARYLAND 21042
240-375-1052

CONCRETE

- Concrete work shall conform to American Concrete Institute Standard 318-83
- 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" L.L.M. or control joints. Monolithic poured slab for townhouses shall have a control joint between units.
- Concrete used in exposed areas (typical to freezing and thawing both during construction and service life) shall be air-entrained in accordance with local code. Exterior finish-work shall be coated with an approved curing compound.
- Foundation walls of habitable rooms located below grade shall be damp-proofed 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
- Garages and Exterior Slabs	3500 PSI

(or as per local code)

- Concrete work shall conform to American Concrete Institute Standard 318-83
- All interior concrete footings and slabs shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.
- REINFORCING RODS, ASTM A-615 and A-305 MESH, 6x6 L.A.L. W.L. 45TM A-25, Reinforcing in footings is required where variations in soil conditions may exist.
- All interior slabs of 30 FEET or more in any dimension shall have JLF, Control Joints, or Fiber Reinforcement.
- Vapor barrier under all slabs EXCEPT garages: 6 MIL Polyethylene, Lap all edges 6". Lay over 4" Gravel bed.
- Exterior Concrete Slabs: 5% to 1% Air-Entrained and shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.
- Foundation Walls, Poured in place walls shall have a minimum 28 Day Compressive Strength of 3000 PSI, (SEE 4.01)

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 all 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 ready 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 codes.
- All work shall comply to local code.

MASONRY

- Maximum vertical distance of unbraced full returned from the top of the lower level also 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 Wall |
|---------------------|----------------|
| 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 3/8" felt or approved water repellent sheathing. Through-wall flashing and weeps shall be provided at any location where exterior space projects beyond the face of the veneer, i.e. bay windows, off-set chimneys, etc.
- Masonry veneer shall be attached 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-45 Grade B blocks and be 28 DAYS OLD before installation. Minimum net compression strength of block to be 2000 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 no recesses in CMU walls. Provide (U) 4x8 lintel for each 4' of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and stir 12 ties spaced @ 8" O.C., unless noted otherwise. Precast lintel to have minimum 8" bearing at each end. 6x8 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 so indicated.

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.

SITework

- GENERAL: These drawings do not cover site work, grading or landscaping
- Building foundations have been designed based on an assumed soil bearing capacity of 3000 P.S.F. Additional engineering is required if soil bearing capacity is less than 3000 P.S.F.
- 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. bleed-off 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.

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)
 - 5/8" Insulation-compressible material shall be installed under all stud plates (foundation wall and wood floor systems) and under plates (slab on grade)
- | R-Value | Thickness | Location |
|------------|-----------|---|
| R-11 F825 | 3 1/2" | Basement Walls |
| R-13 | 3 1/2" | 2-4 Walls (exterior) |
| R-9 | 5 1/2" | 2-6 Walls (exterior) |
| R-19 | 5 1/2" | Crawl Space |
| R-19 | 5 1/2" | Floors exposed to unheated condition |
| R-48 Batt. | 12" | Roof |
| R-48 Blown | | Apply other insulation as required by manufacturer's specifications |

- Provide vents as per local code.
- Flashing: Pre-finished aluminum or equal, at all roof offsets, chimneys, roof openings, hips, valleys, ridges, corners 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.
- DAMPPROOFING: Apply (1) coat of asphalt emulsion to exterior of all below grade walls at basement conditions. When habitable space occurs below grade, provide waterproofing membranes, squeeze based elastomeric, vinyl acrylic, 35 MIL min. thickness or other approved equal.
- BLDG VAPOR BARRIER: 6 MIL polyethylene sheet where noted on drawings. Overlay all edges 6".
- GILL SEALER: 1/2" x 1/2" compressible fiberglass beneath all exterior sill plates or other approved sill sealer.
- Provide approved corrosion-resistant flashing at the intersections of masonry and wood frame construction over projecting wood trim where decks, porches, etc. attach to wood frame construction at wall and roof intersections at chimney and roof intersections, in roof valleys at all roof penetrations and at wall openings if recommended by window and door manufacturers.
- Slope penetrations exposed to outside or within 30" of grade: 4.5x24", either vertical or horizontal from slab intersection.
- ROOFING: unless noted otherwise, roofing shall be min 200# Class 'C' Fiberglass based asphalt shingles over 1/2" poured felt. Eave flashing to eave 24" inside of interior face of wall line may be also installed at the owner's discretion.
- WALL WEATHERING: As shown on drawings and installed in accordance with MANUFACTURER'S RECOMMENDATIONS.
- GUTTERS AND LEADERS: .032" Pre-finished aluminum gutters with .024" pre-finished aluminum leaders. Lead to splashblocks or collector as required.

