

PERMIT NUMBER: B 21002249

DATE ACCEPTED:



**RESIDENTIAL BUILDING PERMIT APPLICATION**

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4

www.howardcountymd.gov

**BUILDING SITE ADDRESS REQUIRED**

Street Address: 6388 Guilford Road Unit: \_\_\_\_\_  
 City: Clarksville State: MD Zip Code: 21029  
 Subdivision/Village/Complex Name: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Lot: \_\_\_\_\_ Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grading Permit #: \_\_\_\_\_

**DESCRIPTION OF WORK REQUIRED**

Existing Use: Yes Proposed Use: \_\_\_\_\_ Estimated Cost: \$ 85,000  
 Trade Work to Be Completed (Separate Permits Required):  
 Mechanical (HVACR)  Electrical  Plumbing  None  
Remove electrical & plumbing to code. Renovate main bathroom, relocate laundry to basement, relocate basement radio room to a bedroom 2,1097 PER PLAN

**PROPERTY OWNER INFORMATION REQUIRED**

Owner(s) Name(s) (As it appears on tax records): James Andrew Chandler Primary Residence:  Yes PLAN  
 Owner's Street Address: 6388 Guilford Road  
 City: Clarksville State: MD Zip Code: 21029  
 Phone: 410 961 2978 Email: Jachand1@NVRINC.com

**APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION**

Business Name: \_\_\_\_\_ Contact Name: James Andrew Chandler  
 Street Address: " 6388 Guilford Road "  
 City: " Clarksville " State: MD Zip Code: 21029  
 Phone: 410 961 2978 Email: " Jachand1@NVRINC.COM "

**CONTRACTOR INFORMATION REQUIRED**

Business Name: BY OWNER  
 Licensee's Name: \_\_\_\_\_ License #: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
NOT PRIMARY RES. PER SDAT. SDAT SHOWS 6372 BRIGHT PLUME

**ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE**

Business Name: REM REMODELING Name: Robert E Muhl  
 Street Address: 6350 BARNETT AVE  
 City: ELDELSBURG State: MD Zip Code: 21784  
 Phone: 410 303 1324 Email: \_\_\_\_\_

**BUILDING CHARACTERISTICS REQUIRED**

Primary Structure:  SF Dwelling  SF Townhouse  SF Duplex  Mobile Home  Multi-Family Dwelling (MF\*) Condo:  Yes  No  
 Utilities:  Electric  Gas Water Supply:  Public  Private (Well) Sewage Disposal:  Public  Private (Septic)  
 Heating System:  Electric  Natural Gas  Propane  Other: \_\_\_\_\_ Roadside Tree Project:  No  Yes: # \_\_\_\_\_  
 Sprinkler System:  NFPA 13  NFPA 13R  NFPA 13D  None Fire Alarm System:  Yes  No  Voice Evac

**ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)**

Model Name & Options: ALTERATION: REC PLANS  
 # of Bedrooms (SF): 3 # of efficiency units (MF\*): \_\_\_\_\_ # of 1 BR (MF\*): \_\_\_\_\_ # of 2 BR (MF\*): \_\_\_\_\_ # of 3 BR (MF\*): \_\_\_\_\_  
 # Rooms: \_\_\_\_\_ # Full Baths: 2 # Half Baths: 1 # Fireplaces: 2  
 Garage/Carport Info:  Attached Garage  Detached Garage  Integral Garage  Carport  None  
 Basement/Foundation Info:  Slab on Grade  Post & Pier  Unfinished Basement  Finished Basement:  Full or  Partial  
 1st Fl Width: \_\_\_\_\_ 1st Fl Depth: \_\_\_\_\_ 2nd Fl Width: \_\_\_\_\_ 2nd Fl Depth: \_\_\_\_\_ Bsmt Width: \_\_\_\_\_ Bsmt Depth: \_\_\_\_\_  
 Energy Method:  Prescriptive  Performance  UA Alternative  ERI Gross Area: \_\_\_\_\_ sq ft Occupiable Area: \_\_\_\_\_ sq ft

**AGREEMENT/ DISCALIMER REQUIRED**

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 ORIGINAL SIGNATURE: [Signature] DATE SIGNED: 6/11/21

**FOR OFFICE USE ONLY**

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:  
 PR  DPZ  DED  Health 8.2.21  SHA  CID  
 SUBMITTAL FEES: 135 PAYMENT: 101-30.00 ACCEPTED BY: [Signature]  
\*NEED PLOT PLAN \*INCORRECT

Permit # BZ1002249 was originally applied for to include the conversion of the basement "Radio Room" to a "Bedroom" and add an Egress Window.

