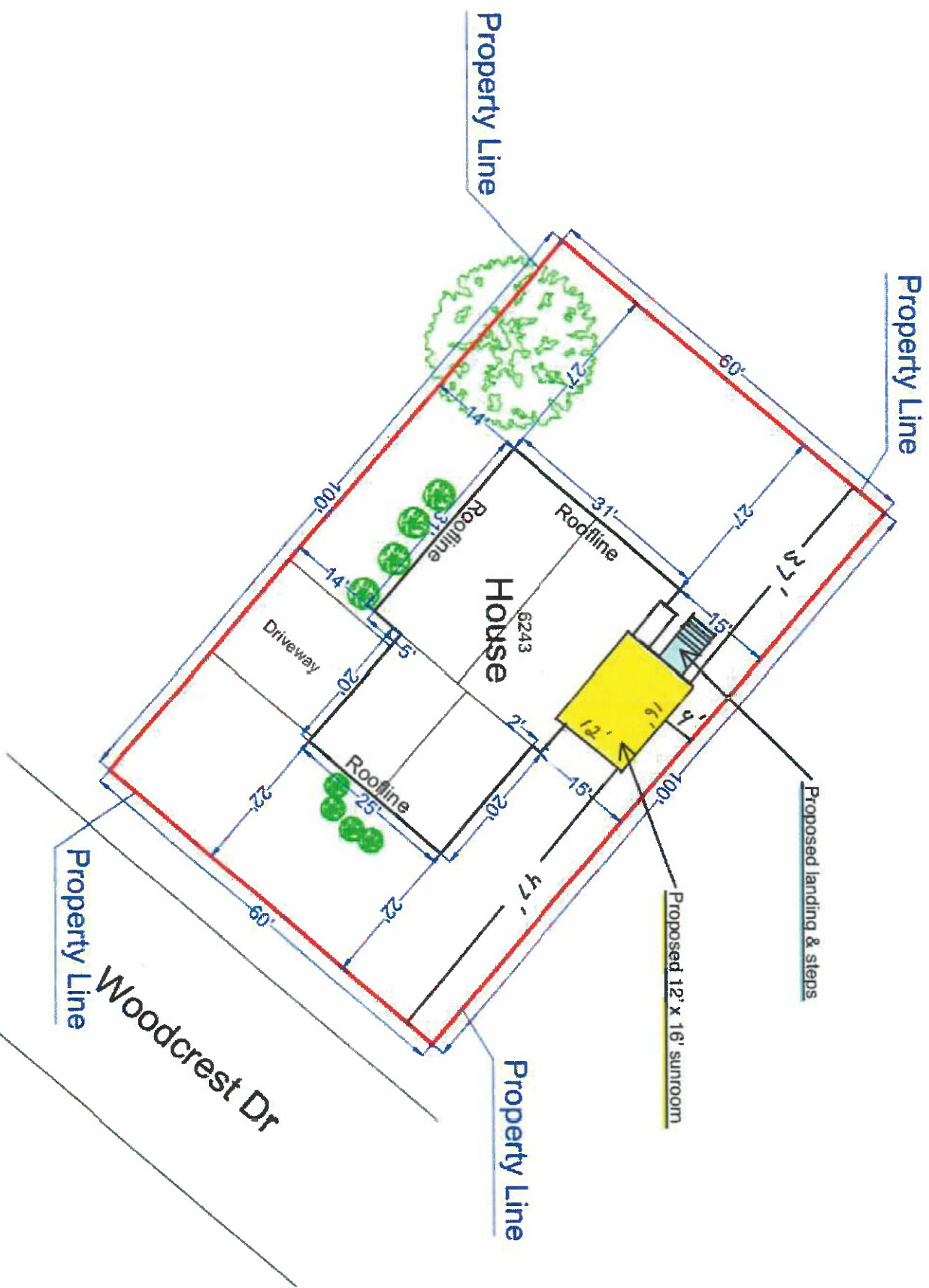
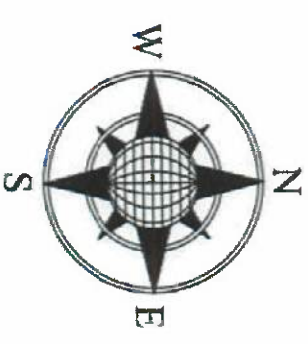




RECEIVED
JUN 17 2026
BY:

Parcel No. (APN) 01-227815
Lot Area 0.14 ACRES
ADDRESS: 6243 Woodcrest Dr
Edicott City, MD 21043
Scale: 1"=20'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of
features, objects or boundaries and should not be relied upon
as being legally authoritative for the precise location of any
feature, object or boundary.

HOWARD COUNTY

MINIMUM DESIGN LOADS: PER 2024 IRC W/ AMENDMENTS

SUNROOM CATEGORY II (PER 2024 IRC R301.2.1.1 & AAMA / NPEA / NSA 2100)

NOTE: COMPONENTS HAVE BEEN CHECKED AGAINST DESIGN LOADS SHOWN & FOUND TO BE ACCEPTABLE STRUCTURALLY

DEAD LOADS:

- 1. ROOF: 6 PSF
- 2. WALLS: 6 PSF
- 3. FLOOR: 12 PSF

SNOW LOADS: GROUND SNOW LOAD 50 PSF

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUSTS

SEISMIC DESIGN CATEGORY: A

LIVE LOADS:

- 1. ROOF: 50 PSF
- 2. FLOOR: 40 PSF

DEFLECTION LIMITS:

- 1. ROOF: L/120 (PER 2024 IRC TABLE R301.7 NOTE C)
- 2. WALLS: L/175
- 3. FLOOR: L/240 (TOTAL LOAD), L/360 (LIVE LOAD)

ALLOWABLE SOIL PRESSURE CONSIDERED (PRESUMPTIVE) = 1500 PSF

THIS THERMALLY ISOLATED SUNROOM IS UNCONDITIONED AND NOT HABITABLE

THIS SUNROOM AND FOUNDATION HAVE BEEN EVALUATED FOR DESIGN LOADS REQUIRED BY THE IRC CODE. THIS INCLUDES ALL MATERIALS, COMPONENTS, CONNECTIONS, AND ATTACHMENTS WHEN CALCULATING THE LOAD REQUIREMENTS.

SQUARE FOOTAGE OF SUNROOM = 196

PROJECT SPECIFIC NOTES:

- 1. ALLVIEW (AAS) SUNROOM: WHITE IN COLOR
- 2. CONSTRUCT SUNROOM ON NEW DECK
- 3. ELECTRICAL BY GDI
- 4. THIS SUNROOM IS CONSIDERED AS NON-CONDITIONED SPACE, EXEMPT FROM ENERGY REQUIREMENTS (PER 2024 IRC SECTION N1102.1, NOTE 1.2)

GENERAL NOTES (AS APPLICABLE):

1. CONCRETE

- A) CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
- B) ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. EXTERIOR FLOORS AND EXPOSED CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AND 5% TO 7% AIR ENTRAINMENT.

