



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: 2/22/19

Permit No.: B19000471

Building Address: 2214 HAYLAND FARM WAY
City: Beltsville State: MD Zip Code: 21042
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: Waterbury Green
Section: _____ Area: _____ Lot: 80
Tax Map: 28 Parcel: 49 Grid: 11
Zoning: _____ Map Coordinates: _____ Lot Size: 37,196 SF

Property Owner's Name: W.C. Park LLC
Address: 1765 Beltsville Rd, Ste 330
City: Beltsville State: MD Zip Code: 21041
Phone: 301-521-0313 Fax: _____
Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: C
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Existing Use: Vacant Lot
Proposed Use: SED

Estimated Construction Cost: \$ 250,000

Description of Work: Model single detached house with 2 car side-lead garage, 2nd fl. for future Doc, den, bath, walkout to back deck with stairs to yard.

Occupant or Tenant: _____

Was tenant space previously occupied? Yes No

Contact Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

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

Engineer/Architect Company: _____

Responsible Design Prof.: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ 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: _____ | _____ |
| Area of construction (sq. ft.): _____ | 2 nd floor: _____ | _____ |
| Use group: _____ | Basement: _____ | _____ |
| | <input type="checkbox"/> Finished Basement | _____ |
| | <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: <u>5</u> | _____ |
| <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: _____ | _____ |
| <input checked="" type="checkbox"/> 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 checked="" 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 checked="" 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: <u>019000042</u> | |
| 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: _____

Email Address: _____

Date: 2/22/19

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 | | <u>3-6-19 D. Beard</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 | \$ <u>100</u> |
| Permit Fee | \$ |
| Tech Fee | \$ |
| Excise Tax | \$ |
| PSFS | \$ |
| Guaranty Fund | \$ <u>50</u> |
| Add'l per Fee | \$ |
| Total Fees | \$ |
| Sub-Total Paid | \$ |
| Balance Due | \$ |
| Check | # <u>0001A-726</u> |



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.: B1900210

015 CC
6/26/19

Building Address: 12214 Hayland Farm Way
City: Ellicott City State: MD Zip Code: 21042
Suite/Apt. # 5 SDP/WP/BA #: 05-597889
Subdivision: _____
Lot: 80 Tax Map: _____ Parcel: _____

Existing Use: SFD
Proposed Use: SFD Deck
Estimated Construction Cost: \$ 6,000
Description of Work: Construct 12' x 20'
open deck w/ 4' x 4' landing
T steps to grade.
= 250 SF

Occupant/Tenant Name: _____
Was tenant space previously occupied? Yes No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Property Owner's Name: W Creek LC
Address: 1355 Beverly Rd. Ste. 330
City: Norlean State: VA Zip Code: 22101
Phone: _____ Fax: _____
Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: _____
Address: 4512 Sandy Spring Rd.
City: Burtonsville State: MD Zip Code: 20826
Phone: (301) 924-2111 Fax: _____
Email: courtneyT@sundecksbytanda.com

Contractor Company: T+A Contractors, Inc
Contact Person: Courtney Thomas
Address: 4512 Sandy Spring Rd.
City: Burtonsville State: MD Zip Code: 20826
License No.: 17489 - MHC
Phone: (301) 924-2111 Fax: _____
Email: courtneyT@sundecksbytanda.com

Engineer/Architect Company: _____
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

| Commercial Building Characteristics | Residential Building Characteristics | |
|---|---|-------|
| Height: | <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse | |
| No. of stories: | Depth | Width |
| Gross area, sq. ft./floor: | 1st floor: | |
| | 2nd floor: | |
| Area of construction (sq. ft.): | Basement: | |
| | <input type="checkbox"/> Finished Basement | |
| Use group: | <input type="checkbox"/> Unfinished Basement | |
| | <input type="checkbox"/> Crawl Space | |
| | <input type="checkbox"/> Slab on Grade | |
| Construction type: | No. of Bedrooms: | |
| <input type="checkbox"/> Reinforced Concrete | | |
| <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: | |
| <input checked="" type="checkbox"/> Roadside Tree Project Permit | Footings: | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Roof: | |
| Roadside Tree Project Permit # | <input type="checkbox"/> State Certified Modular | |
| | <input type="checkbox"/> Manufactured Home | |

| Utilities | |
|---|---|
| Electric: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Gas: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Water Supply | |
| <input checked="" type="checkbox"/> Public | |
| <input type="checkbox"/> Private | |
| Sewage Disposal | |
| <input checked="" type="checkbox"/> Public | |
| <input type="checkbox"/> Private | |
| Heating System | |
| <input checked="" 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 checked="" 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 THE 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: Courtney Thomas
Email Address: courtneyT@sundecksbytanda.com
Date: 6/26/19
Authorized Agent - T+A Contractors, Inc.
Title/Company: _____

