PERMIT NUMBER: B 21002453 DATE ACCEPTED:

RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4
www.howardcountymd.gov

BUILDING SITE ADDRESS *REQUIRED*

Street Address: 14532 Ambreen Woods Unit:
City: Cooksville State: MD Zip Code: 21723
Subdivision/Village/Complex Name: Ambreen Woods SDP/WP/BA #:
Lot: 1 Tax Map: 8 Parcel: 243 Grading Permit #:

DESCRIPTION OF WORK *REQUIRED*

Existing Use: SFD Proposed Use: SFD Estimated Cost: $ 5000.00
Trade Work to Be Completed *(Separate Permits Required)*: ☐ Mechanical (HVACR) ☐ Electrical ☐ Plumbing ☒ None
Install 1- ~~500~~ gallon Underground propane tank & run line to Home.

PROPERTY OWNER INFORMATION *REQUIRED*

Owner(s) Name(s) *(As it appears on tax records)*: Burkard Homes LLC Primary Residence: ☒ Yes ☐ No
Owner's Street Address: 1511 Ritchie Hwy, Ste 305
City: Arnold State: MD Zip Code:
Phone: 240-375-1052 Email:

APPLICANT NAME *REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION*

Business Name: Thompson Gas Contact Name: Anthony Durso
Street Address: 1600 Sparrows Point
City: Baltimore State: MD Zip Code: 21219
Phone: 443-955-5494 Email: ADurso@Thompsongas.com

CONTRACTOR INFORMATION *REQUIRED*

Business Name: Thompson Gas
Licensee's Name: Randall Thompson License #: 60003
Street Address: 5260 West View Drive St. 200
City: Frederick State: MD Zip Code: 21703
Phone: 443-955-5494 Email: ADurso@Thompsongas.com

ARCHITECT/ENGINEER INFORMATION *INDIVIDUAL WHO SIGNED PLANS - IF APPLICABLE*

Business Name: Name:
Street Address:
City: State: Zip Code:
Phone: Email:

BUILDING CHARACTERISTICS *REQUIRED*

Primary Structure: ☐ SF Dwelling ☐ SF Townhouse ☐ SF Duplex ☐ Mobile Home ☐ Multi-Family Dwelling (MF*) Condo: ☐ Yes ☒ No
Utilities: ☐ Electric ☐ Gas Water Supply: ☐ Public ☒ Private (Well) Sewage Disposal: ☐ Public ☒ Private (Septic)
Heating System: ☐ Electric ☐ Natural Gas ☐ Propane ☐ Other: Roadside Tree Project: ☒ No ☐ Yes: #
Sprinkler System: ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D ☐ None Fire Alarm System: ☐ Yes ☐ No ☐ Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION *(PLEASE SELECT/COMPLETE ALL THAT APPLY)*

Model Name & Options:
# of Bedrooms (SF): # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*):
Rooms: # Full Baths: # Half Baths: # Fireplaces:
Garage/Carport Info: ☐ Attached Garage ☐ Detached Garage ☐ Integral Garage ☐ Carport ☐ None
Basement/Foundation Info: ☐ Slab on Grade ☐ Post & Pier ☐ Unfinished Basement ☐ Finished Basement: ☐ Full or ☐ Partial
1st Fl Width: 1st Fl Depth: 2nd Fl Width: 2nd Fl Depth: Bsmt Width: Bsmt Depth:
Energy Method: ☐ Prescriptive ☐ Performance ☐ UA Alternative ☐ ERI Gross Area: sq ft Occupiable Area: sq ft

AGREEMENT/ DISCLAIMER *REQUIRED*

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.