2. WOOD

A) MATERIALS - FRAMING LUMBER

- i) WOOD POSTS: NO. 2 GRADE (OR BETTER) SOUTHERN PINE OR DOUGLAS FIR
- ii) 2x4, 2x6: NO. 2 GRADE (OR BETTER) SOUTHERN PINE OR DOUGLAS FIR
- iii) 2x8, 2x10, 2x12: NO. 1 GRADE (OR BETTER) SOUTHERN PINE OR DOUGLAS FIR
- iv) CCA OR CZC PRESSURE-TREATED FOR DECK FRAMING AND FRAMING EXPOSED TO WEATHER AND/OR MOISTURE
- v) UCA4 GROUND CONTACT RATING FOR POSTS AND FRAMING IN CONTACT WITH CONCRETE OR WITHIN 6" OF GROUND

B) MATERIALS - LVL BEAMS

INSTALL PER MANUFACTURERS RECOMMENDATIONS. DISTRIBUTED AS MICROLLAM LVL, GANG-LAM LVL, AND TIMBER MAX LVL, AND MEETING THE FOLLOWING DESIGN STRESS VALUES:

- i) Fb = 2,925 PSI BENDING
- ii) Fv = 285 PSI HORIZONTAL SHEAR
- iii) Fc* = 880 PSI COMPRESSION PERPENDICULAR TO GRAIN
- iv) E = 2,000,000 PSI MODULUS OF ELASTICITY

C) FASTENERS

ALL FASTENERS AND HARDWARE USED TO CONNECT TO PRESSURE TREATED WOOD MEMBERS SHALL EITHER BE 304 OR 316 STAINLESS STEEL, OR HOT DIPPED GALVANIZED PER ASTM-A653 COATING DESIGNATION G-185 AND ASTM-A153

3. STRUCTURAL ALUMINUM

- A) ALL EXTRUSIONS SHALL BE COMMERCIAL GRADE ALUMINUM SUPPLIED BY GREAT DAY IMPROVEMENTS, LLC.
- B) ROOF PANELS SHALL BE 3" OR 6" THICK SUPER FOAM ROOF PANELS FACED WITH A 0.024" ALUMINUM SKIN TOP AND BOTTOM.

GREAT DAY IMPROVEMENTS
PATIO ENCLOSURES, BALTIMORE
WATKINS RESIDENCE

SHEET #	DESCRIPTION
1	COVER
2	ELEVATION "B" WALL
3	ELEVATION "A" & "C" WALL
4	DECK PLAN
5	FLOOR PLAN
6	ROOF PLAN
7	STANDARD DECK DETAILS
8	SYSTEM DETAILS
9	SYSTEM DETAILS
10	SYSTEM DETAILS

Digitally signed
by James A Clancy
Date: 2026.05.15
11:57:31 -04'00'

James A. Clancy



SIGNATURE DATE:
5/15/2026, 11:56:09 A

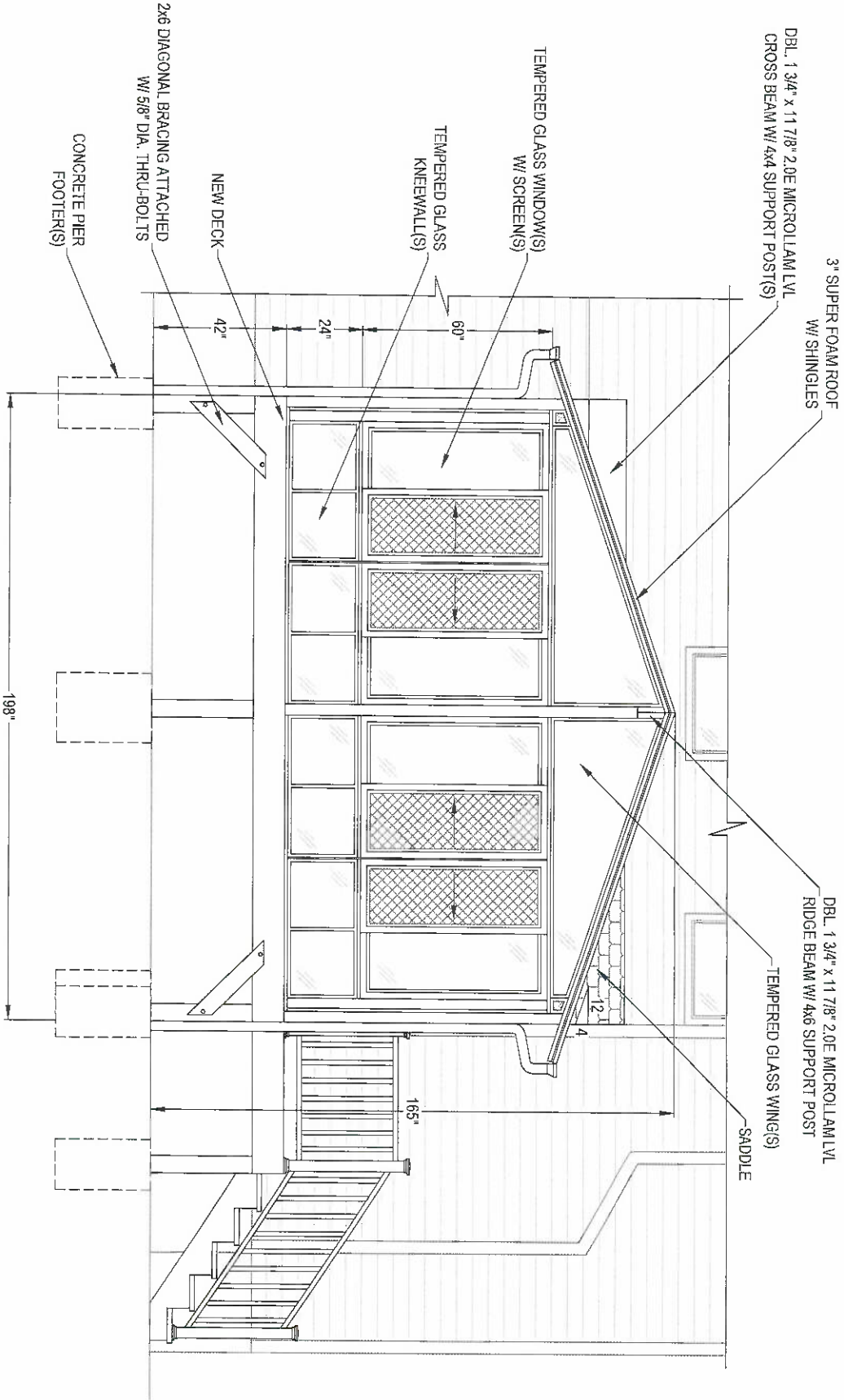
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DRAWN	PIH	-	-
SCALE	NTS	-	-
SHEET	1 OF 10	-	-

CHARLES WATKINS
6243 WOODCREST DRIVE
ELLICOTT CITY, MD 21043
JOB #42770

PATIO ENCLOSURES
BALTIMORE
501 MCCORMICK DRIVE, SUITES D-F
GLEN BURNIE, MD 21061
410-760-1919



JAMES A. CLANCY, P.E., L.S.
MD. PROFESSIONAL ENGINEER
(MD. LIC. #31585)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306



ELEVATION - "B" WALL

DATE 5/11/26 REV. A 5/13/26

DRAWN PHH

SCALE 1/4" = 1'-0"

