

Menu Save Reset Cancel Help

Record Detail \* (This section is required.)

<b>Permit Type</b> Building/Residential/Alteration/SFD	<b>Permit Number</b> B21000052	<b>Opened Date</b> 01/08/2021
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**Description of Work**

FINISH AND INSULATE 264 SF BREEZEWAY FOR NEW MUDROOM, LAUNDRY ROOM AND GUEST BATH. ADD 86 SF TO BREEZEWAY FROM GARAGE. DEMO GARAGE STAIR AND RECONFIGURE. INSULATE ROOM ABOVE BREEZEAWAY. INSTALL NEW HVAC UNIT TO SERVICE SECOND FLOOR. ADD MINISPLIT UNITS IN REC ROOM AND SALON. ADD BATHROOM TO BASEMENT. REPAIR ANY WATER DAMAGE AND MITIGATE WHEREVER NECESSARY. REBUILD STAIR IN BREEZEWAY AND IN MAIN HOUSE.

[check spelling](#)

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

<b>Street #</b> 12741	<b>Street Name</b> FOLLY QUARTER	<b>Street Type</b> RD
<b>Unit Type</b> --Select--	<b>Unit #</b>	<b>X Coordinate</b> -76.95584
		<b>Y Coordinate</b> 39.25039
<b>City</b> ELLCOTT CITY	<b>State</b> MD	<b>Zip Code</b> 21042
		<b>Primary</b> Yes

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

<b>GIS ID *</b> 888906	<b>Parcel</b> 445	<b>Parcel Area</b> 1.48	<b>Land Value</b> 279800	<b>Improved Value</b> 666300	<b>Exemption Value</b> 386500	<b>Plan Area</b> RURAL
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**Legal Description**

IMPSLOT 8-C 1.489A S 2[ ]12741 FOLLY QUARTER ROAD[ ]GLENELG MANOR

[check spelling](#)

<b>Block</b>	<b>Lot</b> 8 C	<b>Census Tract</b> 605101	<b>Council Dist</b> 5	<b>Inspection Dist</b>	<b>Supervisor Dist</b>	<b>Map #</b>	<b>DAP Zone</b>
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<b>Plan Area</b>	<b>State Tax Id</b> 1405374340	<b>Subdivision Name</b>
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<b>Section</b>	<b>Area</b>	<b>Tax Map</b> 22
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<b>Grid</b> 22-23	<b>Zoning District</b> RR-DEO	<b>ADC Map</b> 4813-H10
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<b>SDP No.</b>	<b>Final Plan No.</b>	<b>WP File No.</b>	<b>Primary</b> Yes
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<b>Record Plat No.</b>	<b>WS Contract No.</b>	<b>FDP No.</b>
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<b>Owner Occupied</b> <input type="radio"/> Yes <input type="radio"/> No	<b>Year Built</b> 1983	<b>Historic District</b> <input type="radio"/> Yes <input checked="" type="radio"/> No
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<b>Historic District Registry No.</b>	<b>Stat Area</b> 5-02A	<b>Flood Plain</b> <input type="radio"/> Yes <input checked="" type="radio"/> No
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**Building No**

**Owner** (This section is not required.)

Search      Reset      Clear

**Name \***

**Address Line 1**

**Address Line 2**

**Address Line 3**

**Mail City**

**Mail State**

**Mail Zip Code**

**Phone**

**Primary**

**E-mail**

**Cell Number**

**Fax Number**

**Professionals** (This section is not required.)

Search      Reset      Clear

**License # \***

**Business Name**

**License Type \***

**First Name**

**Middle Name**

**Last Name**

**Primary**

**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 \***

**First Name**

**MI**

**Last Name**

**Relationship**

**Full Name**

**Primary**

**Organization Name**

**Street Address**

**Address Line 2**

<b>City</b>	<b>State</b>	<b>Zip Code</b>
Highland	MD	20777
<b>Phone</b>	<b>Cell</b>	<b>Fax</b>
301-776-2666	301-776-2886	
<b>E-mail *</b>		
karen@transformingarchitecture.com		

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

<b>Type</b>	<b>First Name</b>	<b>MI</b>	<b>Last Name</b>
Contact	Karen		Pitsley
<b>Relationship</b>	<b>Full Name</b>		
--Select--	Karen Pitsley		
<b>Primary</b>	<b>Organization Name</b>		
No			
<b>Street Address</b>			
7612 Browns Bridge Road			
<b>Address Line 2</b>			
<b>City</b>	<b>State</b>	<b>Zip Code</b>	
Highland	MD	20777	
<b>Phone</b>	<b>Cell</b>	<b>Fax</b>	
301-776-2666	301-776-2886		
<b>E-mail</b>			
karen@transformingarchitecture.com			

Addl Info

<b>Est Construction Cost *</b>	<b>Housing Units *</b>	<b>Number of Buildings *</b>	<b>Public Owned</b>
120000	0	0	No
<b>Construction Type</b>			
--Select--			

RESIDENTIAL ALTERATION INFO

RESIDENTIAL ALTERATION INFORMATION

<b>Total Square Footage *</b>	<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Water *</b>	<b>Sewage *</b>	<b>Existing Utilities *</b>
842 SQFT	0	2	0	Private	Private	Gas & Electric
<b>Existing Heating System *</b>	<b>Existing Sprinkler System *</b>	<b>Type of New Fireplace</b>	<b>Expiration Date</b>	<b>Fee Exempt *</b>		
Natural Gas	None	--Select--	7/10/2021	<input type="radio"/> Yes <input checked="" type="radio"/> No		

PAYMENT INFORMATION

<b>Check 1</b>	<b>Payee 1</b>	<b>Check 2</b>	<b>Payee 2</b>	<b>SAP Doc No</b>	<b>SAP Entered</b>

Submit Cancel

SCOPE OF WORK

FINISH AND INSULATE 264 SF BREEZEWAY FOR GARAGE/REC ROOM AND GUEST BATH. ADD 86 SF TO BREEZEWAY FROM GARAGE. RECONFIGURE GARAGE STAIR AND RECONFIGURE BATH. INSULATE ROOM ABOVE BREEZEWAY. STALL NEW HVAC UNIT TO SERVICE SECOND FLOOR. 3D MINISPLIT UNITS IN REC ROOM AND SALON. 3D BATHROOM TO BASEMENT. REPAIR ANY WATER DAMAGE AND MITIGATE WHEREVER NECESSARY.

SHEET INDEX

A-100	PROJECT NOTES, SCHEDULES, & DEMO PLANS
A-101	BASEMENT & FIRST FLOOR PLANS
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A-200	INTERIOR & EXTERIOR ELEVATIONS
E-100	ELECTRICAL LAYOUT, ELECTRICAL, HVAC & PLUMBING NOTES

RESIDENTIAL NOTES & SPECIFICATIONS

**GENERAL CONSTRUCTION NOTES**  
 THESE STRUCTURAL NOTES AND SPECIFICATIONS SHALL BE CONSIDERED PART OF THE FINAL DESIGN PACKAGE (INCLUDING CONSTRUCTION DRAWINGS) FOR THE PROJECT SPECIFICALLY DESCRIBED ABOVE. NEITHER THE STRUCTURAL NOTES NOR THE DRAWINGS ALONE ARE SUFFICIENT IN DESCRIBING A COMPLETE DESIGN.  
 DO NOT SCALE DRAWINGS. WRITTEN DIMENSION ON DRAWINGS SHALL PREVAIL. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT BEFORE PROCEEDING WITH FABRICATION OF ASSEMBLIES. SEE STAIRS, ROOF AND/OR FLOOR TRUSSES.  
 WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.  
 PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES. ALL CLOSETS ARE TO HAVE THE SAME FINISH AS THE ADJOINING ROOM UNLESS OTHERWISE NOTED.  
 PROVIDE PLUMBING FIXTURE ACCESS PANEL AT EACH TUB AND SHOWER ENCLOSURE AS REQUIRED BY LOCAL JURISDICTION.  
 PROVIDE HANDRAILS 34"-38" ABOVE NOSINGS ON ALL STAIRS. PROVIDE HANDRAILS AT RAISED FLOORS, BALCONIES, ETC. 30" OR MORE ABOVE GRADE FLOOR BELOW. GUARDS SHALL BE MINIMUM 42" HIGH AND HAVE CLOSURES DESIGNED TO PREVENT PASSAGE OF A 4" SPHERE.  
 PROVIDE NOMINAL 2X RE BRICKWORK AT EVERY FLOOR INTERVAL, BULKHEAD JOINTS, IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE 1/2" GB AT JOINTS, NOT TO EXCEED 1,000 SF.  
 PROVIDE A MINIMUM 6'-8" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS ALL NOT EXCEED 7'-1/2" AND TREADS SHALL BE AT LEAST 10'-1/2". PROVIDE SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON DRAWINGS. MAINTAIN MINIMUM 1/200 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD FILES IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW. MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS USED BY THEIR TRADES.  
 ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AT FLOORS, CEILINGS, WINDOWS, DOOR FLANGES AND JAMBS. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.  
 SLOPE ALL EXTERIOR PLATFORMS, PORCHES, WALKS AND GARAGE SLABS 1/8" TO 1/2" TO DRAIN, OR AS NOTED ON PLANS.  
 PROVIDE TERMITE PROTECTION INCLUDING SOIL TREATMENT BY LICENSED TERMINATOR.

