

RECEIVED

SEP 01 2020

PERMIT NUMBER: B 20002976

DATE ACCEPTED:

LICENSES & PERMITS

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: 14450 Triadelphia Mill Road

Unit:

City: Dayton

State: MD

Zip Code: 21036

Subdivision/Village/Complex Name:

SDP/WP/BA #:

Lot: 6

Tax Map: 0027

Parcel: 0021

Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: Residential-Single Family

Proposed Use: Residential-Single Family

Estimated Cost: \$115,000.00

Trade Work to Be Completed (Separate Permits Required): ☐ Mechanical (HVACR) ☒ Electrical ☐ Plumbing ☐ None

Construct a 44x30 detached three car garage.

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Robert Burgio and Deborah Burgio

Primary Residence: ☒ Yes ☐ No

Owner's Street Address: 14450 Triadelphia Mill Road

City: Dayton

State: Maryland

Zip Code: 21036

Phone: (410) 531-2271

Email: burgio.shop@verizon.net

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Brothers Services Company

Contact Name: Robert Lee Knight

Street Address: 111 Hanover Pike

City: Hampstead

State: Maryland

Zip Code: 21074

Phone: (443) 862-4444

Email: rlknight@brothersservices.com

CONTRACTOR INFORMATION REQUIRED

Business Name: Brothers Services Company

Licensee's Name: John Martindale

License #:

Street Address: 111 Hanover Pike

City: Hampstead

State: Maryland

Zip Code: 21074

Phone: (410) 276-8437

Email: rlknight@brothersservices.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Creative Outlooks, LLC

Name: Philip F. Gugliuzza

Street Address:

City:

State:

Zip Code:

Phone: (410) 596-1062

Email: pgcreate@qis.net

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: ☒ SF Dwelling ☐ SF Townhouse ☐ SF Duplex ☐ Mobile Home ☐ Multi-Family Dwelling (MF*)Condo: ☐ Yes ☒ NoUtilities: ☒ Electric ☐ GasWater 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 ☒ NoneFire Alarm System: ☒ Yes ☐ No ☐ Voice Evac

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

Model Name & Options:

of Bedrooms (SF): 4

of efficiency units (MF*):

of 1 BR (MF*):

of 2 BR (MF*):

of 3 BR (MF*):

Rooms:

Full Baths: 5

Half Baths: 1

Fireplaces: 1

Garage/Carport Info: ☒ Attached Garage ☐ Detached Garage ☐ Integral Garage ☐ Carport ☐ NoneBasement/Foundation Info: ☐ Slab on Grade ☐ Post & Pier ☐ Unfinished Basement ☐ Finished Basement: ☒ Full or ☐ Partial1st 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: 6,200

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

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

☒ PR☒ DPZ☒ DED☒ Health☐ SHA☐ CID

SUBMITTAL FEES:

PAYMENT:

ACCEPTED BY:

SITE INSPECTION SHEET

OWNER: Robert Burgio PHONE #: _____

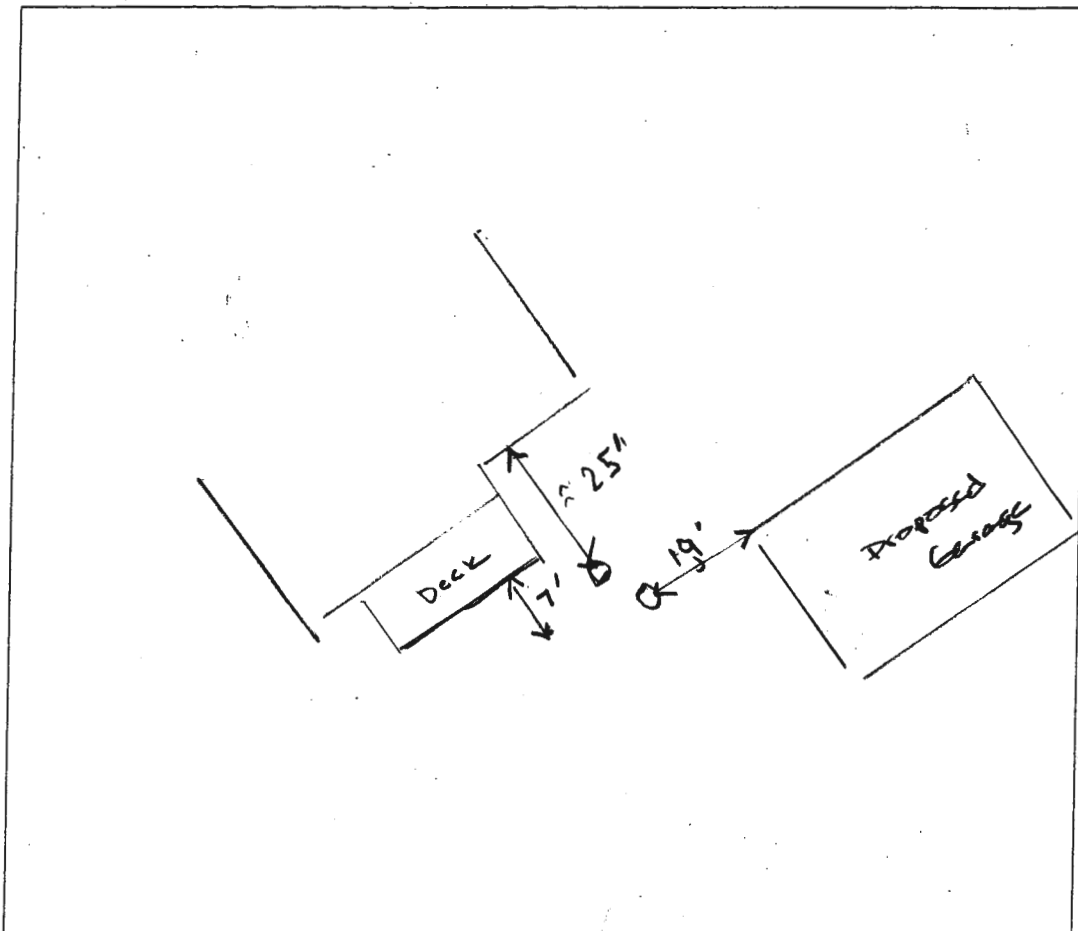
ADDRESS: 14450 Triadelphia Mill CONTRACTOR: _____

Dayton, MD WELL TAG #: _____

SUBDIVISION: _____ LOT: _____ COUNTY #: _____

PROPOSAL: 30' x 44' garage

LOCATION DIAGRAM



COMMENTS: _____

DATE: 11/4/2020 INSPECTOR: H. Oswald


October 30, 2020


To whom it may concern:

I am writing to request a variance from the Percolation Certification Plan requirement. We are adding a detached garage on our property. This garage does not have any plumbing or additional conditioned living space.

We have applied for and received a waiver in 2011 for the construction of our screened porch.

Thank you for your consideration.

Homeowner: Robert Burgio 

Deborah Burgio 



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

November 6, 2020

Robert and Deborah Burgio
14450 Triadelphia Mill Road
Dayton, MD 21036

RE: Waiver Approval
14450 Triadelphia Mill Road
Dayton, MD 21036

Mr. and Mrs. Burgio,

This letter is being issued in response to your waiver request dated October 30, 2020. Your request for a waiver of the Howard County Code requirement for a percolation certification plan has been **approved**. The proposed forty-four (44) by thirty (30) foot detached three car garage with existing paved access has little to no impact on the area available for on-site sewage disposal system repairs.

Any deviations from the proposed work illustrated on the site plan submitted with the waiver request will be subject to further review by this department. Future proposed improvements to the property requiring a building permit will require perc testing and a percolation certification plan.

Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

Respectfully,

Michael J. Davis
Assistant Director
Bureau of Environmental Health

Oswald, Hank

From: Doug Mangi <dmangi@brothersservices.com>
Sent: Wednesday, November 4, 2020 3:44 PM
To: Oswald, Hank
Subject: Re: FW: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Understood. I'm on it. Have you received the site plans yet?

Get [Outlook for iOS](#)



DOUG MANGI
OPERATIONS MANAGER, REMODELING
dmangi@brothersservices.com
Cell: 443-605-3346

Office: 410-BROTHER
MHIC#: 23479
BrothersServices.com



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From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Wednesday, November 4, 2020 3:41:56 PM
To: Doug Mangi <dmangi@brothersservices.com>
Subject: Re: FW: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage

There might be info on their website. Check there.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Doug Mangi <dmangi@brothersservices.com>
Sent: Wednesday, November 4, 2020 3:30:33 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: RE: FW: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Understood. I've called and emailed Permits@howardcountymd.gov to ask how to submit a revision, no answer yet. Is there an electronic form? Or something I need to fill out and submit to the drop box? I want to act as quickly as possible so I'm not holding your process up.

Thanks again.



It's Your Home. Done Right.

DOUG MANGI
OPERATIONS MANAGER, REMODELING
dmangi@brothersservices.com
Cell: 443-605-3346

Office: 410-BROTHER
MHIC#: 23479
BrothersServices.com



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From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Wednesday, November 4, 2020 3:19 PM
To: Doug Mangi <dmangi@brothersservices.com>
Subject: Re: FW: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage

The dimensions on the bp application should match the dimensions on the site plan.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Doug Mangi <dmangi@brothersservices.com>
Sent: Wednesday, November 4, 2020, 3:10 PM
To: Oswald, Hank
Subject: RE: FW: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Mr. Oswald,

Thank you for bringing this to my attention. The site plan and the construction foundation plan dimensions match at 45 X 30'8". The dimensions on the permit application represent the intended interior finished dimensions. Given that the site and construction plans match, is it necessary that we amend the permit application its self?

Thanks again, I appreciate all of your help with our situation.



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dmangi@brothersservices.com
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Office: 410-BROTHER
MHIC#: 23479
BrothersServices.com



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From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Friday, October 30, 2020 11:16 AM
To: John Lemmerman <john.rtf@gmail.com>
Cc: Doug Mangi <dmangi@brothersservices.com>; Robert L. Knight <rlknight@brothersservices.com>; Bryan Sullivan <bsullivan@brothersservices.com>; burgio.shop@verizon.net
Subject: Re: FW: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage

Thanks again. Once i have the plan, waiver letter and conduct the site visit, i will submit everything for review.

Hank

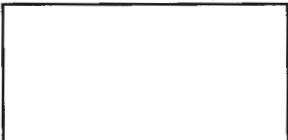
From: John Lemmerman <john.rtf@gmail.com>
Sent: Friday, October 30, 2020 11:09 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Doug Mangi <dmangi@brothersservices.com>; Robert L. Knight <rlknight@brothersservices.com>; bsullivan@brothersservices.com <bsullivan@brothersservices.com>; burgio.shop@verizon.net <burgio.shop@verizon.net>
Subject: Re: FW: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hank,

There are currently stakes in the field where the garage is proposed, so you should be good to go.

