



EC/OK  
AH 9/27/19

**Building Permit Application**  
Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
www.howardcountymd.gov

OILP 2019 SEP 27 PM 12:15

Date Received: \_\_\_\_\_

Permit No.: B19003256

Building Address: 4920 Wharft Lane  
City: Ellicott City State: MD Zip Code: 21043  
Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
Subdivision: \_\_\_\_\_  
Lot: \_\_\_\_\_ Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_  
Existing Use: None  
Proposed Use: Morning Room & Balcony  
Estimated Construction Cost: \$ 34,880.00  
Description of Work: Addition & Balcony  
Addition 14' x 16' 1  
Balcony / Deck 140 Sq Ft  
No Steps  
Occupant/Tenant Name: \_\_\_\_\_  
Was tenant space previously occupied? ☐ Yes ☐ No  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Property Owner's Name: Richard & Julianne Wagener  
Address: 4920 Wharft Lane  
City: Ellicott City State: MD Zip Code: 21043  
Phone: 410-218-3800 Fax: \_\_\_\_\_  
Email: Rick@wagener.com  
Applicant's Name & Mailing Address, (If other than stated herein)  
Applicant's Name: Phil Wagener  
Address: 870 Driver Rd  
City: Marriottsville State: MD Zip Code: 21104  
Phone: 443-262-2570 Fax: \_\_\_\_\_  
Email: Wagener Contracting@gmail.com  
Contractor Company: D. Phillips Contracting  
Contact Person: Dorek Blotterbergel  
Address: 5121 S. Rolling Rd.  
City: Kelley State: MD Zip Code: \_\_\_\_\_  
License No.: 25713  
Phone: 443-928-9377 Fax: \_\_\_\_\_  
Email: Dorek.Blotterbergel@gmail.com  
Engineer/Architect Company: \_\_\_\_\_  
Responsible Design Prof.: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	<b>Depth</b> <b>Width</b>
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:
	2 <sup>nd</sup> floor:
Area of construction (sq. ft.):	Basement:
	<input type="checkbox"/> Finished Basement
Use group:	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>
<input type="checkbox"/> Masonry	No. of efficiency units:
<input type="checkbox"/> Wood Frame	No. of 1 BR units:
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
<b>➤ Roadside Tree Project Permit</b>	Footings:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Water Supply</b>
<input checked="" type="checkbox"/> Public
<input type="checkbox"/> Private
<b>Sewage Disposal</b>
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
<b>Heating System</b>
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:
<b>Sprinkler System:</b>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Grading Permit Number:</b>
<b>Building Shell Permit Number:</b>

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

Applicant's Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Email Address \_\_\_\_\_

Date \_\_\_\_\_

Title/Company \_\_\_\_\_

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*

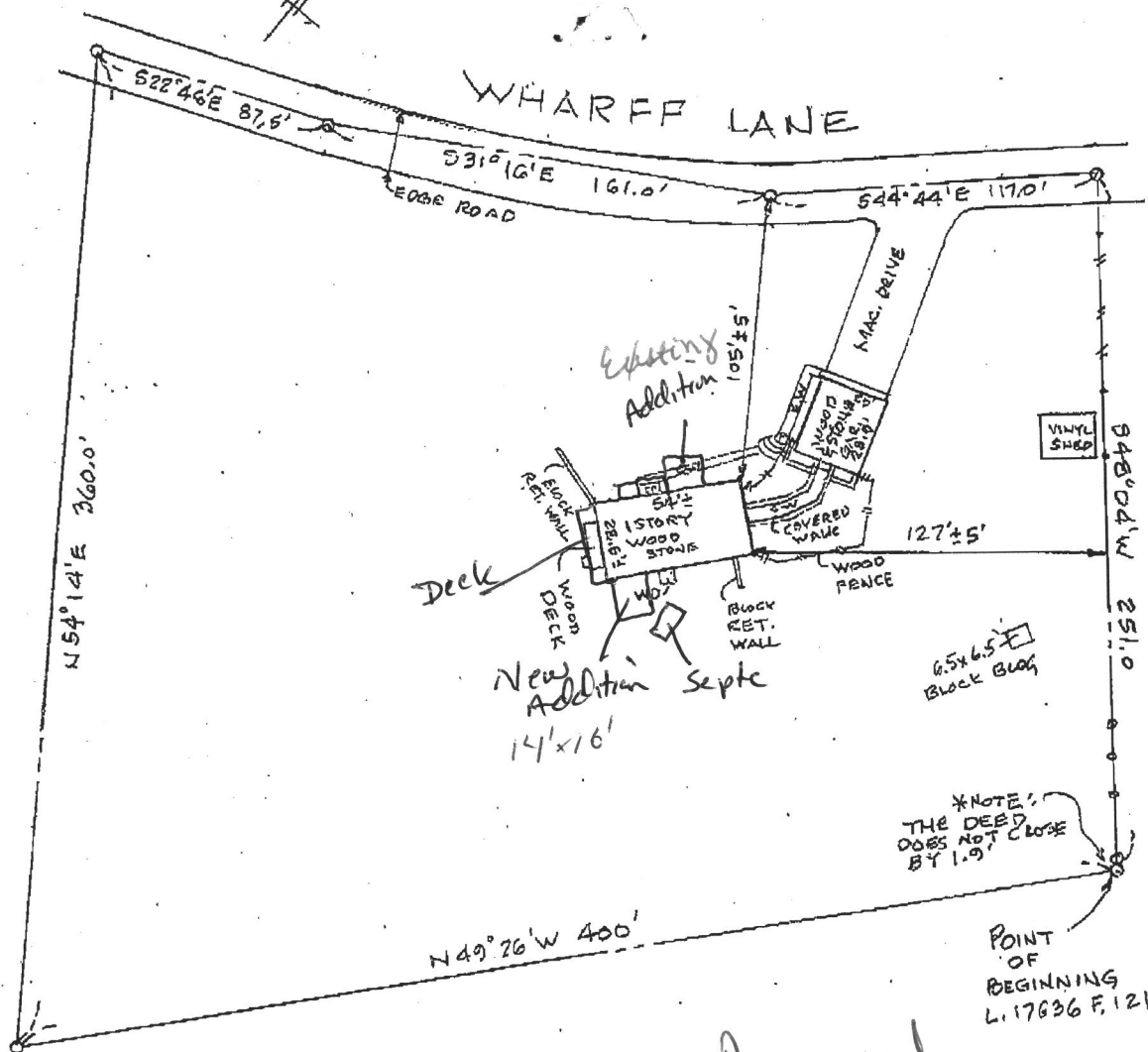
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA ( Zoning )		
PSZA ( Engineering )		
Health	10/11/2019	Phil Wagener
Is Sediment Control approval required for issuance? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> CONTINGENCY CONSTRUCTION START		

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	#

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA



Approved

B9003256

R/E 10/11/2019

\*4920 WHARFF LANE

TITLE DEED: L. 17636 F. 121

HOWARD CO., MARYLAND

\*NOTE: A PROPERTY SURVEY  
IS RECOMMENDED,

This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The drawing does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

Note: Flood zones are approximate as scaled from F.E.M.A. flood insurance rate map. Subject to any and all B.R.L.s or easements as shown or noted on record plats or deeds.

