

## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Thursday, May 20, 2021 8:57 AM  
**To:** carrollmanorconstruction@comcast.net  
**Subject:** FW: Site Plan\_1005 Sunset Valley Drive  
**Attachments:** 1005.pdf; Well and Septic Setback Distances.pdf

Hi Glenn:

We spoke on the phone just now. Please revise the site plan to scale between 1:30 to 1:100 and show the locations of the well & septic system components. I've attached a copy of the septic record, and a copy of our well and septic setback distance requirements.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
(410) 313 - 1786  
hoswald@howardcountymd.gov

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**From:** Oswald, Hank  
**Sent:** Monday, April 12, 2021 9:48 AM  
**To:** carrollmanorconstruction@comcast.net  
**Subject:** Site Plan\_1005 Sunset Valley Drive

Hello Mr. Henley:

This email pertains to the review of building permit # B21000966. The address is 1005 Sunset Valley Drive. Please revise the site plan to scale between 1:30 to 1:100 and show the locations of the well & septic system components. I've attached a copy of the septic record, and a copy of our well and septic setback distance requirements.

Should you have any questions or wish to discuss, please don't hesitate to contact me.

Thanks,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department

▼ Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
(410) 313 - 1786  
[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)

Health

5/17 revised plans for Berger project

permit # B 2100.966

Address 1005 Sunset Valley Dr. 21784

From

Carroll Manor Construction

ph 410-984-0440

Glen Henley

email

carrollmanorconstruction@comcast.net

RECEIVED

PROFESSIONAL CERTIFICATION  
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.  
 License Number #14678  
 Expiration Date: 6/30/2022

WARNING:  
 THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED BY JONATHAN RIVERA ARCHITECT. ALTERATION OF THIS DOCUMENT BY ANY PARTY OTHER THAN JONATHAN RIVERA ARCHITECT IS A VIOLATION OF LAW THAT WILL BE PROSECUTED TO THE FULLEST EXTENT.  
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## PROPOSED ADDITION

### BERGER RENOVATION

1005 Sunset Valley Drive  
 Sykesville, Maryland 21784

ARCHITECT  
 Jonathan Rivera AIA, NCARB  
 Howard County, Maryland

443.226.5745  
 jrivera@jonathanrivera.com

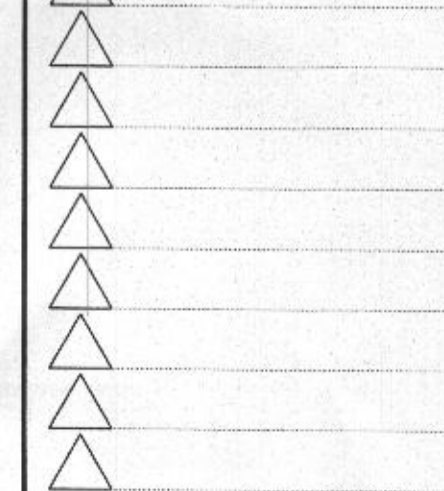
BUILDER  
 Carroll Manor Construction  
 Baldwin, Maryland  
 M.H.I.C. # 45702

