

PERMIT NUMBER: B 21001928

DATE ACCEPTED: LICENSES & PERMITS
DIVISION

MAY 17 2021



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: 15289 Sweetbay Street		Unit:
City: Woodbine	State: MD	Zip Code: 21797
Subdivision/Village/Complex Name:		SDP/WP/BA #:
Lot:	Tax Map:	Parcel:
Grading Permit #:		

DESCRIPTION OF WORK REQUIRED

Existing Use: SFD	Proposed Use: Same with laundry/mudroom/garage ad	Estimated Cost: \$275,000.00
Trade Work to Be Completed (Separate Permits Required): <input checked="" type="checkbox"/> Mechanical (HVACR) <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> None		
Build Laundry room, mudroom, pantry addition, and detached garage with open breezeway		

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Marvin Lawrence		Primary Residence: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 15289 Sweetbay Street		
City: Woodbine	State: MD	Zip Code: 21797
Phone:	Email:	

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Mcwhorter Construction LLC		Contact Name: Ryan Mcwhorter
Street Address: 6851 Redberry Road		
City: Clarksville	State: MD	Zip Code: 21029
Phone: (410) 984-5813	Email: ryan@mcwhorterconstruction.net	

CONTRACTOR INFORMATION REQUIRED

Business Name: McWhorter Construction LLC		License #: 91659
Street Address: 6851 Redberry Road		
City: Clarksville	State: MD	Zip Code: 21029
Phone:	Email: ryan@mcwhorterconstruction.net	

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name:		Name:
Street Address:		
City:	State:	Zip Code:
Phone:	Email:	

BUILDING CHARACTERISTICS REQUIRED

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

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

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

AGREEMENT/ DISCALIMER REQUIRED

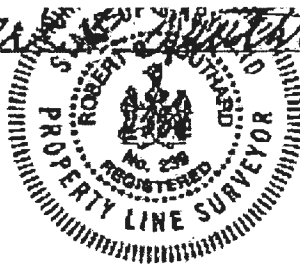
THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COME WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED 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	5/17/021
	DATE SIGNED

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:				
<input checked="" type="checkbox"/> PR	<input checked="" type="checkbox"/> DPZ	<input type="checkbox"/> DED	<input checked="" type="checkbox"/> Health	<input type="checkbox"/> SHA
SUBMITTAL FEES:			PAYMENT:	ACCEPTED BY:



10-19-18

(24)

N36°16'15"E 345.84'
ASPHALT DRIVE
S36°16'15"W 245.46'

Approved
321001928
8/10/2021
RAC

(23)

NON-BUILDABLE
PRESERVATION
PARCEL G

PUBLIC FOREST
CONSERVATION
EASEMENT

MARYLAND COORDINATE
SYSTEM NAD 83 (FWS)