SHEET 2 OF 10

CHARLES WATKINS
6243 WOODCREST DRIVE
ELLICOTT CITY, MD 21043
JOB #42770

PATIO ENCLOSURES
BALTIMORE
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GLEN BURNIE, MD 21061
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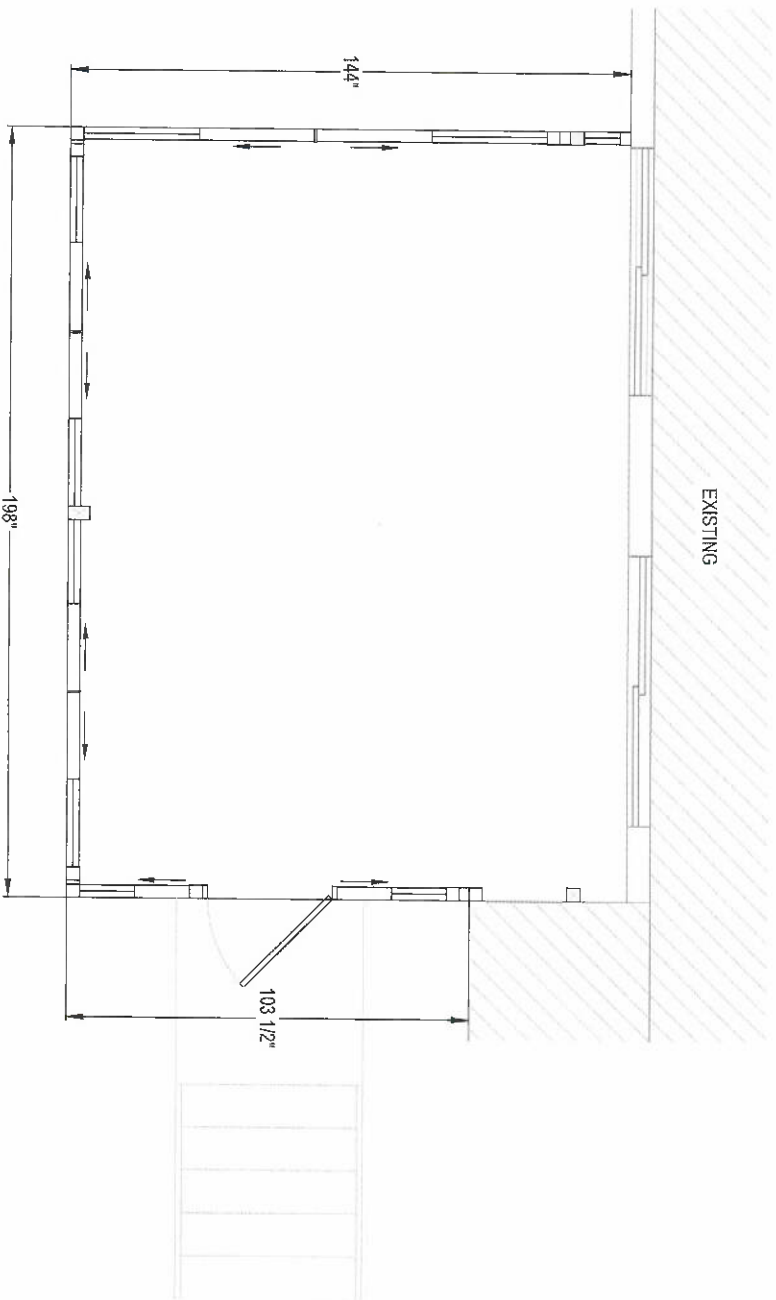


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NATIONAL PARK, NJ 08063
PH. # 856-853-7306

SIGNATURE DATE:

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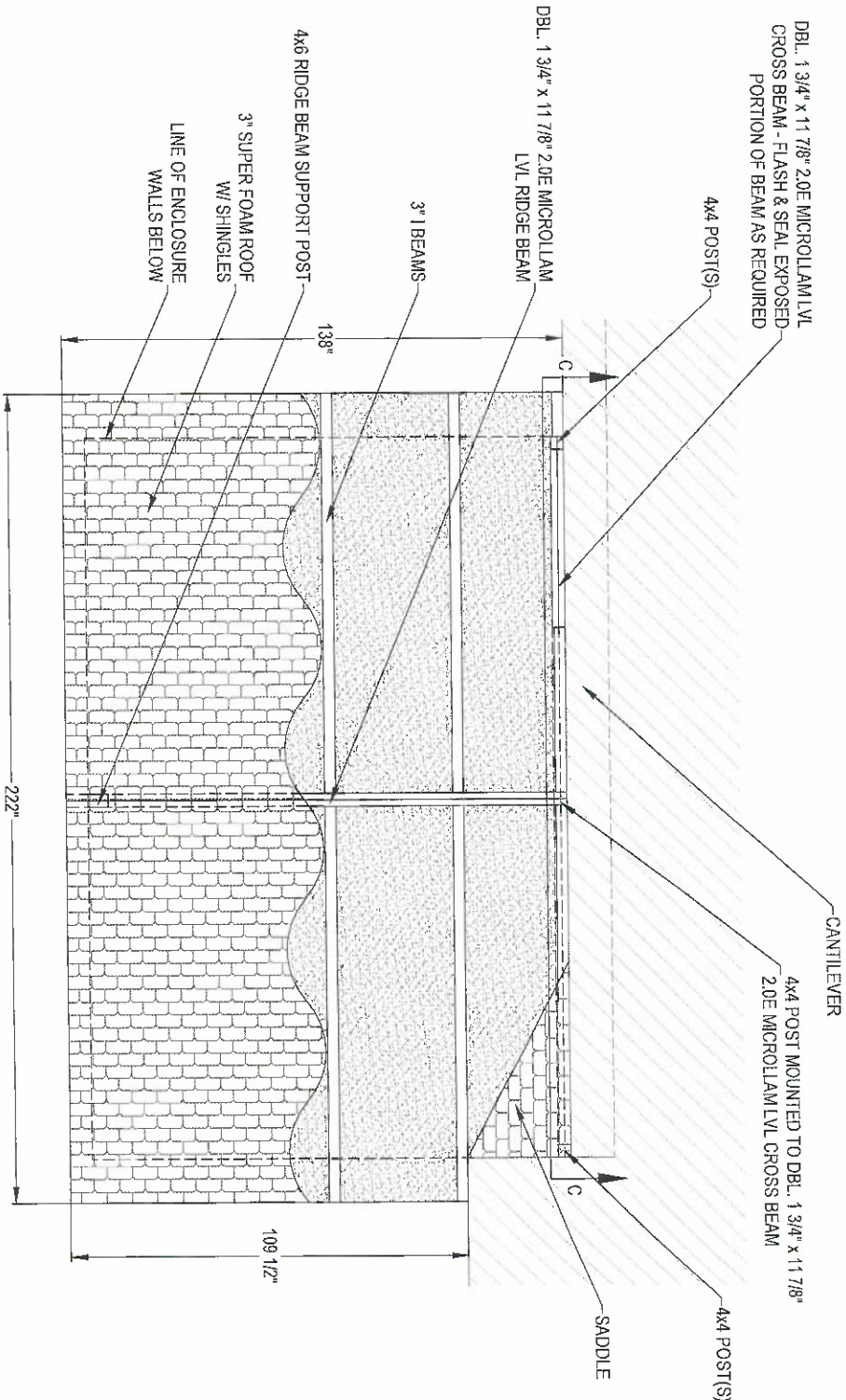