→ I would like to amend the drawings and application to convert the basement "Radio Room" to a "Home office" and remove the addition of an Egress Window.

James Chandler

410 961 2978

JACHANDL@NVR-INC.COM

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# COVER SHEET

## INTERIOR RENNOVATIONS

### CHANDLER RESIDENCE

#### 6388 GUILFORD ROAD

#### CLARKSVILLE MD 21029

SQUARE FOOTAGE	
1005	BASEMENT FINISH
1626	FIRST FLOOR
2629	TOTAL FINISHED EXISTING
SQUARE FOOTAGE	
1071	BASEMENT FINISH
1626	FIRST FLOOR
2697	TOTAL FINISHED REVISED

**REVISED**  
 Date: 7/29/21  
 Comments: Bal-2249

### STRUCTURAL NOTES:

- STANDARDS AND CODES:  
 ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE IRC 2018. CONSTRUCTION AND MATERIALS SHALL FURTHER CONFORM TO THE APPLICABLE PROVISIONS OF THE FOLLOWING STANDARDS:  
 - AMERICAN SOCIETY FOR TESTING & MATERIALS (ASTM)  
 - AMERICAN CONCRETE INSTITUTE (ACI)  
 - AMERICAN WELDING SOCIETY (AWS)  
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)  
 - STEEL STRUCTURES PAINTING COUNCIL (SSPC)  
 - NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)  
 - AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA)
- DESIGN LOADS:  

	DEAD LOAD	LIVE LOAD	TOTAL LOAD
SLEEPING ROOMS	10 PSF	30 PSF	40 PSF
OTHER FLOORS	10 PSF	40 PSF	50 PSF
GARAGE FLOOR	10 PSF	50 PSF	60 PSF
DECK/BALCONY	10 PSF	40 PSF	50 PSF
WIND LOAD	90 MPH		
GROUND SNOW LOAD	43 PSF		
BACKFILL	50 PSF EQUIVALENT FLUID PRESSURE		
ROOF LOADING	TOLL: ASCE 7-16; Pg=40.0 psf; Ps=VARIES psf (Lum DOL=1.15, Plate DOL=1.15); Lm=1.0; Rough Cat. D; Partially Exp.; Ce=1.0; Cs=Varies with slope; Ct=1.10 for roof above heated space and/or Ct=1.20 for roof over unheated or open-air structures		

**MECHANICAL UNITS:**  
 MECHANICAL UNITS AND OTHER EQUIPMENT SUPPORTED BY THE STRUCTURE WITH WEIGHTS IN EXCESS OF 200 POUNDS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION

### 3. GENERAL:

- THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION ACCORDING TO THE PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUPPLY ANY NECESSARY BRACING, GUYS ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST WIND, DEAD LOADS UNTIL THE BUILDING IS COMPLETED ACCORDING TO THE PLANS AND SPECIFICATIONS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHALL BE FORWARDED TO THE STRUCTURAL ENGINEER FOR REVIEW.
- NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL ELEMENTS ARE PERMITTED, NOR SHALL OPENINGS BE MADE IN STRUCTURAL ELEMENTS UNLESS DETAILED ON THE DRAWINGS.
- CONSULT ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR VERIFICATION OF TYPE AND LOCATION OF INSERTS, OPENINGS, SLEEVES, DRIPS, REVEALS, DEPRESSIONS, DOOR CLOSURE POCKETS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS AND ACTUAL FIELD CONDITIONS.
- DO NOT SCALE DRAWINGS; USE DIMENSIONS
- PRIOR TO STARTING WORK, CONTRACTOR MUST VERIFY FEASIBILITY OF WORK SHOWN ON THESE DRAWINGS, NOTIFY THE ENGINEER WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS.

