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.: _____

Building Address: 12920 Wexford Park
City: Clarksville State: MD Zip Code: 21029
Suite/Apt. #: — SDP/WP/BA #:
Subdivision:
Lot: 14 Tax Map: 0034 Parcel: 0261

Existing Use: SFD
Proposed Use: SFD
Estimated Construction Cost: $
Description of Work: Portion of ex. covered porch and raised patio to be base / part of new screen porch, Rebuild stairs from house to screen porch, new foundation for portion of screen porch, Brick Pillars at corners w/ clad wood framing and screen system between, Demolition of slab and infill, P.T. Roof Trusses and metal roof
Occupant/Tenant Name:
Was tenant space previously occupied? ☐Yes ☐No
Contact Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Property Owner's Name: James & Christine Berens
Address: 12920 Wexford Park
City: Clarksville State: MD Zip Code: 21029
Phone: 410.579.4005 Fax: —
Email: James.Berens

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: Maureen Kelly - Ratcliffe Arch.
Address: 10404 Stevenson Road
City: Stevenson State: MD Zip Code: 21153
Phone: 410.484.7010 Fax: 410.484.3815
Email: Maureen@Ratcliffearchitects.com

Contractor Company:
Contact Person:
Address:
City: State: Zip Code:
License No. :
Phone: Fax:
Email:

Engineer/Architect Company: Ratcliffe Architects
Responsible Design Prof.: Peter W. Ratcliffe
Address: 10404 Stevenson Road
City: Stevenson State: MD Zip Code: 21153
Phone: 410.484.7010 Fax: 410.484-3815
Email: Maureen@Ratcliffearchitects.com

Commercial Building Characteristics	*Residential Building Characteristics*
Height:	☑ SF Dwelling ☐ SF Townhouse
No. of stories: 2.5	**Depth** **Width**
Gross area, sq. ft./floor:	1st floor:
	2nd floor:
Area of construction (sq. ft.):	Basement:
	☐ Finished Basement
Use group:	☐ Unfinished Basement
	☐ Crawl Space
Construction type:	☐ Slab on Grade
☐ Reinforced Concrete	No. of Bedrooms:
☐ Structural Steel	***Multi-family Dwelling***
☐ Masonry	No. of efficiency units:
☐ Wood Frame	No. of 1 BR units:
☐ State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
➢ **Roadside Tree Project Permit**	Footings:
☐Yes ☐No	Roof:
Roadside Tree Project Permit #	☐ State Certified Modular
	☐ Manufactured Home

Utilities	
Electric: ☐ Yes ☐ No	
Gas: ☐ Yes ☐ No	
Water Supply	
☐ Public	
☐ Private	
Sewage Disposal	
☐ Public	
☐ Private	
Heating System	
☐ Electric ☐ Oil	
☐ Natural Gas ☐ Propane Gas	
☐ Other:	
Sprinkler System:	
☐ Yes ☐ 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.

Maureen Kelly
Applicant's Signature

Maureen Kelly
Print Name

Maureen@Ratcliffearchitects.com
Email Address

9.12.2018
Date

Ratcliffe Architects
Title/Company

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	9/18/2018	

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

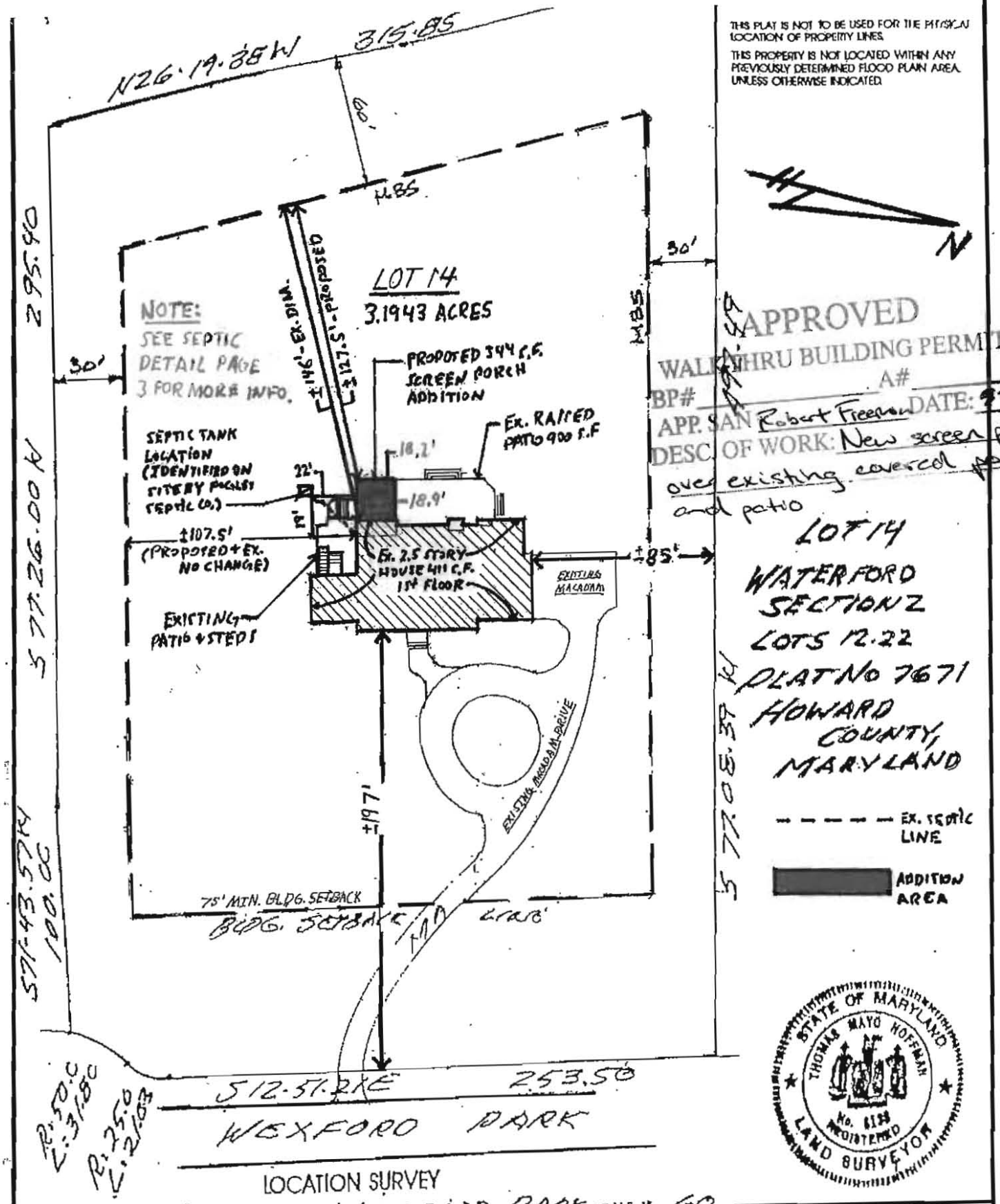
DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? ☐ Yes ☐No
Is Entrance Permit Required? ☐ Yes ☐No
Historic District? ☐ Yes ☐No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

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

tribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

THIS PLAT IS NOT TO BE USED FOR THE PHYSICAL LOCATION OF PROPERTY LINES.

THIS PROPERTY IS NOT LOCATED WITHIN ANY PREVIOUSLY DETERMINED FLOOD PLAIN AREA UNLESS OTHERWISE INDICATED.



APPROVED
WALK THRU BUILDING PERMIT
BP# _____ A# _____
APP. SAN Robert Freeman DATE: 09/19/2018
DESC. OF WORK: New screen porch over existing covered porch and patio