**STRUCTURAL STEEL NOTES**  
 1. MATERIALS  
 STRUCTURAL STEEL AND PLATE ASTM A36 UNFINISHED BOLTS ASTM A307 HIGH-STRENGTH BOLTS ASTM A325 WELDING ELECTRODES ASTM E70 CLASS E70  
 2. BEAM TO BEAM AND COLUMN CONNECTIONS SHALL BE AISC STANDARD (FULL DEPTH) WHERE REACTIONS EXCEED MINIMUM CONDITIONS. THE APPROPRIATE CONNECTIONS SHALL BE DETERMINED BY FABRICATOR (CONTRACTOR).  
 3. ALL MAJOR CONNECTIONS SHALL BE HIGH STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS SHALL BE UNFINISHED BOLTS.  
 4. STEEL WORK SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS.  
 5. SUBMIT SHOP DRAWINGS FOR ALL STEEL WORK.  
 6. STEEL LINTELS - FOR ALL OPENINGS AND RECESSES IN STONE OR BRICK FACED WALLS NOT SPECIFICALLY DETAILED, PROVIDE ONE STEEL ANGLE FOR EACH 4 INCHES OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM BEARING OF 4" AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2" UNLESS OTHERWISE SHOWN.  
 7. LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS) NOTE: ALL LINTELS ARE TO RECEIVE SHOP APPLIED CORROSION PROTECTION.  
 8. STEEL BEAM POCKETS, SIZE AS INDICATED ON PLANS. BEAMS SHALL HAVE A MINIMUM BEARING OF 4" IN LENGTH MEASURED PARALLEL TO THE BEAM UPON SOLID MASONRY NOT LESS THAN 4" IN THICKNESS OR UPON A METAL BEARING PLATE OF ADEQUATE DIMENSIONS TO DISTRIBUTE THE LOAD SAFELY. AREA AROUND BEAM TO RECEIVE PARGE FINISH.  
 9. 2x BEAM PLATE IS ANCHORED TO STEEL BEAM WITH 3/8" DIAMETER STEEL BOLTS OR EQUIVALENT POWER RATED FASTENERS AT 48" O.C. FASTENERS TO BE LOCATED A NEAR TO CENTER OF BEAM AS POSSIBLE.  
 10. STEEL BEAMS SHALL HAVE A MINIMUM BEARING OF 4 INCHES IN CONCRETE POCKETS AND A MINIMUM BEARING OF 3 INCHES ON STEEL COLUMNS. STEEL BEAMS SHALL BE CENTERED OVER COLUMNS BELOW.

**MASONRY**  
 1. MASONRY VENEER SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. EACH TIE SHALL BE 24" ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 1/4 SQUARE FEET OF WALL AREA. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16". THESE TIES SHALL BE SPACED NOT MORE THAN 3' ON CENTER AND PLACED WITHIN 12" OF THE WALL OPENING.  
 2. CONCRETE MASONRY UNITS SHALL MEET ASTM C-90 GRADE A, 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK TO BE 2000 PSI.  
 3. CARE AND PROPER MEASURES SHALL BE EMPLOYED TO PREVENT ANY SUPER IMPOSED LOADS (I.E. WIND LOADS, SHOVING OR OTHER LATERAL FORCES) FROM BULGING OR DISTORTING FINISHED MASONRY WALLS BY WAY OF SHORING, BRACING OR OTHER MEANS AS SITE REQUIRES.  
 4. USE TYPE "M" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.  
 5. USE TYPE "N" MORTAR FOR EXTERIOR, ABOVE GRADE LOAD BEARING OR NON-LOAD BEARING MASONRY WALLS AND FOR OTHER AREAS IF NOT OTHERWISE NOTED. EXCEPTION - MASONRY CONSTRUCTION REQUIRING HEAT RESISTANT MORTAR SHALL HAVE A REFRACTORY AIR SETTING MORTAR.  
 6. BRICK VENEER TO BE INSTALLED WITHIN 3/16" DIA WEEP HOLES SPACED AT A MAXIMUM OF 24" O.C. HORIZONTALLY.

**HEADERS**  
 1. ALL HEADERS ARE TO BE DOUBLE 2X12 UNLESS SPECIFICALLY NOTED OTHERWISE.  
 2. WOOD FRAMING  
 1. UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS TO BE CONSTRUCTED WITH 2X4 STUDS, 16" O.C. WITH DOUBLE TOP PLATE. MINIMUM 2X12 HEADERS/LINTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE 1/2" CDX PLYWOOD OR OSB.  
 2. ALL FRAMING LUMBER TO HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 1200 PSI (F<sub>b</sub> = 1200 PSI) AND A MINIMUM MODULUS OF ELASTICITY OF 1,600,000 PSI (E = 1,600,000 PSI).  
 3. ALL FLOOR DECKS ARE TO BE GLUED TO SUPPORTING BEAMS AND JOIST WITH PL-400 ADHESIVE AS MANUFACTURED BY "CONTECH" OR APPROVED EQUAL.  
 4. ALL WOOD BEAMS MADE OF TWO OR MORE MEMBERS SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED TOGETHER @ 12".  
 5. ALL WOOD POSTS MADE UP OF MULTIPLE PIECES SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED @ 12" O.C. BOTH SIDES.  
 6. DIRECTLY UNDER PARTITIONS WHICH RULN TO JOISTS (AND ARE OTHERWISE UNSUPPORTED) INSTALL DOUBLE JOISTS.  
 7. ALL RAFTERS AND JOISTS SHALL HAVE WOOD OR METAL CROSSBRIDGING AT 8' O.C. OR AT CENTER OF SPAN WHICHEVER IS LESS.  
 8. CONTINUOUS LOAD PATH: STEEL HARDWARE CONNECTIONS TO GUARD AGAINST UPLIFT FORCES SHALL BE INSTALLED FROM THE FOUNDATIONS TO THE ROOF RAFTERS AT ALL STUDS. THESE SHALL INCLUDE BUT ARE NOT LIMITED TO FOUNDATION CONNECTORS, FLOOR TO FLOOR CONNECTORS, AND ROOF RAFTER HURRICANE CONNECTORS/ANCHORS.  
 9. MINIMUM BEARING FOR WOOD JOIST, RAFTERS AND BEAMS SHALL BE 3 1/2" ON WOOD AND 4" ON MASONRY.  
 10. INSTALL WOOD JOIST HANGER & WOOD BEAM HANGER CONNECTIONS AS FOLLOWS:  
 JOIST HANGER MIN. CAPACITY - 800#  
 BEAM HANGER MIN. CAPACITY - 3500#  
 11. INSTALL MINIMUM DOUBLE STUDS AT JAMBS OF ALL OPENINGS IN WALLS OR AS SHOWN ON PLAN.  
 12. ALL MANUFACTURED TRUSSES ARE TO BE IN ACCORDANCE WITH ASCE 7-95.  
 13. FOUNDATION ANCHORAGE: SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONT. FOUNDATIONS SHALL BE ANCHORED ACCORDING TO IRC R403.1.6.

**FINISHES**  
 1. ALL FINISHES SHALL BE CLASS C OR BETTER WITH A FLAME SPREAD OF 76-200 OR BETTER AND A SMOKE DEVELOPED INDEX OF 0-450.

**DESIGN STANDARDS**  
 2 GROUP, RESIDENTIAL  
 INST. TYPE TWO STORY WOOD FRAME W/ BRICK & SIDING.  
 DESIGN LOADS (IRC TABLE 301.5) WIND LOAD WIND SPEED: 115 MPH  
 OF LIVE LOAD: 40 PSF IMPORT FACTOR: 1  
 UNIFORM SNOW LOAD: 40 PSF  
 SOIL LOAD (F.F.): 40 PSF EXP. FACTOR: "C"  
 SOIL LOAD (S.F.): 30 PSF SEISMIC DESIGN CAT: B  
 TYPICAL LIVE LOAD (ATTIC): 20 PSF WEATHERING: SEVERE  
 RAGE LIVE LOAD: 50 PSF  
 ARI RAILS: 200 LBS. FORCE IN ANY DIRECTION  
 ILL BEARING: ASSUMED 2,000 PSF FROST LINE DEPTH - 30"  
 WHITE, VERY HEAVY DECA: VERY HEAVY  
 DON RESISTANT CONSTRUCTION REQ'D: YES

**CONCRETE**  
 CONCRETE FOR THIS PROJECT SHALL BE NORMAL WEIGHT (145 PCF) AND CONCRETE WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 318-99.  
 CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000

**REINFORCING**  
 ALL REINFORCING BAR SHALL BE GRADE 60 (FY=60,000 PSI)  
 ALL INTERIOR CONCRETE SLABS SHALL BE 4" THICK AND HAVE A MINIMUM DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH 6x6 - W1.4 #1.4 W/4" AND BE POURED OVER A SIX (6) MIL POLY VAPOR BARRIER OVER "OROS" GRANULAR FILL.  
 ALL INTERIOR CONCRETE SLABS 30'-0" OR GREATER IN ANY DIMENSION ALL HAVE CONTROL JOINTS.  
 ALL EXTERIOR CONCRETE SLABS SHALL BE AIR ENTRAINED (AIR CONTENT BETWEEN 5% AND 7%) INCLUDING THE GARAGE SLAB, AND HAVE 4" ANULAR FILL MIN BELOW CONCRETE SLAB.  
 WHERE PORCH (NOT MONOLITHICALLY POURED), PATIO OR OTHER CONCRETE FLAT WORK ABUTS AN EXISTING CONCRETE SLAB PROVIDE A 1/2" HALF INBEGNATED FIBER BOARD EXPANSION JOINT.  
 ALL REINFORCING SHALL CONFORM TO "SPECIFICATIONS FOR DEFORMED LET-STEEL BARS FOR CONCRETE REINFORCEMENT" (ASTM 1 615-60).  
 SLOED WIRE FABRIC SHALL CONFORM TO LATEST ASTM A-185.  
 REINFORCEMENT FOR THE ANCHORAGE OF CONNECTING WORK, IF NOT CONTINUOUS, AND REINFORCEMENT FOR TEMPERATURE AND ALL OTHER POSSES NOT SPECIFICALLY PROVIDED, SHALL LAP 30 BAR DIAMETERS OR 18" MINIMUM AT ALL SPLICES, OR SHALL HAVE DOWELS OF THE SAME BAR SIZE AND SPACING AS THAT OF REINFORCING TO BE SPLICED OR WORK TO BE CONNECTED.  
 MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT:  
 CONCRETE DEPOSITED AGAINST GROUND 3"  
 FORMED CONCRETE IN CONTACT WITH GROUND 2"  
 FORMED CONCRETE NOT IN CONTACT WITH GROUND 1 1/2"

