lenu Save Reset Cancel Help

Approved MRK 4/10/25

Record Detail * *(This section is required.)*

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B25000332	01/26/2025

Description of Work

SFD/ CONSTRUCT 24'W x 20'D (1) STORY SUNROOM addition/, 1 STORY, Crawl Space, 1R, 0FB, 0HB, 0FP, OTHER STRUCTURE = None, 0BR, PORCH/DECK = N/A, ENERGY METHOD = Prescriptive Method,

check spelling

Address * *(This section is required.)*

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
2710	JENNINGS CHAPEL	RD

Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-77.10477	39.29289

City	State	Zip Code	Primary
WOODBINE	MD	21797	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
926351	292	1	212500	539900	259900	RURAL

Legal Description

LOT 2 1.000 A [ ]2710 JENNINGS CHAPEL RD [ ]ASBURY PROPERTY

check spelling

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	2	605601	5				

Plan Area	State Tax Id	Subdivision Name
	1404374371	Asbury Property

Section	Area	Tax Map
		13

Grid	Zoning District	ADC Map
13-15	RC-DEO	4811-D4

SDP No.	Final Plan No.	WP File No.	
	F-06-103		Primary
Record Plat No.	**WS Contract No.**	**FDP No.**	Yes
20028-2003			

Owner Occupied	Year Built	Historic District
○ Yes ○ No	2010	○ Yes ◉ No

Historic District Registry No.	Stat Area	Flood Plain
	4-07	○ Yes ◉ No

Building No

Owner *(This section is not required.)*

Search Reset Clear

Name *
MOST
Address Line 1
2710 JENNINGS CHAPEL RD
Address Line 2

Address Line 3

Mail City
WOODBINE
Mail State
MD
Mail Zip Code
21797
Phone
240-475-7870
Primary
Yes
E-mail

MOSTDAVID@HOTMAIL.COM

Cell Number | **Fax Number**

Professionals *(This section is not required.)*

License # * 08010099528
Business Name BERARDUCCI CONTRACTING
License Type * MHIC Ind
First Name CHRISTOPHER | **Middle Name** | **Last Name** BERARDUCCI
Primary Yes
Address Line 1 1508 ABELL DRIVE
Address Line 2
City WESTMINSTER | **State** MD | **ZIP Code** 21157
Phone 1 4437979409 | **Phone 2** | **Fax**
E-mail CFUCO1@HOTMAIL.COM

Applicant *(This section is not required.)*

Search | As Owner | As Lic. Prof | As Contact

Type * Applicant
First Name CHRIS | **MI** M | **Last Name** BERARDUCCI
Relationship Applicant
Full Name CHRIS M BERARDUCCI
Primary No
Organization Name BERARDUCCI BUILDERS LLC
Street Address 1508 ABELL DRIVE
Address Line 2
City WESTMINSTER | **State** MD | **Zip Code** 21157
Phone 443-797-9409 | **Cell** | **Fax**
E-mail * CFUCO1@HOTMAIL.COM

Contact *(This section is not required.)*

Search | As Owner | As Lic. Prof | As Contact

Type Contact
First Name CHRIS | **MI** M | **Last Name** BERARDUCCI
Relationship Licensed Professio
Full Name CHRIS M BERARDUCCI
Primary Yes
Organization Name BERARDUCCI BUILDERS LLC
Street Address 1508 ABELL DRIVE
Address Line 2
City WESTMINSTER | **State** MD | **Zip Code** 21157
Phone 443-797-9409 | **Cell** | **Fax**
E-mail CFUCO1@HOTMAIL.COM

Addtl Info

Est Construction Cost * 95000 | **Housing Units *** 0 | **Number of Buildings *** 0 | **Public Owned** No
Construction Type 101 - Single Family Houses Detached

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 * 1 (Text)

Foundation * Crawl Space

Basement * N/A

No of Rooms * 1 (Text)

Full Baths * 0 (Number)

Ha 0

Model *

SFD/ CONSTRUCT 24'W x 20'D (1) STORY SUNROOM addition/

check spelling

Other Structure * None

Bedrooms * 0 (Number)

Porch Deck * N/A

No of Fireplaces * 0 (Number)

Type of Fireplace --Select--

W & S Fees Paid ○ Yes ○ No

Water * Private

Sewage * Privat

Utilities * Gas & Electric

Heating System * Electric & Propane Gas

Sprinkler System * None

1st Floor Width	1st Floor Depth	2nd Floor Width	2nd Floor Depth	Basement Width	Basement Depth	Height
20 FT (Number)	24 FT (Number)	FT (Number)	FT (Number)	FT (Number)	FT (Number)	FT (Number)