The lot shown hereon is in flood zone C PER F.E.M.A.  
Flood insurance rate map panel # 240044-0029B  
12/4/1986

This drawing is not to be used to obtain permits.

SCALE

1" = 60'

LOCATION CERTIFICATION

DATE

10-20-2017

**WITZ & ASSOCIATES**  
**GENERAL SURVEYING CO.**

JOB #

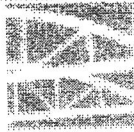
17-244

1409 Frederick Road  
Baltimore, MD 21228  
Phone: (410) 869-3536  
Fax: (410) 869-3538



EXPIRES 5-04-2019





Richard Wagener  
2019  
4920 Wharff Lane  
Ellicott City, MD 21043

September 17,

Subject: Foundations for addition

Dear Richard:

I have reviewed the foundations for the proposed addition to your home on Wharff Lane. The addition consists of a 14-foot x 16-foot room at the main floor elevation supported by (5) timber posts on concrete footings. I recommend footings 24" in diameter for an allowable soil capacity of 2000 psf. The bottom of footing shall be below the local frost depth.

On of the one corner of the addition the foundation will be close to the existing concrete septic tank. The bottom of the septic tank is approximately 8 feet below the ground surface. To avoid adding load to the wall of the tank I recommend extending the footing, closest to the tank, to a minimum depth 2 feet above the bottom of the tank. I recommend getting an elevation to the inside bottom of the tank and setting the foundation depth 2 feet above that elevation.

If I can be of any additional service, please feel free to contact me.

Very truly yours,

Thomas L. Zug  
President

Cc File 19-1164



August 27, 2019

Howard County Inspections, Licenses, and Permits  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Sirs/Madame:

About 2 years ago I purchased a 70 year old home on Wharff Lane that was in disrepair. It had been vacant for 5 years and you can image the upgrades that needed to be completed.


At the time it took our contractor nearly 9 months to completely gut the house. We upgraded everything: plumbing, electric, insulation, drywall and flooring and roofing. The reason that I bring this to your attention, is that the construction time took longer than anticipated. Consequently, we didn't know the extent of the repairs and replacement.

Now that my family is occupying the home, we wish to add a 14' x 16' addition to the rear of the home. The home has public water but we have a septic tank and drain field. I have within the past two weeks had the septic tank pumped. The tank and drain field was tested by a licensed, certified septic company. The septic company stated that the tank is in perfect shape and there are no drainage issues. We wish to use the space for a closed addition. You will note in the county records that a new tank was installed about 10 years ago.

Our contractor informed me that the addition could pose a distance issue with the existing septic tank. The 14x16 addition will be elevated on 6x6" posts and open under the addition. The addition would extend to within 5' of the septic. The support columns would be set back under the deck and be approximately 2'-3' from the existing septic tank. I am most willing to obtain a structural engineer certification to verify that the integrity of the tank would not be damaged and that digging holes and pouring concrete will not interfere with the tank.

My request is to be granted a variance to build near the existing tank as the cost of destroying the tank and replacing it is not only costly but may not be possible. Due to the steep grade behind our home it would be impossible to obtain a 20' distance from the addition to the tank. Please accept this letter as a request for a variance of the footer to the existing septic tank.

Thank you for your consideration.

  
Richard Wagener  
4920 Wharff Lane  
Ellicott City, MD 21043

Approved  
R/W 10/11/2019  
B19003256



**SDH Inc.****INVOICE**

535 Donaldson Ave.  
Severn, MD 21144  
410-320-3631  
Michael Perry  
Lic# HOCO 13-742

**Bill To**

Phil Wagener  
4920 Wharff Lane  
Ellicott city MD 21043

**Invoice #** 126

**Invoice Date** 08/21/2019

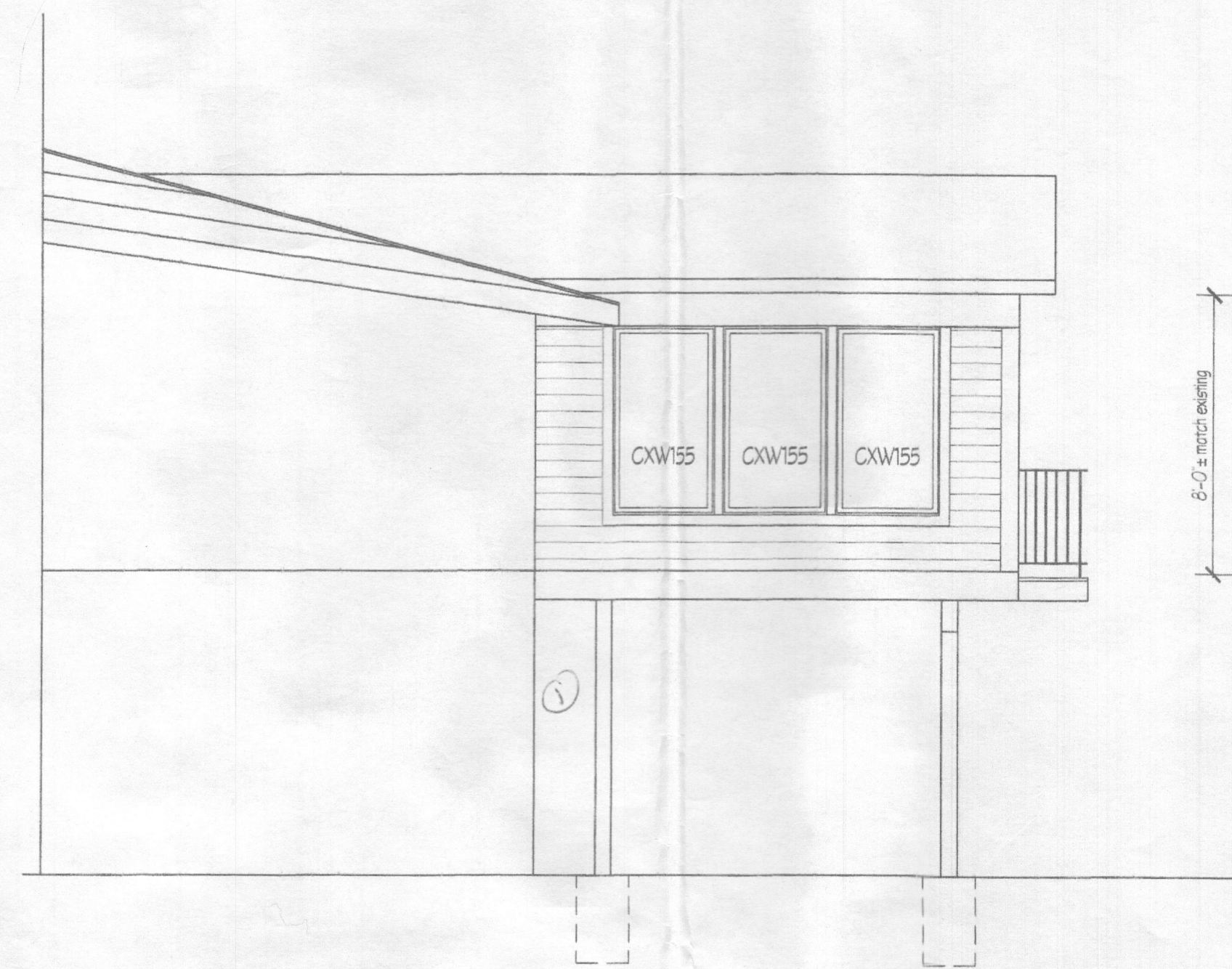
**Due Date** 09/05/2019

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Pump septic tank clean and performed inspection with camera	600.00	600.00
1	Tank and drain field report: -Removed 6" clean out to find water was at proper working levels. -Perform load test on tank and drain fields. Ran water into tank for 40 minutes, approximately 360 gallons of water found tank to stay at proper working level. - Drain field was consistent with tank, with no overflowing water to yard -Tank was pumped clean and sewer camera was used to inspect inside of tank. Tank is clean and no signs of intruding roots or leaks.	0.00	0.00
<b>TOTAL</b>			<b>\$600.00</b>

