



# 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: 10/16

Permit No.: B19003466

Building Address: 2158 MCKENDRICK  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: 21774  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 Lot: \_\_\_\_\_ Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

Existing Use: \_\_\_\_\_  
 Proposed Use: \_\_\_\_\_  
 Estimated Construction Cost: \$ \_\_\_\_\_  
 Description of Work: whole house remodel, kitchen, family RM, LR, 4BR, 2FB, approx 1,350 sq. ft.

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

Property Owner's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Contractor Company: \_\_\_\_\_  
 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 <sup>st</sup> floor:	
	2 <sup>nd</sup> floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<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:	
<b>➤ Roadside Tree Project Permit</b>	Footings:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:	
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Electric:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Water Supply	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
Heating System	
<input 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 type="checkbox"/> No	
<b>Grading Permit Number:</b>	
<b>Building Shell Permit Number:</b>	

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: \_\_\_\_\_  
 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>10/20</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	\$ <u>25</u>
Permit Fee	\$ <u>100</u>
Tech Fee	\$ <u>10</u>
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ <u>135</u>
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>1477</u>



Bureau of Environmental Health  
8930 Stanford Blvd | Columbia, MD 21045  
410.313.2640 - Voice/Relay  
410.313.2648 - Fax  
1.866.313.6300 - Toll Free  
Maura J. Rossman, M.D., Health Officer

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

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DATE: October 24, 2019

TO: Via E-mail: ALEX@JBGREYPROPERTIES.COM

RE: **Building Permit # B190033466**  
**2158 McKendree Road**

No records could be located regarding the soil profiles or for the existing septic system area on your property. Our requirements for building permits are a full complete file for application approval. Therefore, percolation testing and a percolation certification plan will be required to complete your file. After percolation testing has been completed we will require the percolation certification plan to be submitted to our office for approval. This plan along with testing results will complete your file and allow us to review your building application.

To get started, percolation testing must occur on the property. Please submit a percolation test application, percolation test plan and fee of \$506 to the Health Department (Application Attached). The homeowner will be responsible for hiring an engineer to create a percolation test plan and a septic contractor with a backhoe to dig the percolation test holes. Once the testing is completed a sewage disposal area (SDA) for the proposed house and future repairs must be established on a percolation certification plan." Since a percolation certification plan does not exist for this property, it will have to be updated prior to building permit approval (Howard County Code Sec 3.805).

Also, if the onsite well does not meet current regulations, it will have to be brought up to code prior to approval of a building permit. For example, if the well does not have casing extending above grade, the well casing must be extended by a licensed well driller with a pit less adaptor installed. Furthermore, if the well doesn't meet the required 20 foot setback to the house with basement, then the owner will have to ask for a Variance from the Maryland Department of the Environment (MDE) and receive approval prior to making any changes to the well.

Your building permit will be placed "on hold" until all Health Department requirements are met. If you have any questions or correspondence, I can be reached at the above address or by telephone at (410) 313-2775.

Respectfully,  
Dana Bernard, REHS/RS  
Environmental Specialist II, Bureau of Environmental Health  
Phone (410) 313-2775  
E-mail: [DBernard@howardcountymd.gov](mailto:DBernard@howardcountymd.gov)

cc: Well & Septic program file

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

## MEMORANDUM

TO: Linda Alexander  
CLSI Engineering

FROM: Jeff Williams  
Program Supervisor, Well & Septic Program

RE: 2158 McKendree Road

DATE: December 31, 2019

I have reviewed the perc test results and the building permit application and have the following comments:

1. According to the floorplans submitted with the building permit, the existing house contains two rooms that count as bedrooms per our Code. The proposed layout includes 4 bedrooms. Therefore, establishment of a sewage disposal area for an initial system and two replacements or one replacement with a BAT unit would be required before we could approve the permit.
2. According to Dana's field notes, the tank appeared to be a metal tank and the drainfield is unknown. Additionally, the existing well is inside the house according to the test plan. The well must be abandoned and a new well drilled in an approved location and the tank must be replaced prior to approval of any building permit for any amount of renovation. Based on the perc test results, it is highly likely that the existing drainfield is in groundwater, so a new drainfield must be installed before approval of a building permit for additional bedrooms.
3. Based on the groundwater encountered in the area, conventional subsurface trenches are not an option in the rear yard of the property. The location of the neighboring wells prevents establishment of a conventional system in the front yard, although the water tables may be high in that area as well.
4. The soil profiles indicate that testing for at grade mounds may be an option for the site. The challenge will be finding appropriate landscape position to place them. The topography shown on the test plan indicates a concave landform near holes 1 and 3. Additionally, any disturbed ground is not suitable for an at grade or sand mound system, so the area where the shed will be removed is not an option and any other disturbed area may be disqualified.
5. The next step will be for you to conduct field run topo at 1 foot intervals to prepare a test plan showing proposed mound sites and test locations. The mounds must be located on level contour and the test sites will be at either end of each proposed mound. The available area will be tight, but keep in mind that, although not ideal, it is possible to split one system into two mounds if needed. Be advised that testing will have to occur in a designated wet season due to the high water table. Also be advised that only small track equipment should be driven on the property to preserve any potential mound sites.

