

Menu Save Reset Cancel Help

Record Detail (This section is required.)

Permit Type Building/Residential/Misc/Pavilion Permit Number B25001315 Opened Date 04/07/2025
Description of Work NOV/ UNPERMITTED WORK 20 X 20 PAVILLION ON EXISTING PATIO W/ OUTDOOR KITCHEN; ORIGINALLY SUBMITTED UNDER B23001060 DUE TO ZONING ISSUES WITH GARAGE THIS SCOPE PERMITTED SEPARATELY CB230138

Approved based on revised
drawings w/ no outdoor sink.

g8/H.O. 8/12/25

[check spelling](#)

Address (This section is required.)

Search Reset Clear Get Parcel & Owner
Street # 12031 Street Name SCAGGSVILLE Street Type RD
Unit Type --Select-- Unit # X Coordinate -76.93078 Y Coordinate 39.15738
City FULTON State MD Zip Code 20759 Primary Yes

Parcel (This section is required.)

Search Reset Clear Get Address & Owner
GIS ID 843822 Parcel 315 Parcel Area 2.49 Land Value 264900 Improved Value 494900 Exemption Value 230000 Plan Area RURAL
Legal Description 2.498 A []12031 SCAGGSVILLE RD []FULTON

[check spelling](#)

Block Lot Census Tract 605102 Council Dist 4 Inspection Dist Supervisor Dist Map # DAP Zone
Plan Area State Tax Id 1405356342 Subdivision Name
Section Area Tax Map 41
Grid Zoning District RR-DEO ADC Map 5052-B5
SDP No. Final Plan No. WP File No.
Record Plat No. WS Contract No. FDP No. Primary Yes
Owner Occupied Year Built 1965 Historic District Yes No
Historic District Registry No. Stat Area 5-15A Flood Plain Yes No
Building No

Owner (This section is required.)

Search Reset Clear
Name ALVAR
Address Line 1 12031 SCAGGSVILLE RD

Address Line 2

Address Line 3

Mail City

FULTON

Mail State

MD

Mail Zip Code

20759

Phone

301-466-1098

Primary

Yes

E-mail

Cell Number

Fax Number

Professionals (This section is not required.)

License #

21040010019

License Type

Architect

Primary

Yes

Business Name

RONALD JOHNSTON AND ASSOC ARCHITECTS

First Name

RONALD

Middle Name

Last Name

JOHNSTON

Address Line 1

11407 BARLEY FIELD WAY

Address Line 2

City

MARRIOTTSTVILLE

State

MD

ZIP Code

21104-0000

Phone 1

4104423667

Phone 2

Fax

E-mail

RON@RJARCHITECT.COM

Applicant (This section is not required.)

Search

As Owner

As Lic. Prof

As Contact

Type

Applicant

Relationship

Applicant

Primary

Yes

First Name

RONALD

MI

Last Name

JOHNSTON

Full Name

▼

Organization Name

T/B/D

Street Address

11407 BARLEY FIELD WAY

Address Line 2

City

MARRIOTTSTVILLE

State

MD

Zip Code

21104-0000

Phone

4104423667

Cell

Fax

E-mail

RON@RJARCHITECT.COM

Addtl Info

Est Construction Cost

10000

Housing Units

0

Number of Buildings

0

Public Owned

No

Construction Type

649 - All Other Buildings and Structures

PAVILION

PAVILION INFORMATION

Capital Project-No Fee

☐ Yes ☒ No

Capital Project Number

(Text)

Fee Exempt

☐ Yes ☒ No

Roadside Tree Project Permit

☐ Yes ☒ No

Roadside Tree Project Permit #

(Text)

