



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.: _____

Building Address: 11367 PLEASANT VIEW DR
 City: FULTON State: MD Zip Code: 21234
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Subdivision: _____
 Lot: _____ Tax Map: _____ Parcel: _____

Existing Use: SFD
 Proposed Use: SAME W/ ADDITION/POORCH/DECK
 Estimated Construction Cost: \$ 250,000

Description of Work: EXTEND EXISTING ADDITION
KITCHEN 8x21
BUILD SCREEN PORCH 21x18 W/
TREPPAGE, DECK 12x13 W/2x4
 Occupant/Tenant Name: BURDET
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: RYAN D LASH
 Address: 11367 PLEASANT VIEW DR
 City: FULTON State: MD Zip Code: 20799
 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: MILWORTER CONSTRUCTION
 Contact Person: RYAN MILWORTER
 Address: 6851 REVERE RD
 City: CLARKSVILLE State: MD Zip Code: 21029
 License No.: 91659
 Phone: _____ Fax: _____
 Email: RYAN.MILWORTER@MILWORTERCONSTRUCTION.COM

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

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: _____ Print Name: RYAN MILWORTER
 Email Address: _____ Date: 11/15/19
 Title/Company: _____

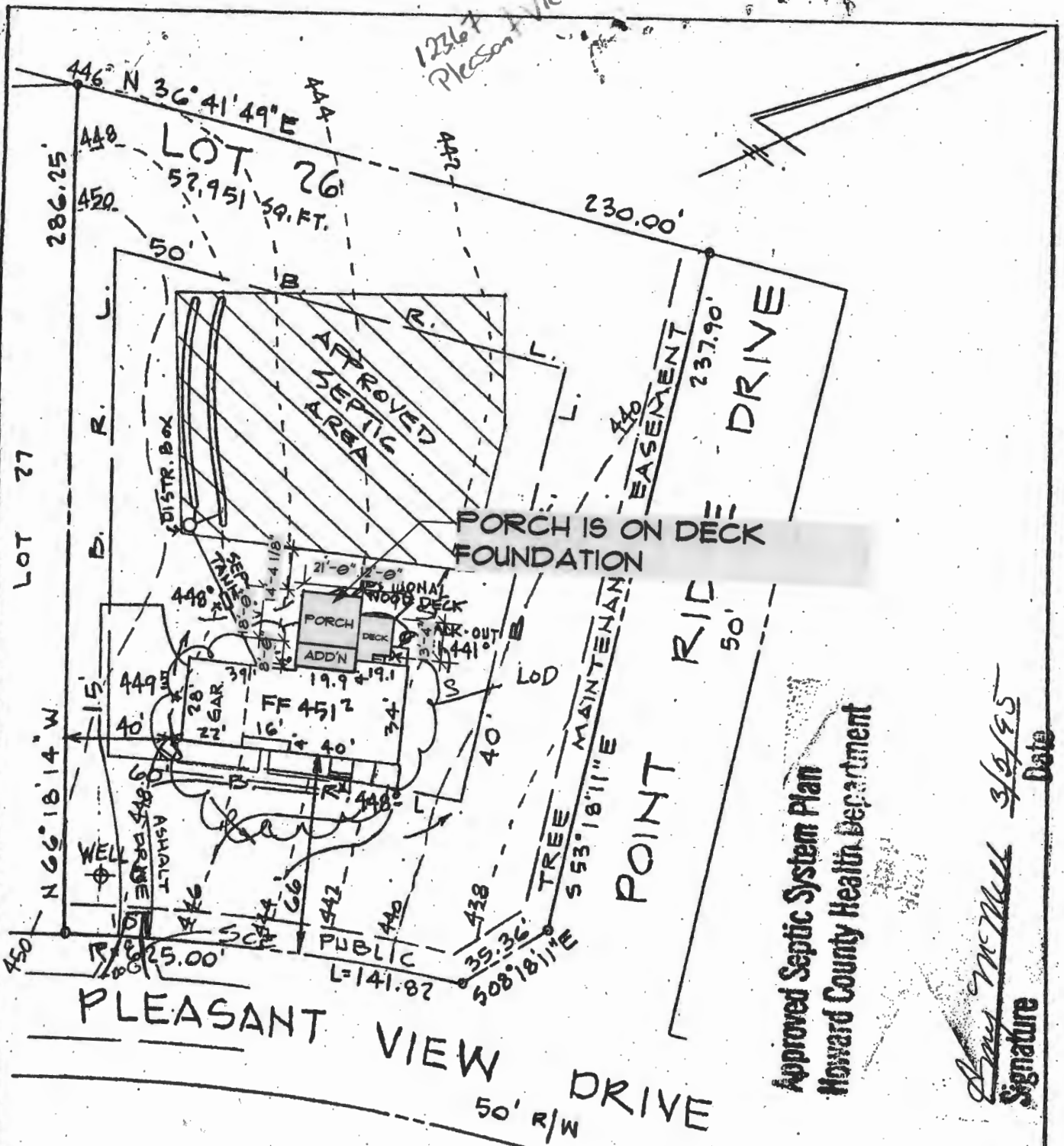
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

| AGENCY | DATE | SIGNATURE OF APPROVAL |
|----------------------|-----------------|-----------------------|
| State Highways | | |
| Building Officials | | |
| PSZA (Zoning) | | |
| PSZA (Engineering) | | |
| Health | <u>11/15/19</u> | <u>H. Osuna</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 | # |



Approved Septic System Plan
 Howard County Health Department

John L. Schneider
 Signature
 3/2/95
 Date

SEPTIC DATA

| | |
|----------------|------------------|
| HOUSE FIN FL. | 451 ² |
| " BSM'T | 441 ⁶ |
| " SEWER INV. | 446 ² |
| SEPTIC INV. IN | 445 ⁸ |
| TANK INV. OUT | 445 ⁵ |
| " FIN. GR. | 448 ⁰ |
| DISTR. INV. IN | 445 ⁰ |
| BOX FIN. GR. | 449 ⁰ |
| WATER EX. GR. | 449 ⁰ |
| WELL PROP. GR. | 449 ⁰ |

PER ENGINEER, DRIVEWAY
 WILL BE MOVED TO
 ACCOMODATE WELL & MAINTAIN
 10' SEPARATION MR 3/2/95

NOTE: TRENCH LENGTH TO BE
 DETERMINED AT TIME OF SEPTIC
 PERMIT ISSUANCE.

ENGINEER
 JOHN L. SCHNEIDER, P.E.
 100 N. ROLLING RD.
 CATONSVILLE, MD. 21228
 301-744-1945

RECORD PLAT N° 11570

GRADING STUDY
 LOT 26 "FULTON MANOR"
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' | DATE: FEB. 15, 1995



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.

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 4"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.

- All work shall comply to local code.

| 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 |

(or as per 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

WOOD

- Wall bracing shall be installed as per local code.

- 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 Sturd-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 Sturd-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.

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 1/2, unless noted otherwise.

- LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):

LOOSE LINTELS (STEEL AND PRECAST)

1. Provide loose lintels over penetrations in new masonry walls (and new penetrations in existing masonry walls) at doors, windows, mechanical and electrical services and equipment, etc...u.n.o.

2. Provide a steel angle for each 4" of masonry thickness bearing 6" minium on a full mortar bed as follows:

| | |
|--------------------|----------------------|
| OPENINGS UP TO 3' | L3-1/2x3-1/2x5/16 |
| OPENINGS >3' TO 5' | L4x3-1/2x5/16, (LLV) |
| OPENINGS >5' TO 8' | L6x3-1/2x5/16, (LLV) |

3. Where required for architectural reasons, or as noted, provide precast concrete lintels bearing 8" min. on a full mortar bed as follows.

| | |
|-------------------------|---|
| 4" WALLS (8' max open.) | 4"x8", Reinforced W/ 1#3 top & 1#5 bottom |
| 6" WALLS (8' max open.) | 6"x8", Reinforced W/ 1#3 top & 1#5 bottom |
| 8" WALLS (8' max open.) | 8"x8", Reinforced W/ 2#3 top & 2#5 bottom |

4. When walls are present that are thicker than 8" use a combination of 4", 6" and 8" precast concrete lintels.

- Lintels shown shall not support any superimposed loads.

- All steel angles in masonry walls are to be flashed and painted.

- Paint all exterior ferrous or galvanized metals EXCEPT completely pre-finished factory items.

- All work shall comply to local code.

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 63 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.

- 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 membrane, aqueous based elastomeric, vinyl acrylic mastic, 35 Mil. min. thickness or other approved equal.

- 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.

- Provide approved corrosion-resistive 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 intersection; at chimney and roof intersections; in roof valleys; at all roof penetrations; and at wall openings if recommended by window and door manufacturers.

- Slab perimeters 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 15 pound felt. Eave flashing to a point 24" inside of interior face of wall line may be also installed at the owner discretion.

- WALL SHEATHING: As shown on drawings and installed in accordance with MANUFACTURER'S RECOMMENDATIONS.

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

DOORS and 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.

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 2018 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.

- Field verify ALL existing dimensions

DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:

| | |
|--------------------|-------------------------------------|
| - Ground Snow Load | 30 psf |
| - Roof | 40 psf |
| - Sleeping Floors | 30 psf |
| - Living Floors | 40 psf |
| - Exterior Decks | 60 psf |
| - Stairs | 100 psf |
| - Garage Slabs | 50 psf |
| - Wind Load | 17 psf |
| - Dead Load | 10 psf |
| - Guardrails | 200' at any point in any direction. |

(or as per local code)

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 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.