jennifer\_a\_grey@mcpsmd.org

**Subject:** RE: 2158 McKendree Road (2019258) septic system repair

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Jeff,

At this point, I don't want to place any blame any longer, rather, move forward. At the end of the day- it's my \$\$\$ that is on the line, my resources, time and effort away from my family, my brand, my reputation, and ultimately, my finished product. Therefore, I will take 100% responsibility for this very unfortunate scenario that I am in now. Having said that, what I refuse to do (like I said earlier) is "**flip homes**" like all these other investors do by cutting corners, not pulling permits, taking the unethical road to easy \$\$\$, easy. Not my style nor my desire; nor is it my business plan. Everyone thinks it's so easy like they see on TV.....but they don't want to put the work in.

Anyway, for your ease, please see below in **RED for my comments** to your points. THANKS AGAIN for your attention to this matter- Happy New Year!!!

Alex

Regards,

**Alex Grey**  
JB2 Grey Properties, LLC

*Investor*  
*Acquisitions & Development*  
Direct: 443.465.2361

**B2**  
GREY PROPERTIES

**From:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Sent:** Tuesday, December 31, 2019 1:46 PM  
**To:** Alex Grey <[alex@jbgreyproperties.com](mailto:alex@jbgreyproperties.com)>; Linda D. Alexander <[lalexander@clsimail.com](mailto:lalexander@clsimail.com)>; Wayne Watkins <[watkinsjwayne@gmail.com](mailto:watkinsjwayne@gmail.com)>  
**Cc:** Billy Smith <[southwind179@gmail.com](mailto:southwind179@gmail.com)>; Bernard, Dana <[dbernard@howardcountymd.gov](mailto:dbernard@howardcountymd.gov)>  
**Subject:** RE: 2158 McKendree Road (2019258) septic system repair

Hello Mr. Gray. I apologize for any delays in communication. Dana is not in the office today, but I will follow up with her regarding that matter. Looking at the file, I see that we received the building permit application on 10/16 and Dana responded with a memo on 10/24. We received a perc test application on 11/12 that was assigned to Dana on 11/19. All that aside, if we had done testing earlier in December, the soil would still be indicating the same trouble with water

**COMPLETE THIS FORM WHEN DROPPING OFF ANY CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: Jan 10, 2020  
To: DILP - Cathy Anest  
(Person's Name and Division)  
From: Alex (Frank) Grey, JBG (443) 465 2361  
(Your Name, Company Name and Telephone Number)  
Subject: Project name Residential Rehab  
Project site address 2158 McKendree Rd  
Permit # B19003466 SDP # OK  
Other information pertinent to this project 211-20

- Please check the attachments below that you are submitting with this transmittal:
- Letter of response to address plan review comment letter
  - Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
  - Letter Summarizing Changes
  - Energy conservation calculations
  - Copies of revised floor plan (be specific).
  - Health Department Request  DPZ/DED Request  Applicant's Request
  - Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # \_\_\_\_\_
  - Other \_\_\_\_\_

**Contact Person Information: (Required)**

Alex Grey  
Please Print Name

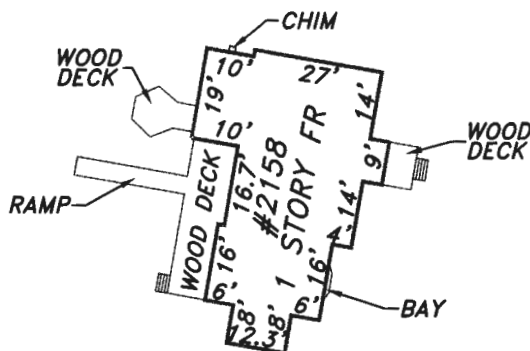
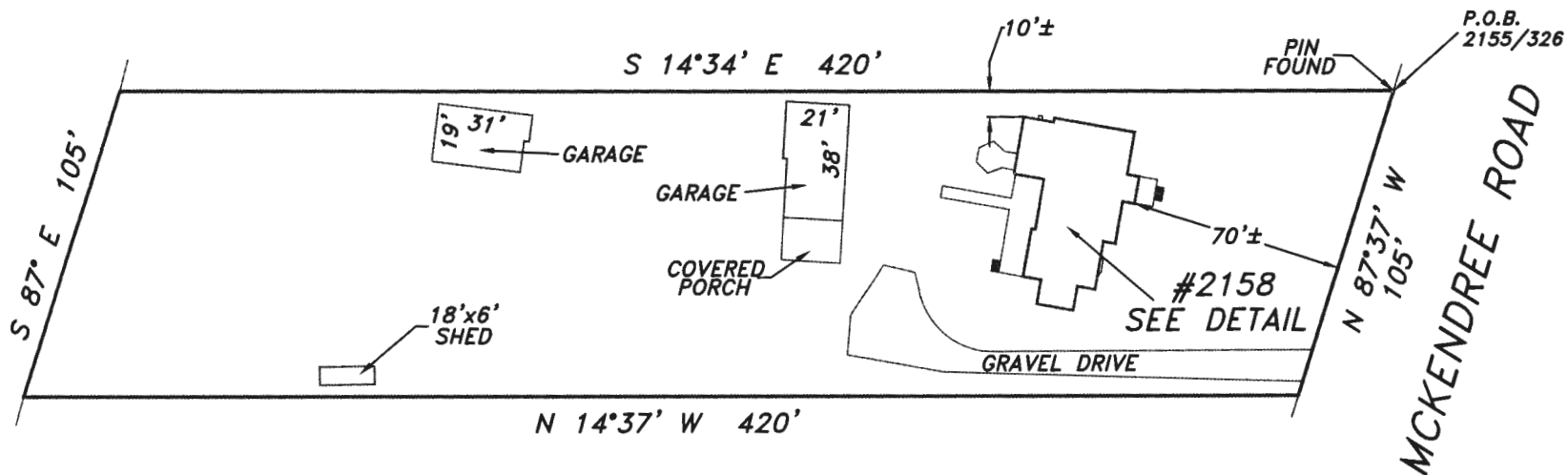
Telephone No: 443 465 2361