APPROVED

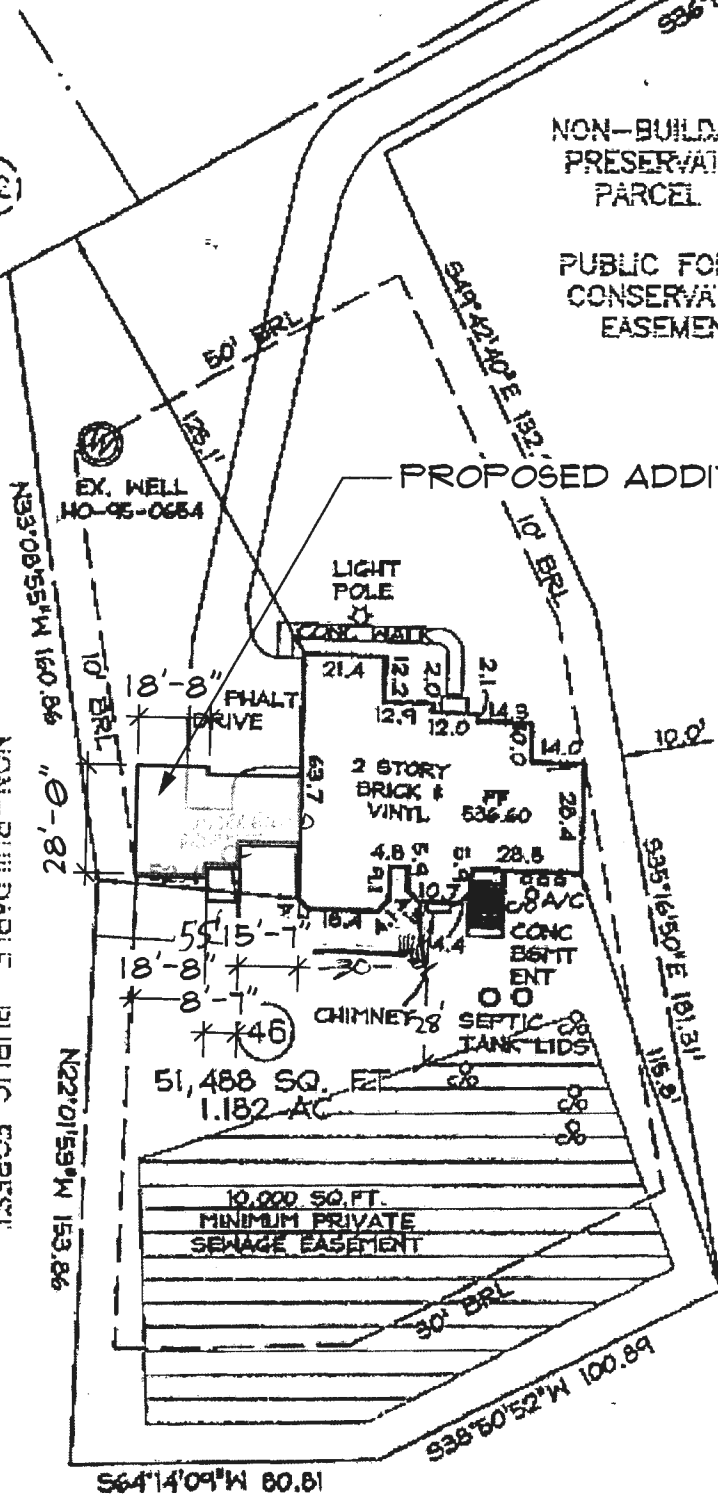
WALKING BUILDING PERMIT

DATE: 11-17-16
Approved As Shown

PROPOSED ADDITION

EX. WELL
NO-95-0684

NON-BUILDABLE
PRESERVATION
PARCEL G
PUBLIC FOREST
CONSERVATION
EASEMENT



NOTES:

1. 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.
2. THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
3. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT THIS IDENTIFICATION MAY NOT BE REQUIRED, FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
4. THE ACCURACY OF THE APPARENT SETBACK DIMENSIONS FROM THE PROPERTY LINES TO THE IMPROVEMENTS IS WITHIN 1 FOOT OF BEING GREATER THAN OR LESS THAN THE DIMENSIONS SHOWN.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD '83 (1991).
6. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'C' (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP NO.240044 001A3. DATED 12-4-86.