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.

ARCHITECTURE
JONATHAN RIVERA
Every detail matters
 (443) 226-5745
 JONATHANRIVERA.COM

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

Dash-Kaplan Residence

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

12367 Pleasant View Drive, Fulton, Maryland

ISSUE DATES:

10-25-19 PERMIT REVIEW

SCALE:

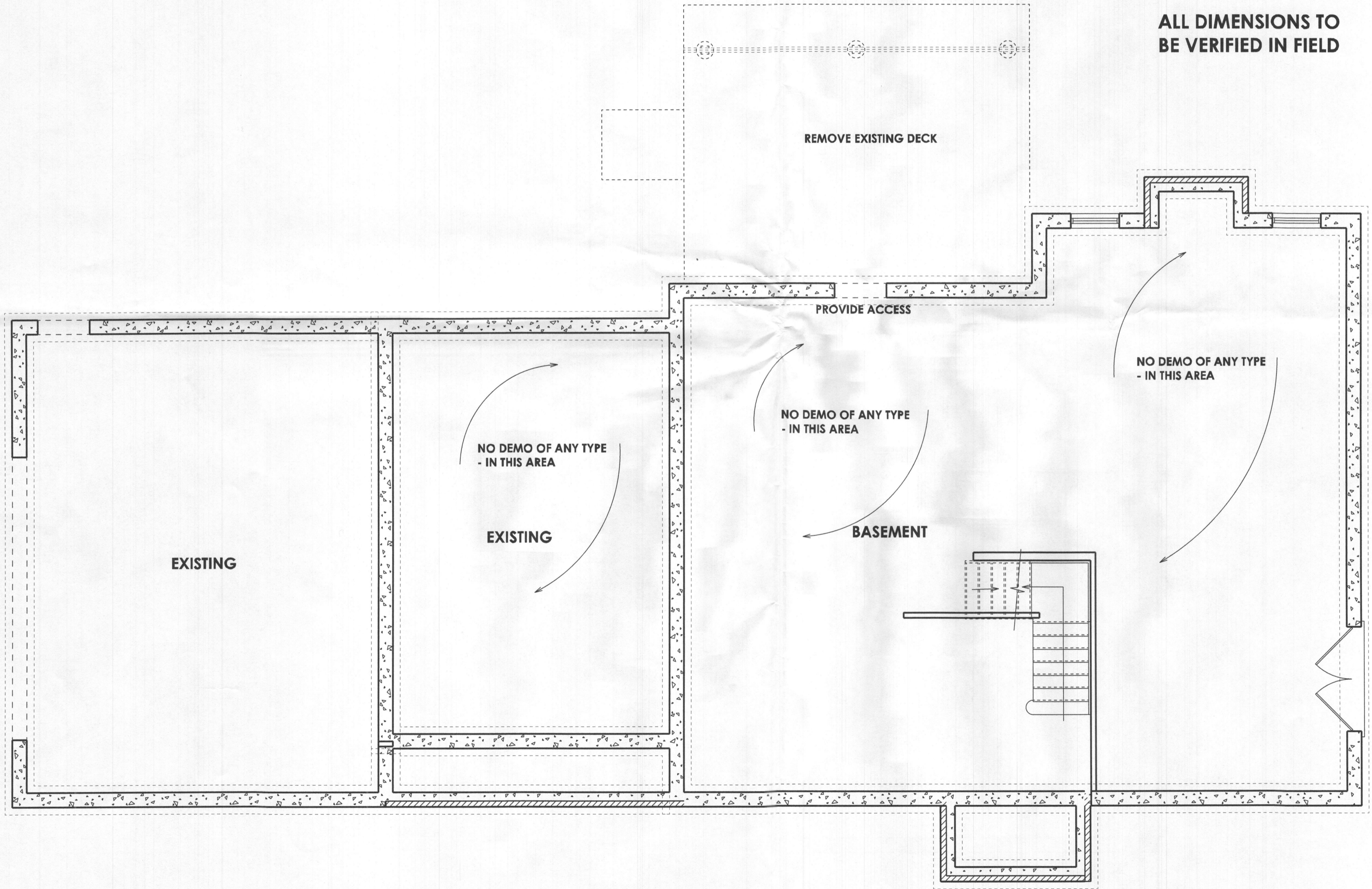
GENERAL INFO

0.02

PRINT DATE:
 Friday, November 01, 2019

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



**ALL DIMENSIONS TO
BE VERIFIED IN FIELD**

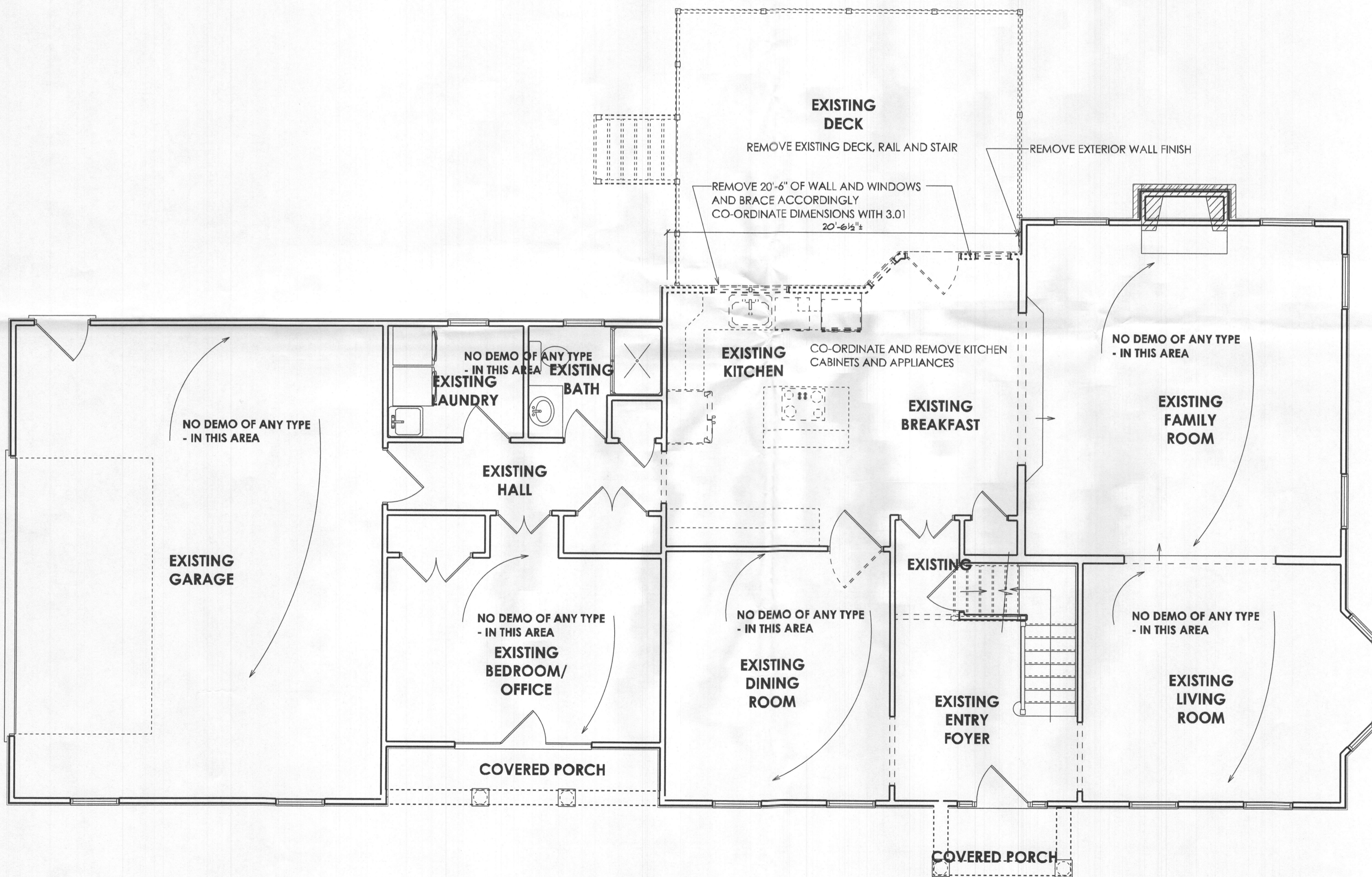
Dash-Kaplan Residence
P R O P O S E D A D D I T I O N
12367 Pleasant View Drive, Fulton, Maryland

ISSUE DATES:
10-25-19 PERMIT REVIEW

SCALE: 1/4" = 1'-0"
DEMO-FNDN
0.50
PRINT DATE:
Friday, November 01, 2019

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Jonathan Rivera
 License Number #14678



Dash-Kaplan Residence
 PROPOSED ADDITION
 12367 Pleasant View Drive, Fulton, Maryland

