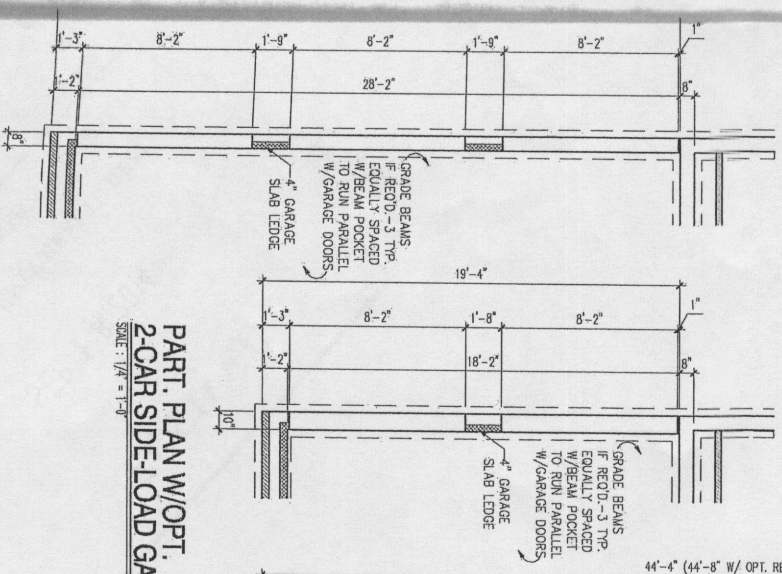


#B14003320

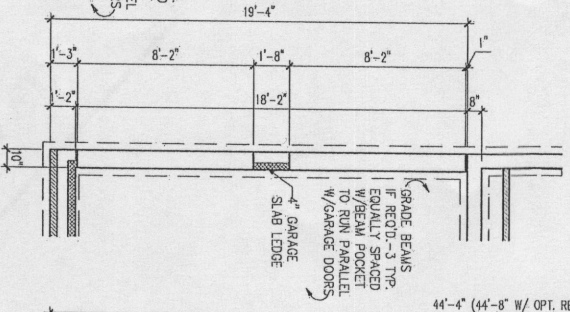
Finished Rec room
Den
Bath

Health Dept. Floor Plans

PART. PLAN W/OPT.
3-CAR SIDE-LOAD GAR.