Office: (410) 592-2237  
 Glenn: (410) 984-0440  
 Shannon: (410) 440-2133

carrollmanorconstruction  
 @comcast.net

### ISSUE DATE

▲ 7-14-20 PERMIT SET

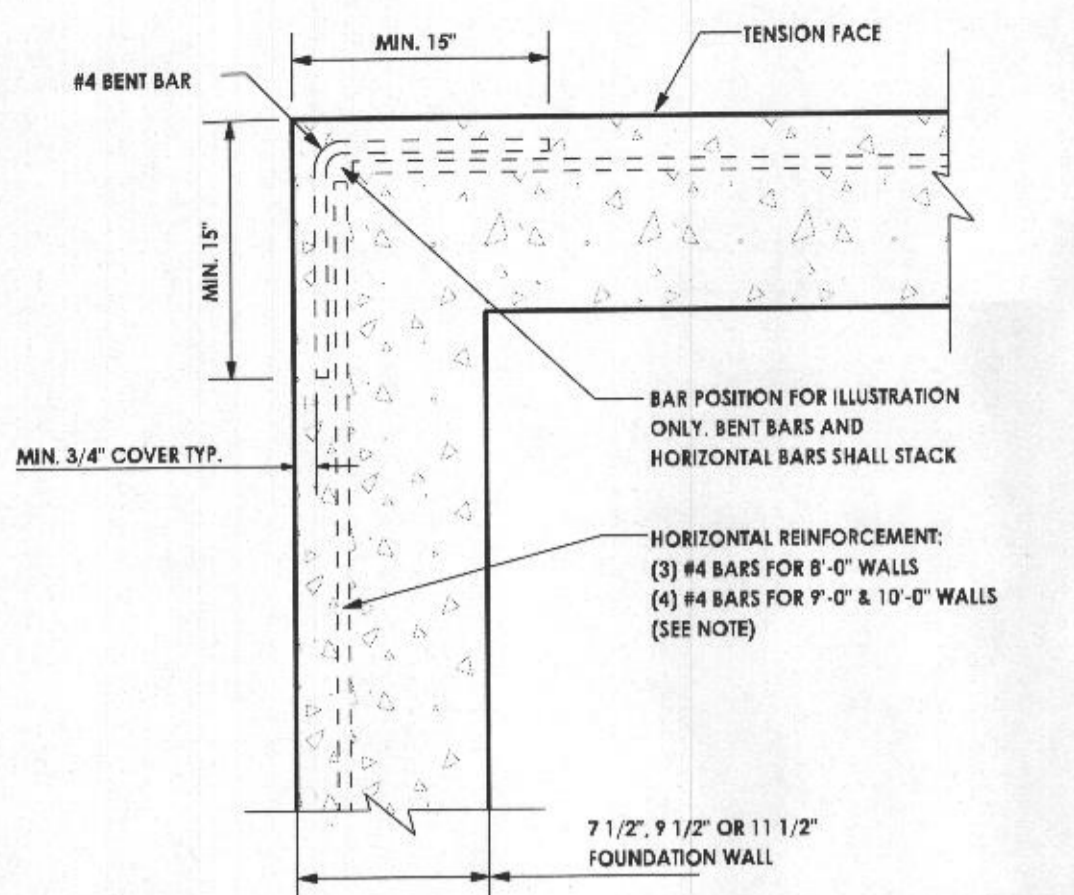


SCALE: 1/4" = 1'-0"

