Menu Save Reset Cancel Help

Approved MDE 8/13/26

Record Detail * *(This section is required.)*

Permit Type	Permit Number	Opened Date
Building/Residential/Garage/Detached	B26001790	05/29/2026

Description of Work

SFD/ CONSTRUCT 30' X 32' DETACHED GARAGE FOR EQUIPMENT STORAGE, 2 STORY, Slab on Grade, 3R, 0FB, 1HB, 0FP, OTHER STRUCTURE = Detached Garage, 0BR, PORCH/DECK = Rear Porch, ENERGY METHOD = Prescriptive Method, **NOT APPROVED AS AN ADU OR FOR SLEEPING ROOMS**

check spelling

Address * *(This section is required.)*

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
12402	STELLA	DR

Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.94122	39.18015

City	State	Zip Code	Primary
FULTON	MD	20759	Yes

Parcel * *(This section is required.)*

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
1101645	205	25	358500	910400	551900	RURAL

Legal Description

IMPSPAR B 25.003 A BUIL[ ]12402 STELLA DR[ ]FULTON MANOR II

check spelling

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	PAR B	605102	4				

Plan Area	State Tax Id	Subdivision Name
	1405595842	Fulton Manor

Section	Area	Tax Map
		40

Grid	Zoning District	ADC Map
40-6	RR-DEO	5051-K2

SDP No.	Final Plan No.	WP File No.	
	F-07-047		Primary
Record Plat No.	**WS Contract No.**	**FDP No.**	Yes
22479-2248			

Owner Occupied	Year Built	Historic District
○ Yes ◉ No	2015	○ Yes ◉ No

Historic District Registry No.	Stat Area	Flood Plain
	5-15A	○ Yes ◉ No

Building No

Owner *(This section is not required.)*

Search Reset Clear

Name *
PFAU M
Address Line 1
12402 STELLA DR
Address Line 2
Address Line 3
Mail City
FULTON
Mail State
MD
Mail Zip Code
20759
Phone
443-526-4597
Primary
Yes
E-mail

willowspringsmanor@gmail.com

Cell Number 4435264597

Fax Number

Professionals *(This section is not required.)*

License # *

Business Name

License Type * --Select--

First Name **Middle Name** **Last Name**

Primary Yes

Address Line 1

Address Line 2

City **State** **ZIP Code**

Phone 1 **Phone 2** **Fax**

E-mail

Applicant *(This section is not required.)*

Search As Owner As Lic. Prof As Contact

Type * Applicant

First Name MARY **MI** T **Last Name** PFAU

Relationship Applicant

Full Name PFAU MARY THERESE

Primary No

Organization Name

Street Address 12402 STELLA DR

Address Line 2

City FULTON **State** MD **Zip Code** 20759

Phone 443-526-4597 **Cell** 443-526-4597 **Fax**

E-mail * willowspringsmanor@gmail.com

Contact *(This section is not required.)*

Search As Owner As Lic. Prof As Contact

Type Contact

First Name MARY **MI** T **Last Name** PFAU

Relationship Applicant

Full Name PFAU MARY THERESE

Primary Yes

Organization Name

Street Address 12402 Stella Dr

Address Line 2

City FULTON **State** MD **Zip Code** 20759

Phone 443-526-4597 **Cell** 443-526-4597 **Fax**

E-mail willowspringsmanor@gmail.com

Addtl Info

Est Construction Cost * 100000 **Housing Units *** 0 **Number of Buildings *** 0 **Public Owned** No

Construction Type 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee * ○ Yes ◉ No

Capital Project Number (Text)

Fee Exempt * ○ Yes ◉ No

Roadside Tree Project Permit ○ Yes ◉ No

Roadside Tree Pr

No of Stories * 2 (Text) | Foundation * Slab on Grade | Basement * N/A | No of Rooms * 3 (Text) | Full Baths * 0 (Number) | Ha 1

Model *
SFD/ CONSTRUCT 30' X 32' DETACHED GARAGE FOR EQUIPMENT STORAGE
check spelling

Other Structure * Detached Garage | Bedrooms * 0 (Number) | Porch Deck * Rear Porch | No of Fireplaces * 0 (Number) | Type of Fireplace --Select--

W & S Fees Paid ○ Yes ○ No | Water * Private | Sewage * Privat | Utilities * Electric | Heating System * Electric | Sprinkler System * NFPA #13D

1st Floor Width	1st Floor Depth	2nd Floor Width	2nd Floor Depth	Basement Width	Basement Depth	Height
32 FT (Number)	30 FT (Number)	34 FT (Number)	30 FT (Number)	FT (Number)	FT (Number)	

Total Square Footage * 1474 SQFT (Number) | Occupiable Square Footage * 616 SQFT (Number) | Affordable Housing Funding * N/A | Foundation Measurement 30 x 34 (Text)

Walls 2x6 16oc (Text) | Roof gambrel/as; (Text) | Change In Use ○ Yes ◉ No | Grading Permit No (Text) | Senior Housing ○ Yes ○ No | MIHU Outside Downtown Columbia ○ Yes ○ No

Additional Description Info
NOT APPROVED AS AN ADU OR FOR SLEEPING ROOMS
check spelling

Expiration Date 12/22/2026

MIHU Required Units (Num

GREEN INFORMATION

Goal Level --Select-- | Actual Level --Select-- | Leed Registration Number (Text) | Date of Leed Certification

STORM WATER MANAGEMENT

Green Roofs A1 ○ Yes ○ No | Permeable Pavements A2 ○ Yes ○ No | Reinforced Turf A3 ○ Yes ○ No | Disconnection of Rooftop Runoff N1 (Number)

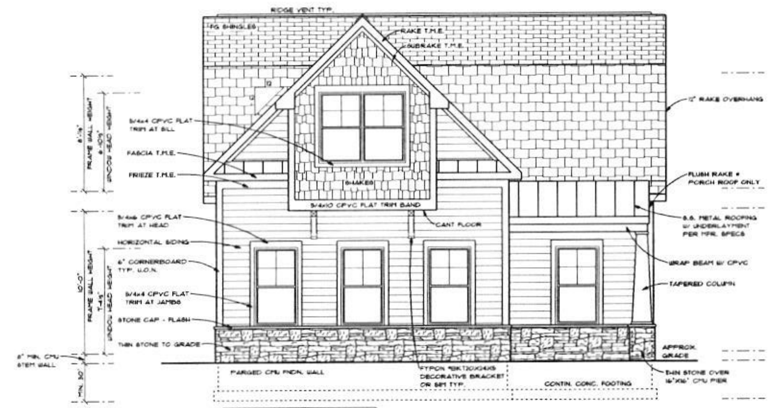
Sheetflow to Conservation Areas N3 ○ Yes ○ No | Rainwater Harvesting M1 (Number) | Submerged Gravel Wetlands M2 (Number) | Landscape Infiltratior

Dry Wells M5 (Number) | Micro Bioretention M6 (Number) | Rain Gardens M7 (Number) | Swales M8 (Number)

PSWM Certification Received in CID on

Submit Cancel

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



T.M.E. = TO MATCH EXISTING (MAIN HOUSE)

NOTE: MATERIALS TO MATCH RENOVATED MAIN HOUSE

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

APPLICABLE CODE: 2024 IRC AND 2024 IECC AS AMENDED BY HOWARD COUNTY

NOTES

1.0 GENERAL

1.01 THE BUILDER SHALL BE RESPONSIBLE AND LIABLE FOR FULL COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS AND AMENDMENTS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION, WHETHER OR NOT SUCH CODES AND REQUIREMENTS ARE EXPLICITLY DOCUMENTED IN THESE DRAWINGS. CONSTRUCTION SHALL COMPLY WITH THE INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS AT VARIANCE WITH THESE PLANS OR SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY. USE OF THESE DRAWINGS TO OBTAIN A BUILDING PERMIT OR TO CONSTRUCT THE STRUCTURE DOCUMENTED HEREIN SHALL CONSTITUTE ACCEPTANCE OF THESE CONDITIONS BY THE BUILDER.

1.02 IN THE EVENT OF A DISCREPANCY BETWEEN THE ARCHITECTURAL PLANS OR SPECIFICATIONS AND THE STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

1.03 DESIGN LOADS:

TYPE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
ROOF	30 (SNOW)	15
SLEEPING ROOMS	30	10
OTHER LIVING AREAS	40	15
GARAGE FLOORS	50	50
DECKS	40	10
EXTERIOR BALCONIES	40	10

2.0 SITE WORK

2.01 SITE WORK IS NOT ADDRESSED IN THESE DOCUMENTS. 3000 PSF SOIL BEARING CAPACITY ASSUMED.

3.0 CONCRETE/FOUNDATIONS

3.01 ALL REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI 318, CURRENT EDITION. ALL PLAIN CONCRETE SHALL CONFORM TO ACI 318.1 AND ACI 332R GUIDE TO RESIDENTIAL CAST IN PLACE CONCRETE CONSTRUCTION.

3.02 MINIMUM SPECIFIED COMPRESSIVE STRENGTH @ 28 DAYS:

LOCATION OF CONCRETE	F'c (PSI)
BASEMENT WALLS AND FOUNDATIONS NOT EXPOSED TO WEATHER	2500
BASEMENT SLABS AND INTERIOR SLABS ON GRADE	2500
BASEMENT WALLS, EXTERIOR FOUNDATION WALLS AND OTHER WORK EXPOSED TO WEATHER	3000
DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, STEPS/STAIRS AND UNHEATED GARAGE SLABS EXPOSED TO WEATHER	3500

3.03 THICKNESS AND REINFORCING OF CONCRETE FOUNDATION WALLS SHALL CONFORM TO 2024 IRC TABLE R404.1.1 (1)-4), OR WITH SEALED STRUCTURAL DRAWINGS SPECIFIC TO THE SITE SOIL AND GRADE CONDITIONS.

4.0 MASONRY

4.01 ALL MASONRY WORK SHALL CONFORM THE THE APPLICABLE REQUIREMENTS OF THE BIA AND NCMA "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION."