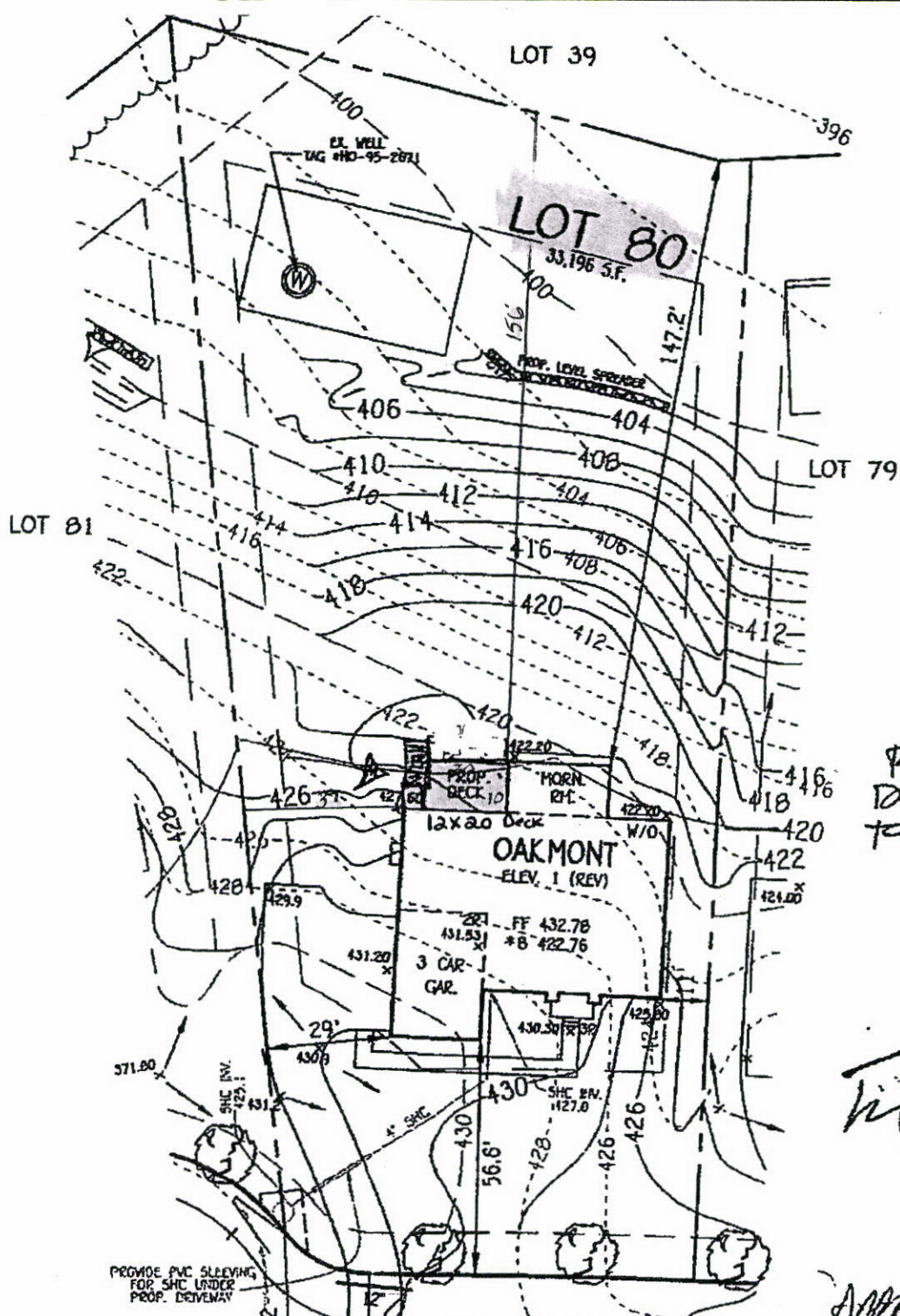
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

| AGENCY | DATE | SIGNATURE OF APPROVAL |
|----------------------|----------------|-----------------------|
| State Highways | | |
| Building Officials | <u>6/26/19</u> | <u>[Signature]</u> |
| PSZA (Zoning) | | |
| PSZA (Engineering) | | |
| Health | <u>6/27/19</u> | <u>[Signature]</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 | # <u>11004</u> |