ISSUE DATES:
 10-25-19 PERMIT REVIEW

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

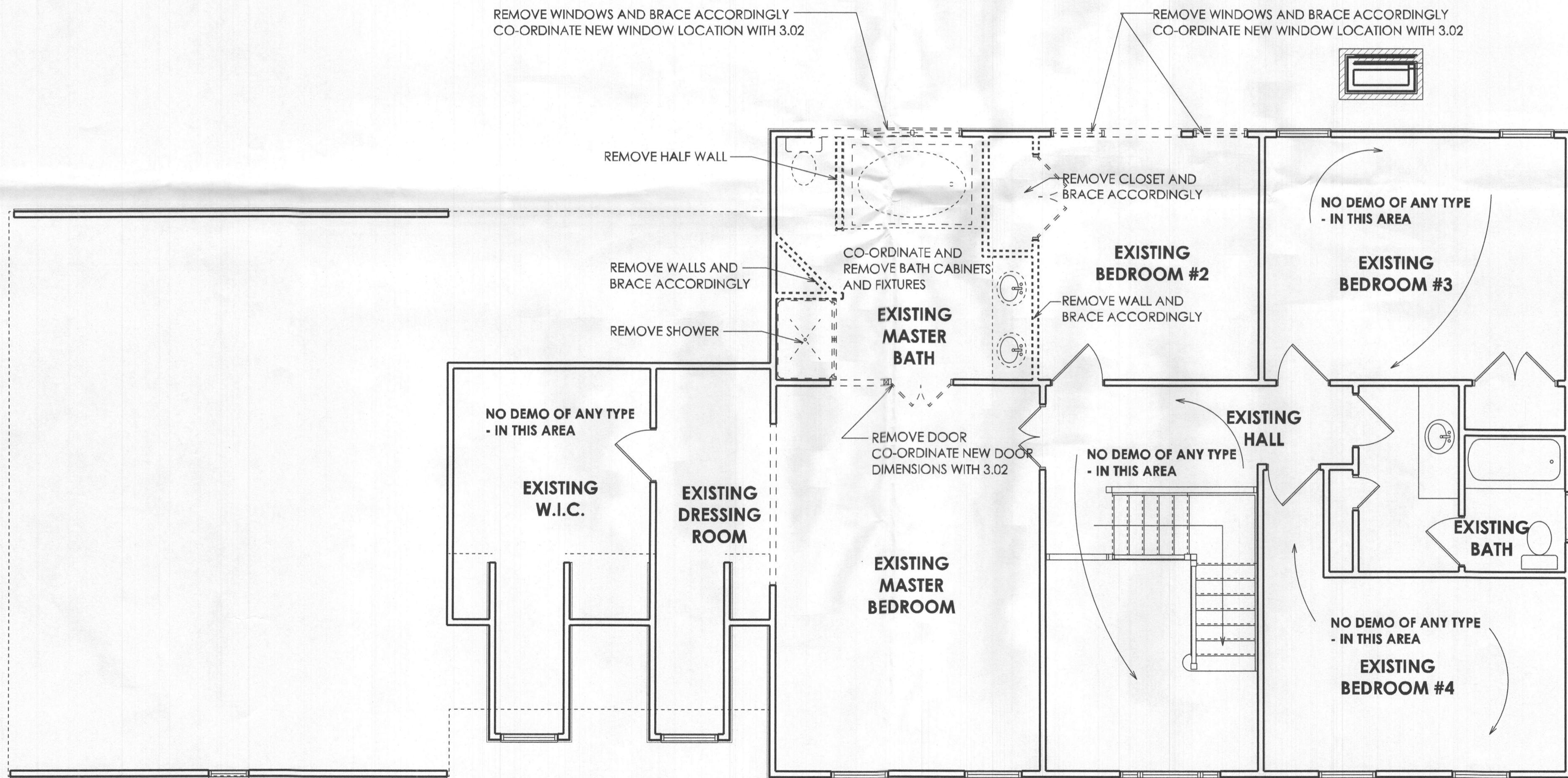
DEMO-1st Fl.

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PRINT DATE:
 Friday, November 01, 2019

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Jonathan Rivera
 License Number #14678



Dash-Kaplan Residence
 PROPOSED ADDITION
 12367 Pleasant View Drive, Fulton, Maryland

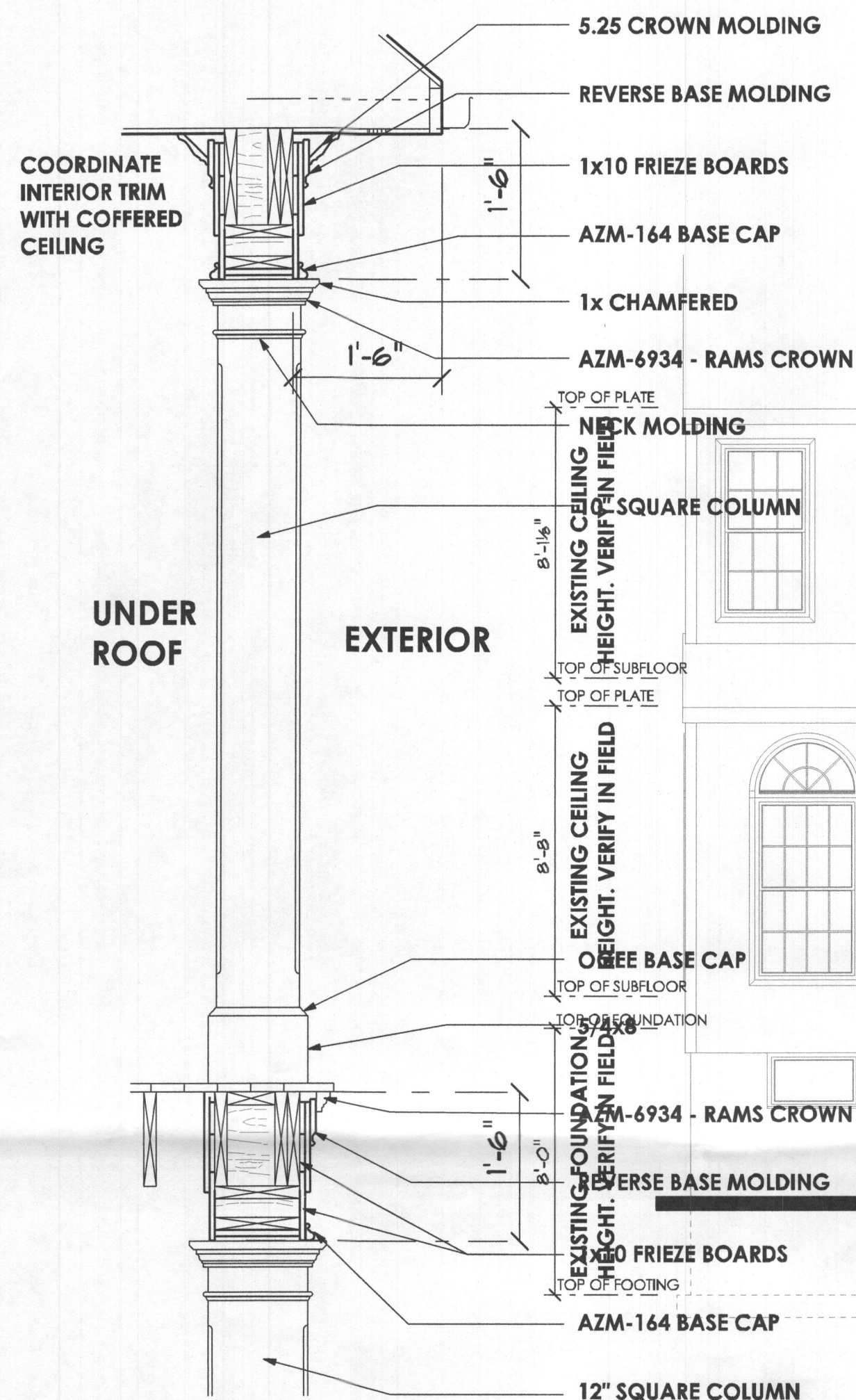
ISSUE DATES:
 10-25-19 PERMIT REVIEW

SCALE: 1/4" = 1'-0"
 DEMO-2nd FL.