Existing Use

SFD

Total Square Footage

▼ 400

Water Supply

SQFT (Number) Private

Sewage Disposal

▼ Private

Expiration Date

▼ 10/5/2025

Submit

Cancel

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL MANNER AND IN ACCORDANCE WITH 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, 2021 INTERNATIONAL MECHANICAL CODE.
2. REFER ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. ALL DIMENSIONS NOTED ON THE DRAWINGS ARE BETWEEN FINISHED SURFACES, (I.E. DRYWALL TO DRYWALL UNLESS OTHERWISE NOTED I.E. FRAMING TO FRAMING).
4. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS. VERIFY IN THE FIELD ALL NECESSARY ROUGH, FINISH AND INSTALLATION DIMENSIONS FOR FIXTURES, EQUIPMENT AND OTHER SIMILAR ITEMS.
5. THE GENERAL CONTRACTOR WILL MAINTAIN A CLEAN JOB SITE AND SHALL LEAVE THE SITE FREE AND CLEAN OF CONSTRUCTION MATERIALS AND EQUIPMENT UPON JOB COMPLETION.
6. ALL STRUCTURES AND MATERIALS SCHEDULED FOR DEMOLITION SHALL BE REMOVED FROM THE SITE IN THEIR ENTIRETY, UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING OF EXISTING STRUCTURES WHERE STRUCTURAL ELEMENTS ARE SCHEDULED TO BE REPLACED.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SECURITY PRECAUTIONS THROUGHOUT THE DURATION OF THE PROJECT.
8. ALL PRESSURE TREATED LUMBER TO BE NON-ARSENIC.
9. UPGRADE INSULATION AT EXTERIOR ENVELOPE WHEREVER POSSIBLE IN ADDITION TO AREAS SPECIFICALLY SHOWN ON DRAWINGS.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SOLID WOOD BLOCKING FOR FIXTURES MILLWORK, ACCESSORIES, ETC., PROVIDED LOCATIONS ARE CHOSEN BY OWNER IN A TIMELY MANNER.
11. THE GENERAL CONTRACTOR SHALL REVIEW FINAL INSTALLATION LOCATIONS FOR ACCESSORIES WITH THE ARCHITECT.
12. FOUNDATION TO COMPLY WITH PRINCE GEORGE'S COUNTY RADON GAS MITIGATION REQUIREMENTS. CONTRACTOR TO PROVIDE AN APPROVED SEAL AT ALL PENETRATIONS INTO EXISTING FOUNDATION.
13. CONTRACTOR TO PROVIDE ADEQUATE COPPER FLASHING AT ALL WINDOW HEADS, HORIZONTAL WINDOW STOPS, WINDOW SILLS, THE BOTTOM OF ALL CAVITY WALLS AND AT ALL OTHER LOCATIONS RECOMMENDED BY THE "SMELT METAL + AIR CONDITIONING NATIONAL ASSOCIATION".
14. CONTRACTOR SHALL ARRANGE FOR THE PROPER DISCONTINUANCE AND/OR RELOCATION OF ALL PUBLIC UTILITIES WHEN REQUIRED, INCLUDING SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE AND DATA LINES. COST WILL BE ADDITIONAL OF CONSTRUCTION CONTRACT.
15. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHALL BE FIELD VERIFIED BEFORE ORDERING MATERIAL OR BEGINNING WORK.
16. DESIGN SOIL BEARING VALUE IS ASSUMED TO BE 1500 PSF. THIS VALUE SHALL BE FIELD VERIFIED PRIOR TO POURING FOOTINGS.

ALVARADO HOUSE PROJECT

12031 SCAGGSVILLE RD. FULTON, MD 20759

SCOPE OF WORK

COVER PATIO - PAVILION & GRILL AREA.

NARRATIVE

AT EXISTING STONE PATIO BUILD A PAVILION. UNDER THE PAVILION INCLUDE A GRILL AREA LOCATED AT REAR OF THE HOUSE.