E-Mail Address: alex@jbgrey.com

**PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.**

Received by [Signature]

Revision



HOUSE DETAIL  
NOT TO SCALE

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:

2158 McKendree Road  
as described in a deed

recorded among the land records of Howard County, Maryland in  
Liber 2155, folio 326

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins  
Property Line Surveyor #96  
Expiration Date: 3/11/2020

**LOCATION DRAWING**  
2158 MCKENDREE ROAD  
4th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

**NTT Associates, Inc.**

16205 Old Frederick Rd.  
Mt. Airy, Maryland 21771  
Phone: (410) 442-2031  
Fax: (410) 442-1315

[www.nttsurveyors.com](http://www.nttsurveyors.com)

Scale: 1" = 60'

Date: 8/22/2019

Field By: TOM/DON

Drawn By: DAM

File No.: AS-100996

Page No.: 1 of 2

**GENERAL NOTES:**

- 1) The accuracy of the distances shown from any structure to any apparent property line is 10'±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone Information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

**APPARENT ENCROACHMENT NOTES:**

- 1) There are no apparent encroachments.

**JOB SPECIFIC NOTES:**

- 1) Conflicting field evidence found.
- 2) Fences held for alignment.



2158 MCKENDREE ROAD  
WEST FRIENDSHIP, MARYLAND 21794

**PRINTING INSTRUCTIONS:**

- 1) With the drawing open in Adobe Reader, select "Print..." in the "File" menu
- 2) Select the desired printer
- 3) Choose the "All" option under "Pages to Print"
- 4) Choose the "Actual size" option under "Page Sizing & Handling"
- 5) To print in COLOR click "Print", for BLACK & WHITE continue to step 6
- 6) Click the "Properties" button
- 7) Choose the "Imaging" tab
- 8) Check the "Print text as black" & "Print graphics as black" boxes (this will remain the default until unchecked)
- 9) Click "OK"
- 10) Click "Print"

**SURVEYOR LEGEND:**

Property Lines:	—————	Fence Line (Metal, Wire):	———x———
Buildings:	—————	Fence Line (Wood, Plastic):	———//———
Improvements:	—————	Right of Way:	—————
Building Restriction Line:	—————	100 Year Flood Plain:	—————
Easement Lines:	-----	Forest Conservation:	.....
Easement Lines:	-----	Septic Reserve Areas:	-----
Old Lot Lines:	.....	Overhangs:	-----

**NTT Associates, Inc.**  
16205 Old Frederick Rd.  
Mt. Airy, Maryland 21771  
Phone: (410) 442-2031  
Fax: (410) 442-1315  
www.nttsurveyors.com

Subject property is shown in Zone X on the FIRM Map of Howard County, Maryland on Community Panel Number 24027C0055D, effective 11/06/2013

**GENERAL NOTES**

**DESIGN CODE:**

1. 2015 INTERNATIONAL RESIDENTIAL CODE.