### FOUNDATION

# 2.01

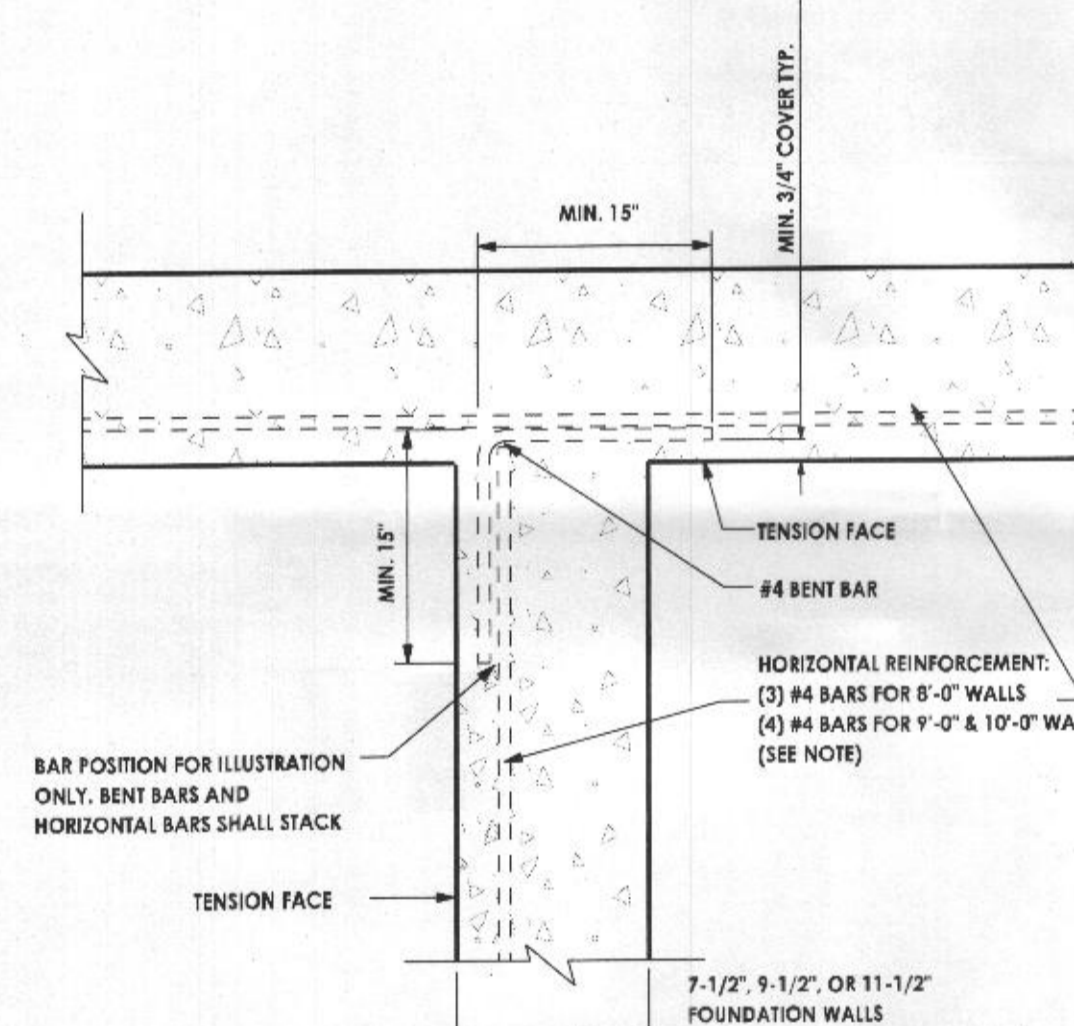
PRINT DATE:  
 Friday, May 14, 2021



NOTE:  
 FOR ALL WALL HEIGHTS, A MINIMUM OF ONE HORIZONTAL BAR SHALL BE LOCATED WITHIN THE TOP 24" AND A MINIMUM OF ONE IN THE BOTTOM 24". THE REMAINING REQUIRED BARS SHALL BE SPACED OVER THE HEIGHT OF THE WALL AS EQUALLY AS PRACTICAL.