LOT 14
WATERFORD
SECTION 2
LOTS 12.22
PLAT NO 7671
HOWARD COUNTY, MARYLAND

LOCATION SURVEY

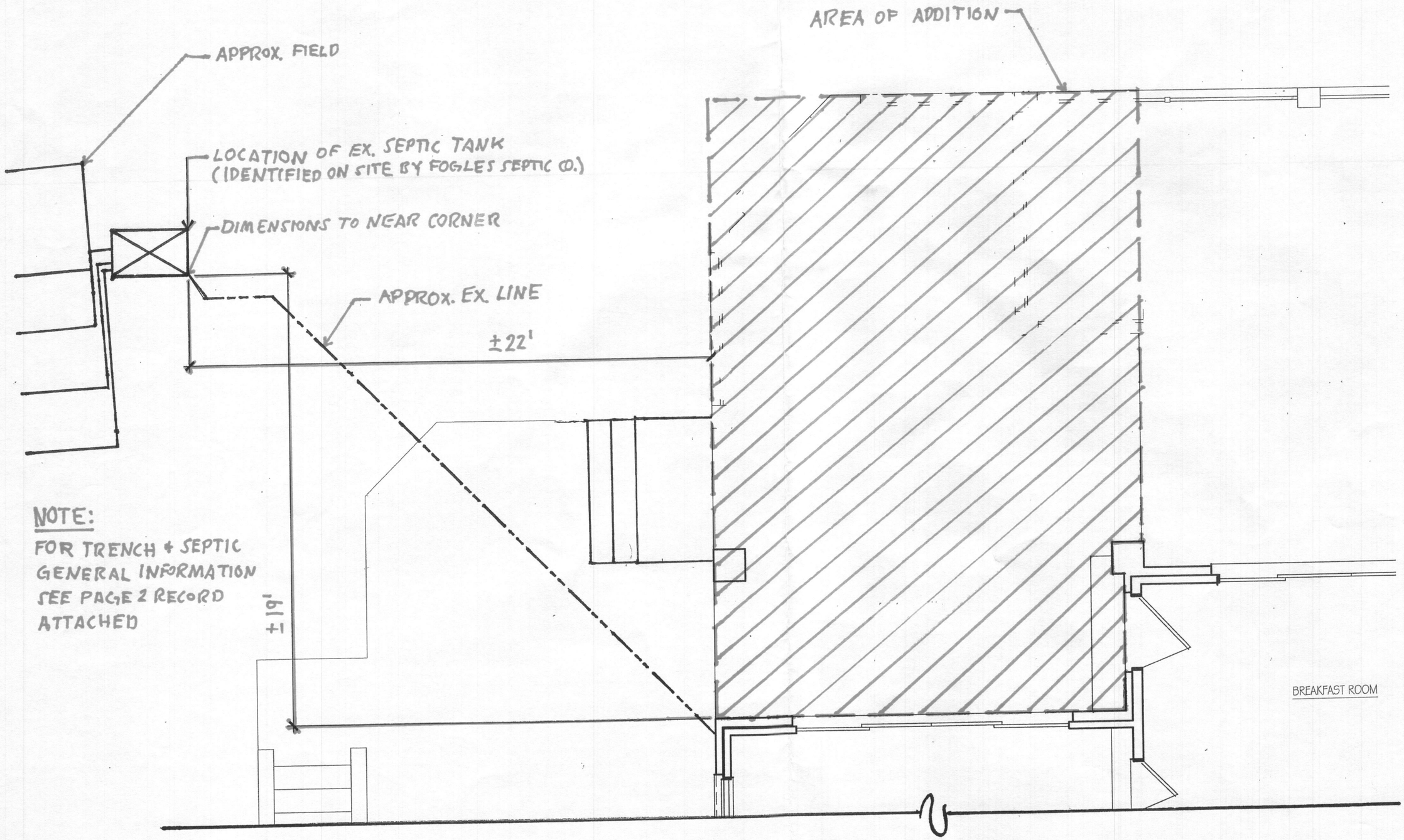
NO. 12920 WEXFORD PARK SCALE: 1" = 60

THIS IS TO CERTIFY THAT ON DEC. 7 1994 I PERFORMED A LOCATION SURVEY ON THE SUBJECT PROPERTY FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON AND SAID IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, UNLESS INDICATED BY ASTERISK *.

Thomas M. Hoffman L.S. #6138
THOMAS M. HOFFMAN

PAGE 1 of 3

The Surveyors
Professional Land Surveyors
307 W. LAFAYETTE AVENUE
BALTIMORE, MD 21217
PHONE: (410) 728-8767



NOTE:
FOR TRENCH + SEPTIC GENERAL INFORMATION SEE PAGE 2 RECORD ATTACHED

EXISTING SEPTIC DTL. 1/4" = 1'-0"

CONTRACT NOTES

THESE DRAWINGS ARE THE PROPERTY OF RATCLIFFE ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT THEIR PERMISSION. THEY SHALL NOT BE USED BY ANYONE ON OTHER PROJECTS OR ON EXTENSIONS OF THIS PROJECT WITHOUT WRITTEN AGREEMENT BY AND APPROPRIATE COMPENSATION TO RATCLIFFE ARCHITECTS.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR (G.C.) TO REVIEW THE DRAWINGS AND VERIFY ALL DIMENSIONS, AND NOTIFY RATCLIFFE ARCHITECTS OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.

G.C. SHALL VISIT THE SITE AND BECOME THOROUGHLY ACQUAINTED WITH THE EXISTING CONDITIONS AND THE EXTENT OF THE WORK AS PRESENTED IN THE CONTRACT DOCUMENTS PRIOR TO THE COMMENCEMENT OF WORK.

ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR COMMENCEMENT OF WORK. THIS INCLUDES BUT SHALL NOT BE LIMITED TO ROOF TRUSSES, MANUFACTURED STRUCTURAL MEMBERS, CABINETWORK, FINISHES, AND FINISH CARPENTRY. APPROVAL OF SHOP DRAWINGS BY RATCLIFFE ARCHITECTS DOES NOT RELIEVE THE G.C. OR ANY SUBCONTRACTOR FROM ANY RESPONSIBILITY TO COMPLY WITH DRAWINGS AND THE CONTRACT DOCUMENTS. ANY APPROVAL OF SHOP DRAWINGS BY RATCLIFFE ARCHITECTS SHALL BE DEEMED TO BE AESTHETIC ONLY AND NOT OF ANY OTHER ELEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURAL AND FUNCTIONAL SUITABILITY, AND PRODUCT APPLICABLE CODES AND REGULATIONS.

ARCHITECT SHALL BE RESPONSIBLE FOR ALL PERMITS AND FILING AS REQUIRED BY LOCAL AUTHORITIES AND ALL APPLICABLE REGULATIONS.

THE G.C. SHALL PERFORM ALL WORK TO CONFORM TO THE APPLICABLE EDITION OF THE INTERNATIONAL RESIDENTIAL CODE INCLUDING ALL LOCAL AMENDMENTS.

ALL ELECTRICAL INSTALLATIONS SHALL CONFORM TO NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LAWS AND REGULATIONS.

G.C. SHALL VERIFY AND COORDINATE SPACE REQUIREMENTS FOR ALL MECHANICAL / PLUMBING EQUIPMENT PRIOR TO CONSTRUCTION. ALL MECHANICAL / PLUMBING INSTALLATIONS SHALL CONFORM TO INTERNATIONAL MECHANICAL / PLUMBING CODE AND ALL APPLICABLE LAWS AND REGULATIONS.
ALL WORK SHALL BE DONE IN A SKILLED AND WORKMANLIKE MANNER. FIXTURES AND EQUIPMENT SHALL BE SET IN ACCORDANCE WITH THE DIMENSIONS / LOCATIONS PROVIDED IN THE CONSTRUCTION DOCUMENTS. ALL BUILDING MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND LOCAL BUILDING CODE REQUIREMENTS.

IN THE EVENT OF ANY CONFLICT BETWEEN THE GENERAL NOTES AND ANY OF THE ATTACHED OR REFERENCED CONTRACT DOCUMENTS, THE G.C. SHALL NOT PROCEED WITHOUT THE WRITTEN PERMISSION FROM RATCLIFFE ARCHITECTS.

THERE SHALL BE NO SUBSTITUTIONS OF ANY MATERIAL SPECIFIED IN THESE DRAWINGS WHATSOEVER WITHOUT THE PRIOR EXPRESSED WRITTEN APPROVAL OF RATCLIFFE ARCHITECTS.

G.C. SHALL BE RESPONSIBLE FOR ALL EXISTING AREAS AFFECTED BY DEMOLITION AND NEW CONSTRUCTION SHOWN ON THE DRAWINGS.

G.C. SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES ON THE JOB WHETHER THEY ARE HIS OR HER OWN SUBCONTRACTORS OR UNDER SEPARATE CONTRACT.

THE G.C. SHALL TAKE PRECAUTIONS TO MAINTAIN SAFE ACCESS FOR ALL CONSTRUCTION AND EMERGENCY PERSONNEL THROUGH AREAS AFFECTED.

THE G.C. SHALL COORDINATE FINISH FLOOR ELEVATIONS AND GRADE ELEVATIONS WITH THE CIVIL DRAWINGS BY OTHERS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK.

THE G.C. SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF DEBRIS FROM THE WORK SITE. THERE SHALL BE NO STORAGE OF EXCESSIVE QUANTITIES OF DIRT, DEBRIS, RUBBISH OR WASTE OF ANY KIND ON THE SITE. DAILY BROOM CLEANING AFTER BUILDING IS CLOSED IN.

AT THE COMPLETION OF THE JOB, THE G.C. SHALL BE RESPONSIBLE FOR OVERALL CLEANUP OF THE SPACE, TOUCHING UP MINOR DAMAGE OR ABRASIONS AND LEAVING SPACE READY FOR FINAL INSPECTION. SPECIFICALLY INCLUDED HEREIN IS THE CLEANUP, TOUCH UP, AND FULL PROPER FUNCTION OF ALL HARDWARE, GLASS WINDOWS, SILLS, AND MULLIONS.

DRAWING LEGEND

1 / A3.1 — DETAIL NO. / SECTION MARKER / SHEET NO.

ARROW INDICATES DIRECTION OF SECTION

1 / A4.1 — DETAIL NO. / DETAIL MARKER / SHEET NO.