MISCELLANEOUS

- Pre-Built fireplaces 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 over-the-pans and chairs for wet appliances when located on bedroom level, or as noted on plans.
- Provide 22"x54" attic access with pull down light (or as per local code)
- Kitchen and bath plans are approximate. See manufacturer's plans for exact layout and dimensions.

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 TP manufacturer's minimum requirements.
- See drawings for type of floor construction.
 - Tongue and groove floor decking glued and nailed or (BPF 42) 2x8 or 2x10 or 2x12 floor joists at 16" o.c. minimum to meet the American Plywood Association Bureau-Floor styles.
 - Tongue and groove floor decking glued and nailed or pre-engineered wood joists/trusses at 24" o.c. minimum to meet the American Plywood Association Bureau-Floor styles.
- 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 1200 psi
- All exterior walls are 2x6 stud 16" centers, minimum 6PF stud grade unless otherwise noted.
- All interior walls are 2x4 stud 16" centers, minimum 6PF stud grade unless otherwise noted.
- All opening headers to be 2x10's unless noted otherwise.
- Joist hangers to be installed as required.
- All wood less than 8" from grade shall be pressure treated. All sill plates or sills 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.

- 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 1200 psi
- All exterior walls are 2x6 stud 16" centers, minimum 6PF stud grade unless otherwise noted.
- All interior walls are 2x4 stud 16" centers, minimum 6PF stud grade unless otherwise noted.
- All opening headers to be 2x10's unless noted otherwise.
- Joist hangers to be installed as required.
- All wood less than 8" from grade shall be pressure treated. All sill plates or sills 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.

METAL

- Steel anchors or anchor bolts shall be local code and building inspector approved. Minimum 2 steel/bolts per section of piling 12" max. from each end and with intermediate steel/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
- Metal joist hangers (branded wood ledger) shall be used where required at joist without direct bearing and be 18 GA. galvanized steel. Use all nail specified by the manufacturer.
- Vanner ties shall be 1" wide, 22 GA., galvanized steel, spaced 24" O.C. Horizontally and 16" O.C. Vertically.
- Steel lintels for all openings and recesses in brick or Block Faced Masonry wall not specifically detailed. Provide (U) steel angle for each 4' of wall thickness. Steel angles to have minimum 6" bearing at each end. Horizontal leg shall be 3 1/2", unless noted otherwise.
- LATE SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):

L-1	3 1/2"x3-1/2"x3/16"	STEEL ANGLE	UP TO 3' OPG.
L-2	4"x3-1/2"x3/16"	STEEL ANGLE	3' TO 5' OPG.
L-3	5"x3-1/2"x3/16"	STEEL ANGLE	5' TO 6'-6" OPG.
L-4	6"x3-1/2"x1/2"	STEEL ANGLE	UP TO 9' OPG.
L-5	6"x4"x5/8"	STEEL ANGLE	UP TO 10'-0"
L-6	8" OR 8"x4"x3/16"	STEEL ANGLE	16' GARAGE
- Lintels shown shall not support any superimposed loads.
- All steel angles in masonry walls are to be flame and painted.
- Paint all exterior ferrous or galvanized metals EXCEPT completely pre-finished factory items.
- All work shall comply to local code.

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.
- All work shall comply to International Energy Conservation Code, 2015 edition.
- 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 used for Construction purposes. Written alterations and notes supersede all scales 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.
- Field verify ALL existing dimensions

DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:

- Ground Snow Load	65 psf	
- Roof	30 psf	
- Slab-on-Floors	30 psf	
- Living Floors	40 psf	
- Exterior Decks	60 psf	
- Stairs	100 psf	
- Garage Slabs	60 psf	ATTIC AREAS
- Dead Load	11 psf	UNACCESSIBLE: 10PSF
- Wind Load	10 psf	ACCESSIBLE: 20 PSF
- Flood Load	200'	16 PSF (EXPOSURE C)
- Gullcraft's	200'	30 PSF MAXIMUM
- (or as per local code) at any point in any direction.
- LOADS GREATER THAN 30 PCF REQUIRE FOUNDATION WALLS TO BE ENGINEERED.

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: 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 4" 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.

SPECIALTIES

- Concrete work shall conform to American Concrete Institute Standard 318-83
- FIREPLACES: Pre-built, UL Approved, selected by the owner, and installed according to code and manufacturer's recommendations, IF APPLICABLE.
- Toilet and bath accessories per plans or by owner.
- MIRRORS: TBD by builder or by owner.
- Provide two metal bars for each full bath, one per powder room.
- Provide either shower rock 80" dia. or tempered or safety treated glass doors, per owner.

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: 4/30/2018.