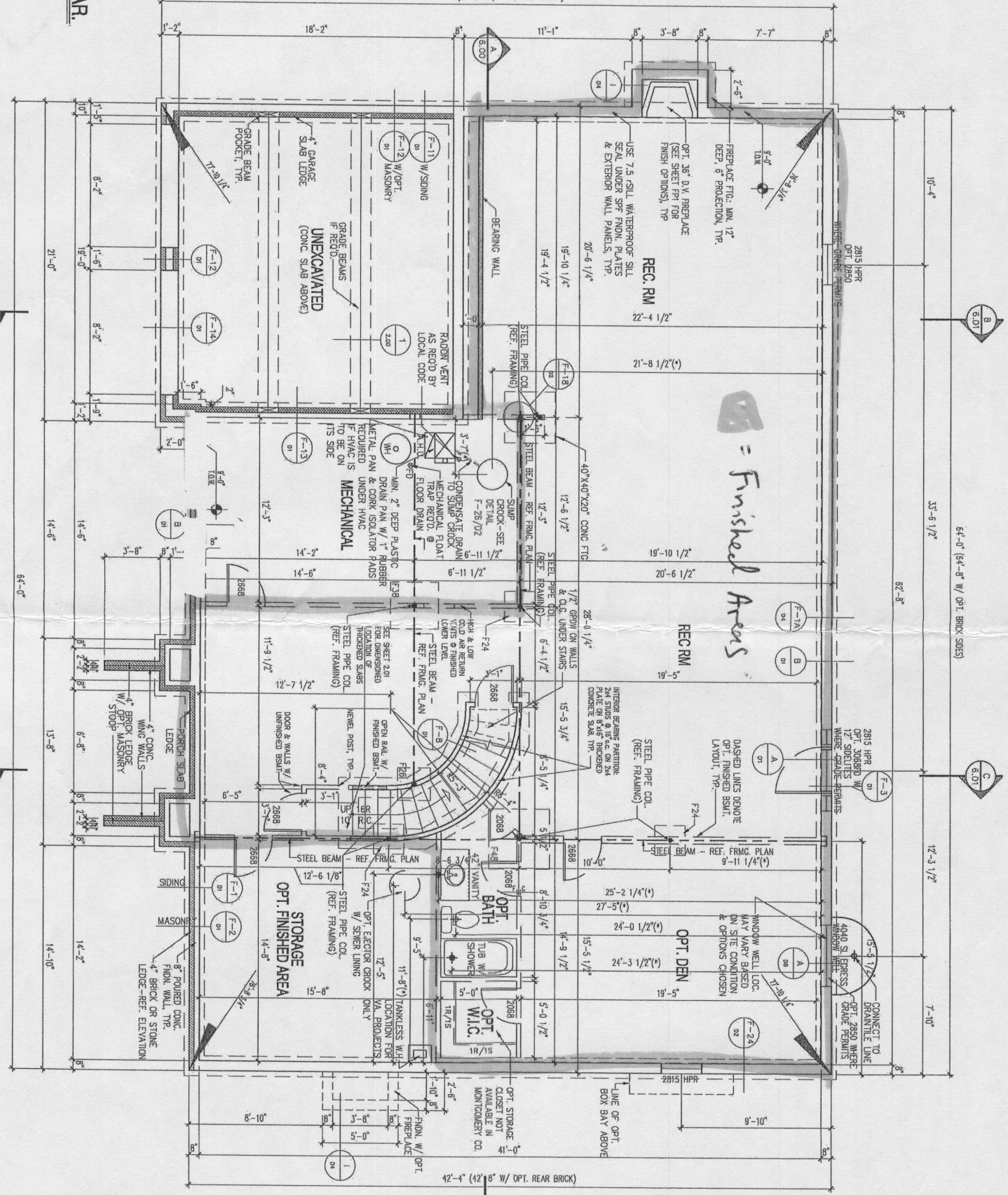


PART. PLAN W/OPT.
2-CAR SIDE-LOAD GAR.



NOTE:
1) EXHAUST FANS THAT WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS. PROVIDE AT LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS. 2) GLASS DOORS, SIDE-LITES, & SHOWER ENCLOSURES TO BE SAFETY GLAZED ON EACH SIDE. 3) OPTIMAL WINDOWS AVAILABLE ONLY WHERE GRADE PERMITS. 4) ALL INTERIOR PARTITIONS 3/4" UNLESS NOTED OTHERWISE.

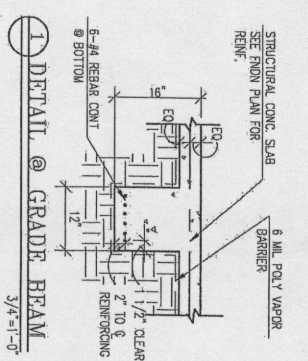
FOUNDATION / BASEMENT PLAN



Finished Areas

NOTE:
1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) PROVIDE 4" DIA. PERIMETER DRAIN TILE AROUND THE EXTERIOR FOOTING AND A 4" DIA. DIAGONAL DRAIN TILE FROM THE SUMP CROCK TO THE OPPOSITE FOUNDATION WALL. SLEEVE FOOTING AS REQUIRED.

NOTE:
(*) REFERENCE B / D / 1



NOTE: MAXIMUM ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF

REINFORCE FOOTINGS F38 & WIDER W/ #5 BARS @ 12" OC EACH WAY, 3" CLEAR FROM BOTTOM OF FOOTING

ADJUSTABLE STEEL COLUMNS:
P311 = 3" @ 11'9"
P3511 = 3.5" @ 11'9"
P411 = 4" @ 11'9"

SCHEDULE 40 PIPE COLUMNS:
P340 = 3" @ S40 PIPE COL.
P3540 = 3.5" @ S40 PIPE COL.
P440 = 4" @ S40 PIPE COL.
P540 = 5" @ S40 PIPE COL.
P640 = 6" @ S40 PIPE COL.