Total Square Footage * 446 SQFT (Number)

Occupiable Square Footage * 446 SQFT (Number)

Affordable Housing Funding * N/A

Foundation Measurement 20x24 (Text)

Walls 2x6 (Text)

Roof gable/asp (Text)

Change In Use ○ Yes ◉ No

Grading Permit No (Text)

Senior Housing ○ Yes ◉ No

MIHU Outside Downtown Columbia ○ Yes ◉ No

Additional Description Info

Expiration Date 10/7/2025

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 ○ Yes ○ No

Permeable Pavements A2 ○ Yes ○ No

Reinforced Turf A3 ○ Yes ○ No

Disconnection of Rooftop Runoff N1 (Number)

Sheetflow to Conservation Areas N3 ○ Yes ○ No

Rainwater Harvesting M1 (Number)

Submerged Gravel Wetlands M2 (Number)

Landscape Infiltratior

Dry Wells M5 (Number)

Micro Bioretention M6 (Number)

Rain Gardens M7 (Number)

Swales M8 (Number)

PSWM Certification Received in CID on

Submit Cancel

ADDITION TO THE MOST RESIDENCE 2710 JENNINGS CHAPEL ROAD WOODBINE, MD. 21797 HOWARD COUNTY, MD.

ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

PROJECT ADDRESS:
2710 JENNINGS CHAPEL ROAD
WOODBINE, MD. 21797

HOWARD COUNTY, MD

ADDITION TO
THE MOST RESIDENCE
BERARDUCCI CONTRACTING, INC.

REVISED 1/13/2025

GENERAL STRUCTURAL NOTES

1. GENERAL

A. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

B. DESIGN LIVE LOADS:
ROOF ..... 40 PSF
FLOORS ..... 40 PSF
SLEEPING AREA ..... 30 PSF

2. FOUNDATIONS

A. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL, 1'-0" BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISHED GRADE. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD IF FOUND TO BE LESS THAN 2000 PSF, THE FOOTINGS WILL HAVE TO BE REDESIGNED.

3. CAST IN PLACE CONCRETE

A. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:

ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

B. ALL CONCRETE EXCEPT AS NOTED SHALL BE (F'c=3,000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED.

C. SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH 6"x6" W1.4xW1.4 MFP OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED

4. MASONRY

A. ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT, AND STEEL REINFORCEMENT) SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-13/ASCE 5-13/TMS 402-13) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-13/ASCE 6-13/ TMS 602-13) IN ALL RESPECTS.

B. MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM C 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C 145.

C. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/ LIME TYPE "S" MORTAR AS DESCRIBED IN ACI 530-13.

D. ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM C 476. SLUMP RANGE 8-11". PLACE GROUT IN 5'-0" MAXIMUM POUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION.

E. PROVIDE 8" DEPTH OF 100% SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 16" HIGH x 16" LONG 100% SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE.

F. ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 9 GAGE TRUSS TYPE GALVANIZED DUR-O-WALL SPACED VERTICALLY AT 16" O.C. U.N.O. LAP ALL DUR-O-WALL 6" MINIMUM. PROVIDE CORNER AND TEE PIECES AT ALL INTERSECTIONS.

G. LOOSE LINTELS FOR MASONRY WALLS SHALL BE FOR EACH 4" WIDTH OF MASONRY ONE STEEL ANGLE AS FOLLOWS:

0'-0" TO 5'-0"	3-1/2"X 3-1/2"X 5/16"
5'-1" TO 9'-0"	4"X 3-1/2"X 5/16"
9'-1" TO 13'-0"	5"X 3-1/2"X 5/16"
13'-1" TO 17'-0"	6"X 3-1/2"X 5/16"

ALL ANGLES SHALL HAVE THEIR SHORT LEG OUTSTANDING AND 8" MINIMUM BEARING

5. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36 (LATEST LOCAL APPROVED). ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE

B. ALL WELDED CONNECTIONS SHALL BE DONE WITH E70XXX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDING AWS D1.1. WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED

6. WOOD

A. STRUCTURAL WOOD RAFTERS, JOISTS, BEAMS, AND STUDS SHALL BE NEW FIR #2 OR SPRUCE PINE FIR #2 SURFACED DRY AT A MAXIMUM OF 19% MOISTURE CONTENT. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE #2. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."

B. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1) AND COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

C. WOOD TRUSSES AND ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED BY THE SUPPLIER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER/ ARCHITECT FOR REVIEW. ALL TRUSSES AND JOISTS SHALL BE DESIGNED TO LIMIT THE BEARING STRESS TO 425 PSI WHEN MEMBERS BEAR ON STUD WALLS. PROVIDE MEMBERS OF ADEQUATE WIDTH OR METAL CONNECTIONS TO LIMIT STRESSES TO THE SPECIFIED VALUE.

D. ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb=2800 psi; Fv=285 psi; E=1,600,000 psi; Fc= 2510 psi (PARALLEL); Fc=750 psi (PERPENDICULAR)

E. ALL DOUBLE MEMBERS SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS SPACED AT 12" O.C. ALL TRIPLE MEMBERS SHALL BE NAILED TOGETHER WITH 3 ROWS OF 16d NAILS SPACED AT 12" O.C. NAILED FROM EACH SIDE.

F. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN

G. ALL NAILS ARE TO BE COMMON WIRE NAILS. NAILING OF ALL FRAMING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS BUT IN NO CASE SHALL BE LESS THAN THE RECOMMENDED NAILING SCHEDULE CONTAINED IN THE 2021 INTERNATIONAL RESIDENTIAL CODE. ALL MULTIPLE STUD POSTS ARE TO BE NAILED TOGETHER WITH 12d NAILS @ 6" O.C. STAGGERED.

H. PROVIDE BRIDGING SPACED AT 48" O.C. IN FIRST TWO JOIST, RAFTER, OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL. NAIL SHEATHING (FLOOR, CEILING OR ROOF) TO BRIDGING AND NAIL BRIDGING EXTERIOR WALL PLATE. PROVIDE ONE ROW OF BRIDGING BETWEEN ALL FLOOR AND ROOF JOISTS FOR EACH 8'-0" OF SPAN. PROVIDE SOLID BLOCKING OR A CONTINUOUS RIM JOIST AT THE BEARING OF JOISTS, RAFTERS OR TRUSSES ON WOOD PLATES

I. PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE.

0-6' OPENING	1 JACK STUD, 1 KING STUD
5'-1" - 8'-0" OPENING	2 JACK STUDS, 1 KING STUD
8'-1" - 10'-0" OPENING	3 JACK STUDS, 2 KING STUDS

PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND WOOD BEAMS UNLESS NOTED OTHERWISE ON PLANS. WOOD BEAMS, GIRDERS TRUSSES AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS.

J. ALL POSTS (MULTIPLE STUDS OR SOLID POST) SUPPORTING BEAMS, WALL HEADERS OR GIRDER TRUSSES, SHALL BE BLOCKED SOLID FOR THE FULL LENGTH AND WIDTH OF POSTS AT ALL INTERSECTIONS WITH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO TOP OF FOUNDATION WALLS OR BEAMS. POSTS SHOWN ON UPPER LEVELS FLOORS SHALL ALSO BE INSTALLED ON THE LOWER LEVELS IN LINE WITH THE POST ABOVE DOWN TO FOUNDATION WALLS OR BEAMS.

K. ALL PLUMB JOIST TO BEAM OR BEAM TO BEAM CONNECTIONS SHALL BE MADE WITH JOIST OR BEAM HANGERS TO SUPPORT THE LOAD CAPACITY INDICATED ON THE PLANS OR THE FULL CAPACITY OF THE JOIST OR BEAM. HANGERS SHALL BE PROVIDED BY SIMPSON STRONG TIE OR USP LUMBER CONNECTORS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR THE CAPACITY STATED. INSTALL ALL HANGERS IN STRICT CONFORMANCE TO THE MANUFACTURERS INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.

2021 IECC CODE COMPLIANCE

R301.1	CLIMATE ZONE 4
R401.2	COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS
R403.1.1	VAPOR RETARDER WALL ASSEMBLIES IN THE THERMAL BUILDING ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OF THE IRC CODE, 2021 EDITION
R402.1.3	ATTIC INSULATION: RAISED HEEL TRUSS: R-44 R-38
R402.1.3	WOOD FRAME WALL: R-20 OR R13+R5 CONTINUOUS INSULATION
R402.1.2	BASEMENT WALL INSULATION: R-13/R-10 POL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT
R402.1.3	CRAWL SPACE WALL INSULATION: R-13/R-10 FOIL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0"
R402.1.3	FLOOR INSULATION OVER UNCONDITIONED SPACE: R-11 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 3'-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 2021 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL
R402.4.12	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) AS A PRESSURE OF 0.2 INCHES P.G. (50 PASCALS). TESTING SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.
R402.4.3	FIREPLACES: NEW WOOD BURNING MASONRY FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS 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 TO BE ENCLOSED IN A ROOM ISOLATED FROM THE THERMAL ENVELOPE. EXCEPTION: 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 R1006 OF THE IRC.
R402.4.5	RECESSED LIGHTING: RECESSED LUMINAIRES 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 IRC/ IECC SECTION R403.1.1.
R403.1.3	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" 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-8 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 PREFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH-IN TEST. DUCT TIGHTNESS IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
R403.6	MECHANICAL VENTILATION: OUTDOOR, MAKE-UP AND EXHAUSTED 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.

