



ARCHITECTURE • DESIGN • PLANNING • INTERIORS
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SCREEN PORCH/DECK ADDITION

3898 WHITEBROOK LANE
ELLICOTT CITY, MD 21042

OWNER:
JENNIFER NOSTRAME
3898 WHITEBROOK LANE
ELLICOTT CITY, MD 21042

**BRASHER
DESIGN**
ARCHITECTURE • DESIGN • PLANNING • INTERIORS
5560 STERRETT PLACE, SUITE 300, COLUMBIA, MARYLAND 21044
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email: brasher.intel@brasherdesign.com

CODE REQUIREMENTS, BUILDING STATISTICS

APPLICABLE CODES: 2021 INTERNATIONAL RESIDENTIAL CODE [w/ local amendments]
2021 INTERNATIONAL ENERGY CONSERVATION CODE [w/ local amendments]

CONSTRUCTION TYPE: R-3

AREA OF WORK: 729 S.F.

LIST OF MATERIALS

	EARTH		PLYWOOD
	POUROSUS FILL		WOOD FINISHED
	CONCRETE		WOOD ROUGH
	BRICK		BATT INSULATION
	CONCRETE MASONRY UNITS		RIGID INSULATION
	CUT OR CAST STONE		METAL LARGE SCALE
	STRUCTURAL CLAY TILE		ACOUSTICAL TILE
	RUBBLE STONE		GYPSUM BOARD
	SLATE		METAL SMALL SCALE
	MARBLE		GLASS LARGE SCALE

GENERAL NOTES

- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES AND CONSTRUCTION PRIOR TO PROCEEDING WITH THE WORK, AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALL DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS, ELEVATIONS, OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL, REVERSE OR OPPOSITE HAND PLANS, SECTIONS, ELEVATIONS, OR DETAILS.
- ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE MANUFACTURER PREPARED SHOP DRAWINGS FOR REVIEW OF ALL PREFABRICATED COMPONENTS OR CONSTRUCTION ASSEMBLIES, INCLUDING COLD-FORMED METAL FRAMING, FOR REVIEW PRIOR TO ORDERING MATERIALS. SUCH DRAWINGS SHALL INCLUDE ENGINEERING, SIGNED AND SEALED BY A MARYLAND LICENSED PROFESSIONAL STRUCTURAL ENGINEER, FOR ANY STRUCTURAL ELEMENTS.

SCOPE OF WORK

NEW FIRST FLOOR SCREEN PORCH AND NEW SECOND FLOOR DECK AT REAR OF HOUSE.

LOCATION MAP



LIST OF ABBREVIATIONS

A.B.	ANCHOR BOLT	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	LAM.	LAMINATE(D)	REINF.	REINFORCE(D/ING)
A.C.T.	ACOUSTICAL CEILING TILE	EL.	ELEVATION	LAUND.	LAUNDRY	REQ'D.	REQUIRED
A.D.	ACCESS DOOR	ELEC.	ELECTRICAL	LAV.	LAVATORY	R.G.	RANGE
A.D.A.	AMERICANS W/ DISABILITIES ACT	ELEV.	ELEVATOR	LD.	LOAD	R.L.	RAIN LEADER
A.F.F.	ABOVE FINISHED FLOOR	E.J.	EXPANSION JOINT	L.F.	LINEAR FEET	R.M.	ROOM
A.H.U.	AIR HANDLING UNIT	E.P.D.M.	ETHYLENE POLYPROPYLENE DIENETERPOLYMER MEMBRANE	L.L.V.	LONG LEG VERTICAL	R.O.	ROUGH OPENING
ALUM.	ALUMINUM	EQ.	EQUAL	LOC.	LOCATE/LOCATION	RTU	ROOF TOP UNIT
A.P.	ACCESS PANEL	E.T.R.	EQUAL EXISTING TO REMAIN	LT.	LIGHT	S	SHELF (SHELVES)
APPROX.	APPROXIMATE	E.W.	EACH WAY	MACH.	MACHINE	S&R	SHELF & ROD
A.R.A.	AREA OF RESCUE ASSISTANCE	EWC.	ELECTRIC WATER COOLER	MAS.	MASONRY	15&2R	1 SHELF & 2 RODS
ARCH.	ARCHITECT	EXIST.	EXISTING	MAX.	MAXIMUM	S.B.	SPLASH BLOCK
ASPH.	ASPHALT	EXP.	EXPANSION	M.D.O.	MEDIUM DENSITY OVERLAY	S.C.	SOLID CORE
ASSOC.	ASSOCIATED/ASSOCIATION	EXT.	EXTERIOR	MECH.	MECHANICAL	SCHED.	SCHEDULE
BALC.	BALCONY	F.D.	FLOOR DRAIN	MTL.	METAL	S.D.	SMOKE DETECTOR
BC	BASE CABINET	F.D.C.	FIRE DEPARTMENT CONNECTION	MFR.	MANUFACTURE(R)	SECT.	SECTION
BCD	BASE CABINET DRAWER UNIT	FDN.	FOUNDATION	MIR.	MIRROR	SH.	SHINGLES
BD.	BOARD	F.E.C.	FIRE EXTINGUISHER CABINET	MISC.	MISCELLANEOUS	SHWR.	SHEET
BLDG.	BUILDING	F.E.T.	FIRE EXTINGUISHER	M.L.	MICRO LAM	SIA	SINK
BLK.	BLOCKING	FIN.	FINISH OR FINISHED	M.O.	MASONRY OPENING	S.P.	SUMP PUMP
BM.	BEAM	FIX.	FIXTURE	MR.	MARBLE	S.Q.	STANDPIPE
B.O.C.	BOTTOM OF COPING	FLX.	FLEXIBLE DUCT	MR.T.	MARBLE THRESHOLD	S.S.	SQUARE
BOT.	BOTTOM	FL/FLR.	FLOOR	MTD.	MOUNTED	S.S.	STAINLESS STEEL
BRG.	BEARING	FT.	FOOT (FEET)	N.E.C.	NATIONAL ELECTRIC CODE	STR.	STAIR
BRK.	BRICK	FTG.	FOOTING	N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION	STRUCT.	STRUCTURAL
B.S.	BACKSPLASH	GALV.	GALVANIZED	N.I.C.	NOT IN CONTRACT	SUSP.	SUSPENDED
C.	COURSE (MASONRY)	GAR.	GARAGE	NO. / #	NOMINAL	S.V.	SHEET VINYL
CAB.(S)	CABINET(S)	G.B.	GLASS BLOCK	N.T.S.	NOT TO SCALE	T.	TREAD
CANT.	CANTILEVERED	G.I.	GLASS BLOCK INTERRUPTER	O.C.	ON CENTER	T&B	TOP AND BOTTOM
C.D.	CEILING DIFFUSER	G.F.I.	GROUND FAULT INTERRUPTER	OPT.	OPTIONAL	T&G	TONGUE & GROOVE
C.J.	CONTROL JOINT	GL.	GLAZING OR GLASS	OPNG.	OPENING	T.B.	TOWEL BAR
C.L. /<	CENTER LINE	GR.	GRADE	OPP.HD.	OPPOSITE HAND	THLD.	THRESHOLD
CLG.	CEILING	GUT.	GUTTER	O.S.	OVERFLOW SCUPPER	T.O.S.	TOP OF STEEL
CLO.	CLOSET	GYP.	GYPSUM	OVHD.	OVERHEAD	T.P.D.	TOILET PAPER DISPENSER
CLR.	CLEAR	G.W.B.	GYPSUM WALL BOARD	H.B.	HOSE BIB	TR.	TRUSS
C.M.U.	CONCRETE MASONRY UNIT	H.C.	HOLLOW CORE	HCP.	HANDICAPPED	T.O.W.	TOP OF WALL
CNTR.	COUNTER	HCP.	HANDICAPPED	HDW.	HARDWARE	TYP.	TYPICAL CONDITION
COL.	COLUMN	HD.	HEAD	HDR.	HEADER (MASONRY)	U.N.O.	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	HDR.	HORIZONTAL	HORIZ.	HORIZONTAL	V.B.	VAPOR BARRIER
COND.	CONDITION	H.M.	HOLLOW METAL	H.R.	HOUR	V.C.T.	VINYL COMPOSITE TILE
CONT.	CONTINUOUS	HT.	HEIGHT	IN.	INCH(ES)	V.E.	VERTICAL
CORR.	CORRIDOR	IN.	INCANDESCENT	INCL.	INCLUDED	V.I.F.	VERIFY IN FIELD
COORD.	COORDINATE	INT.	INSULATED OR INSULATED	INSUL.	INSULATION	V.T.R.	VENT THRU ROOF
CORNR.	CORNER	J	JOIST	INT.	INTERIOR	W/	WITH
CPT.	CARPET	JB	JUNCTION BOX	JT	JOINT	W.C.	WATER CLOSET
CSMNT.	CASEMENT	KIT.	KITCHEN			WD.	WOOD
C.T.	CERAMIC TILE					W.H.	WATER HEATER
CU.	CUBIC					WT.	WEIGHT
DBL.	DOUBLE						
DET.	DETAIL						
D.H.	DOUBLE HUNG						
DIM.	DIMENSION						
DISP.	DISPENSER						
D.L.	DEAD LOAD						
DN.	DOWN						
DR.	DOOR						
D.S.	DOWN SPOUT						
D.W.	DISHWASHER						
DWG.(S)	DRAWING(S)						