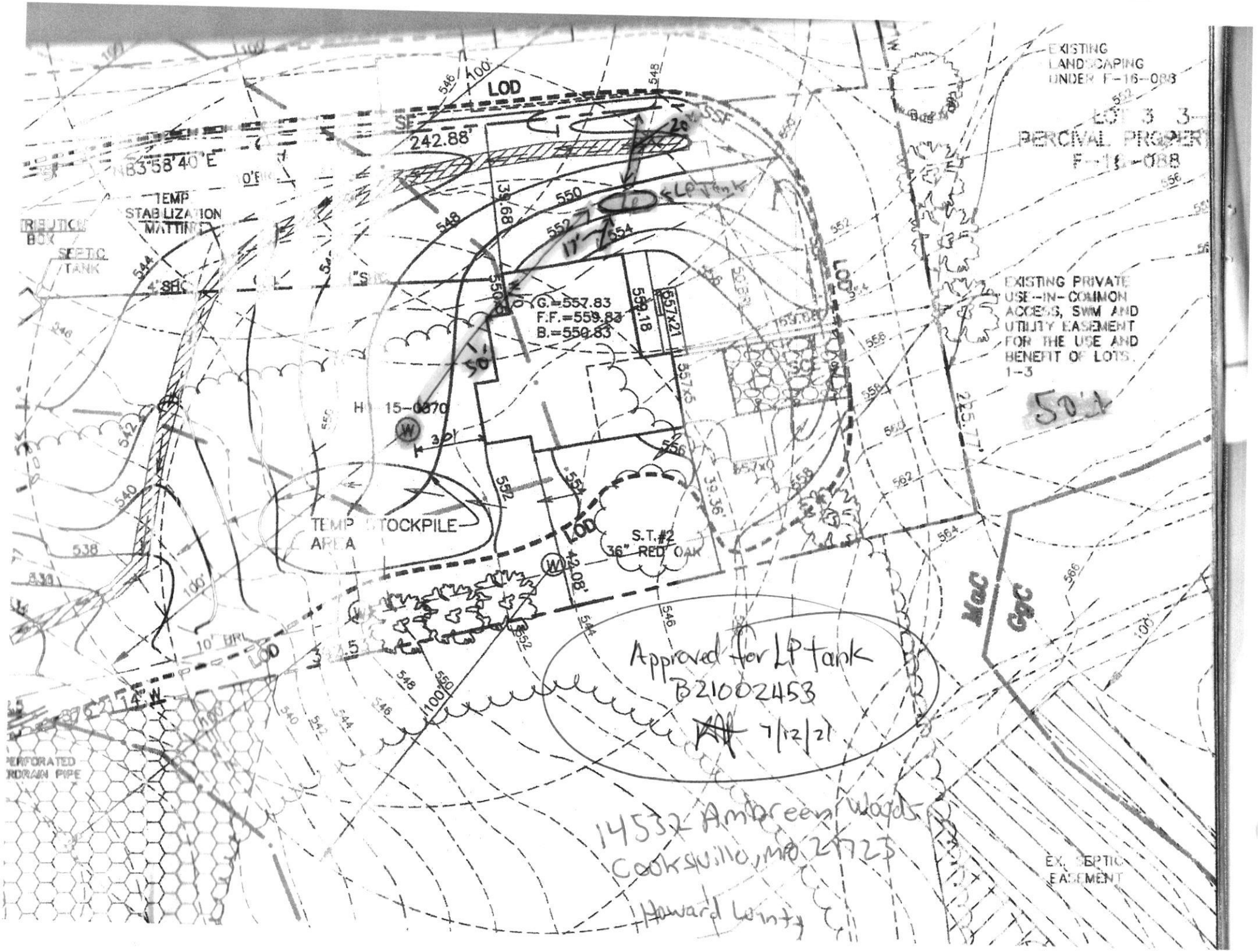
APPLICANT'S ORIGINAL SIGNATURE DATE SIGNED 6/25/21

FOR OFFICE USE ONLY

AGENCIES REQUIRED/APPROVALS:

☐ PR _____ ☐ DPZ _____ ☐ DED _____ ☒ HCD 7/2/21 ☐ SHA ☐ CID

SUBMITTAL FEES: PAYMENT: ACCEPTED BY:


LOD
242.88'
N83°58'40"E
TEMP STABILIZATION MATTING
SEPTIC TANK
TRIBUTION BOX
LP Tank
20'
11'
G.=557.83
F.F.=559.83
B.=550.83
559.18
557x21
557x5
557x0
H 15-0870
TEMP STOCKPILE AREA
S.T.#2
36" RED OAK
EXISTING LANDSCAPING UNDER F-16-088
LOT 3 3
PERCIVAL PROPER
F-16-088
EXISTING PRIVATE USE-IN-COMMON ACCESS, SWM AND UTILITY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1-3
50'±
MaC
GgC
EX. SEPTIC EASEMENT
Approved for LP tank
B21002453
7/12/21
14532 Ambreen Ways
Cooksville, MD 21723
Howard County

RECEIVED
NOV 13 2020
INSPECTIONS & PERMITS DIVISION

PERMIT NUMBER: B20004124 DATE ACCEPTED:

RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4
www.howardcountymd.gov

BUILDING SITE ADDRESS *REQUIRED*

Street Address: **14532 Ambreen Way** | Unit:
City: **Cooksville** | State: **MD** | Zip Code: **21723**
Subdivision/Village/Complex Name: **Ambreen Woods** | SDP/WP/BA #:
Lot: **1** | Tax Map: **08** | Parcel: **05** | Grading Permit #: **GP-20-034**

DESCRIPTION OF WORK *REQUIRED*

Existing Use: **Vacant** | Proposed Use: **Single Family Dwelling** | Estimated Cost: $**250,000.00**
Trade Work to Be Completed *(Separate Permits Required)*: ■ Mechanical (HVACR) ■ Electrical ■ Plumbing ☐ None

2-STORY SFD (PER PLANS)

PROPERTY OWNER INFORMATION *REQUIRED*

Owner(s) Name(s) *(As it appears on tax records)*: **Burkard Homes, LLC** | Primary Residence: ☐ Yes ■ No
Owner's Street Address: **1511 Ritchie Highway, Suite 305**
City: **Arnold** | State: **MD** | Zip Code: **21012**
Phone: **(240) 375-1052** | Email: **tim@burkardhomes.com**

APPLICANT NAME *REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION*

Business Name: **Burkard Homes, LLC** | Contact Name: **Tim Burkard**
Street Address: **1511 Ritchie Highway, Suite 305**
City: **Arnold** | State: **MD** | Zip Code: **21012**
Phone: **(240) 375-1052** | Email: **tim@burkardhomes.com**

CONTRACTOR INFORMATION *REQUIRED*

Business Name: **Same as above**
Licensee's Name: | **License #: 6300**
Street Address:
City: | State: | Zip Code:
Phone: | Email:

ARCHITECT/ENGINEER INFORMATION *INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE*

Business Name: **Mildenberg, Boender & Assoc., Inc.** | Name:
Street Address: **7350-B Grace Drive**
City: **Columbia** | State: **MD** | Zip Code: **21044**
Phone: **(410) 997-0296** | Email:

