

PERMIT NUMBER: B 2 2000580 DATE ACCEPTED:

RECEIVED

**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

FEB 17 2022

LICENSES & PERMITS DIVISION

**BUILDING SITE ADDRESS REQUIRED**  
Street Address: 2 Duvall Road 2359 Unit:  
City: Woodbine State: MD Zip Code: 21797  
Subdivision/Village/Complex Name: SDP/WP/BA #:  
Lot: Tax Map: 13 Parcel: 297 Grading Permit #: 622000028

**DESCRIPTION OF WORK REQUIRED**  
Existing Use: Open Land Proposed Use: Construct of New SFD Estimated Cost: \$750,000.00  
Trade Work to Be Completed (Separate Permits Required):  Mechanical (HVACR)  Electrical  Plumbing  None  
Construction a new single family dwelling with with 2268 s.f. Finished basement, 2812 s.f. first floor, 443 s.f. bounus room and 936 s.f. side load garage. Construction of a 11' x 19' rear deck, 14' x 17' rear screened in porch and a 8' x 42' front porch

**PROPERTY OWNER INFORMATION REQUIRED**  
Owner(s) Name(s) (As it appears on tax records): Chris and Theresa Durring Primary Residence:  Yes  No  
Owner's Street Address: 19004 Dellabrooke Farm Way  
City: Brookeville State: MD Zip Code: 20833  
Phone: Email: aaronthe@comcast.net

**APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION**  
Business Name: Crosen Homes LLC Contact Name: Mike Crosen  
Street Address: 3785 Shady Lane  
City: Glenwood State: MD Zip Code: 21738  
Phone: (443) 324-4775 Email: mike@crosenhomes.com

**CONTRACTOR INFORMATION REQUIRED**  
Business Name: Crosen Homes LLC  
Licensee's Name: Crosen Homes, LLC License #: 7683  
Street Address: 3785 Shady Lane  
City: Glenwood State: MD Zip Code: 21738  
Phone: (443) 324-4775 Email: mike@crosenhomes.com

**ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE**  
Business Name: JB Home Design Name: Jon Butts  
Street Address: 9416 Concord Court  
City: Baltimore State: MD Zip Code: 21234  
Phone: (410) 663-4069 Email: jon@jbhomedesign.com

**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: Durring Home  
# of Bedrooms (SF): 4 # of efficiency units (MF\*): # of 1 BR (MF\*): # of 2 BR (MF\*): # of 3 BR (MF\*):  
# Rooms: 14 # Full Baths: 3 # Half Baths: 2 # Fireplaces: 1  
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  
1<sup>st</sup> Fl Width: 77 1<sup>st</sup> Fl Depth: 42 2<sup>nd</sup> Fl Width: 71 2<sup>nd</sup> Fl Depth: 36 Bsmt Width: 77 Bsmt Depth: 42  
Energy Method:  Prescriptive  Performance  UA Alternative  ER1 Gross Area: 6,894 sq ft Occupable Area: 5,525 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: [Signature] DATE SIGNED: 12/21/21

**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 - PAYMENT: 1119 1072 ACCEPTED BY: [Signature]

\* NEED ENTRANCE PERMIT

\* Buildable lot Letter Required  
Take in anyway per B. Frances

PLANS RECEIVED

## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Wednesday, March 16, 2022 8:26 AM  
**To:** 'mike@crosenhomes.com'  
**Subject:** B22000580\_2359 Duvall Road  
**Attachments:** Section 3.801 Bedroom Definition.pdf; OSDS Design Plan Requirements\_Updated 5.31.17.pdf

Hi Mike:

Good morning. Our office is in receipt of a building permit and floor plans for a SFD located 2359 Duvall Road. Prior to BP approval, this office will need to review and approve a well completion report and an OSDS Plan sized for a 6 bedroom residence (1BR in basement, 5 BR on main floor including Hobby and Office rooms per BR definition attached).