4.02 BRICK VENEER WALLS SHALL HAVE NON CORROSIVE METAL TIES AT MINIMUM 16" O.C. VERTICALLY AND HORIZONTALLY, AND WEEP HOLES AT 24" O.C. AT BASE FLASHING AND CAVITY INTERRUPTIONS.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MAXIMUM 6' 0" O.C. AND 12" FROM THE END OF EACH PLATE SECTION, WITH MINIMUM TWO (2) ANCHORS PER SECTION OF PLATE. ANCHOR STRAPS SPACED TO ACHIEVE EQUIVALENT CAPACITY MAY BE SUBSTITUTED FOR ANCHOR BOLTS.

5.02 ALL METAL ANCHORS, FASTENERS, HANGERS ETC. SHALL BE GALVANIZED. ALL STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A-992 WITH MINIMUM STRENGTH Fy = 50 KSI. ALL STRUCTURAL STEEL CHANNELS, ANGLES, RODS AND BAR STOCK SHALL CONFORM TO ASTM A 36 WITH MINIMUM STRENGTH Fy = 36 KSI.

5.03 ADJUSTABLE STEEL COLUMNS SHALL BE MINIMUM 11 GAUGE, ASTM A513 OR BETTER, AND SHALL MEET OR EXCEED NSA PUBLISHED ALLOWABLE LOAD CAPACITY. STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A53 GRADE B WITH MINIMUM STRENGTH Fy = 35 KSI. COLUMNS SHALL HAVE A MINIMUM 8"X4"X1/4" BEARING PLATE. SCREW JACK SHALL BE ENCASED IN CONCRETE OR TACK WELDED AFTER INSTALLATION.

6.0 WOOD

6.01 SILL PLATES AND ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE, AND ALL EXPOSED EXTERIOR LUMBER, SHALL BE PRESSURE TREATED TO MEET AWPA STANDARDS.

6.02 MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19%.

6.03 WOOD BEAMS, JOISTS, HEADERS AND RAFTERS SHALL BE MINIMUM S-P-F #1/#2 OR EQUAL UNLESS OTHERWISE NOTED.

6.04 LVL MEMBERS SHALL BE 1 3/4" WIDE, DEPTH PER PLANS, GANGED PER MANUFACTURER'S SPECIFICATIONS, WITH THE FOLLOWING MINIMUM PROPERTIES: Fb=2,600 PSI; Fc⊥ =750 PSI; Fc ∥ =2,510 PSI; Fv=285 PSI; E=2,000,000 PSI.

6.05 PSL MEMBERS SHALL BE SIZED PER PLANS, WITH THE FOLLOWING MINIMUM PROPERTIES: Fb=2,900 PSI; Fc⊥ =750 PSI; Fc ∥ =2,900 PSI; Fv=290 PSI; E=2,000,000 PSI.

6.06 PREFABRICATED FLOOR JOISTS OR FLOOR TRUSSES SHALL BE DESIGNED TO CARRY ALL IMPOSED LIVE AND DEAD LOADS WITH THE LIVE LOAD DEFLECTION NOT TO EXCEED L/480. ALL LAMINATED BEAMS AND BUILT-UP JOISTS TO BE DESIGNED/VERIFIED BY MFR TYPICAL THROUGHOUT. THE MANUFACTURER SHALL PROVIDE ALL REQUIRED HANGERS, SHEAR PANELS, BLOCKING/BRACING AND OTHER REQUIRED COMPONENTS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SIGNED AND SEALED IF REQUIRED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.07 PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH TPI RECOMMENDATIONS TO CARRY ALL IMPOSED LIVE AND DEAD LOADS. THE MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD-DOWN STRIPS, SHEAR PANELS AND OTHER REQUIRED COMPONENTS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SIGNED AND SEALED IF REQUIRED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.08 JOISTS SHALL BE DOUBLED UNDER PARALLEL WALLS THAT EXCEED ONE-THIRD THE JOIST LENGTH. JOISTS SHALL BE SPACED CLOSER UNDER BATH TUBS, CERAMIC OR MARBLE TILE, POTENTIAL WATER BEDS AND SIMILAR ANTICIPATED LOADING CONDITIONS. JOISTS SHALL NOT BE CUT, NOTCHED OR DRILLED EXCEPT AS PERMITTED BY 2024 IRC R502.8 OR OTHER APPLICABLE CODE.

6.09 HEADERS OVER FRAMED OPENINGS IN BEARING WALLS SHALL BE MINIMUM 2- 2X10 UNLESS OTHERWISE NOTED ON DRAWINGS, BUT SHALL IN NO EVENT BE LESS THAN SPECIFIED IN 2024 IRC TABLE R602.7 OR OTHER APPLICABLE CODE.

6.10 STAIR TREADS SHALL HAVE A MINIMUM DEPTH OF 10". TREADS SHALL HAVE A PROJECTING NOSING OF MINIMUM ¾", MAXIMUM 1¼", UNLESS TREAD DEPTH IS 11" OR GREATER. STAIR RISERS SHALL HAVE A MAXIMUM HEIGHT OF 7¾".

6.11 STAIR HANDRAILS SHALL BE LOCATED BETWEEN 34" AND 38" ABOVE THE SLOPED PLANE CONNECTING THE NOSINGS OF THE ASSOCIATED STAIR. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH FLIGHT OF STAIRS OF FOUR OR MORE RISERS AND SHALL BE CONTINUOUS OVER THAT FLIGHT. UNLESS OTHERWISE NOTED IN THESE PLANS, STAIR HANDRAILS SHALL HAVE A GRIP OF TYPE 1: CIRCULAR HANDRAILS SHALL HAVE A DIAMETER OF BETWEEN 1¼" AND 2"; NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER OF BETWEEN 4" AND 6¼" AND A MAXIMUM CROSS SECTION WIDTH OF 2¼".

7.0 THERMAL AND MOISTURE PROTECTION

7.01 ¼" x 3 ½" MIN COMPRESSIBLE SILL SEAL SHALL BE PROVIDED BENEATH ALL EXTERIOR SILL PLATES.

7.02 PROVIDE APPROVED CORROSION-RESISTIVE FLASHING AT THE INTERSECTION OF MASONRY AND WOOD FRAME CONSTRUCTION; OVER PROJECTING TRIM; WHERE DECKS, PORCHES, AND THE LIKE ARE ATTACHED TO WOOD FRAME CONSTRUCTION; AT ROOF TO WALL AND ROOF TO CHIMNEY INTERSECTIONS; IN ROOF VALLEYS; AT ALL ROOF PENETRATIONS; AT ALL WALL OPENINGS; AT ALL CAVITY INTERRUPTIONS AT MASONRY VENEER; AND ALL OTHER LOCATIONS REQUIRED TO PREVENT WATER PENETRATION OF THE STRUCTURE.

7.03 PROVIDE EXTERIOR FINISHES AS SHOWN ON DRAWINGS. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS OVER APPROVED WATER/WEATHER-RESISTANT BARRIER.

7.04 PROVIDE SOFFIT VENTS AND RIDGE VENTS AS SHOWN ON THE DRAWINGS, AND SUPPLEMENTAL ROOF VENTS IF/AS REQUIRED TO MAINTAIN MINIMUM 1/300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD BAFFLES IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW. ALL REVERSE GABLES SHALL BE OPEN TO MAIN ROOF ATTIC TO ALLOW FREE AIR FLOW.

THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING HEATING AND COOLING LOADS, EXTENDING EXISTING SYSTEMS, AND/OR SIZING NEW HVAC UNITS IN FULL COMPLIANCE WITH 2024 IRC M1401.3.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS. CONSTRUCTION SHALL BE IN FULL ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS AND PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO: ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY, INCLUDING THE HOMEOWNER, HIS FAMILY, AND OTHERS WHO MAY BE ON THE PREMISES FROM TIME TO TIME; ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN; AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING THE EXISTING RESIDENCE, DRIVEWAYS, LEAD WALKS, OR OTHER STRUCTURES.

3. ANY DAMAGE OR LOSS TO ANY PROPERTY REFERENCED IN ITEM #2 CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, ANY OF HIS SUBCONTRACTORS, OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM SHALL BE REMEDIED BY THE CONTRACTOR.

4. IF, WITHIN ONE YEAR AFTER THE WORK HAS BEEN ACCEPTED BY THE OWNER, ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT IT PROMPTLY UPON RECEIPT OF WRITTEN NOTICE BY THE OWNER TO DO SO, AND SHALL BEAR ALL COSTS FOR SUCH CORRECTION, UNLESS THE OWNER HAS PREVIOUSLY PROVIDED THE CONTRACTOR WRITTEN NOTICE OF ACCEPTANCE OF SUCH CONDITION.

5. ALL PROJECT DEBRIS SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. THE CONTRACTOR SHALL PROPERLY EXTEND, TERMINATE, UPGRADE, OR OTHERWISE MODIFY EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS, AS MAY BE REQUIRED.

7. COLORS, MATERIALS AND FINISH DETAILS OF NEW CONSTRUCTION SHALL MATCH EXISTING AS CLOSELY AS POSSIBLE, UNLESS OTHERWISE SPECIFIED. FEATHER OR TOOTH IN NEW FINISHES TO EXISTING, WHERE APPLICABLE, TO MINIMIZE APPEARANCE OF JOINTS.

8. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS. CONTRACTOR SHALL VERIFY ADEQUACY OF EXISTING STRUCTURE TO RECEIVE NEW CONSTRUCTION.

9. PROVIDE ACCESS PANELS AS REQUIRED AT ALL VALVES, CLEANOUTS, UTILITY PANELS, CABLE HOME RUNS, AND ALL OTHER LOCATIONS THAT READY ACCESS MAY BE REQUIRED.

NOTE: NO EXHAUSTIVE OR INVASIVE INVESTIGATION OF EXISTING CONDITIONS WAS PERFORMED. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS. IF A SIGNIFICANT DISCREPANCY OR UNANTICIPATED CONDITION IS DISCOVERED, CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER BEFORE PROCEEDING WITH THE WORK, AND SHALL NOT PROCEED UNTIL A MUTUALLY ACCEPTABLE RESOLUTION IS REACHED.