NON-BUILDABLE
PRESERVATION
PARCEL G

PUBLIC FOREST
CONSERVATION
EASEMENT

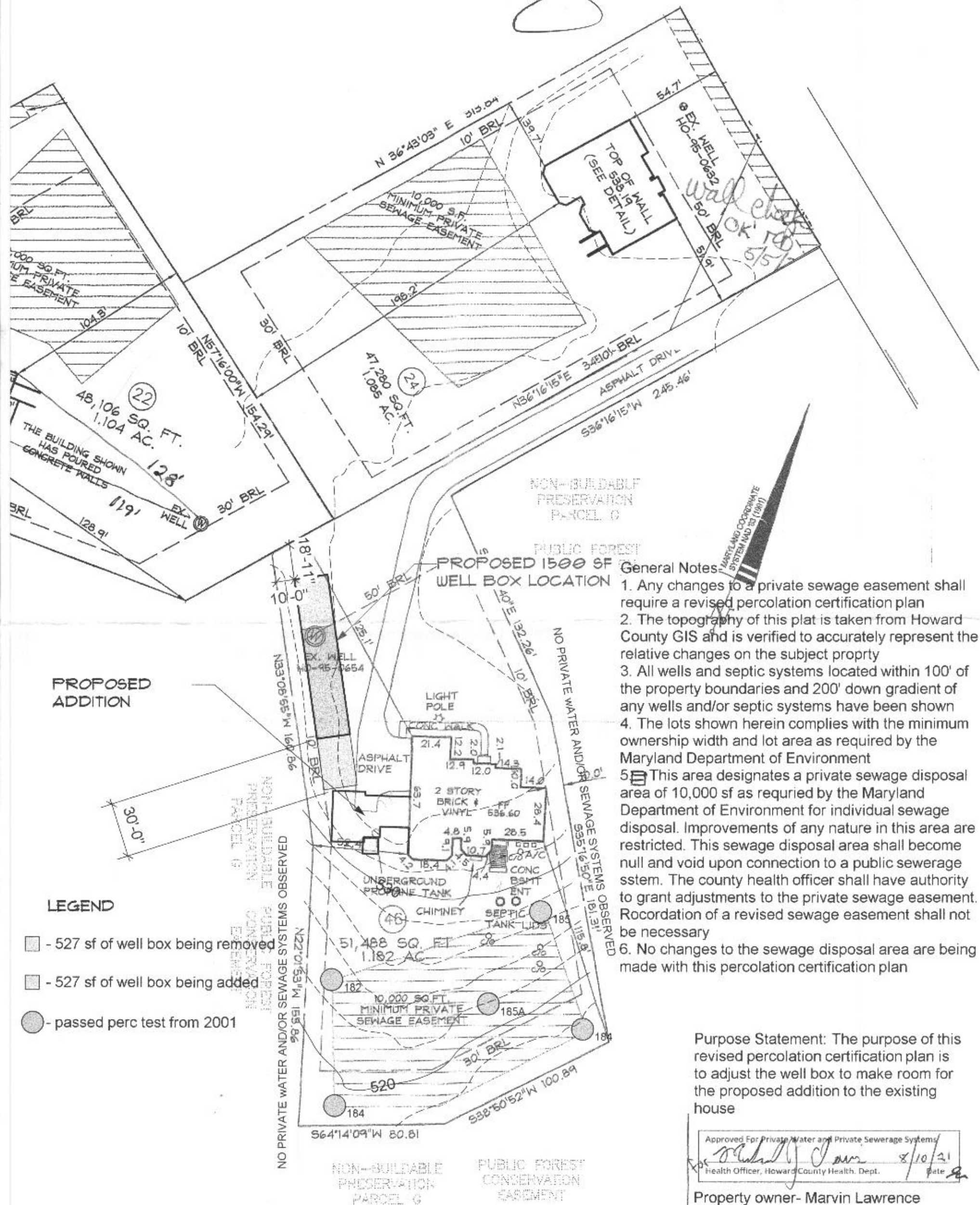


Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157



i certify that the information shown herein is based on field work performed by me, and is correct, to the best of my knowledge and belief



- General Notes:
1. Any changes to a private sewage easement shall require a revised percolation certification plan
 2. The topography of this plat is taken from Howard County GIS and is verified to accurately represent the relative changes on the subject property
 3. All wells and septic systems located within 100' of the property boundaries and 200' down gradient of any wells and/or septic systems have been shown
 4. The lots shown herein complies with the minimum ownership width and lot area as required by the Maryland Department of Environment
 5. This area designates a private sewage disposal area of 10,000 sf as required by the Maryland Department of Environment for individual sewage disposal. Improvements of any nature in this area are restricted. This sewage disposal area shall become null and void upon connection to a public sewerage system. The county health officer shall have authority to grant adjustments to the private sewage easement. Recordation of a revised sewage easement shall not be necessary
 6. No changes to the sewage disposal area are being made with this percolation certification plan