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

Thanks,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Well & Septic Program  
410.313.1786  
hoswald@howardcountymd.gov

Record Detail \* (This section is required.)

Permit Type Building/Residential/Misc/Tanks Permit Number B22004334 Opened Date 11/22/2022

Description of Work SFD/ INSTALL (1) 1000 GAL UNDERGROUND PROPANE TANK

check spelling

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 2359 Street Name DUVALL Street Type RD
Unit Type --Select-- Unit # X Coordinate -77.08256 Y Coordinate 39.30986
City WOODBINE State MD Zip Code 21797 Primary Yes

Approved 12/6/22

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID \* 5773 Parcel 297 Parcel Area 4.18 Land Value 184800 Improved Value 192900 Exemption Value 8100 Plan Area RURAL

Legal Description IMPS4.185 A[ ]2359 DUVALL RD[ ]WOODBINE

check spelling

Block Lot Census Tract Council Dist Inspection Dist Supervisor Dist Map # DAP Zone
Plan Area State Tax Id Subdivision Name
Section Area Tax Map
Grid Zoning District ADC Map
13-5 RC-DEO 4811-G1
SDP No. Final Plan No. WP File No.
Record Plat No. WS Contract No. FDP No. Primary Yes
Owner Occupied Year Built Historic District
Historic District Registry No. Stat Area Flood Plain
Building No

Owner \* (This section is required.)

Search Reset Clear

Name \* DURIGG THOMAS CHRISTIAN
Address Line 1 19004 DELLABROOK FARM WAY
Address Line 2
Address Line 3
Mail City brookville Mail State MD Mail Zip Code 20833
Phone 301-725-3232 Primary Yes
E-mail

Cell Number      Fax Number

**Professionals** (This section is not required.)

Search      Reset      Clear

License # *	Business Name		
68408	HJ POIST		
License Type *	First Name	Middle Name	Last Name
Propane Gs	JEFF		WISEMAN
Primary	Address Line 1		
Yes	360 MAIN ST		
	Address Line 2		
	City	State	ZIP Code
	LAUREN	MD	20707
	Phone 1	Phone 2	Fax
	3017253232		
	E-mail		
	JEFF@HJPOIST.COM		

**Applicant** (This section is not required.)

Search      As Owner      As Lic. Prof      As Contact

Type *	First Name	MI	Last Name
Applicant	MICHELLE		CLANCY
Relationship	Full Name		
Applicant	MICHELLE CLANCY		
Primary	Organization Name		
Yes	APPLIED & APPROVED PERMITS LLC		
	Street Address		
	P.O. BOX 310		
	Address Line 2		
	City	State	Zip Code
	PERRY HALL	MD	21128
	Phone	Cell	Fax
	443-340-1229		
	E-mail *		
	MICHELLE@APPLIEDANDAPPROVED.COM		

**Addtl Info**

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
2000	0	0	No
Construction Type			
--Select--			

**TANK INFORMATION**

**RESIDENTIAL TANK INFORMATION**

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Roadside Tree Project Permit *	Roadside Tree Permit #
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Existing Use *	Number of Tanks Installed *	Number of Tanks Removed *		
SFD	1	0		
Water Supply	Sewage Disposal	Expiration Date	Relocate Existing Tank *	
Private	Private	6/4/2023	0	

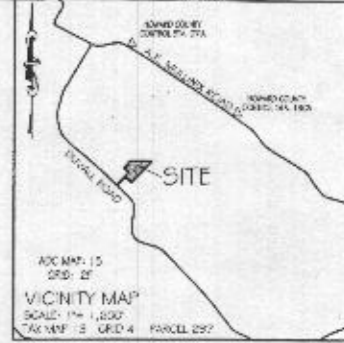
**PAYMENT INFORMATION**

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

Submit      Cancel







**6-1-2 SWAPING OR ADDITIONS TO OR REMOVALS FROM THE SOIL**

Soil erosion is a natural process that can be controlled by proper planning and construction practices. The erosion control plan must be designed to prevent soil erosion and sedimentation from the site. The plan must include the following:

1. Erosion control measures shall be installed on all areas of the site that are susceptible to erosion.
2. Erosion control measures shall be installed before any earthmoving or construction activities begin.
3. Erosion control measures shall be maintained throughout the construction process.
4. Erosion control measures shall be inspected and approved by the Howard Soil Conservation District.