LIST OF ARCH. SYMBOLS

DETAIL		DETAIL	
SHEET		INT. ELEVATION	
DETAIL		EXT. ELEVATION	
SHEET		SECTION	
DETAIL		ROOM NAME & NUMBER	
SHEET		DOOR NUMBER	
DETAIL		WINDOW TYPE	
SHEET		REVISION NUMBER	
DETAIL		CONSTRUCTION TYPE	
SHEET		MISC KEYS	
DETAIL		FLOOR ELEVATION	
SHEET		SPOT ELEVATION	
DETAIL		DETAIL TITLES	
SHEET			

LIST OF DRAWINGS

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ARCHITECTURAL	
D-1	DEMOLITION PLANS AND ELEVATIONS
A-1	NEW WORK FLOOR PLANS
A-2	NEW WORK ELEVATIONS
A-3	SECTIONS AND DETAILS
A-4	SECTIONS AND DETAILS
A-5	DOOR SCHEDULE AND DETAILS
STRUCTURAL	
S-1	NEW WORK FRAMING PLANS

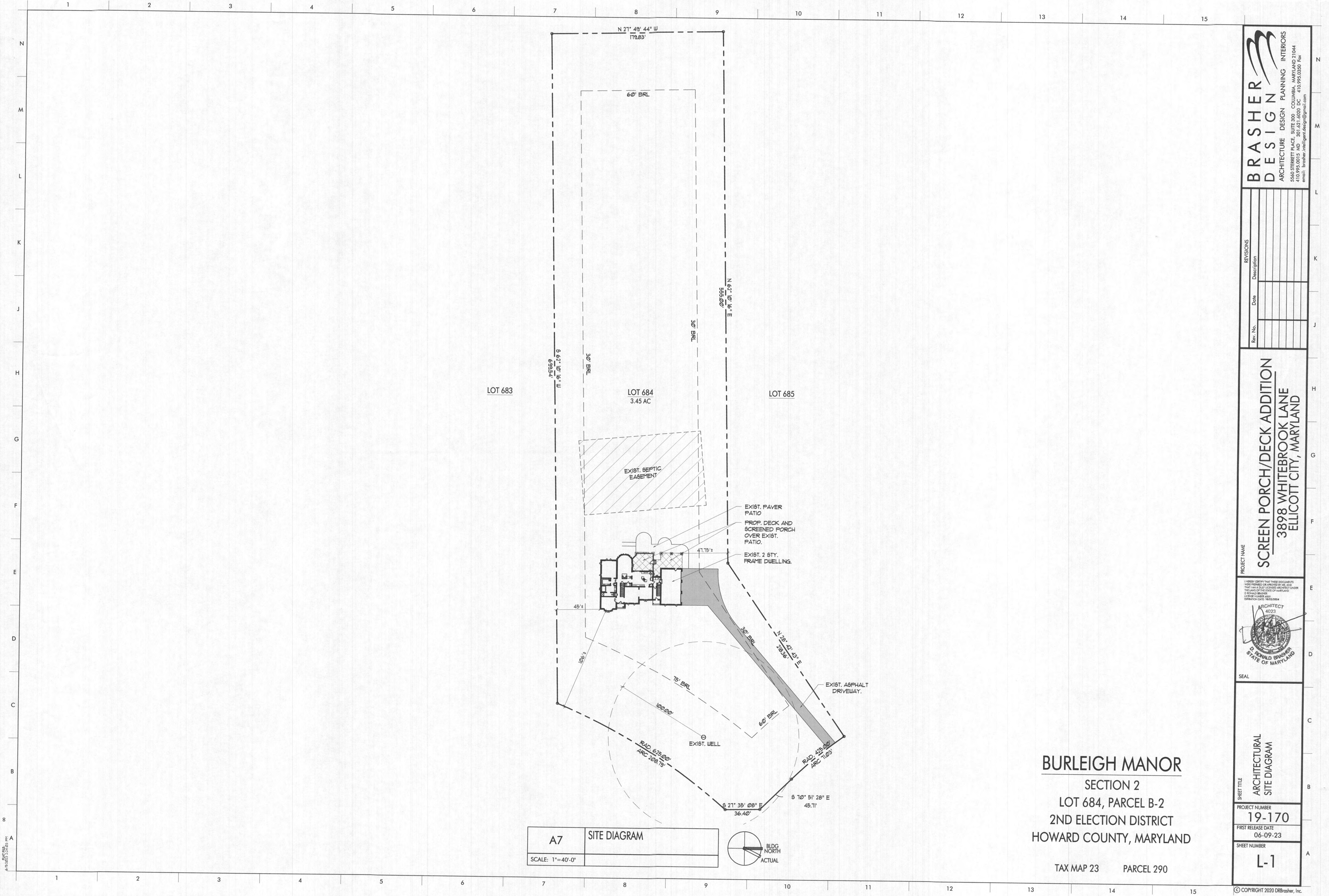
SITE LOCATION PLAN



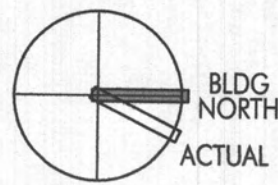
SCREEN PORCH/DECK ADDITION
3898 WHITEBROOK LANE
ELICOTT CITY, MARYLAND



COVER SHEET
PROJECT NUMBER
19-170
FIRST RELEASE DATE
06-09-23
SHEET NUMBER
G-1



A7	SITE DIAGRAM
SCALE: 1"=40'-0"	