### 4. FOUNDATIONS:

- THE ASSUMED ALLOWABLE SAFE BEARING PRESSURE IS 1500 PSF
- ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL. BOTTOMS OF ALL EXTERIOR FOOTINGS OR FOOTINGS LOCATED IN UNHEATED AREAS SHALL BE AT LEAST 30" BELOW FINISHED GRADE. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE THE FOUNDATION CONCRETE IS PLACED. NO EXCAVATIONS SHALL BE CLOSER THAN AT LEAST A SLOPE OF TWO HORIZONTAL TO ONE VERTICAL TO UNDERSIDE EDGE OF ANY EXISTING FOOTINGS WITHOUT WRITTEN AND CERTIFIED PERMISSION OF GEOTECHNICAL ENGINEER. STEP FOOTINGS WITH RATIO OF TWO HORIZONTAL TO ONE VERTICAL.
- PROVIDE SHORING AND PROTECTION FOR EXCAVATION BANKS AS NECESSARY TO PREVENT CAVING.
- PROVIDE 6 MIL POLYETHYLENE MEMBRANE BENEATH SLAB ON GRADE.
- ALL FOOTINGS SHALL BE BOARD FORMED TO SIZE SHOWN ON THE DRAWINGS IF EXCAVATION BANKS ARE NOT SUFFICIENT TO FORM THE FOOTINGS.
- UTILITY WORK SUCH AS PIPE, DRAINS, CATCHERS, ETC. SHALL BE INSTALLED PROPERLY BACKFILLED PRIOR TO BEGINNING FOUNDATION WORK.
- FOUNDATION ELEMENTS THAT ARE TO HAVE FILL ON BOTH SIDES SHALL HAVE EACH SIDE BACKFILLED SIMULTANEOUSLY MAINTAINING A COMMON ELEVATION.
- FOUNDATION ELEMENTS HAVING FILL ON ONE SIDE ONLY SHALL BE PROPERLY BRACED BY PERMANENTLY STRUCTURAL ELEMENTS PRIOR TO BEGINNING THE BACKFILL OPERATION.
- COMPACTED FILL SHALL BE PLACED IN 8 INCH LIFTS AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY OF OPTIMUM MOISTURE CONTENT AS ESTABLISHED BY ASTM D-698 OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- UNLESS OTHERWISE NOTED, SLABS ON GRADE SHALL BE 4" THICK POURED CONCRETE AND REINFORCED WITH 6X6, W4X14 (10/10) WELDED WIRE FABRIC IN THE UPPER PORTION OF THE SLAB THICKNESS. LAP WIRE 8" IN EACH DIRECTION. PLACE CONCRETE OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4 INCHES MINIMUM OF COURSE AGGREGATE OR AS RECOMMENDED BE PLACED OVER FIRM NATURAL SUBGRADE OR ON BE COMPACTED AND CONTROLLED FILL. USE AIR ENTRAINMENT AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH MAXIMUM OF 800 SQ.FT. AND PROVIDE CONTROL AND/OR CONSTRUCTION JOINTS AT 30'-0" MAXIMUM SPACING OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING. CONCRETE FOOTING FOR THE FOLLOWING WALLS ARE THE MINIMUM REQUIRED:  

FOUNDATION WALL THICKNESS	FOOTING SIZE
8"	20" X 8" DEEP
10"	22" X 8" DEEP
12"	24" X 8" DEEP

### CAST-IN-PLACE CONCRETE NOTES:

- CONCRETE MIXES SHALL BE DESIGNED PER ACI 301, USING PORTLAND CEMENT CONFORMING TO ASTM C-150 OR C-595, AGGREGATE CONFORMING TO ASTM C-33 AND ADMIXTURES CONFORMING TO ASTM C-494 C-1017 C-618 C-886 AND C-94.
- CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENTS:  

CONCRETE	MIN F'c (28 DAYS)	SLUMP	W/C RATIO
-INTERIOR SLABS	2500 PSI	2" TO 4"	.48
-EXTERIOR/GARAGE SLAB	3000 PSI	2" TO 4"	.50
-FOUNDATION	3000 PSI	2" TO 4"	.50
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS." HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 308.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60. ALL WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH AWS D1.4. EPOXY COATED REINFORCING SHALL CONFORM TO ASTM A-775.
- ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185.
- ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWNLAYS FOR MASONRY WALL REINFORCING MAY BE FLOATED IN PLACE. DO NOT FIELD BEND BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE UNLESS SPECIFICALLY INDICATED OR APPROVED BY THE ENGINEER.
- REINFORCING STEEL, INCLUDING HOOKS AND BENDS SHALL BE DETAILED IN ACCORDANCE WITH ACI-315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED WITH A TYPE 2 LAP SPLICE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:  

