

Record Detail * (This section is required.)

Approved
RHC 11/14/2022

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B22003995	10/26/2022
Description of Work		
SFD/CONSTRUCT 32 X 43 (1) STORY SECOND FLOOR ADDITION AND ALTERATIONS TO INCLUDE REPLACEMENT OF REAR FOUNDATION, RECONSTRUCT 9 X 12 WATERFALL ROOM, RENOVATE ENTIRE 1ST FLOOR, AND BASEMENT, REMOVE AND REPLACE FIRST FLOOR DECK ADD SIDE DECK/ /, 2 STORY, Existing, 15R, 3FB, 0HB, 0FP, OTHER STRUCTURE = None, 3BR, PORCH/DECK = Deck, ENERGY METHOD = Prescriptive Method, **WHOLE HOUSE SPRINKLER TO BE INSTALLED AS NOTED ON PG.A2**		

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
4456	BONNIE BRANCH	RD
Unit Type	Unit #	X Coordinate
--Select--		-76.7701
		Y Coordinate
		39.24944
City	State	Zip Code
ELLCOTT CITY	MD	21043
	Primary	
	Yes	

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
992088	869	0.46	259400	353000	93600	ELLICO

Legal Description
IMPS.459 A.[]4456 BONNIE BRANCH RD[]

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
		602700	1	6			
Plan Area	State Tax Id	Subdivision Name					
	1402600211						
Section	Area	Tax Map					
		31					
Grid	Zoning District	ADC Map					
31-4	R-ED	4936-G1					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.					
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	1920	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	2-18	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *

DELECTII IMPUS E

Address Line 1
4456 BONNIE BRANCH RD

Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
ELLICOTT CITY	MD	21083

Phone
7193309764

Primary
Yes

E-mail
OPTIMUSDELECTII@GMAIL.COM

Cell Number **Fax Number**

Professionals (This section is not required.)

Search **Reset** **Clear**

License # * 08050145536	Business Name E&K CONTRACTOR LLC	Middle Name	Last Name
License Type * MHIC Co	First Name KEYVAN		Last Name SALEHI
Primary Yes	Address Line 1 8307 LORING DRIVE		
	Address Line 2		
	City BETHESDA	State MD	ZIP Code 20857-0000
	Phone 1 2404171931	Phone 2	Fax
	E-mail KSALEHI@EKCONSTRUCTION.COM		

Applicant (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type * Applicant	First Name KAREN	MI	Last Name BEST
Relationship Applicant	Full Name KAREN BEST		
Primary No	Organization Name		
	Street Address 4456 BONNIE BRANCH RD		
	Address Line 2		
	City ELLICOTT CITY	State MD	Zip Code 21083
	Phone 7193309764	Cell	Fax
	E-mail * OPTIMUSDELECTII@GMAIL.COM		

Contact (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type Contact	First Name JON	MI	Last Name BUTTS
Relationship Licensed Professional	Full Name JON BUTTS		
Primary Yes	Organization Name JB HOME DESIGN		

Street Address
6416 CONCORD COURT
Address Line 2

City Baltimore State MD Zip Code 20817
Phone 4105999587 Cell Fax
E-mail JON@JBHOMEDESIGN.COM

Addtl Info

Est Construction Cost * 200000 Housing Units * 0 Number of Buildings * 0 Public Owned No
Construction Type 101 - Single Family Houses Detached

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee * Yes No Capital Project Number Fee Exempt * Yes No Roadside Tree Project Permit Yes No Roadside Tree Project Permit #
No of Stories * 2 Foundation * Existing Basement * N/A No of Rooms * 15 Full Baths * 3 Half Baths * 0 Existing Use * Existing Structure

Model *



[check spelling](#)

Other Structure * None Bedrooms * 3 Porch Deck * Deck No of Fireplaces * 0 Type of Fireplace --Select-- Energy Cr Prescripti
W & S Fees Paid Yes No Water * Private Sewage * Public Utilities * Electric Heating System * Electric Sprinkler System * NFPA #13D Roa Co
1st Floor Width 32 FT 1st Floor Depth 48 FT 2nd Floor Width 32 FT 2nd Floor Depth 48 FT Basement Width 32 FT Basement Depth 48 FT Height 8 FT
Total Square Footage * 628 SQFT Occupiable Square Footage * 628 SQFT Affordable Housing Funding * N/A Foundation Measurement 20x12 Footings 20x12
Walls 2x6 16oc Roof gable Change In Use Yes No Grading Permit No