2024 IECC ENERGY CODE COMPLIANCE REQUIREMENTS

THE BUILDING SHALL CONFORM TO THE FOLLOWING MANDATORY REQUIREMENTS PER THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE:

COMPLIANCE CERTIFICATE	A PERMANENT CERTIFICATE APPROVED BY THE LOCAL JURISDICTION DESCRIBING THE R-VALUES, U-FACTORS, AND SHGC OF THE BUILDING COMPONENTS AND BUILDING AIR LEAKAGE TEST RESULTS SHALL BE AFFIXED TO THE ELECTRICAL DISTRIBUTION PANEL OR ANOTHER LOCATION APPROVED BY THE LOCAL JURISDICTION, PER IECC R401.3.
MAXIMUM FENESTRATION U-FACTOR AND SHGC	THE MAXIMUM U-FACTOR ALLOWED USING EITHER THE COMPONENT PERFORMANCE ALTERNATIVE PER IECC R402.1.5 OR THE SIMULATED PERFORMANCE ALTERNATIVE PER IECC R405 SHALL BE 0.48 FOR VERTICAL FENESTRATION AND 0.75 FOR SKYLIGHTS PER IECC R402.6.
HVAC CONTROLS	EACH HEATING AND COOLING SYSTEM SHALL HAVE AT LEAST ONE THERMOSTAT PER IECC R403.1. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM SHALL BE A PROGRAMMABLE THERMOSTAT PER IECC R403.1.1.
HEAT PUMP SUPPLEMENTARY HEAT	HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE OR FUEL FIRED HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT FROM OPERATING WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD PER IECC R403.1.2.
DUCT SEALING	WHEN NEW FORCED AIR SYSTEMS ARE PROVIDED, ALL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED PER IRC M1601.4.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER A ROUGH-IN OR POSTCONSTRUCTION TEST PER IECC R403.3.7 UNLESS DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
BUILDING CAVITIES AS DUCTS OR PLENUMS	BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS PER IECC R403.3.2.
MECHANICAL SYSTEM PIPING INSULATION	MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F OR BELOW 55°F SHALL BE INSULATED TO R-3 MINIMUM PER IECC R403.4. PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DEGRADATION AND DECAY PER IECC R403.4.1.
CIRCULATING HOT WATER SYSTEMS	CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH TO TURN OFF THE CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE PER IECC R403.5.1.
MECHANICAL VENTILATION	THE BUILDING SHALL BE PROVIDED WITH VENTILATION PER IRC M1505 OR OTHER APPROVED MEANS OF VENTILATION PER IECC R403.6. WHOLE HOUSE VENTILATION FANS SHALL MEET EFFICIENCY STANDARDS PER IECC TABLE R403.6.2.
EQUIPMENT SIZING	HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES PER IECC R403.7.
SYSTEMS SERVING MULTIPLE DWELLING UNITS	SYSTEMS SERVING MULTIPLE DWELLING UNITS SHALL CONFORM TO IECC SECTIONS C403 AND C404.
SNOW MELT SYSTEMS CONTROLS	SNOW AND ICE MELT SYSTEMS SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS ABOVE 50°F AND NO PRECIPITATION IS FALLING, AND AUTOMATIC OR MANUAL CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F PER IECC R403.9.2.
POOLS AND INGROUND PERMANENTLY INSTALLED SPAS	POOLS AND INGROUND SPA HEATERS SHALL HAVE AN ACCESSIBLE ON-OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUT-OFF WITHOUT AFFECTING THE THERMOSTAT SETTING PER IECC R403.10.1; GAS-FIRED HEATERS SHALL NOT HAVE CONSTANT BURNING PILOT LIGHTS. HEATERS SHALL HAVE TIME SWITCHES OR OTHER CONTROL METHODS TO AUTOMATICALLY TURN ON AND OFF PER APRESET SCHEDULE PER IECC R403.10.2. HEATED POOLS AND INGROUND SPAS SHALL BE PROVIDED WITH A VAPOR-RETARDANT COVER PER IECC R403.10.3.
LIGHTING EQUIPMENT	ALL PERMANENTLY INSTALLED LUMINAIRES NOT PART OF APPLIANCES AND HAVING AN INPUT POWER OF GREATER THAN 3.0W SHALL HAVE A EFFICACY OF NOT LESS THAN 45 LUMENS PER WATT OR SHALL CONTAIN LAMPS CAPABLE OF OPERATION WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS PER WATT PER IECC R404.1.
FUEL GAS LIGHTING EQUIPMENT	FUEL GAS SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHT SYSTEMS PER IECC R404.1.5.

THE BUILDING SHALL ALSO CONFORM TO THE FOLLOWING PRESCRIPTIVE REQUIREMENTS:

THE BUILDING CONFORMS TO THE PRESCRIPTIVE REQUIREMENTS DETAILED IN THE CHART BELOW PER IECC R402.1.3, R402.1.3, AND R403.5.2. THE BUILDING SHALL ALSO CONFORM TO THE DETAILED REQUIREMENTS OF IECC R402.2.

COMPONENT	REQUIRED VALUE
CEILING/ROOF	R-49 (COMPRESSED OVER WALL TOP PLATE AT EAVES) OR R-38 (UNCOMPRESSED OVER WALL TOP PLATE AT EAVES)
WALLS	R-30 CAVITY OR R-20 CAVITY PLUS R-5 CONTINUOUS
BASEMENT WALLS	R-10 CONTINUOUS OR R-13 CAVITY
SLAB	R-10, 3' DEPTH
CRAWL SPACE WALLS	R-10 CONTINUOUS OR R-13 CAVITY
FLOORS OVER UNCONDITIONED SPACE	R-19
DUCTS OUTSIDE CONDITIONED SPACE	R-8 FOR DUCTS 3" IN DIAMETER OR LARGER R-6 FOR DUCTS SMALLER THAN 3" IN DIAMETER
HOT WATER PIPES	R-3.6 UNLESS OTHERWISE ALLOWED BY IECC R403.5.2
FENESTRATION	U-FACTOR = 0.30 MAX; SHGC = 0.40 MAX
SKYLIGHTS	U-FACTOR = 0.55 MAX; SHGC = 0.40 MAX

BUILDING AREAS

LOWER LEVEL
APPROX. 880 SQ. FT. EQUIPMENT STORAGE
APPROX. 70 SQ. FT. PORCH

UPPER LEVEL
APPROX. 675 SQ. FT. FINISHED/CONDITIONED

2024 IECC ENERGY CODE COMPLIANCE

COMPLIANCE PATH: PRESCRIPTIVE R-VALUE PER R402.1.3

R408.2 ADDITIONAL ENERGY EFFICIENCY CREDITS
REQUIRED CREDITS: 20

OPTION 1

CREDITS	MEASURE	DESCRIPTION
12	R408.2.2(1)	HEAT PUMP W/ ELECTRIC RESISTANCE BACKUP, MIN. 7.8 HSPF2, 15.2 SEER2, AND 11.7 EER2
7	R408.2.3(3)	INTEGRATED HEAT PUMP WATER HEATER, MIN. 3.3 UEF
1	R408.2.8	DEMAND RESPONSIVE THERMOSTAT
20		TOTAL

OR

OPTION 2

CREDITS	MEASURE	DESCRIPTION
12	R408.2.2(1)	HEAT PUMP W/ ELECTRIC RESISTANCE BACKUP, MIN. 7.8 HSPF2, 15.2 SEER2, AND 11.7 EER2
11	R408.2.1	MIN. 6TBW RATED CAPACITY OF SOLAR PANELS WITH DOCUMENTATION PER R404.4
23		TOTAL

RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
11407 BARLEY FIELD WAY
MARRIOTTSVILLE, MD 21104 • 410-442-3667

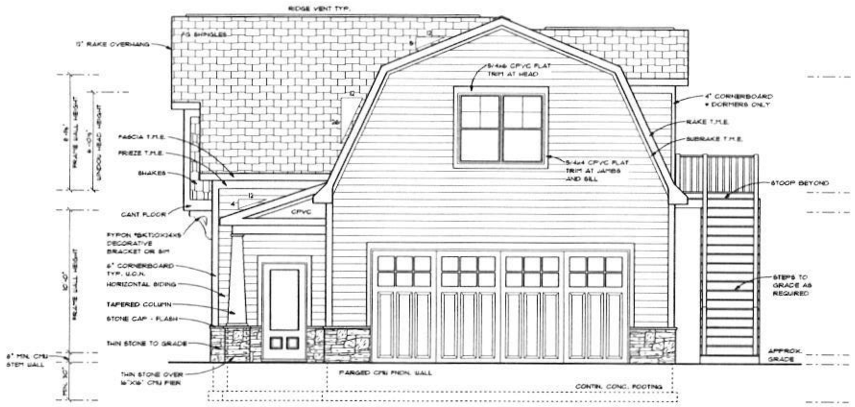
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER [illegible] EXPIRATION DATE 07/17/2025