CONCRETE COLUMN FOOTING SCHEDULE (f'c = 3,000 psi)

F24	24" x 24" x 12"
F26	26" x 26" x 12"
F28	28" x 28" x 12"
F30	30" x 30" x 12"
F32	32" x 32" x 12"
F34	34" x 34" x 12"
F36	36" x 36" x 12"
F38	38" x 38" x 12"
F40	40" x 40" x 12"
F42	42" x 42" x 12"
F44	44" x 44" x 12"
F46	46" x 46" x 12"
F48	48" x 48" x 12"
F50	50" x 50" x 12"
F52	52" x 52" x 12"
F54	54" x 54" x 12"
F56	56" x 56" x 12"
F58	58" x 58" x 12"
F60	60" x 60" x 12"
F62	62" x 62" x 12"
F64	64" x 64" x 12"
F66	66" x 66" x 12"
F68	68" x 68" x 12"
F70	70" x 70" x 12"
F72	72" x 72" x 12"

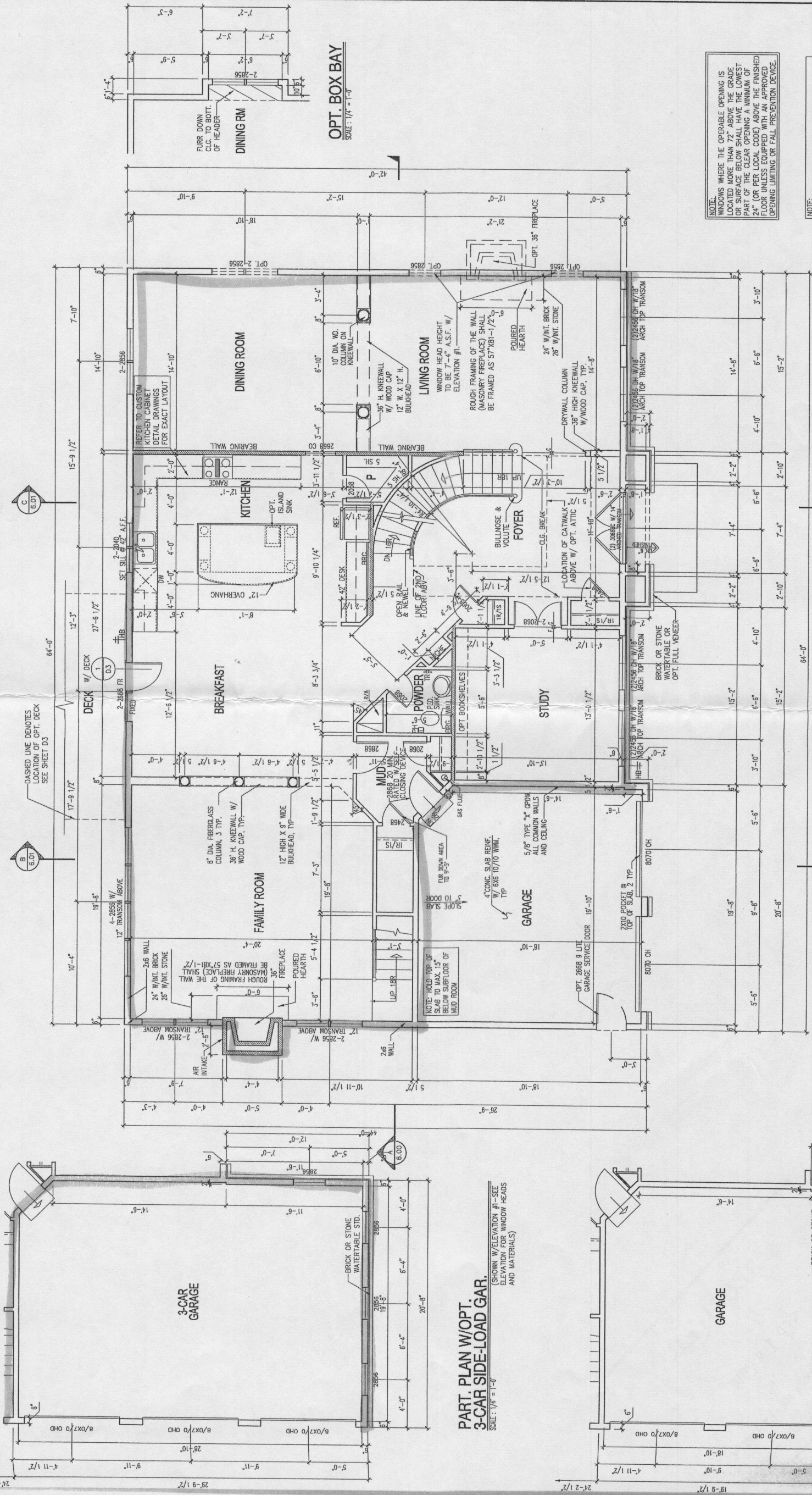
PROJECT NO: 10012005
DATE: 08/25/12
SHEET NO: 2.00