Additional Description Info

Expiration Date 5/1/2023

WHOLE HOUSE SPRINKLER TO BE INSTALLED AS NOTED ON PG.A2

[check spelling](#)

PAYMENT INFORMATION

Check 1 Payee 1 Check 2 Payee 2 SAP Doc No SAP Entered

Submit Cancel

PERMIT NUMBER: B

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: 4456 Brooke Blinn Rd		Unit:
City: Ellicott City	State: MD	Zip Code: 21043
Subdivision/Village/Complex Name:		SDP/WP/BA #:
Lot:	Tax Map: 0027	Parcel: 0719
Grading Permit #:		

DESCRIPTION OF WORK REQUIRED

Existing Use: Single Family Home	Proposed Use: Single Family Home	Estimated Cost: \$ 200,000
Trade Work to Be Completed (Separate Permits Required): <input type="checkbox"/> Mechanical (HVACR) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> None		

DO NOT PERMIT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE PERMITTING OFFICE. ANY VIOLATION OF THIS PERMIT SHALL BE CONSIDERED A VIOLATION OF THE BUILDING CODE AND SUBJECT TO PENALTY.

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Empire Electric, Karen Best	Primary Residence: <input type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 6000 Myrtle Ln Apt 4	
City: Columbia	State: MD
Phone: 410-777-7777	Email: optimizedelectric@gmail.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Empire Electric	Contact Name:
Street Address:	
City:	State:
Phone:	Email:

CONTRACTOR INFORMATION REQUIRED

Business Name: E.K. Contractor LLC	License #: 145536
Licensee's Name: Karyn Calvert	
Street Address:	
City: Parkville	State: MD
Phone: 410-417-1931	Email: k.calvert@ekcontractor.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: T&P H&S, Inc. Joseph C. Patti	Name: Joseph C. Patti
Street Address: 6416 Carroll Court	
City: Parkville	State: MD
Phone: 410-598-9577	Email: jcpatti@tandp.com

BUILDING CHARACTERISTICS REQUIRED

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

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

Model Name & Options:				
# of Bedrooms (SF): 3	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms: 15	# Full Baths: 3	# Half Baths: 0	# Fireplaces: 0	
Garage/Carport Info: <input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None				
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial				
1 st Fl Width:	1 st Fl Depth:	2 nd Fl Width:	2 nd Fl Depth:	Bsmt Width: Bsmt Depth:
Energy Method: <input type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 2751 sq ft	Occupiable Area: 2797 sq ft	

AGREEMENT / DISCALIMER 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: 11/14/2022

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:					
<input type="checkbox"/> PR	<input type="checkbox"/> DPZ	<input type="checkbox"/> DED	<input checked="" type="checkbox"/> Health <i>RAC</i>	<input type="checkbox"/> SHA	<input type="checkbox"/> CID
SUBMITTAL FEES: 115.00		PAYMENT: CL # 237		ACCEPTED BY: <i>AP</i>	