*THE CONTRACTOR IS ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 3 FEET OF THE PANEL AND BE READILY VISIBLE.

*NOTE: PER THE MD ALTERNATIVE PRESCRIPTIVE COMPLIANCE FOR THE 2021 IECC, AN ADDITIONAL ENERGY EFFICIENCY METHOD SHALL BE USED FROM SECTION 405. ENERGY FEATURE SHALL MEET THE 6% REQUIRED.

DESCRIPTION OF WORK:

480 SQUARE FOOT ONE-STORY SUN ROOM ADDITION

OVERALL DIMENSIONS:
FOUNDATION (FULL FOOTPRINT): 24'-0"x20'-0"

ENERGY METHOD: 2021 IECC

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
COVER	COVER SHEET / NOTES
2	PROPOSED ELEVATIONS & SECTION
3	PROPOSED FOUNDATION PLAN, FLOOR PLAN, & WALL BRACING LAYOUT
4	WALL BRACING DETAILS

HATCH LEGEND:

- SHINGLES TO MATCH EXISTING HOUSE
- SIDING TO MATCH EXISTING HOUSE
- PROPOSED CONCRETE BLOCK FOUNDATION
- PROPOSED FRAME WALL

GENERAL NOTES

ALL PROPOSED INTERIOR NON-BEARING PARTITIONS TO BE 2x4 @ 16" O/C W/ SINGLE TOP PLATE U.N.O.

ALL PROPOSED WINDOW ROUGH OPENING HEIGHTS TO BE SET @ 6'-8" ABOVE FINISHED FLOOR U.N.O

REFER TO FRAMING SUPPLIER'S LAYOUT FOR BRACING DETAILS & FRAMING INSTALLATION REQUIREMENTS (FOR NEW CONSTRUCTION)

FRAMING SUPPLIER'S SHOP DRAWINGS SUPERSEDE PROPOSED FRAMING LAYOUT HEREIN SUGGESTED

PROVIDE ADEQUATE CLEARANCE AT PROPOSED PLUMBING STACKS AS REQ'D.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE	LIVE LOAD
UNINHABITABLE ATTICS W/O STORAGE. b	10
UNINHABITABLE ATTICS W/ LIMITED STORAGE. b, g	20
HABITABLE ATTICS & ATTICS SERVED W/ FIXED STAIRS	30
BALCONIES (EXTERIOR) & DECKS e	40
FIRE ESCAPES	40
GUARDRAILS & HANDRAILS d	200h
GUARDRAIL INFILL COMPONENTS. f	50h
PASSENGER VEHICLE GARAGES a	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS.	30
STAIRS.	40c

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm2, 1 pound = 4.45 N.

a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.

b. Uninhabitable attics without storage are those where the maximum clear height between joists and rafters is less than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches high by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.

c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches whichever produces the greater stresses.

d. A single concentrated load applied in any direction at any point along the top.

e. See Section R502.2.2 for decks attached to exterior walls.

f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.

g. Uninhabitable attics with limited storage are those where the maximum clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:

1. The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is a minimum of 30 inches.

2. The slopes of the joists or truss bottom chords are no greater than 2 inches vertical to 12 units horizontal.

3. Required insulation depth is less than the joist or truss bottom chord member depth. The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 lb/ft2. h. Guard load in handrail assemblies and guards shall be designed with a safety factor of