**6-1-3 EROSION AND SEDIMENTATION CONTROL MEASURES**

The erosion and sedimentation control measures shall be designed to prevent soil erosion and sedimentation from the site. The plan must include the following:

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**HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES**

1. All construction activities shall be planned and executed to minimize soil erosion and sedimentation.
2. Erosion control measures shall be installed on all areas of the site that are susceptible to erosion.
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- SEQUENCE OF CONSTRUCTION**
1. OBTAIN ALL REQUIRED PERMITS, APPROVALS AND LICENSES FROM APPLICABLE AGENCIES (1 WEEK)
  2. NOTIFY NEIGHBORHOOD ADJACENTS OF CONSTRUCTION ACTIVITIES (1 WEEK)
  3. INSTALL STABILIZED CONSTRUCTION ENTRANCE, SUPER SILT BARRIERS, DIVERSION FENCE AND OTHER SEDIMENT CONTROL DEVICES AS SHOWN IN THE SEDIMENT CONTROL PLAN (1 WEEK)
  4. STABILIZE ALL THE EXISTING AREAS TO THE EXTENT OF THE LIMIT OF GRADING AS PER PERMANENT SEEDING NOTES (1 WEEK)
  5. DEMOLISH EXISTING FOUNDATION, CONSTRUCTION HOUSE AND INSTALL UTILITY (12 WEEKS)
  6. ANY AREAS THAT CAN BE TEMPORARILY STABILIZED DURING CONSTRUCTION MUST BE TEMPORARILY STABILIZED FOR SEEDING (12 WEEKS)
  7. INSTALL PERMANENT MICRO DRAINAGE FACILITIES, GAINS, SLOTTED AND CONCRETE (2 WEEKS)
  8. STABILIZE DISTURBED AREAS FOR PERMANENT SEEDING NOTES (1 WEEK)
  9. OBTAIN APPROVAL OF SEDIMENT CONTROL INSPECTOR REMOVE ALL SEDIMENT CONTROL DEVICES FROM THE PROJECT (1 WEEK)
  10. NOTIFY INSPECTOR FOR FINAL INSPECTION (1 WEEK)

**TEMPORARY STABILIZATION SPECIFICATIONS TABLE**

No.	Species	Application Rate (lb/ac)	Seeding Date	Seeding Depth	Fertilizer Rate (lb/100-200 ft)	Other Rate
1	GRASS	40	APR 15 - MAY 15	0.5 INCHES	400 lb/100 ft	1 lb/100 ft
2	LEGUME	30	MAY 15 - JUN 31	0.5 INCHES	300 lb/100 ft	1 lb/100 ft

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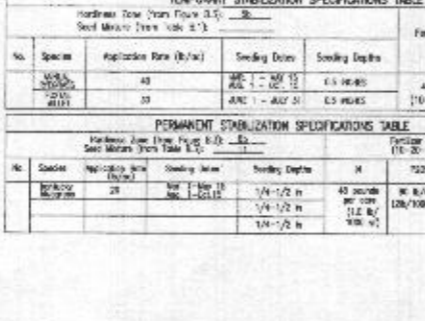
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**DEVELOPER'S CERTIFICATE**

I, the undersigned, hereby certify that the plan for erosion and sediment control is a true and correct copy of the plan as shown on the attached sheets. I am a duly licensed professional engineer and I am authorized to execute this certificate.

*[Signature]* DATE: 12/21/21

**ENGINEER'S CERTIFICATE**

I hereby certify that the plan for erosion and sediment control is a true and correct copy of the plan as shown on the attached sheets. I am a duly licensed professional engineer and I am authorized to execute this certificate.