PROPOSED
DECK START
TO SIDE

Handwritten signature/initials

APPROVED W/
EXCEPTIONS

APPROVED

WALK-THRU BUILDING PERMIT
 BP# _____ A# _____
 APP. SAN *Blair* DATE: *6-27-19*
 DESC. OF WORK: *Deck*
12' X 20' (open) Approved

PLAN
 SCALE: 1" = 40'

DW/TLH
2/20/19

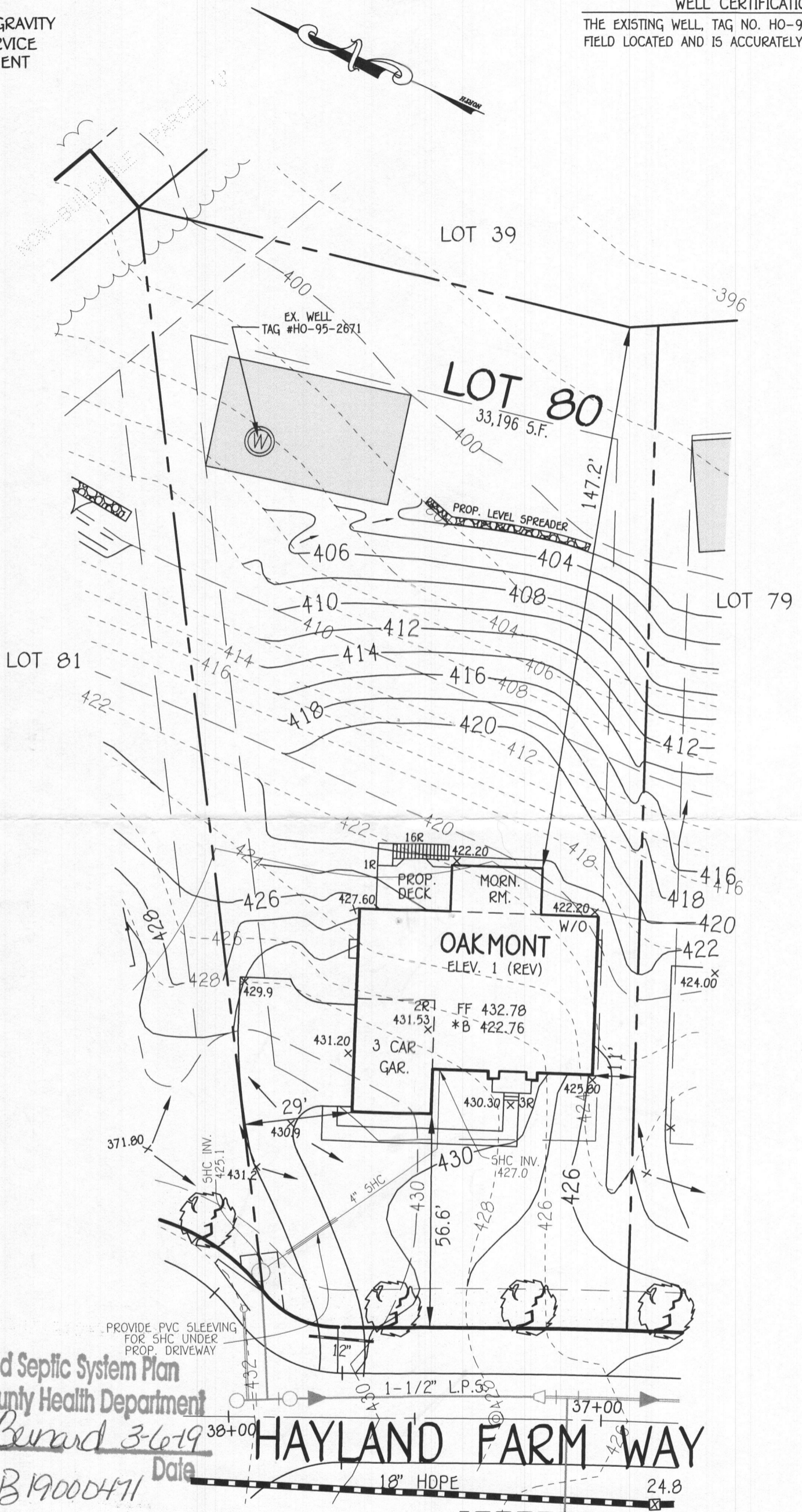
PERMIT SITE PLAN
 LOT 80
 12214 HAYLAND FARM WAY
 WALNUT CREEK

FISHER, COLLINS & CARTER, INC.
 CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONFORMAL SURVEY OFFICE FILE NO. 18232 SURVEYOR LICENSE FILE
 LICENSE NO. 118402 STATE OF MARYLAND
 1948 01 - 2020

ZONED: RC-060
 TAX MAP NO.: 28 PARCEL NO.: 49 QCD NO.: 17 & 18