Jonathan Rivera
License Number #14678

BURKARD HOMES, LLC
5300 DORSEY HALL DRIVE - SUITE 102
ELLICOTT CITY, MARYLAND 21042
240-375-1052

Seneca Base Plan
SCALE: 3/16" = 1'-0"
84-38-18
REVISED BASE: SFT
PRINT: Wednesday, August 29, 2018

GENERAL INFO
0.02

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 Expiration Date: 6/30/2018.

Jonathan Rivera
 License Number #14478

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 5300 DORSEY HALL DRIVE - SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 240-375-1052

Seneca Base Plan
 SCALE: 3/16" = 1'-0" PRINT: Wednesday, August 29, 2018
 04-30-18 REVISED BASE SET

FRONT ELEV 1.01A

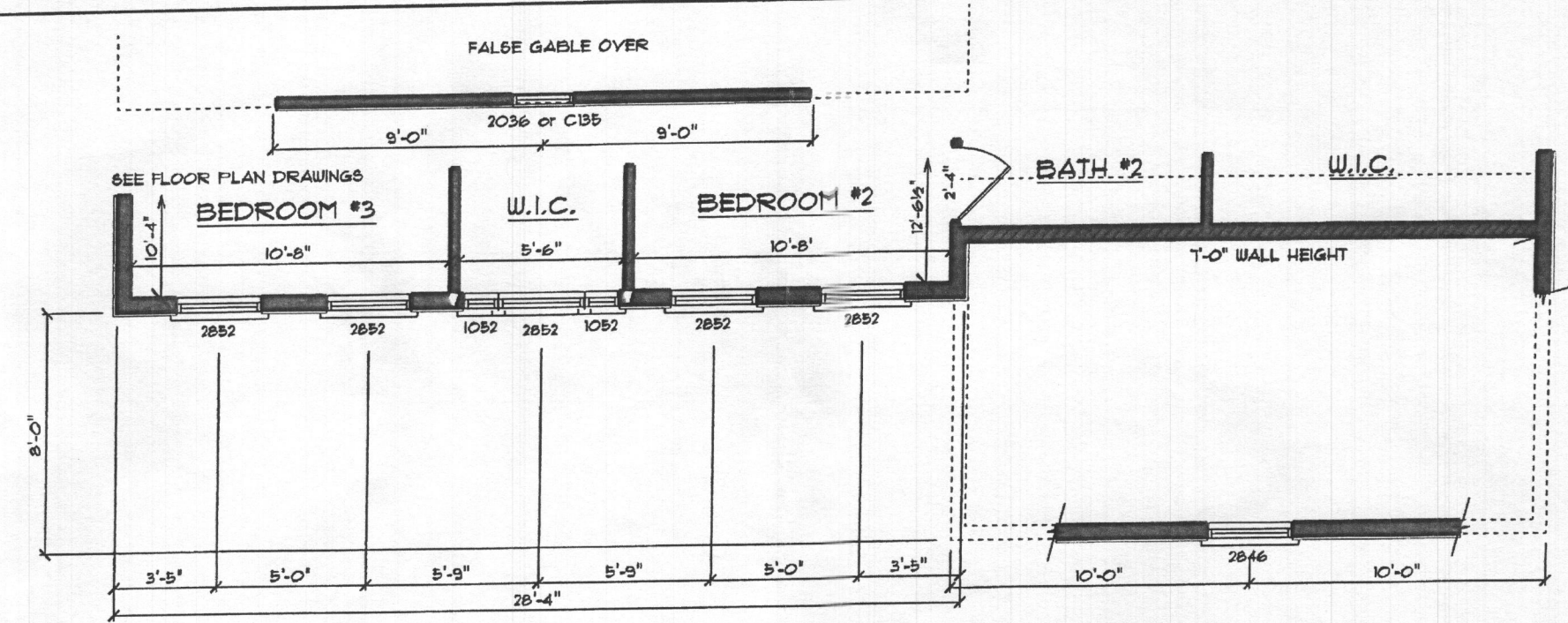
ALL TRUSS OVERHANGS/EAVES ARE SHOWN AT 12"