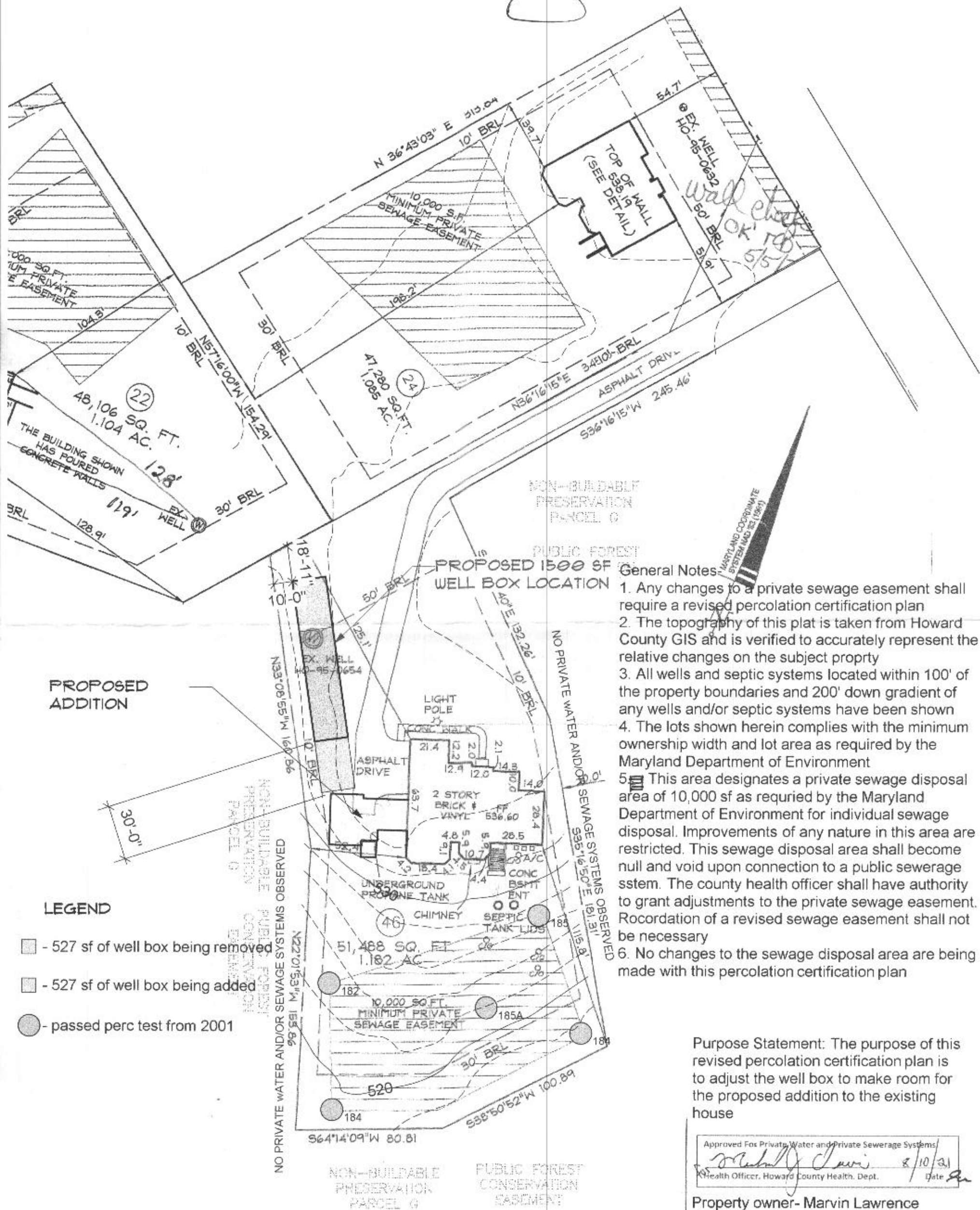
Purpose Statement: The purpose of this revised percolation certification plan is to adjust the well box to make room for the proposed addition to the existing house

Approved For Private Water and Private Sewerage Systems
Health Officer, Howard County Health Dept. 8/10/21
Property owner- Marvin Lawrence
15289 Sweetbay Street
Woodbine, md 21797
(301) 502-5473
Plan prepared by Ryan McWhorter
(410) 984-5813