12 / 8 or 8/12 — ROOF SLOPE

1 — WINDOW MARKER

A — DOOR MARKER

EXISTING DOOR

NEW DOOR

WALL PLAN VIEWS AND SYMBOLS

EXISTING WALL

EXISTING WALL TO BE DEMOLISHED

NEW WALL

LOAD BEARING INTERIOR WALL

4" WALL W/ BRICK VENEER

POURED CONCRETE WALL

CMU BLOCK WALL

S — SMOKE DETECTOR

CS — COMBINATION CARBON MONOXIDE / SMOKE DETECTOR

TOP SOIL

NATIVE SOIL

90% COMPACTED FILL

GRANULAR OR GRAVEL FILL

FINISHED GRADE

DRAWING SHEET INDEX

A.B.	ANCHOR BOLT	H.R.	HANDRAIL	REQ.	REQUIRED
ABV.	ABOVE	HOR.	HORIZONTAL (LY)	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISHED FLOOR	IN.	INCH (ES)	RM.	ROOM
A.F.G.	ABOVE FINISHED GRADE	GALV.	GALVANIZED	R&S	ROD & SHELF
A.H.U.	AIR HANDLING UNIT	G.R.	GUARDRAIL	SCH.	SCHEDULE
ALUM.	ALUMINUM	G.W.B.	GYPSUM WALL BOARD	S.F.	SQUARE FOOT OR FEET
APX.	APPROXIMATE (LY)	LBS.	POUNDS	SHT.	SHEET
B.H.	BULKHEAD	LIN.	LINEN	SIM.	SIMILAR
B.R.L.	BUILDING RESTRICTION LINE	MAS.	MASONRY	S.P.	SUMP PIT
BSMT.	BASEMENT	MAX.	MAXIMUM	SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	MFR.	MANUFACTURER (S)	STR.	STRUCTURAL
CLO.	CLOSET	MIN.	MINIMUM	T.B.D.	TO BE DETERMINED
COL.	COLUMN	M.O.	MASONRY OPENING	T&B	TOP & BOTTOM
CONC.	CONCRETE	NOM.	NOMINAL	TEMP.	TEMPERATURE
CONT.	CONTINUOUS	O.C.	ON CENTER	T&G	TONGUE AND GROOVE
CNTR.	COUNTER	O.D.	OUTSIDE DIAMETER	THK.	THICK (NESS)
DBL.	DOUBLE	O.H.	OVERHEAD	TR.	TREAD (S)
DIA. / Ø	DIAMETER	PERP.	PERPENDICULAR	TYP.	TYPICAL
D.J.	DOUBLE JOIST	POLY.	POLYETHYLENE	U.N.O.	UNLESS NOTED OTHERWISE
DN.	DOWN	P.R.	POWDER ROOM	VERT.	VERTICAL (LY)
D.W.	DISHWASHER	PROP.	PROPOSED	V.I.F.	VERIFY IN FIELD
DWG.	DRAWING	P.S.F	POUNDS PER SQUARE FOOT	W.	WIDTH OR WIDE
ELEV.	ELEVATION	P.S.I.	POUNDS PER SQUARE INCH	W/	WITH
E.P.	ELECTRIC PANEL	P.T.	PRESSURE TREATED	W.C.	WATER CONDITIONER
EX.	EXISTING	R.	RISER (S)	WD.	WOOD
FIN.	FINISH	RAD.	RADIUS	W.H.	WATER HEATER
F.O.	FRAMED OPENING	REFR.	REFRIGERATOR	W.I.C.	WALK-IN CLOSET
FT.	FOOT OR FEET			W.W.F.	WELDED WIRE FABRIC
FTG.	FOOTING			℄	CENTERLINE

DRAWING SHEET INDEX

SHEET #	GENERAL	REV. DATE
G1.1	PROJECT INFORMATION & GENERAL NOTES	
	ARCHITECTURAL	
A1.1	FOUNDATION, FLOOR, & ROOF PLAN	
A2.1-2.3	EXTERIOR ELEVATIONS	
A3.1, 4.1	SECTIONS, GENERAL NOTES	
	STRUCTURAL	
S1	FOUNDATION	
S2	ROOF FRAMING	
S3, 4, 5	SECTION, GENERAL NOTES, GENREAL NOTES CONT.	

SQUARE FOOTAGE

ALLOWABLE BUILDING HEIGHT	40'-0"
EXISTING FLOOR AREA CALCULATION:	
MAIN FLOOR AREA (CONDITIONED)	3,429 S.F.
GARAGE (UNCONDITIONED)	679 S.F.
UNCOVERED RAISED PORCH (UNCONDITIONED) - 330 S.F. TO BECOME SCREEN PORCH ADDITION	900 S.F.
COVERED PORCH (UNCONDITIONED) - 124 S.F. TO BECOME SCREEN PORCH ADDITION	125 S.F.
ADDITION FLOOR AREA CALCULATION:	
SCREEN PORCH ADDITION AREA (UNCONDITIONED) - 124 S.F. (CVRD. PORCH) + 330 S.F. (UNCVRD. RAISED PORCH) + 14 S.F. (NEW CNSTR.) =	468 S.F.
TOTAL MAIN FLOOR AREA (CONDITIONED)	3,429 S.F.
TOTAL MAIN FLOOR AREA (UNCONDITIONED)	2,172 S.F.

SITE / LOT DATA

ZONING	RR (RURAL RESIDENTIAL)				JURISDICTION	BALTIMORE COUNTY
LOT LOCATION	12920 WEXFORD PARK, CLARKSVILLE, MD 21029-1400 MAP: 0034, GRID: 0009, PARCEL: 0261, LOT: 14				TAX ACCOUNT N0.	1405407540
BUILDING SET BACKS	FRONT	REAR	SIDE	AGGREGATE	PLAT BOOK/PAGE	7671
	75'	60'	30'	N/A		

FOUNDATION PLAN NOTES

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ALL DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
2. ALL EXTERIOR DIMENSIONS TAKEN FROM FACE OF MASONRY / CONCRETE U.N.O.
3. ALL EXTERIOR WALLS ARE LOAD BEARING WALLS.

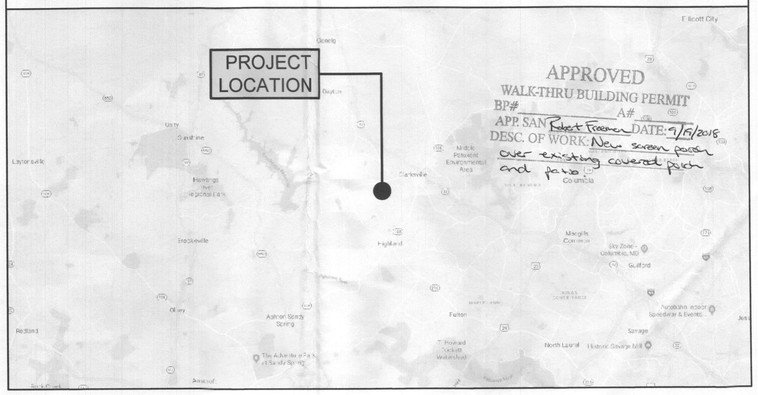
FRAMING PLAN NOTES

1. ALL EXTERIOR DIMENSIONS TAKEN FROM FACE OF STUD OR FACE OF MASONRY / CONCRETE U.N.O.
2. ALL EXTERIOR WALLS ARE LOAD BEARING WALLS.
3. ALL BEAMS SHALL BE FLUSH FRAMED U.N.O.
4. REFER TO GENERAL FRAMING NOTES SHEET A4.1 FOR ADDITIONAL INFORMATION.
5. REFER STRUCTURAL DRAWINGS FOR HEADER SIZING AND INFORMATION.
6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL WALL CONSTRUCTION INFORMATION.
7. ALL LUMBER CONNECTIONS TO BE MADE W/ PRE-ENGINEERED METAL CONNECTORS TYP. U.N.O.
8. GENERAL CONTRACTOR SHALL VERIFY ALL ENGINEERED LUMBER SPANS, SPACING, & LOADING W/ MANUFACTURER PRIOR TO THE COMMENCEMENT OF WORK.

FRAMING PLAN NOTES

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ALL DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
2. REFER TO GENERAL & OTHER NOTES ON SHEET A4.1 FOR ADDITIONAL INFORMATION.
3. ALL INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD OR FACE OF CABINETRY, U.N.O.
4. ALL DOORS ARE ASSUMED TO BE 6" FROM WALL OR CENTERED IN WALL U.N.O.
5. ALL EQUIPMENT, BATHROOM FIXTURES / ACCESSORIES, MILLWORK, FINISHES, HARDWARE, KITCHEN AND/OR LAUNDRY APPLIANCES, ETC. SHALL BE SELECTED BY OWNER AND PROVIDED BY CONTRACTOR, U.N.O.
6. SPECIES & FINISH OF ALL EXPOSED WOOD BEAMS, RAFTERS, AND BEADBOARD IN COVERED ENTRY SHALL BE SELECTED BY OWNER.
7. ALL FRAMED OPENINGS (F.O.) ARE ASSUMED TO BE FLUSH WITH SIDE OF WALL, 6" FROM WALL, OR CENTERED IN WALL AS SHOWN ON PLANS, U.N.O.
8. EXISTING EQUIPMENT TO BE RELOCATED TO THIS SPACE SHALL BE VERIFIED BY THE CONTRACTOR WITH THE OWNER INCLUDING MODEL, DIMENSIONS, AND UTILITY CONNECTIONS, ETC.
9. UNDERFLOOR SPACES CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO REMOVE THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE.

