

Record Detail * (This section is required.)

Doe 2/6

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B24004813	12/27/2024

Description of Work

SFD/ CONSTRUCT 1921 SQFT IRREGULAR SHAPED 2-STORY ADDITION WITH BASEMENT TO CREATE BEDROOM, FULL BATH, OFFICE, PANTRY, AND FAMILY ROOM, 2 STORY, Full Basement, 5R, 1FB, 1HB, 0FP, OTHER STRUCTURE = None, 1BR, PORCH/DECK = Rear Porch, ENERGY METHOD = Prescriptive Method, **WHOLE HOUSE FIRE SPRINKLER SYSTEM REQUIRED**

[check spelling](#)

Online BP.
gjb 1/23/25

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 13983	Street Name TRIADELPHIA MILL	Street Type RD
Unit Type -Select-	Unit #	X Coordinate -76.99987
		Y Coordinate 39.21931
City DAYTON	State MD	Zip Code 21036
	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
876984	13	4.33	304900	527300	138500	RURAL

Legal Description
4.335 AR []13983 TRIADELPHIA MILL R[]

[check spelling](#)

Block	Lot	Census Tract 605101	Council Dist 5	Inspection Dist	Supervisor Dist	Map #	DAP Zone
Plan Area	State Tax Id 1405387116	Subdivision Name					
Section	Area	Tax Map 28					
Grid 28-19	Zoning District RR-DEO	ADC Map 4932-K5					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary Yes				
Owner Occupied <input type="radio"/> Yes <input type="radio"/> No	Year Built 1980	Historic District <input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area 5-04A	Flood Plain <input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
Yaniv E

Address Line 1
13983 Triadelphia Mill Road

Address Line 2

Address Line 3

Mail City
Dayton

Mail State
MD

Mail Zip Code
21036

Phone
410-900-3600

Primary
Yes

E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License # 21040015312 Business Name N/A License Type Architect First Name MAUREEN Middle Name Last Name COPELAND Primary No Address Line 1 603 EAST COURT Address Line 2 City WESTMINSTER State MD ZIP Code 21157-0000 Phone 1 5414800857 Phone 2 Fax E-mail MAUREENMC1@YAHOO.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Applicant First Name MAUREEN MI Last Name COPELAND Relationship Applicant Full Name MAUREEN COPELAND Primary No Organization Name Street Address 603 EAST COURT Address Line 2 City WESTMINSTER State MD Zip Code 21157 Phone 717-599-9590 Cell Fax E-mail chesapeakedesignco@gmail.com

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact First Name MAUREEN MI Last Name COPELAND Relationship Applicant Full Name MAUREEN COPELAND Primary Yes Organization Name Street Address 603 EAST COURT Address Line 2 City WESTMINSTER State MD Zip Code 21157 Phone 717-599-9590 Cell Fax E-mail chesapeakedesignco@gmail.com

Addtl Info

Est Construction Cost 380000 Housing Units 0 Number of Buildings 0 Public Owned No Construction Type 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee Yes No Capital Project Number (Text) Fee Exempt Yes No Roadside Tree Project Permit Yes No Roadside Tree Pr

No of Stories 2 (Text) Foundation Full Basement Basement Unfinished No of Rooms 5 (Text) Full Baths 1 (Number) Ha 1

Model

SFD/ CONSTRUCT 1921 SQFT IRREGULAR SHAPED 2-STORY ADDITION WITH BASEMENT TO CREATE BEDROOM, FULL BATH,

[check spelling](#)