LOCATION DRAWING 15289 SWEETBAY STREET LOT 46 BELLE HAVEN ESTATES PLAT No. 19951 ELECTION DIST. No.4 HOWARD COUNTY, MD	DDC JOB#: 06116.5 DATE: 10-24-2013 SCALE: 1"=50' DRN. BY: DAP CHK. BY: RBS
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REVISED PERCOLATION
CERTIFICATION PLAN

i certify that the information shown herein is based on field work performed by me, and is correct, to the best of my knowledge and belief



LOCATION DRAWING	DDC JOB#:	06116.5
15289 SWEETBAY STREET	DATE:	10-24-2013
LOT 46	SCALE:	1"=50'
BELLE HAVEN ESTATES	DRN. BY:	DAP
PLAT No. '9951	CHK. BY:	RBS
ELECTION DIST. No.4		
HOWARD COUNTY, MD		

REVISED PERCOLATION
CERTIFICATION PLAN

2018 IECC CODE COMPLIANCE

2018 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 R-38

R402.1.2 Wood Frame Wall: R-20 or R13 + R5 continuous insulation.

R402.1.2 Basement Wall Insulation: R-13/R-10 Foil Faced Continuous, uninterrupted Batts Full Height

R402.1.2 Crawl Space Wall Insulation: R-13/R-10 Foil faced Continuous Batts Full Height extending from floor above to finishgrade level and then vertically or horizontally an additional 2' -0".

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' -0" Horizontally or 2'-0" 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 E779 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.7/15

R402.4.2 Fireplaces: New wood burning fireplaces will have tight-fitting flue 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 installedcontinuous to the outside. 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1004 of the IRC. +***

R402.4.5 Recessed Lighting: Recessed luminaries installed in the building thermal envelope shall be sealed to limit air leakage.

R403.1.1 Thermostat: 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 spaces 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 M1601.4.1 of the IRC. A duct tightness test ("Duct Blaster" duct total 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 exhausts) 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-efficacy 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.

GENERAL FRAMING NOTES

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS NOTED OTHERWISE ON THE PLANS.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG. FIR LARCH #2 OR BETTER WITH A FB RATING OF 875 AND MODULUS OF ELASTICITY OF 1,600,000 MIN. UNLESS OTHERWISE NOTED.

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDERS AND HEADERS LABELED ON THE PLANS, TO HAVE A FB RATING OF 2,950 AND MODULUS OF ELASTICITY OF 2,000,000 MIN. UNLESS OTHERWISE NOTED. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

ALL STRUCTURAL OPENINGS TO RECEIVE MIN. 3-2x10 HEADERS W/ 1/2" RIGID INSULATION FILLER & 1 JACK STUD EACH END UNLESS NOTED OTHERWISE.

PROVIDE SOLID 2x10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WHERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOIST BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

PROVIDE ADEQUATE CLEARANCE @ PLUMBING STACKS AS REQ.

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ARCHITECT OR ENGINEER PRIOR TO THE START OF CONSTRUCTION.

ANY VARIATION FROM THESE PLANS THAT WILL REQUIRE CHANGES TO THE STRUCTURAL MEMBERS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

WHERE APPLICABLE, REFER TO ENGINEERED LUMBER MFR'S SPECIFICATIONS FOR MULTI-MEMBER INSTALLATION & CONNECTION REQUIREMENTS

FASTEN MULTIPLE MEMBER JACKS TOGETHER W/ MIN. 10d NAILS @ 8" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. PROVIDE NAILING W/IN 3" OF TOP OR BOTTOM OF MEMBERS.

FASTEN MULTIPLE MEMBER BEAMS TOGETHER W/ MIN 16d NAILS @ 12" O.C. STAGGERED ALONG ENTIRE LENGTH OF MEMBERS. TWO ROWS REQUIRED FOR DEPTHS UP TO 12". THREE ROWS REQUIRED FOR DEPTHS OF 12-18". PROVIDE NAILING W/IN 22" OF EACH END OF MEMBERS. FOR BEAMS 7" OR GREATER IN WIDTH PROVIDE BOLTED CONNECTION W/ ASTM GRADE A-307 (OR BETTER) 1/2" DIA. BOLTS IN TWO ROWS 3" FROM EACH END OF BEAM @ 24" O.C. STAGGERED.