0.52
 PRINT DATE:
 Friday, November 01, 2019

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

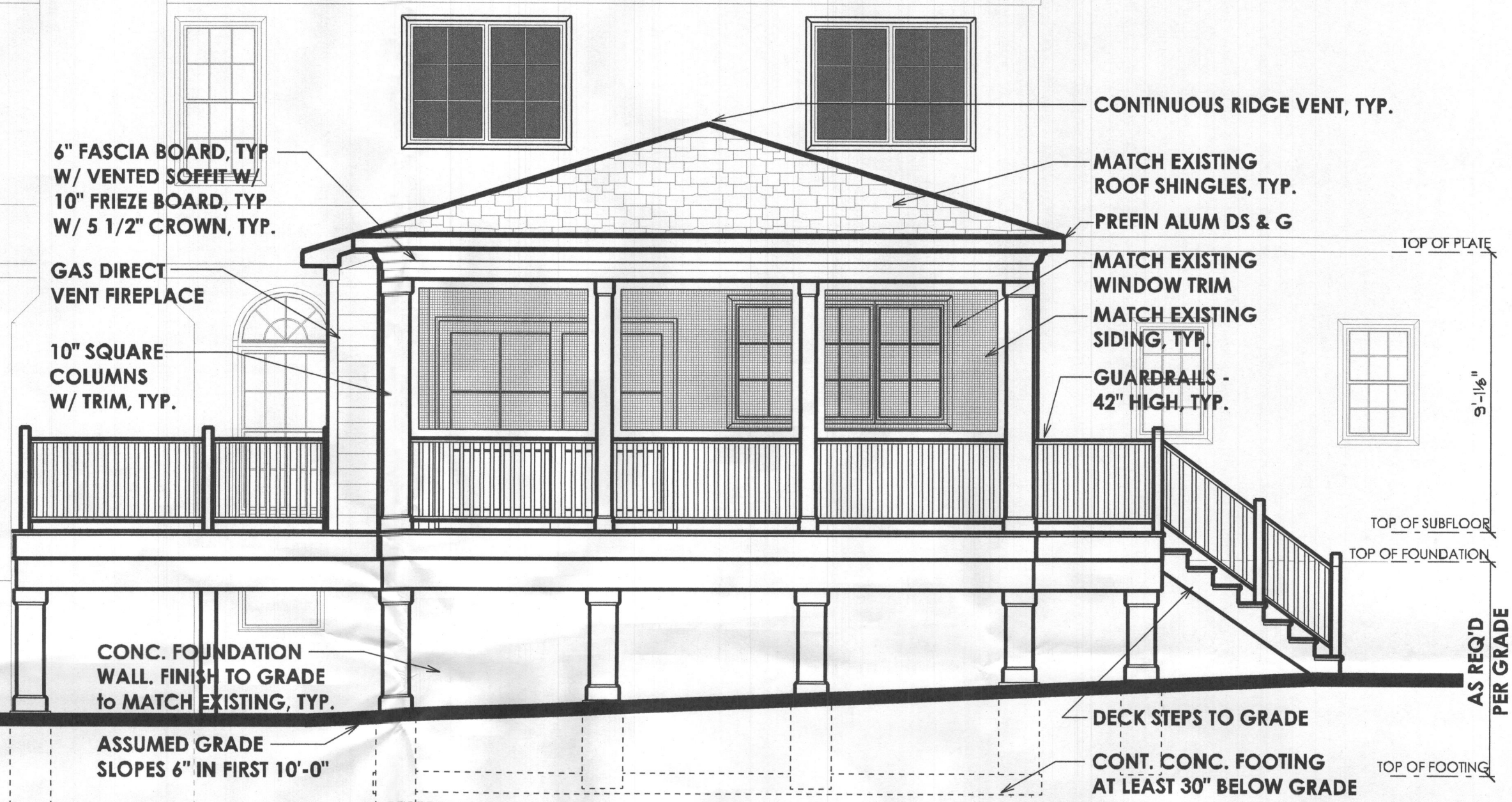
Jonathan Rivera
 License Number #14678



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 38" 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.



REAR ELEVATION



Dash-Kaplan Residence
 PROPOSED ADDITION
 12367 Pleasant View Drive, Fulton, Maryland

ISSUE DATES:
 10-25-19 PERMIT REVIEW

SCALE: 1/4" = 1'-0"
 ELEVATIONS
1.01
 PRINT DATE:
 Friday, November 01, 2019

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

CONTINUOUS RIDGE VENT, TYP.

MATCH EXISTING ROOF SHINGLES, TYP.

PREFIN ALUM DS & G
6" FASCIA BOARD, TYP W/ VENTED SOFFIT W/ 10" FRIEZE BOARD, TYP W/ 5 1/2" CROWN, TYP.

10" SQUARE COLUMNS W/ TRIM, TYP.

GUARDRAILS - 42" HIGH, TYP.

DECK STEPS TO GRADE

AS REQ'D PER GRADE
ASSUMED GRADE SLOPES 6" IN FIRST 10'-0"

TOP OF FOOTING

TOP OF PLATE

8'-1 1/8" EXISTING CEILING HEIGHT. VERIFY IN FIELD

TOP OF SUBFLOOR

TOP OF PLATE

8'-8" EXISTING CEILING HEIGHT. VERIFY IN FIELD

TOP OF SUBFLOOR

TOP OF FOUNDATION

8'-0" EXISTING FOUNDATION HEIGHT. VERIFY IN FIELD

TOP OF FOOTING

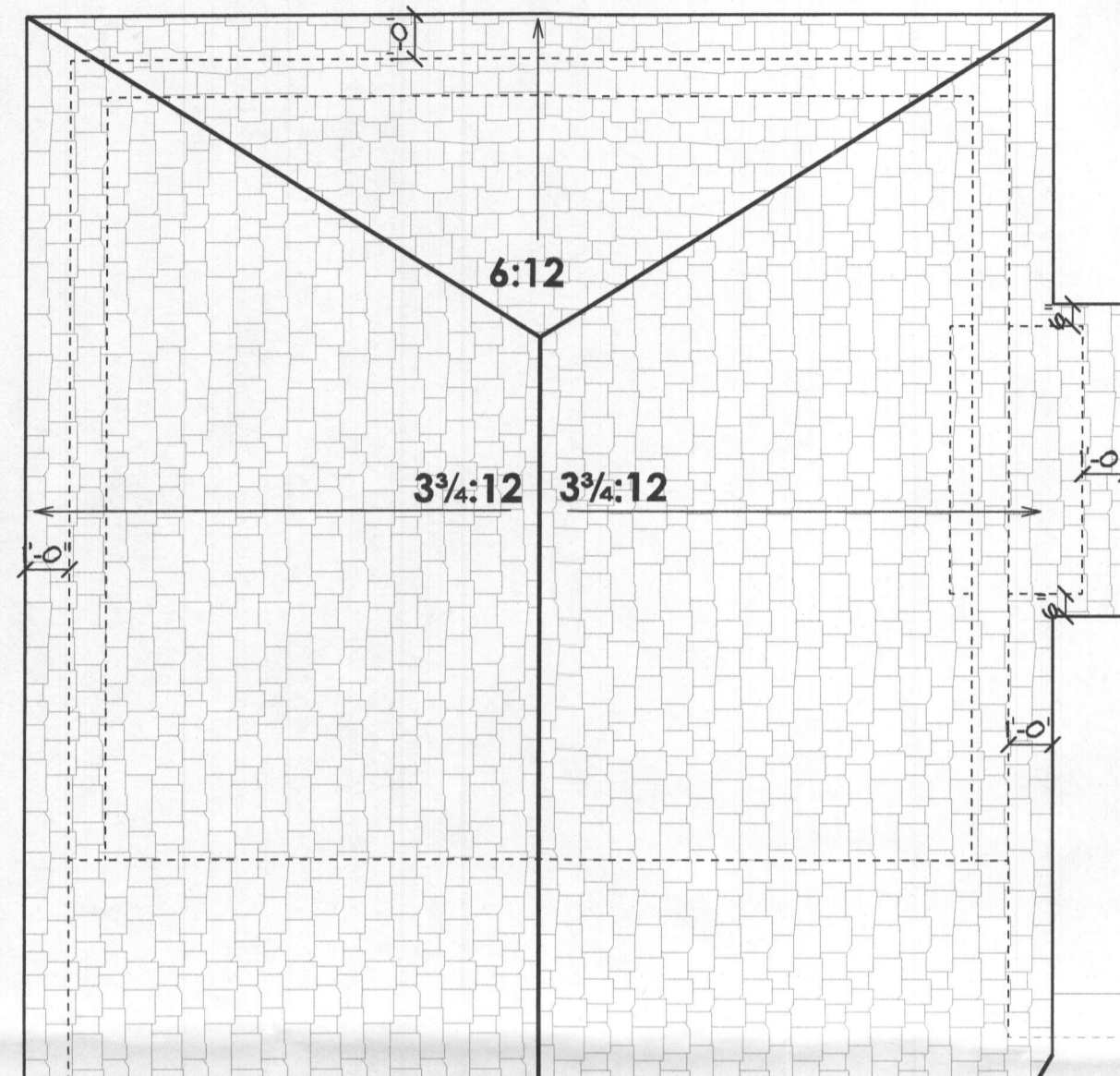
MATCH EXISTING WINDOW TRIM

MATCH EXISTING SIDING, TYP.