	CONCRETE EXPOSED TO EARTH OR WEATHER
#6 THROUGH #18 BARS	- 2"
#8 BAR, W31 OR D31 WIRE & SMALLER	- 1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER: WALLS, ELEVATED SLABS (& JOISTS) - 3/4"	
BEAMS AND COLUMNS	- 1 1/2"
C. FOUNDATION CONCRETE (SEE FOUNDATION NOTES)	

### LINELS:

- PROVIDE ONE ANGLE FOR EACH OF 4" MASONRY WALL THICKNESS AS FOLLOWS:  
 OPENINGS TO 3'-0"  $3 \times 1/2" \times 3" \times 1/4"$   $3 \times 1/2"$  LEG HORIZONTAL  
 3'-1" TO 4'-0"  $4 \times 1/2" \times 3 \times 1/2" \times 1/4"$   $3 \times 1/2"$  LEG HORIZONTAL  
 4'-1" TO 6'-0"  $4 \times 1/2" \times 3 \times 1/2" \times 5/16"$   $3 \times 1/2"$  LEG HORIZONTAL  
 6'-1" TO 7'-0"  $4 \times 1/2" \times 3 \times 1/2" \times 5/16"$   $3 \times 1/2"$  LEG HORIZONTAL  
 OPENINGS OVER 6'-0" WIDTH WITH 5/16" SUSPENDED PLATE.  
 PROVIDE MINIMUM BEARING OF 8" FOR ANGLES AND 8" FOR WB. WHERE REQUIRED FOR ARCHITECTURAL REASONS OR AS NOTED, PROVIDE PRECAST CONCRETE LINELS FOR INTERIOR WALLS OF THE SAME TEXTURE AS ADJACENT MASONRY.

### STRUCTURAL STEEL:

- SHALL CONFORM TO ASTM A992 FOR BEAMS AND A-500 GRADE 45 FOR TUBULAR COLUMNS. DETAILING SHALL BE IN ACCORDANCE WITH THE AISC STRUCTURAL STEEL DETAILING HANDBOOK. CONNECTIONS SHALL BE CAPABLE OF SUPPORTING THE ALLOWABLE UNIFORM LOAD AT A STRESS OF 24KS WITH CONNECTIONS AS REQUIRED BY AISC SPECS. BOLTED FIELD CONNECTIONS SHALL BE 3/4" HIGH STRENGTH BOLTS MEETING ASTM SPEC A-325. BOLTED JOINTS SHALL BE BEARING TYPE USING THE TURN OF THE NUT METHOD OF TIGHTENING EXCEPT ADD HARDENED WASHER UNDER TURNED ELEMENT. GRIND ALL EXPOSED WELDS WITH EXPOSED CORNERS, GRIND EXPOSED WELDS.
- WELDING:**  
 SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. WELDING TO BE PERFORMED BY CERTIFIED WELDERS ONLY. NAME, CERTIFICATION AND CERTIFYING AGENCY OF WELDER SHALL BE SUBMITTED TO THE ARCHITECT.

### WALL PROPPING AND BACK FILL:

- EXTREME CARE AND PROPER PREVENTATIVE MEASURES SHALL BE TAKEN SO AS NOT TO DAMAGE, SLUR OR TIP WALLS DUE TO EQUIPMENT AND/OR EARTH PRESSURE. SHORING, BACK PROPPING OR OTHER SUITABLE METHODS OF PROTECTION SHALL BE EMPLOYED UNTIL THE FULL LOAD OF BUILDING IS ON WALLS. UNLESS WALLS ARE PROPERLY PROPPED, BACK FILL SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS ON GRADE AND FRAMED FLOOR SLABS HAVE BEEN POURED AND REACHED THEIR DESIGN STRENGTH AND APPROVAL RECEIVED FROM ARCHITECT. WHERE BACK FILL IS REQUIRED ON BOTH SIDES OF WALLS, BACK FILL BOTH SIDES SIMULTANEOUSLY.