Other Structure None Bedrooms 1 (Number) Porch Deck Rear Porch No of Fireplaces 0 (Number) Type of Fireplace --Select--
W & S Fees Paid W & S Fees Paid Water Private Sewage Private Utilities Gas & Electric Heating System Electric & Natural Gas Sprinkler System None
1st Floor Width 31 FT (Number) 1st Floor Depth 37 FT (Number) 2nd Floor Width 31 FT (Number) 2nd Floor Depth 37 FT (Number) Basement Width 31 FT (Number) Basement Depth 37 FT (Number) Height 8 FT (Number)
Total Square Footage 2016 SQFT (Number) Occupiable Square Footage 1974 SQFT (Number) Affordable Housing Funding N/A Foundation Measurement 31x37 (Text)
Walls 2x6 16oc (Text) Roof gable/asp (Text) Change In Use Change In Use Grading Permit No Grading Permit No Senior Housing Senior Housing MIHU Outside Downtown Columbia MIHU Outside Downtown Columbia
O Yes O No O Yes O No O Yes O No O Yes O No O Yes O No O Yes O No

Additional Description Info

WHOLE HOUSE FIRE SPRINKLER SYSTEM REQUIRED

Expiration Date 7/22/2025

MIHU Required Units 0 (Num)

[check spelling](#)

GREEN INFORMATION

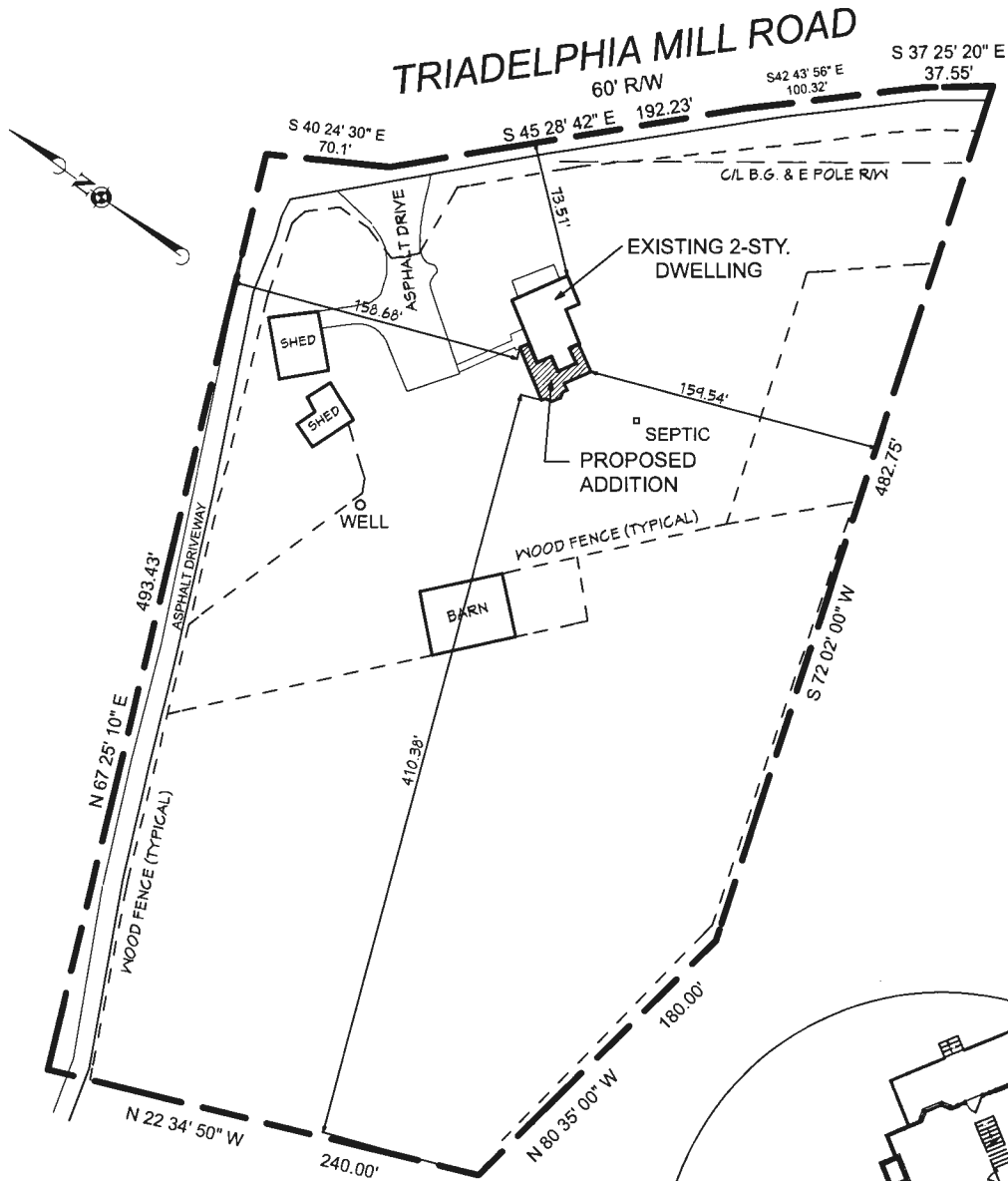
Goal Level --Select-- Actual Level --Select-- Leed Registration Number (Text) Date of Leed Certification