*[Signature]* DATE: 12/21/21

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

HOWARD SCD DATE:

**PLOT PLAN AND SEDIMENT CONTROL PLAN**  
WINKLER PROPERTY

SECOND PARCEL, LBER 5371 FORD 263  
2355 DANALL ROAD

TAX MAP: 13  
GRID NO: 4  
PARCEL NO: 297

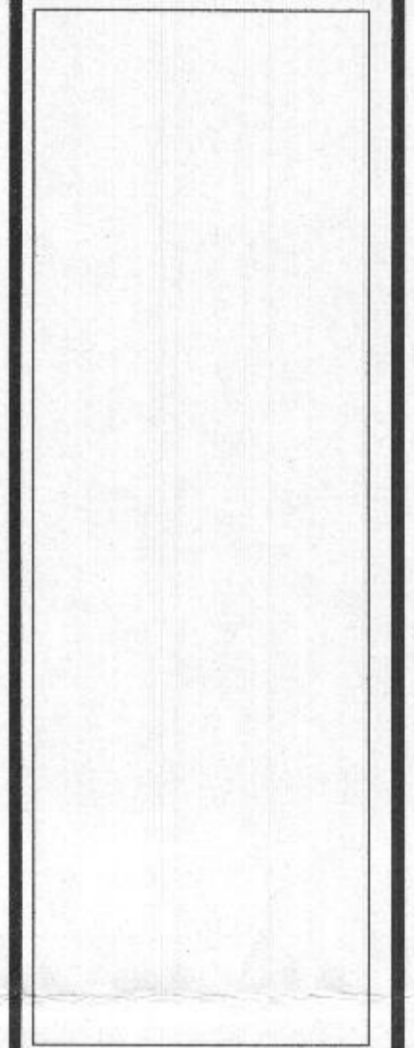
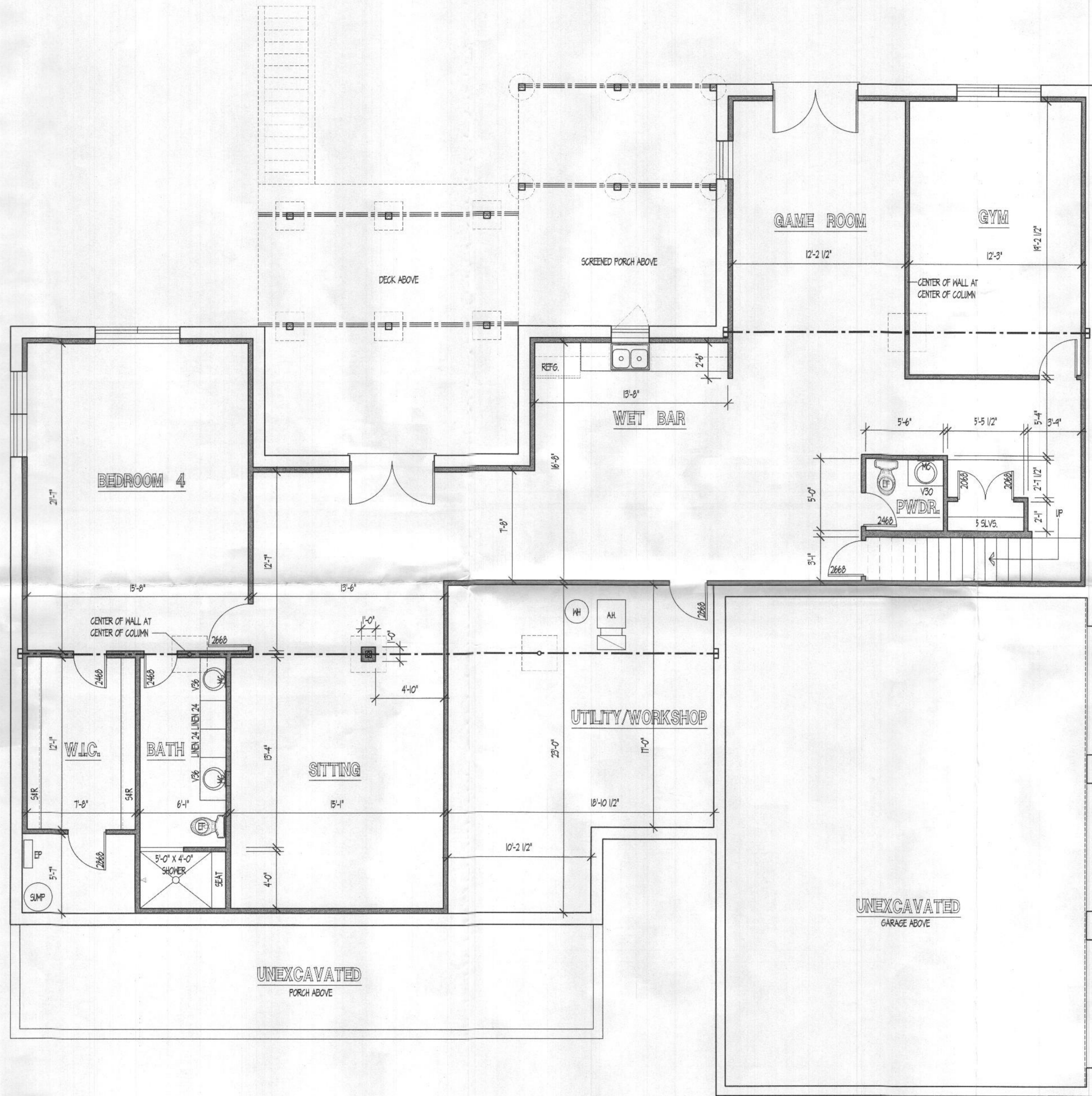
ELECTION DISTRICT: No 4  
HOWARD COUNTY, MARYLAND  
EX ZONING: HC-000