4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8330

SCALE: 1/4"=1'-0"
DATE: 1/2025
SHEET NO.: COVER

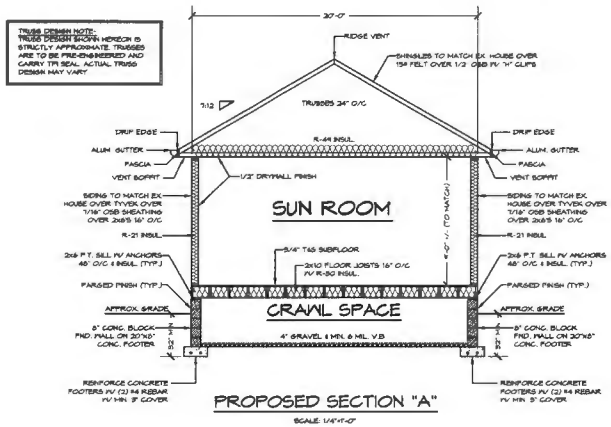
FILE: BERARDUCCI - MOST ADDITION

PROPOSED LEFT SIDE ELEVATION

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

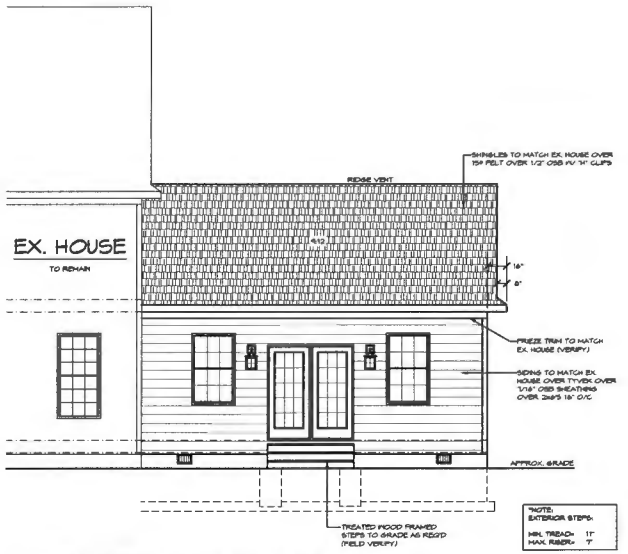
PARTIAL PROPOSED FRONT ELEVATION

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



PROPOSED SECTION "A"

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



PARTIAL PROPOSED REAR ELEVATION

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

ADDITION TO THE MOST RESIDENCE

BERARDUCCI CONTRACTING, INC.

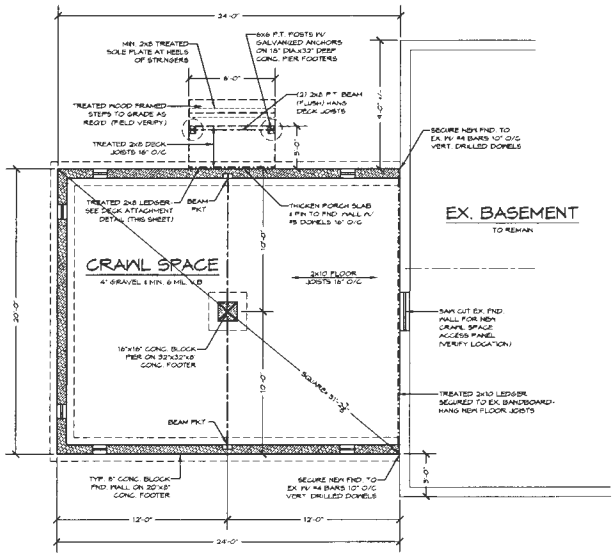
FILE: BERARDUCCI - MOST ADDITION

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

DATE: 1/2023

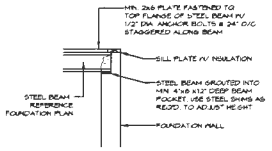
SHEET NO.: 2

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-5330



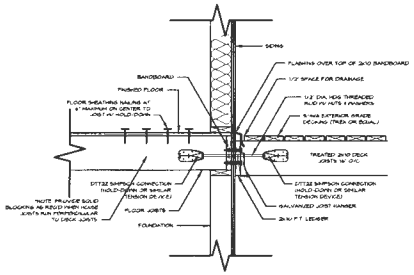
PARTIAL PROPOSED FOUNDATION PLAN

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



BEAM POCKET DETAIL

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

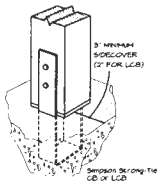


DECK ATTACHMENT FOR LATERAL LOADS

FIGURE 507.2.3(1)
NOT TO SCALE

*NOTE: PROVIDE & INSTALL SIMPSON HANGERS & CONNECTERS PER MANUFACTURER'S INSTRUCTIONS

HOLD DOWN TENSION DEVICES SHALL BE INSTALLED IN NOT LESS THAN TWO LOCATIONS PER DECK, WITHIN 24" OF EACH END OF THE DECK. EACH DEVICE SHALL HAVE AN ALLOWABLE STRESS DESIGN CAPACITY OF NOT LESS THAN 1500 POUNDS (PER IRC R507.2.4)