LOCATION MAP

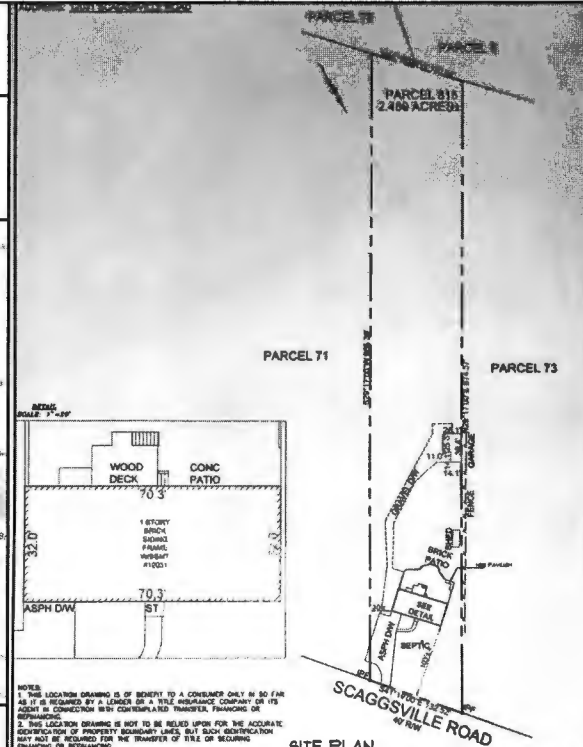


ABBREVIATIONS

AND	EQ	EQUAL	FLWD	PLYWOOD
AT	ETR	EXISTING TO REMAIN	FT	PRESSURE TREATED
ABOVE FINISHED FLOOR	EXTG	EXISTING	PTD	PAINTED
APT	FF	FINISH FLOOR	FR	PAIR
BLDG	FIN	FINISH	R	RISER
BSMT	FLR	FLOOR	REF	REFRIGERATOR
CJ	GA	GAUGE	RO	ROUGH OPENING
CAB	GWB	GYPSTUM WALL BOARD	RQD	REQUIRED
CL	HB	HOSE BID	RM	ROOM
CLG	HC	HOLLOW CORE	SC	SOLID CORE
CLR	HT	HEIGHT	SHT	SHEET
CMU	HDWR	HARDWARE	SHWR	SHUR
COND	JB	JUNCTION BOX	SHM	SIMILAR
CONT	LB	FOUND	SKYLT	SKYLIGHT
D	LBW	LOAD BEARING WALL	SPEC	SPECIFICATION
DH	LVL	LAMINATED VENEER LUMBER	SPRK	SPRINKLER
DIA	MARB	MARBLE	STL	STEEL
DM	MATL	MATERIAL	TBD	TO BE DETERMINED
DN	MAX	MAXIMUM	T&G	TONGUE & GROOVE
DR	MDO	MEDIUM DENSITY OVERLAY	TOS	TOP OF SLAB
DS	MIN	MINIMUM	TYP	TYPICAL
DTL	MANU	MANUFACTURER	UNO	UNLESS NOTED
DW	MTL	METAL		OTHERWISE
DWG	MECH	MECHANICAL	VIF	VERIFY IN FIELD
EIS	NC	NOT IN CONTRACT	W	WASHER
EL	NTS	NOT TO SCALE	W/	WITH
ELEC	OC	ON CENTER	WC	TOILET/WATER CLOSET
EX	OH	OPPOSITE HAND	WD	WOOD
	OSB	ORIENTED STRAND BOARD	W/O	WITHOUT
	PLAM	PLASTIC LAMINATE	WUM	WELDED WIRE MESH

DRAWING INDEX

C-1	COVER SHEET
A-1	PAVILION ARCHITECTURAL FLOOR PLAN
A-2	PAVILION ELEVATIONS
A-3	PAVILION GRILL ELEVATIONS
S-1	PAVILION FOUNDATION FLOOR PLAN, PAVILION POST TYPICAL SECTION
S-2	PAVILION ROOF FRAMING FLOOR PLAN & DETAILS
S-3	PAVILION SECTION
S-4	GENERAL STRUCTURAL NOTES



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. I AM ASSUMING NO RESPONSIBILITY OR LIABILITY FOR ANY RIGHT-OF-WAYS OR RECORDS ON EASEMENTS REQUIRED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERRED TO HEREON. NO TITLE REPORT HAS BEEN FURNISHED.

2. THIS LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE PURPOSE OF TITLE OR RECORDING. FURNISHING ON REFRANCHISE.

3. LEVEL OF ACCURACY IS 1".

LAND PRO ASSOCIATES, LLC.

6045 UNIVERSITY ROAD SUITE 204
LANSDALE, MD 20785
PHONE: 301-348-1844
FAX: 301-348-0796
LANDPRO@AOL.COM

LOCATION DRAWING
PARCEL 315 DISTRICT 5
BOOK 81283 PAGE 269
HOWARD COUNTY, MARYLAND
DATE: 3/1/2023

SITE PLAN TO ILLUSTRATE PURPOSES ONLY. SEE ATTACHED SURVEY PLAN

PROPERTY INFORMATION

OWNER: MELDA ALVARADO MORALES
OWNER ADDRESS: 12031 SCAGGSVILLE RD., FULTON, MD 20759

COUNTY: HOWARD
PARCEL NO. 315 GRID: 0019
TAX ID: 1405356342
TAX MAP: 0041 TAX ACC NUM: 356342
SUB PARCEL: 0015 TAX ID ALT: 05356342
LOT SQFT: 108,464 = 2.4800 ACRES