VICINITY MAP


PROJECT LOCATION
Ellicott City
Clarksville
Highland
Fulton
Savage
Laurel
Columbia
Jessup
Elkridge
Dayton
Lisbon
Sykesville
Gaithersburg
Rockville
Olney
Ashton-Sandy Spring
Burtonsville
Silver Spring
Takoma Park
Bethesda
Chevy Chase
Kensington
Wheaton
Glenmont
Aspen Hill
Colesville
Cloverly
Fairland
Montgomery Village
Germantown
Damascus
Poolesville
Darnestown
Potomac
Gaithersburg
Rockville
Derwood
Olney
Laytonsville
Redland
Rockville
Maryland
Washington
Alexandria
Arlington
Falls Church
Annandale
Springfield
Fairfax
Chantilly
Herndon
Reston
Sterling
Ashburn
Leesburg
Purcellville
Round Hill
Middleburg
Warrenton
Culpeper
Orange
Gainesville
Haymarket
Manassas
Bristow
Nokesville
Catlett
Calverton
Beltsville
Laurel
Bowie
Upper Marlboro
Clinton
Waldorf
Indian Head
Accokeek
Fort Washington
Oxon Hill
Temple Hills
Suitland
Capitol Heights
Seat Pleasant
Landover
Hyattsville
Riverdale
Greenbelt
College Park
New Carrollton
Glenarden
Upper Marlboro
Largo
Lanham
Seabrook
Bladensburg
Cheverly
Landover Hills
Mount Rainier
Brentwood
Hyattsville
Edmonston
Berwyn Heights
Beltsville
Adelphi
Langley Park
Takoma Park
Silver Spring
Wheaton
Glenmont
Aspen Hill
Olney
Brookeville
Sandy Spring
Ashton
Cloverly
Burtonsville
Fairland
Colesville
Calverton
Beltsville
Laurel
Maryland City
Crofton
Gambrills
Odenton
Severn
Pasadena
Glen Burnie
Linthicum
Ferndale
Brooklyn Park
Baltimore
Catonsville
Arbutus
Lansdowne
Halethorpe
Gwynn Oak
Pikesville
Owings Mills
Reisterstown
Glyndon
Cockeysville
Towson
Lutherville
Timonium
Parkville
Perry Hall
Nottingham
Joppatowne
Abingdon
Bel Air
Aberdeen
Havre de Grace
Perryville
Rising Sun
Elkton
North East
Chesapeake City
Cecilton
Warwick
Middletown
Smyrna
Clayton
Delaware City
Newark
Bear
Glasgow
Middle Potomac Environmental Area
Tidal Potomac Environmental Area
Tidal Patuxent Environmental Area
Patuxent Environmental Area
Tidal Patapsco Environmental Area
Patapsco Environmental Area
Tidal Gunpowder Environmental Area
Gunpowder Environmental Area
Tidal Bush Environmental Area
Bush Environmental Area
Tidal Northeast Environmental Area
Northeast Environmental Area
Tidal Sassafras Environmental Area
Sassafras Environmental Area
Tidal Chester Environmental Area
Chester Environmental Area
Tidal Choptank Environmental Area
Choptank Environmental Area
Tidal Nanticoke Environmental Area
Nanticoke Environmental Area
Tidal Wicomico Environmental Area
Wicomico Environmental Area
Tidal Pocomoke Environmental Area
Pocomoke Environmental Area
Tidal Manokin Environmental Area
Manokin Environmental Area
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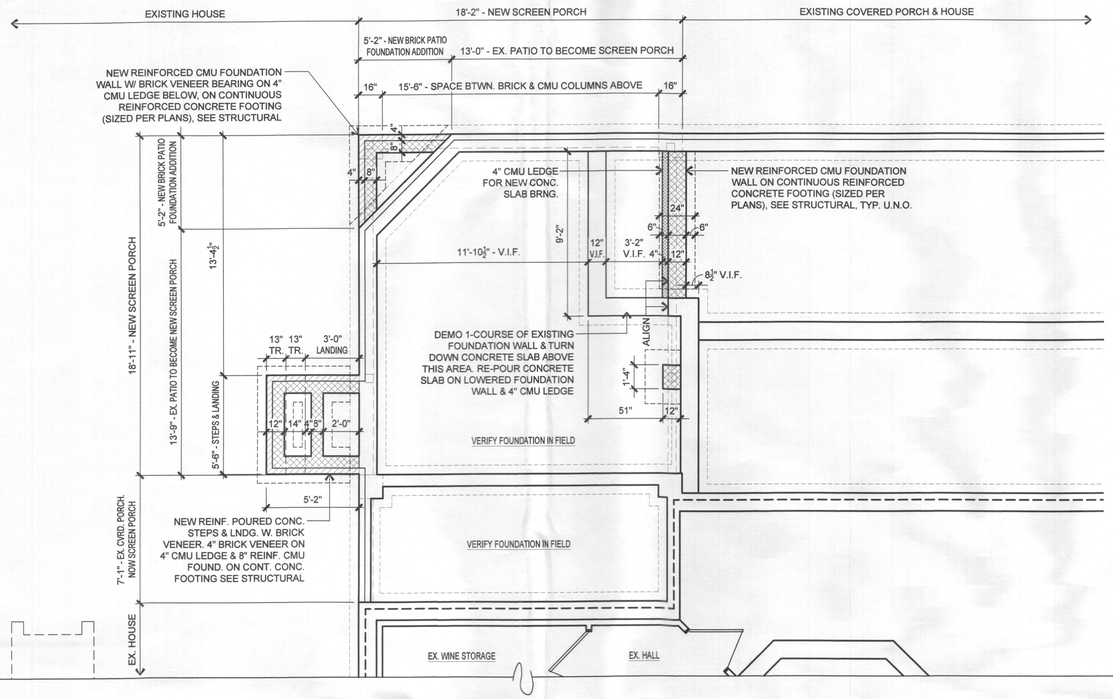
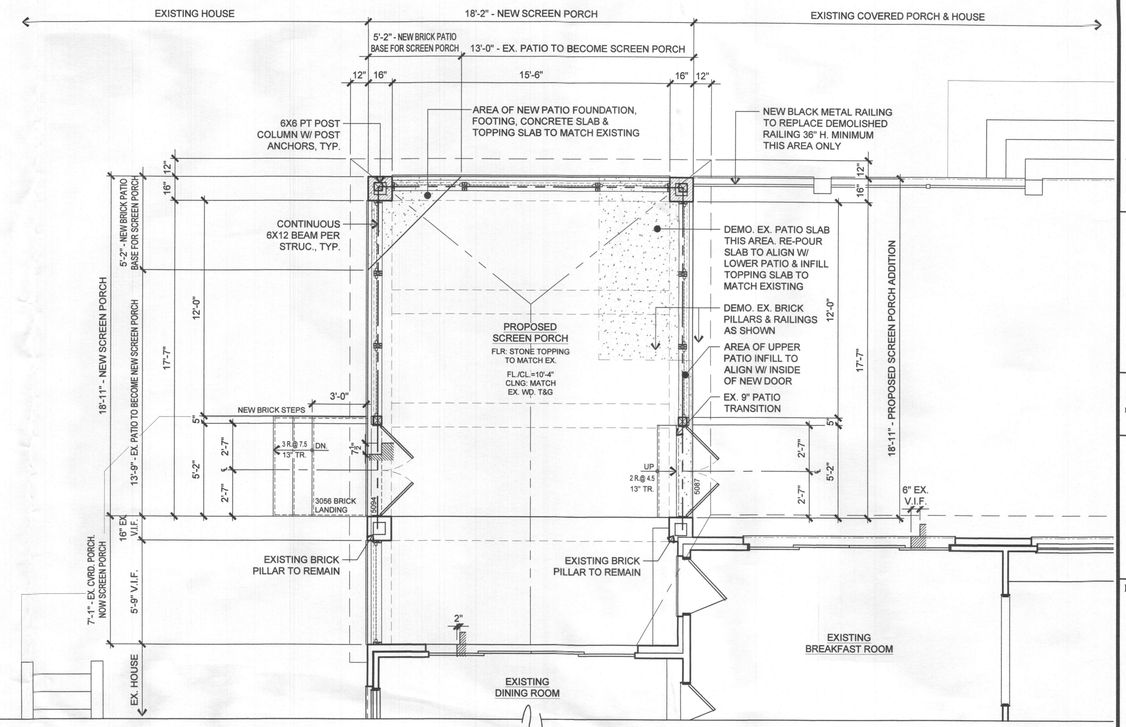
Big Annemessex Environmental Area
Tidal Little Annemessex Environmental Area
Little Annemessex Environmental Area
Tidal Tangier Environmental Area
Tangier