FLOOR PLAN

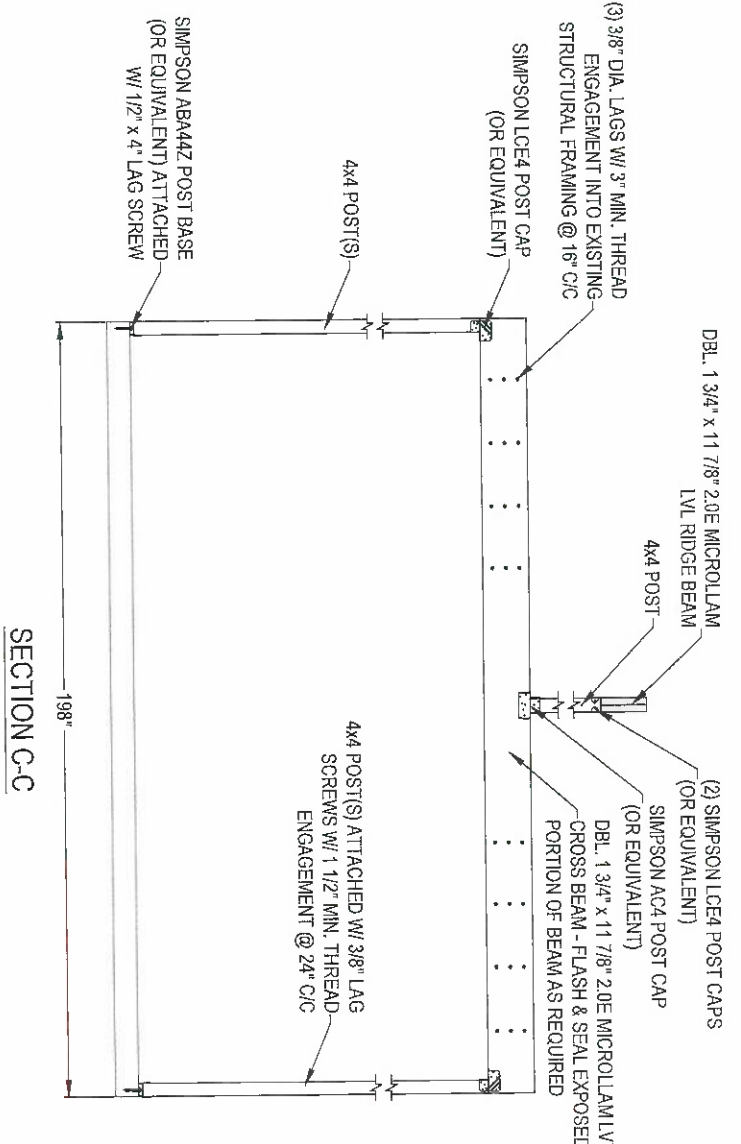
NOTE: EXISTING DOOR(S) AND WINDOW(S) TO REMAIN

DATE	5/11/26	REV. A	5/13/26
DRAWN BY	PH	-	-
SCALE	1/4" = 1'-0"	-	-
SHEET	5 OF 10	-	-
CHARLES WATKINS 6243 WOODCREST DRIVE ELLICOTT CITY, MD 21043 JOB #42770			
PATIO ENCLOSURES BALTIMORE 501 MCCORMICK DRIVE, SUITES D-F GLEN BURNIE, MD 21061 410-760-1919			
			
JAMES A. CLANCY, P.E., L.S. MD. PROFESSIONAL ENGINEER (MD. LIC. #31585) 601 ASBURY AVENUE NATIONAL PARK, NJ 08063 PH. # 856-855-7306			

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5/15/2026, 11:56:09 A



ROOF PLAN



SECTION C-C

DATE	5/11/26	REV. A	5/13/26
DRAWN	PH	-	-
SCALE	1/4" = 1'-0"	-	-
SHEET	6 OF 10	-	-

CHARLES WATKINS
6243 WOODCREST DRIVE
ELLICOTT CITY, MD 21043
JOB #42770

PATIO ENCLOSURES
BALTIMORE
501 MCCORMICK DRIVE, SUITES D-F
GLEN BURNIE, MD 21061
410-760-1919

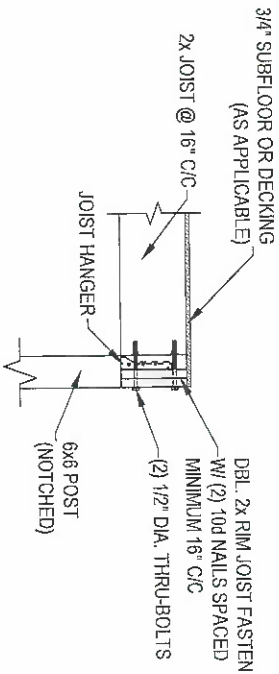


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NATIONAL PARK, NJ, 08063
PH. # 856-953-7306

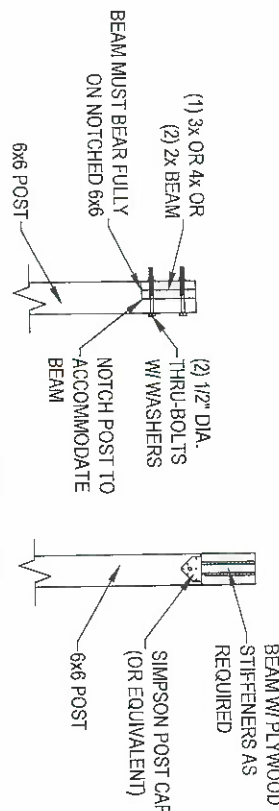


THESE DETAILS WERE TAKEN FROM
THE PRESCRIPTIVE RESIDENTIAL
WOOD DECK GUIDE BY THE
AMERICAN WOOD COUNCIL.

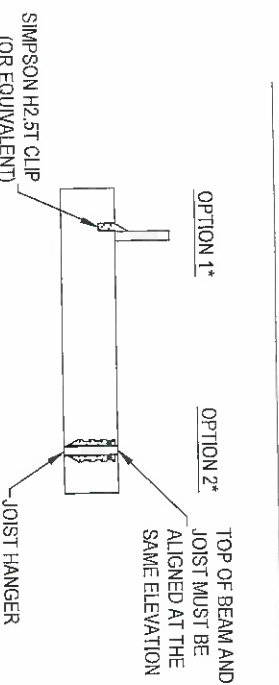
ALL SCREWS, BOLTS AND NAILS FOR
USE WITH PRESSURE TREATED WOOD
SHALL BE HOT DIPPED
ZINC COATED GALVANIZED STEEL OR
STAINLESS STEEL.