STORM WATER MANAGEMENT

Green Roofs A1 Green Roofs A1 Permeable Pavements A2 Permeable Pavements A2 Reinforced Turf A3 Reinforced Turf A3 Disconnection of Rooftop Runoff N1 Disconnection of Rooftop Runoff N1
O Yes O No O Yes O No O Yes O No (Number)
Sheetflow to Conservation Areas N3 Sheetflow to Conservation Areas N3 Rainwater Harvesting M1 Rainwater Harvesting M1 Submerged Gravel Wetlands M2 Submerged Gravel Wetlands M2 Landscape Infiltration Landscape Infiltration
O Yes O No (Number) (Number) (Number)
Dry Wells M5 Dry Wells M5 Micro Bioretention M6 Micro Bioretention M6 Rain Gardens M7 Rain Gardens M7 Swales M8 Swales M8
(Number) (Number) (Number) (Number)
PSWM Certification Received in CID on

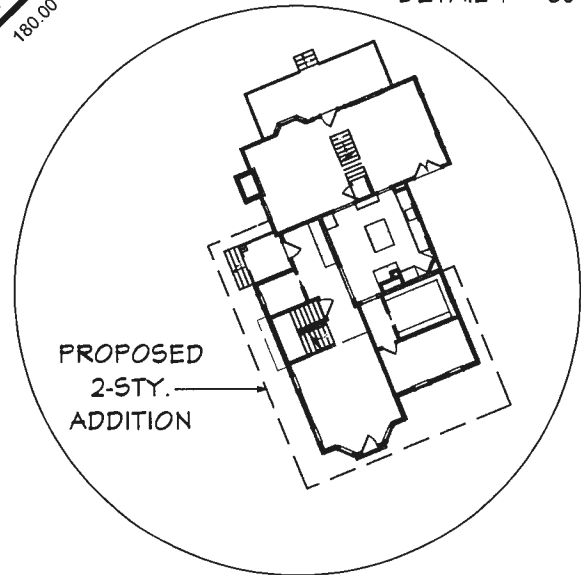
Submit Cancel

PROPERTY LINES AND TOPO TAKEN FROM CPJ and ASSOC SURVEY DATED 2/3/95



SITE PLAN
SCALE: 1" = 100'

DETAIL 1" = 30'



maureen copeland,
architect
603 East Court
Westminster, MD 21157
717-599-9590
chesapeakedesignco@gmail.com