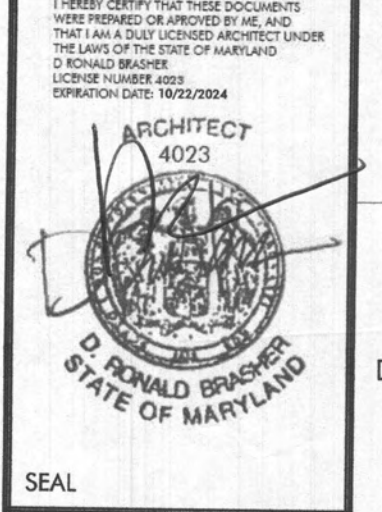
BURLEIGH MANOR
SECTION 2
LOT 684, PARCEL B-2
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TAX MAP 23 PARCEL 290

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REVISIONS			
Rev. No.	Date	Description	

PROJECT NAME
SCREEN PORCH/DECK ADDITION
3898 WHITEBROOK LANE
ELLICOTT CITY, MARYLAND



SHEET TITLE ARCHITECTURAL SITE DIAGRAM	PROJECT NUMBER 19-170
	FIRST RELEASE DATE 06-09-23
	SHEET NUMBER L-1

GENERAL DEMOLITION NOTES

- DEMOLITION INDICATED SHALL BE PERFORMED TO THE LIMITS REQUIRED TO MAKE WAY FOR NEW CONSTRUCTION.
- IDENTIFY ANY MATERIALS PROPOSED TO BECOME PART OF NEW WORK OR HAVING A SALVAGE VALUE. SALVAGE MATERIALS TO BECOME PART OF NEW WORK ON SITE FOR FUTURE REUSE.
- PATCH AND REPAIR EXISTING CONSTRUCTION DISTURBED BY DEMOLITION TO LIKE NEW CONDITION.
- IDENTIFY FUNCTION OF EXISTING BUILDING COMPONENTS SCHEDULED FOR DEMOLITION. IF BUILDING FUNCTION MAY BE IMPAIRED THROUGH PROPOSED DEMOLITION BRING IMMEDIATELY TO THE ATTENTION OF OWNER AND ARCHITECT FOR REVIEW PRIOR TO PROCEEDING.
- BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER AND ARCHITECT FOR REVIEW PRIOR TO PROCEEDING.
- PROVIDE TEMPORARY SHORING AS NEEDED AT LOAD-BEARING CONDITIONS. GENERAL CONTRACTOR SHALL ENGAGE A MARYLAND LICENSED PROFESSIONAL STRUCTURAL ENGINEER TO PROVIDE SHORING DESIGN.
- COORDINATE ALL SELECTIVE DEMOLITION WITH REQUIREMENTS OF NEW CONSTRUCTION, TYP.

CONSTRUCTION KEY

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR & FRAME TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED

DEMOLITION KEYNOTES

- REMOVE EXISTING DECK, TO INCLUDE BUT NOT LIMITED TO DECK BOARDS, JOISTS, BEAMS, POSTS, RAILING, STAIRS, AND DOORS.
- REMOVE EXISTING WINDOW, FRAME AND TRIM.
- SAW CUT AND REMOVE EXTERIOR MASONRY WALL, BELOW SILL, INCLUDING ANY WIRING, PIPING, OR SIMILAR COMPONENTS WITHIN. IDENTIFY ANY COMPONENTS PROPOSED TO BECOME PART OF NEW WORK AND CAP SAFELY IN PLACE. ALL OTHER COMPONENTS SHALL BE REMOVED BACK TO POINT OF ORIGIN.
- REMOVE INTERIOR CEILING TO EXPOSE EXISTING CONSTRUCTION AS NEEDED FOR INSTALLATION OF STRUCTURAL CONNECTORS AND RELATED BLOCKING.

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3898 WHITEBROOK LANE
ELLICOTT CITY, MARYLAND

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR JUDGED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
D. RONALD BRASHER
EXPIRATION DATE: 10/23/2024



