



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: B16001797

Building Address: 2823 Sorrellewood Ct
 City: Germantown State: MD Zip Code: 21738
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: _____
 Section: _____ Area: _____ Lot: 46
 Tax Map: 14 Parcel: 221 Grid: 17
 Zoning: _____ Map Coordinates: _____ Lot Size: 3.5 Acres

Existing Use: APD
 Proposed Use: APD w/ covered porch
 Estimated Construction Cost: \$ 125,000.00
 Description of Work: Contract. a 32'x16' main living room w/ full basement & a covered porch. w/ masonry chimney/Refrigerator fill.
 Occupant or Tenant: EVV Trumiller & P
 Was tenant space previously occupied? Yes No
 Contact Name: EVV Trumiller & P
 Address: 2823 Sorrellewood Ct
 City: Germantown State: MD Zip Code: 21738
 Phone: 410-395-5882 Fax: _____
 Email: evv@321capital.com

Property Owner's Name: EVV Trumiller & P
 Address: 2823 Sorrellewood Ct
 City: Germantown State: MD Zip Code: 21738
 Phone: 410-395-5882 Fax: _____
 Email: evv@321capital.com
 Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: Michael Hoyle
 Address: 11 Jay Ridge Ct
 City: Kensington State: MD Zip Code: 21751
 Phone: 410-277-2171 Fax: 410-277-2171
 Email: mhoyle@ctcontracting.com

Contractor Company: CT Contracting
 Contact Person: Chris Hoyle
 Address: 11 Jay Ridge Ct
 City: Kensington State: MD Zip Code: 21751
 License No.: 7194
 Phone: 410-277-2171 Fax: 410-277-2171
 Email: chris@ctcontracting.com
 Cell: 410-277-2170

Engineer/Architect Company: SHA
 Responsible Design Prof.: Michael Hoyle
 Address: 11 Jay Ridge Ct
 City: Kensington State: MD Zip Code: 21751
 Phone: 410-277-2171 Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height: _____	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth Width
Gross area, sq. ft./floor: _____	1 st floor: _____
	2 nd floor: _____
Area of construction (sq. ft.): _____	Basement: _____
	<input type="checkbox"/> Finished Basement
Use group: _____	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type:	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: _____
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units: _____
<input type="checkbox"/> Wood Frame	No. of 1 BR units: _____
<input type="checkbox"/> State Certified Modular	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
Roadside Tree Project Permit	Footings: _____
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof: _____
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other: _____	
Sprinkler System:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	
Building Shell Permit Number:	

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 Signature: _____ Print Name: Michael Hoyle
 Email Address: _____ Date: 3/27/14
 Title/Company: EVV Trumiller & P

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>5-12-16</u>	<u>Deborah</u>

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

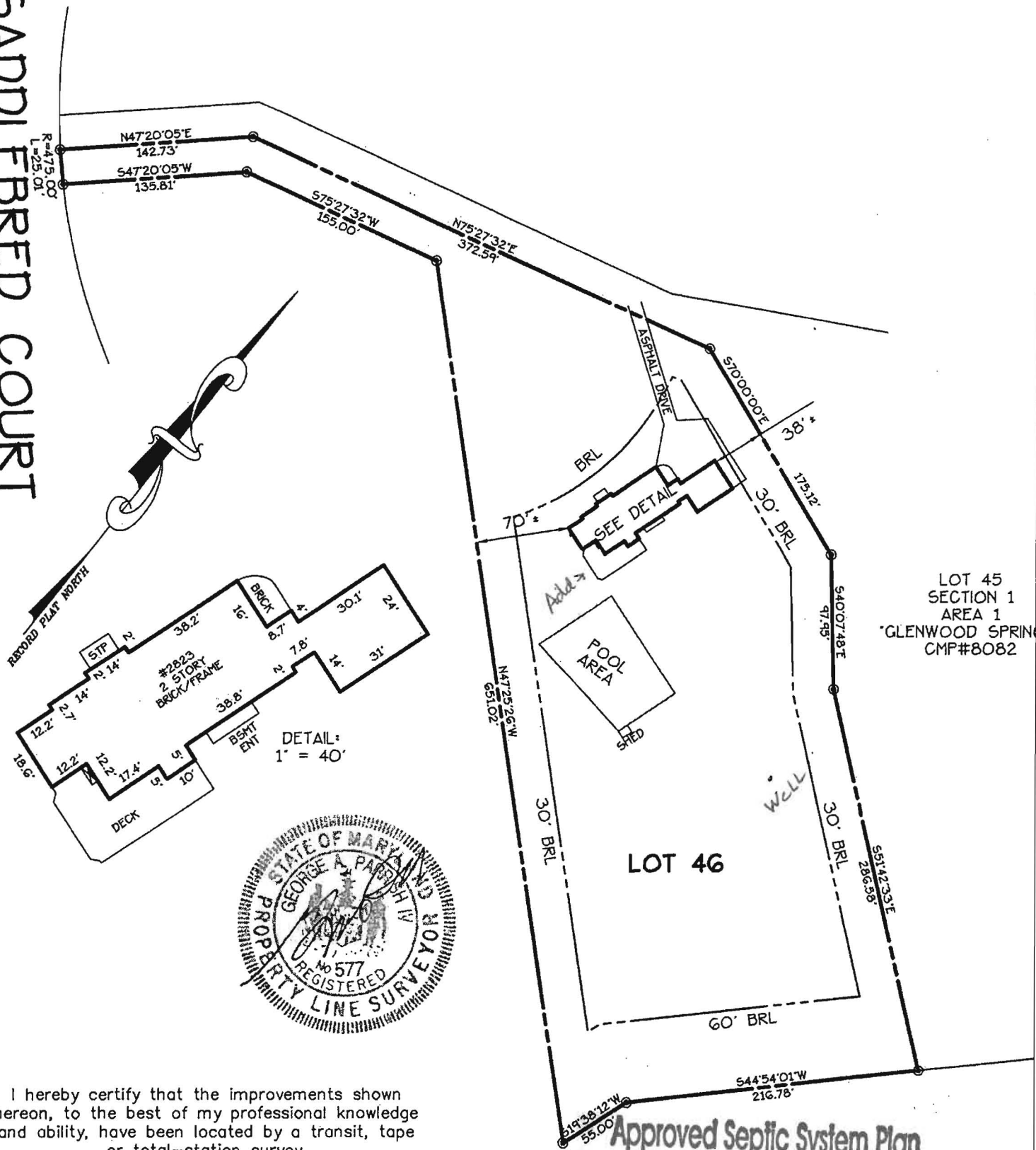
DPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	#

This is a two page document and is not valid without both pages. See page two (or reverse) for Survey Notes.



SADDLEBRED COURT



LOT 45
SECTION 1
AREA 1
GLENWOOD SPRING
CMP#8082



I hereby certify that the improvements shown hereon, to the best of my professional knowledge and ability, have been located by a transit, tape or total-station survey.

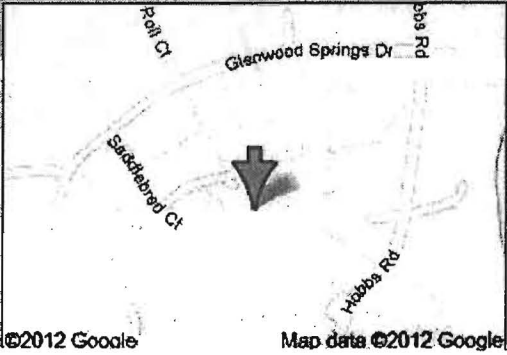
George A. Parrish IV

GEORGE A. PARRISH IV PROP.LS#577 06/18/12
LICENSE EXPIRATION DATE 03/24/13

Approved Septic System Plan
Howard County Health Department
Dana Bencard 5-12-16
Signature Date
B1600297

2823 SADDLEBRED COURT CMP#8082

LOCATION DRAWING
LOT 46 SECTION 1 AREA 1
GLENWOOD SPRINGS
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' JUNE 2012
FILE#HO-
PROJECT#33842
F/N: GLENWOODSPRINGS-S1-A1-L46



Established 1975
3140 WEST WARD ROAD SUITE 103
DUNKIRK, MARYLAND 20754
P: (800)235-4681 F: (410)286-9716

Notes

1. This plat is of benefit to a consumer insofar as it is required by a lender or 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 such identification may not be required for transfer of title or securing financing or refinancing.
4. The level of accuracy setback distances is within 3 feet ±.
5. No title research furnished to or done by this office.
6. The subject property falls in flood zone "C" as shown on the flood hazard map 2400440014B dated 12/4/86.
7. This plat shows the principal structure and significant structures (close to the apparent property lines) as required by Maryland law. However, additional internal structures may not be shown.
8. The licensee either personally prepared this drawing or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in Regulation .12 of Chapter 06 Minimum Standards of Practice.
9. The source of data, bearings, and/or coordinates used on this drawing are based on the record plat or deed referenced : CMP#8082

LEGEND

—————	PROPERTY LINE
—X—X—X—X—	FENCE
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IPF	IRON ROD SET
□	MONUMENT
CONCRETE PAD	C/P
BASEMENT ENTRANCE	B/E
STOOP	STP
PORCH	PCH
OVERHANG	O/H

Advanced Surveys Services Include:

- Location Surveys
- Boundary Surveys
- ALTA Surveys
- Fence Stakeouts
- Landscaping Stakeouts
- Site Plans
- Subdivisions
- Flood Certifications
- As-Built Surveys
- and Much More!

Check out our website for information and regular specials:

www.AdvancedSurveysInc.com



Client Notes:

Client Case#MD5282

Discount Coupon

This coupon is good for
\$100.00 OFF any new surveying
 services for this property.
EXPIRES 6 MONTHS FROM THE DATE OF SURVEY

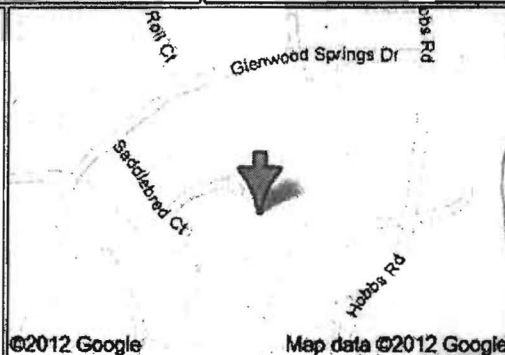
©2012 Copyright by Advanced Surveys, Inc. All Rights Reserved

LOCATION DRAWING
 LOT 46 SECTION 1 AREA 1

GLENWOOD SPRINGS

4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' JUNE 2012

FILE#HO—
 PROJECT#33842
 F/N: GLENWOODSPRINGS—S1—A1—L46



©2012 Google Map data ©2012 Google

Established 1975
 3140 WEST WARD ROAD SUITE 103
 DUNKIRK, MARYLAND 20754
 P: (800)235-4681 F: (410)286-9716



Office of the Health Officer

516 448

8930 Stanford Drive, MD 21045

Main: 410-313-6300 | Fax: 410-313-6303

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

DATE: April 19, 2016

TO: Applicant: Nichole Tiede
Via E-mail: NICHOLE@CTCONTRACTINGINC.COM

RE: **Building Permit # B16001297**
2823 Saddlebred Court
Glenwood, Maryland 21738

Mrs. Tiede,

Our requirements for building permits are a complete file for application approval. This plan along with the following requirements will complete your file and allow us to review your building application.

Further review is also contingent upon submission of a revised building plan showing the following:

- Plan must be to scale.
- Floor plans for the existing house and proposed addition are needed for review to determine the number of bedrooms.
- The well and septic system must be shown on plan for review to determine if the addition is not encroaching on the required setbacks. Septic system and all of its components must be shown on plan.
- After review if the well needs to be brought above grade or replaced, a percolation certification will be required for the new well location and the well will need to be completed prior to Building permit issuance.
- If your system is inadequate, your system may have to be upgraded to accommodate the new addition and the decision will be based on the final review of the floor plans and current septic system conditions.
- If your septic system has to be upgraded, we have new requirements as of January 1, 2013. All new construction is required to use the "**Best Available Technology**" (**BAT**) for septic installation. **Before** building permit approval, a BAT site plan must be submitted along with your building application and building plan. (**BAT plan checklist attached**)

Your building permit will be placed "on hold" until all Health Department requirements are met. If you have any questions or correspondence, I can be reached at the above address or by telephonē at (410) 313-2775.

Respectfully,
Dana Bernard, REHS/RS
Environmental Specialist II
Bureau of Environmental Health
Well and Septic Program
Phone (410) 313-2775
E-mail: DBernard@howardcountymd.gov

cc: Well & Septic program file

APPLICATION

PERCOLATION TESTING

A 39535

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 461-9933

*24187
repair perc area
OK'd pending
approved plat
(SW)*

DISTRICT _____

DATE 5/15/89

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Laurel Serv. Corp.

ADDRESS _____ PHONE _____

PROSPECTIVE BUYER Ron Carter

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION Hake's Property (Glenwood Springs) LOT NO. 10 *46 Sec 1 ACTUAL Area 1*

ROAD AND DESCRIPTION Hotels Rd. 2823 Saddlebred Ct.

TAX MAP _____ PARCEL # _____

SIZE OF LOT _____ TYPE BLDG. _____
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

(SIGNATURE OF APPLICANT)
APPROVED BY 570 Abel FOR Shallon Trenches DATE 5-13-89

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING 24-87 Perc. Satisfactory; Hold For Subdivision Plat. S.M.W.

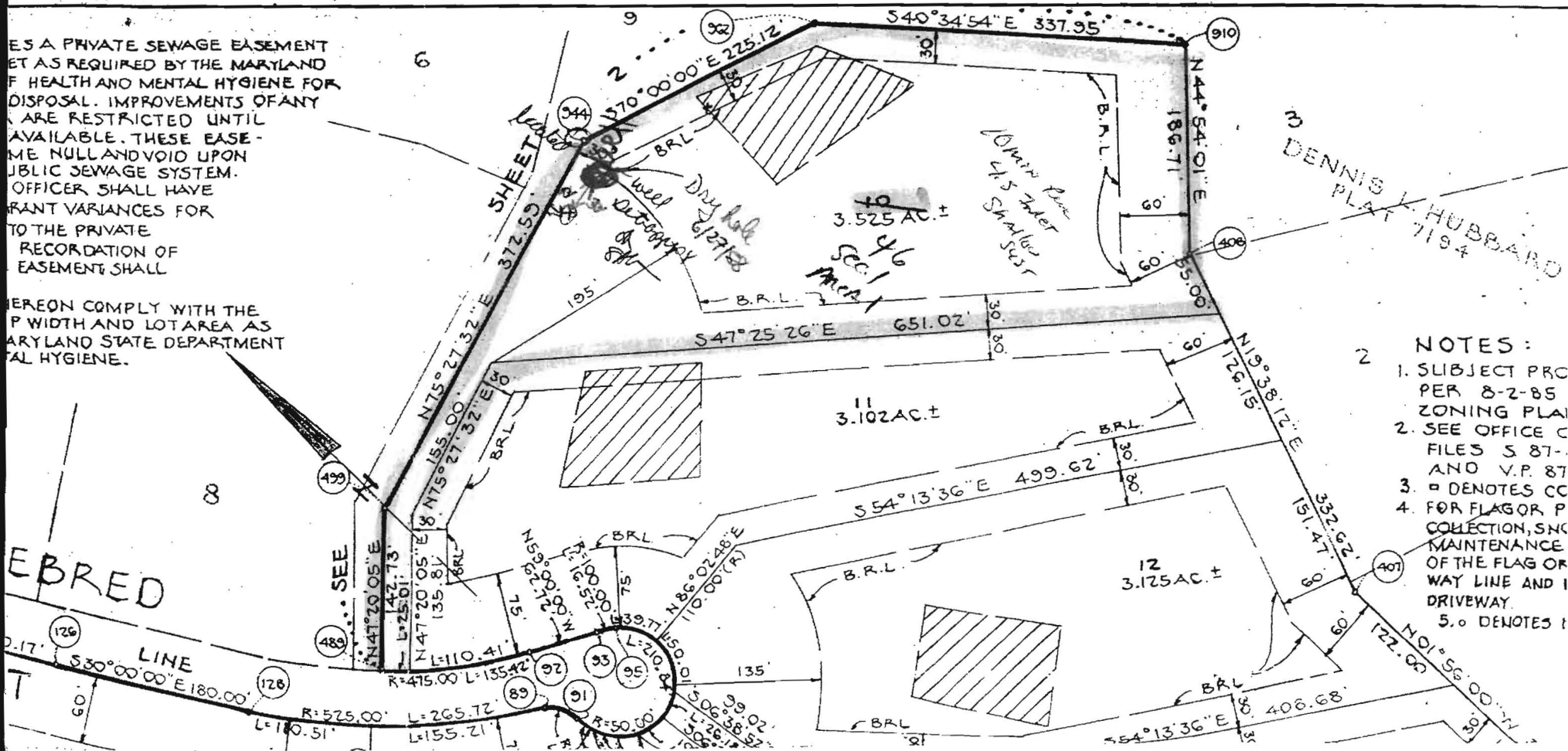
BDDG. PERMIT SIGNED
AND RETURNED 5-18-89

BP 26392 SK

THIS IS NOT A PERMIT

IS A PRIVATE SEWAGE EASEMENT
 SET AS REQUIRED BY THE MARYLAND
 DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR
 DISPOSAL. IMPROVEMENTS OF ANY
 KIND ARE RESTRICTED UNTIL
 A PUBLIC SEWAGE SYSTEM IS
 AVAILABLE. THESE EASEMENTS
 SHALL BE NULL AND VOID UPON
 THE RECORDATION OF A PUBLIC
 SEWAGE SYSTEM. THE ENGINEER
 OFFICER SHALL HAVE THE
 AUTHORITY TO GRANT VARIANCES FOR
 THIS EASEMENT TO THE PRIVATE
 OWNER. THE RECORDATION OF
 THIS EASEMENT SHALL

THE PERSON WHO COMPLIES WITH THE
 REQUIREMENTS OF THIS EASEMENT SHALL
 BE RESPONSIBLE TO THE MARYLAND
 STATE DEPARTMENT OF HEALTH AND
 MENTAL HYGIENE.