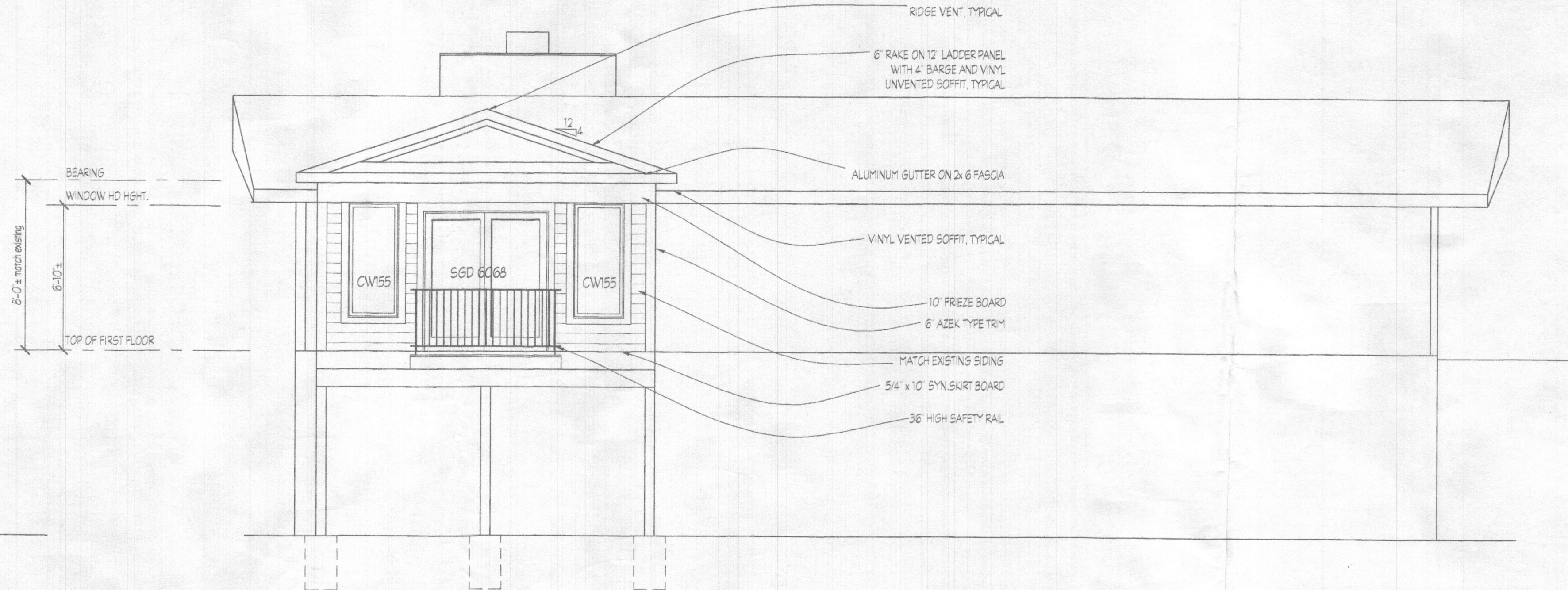
**Terms & Conditions**

Payment is due within 15 days

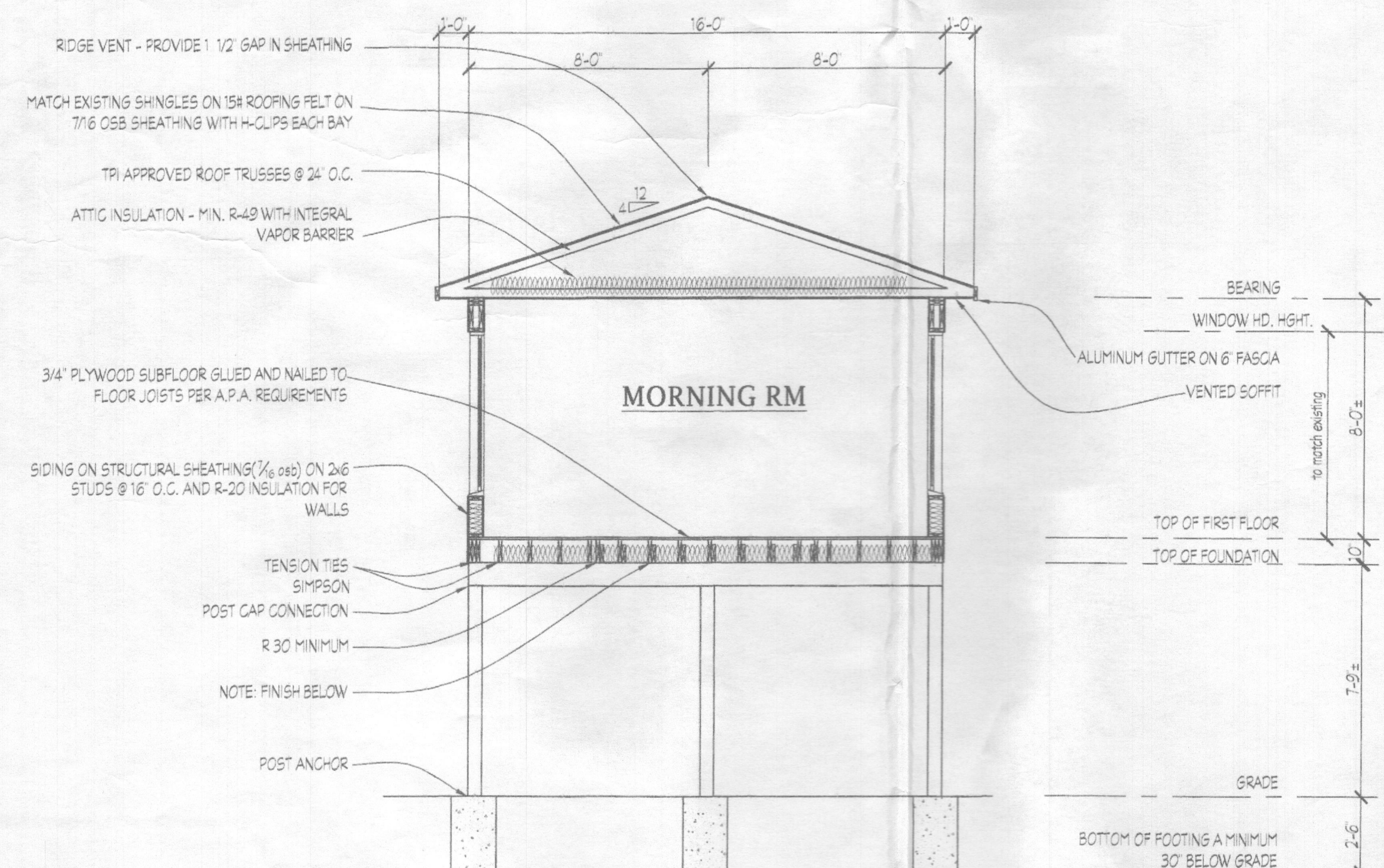