SEAL

SHEET TITLE
DEMOLITION PLANS AND ELEVATIONS

PROJECT NUMBER
19-170

FIRST RELEASE DATE
06-09-23

SHEET NUMBER

D-1

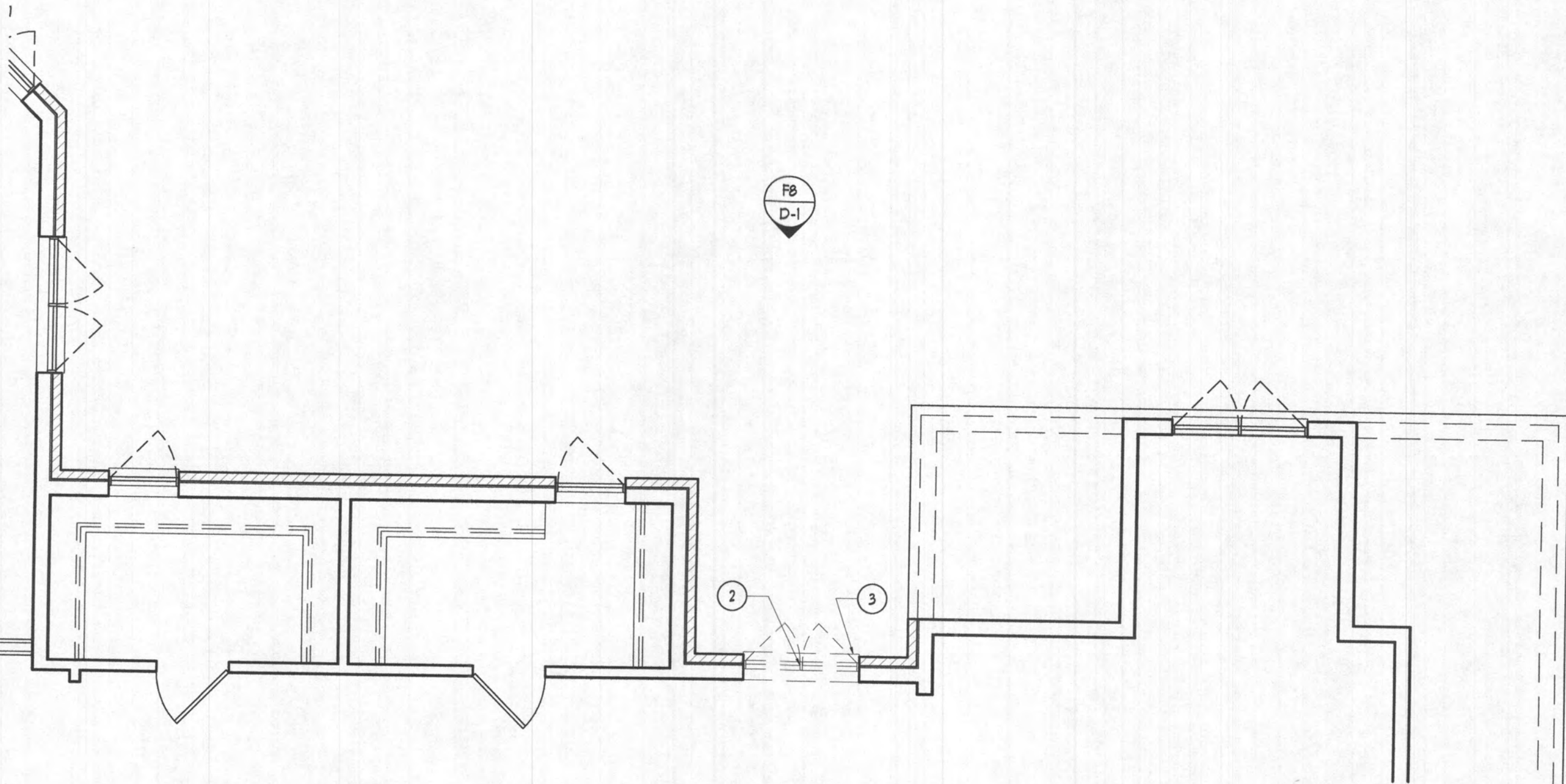
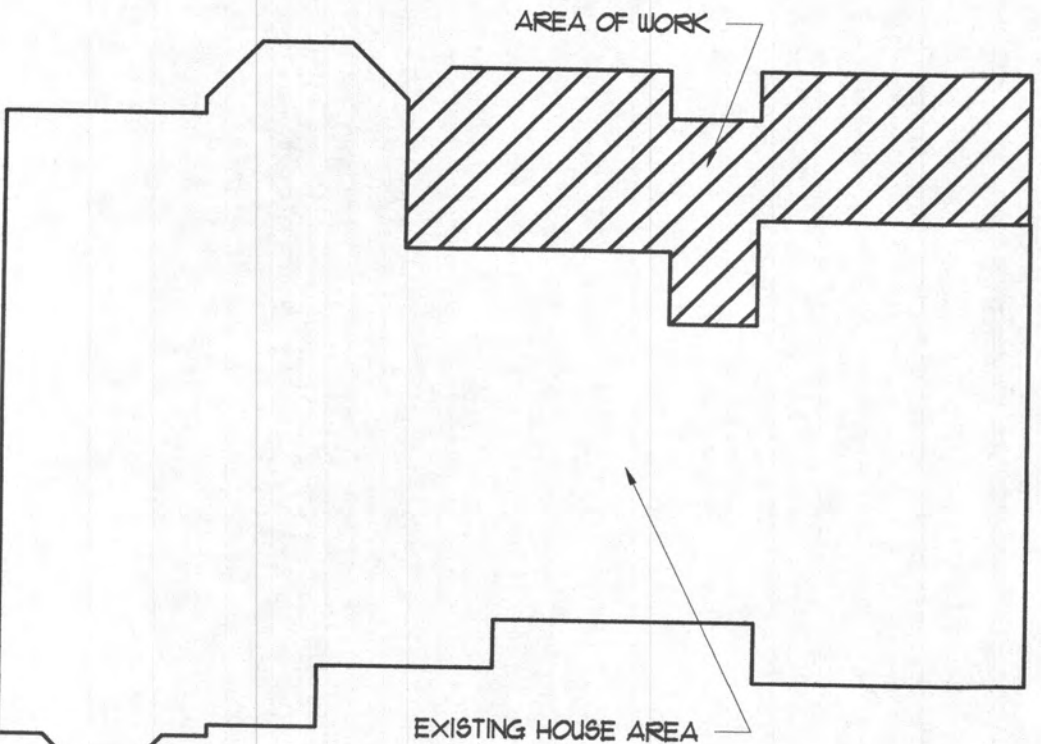
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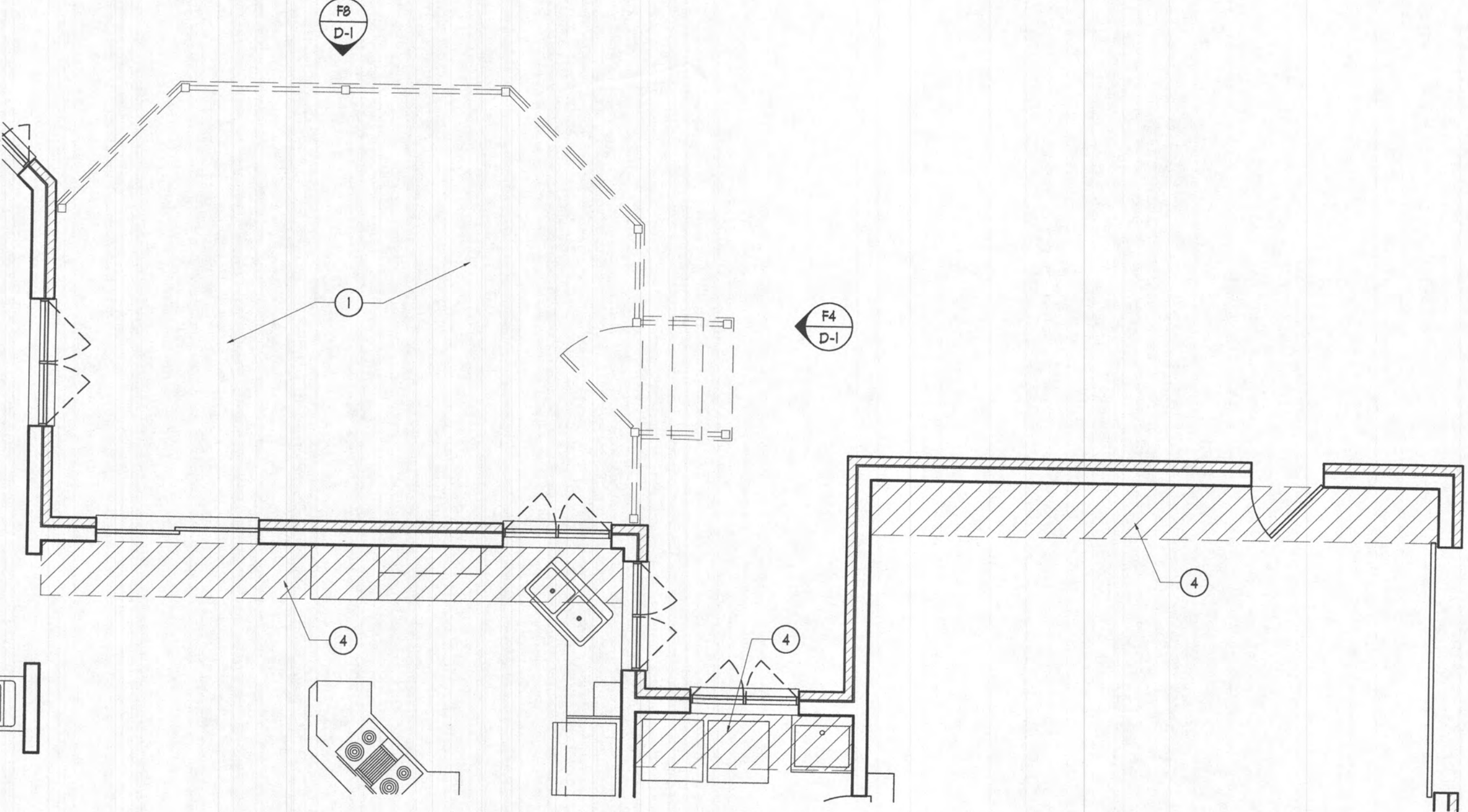
F4 DEMOLITION ELEVATION
SCALE: 1/8"=1'-0" D-1