B22003995

PROPERTY COORDINATES

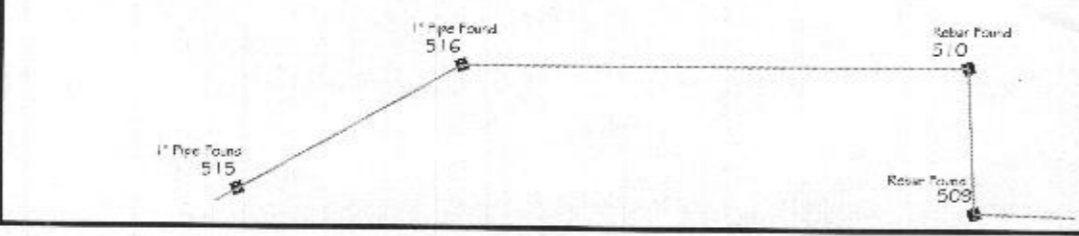
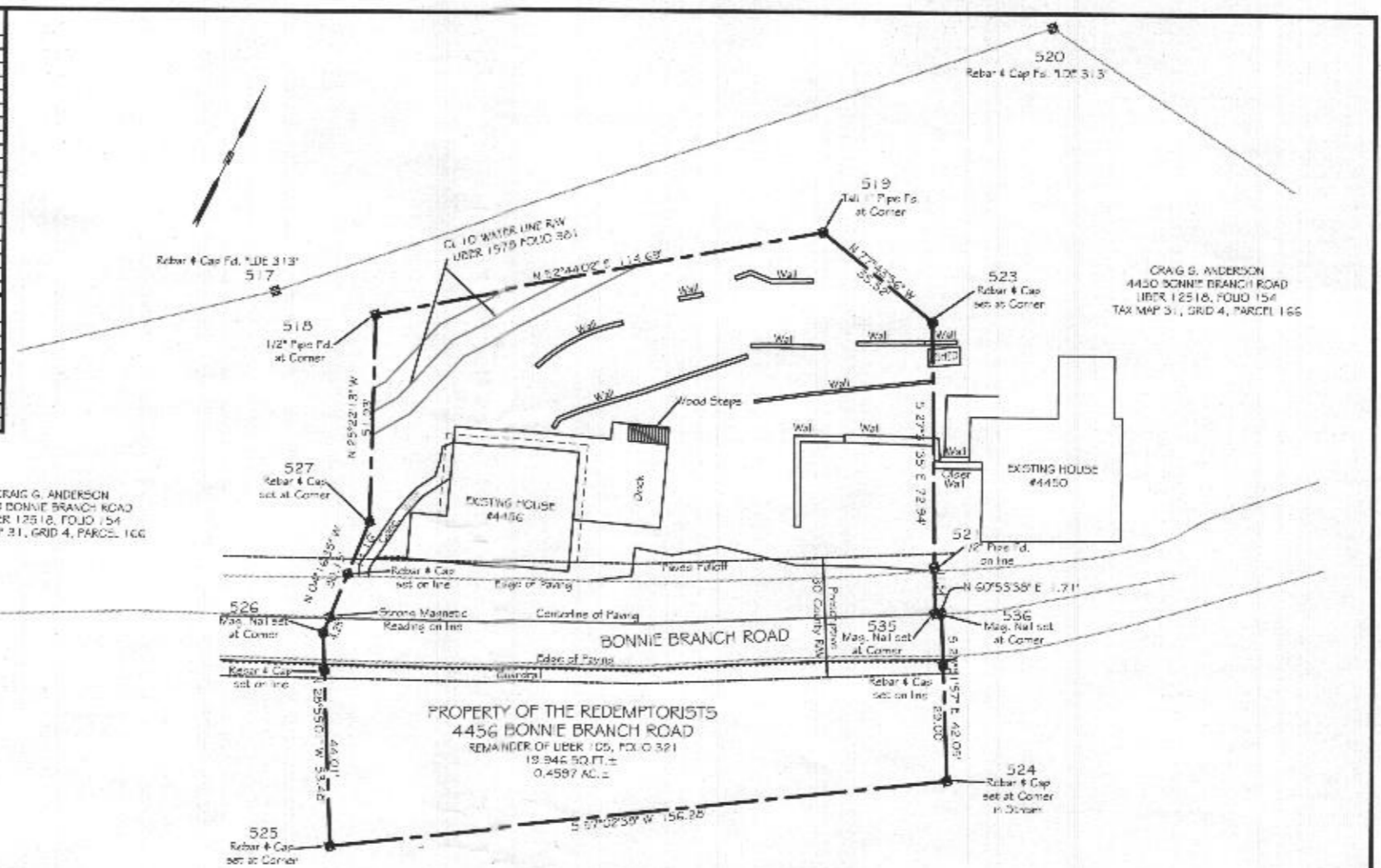
POINT	NORTHING	EASTING	DESCRIPTION
507	4391.62	5458.26	MAGNAL PD
508	4492.87	5604.17	STRONG METAL READING IN RD
509	4330.36	5552.11	REBAR FOUND
510	4356.65	5477.50	REBAR FOUND
515	4263.13	5352.95	1" PIPE FOUND
516	4309.10	5368.70	1" PIPE FOUND
517	4359.42	5354.77	REBAR & CAP FOUND LDE 313
518	4363.62	5478.55	1/2" PIPE FOUND
519	4435.07	5477.22	1" PIPE FOUND UP TO BENT
520	4706.70	5689.37	REBAR & CAP FOUND LDE 313
521	4573.06	5754.31	1/2" PIPE FOUND
523	4627.52	5735.93	REBAR & CAP SET
524	4526.84	5761.43	REBAR & CAP SET
525	4447.82	5630.30	REBAR & CAP SET
526	4486.63	5504.44	MAG. NAIL SET
527	4518.70	5602.20	REBAR & CAP SET
535	4568.64	5739.64	MAG. NAIL SET
536	4553.67	5741.13	MAG. NAIL SET