DENNIS L. HUBBARD
 PLAT 719.4

- NOTES:
1. SUBJECT PRO PER 8-2-85 ZONING PLAN
 2. SEE OFFICE COPIES OF FILES S 87- AND V.P. 87
 3. □ DENOTES CORNER FOR FLAG OR PAVEMENT COLLECTION, SINO MAINTENANCE OF THE FLAG OR WAY LINE AND DRIVEWAY.
 5. ○ DENOTES

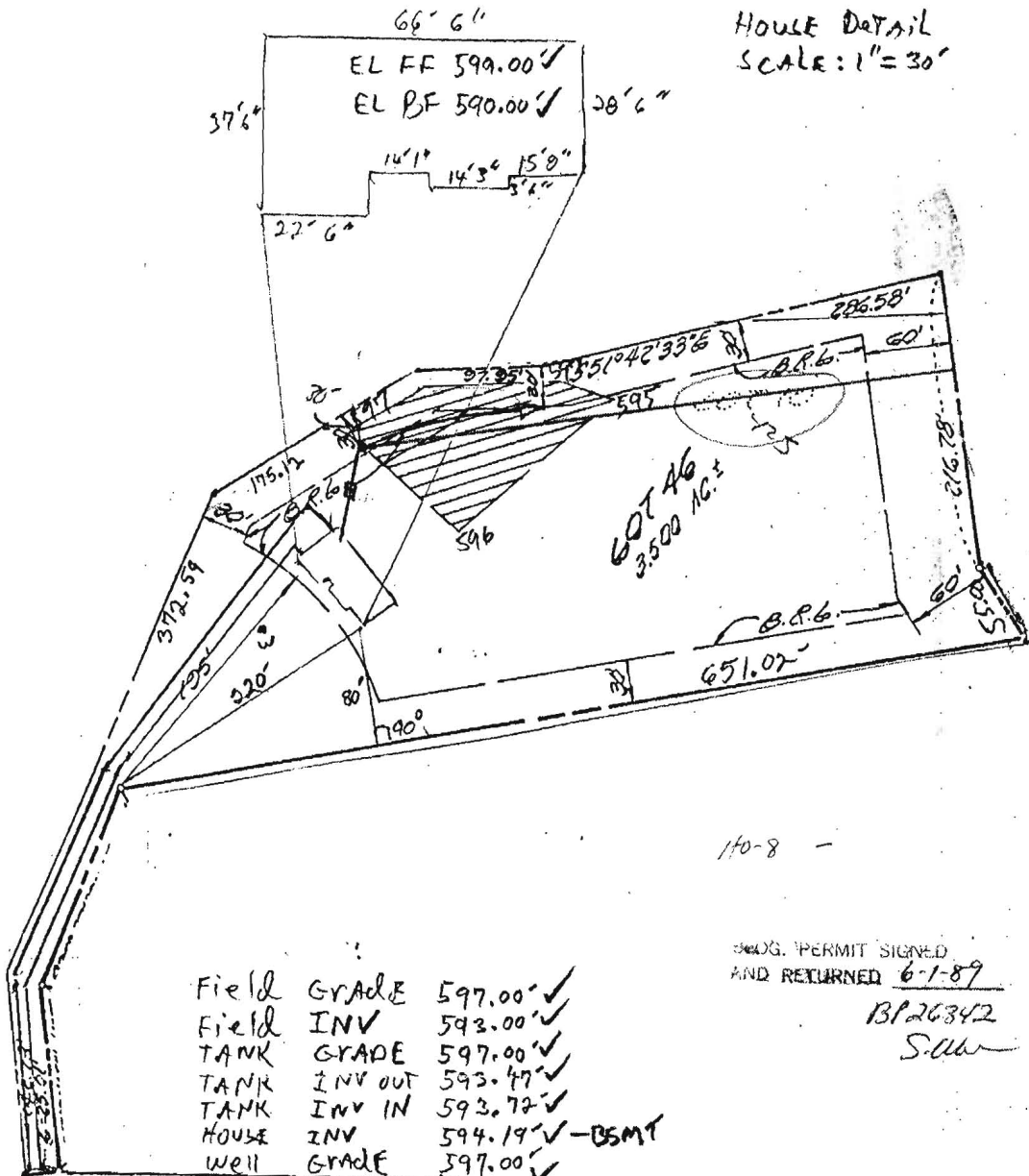
EBRED

LINE
 S30°00'00"E 180.00'
 R=525.00' L=265.72'
 L=180.51' L=155.21'

Seneca Home Builders, Inc.

3126 CABIN RUN RD.
 WOODBINE, MARYLAND 21797
 854 6985

HOUSE DETAIL
 SCALE: 1" = 30'



Field	GRADE	597.00' ✓
Field	INV	593.00' ✓
TANK	GRADE	597.00' ✓
TANK	INV OUT	593.47' ✓
TANK	INV IN	593.72' ✓
HOUSE	INV	594.19' ✓ -BSMT
Well	GRADE	597.00' ✓

Geog. PERMIT SIGNED
 AND RETURNED 6-1-89
 BP26342
 S.W.

SADDLE Bred CT

NOTE: LOT 46 SECT 1 AREA I
 RECORDED PLAT # 8087, FEB 6
 Formerly Lot 10

MODEL: GEORGIAN

HOUSE LOCATION PLAN SCALE: 1" = 100'

2823 SADDLE Bred CT LOT 46, SECT 1 AREA I
 GLENWOOD SPRINGS

11/1/02 10:30am
1/9/02 11a.m. Follow Up

ISSUE DATE: 12/13/2001

P 516 448

APPROVAL DATE: 1/9/02

A REPAIR

PERMIT

INDEXED

ON-SITE SEWAGE DISPOSAL SYSTEM HOWARD COUNTY HEALTH DEPARTMENT BUREAU OF ENVIRONMENTAL HEALTH

Hatfields Equipment

04-346521

PERMITTED TO INSTALL ALTER

ADDRESS: 13785 Burntwoods Rd, 21737 PHONE NUMBER: _____

SUBDIVISION: Glenwood Springs LOT NUMBER: 46

ADDRESS: 2823 Saddlebred Court PROPERTY OWNER: Christ

SEPTIC TANK CAPACITY (GALLONS): 1500 (NEW TOPSEAM)

PUMP CHAMBER CAPACITY (GALLONS): N/A

NUMBER OF BEDROOMS: 5

SQUARE FEET PER BEDROOM: 180 sq

LINEAR FEET OF TRENCH REQUIRED: NA Initial System was sized for a 5 bedroom house - Additional trenches not necessary at this time

TRENCHES:	Trench to be _____ feet wide. Inlet _____ feet below original grade. Bottom maximum depth _____ feet below original grade. Effective area begins at _____ feet below original grade. _____ feet of stone below distribution pipe.
LOCATION:	
PURPOSE:	In support of future addition and additional bedroom, a new 1500 gallon tank must be installed- 10 feet from the future addition. Expansion of existing 4 BR system to 5 BR system will also be necessary. Repair will probably consist of disconnecting an existing trench and adding at least one replacement trench and additional new trench.

PLANS APPROVED: Steven R. Krieg

DATE: 12-5-01

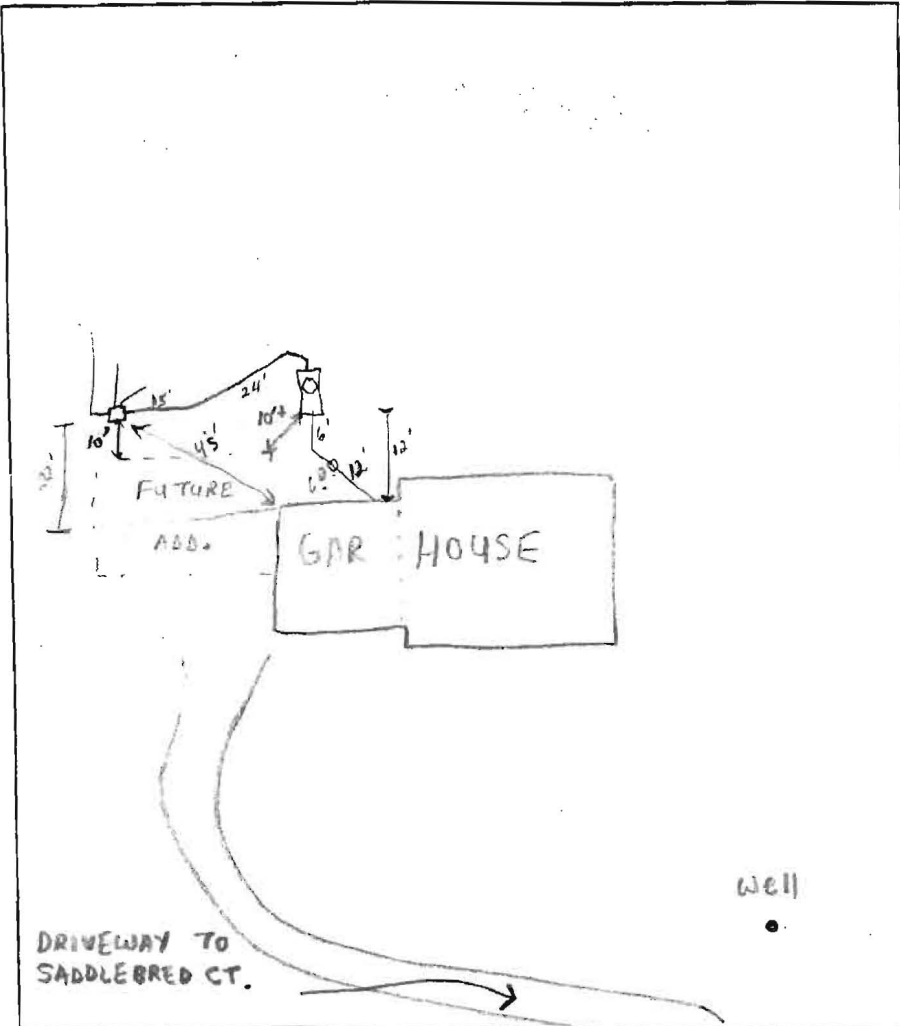
- NOTE: PERMIT VOID AFTER 2 YEARS
- NOTE: CONTRACTOR RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS
- NOTE: WATERTIGHT SEPTIC TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT CALL 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM

~~CALL BEHIND SIGN~~
~~CALL BEHIND SIGN~~ 1-24-02
B00134006
3 CAR GARAGE + MUD ROOM

SHTP/S

NOT TO SCALE



TRENCH DATA *Existing*

TRENCH WIDTH _____ ↑

TRENCH INLET DEPTH _____

TRENCH BOTTOM DEPTH _____

DEPTH OF STONE _____

NUMBER OF TRENCHES _____

TOTAL TRENCH LENGTH _____

ABSORBENT AREA _____

DISTRIBUTION BOX LEVEL _____

BAFFLE IN DISTRIBUTION BOX ↓

SEPTIC TANK DATA

SEPTIC TANK 1500 TS GALLONS

MANHOLE RISER Back - 2'

6 INCH INSPECTION PORT None

PUMP CHAMBER DATA

PUMP CHAMBER GALLONS NA

MANHOLE RISER NA

ALARM NA

PUMP PERFORMANCE TEST NA

PRE-CONSTRUCTION INSPECTION: 1/4/02-REPL. TANK W/NEW 1500 T.S. 10' AWAY FROM FUTURE ADDITION, OK TO LEAVE EX. SYSTEM AS IS, ADDITION IS ONLY 1 BR AND INITIAL SYSTEM SIZED FOR 5 BEDROOM GIVEN PERC RATE OF 180 GPD NOT 240 GPD. D. BOX & EY TRENCHES MAY BE LESS THAN 20' TO NEW ADDITION BUT NEW ADDITION NOT TO BE ON FOUNDATION, PLENTY OF AREA EXISTS FOR FUTURE REPAIRS (SRK)

1/9/02 Work per layout. Use current D.B., appears in good condition w/ good levels. Need to replace baffle in D.B.

INSPECTOR [Signature] DATE SYSTEM APPROVED 1/9/02

9/6/90

PERMIT

SEWAGE DISPOSAL SYSTEM

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

P 46321

A 39335

DISTRICT _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
461-9933

DATE 9/06/90

DATE SYSTEM APPROVED 9/6/90

INSPECTOR RJA

INDEXED

David U. Stang & Son, Inc. IS PERMITTED TO INSTALL ALTER

ADDRESS 23320 Ridge Road, Germantown, Maryland 20874 PHONE 253-2462

SUBDIVISION Glenwood Springs LOT 46, Sec. 1, Area ROAD 2823 Saddlebred Court

PROPERTY OWNER Laurel Service Corporation *Christ*

ADDRESS _____ *Christ*

SEPTIC TANK CAPACITY 1250 GALLONS

NUMBER OF BEDROOMS 4

240 SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED 320

TRENCHES - Trench to be 3 feet wide. Inlet 4 feet below original grade. Bottom maximum depth 6.5 feet below original grade. Effective area begins at 4 feet below original grade. 2.5 feet of stone below distribution pipe.

LOCATION - Place the first trench 425 feet off the rear 216.78' lot line and 30 feet off the left lot line as seen when facing the lot from Right-of-way entrance.

Run trenches on contour toward the rear of lot. OKAY TO HAVE 3 TRENCHES EACH 107 FEET LONG AND 3 FEET WIDE.

NOTE - PROVIDE 6" - 8" DIAMETER CLEANOUT AND CAP TO GRADE OR ABOVE ON SEPTIC TANK.

PLANS APPROVED BY Sid Abel/Raymond Hodges REVISED _____ DATE 9/05/90

COVER NO WORK UNTIL INSPECTED AND APPROVED

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES)

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

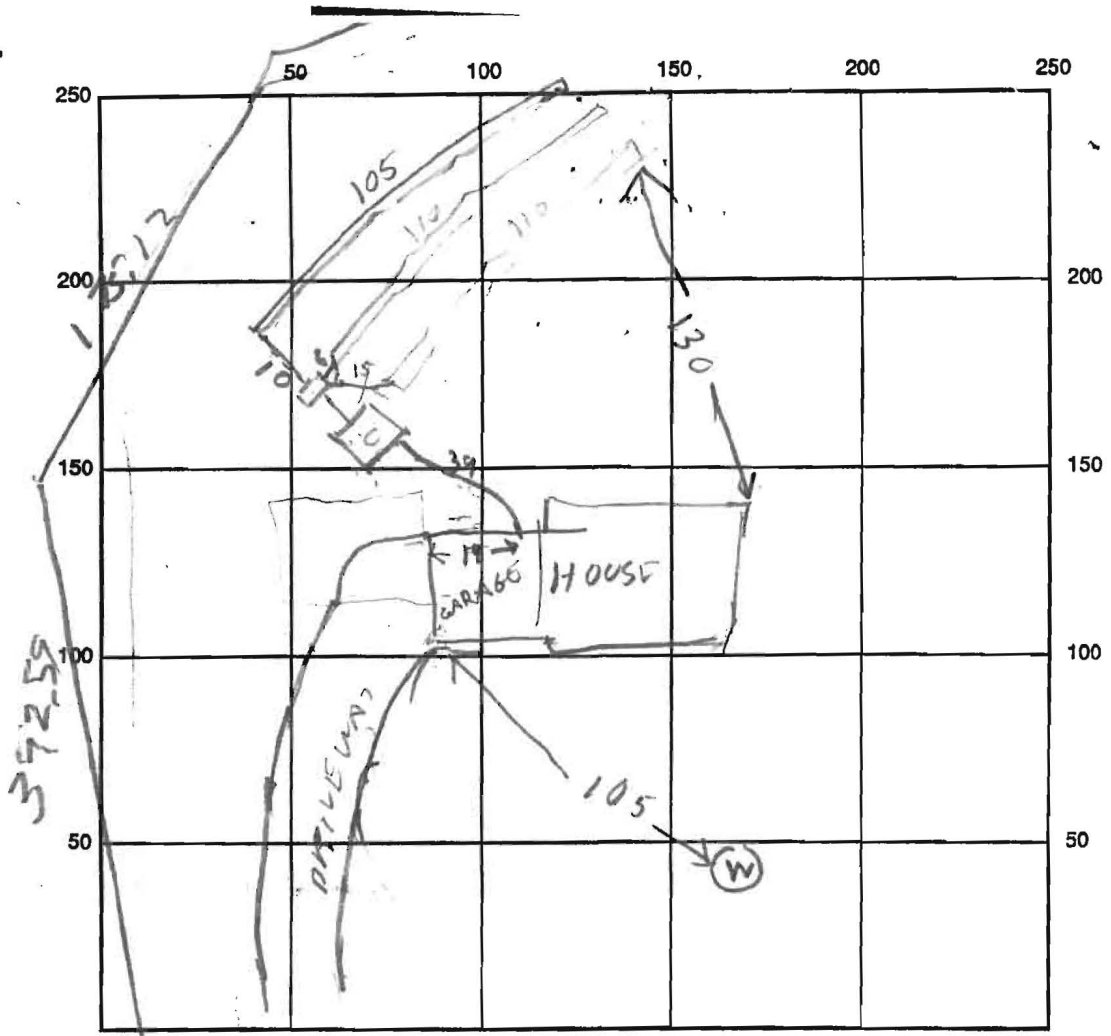
PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON. CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED.

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

***INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT**

A 59335



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

SEPTIC TANK LEVEL OK 1250 CLEANOUTS OK
 DISTRIBUTION BOX LEVEL OK
 DRAIN FIELD/TITLE DEPTH 6 1/2 FT. TRENCH WIDTH 3 FT. INLET DEPTH 4 FT.
 EFFECTIVE GRAVEL DEPTH 2 1/2 FT. TOTAL LENGTH 105/110 FT. 3 70
 NUMBER OF TRENCHES 3 ONE SIDEWALL/BOTTOM AREA 975 SQ. FT.
 DRYWALL INSIDE DIAMETER _____ FT. EFFECTIVE DEPTH BELOW INLET _____ FT.
 ABSORBENT AREA _____ SQ. FT.