BUILDING CHARACTERISTICS *REQUIRED*

Primary Structure: ■ SF Dwelling ☐ SF Townhouse ☐ SF Duplex ☐ Mobile Home ☐ Multi-Family Dwelling (MF*) | Condo: ☐ Yes ■ No
Utilities: ■ Electric ☐ Gas | Water Supply: ☐ Public ■ Private (Well) | Sewage Disposal: ☐ Public ■ Private (Septic)
Heating System: ☐ Electric ☐ Natural Gas ■ Propane ☐ Other: | Roadside Tree Project: ■ No ☐ Yes: #
Sprinkler System: ☐ NFPA 13 ☐ NFPA 13R ■ NFPA 13D ☐ None | Fire Alarm System: ■ Yes ☐ No ☐ Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION *(PLEASE SELECT/COMPLETE ALL THAT APPLY)*

Model Name & Options: **Seneca I, Elv. 1, sunroom, walkout**
# of Bedrooms (SF): **4** | # of efficiency units (MF*): | # of 1 BR (MF*): | # of 2 BR (MF*): | # of 3 BR (MF*):
Rooms: **12** | # Full Baths: **3** | # Half Baths: **1** | # Fireplaces: **0**
Garage/Carport Info: ■ Attached Garage ☐ Detached Garage ☐ Integral Garage ☐ Carport ☐ None
Basement/Foundation Info: ☐ Slab on Grade ☐ Post & Pier ■ Unfinished Basement ☐ Finished Basement: ☐ Full or ☐ Partial
1st Fl Width: **48** | 1st Fl Depth: **52** | 2nd Fl Width: **48** | 2nd Fl Depth: **46** | Bsmt Width: **48** | Bsmt Depth: **52**
Energy Method: ■ Prescriptive ☐ Performance ☐ UA Alternative ☐ ERI | Gross Area: **4,676** sq ft | Occupiable Area: **4,676** sq ft

AGREEMENT/ DISCLAIMER *REQUIRED*

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 ORIGINAL SIGNATURE — DATE SIGNED: 11/12/20

FOR OFFICE USE ONLY — CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

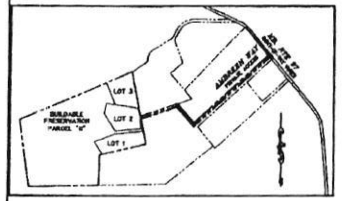
AGENCIES REQUIRED/APPROVALS:

☑ PR | ☐ DPZ | ☑ DED | ☑ Health | ☑ SHA | ☑ CID

SUBMITTAL FEES: $150.00 | PAYMENT: CK#1299 | ACCEPTED BY:

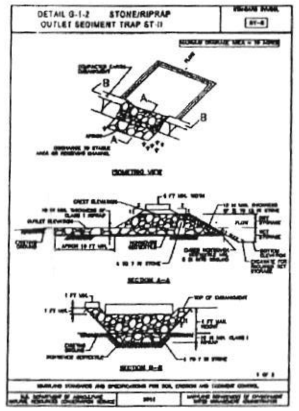
SYMBOL	RATING	NAME	K FACTOR	MAP #
MnB	(B)	MANOR LOAM, 3-8% SLOPES	.24	3
MnC	(B)	MANOR LOAM, 8-15% SLOPES	.24	3
GmC	(C)	GLENVILLE SILT LOAM, 8-15% SLOPE	.24	3

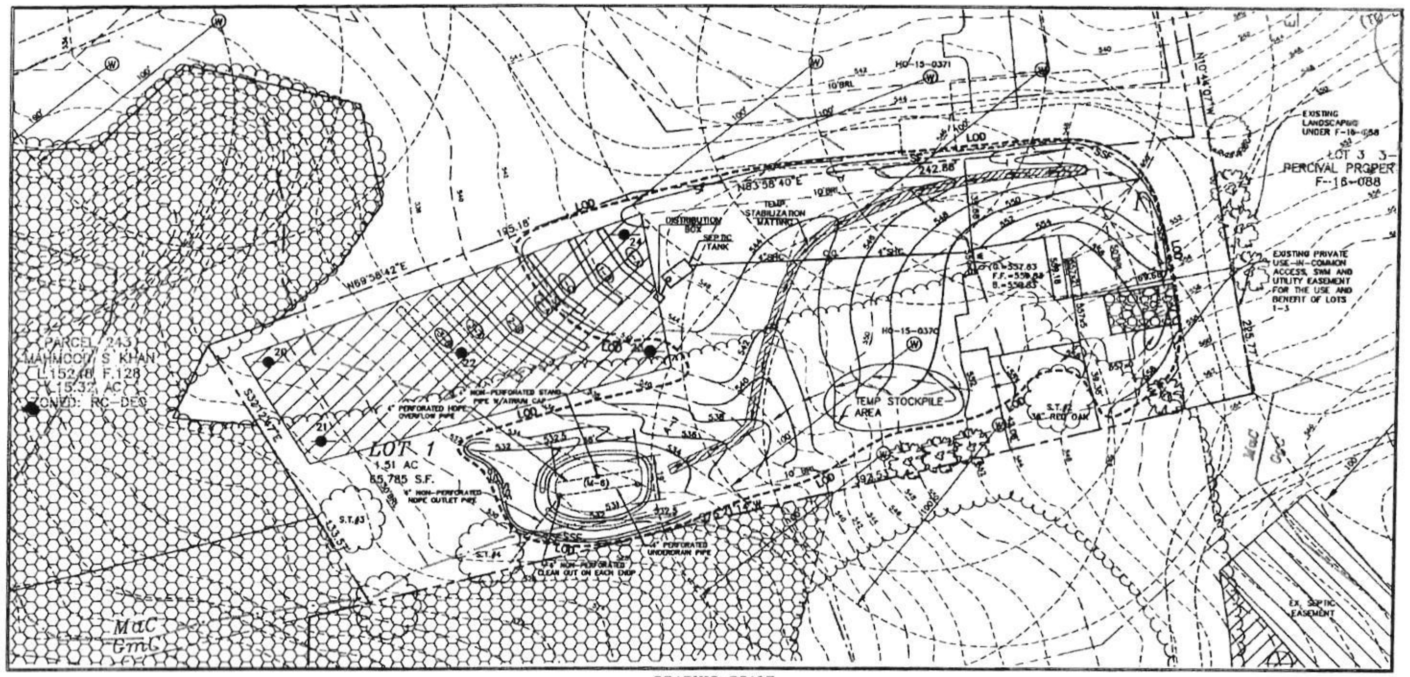
SWM FOR THIS LOT IS PROVIDED BY MICRO-BIORETENTION FACILITY, IT WAS APPROVED UNDER F-17-036