Proposed Detached Garage for the
Pfau Residence

REVISIONS

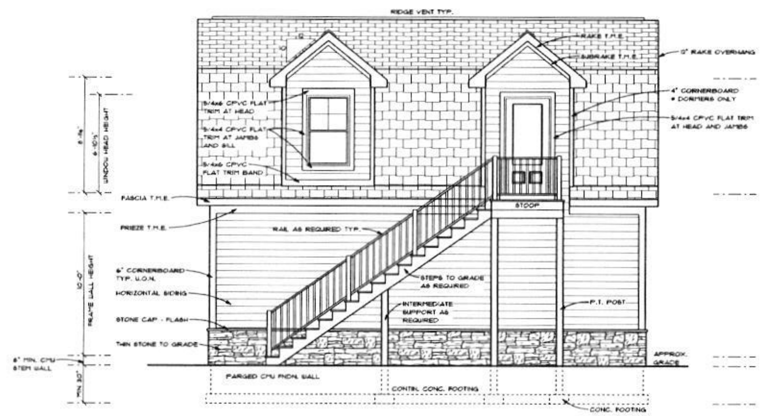
DATE 03-27-2026

SHEET NO. A-1



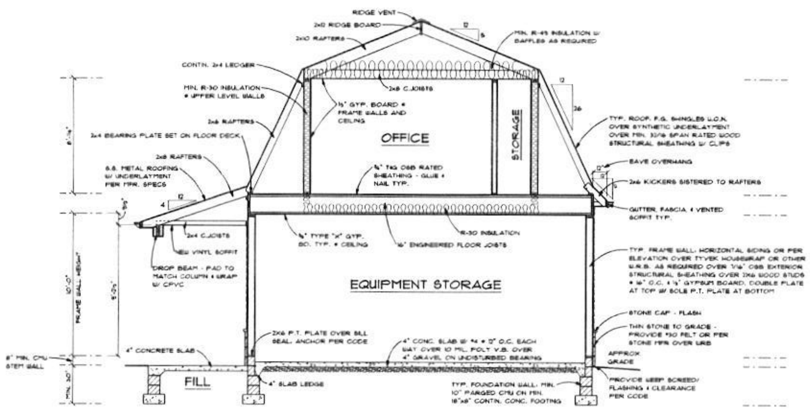
Right Elevation

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



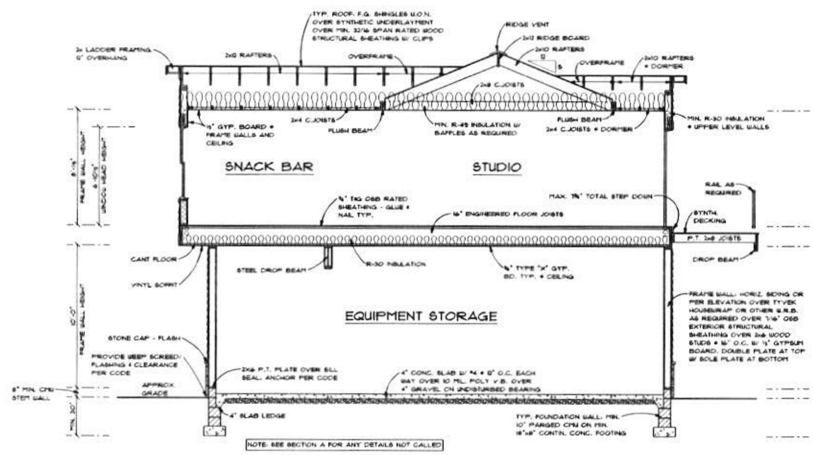
Rear Elevation

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



Section A

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



Section B

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

RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
11407 BARLEY FIELD WAY
MARRIOTTSVILLE, MD 21104 • 410-442-3667

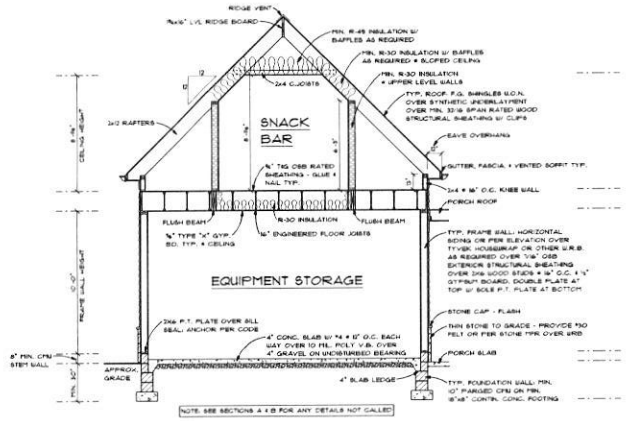
Proposed Detached Garage for the

Pfau Residence

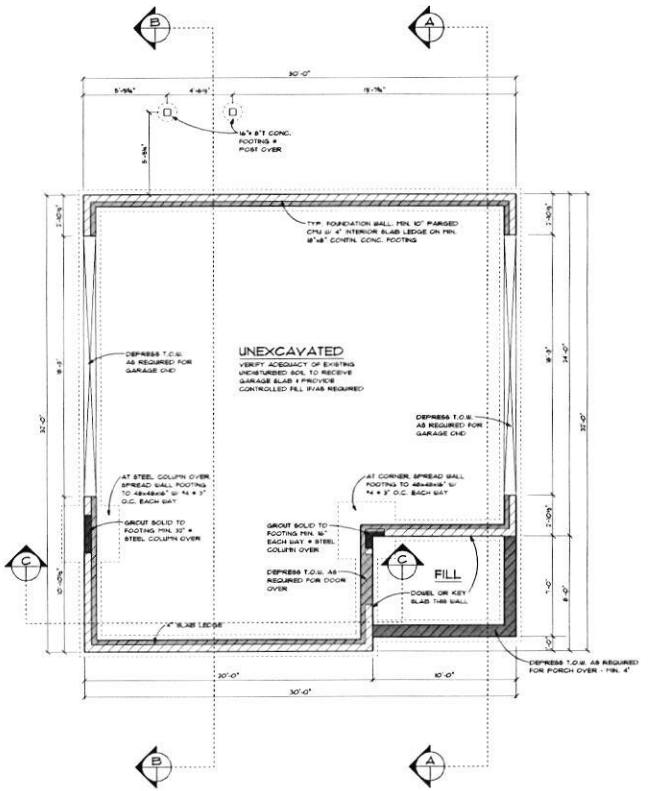
REVISIONS

DATE 03-27-2026

SHEET NO. A-2



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



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

RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
11407 BARLEY FIELD WAY
MARRIOTTSVILLE, MD 21104 • 410-442-3667

Proposed Detached Garage for the

Pfau Residence

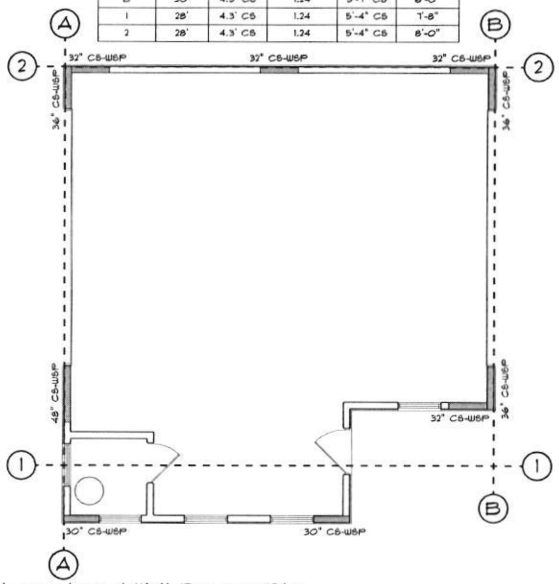
REVISIONS

DATE 03-27-2026

SHEET NO. A-3

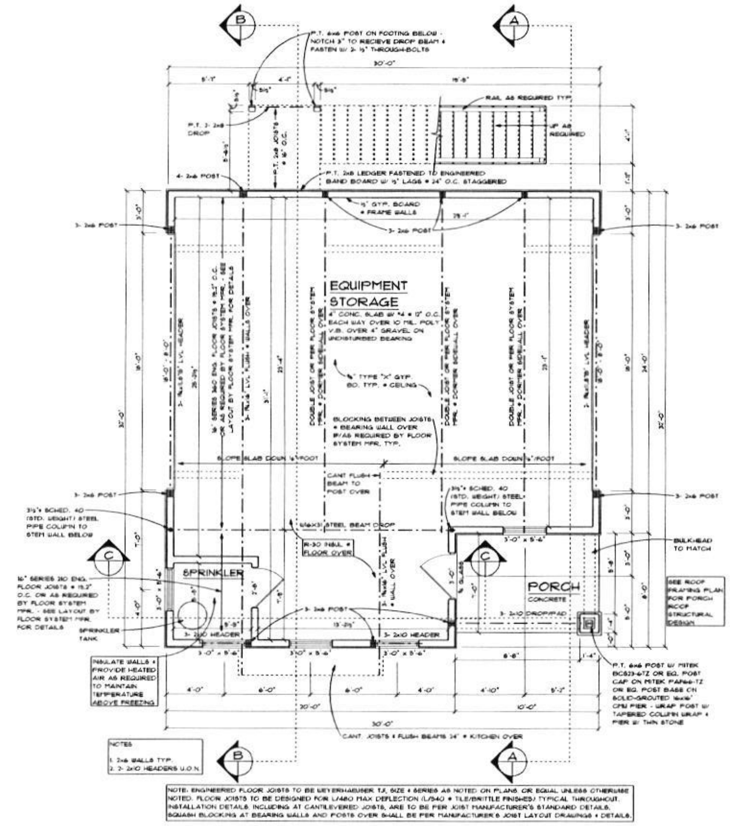
2018 IRC TABLE R602.10.3(2) ADJUSTMENT FACTORS		
ITEM NUMBER	CONDITION	ADJUSTMENT FACTOR
1	TWO-STORY, EXPOSURE B	1.0x
2	ROOF ONLY, 14' RIDGE HEIGHT	1.24x
3	10' STORY HEIGHT	1.0x
4	2 BRACED LINES	1.0x
5	NO ADDITIONAL HOLD-DOWN	1.0x
6	INT. GYP. BD. PRESENT	1.0x
7	STANDARD GYP. BD. FASTENING	1.0x
	TOTAL ADJUSTMENT FACTOR	1.24x

BRACED WALL LINE	SPACING	TABULAR BRACING REQUIRED	ADJUSTMENT FACTOR	TOTAL BRACING REQUIRED	BRACING PROVIDED
A	30'	4.5' CS	1.24	5'-7" CS	7'-0"
B	30'	4.5' CS	1.24	5'-7" CS	6'-0"
1	28'	4.3' CS	1.24	5'-4" CS	7'-8"
2	28'	4.3' CS	1.24	5'-4" CS	8'-0"



Lower Level Wall Bracing Plan

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



EQUIPMENT STORAGE
4" CONC. SLAB W/ #4 @ 12" O.C. EACH WAY OVER 10 MIL. POLY V.B. OVER 4" GRAVEL ON UNDISTURBED BEARING
PORCH
CONCRETE
SPRINKLER
SPRINKLER TANK
INSULATE WALLS + PROVIDE HEATED AIR AS REQUIRED TO MAINTAIN TEMPERATURE ABOVE FREEZING
NOTES
1. 2x6 WALLS TYP.
2. 2- 2x10 HEADERS U.O.N.
CANT. JOISTS + FLUSH BEAMS 24" @ KITCHEN OVER
NOTE: ENGINEERED FLOOR JOISTS TO BE WEYERHAEUSER TJI, SIZE + SERIES AS NOTED ON PLANS OR EQUAL UNLESS OTHERWISE NOTED. FLOOR JOISTS TO BE DESIGNED FOR L/480 MAX DEFLECTION (L/540 @ TILE/BRITTLE FINISHES) TYPICAL THROUGHOUT. INSTALLATION DETAILS INCLUDING AT CANTILEVERED JOISTS, ARE TO BE PER JOIST MANUFACTURER'S STANDARD DETAILS. SQUASH BLOCKING AT BEARING WALLS AND POSTS OVER SHALL BE PER MANUFACTURER'S JOIST LAYOUT DRAWINGS + DETAILS.
30'-0"