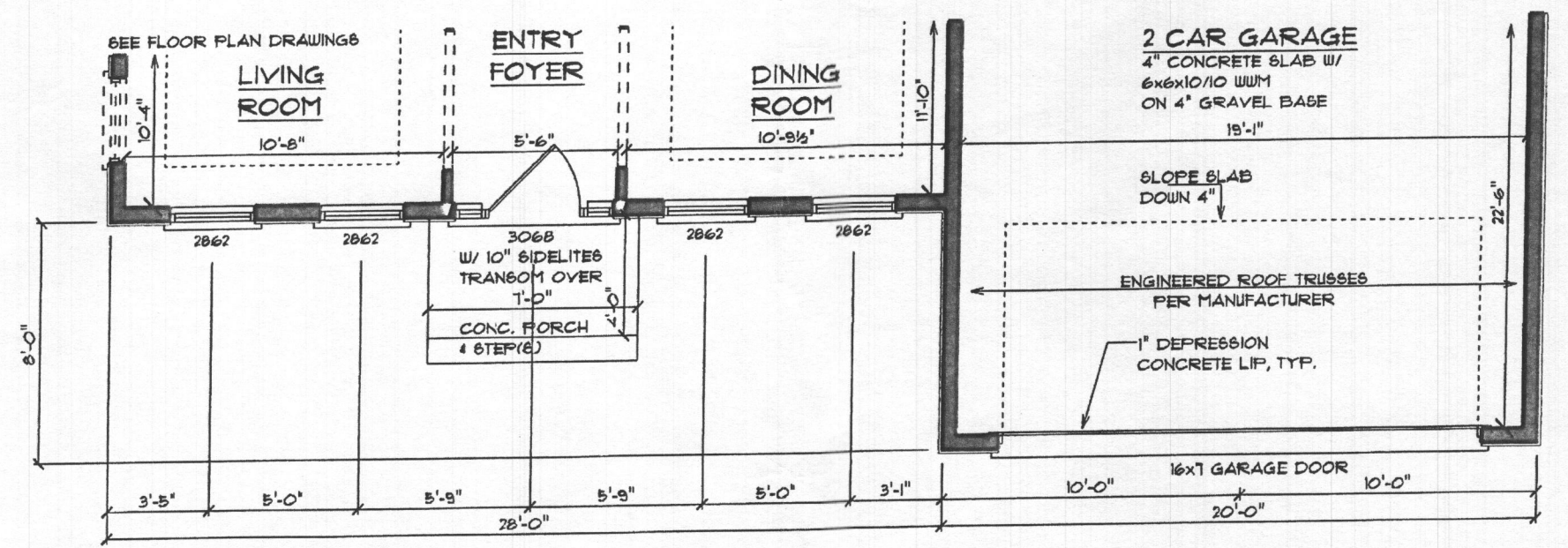
NOTE:
 STAIRS WITH 2 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 36" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
 PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.
 RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIA SPHERE.

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architect under the laws of the
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License Number #14576
Expiration Date: 6/30/2018.

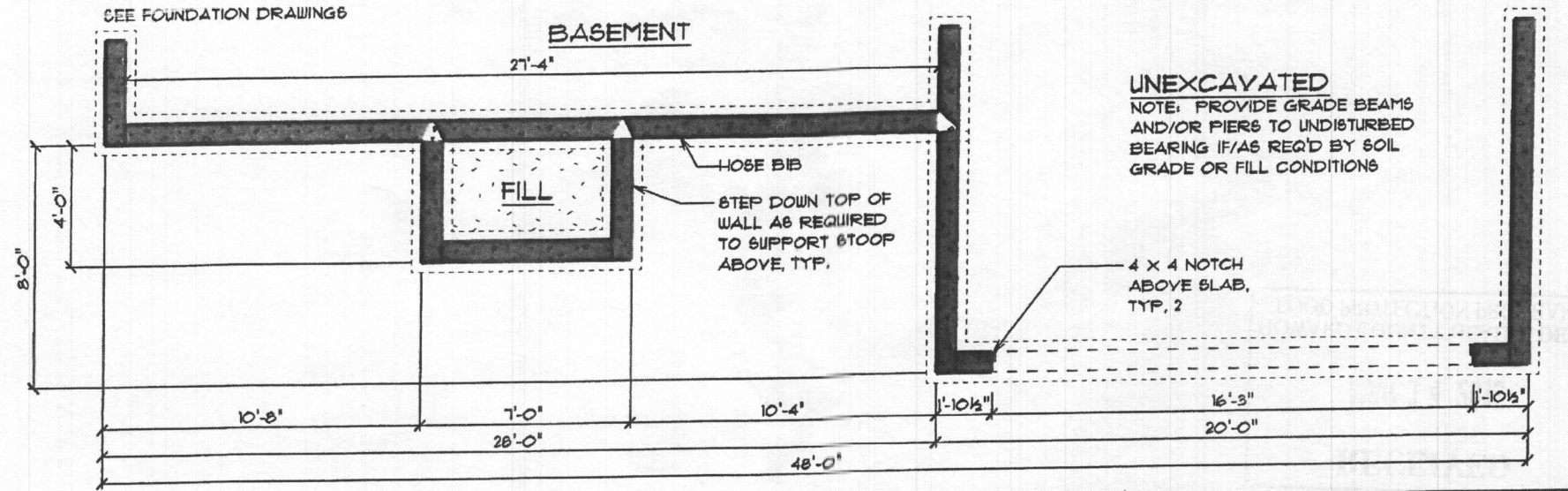
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License Number #14876