SHEET TITLE: **FOUNDATION / BASEMENT PLAN**
CLIENT INFORMATION: **CRAFTMARK HOMES / OAKMONT**

PINNACLE DESIGN & CONSULTING INC.
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Lot 66

DATE	10/01/2005
REV. #	01
REV. #	02
REV. #	03
REV. #	04
REV. #	05
REV. #	06
REV. #	07
REV. #	08
REV. #	09
REV. #	10



☐ = Finished Areas

NOTE:
 WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 72" ABOVE THE GRADE SHALL BE PROVIDED WITH THE LOWEST PART OF THE CLEAR OPENING MINIMUM 24" (OR PER LOCAL CODE) ABOVE THE FINISHED FLOOR UNLESS EQUIPPED WITH AN APPROVED OPENING LIMITING OR FALL PREVENTION DEVICE.

- NOTE:**
- 1) EXHAUST FANS THAT VENT TO THE EXTERIOR WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS.
 - 2) PROVIDE @ LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS.
 - 3) GLASS DOORS, SIDE-LITES, & SHOWER ENCLOSURES TO BE SAFETY GLAZED.
 - 4) SMOKE DETECTORS ON EACH FLOOR LEVEL UNLESS OTHERWISE NOTED.
 - 5) ALL INTERIOR PARTITIONS 3 1/2" UNLESS OTHERWISE NOTED.

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

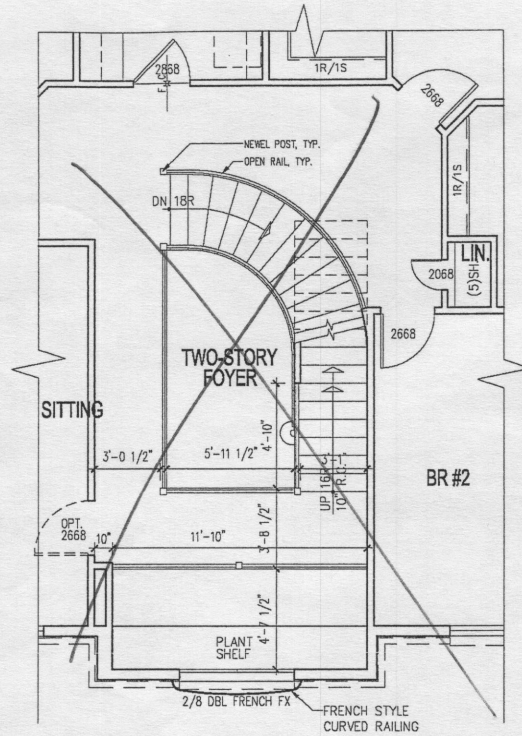
- 1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
- 2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
- 3) UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT SHALL BE 7'-4" ABOVE SUBFLOOR @ FRONT ELEVATION W/ELEV. #1. SIDE & REAR WINDOWS AND ALL OTHER FRONT ELEVATIONS TO BE 8'-0" ABOVE SUBFLOOR.
- 4) UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS SHALL BE 3-1/2"

PART. PLAN W/OPT. 3-CAR SIDE-LOAD GAR.
 SCALE: 1/4" = 1'-0"