POST TO FOOTER CONNECTION DETAIL

NOT TO SCALE

LEGEND:
CS WSP: CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL (-LENGTH)

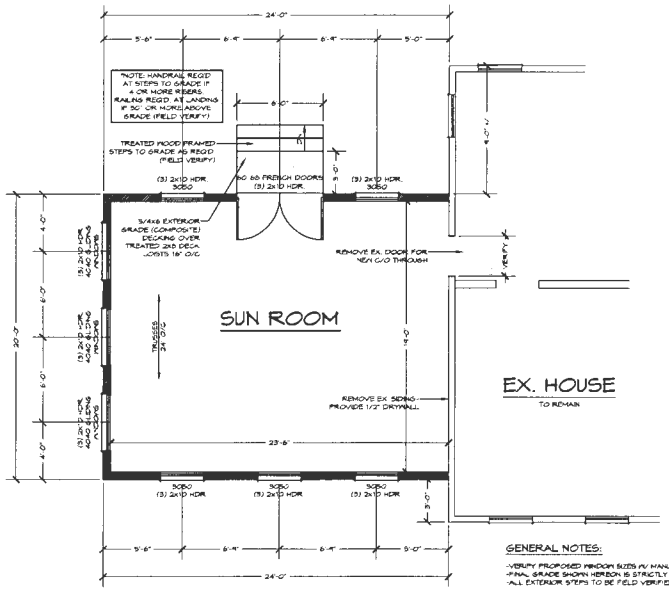
WALL BRACING DESIGN INFO:

LOCATION: HOWARD COUNTY, MARYLAND
SEISMIC CATEGORY: B
WIND SPEED: 90 MPH

METHOD 3 (WOOD SHEATHING)/ CONTINUOUS SHEATHING
METHOD 9 (GYPSUM BOARD)

*THESE DRAWINGS ARE LIMITED TO IRC WALL BRACING REQUIREMENTS ONLY.

R602.10.4 CONTINUOUS SHEATHING. BRACED WALL LINES WITH CONTINUOUS SHEATHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.



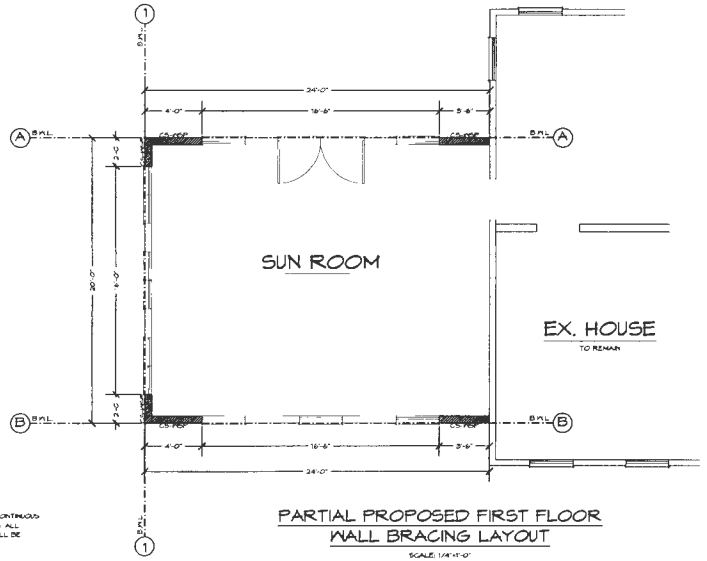
PARTIAL PROPOSED FIRST FLOOR PLAN

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

EXISTING FRAME WALL TO REMAIN
EXISTING FRAME WALL TO BE REMOVED
PROPOSED FRAME WALL

GENERAL NOTES:

-VERIFY PROPOSED WINDOW SIZES W/ MANUFACTURER.
-FINAL GRADE SHOWN HEREON IS STRICTLY APPROXIMATE. CONTRACTOR TO FIELD VERIFY.
-ALL EXTERIOR STEPS TO BE FIELD VERIFIED. PROVIDE HANDRAILS AS GRADE REQUIRES.