John Lemmerman, Prof. LS



[www.rtfsurveying.com](http://www.rtfurveying.com)
142 East Main Street
Westminster, MD 21157
ph-410-848-2040
ph-410-876-1222

John Lemmerman, Prof. LS



www.rtfssurveying.com
142 East Main Street
Westminster, MD 21157
ph-410-848-2040
ph-410-876-1222

On Fri, Oct 30, 2020 at 10:41 AM John Lemmerman <rtf142@gmail.com> wrote:

----- Forwarded message -----

From: **Oswald, Hank** <hoswald@howardcountymd.gov>
Date: Thu, Oct 29, 2020 at 8:36 AM
Subject: FW: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage
To: RTF142@gmail.com <RTF142@gmail.com>
Cc: rlknight@brothersservices.com <rlknight@brothersservices.com>, bsullivan@brothersservices.com <bsullivan@brothersservices.com>, burgio.shop@verizon.net <burgio.shop@verizon.net>

Hello Mr. Lemmerman:

I received a site plan via email from Brothers Services for a proposed garage located at 14450 Triadelphia Mill Road. The site plan closely matches the as-built drawing on record. Are the well and septic tank/pump tank components shown on the plan field located? Would you mind adding a note to the plan to indicate this? This was part of the original requirement (see email below). Can you make sure after the plan has been printed that the 1:30 scale is maintained. When I printed the plan in my office, the 100 foot well radius wasn't exactly 100 feet. Also, the septic tank didn't exactly align with the measurement of 23 feet on the drawing (see attachment page 2).

Will you forward a few hard copies of the plan to this office. The home owner will also need to submit a waiver request letter to the perc cert plan requirements. Please address the letter to Deputy Director Mike Davis. Once I have the site plan, waiver letter and the proposed garage has been staked out, I will conduct a site visit.

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

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard

Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

From: Oswald, Hank
Sent: Friday, September 18, 2020 1:51 PM
To: rlknight@brothersservices.com
Cc: burgio.shop@verizon.net
Subject: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage

Hello Robert Lee Knight:

The building permit (B20002976 - Garage Addition) for 14450 Triadelphia Mill Road has been reviewed with the following comments:

- 1.) The house footprint on the building permit site plan doesn't quite match up with our records or GIS image.
- 2.) The proposed garage looks like it will be real close to the new septic tank and may not meet the 10 ft. setback distance.

Please provide a scaled drawing between 1:30 - 1:100 with an accurate house foot print and *field located* well and septic system components. A site visit will need to be conducted after the site plan has been received and the proposed garage has been staked out. Furthermore, Howard County Code requires a Percolation Certification Plan to be on record, but the homeowner could request a waiver. We will need to conduct a site visit before any waiver consideration. Please provide an accurate site plan and the waiver letter (if applicable) before the site visit. If the homeowner wishes to bypass the waiver process, then perc testing leading to a percolation certification plan will be the next step in this process.

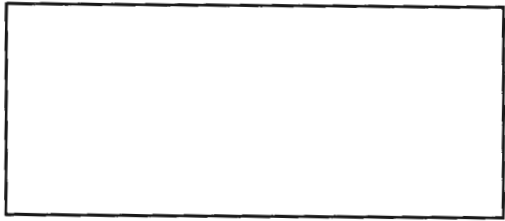
This building permit will remain on hold until the above requirements have been satisfied. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

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Howard County Health Department
Bureau of Environmental Health
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8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

--
RTF General Mailbox



www.rtfssurveying.com

142 East Main Street

Westminster, MD 21157

ph-410-848-2040

ph-410-876-1222

fax-443-289-8942

Oswald, Hank

From: Williams, Jeffrey
Sent: Wednesday, October 28, 2020 1:31 PM
To: Oswald, Hank
Subject: FW: Additional Information Required - EH-PLANS-20-00794 of Plan Review
Attachments: 20-161_GARAGE PLAN.pdf

Looks like this is yours

From: Wilson, Matthew <mwilson@howardcountymd.gov>
Sent: Wednesday, October 28, 2020 1:06 PM
To: Williams, Jeffrey <jeffwilliams@howardcountymd.gov>
Subject: Fw: Additional Information Required - EH-PLANS-20-00794 of Plan Review

Hi Jeff

Please see the below AskHealth email.

Thanks
Matt

From: Bryan Sullivan <bsullivan@brothersservices.com>
Sent: Wednesday, October 28, 2020 12:35 PM
To: AskHealth <AskHealth@howardcountymd.gov>
Subject: Additional Information Required - EH-PLANS-20-00794 of Plan Review

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Re: Additional Information Required - EH-PLANS-20-00794 of Plan Review

To whom it may concern, enclosed is the certified land survey completed by RTF Associates for the property located at 14450 Triadelphia Mill Road. Please review and see if this satisfies the original inquiry sent on September 18th 2020. Please let me know if you have any further questions.



BRYAN SULLIVAN
PROJECT COORDINATOR
bsullivan@brothersservices.com

Office: 410-BROTHER
MHIC#: 23479
BrothersServices.com



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Oswald, Hank

From: Oswald, Hank
Sent: Friday, September 18, 2020 1:51 PM
To: rlknight@brothersservices.com
Cc: burgio.shop@verizon.net
Subject: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage
Attachments: 14450 Triadelphia Mill Road.pdf; 1 - 14450 Triadelphia Mill Road.pdf

Hello Robert Lee Knight:

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- 1.) The house footprint on the building permit site plan doesn't quite match up with our records or GIS image.
- 2.) The proposed garage looks like it will be real close to the new septic tank and may not meet the 10 ft. setback distance.

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This building permit will remain on hold until the above requirements have been satisfied. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

Oswald, Hank

From: Oswald, Hank
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To: rlknight@brothersservices.com
Cc: burgio.shop@verizon.net
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(410) 313 - 1786
hoswald@howardcountymd.gov

Oswald, Hank

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Sent: Thursday, October 29, 2020 8:37 AM
To: RTF142@gmail.com
Cc: rlknight@brothersservices.com; bsullivan@brothersservices.com;
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Hank

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From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Wednesday, November 4, 2020 12:36 PM
To: John Lemmerman <john.rtf@gmail.com>
Cc: Doug Mangi <dmangi@brothersservices.com>; Robert L. Knight <rlknight@brothersservices.com>; Bryan Sullivan <bsullivan@brothersservices.com>; burgio.shop@verizon.net
Subject: RE: FW: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage

Hi All:

I conducted the site visit today. Once I receive the site plan, I will submit everything for review. However, I just noticed that the dimension of the garage on the site plan are 45' x 30.67', and the building permit application has 44' x 30'.

Is the building permit being updated to reflect the dimensions on the site plan?

Thanks,

Hank

From: John Lemmerman <john.rtf@gmail.com>
Sent: Friday, October 30, 2020 10:54 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Doug Mangi <dmangi@brothersservices.com>; Robert L. Knight <rlknight@brothersservices.com>; bsullivan@brothersservices.com; burgio.shop@verizon.net
Subject: Re: FW: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning Hank,

We added a note to the plan stating the well and tanks were field located. We will send three to scale hard copies to you via mail today of the attached pdf.

There was an approved addition to the rear of the house in 2009, I have also attached the approved tank variance from the Health Department files to be 16.5 feet from the current foundation location.

I expect the owners to forward a variance request for the Perc Certification Plan as there has already been two previously approved on this lot in 2009 and 2011. Thank you.

Oswald, Hank

From: Oswald, Hank
Sent: Monday, November 9, 2020 9:09 AM
To: Doug Mangi; John Lemmerman
Cc: Robert L. Knight; Bryan Sullivan; burgio.shop@verizon.net
Subject: RE: FW: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage
Attachments: [Untitled].pdf

Hello All:

The waiver has been approved for 44 x 30 garage. Please see attached letter. Please submit site plan reflecting the accurate dimensions directly to permits office.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

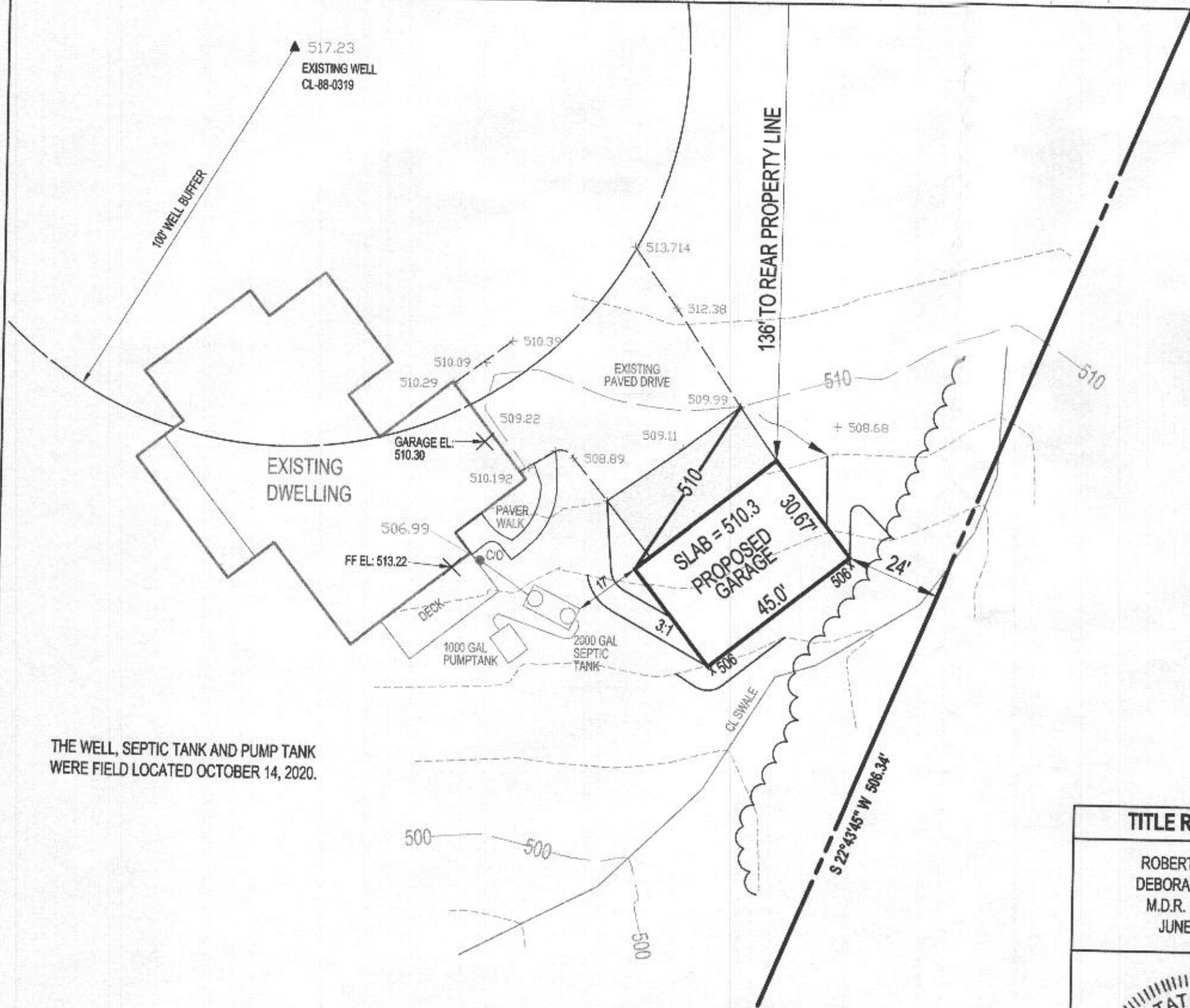
From: Doug Mangi <dmangi@brothersservices.com>
Sent: Friday, October 30, 2020 1:05 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>; John Lemmerman <john.rtf@gmail.com>
Cc: Robert L. Knight <rlknight@brothersservices.com>; Bryan Sullivan <bsullivan@brothersservices.com>; burgio.shop@verizon.net
Subject: RE: FW: B20002976_14450 Triadelphia Mill Road_44 x 30 Detached Garage