**PREPARATION FOR SLAB**  
 REMOVE ALL VEGETATION AND TOP SOIL CONTAINING ORGANIC MATERIALS FROM THE ENTIRE AREA TO BE COVERED BY THE BUILDING. IF FILL IS REQUIRED TO RAISE SLAB, SCARIFY THE SUB GRADE TO A DEPTH OF 6" AND RECOMPACT TO A MINIMUM DENSITY OF 92% AND A MAXIMUM OF 1% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITH A MOISTURE CONTENT AT OR SLIGHTLY ABOVE OPTIMUM.  
 INSTALL FILL IN LOOSE LIFTS OF 8" THICK AND UNIFORMLY COMPACTED AS THE NOTE ABOVE.  
 FILL MATERIALS SHALL BE VERY SANDY TO CLAYEY SAND WITH A STICITY INDEX (PI) BETWEEN 2 AND 15.

**FOUNDATION PERIMETER INSULATION**  
 INSTALL EXPANDED RIGID CLOSED CELL POLYETHYLENE FOAM BORDER FED C-HH-15428. DENSITY 2.1 LBS PER CU. FT. "R" VALUE PER 1" THICKNESS - 5.41

**AIR:**  
 DIMENSION:  
 X R: 7 1/2"  
 T: 10"

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ROOM FINISH SCHEDULE

ROOM NAME	FLOOR			WALLS		CEILING		REMARKS
	HARDWOOD TILE	CERAMIC TILE	CARPET	LUXURY VINYL TILE	EXISTING TO REMAIN	PAINTED GYP. BD. EXISTING TO REMAIN	UNFINISHED	
BASEMENT OFFICE 1		X				X		X
BASEMENT OFFICE 2		X				X		X
BASEMENT BATHROOM		X				X		X
BASEMENT ENTERTAINMENT		X				X		X
BASEMENT STAIRS	X					X		X
UTILITY		X				X		X
GARAGE/REC ROOM		X				X		X
GARAGE		X				X		X
MUDROOM		X				X		X
BREEZEWAY		X				X		X
LAUNDRY		X				X		X
BREEZEWAY BATH		X				X		X
BREEZEWAY STAIR		X				X		X
HVAC ABOVE POWDER STORAGE		X				X		X
FAMILY ROOM		X				X		X
KITCHEN		X				X		X
LIVING ROOM		X				X		X
DINING ROOM		X				X		X
SCREEN PORCH		X				X		X
DECK		X				X		X
HVAC/STORAGE		X				X		X
BREEZEWAY		X				X		X
STAIR	X					X		X
SALON		X				X		X
								W/ RUNNER

DOOR SCHEDULE

NO.	DOOR		SADDLE	LABEL	REMARKS
	SIZE	INT/EXT			
001	(2)270x6/8	INT	NO		DOUBLE DOOR
002	278x6/8	INT	NO		SINGLE DOOR
003	278x6/8	INT	NO		POCKET DOOR
101	370x6/8	EXT	YES		SINGLE GLASS DOOR - LION IRON DOOR OR APPROV. EQ.
102	370x6/8	INT	YES	1 HR	GARAGE DOOR
103	370x6/8	INT	NO		SHORT STORAGE DOOR
104	370x6/8	INT	NO		SINGLE DOOR
105	370x6/8	INT	NO		BARN DOOR
106	(2)116x6/8	INT	NO		DOUBLE DOOR
107	278x6/8	INT	NO		SINGLE DOOR
108	370x6/8	EXT	YES		SINGLE GLASS DOOR
109	370x6/8	INT	NO		SINGLE DOOR
201	278x6/8	INT	NO		SHORT UTILITY DOOR

CABINET SCHEDULE

NO.	DESIGNATION	W-D-H	TYPE	REMARKS
01	VSB	30-21-34.5	BASE	VANITY SINK BASE
02	CUSTOM MUD BENCH			
03	VSB	30-18-34.5	BASE	VANITY SINK BASE

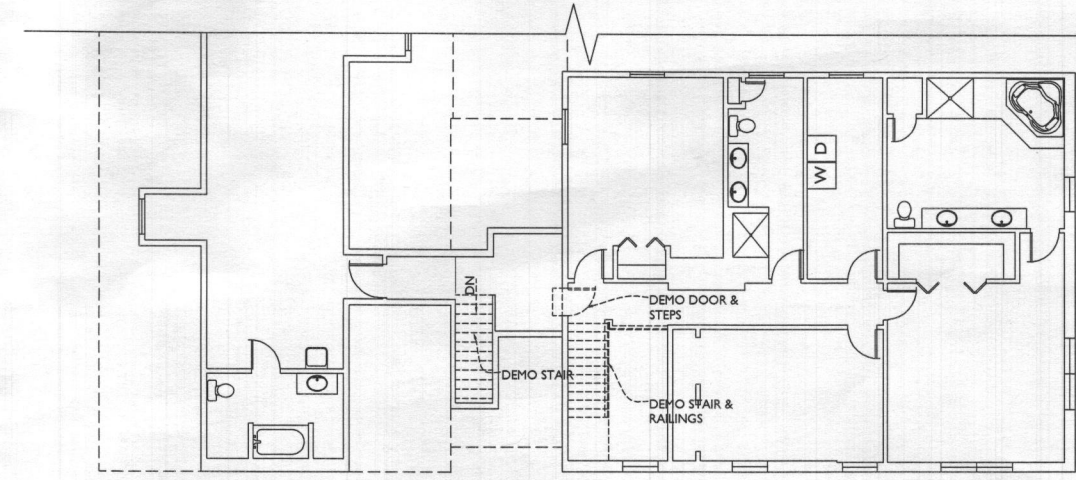
HEADER SCHEDULE (U.N.O.)

OPENING SIZE	HEADER SIZE
OPENINGS UP TO 3'	(2) 2x10
OPENINGS GREATER THAN 3' UP TO 6'	(2) 1.75 x 9.50 1.9E MICROLAM
OPENINGS GREATER THAN 6' UP TO 8'	(2) 1.75 x 11.875 1.9E MICROLAM

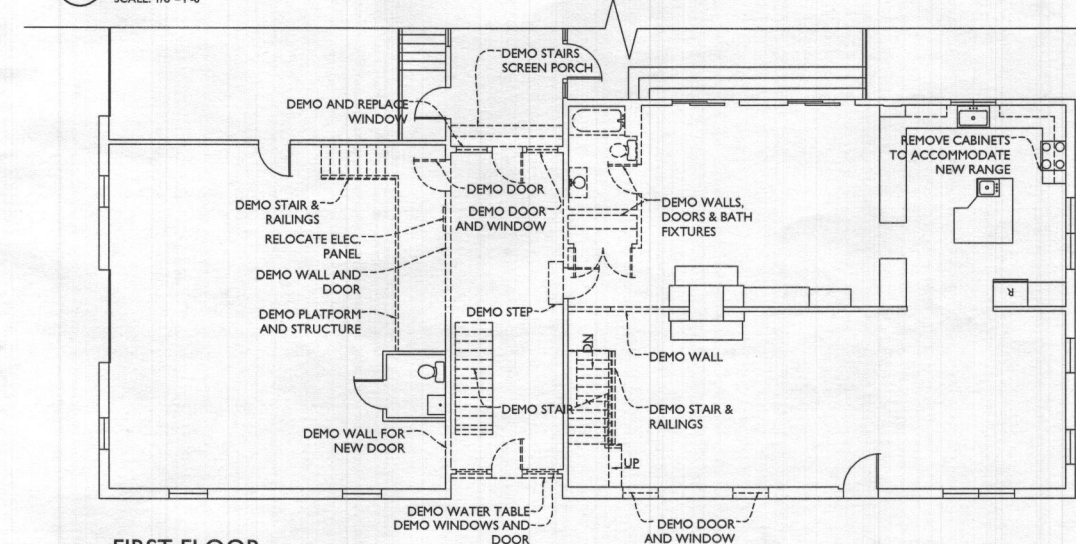
WINDOW SCHEDULE

WINDOW				REMARKS
TYPE	MAT.	SIZE	OPERATION	
A	STL	370x6/0	FIXED	LION IRON DOOR OR APPROV. EQ.
B	VINYL	371x4/6	DOUBLE HUNG	
R	VINYL	EXISTING	DOUBLE HUNG	REPLACE EXISTING