PARTIAL SECOND FLOOR
PLAN - ELEVATION 1



PARTIAL FIRST FLOOR
PLAN - ELEVATION 1



PARTIAL FOUNDATION
PLAN - ELEVATION 1

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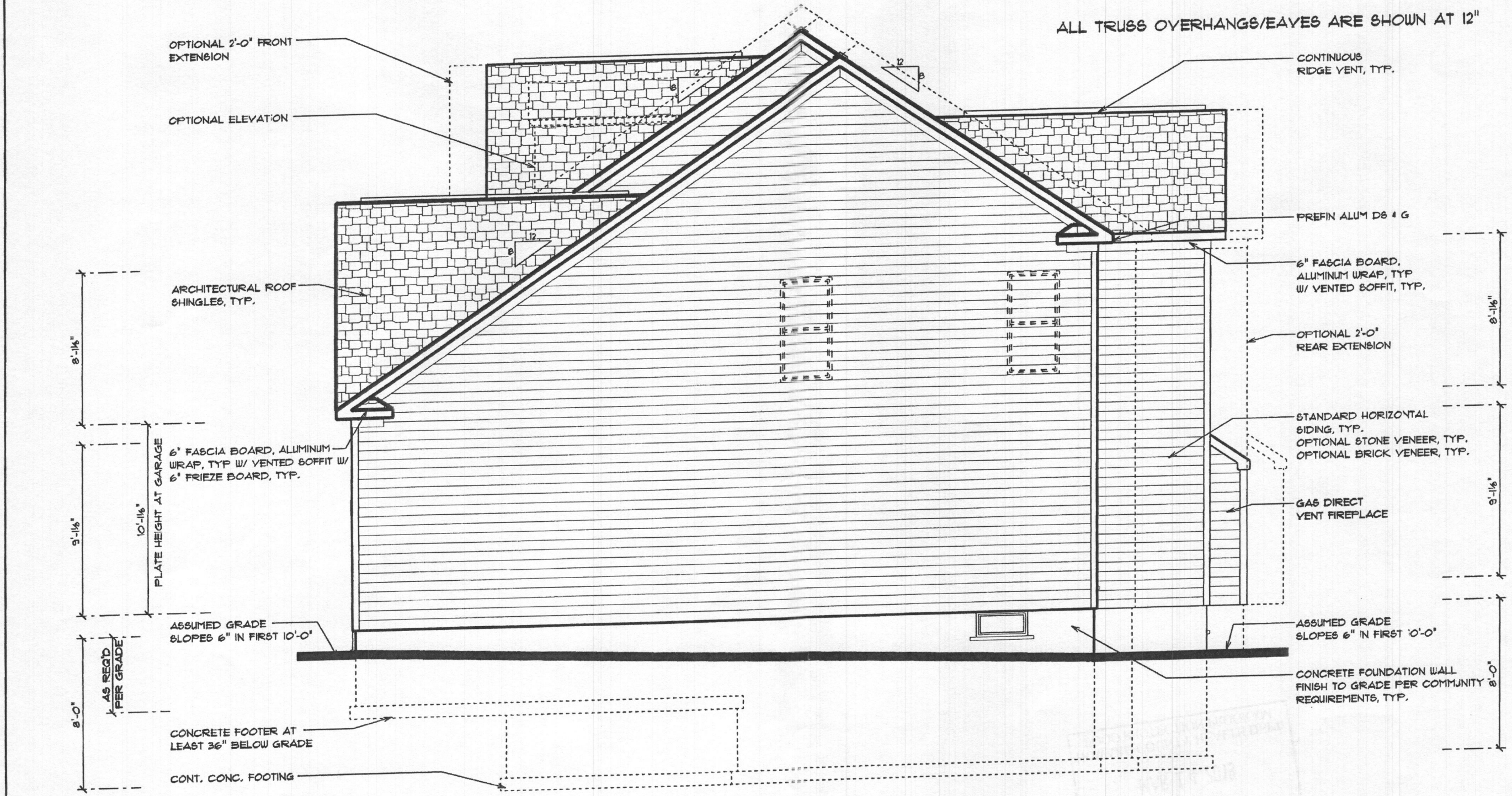
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04-311-18
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REVISED BASE SET

PARTIAL
PLANS
1.11

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**RIGHT
ELEV
1.21**



OPTIONAL 2'-0" FRONT
EXTENSION

OPTIONAL ELEVATION

ALL TRUSS OVERHANGS/EAVES ARE SHOWN AT 12"

CONTINUOUS
RIDGE VENT, TYP.

PREFIN ALUM D6 # 6

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

OPTIONAL 2'-0"
REAR EXTENSION

STANDARD HORIZONTAL
SIDING, TYP.
OPTIONAL STONE VENEER, TYP.
OPTIONAL BRICK VENEER, TYP.