RIM JOIST DETAIL

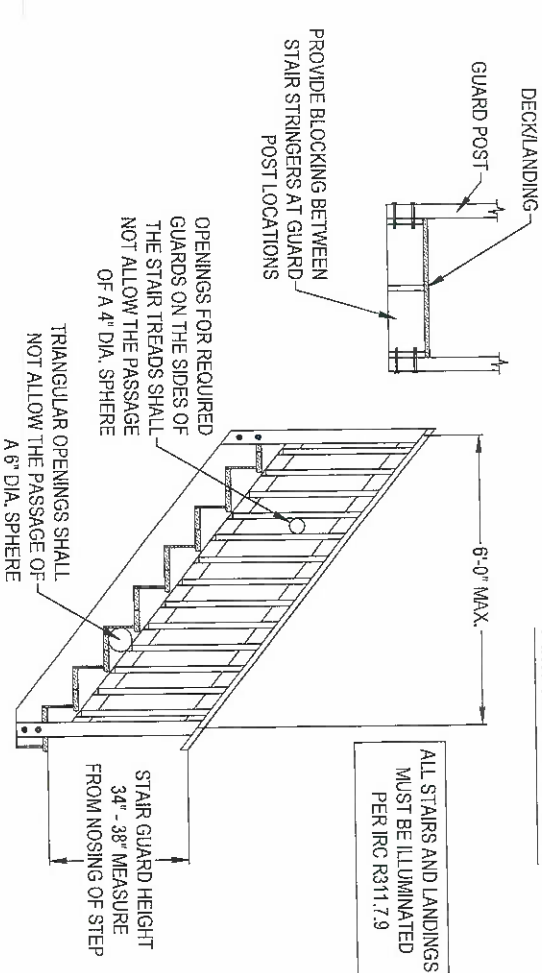


POST TO BEAM DETAIL

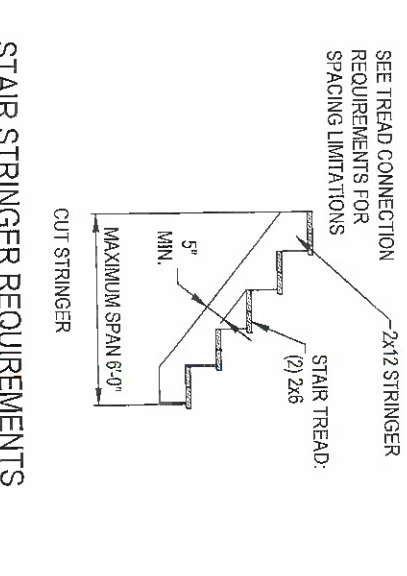


JOIST TO BEAM CONNECTION DETAIL

* SEE MANUFACTURER RECOMMENDATIONS
FOR ADDITIONAL REQUIREMENTS

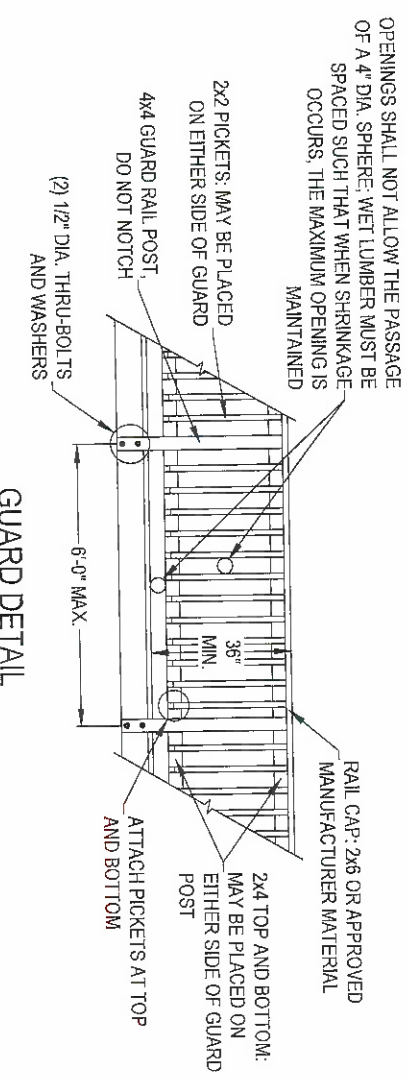


STAIR GUARD REQUIREMENTS

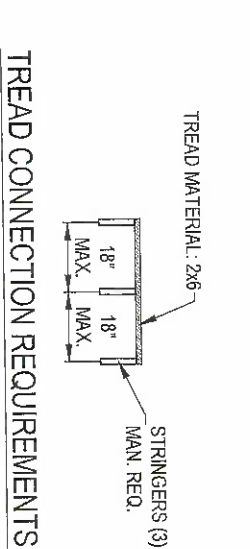


STAIR STRINGER REQUIREMENTS

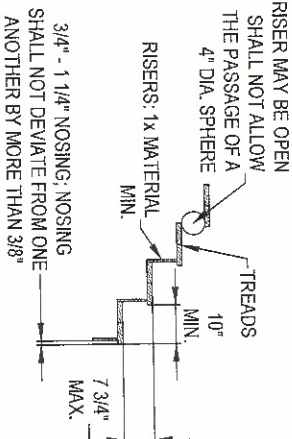
ALL STRINGERS SHALL BE A MINIMUM OF 2x12



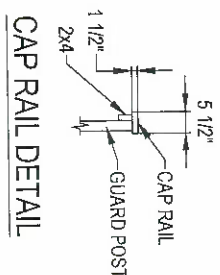
GUARD DETAIL



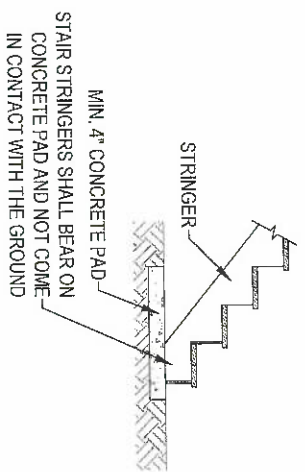
TREAD CONNECTION REQUIREMENTS



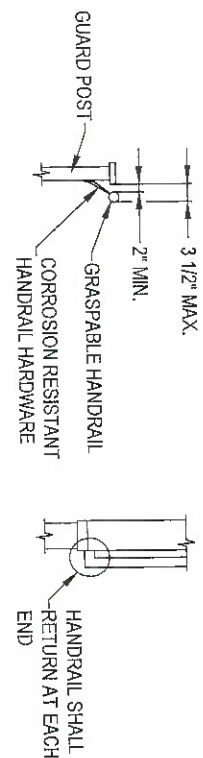
TREAD AND RISER DETAIL



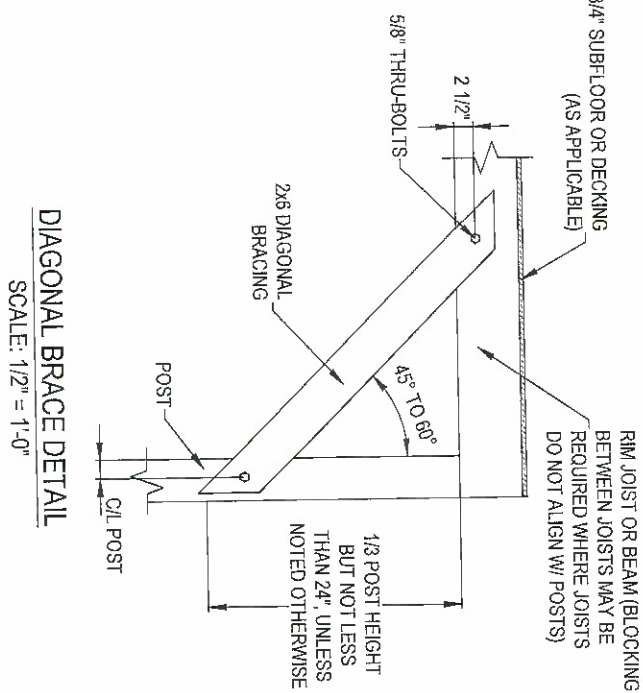
CAP RAIL DETAIL



STAIR STRINGER BEARING AT GRADE DETAIL



HANDRAIL DETAIL



DIAGONAL BRACE DETAIL

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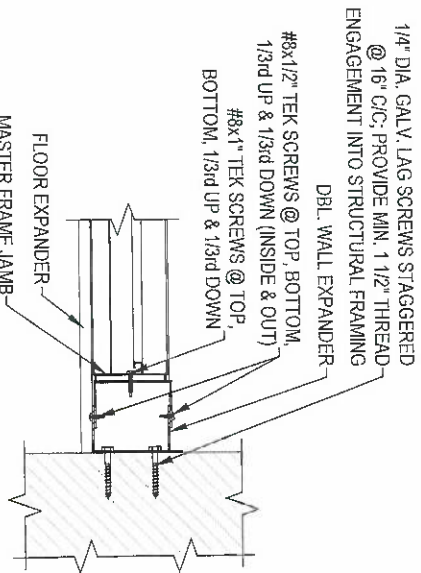
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REV.	A 5/13/26
DRAWN	PIH
SCALE	1/4" = 1'-0"
SHEET	7 OF 10