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Mr. Oswald,

The waiver letter is attached. Let me know when the homeowner can expect your visit? I will let them know.

Thank you so much!



THE WELL, SEPTIC TANK AND PUMP TANK
WERE FIELD LOCATED OCTOBER 14, 2020.

TO ACCOMPANY BUILDING
PERMIT APPLICATION B20002976

PLAN FOR PROPOSED
DETACHED GARAGE
ON
BURGIO PROPERTY
14450 TRIADDELPHIA MILL ROAD
5TH ELECTION DISTRICT, HOWARD CO. MD
TAX MAP: 27, GRID: 17, PARCEL: 21

REVISIONS	
DATE	REASON
10-30-2020	HEALTH DEPT COMMENT

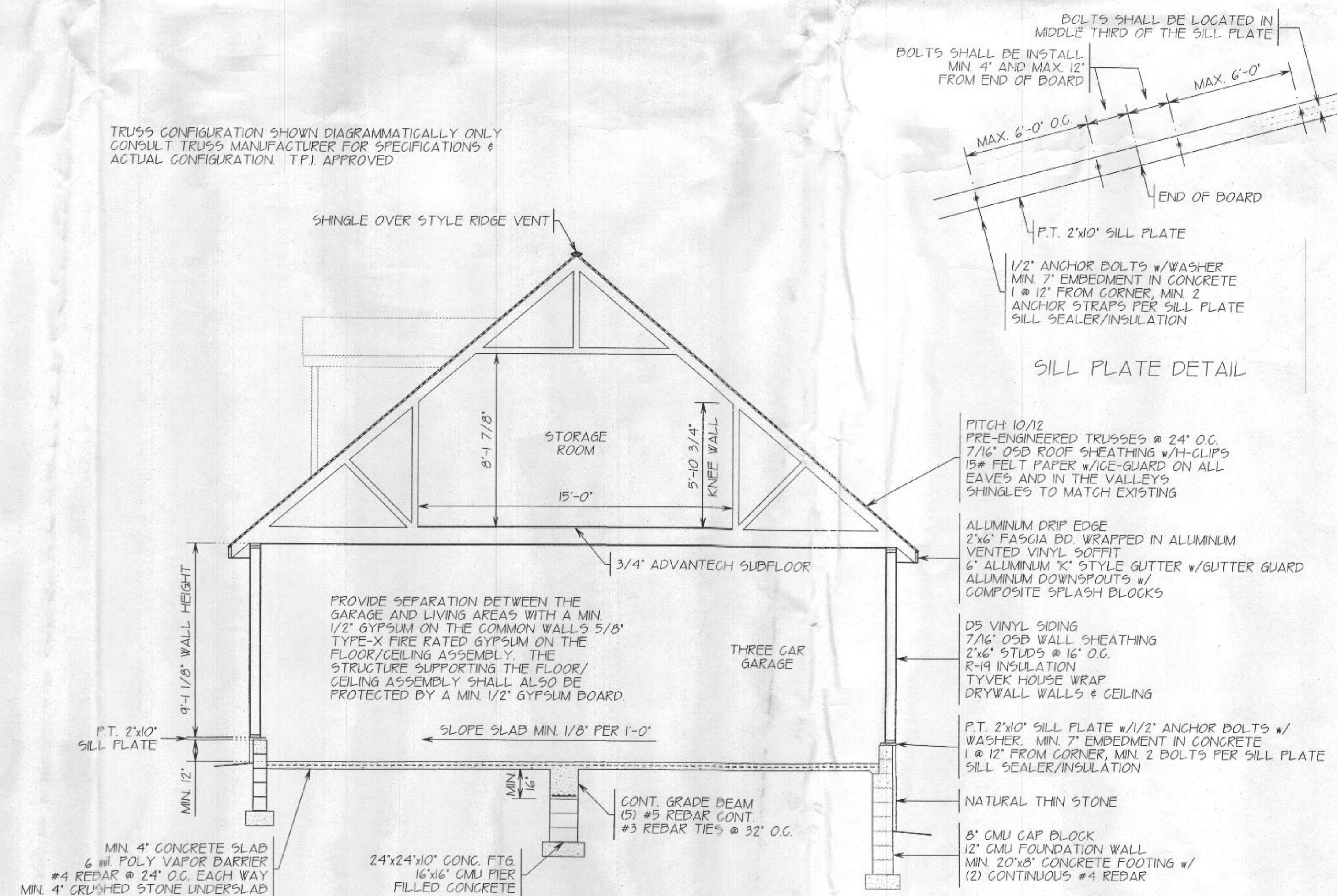
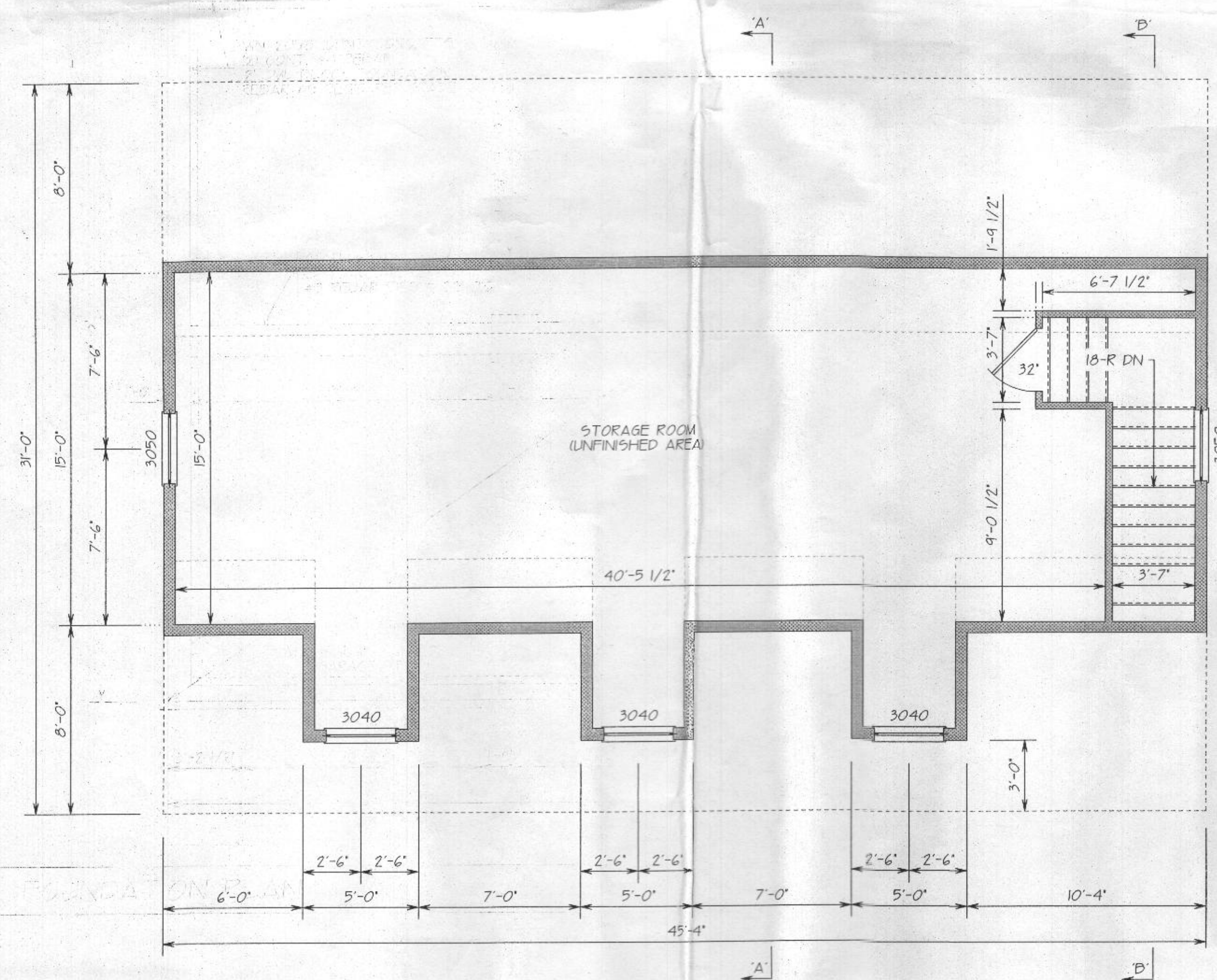
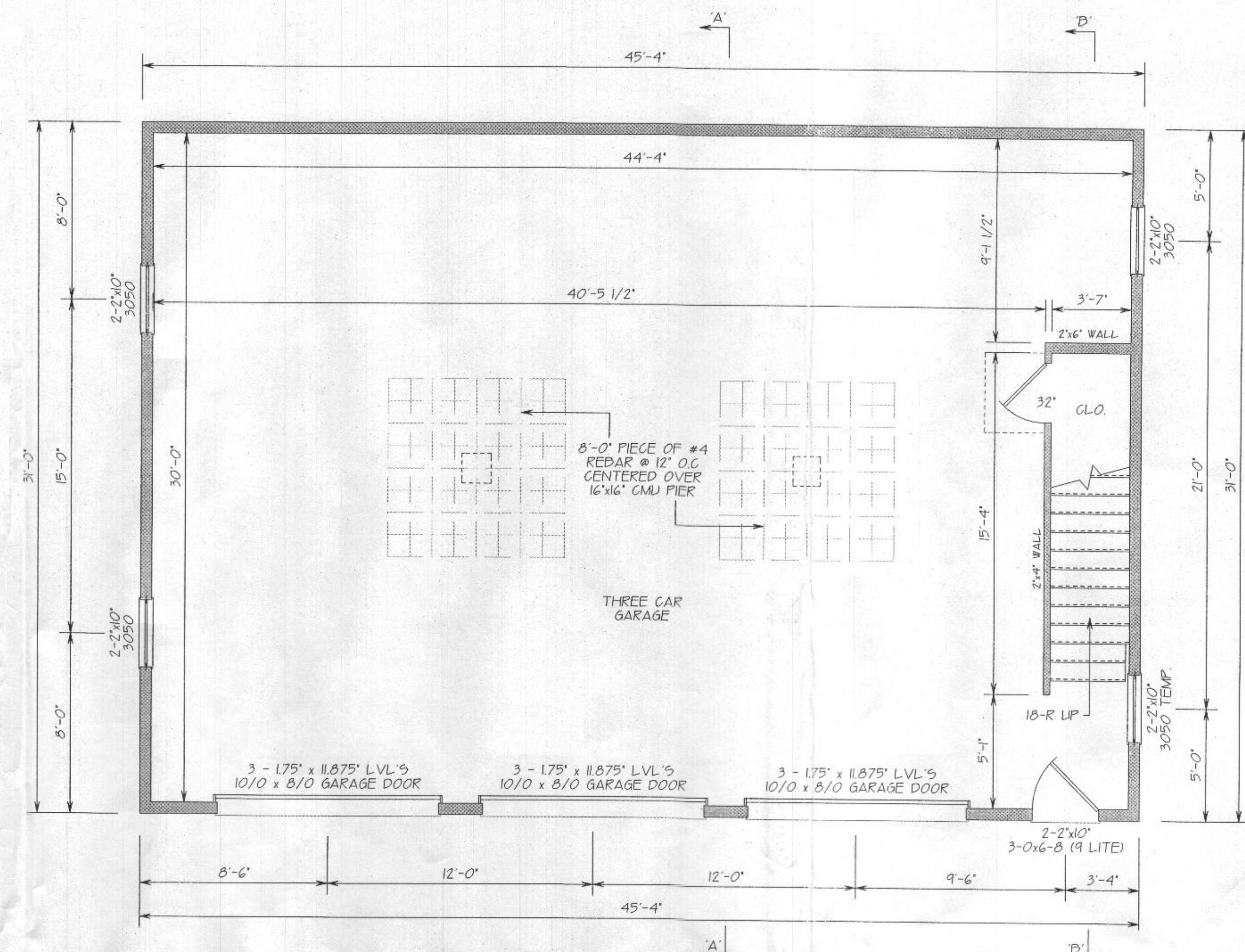
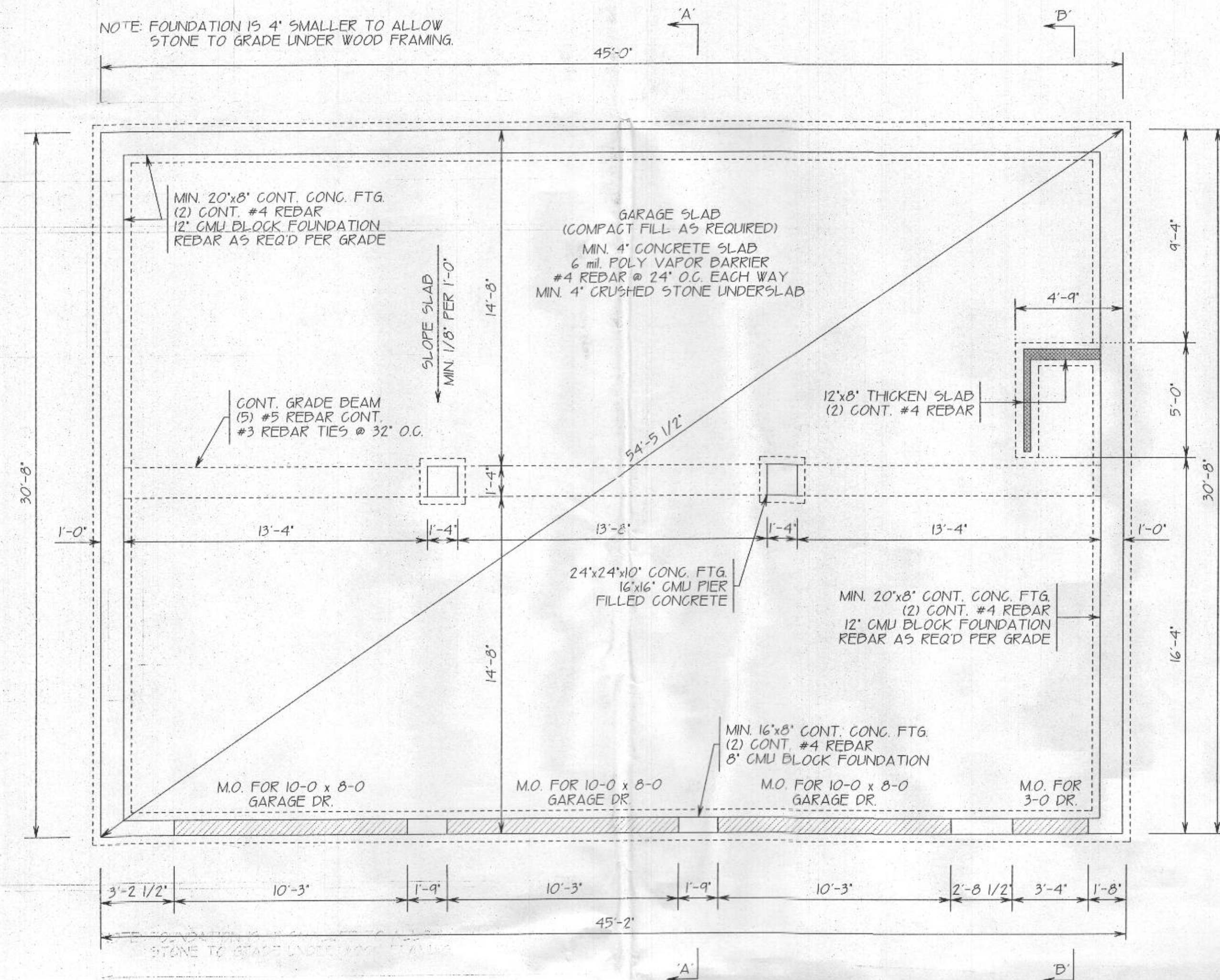
John E. Lemmerman
JOHN E. LEMMERMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21096
EXP. 8-3-21