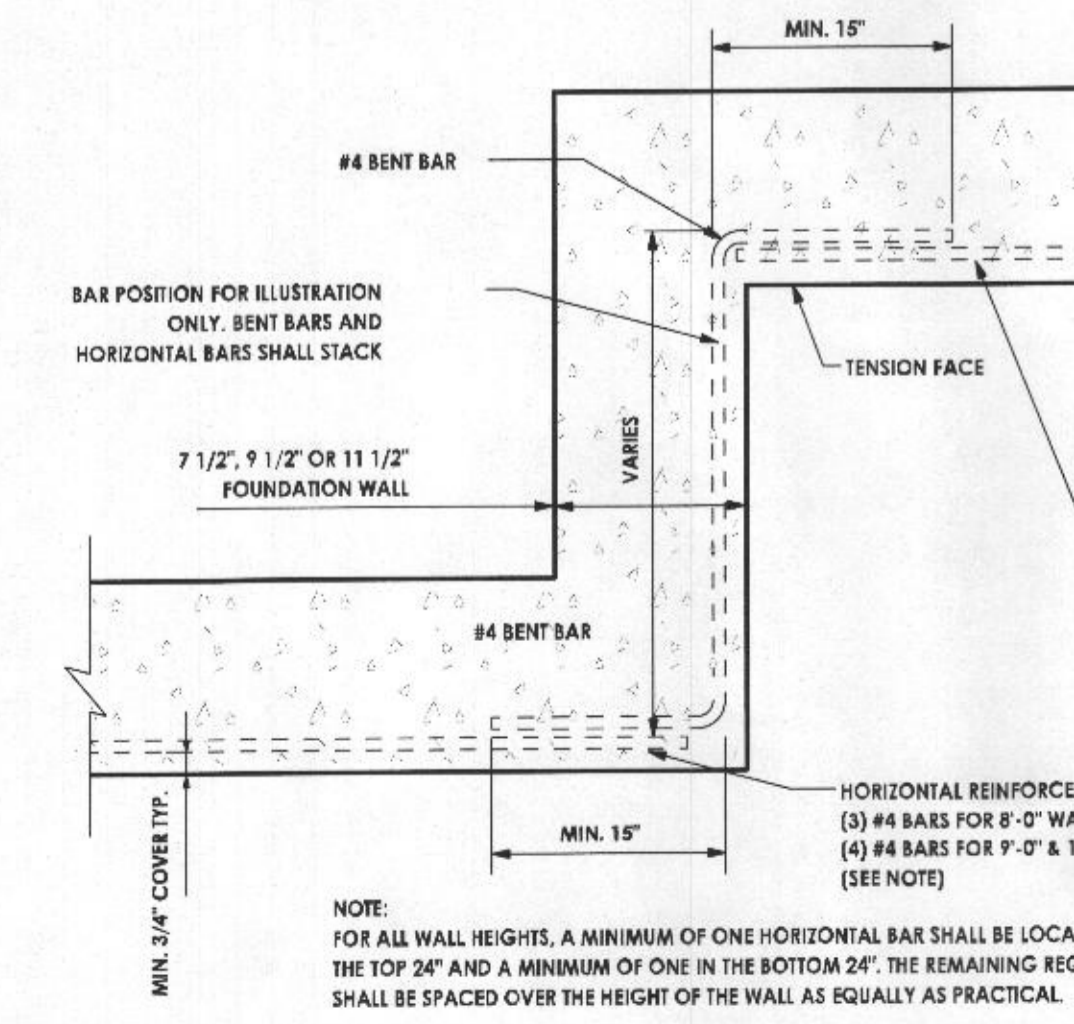
### TYPICAL CORNER REINFORCING UNO

\*\*\*VERTICAL REINFORCEMENT - NOT SHOWN FOR CLARITY.



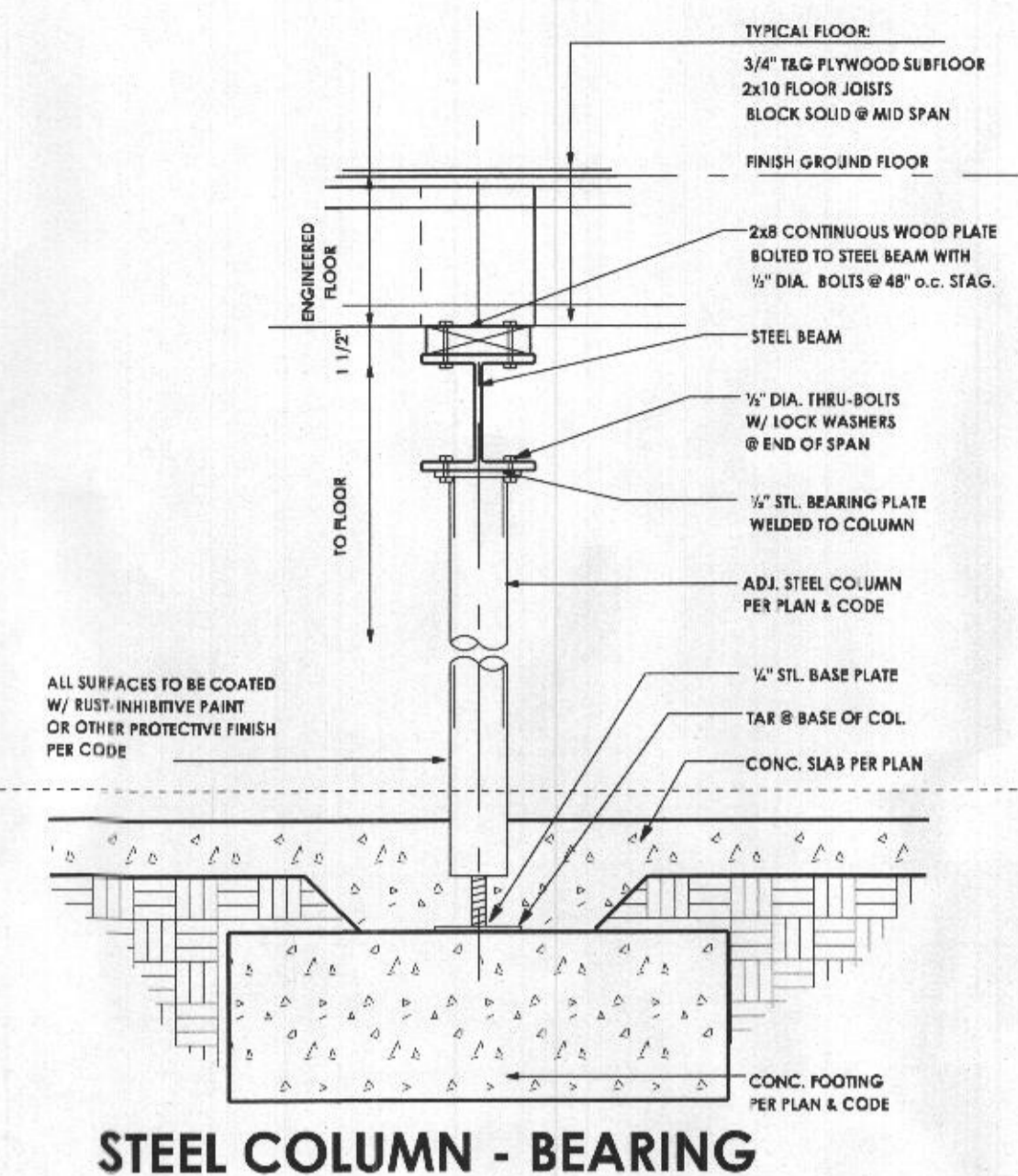
NOTE:  
 FOR ALL WALL HEIGHTS, A MINIMUM OF ONE HORIZONTAL BAR SHALL BE LOCATED WITHIN THE TOP 24" AND A MINIMUM OF ONE IN THE BOTTOM 24". THE REMAINING REQUIRED BARS SHALL BE SPACED OVER THE HEIGHT OF THE WALL AS EQUALLY AS PRACTICAL.