Lower Level Plan

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

RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
11407 BARLEY FIELD WAY
MARRIOTTSVILLE, MD 21104 • 410-442-3667

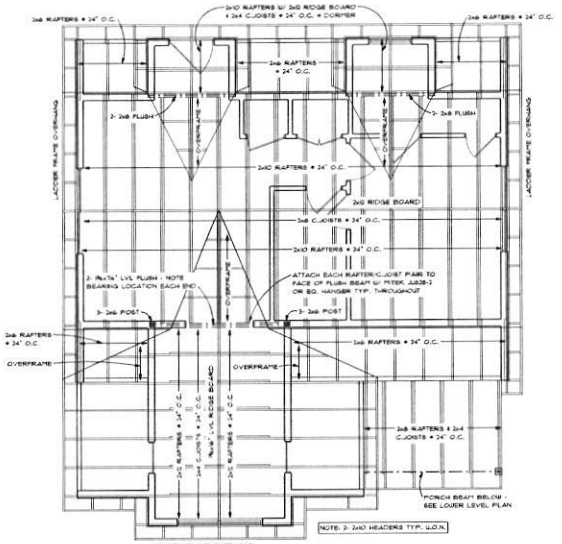
Proposed Detached Garage for the

Pfau Residence

REVISIONS

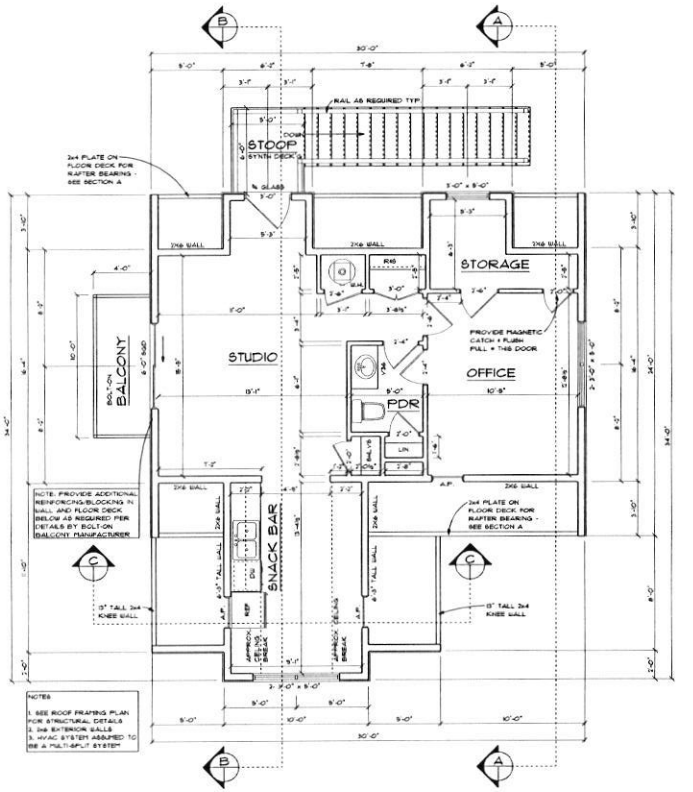
DATE 03-27-2026

SHEET NO. A-4



Roof Framing Plan

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



Upper Level Plan

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

RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
11407 BARLEY FIELD WAY
MARRIOTTSVILLE, MD 21104 • 410-442-3667

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. [illegible], EXPIRATION DATE 07/17/2026

Proposed Detached Garage for the

Pfau Residence

REVISIONS

DATE 03-27-2026

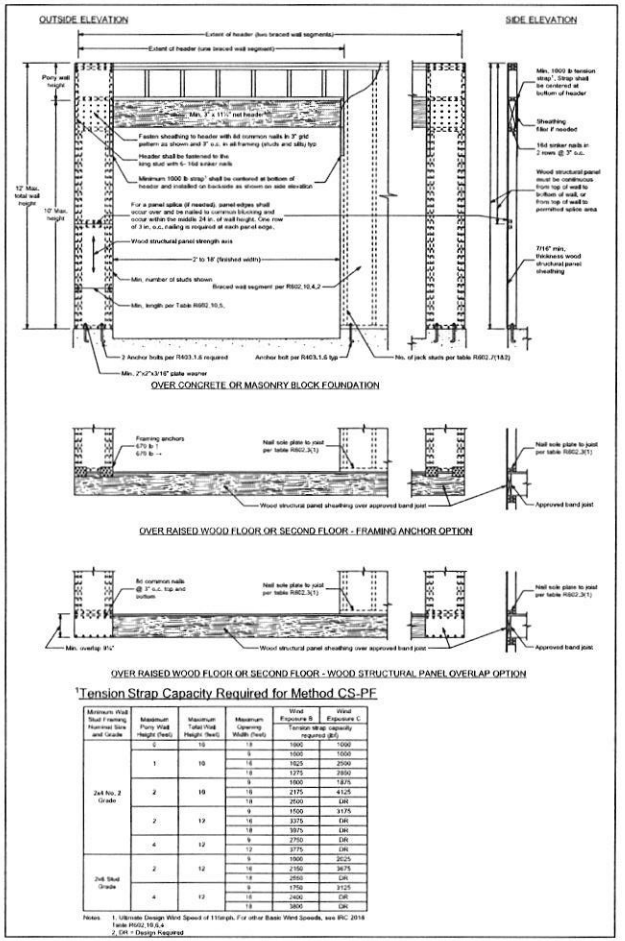
SHEET NO. A-5

NOTES

Methods WSP & CS-WSP: Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members.
Note: At Braced Wall Lines incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2018 Tables R602.3(1), R602.3(2), and R602.3(3).

Method GB: Min. ½" gypsum board applied to each side of framing with adhesive and Type S or W screws or nails per IRC 2018 Table R702.3.5 @ 7" o.c. at panel edges and all intermediate framing members.

Method LIB: Simpson WB/WBC straps installed in an "X" pattern on one face of wall; fasten with 2- 16d nails at top and bottom plates and 1- 8d nail per stud. 8' tall walls to use either WB106/WB106C installed at 60° from horizontal (4'-8" linear wall length) or WB126/WB126C installed at 45° from horizontal (8'-1" linear wall length); 9' tall walls to use WB126/WB126C installed at 53° from horizontal (6'-10" linear wall length); 10' tall walls to use WB143C installed at 45° from horizontal (10'-1" linear wall length).



[1]Tension Strap Capacity Required for Method CS-PF

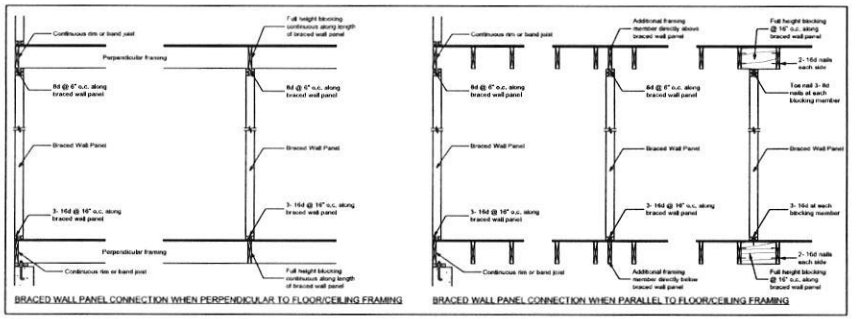
Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure B	Wind Exposure C
				Tension strap capacity required (lb)	
2x6 No. 2 Grade	2	10	10	1000	1000
			8	1000	1000
	1	10	16	1625	2500
			10	1375	2500
	2	10	8	1000	1875
			16	2175	4125
			10	2500	DR
	2	12	8	1500	3175
			16	3375	DR
			10	3975	DR
	4	12	8	2750	DR
			12	3775	DR
2x6 Stud Grade	2	12	8	1500	2625
			16	2150	3675
			10	2550	DR
	4	12	8	1750	3125
			16	2400	DR
			10	3800	DR

Notes: 1. Ultimate Design Wind Speed of 115mph. For other Basic Wind Speeds, see IRC 2018 Table R602.10.6.4
2. DR = Design Required

CS-PF

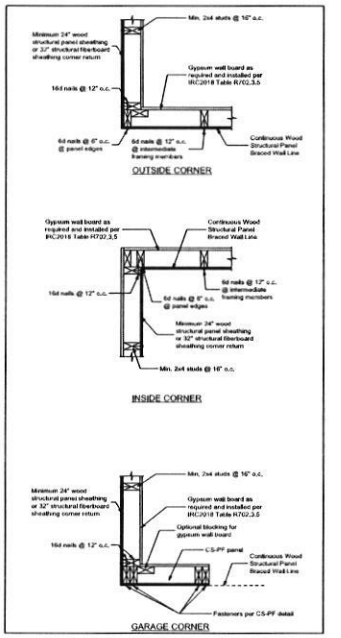
Continuous Portal Frame

NOT TO SCALE



Braced Wall Panel Connections to Floor and Ceiling Framing

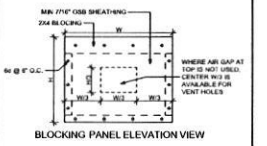
NOT TO SCALE

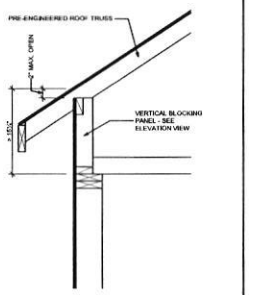


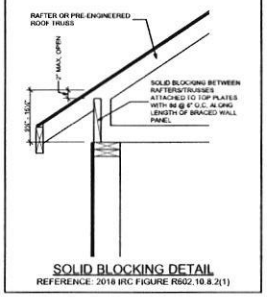
Corner Framing Details

NOT TO SCALE

NOTES:
1. WHERE RAFTER OR TRUSS HEEL HEIGHT IS ≤ 9¼", NO BLOCKING IS REQUIRED.
2. WHERE RAFTER OR TRUSS HEEL IS > 9¼" AND ≤ 15¼", BLOCKING PER SOLID BLOCKING DETAIL SHALL BE PROVIDED ABOVE ALL BRACED PANELS; SEE BRACING PLANS FOR LOCATIONS.
3. WHERE TRUSS HEEL IS > 15¼", BLOCKING PER VERTICAL BLOCKING PANEL DETAIL SHALL BE PROVIDED ABOVE ALL BRACED PANELS; SEE BRACING PLANS FOR LOCATIONS.