TITLE REFERENCE
ROBERT B. BURGIO
DEBORAH E. BURGIO
M.D.R. 10754 - 805
JUNE 13, 2007



142 EAST MAIN STREET WESTMINSTER, MD 21157
410-848-2040 FAX# 443-289-8942 410-876-1222
EMAIL: RTF142@GMAIL.COM WWW.RTFSURVEYING.COM
CHECKED BY: JEL DATE: 10-27-2020
DRAWN BY: SP DATE: 10-26-2020
SCALE: 1" = 30' RTF JOB#: 20-161

N
MARYLAND STATE GRID NORTH(NAD 1983 / 91)



BROTHERS
SERVICES COMPANY

11 HANOVER PIKE, HAMPSTEAD, MD 21074
410-276-8437

CREATIVE OUTLOOKS, LLC
PHILIP F. GILGILITZA

CUSTOM HOME PLANNING & DESIGN
HOME ADDITION-REMODELING DESIGN
COMPLETE CONSTRUCTION PLANS

FLOOR PLANS & FOUNDATION & SECTION 'A-A'

ROBERT BURGIO
14450 TRIADELPHIA MILL RD.
DAYTON, MARYLAND 21036

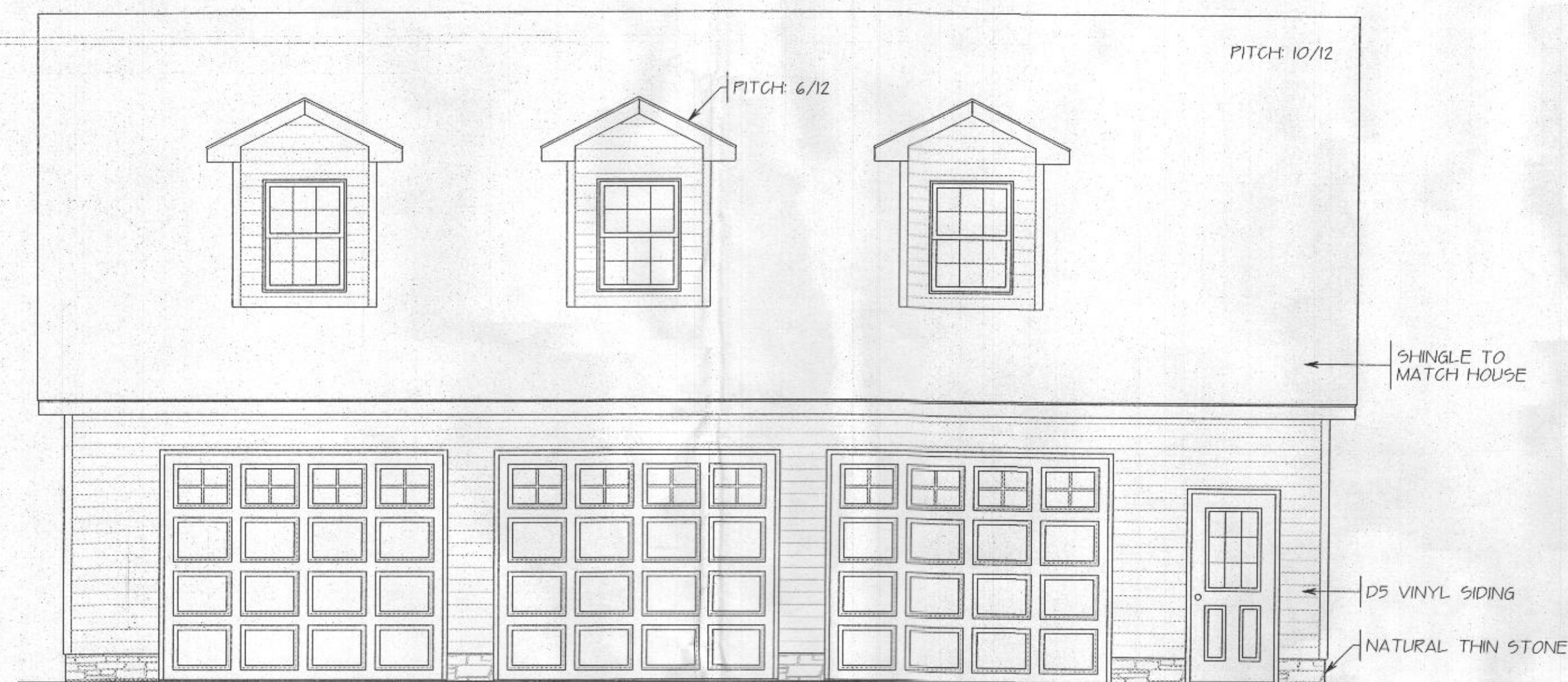
DATE	AUG. 17, 2020	SCALE	1/4" = 1'-0"	FILE NAME:	BLR-PP	DRAWN BY:	P. GUGLIUZZA
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REVISION:

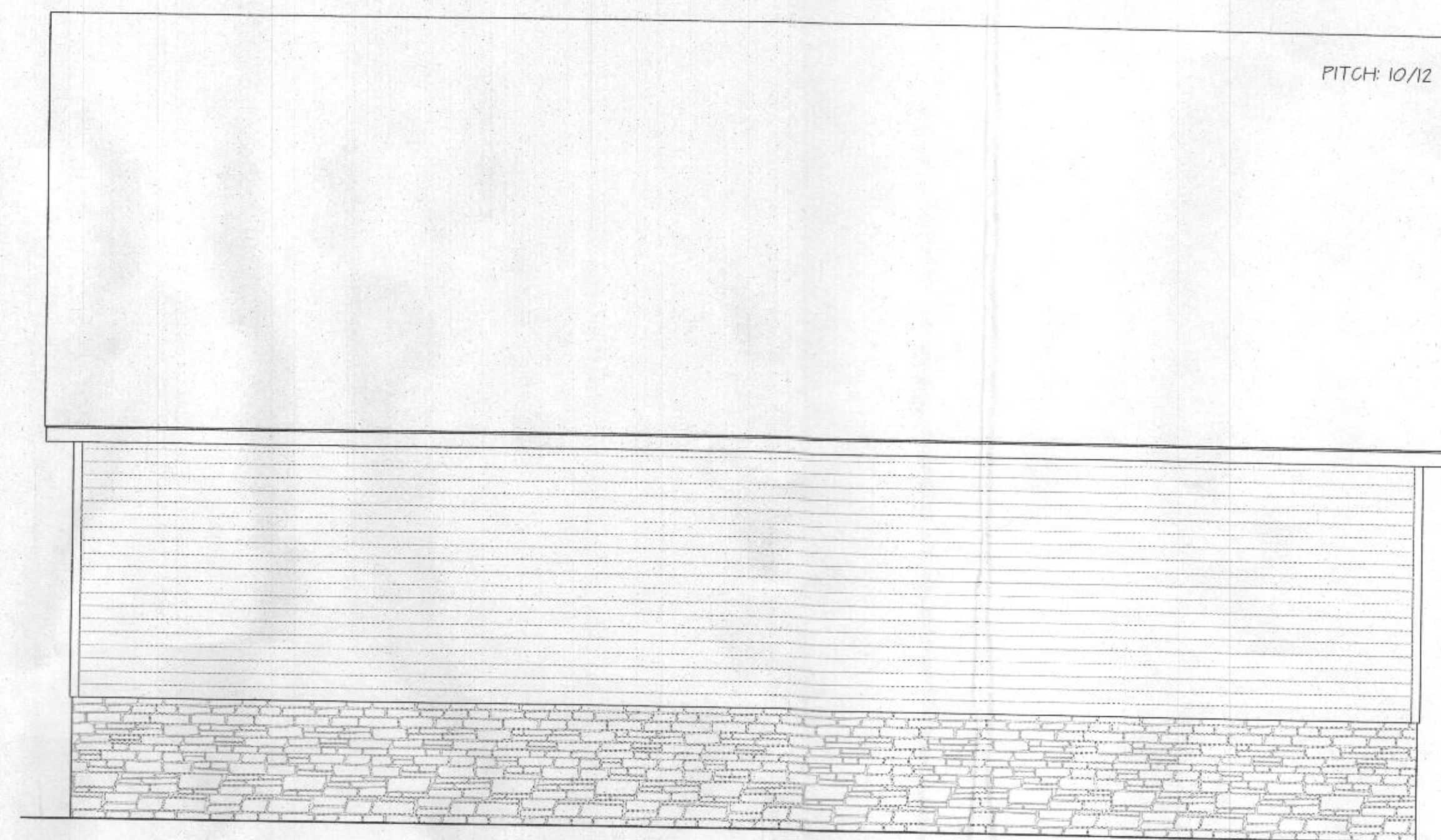
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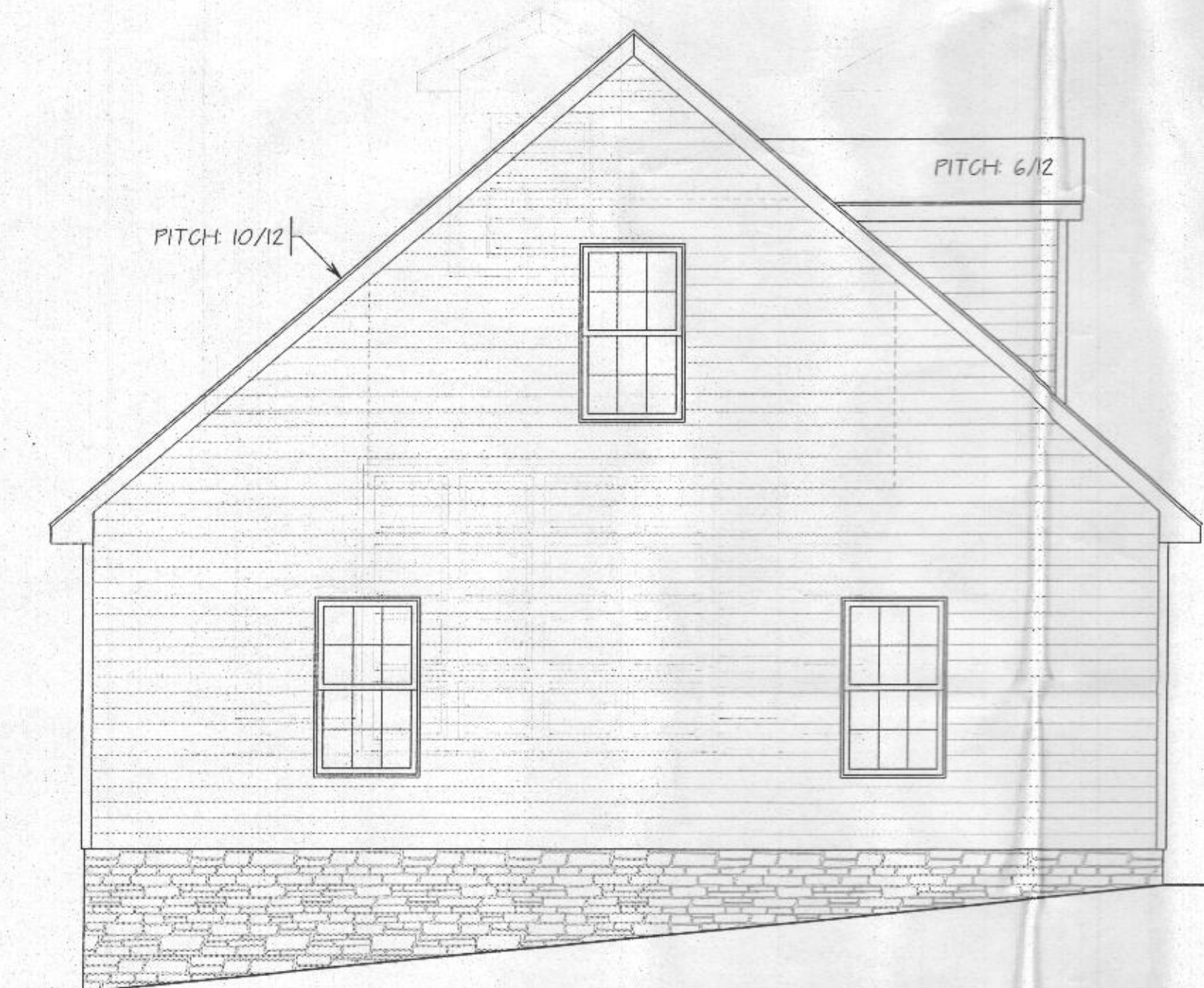
1 of 4