ZONING RRDEO
BUILDING SQFT 3584 ONE STORY PLUS BASEMENT
4 BEDROOMS, 3 FULL BATHROOMS
YEAR BUILT: 1965
BUILDING STYLE: RANCH / RAMBLER

STATE OF MARYLAND
COUNTY OF HOWARD
PROFESSIONAL SEAL
DATE: 3/1/2023

LIGORRIA

Design
15101 Kalmia Dr.
Laurel, MD 20707
Tel (301) 915-5562
Fax (301) 907-6610
Luis.Ligorría@LNF.com

LUIS LIGORRIA
AIA

PROJECT:
ALVARADO RESIDENCE
PAVILION

OWNER:
MELDA ALVARADO

ADDRESS:
12031 SCAGGSVILLE RD.
FULTON, MD 20759

No	Issued for	Date
1	PRELIMINAR	3/23
2	PERMIT & BUILDING	3/23
3	REMOVE SINK	7/25

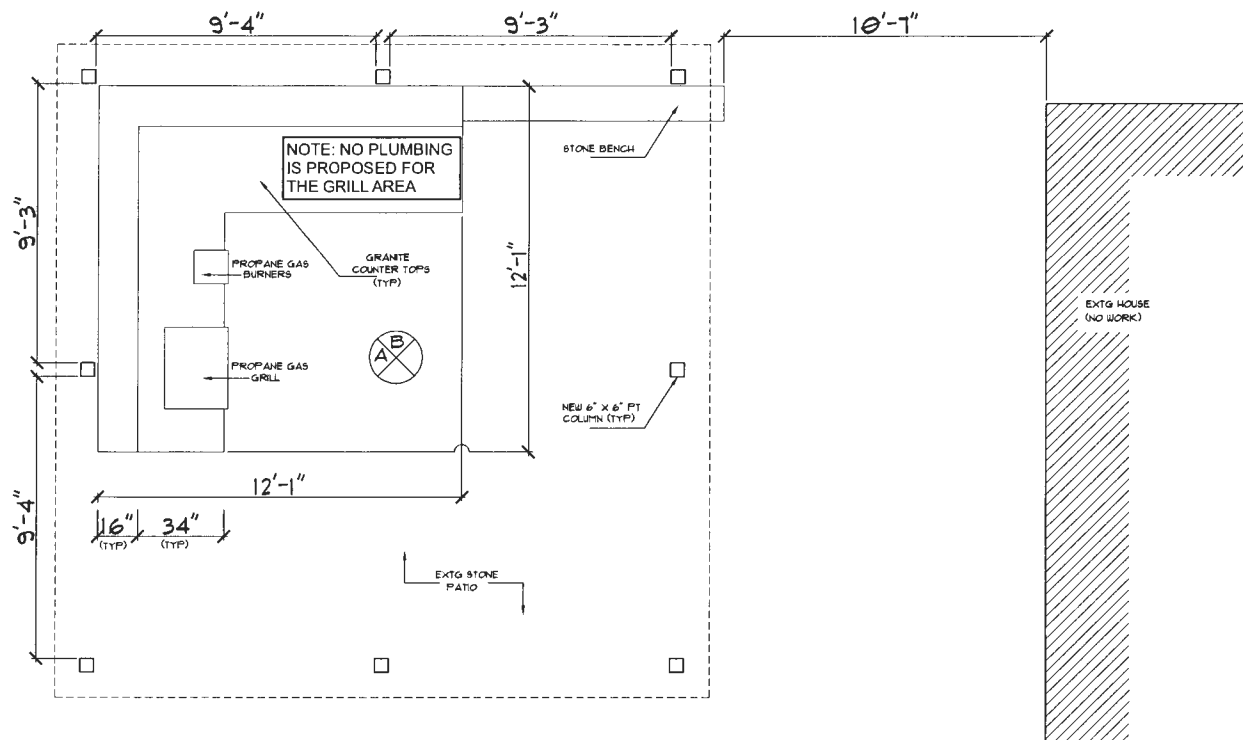
DRAWN:
LUIS LIGORRIA

DATE:
MARCH 2023

SCALE: AS INDICATED

COVER SHEET

1/8 C-1



PAVILION
ARCHITECTURAL FLOOR PLAN
 SCALE 1/4" = 1'-0"