CODE INFORMATION

2015 International Residential Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 NFPA 101 Life Safety Code
2017 National Electrical Code
with Local Amendments (NFPS 70)
2018 International Fuel Gas Code (NFPA 54)
2018 International Existing Building Code

DESIGN CRITERIA

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA - table 301.2 (1)

GROUND SNOW LOAD (lbs./s.f.)		30
WIND PRESSURE (pounds per square foot)		17 +/- (90 m.p.h.)
SEISMIC CONDITION BY ZONE		B
SUBJECT TO DAMAGE	WEATHERING	SEVERE
	FROST LINE DEPTH	30
	TERMITE	MODERATE
	DECAY	MODERATE
WINTER DESIGN TEMP. FOR HEAT. FACILITIES		13°
RADON RESISTANT CONSTRUCTION REQ		
FLOOD ZONE		

ITEMS OF PARTICULAR NOTE

- Contractor, sub-contractor or supplier shall verify all job conditions and measurements prior to commencing work or ordering materials. Discrepancies between dimensions shown on drawings and actual field conditions should be brought to the Architect and Owner's attention immediately for clarification prior to proceeding with work. These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference. If there are any conflicts, discrepancies or ambiguity with dimensioning the Contractor shall notify the Architect immediately for clarification. Field verify ALL proposed dimensions

- As a matter of record, JRArchitecture, LLC shall not be responsible for construction means and methods or omissions by the contractor, sub-contractor or any other persons performing work in accordance with these drawings.

- On this Project, the Contractor shall have sole supervision over, and exclusive responsibility for: demolition and temporary construction; construction means, methods, techniques, sequences, procedures, safety precautions and safety programs in connection with all demolition and construction work; and protection of persons and property during construction until final completion is attained. Services performed by Architect or its consultants during construction, if any, are intended to promote the goal that, in general, the construction work, when fully completed, will be consistent with the design intent reflected in the permit or construction drawings. Means and methods responsibility always shall be the exclusive responsibility of the Contractor and Contractor shall separately engage specialty engineers or other consultants as required to fulfill this responsibility.

DRAWING LIST

0.01	COVER SHEET
0.02	GENERAL INFO
1.01	ELEVATIONS
1.02	ELEVATIONS
2.01	FOUNDATION
3.01	FIRST FLOOR PLAN
3.51	BRACING PLANS
3.52	BRACING DETAILS
4.01	SECTIONS
4.02	TRUSS DETAILS
E3.01	ELECTRICAL PLANS

AREA INFO

FLOOR	SQUARE FOOTAGE
GARAGE	742 s.f.
STORAGE	474 s.f.

ARCHITECT
JONATHAN RIVERA
P.L.L.C.
(443) 226-5745
JONATHANRIVERA.COM



PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.
License Number #14478
Expiration Date: 6/30/2022

WARNING:
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED BY JONATHAN RIVERA ARCHITECT. ALTERATION OF THIS DOCUMENT BY ANY PARTY OTHER THAN JONATHAN RIVERA ARCHITECT IS A VIOLATION OF LAW THAT WILL BE PROSECUTED TO THE FULLEST EXTENT.
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PROPOSED ADDITION

LAWRENCE ADDITION

15289 Sweetbay Street
Woodbine, Maryland 21797

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jriviera@jonathanrivera.com

BUILDER
McWhorter Construction
Clarksville, Maryland

(410) 984-5813
ryan@mcwhorterconstruction.net

ISSUE DATE

1	8-26-20	BEAVIS REVIEW-HOA
2	5-8-21	PERMIT REVIEW
△		
△		
△		
△		
△		
△		
△		

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

INFO SHEET

0.01
PRINT DATE :
Saturday, May 8, 2021