CHARLES WATKINS
6243 WOODCREST DRIVE
ELLICOTT CITY, MD 21043
JOB #42770

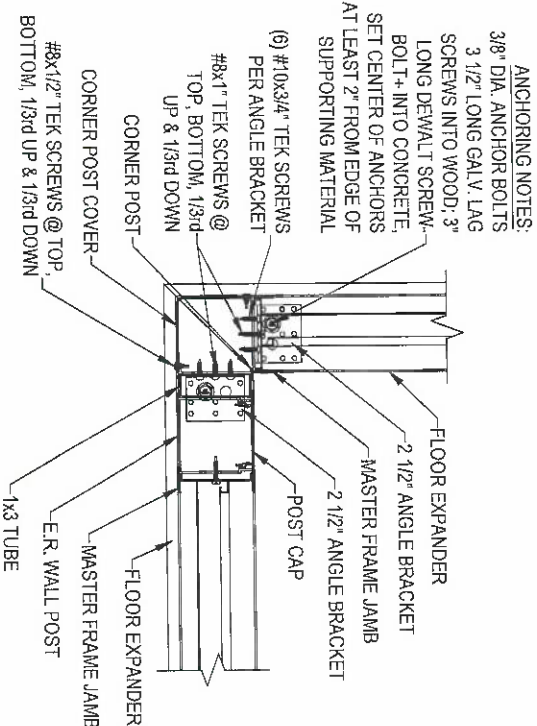
PATIO ENCLOSURES
BALTIMORE
501 MCCORMICK DRIVE, SUITES D-F
GLEN BURNE, MD 21061
410-760-1919



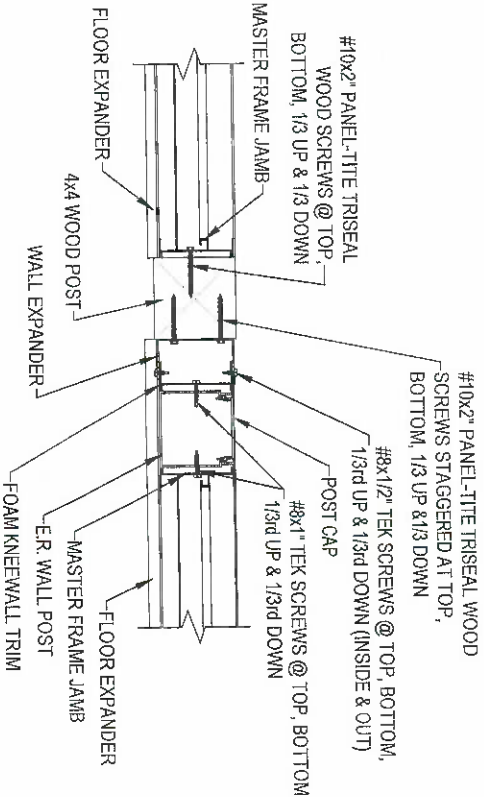
JAMES A. CLANCY, P.E., L.S.
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301 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306



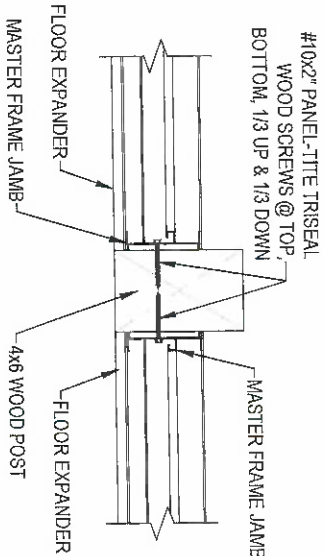
PLAN VIEW OF MASTER FRAME JAMB & DBL.
EXPANDER CONNECTION @ EXISTING WALL



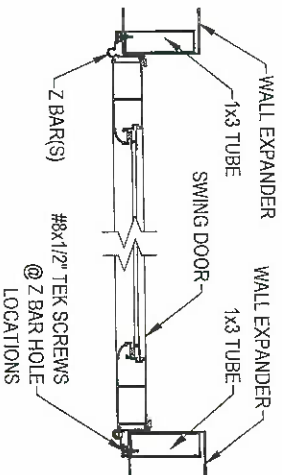
PLAN VIEW OF MASTER FRAME JAMBS & E.R.
WALL POST CONNECTION @ CORNER POST



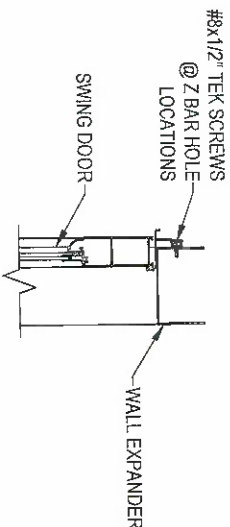
PLAN VIEW OF MASTER FRAME JAMB & E.R.
WALL POST CONNECTION @ 4x4 WOOD POST



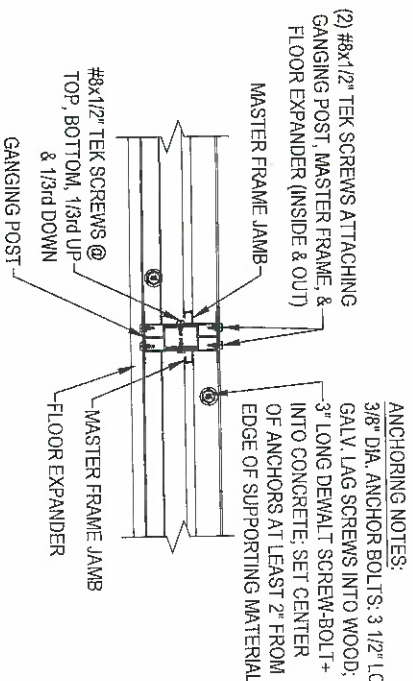
PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ 4x6 WOOD POST



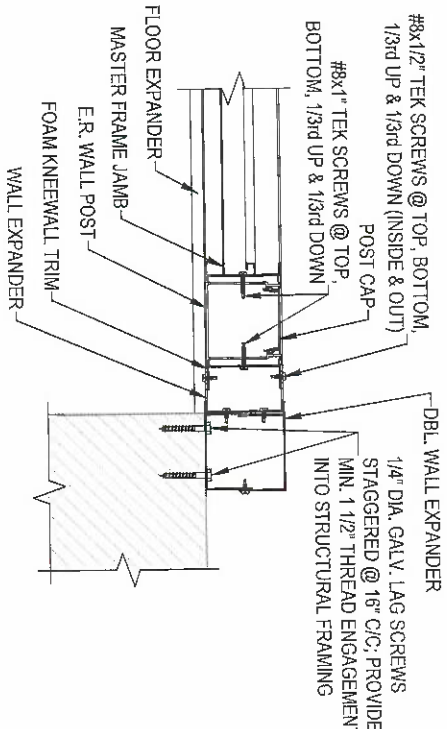
PLAN VIEW OF SWING DOOR JAMB
CONNECTION @ WALL EXPANDER



SECTION THRU SWING DOOR
CONNECTION @ WALL EXPANDER



PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ GANGING POST



PLAN VIEW OF MASTER FRAME JAMB & E.R.
WALL POST CONNECTION @ EXISTING WALL



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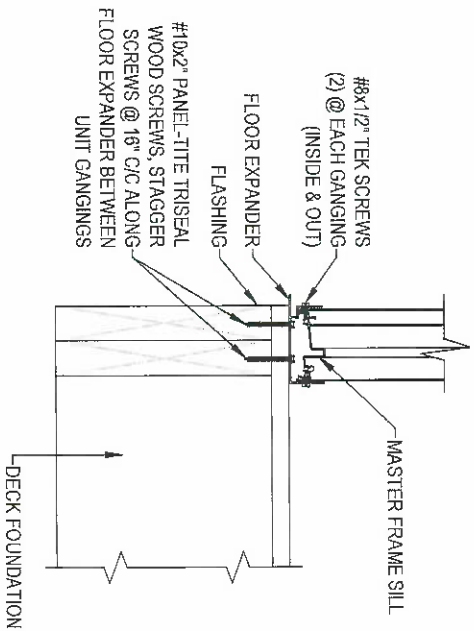
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SHEET	8 OF 10		