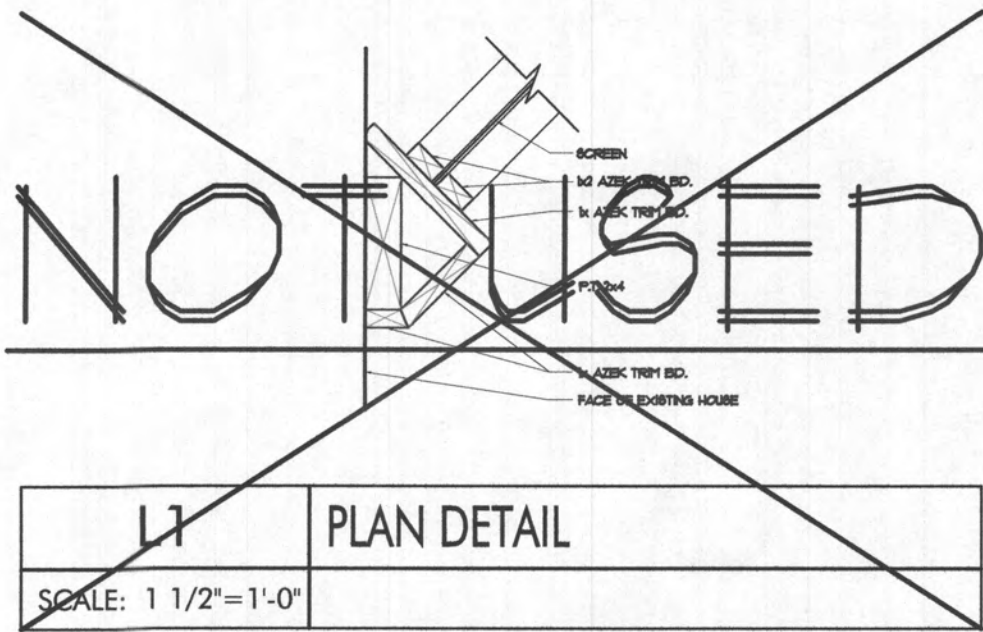
F8 DEMOLITION ELEVATION
SCALE: 1/8"=1'-0" D-1



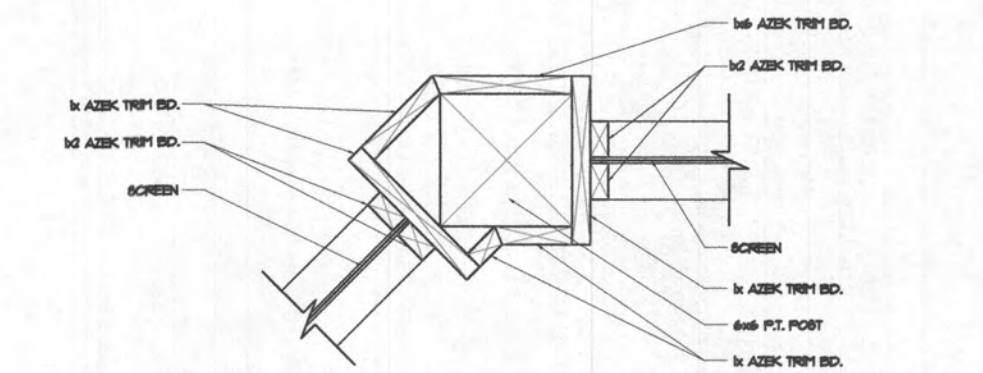
A4 DEMOLITION PLAN - SECOND FLOOR
SCALE: 1/4"=1'-0"



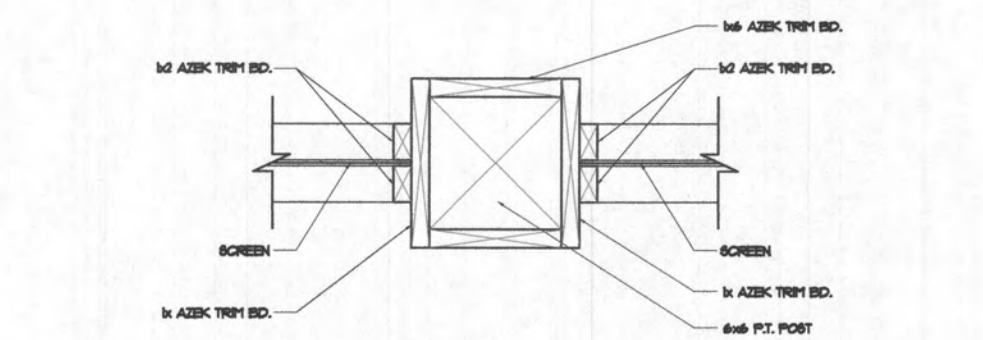
A11 DEMOLITION PLAN - FIRST FLOOR
SCALE: 1/4"=1'-0"



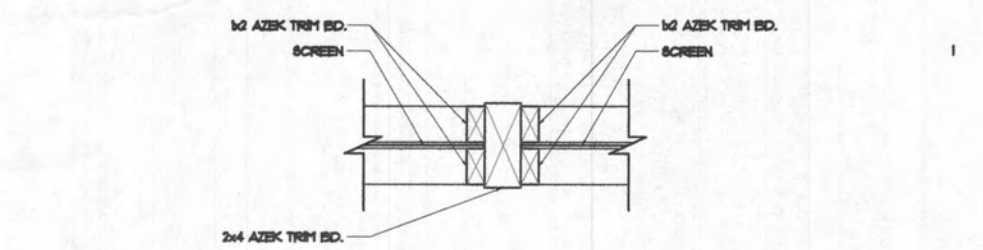
L1 PLAN DETAIL
SCALE: 1 1/2"=1'-0"