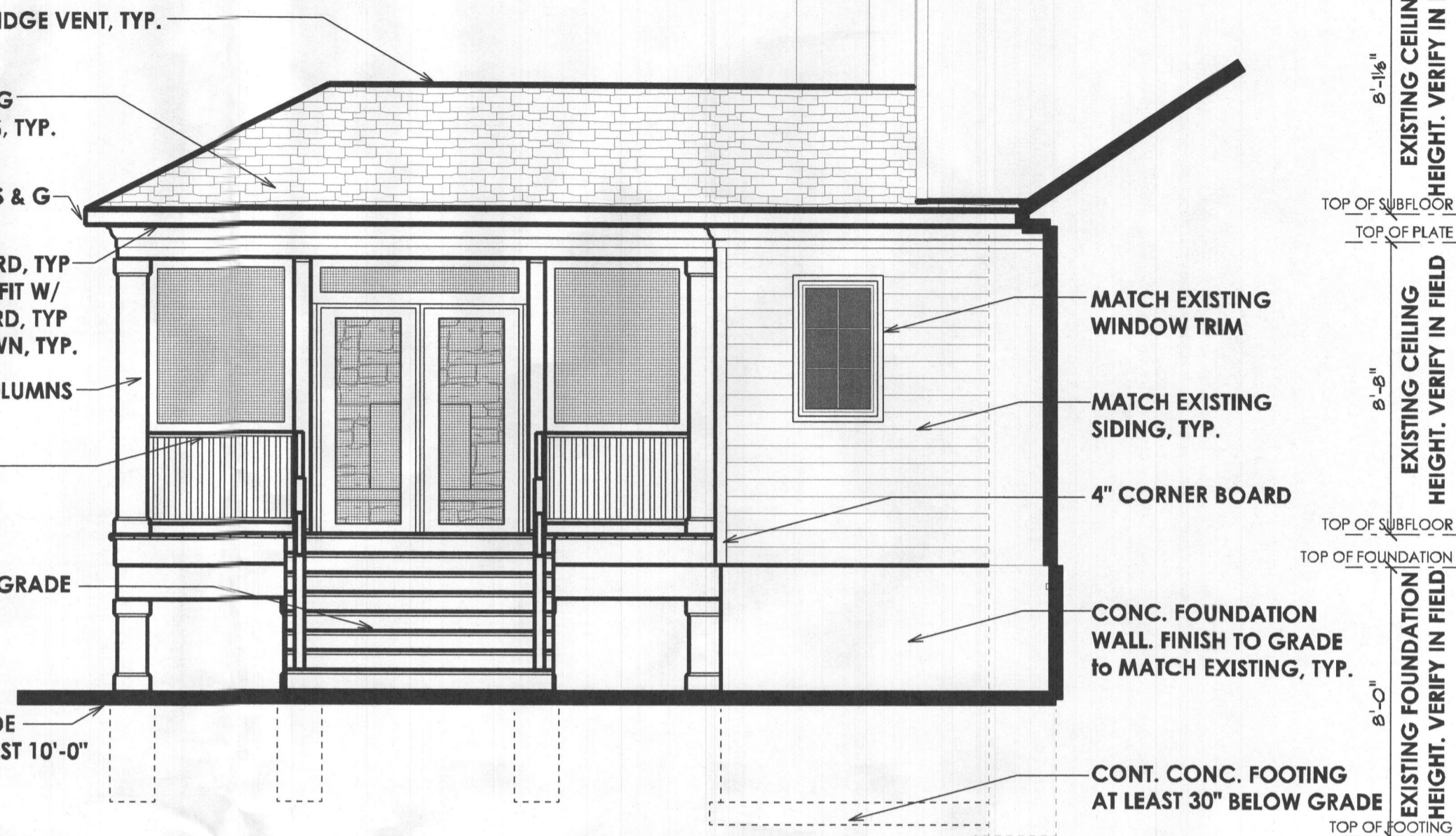
4" CORNER BOARD

CONC. FOUNDATION WALL. FINISH TO GRADE TO MATCH EXISTING, TYP.

CONT. CONC. FOOTING AT LEAST 30" BELOW GRADE



ROOF PLAN



LEFT ELEVATION



RIGHT 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

Dash-Kaplan Residence

PROPOSED ADDITION
12367 Pleasant View Drive, Fulton, Maryland

ISSUE DATES:

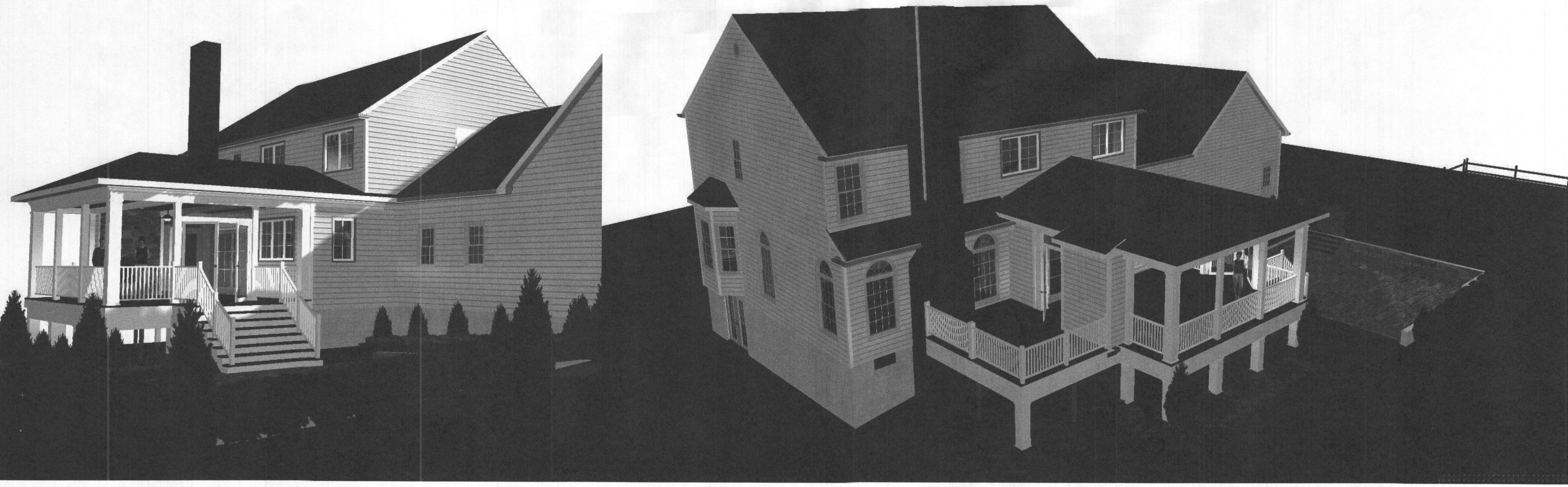
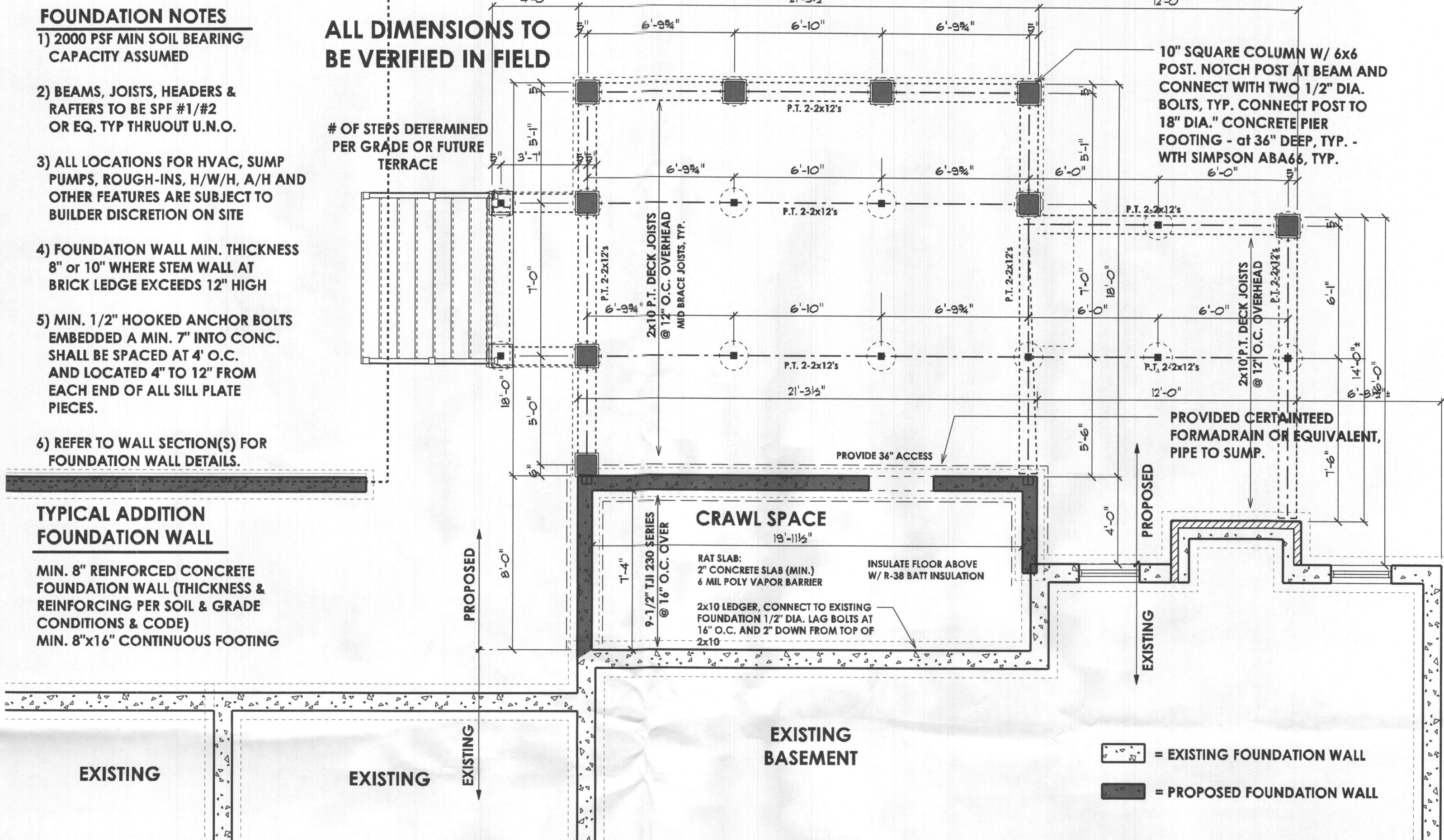
10-25-19 PERMIT REVIEW