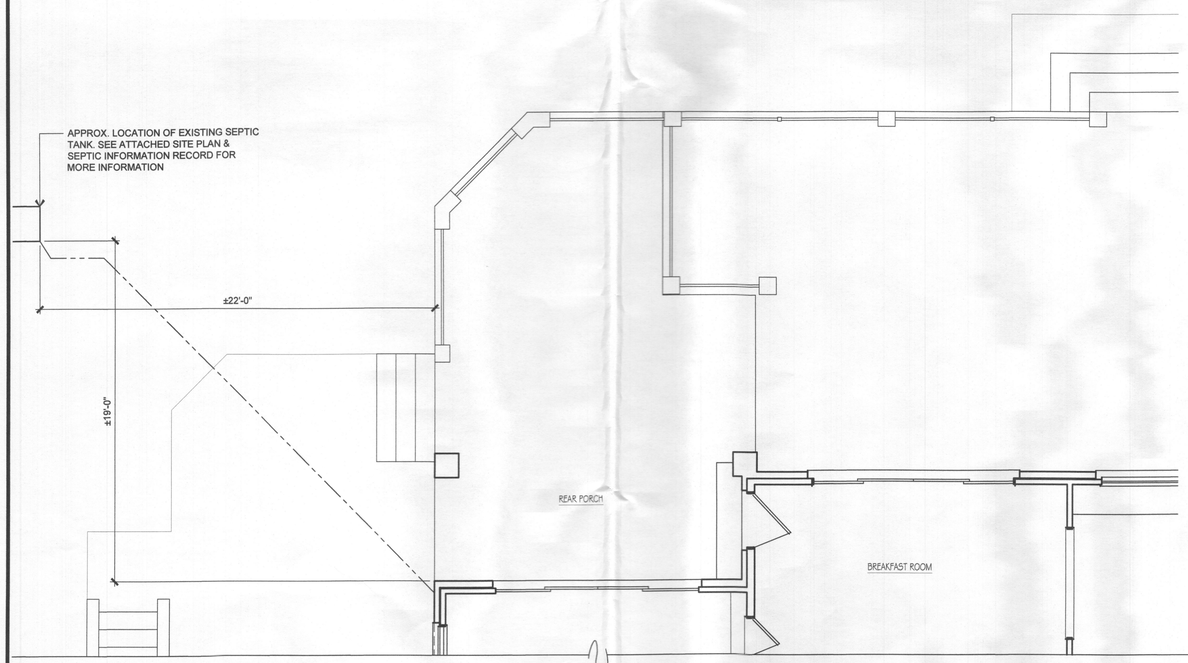
1 FOUNDATION PLAN

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



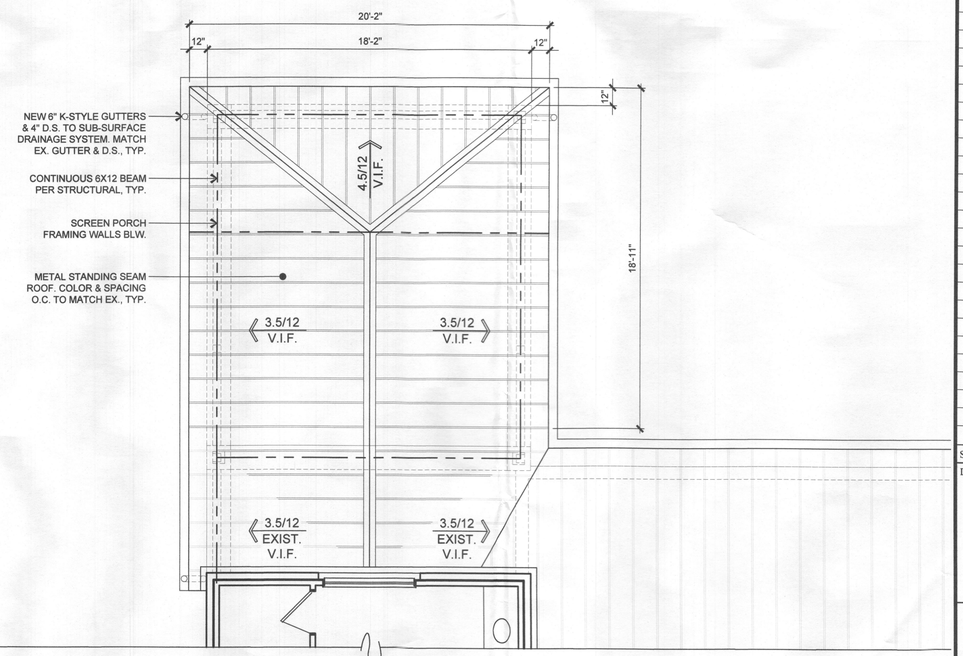
2 MAIN FLOOR PLAN

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



1 EXISTING FIRST FLOOR PLAN

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



4 ROOF PLAN

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

RATCLIFFE ARCHITECTS
10404 Stevenson Road
Stevenson, Maryland 21153
410-484-7870 • Fax 410-484-7875 • pete@ratcliffearchitects.com

STATE OF MARYLAND
PETER WELSH RATCLIFFE
No. 10916
ARCHITECT

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10916, EXPIRATION DATE 2018.11.10

OWNERSHIP OF DOCUMENTS NOTICE

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COPYRIGHT ACT 1976

PROJECT:

NEW SCREEN PORCH PLANS FOR:

THE BERENS RESIDENCE

12920 WEXFORD PARK
CLARKSVILLE, MD 21029

HOWARD COUNTY

RELEASE SCHEDULE

DATE	SUMMARY
08.04.18	SD TO CLIENT
09.12.18	PERMIT

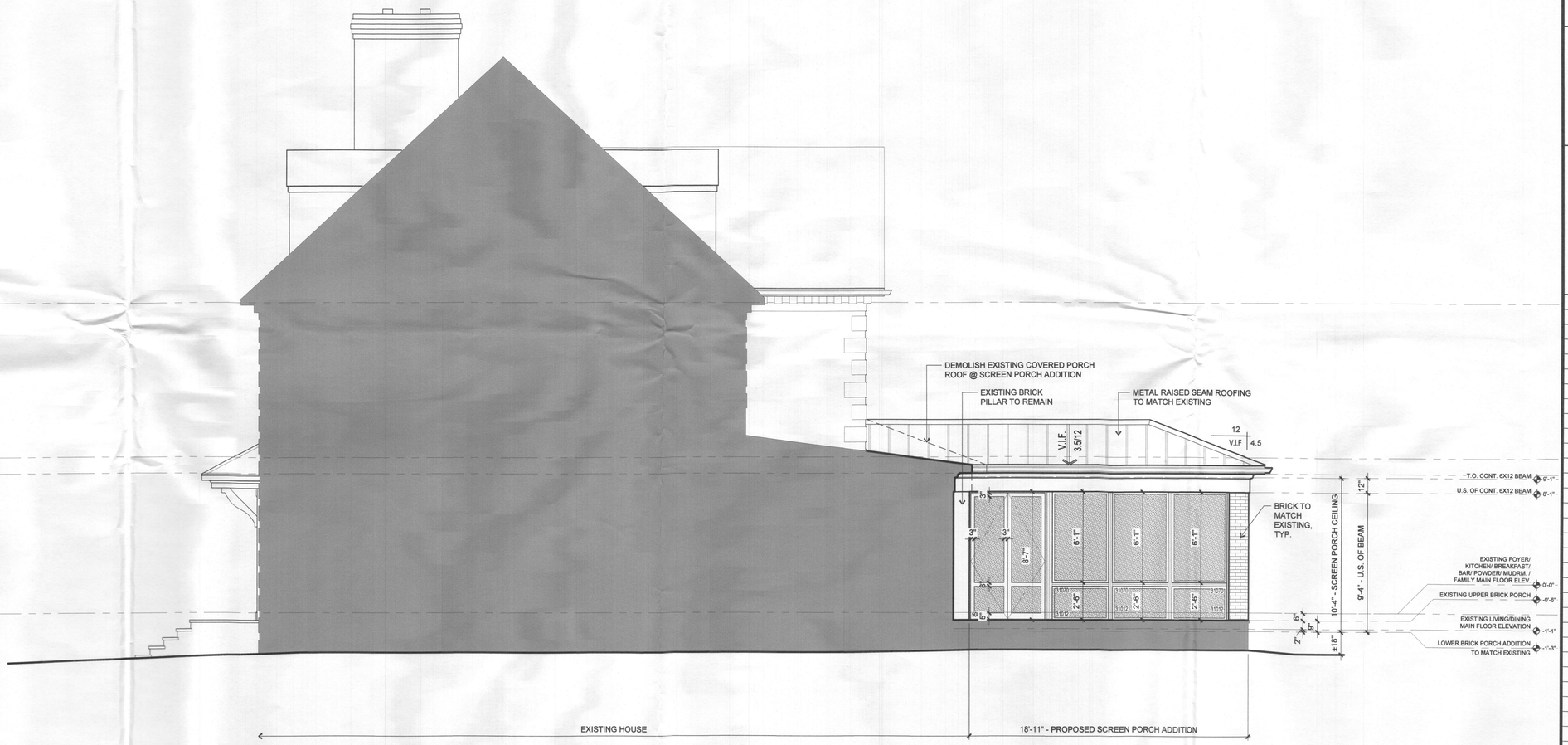
SCALE: AS SHOWN

DWG TITLE:

FOUND., MAIN FLOOR & ROOF PLAN

SHEET No.