LOCATION PLAN

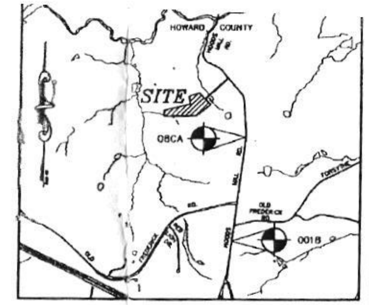
SCALE: 1"=600'





GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

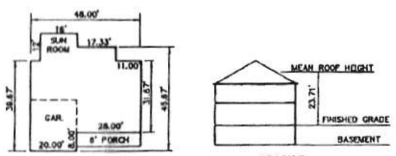


VICINITY MAP

SCALE: 1"=2000'
ADC MAP: 10 GRID: B-4

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. PARCEL BACKGROUND:
   TAX MAP : 8
   PARCEL : 243
   LOT: 1
   DEED REFERENCE: 15248/128
   ELECTION DISTRICT : FOURTH
   ZONING : RR-DEO.
   AREA : 1.51 AC±
   DPZ FILES: ECP-18-054, F-17-036
   ADDRESS: 14532 AMBREEN WOODS, COOKSVILLE, MD 21723
3. 2' TOPOGRAPHY FOR THE DEVELOPED AREAS IS BASED ON FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOC., INC. ON OR ABOUT DECEMBER 2014.
4. PRIVATE WELL AND SEPTIC WILL BE UTILIZED.
5. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
6. ANY CHANGES TO THE LOCATION OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED PLAN MAY BE REQUIRED.
7. THE MAXIMUM EARTH COVER OVER THE TANK IS THREE (3) FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
8. THE WELL TAG # HO-15-0372 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
9. ANY WELLS OR SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELL AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
10. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
    STA. No. 08CA N 610521.247 E 1306742.138 ELEV. 625.025
    STA. No. 0018 N 607697.318 E 1308424.256 ELEV. 628.856
11. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND AND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
12. THERE ARE NO EXISTING STRUCTURES ON SITE.
13. FOREST STAND DELINEATION AND ENVIRONMENTAL STUDIES HAVE BEEN PROVIDED UNDER F-17-036.



PLAN

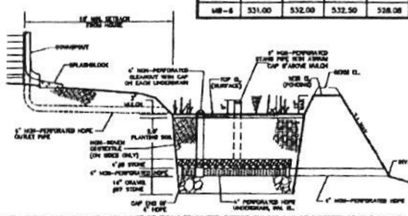
PROFILE

SENECA I

SCALE: 1"=30'

MICRO-BIORETENTION SCHEDULE

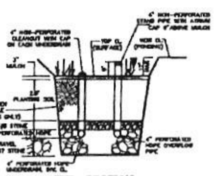
FACILITY	TOP EL. (SURFACE)	WEIR EL. (PONDING)	BERM EL.	INV. IN	INV. OUT	SURFACE AREA	PONDING AREA	PONDING DEPTH	GRAVEL DEPTH BELOW UNDERDRAIN
MB-6	531.00	532.00	532.50	528.08	527.50	708 S.F.	930 S.F.	12"	14"



NOTE- THE ENTIRE DRAINAGE AREA MUST BE FULLY STABILIZED BEFORE RUNOFF CAN BE DIRECTED TO THE FACILITY.

TYPICAL MICRO-BIORETENTION PROFILE

NTS



TYP. SECTION
MICRO-BIORETENTION (M-6)

NTS

SEDIMENT TRAP #1 (ST #1)

DRAINAGE AREA:	0.73 AC.
TOTAL STORAGE REQUIRED:	2,628 C.F.
TOTAL STORAGE PROVIDED:	2,880 C.F.
WET STORAGE REQUIRED:	1,314 C.F.
WET STORAGE PROVIDED:	1,520 C.F.
DRY STORAGE REQUIRED:	1,314 C.F.
DRY STORAGE PROVIDED:	1,360 C.F.
EX. GROUND ELEV. @ OUTLET:	531.0
BOTTOM ELEVATION:	528.5
BOTTOM DIMENSIONS:	28'x8'
WEIR LENGTH:	10'
WEIR CREST ELEV.:	531.0
TOP OF EMBANKMENT ELEV.:	532.0
WET STORAGE ELEV:	529.5
TOP OF EMBANKMENT WIDTH:	4'
SIDE SLOPE:	2:1
OUTLET PROTECTION LENGTH:	10'
OUTLET PROTECTION DEPTH:	9"

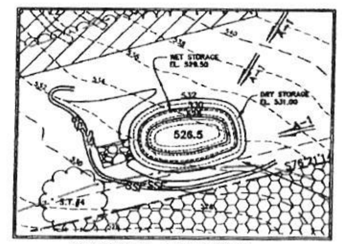
TEMPORARY STABILIZATION MATTING

Q=(C)(I)(A)

A:	0.73 AC.
C:	0.26
I(10):	8.5
Q:	1.61 CFS
V (10):	2.32 FPS

SHEAR STRESS:
t=(y)(R)(S)

y:	62.4
R:	1.07
S:	3.5%
t:	2.34 lb/S.F.