Roof Blocking Details

NOT TO SCALE

RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
11407 BARLEY FIELD WAY
MARRIOTTSVILLE, MD 21104 • 410-442-3667

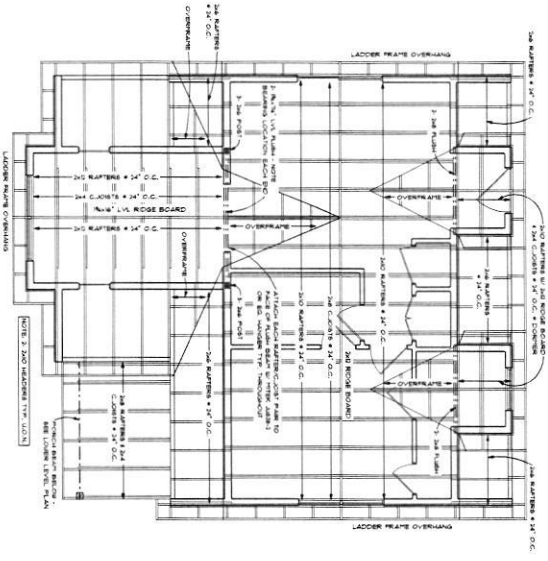
PROFESSIONAL CERTIFICATION

Standard Wall Bracing Details

REVISIONS

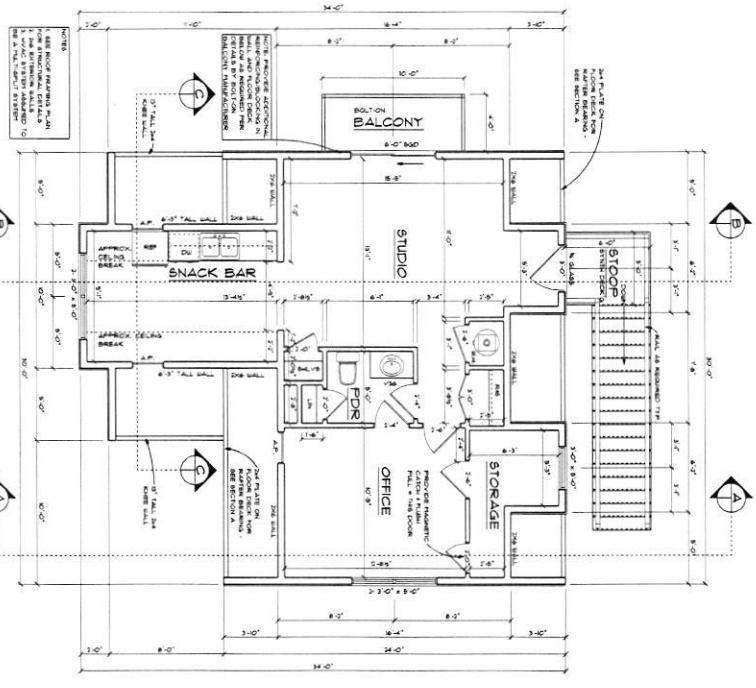
DATE 07/12/2024

SHEET NO. S-1



Roof Framing Plan

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



Upper Level Plan

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

RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS

11407 BARLEY FIELD WAY
MARRIOTTSVILLE, MD 21104 • 410-442-3667

Proposed Detached Garage for the

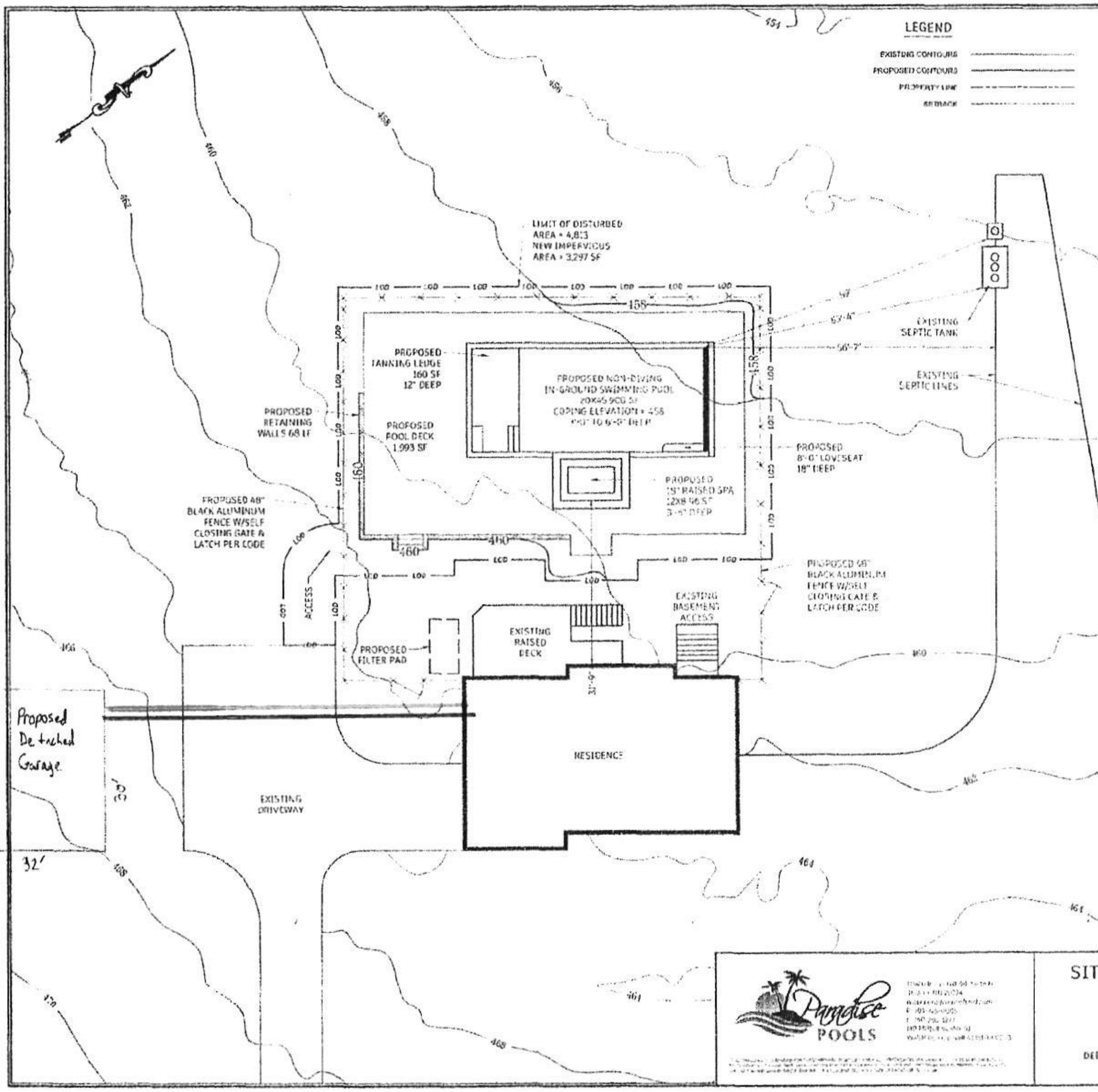
Pfau Residence

REVISIONS

DATE 03-27-2026

SHEET NO. A-5

Sewer to be 3" Sch 40
1' below water service, Clean out within 5' of ext building
Water service to be 1" black Polly
42" deep sleeved across drive way w/ 2" Sch 40



Mary Pfau 12402 Stella Drive Fulton, MD 20759	

PFAU

Account No.	05-595842		
Lot:	PAR B	Lot Size:	25.003 AC

"Fulton Manor II"
Map 0040 - Grid 0006 - Parcel 0205
Neighborhood 5020202.14
Deed Ref: 18938/00170
Plat Ref: 22479-481

Cell:	410-935-6653
Email:	mymary73@gmail.com
Cell:	
Email:	

POOL SHELL SPECIFICATIONS

Pool:	20'x45' Rectangle (900 SF)
Perimeter:	122'
Spa:	96 SF - Raised 18" w/ Paradise Sunset - 42" Deep
Gallonage:	26,600
Pool Depths:	3'-6" - 4'-6" - 6'-0"
Tanning Ledge:	160 SF - 12" Deep
Loveseat:	One(1) 8' Long (Deep End)
Gunite Beam:	14" with 9" deck ledge

TILE - COPING - INTERIOR FINISH

Pool Coping:	2"x16"x24" Roundnose Travertine Noche
Spa Coping:	2"x24"x24" Double Roundnose Travertine Noche
Coping Grout:	Light Gray
Tile:	MW-O-6PLOOB-M
Tile Grout:	Light Gray
Interior Finish:	Pebble Sheen - Irish Mist

POOL EQUIPMENT

Pumps:	Three(3) Intelliflo 3HP VS	Blower:	Two(2) 2HP
Filter:	Three(3) Pentair Clean & Clear 420 Cartridg	Sanitizer:	Mineral Springs
Pool Lights:	Four(4) Pentair Intellibrite Color LED	Skimmers:	Two(2)
Spa Lights:	Two(2) Intellibrite Color LED	Returns:	PCC
Tng Ledge Lights	Four(4) Color Globrite LED	Bottom Drain:	(Pool)RDX 300 - (Spa)RDX 200
Light Controller:	Included	Fittings Color:	Light Gray
Spa Jets:	Twelve(12)	Bubblers:	Four(4) LED Color Vision - Pool Pump
Deck Jets:	Six(6) Color Change Laminar	Automation:	Intellicenter - I100 Remote System
Cleaner:	PCC	Autocover:	Stone - Beige w/Keypad Control
Cleaner Line:	N/A	Sheer Descent:	One(1) - 48" UV/Ozone - with In-line Chlorinator
Pool Heater:	400,000 BTU - Propane		
Spa Heater:	250,000 BTU - Propane		

APPURTENANCES

Electric:	Allowance
Pool Deck:	Included - (1,993 SF) Travertine French Pattern - Concrete Subdeck w/Equipotential Bonding Grid
Deck Steps:	Included - (16 LF) Capped with Travertine - Stone Face
Walls:	Included - (68 LF) Capped with Travertine - Stone Face - 24" High
Fence:	Direct - 48" Black Aluminum with Two(2) Self-Closing and Latching Gates
Gas:	Included - Propane Connections
Deck Drainage:	As Needed