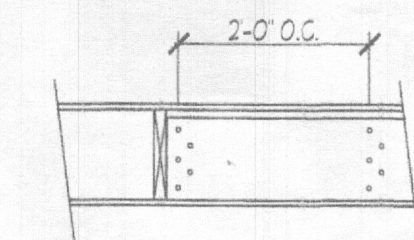
LEFT ELEVATION 1/4" = 1'-0"



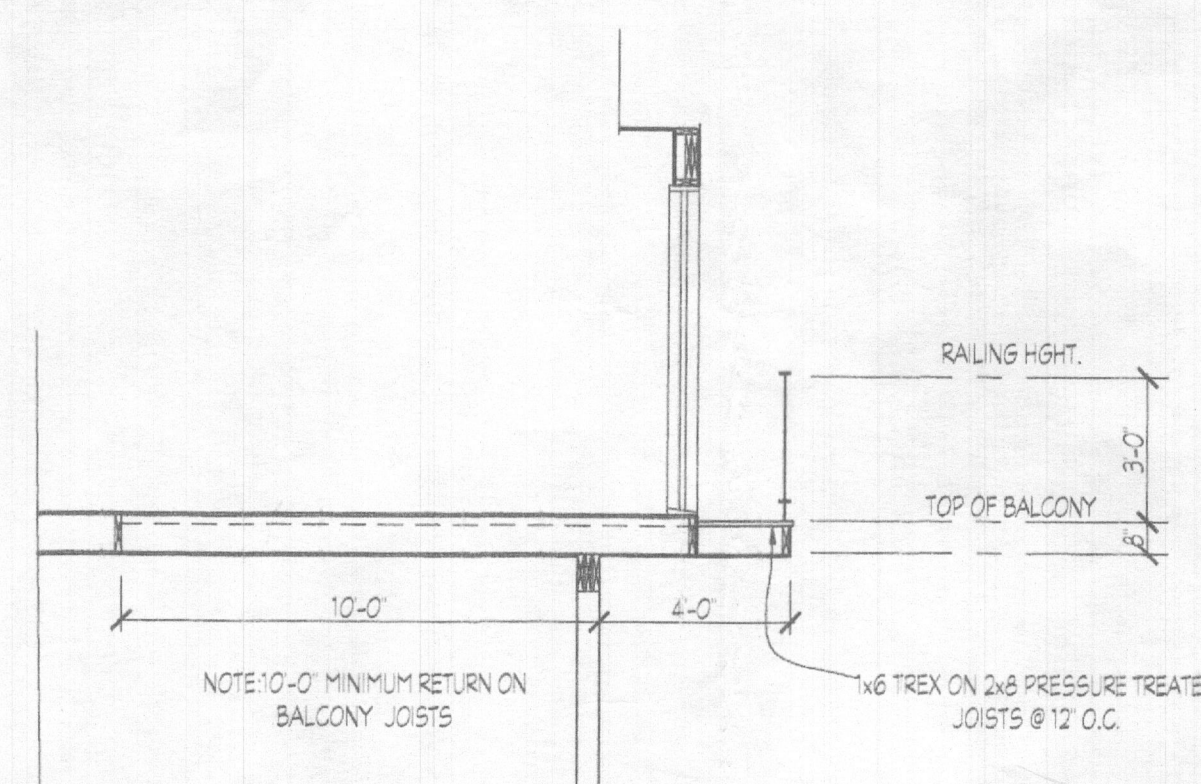
FRONT ELEVATION 1/4" = 1'-0"