SEDIMENT TRAP PLAN

SCALE: 1"=30'

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER — DATE 11.10.2020

SAMER A. ALOMER, P.E.
PRINTED NAME OF ENGINEER

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO CONDUCT PERIODIC ON-SITE INSPECTION.

SIGNATURE OF DEVELOPER — DATE 11/11/20

Tim Burkard
PRINTED NAME OF DEVELOPER

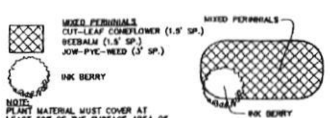
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT — DATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26659, EXP DATE 08/0/21

SAMER A. ALOMER P.E. — DATE: 11.10.2020

18-010 AMBREEN WOODS (TM)\DWG\PLOT PLAN LOT 1.DWG



MIXED PERENNIALS
CUT-LEAF CONEFLOWER (1.5' SP.)
BEEBALM (1.5' SP.)
JOW-PYE-WEED (3' SP.)

INK BERRY

NOTE:
PLANT MATERIAL MUST COVER AT LEAST 50% OF THE SURFACE AREA OF THE MICRO-BIORETENTION

TYP. MICRO-BIORETENTION (M-6) DETAIL

SCALE : NTS

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.

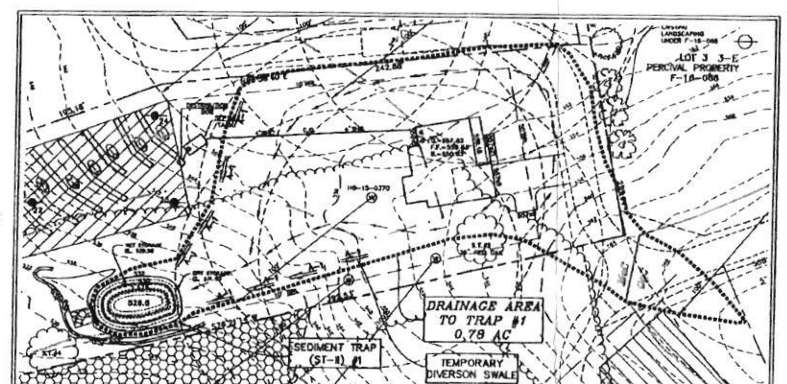
B. THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.

C. THE OWNER SHALL INS[illegible] HE MULCH EACH [illegible]. THE MULCH SHALL BE REPLACED EVERY TWO [illegible] THREE YEARS. THE [illegible] US MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APP[illegible]

D. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

LEGEND

506	PROPOSED CONTOURS
66x06	PROPOSED SPOT ELEVATION
LOD	LIMIT OF DISTURBANCE (LOD)
SF	SILT FENCE
SSF	SUPER SILT FENCE
SCE	STABILIZED CONSTRUCTION ENTRANCE
RL	ROOF LEADER
W	WELL
	PRIMARY SEPTIC TRENCH
	SECONDARY SEPTIC TRENCH
	TERTIARY SEPTIC TRENCH
	TEMP. STABILIZATION MATTING
	DRAINAGE AREA
	PASSED TEST PIT



SEDIMENT DRAINAGE AREA MAP

SCALE: 1"=40'

OWNER/DEVELOPER

BURKARD HOMES, LLC
5850 WATERLOO ROAD, SUITE 150
COLUMBIA, MD 21045
(410)375-1052

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, MD 21044
(410) 997-0296 Tel. (410) 997-0298 Fax.

AMBREEN WOODS, LOT 1
14532 AMBREEN WOODS, COOKSVILLE, MD 21723
TAX MAP 08, GRID 05, PARCEL 243, ZONED: RC-DEO
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PLOT PLAN/GRADING PLAN

no.	description	date
	revisions	

project 18-010
illustration DAM
scale 1"=30'

AMBREEN WOODS #2 14532 Ambreen Woods Way, Cooksville MD 21723 B20004124

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 R702.7 of the International Residential Code, 2015 Edition.

R402.1.3 Attic Insulation/Raised Heel Trusses: R-49 R-38

R402.1.3 Slab Perim Wall: R-20 or R13 + R8 continuous insulation.

R402.1.3 Basement Wall Insulation: R-13/R-10 Foil Faced Continuous, uninterrupted Basement Full Height

R402.1.3 Crawl Space Wall Insulation: R-13/R-10 Foil faced Continuous Basement Full Height extending from floor above to finished grade level and then vertically or horizontally for additional 2'-0".

R402.1.3 Floor Insulation over Unconditioned Space: R-19 batt insulation.

R402.1.3 Windows: 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 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.2015

R402.4.2 Fireplaces: 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 127 (factory built Fireplaces) and UL 907 (masonry fireplaces).

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 installedcontinuous 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.

R403.3.3 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-efficiency lamps. The contractor also responsible for generating Certificate of Compliance and affixing it 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

BASE PLAN - THE SENECA I

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		Seneca I, El. I, Sunroom,
3.03	FIRST FLOOR OPTIONS		Walkout, unfinished basement
3.04	FIRST FLOOR OPTIONS		Prescriptive Energy Method
3.05	FIRST FLOOR OPTIONS		4676 gross +/- 4676 ft² occupiable
3.06	FIRST FLOOR OPTIONS		

AREA INFO

LEVEL	SQUARE FEET
BASEMENT	1,248 s.f.
GROUND FLOOR	1,356 s.f.
SECOND FLOOR	1,519 s.f.
SUB TOTAL	4,123 s.f.
GARAGE	405 s.f.
TOTAL FINISHED AREA	2,875 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
ELLICOTT CITY, MARYLAND 21042
240-375-1052

HEALTH

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. Grade or depth of footing / foundation may vary according to local site or frost conditions.