 50TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JUN 22, 2019

*NOTE: NO GRAVITY
SEWER SERVICE
FOR BASEMENT

WELL CERTIFICATION:
THE EXISTING WELL, TAG NO. HO-95-2671, HAS BEEN
FIELD LOCATED AND IS ACCURATELY SHOWN.



Approved Septic System Plan
Howard County Health Department

Dona Bevard 3-6-19
Signature Date

Shared System

HAYLAND FARM WAY

PLAN
SCALE: 1"=30'

PERMIT SITE PLAN
LOT 80
12214 HAYLAND FARM WAY
WALNUT CREEK

ZONED: RC-DEO
TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JAN. 22, 2019

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

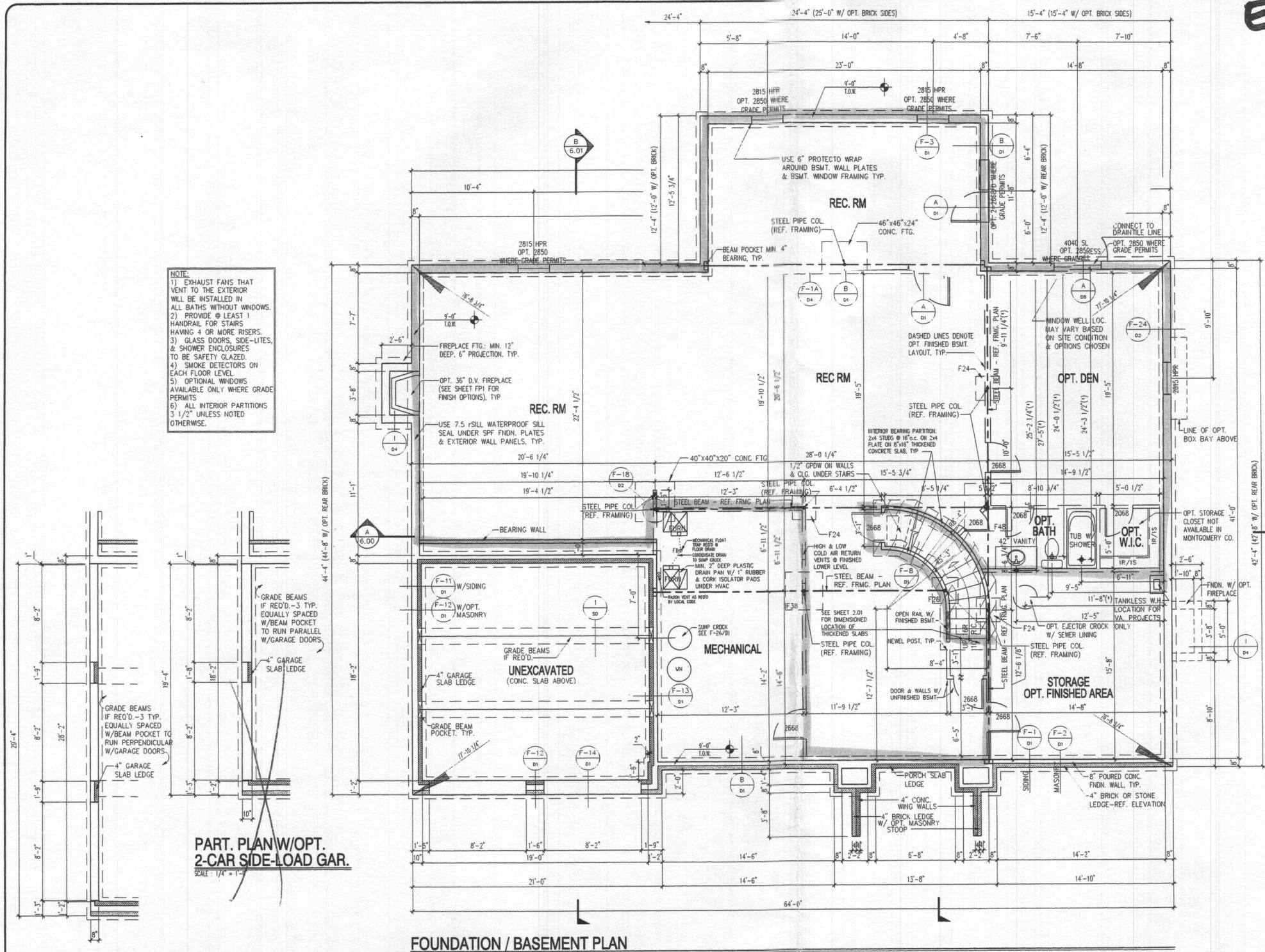
Walnut Creek - Lot 80
 12214 Hayland Farm Way
 Ellicott City, MD 21042