CHARLES WATKINS
6243 WOODCREST DRIVE
ELLICOTT CITY, MD 21043
JOB #42770

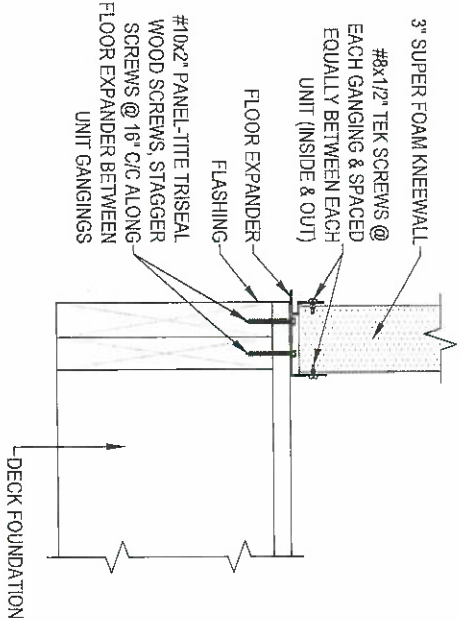
PATIO ENCLOSURES
BALTIMORE
501 MCCORMICK DRIVE, SUITES D-F
GLEN BURNE, MD 21061
410-760-1919



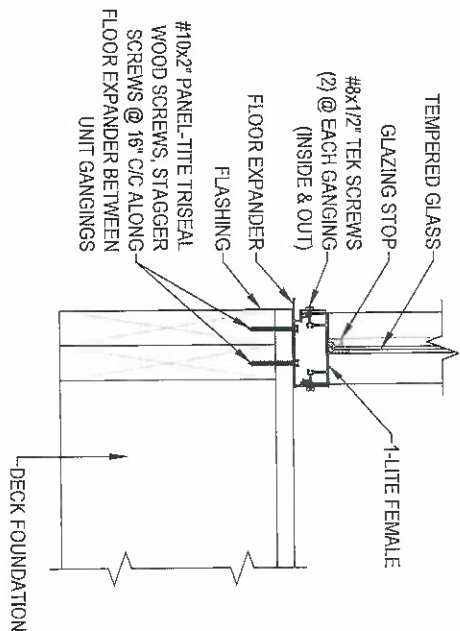
JAMES A. CLANCY, P.E., L.S.
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NATIONAL PARK, NJ 08063
PH. # 856-853-7306



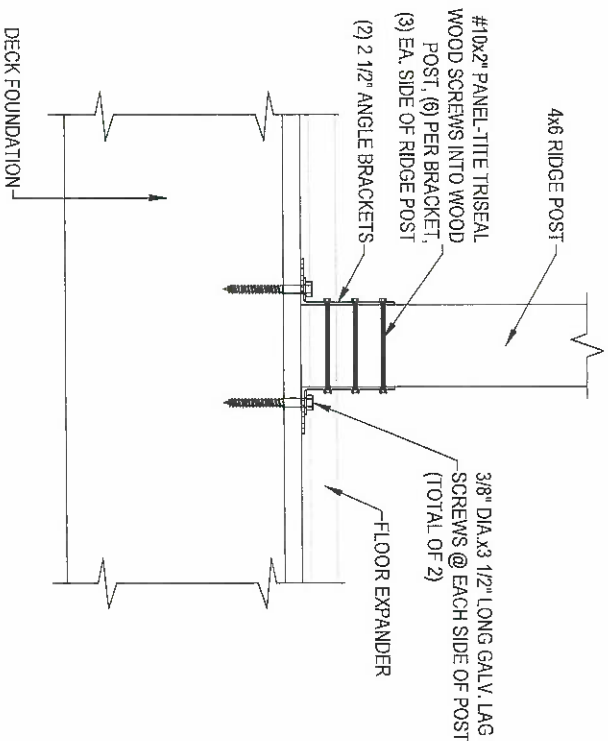
SECTION THROUGH MASTER FRAME SILL
CONNECTION @ DECK FOUNDATION



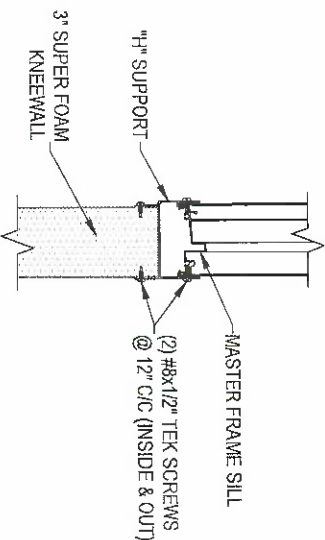
SECTION THROUGH FOAM KNEEWALL
CONNECTION @ DECK FOUNDATION



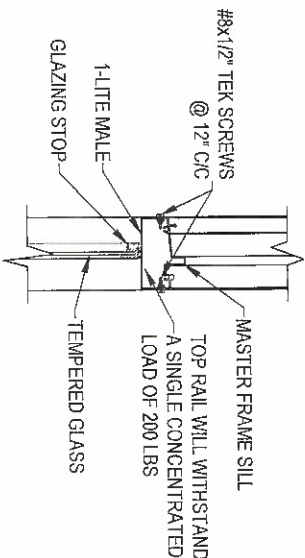
SECTION THROUGH GLASS KNEEWALL
CONNECTION @ DECK FOUNDATION



FRONT VIEW THROUGH 4x6 RIDGE POST
CONNECTION @ DECK FOUNDATION

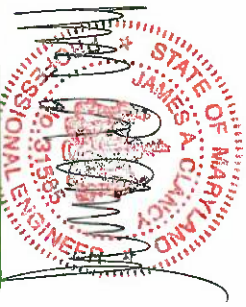


SECTION THROUGH MASTER FRAME SILL
CONNECTION @ FOAM KNEEWALL



SECTION THROUGH MASTER FRAME SILL
CONNECTION @ GLASS KNEEWALL

SIGNATURE DATE: 5/15/2026, 11:56:09 P



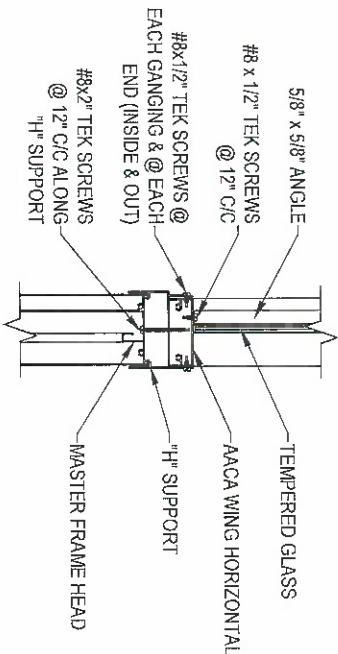
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DRAWN	PIH		
SCALE	1 1/2" = 1'-0"		
SHEET	9 OF 10		