- All interior concrete slabs shall have a 6"x6"x10" W.W.M. or control joins. Monolithic turned down slabs for townhouses shall have a control joint between units.

- Concrete used in exposed areas (which is freezing and thawing both during construction and service life) shall be air-entrained in accordance with local code. Exterior flatwork shall be cooled with an approved curing compound.

- Foundation walls of habitable rooms located below grade shall be damproofed 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	3000 PSI
- Foundation Walls	3000 PSI
- Garage and Exterior Slabs	3000 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 L4/L4 and ASTM A-185.
  Reinforcing in footings is required where variations in soil conditions may exist.

- All interior slabs of 30 FEET or more in any direction shall have W.F. Control Joints, or Fiber Reinforcement.

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

- Exterior Concrete Slabs: 5% to 7% Air Entained 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. System 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 appliance 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 detection outside each sleeping area within 10'-0" of each door.

- Fire suppression system 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
6" C.M.U.	4'-0"
8" C.M.U. (hollow)	6'-0"
8" C.M.U. (solid)	7'-0"
6" Poured Concrete	7'-0"
10" Poured Concrete	8'-0"

- Masonry veneer shall be installed over 5/8" felt or approved other repellent sheeting. Through-wall flashing and weeps shall be provided at any location where interior space projects beyond the face of the veneer, i.e. bay window, 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-145 Grade S Sandrock and be 28 DAYS OLD before installation. Minimum net compressive strength of block to be 3000 psi.

- Ranging 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 2 coat of approved bituminous material applied at the recommended rate below grade.

- MASONARY LINTELS: Provide lightweight pre-cast lintels for all openings and pre 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 8" 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.

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 floor. (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 disturbance, grading or landscaping

- Building foundations have been designed based on an assumed soil bearing capacity of 3000 PSF. Additional engineering is required if soil bearing capacity is less than 3000 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, these shall lead to sump pits or to positive daylight discharge points.

- Slope all steps, porches, walks and garage slabs away from building 1/4" 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 minimum R-value of 10 is required for heated slabs an R-value of 15 is required (or as per local code)

- All Sealed-combustible material shall be installed under all sill plates (foundation sill and wood floor systems) and slab plates (slab on grade)

R-Value	Thickness	Location
R-11 FGIS	3 1/2"	Basement Walls
R-13	3 1/2"	2x4 Walls (exterior)
R-21	5 1/2"	2x6 Walls (exterior)
R-19	6 1/2"	Crawl Spaces
R-15	5 1/2"	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: Pre-finished sunmetal or equal, at all roof offsets, chimneys, roof openings, pipe, valleys, ridges, corners and where roof intersects wall.

- Contractor shall caulk in all circumstances proper fire, sound and insulation ratings when penetrating through wall, 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 joins 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 in basement conditions. Over foundation space ceiling below grade, provide waterproofing membrane, squeegee based elastomeric, vinyl acrylic acrylic, 28 Mil. min. thickness or other approved equal.

- SLAB VAPOR BARRIER: 6 MIL polyethylene sheet where noted on drawings. Overlap all edges 6".

- SILL SEALER: 1/4" 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 sill and roof intersection at chimney and roof intersections; at roof valleys at all roof penetrations and at sill openings if recessed by window and door manufacturers.

- Slab perimeters exposed to outside or under 50° of grade 4.5x24", either vertical or horizontal max slab intersection.

- ROOFING: Unless noted otherwise, roofing shall be min 300# Class "C" fiberglass based asphalt shingles over 15 pound felt. Base flashing to a point 24" inside of interior face of wall. Tyvek may be also installed at the outer elevation.

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

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

MISCELLANEOUS

- Pre-Built fireplace 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 overflow pans and drains for wet appliances that located on bedroom level, or as noted on plans.

- Provide 22"x36" attic access with pull chain 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 "P" manufacturers warrior requirement.

- See drawings for type of floor construction.
  - "Tongue and groove floor decking glued and nailed or (BPF 15) 3x10 or 3x12 floor joists at 16" o.c. assume to meet the American Plywood Association Sturd-I-Floor system.
  - "Tongue and groove floor decking glued and nailed or pre-engineered wood joists/trusses at 24" o.c. assume to meet the American Plywood Association Sturd-I-Floor system.

- Firestopping shall be provided to cut-off concealed draft openings and to form an effective fire barrier between stories as per local code.

- Stuccoed ledger to have minimum bending stress of 1200 psi

- 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 2x10's unless noted otherwise

- Joist hangers to be installed as required.

- All wood less than 8" from grade shall be pressure treated. All sole plates or 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 work shall comply to local code.

METAL

- Stair anchors or anchor bolts shall be local code and building inspector approved. Minimum 3 straps/bolts per section of piering 12" Max. from each end and with intermediate straps/bolts at 6'-0" o.c. spacing. (or as per local code)

- Galvanized metal brick ties shall be installed as per local code.

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

- All steel assigned for maximum bending stress of 24,000 psi

- Metal joist hangers (Standard wood ledger) shall be used where required at joist without direct bearing and be 18 G.A. galvanized steel. Use at nail's specified by the manufacturer.

- Veneer ties shall be 7" wide, 22 G.A., galvanized steel, knurled 24" O.C. Horizontally and 16" O.C. Vertically.