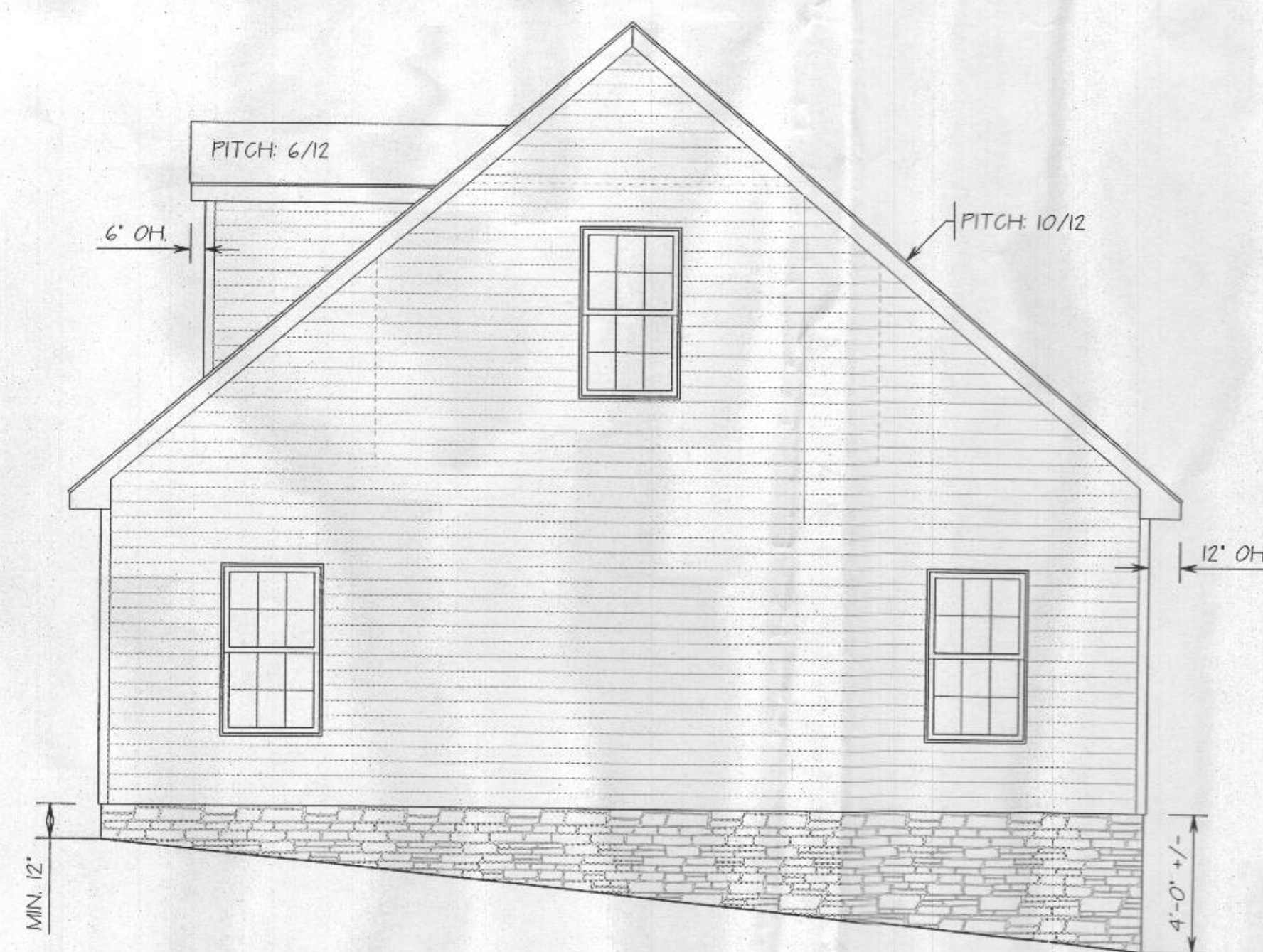
FRONT ELEVATION



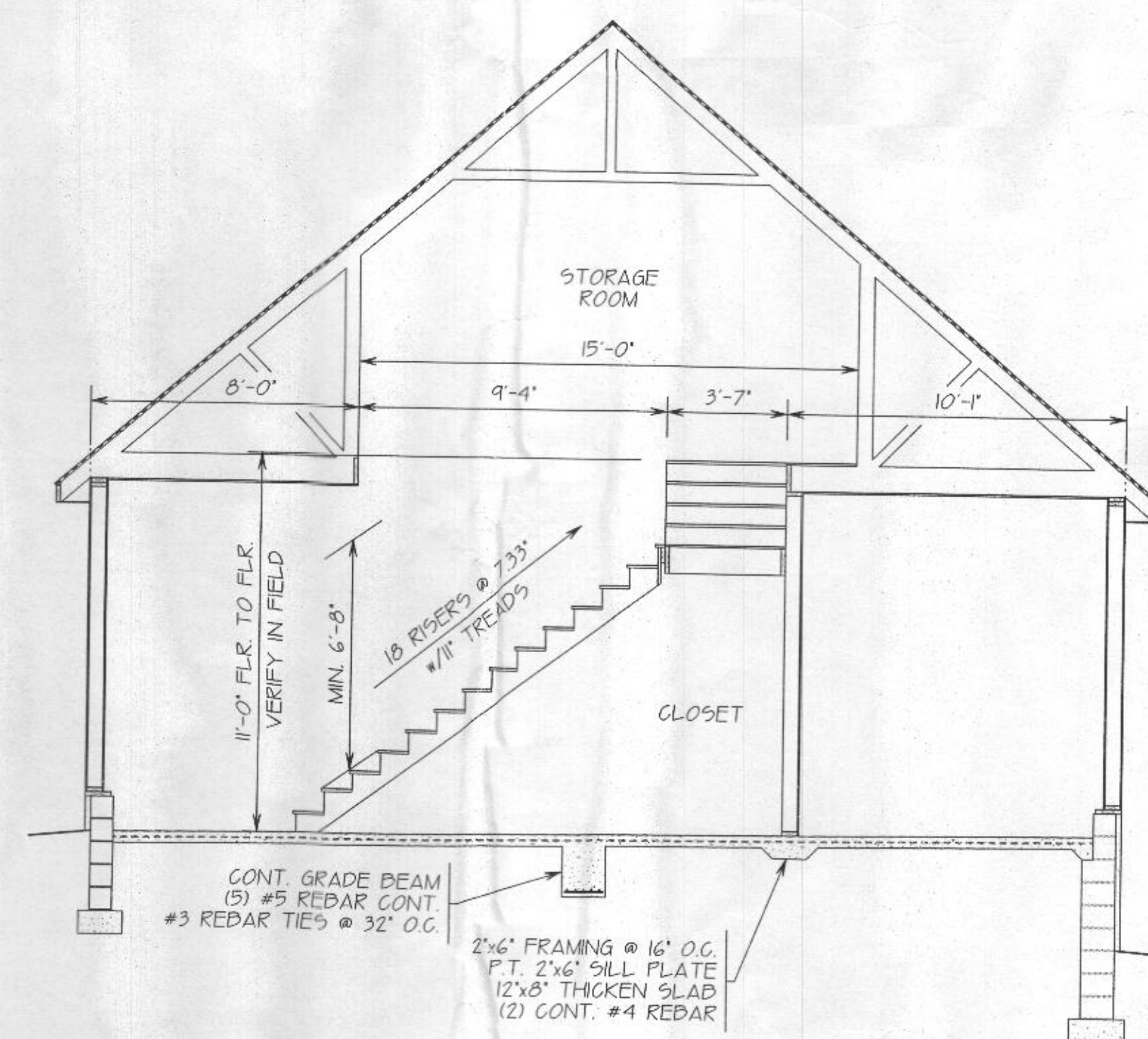
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



BUILDING SECTION 'B-B'

PROJECT FOR: ELEVATIONS & SECTION 'B-B'

ROBERT BURGIO
14450 TRIADAPHIA MILL RD.
DAYTON, MARYLAND 21036

DATE: AUG 17, 2020 SCALE: 1/4" = 1'-0"

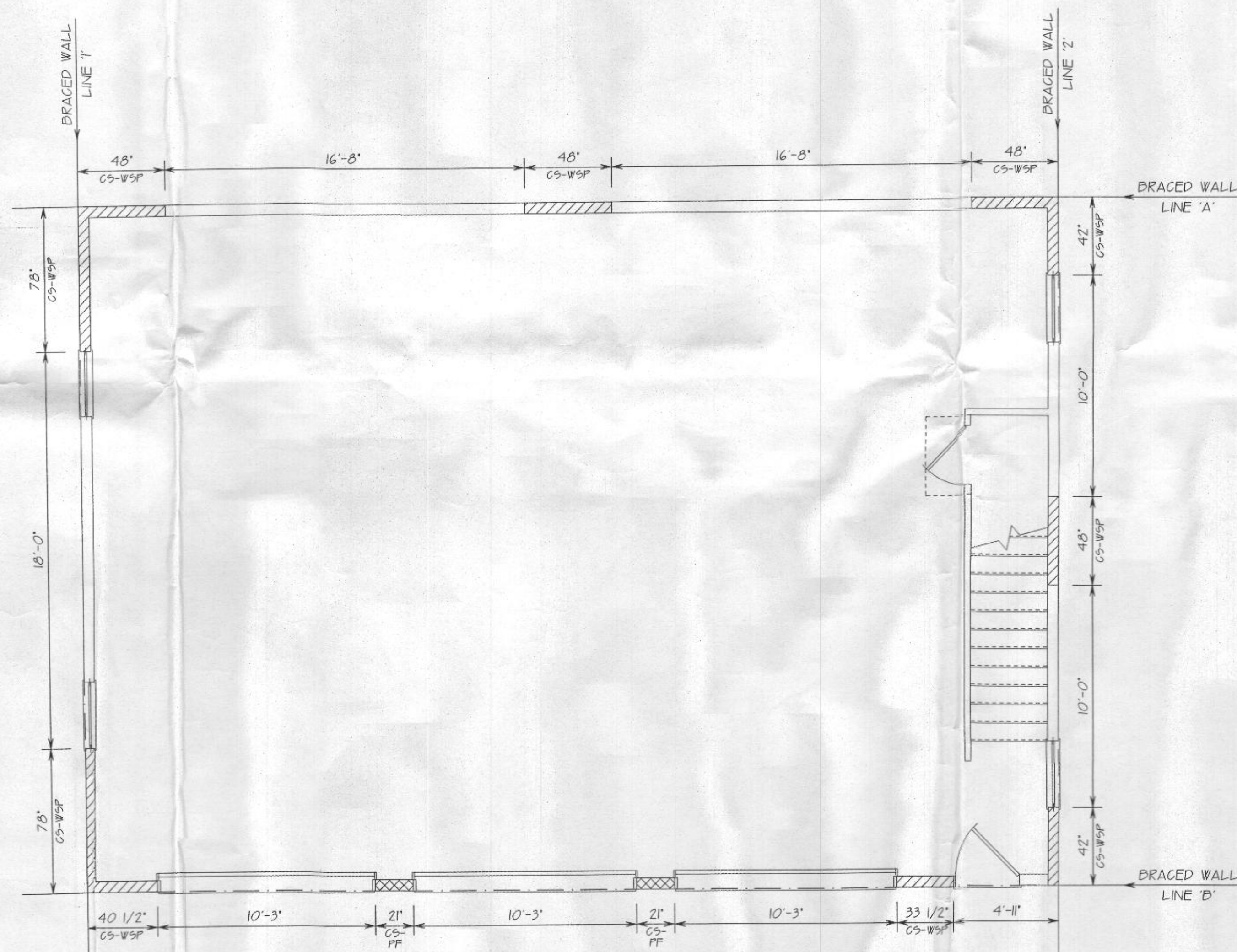
CREATIVE OUTLOOKS, LLC
PHILIP F. GUGLIUZZA
CUSTOM HOME PLANNING & DESIGN
HOME ADDITION-REMODELING PLANS
COMPLETE CONSTRUCTION PLANS
PHONE 410-596-1062 P66CREATEHQ51NET