GAS DIRECT
VENT FIREPLACE

ASSUMED GRADE
SLOPES 6" IN FIRST 10'-0"

CONCRETE FOUNDATION WALL
FINISH TO GRADE PER COMMUNITY
REQUIREMENTS, TYP.

ARCHITECTURAL ROOF
SHINGLES, TYP.

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

ASSUMED GRADE
SLOPES 6" IN FIRST 10'-0"

CONCRETE FOOTER AT
LEAST 36" BELOW GRADE

CONT. CONC. FOOTING

8'-1 1/8"

9'-1 1/8"

8'-0"

10'-1 1/8"

AS REQ'D
PER GRADE

PLATE HEIGHT AT GARAGE

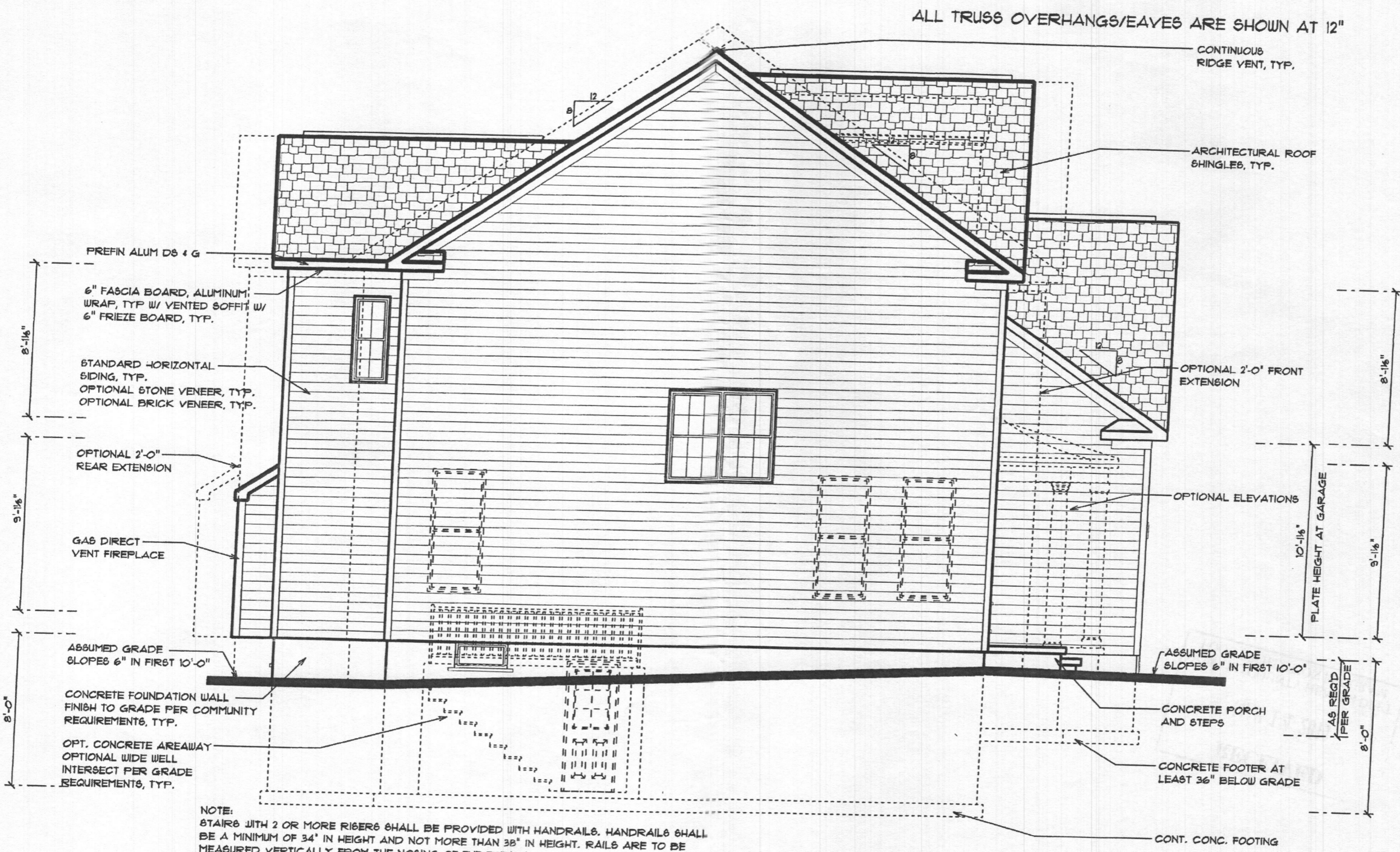
8'-1 1/8"

9'-1 1/8"

8'-0"

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 License Number #14478
 Expiration Date: 4/30/2018.