CHARLES WATKINS
6243 WOODCREST DRIVE
ELLCOTT CITY, MD 21043
JOB #42770

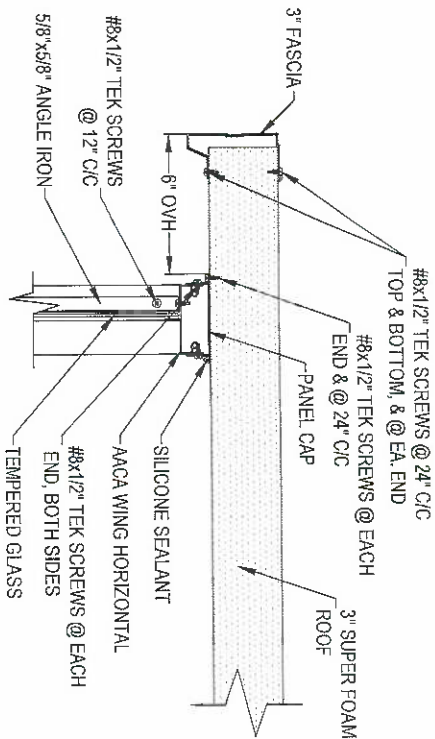
PATIO ENCLOSURES
BALTIMORE
501 MCCORMICK DRIVE, SUITES D-F
GLEN BURNE, MD 21061
410-760-1919



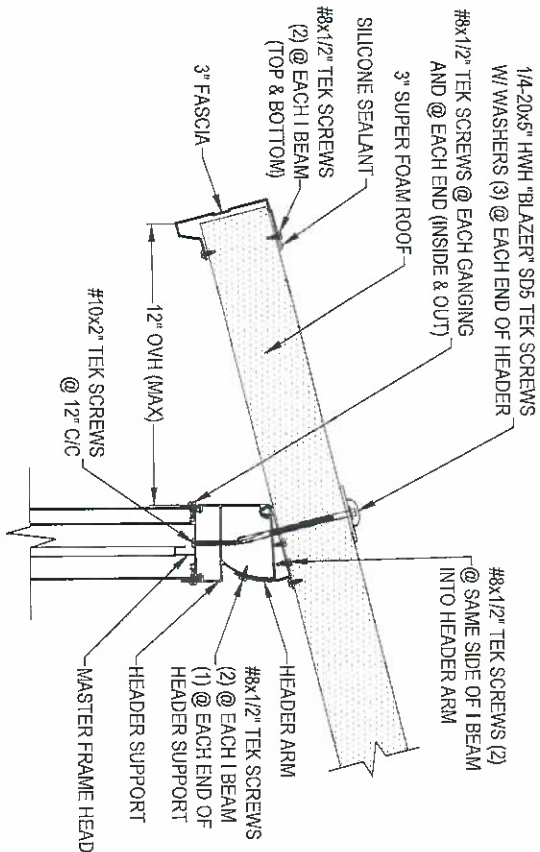
JAMES A. CLANCY, P.E., L.S.
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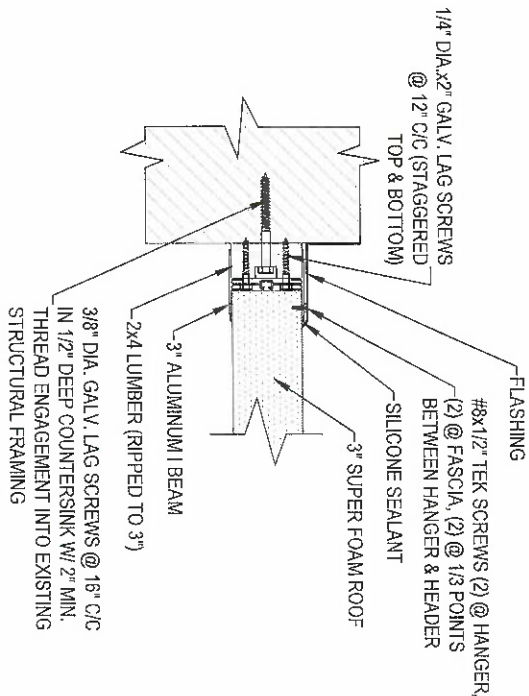
SECTION THROUGH "H" & MASTER FRAME
HEAD CONNECTION @ GLASS WING



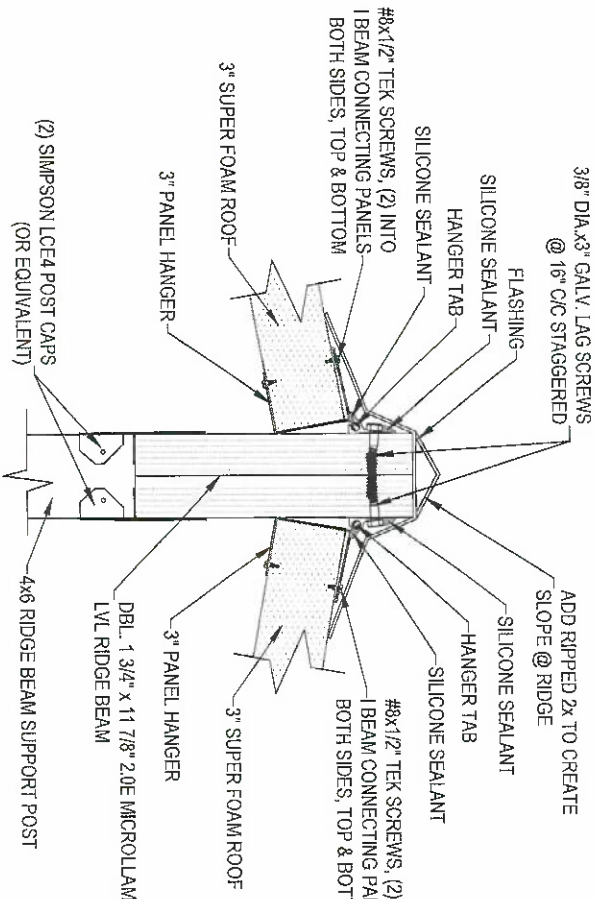
SECTION THROUGH 3" SUPER FOAM ROOF
PANEL CONNECTION @ GLASS WING



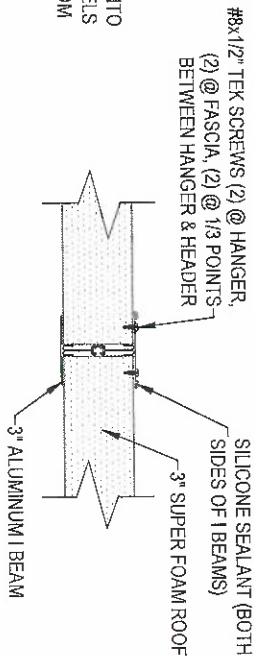
SECTION THROUGH MASTER FRAME & HEADER
CONNECTION @ 3" SUPER FOAM ROOF



3" ROOF PANEL & I BEAM
CONNECTION @ EXISTING WALL



SECTION THROUGH 3" SUPER FOAM ROOF & PANEL
HANGER ASSEMBLY CONNECTION @ RIDGE BEAM



SECTION THROUGH 3" ROOF
CONNECTION @ I BEAM

SIGNATURE DATE:
5/15/2026, 11:56:09 P

DATE 5/11/26 REV. A 5/13/26

DRAWN PH

SCALE 1 1/2" = 1'-0"

SHEET 10 OF 10

CHARLES WATKINS
6243 WOODCREST DRIVE
ELLCOTT CITY, MD 21043
JOB #42770

PATIO ENCLOSURES
BALTIMORE
501 MCCORMICK DRIVE, SUITES D-F
GLEN BURNIE, MD 21061
410-760-1919

Great Day
Improvements

JAMES A. CLANCY, P.E., L.S.
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