TRAVERSE COORDINATES

POINT	NORTHING	EASTING	DESCRIPTION
500	4331.13	5746.22	TRAV MAGN SET
501	4502.56	5607.96	TRAV MAGNAL SET
502	4568.03	5672.00	TRAV MAGN SET
503	4583.14	5677.03	TRAV MAGN SET
504	4676.37	5532.20	TRAV MAG SET
505	4360.05	5474.62	TRAV MAGNAL SET IN DAM
506	277.631	5072.83	TRAV MAGNAL SET BEHIND WALL

NOTES:

- COORDINATES USED IN THIS SURVEY ARE ON AN ASSUMED DATUM.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PROPERTY IS A REMAINDER PARCEL OF LIBER 105, FOLIO 321, A PARCEL CONVEYED BY JOSEPH AND MARY BRISMAN TO THE REDEMPORISTS ON MAY 27, 1918, WHICH CONTAINED LAND ON BOTH THE NORTHWEST SIDE AND SOUTHEAST SIDE OF BONNIE BRANCH ROAD.
- PART OF THE PARCEL DESCRIBED IN LIBER 105, FOLIO 321, WAS CONVEYED BY THE REDEMPORISTS TO MICHAEL A NISAL ON APRIL 3, 1980, LEAVING A "SAVING AND EXCEPTING" PARCEL RETAINED BY THE REDEMPORISTS. THIS IS A BOUNDARY SURVEY OF THAT "SAVING AND EXCEPTING" PARCEL.



LIBER 3552, FOLIO 234
MICHAEL MULFORD
TAX MAP 31, GRID 4, PARCEL 102

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND REVIEW, AND COMPLIES WITH SECTION OS 13.06.03 OF THE MD. MINIMUM STANDARDS FOR SURVEYORS.

G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10846
LICENSE EXPIRATION DATE 4/2/2018

SHANABERGER & LANE
2726 TOWN & COUNTRY BLVD.
SUITE 201
ELICOTT CITY, MD. 21043
(410) 461-9563
(410) 461-9693 fax
hane@sh-lane.com

BOUNDARY SURVEY PLAN
PROPERTY OF THE REDEMPORISTS
445G BONNIE BRANCH ROAD
DEED REFERENCE: LIBER 105, FOLIO 321
TAX MAP 31, GRID 4, NO PARCEL NUMBER
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 40' DATE: 10/23/2017
DATE OF LATEST FIELD WORK: 10/16/2017

JB HOME DESIGN, LLC
148 CONCORD COURT
BALTIMORE, MARYLAND 21284
OFFICE (410) 994-6971
FAX (410) 994-4094
EMAIL: JLD@JBDESIGN.COM



CONTENTS
SCALE: 1" = 40'
DATE: _____
PROJECT TITLE: **BEST-DELECTII RESIDENCE**

ISSUE	DATE	DESCRIPTION

SHEET NO.
SP

STAIRS

RS11.1 Riser
Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4 1/2 inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than 3 1/2 inches (89 mm) where a handrail is installed on one side and 2 1/2 inches (64 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section RS11.6.

RS11.2 Headroom
The headroom in stairways shall be not less than 8 feet 0 inches (2438 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform in that portion of the stairway.

Exceptions:
1. Where the nosings of treads at the side of a flight extend over the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 4 3/4 inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section RS11.6.

RS11.3 Vertical rise
A flight of stairs shall not have a vertical rise larger than 14 1/2 inches (368 mm) between floor levels or landings.

RS11.4 Landing
The width across wider treads shall be consistent to the curved direction of travel through the land and located 12 inches (305 mm) from the side where the windows are narrower. The (24x36) (605 mm) dimension shall be measured from the widest part of the clear stair width at the landing surface of the wider. If windows are adjacent with the flight, the point of the widest clear stair width of the adjacent windows shall be used.

RS11.5 Stair treads and risers
Stair treads and risers shall meet the requirements of the section. For the purposes of the section, dimensioned surfaces shall be exclusive of carpets, mats or runners.

RS11.6 Riser
The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Riser shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (3/4)° from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exceptions:
1. The opening between adjacent treads is not limited on spiral stairways.
2. The riser height of spiral stairways shall be in accordance with Section RS11.6.