**DESIGN LOADS:**

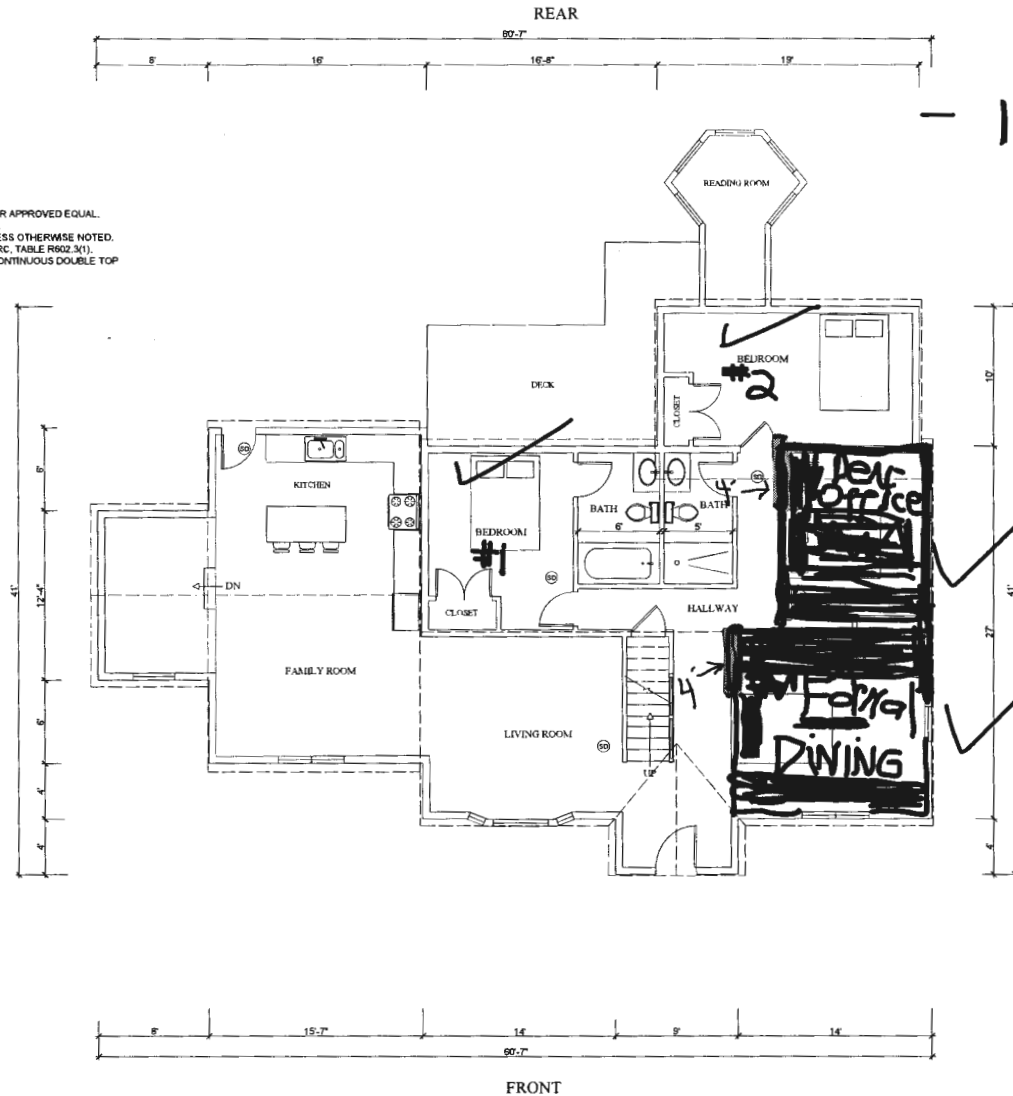
1. FLOOR DEAD LOAD: 12 PSF
2. FLOOR LIVE LOAD: 40 PSF
3. ROOF LIVE LOAD: 30 PSF
4. GROUND SNOW LOAD: 30 PSF

**WIND DESIGN CRITERIA:**

1. ULTIMATE (V<sub>W</sub>) DESIGN WIND SPEED: 115 MPH

**FRAMING:**

2. ALL JOIST HANGERS TO BE SIMPSON STRONG TIE, OR APPROVED EQUAL.
3. ALL FRAMING TO BE SOUTHERN PINE #2 OR BETTER.
4. TYPICAL WALL FRAMING TO BE 2 X 6 AT 16" OC, UNLESS OTHERWISE NOTED.
5. ALL FASTENING TO BE IN ACCORDANCE WITH 2015 IRC, TABLE R602.3(1).
6. WALLS SHALL HAVE A CONTINUOUS BOTTOM AND CONTINUOUS DOUBLE TOP PLATE.



11/9/20 Revised

Represents a 4 foot wide opening, NO DOOR

- (SD) SMOKE DETECTOR
- (CM) CARBON MONOXIDE DETECTOR

PROPOSED FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

SEAL
PROJECT JB2 MCKENDREE ROAD ADDITION 2158 MCKENDREE ROAD WEST FRIENDSHIP, MD 21794
CONTACT MICHAEL MCCLELLAN DESIGNER E:R20V0ATE@DRAFTING@GMAIL.COM P:304-478-9207
RENOVATION DRAFTING
11/10/20 Revised FOR TWO 4' WIDE OPENINGS NO DOORS
MARK DATE ISSUE
PROJECT NO.
CAD FILE
DATE
DRAWN BY: M. MCCLELLAN
CHECKED BY:
COPYRIGHT:
SHEET TITLE PROPOSED FIRST FLOOR PLAN
DRAWING SHEET NO. A004