### WOOD FRAMING NOTES:

- ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENTS OF ALL MATERIAL SHALL BE IN ACCORDANCE WITH THE "SCHEDULE OF REQUIRED STRESS VALUES" ON SHEET 5
- ALL 2X4 AND 2X6, KILN DRIED, STUD GRADE, SPRUCE-PINE-FIR (SPF) UNLESS OTHERWISE NOTED
- ALL JOIST, RAFTER & WISC. FRAMING MATERIAL SHALL BE NO. 2 GRADE SOUTHERN PINE. PROVIDE FULL-DEPTH (OR METAL) BRIDGING AT MID SPAN AND AT MAXIMUM SPACING OF 8'-0" D/C IN BETWEEN.
- ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS. WHERE POSSIBLE, ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE DRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER ANPA STD. M4)
- THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOAD BEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 2" NOMINAL LOAD BEARING FRAMING SHALL BE LIMITED TO LESS THAN 1/2" OF WIDE FACE DIMENSION. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" NOMINAL AND THICKER LUMBER SHALL BE LIMITED TO 1/2 OF THE NARROW FACE DIMENSION.
- ALL NAILING NOT OTHERWISE INDICATED SHALL BE IN ACCORDANCE WITH THE "NAILING SCHEDULE", SEE IRC NAILING SCHEDULE.
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS WHICH RUN PARALLEL WITH JOISTS AND UNDER ALL CONCENTRATED LOADS FROM FRAMING ABOVE.
- PROVIDE HEADER BEAMS OF THE SAME SIZE AS JOISTS OR RAFTERS TO FRAME AROUND OPENINGS IN THE FLOOR DECK UNLESS OTHERWISE INDICATED.
- BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

### A. JOIST HEADERS AND TRIMMERS SHALL BE MINIMUM #2 HEM-FIR HAVING THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED:

Fb	: 800 PSI
Fc PER	: 405 PSI
E	: 1,300,000 PSI

### B. ALL BEARING STUD WALLS SHALL BE MINIMUM SPF #2 GRADE HAVING THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED:

Fb	: 875 PSI
Fc PAR	: 1150 PSI
E	: 1,400,000 PSI

SEE PLANS FOR SPACING AND SPECIAL REQUIREMENTS

### C. WALL TOP PLATES FOR LOAD BEARING WALL SHALL BE SPF #2 GRADE HAVING THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED:

Fb	: 875 PSI
Fv	: 135 PSI
E	: 1,400,000 PSI

### D. ALL 6X6 POSTS SHALL BE PRESSURE TREATED SYP #2 SR GRADE HAVING THE FOLLOWING MINIMUM PROPERTIES (WET SERVICE CONDITION)

Fb	: 850 PSI
Fc PER	: 375 PSI
Fv PAR	: 325 PSI
E	: 1,200,000 PSI

### E. LVL'S (LAMINATED VENEER LUMBER) SHALL BE 1 3/4" WIDE OF THE DEPTH SPECIFIED ON THE PLANS AND SHALL BE SECURED TOGETHER AS DIRECTED BY THE MANUFACTURER. THEY SHALL HAVE THE FOLLOWING PROPERTIES:

Fb	: 2800 PSI
Fc	: 285 PSI
Fv PER	: 750 PSI
E	: 2,000,000 PSI

### F. FLOOR SHEATHING SHALL BE 3/4" PLYWOOD OR O.S.B. (T&G) APA RATED STURD-I-FLOOR

### G. EXTERIOR WALL SHEATHING SHALL BE 7/16" O.S.B. STRUCTURAL SHEATHING NAILED WITH 8d COMMON NAILS AT 8" O.C. EDGE 12" O.C. FIELD

### H. ALL STUDS SHALL BE INSTALLED IN ACCORDANCE WITH NF&PA. WALL STUDS ARE NOT TO BE DRILLED IN EXCESS OF NDS OR LOCAL CODE REQUIREMENTS WHICH EVER IS MORE STRINGENT. ALL POST AND MULTIPLE STUDS SHALL RUN CONTINUOUSLY TO SOLID BLOCKING UNDER POST AT ALL FLOORS. SEE PLANS FOR WALL TOP PLATE REQUIREMENTS

### I. PROVIDE DOUBLE JOISTS UNDER FULL HEIGHT WALLS WHERE WALL ARE CONTINUOUS TO FOUNDATION.

### J. PROVIDE BRIDGING @ 4'-0" O.C. AT BASEMENT WALLS WHERE JOIST ARE PARALLEL TO WALL. EXTEND BLOCKING 3 JOIST MINIMUM.