### TYPICAL REINFORCING AT "T" INTERSECTIONS UNO



NOTE:  
 FOR ALL WALL HEIGHTS, A MINIMUM OF ONE HORIZONTAL BAR SHALL BE LOCATED WITHIN THE TOP 24" AND A MINIMUM OF ONE IN THE BOTTOM 24". THE REMAINING REQUIRED BARS SHALL BE SPACED OVER THE HEIGHT OF THE WALL AS EQUALLY AS PRACTICAL.

### TYPICAL REINFORCING AT "Z" INTERSECTIONS UNO



### STEEL COLUMN - BEARING

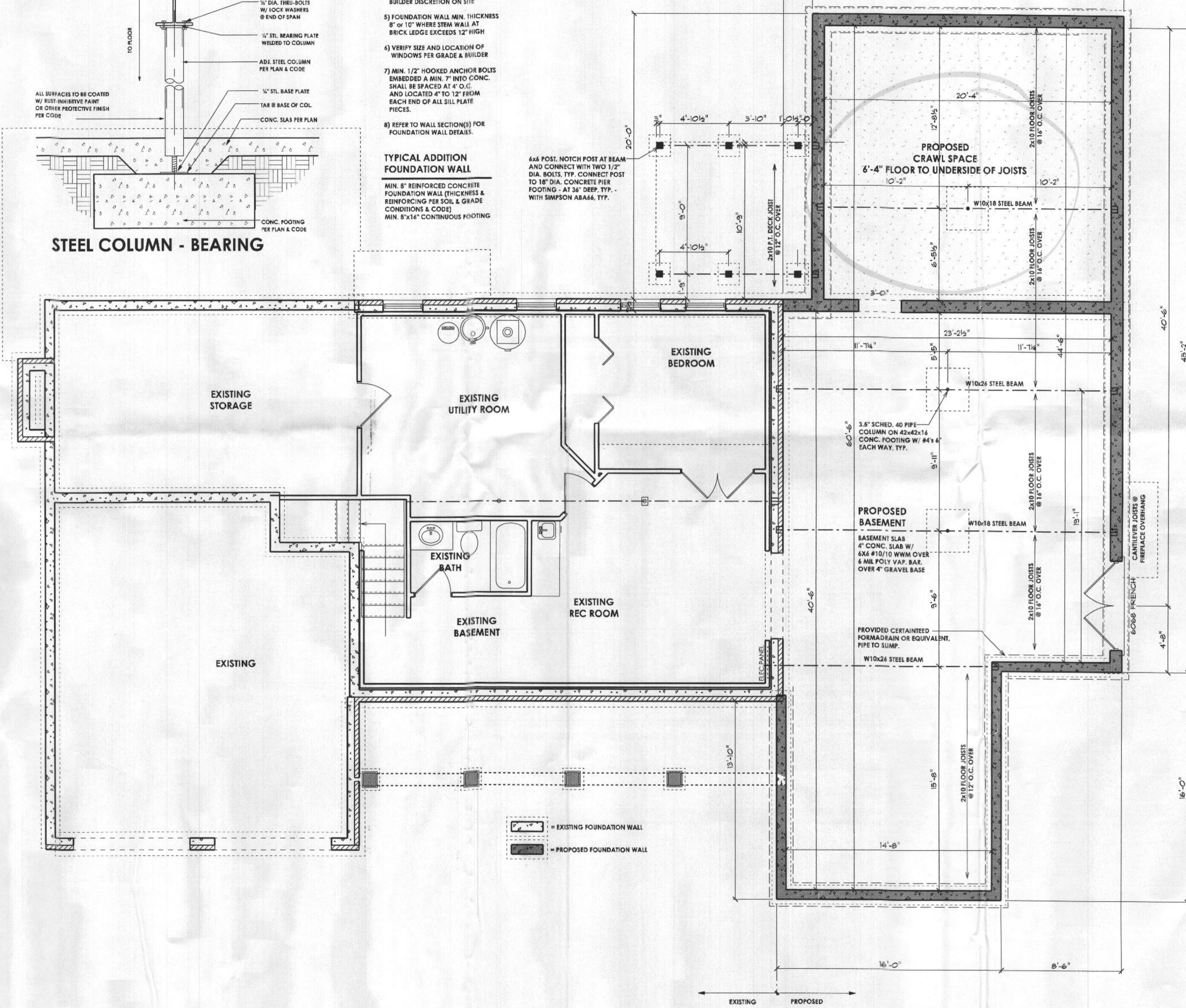
### FOUNDATION NOTES

- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & PARTIES TO BE SP# #1/#2 OR EQ. TYP. THRUOUT U.N.O.
- 3) BASEMENT WINDOW AND DOOR LOCATIONS TO BE DETERMINED AT PRECON.
- 4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 5) FOUNDATION WALL MIN. THICKNESS 8" OR 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 12" HIGH
- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" TO 12" FROM EACH END OF ALL SILL PLATE PIECES.
- 8) REFER TO WALL SECTION(S) FOR FOUNDATION WALL DETAILS.

### TYPICAL ADDITION FOUNDATION WALL

MIN. 8" REINFORCED CONCRETE FOUNDATION WALL (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)  
 MIN. 8"x16" CONTINUOUS FOOTING

4x6 POST, NOTCH POST AT BEAM AND CONNECT WITH TWO 1/2" DIA. BOLTS, TYP. CONNECT POST TO 18" DIA. CONCRETE PIER FOOTING - AT 36" DEEP, TYP. WITH SIMPSON ABA66, TYP.



EXISTING FOUNDATION WALL  
 PROPOSED FOUNDATION WALL

PROFESSIONAL CERTIFICATION  
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678, Expiration Date: 6/30/2022