A1.1



1 RIGHT SIDE ELEVATION

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

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Stevenson, Maryland 21153
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STATE OF MARYLAND
PETER WELSH RATCLIFFE
No. 10916
ARCHITECT

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RIGHT SIDE ELEVATION

SHEET No.

A2.1

1 REAR ELEVATION

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

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DWG TITLE:

REAR ELEVATION

SHEET No.

A2.2

1 LEFT SIDE ELEVATION

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

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SCALE: AS SHOWN

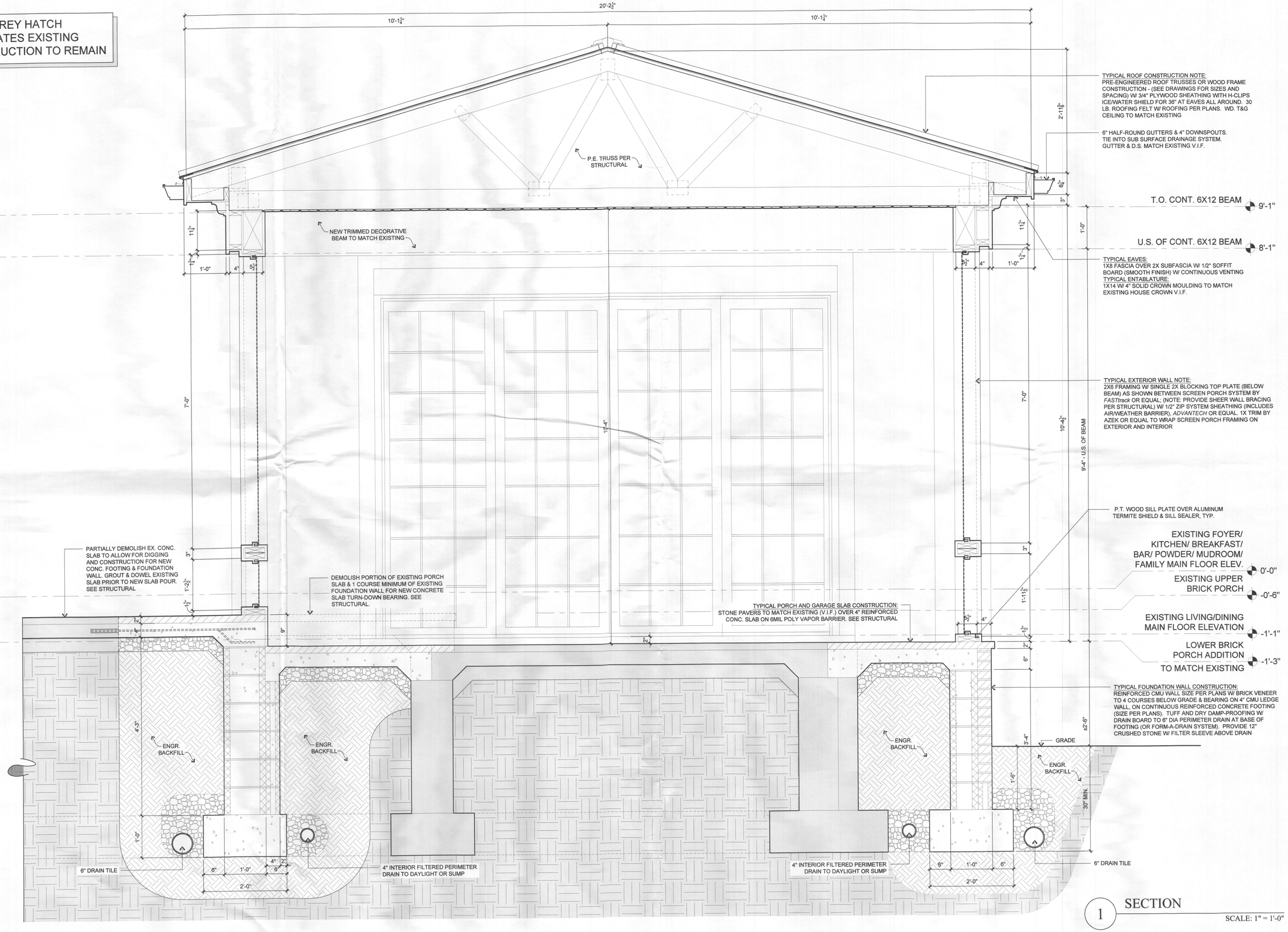
DWG TITLE:

LEFT SIDE ELEVATION

SHEET No.

A2.3

NOTE: GREY HATCH DESIGNATES EXISTING CONSTRUCTION TO REMAIN



1 SECTION

SCALE: 1" = 1'-0"

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SCALE: AS SHOWN

DWG TITLE:

SECTION

SHEET No.

A3.1

GENERAL FOUNDATION NOTES:

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. @ 28 DAYS UNLESS NOTED OTHERWISE. CONCRETE EXPOSED TO WEATHERING SHALL BE 3,000-3,500 (SEE COVER SHEET G1.1) P.S.I. AIR ENTRAINED 5-7%. U.N.O. SEE COVER SHEET G1.1 FOR ADDITIONAL CONCRETE COMPRESSIVE STRENGTH INFORMATION.

MASONRY:

1. ALL LOAD BEARING WALLS AND PIERS SHALL BE CONSTRUCTED WITH:
   GRADE N, TYPE 1, HOLLOW CORE LOAD BEARING MASONRY UNITS (C.M.U.)
   GRADE N, TYPE 1, SPECIALTY SHAPED LOAD BEARING MASONRY UNITS

FOOTINGS:

1. FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL OF ADEQUATE STRENGTH. ALL NON-FROST PROTECTED FOOTINGS TO BE SET 30" MINIMUM BELOW GRADE. CONTRACTOR SHALL REQUEST INSPECTION OF SUBGRADE PRIOR TO INSTALLATION OF FOOTING. PRESUMPTIVE SOIL BEARING IS 2,000 P.S.F. NOTIFY ARCHITECT IF DIFFERENT SOIL CONDITION IS ENCOUNTERED, OR IF SOIL IS WEAK, UNSTABLE OR OTHERWISE UNSUITABLE. SEE FOUNDATION PLAN AND DETAILS FOR MINIMUM FOOTING SIZES, DEPTHS, AND ADDITIONAL INFORMATION.

FOUNDATION WALLS:

1. C.M.U. SHALL BE MORTARED WITH TYPE "S" MORTAR.
2. PROVIDE C.M.U. WALLS WITH 9 GAUGE HORIZONTAL WALL REINFORCING. WALL REINFORCING SHALL BE TRUSSED, HOT DIPPED GALVANIZED PLACED EVERY 16" ON CENTER VERTICALLY. AT CORNERS AND INTERSECTIONS, HORIZONTAL WALL REINFORCING SHALL BE FULLY LAPPED. ENSURE REINFORCEMENT COMPLIES WITH ALL CODES HAVING JURISDICTION.
3. BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
4. PROVIDE 3 CONTINUOUS COURSES OF 100% SOLID MASONRY BELOW ALL JOISTS, BEAMS, AND SLAB BEARINGS. PROVIDE SOLID MASONRY FROM TOP OF FOOTING TO BELOW ALL LINTELS OR COLUMN BEARING POINTS.

CONCRETE FLOOR SLABS:

1. ALL CONCRETE FLOOR SLABS TO BE 4" NOMINAL THICKNESS UNLESS OTHERWISE NOTED. CONCRETE SLAB REINFORCING TO CONSIST OF 6x6 W1.4xW1.4 W.W.F. UNLESS OTHERWISE NOTED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-185. PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED. SEE FOUNDATION PLAN AND DETAILS FOR ADDITIONAL INFORMATION.

FOUNDATION REINFORCEMENT AND ANCHORAGE:

1. PRESSURE TREATED SILL PLATES SHALL BE ANCHORED TO C.M.U. FOUNDATIONS WITH 5/8" DIA. X 16" LONG MIN. ANCHOR BOLTS FULLY GROUTED INTO TOP TWO COURSES. CONCRETE FOUNDATION WALLS SHALL BE PROVIDED WITH 12" LONG MIN. ANCHOR BOLTS AND SHALL HAVE 7" MIN. EMBEDMENT INTO CONCRETE. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE WITH BOLTS SPACED 4" - 12" FROM EACH END OF EACH PLATE AND 32" O.C. THEREAFTER. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE.
2. LATERAL REINFORCEMENT SHALL CONSIST OF #4 REBAR @ 16" O.C.
3. LAP REINFORCING STEEL 36 DIAMETERS MIN.
4. SEE FOUNDATION PLAN AND DETAILS FOR CONTINUOUS AND ISOLATED FOOTING REINFORCEMENT AND ADDITIONAL INFORMATION.