REMARKS: 9/5/90 AM - LOCATION OK TANK OK TRENCH #1 DUG; NO STONE R11
9/6/90 - TRENCHES OK

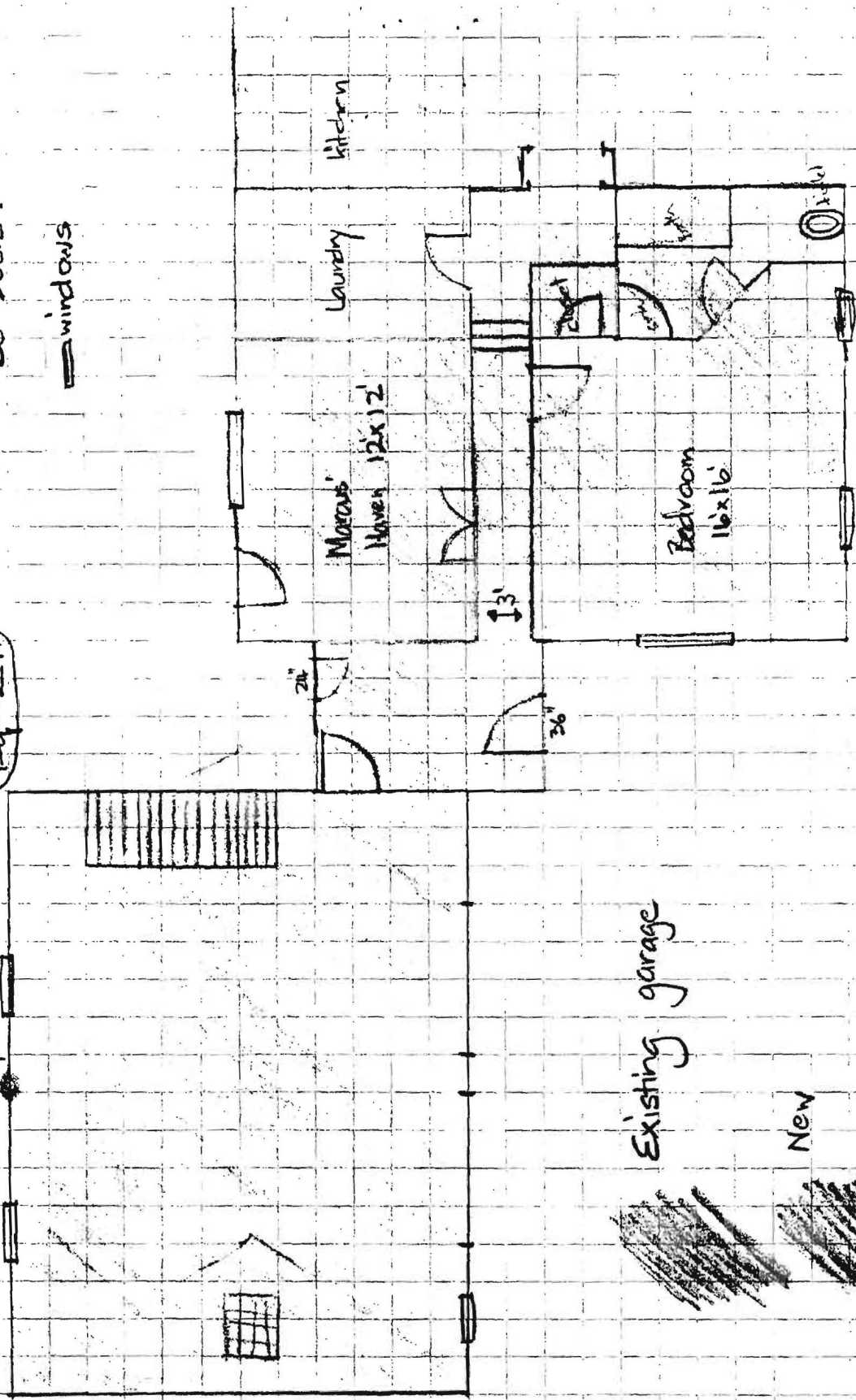
DATE SYSTEM APPROVED 9/6/90 INSPECTOR Raymond Hodges

24" Doors
36" Doors

≡ windows

Scale
1sq = 2ft

present
septic



APPLICATION

PERCOLATION TESTING

A 39535

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY MARYLAND 21043
TELEPHONE: 461-9933

*2/4/87
repair perc area
OK'd pending
approved plat
(SW)*

DISTRICT _____

DATE 5/15/87

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Landel Serv. Corp.

ADDRESS _____ PHONE _____

PROSPECTIVE BUYER Ron Carter

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION Hake's Property (Glenwood Springs) LOT NO. 10 Prelim of 4/29/87

ROAD AND DESCRIPTION Hobbs Rd. 2823 Saddlebred Ct.

*46 Sec. 1
ACTUAL AREA
Prelim of 4/29/87*

TAX MAP _____ PARCEL # _____

SIZE OF LOT _____ TYPE BLDG _____
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

(SIGNATURE OF APPLICANT)

APPROVED BY SD Abel FOR Sharon Funches DATE 5-13-87

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING 24-87 Perc. Satisfactory; Used For Subdivision Plat. Satisfactory

BLDG. PERMIT SIGNED AND RETURNED 5-1-87

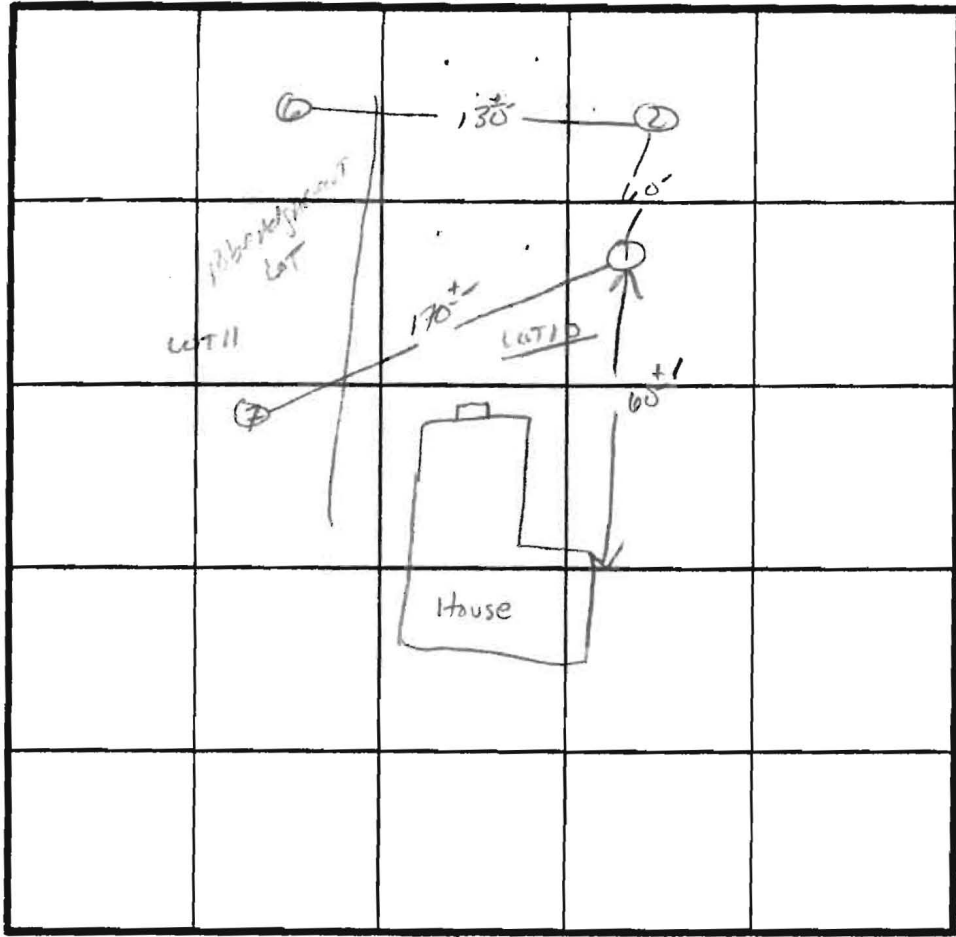
BP 26342.8K

THIS IS NOT A PERMIT

①②

SOIL PROFILE

NP
Yellow Br To yellow Red silt 10-15% CLAY
Yellow Br Sandy silt LOAM 20-25% FRSS



200 ϕ /BL
Repair
4.5'-6.5'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

100335

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
2/4/87	1 S	4.5 12-	1:41 uniform soil below	1:46	1:46 4.5-		min
	2 S	4.5 12-	1:43 uniform soil below	1:48	1:48 4.5-	1:52	6 min

REMARKS House lot 11

TYPE OF SOIL M MUDK

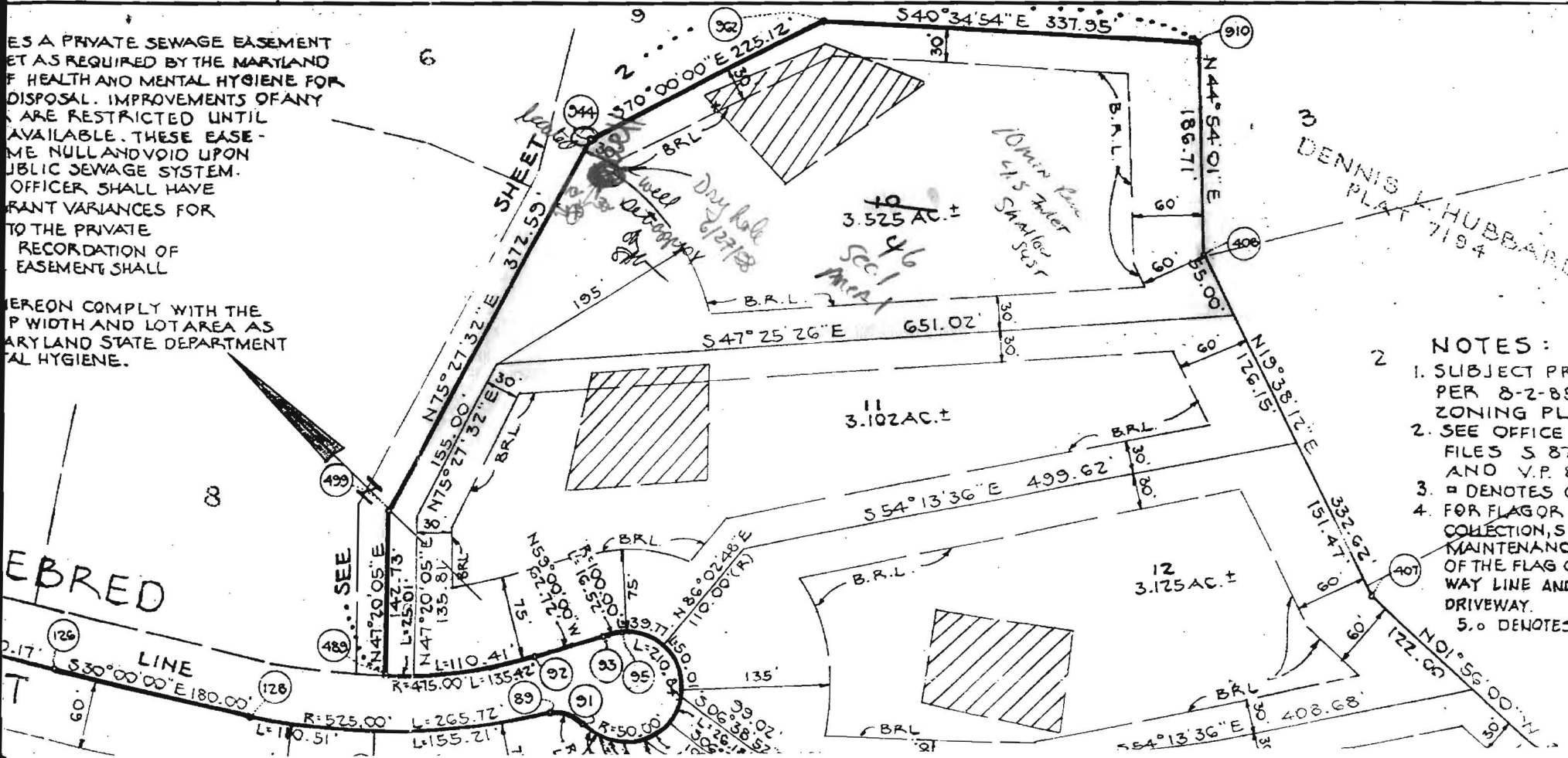
TESTED BY S. Ali ALSO PRESENT C. Cross / Cliff; P. M. M.

EH-12-1079

ES A PRIVATE SEWAGE EASEMENT
 ET AS REQUIRED BY THE MARYLAND
 F HEALTH AND MENTAL HYGIENE FOR
 DISPOSAL. IMPROVEMENTS OF ANY
 ARE RESTRICTED UNTIL
 AVAILABLE. THESE EASE-
 ME NULL AND VOID UPON
 BLIC SEWAGE SYSTEM.
 OFFICER SHALL HAVE
 RANT VARIANCES FOR
 TO THE PRIVATE
 RECORDATION OF
 EASEMENT SHALL

HEREON COMPLY WITH THE
 P WIDTH AND LOT AREA AS
 MARYLAND STATE DEPARTMENT
 AL HYGIENE.

EBRED



DENNIS L. HUBBARD
 PLAT 7194

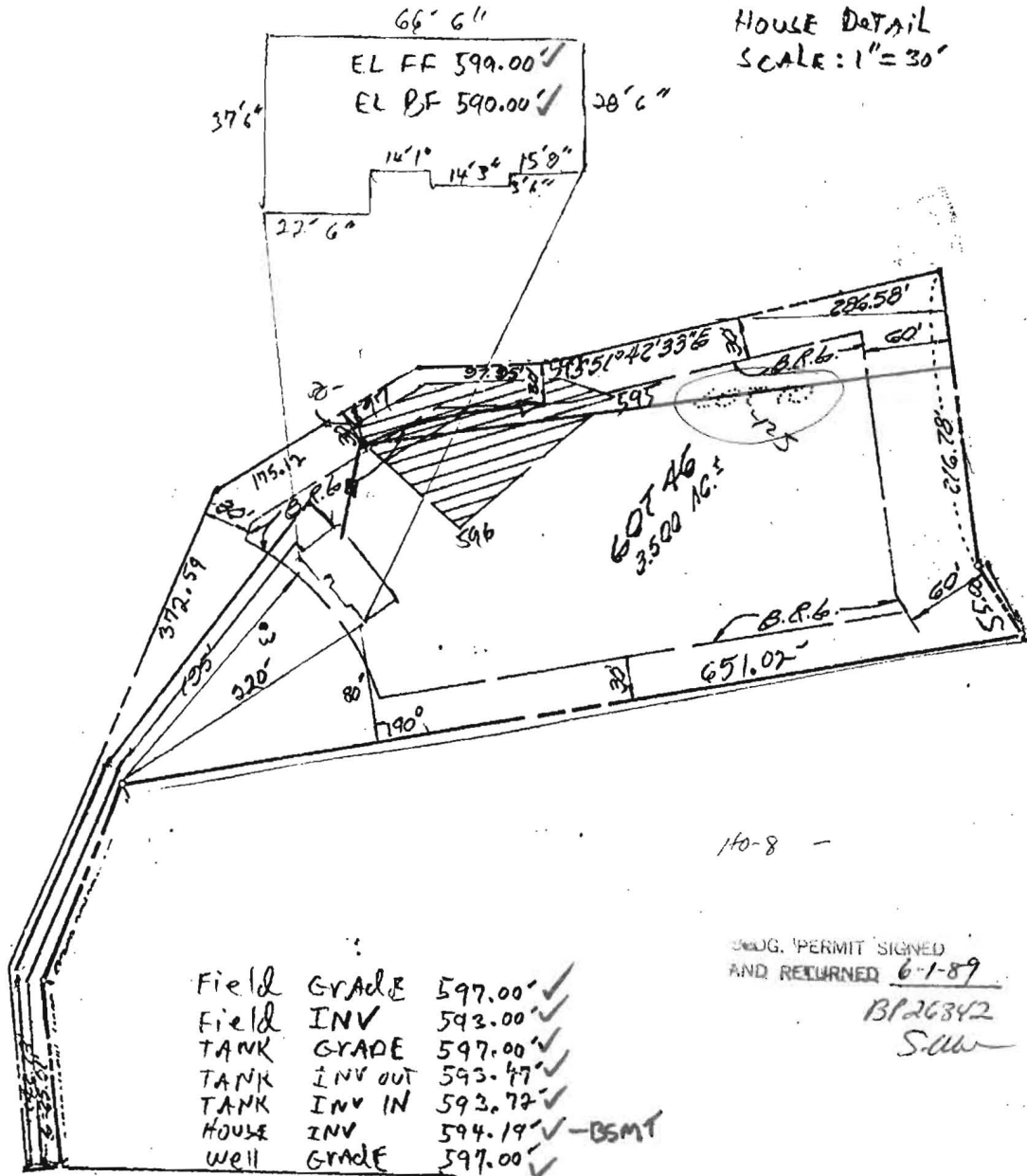
NOTES:

1. SUBJECT PRO PER 8-2-85 ZONING PLAN
2. SEE OFFICE C FILES S 87- AND V.P. 87
3. □ DENOTES CC
4. FOR FLAG OR P COLLECTION, SMC MAINTENANCE OF THE FLAG OR WAY LINE AND I DRIVEWAY.
5. ○ DENOTES I

Seneca Home Builders, Inc.