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# PROPOSED ADDITION

**BERGER RENOVATION**  
 1005 Sunset Valley Drive  
 Sykesville, Maryland 21784

**ARCHITECT**  
 Jonathan Rivera AIA, NCARB  
 Howard County, Maryland

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 jrvera@jonathanrivera.com

**BUILDER**  
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 @comcast.net

## ISSUE DATE

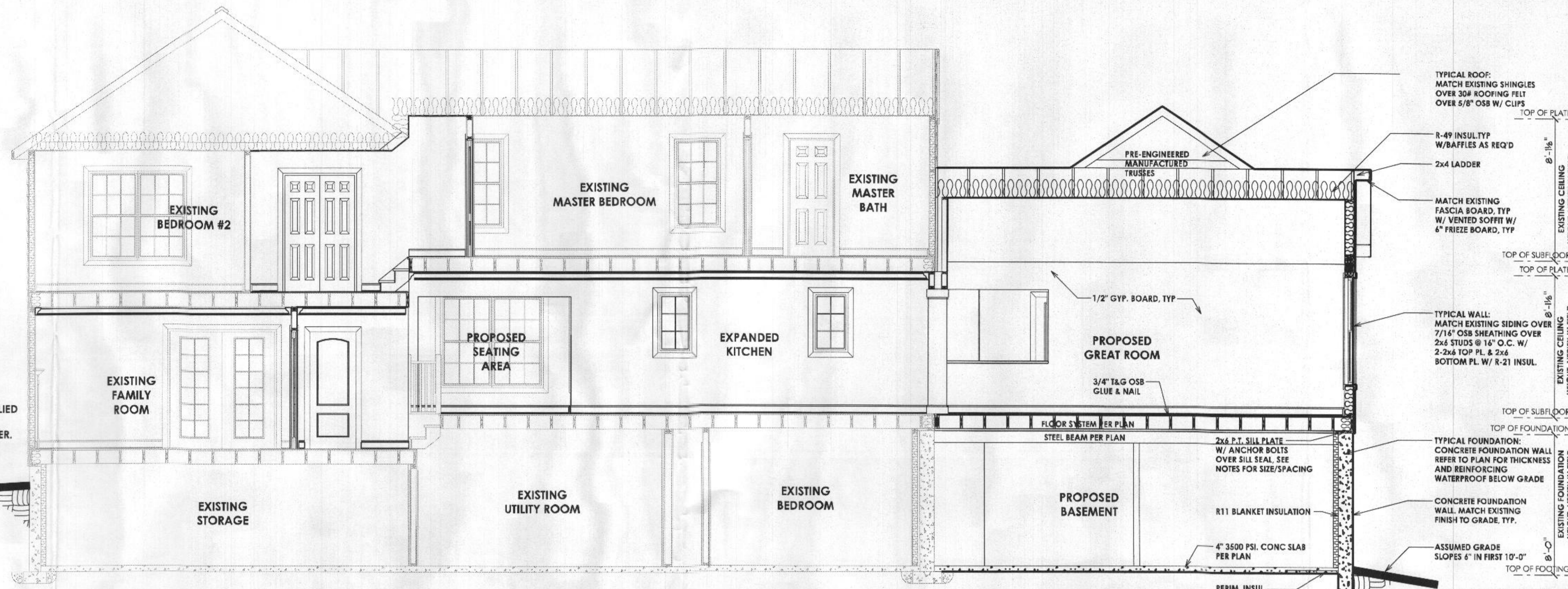
7-16-20	PERMIT SET

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