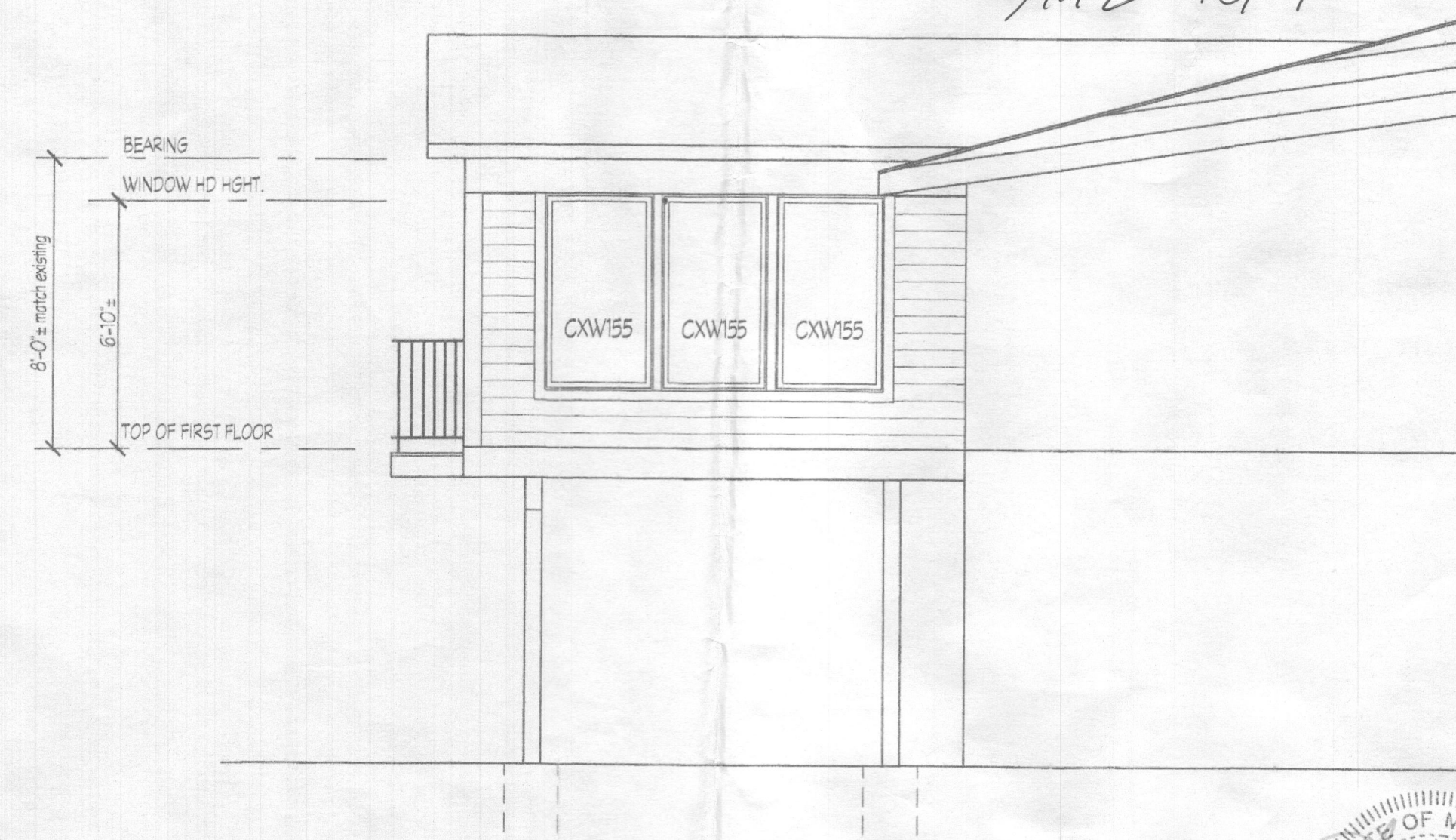
SECTION A



NAILING PATTERN  
SCALE: 1/2" = 1'-0"



DECK SECTION



RIGHT ELEVATION 1/4" = 1'-0"

Approved  
B19003256  
R/E 10/11/2019



BID AND PERMIT SET 8/28/19

**Plymouth Road Architects**  
640 Plymouth Road, Baltimore, MD 21229 - 410-788-0281  
PlymouthRoadArchitects.com

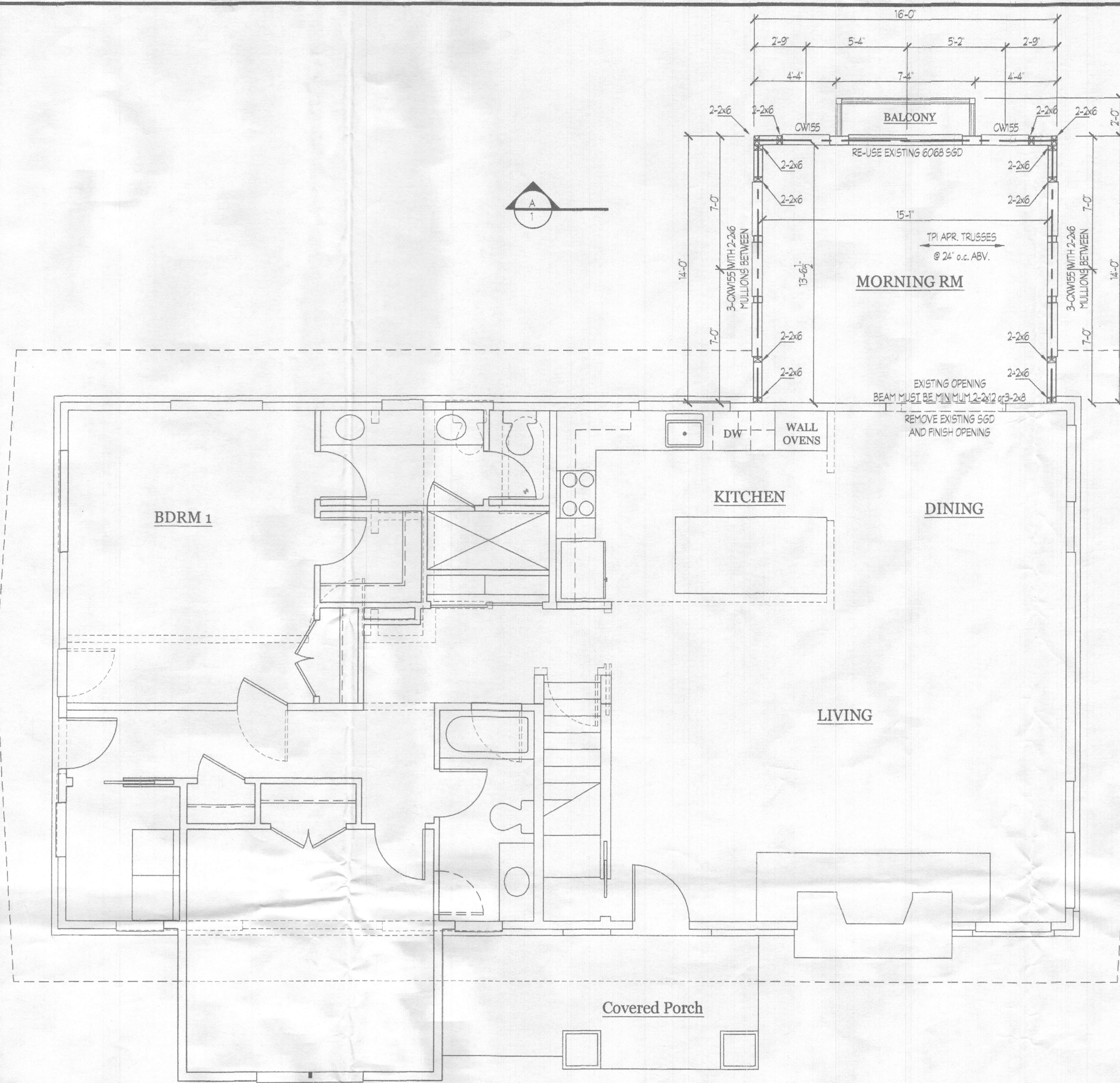
Notes:

Drawing: ELEVATIONS AND SECTION  
Project: **WAGENER RENOVATION**  
WHARF LANE  
HOWARD COUNTY, MD.

Project No.: 2019.08  
Date: 8/19  
Scale: 1/4" = 1'-0"