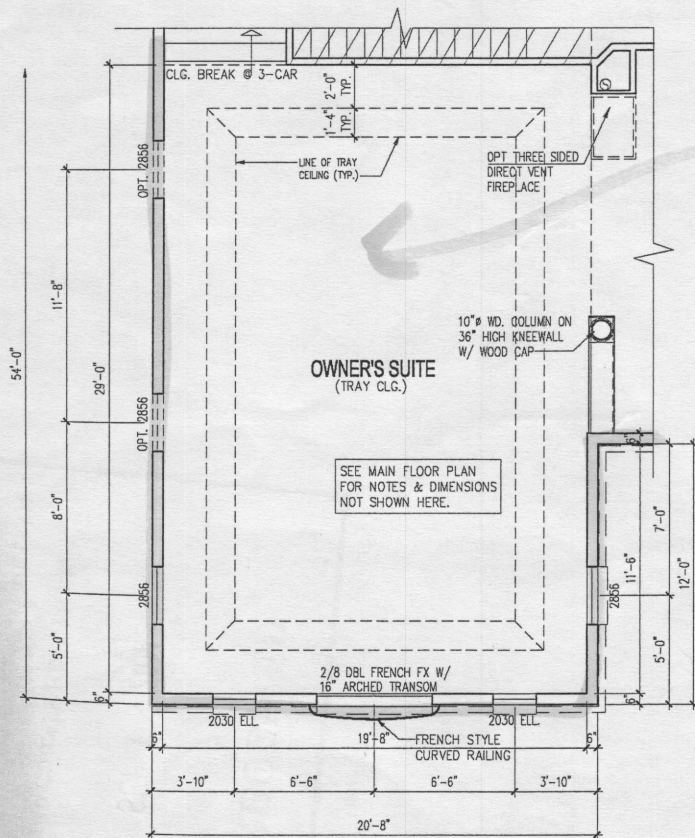
(SHOWN W/ELEVATION #1 - SEE ELEVATION FOR WINDOW HEADS AND MATERIALS)

PART. PLAN W/OPT. 2-CAR SIDE-LOAD GAR.
 SCALE: 1/4" = 1'-0"

(SHOWN W/ELEVATION #1 - SEE ELEVATION FOR WINDOW HEADS AND MATERIALS)



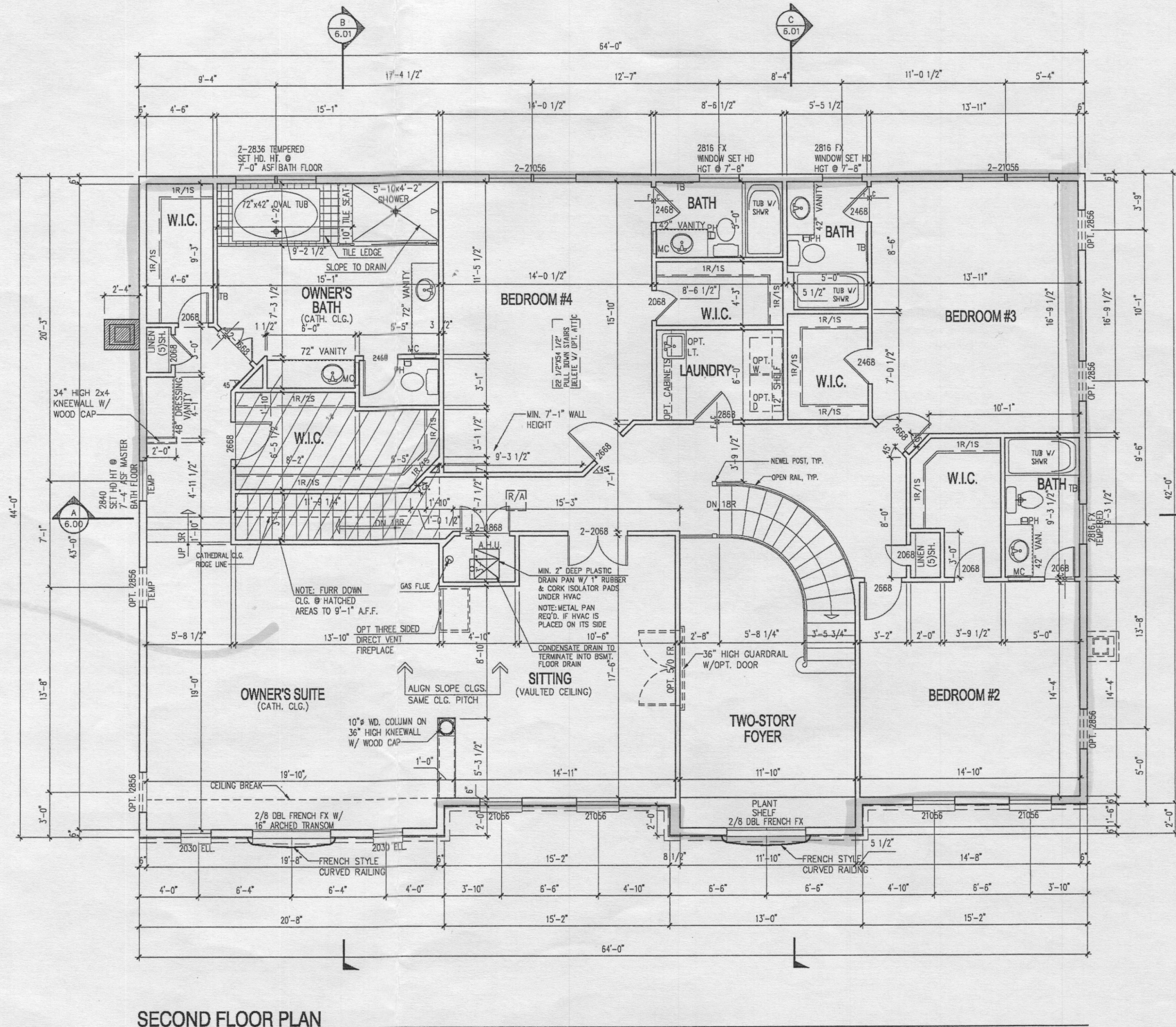
PART. PLAN W/OPT. ATTIC
SCALE: 1/4" = 1'-0"