SEE GRILL ELEVATIONS
 @ SHEET A-3

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 Fax (301) 907-6610
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 PAVILION

OWNER:
 MELIDA ALVARADO

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 12031 SCAGGSVILLE RD
 FULTON, MD 20715

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DRAWN:
 LUIS LIGORRIA

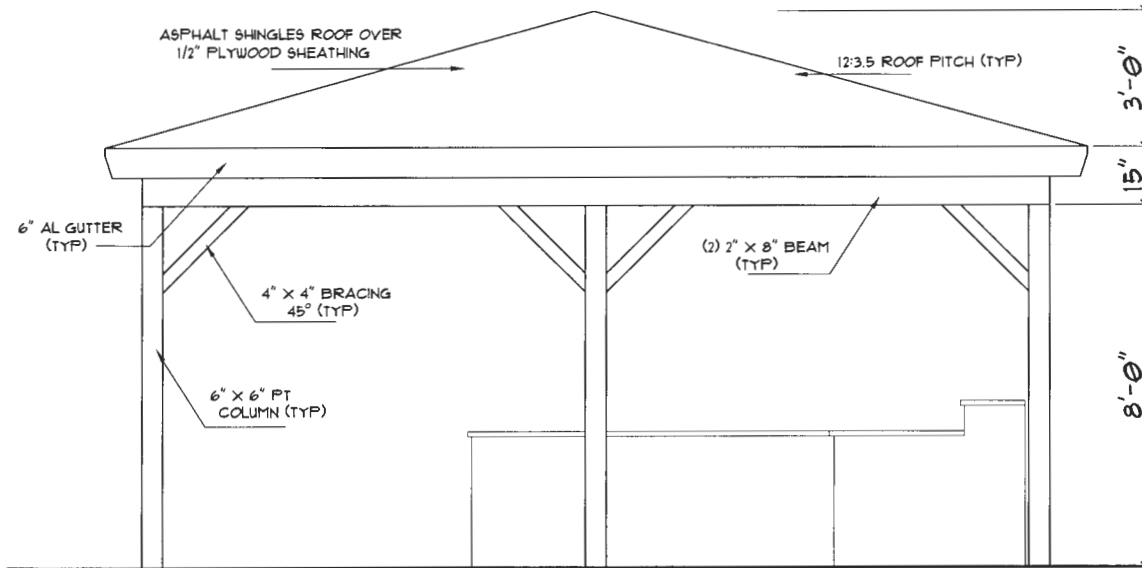
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 MARCH 2023