BROTHERS
SERVICES COMPANY

111 HANOVER PIKE, HAMPSHIRE, MD 21074
410-276-8437

DATE	REVISION

SHEET No.
2 of 4

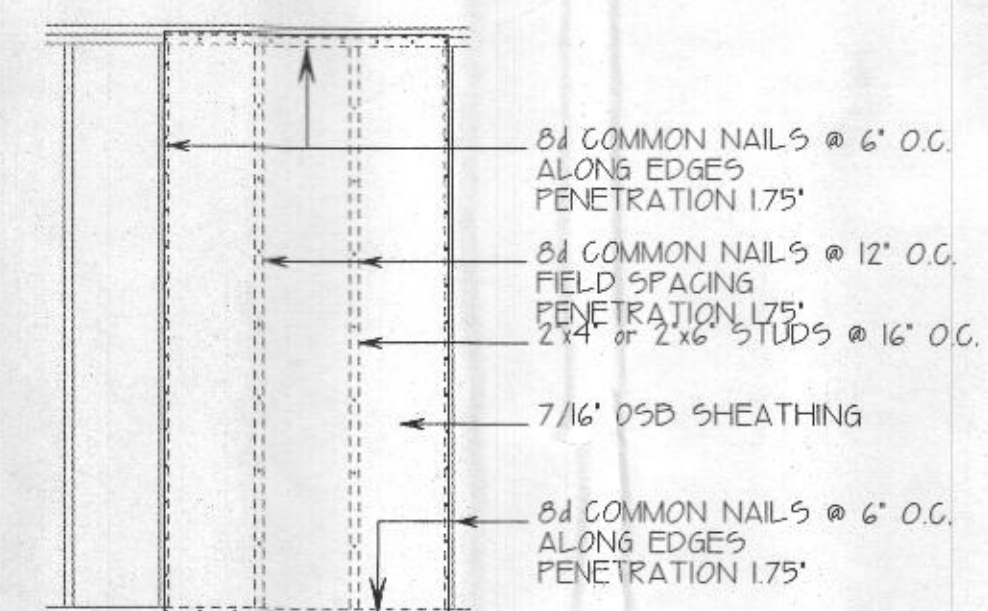


BASED WIND SPEED 115 FLOOR BRACED WALL SYSTEM				
FLOOR WALL LINE	PANEL TYPE	BUILDING LENGTH	REQUIRED LENGTH	PROVIDED LENGTH
A	CS-PF	46'	83'	144'
B	CS-WSP	46'	83'	137'
FLOOR WALL LINE	PANEL TYPE	REQUIRED LENGTH	REQUIRED LENGTH	PROVIDED LENGTH
1	CS-WSP	31'	56'	156'
2	CS-WSP	31'	56'	132'

CS-WSP CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL - MINIMUM 24' PANEL LENGTH SHALL BE LOCATED AT EACH END OF BRACED WALL LINE. MINIMUM THICKNESS SHALL BE 3/8" ATTACHED WITH 6d COMMON NAILS AT 6" O.C. SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS) OR 16 ga x 1 3/4" STAPLES AT 3" O.C. (PANEL EDGES) AND 6" O.C. SPACING (INTERMEDIATE SUPPORTS). SOLE PLATE TO JOIST AT BRACED WALL PANELS 3-16d @ 16" O.C.

CS-PF CONTINUOUS SHEATHING PORTAL FRAME DESIGNATED PORTAL FRAMING BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS R60210.6.4 OF THE IRC 2015 CONTINUOUS PORTAL FRAME PANEL.

THIS DRAWING SHOWS BRACED WALL LINES WITH 'CONTINUOUS STRUCTURAL PANEL SHEATHING' MEETING THE MINIMUM REQUIREMENTS OF SECTION R60210.3 OF THE IRC. BRACED WALLS ARE OF THE MINIMUM LENGTHS SPECIFIED IN IRC 2015 R60210.3(1).



EXTERIOR WALL SHEATHING TO WALL FRAMING ASSEMBLY

WIND BRACING DIAGRAM

PROJECT FOR

ROBERT BURGIO
14450 TRIADELPHIA MILL RD.
DAYTON, MARYLAND 21036

DATE

AUG. 17, 2020

SCALE

1/4" = 1'-0"

PREP NAME

PHILIP F. GUGLIUZZA

DRAWN BY

PHILIP F. GUGLIUZZA

CREATIVE OUTLOOKS, LLC

PHILIP F. GUGLIUZZA

CUSTOM HOME PLANNING & DESIGN
HOME ADDITION-REMODELING DESIGN
COMPLETE CONSTRUCTION PLANS
PHONE: 410-546-1062

BROTHERS
SERVICES COMPANY



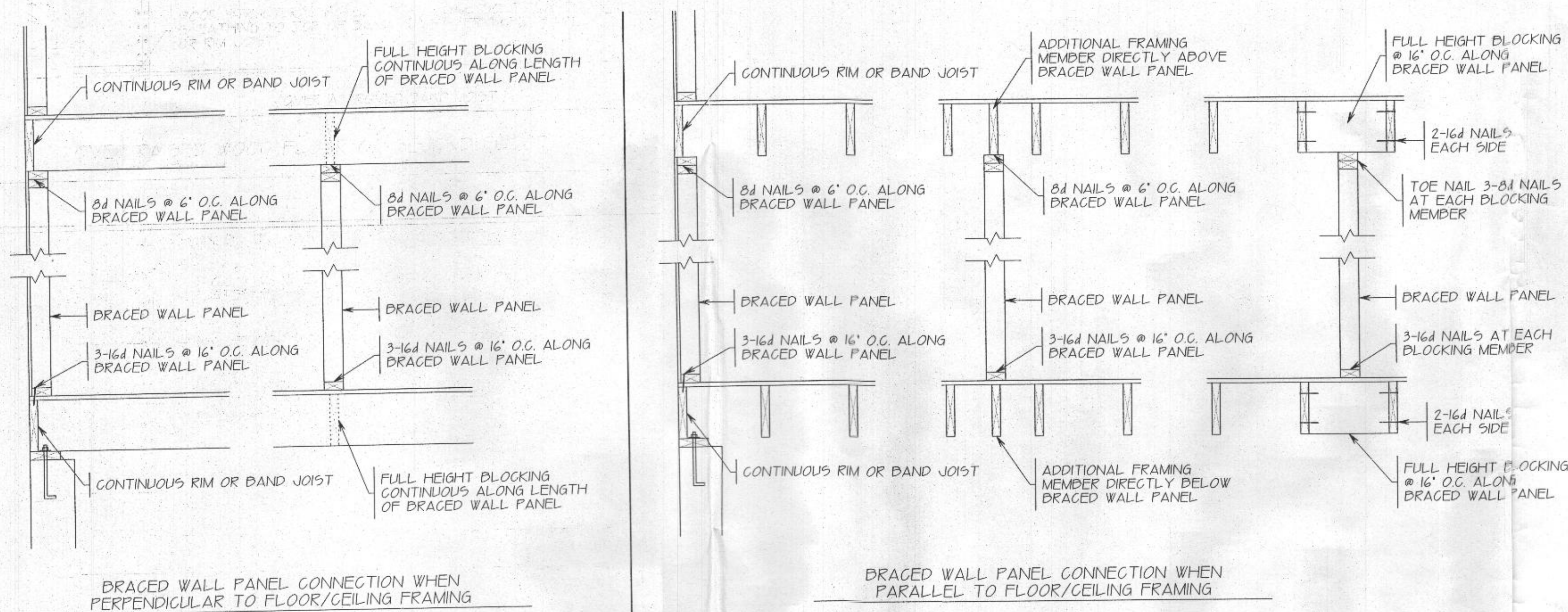
111 HANDOVER PIKE, HAMPSTEAD, MD 21074
410-276-8437

REVISION:

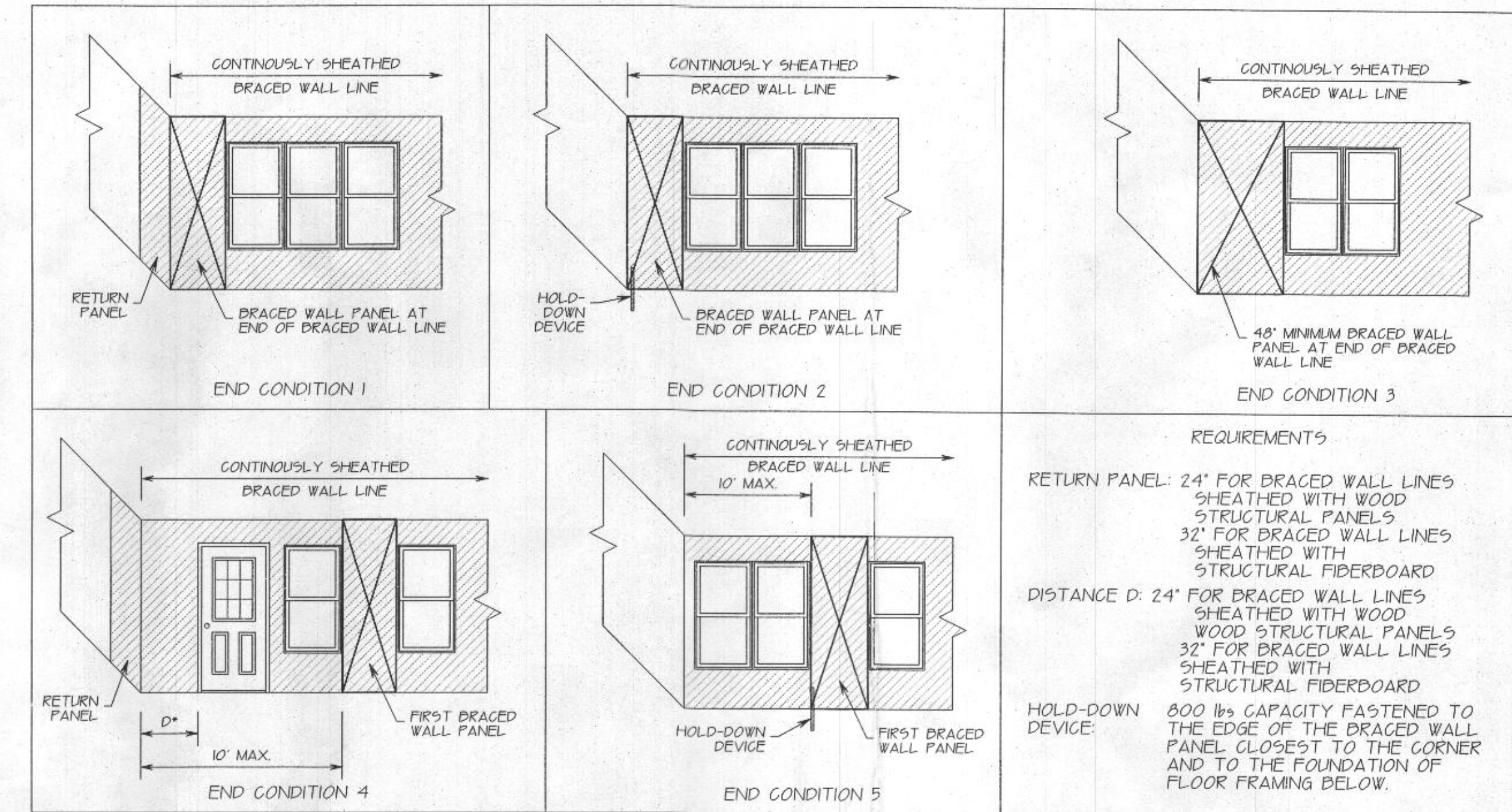
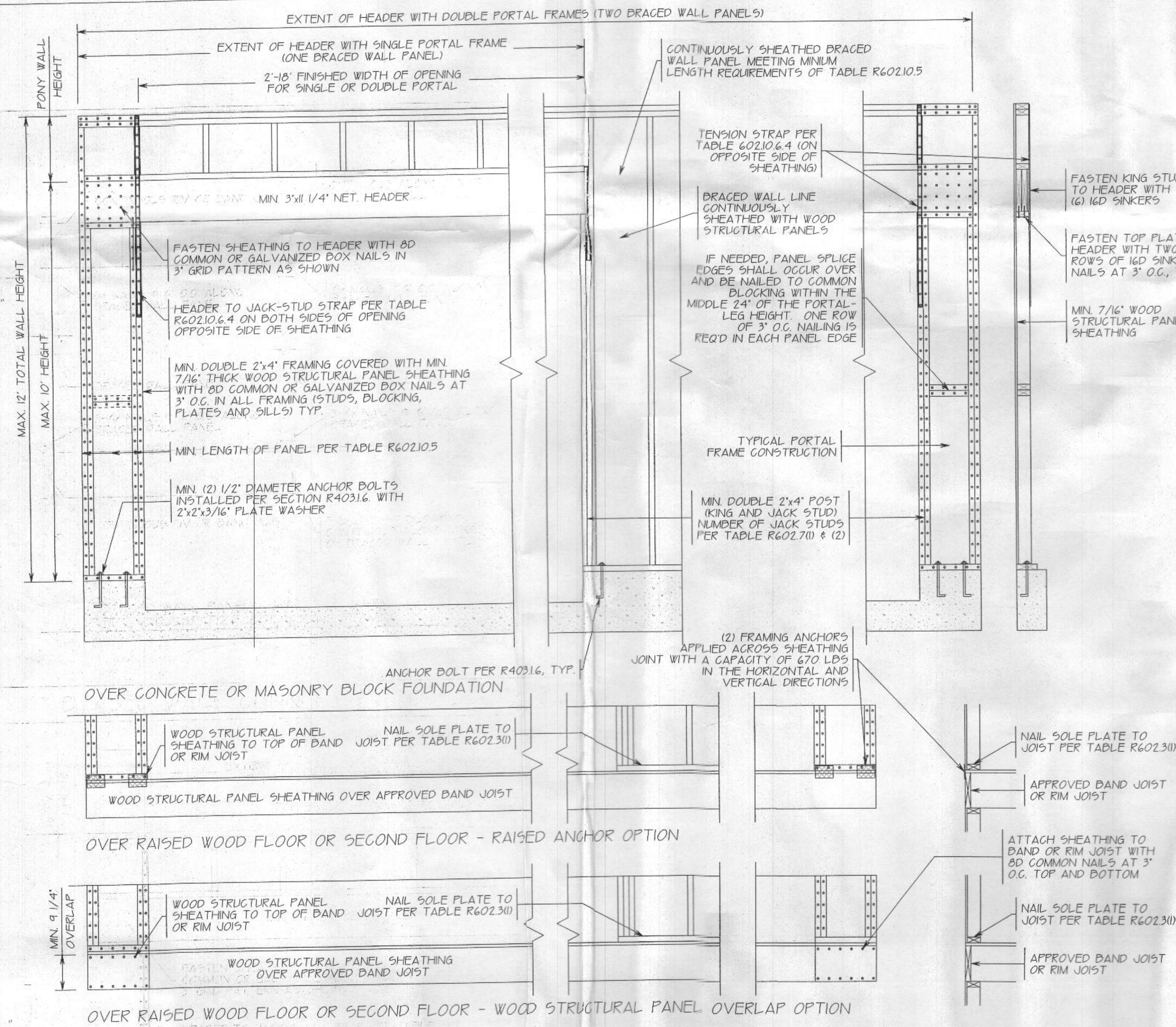
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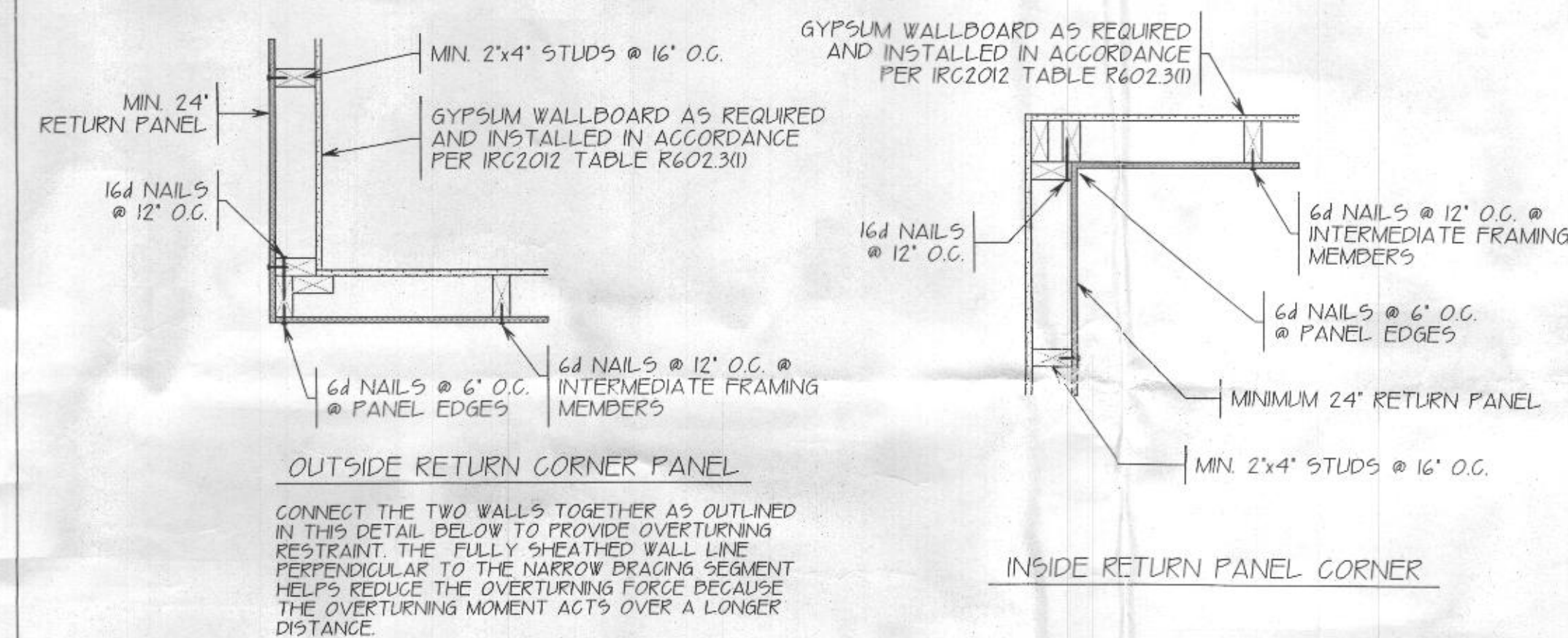
3 of 4



BRACED WALL CONNECTION TO FLOOR/CEILING TABLE R602.10.8(1) & R602.10.8(2) of IRC 2018



END CONDITIONS FOR BRACED WALL LINES FIGURE R602.10.7 of IRC 2018



CORNER WALL DETAILS

FASTENING SCHEDULE	
1. JOISTS TO SILL OR GIRDER	(3) 8d COMMON (0.13" DIA x 2 1/2"), TOENAIL
2. BRIDGING TO JOIST	(2) 8d COMMON, TOE NAIL EACH END
3. SOLE PLATE TO JOISTS OR BLOCKING	16d NAILS @ 16" O.C.
4. TOP PLATE TO STUD	(2) 16d COMMON (0.162" DIA x 3 1/2") END NAILS
5. STUD TO SOLE PLATE	(4) 8d COMMON OR (2) 16d COMMON
6. DOUBLE STUDS	16d @ 24" O.C.
7. DOUBLE TOP PLATE	16d @ 16" O.C.
8. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON, TOENAIL
9. RIM JOISTS TO TOP PLATE	8d @ 6" O.C.
10. TOP PLATE, LAP'S AND INTERSECTIONS	(2) 16d COMMON
11. CONTINUOUS HEADER, TWO PIECES	16d COMMON @ 16" O.C.
12. CONTINUOUS HEADER TO STUD	(4) 8d COMMON, TOENAIL
13. RAFTER TO TOP PLATE	(3) 8d COMMON, TOENAIL
14. BUILT UP CORNER STUDS	16d @ 16" O.C.
15. BUILT UP GIRDER AND BEAMS	20d @ 24" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES, UNLESS NOTED ON DWG'S TO BE THROUGH BOLTED
16. COLLAR TIES TO RAFTER	(4) 12d FACE NAIL
17. JACK RAFTER TO HIP	(3) 10d COMMON, TOENAIL
18. ROOF RAFTER TO SINGLE 2x RIDGE BEAM	(2) 16d COMMON, TOENAIL
19. ROOF RAFTER TO RIDGE BEAM	JOIST HANGERS, MINIMUM 500 LB. SHEAR CAPACITY
20. JOIST TO RIBBON BOARD	(3) 16d, FACE NAIL
21. CORNER STUDS	16d COMMON 12" O.C. FACE NAIL
22. WOOD STRUCTURAL WALL PANEL SHEATHING	16d COMMON @ 6" O.C. INTO TOP PLATE, 8d COMMON @ 6" O.C. AT ALL EDGES AND 12" O.C. AT ALL OTHER LOCATIONS
23. PLYWOOD OR OSB DECKING LOCATIONS	6d COMMON @ 6" O.C. AT EDGES, 12" O.C. AT ALL OTHER LOCATIONS

FASTENING SCHEDULE

WIND BRACING DETAILS & NOTES

PROJECT FOR

DATE

SCALE

1/4" = 1'-0"

AUG. 17, 2020

FILE NAME

1/4" = 1'-0"

CREATIVE OUTLOOKS, LLC

PHILIP F. GUGLIUZZA

CUSTOM HOME PLANNING & DESIGN

HOME ADDITION-REMODELING DESIGN

COMPLETE CONSTRUCTION PLANS

PHONE 410-594-1062

PGCREATED@GMAIL.COM

BROTHERS

SERVICES COMPANY

111 HANOVER PIKE, HAMPSHIRE, MD 21074

410-276-8437



REVISION:

DATE:

SHEET No.
4 of 4