### GENERAL NOTES:

- SCALE: DO NOT SCALE DRAWINGS. CALL FOR ANY DRAWING CLARIFICATIONS. SEE CONTACT INFORMATION
- DIMENSIONS: DIMENSIONS SHOWN ARE TO FACE OF MASONRY FOUNDATION, FACES OF SHEATHING FOR EXTERIOR WALLS, FACE OF STUD FOR INTERIOR WALLS OR FACE OF STRUCTURAL MEMBER FOR STRUCTURAL PLANS.
- APPLICABLE CODES:  
 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 EDITION  
 INTERNATIONAL MECHANICAL CODE 2018 EDITION  
 INTERNATIONAL PLUMBING CODE 2018 EDITION  
 INTERNATIONAL ENERGY CONSERVATION CODE 2018 EDITION  
 NATIONAL ELECTRIC CODE NEC 2017 EDITION (NFPA 70)  
 2018 NFPA 101 LIFE SAFETY CODE  
 NFPA-130 & 13R2002 STANDARD FOR THE INSTALLATION OF SPRINKLERS  
 ALL LOCAL CODES AND AMENDMENT
- PERMITS:  
 PLUMBING PERMIT, TO BE OBTAINED BY THE PLUMBING SUB-CONTRACTOR;  
 ELECTRICAL PERMIT, TO BE OBTAINED BY THE ELECTRICAL SUB-CONTRACTOR;  
 HVAC PERMIT, TO BE OBTAINED BY THE MECHANICAL SUB-CONTRACTOR; AND  
 SPRINKLER PERMIT, TO BE OBTAINED BY THE SPRINKLER SUB-CONTRACTOR.  
 NO CONSTRUCTION OR INSTALLATION SHALL BEGIN UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THOROUGHLY REVIEWED. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL USE AND OCCUPANCY CERTIFICATE.
- INSTALLATION:  
 ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES IN CONNECTION WITH THE WORK, FOR OMISSIONS OF THE SUB-CONTRACTOR OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR THE FAILURE OF ANY PERSON OR MATERIAL TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- MATERIAL STORAGE:  
 MATERIAL STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL AFFECTS.
- PRODUCTS USED:  
 MANUFACTURER'S NAMES AND MODEL NUMBERS LISTED HEREIN ARE FOR ESTABLISHING A QUALITY OF PRODUCT OR A SPECIFIC DESIGN CONFIGURATION. EQUAL OR BETTER PRODUCTS MAY BE SUBSTITUTED ONLY IF PRIOR APPROVAL IS OBTAINED BY THE OWNER, DESIGNER OR GENERAL CONTRACTOR.
- SAFETY:  
 ALL SUBCONTRACTORS ARE RESPONSIBLE FOR SAFETY PRECAUTIONS OR SAFETY PROGRAMS REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT ON THE JOB SITE. UNSAFE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE GENERAL CONTRACTOR AND/OR HOMEOWNER
- EXACT LOCATION OF FURNACE/HEAT PUMP, DUCTWORK SUPPLY AND RETURNS TO BE DETERMINED BY HVAC ENGINEER
- PROVIDE CONDENSATION LINE DRAIN FROM HEAT PUMP TO SLUMP OR NATURAL DRAIN TO DAYLIGHT AS REQUIRED
- LOCATION OF WATER SUPPLY, WELL PUMP, AND STORAGE TANK IF REQUIRED TO BE DETERMINED BY THE INSTALLER
- EXACT LOCATION OF WATER HEATER TO BE DETERMINED BY THE INSTALLER
- ELECTRICAL LAYOUT PER LOCAL CODE. PROVIDE SMOKE DETECTORS ON EACH FLOOR LEVEL AND WITHIN EACH SLEEPING AREA
- PROVIDE FOUNDATION WATERPROOFING PER IRC
- FASTENING SCHEDULE FOR STRUCTURAL MEMBERS PER IRC TABLE R602.3(1)
- EXTERIOR SHEATHING COVERS JOIST BAND
- ANY CONSTRUCTION DETAILS NOT SHOWN ON THESE PLANS BUT NORMALLY REQUIRED, SHALL BE DETERMINED SOLELY BY THE CONTRACTOR USING STANDARD CONSTRUCTION PRACTICES AND SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

### SCOPE OF PROJECT:

- REMODEL BASEMENT RADIO ROOM CHANGE TO HOME OFFICE
- ADD FULL BATH AND CLOSET
- RELOCATE LAUNDRY FROM MAIN LEVEL TO LOWER LEVEL
- REMODEL OWNERS BATH CREATING A SEPARATE POWDER ROOM
- AND SEPARATE OWNERS BATH WITH TWIN CLOSETS