5 Bedrooms
 6 Baths

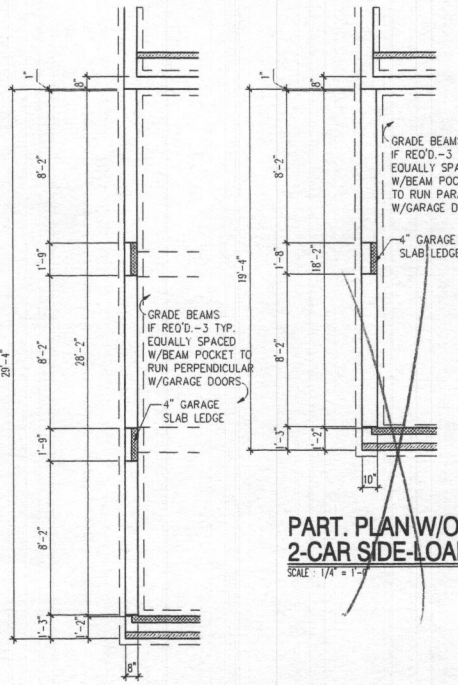
Pinnacle Design & Consulting
 ARCHITECTURE • PLANNING • CONSTRUCTION • MARKET ANALYSIS • INTERIOR DESIGN
 1500 Park Drive, Suite 200, Ellicott City, MD 21042
 PH: 410-341-0400 FAX: 410-341-0401 WWW: PinnacleDesign.com

B19000471

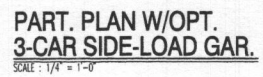
HEALTH DEPT



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



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



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

FOUNDATION / BASEMENT PLAN

SCALE: 1/4" = 1'-0"
 NOTE:
 1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
 2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
 3) PROVIDE 4" DIA. PERIMETER DRAIN TILE AROUND THE EXTERIOR FOOTING AND 4" DIA. DIAGONAL DRAIN TILE FROM THE SLUMP CROCK TO THE OPPOSITE FOUNDATION WALL. SLEEVE FOOTING AS REQUIRED.

NOTE:
 (*) - REFERENCE B/ D/1

CONCRETE COLUMN FOOTING SCHEDULE (f_c = 3,000 psi)

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

NOTE: MAXIMUM ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF
 REINFORCE FOOTINGS F38 & WIDER w/ #5 BARS @ 12" OC. EACH WAY. 3" CLEAR FROM BOTTOM OF FOOTING.