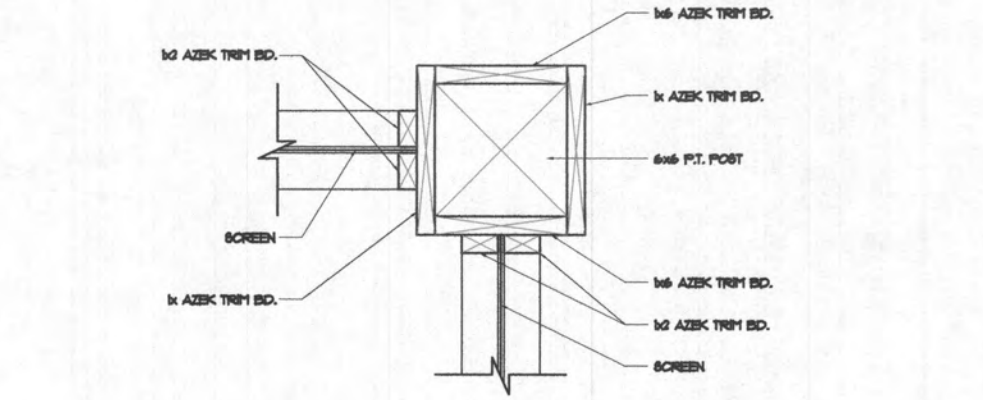
J1 PLAN DETAIL
SCALE: 1 1/2"=1'-0"



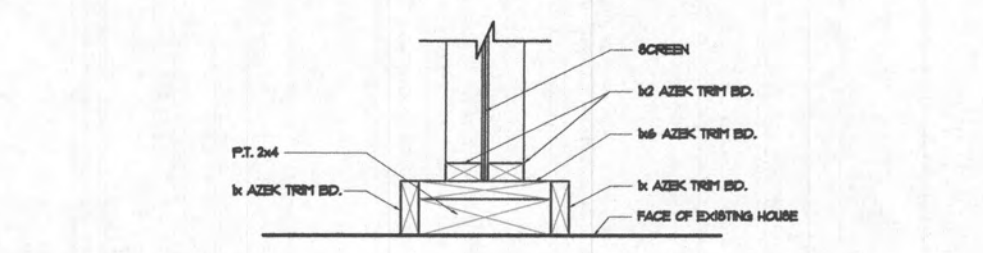
G1 PLAN DETAIL
SCALE: 1 1/2"=1'-0"



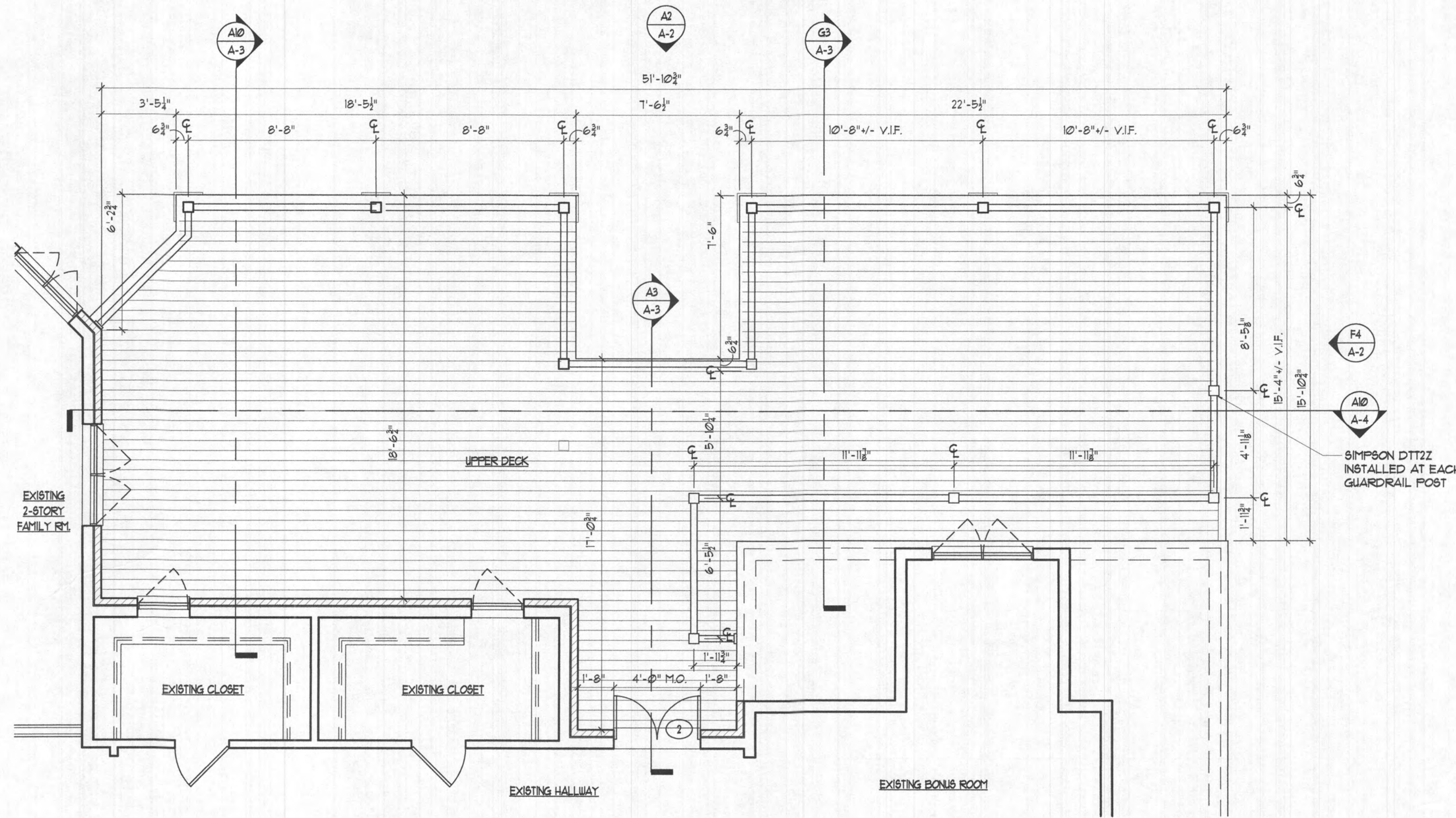
E1 PLAN DETAIL
SCALE: 1 1/2"=1'-0"