- Steel lintels for 4" 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):

L1	3 1/2"x3 1/2"x5/16"	STEEL ANGLE	UP TO 3' OPG.
L2	4"x 3 1/2"x5/16"	STEEL ANGLE	3' TO 5' OPG.
L3	5"x 3 1/2"x5/8"	STEEL ANGLE	5' TO 6'-6" OPG.
L4	6"x6 1/2"x1/2"	STEEL ANGLE	UP TO 8' OPG.
L5	6"x 6"x5/8"	STEEL ANGLE	UP TO 10'-0"
L6	8" OR 8"x4"x5/8"	STEEL ANGLE	16' GARAGE

- 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.

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 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.

- 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	25	psf
- Roof	30	psf
- Sleeping Floors	30	psf
- Living Floors	40	psf
- Exterior Decks	60	psf
- Stairs	100	psf
- Garage Slabs	2000	psf
- Wind Load	115	mph
- Dead Load	10	psf
- Guardrails	200	lbs

(or as per local code)

ATTIC AREAS
UNACCESSIBLE: 10PSF
ACCESSIBLE: 30 PSF
WIND LOAD: 115 MPH (EXPOSURE C)
SOIL PRESSURE: 3000 PSF MAXIMUM

at any point in any direction.

LOADS GREATER THAN 3000 PSF 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 balisters: 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.

SPECIALTIES

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

- FIREPLACES: Pre-built: U.L. Approved, selected by the owner, and installed according to code and manufacturer's recommendations, IF APPLICABLE.

- Toilet and bath accessories per plan or by owner.

- MIRRORS: TBD by builder or by owner.

- Provide one towel bars for each full bath, one per powder room.

- Provide either shower rods 60" d.f.f. or tempered or safety laminate glass doors, per owner.

Residential 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 #14436 Expiration Date: 6/30/2018.

Jonathan Evans
License Number #14436

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

Seneca Base Plan
SCALE: 3/16" = 1'-0" PRINT: Monday, April 01, 2019
04-30-18 REVISED BASE SET

GENERAL INFO
0.02

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.

I verify 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.