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

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

FOUNDATION / BASEMENT PLAN
 CRAFTMARK HOMES / OAKMONT

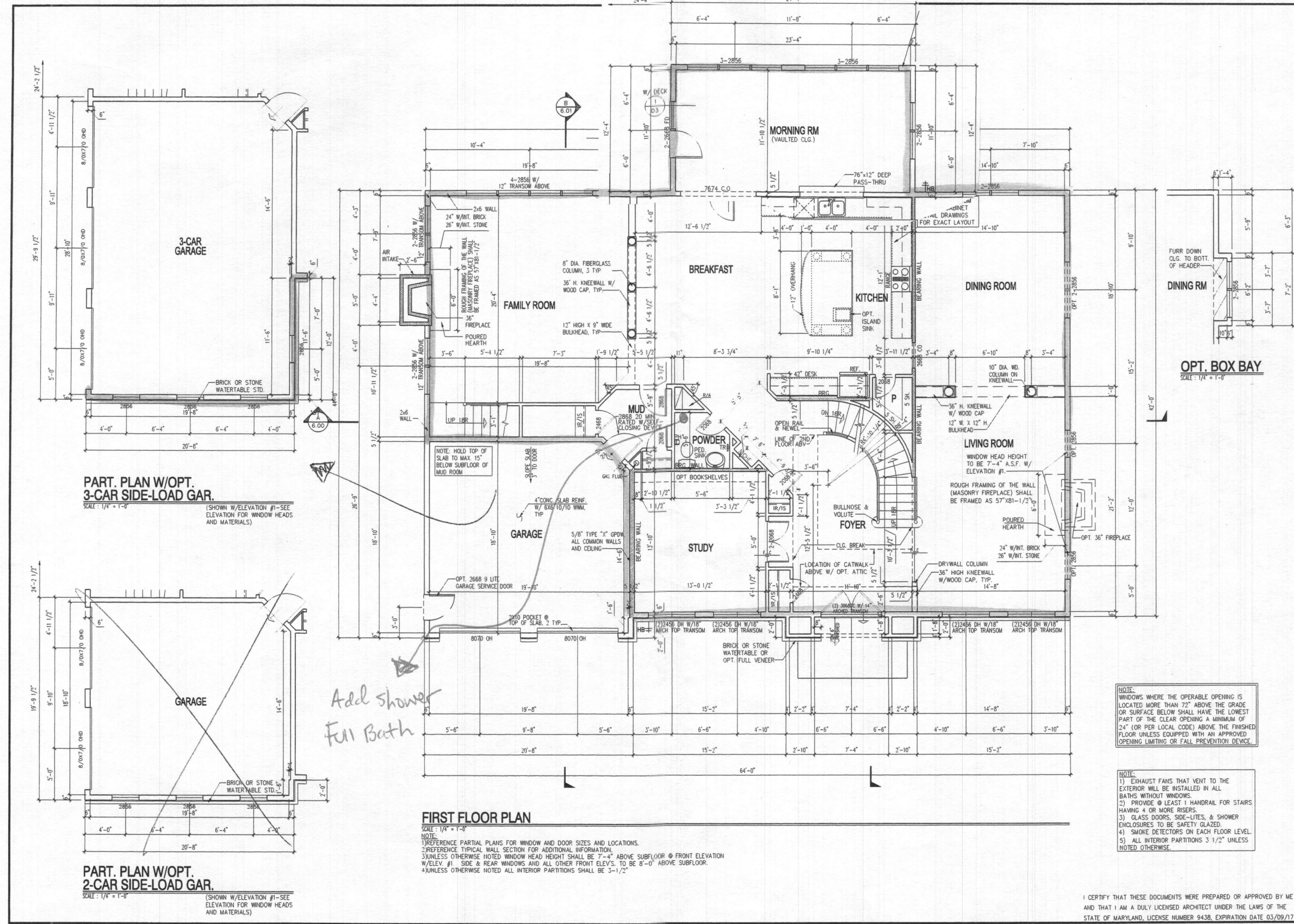
OWNER: WSP
 10/01/2005

| REV. # | DATE |
|----------|----------|
| ACR #101 | 08/02/05 |
| ACR #102 | 08/02/05 |
| ACR #106 | 01/26/07 |

2.00

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 9438, EXPIRATION DATE 03/09/17

This drawing is an instrument of service and shall remain the property of Pinnacle Design and Consulting Inc., it shall not be modified or reproduced in any manner without the written permission of Pinnacle Design and Consulting Inc.