3126 CABIN RUN RD.
WOODBINE, MARYLAND 21797
854 6985

HOUSE DETAIL
SCALE: 1" = 30'



Field	GRADE	597.00	✓
Field	INV	593.00	✓
TANK	GRADE	597.00	✓
TANK	INV OUT	593.47	✓
TANK	INV IN	593.72	✓
HOUSE	INV	594.19	✓ - BSMT
well	GRADE	597.00	✓

ENG. PERMIT SIGNED
AND RETURNED 6-1-89
BP26342
SLL

SADDLE Bred CT

NOTE: LOT 46 SECT 1 AREA 1
RECORDED PLAT # 8087, FEB
FORMERLY LOT 10

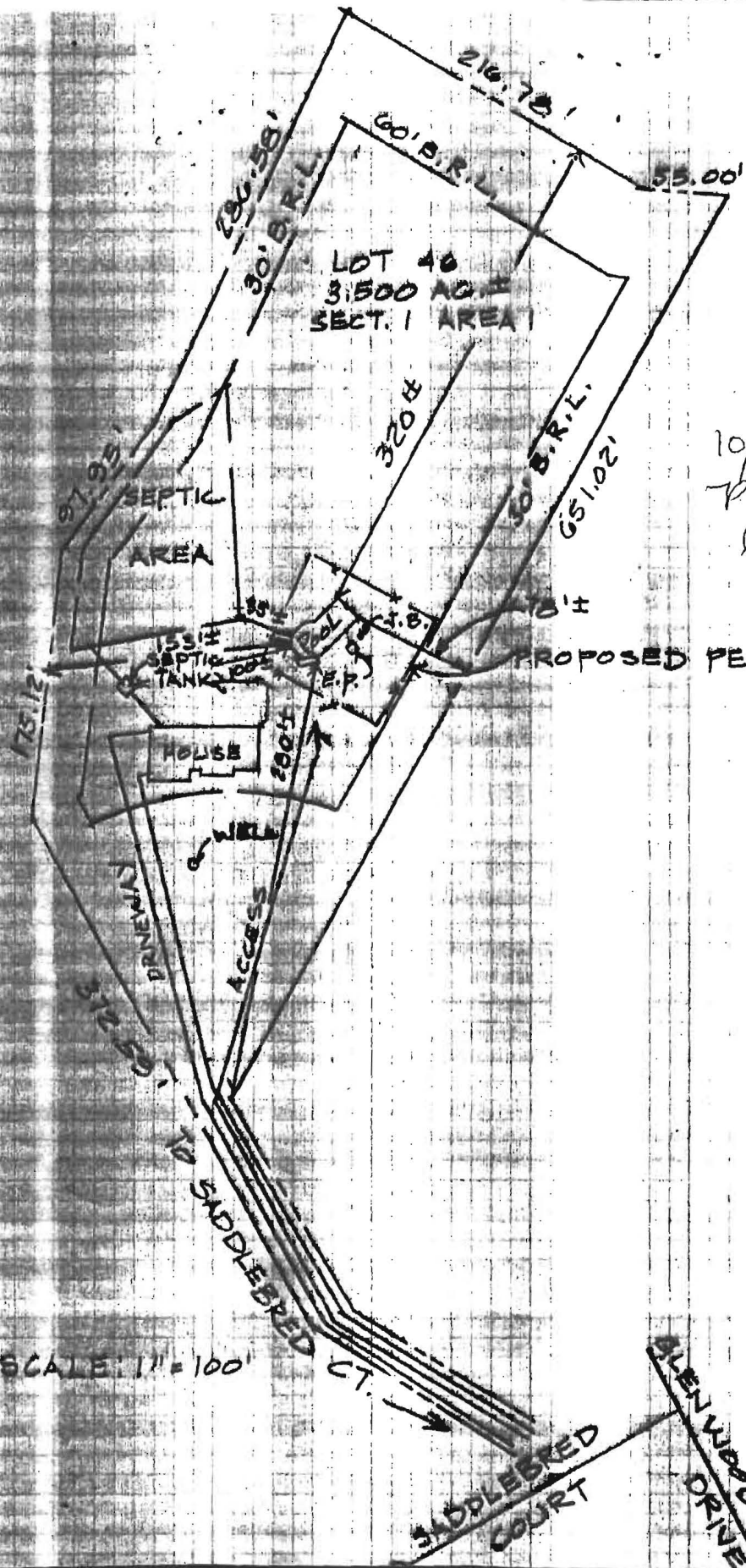
MODEL: GEORGIAN

HOUSE LOCATION PLAN SCALE: 1" = 100'

2823 SADDLE Bred CT LOT 46, SECT 1 AREA 1

Glenwood Springs

NOTE
2 HOURS OF GRAD
ANY ADDITIONAL HOURS A



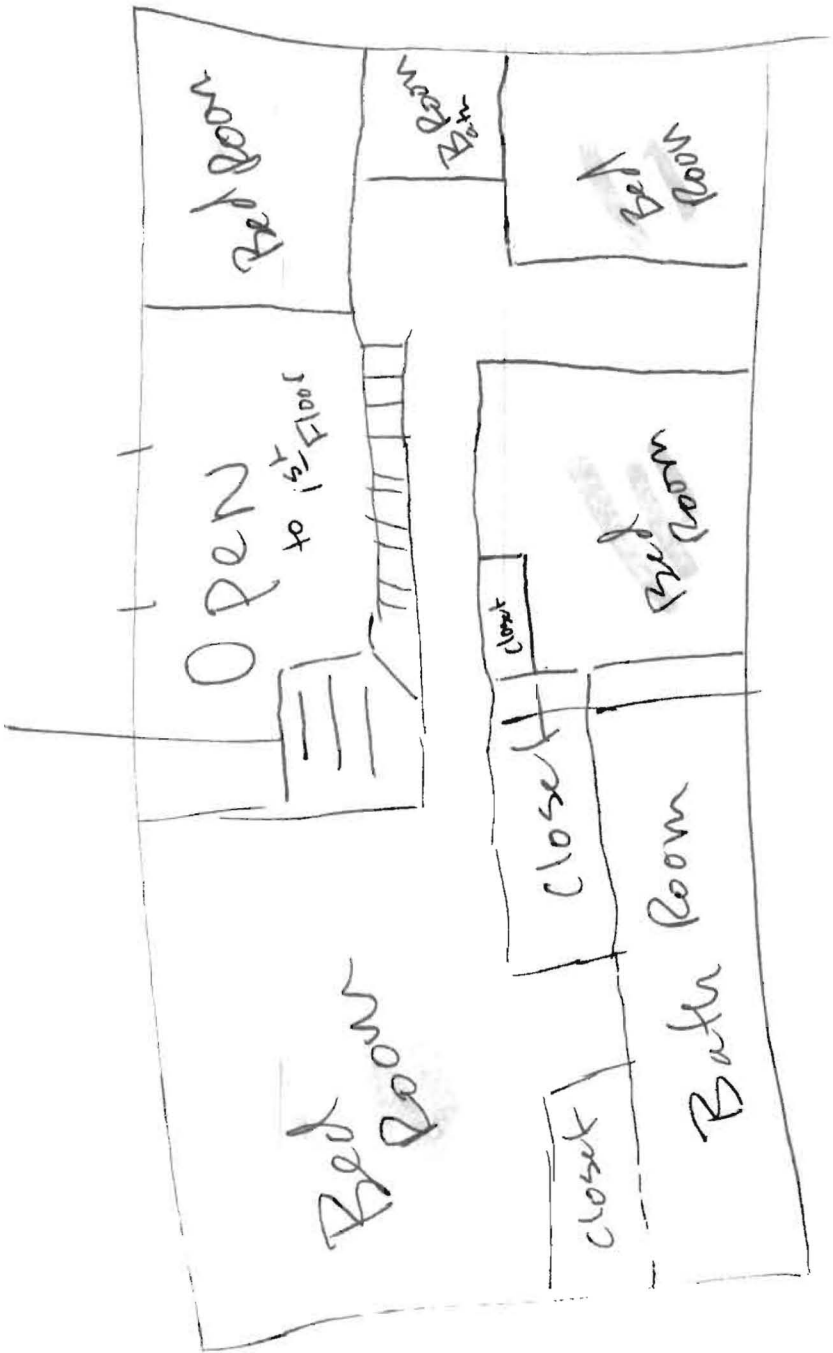
10/2/97
Proposed pool
location OK
as shown.

PROPOSED PER CODE (DKS)

SCALE: 1" = 100'

W

Stairs

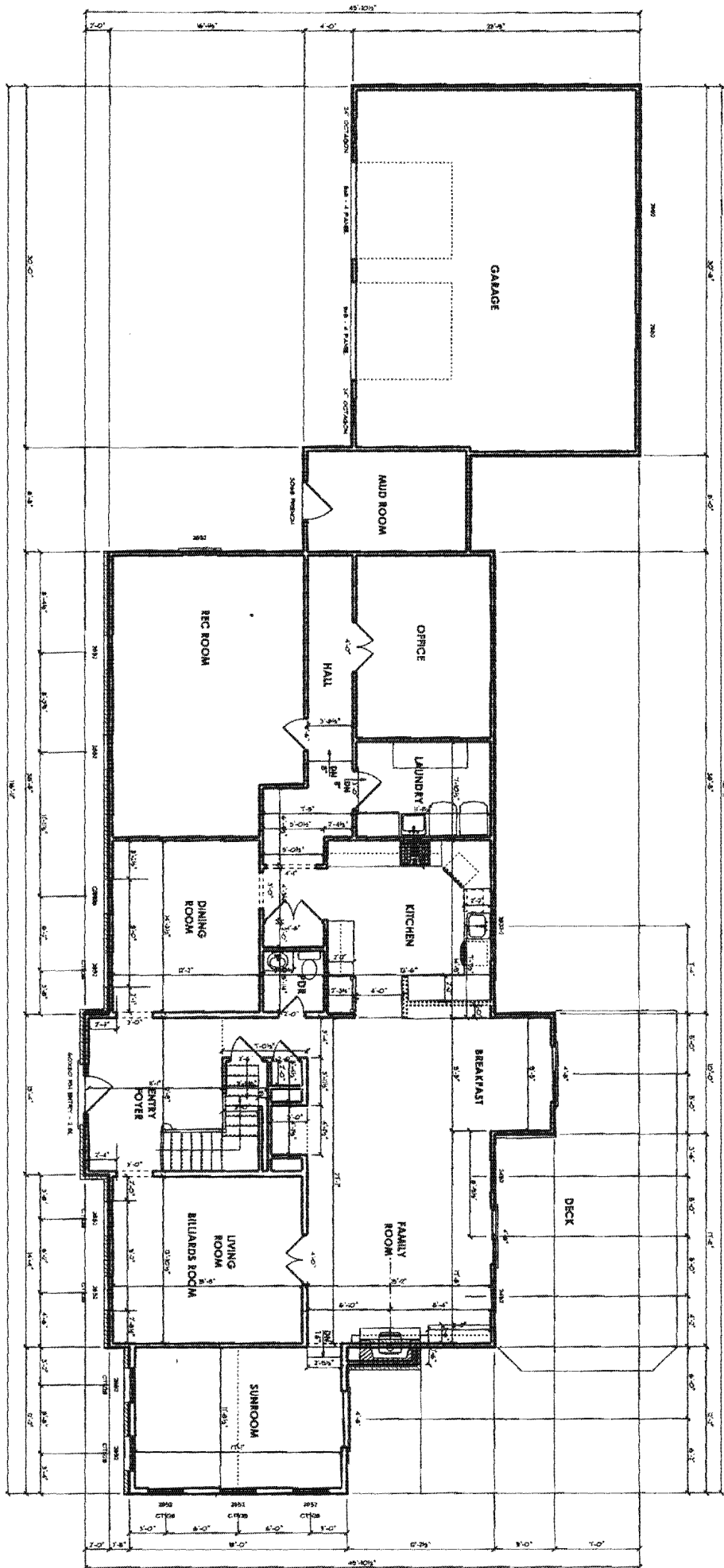


Terwilliger 2nd Floor.

EMTg

Erin M. Terwilliger

443-895-8882



IECC CODE COMPLIANCE

- Climate Zone 4**
Compliance Method
 - Mandatory and Prescriptive Provisions
- Exterior Frame Wall Construction**
 - 2x6 Studs @ 16" o.c.
 - R-21 Kraft faced batt insulation
 - 7/16" O.S.B. (continuous)
 - Housewrap
- Attic Insulation**
 - R-49
- Basement 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"
- Floor Insulation over Unconditioned Space**
 - R-38 batt insulation
- Window u-Value/SHGC**
 - U-Value = .34
 - SHGC = .31
- Slab on Grade Floors less than 12" below grade**
 - R-10 Rigid Foam Board under slab extending 2'-0" vertically or 2'-0" horizontally
- Attic Access**
 - Access Scuttle will be weatherstripped and insulated R-49
- Building Thermal Envelope (air leakage)**
 - Exterior walls and penetrations will be sealed per this section of the 2012 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material
- Building Envelope Tightness Test**
 - Building envelope tightness and insulation must meet the inspection criteria listed in table 402.4.2. A "Blower Door Air Infiltration Test" shall be performed. See also Section 4303.4 of the 2012 IRC.
- Fireplace**
 - All wood burning masonry fireplaces will have gasketed doors and outdoor combustion air. Gasketed doors are not required for prefabricated units.
- Recessed Lighting**
 - Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage.
- Thermostat**
 - All dwelling units will have at least 1 programmable thermostat for each separate heating and cooling system per 2012 IECC section 403.1
 - Where a heat pump system having supplementary electric resistance heat is used the thermostat shall prevent the supplementary heat from coming on when the heat pump can meet heating load.
- Mechanical Duct Insulation**
 - Supply ducts in attic R-8 minimum
 - Supply 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 R-6 minimum
- 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.
- Mechanical Ventilation**
 - Outdoor (make-up) air will be brought into the home thru a duct with an automatic OR gravity damper.
- Equipment Sizing**
 - All furnaces will be 80% efficient furnaces minimum
- Lighting Equipment**
 - A minimum of 75% of all lamps (lights) must be High-Efficact Lamps
- Water Heater**
 - Minimum efficiency established by NAECA

Contractor will be responsible for generating Certificate of Compliance and affixing to electrical panel.

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
- 2011 National Electrical Code with Local Amendments (NFPS 70)
- 2012 International Mechanical Code
- 2012 Life Safety Code
- 2009 National Standard Plumbing Code Illustrated
- 2009 National Fuel Gas Code (NFPA 54)
- 2015 International Energy Conservation 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
0.51	DEMO-FLOOR PLANS
1.01	ELEVATIONS
1.02	ELEVATIONS
1.03	ELEVATIONS
2.01	FOUNDATION
3.01	PLANS
3.02	PORCH HOLD DOWN DETAIL
3.51	BRACING PLAN AND DETAILS
4.01	ROOF PLAN
5.01	SECTIONS

AREA INFO

FLOOR	SQUARE FOOTAGE
BASEMENT	382 s.f.
FIRST FLOOR	352 s.f.



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 #14678
 Expiration Date: 6/30/2016

Jonathan Rivera
 License Number #14678

Terwilliger Residence
 PROPOSED ADDITION
 2823 Saddlebred Ct, Glenwood, MD 21738

REVISIONS

1	09-16-15	REVIEW SET
2		

ISSUE DATES:

3-19-16	PERMIT SET
---------	------------

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

INFO SHEET

0.01

PRINT DATE:
 Monday, March 21, 2016

MASONRY

- Maximum vertical distance of unbalanced fill measured from the top of the lower level slab to outside finished grade shall not exceed the following, for unreinforced walls where unstable soil or ground water conditions do not exist.

Type of Wall	Height of Fill
8" C.M.U.	4'-0"
12" C.M.U. (hollow)	6'-0"
12" C.M.U. (solid)	7'-0"
8" Poured Concrete	7'-0"
10" Poured Concrete	8'-0"

- Masonry veneer shall be installed over 15# felt or approved water repellant sheathing. Through-wall flashing and weeps shall be provided at any location where interior space projects beyond the face of the veneer, i.e. bay windows, Off-set chimneys, etc..

- Masonry veneer shall be attached 16" o.c. each way and anchored in accordance with the local code requirements.

- Walls over 7'-0" or on unstable soil shall be engineered and certified by a registered professional engineer.

- Concrete masonry units shall meet ASTM C-90 Grade A solid block or ASTM C-145 Grade B Standards and be 28 DAYS OLD before installation. Minimum net compression strength of block to be 1500 psi.

- Parging over CMU walls to be not less than 3/8" Portland cement parging from footing to finished grade. Parging and poured concrete walls shall be covered with a coat of approved bituminous material applied at the recommended rate below grade.

- MASONRY LINTELS: Provide lightweight pre-cast lintels for all openings and recesses in CMU walls. Provide (1) 4x8 lintel for each 4" of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and with #2 ties spaced 9" O.C., unless noted otherwise. Precast lintel to have minimum 8" bearing at each end. Such lintels shall not support any superimposed loads.

- Use Type "M" mortar for masonry below grade in contact with earth.

- Use Type "N" mortar for exterior above-grade load bearing and non-load bearing walls, and for other applications where another type is not indicated.

CONCRETE

- Concrete works shall conform to American Concrete Institute Standard 318-83

- Bottom of all footings shall be located a minimum of 30", (or as per local code) below finished grade. Steps or depth of footing / foundation may vary according to local site or frost conditions.

- All interior concrete slabs will be reinforced 6"x6"xW2.0xW2.0 WWF or control joints. Monolithic turned down slabs for townhouses shall have a control joint between units.

- Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.

- Foundation walls of habitable rooms located below grade will be dampproofed or water proofed using materials/methods approved by local building jurisdiction.

- All work shall comply to local code.

Type of Concrete Construction	Minimum Specified Compressive Strength
- Footings	3500 PSI
- Interior Basement Slabs	3500 PSI
- Foundation Walls	3500 PSI
- Garage and Exterior Slabs	3500 PSI
- Rat Slabs	2500 PSI

(or as per local code)

- REINFORCING BARS: ASTM A-615 and A-305, MESH: ASTM A-185.

- All interior slabs of 30 FEET or more in any dimension shall have WWF and Control Joints.

- Vapor barrier under all slabs EXCEPT garages:
7 MIL Polyethylene, Lap all edges 6", Lay over 4" Gravel bed.

- Exterior Concrete Slabs: 5% to 7% Air Entrained

WOOD

- Wall bracing shall be installed as per local code.

- All roof trusses and floor systems shall be braced and installed per manufacturer's specifications and as per local code. See manufacturer's plans for exact layout and construction.

- All trusses are to be stamped and certified by a registered engineer and meet TPI manufacturers minimum requirement.

- See drawings for plywood.

- Tongue and groove floor decking glued and nailed (8d nails) on floor joists at 6" o.c. and 4" edge spacing maximum to meet the American Plywood Association Sturd-I-Floor system.

- Tongue and groove floor decking glued nailed (8d nails) on pre-engineered floor joists at 6" o.c. and 4" edge spacing maximum to meet the American Plywood Association Sturd-I-Floor system.

- Fire-stopping shall be provided to cut-off concealed draft openings and to form an effective fire barrier between stories as per local code.