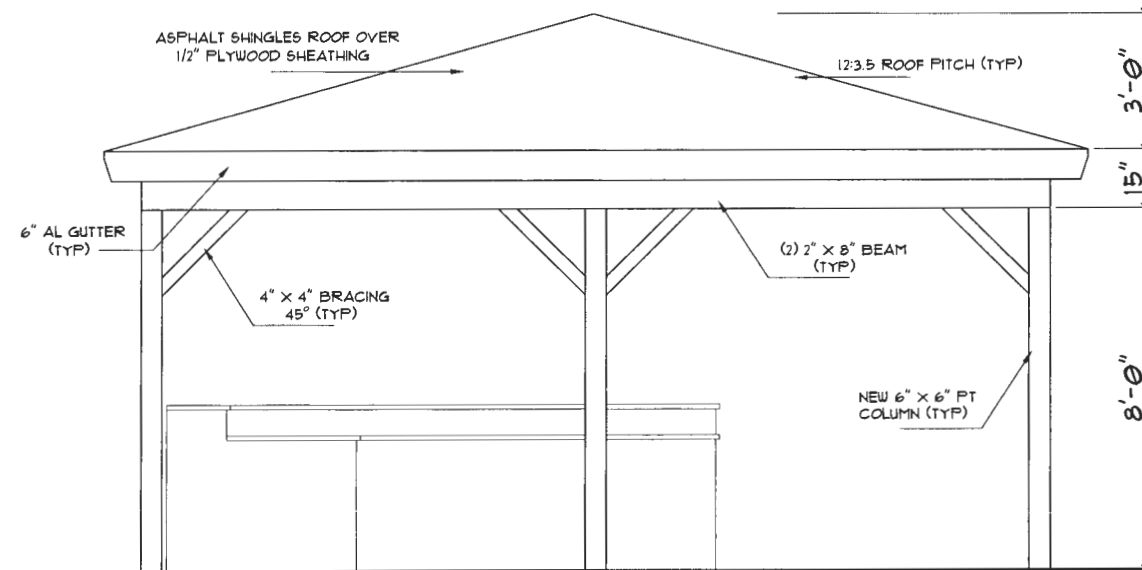
SCALE: AS INDICATED

PAVILION
ARCHITECTURAL
FLOOR PLAN

2/8 A-1



SOUTH-EAST ELEVATION
SCALE 3/8" = 1'-0"



NORTH-EAST ELEVATION
SCALE 3/8" = 1'-0"

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PAVILION

OWNER:

MELIDA ALVARADO

ADDRESS:

12031 SCAGGSVILLE RD
FULTON, MD 20715

No	Issued for	Date
1	PRELIMINARY	3/23
2	PERMIT BUILDING	3/23
3	REMOVE SIGN	7/23

DRAWN:

LUIS LIGORRIA

DATE:

MARCH 2023

SCALE: AS INDICATED

PAVILION
ELEVATIONS

3/8 A-2

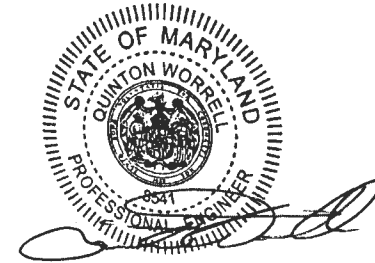
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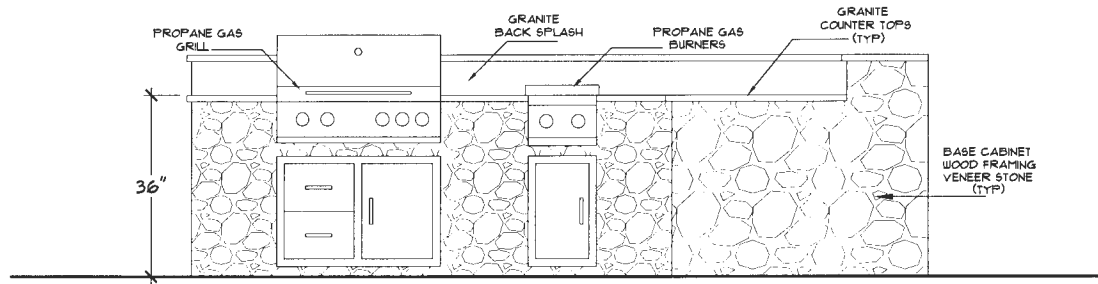
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MARCH 2023

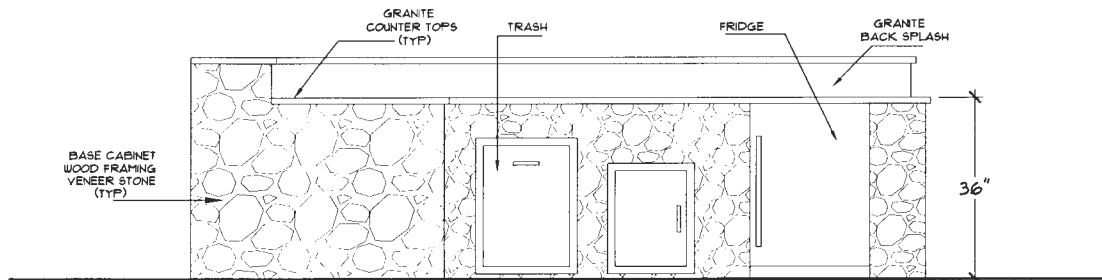
SCALE: AS INDICATED

**PAVILION
GRILL
ELEVATIONS**

4 / 8 A-3



A ELEVATION
SCALE 1/2" = 1'-0"



B ELEVATION
SCALE 1/2" = 1'-0"

SEE GRILL FLOOR PLAN
@ SHEET A-3