PART. PLAN W/OPT. 3-CAR SIDE-LOAD GAR.
 SCALE: 1/4" = 1'-0"
 (SHOWN W/ELEVATION #1-SEE ELEVATION FOR WINDOW HEADS AND MATERIALS)

PART. PLAN W/OPT. 2-CAR SIDE-LOAD GAR.
 SCALE: 1/4" = 1'-0"
 (SHOWN W/ELEVATION #1-SEE ELEVATION FOR WINDOW HEADS AND MATERIALS)

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

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

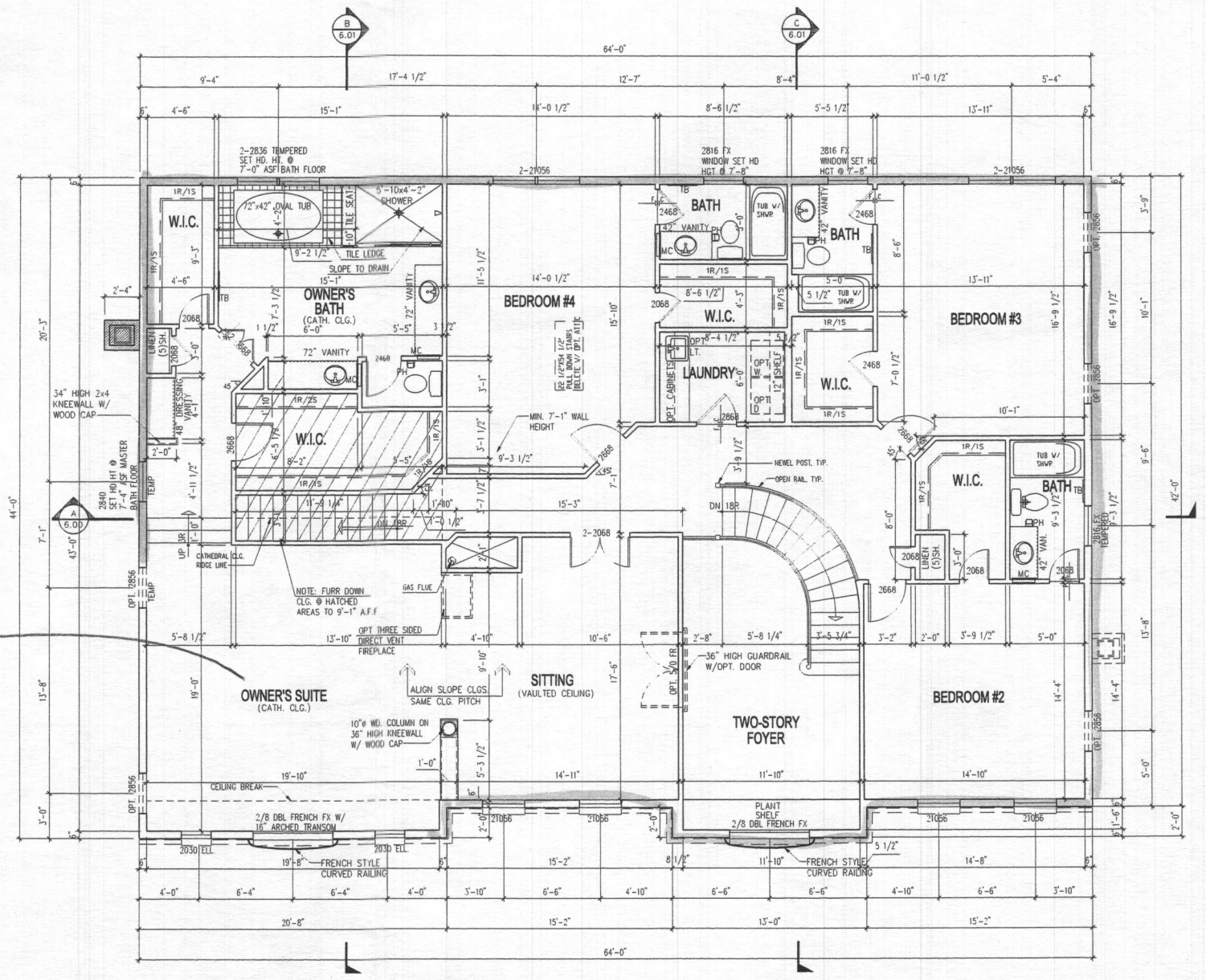
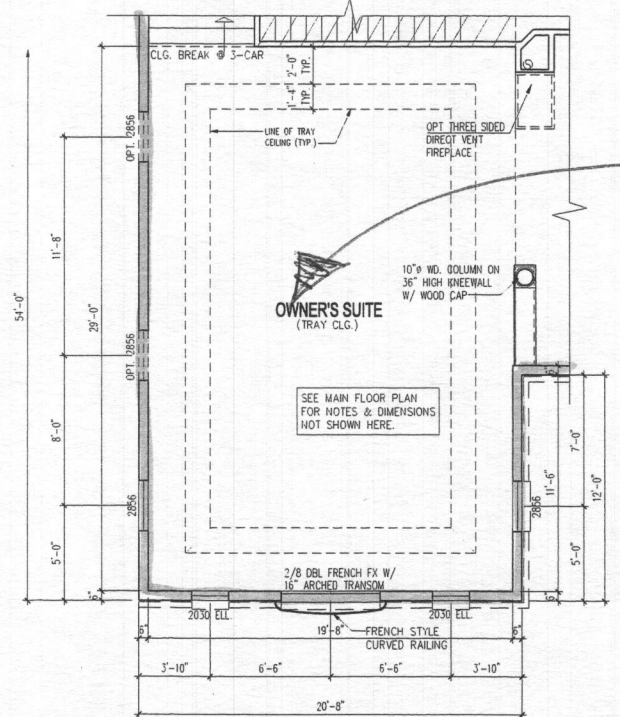
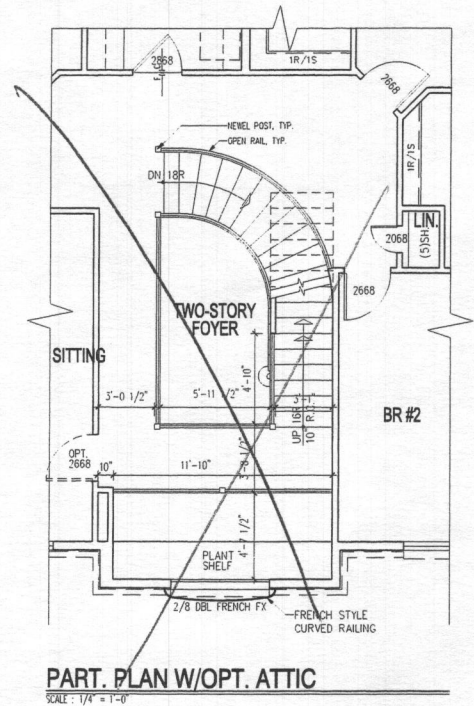
NOTE:
 1) EXHAUST FANS THAT VENT TO THE EXTERIOR WILL BE INSTALLED IN ALL BATHS WITHOUT WINDOWS.
 2) PROVIDE @ LEAST 1 HANDRAIL FOR STAIRS HAVING 4 OR MORE RISERS.
 3) GLASS DOORS, SIDE-LITES, & SHOWER ENCLOSURES TO BE SAFETY GLAZED.
 4) SMOKE DETECTORS ON EACH FLOOR LEVEL.
 5) ALL INTERIOR PARTITIONS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