## Williams, Jeffrey

---

**From:** Williams, Jeffrey  
**Sent:** Friday, January 10, 2020 2:55 PM  
**To:** Frances, Bob  
**Cc:** Anest, Cathy; Mock, Don; Nixon, Bert F; Davis, Michael J  
**Subject:** RE: THANK YOU from JB2 Grey Properties: 2158 McKendree Rd West Friendship

Hi Bob. I owed Cathy a call back on this. With this revised floorplan at 2 bedrooms, we are in a position to be able to approve the permit once a successful well is drilled and we approve the well completion report. They also need to replace a septic tank while the well is being drilled. The house is already gutted with new framing already up. I'm not sure if they did that without any authorization from anybody, but luckily they were able to revise things down to 2 bedrooms on the layout. With the septic limitations based on the soil they have, there was no way they were going to get the 4 bedrooms they originally wanted. Thanks  
Jeff

**From:** Frances, Bob  
**Sent:** Friday, January 10, 2020 2:12 PM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Cc:** Anest, Cathy <canest@howardcountymd.gov>; Mock, Don <dmock@howardcountymd.gov>; Nixon, Bert F <bnixon@howardcountymd.gov>; Davis, Michael J <mjdavis@howardcountymd.gov>  
**Subject:** FW: THANK YOU from JB2 Grey Properties: 2158 McKendree Rd West Friendship

Jeff:

I know this has to go through the formal approval process, and we are updating Accela accordingly, but Alex is telling me you all (Environmental Health) are OK with this. He says you just aren't going to sign off on the building permit release until you actually see the well drilling happening.

If that is true, I wouldn't have an issue releasing his electrical and plumbing permits to allow him to get his rough-in inspections. However, if that's not the case, we can continue to hold up on them.

Let me know what you think, and don't hesitate to call if you have any questions.

Thanks,

Bob

Robert J. Frances, P.E., Director  
Department of Inspections, Licenses & Permits  
3430 Court House Drive  
Ellicott City, Maryland 21043  
410-313-2433 office  
410-313-3946 direct/voicemail  
410-313-3298 fax  
[bfrances@howardcountymd.gov](mailto:bfrances@howardcountymd.gov)

**Howard County**

B19003466

# JB2 McKENDREE ROAD ADDITION

2158 Mckendree Road West Friendship, MD 21794

## CODE AUTHORITIES

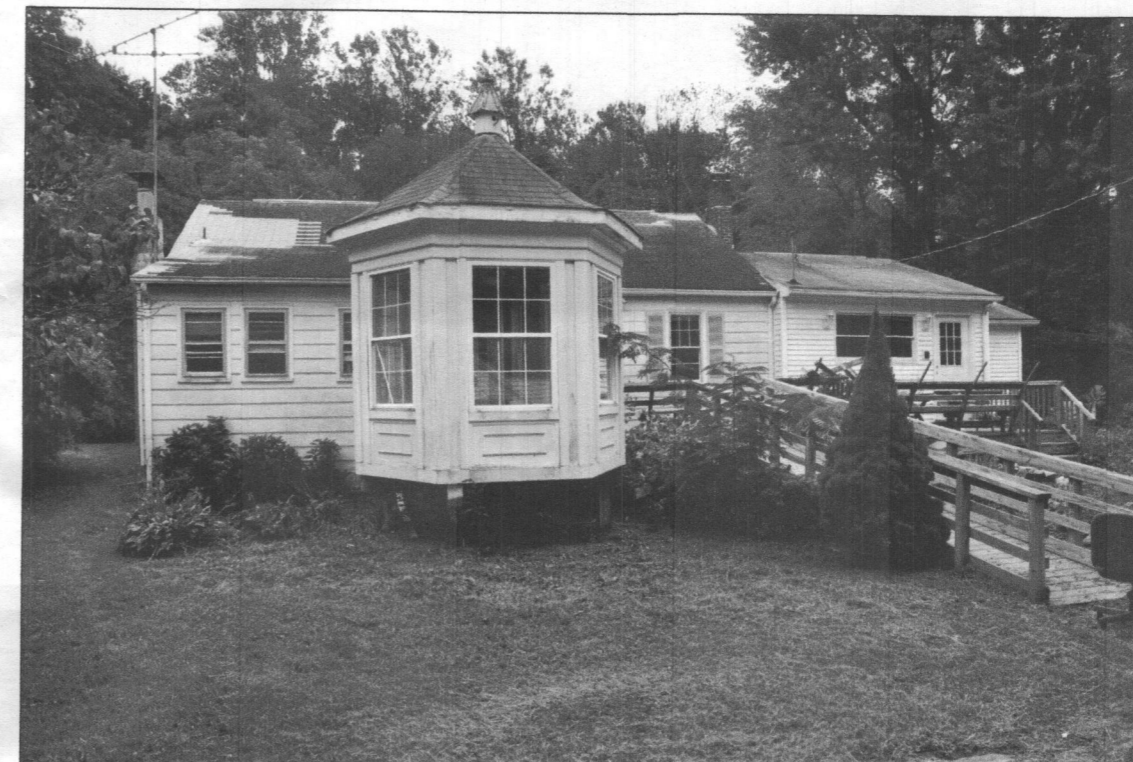
BUILDING CODE: 2015 International Residential Code  
 MECHANICAL CODE: 2015 International Mechanical Code  
 PLUMBING CODE: 2015 International Plumbing Code,  
 ELECTRICAL CODE: 2011 NFPA NEC, 2015 International Energy  
 Conservation Code  
 LIFE SAFETY: 2015 NFPA 101