RS11.7 Treads
The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the treads' leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

RS11.8 Nosing
Nosing treads shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the nosing. Nosing treads shall have a tread depth of not less than 6 inches (152 mm) at any point where the clear width of the stair differs.
Any flight of stairs, the vertical nosing tread depth at the nosing shall not exceed the smallest wider tread by more than 3/8 inch (9.5 mm). Considerably nosing treads at the nosing shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

Exception: The tread depth of spiral stairways shall be in accordance with Section RS11.6.

RS11.9 Landings
The radius of curvature in the nosing shall be not greater than 9/16 inch (14 mm). A 1/4-inch projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (30 mm) shall be provided on stairways with solid nosing. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stairways, including the nosing at the level of floors and landings. Landing of nosing shall not exceed 1/2 inch (12.7 mm).

Exception: A nosing projection is not required where the tread depth is not less than 1 1/2 inches (38 mm).

RS11.10 Exterior plastic composite stair treads
Plastic composite exterior stair treads shall comply with the provisions of this section and Section RS11.5.

RS11.11 Landings for stairways
There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth or the width, less and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

RS11.12 Stairway walking surface
The walking surface of treads and landings of stairways shall be sloped not steeper than one sixteenth (1/16) inch vertical in 48 inches horizontal (2-percent slope).

RS11.13 Handrails
Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.

RS11.14 Height
Handrail height, measured vertically from the sloped plane adjoining the tread nosing or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:
1. The use of a vehicle bracket or starting device shall be allowed over the lowest tread.
2. Where handrail fittings or handrails are used to provide continuous transition between flights, transitions at winter breaks, the transition from handrail to guard, or ends of the start of a flight, the handrail height at the fittings or handrails shall be permitted to exceed 38 inches (965 mm).

RS11.15 Continuity
Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrail.

Exceptions:
1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a vehicle bracket, starting device or starting wheel shall be allowed over the lowest tread.

RS11.16 Grip
Required handrails shall be of one of the following types or provide equivalent graspability:

1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a cross section of diameter of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.25 inch (6.35 mm).

2. Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 2 1/4 inch (61 mm) measured vertically from the lowest portion of the profile and continue a depth of not less than 5/16 inch (8 mm) while 7/8 inch (22mm) below the widest portion of the profile. The required depth shall continue for not less than 15 and (30 mm) to a level that is not less than 1 3/4 inches (46 mm) below the lowest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 3/4 inches (70 mm). Edges shall have a radius of not less than 0.25 inch (6.35 mm).

RS11.17 Exterior plastic composite handrails
Plastic composite exterior handrails shall comply with the requirements of Section RS11.5.

RS11.18 Handrails
Stairways shall be provided with handrails in accordance with Section RS11.11.

RS11.19 Spiral stairways
Spiral stairways and helical enclosure stairways shall comply with the requirements of Section RS11.1 except as specified in Sections RS11.10 and RS11.10.2.

RS11.20 Spiral stairways
Spiral stairways are permitted provided that the clear width at and below the handrail is not less than 26 inches (660 mm) and the walking radius is not greater than 24 1/2 inches (622 mm). Each tread shall have a depth of not less than 6 3/4 inches (171 mm) at the walking. All treads shall be vented, and the rise shall be not more than 4 1/2 inches (114 mm). Handrails shall be not less than 8 inches (203 mm).

RS11.21 Helical enclosure stairways
Stairways serving enclosed enclosures, not part of the required building egress, providing access from the outside grade level to the basement shall be exempt from the requirements of Sections RS11.3 and RS11.7 where the height from the basement finished floor level to grade adjacent to the stairway is not more than 6 feet (1830 mm) and the grade level opening to the stairway is covered by a helical enclosure with ingress egress other approved means.

GUARD NOTES:

RS21.1 Guards
Guards shall be provided in accordance with Sections RS21.1 through RS21.4.

RS21.2 Where required
Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

RS21.3 Height
Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions:
1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the leading edges of the treads. RS21.3.

Opening limitation
Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.