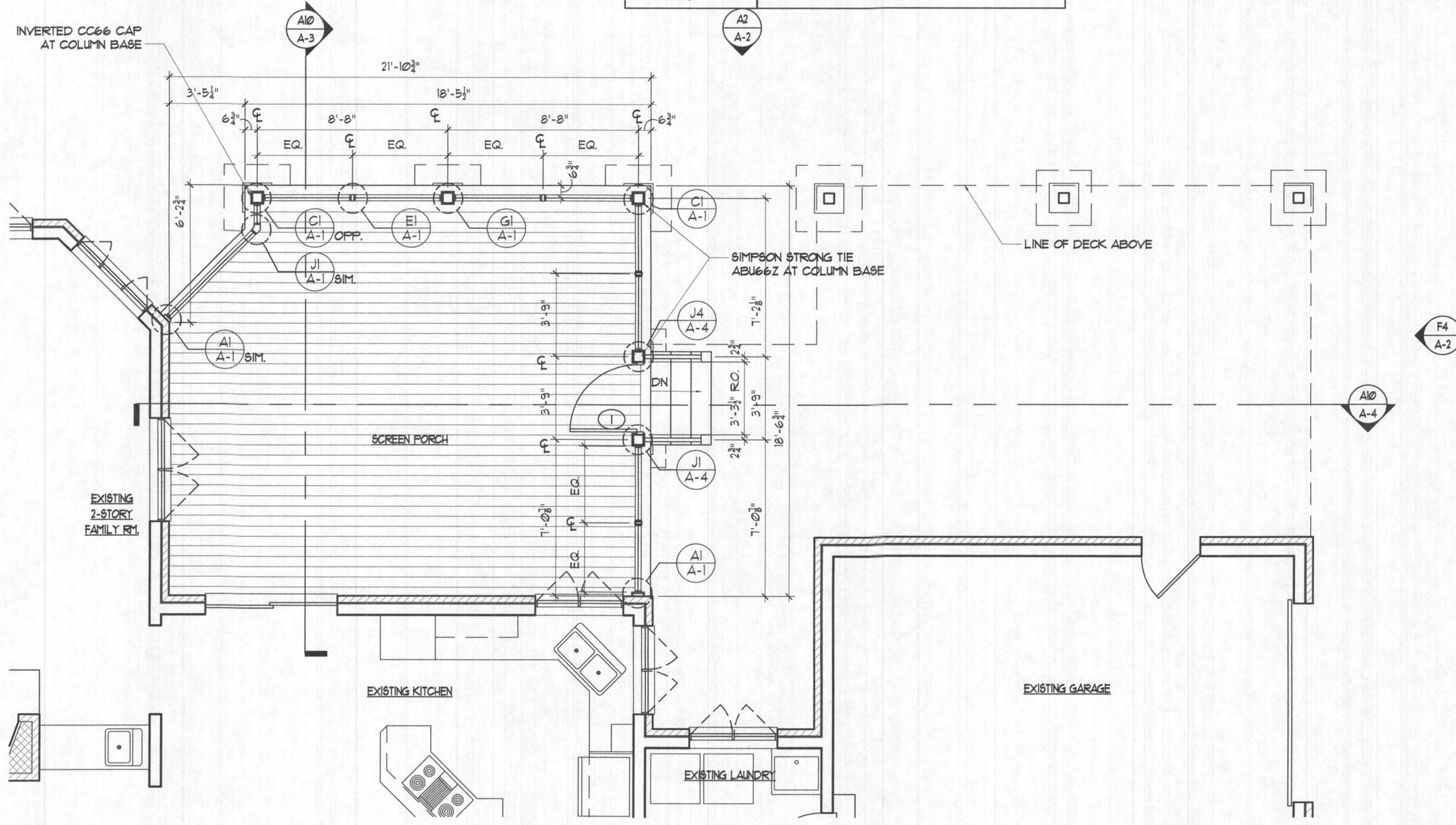
C1 PLAN DETAIL
SCALE: 1 1/2"=1'-0"



A1 PLAN DETAIL
SCALE: 1 1/2"=1'-0"



G7 UPPER DECK FLOOR PLAN
SCALE: 1/4"=1'-0"



A7 SCREEN PORCH FLOOR PLAN
SCALE: 1/4"=1'-0"

CONSTRUCTION KEY

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR & FRAME TO REMAIN
- NEW DOOR

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REVISIONS
Rev. No.
Description
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ELLICOTT CITY, MARYLAND

PROJECT NAME

I HEREBY CERTIFY THAT THESE DOCUMENTS
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THAT I AM A duly LICENSED ARCHITECT UNDER
THE LAWS OF THE STATE OF MARYLAND.