**1**



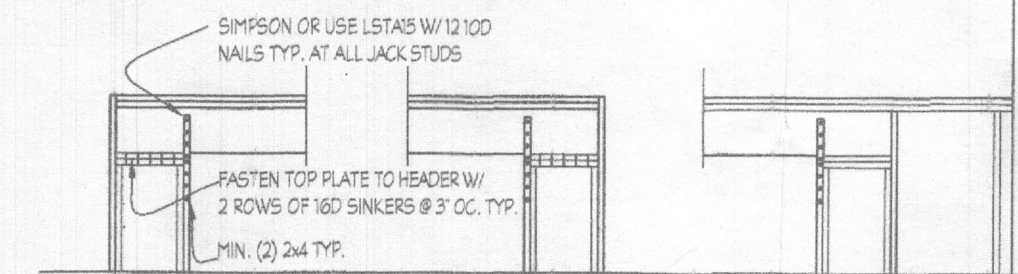


TYPE 1-NARROW WALL PORTAL DETAIL

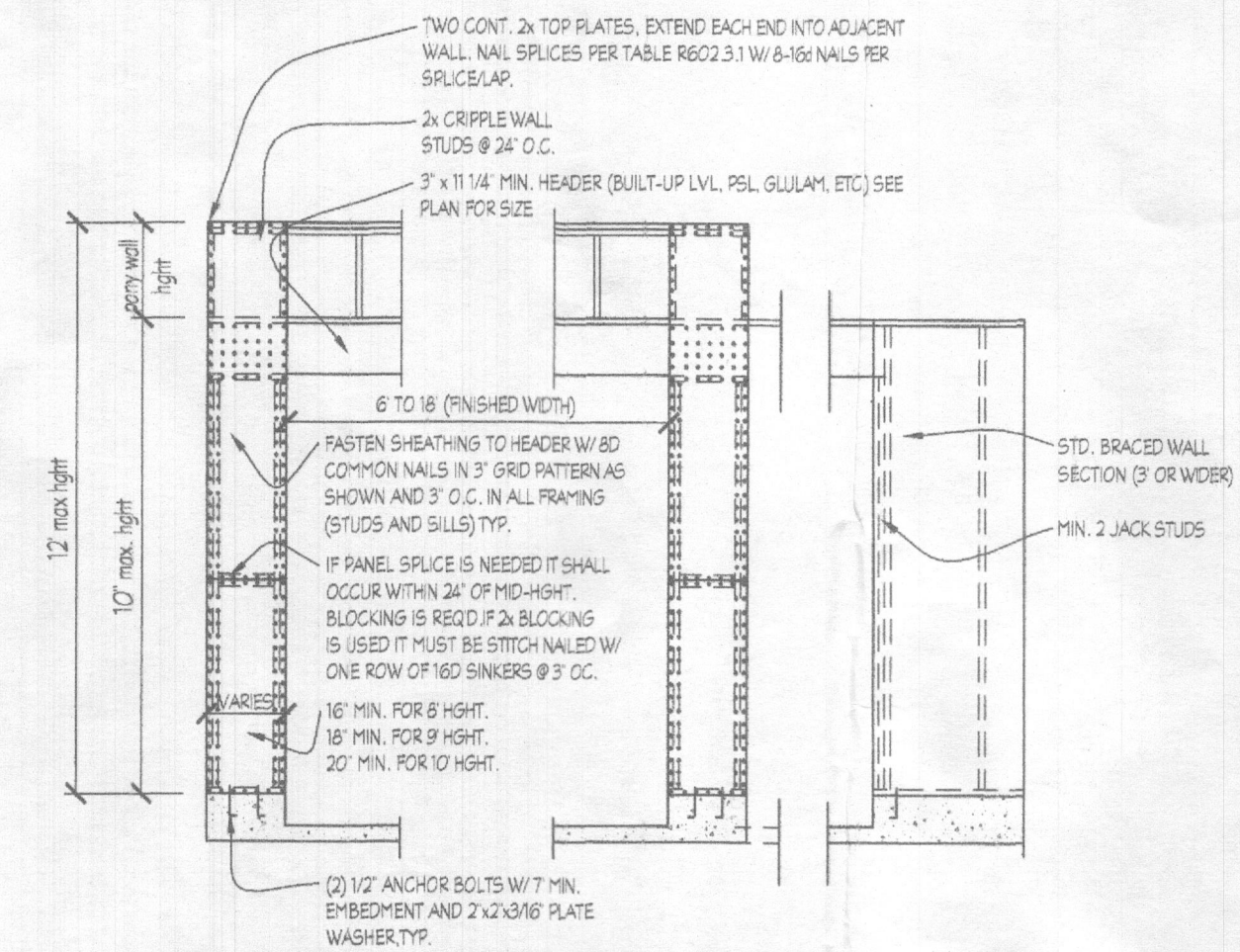
ALL COLUMNS ARE TO BE STRAPPED AND NAILED ACCORDING TO THE DETAIL PROVIDED.