PART. PLAN W/OPT. 3 CAR SIDE LOAD GARAGE
SCALE: 1/4" = 1'-0"

- 4 Bedroom
- 4 Baths

■ = Finished Areas



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT SHALL BE 7'-4" ABOVE SUBFLOOR.
4) UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS SHALL BE 3-1/2"

NOTE:
WASHING MACHINE WILL ALWAYS BE ON THE LEFT, DRYER WILL ALWAYS BE ON THE RIGHT EVEN IN THE REVERSE PLAN.

NOTE:
WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 72" ABOVE THE GRADE OR SURFACE BELOW SHALL HAVE THE LOWEST PART OF THE CLEAR OPENING A MINIMUM OF 24" (OR PER LOCAL CODE) ABOVE THE FINISHED FLOOR UNLESS EQUIPPED WITH AN APPROVED OPENING LIMITING OR FALL PREVENTION DEVICE.

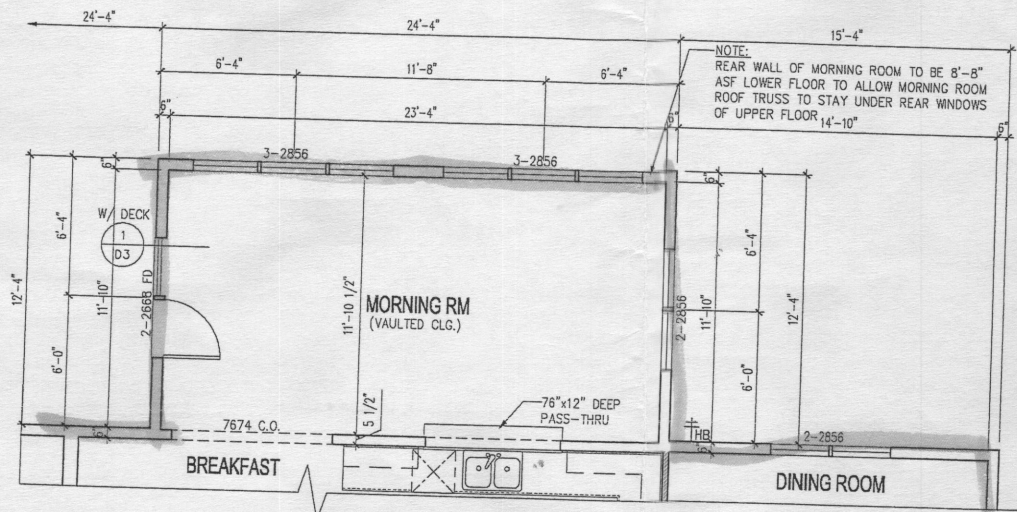
NOTE:
1) EXHAUST FANS THAT VENT TO THE EXTERIOR WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS.
2) PROVIDE AT LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS.
3) GLASS DOORS, SIDE-LITES, & SHOWER ENCLOSURES TO BE SAFETY GLAZED.
4) SMOKE DETECTORS ON EACH FLOOR LEVEL.
5) ALL INTERIOR PARTITIONS 3 1/2" UNLESS NOTED OTHERWISE.