- All LVL's will be microlams will be manu. by Trus Joist McMillian (or equiv)

- Structural sawn lumber shall be SPF #1 or #2

- All exterior walls are 2x6 stud #16" centers, minimum SPF stud grade unless otherwise noted.

- All interior walls are 2x4 stud #16" centers, minimum SPF stud grade unless otherwise noted.

- All opening headers to be 3-2x10's w/ 3/4" plywood filler bearing on min. 2-2x6's studs, unless noted otherwise

- Joist hangers to be installed as required.

- All wood less than 8" from grade shall be pressure treated. All sole plates on slabs shall be pressure treated.

- Provide bearing at all structural members as required by local code.

- All materials shall be installed per manufacturer's specifications and as per applicable building codes.

- All multiple beam members will be glued together with liquid nails and screwed using 3" Deck Mate screw at 16" o.c. staggered 2" from the top and bottom of the depth of the beam.

- All work shall comply to local code.

METAL

- Strap anchors or anchor bolts shall be local code and building inspector approved: Minimum 2 straps/bolts per section of plating 12" Max. from each end and with intermediate strap/bolts at 6'-0" o.c. maximum. (or as per local code)

- Galvanized metal brick veneer ties shall be installed 16" o.c. each way.

- All steel shall conform to ASTM Specs for A-36 Steel.

- Metal joist hangers (Standard wood ledger) Shall be used where required at joist without direct bearing and be min. 18 GA. galvanized steel. Use all nails specified by the manufacturer.

- Steel lintels for all opening and recesses in brick or Brick Faced Masonry wall not specifically detailed: Provide (1) steel angle for each 4" of wall thickness. Steel angles to have minimum 6" bearing at each end. Horizontal leg shall be 3 1/2, unless noted otherwise.

- LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):

LOOSE LINTELS (STEEL AND PRECAST)

1. Provide loose lintels over penetrations in new masonry walls (and new penetrations in existing masonry walls) at doors, windows, mechanical and electrical services and equipment, etc...u.n.o.

2. Provide a steel angle for each 4" of masonry thickness bearing 6" minimum on a full mortar bed as follows:

OPENINGS UP TO 3'	L3-1/2x3-1/2x5/16
OPENINGS >3' TO 5'	L4x3-1/2x5/16, (LLV)
OPENINGS >5' TO 8'	L6x3-1/2x5/16, (LLV)

3. Where required for architectural reasons, or as noted, provide precast concrete lintels bearing 8" min. on a full mortar bed as follows.

4" WALLS (8' max open.)	4"x8", Reinforced W/ 1#3 top & 1#5 bottom
6" WALLS (8' max open.)	6"x8", Reinforced W/ 1#3 top & 1#5 bottom
8" WALLS (8' max open.)	8"x8", Reinforced W/ 2#3 top & 2#5 bottom

4. When walls are present that are thicker than 8" use a combination of 4", 6" and 8" precast concrete lintels.

- Lintels shown shall not support any superimposed loads.

- All steel angles in masonry walls are to be flashed and painted.

- Paint all exterior ferrous or galvanized metals EXCEPT completely pre-finished factory items.

- All work shall comply to local code.

SITework

- GENERAL: These drawings do not cover sitework, grading or landscaping

- Building foundations have been designed based on an assumed soil bearing capacity of 1500 PSF. Additional engineering is required if soil bearing capacity is less than 1500 PSF.

- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1 1/2" dia. bleeder pipes through mid line of footing at max 8" o.c. Typically, drains shall lead to sump pits or to positive daylight discharge points.

- Slope all stoops, porches, walks and exterior slabs away from building 1/8" minimum per foot.

- All work shall comply to local code.

WEATHER/THERMAL

- Insulation for slab on grade construction shall begin at the inside intersection of the slab and the foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally 24" under the slab. For unheated slabs a material with an R-value of 42 is required: for heated slabs an R-value of 63 is required (or as per local code)

- Sill Sealer - compressible material shall be installed under all mud plates (foundation wall and wood floor systems) and sole plates (slab on grade)

R-Value	Thickness	Location
R-11 FS25	3 1/2"	Basement Walls
R-21	5 1/2"	2x6 Walls (exterior)
R-38	9"	Crawl Space
R-38	'	Floors exposed to unheated condition
R-49 Batt.	12"	Roof
R-49 Blown	'	Apply blown insulation as required by manufacturer's specifications

- Provide vents as per local code.

- Flashing: Prefinished aluminum or equal, at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall.

- Contractor shall maintain in all circumstances proper fire, sound and insulation ratings when penetrating through walls, floors, ceilings and roofs.

- All miscellaneous penetrations during construction shall be patched and repaired according to manufacturer's specifications and as per code.

- All exterior joints between windows, doors and other surfaces shall be caulked and sealed appropriately.

- DAMPPROOFING: Apply (1) coat of asphalt emulsion to exterior of all below grade walls at basement conditions. When habitable space occurs below grade, provide waterproofing membrane, aqueous based elastomeric, vinyl acrylic mastic, 35 Mil. min. thickness or other approved equal.

- SLAB VAPOR BARRIER: 7 Mil. polyethylene sheet where noted on drawings. Overlay all edges 6".

- SILL SEALER: 1/2" x 5 1/2" compressible fiberglass beneath all exterior sill plates or other approved sill sealer.

- Provide approved corrosion-resistive flashing at the intersections of masonry and wood frame construction; over projecting wood trim; where decks, porches etc. attach to wood frame construction; at wall and roof intersection; at chimney and roof intersections; in roof valleys; at all roof penetrations; and at wall openings if recommended by window and door manufacturers.

- Slab perimeters exposed to outside or within 30" of grade; 4.5x24", either vertical or horizontal from slab intersection.

- ROOFING: unless noted otherwise, roofing shall be min 200# Class "C" Fiberglass based asphalt shingles over 15 pound felt. Eave flashing to a point 24" inside of interior face of wall line may be also installed at the owner discretion.

- WALL SHEATHING: As shown on drawings and installed in accordance with MANUFACTURER'S RECOMMENDATIONS.

- GUTTERS AND LEADERS: .032" Prefinished aluminum gutters with .024" prefinished aluminum leaders. Lead to splashblocks or collector as required.

DOORS and WINDOWS

- Provide safety glazing as required by local code.

- All doors and windows shall be installed in accordance with manufacturer's specifications, and as per local code.

GENERAL NOTES

- All work shall comply to all applicable local codes.

- All construction shall be classified as and comply to either of the following:

-- Use Group R-4 under the 2015 International Residential Code. & Howard County Code

- Contractor is responsible for bracing all framing/walls during construction

- These plans and notes are the property and sole responsibility of JRArchitecture, Inc. Use of these plans without the written consent of JRArchitecture, Inc. is prohibited.

- These plans are subject to modification as necessary to meet code requirements and or facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect and the Owner reserves the right to make any changes, for any reason, at any time, providing they comply with the code.

- The Sub-Contractor shall compare and coordinate all drawings. When a discrepancy or an error or omission exists, he shall comply with the code and contact the Architect and the Owner in writing for proper adjustment.

- These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference.

- In the event certain features of Construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.

- Field verify ALL existing dimensions

DESIGN - LIVE LOADS

RECOMMENDED MINIMUMS:		SNOW LOADS:	
- Ground Snow Load	30 psf	ROOF:	: 12.6 PSF
- Roof	30 psf	GROUND:	: 20.0 PSF
- Sleeping Floors	30 psf	FLAT ROOF:	: 14.0 PSF
- Living Floors	40 psf	EXP. FACTOR:	: 0.07
- Exterior Decks	60 psf	IMPORT FACTOR:	: 1.0
- Stairs	100 psf	ATTIC AREAS	
- Garage Slabs	50 psf	UNACCESSIBLE:	: 10PSF
- Wind Load	17 psf	ACCESSIBLE:	: 20 PSF
- Dead Load	10 psf	WIND LOAD:	: 16 PSF (EXPOSURE D)
- Guardrails	200' at any point in any direction.	FLUID PRESSURE:	: 30 PCF MAXIMUM
		LOADS GREATER THAN 30 PCF REQUIRE FOUNDATION WALLS TO BE ENGINEERED.	

(or as per local code)

STAIR CRITERIA

- INTERIOR and EXTERIOR STAIRS

- All stairs shall comply with all local codes.
- Minimum finish width: 36"
- Minimum finished headroom height: 6'-8"
- Maximum riser height: 7 3/4"
- Minimum tread depth: 10"
- Maximum space between balusters: 4"
- Handrail height shall not be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.

- Provide a minimum of 1 1/2" space between handrail and wall.

- Stair winder shall have a minimum inside width of 6" and a minimum of a 9" tread when measured 12" from inside corner.

- Stair landings shall be a minimum of 36" x 36"

- Stairways with 3 or more risers are required to have a handrail.

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of mechanical systems including duct sizes, trunk and register size for air conditioning and heating. Systems shall be installed per manufacturer's specifications and recommendations and as per all applicable building codes.

- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturer's specifications and recommendations and as per all applicable codes.

- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.

- Smoke & Carbon Monoxide detectors - Provide a minimum of one ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup. Provide detectors at each sleeping room if required by local code. Provide detectors outside each sleeping area within 10'-0" of each door.

- Fire suppression systems shall be installed as per local building code.

- All work shall comply to local code.

REVISIONS

1 09-16-15 REVIEW SET

2

3

4

5

ISSUE DATES:

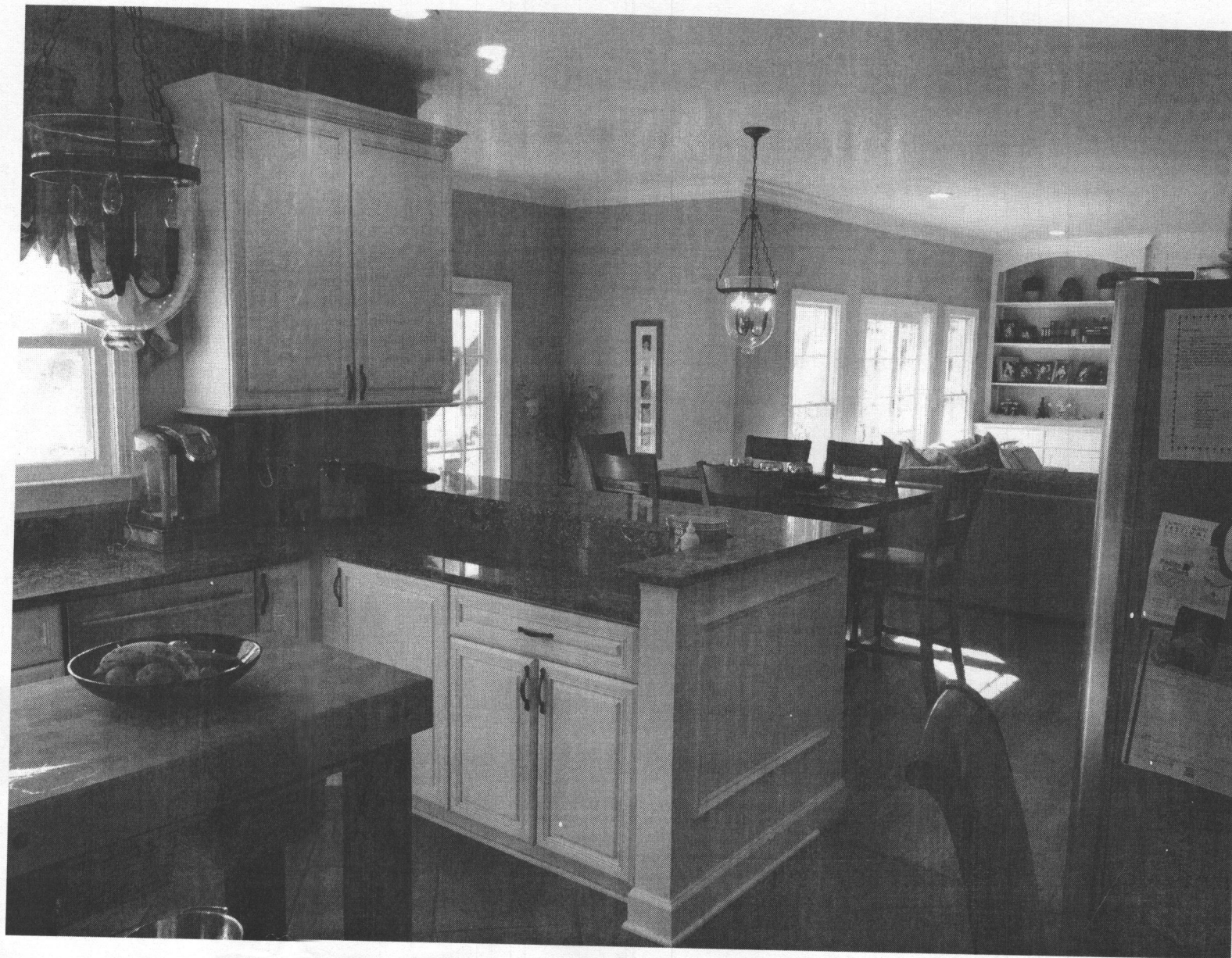
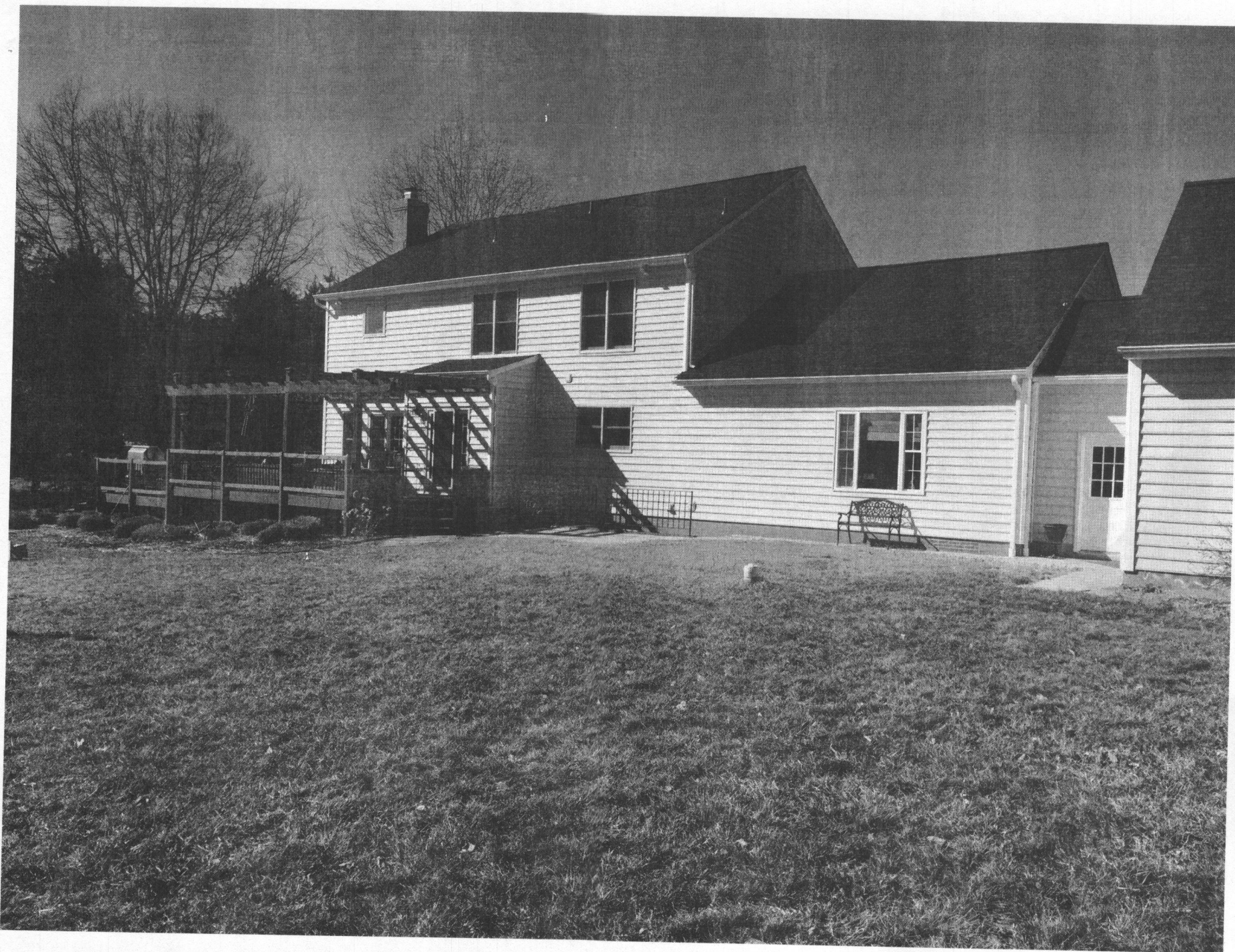
3-19-16 PERMIT SET

SCALE:

GENERAL INFO

0.02

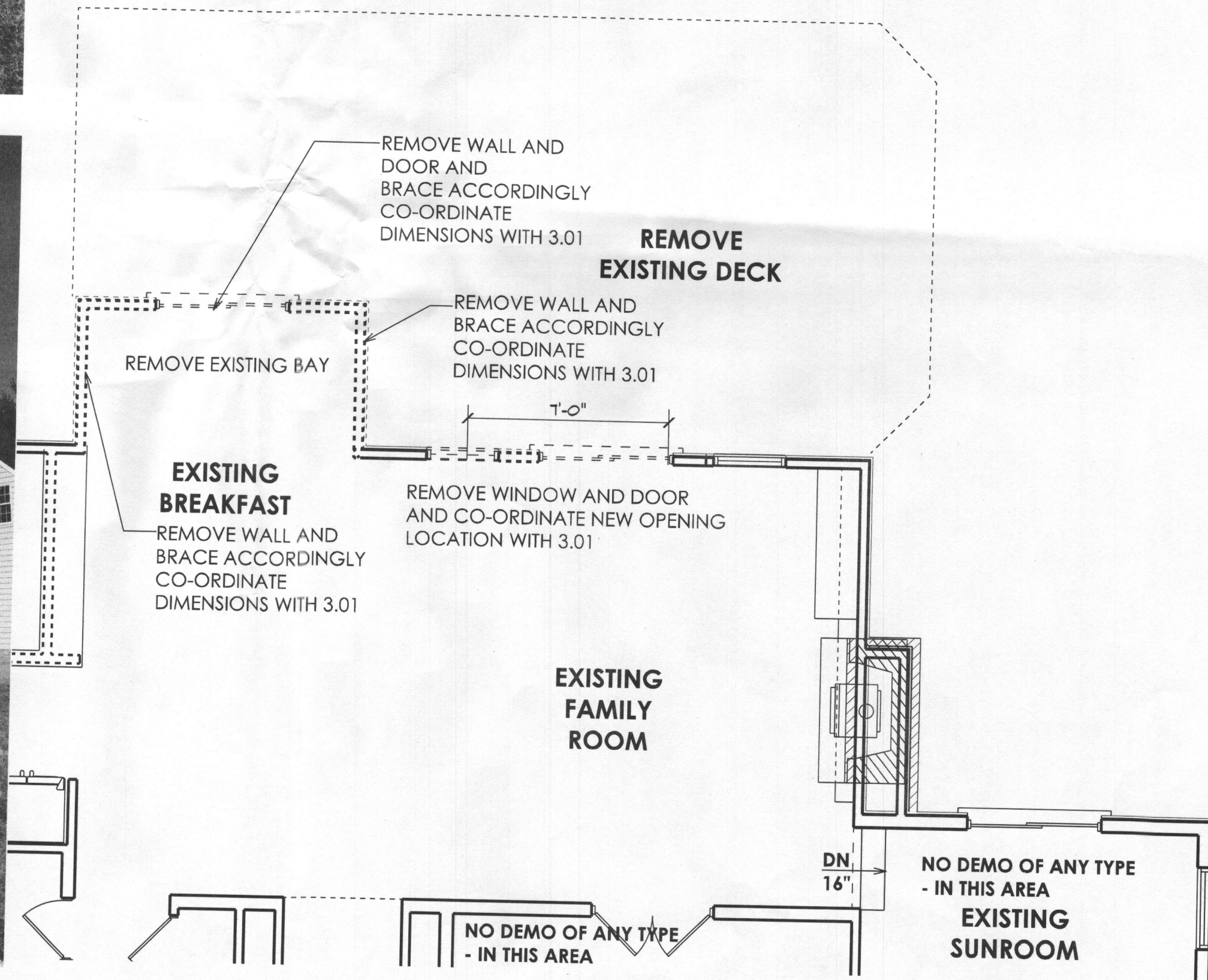
PRINT DATE:
Monday, March 21, 2016



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 #14678
 Expiration Date: 6/30/2016

Jonathan Rivera
 License Number #14678

Terwilliger Residence
 PROPOSED ADDITION
 2823 Saddlebred Ct, Glenwood, MD 21738



**EXISTING
 FIRST FLOOR PLAN**

REVISIONS

1	09-16-15	REVIEW SET
2		

ISSUE DATES:

3-19-16	PERMIT SET
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SCALE: 1/4" = 1'-0"

DEMO-PLANS

0.51

PRINT DATE:
 Monday, March 21, 2016

Terwilliger Residence
 PROPOSED ADDITION
 2823 Saddlebred Ct, Glenwood, MD 21738

REVISIONS

1	09-16-15	REVIEW SET
2		

ISSUE DATES:

3-19-16	PERMIT SET

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

ELEVATIONS

1.01

PRINT DATE:
 Monday, March 21, 2016

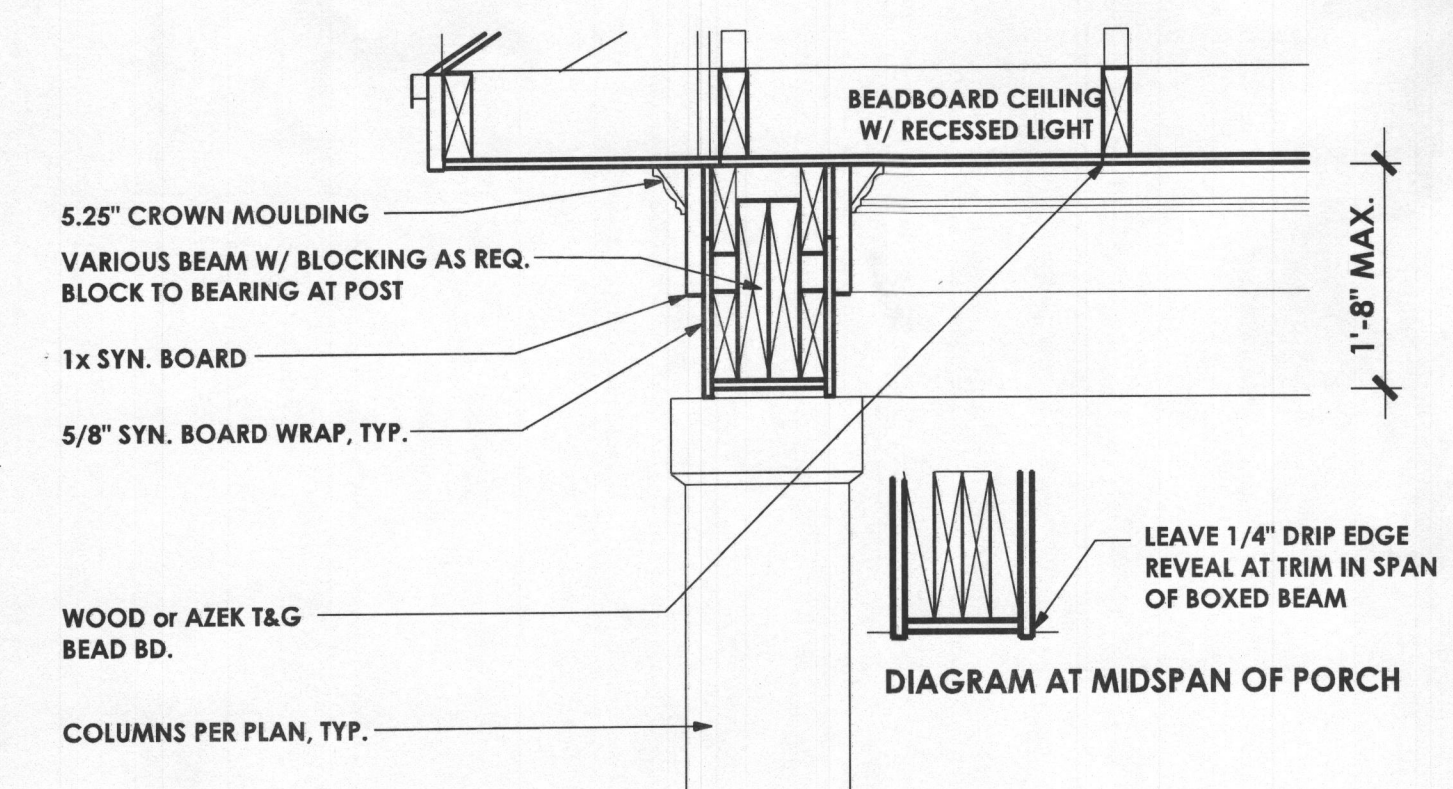


REAR ELEVATION

NOTE:
 STAIRS WITH 2 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIA SPHERE.



LEFT ELEVATION

Terwilliger Residence
 PROPOSED ADDITION
 2823 Saddlebred Ct, Glenwood, MD 21738

REVISIONS

1	09-16-15	REVIEW SET
2		
3		
4		

ISSUE DATES:

3-19-16	PERMIT SET
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SCALE: 1/4" = 1'-0"

ELEVATIONS

1.02

PRINT DATE:
 Monday, March 21, 2016

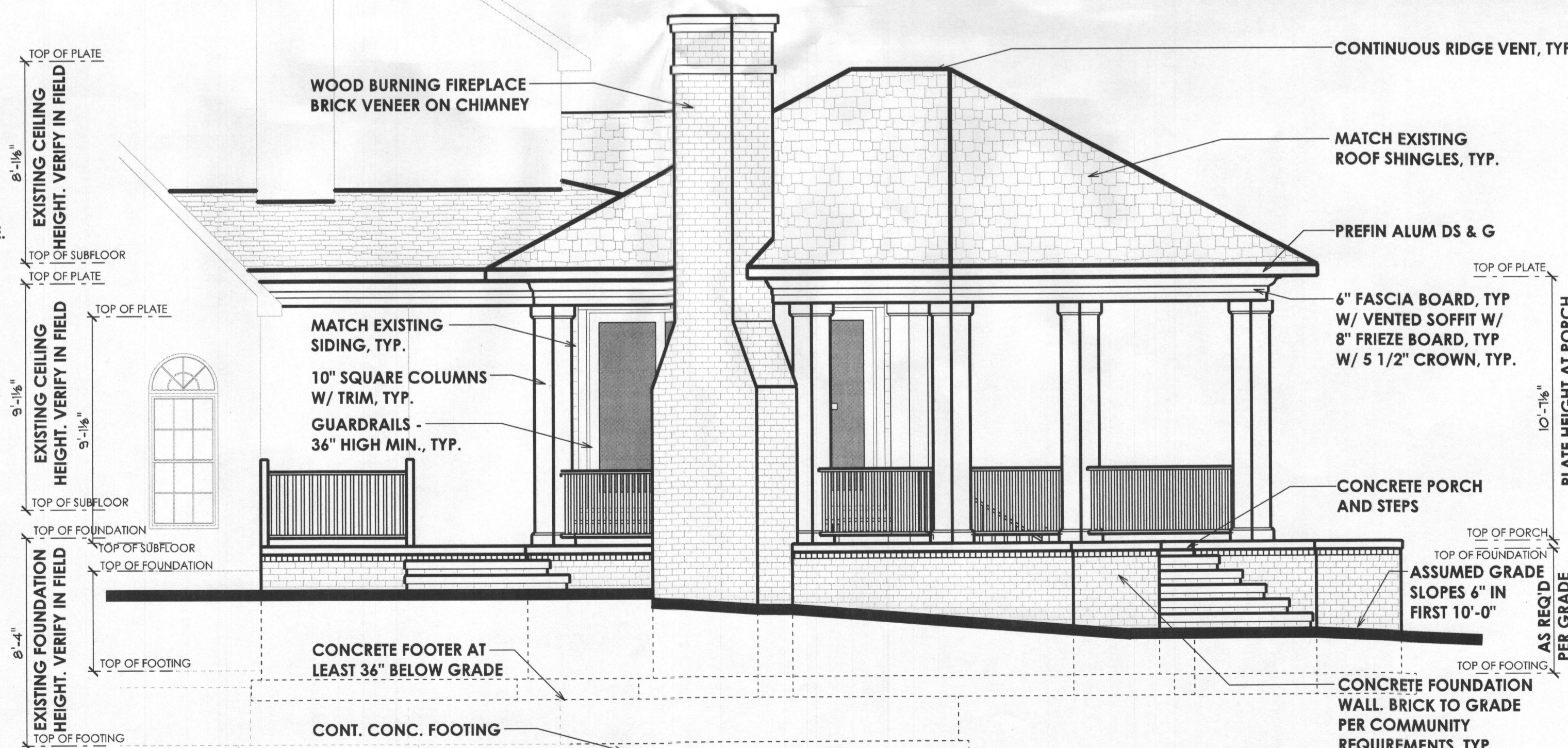


COVERED PORCH - REAR ELEVATION

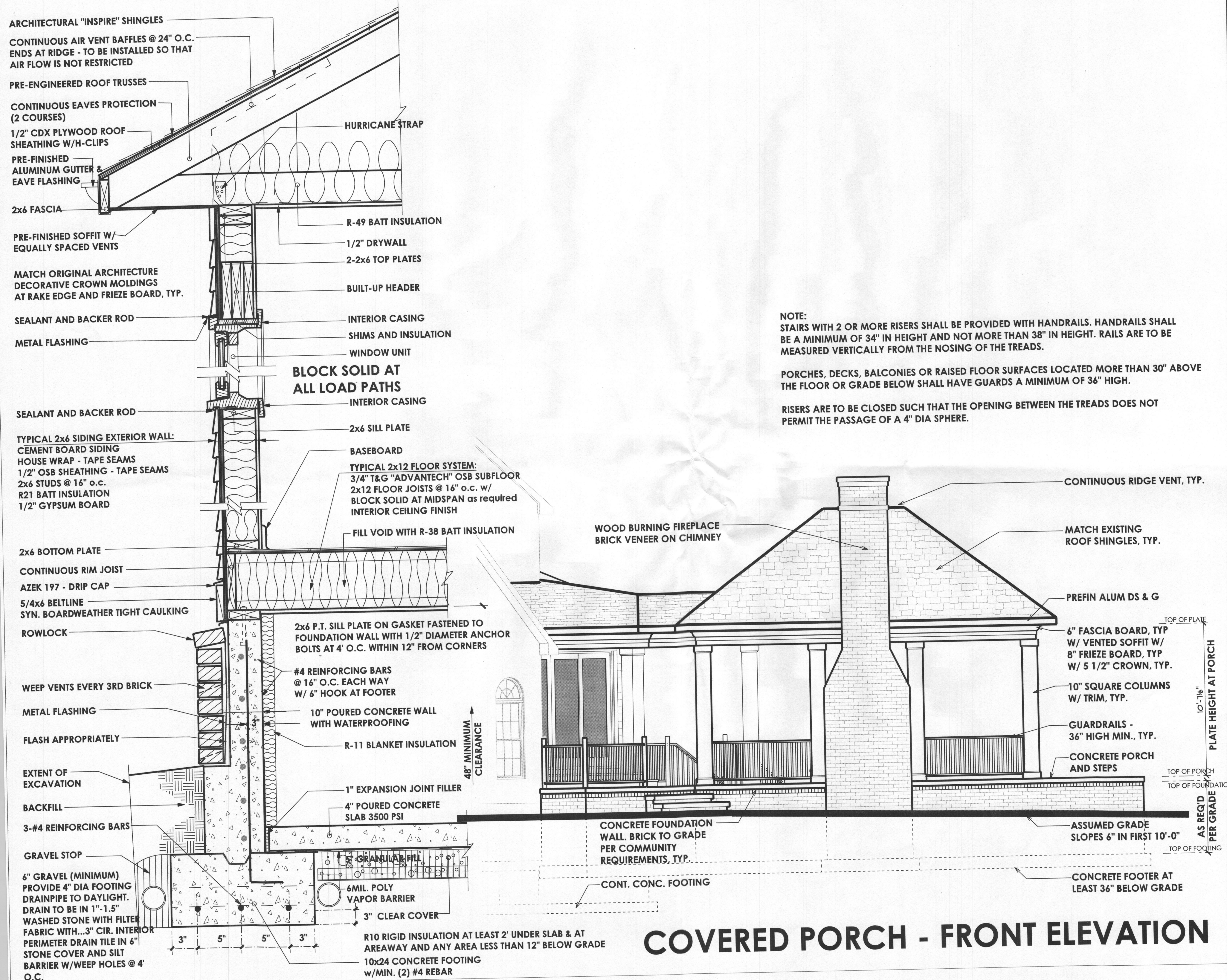
NOTE:
 STAIRS WITH 2 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIA SPHERE.



RIGHT ELEVATION



NOTE:
 STAIRS WITH 2 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIA SPHERE.

COVERED PORCH - FRONT ELEVATION

Terwilliger Residence

PROPOSED ADDITION
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ISSUE DATES:
 3-19-16 PERMIT SET

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

ELEVATIONS
1.03

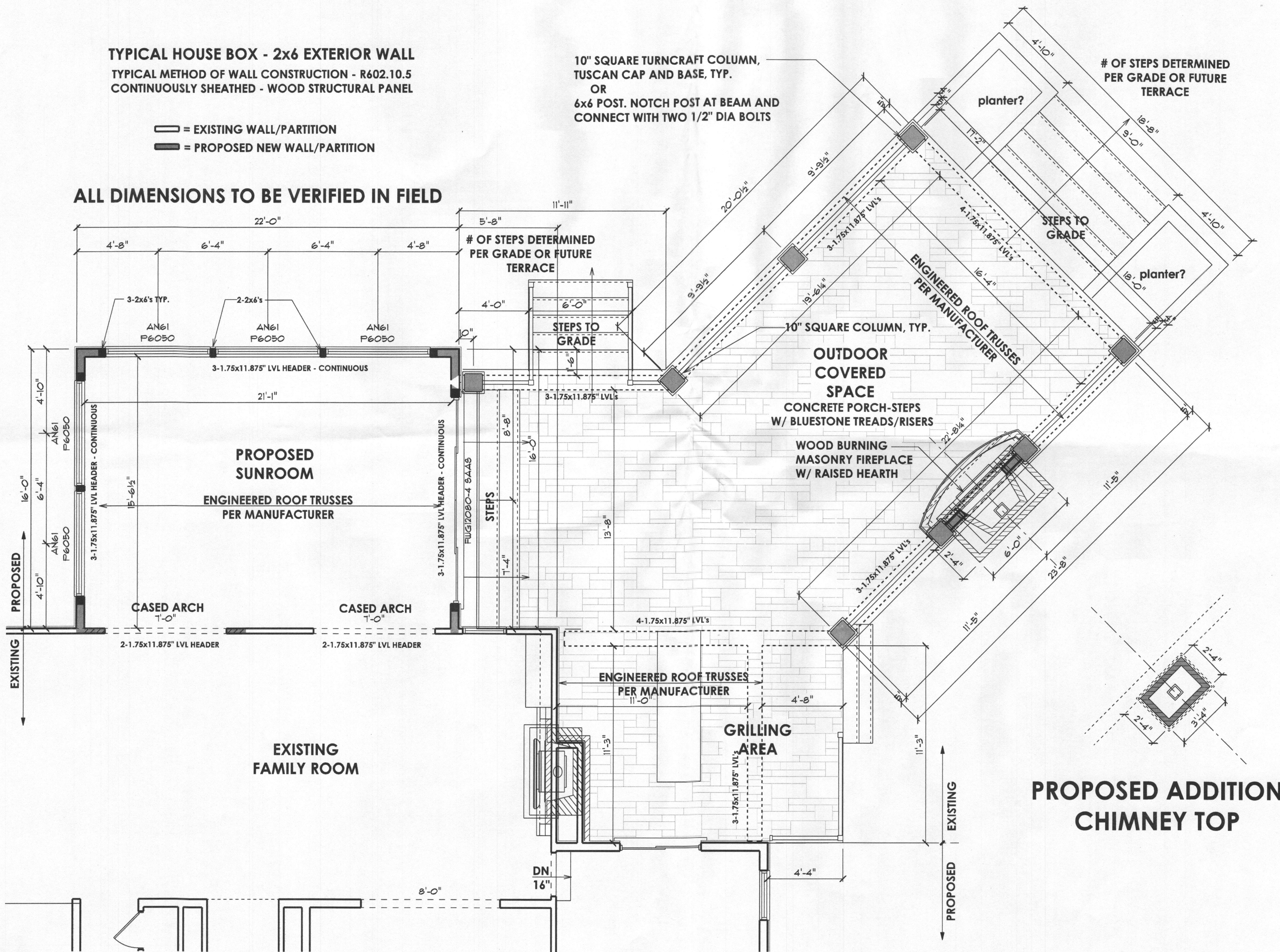
PRINT DATE:
 Monday, March 21, 2016

TYPICAL HOUSE BOX - 2x6 EXTERIOR WALL
 TYPICAL METHOD OF WALL CONSTRUCTION - R602.10.5
 CONTINUOUSLY SHEATHED - WOOD STRUCTURAL PANEL