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

ELEVATIONS

1.02

PRINT DATE:
Friday, November 01, 2019



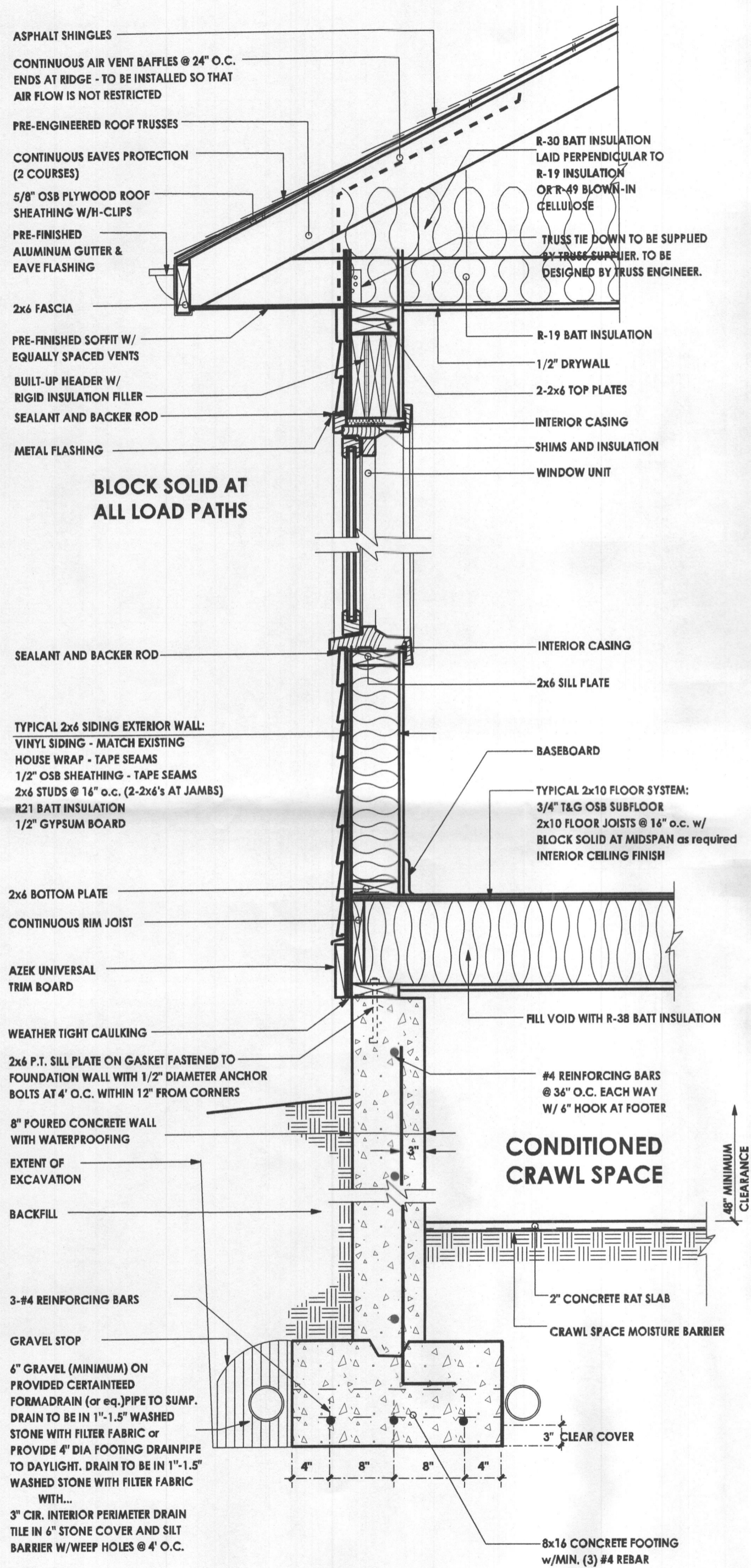
Dash-Kaplan Residence
 PROPOSED ADDITION
 12367 Pleasant View Drive, Fulton, Maryland

ISSUE DATES:
 10-25-19 PERMIT REVIEW

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

FOUNDATION
2.01

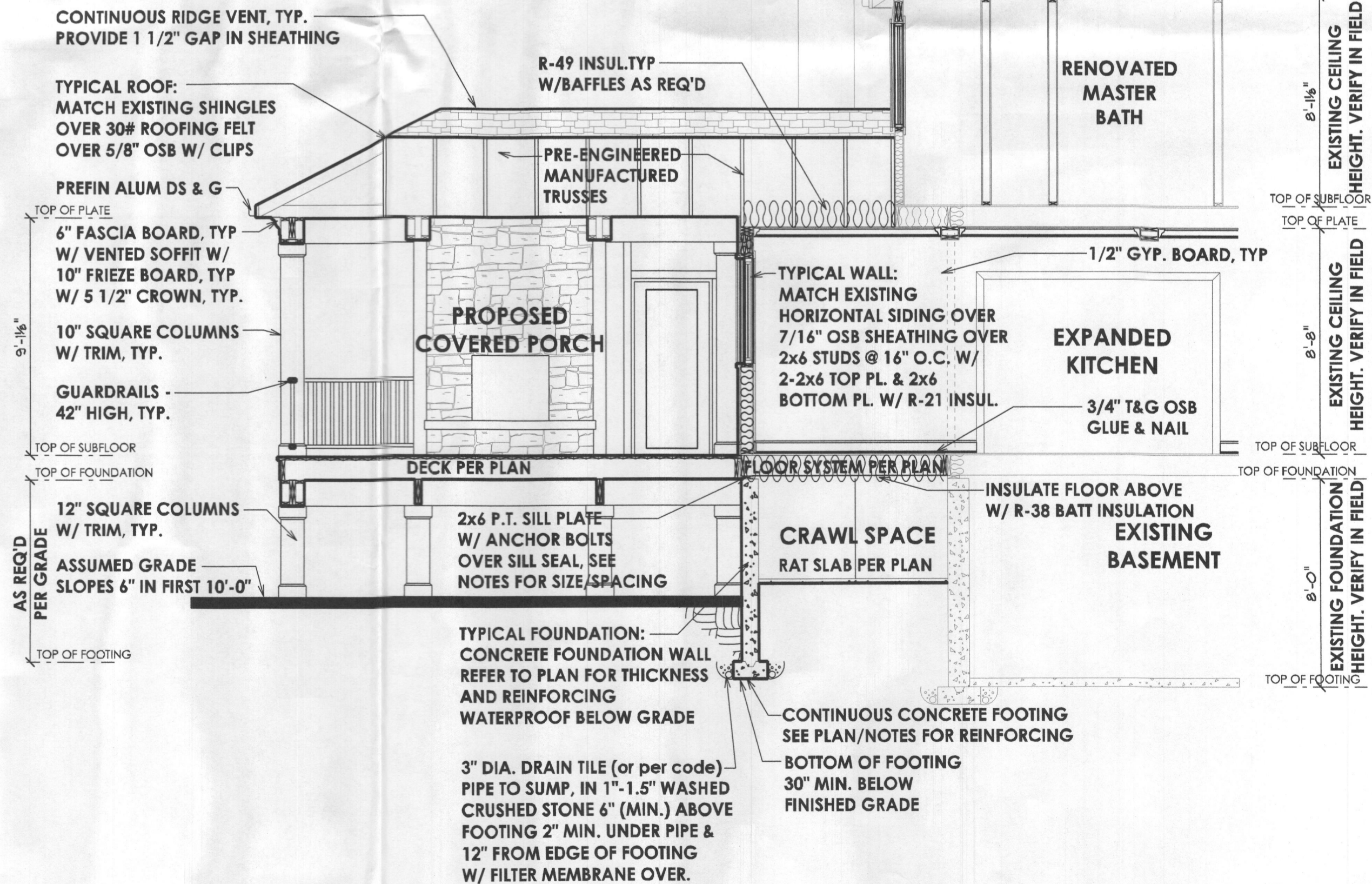
PRINT DATE:
 Friday, November 01, 2019



WALL SECTION AT HOUSE BOX

SECTION NOTES

- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.
- 3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PRECON.
- 4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 5) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 16" HIGH
- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.



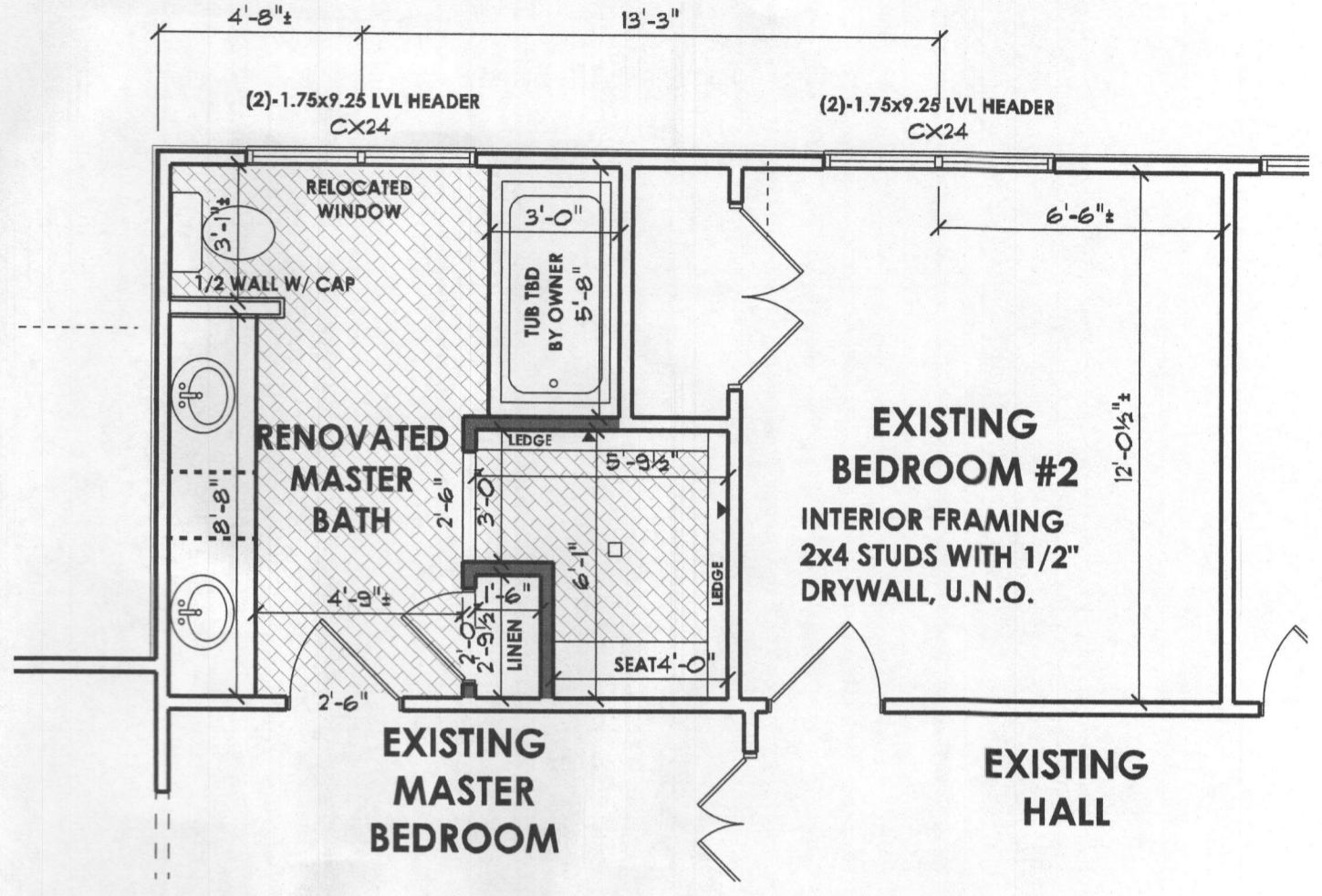
TYPICAL FOUNDATION:
CONCRETE FOUNDATION WALL REFER TO PLAN FOR THICKNESS AND REINFORCING WATERPROOF BELOW GRADE