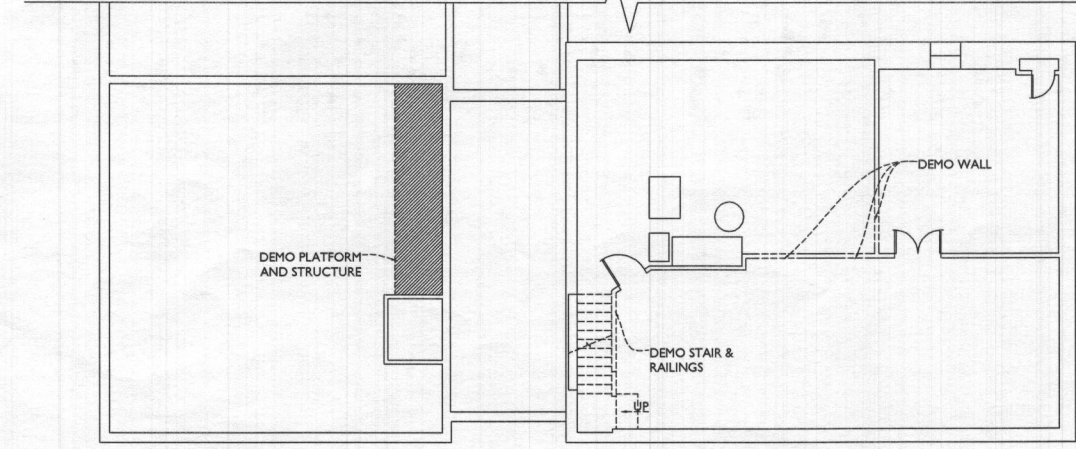
MIN. DUAL PANE, LOW-E & ARGON GAS FILLED. MAX. U = .31  
 TRIM TO BE WHITE



3 SECOND FLOOR DEMO PLAN  
 SCALE: 1/8"=1'-0"



2 FIRST FLOOR DEMO PLAN  
 SCALE: 1/8"=1'-0"



1 BASEMENT DEMO PLAN  
 SCALE: 1/8"=1'-0"

LINE TYPE KEY:  
 NEW WALL [Hatched Box]  
 EXIST. WALL [Solid Box]  
 ABOVE LINE [Dashed Line]  
 FDN. WALL [Cross-hatched Box]  
 DEMO WALL [Dotted Box]



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PROJECT PHASE  
**PERMIT**

PROJECT TITLE  
**THE HAMMOND RESIDENCE**  
 12741 Folly Quarter Road  
 Ellicott City, MD 21042

REVISIONS

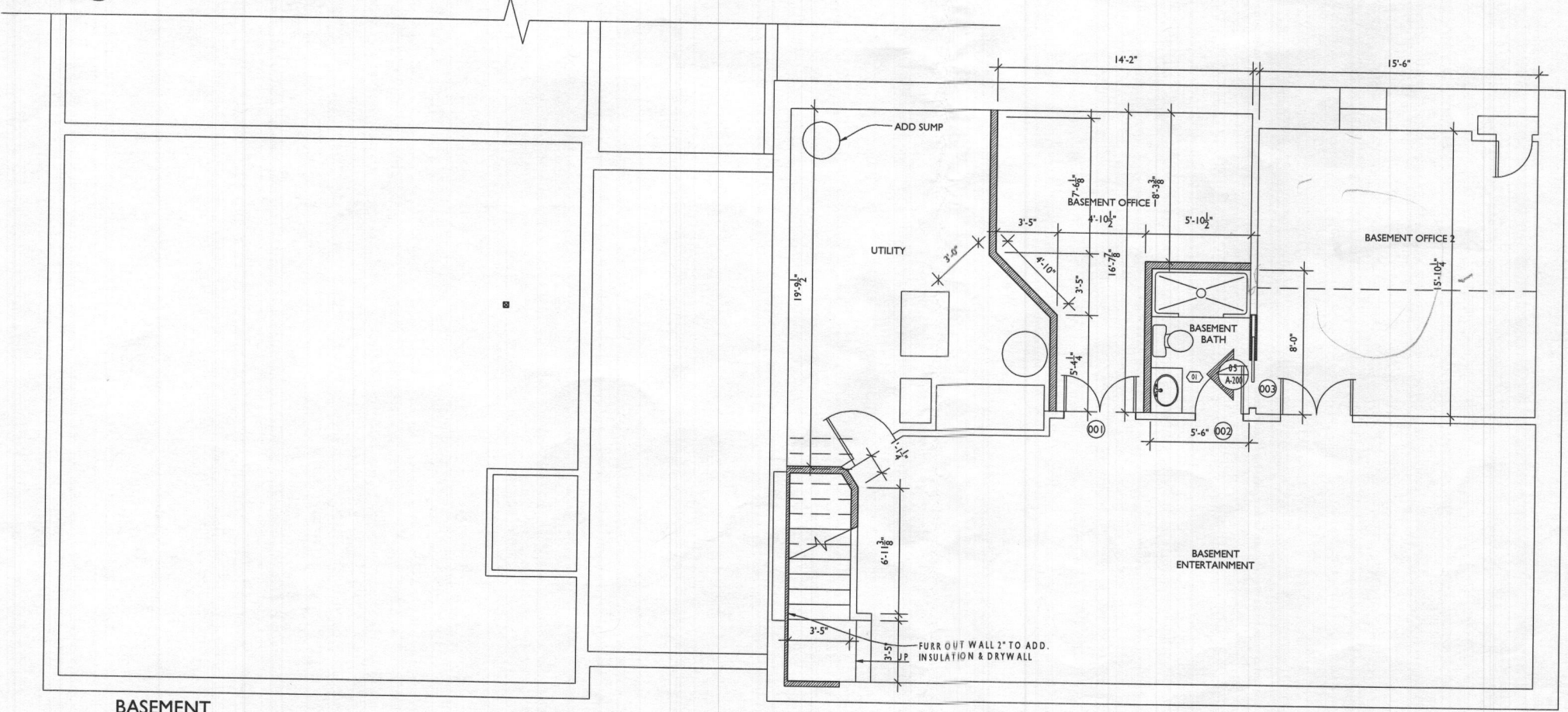
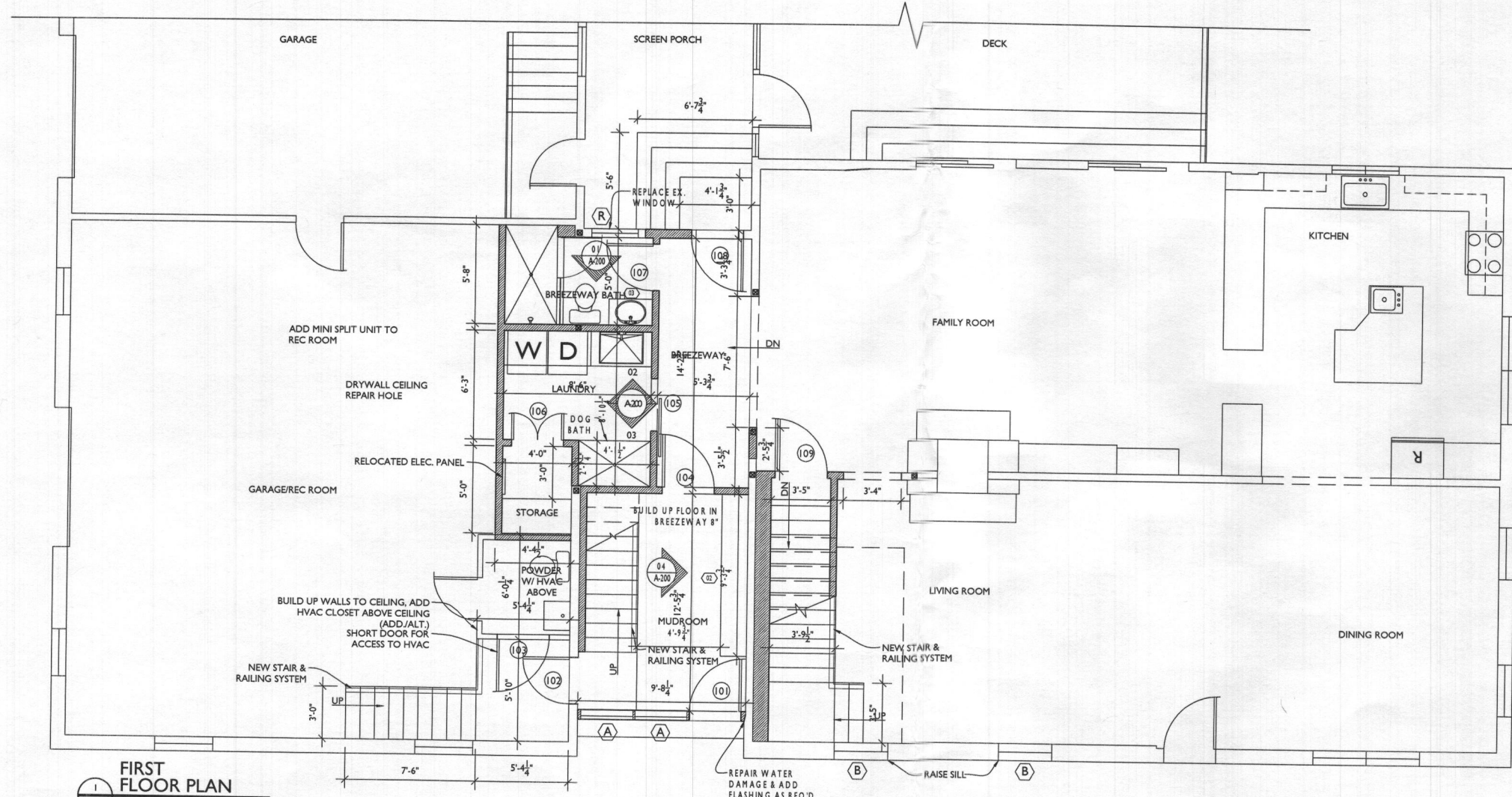
SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 19-451  
 DATE 1/5/2021  
 SCALE AS NOTED

DRAWING TITLE  
**PROJECT NOTES, SCHEDULES + DEMO PLANS**

SHEET NUMBER  
**A-100**

WALL  
 WALL  
 E LINE  
 WALL



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PROJECT PHASE  
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PROJECT TITLE  
**THE HAMMOND RESIDENCE**  
 12741 Folly Quarter Road  
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SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 19-451  
 DATE 1/5/2021  
 SCALE AS NOTED  
 DRAWING TITLE  
**BASEMENT + FIRST FLOOR PLANS**  
 SHEET NUMBER  
**A-101**