FOUNDATION DRAINAGE:

1. ALL FLOOR SLABS SHALL HAVE 4" (MIN.) R.O.B. OR R.O.C. STONE, COMPACTED TO 95% OF BEARING CAPACITY AS DETERMINED BY APPROVED TESTING LAB.
2. 6 MIL. POLYETHYLENE MOISTURE BARRIER SHALL BE APPLIED OVER POROUS LAYER (4" MINIMUM CRUSHED GRANULAR FILL) WITH THE BASEMENT FLOOR SLAB PORED OVER THE POLYETHYLENE. 6 MIL. POLYETHYLENE BARRIER SHALL LAP A MINIMUM OF 6" AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.
3. 4" DIA. PERFORATED DRAIN TILE SHALL BE INSTALLED ON EACH SIDE OF FOOTING CONTINUOUS AROUND THE PERIMETER OF FOUNDATIONS THAT ENCLOSE HABITABLE OR USABLE SPACE BELOW GRADE.
4. A SUMP PIT SHALL BE PROVIDED TO DRAIN THE POROUS LAYER AND FOOTING PERFORATED DRAIN TILE. THE SUMP PIT SHALL BE A MINIMUM OF 24" DIA. OR 20" SQUARE AND SHALL EXTEND A MINIMUM OF 24" MIN. BELOW THE BOTTOM OF THE BASEMENT FLOOR. SUMP SHALL BE CAPABLE OF POSITIVE GRAVITY OR MECHANICAL DRAINAGE (15 G.P.M. MIN.) TO REMOVE ANY ACCUMULATED WATER. THE DRAINAGE SHALL BE DISCHARGED TO DAYLIGHT (MIN. 5' FROM ANY PROPERTY LINE), STORM DRAIN OR APPROVED WATER SOURCE. THE PIT SHALL BE ACCESSIBLE AND LOCATED SO THAT ALL DRAINAGE FLOWS INTO THE PIT BY GRAVITY. THE SUMP PIT SHALL BE CONSTRUCTED OF TILE, STEEL, PLASTIC, CAST-IRON, CONCRETE OR OTHER APPROVED MATERIAL, WITH A REMOVABLE COVER ADEQUATE TO SUPPORT ANTICIPATED LOADS IN THE AREA OF USE. THE PIT FLOOR SHALL BE SOLID AND PROVIDE PERMANENT SUPPORT FOR THE PUMP. MECHANICAL PUMPS SHALL BE PROVIDED WITH ALARMS.
5. AREAWAY DRAINS (AWD.) SHALL BE DISCHARGED TO DAYLIGHT WITH MIN. 4" PIPING SLOPED 1/8" PER FOOT MIN. WINDOW WELLS SHALL BE PROVIDED WITH A DRAIN CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM.
6. SEE FOUNDATION PLAN AND DETAILS FOR FOUNDATION DRAINAGE AND ADDITIONAL INFORMATION.

FOUNDATION WATER AND DAMPPROOFING:

1. CRAWLSPACE AREAS SHALL RECEIVE 2" CRUSHED STONE OVER 6 MIL POLY., U.N.O.
2. MASONRY FOUNDATION WALLS SHALL HAVE A MIN. OF 3/8" PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE ENTIRE WALL, U.N.O. THE PARGING SHALL BE WATERPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE WITH 6 MIL POLY. VAPOR BARRIER OVER BITUMINOUS COATING. ALL JOINTS IN MEMBRANE WATERPROOFING SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.
3. CONCRETE FOUNDATION WALLS SHALL BE WATERPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE WITH 6 MIL POLY. VAPOR BARRIER OVER BITUMINOUS COATING. ALL JOINTS IN MEMBRANE WATERPROOFING SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.
4. SEE FOUNDATION PLAN AND DETAILS FOR FOUNDATION WATER AND DAMPPROOFING.

LOT DRAINAGE:

1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER POINT OF COLLECTION.
2. ENSURE LOT IS GRADED SO SURFACE WATER DRAINS AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL AWAY FROM FOUNDATION WALLS A MINIMUM OF 6" WITHIN THE FIRST 10'-0". PROVIDE DRAINS OR SWAILS WHERE LOT LINES, WALLS, OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN THE FIRST 10'-0".

GENERAL FRAMING NOTES:

1. THE G.C. SHALL PERFORM ALL NEW WORK TO COMPLY WITH THE FOLLOWING MAXIMUM DEVIATION STANDARDS FOR PLUMB & LEVEL:
   A. CEILINGS AND SOFFITS: 1/8" PER 20'-0" AS MEASURED IN ANY DIRECTION BY A METAL STRAIGHT EDGE OF NOT LESS THAN 10'-0" IN LENGTH.
   A. OTHER BUILDING SURFACES NOT OTHERWISE DESIGNATED BUT SPECIFICALLY INCLUDING WALLS AND FLOORS: 1/8" PER 10'-0" AS MEASURED IN ANY DIRECTION BY A METAL STRAIGHT EDGE OF NOT LESS THAN 10'-0" IN LENGTH.

LUMBER:

1. UNLESS OTHERWISE NOTED, WOOD CONSTRUCTION SHALL MEET CONSTRUCTION STANDARDS AND MATERIAL SPECIFICATIONS AS SET FORTH BY THE AMERICAN PLYWOOD ASSOCIATION FOR RESIDENTIAL CONSTRUCTION.
2. ALL LUMBER INCORPORATED INTO THE STRUCTURE SHALL BE AIR OR KILN-DRIED AND SHALL CONTAIN NO MORE THAN 19% MOISTURE. STRUCTURAL LUMBER: DOUGLAS FIR #2 OR BETTER FY-1200 P.S.I. MIN. E-1,500,000.
3. ALL WOOD IN DIRECT CONTACT WITH SOIL, STEEL, CONCRETE / MASONRY, EARTH, OR WITHIN 8" OF GRADE SHALL BE PRESSURE TREATED. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WITHIN 18 INCHES OR WOOD GIRDERS WITHIN 12 INCHES OF GRADE SHALL BE PRESSURE TREATED. ALL LUMBER USED FOR DECKING OR DECK FRAMING SHALL BE PRESSURE TREATED UNLESS NOTED OTHERWISE.

LEDGERS, BEAMS, & HEADERS:

1. EXTERIOR DECKS SHALL HAVE P.T. LEDGERS MATCHING DEPTH OF JOISTS, JOISTS SHALL BE ATTACHED w/ GALVANIZED METAL JOIST HANGERS.
2. LEDGER BOARDS SHALL BE BOLTED TO MASONRY WITH 1/2" DIAMETER EXPANSION BOLTS STAGGERED 16" O.C. T&B. LEDGER BOARDS SHALL BE BOLTED TO SOLID WOOD FRAMING WITH 1/2" DIAMETER THROUGH BOLTS STAGGERED 16" O.C. T&B U.N.O. BOLT INSTALLATION SHALL INCLUDE OVERSIZE WASHERS ON EACH END OF BOLT.
3. ENGINEERED RIM BOARDS SHALL BE SUBSTITUTED WITH LVL RIM BOARDS WHERE LEDGER BOARD ATTACHMENT IS REQUIRED.
4. CONVENTIONAL WOOD BEAMS / HEADERS IN WALLS SHALL HAVE ONE CONTINUOUS LAYER OF 1/2" PLYWOOD BETWEEN EACH TWO 2X'S TO MATCH DEPTH OF WALLS. ALL HEADERS AND BEAMS SHALL BE GLUED AND NAILED. SEE HEADER SCHEDULE FOR HEADER SIZES.
5. ALL HEADER AND BEAM BEARINGS SHALL CONTINUE TO FOOTING AND/OR FOUNDATION AT FULL WIDTH OF BEAM. PROVIDE SOLID BLOCKING THROUGH FLOOR JOISTS/TRUSS DEPTH FOR ALL POSTS/COUMNS. BLOCKING SHALL BE THE SAME SIZE AS POST/COLUMN ABOVE.

STUD WALLS:

1. SEE DRAWINGS.

FLOOR SYSTEM:

1. ALL JOIST SHALL BE LATERALLY SUPPORTED BY 2" MIN. SOLID BLOCKING THE FULL DEPTH OF JOIST, ATTACHMENT TO A HEADER, OR RIM JOIST.
2. ALL JOIST HAVING A DEPTH TO THICKNESS RATIO EXCEEDING 6:1 BASED ON NOM. DIMENSIONS SHALL BE BRIDGED WITH SOLID BLOCKING OR DIAGONAL (METAL OR WOOD) BRACING. PLACE (1) ROW OF CROSS-BRACING ON ALL SPANS OVER 8'-0" AND (2) ROWS OF BRIDGING ON ALL SPANS OVER 16'-0".
3. DOUBLE JOIST UNDER ALL INTERIOR PARTITIONS RUNNING PARALLEL TO JOIST AND UNDER OVERSIZE BATHROOM TUBS.
4. G.C. SHALL VERIFY ALL ENGINEERED STRUCTURAL MEMBERS w/ MANUFACTURER TO ENSURE PROPER SIZE, SPACING, LOADING, BEARING WIDTH, AND SUITABILITY OF USE.
5. WITH EXCEPTION TO SPRINKLERED SPACES, CRAWL SPACES NOT INTENDED FOR STORAGE OR FUEL-FIRED APPLIANCES, AND UNPROTECTED SPACES NOT TO EXCEEDING 80 S.F. PROVIDE1/2" GYPSUM WALLBOARD, 5/8" WOOD STRUCTURAL PANEL, OR EQUIVALENT ON THE UNDERSIDE OF ALL FLOOR ASSEMBLIES USING 2x8 OR LESS AND ALL ENGINEERED FLOOR JOISTS.