PLAT TO ACCOMPANY BUILDING PERMIT
13983 TRIDELPHIA MILL ROAD
CLARKSVILLE (5th ELECTION DISTRICT)
HOWARD COUNTY, MARYLAND

OWNERS
BARSHESHET, YANIV AND MCCLAVE, ROBIN L

SITE DATA
ZONING: RR-DEO
ACCNT NO: 387116
LOT AREA: 4.33 AC
PRIVATE WATER & SEWER
DATE: 12/26/24

SPECIFICATIONS

1. Footings are proportioned for an allowable soil bearing pressure of 1.5 tons per square foot. If suitable bearing is not obtained at 30" below finished grade, or is not approved by the Building Inspector, a geo-technical shall be employed by the owner and his recommendations followed.
2. Pour footings only on undisturbed, dry, thawed earth.
3. Concrete for footings shall be 3,000 psi minimum 28 day strength.
4. Concrete for slabs shall be 3,500 psi minimum 28 day strength.
5. Concrete masonry units shall be load-bearing min. 1000 psi, per ASTM C-90-78.
6. Dimension lumber shall be #2 or better SPF; treated wood plates shall be .40 C.C.A. yellow pine.
7. Engineered lumber shall be Trus Joist Weyerhaeuser, Roseburg Forest Products, or equal.
8. The contractor shall be responsible for field erection, handling, safety precautions, temporary or permanent bracing of all structural components.
9. The contractor shall check the architectural drawings and field conditions prior to beginning the work. Great care has been taken in the preparation of these drawings; however the preparer assumes no responsibility for dimensional errors, and/or omissions in the plans, or the performance of soil analysis, or geotechnical studies.
10. Prefabricated roof truss design shall be in accordance the Truss Plate Institute and all brusses shall bear the T.P.I. insignia.
11. DESIGN LOADS:
 - a. Floor - 12 psf Dead + 40 psf Live = 52 psf Total
 - b. Sleeping Area Floors 12 psf Dead + 30 psf Live = 42 psf Total
 - c. Roof - 20 psf Dead + 30.8 Snow = 50.8 psf Total
 - d. Wind - 115 mph
12. All headers shall be 3 - 2"x 10" Unless Otherwise Noted.

SPECIFICATIONS

2021 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.
- R402.1.2 Attic Insulation: Raised Heel Trusses R-49
- R402.1.2 Wood Frame Wall: R-30 or R-20 + 5 continuous insulation.
- R402.1.2 Basement Wall Insulation: R-13/R-10 Foil Faced Continuous, uninterupted Beta Full Height
- R402.1.2 Crawl Space Wall Insulation: R-13/R-10 Foil Faced Continuous Beta Full Height extending from floor above to finish grade level and then vertically or horizontally an additional 2' - 4".
- R402.1.2 Floor Insulation over Unconditioned Space: R-19 batt insulation.
- R402.1.2 Window U-Value/SHGC: .35 (U-Value) .40 (SHGC)
- R402.2.10 Slab on Grade Floors Less Than 12" Below Grade: R-10 Rigid Foam Board Under Slab Extending Either 2' - 4" Horizontally or 2' - 4" Vertically
- R402.2.4 Attic Access: Attic access scuttle will be weatherstripped and insulated R-49
- R402.4 Building Thermal Envelope (air leakage): Exterior walls and penetrations will be sealed per this section of the 2015 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.
- R402.4.1.2 Building Thermal Envelope Tightness Test: Building envelope shall be tested and verified as having an air leakage rate of not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ASTM E 779 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.

CODE COMPLIANCE

NOTE: Plans will comply with Maryland Alternative Energy Method Insulation and Fenestration requirements of the 2021 IECC

JURISDICTION: Howard County, MD

- 2021 International Building Code
- 2021 International Residential Code
- 2021 International Energy Conservation Code
- 2021 International Mechanical Code
- 2023 National Electrical Code
- 2021 International Plumbing Code
- 2021 NFPA 101 Life Safety Code

APPLICABLE CODES

- R402.4.2 Fireplaces: New wood burning fireplaces will have tight-fitting fire dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled in accordance with UL 127 (factory built fireplace) and UL 907 (masonry fireplace).
- R402.4.4 Rooms containing fuel-burning appliances where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from inside the thermal envelope.
 - Exceptions: 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the IRC.
- ++++ R402.4.5 Recycled Lighting: Recycled luminaires installed in the building thermal envelope shall be sealed to limit air leakage.
- R403.1 Thermostats: 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 space R-8 minimum. All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs must be R-6 minimum.
- R403.3.2 Duct Sealing: All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1601.A.1 of the IRC.
 - A duct tightness test ("Duct Blaster" duct test leakage test) will be performed on all homes and shall be verified by either a post construction test or a rough-in test. Duct tightness test is not required if the air handler and all ducts are located within the conditioned space.
- R403.6 Mechanical Ventilation: Outdoor (make-up and exhaust) air ducts to be provided with automatic or gravity damper that close when the ventilation system is not operating.
- R403.6.1 Whole-house mechanical ventilation system fan efficiency to comply with TABLE R403.6.1.
- R403.7 Equipment Sizing shall comply with R403.7.
- R404.1 Lighting Equipment: A minimum of 75% of all lamps (lights) must be high-efficiency lamps.