WALL  
 WALL  
 E LINE  
 WALL



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PROJECT PHASE  
**PERMIT**

PROJECT TITLE  
**THE HAMMOND RESIDENCE**  
 12741 Folly Quarter Road  
 Ellicott City, MD 21042

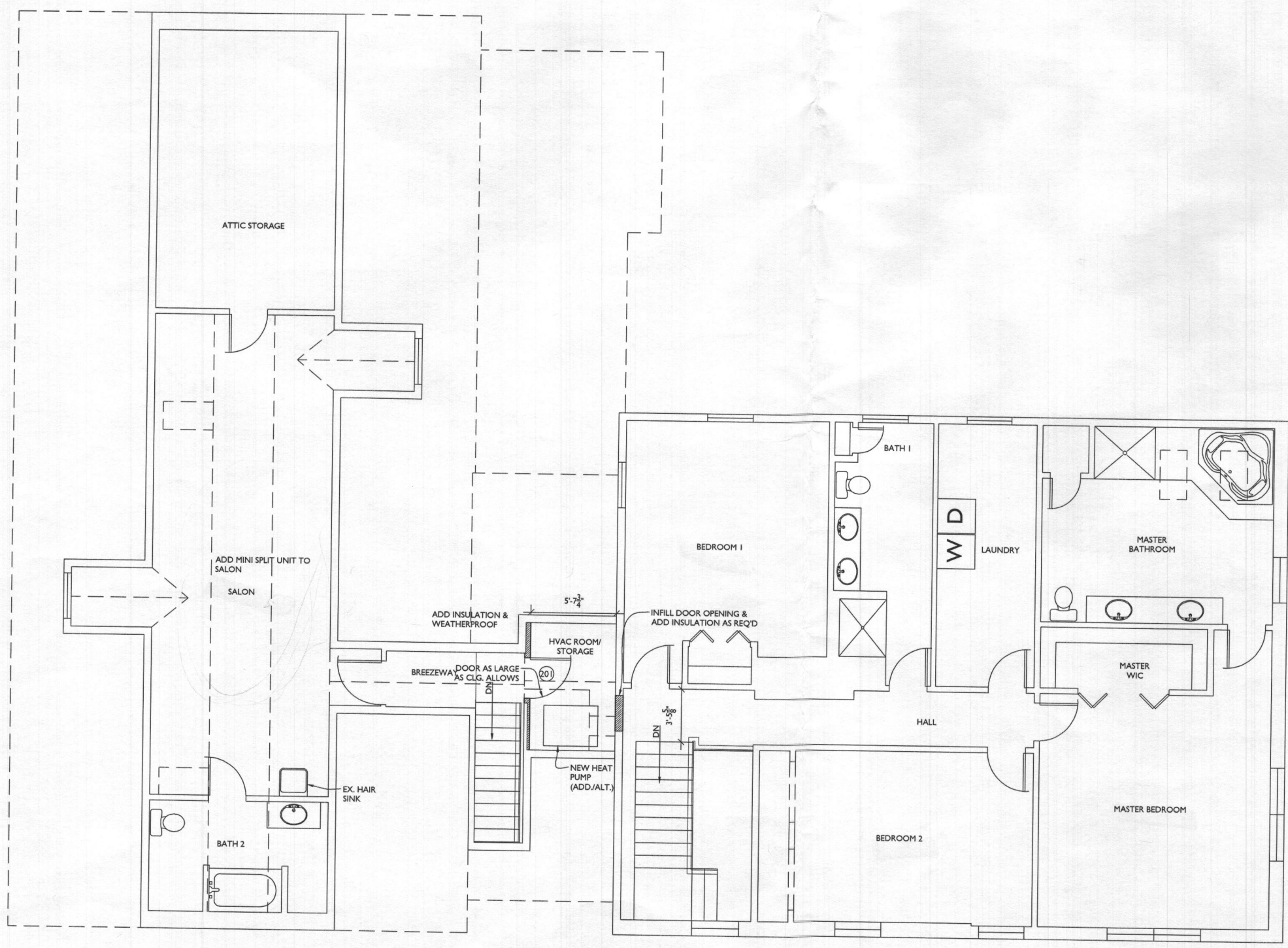
REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 19-451  
 DATE 1/5/2021  
 SCALE AS NOTED