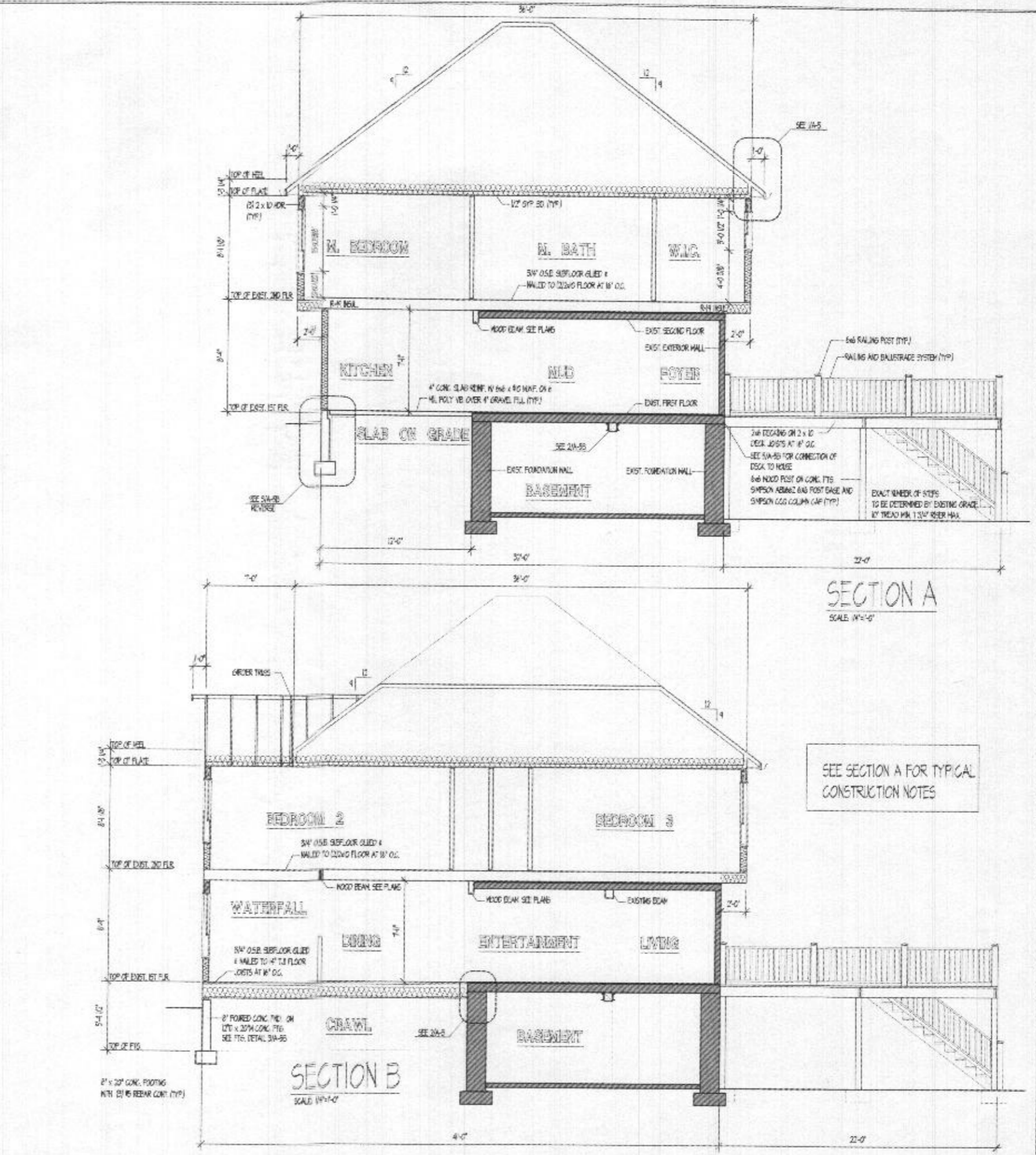
Exceptions:
1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 4 inches (102 mm) in diameter.
2. Guards on the open side of stairs shall not have openings that allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

RS21.4 Exterior plastic composite guards
Plastic composite exterior guards shall comply with the requirements of Section RS11.4.

RS21.5 Window fall protection
Window fall protection shall be provided in accordance with Sections RS21.1 and RS21.2.

RS21.6 Window sills
In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:
1. Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Operable windows that are provided with window opening control devices that comply with Section RS21.7.

RS21.7 Window opening control devices
Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to raise the control device allowing the window to fully open, shall not reduce the net clear opening area of the window to less than the area required by Section RS21.1.



JB HOME DESIGN, LLC
548 CONCORD COURT
BALTIMORE, MARYLAND 21284
OFFICE (410) 548-4887
FAX (410) 548-4344
EMAIL: J@JBHOMEDSIGN.COM



PROFESSIONAL SEAL OF ARCHITECT
STATE OF MARYLAND
JAMES B. BROWN
9/6/22

SECTIONS A-B
SHEET NO. A-5A
PROJECT TITLE: BEST-DELECTII RESIDENCE
DATE: 09-21-24
SCALE: 1/4" = 1'-0"