PARTIAL PROPOSED FIRST FLOOR WALL BRACING LAYOUT

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

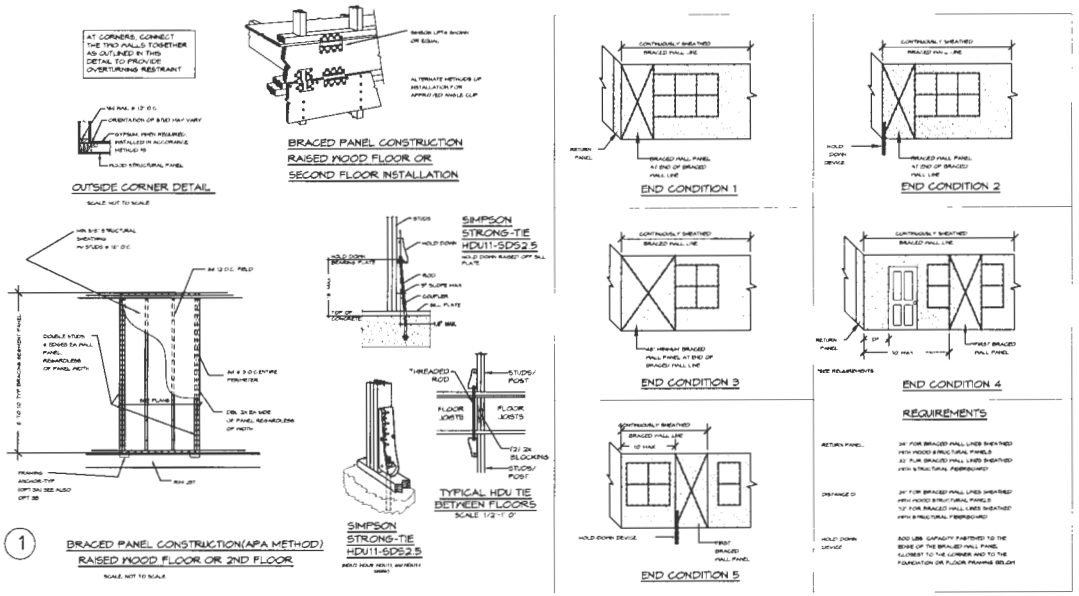
ADDITION TO THE MOST RESIDENCE

BERARDUCCI CONTRACTING, INC.

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FREDERICK, MD 21048
PHONE: 410-455-5020

SCALE: 1/4"=1'-0"
DATE: 1/2025
SHEET NO: 9

FILE: BERARDUCCI - HOME ADDITION



ADDITION TO THE MOST RESIDENCE

BERARDUCCI CONTRACTING, INC.

SCALE: 1/4"= 0"
DATE: 1/2018
SHEET NO. 4

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 PINEBURG, MD 71048
PHONE 410-833-3320

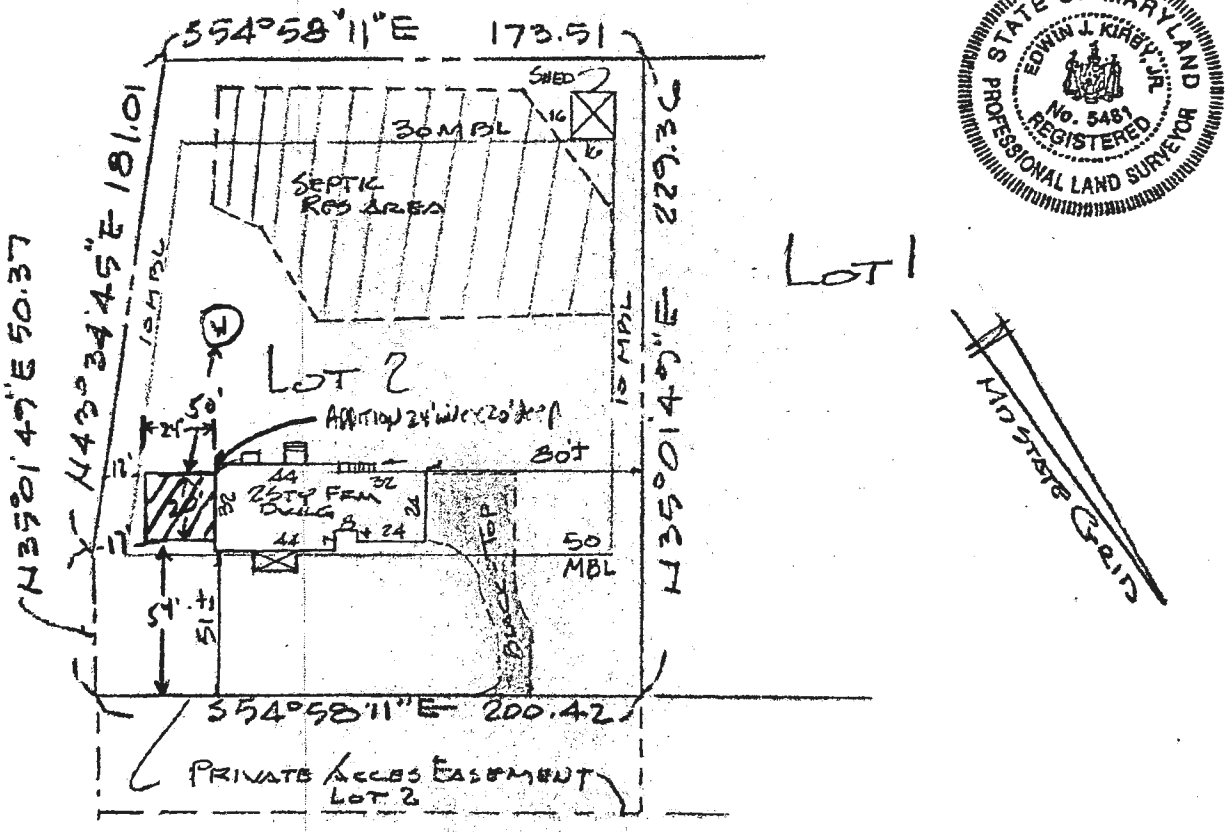
SURVEYORS CERTIFICATE:

1. This plat is a benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with a contemplated transfer, financing, or refinancing.
2. This plat is NOT to 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 such indentification may not be required for the transfer of title or securing financing or refinancing.
4. This is to certify that we have surveyed the property for the purpose of locating the improvements and that they are located as shown hereon within the indicated tolerances specified below. This survey did not include the marking of property corners.
5. This plat is for title purposes only. No title report is being furnished.
6. This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

TOLERANCES:
Structure dimensions have been shown to +/- 0.5 feet.
Setback dimensions have been shown to +/- 2.0 feet.

EDWIN J. KIRBY, JR. Prof Land Surveyor
Expires 07-2015

STATE OF MARYLAND
EDWIN J. KIRBY, JR.
No. 5481
REGISTERED
PROFESSIONAL LAND SURVEYOR



LOCATION DRAWING
NO. 2710 JENNINGS CHAPEL ROAD
LOT NO. 2, AGRICULTURAL PRESERVATION
SUBDIVISION PLAT FOR ASBURY PROPERTY
HOWARD CO., MD.

A licensed Maryland Surveyor either personally prepared this Plat or was in responsible charge over its preparation and the Surveying work reflected in it, in compliance with the Maryland Minimum Standards of Practice for Land Surveyors.

GREENSPRING SURVEYS
P.O.BOX# 761
BROOKLANDVILLE, MD. 21022
410-337-7942 CELL 410-409-5237
FAX 410-876-3178
SURVEYOR7@NETSCAPE.COM

DATE: 08-12-14 **SCALE** 1" = 60'

Eshenbaugh, Melanie

From: Eshenbaugh, Melanie
Sent: Thursday, February 20, 2025 2:13 PM
To: Chris Berarducci
Subject: B25000332
Attachments: 1000020648.jpg; 1000020649.jpg; 1000020650.jpg

Good afternoon,

After review of the building permit request and conducting a site visit at this property, I noticed that the well condition is of concern. The conduit is cracked which can present a groundwater contamination risk. Additionally, we kindly request existing simplified floor plans to gain approval of building permit #B25000332, along with the repair of the well conduit. This requirement is in response to conducting the site visit to the property on 2/14 and observing the condition of the well/conduit (see attached photos). The well conduit will need to be secured under the cap and will need repaired to ensure water potability standards for the residence in accordance with Health Dept. code (code requirements in COMAR 26.04.04.25). Please submit to the Health Dept. office documentation of the well repair via email or mail as proof of completion of the work. Also, please submit floor plans for the entire residence in order to move forward with our review of the building permit approval process. Any additions/renovations to existing dwellings must include simplified floor plans. The floor plans must contain a diagram of each room, labeled with intended use and level of the dwelling including windows, doors, plumbing fixtures, and rough-in plumbing. Please upload the floor plans to DILP. Also, we strongly recommend water testing for bacteria to ensure there is no potential health risk to the occupants of the property. Please contact the Community Hygiene program (410-313-1773) and someone can assist with scheduling water sampling if there is a desire to have the well water tested. Let me know if you have any questions and thank you kindly.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org

HOWARD COUNTY HEALTH DEPARTMENT