ADDITIONAL FEATURES

Stump Removal:	N/A	Water Fill By Tanker:	Included
Door Alarm(s):	Two(2)	Dirt:	Haul

PROPERTY INFORMATION

Setbacks:	Rear 35', Side 30'/35', FCE 35', Front 60'/75'	Zone:	RR-DEO
Fence Material:	48" Black Aluminum	Cubic Yards Removed:	98 Cubic Yards
Disturbed Area:	4,813 SF	Cut:	70 Cubic Yards
New Impervious	3,297 SF	Fill:	95 Cubic Yards

Utilities: Private Well & Septic

SURVEYOR'S CERTIFICATION

STATE OF MARYLAND — PROPERTY LINE SURVEYOR

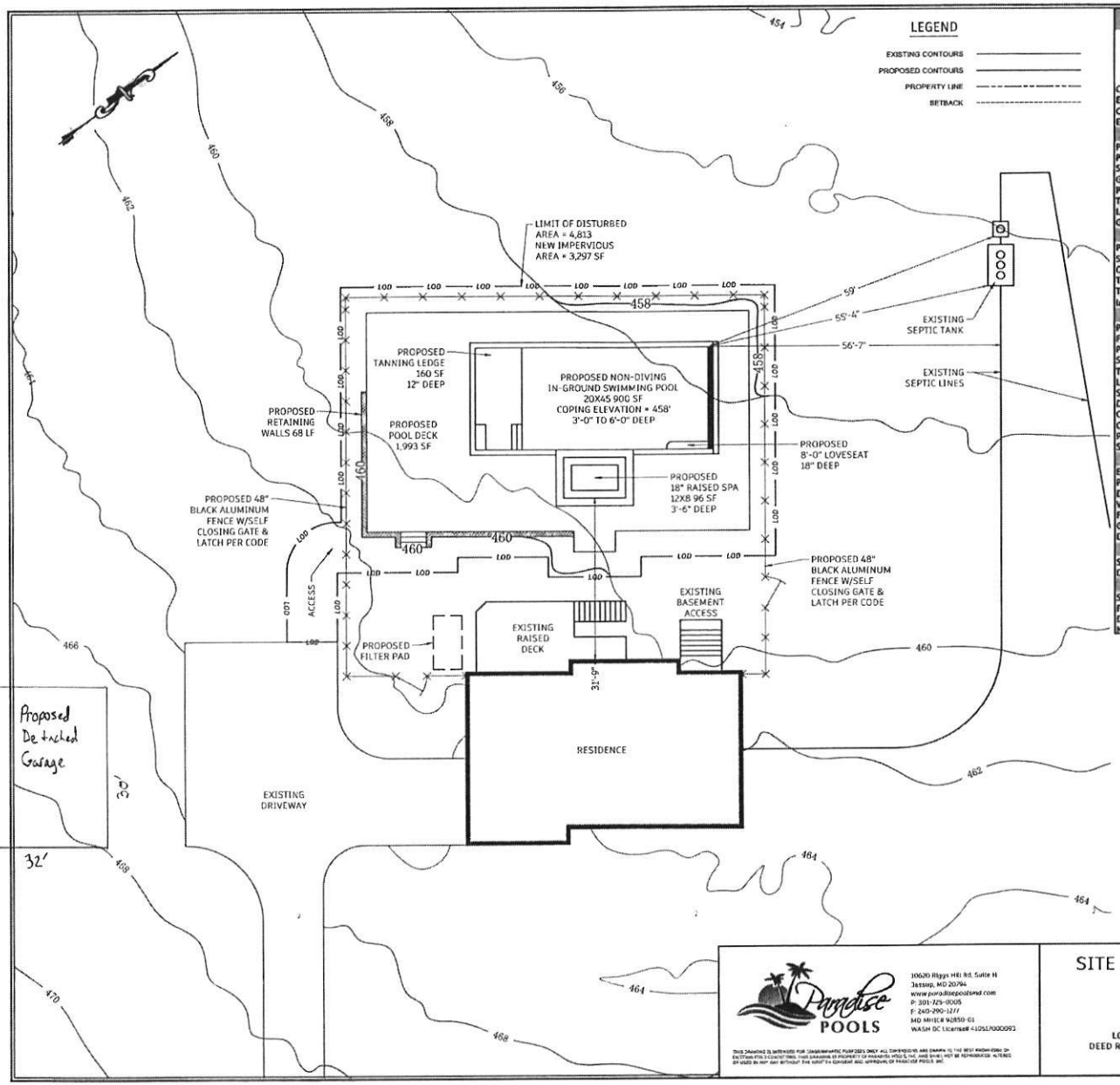
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

PARADISE POOLS

SITE PLAN - SHEET 2 OF 2

PFAU RESIDENCE
12402 STELLA DRIVE
FULTON, MD 20759

LOT PAR B OF "FULTON MANOR II"
DEED REF: 18938/00170 PLAT REF: 22479-481
HOWARD COUNTY, MD



PFAU

		Account No.	05-595842
		Lot:	PAR B Lot Size: 25.003 AC
Mary Pfau			"Fulton Manor II"
12402 Stella Drive			Map 0040 - Grid 0006 - Parcel 0205
Fulton, MD 20759			Neighborhood 5020202.14
Cell:	410-935-6653		Deed Ref: 18938/00170
Email:	mymary73@gmail.com		Plat Ref: 22479-481
Cell:			
Email:			

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Tile Grout:	Light Gray
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Spa Lights:	Two(2) Intellibrite Color LED	Returns:	PCC
Tru.Ledge Lights	Four(4) Color Globrite LED	Bottom Drain:	(Pool)RDX 300 - (Spa)RDX 200
Light Controller:	Included	Fittings Color:	Light Gray
Spa Jets:	Twelve(12)	Bubblers:	Four(4) LED Color Vision - Pool Pump
Deck Jets:	Six(6) Color Change Laminar	Automation:	Intellicenter - i300 Remote System
Cleaner:	PCC	Autocover:	Stone - Beige w/Keypad Control
Cleaner Line:	N/A	Sheer Descent:	One(1) - 48" UV/Ozone - with In-line Chlorinator
Pool Heater:	400,000 BTU - Propane		
Spa Heater:	250,000 BTU - Propane		

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ADDITIONAL FEATURES

Stump Removal:	N/A	Water Fill By Tanker:	Included
Door Alarm(s):	Two(2)	Dirt:	Haul

PROPERTY INFORMATION

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Utilities: Private Well & Septic

SURVEYOR'S CERTIFICATION

STATE OF MARYLAND — THOMAS M. HOFFMAN JR. — NO. 21671 — PROPERTY LINE SURVEYOR

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

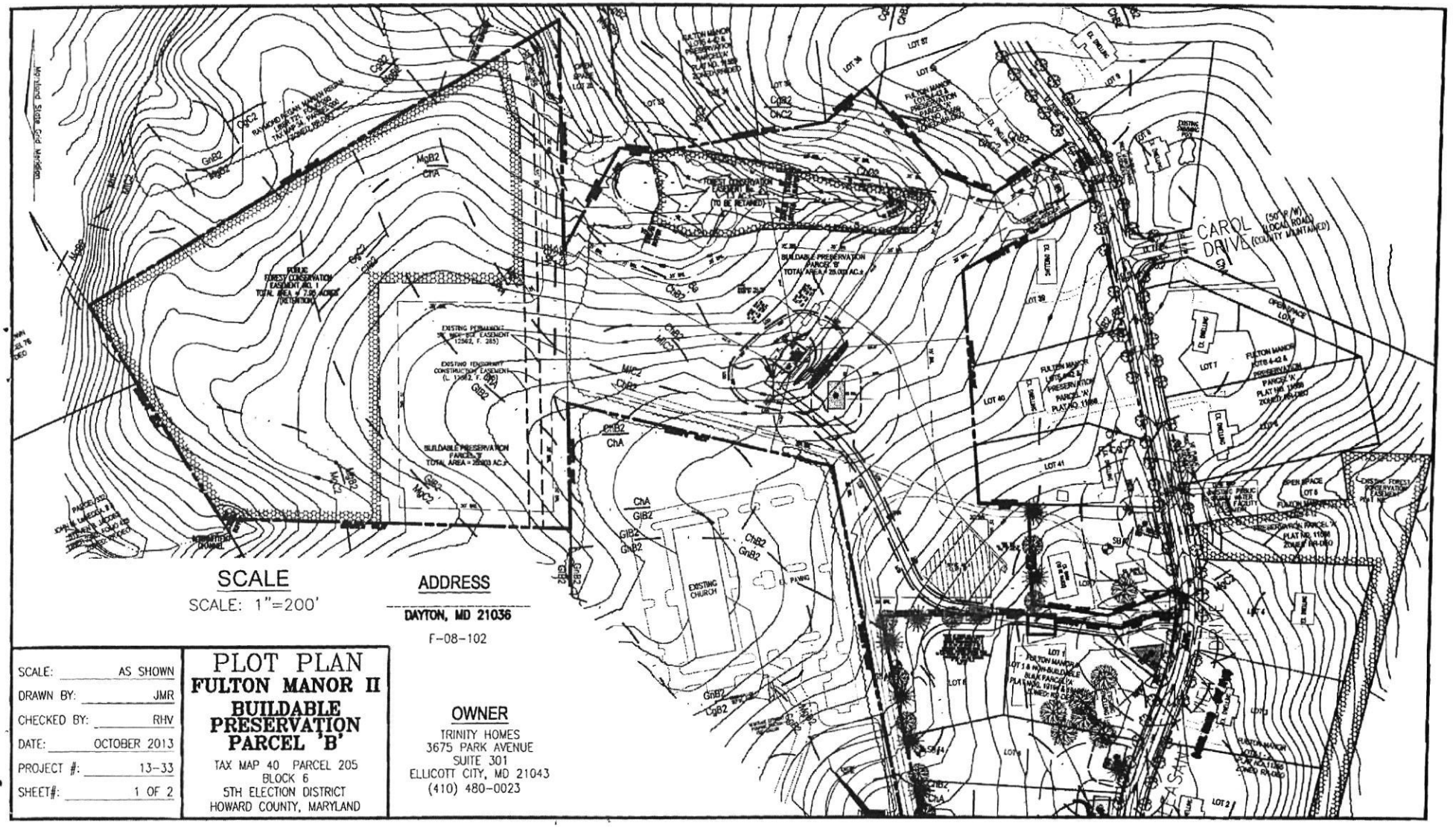
PARADISE POOLS
10620 Riggs Hill Rd, Suite H
Jessup, MD 20794
www.paradisepoolsmd.com
P: 301-725-9005
F: 240-290-1277
MD HIC# 92850-01
WASH DC License# 410517000093