DRAWING TITLE  
**SECOND FLOOR PLAN**

SHEET NUMBER  
**A-102**



**1 SECOND FLOOR PLAN**  
 A102 SCALE: 1/4"=1'-0"

TYPE KEY:  
 WALL  
 WALL  
 LINE  
 WALL



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PROJECT PHASE  
**PERMIT**

PROJECT TITLE  
**THE HAMMOND RESIDENCE**

12741 Folly Quarter Road  
 Ellicott City, MD 21042

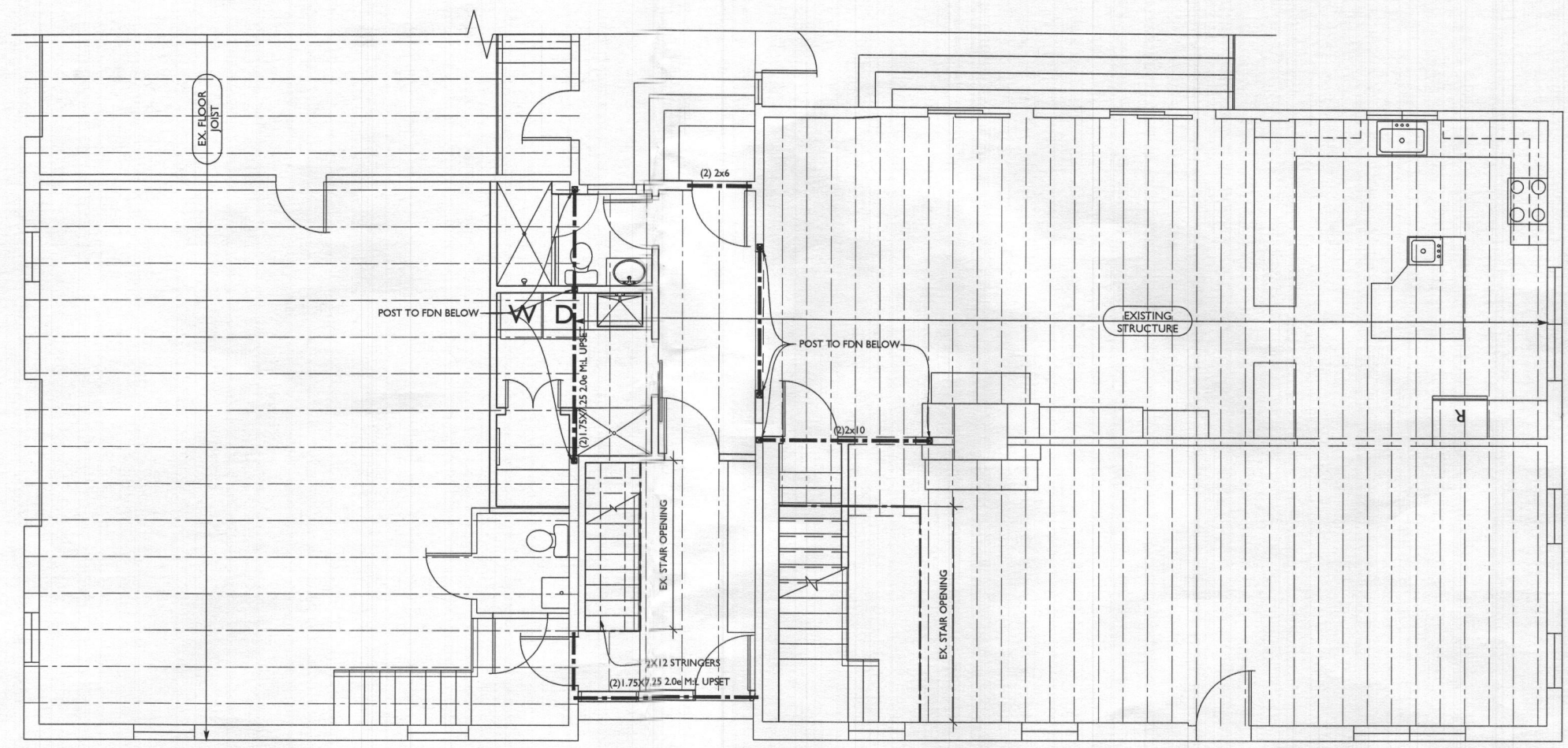
REVISIONS

SYMBOL	DATE	ISSUED FOR

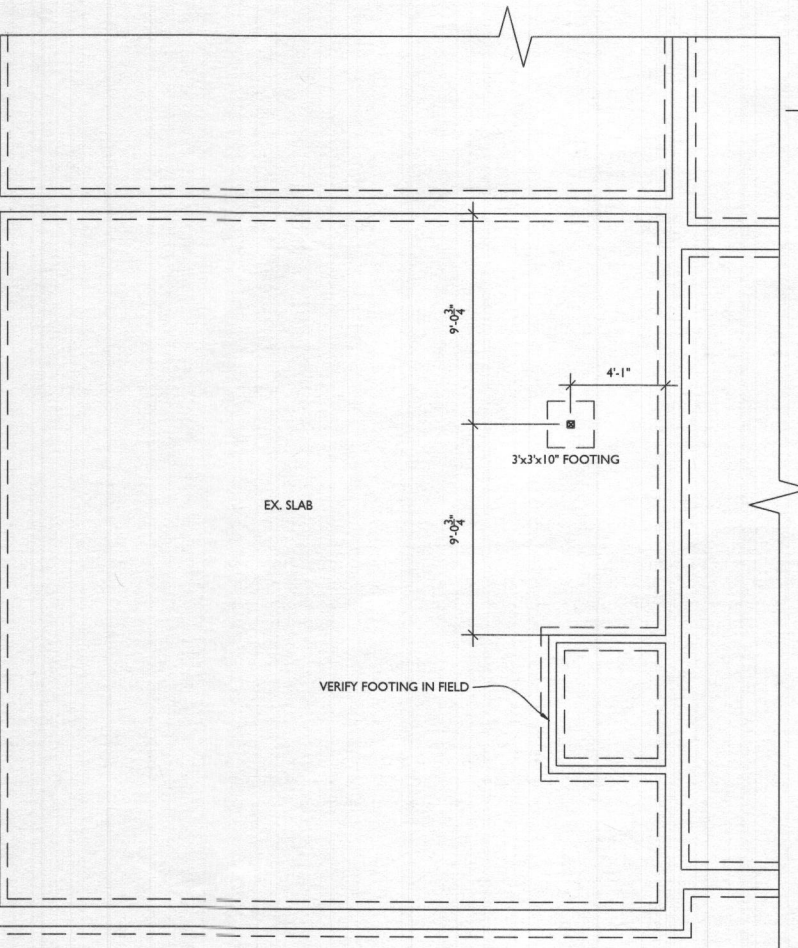
PROJECT NUMBER 19-451  
 DATE 1/5/2021  
 SCALE AS NOTED

DRAWING TITLE  
**FOUNDATION + FRAMING PLANS**

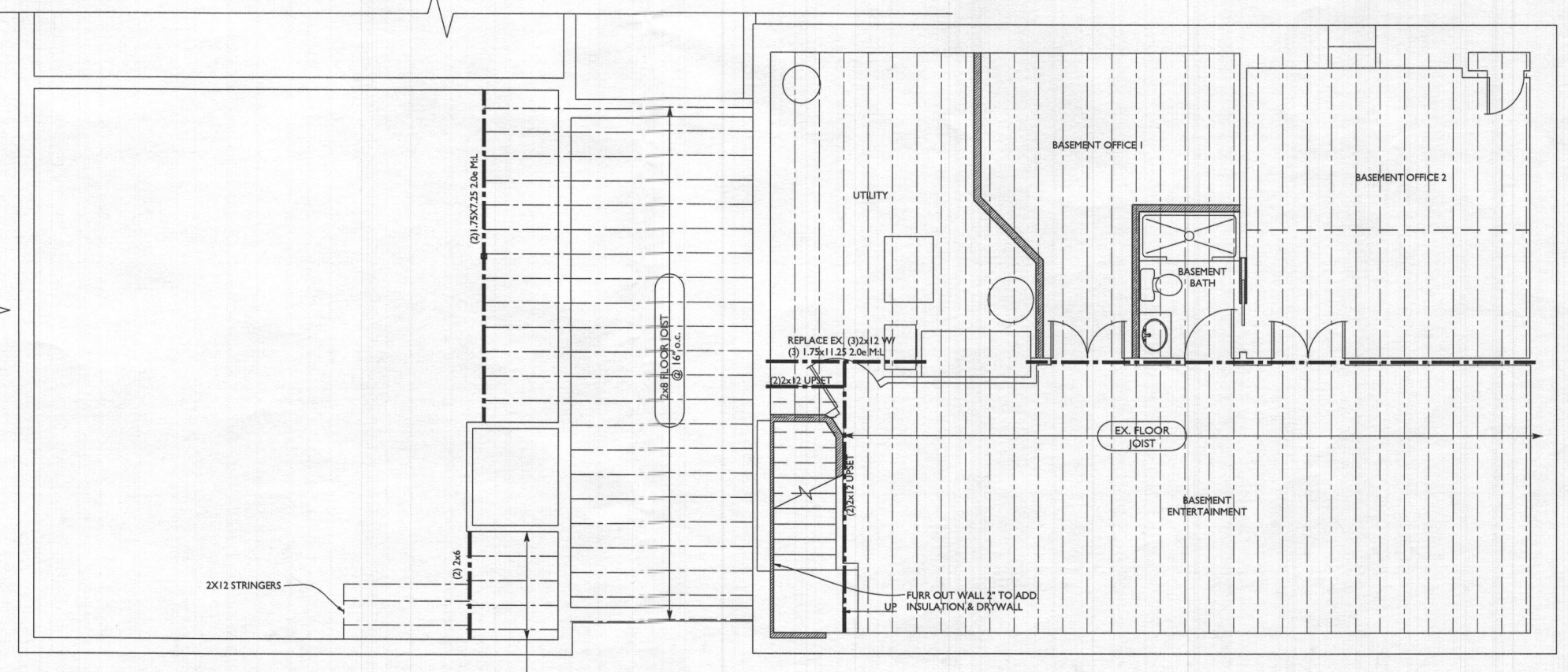
SHEET NUMBER  
**A-103**



**3 SECOND FLOOR FRAMING**  
 SCALE: 1/4"=1'-0"



**1 FOUNDATION PLAN**  
 SCALE: 1/4"=1'-0"



**2 FIRST FLOOR FRAMING**  
 SCALE: 1/4"=1'-0"

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PROJECT PHASE  
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PROJECT TITLE  
**THE HAMMOND RESIDENCE**

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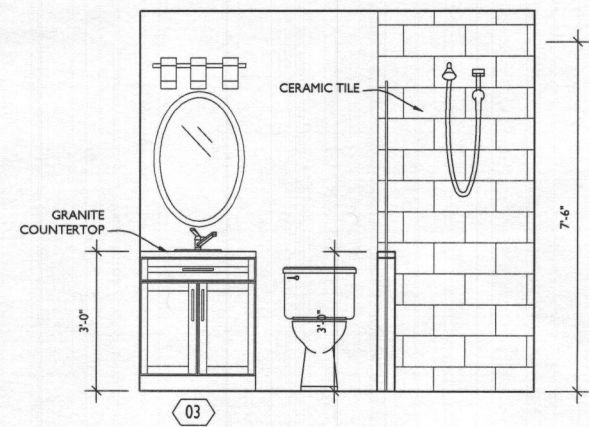
**REVISIONS**

SYMBOL	DATE	ISSUED FOR

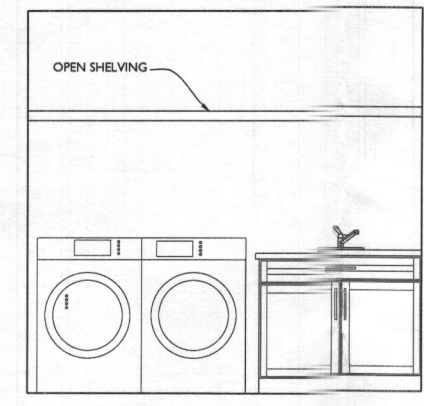
PROJECT NUMBER 19-451  
 DATE 1/5/2021  
 SCALE AS NOTED

DRAWING TITLE  
**INTERIOR + EXTERIOR ELEVATIONS**

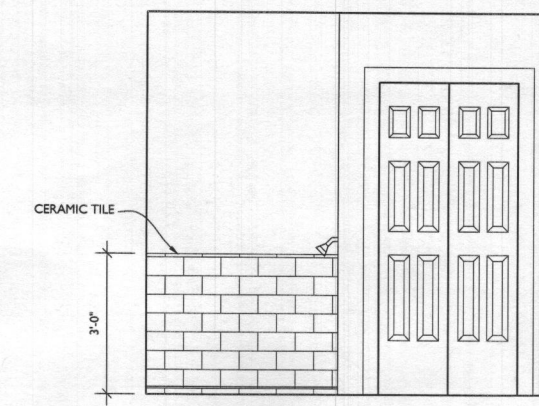
SHEET NUMBER  
**A-200**



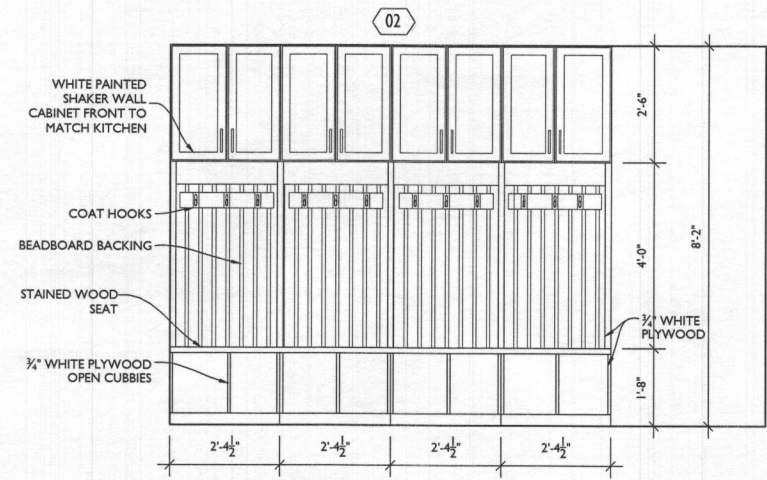
**1 BREEZEWAY BATH**  
 A200 SCALE: 1/2"=1'-0"



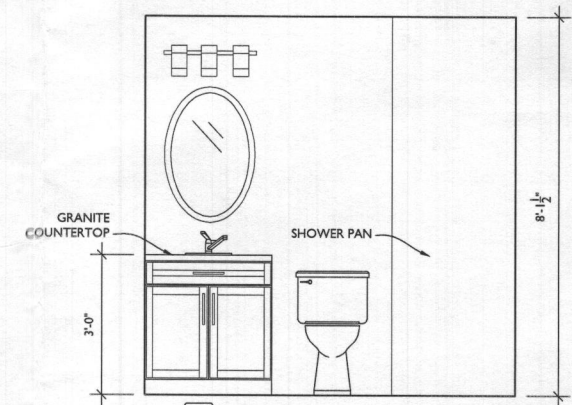
**2 LAUNDRY ROOM**  
 A200 SCALE: 1/2"=1'-0"