— = EXISTING WALL/PARTITION
 — = PROPOSED NEW WALL/PARTITION

10" SQUARE TURNCRACK COLUMN, TUSCAN CAP AND BASE, TYP.
 OR
 6x6 POST. NOTCH POST AT BEAM AND CONNECT WITH TWO 1/2" DIA BOLTS

ALL DIMENSIONS TO BE VERIFIED IN FIELD



**PROPOSED ADDITION
 1ST FLOOR PLAN**

Terwilliger Residence
 PROPOSED ADDITION
 2823 Saddlebred Ct, Glenwood, MD 21738

REVISIONS

1	09-16-15	REVIEW SET
2		
3		
4		

ISSUE DATES:

3-19-16	PERMIT SET
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SCALE: 1/4" = 1'-0"

FLOOR PLAN

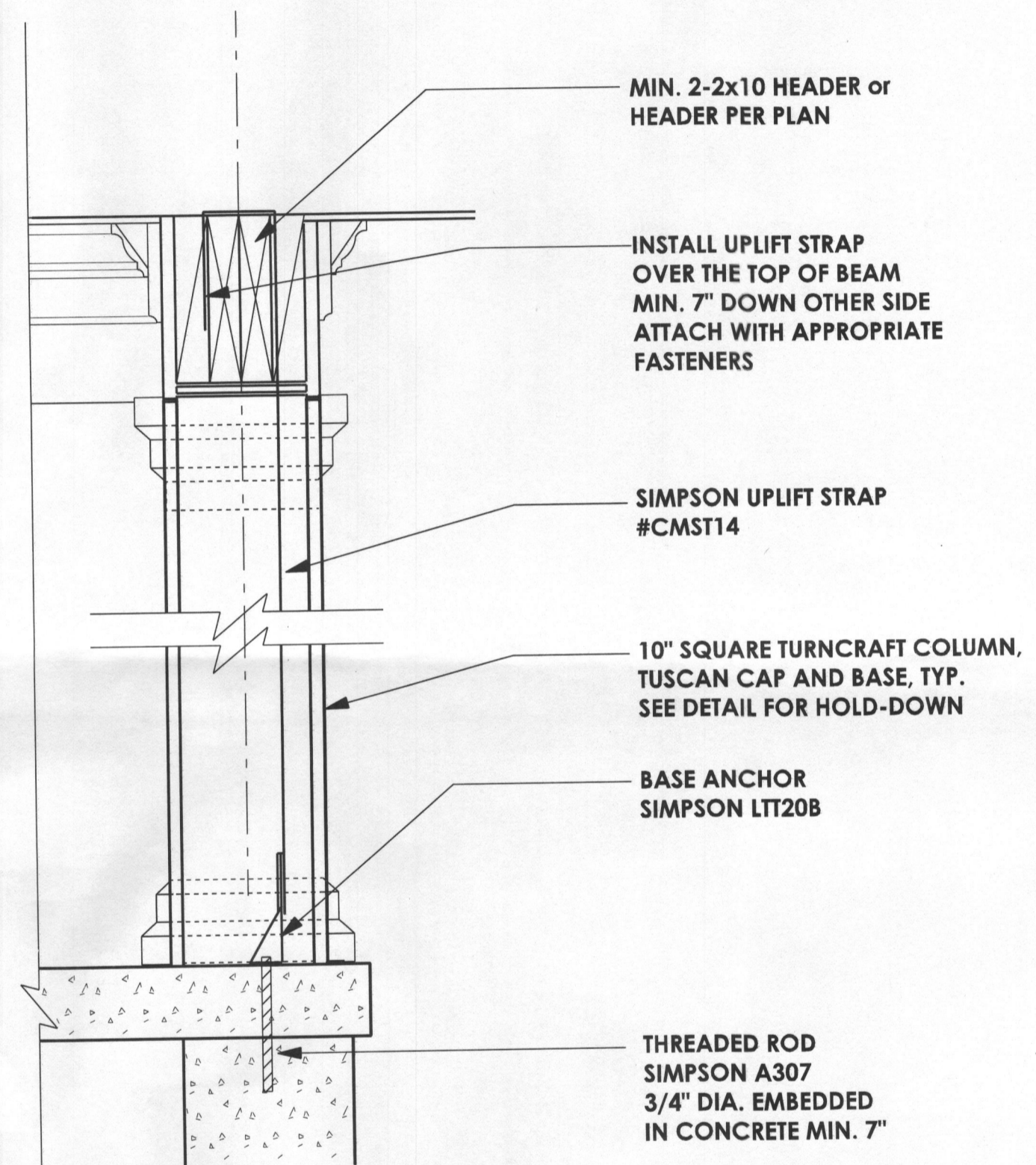
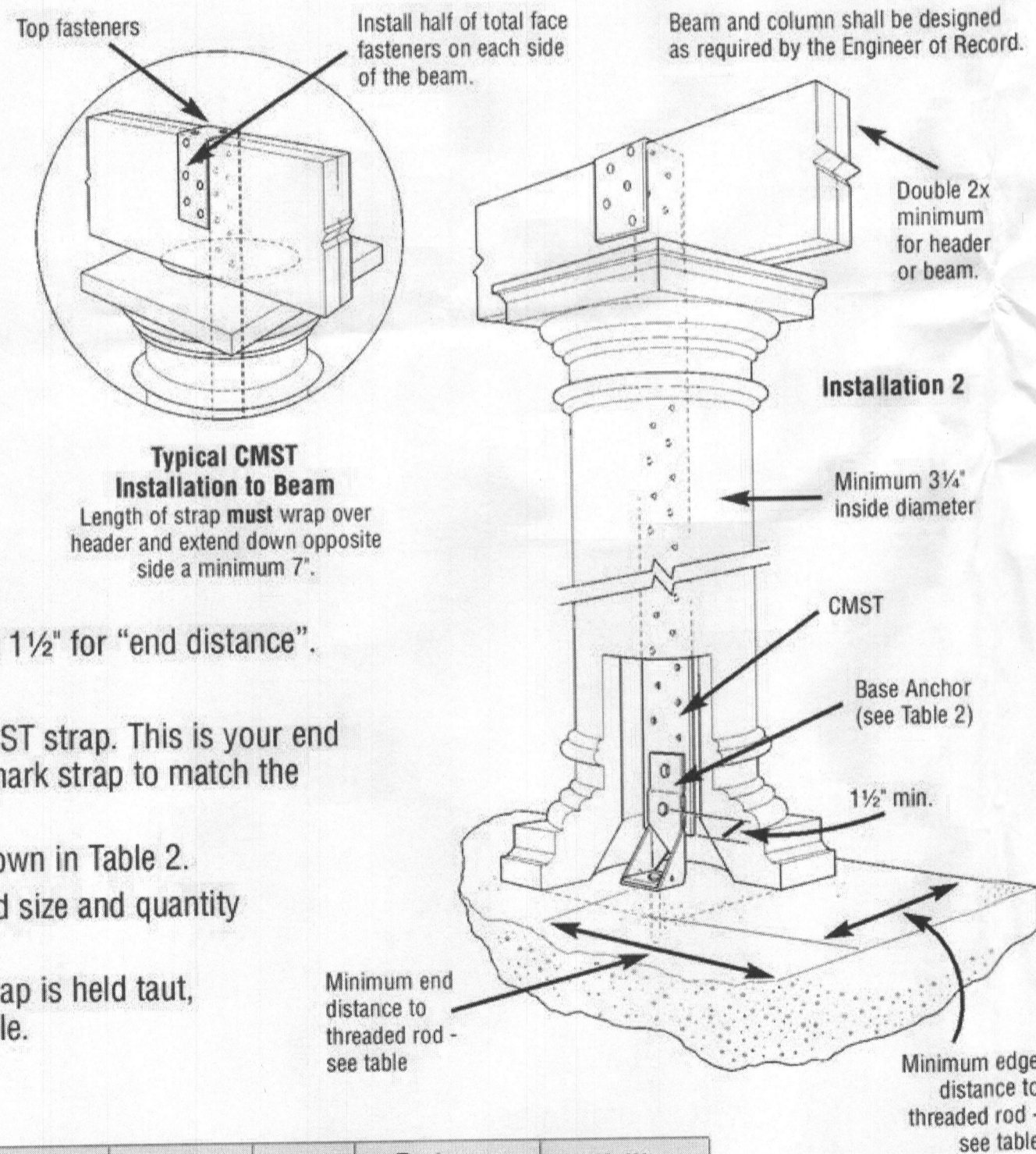
3.01

PRINT DATE:
 Monday, March 21, 2016

Installation 2 requires a base anchor and Simpson's CMST strap. A concealed connection can be designed between foundation and beam. The minimum inside diameter of the hollow column must be 3 1/4" for the CMST strap and a minimum base opening diameter of approximately 7" is required for the LTT/HTT or HDA base anchors. Consult the column manufacturer for minimum column opening diameters.

INSTALLATION

- Select the appropriate strap and base anchor for the required uplift load from the table.
- Install base anchor:
 - a. Mark slab for center location of column.
 - b. Drill hole to the specified diameter and depth. See Table 2.
 - c. Clean hole and add Simpson's Epoxy-Tie. See Figures 1 through 6 on page 1.
 - d. Insert the required A307 threaded rod at the specified embedment depth.
 - e. Allow epoxy to cure.
- Attach base anchor to threaded rod and tighten nut after Epoxy-Tie has cured.
- Cut length of strap as required. Add an additional 1 1/2" for "end distance".
- Overlap CMST strap with strap of base anchor:
 - a. Mark a 1 1/2" distance from the end of the CMST strap. This is your end distance clearance. From the end distance, mark strap to match the location of base anchor stud bolts.
 - b. Drill strap bolt holes size and quantity as shown in Table 2.
 - c. Attach strap to base anchor with the required size and quantity of machine bolts (A307 bolts minimum).
- Set column in place and pull strap taut. While strap is held taut, fasten strap to beam with fasteners shown in table.



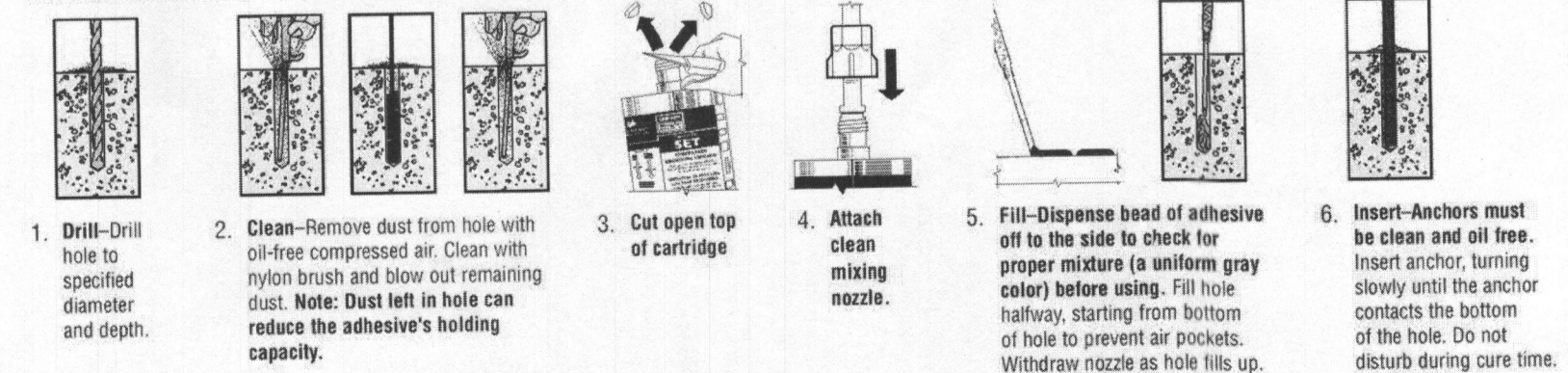
CONCRETE PORCH SECTION
COLUMNS AND ROOF PER ELEVATION

TABLE 2 — Allowable Uplift Loads

Base Anchor Model No.	Base Anchor Dia.	Anchor Drill Bit Dia.	Min. Embed.	Min. Anchor Length	Min. End Dist.	Min. Edge Dist.	Strap Model No.	Strap Bolts		Drill Bit Dia. (Strap)	Fasteners		Uplift	
								Qty	Dia.		Face (Total)	Top	100	(133 & 160)
LTT20B	3/4	7/8	6 3/4	8 3/4	10 1/2	5	CMST14	2	1/2	9/16	4-10d	2-10d	1750	1750
MTT28B	3/4	7/8	6 3/4	8 3/4	10 1/2	5	CMST14	4	1/2	9/16	8-10d	2-10d	3630	4455
HD2A	5/8	3/4	5	7	7 1/2	4	CMST14	2	5/8	1 1/16	4-10d	2-10d	2775	2775
HD5A	5/8 or 3/4	7/8	6 3/4	8 3/4	10 1/2	4	CMST14	2	3/4	13/16	8-10d	2-10d	3375	4010
HD8A	7/8	1	7 3/4	9 3/4	11 1/2	6	CMST14	3	7/8	15/16	8-10d	2-10d	3430	4435
HD8A	7/8	1	7 3/4	9 3/4	11 1/2	6	CMST12	3	7/8	15/16	10-10d	2-10d	4865	6305
HD10A	7/8	1	7 3/4	9 3/4	11 1/2	6	CMST12	4	7/8	15/16	10-10d	2-10d	4865	6305

1. See Simpson Anchor Systems catalog for complete Epoxy-Tie installation details.
2. 10d nails are common nails.
3. Allowable loads have been increased for wind or earth quake loading with no further increase allowed.
4. Minimum concrete compressive strength is 2000 psi.

Installation into Concrete and Grout Filled CMU



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 #14678
Expiration Date: 6/30/2016