SEAL

NEW WORK FLOOR PLANS

PROJECT NUMBER
19-170
FIRST RELEASE DATE
06-09-23

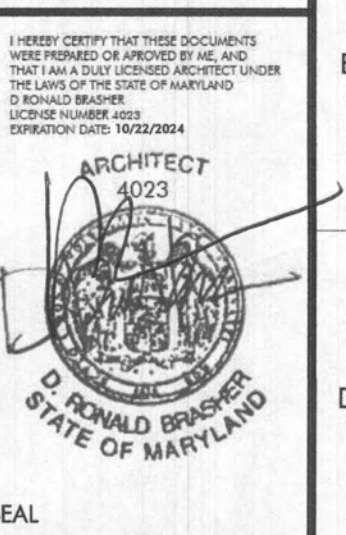
SHEET NUMBER
A-1



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REV. NO.	DATE	DESCRIPTION

SCREEN PORCH/DECK ADDITION
 3898 WHITEBROOK LANE
 ELLICOTT CITY, MARYLAND

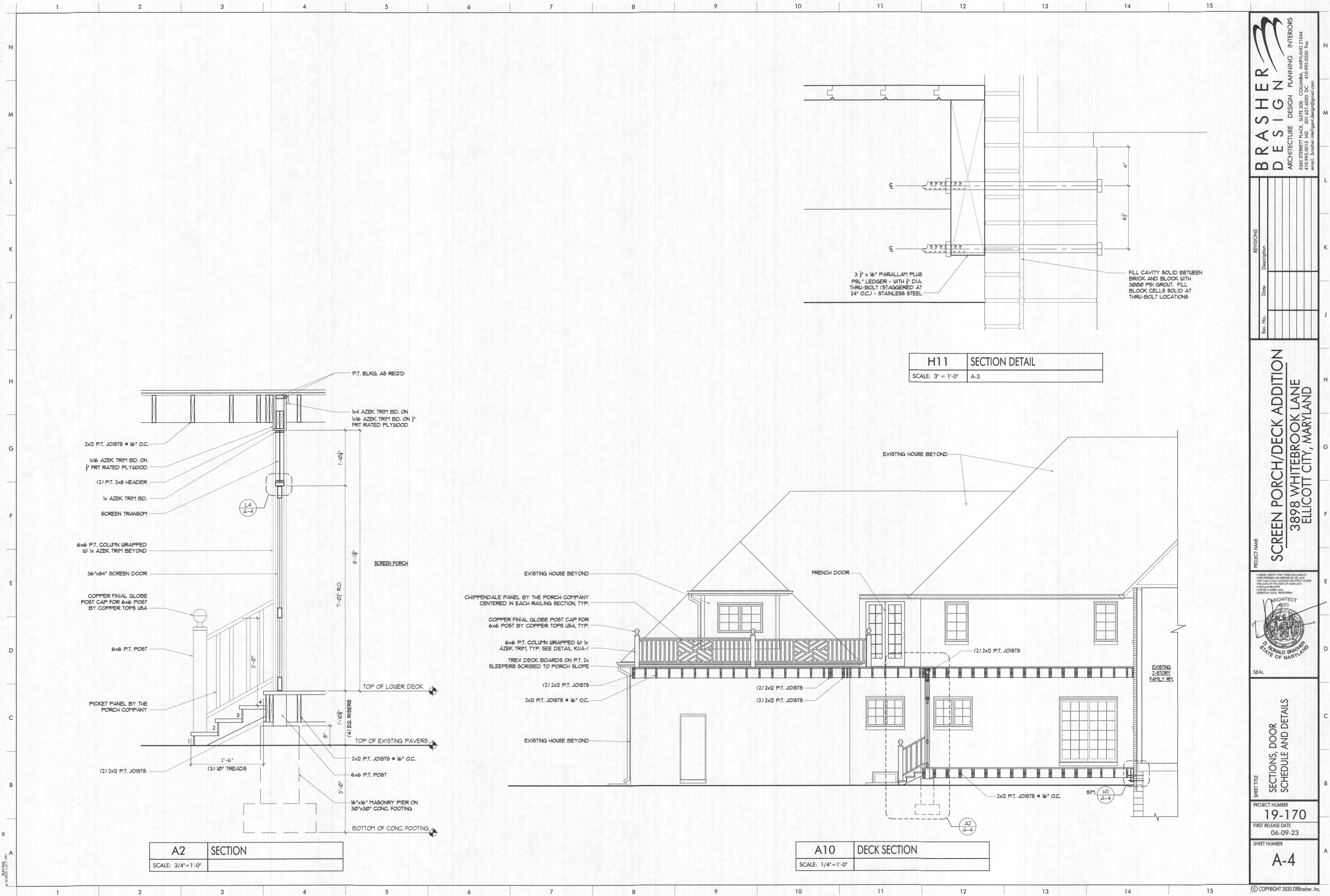


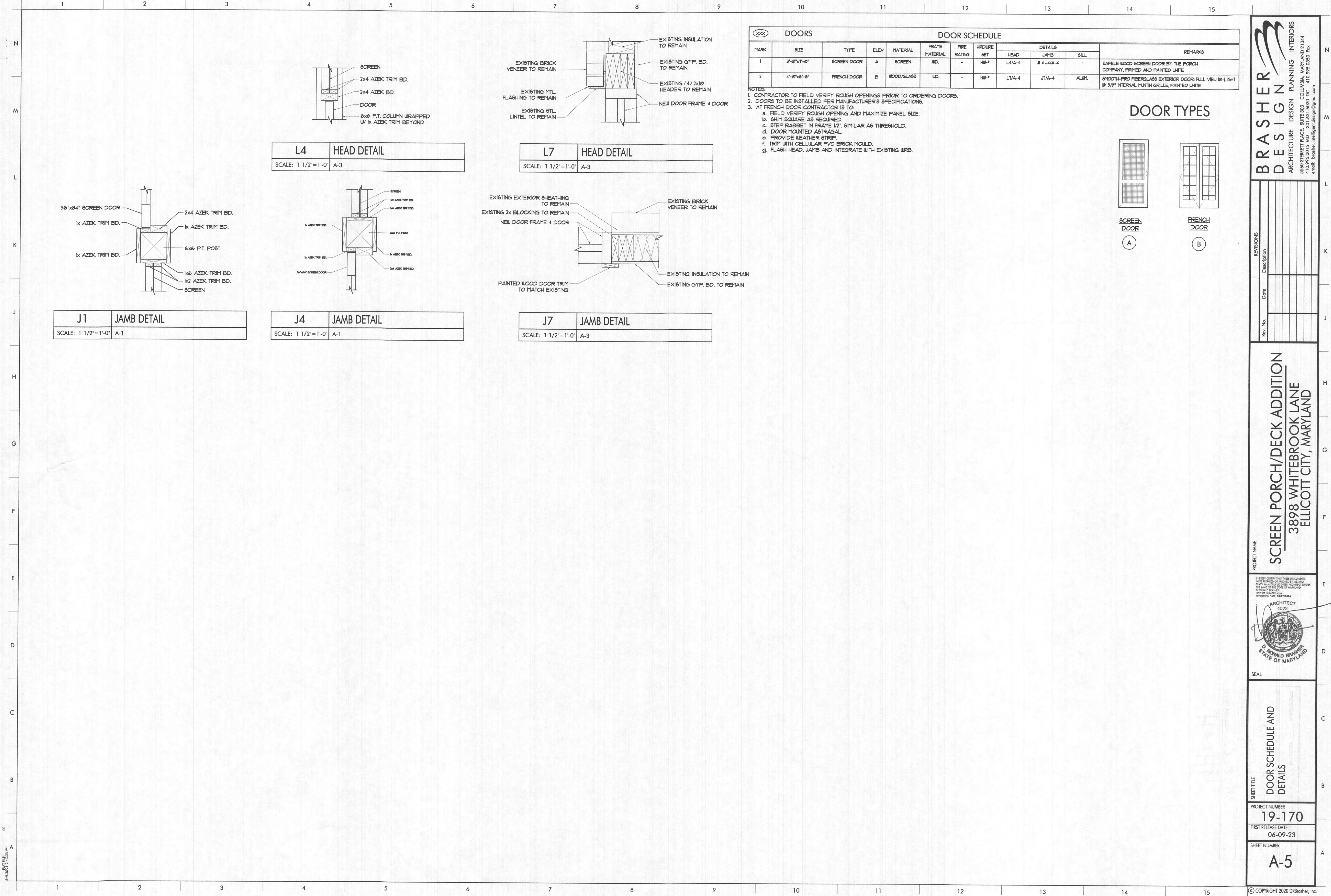
NEW WORK ELEVATIONS

PROJECT NUMBER
19-170

FIRST RELEASE DATE
06-09-23

SHEET NUMBER
A-2





REVISIONS	
Rev. No.	Description

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ELLICOTT CITY, MARYLAND

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THAT I AM A duly LICENSED ARCHITECT UNDER
THE LAWS OF THE STATE OF MARYLAND
D. RONALD BRASHER
LICENSE NUMBER: 4023
EXPIRATION DATE: 10/23/2024

ARCHITECT
4023

D. RONALD BRASHER
STATE OF MARYLAND

SHEET TITLE DOOR SCHEDULE AND DETAILS
PROJECT NUMBER 19-170
FIRST RELEASE DATE 06-09-23
SHEET NUMBER A-5