## BUILDING CODE & ZONING DATA

IBC-2015 and NFPA 101 2015	EXISTING BUILDING
Building group classification per IBC-2015	R-2 ( HOUSE)
Occupancy classification per NFPA 101-2015	RESIDENTIAL
Separated mixed use per IBC/NFPA	NO
Construction type per IBC-2015	II-B
Number of stories above grade	2
High rise	NO
Fire alarm system	
Fully sprinkled & monitored	NO



FRONT



REAR

### SCOPE OF WORK

The property owner is requesting a permit for an internal remodel to an existing residence.

### DRAWING INDEX

C001	COVER SHEET
Z001	SITE PLAN AND ARIEL VIEW
A001	EXISTING FOUNDATION AND BASEMENT PLAN
A002	PROPOSED FOUNDATION AND BASEMENT PLAN
A003	EXISTING FIRST FLOOR PLAN
A004	PROPOSED FIRST FLOOR PLAN
A005	SECOND FLOOR FRAMING PLAN

## GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES AS ADOPTED BY THE LOCAL JURISDICTION HAVING AUTHORITY. ARRANGE FOR REQUIRED INSPECTIONS BY AUTHORITIES AT THE PROPER TIME DURING PROGRESS OF THE WORK.

1. THIS SHEET IS PART OF AN ENTIRE SET OF CONSTRUCTION DOCUMENTS (REFER TO DRAWING INDEX). THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO EXTRA COMPENSATION WILL BE GIVEN TO BIDDER, SUPPLIER WHO HAS BID FROM AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. IN CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN DRAWINGS, THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH DISCREPANCIES.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION OBTAINED FROM SITE VISITS PRIOR TO CLEARING AND CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE SUBMITTING A BID, VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK OR ORDERING MATERIAL OR ORDERING MATERIAL (SUCH AS DOORS AND TRUSSES) AND SHALL ADVISE ARCHITECT OF ANY DISCREPANCIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SET OF CONSTRUCTION DOCUMENTS ON THE SITE DURING CONSTRUCTION. THE OWNER'S CONTRACTOR SHALL

INDICATE ON THESE PLANS ALL APPROVED CHANGES TO THE WORK DESCRIBED ON THESE DRAWINGS. THIS SHALL BE TURNED OVER TO THE OWNER WHEN THE PROJECT IS COMPLETE, WITH A COPY PROVIDED TO THE ARCHITECT.

4. IF ANY ERROR, DISCREPANCIES OR OMISSIONS APPEAR ON THESE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITTEN FORM IMMEDIATELY. FAILURE TO GIVE NOTICE WILL CAUSE THE CONTRACTOR TO BE HELD RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS, DISCREPANCIES OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

5. NO MATERIALS SUBSTITUTION WILL BE ALLOWED UNLESS SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL IN WRITING. NOTIFICATION OF INTENT TO MAKE SUBSTITUTION MUST BE SUBMITTED WITHIN 10 WORKING DAYS OF CONTRACT.

6. THE CONTRACTOR IS REQUIRED TO PROVIDE A LIST OF ALL SUB-CONTRACTORS TO BE USED AND SUBMIT TO THE OWNER AND ARCHITECT WITHIN 10 WORKING DAYS OF CONTRACT AWARD.

7. THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES BY OTHERS AND SHALL BE AVAILABLE TO RECEIVE DELIVERY AND ASSIST IN INSTALLATION OF ALL EQUIPMENT AND FIXTURES PROVIDED BY THE OWNER. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFE KEEPING OF PRODUCTS STORED ON SITE.

8. CONTRACTOR TO CHECK IN AND VERIFY ALL SHIPMENTS OF OWNER'S FURNISHED MATERIALS. THIS INCLUDES OPENING ALL BOXES OF EACH SHIPMENT AND VERIFYING THE THEIR

CONTENTS AGAINST PACKING LISTS AND THEN NOTIFYING THE OWNER OF ALL BACK ORDERS OR SHORTAGES WITHIN 40 HOURS OF RECEIVING SHIPMENT. IF THIS IS NOT DONE, THE OWNER'S CONTRACTOR WILL BEAR THE COSTS OF ANY EXPEDITED FREIGHT CHARGES TO MEET CONSTRUCTION SCHEDULE.