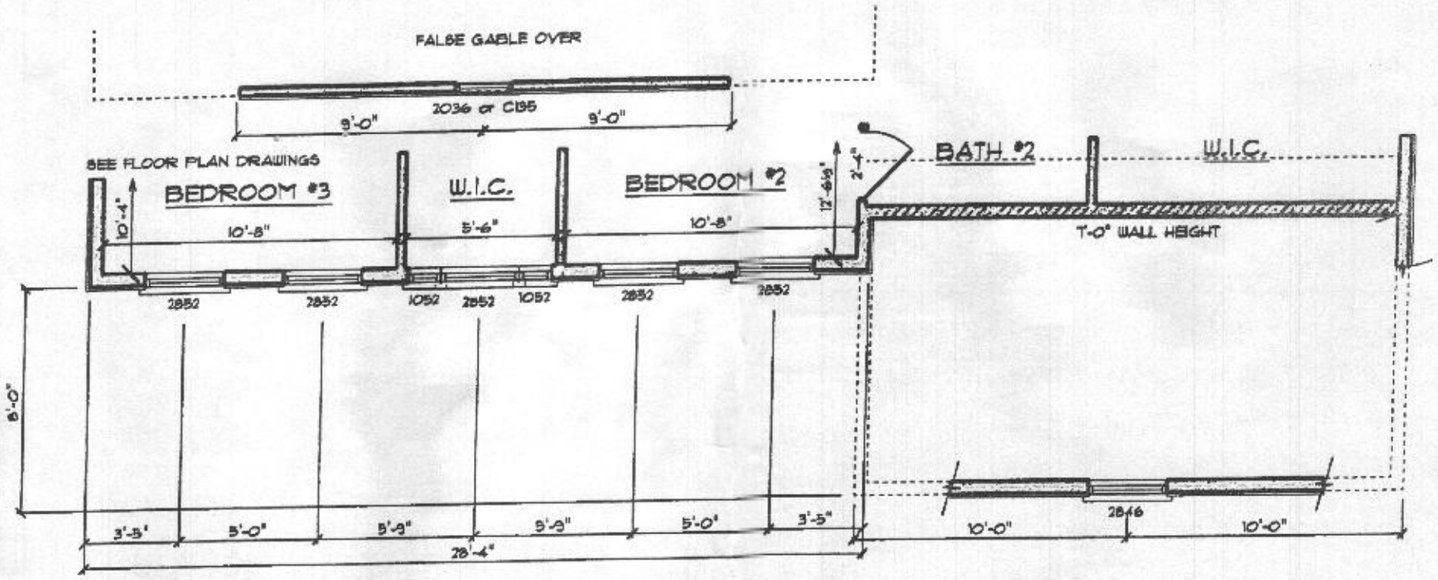
Jonathon Rhoads
License Number #14678

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

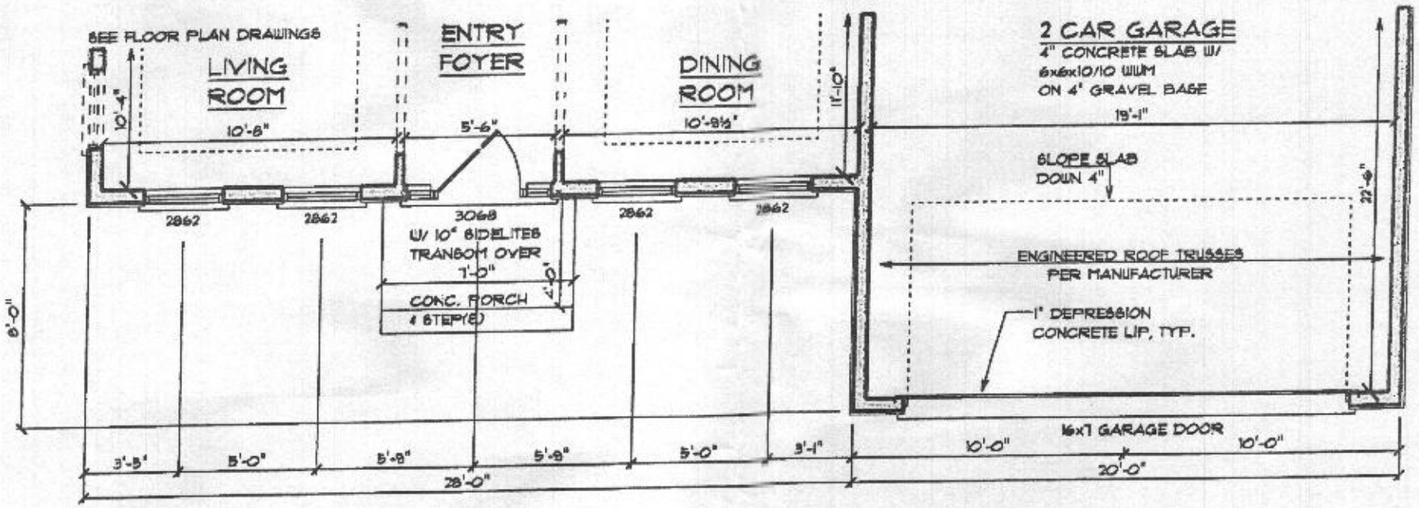
Seneca Base Plan
SCALE: 3/16" = 1'-0" PRINT: Monday, April 01, 2019
04-26-18 REVISED BASE SHT

FRONT ELEV

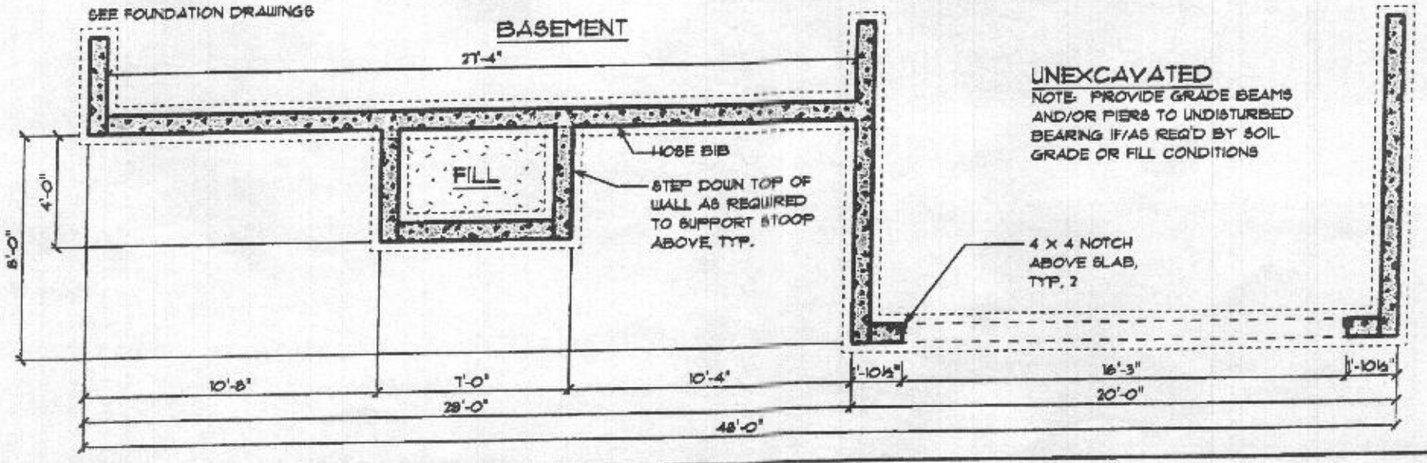
1.01A



PARTIAL SECOND FLOOR
PLAN - ELEVATION 1



PARTIAL FIRST FLOOR
PLAN - ELEVATION 1



PARTIAL FOUNDATION
PLAN - ELEVATION 1

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 #14478
Expiration Date: 6/30/2014.

Jonathan Rivera
License Number #14478

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

Seneca Base Plan
SCALE: 3/16" = 1'-0" PRINT: Monday, April 01, 2013
04-29-13 REVISED BASE SET

PARTIAL PLANS

1.11

ALL TRUSS OVERHANGS/EAVES ARE SHOWN AT 12"

OPTIONAL 2'-0" FRONT EXTENSION

OPTIONAL ELEVATION

CONTINUOUS RIDGE VENT, TYP.

PREFIN ALUM DS & G

ARCHITECTURAL ROOF SHINGLES, TYP.

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

OPTIONAL 2'-0" REAR EXTENSION

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

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

OPTIONAL GAS DIRECT VENT FIREPLACE

10'-1⅛" PLATE HEIGHT AT GARAGE

8'-1⅛"

9'-1⅛"

8'-0"

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

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

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

CONCRETE FOOTER AT LEAST 36" BELOW GRADE

CONT. CONC. FOOTING

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 #16678
Expiration Date: 1/30/2020.

Jonathan Rivera
License Number #16678

BURKARD HOMES, LLC
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ELLICOTT CITY, MARYLAND 21042
240-375-1052

Seneca Base Plan
SCALE: 3/16" - 1'-0" PRINT: Monday, April 01, 2019
04-30-18 REVISED BASE SET

RIGHT ELEV

1.21