This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.



3D RENDERING
Not to scale

- SHEET A0:** GENERAL NOTES & CODE COMPLIANCE
- SHEET A1:** EXISTING PLANS & ELEVATIONS
- SHEET A2:** MAIN FLOOR PLAN BASEMENT/FOUNDATION PLAN
- SHEET A3:** MAIN FLOOR FRAMING PLAN UPPER FLOOR FRAMING PLAN FOUNDATION DETAILS
- SHEET A4:** UPPER FLOOR PLAN ROOF PLAN
- SHEET A5:** EXTERIOR ELEVATIONS
- SHEET A6:** BUILDING SECTIONS SCHEDULES
- SHEET A7:** STANDARD WALL BRACING DETAILS
- SHEET A8:** MAIN FLOOR WALL BRACING UPPER FLOOR WALL BRACING

TABLE OF CONTENTS

PROPOSED 2-STORY ADDITION TO EXISTING RESIDENCE. EXPAND EXISTING BASEMENT UNDER NEW AREA.

EXISTING S.F. = 1,785 S.F.
 MAIN FLOOR ADDITION = 581 S.F.
 COVERED SIDE PORCH = 44 S.F.
 UPPER FLOOR ADDITION = 684 S.F.
 BASEMENT ADDITION = 651 S.F.

PROJECT INFORMATION

To the best of my knowledge, these plans are shown to comply with the Owner's and/or Contractor's specifications and any changes made to them after the plans are made will be done at the Owner's and/or Contractor's expense and responsibility. The Contractor shall verify all dimensions and site conditions. The Architect is not liable for errors, omissions or omissions in the plans. While every effort has been made in the preparation of these plans to avoid mistakes, the reader cannot guarantee against human error. The Contractor must check all dimensions and other details prior to construction and be solely responsible thereafter.