SCALE: 1" = 50'  
DATE: DECEMBER, 2021  
SHEET 2 OF 2

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street, Suite 200, Annapolis, MD 21401  
(410) 293-2800 (202) 401-2020 (410) 293-2800  
Fax: (410) 293-2800 ©2021 Vanmar, Inc. All Rights Reserved

**OWNER:**  
FREDERICK A. WINKLER  
2355 DANALL ROAD  
ANNAPOLIS, MD 21401  
301-219-4867

**APPROVED FOR CONSTRUCTION:**  
I hereby certify that this document was approved or prepared by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 10012, Expired Date: 03/31/2023.



CONTENTS	FINISHED BASEMENT PLAN
SCALE: 1/4" = 1'-0"	DATE:
PROJECT TITLE:	DURIGG RESIDENCE
PROJECT NO.:	1 BR

ISSUE	NO.	DESCRIPTION

# STAIRS

**R311.1.1 Width**  
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 31 1/2 inches (787 mm) where a handrail is installed on one side and 21 inches (533 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.1.1.1.

**R311.1.2 Headroom**  
The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

Exceptions:  
1. Where the nosings of treads at the side of a flight extend under 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 R311.1.1.1.

**R311.1.3 Vertical rise**  
A flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.

**R311.1.4 Walkline**  
The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.

**R311.1.5 Stair treads and risers**  
Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

**R311.1.5.1 Risers**  
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). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) 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 R311.1.1.1.

**R311.1.5.2 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 tread's 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).

**R311.1.5.3 Winder treads**  
Winder 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 walkline. Winder treads shall have a tread depth of not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline 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 at spiral stairways shall be in accordance with Section R311.1.1.1.

**R311.1.5.4 Nosing**  
The radius of curvature at the nosing shall be not greater than 9/16 inch (14 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).

Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).

**R311.1.5.4 Exterior plastic composite stair treads**  
Plastic composite exterior stair treads shall comply with the provisions of this section and Section R507.3.

**R311.1.6 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 at the walk line 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.