9. OWNER'S CONTRACTOR SHALL KEEP ALL HANDBOOKS, PAPERWORK, AND KEYS IN A MARKED ENVELOPE. ALL KEYS ARE TO BE TAGGED WITH PROPER LOCATIONS. THIS ENVELOPE SHOULD BE TURNED OVER TO THE OWNER'S PROJECT REPRESENTATIVE WITH THE CERTIFICATE OF USE AND OCCUPANCY, RELEASES OF LIENS FROM ALL THOSE RECEIVING. INCLUDED WITH THIS INFORMATION IS TO BE A LIST OF ALL SUB-CONTRACTORS WITH PHONE NUMBERS.

10. THESE DRAWINGS ARE NOT TO BE ALTERED IN ANY WAY WITHOUT AUTHORIZATION FROM THE ARCHITECT. CHANGES IN DRAWINGS OR ACTUAL WORK SHALL BE ISSUED BY THE ARCHITECT.

11. WORK SCHEDULED TO BE SUPPLIED BY OTHERS, BUT INSTALLED UNDER THIS CONTRACT MEANS THAT THE APPLICABLE ITEM WILL BE DELIVERED BY OTHERS.

12. WARRANT TO THE OWNER THAT ALL MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND CONFORMS WITH THE CONTRACT DOCUMENTS. FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPTLY CORRECT WORK NOT FOUND TO BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS

OF CORRECTIONS.

13. CONTRACTOR SHALL COORDINATE WORK TO ENSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS WITH PROVISIONS FOR ACCOMMODATING ITEMS INSTALLED LATER.

14. CONTRACTOR SHALL PROVIDE SUPPLEMENTARY SUPPORT AND/OR FRAMING FOR ALL LIGHT FIXTURES, CEILING DIFFUSERS, ETC.

15. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA101. DURING CONSTRUCTION MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. ALL WORK PERFORMED SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES.

16. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY CONSTRUCTION SITE AT ALL TIMES.

17. PROVIDE PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY OWNER, OR AS NECESSARY FOR SAFETY.

18. PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP.

19. EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN, AND READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF

INSTALLED MATERIALS. ADVISE ARCHITECT OF ANY EXISTING CONDITION NOT LEVEL, PLUMB, AND SMOOTH WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.

20. OWNER RESERVES THE RIGHT TO OCCUPY AND TO PLACE OR INSTALL EQUIPMENT IN COMPLETED AREAS OF THE PROJECT, PROVIDING SUCH ACTS DO NOT INTERFERE WITH THE COMPLETION OF THE WORK. SUCH ACTS BY THE OWNER SHALL NOT CONSTITUTE ACCEPTANCE OF THE TOTAL WORK.

21. THOROUGHLY CLEAN ALL SURFACES OF DUSTS, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT 24 HOURS PRIOR TO OCCUPANCY OF ANY PHASE. VACUUM OR MOP, AS APPROPRIATE. ALL FLOORS AND CLEAN WINDOWS AND GLAZING.

22. CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE DRAWINGS. ALL WORK UNDER THE CONTRACT IS TO BE PERFORMED TO A COMPLETE AND FINISHED PRODUCT. AT THE END OF JOB, CONTRACTOR SHALL CLEAN ALL FINISHED SURFACES AND LEAVE JOB IN AN ORDERLY AND NEAT FASHION CAPABLE OF BEING USED FOR THE INTENDED PURPOSE. ALL WORK IS TO BE WARRANTED FOR TWO YEARS AGAINST ANY DEFECTS OR DEFICIENCIES. IT IS EXPRESSLY UNDERSTOOD THAT ONE CONDITION FOR FINAL PAYMENT TO THE CONTRACTOR UNDER THIS AGREEMENT IS COMPLETENESS OF ALL WORK.

23. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION AND REQUIREMENTS.

24. CONTRACTOR SHALL CARRY AND MAINTAIN ALL STANDARD INSURANCE COVERAGE TO STANDARD LIMITS OR GREATER, AS IS REQUIRED BY THE LANDLORD

SEAL:

PROJECT:

JB2 McKENDREE  
ROAD ADDITION  
2158 Mckendree Road  
West Friendship, MD 21794

CONTACT:

MICHAEL McCLELLAN  
DESIGNER  
E:RENOVATIONDRAFTING@GMAIL.COM  
P:240.478.9277

RENOVATION DRAFTING

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COVER PAGE

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C001









**GENERAL NOTES**

**DESIGN CODE:**

- 2015 INTERNATIONAL RESIDENTIAL CODE.