DESIGN BY:	WSP
DATE:	10/01/2005
REV. #	DATE
REV. #7	08/12/12
ACR # 1001	06/20/2012

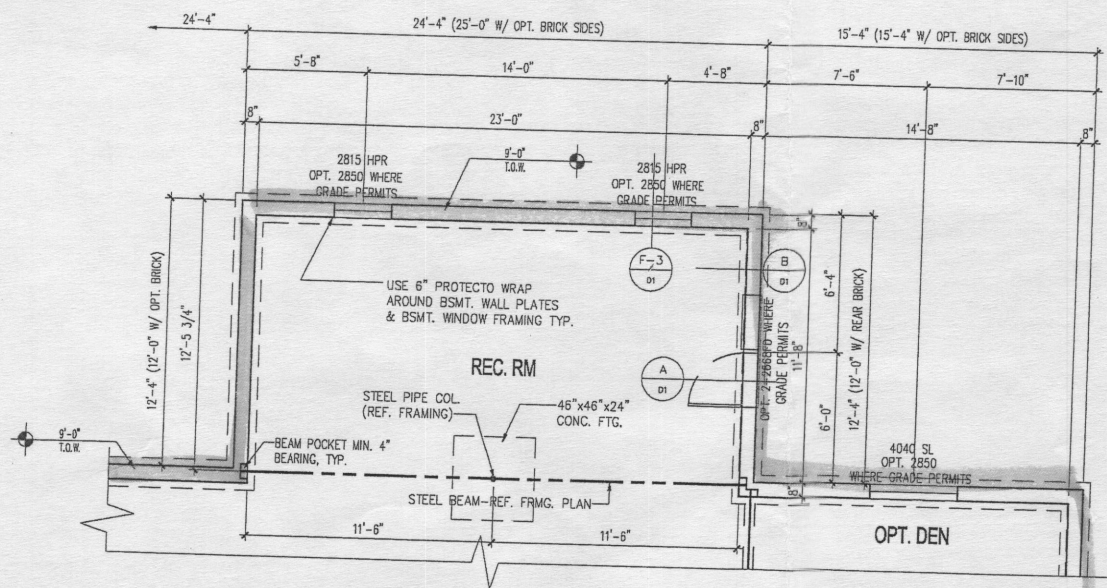
— optional Morning Room

NOTE:
WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 72" ABOVE THE GRADE OR SURFACE BELOW SHALL HAVE THE LOWEST PART OF THE CLEAR OPENING A MINIMUM OF 24" (OR PER LOCAL CODE) ABOVE THE FINISHED FLOOR UNLESS EQUIPPED WITH AN APPROVED OPENING LIMITING OR FALL PREVENTION DEVICE.

NOTE:
1) EXHAUST FANS THAT VENT TO THE EXTERIOR WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS.
2) PROVIDE @ LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS.
3) GLASS DOORS, SIDE-LITES, & SHOWER ENCLOSURES TO BE SAFETY GLAZED.
4) SMOKE DETECTORS ON EACH FLOOR LEVEL
5) ALL INTERIOR PARTITIONS 3 1/2" UNLESS NOTED OTHERWISE.



PART. FIRST FLOOR PLAN W/OPT. MORNING RM
SCALE: 1/4" = 1'-0"



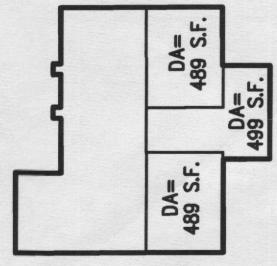
PART. FOUNDATION/BASEMENT PLAN W/OPT. MORNING RM
SCALE: 1/4" = 1'-0"