**R311.1.7 Stairway walking surface**  
The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 46 inches horizontal (2-percent slope).

**R311.1.8 Handrails**  
Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.

**R311.1.8.1 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 volute, turnout or starting easing shall be allowed over the lowest tread.  
2. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (965 mm).

**R311.1.8.2 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 handrails.

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

**R311.1.8.3 Grip-size**  
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 dimension of not more than 2 1/4 inches (57 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 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch (8 mm) within 1/8 inch (22mm) below the widest portion of the profile. This required depth shall continue for not less than 1/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest 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 0.01 inch (0.25 mm).

**R311.1.8.4 Exterior plastic composite handrails**  
Plastic composite exterior handrails shall comply with the requirements of Section 507.3.

**R507.3, R311.1.4 Illumination**  
Stairways shall be provided with illumination in accordance with Section R507.1.

**R311.1.10 Special stairways**  
Spiral stairways and bulkhead enclosure stairways shall comply with the requirements of Section R311.1 except as specified in Sections R311.1.1.1 and R311.1.1.2.

**R311.1.10.1 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 walkline 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 walkline. All treads shall be identical, and the rise shall be not more than 9 1/2 inches (241 mm). Headroom shall be not less than 6 feet 6 inches (1982 mm).

**R311.1.10.2 Bulkhead enclosure stairways**  
Stairways serving bulkhead 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 R311.3 and R311.7 where the height from the basement finished floor level to grade adjacent to the stairway is not more than 8 feet (2438 mm) and the grade level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other approved means.

## GUARD NOTES:

**R312.1 Guards**  
Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

**R312.1.1 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.

**R312.1.2 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. R312.1.5.

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. R312.1.5.

**Opening limitations**  
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.

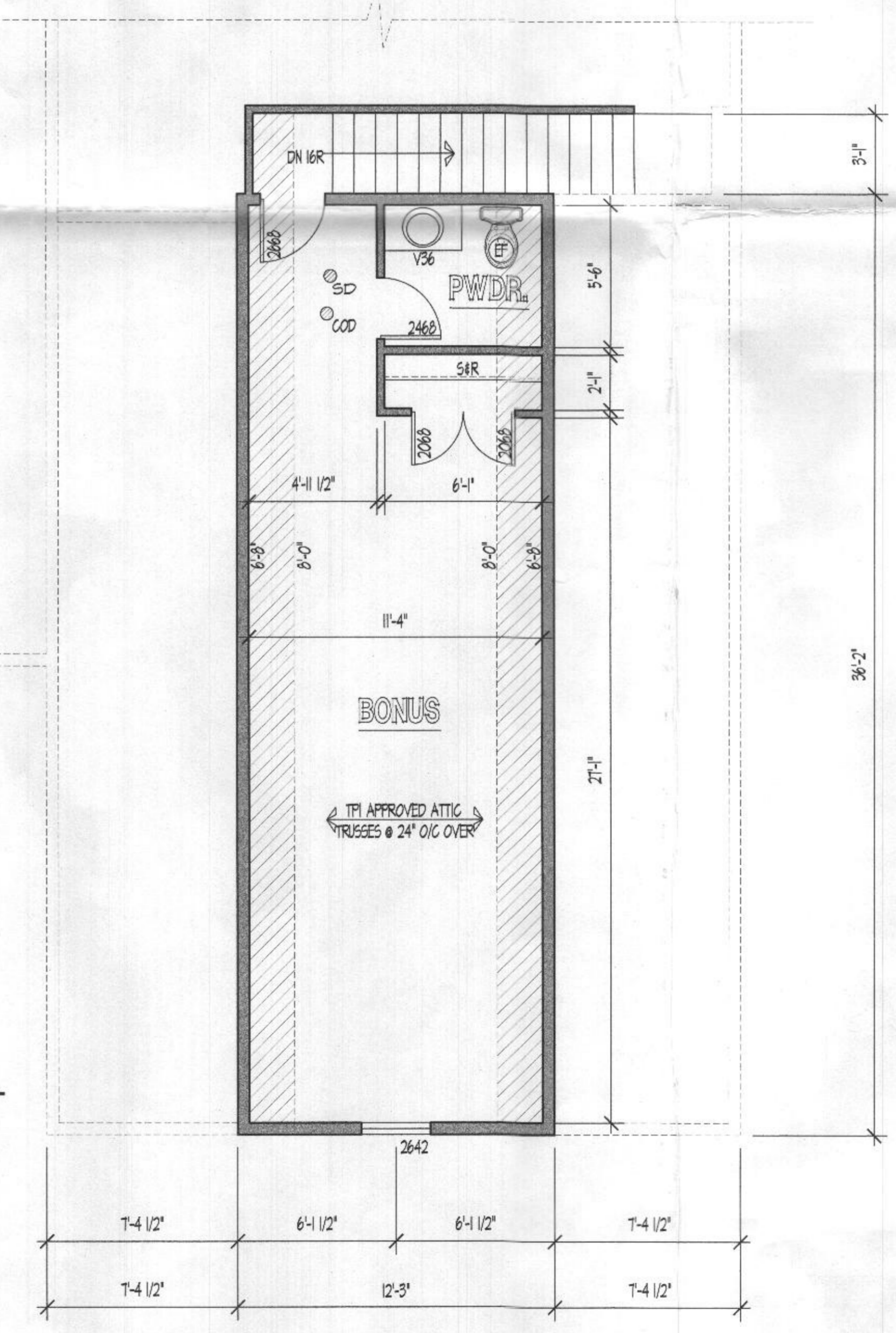
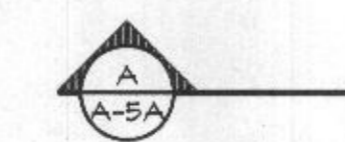
Exceptions:  
1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.  
2. Guards on the open side of stairs shall not have openings that allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