**DESIGN LOADS:**

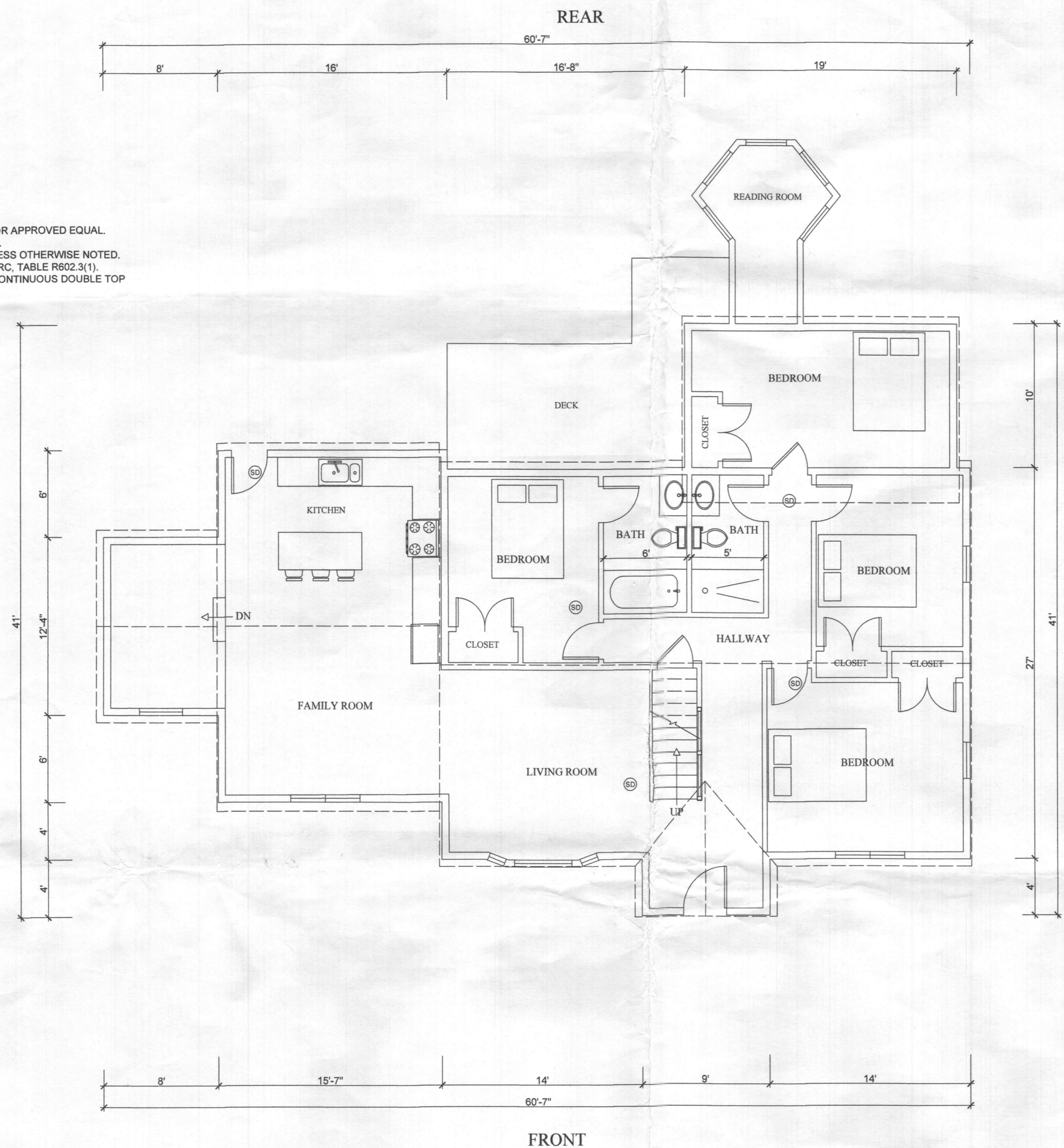
- FLOOR DEAD LOAD: 12 PSF
- FLOOR LIVE LOAD: 40 PSF
- ROOF LIVE LOAD: 30 PSF
- GROUND SNOW LOAD: 30 PSF

**WIND DESIGN CRITERIA:**

- ULTIMATE (Vult) DESIGN WIND SPEED: 115 MPH

**FRAMING:**

- ALL JOIST HANGERS TO BE SIMPSON STRONG TIE, OR APPROVED EQUAL.
- ALL FRAMING TO BE SOUTHERN PINE #2 OR BETTER.
- TYPICAL WALL FRAMING TO BE 2 X 6 AT 16" OC, UNLESS OTHERWISE NOTED.
- ALL FASTENING TO BE IN ACCORDANCE WITH 2015 IRC, TABLE R602.3(1).
- WALLS SHALL HAVE A CONTINUOUS BOTTOM AND CONTINUOUS DOUBLE TOP PLATE.



**PROPOSED FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

SD SMOKE DETECTOR  
CM CARBON MONOXIDE DETECTOR

SEAL:

PROJECT:  
**JB2 MCKENDREE ROAD ADDITION**  
2158 Mckendree Road  
West Friendship, MD 21794

CONTACT:  
**MICHAEL McCLELLAN**  
DESIGNER  
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**RENOVATION DRAFTING**


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