SITE PLAN - SHEET 2 OF 2

PFAU RESIDENCE
12402 STELLA DRIVE
FULTON, MD 20759

LOT PAR B OF "FULTON MANOR II"
DEED REF: 18938/00170 PLAT REF: 22479-481
HOWARD COUNTY, MD

		REVISIONS	
SCALE:	1" = 20'-0"		
DESIGN BY:	BB	PRMT	4/14/2026
DRAWN BY:	MC	PRMT	04/21/2026
DATE:	4/21/2026 3:45 PM	-	-
PLOT SIZE:	11" x 17"	-	-
ISSUE:	FOR PERMIT	-	-
SURVEY BY:	ROBERT H VOGEL ENGINEERING	-	-
SURVEYED:	07/02/2014		



■ Proposed Garage

Howard County Health Department

Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Maura J. Rossman, M.D., Health Officer

RECEIPT DATE: 7/10/14 **ONSITE SEWAGE DISPOSAL SYSTEM** P 554535

INSTALLATION APPROVAL DATE: 3/12/15 (KMW)

PERMIT

CONSTRUCTION

A

PROPERTY ADDRESS: **12402 Stella Drive**

SUBDIVISION: **Fulton Manor II** LOT: **P/B** TAX ID:

CONTRACTOR: **Freedom Septic Clean Inc.** EMAIL:

CONTRACTOR ADDRESS: **2809 Liberty Road, Eldersburg, MD 21784** PHONE: **410-795-2947**

PROPERTY OWNER: **Trinity Quality Homes** EMAIL:

OWNER ADDRESS: **3675 Park Avenue Ste 301, Ellicott City, MD 21043** PHONE: **443-324-9806**

BAT UNIT MODEL: **Norweco** BAT UNIT SIZE: **600GPD**

PUMP CHAMBER CAPACITY (GALLONS): PUMP SIZE:

NUMBER OF BEDROOMS: **4** HOUSE SQ. FT. APPLICATION RATE: **0.8**

DISTRIBUTION SYSTEM: GRAVITY FED ☒ LOW PRESSURE DOSED ☐

TRENCHES:	LINEAR FEET REQUIRED: **214'**	INLET DEPTH: ~~SEE BAT PLAN~~ 4
	TRENCH WIDTH: **2'**	MAXIMUM BOTTOM DEPTH: **8'**
	MINIMUM SPACE BETWEEN TRENCHES: **SEE BAT PLAN**	EFFECTIVE AREA BEGINNING DEPTH: **6'**
LOCATION:	**PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.**	
NOTES:	Set BAT unit per plan.	

ISSUED BY: **Jeff Williams** ISSUE DATE: EXPIRATION DATE: **7/10/15**

NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION

NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING

NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.

NOTE: WATERTIGHT SEPTIC TANKS REQUIRED

NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL

NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS

NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

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 410-313-1771 TO SCHEDULE INSPECTIONS.

NOT TO SCALE

See As-Built Drawing On Separate Sheet

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
2'	4'	8'

NUMBER OF TRENCHES 3
TOTAL LENGTH 215'
ABSORPTION AREA 330
DISTRIBUTION BOX LEVEL Yes
DISTRIBUTION BOX BAFFLE Elbow
DISTRIBUTION BOX PORT Yes

SEPTIC TANK DATA

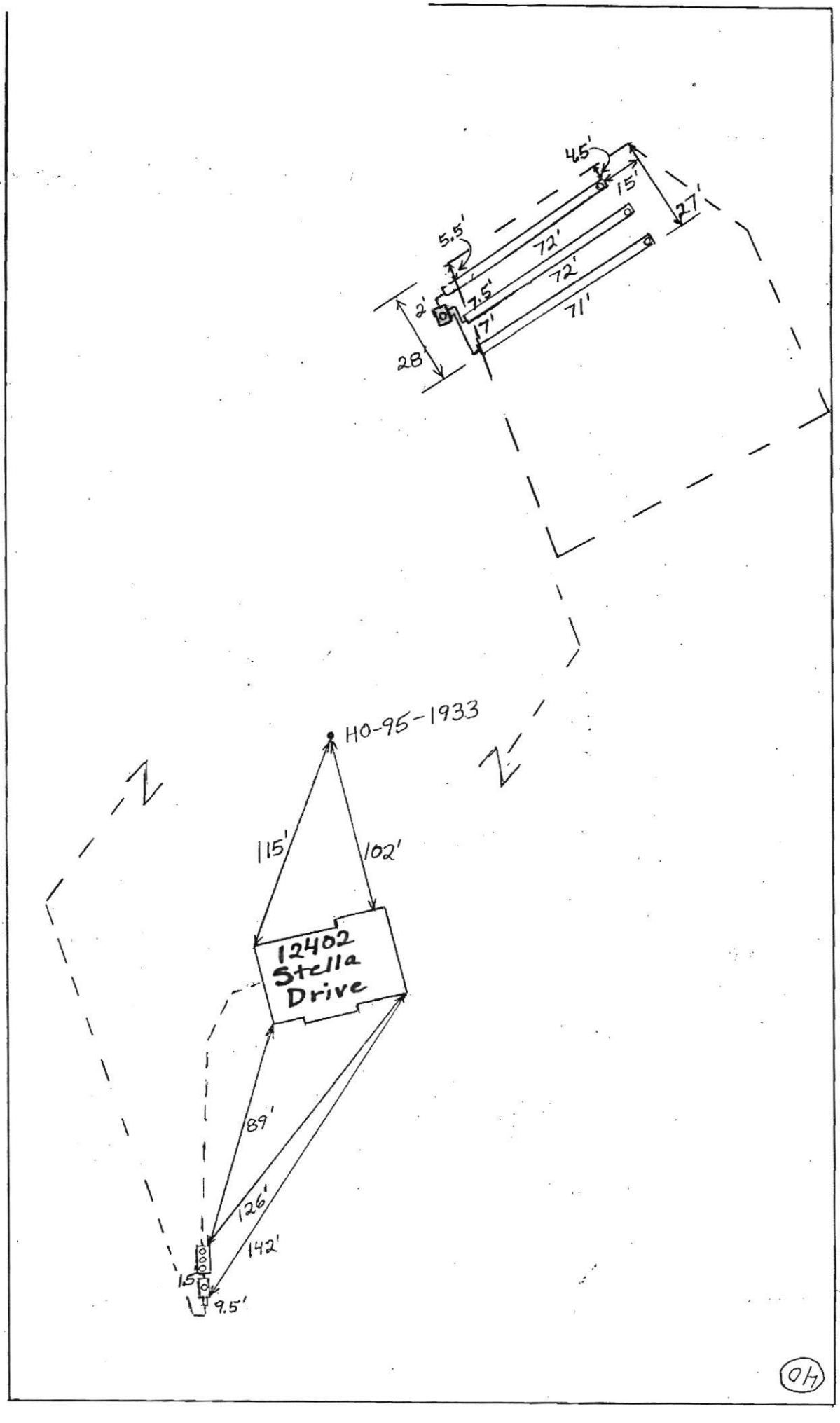
SEPTIC TANK 1 LEVEL Yes
MANUFACTURER ~~BackRiverPrecast~~ Norweco
CAPACITY 1300 GAL
SEAM LOC Top
TANK LID DEPTH 1'-2'
BAFFLES No
BAFFLE FILTER N/A
MANHOLE LOC ~~Front~~, Middle, ~~Rear~~
6" PORT LOC None
WATERTIGHT TEST No
SLOTTED N/A
DATE ON LID 9/29/2014

PUMP/SEPTIC TANK LEVEL Yes
MANUFACTURER BackRiverPre-Cast
CAPACITY 1000 GAL
SEAM LOC Top
TANK LID DEPTH 1'-1.5'
BAFFLES None
BAFFLE FILTER No
MANHOLE LOC Middle
6" PORT LOC None
WATERTIGHT TEST No
SLOTTED No
DATE ON LID Dry

PRE-CONSTRUCTION: 10/14/2014 Layout done. Install similar to plan. BB

INSTALLATION: 10/20/2014 Tanks set. Plumbing from house to septic tanks covered without inspection. BB
10/23/2014 (AM) Pump line installed. Starting on trenches. BB
10/23/2014 (PM) System finished except for pump and alarm test and BAT certification from Norweco inspector. BB 3/12/15 Pump/Alarm test OK.

FINAL INSPECTOR K. [signature] DATE OF APPROVAL 3/12/15


45'
15'
27'
5.5'
72'
72'
7.5'
2'
17'
71'
28'
HO-95-1933
115'
102'
12402
Stella
Drive
89'
126'
142'
1.5'
9.5'
OH

Eshenbaugh, Melanie

From: Matthew Gilbert <matthewmrg@hotmail.com>
Sent: Wednesday, August 12, 2026 9:05 AM
To: Eshenbaugh, Melanie
Subject: 12402 Stella Dr
Attachments: 12402 Stella Drive Garage Sewer and Water.jpeg

Good morning Melanie

I have atached the requested diagram.

Thanks Matt

Eshenbaugh, Melanie

From: Mary Pfau <mymary73@gmail.com>
Sent: Tuesday, August 11, 2026 2:09 PM
To: Eshenbaugh, Melanie
Subject: Re: 12402 Stella drive Fulton

410-935-6653
Thank you,
Mary
Sent from my iPhone

On Aug 11, 2026, at 1:41 PM, Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov> wrote:

Hi Mary,
What's a good number to call you on? Thanks.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org

<image001.png>

From: Mary Pfau <mymary73@gmail.com>
Sent: Tuesday, August 11, 2026 11:56 AM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: 12402 Stella drive Fulton

Hi Melanie, here's the breakdown of what plumber told me. Sorry I've been slammed with work this week and it took so long to get back to you.

He told me that the water supply and drain will be run from the garage into the house to be connected. We will not be going around the pool.
Does that help?
Please feel free to reach me by phone or email. Thank you for all your help,
Mary Pfau

Sent from my iPhone