ALL HEADERS TO BE 2-2x12s MINIMUM

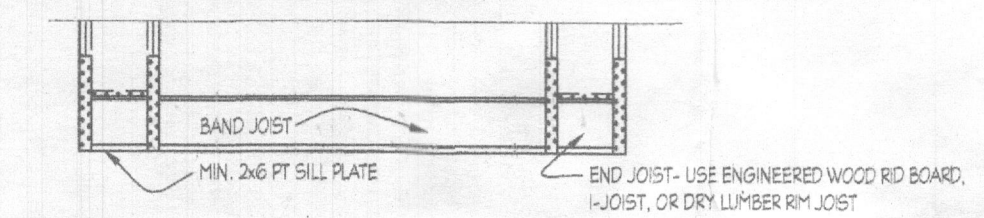
**FIRST FLOOR PLAN**



**INTERIOR ELEVATION**

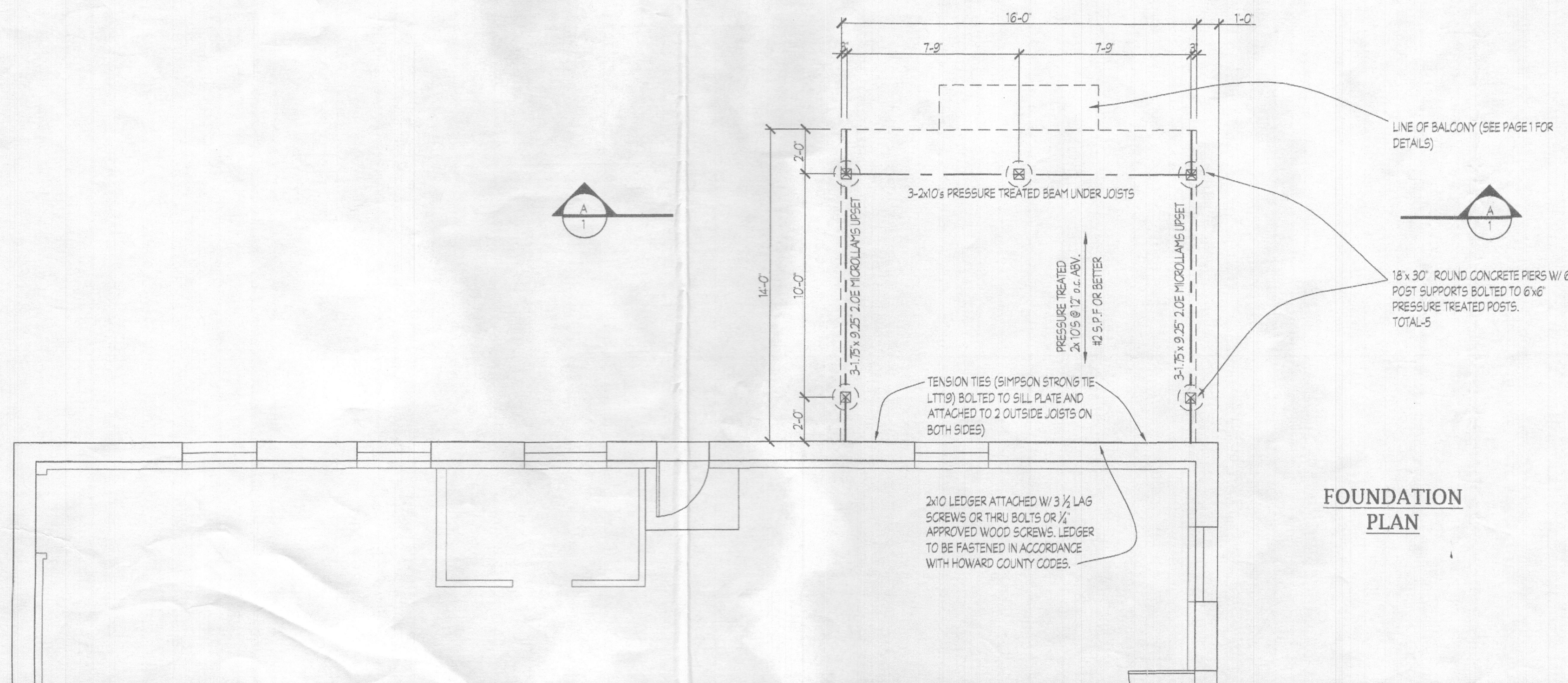


**TWO SIDED NARROW WALL PORTAL FRAME EXTERIOR ELEV. DIRECT TO FOUNDATION**

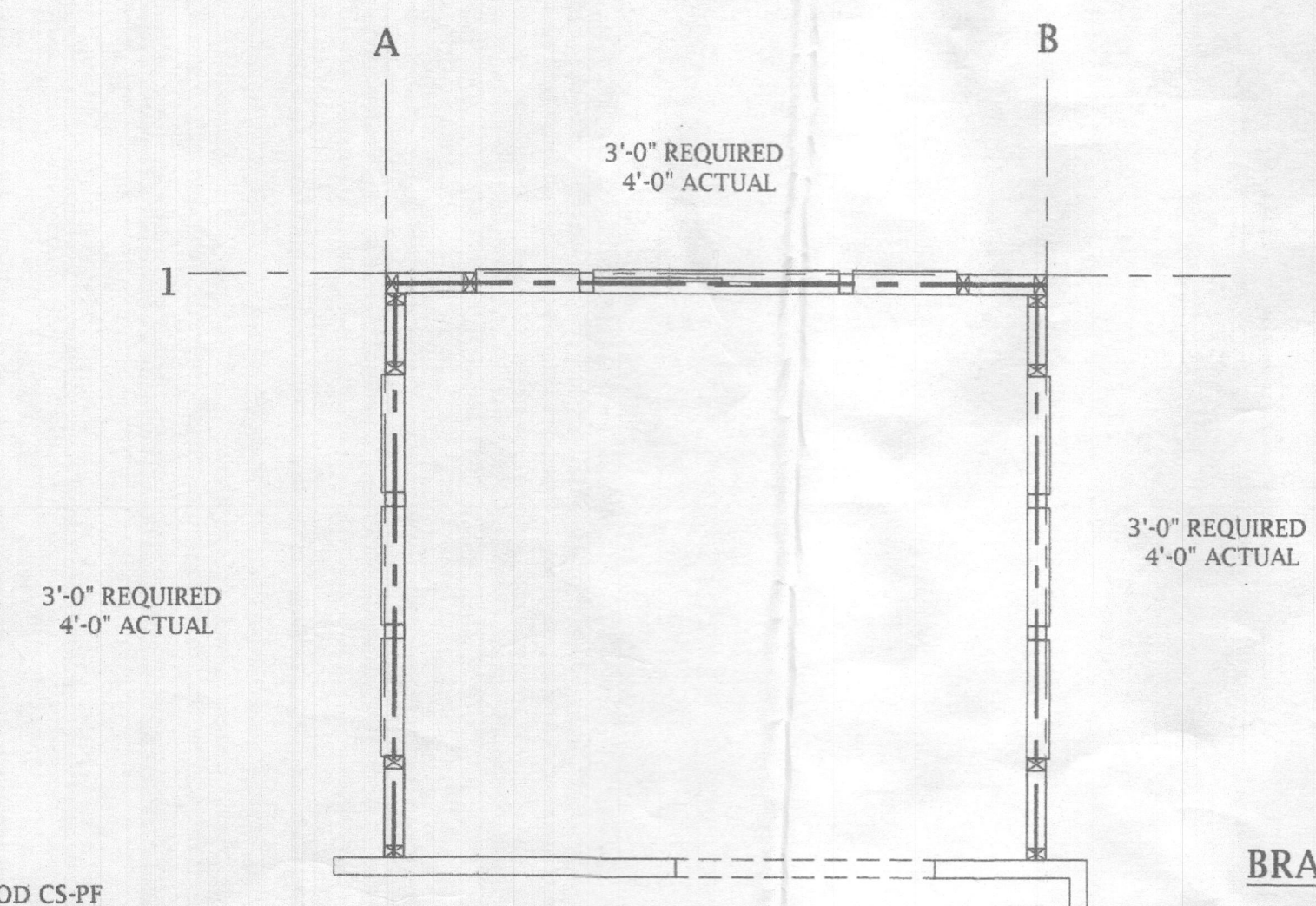


**EXTERIOR ELEV. OVER RAISED FLOOR**

**NARROW WALL PORTAL DETAILS - TYPE 1**



NOTE: METHOD CS-PF (continuously sheathed portal frame)



**BRACED WALL PLAN**

BID AND PERMIT SET 8/28/19

**Plymouth Road Architects**  
640 Plymouth Road, Baltimore, MD 21229 - 410-788-0281  
PlymouthRoadArchitects.com

Notes:

Drawing: FIRST FLOOR & FOUNDATION PLAN

Project: **WAGENER RENOVATION**  
WHARF LANE  
HOWARD COUNTY, MD.

Project No.: 2019.08

Date: 8/19

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

2



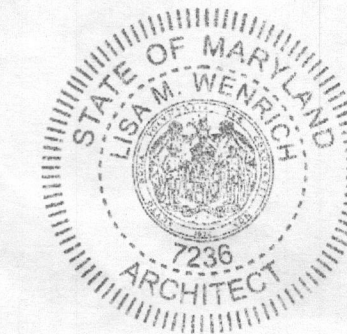
**WAGENER ADDITION**  
**4920 WHARFF LANE**  
**ELLICOTT CITY, MD.**

[illegible]

PROJECT DATA	
CONSTRUCTION:	
GROUND FLOOR	CONCRETE ,WOOD
FIRST FLOOR	WOOD
ROOF	WOOD
WALLS	WOOD
BUILDING AREA:	
FIRST FLOOR:	224 SQ. FT.