Pinnacle Design & Consulting Inc.
ARCHITECTURE • PLANNING • CONSULTING • MARKET ANALYSIS • INTERIORS
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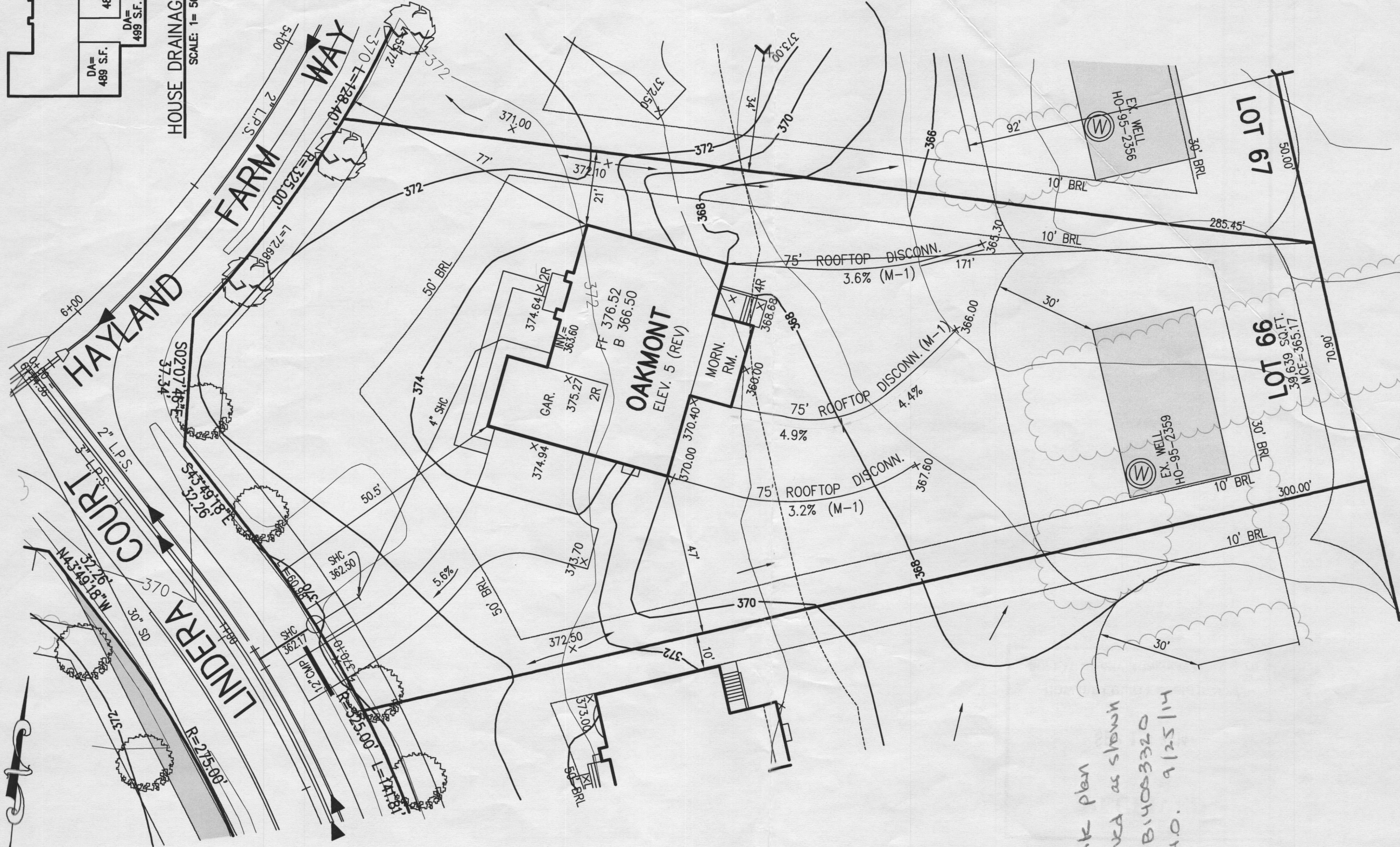
SHEET TITLE
PART. FLOOR PLANS W/OPT. MORNING RM
CLIENT INFORMATION:
CRAFTMARK HOMES / OAKMONT

REV. #	DATE
REV. #7	09/12/2012
ACR # 1001	09/20/2012
ACR # 1023	10/09/2013

2.10



HOUSE DRAINAGE AREAS
SCALE: 1" = 50'



*Sik plan
approved as shown
by B14003320
H.O. 9/25/14*

WELL CERTIFICATION:
THE EXISTING WELL, TAG NO. HO-95-2359, HAS BEEN
FIELD LOCATED AND IS ACCURATELY SHOWN.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2855

PLAN
SCALE: 1" = 30'

OWNER
BV BUSINESS TRUST
P.O. BOX 482
LISBON, MARYLAND 21765-0482

PERMIT SITE PLAN
LOT 66
5001 LINDERA COURT
WALNUT CREEK

ZONED: RC-DEO
TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST 29, 2014