Jonathan Rivera
 License Number #14478



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PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

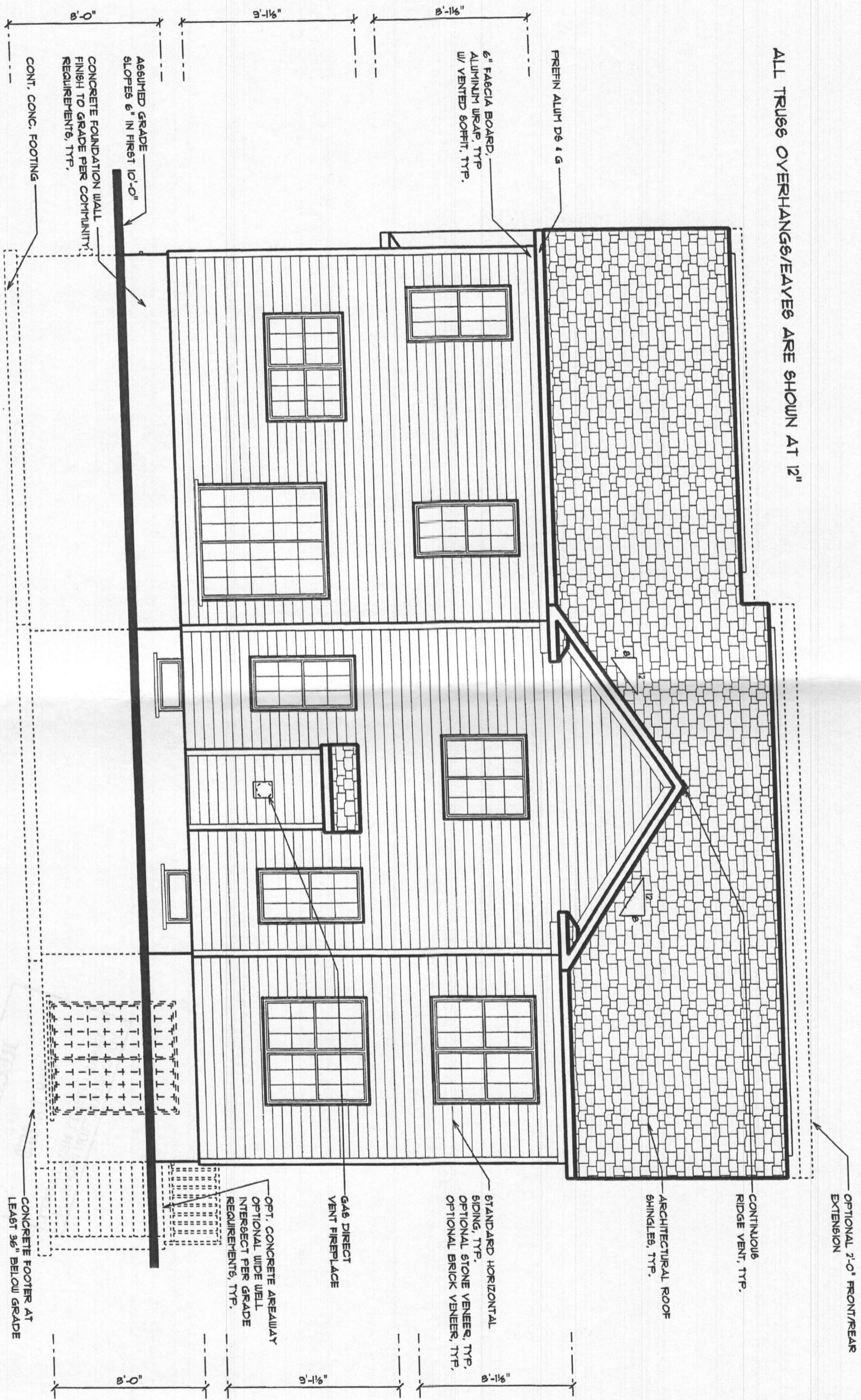
RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIA SPHERE.