PROJECT DESIGN CRITERIA		
THE FOLLOWING STANDARDS ARE BASED ON THE GENERAL REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 EDITION FOR ONE AND TWO FAMILY DWELLINGS & ALL STATE AND LOCAL AMENDMENTS. CONSTRUCTION CLASSIFICATION TYPE: 5B (UNPROTECTED) USE GROUP: R3		
2018 IECC CODE COMPLIANCE		BUILDING DATA
CODE SECTION	STANDARD (MINIMUM)	CLIMATE & GEOGRAPHIC DESIGN CRITERIA
R301.1 CLIMATE ZONE	4A	FLOOR LIVE LOAD 40 PSF
R401.2 COMPLIANCE METHOD	MANDATORY AND PRESCRIPTIVE PROVISIONS	ROOF LIVE LOAD 40 PSF
R402.1.1 VAPOR RETARDER:	WALL ASSEMBLIES IN THE THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OF THE IRC 2015	WIND SPEED ULTIMATE 115 MPH EXPOSE C
R402.1.2 ATTIC INSULATION-	R-49, R-38 WILL SATISFY THE REQUIREMENT IF FULL OVER THE TOP PLATE @ EAVES (REQUIRES RAISED HEEL TRUSS).	ATTICS W/O STORAGE 10 PSF
R402.1.2 WOOD FRAME WALL	R-20 OR R13 + R5 CONTINUOUS INSULATION.	ATTICS W/ STORAGE 20 PSF
R402.1.2 BASEMENT WALL INSULATION:	R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HIGHT. R-13 IN CAVITY IF FINISHED.	HABITABLE ATTICS 30 PSF
R402.1.2 CRAWL SPACE WALL INSULATION:	R-10 FOIL FACED CONTINUOUS BATTS FULL HIGHT. EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".	STAIRS 40 PSF
R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE:	R-19 BATT INSULATION	DECKS & BALCONIES(EXT) 40 PSF
R402.1.2 WINDOW U-VALUE/ SHGC	0.35 (U-VALUE) & 0.40 (SHGC)	GUARDS&HANDRAILS 20# (CONT.)
R402.1.10 SLAB ON GRADE FLOORS LESS THAN 12' BELOW GRADE:	R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR VERTICALLY.	SEISMIC CATEGORY B LIGHT FRAME STRUCTURAL W/ SHEAR WALLS
R402.2.4 ATTIC ACCESS:	ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.	CONCRETE WEATHERING TERMITE MODERATE TO HEAVY
R402.4.1.2 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 OR SUITABLE MATERIAL.	DECAY PROBABILITY MODERATE
R402.4.1.2 BUILDING ENVELOPE TEST OPTION:	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 W/ BLOWER DOOR AT A PRESSURE OF 2 INCHES W.G. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.	ICE UNDERLAYMENT YES
R402.4.2 FIREPLACES	NEW WOODBURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.	FROST DEPTH 32"
R402.4.4 FUEL-BURNING APPLIANCES	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. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R006 OF THE IRC. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.	NOTE: MINIMUM VALUES SHOWN- CONFIRM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION.
R402.4.5 RECESSED LIGHTING	ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPERATE HEATING AND COOLING SYSTEM.	
R403.1.1 THERMOSTAT	WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.	
R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT	SUPPLY & RETURN DUCTS IN ATTIC R-8 MIN.	
R403.3.1 MECHANICAL DUCT INSULATION	SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACE R-8 MIN.	
R403.3.2 DUCT SEALING	ALL OTHER DUCTS EXCEPT THOSE LOCATED INSIDE THE BUILDING THERMAL ENVELOPE R-6 MIN. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MIN.	
R403.6 MECHANICAL VENTILATION	ALL DUCTS, AIR HANDLERS AND FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M601.4.1 OF THE IRC.	
403.6.1 WHOLE HOUSE MECH. VENT SYSTEM FAN EFFICIENCY	A DUCT TIGHTNESS TEST (DUCT BLASTER LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONS. TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQD. IF AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE.	
403.7 EQUIPMENT SIZING	OUTDOOR AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER TO COMPLY WITH TABLE R403.6.1.	
404.1 LIGHTING EQUIPMENT	SHALL COMPLY WITH R403.7	
404.1 WATER HEATER	A MIN. OF 75% OF ALL LAMPS MUST BE HIGH-EFFICIENCY LAMPS. MIN. EFFICIENCY ESTABLISHED BY NAECA.	
404.1 MECHANICAL TESTING	ALL MECH. TESTING TO BE PERFORMED BY APPROVED THIRD PARTY. THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL.	

GENERAL NOTES	
GENERAL NOTES ARE ACKNOWLEDGED AND SHALL BE ADHERED TO DURING THE CONSTRUCTION	
MISC. NOTES:	
1. ALL WORK INCLUDING ALL STRUCTURAL, HVAC, ELECTRICAL AND OTHER SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.	
2- CONTRACTOR TO VERIFY AND COORDINATE ALL THE CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECTURE GROUP IMMEDIATELY.	
3- ALL PRE-ENGINEERED MATERIALS, EQUIPMENT, FIXTURES, AND ETC. SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS.	
4- PRE-ENGINEERED WOOD ROOF TRUSSES AND FLOOR JOISTS SHALL BE DESIGNED FOR THE LOAD INDICATED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MARYLAND. SHOP DRAWINGS SHALL BE SUBMITTED TO THE COUNTY PLAN REVIEWER FOR APPROVAL PRIOR TO FABRICATION.	



BID AND PERMIT SET 8/28/19

**Plymouth Road Architects**  
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

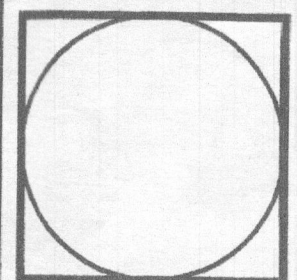
[illegible]

Date: 8/19
Scale: N/A
Drawn: TIM

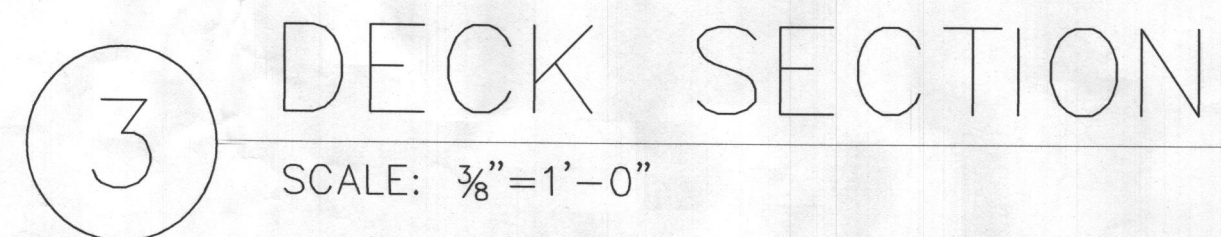
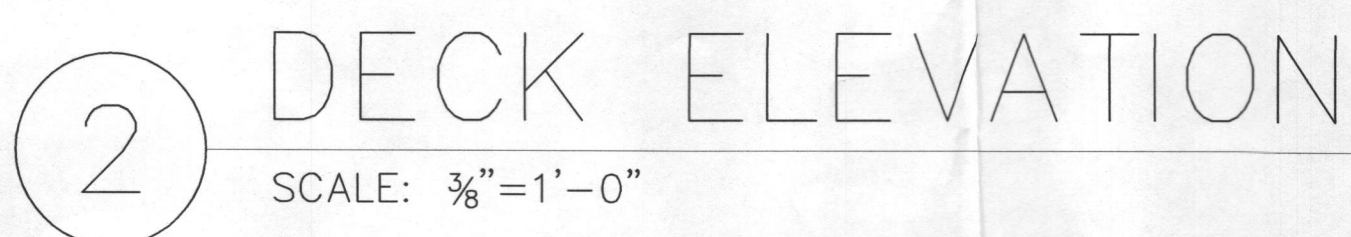
Drawing: COVER PAGE

Project: **WAGENER RENOVATION**  
WHARF LANE  
HOWARD COUNTY, MD.

2019.08
Project No.







- Balcony: 60 psf
- Residential: 40 psf

S-101