3" DIA. DRAIN TILE (or per code) PIPE TO SUMP, IN 1"-1.5" WASHED CRUSHED STONE 6" (MIN.) ABOVE FOOTING 2" MIN. UNDER PIPE & 12" FROM EDGE OF FOOTING W/ FILTER MEMBRANE OVER.

CONTINUOUS CONCRETE FOOTING SEE PLAN/NOTES FOR REINFORCING
BOTTOM OF FOOTING 30" MIN. BELOW FINISHED GRADE

— = EXISTING WALL/PARTITION
— = PROPOSED NEW WALL/PARTITION

ALL DIMENSIONS TO BE VERIFIED IN FIELD



Dash-Kaplan Residence
PROPOSED ADDITION

12367 Pleasant View Drive, Fulton, Maryland

ISSUE DATES:
10-25-19 PERMIT REVIEW

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

SECOND FLOOR
3.02

PRINT DATE:
Friday, November 01, 2019

ARCHITECTURE
JONATHAN RIVERA
Every detail matters
(443) 226-5745
JONATHANRIVERA.COM

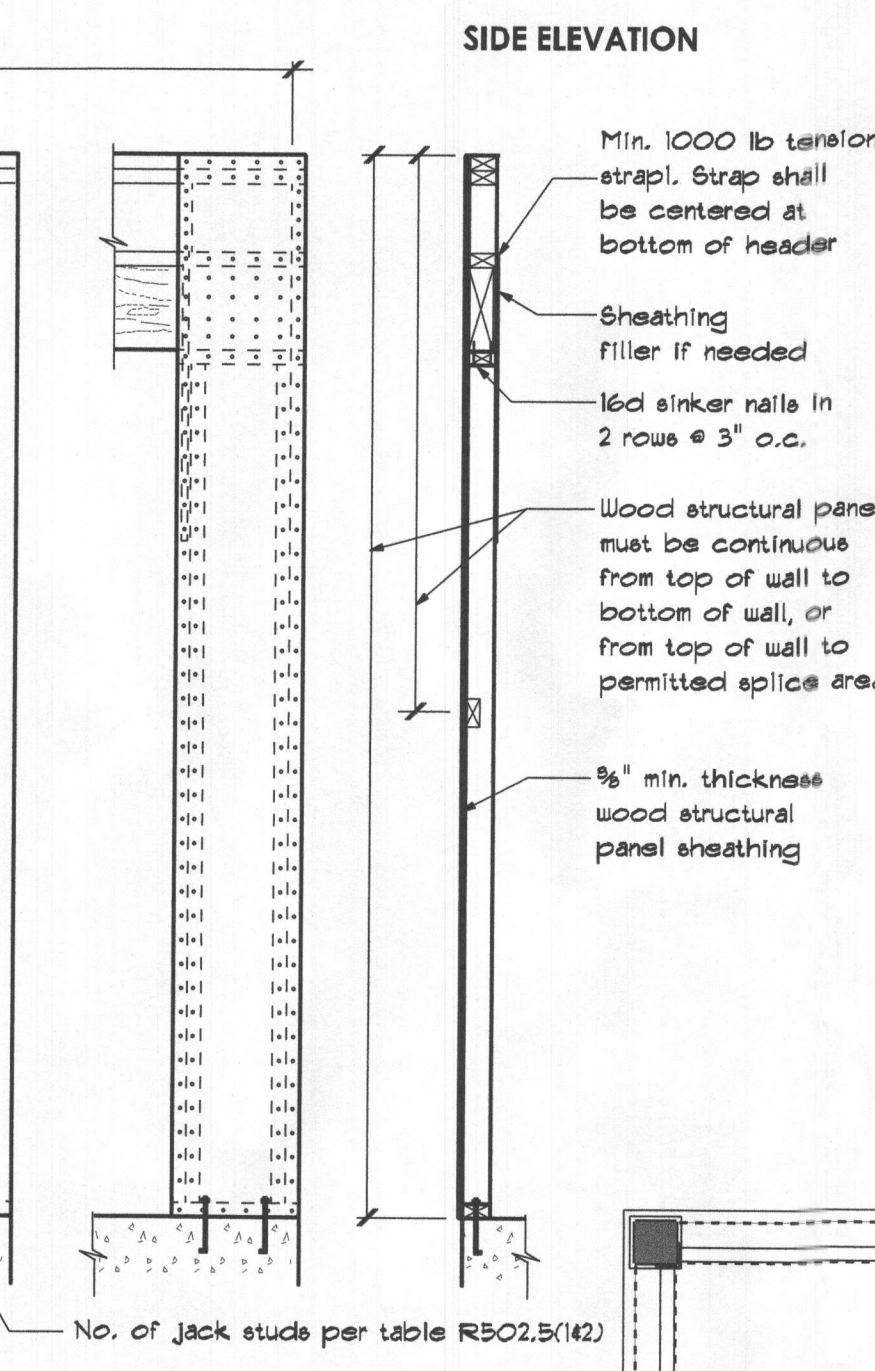
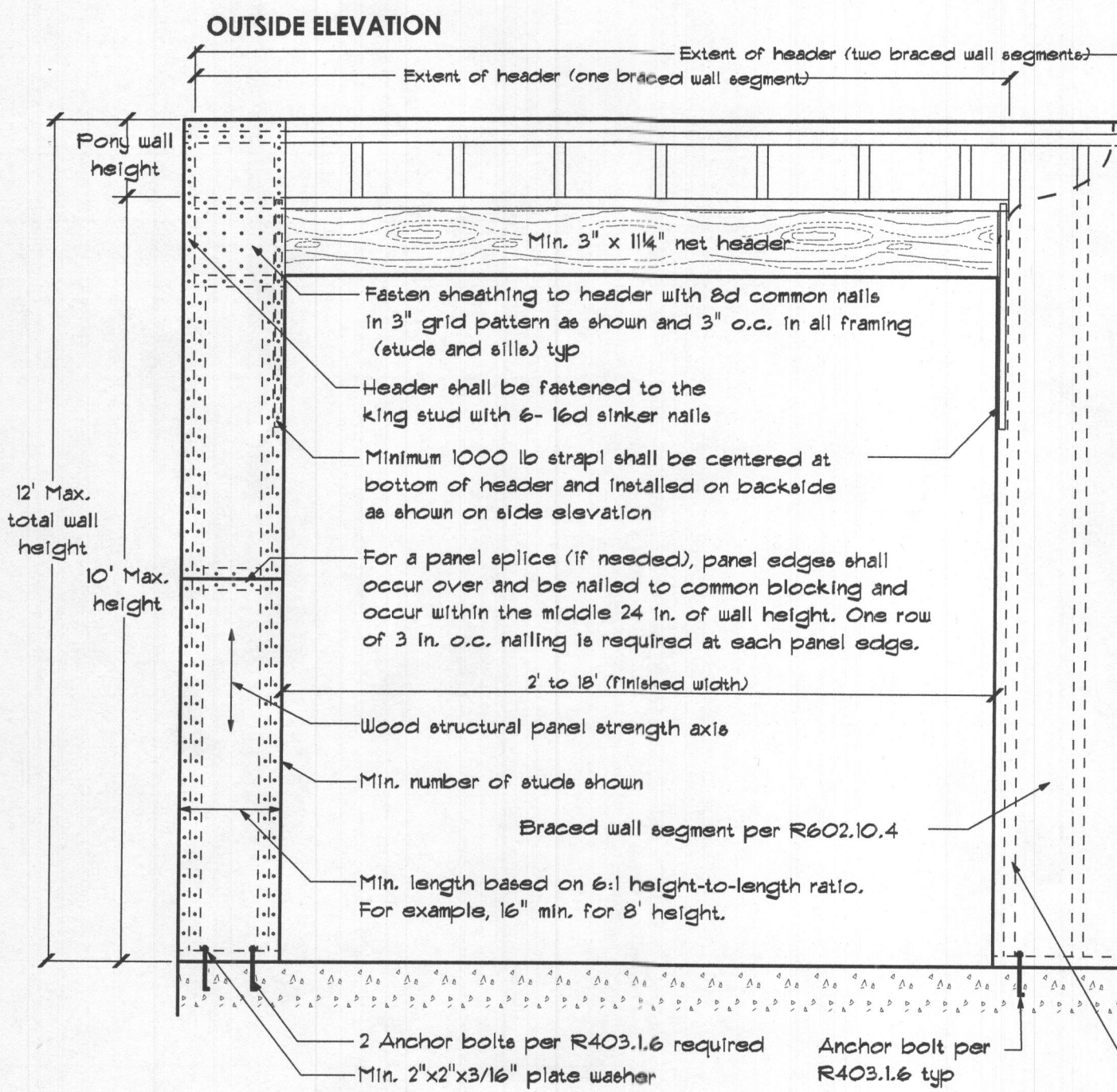
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Jonathan Rivera
License Number #14678