Jonathan Rivera
License Number #14678

Terwilliger Residence
PROPOSED ADDITION
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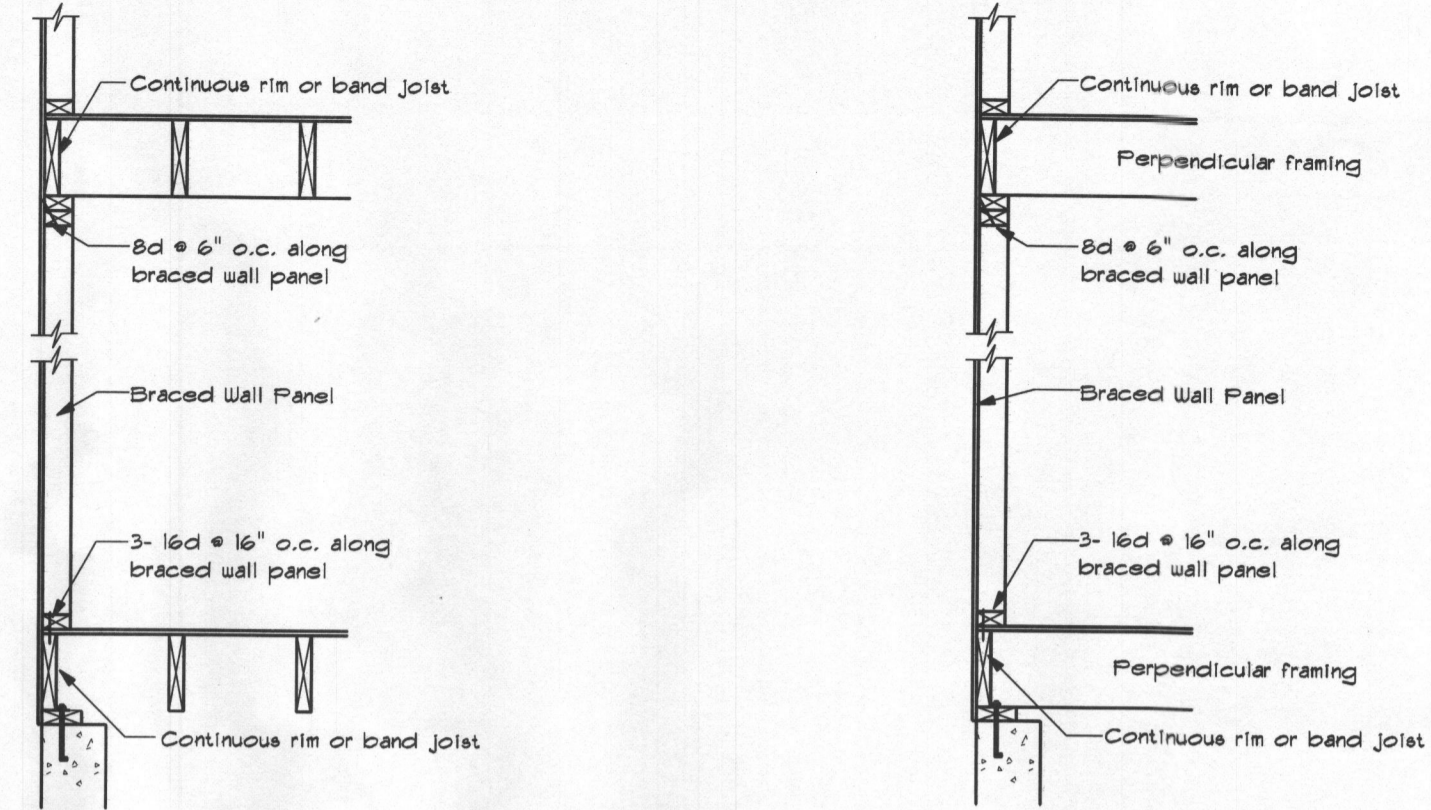
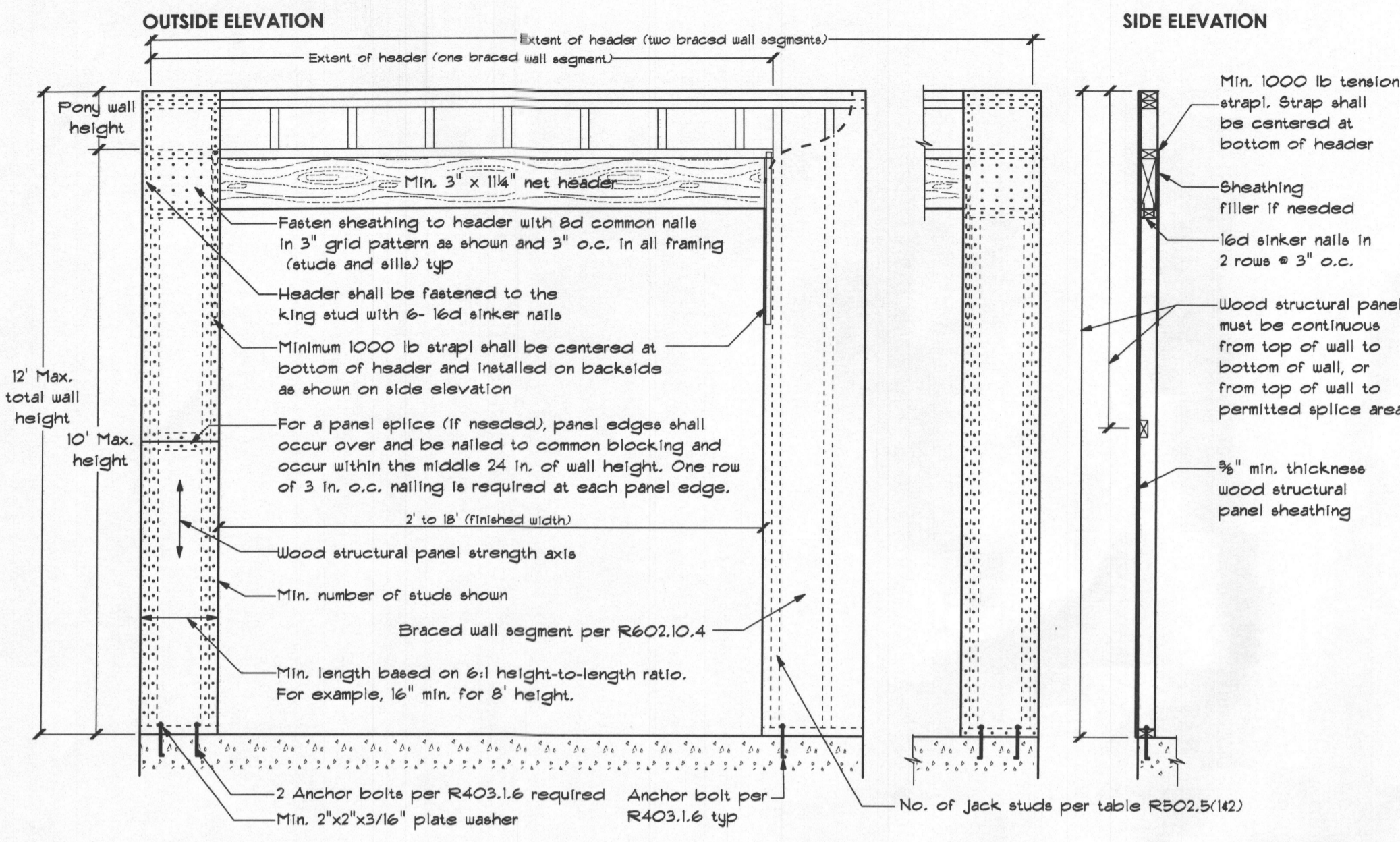
ISSUE DATES:

3-19-16	PERMIT SET
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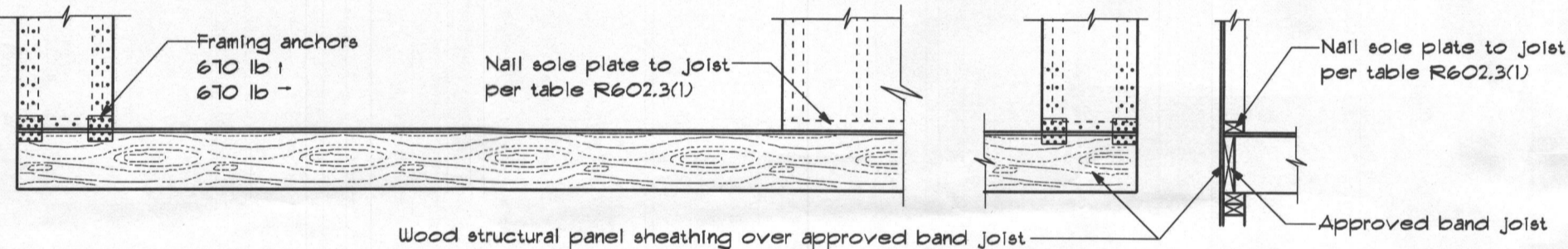
SCALE: 1/4" = 1'-0"

HOLD DOWNS
3.02

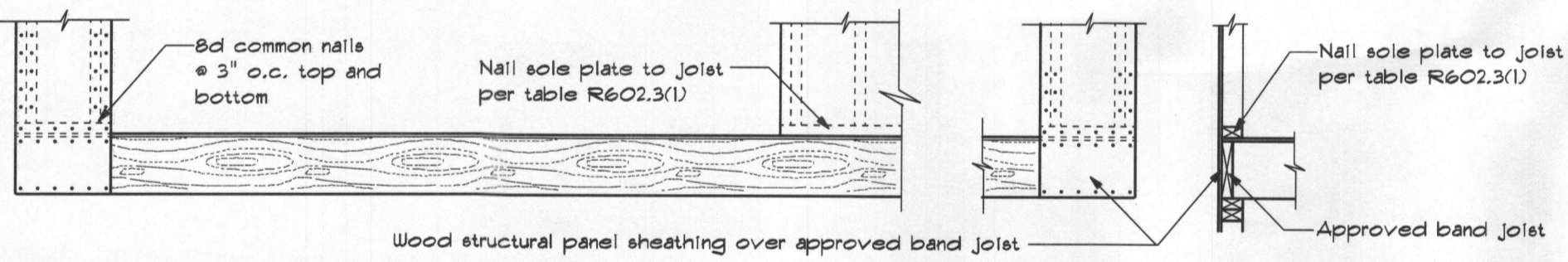
PRINT DATE:
Monday, March 21, 2016



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR OR SECOND FLOOR - FRAMING ANCHOR OPTION

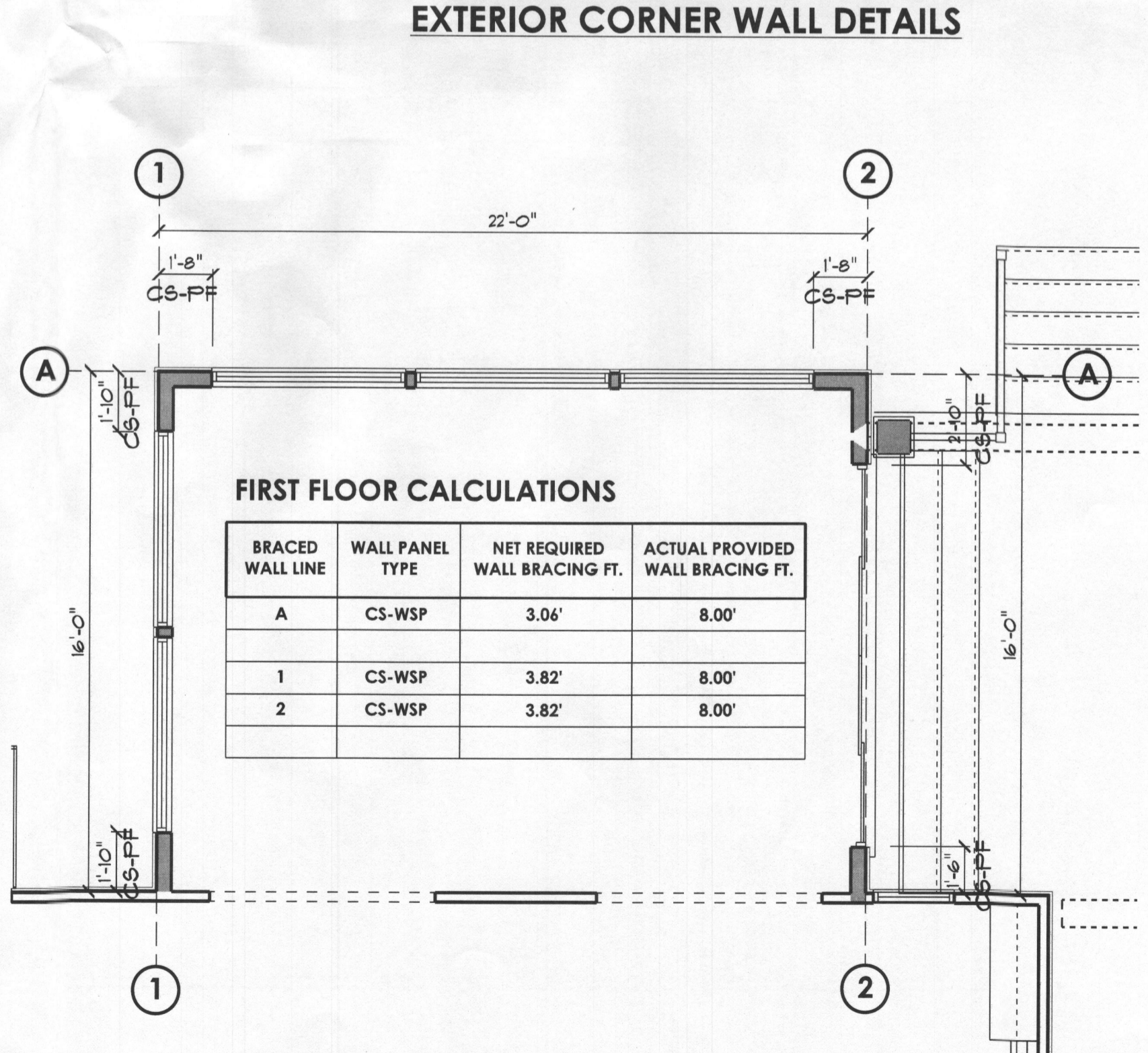
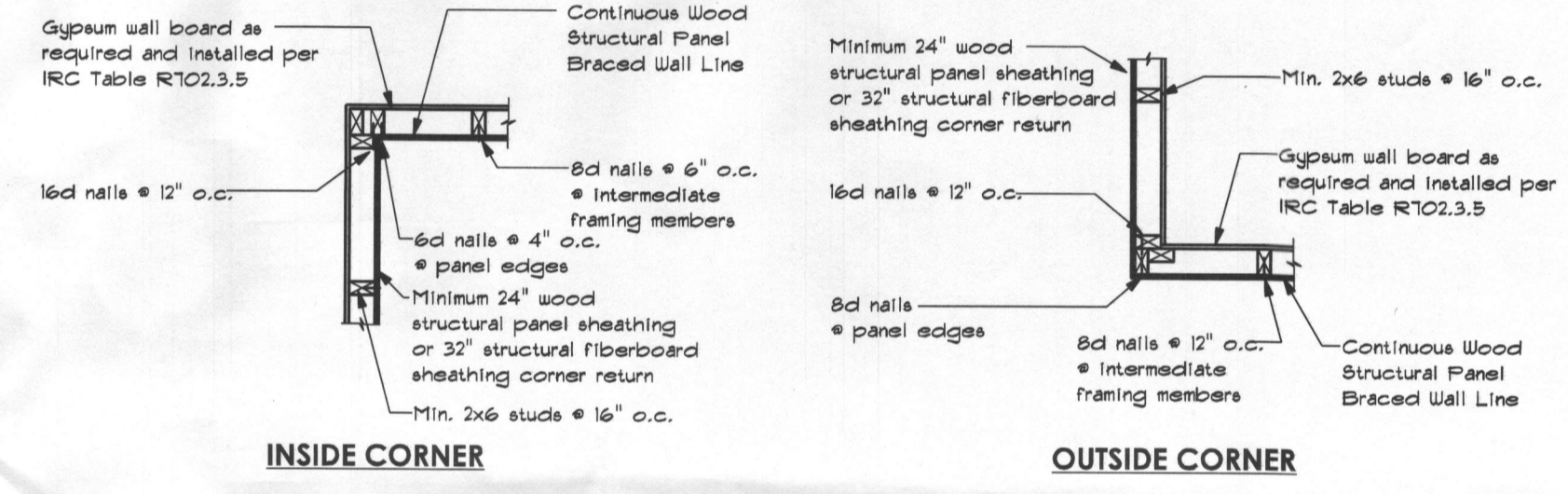


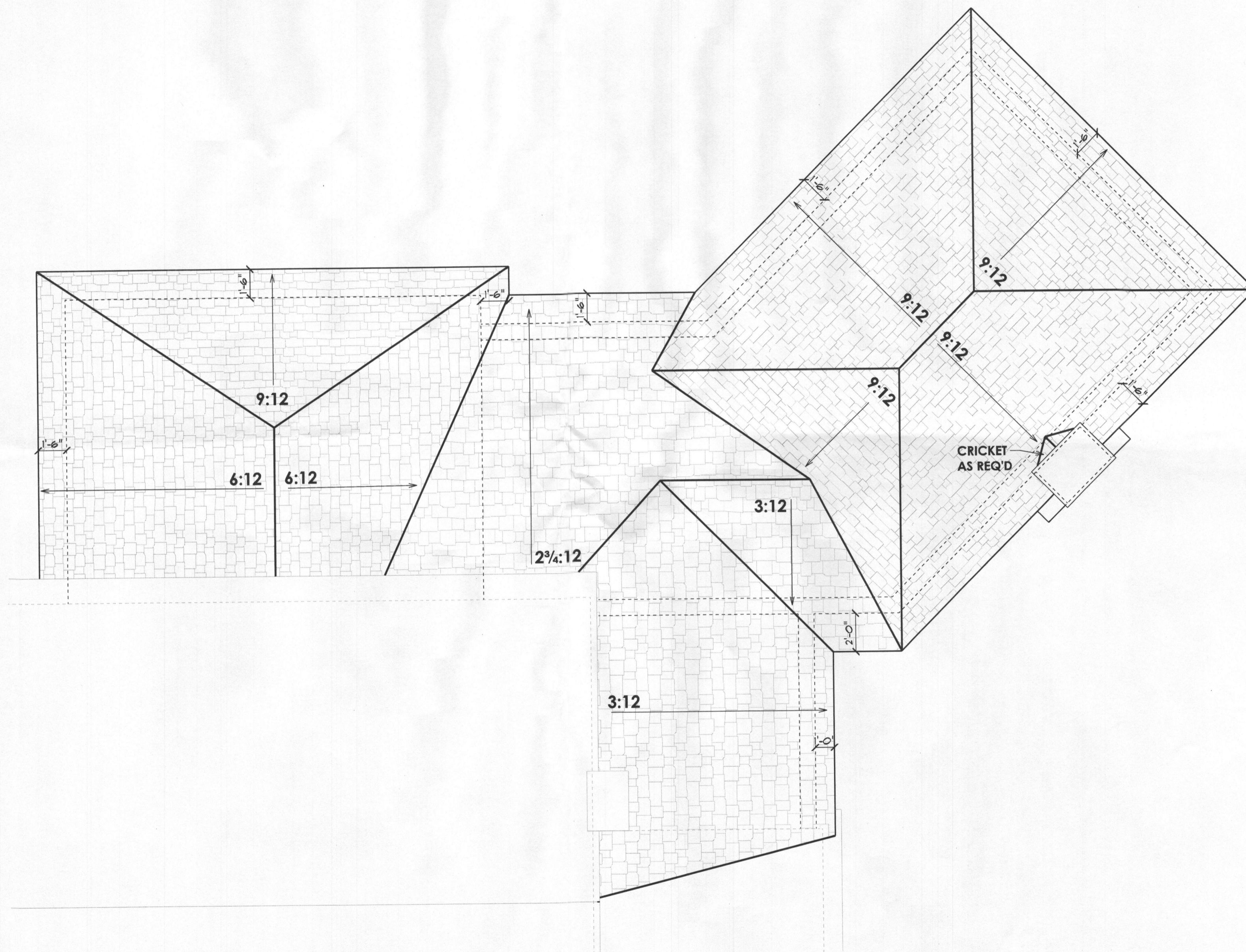
OVER RAISED WOOD FLOOR OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

Tension Strap Capacity Required for Method CS-PF

Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure	
				Exposure B	Exposure C
2x4 No. 2 Grade	0	10	18	1000	1000
			9	1000	1000
			16	1000	2325
			18	1200	2725
			9	1000	1950
			16	2025	3900
	2	10	18	2400	DR
			9	1200	2750
			16	3200	DR
			18	3850	DR
			9	2350	DR
			16	DR	DR
4	12	16	DR	DR	
		9	1000	1750	
		16	2050	3550	
		18	2450	4100	
		9	1500	2775	
		16	3150	DR	
2x6 Stud Grade	2	12	18	3675	DR
			9	1000	1750
			16	2050	3550
			18	2450	4100
			9	1500	2775
			16	3150	DR

Notes: 1. Basic Wind Speed of 90mph. For other Basic Wind Speeds, see IRC 2015 Table R602.10.4.1.1
2. DR = Design Required





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

ROOF PLAN

4.01

PRINT DATE:
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