**R312.1.4 Exterior plastic composite guards**  
Plastic composite exterior guards shall comply with the requirements of Section R311.4.

**R312.2 Window fall protection**  
Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

**R312.2.1 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 R312.2.2.

**R312.2.2 Window opening control devices**  
Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.



NOTE:  
FIRST FLOOR WALL HEIGHT  
TO BE 8'-1 1/8"

**BONUS ROOM**  
SCALE: 1/4"=1'-0" 443 S.F.

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**SECOND FLOOR PLAN**  
DATE: \_\_\_\_\_ DRAWN: \_\_\_\_\_ PROJECT NO: \_\_\_\_\_  
**DURIGG RESIDENCE**

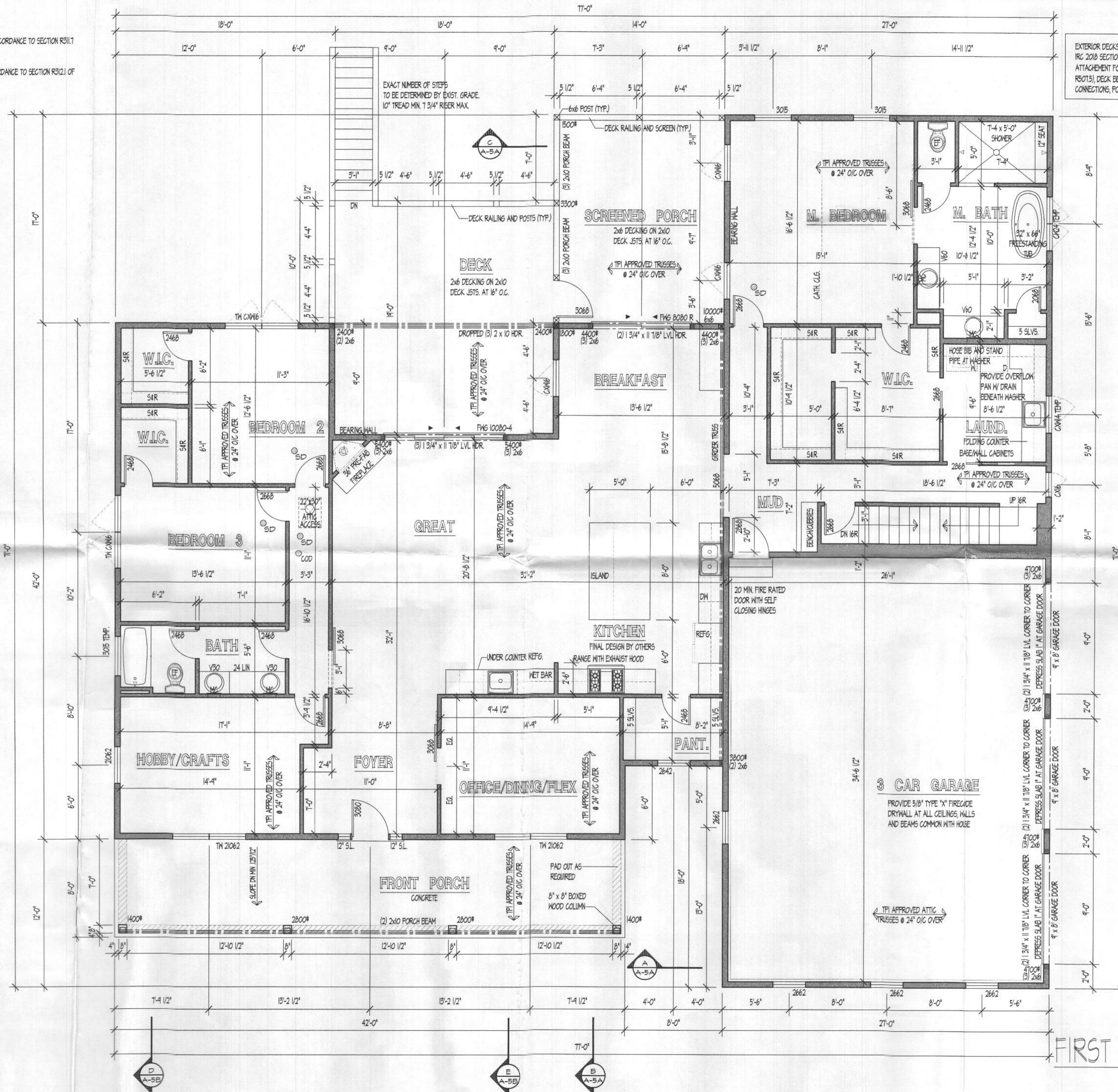
CONTENTS  
SCALE: 1/4" = 1'-0"  
PROJECT TITLE:

ISSUE	NO.	DATE	DESCRIPTION

SHEET NO. **A-4**

**Stair Note:**

1. STAIRWAYS SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTION R311.7 OF THE 2018 IRC.
2. GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTION R312.1 OF THE 2018 IRC.



EXTERIOR DECKS SHALL BE CONSTRUCTED IN COMPLIANCE WITH IRC 2018 SECTION R501. PROVIDE PROPER LEDGER CONNECTIONS, ATTACHMENT FOR LATERAL LOADS, DECK JOIST SPANS (TABLE R501.5), DECK BEAM SPANS (TABLE R501.6), BEAM TO DECK POST CONNECTIONS, POST HEIGHTS AND DECK POST FOOTINGS.

NOTE:  
FIRST FLOOR WALL HEIGHT  
TO BE 9'-1 1/8"

**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"  
HOUSE-2814 S.F.  
GARAGE-436 S.F.

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**FIRST FLOOR PLAN**  
DATE: \_\_\_\_\_  
SCALE: 1/4" = 1'-0"  
PROJECT TITLE: DURIGG RESIDENCE

ISSUE NO. \_\_\_\_\_  
CONSTRUCTION SET  
SHEET NO. \_\_\_\_\_

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