Add shower Full Bath

FIRST FLOOR PLAN
 CLIENT INFORMATION:
CRAFTMARK HOMES / OAKMONT
 This drawing is the instrument of service and shall remain the property of Pinnacle Design & Consulting, Inc. It shall not be modified or reproduced in any manner without written permission of Pinnacle Design & Consulting, Inc.

| | |
|------------------|------------|
| DRAWN BY: HSP | |
| 10/01/2005 | |
| REV. #1 | 06/02/2015 |
| ACR #101 | 08/21/2015 |
| ACR #102 | 09/02/2015 |
| ACR #106 | 01/26/2017 |
| P2096300 | |
| SHEET No. | |
| 3.00 | |

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 9438, EXPIRATION DATE 03/09/17



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

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

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

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

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 9438, EXPIRATION DATE 03/09/17

PROJECT TITLE: SECOND FLOOR PLAN
CLIENT INFORMATION: CRAFTMARK HOMES / OAKMONT
 This drawing is an instrument of service and shall remain the property of Pinnacle Design & Consulting, Inc. It shall not be modified or reproduced in any manner without written permission of Pinnacle Design & Consulting, Inc.

DRAWN BY: WSP
10/01/2005

| REV. NO. | DATE |
|-----------|------------|
| REV. #14 | 06/02/2015 |
| ACR #1061 | 08/21/2015 |
| ACR #1063 | 09/02/2015 |
| ACR #1066 | 01/28/2017 |

SHEET No.
3.01

1574000918