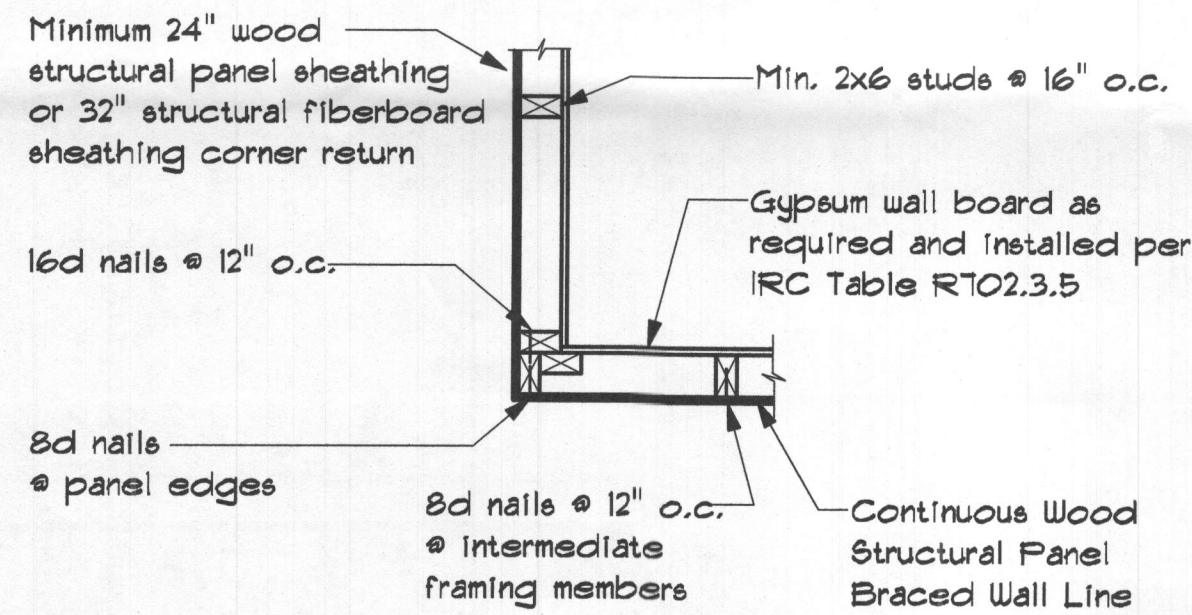
Tension Strap Capacity Required for Method CS-PF

| Minimum Wall Stud Framing Nominal Size and Grade | Maximum Pony Wall Height (feet) | Maximum Total Wall Height (feet) | Maximum Opening Width (feet) | Wind Exposure B | Wind Exposure C |
|--|---------------------------------|----------------------------------|------------------------------|---------------------------------------|-----------------|
| | | | | Tension strap capacity required (lbf) | |
| 2x6 Stud Grade | 2 | 12 | 9 | 1000 | 1750 |
| | | | 16 | 2050 | 3550 |
| | | | 18 | 2450 | 4100 |
| | 4 | 12 | 9 | 1500 | 2775 |
| | | | 16 | 3150 | DR |
| | | | 18 | 3675 | DR |

Notes: 1. Basic Wind Speed of 90mph. For other Basic Wind Speeds, see IRC Table R602.10.4.1.1
2. DR = Design Required



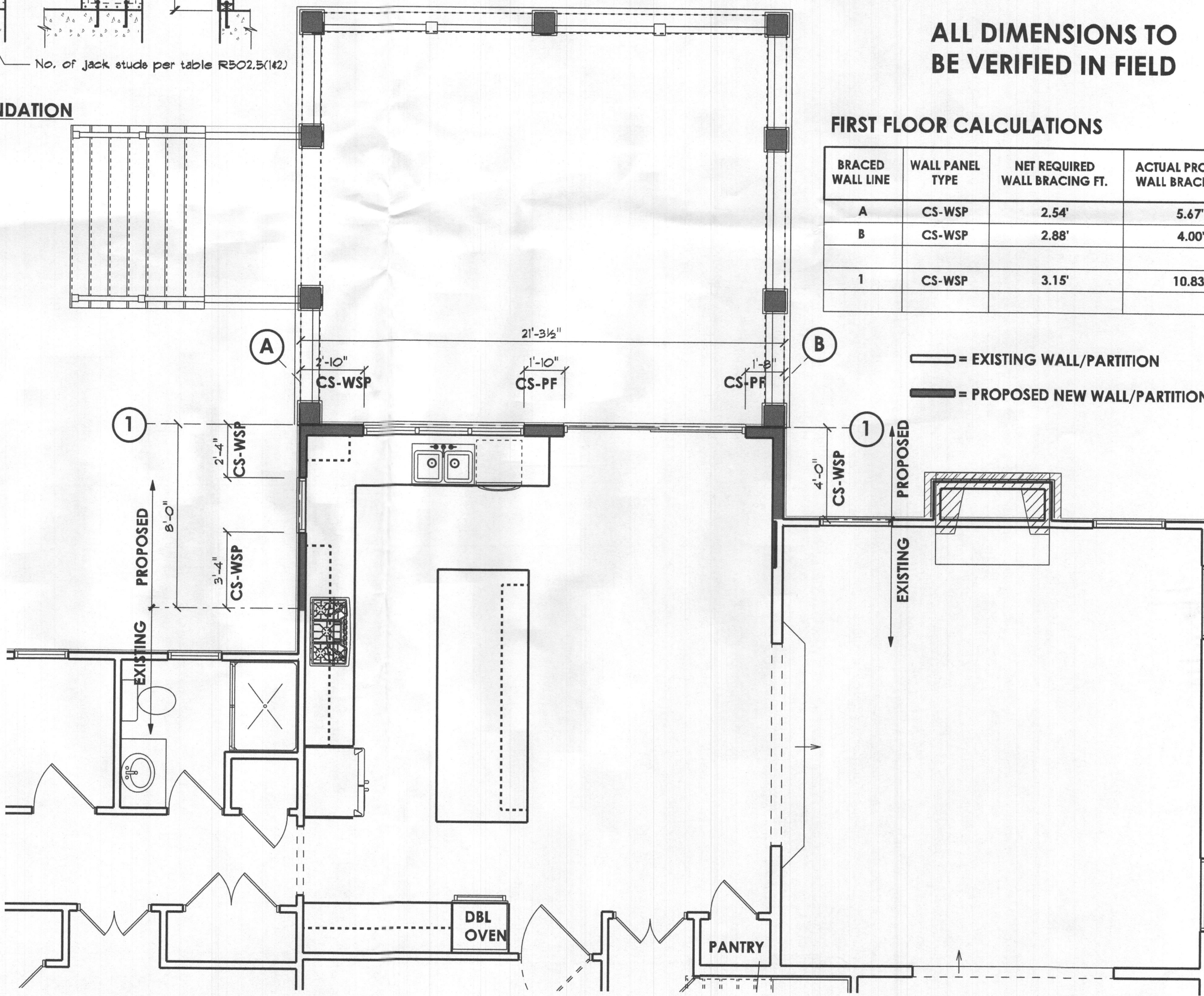
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OUTSIDE CORNER

- ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 7/16" PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATS SHALL BE FASTENED TO JOIST OR SOLID WOOD BLOCKING WITH (3) 16d NAILS AT 16" O.C. RIM JOIST TO PLATE OR SILL 8d @ 6" O.C. TOENAIL.
- ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL.
- ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN 1/2" GYPSUM BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE 8 OR W SCREWS AT 24" O.C.
- DESIGNATED NARROW WALL BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BRACED WALL DETAILS.
- TENSION HOLD DOWN STRAP OF 800* - ex. (SIMPSON CM3T14 STRAP W/ 15-16d NAILS EACH END)

Methods WSP & CS-WSP: Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 8d 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 Tables R602.3(1), R602.3(2), and R602.3(3).



ALL DIMENSIONS TO BE VERIFIED IN FIELD

FIRST FLOOR CALCULATIONS

| BRACED WALL LINE | WALL PANEL TYPE | NET REQUIRED WALL BRACING FT. | ACTUAL PROVIDED WALL BRACING FT. |
|------------------|-----------------|-------------------------------|----------------------------------|
| A | CS-WSP | 2.54' | 5.67' |
| B | CS-WSP | 2.88' | 4.00' |
| 1 | CS-WSP | 3.15' | 10.83' |

Dash-Kaplan Residence
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BRACING

3.51

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