## SECTIONS

# 5.01

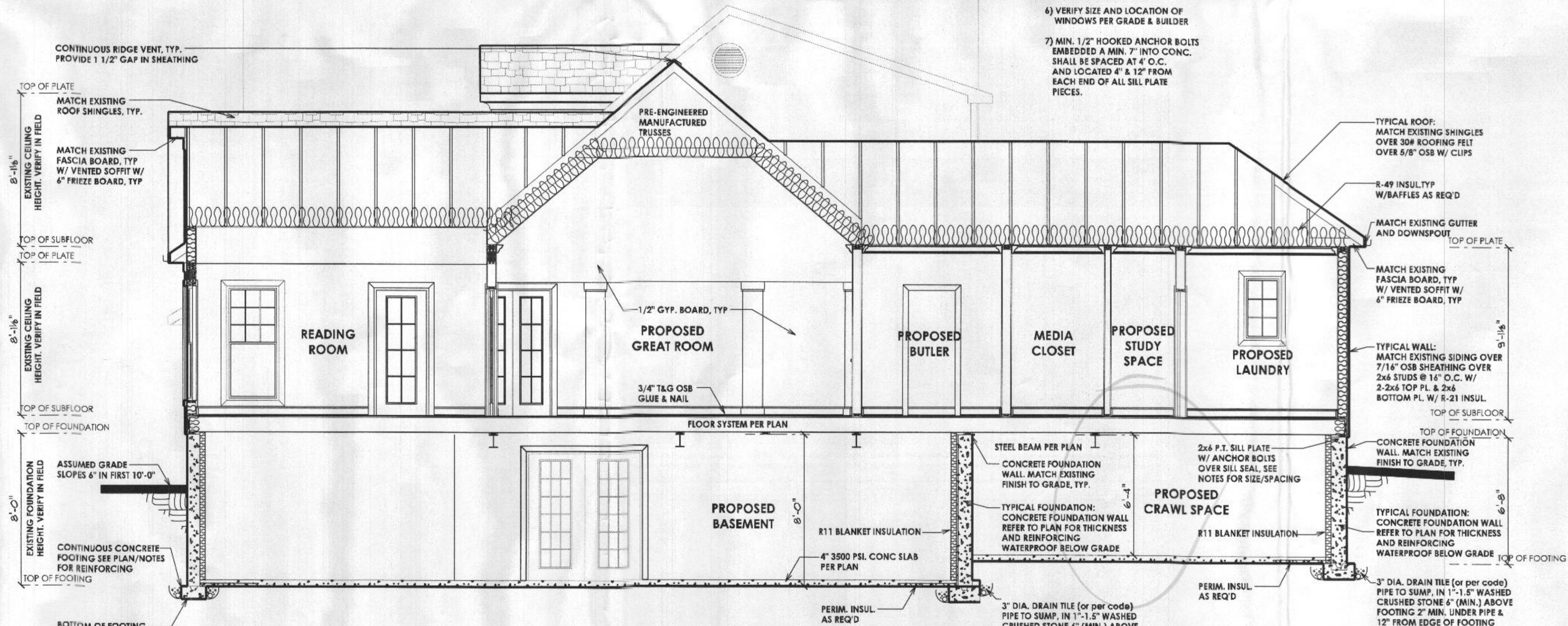
PRINT DATE:  
 Friday, May 14, 2021



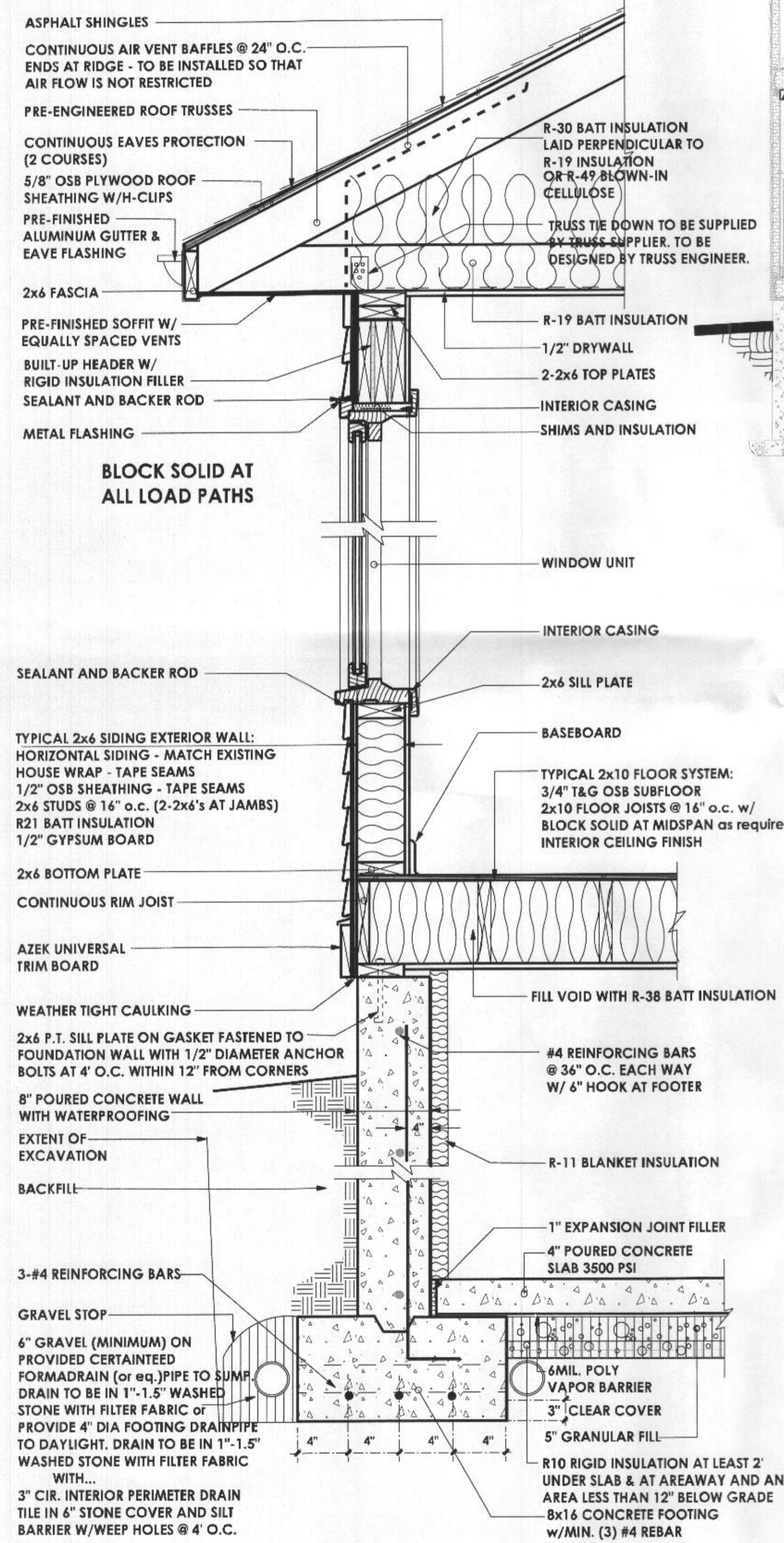
**SECTION B-B**

### SECTION NOTES

- 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.
- BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PRECON.
- ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 16" HIGH
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- MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.



**SECTION A-A**



**WALL SECTION AT HOUSE BOX**