ROOF SYSTEM:

1. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE, THE TOP OF THE CEILING JOISTS SHALL BE INSTALLED IN THE LOWER 1/3 OF THE ATTIC SPACE. THE 1/3 DISTANCE IS MEASURED FROM THE TOP WALL PLATE WHERE THE RAFTER RESTS TO THE TOP OF THE RIDGE BEAM.
2. COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER 1/3 OF THE ATTIC SPACE. COLLAR TIES SHALL BE 2x4 MIN., SPACED NOT MORE THAN 4' ON CENTER.

STEEL:

1. STRUCTURAL STEEL SHALL HAVE AN ASTM-36 DESIGNATION AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS. STRUCTURAL PIPE SHALL BE ASTM A-501 OR EQUAL. ALL CONNECTION OF STEEL SHALL BE WELDED UNLESS OTHERWISE SHOWN, ALL STRUCTURAL STEEL SHALL HAVE ONE SHOP COAT OF RUST INHIBITIVE PAINT. PROVIDE 3/8" THICK STEEL STIFFENER PLATE AT THE CENTER OF BEARINGS.

STAIR, HAND AND GUARDRAIL NOTES:

STAIRS:

1. STAIRWAYS SHALL HAVE A WIDTH OF NOT LESS THAN 36" U.N.O. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY U.N.O.
2.
3. ALL STEPS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD WIDTHS. STAIR RISER HEIGHTS SHALL BE 7-3/4" MAXIMUM. STAIR TREADS SHALL BE NO LESS THAN 10" DEEP, MEASURED FROM NOSE OF RISER TO NOSE OF RISER.
4.
5. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16".
6.
7. THE WALKING SURFACES OF TREADS AND LANDINGS SHALL SHALL BE SLOPED NO STEEPER THAN THAN ONE UNIT VERTICAL IN 48 INCHES (2-PERCENT SLOPE).

STAIR, HAND AND GUARDRAIL NOTES:

HANDRAILS:

1. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
2.
3. HANDRAILS SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" HIGH, MEASURED ALONG THE LINE CONNECTING THE LEADING EDGES OF THE TREADS, OR FINISH SURFACE OF RAMP SLOPE.
4.
5. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL BE INTERRUPTED AT NEWEL POST AT THE TURN ONLY. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS, UNLESS WITH THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD. HANDRAIL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IRC AND LOCAL CODES.

GUARDRAILS:

1. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
2.
3. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34". WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38".
4.
5. GUARDS SHALL HAVE INTERMEDIATE RAILS WHICH DO NOT ALLOW FOR THE PASSAGE OF A 4" SPHERE OR LARGER EXCEPT IN THE TRIANGULAR OPENINGS FORMED BY THE RISER & TREAD. SAID OPENINGS SHALL NOT ALLOW FOR THE PASSAGE OF A 6" SPHERE OR LARGER.

DOOR NOTES:

1. REFERENCE FLOOR PLANS FOR DOOR SWING. ALL DOORS WITHOUT DIMENSIONS ARE ASSUMED TO BE 4" FROM WALL OR CENTERED ON WALL.
2.
3. SET FRAMES ACCURATELY IN POSITION, PLUMB, ALIGN, AND BRACE SECURELY UNTIL PERMANENT ANCHORS ARE SET. PROVIDE AT LEAST THREE WALL ANCHORS PER JAMB FOR FRAMES. REINFORCE SUBSTRATE AS NECESSARY.
4.
5. INSTALL DOOR AND DOOR HARDWARE IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS. SET UNITS LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION. CLEAN HARDWARE AND ADJACENT SURFACES. ADJUST AND CHECK EACH OPERATING ITEM FOR PROPER OPERATION AND FUNCTION.
6.
7. DOOR LOCKING OR LATCHING HARDWARE MAY BE SUITABLY SUBSTITUTED WITH HARDWARE SELECTED BY OWNER PROVIDED THE HARDWARE COMPLIES WITH THE LATEST EDITION OF THE IRC AND LOCAL CODES.
8.
9. GLAZING IN ALL FIXED AND OPERABLE PANELS OF DOORS SHALL BE PROVIDED WITH TEMPERED / SAFETY GLAZING, U.N.O.
10.

WINDOW / GLAZING NOTES:

1. INSTALL WINDOWS LEVEL, PLUMB, SQUARE, TRUE TO LINE, WITHOUT DISTORTION OR IMPEDING THERMAL MOVEMENT, ANCHORED SECURELY IN PLACE TO STRUCTURAL SUPPORT, AND IN PROPER RELATION TO WALL AND OTHER ADJACENT CONSTRUCTION.
2. PROVIDE GASKETS, SEALERS, FLASHING, AND SETTING BLOCKS, ETC. AS RECOMMENDED BY MANUFACTURER. CONTRACTOR SHALL ENSURE COMPATIBILITY OF SEALANT.
3. SAFETY GLAZING SHALL BE PROVIDED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. SAFETY GLAZING SHALL BE PROVIDED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS: 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 S.F.; 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
5. GLAZING IN WALLS, ENCLOSURE OR FENCES CONTAINING OR FACING BATHROOMS CONTAINING BATHTUBS OR SHOWERS WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.
6. SAFETY GLAZING SHALL BE PROVIDED ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY.

FIRE BLOCKING:

1. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS. FIREBLOCKING SHALL BE PROVIDED VERTICALLY AT CEILING / FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
3. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:
   A. 1/2-INCH GYPSUM BOARD.
   B. 1/4-INCH CEMENT-BASED MILLBOARD.
   C. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
   H. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.
5. BATTS OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

FIRE BLOCKING CONT.:

6. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16" MEASURED VERTICALLY. WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.
7. LOOSE-FILL INSULATION MATERIAL, INSULATING FOAM SEALANTS AND CAULK MATERIALS SHALL NOT BE USED AS FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USED TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE ANT TO RETARD THE SPREAD OF FIRE AND HOT GASSES.
8. THE INTEGRITY OF FIRE BLOCKING SHALL BE MAINTAINED.

MISC. NOTES:

1. AN ICE/LEAK BARRIER THAT CONSISTS OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
2. ALL WALLS AND CEILINGS SHALL RECEIVE 1 LAYER OF 1/2" GYPSUM WALL BOARD, UNLESS NOTED OTHERWISE. ALL JOINTS AND INSIDE CORNERS SHALL RECEIVE TAPE, PROVIDE CORNER BEAD AT GYPSUM WALL BOARD EDGES AND CORNER CONDITIONS. PROVIDE 3 COATS MINIMUM OF JOINT COMPOUND FINISH SMOOTH AND READY FOR PAINT.
3. 1/2" WATER RESISTANT GYPSUM WALL BOARD SHALL BE INSTALLED IN LAVATORIES AND ADJACENT TO PLUMBING FIXTURES. 1/2" CEMENT BACKER BOARD SHALL BE INSTALLED AS A BASE FOR FLOOR, WALL, AND CEILING TILE PER MANUFACTURER'S SPECIFICATIONS.
4. GARAGE CEILING SEPARATING ALL HABITABLE ROOMS ABOVE SHALL RECEIVE 5/8" TYPE "X" GYPSUM WALL BOARD, TAPE AND JOINT COMPOUND. ALL GARAGE WALLS & CEILINGS (OTHER THAN GARAGE CEILINGS SEPARATING HABITABLE ROOMS, AND GARAGES LOCATED MORE THAN 3 FEET FROM A DWELLING ON THE SAME LOT) SHALL HABITABLE ROOMS SHALL RECEIVE 1/2" GYPSUM WALL BOARD, TAPE AND JOINT COMPOUND. SEE PROJECT DRAWINGS FOR U.L. ASSEMBLIES WHERE REQUIRED.
5. PREFABRICATED FIREPLACES AND FLUES SHALL BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
6. SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217. SMOKE ALARMS SHALL BE PROVIDED IN EACH SLEEPING ROOM, WITHIN THE IMMEDIATE VICINITY OF THE SLEEPING AREA, AND ON EACH FLOOR LEVEL. DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS; A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL. SMOKE ALARMS SHALL BE HARD WIRED TO DWELLING PRIMARY POWER, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED THE ALARM DEVISES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
7. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10916, EXPIRATION DATE 2018.11.10

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PROJECT:

NEW SCREEN PORCH PLANS FOR:

THE BERENS RESIDENCE

12920 WEXFORD PARK
CLARKSVILLE, MD 21029

HOWARD COUNTY

RELEASE SCHEDULE

DATE	SUMMARY
08.04.18	SD TO CLIENT
09.12.18	PERMIT

SCALE: AS SHOWN

DWG TITLE:

GENERAL NOTES

SHEET No.

A4.1