BURKARD HOMES, LLC
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 240-375-1052

Seneca Base Plan
 SCALE: 3/16" = 1'-0"
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LEFT
 ELEV
1.31

ALL TRUSS OVERHANGS/EAVES ARE SHOWN AT 12"



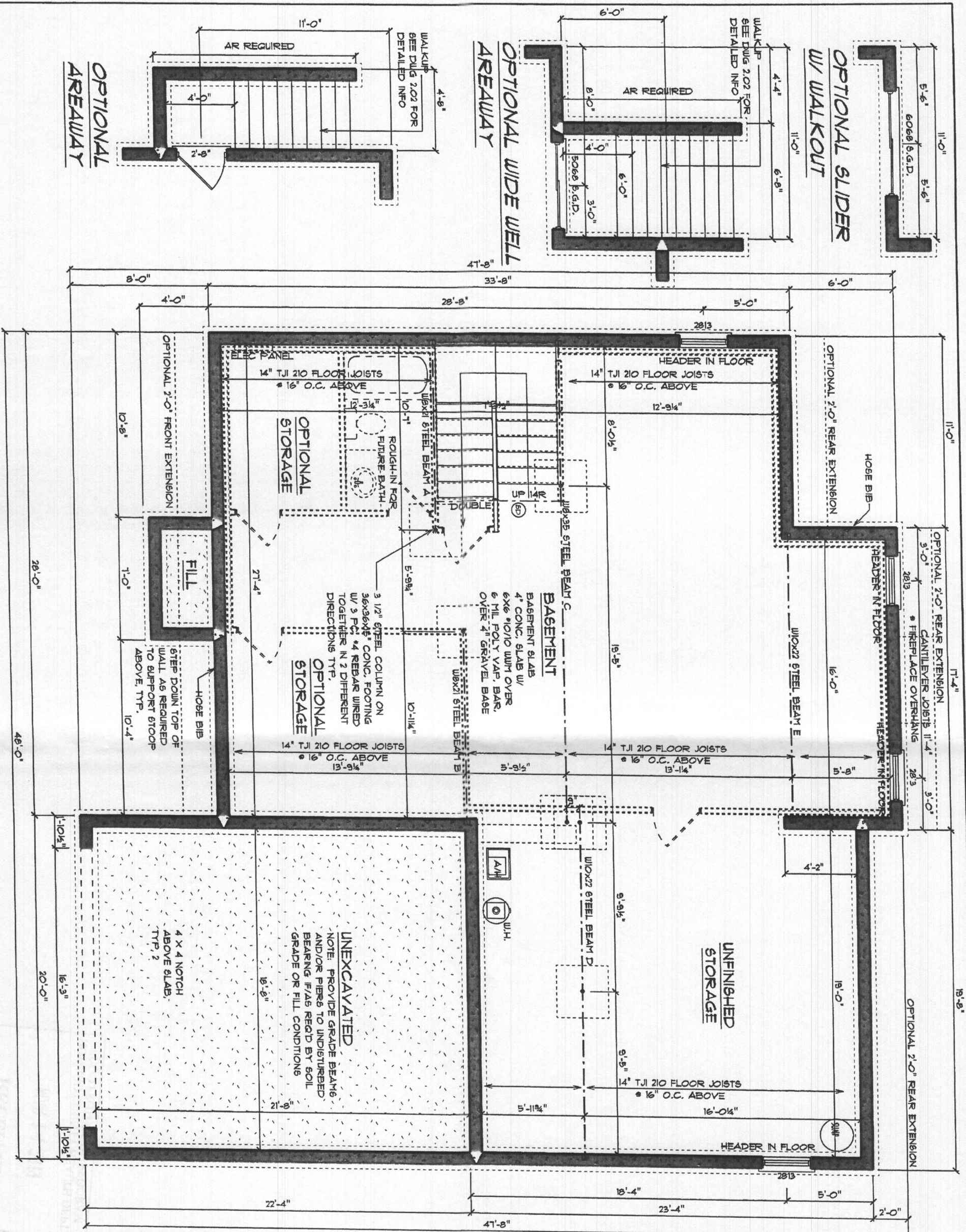
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 Expiration Date: 4/30/2018

Jonathan Bero
 License Number 14478

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Seneca Base Plan
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1.41
 REAR
 ELEV



FOUNDATION NOTES

- 1) 2000 Pcf MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE 6PF #1/2 OR EQ. TYP THROUGH U.N.O.
- 3) BASEMENT WINDOW AND DOOR LOCATIONS TO BE DETERMINED AT PRECON.
- 4) ALL LOCATIONS FOR HYAC, PUMP PUMPS, ROUGH-IN, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 5) FOUNDATION WALL MIN. THICKNESS 8" OR 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 12" HIGH
- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 1" 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 WALL SECTIONS FOR FOUNDATION WALL DETAILS.

TYPICAL 8'-0" HOUSE BOX FOUNDATION WALL

MIN. 8" REINFORCED CONCRETE FOUNDATION WALL THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)
 MIN. 8"x16" CONTINUOUS FOOTING

TYPICAL GARAGE FOUNDATION WALL

MIN. 8" REINFORCED CONCRETE FOUNDATION WALL THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)
 MIN. 8"x16" CONTINUOUS FOOTING

SENECA II

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 License Number: 914478

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Seneca Base Plan
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2.01
 BASEMENT PLAN