MAUREEN
COPELAND
717.599.9590

ADDITION for the BARSHEHET/McCLAVE FAMILY
13983 TRIADDELPHIA MILL RD., DAYTON, MD 21036

PERMIT SET
DATE ISSUED:
12.26.24

SHEET

A0



MAJREEN
CORP.
717.399.9390

ADDITION for the BARSHEHET/McCLAVE FAMILY
13983 TRIADDELPHIA MILL RD., DAYTON, MD 21036

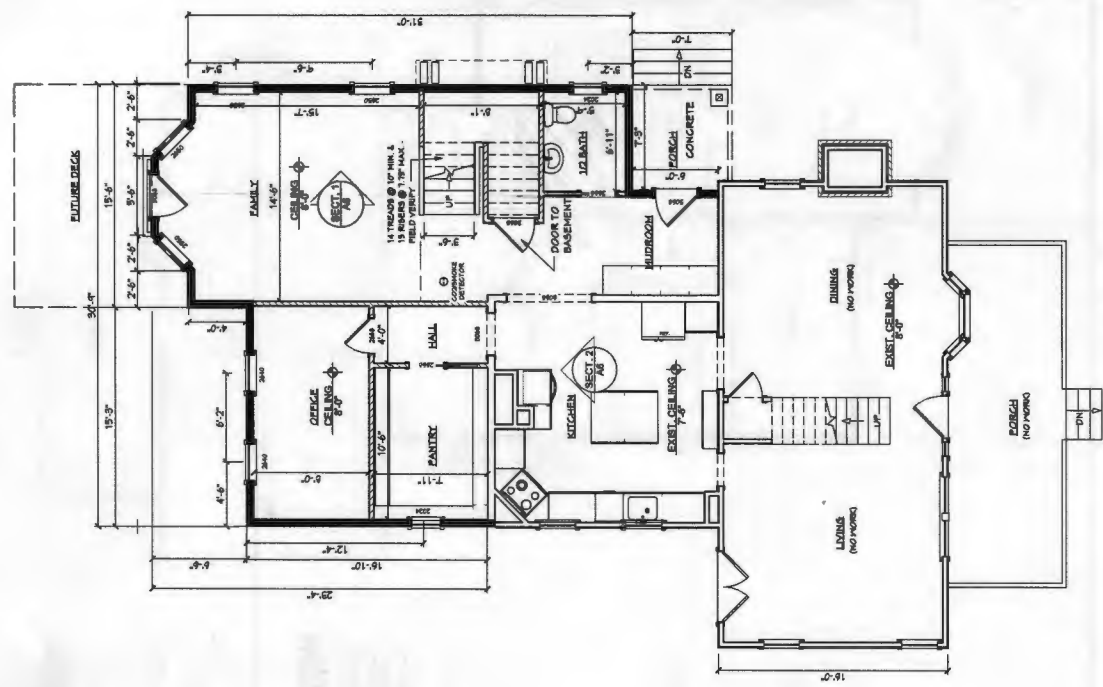
PERMIT SET
DATE ISSUED:
12.26.24

SHEET

A2

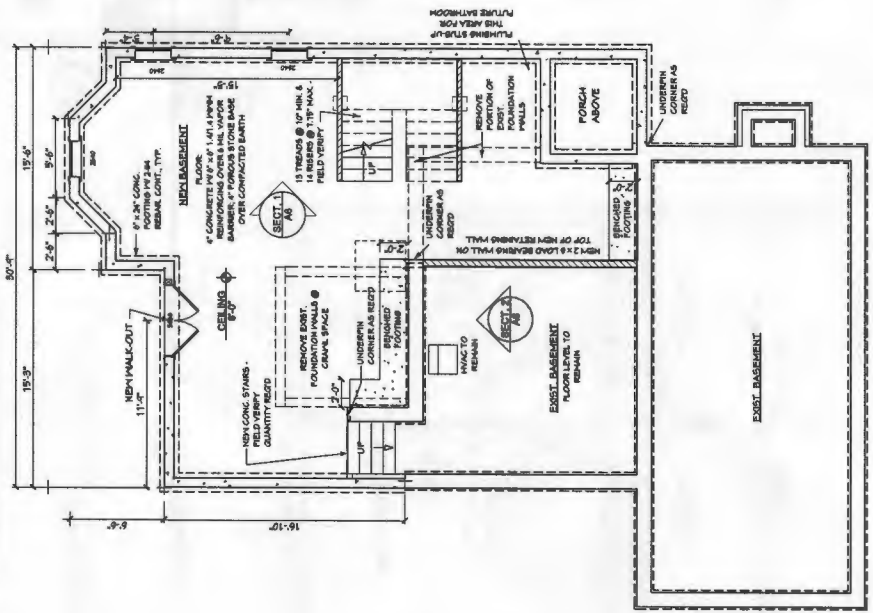


MAIN FLOOR PLAN
scale 1/4" = 1'-0"



Proposed

BASEMENT FLOOR PLAN
scale 1/4" = 1'-0"



WALL TYPES KEY

- NEW EXTERIOR WALLS (6" MOOD STUDS)
- 18" O.C. 1/2" DRYWALL ON INTERIOR
- 1/2" SHEATHING ON EXTERIOR
- NEW INTERIOR WALLS (2x4 MOOD STUDS, 1/2" DRYWALL)
- NEW 6" CONCRETE FOUNDATION WALLS
- EXISTING WALLS TO REMAIN

- GENERAL NOTES:**
1. ALL DIMENSIONS ON 1/4" = 1'-0" SCALE UNLESS OTHERWISE NOTED.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL FOUNDATION CODE BOOK (IFCB).
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL FOUNDATION CODE BOOK (IFCB).
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL FOUNDATION CODE BOOK (IFCB).
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