**3 LAUNDRY ROOM**  
 A200 SCALE: 1/2"=1'-0"



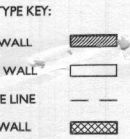
**4 MUDROOM**  
 A200 SCALE: 1/2"=1'-0"



**5 BASEMENT BATH**  
 A200 SCALE: 1/2"=1'-0"



**7 FRONT ELEVATION**  
 A200 SCALE: 1/4"=1'-0"



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PROJECT PHASE  
**PERMIT**

PROJECT TITLE  
**THE HAMMOND RESIDENCE**

12741 Folly Quarter Road  
 Ellicott City, MD 21042

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 19-451

DATE 1/5/2021

SCALE AS NOTED

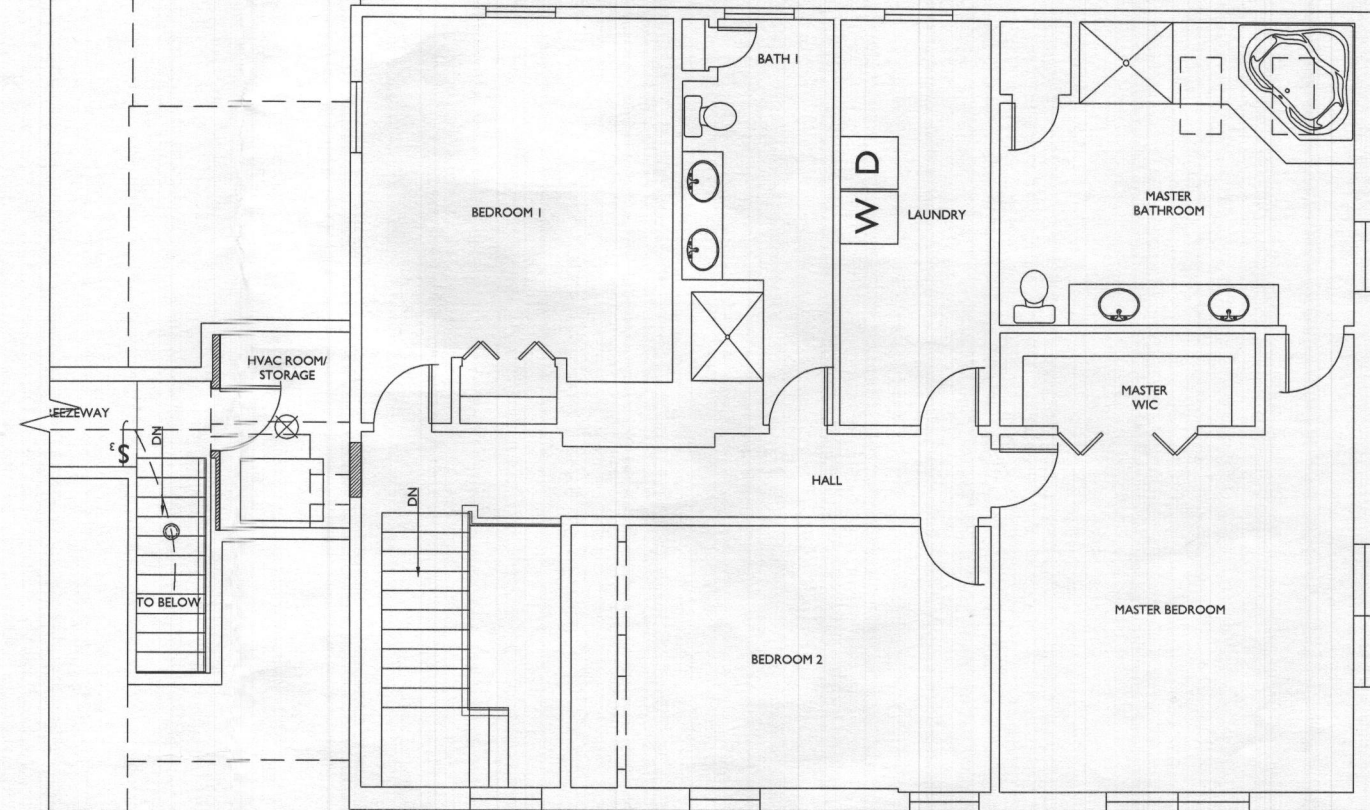
DRAWING TITLE  
**ELECTRICAL LAYOUTS**

SHEET NUMBER  
**E-100**

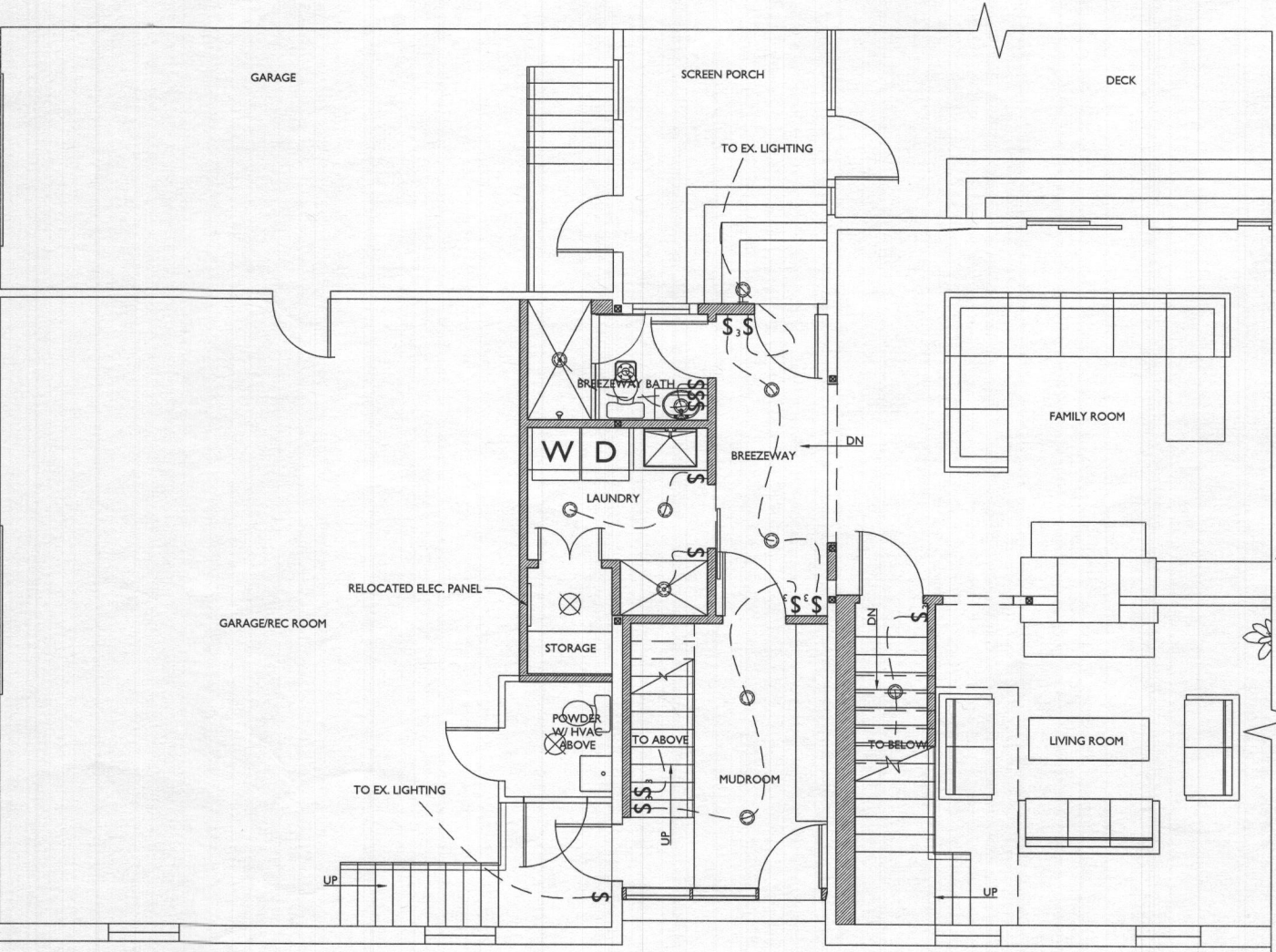
- ELECTRICAL LEGEND**
- Ⓢ SWITCH
  - Ⓞ OUTLET
  - Ⓞ GFI OUTLET
  - Ⓞ RECESSED LED CLG. LIGHT
  - Ⓞ LED WALL MOUNT FIXTURE
  - Ⓞ LED CLG. FIXTURE
  - Ⓞ EXHAUST FAN WITH LIGHT
  - Ⓞ CLG. FAN W/ LIGHT
  - Ⓞ CABLE TV
  - Ⓞ HARDWIRED SMOKE DETECTOR W/INTERNAL BATTERY & CARBON MONOXIDE DETECTOR (COMBINED UNIT)
  - Ⓞ SPEAKER
  - Ⓞ HOME RUN ALL SPEAKER WIRES TO THIS LOCATION
  - Ⓞ 2-HEAD FLOOD
  - † HOSE BIB

- ELECTRICAL NOTES:**
1. OUTLETS PER CODE UNLESS OTHERWISE NOTED @ 18" H, 42" H ABOVE COUNTERTOPS.
  2. MOUNT LIGHT SWITCHES @ 42" H. MAX. ROCKER-TYPE
  3. PROVIDE HARD-WIRED SMOKE DETECTORS PER CODE
  4. QUIET FANS W/ LIGHT FIXTURES
  5. HINGE SWITCHES IN ALL CLOSETS U.N.O
  6. ALL FIXTURES ON DIMMERS
  7. RELOCATE ELECTRICAL PANEL TO CLOSET IN LAUNDRY ROOM

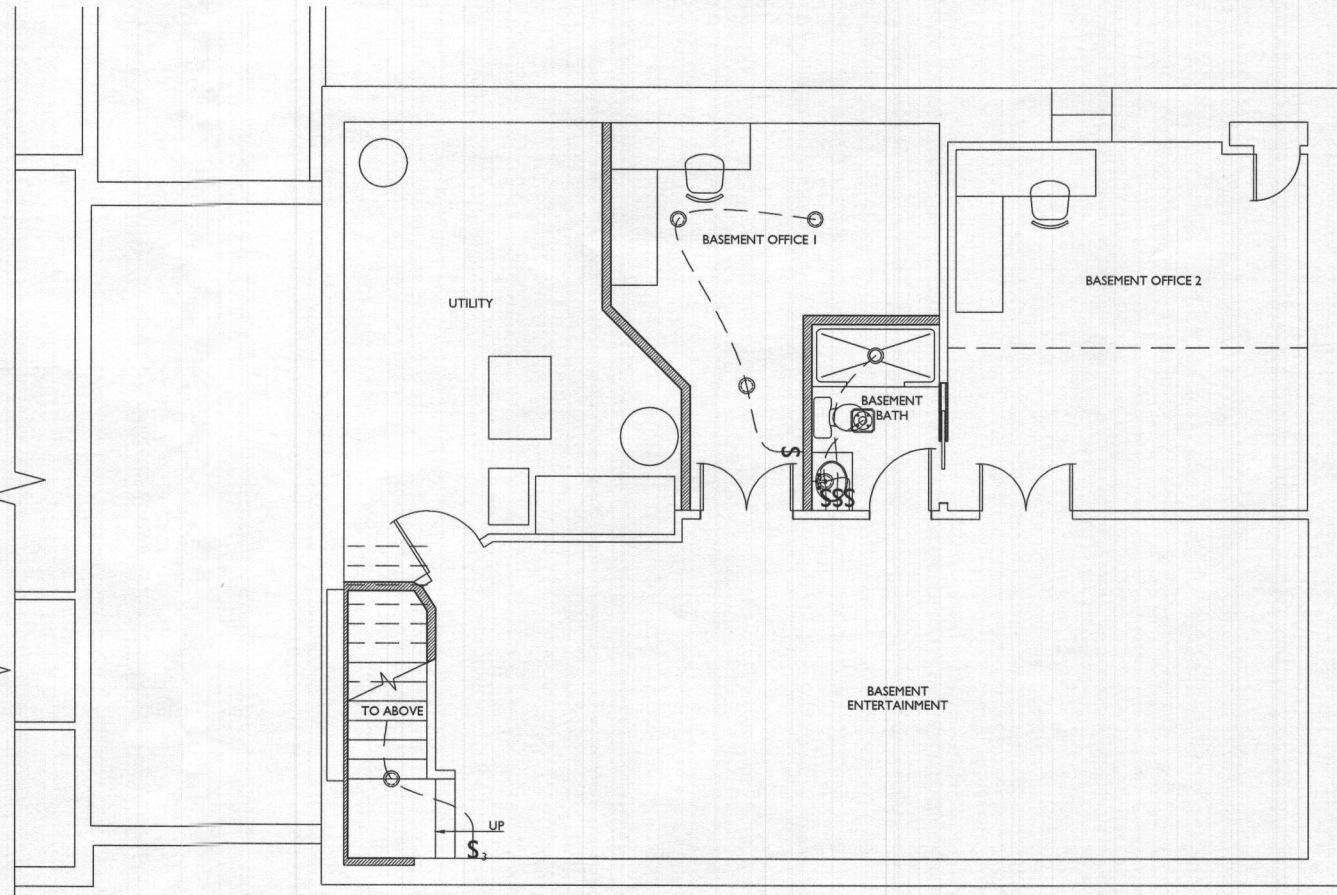
- HVAC & PLUMBING NOTES:**
1. NEW HVAC UNIT IN ROOM OVER BREEZEWAY OR IN NEW ROOM OVER POWDER ROOM IN REC ROOM TO SERVICE SECOND FLOOR
  2. EXISTING HVAC UNIT TO SERVICE BASEMENT, FIRST FLOOR & BREEZEWAY
  3. INSTALL MINI SPLIT SYSTEM IN REC ROOM AND SALON



**2 SECOND FLOOR ELECTRICAL LAYOUT**  
 E100 SCALE: 1/4"=1'-0"



**1 FIRST FLOOR ELECTRICAL LAYOUT**  
 E100 SCALE: 1/4"=1'-0"



**3 BASEMENT ELECTRICAL LAYOUT**  
 E100 SCALE: 1/4"=1'-0"

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Wednesday, January 27, 2021 10:08 AM  
**To:** Williams, Jeffrey  
**Subject:** Re: B21000052\_12741 Folly Quater Road

Sure. I am in a clinic all day anyway.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Sent:** Wednesday, January 27, 2021 9:54:33 AM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** RE: B21000052\_12741 Folly Quater Road

Can we discuss tomorrow morning?

**From:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Sent:** Tuesday, January 26, 2021 9:18 AM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** RE: B21000052\_12741 Folly Quater Road

How much sidewall credit should be allowed? 5 to 10 feet of sidewall credit?  $2 + 2/2 + 1 + 2(5) = 0.31$

100 linear feet x 2' wide = 200 sq ft divided by for sidewall credit (0.31) = 645.2 x 1.2 rate = 774.2 gallons per day allowed for that system. 5.15 rooms.

**From:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Sent:** Tuesday, January 26, 2021 8:32 AM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** RE: B21000052\_12741 Folly Quater Road

Perfect. That takes care of the PC part

**From:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Sent:** Tuesday, January 26, 2021 8:18 AM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** FW: B21000052\_12741 Folly Quater Road

Correction. I found a sub file that had this plan signed 1.15.79.

**From:** Oswald, Hank  
**Sent:** Tuesday, January 26, 2021 7:57 AM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** RE: B21000052\_12741 Folly Quater Road

I didn't see any scanned drawings in GIS for this address. Also, here are the floor plans for your review.

**From:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Sent:** Monday, January 25, 2021 3:31 PM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** RE: B21000052\_12741 Folly Quater Road

I think we'll live with 13.5'. It looks like on page 9 there is an SDA as part of the subdivision. Check GIS scanned drawings to see if there's a preliminary plan. That would be a PC equivalent.

**From:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Sent:** Monday, January 25, 2021 10:46 AM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** Re: B21000052\_12741 Folly Quater Road

I thought I sent you the septic record with my questions about this BP, but I only see a reminder to myself. I guess I never sent it. The salon would count as a bedroom since it has a window, a door and direct access to a full bathroom. Who do I contact at DILP to get a ruling on this? I attached the septic record for your review.

Thanks again

---

**From:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Sent:** Monday, January 25, 2021 10:30 AM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** RE: B21000052\_12741 Folly Quater Road

Would the salon room count as a bedroom otherwise based on layout? I think we would need a ruling from DILP saying that they are ok to keep the equipment for personal use only. If so, they should submit to us a letter stating that they are only using it for personal use and they understand they will need to submit a BP for change in use if they intend to use it for customers (depending on what DILP says about it being there at all).

If the room could count as a bedroom, a compromise could be to put it at 150 gpd flow. The regular flow for a salon station is 250 gpd per MDE (that's at a commercial establishment). I think we need to account for the flow in some way.

I don't see an email for this property about perc notes. I commented back on something last week about 2229 Daisy

**From:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Sent:** Monday, January 25, 2021 9:31 AM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** Fw: B21000052\_12741 Folly Quater Road

Hi Jeff:

We spoke about the BP for 12741 Folly Quarter last week. The applicant states that there was a salon, but it's no longer in use except for friends and family. The hair wash station and drying station are still operable. Do we still count it as a salon or bedroom? Did you get a chance to look over the record? I just need to know what to tell her. I think the revised floor plan showed 4 bedrooms and the salon with FB. The record contains perc test notes and an area (I sent you the record in a separate email last week). The percs went to 13.5 feet. Is that sufficient depth to certify the existing system? Is there enough info in the record for a perc cert plan? If not, then this is the list back to them.

Perc Cert Plan  
Perc Testing  
OSDS Plan  
Well Upgrades pending site visit

Thanks,

Hank

---

**From:** karen@transformingarchitecture.com <karen@transformingarchitecture.com>  
**Sent:** Friday, January 22, 2021 10:14 AM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** RE: B21000052\_12741 Folly Quater Road

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

Hank,

Good morning. There was a salon business in the house at one time but it is no longer in use except for with friends and family. Shari is now a real estate agent and uses the space as her home office. We labeled it as a salon so that you would know it is NOT a bedroom. It does have the hair wash station and drying station still operable. I hope that answers your question. Let me know if you have any others.

Warm regards,

*Karen Pitsley, AIA, CAPS*  
President, Transforming Architecture

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2015, 2013 & 2011 Maryland's Top 100 Women  
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**From:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Sent:** Tuesday, January 19, 2021 8:50 AM  
**To:** Karen Pitsley, AIA <karen@transformingarchitecture.com>  
**Subject:** B21000052\_12741 Folly Quater Road

Hi Karen:

I have a question regarding the renovation for 12741 Folly Quarter Road. Is there a salon business in this home?

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)