REVISIONS	
DATE	DESCRIPTION
7/27/21 <td>REVISED SCOPE OF PROJECT</td>	REVISED SCOPE OF PROJECT

DATE: 5/17/21	PROJECT: CHANDLER RESIDENCE	SHEET TITLE: COVER SHEET
DRAWN BY: SEH		
		1 OF 5

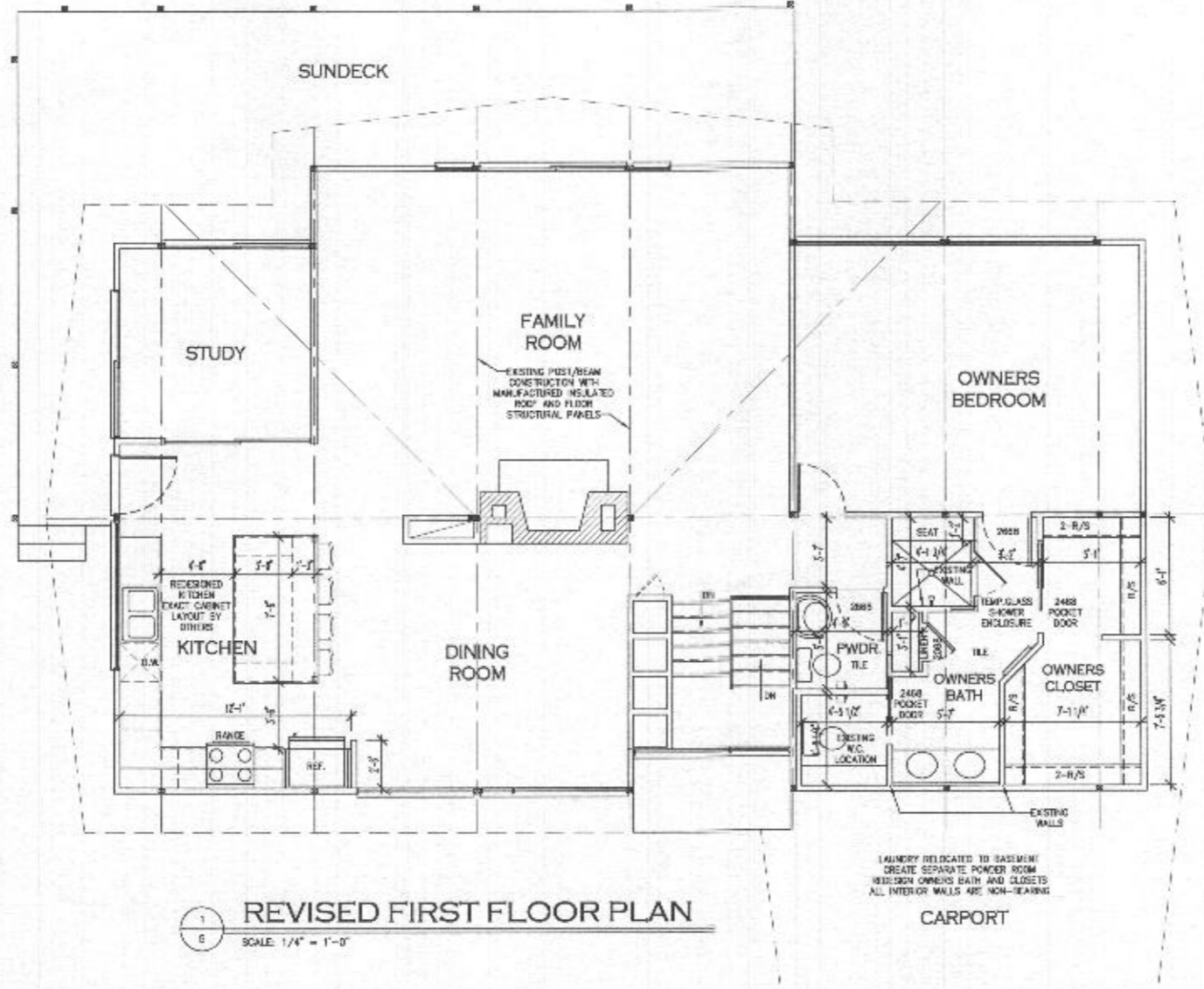
DESIGNED BY: R.E.M. REMODELING  
 ARCHITECTURAL CAD Drafting Service and Design Consulting  
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DATE: 6/1/21	PROJECT: CHANDLER RESIDENCE	SHEET TITLE: <b>REVISED FIRST FLOOR LEVEL</b>	REVISIONS
DRAWN BY: R.F.H.	DESIGNER: R.E.M. REMODELING	<b>5</b> of <b>5</b>	DATE
SHEET #	R.E.M. REMODELING Architectural CAD Drafting, Service and Design Consulting EST. 1987 "Bringing your dream to our reality"	RESUBMISSIONS ON USE: THESE PLANS ARE THE PROPERTY OF R.E.M. REMODELING. NO PART OF THESE PLANS SHALL BE COPIED, REPRODUCED OR REPRODUCED IN ANY MANNER WITHOUT SPECIFIC WRITTEN PERMISSION.	DESCRIPTION
5	PROJECT: CHANDLER RESIDENCE	PROJECT DESIGN BY: ROBERT E. MULLER, AT R.E.M. REMODELING 6020 HANBETT AVE. ELLSBURG, MD 27626 410-353-1264	DATE

## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Monday, August 2, 2021 2:11 PM  
**To:** Chandler, Drew  
**Subject:** RE: B21002249\_6388 Guilford Road\_Floor Plan Questions

Hi Drew:

I spoke to someone with DILP, and your last attachment that you sent me today was just uploaded into the system. We are fine now. Your building permit has been approved.

Thanks,

Hank

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**From:** Chandler, Drew <jachandl@nvrinc.com>  
**Sent:** Monday, August 2, 2021 1:25 PM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** RE: B21002249\_6388 Guilford Road\_Floor Plan Questions

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

Good Morning Hank,

Attached are the drawings that were dropped off last week. Is it possible that they mixed in previous drawings with the updated ones?

Do I need to come back to the office to redrop these drawings?

Best,

**Drew Chandler**

NVR | Procurement Field Coordinator  
C: 410-961-2978  
5285 Westview Drive / Suite 100  
Frederick MD 21703

Message classified as *NVR - Business Use Only* on Monday, August 2, 2021 1:25:12 PM

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**From:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Sent:** Monday, August 2, 2021 1:16 PM  
**To:** Chandler, Drew <jachandl@nvrinc.com>  
**Subject:** [Ext] RE: B21002249\_6388 Guilford Road\_Floor Plan Questions

Hi Drew:

I saw the floor plan submittal dated 7.28.21 (attached), but I didn't see the revised basement floor plan in there.

Hank

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**From:** Chandler, Drew <[jachandl@nvrinc.com](mailto:jachandl@nvrinc.com)>  
**Sent:** Tuesday, July 27, 2021 3:20 PM  
**To:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**Subject:** RE: B21002249\_6388 Guilford Road\_Floor Plan Questions

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

Good Afternoon Mr. Oswald,

I wanted to let you know that I dropped off several revised (duplicate) drawings today at the Howard County office to amend my original application.

- The new drawing set shows the basement "Radio Room" to be converted to a "Home Office" and my architect removed the Egress Window from the plans.

I verified with Plans Review that would not cause any concerns on their end from a building permit standpoint. With these revisions I hope to have complied with all requests and look forward to receiving my Permit.

Thanks for talking me through the process. Please let me know if you have any additional questions.

Best,

**Drew Chandler**

NVR | Procurement Field Coordinator  
C: 410-961-2978  
5285 Westview Drive / Suite 100  
Frederick MD 21703

Message classified as *NVR - Business Use Only* on Tuesday, July 27, 2021 3:19:57 PM

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**From:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**Sent:** Tuesday, July 13, 2021 9:16 AM  
**To:** Chandler, Drew <[jachandl@nvrinc.com](mailto:jachandl@nvrinc.com)>  
**Subject:** [Ext] RE: B21002249\_6388 Guilford Road\_Floor Plan Questions

Hi Mr. Chandler:

Hopefully you had a chance to read over the handout attached in my initial email. It discusses our building permit review process. It also provides common reason why a perc cert plan/perc testing would be required. For living space additions including converting unfinished living space into living space or converting a non- bedroom into a bedroom by adding a window (see attached definition) would trigger the requirement to evaluate the existing system (size and condition etc.) and require perc testing in order to formally establish a sewage disposal area (for future septic system repairs) on a percolation certification plan. A bedroom addition will also likely lead to septic system upgrades. For instance, the existing septic system was designed for a 3 bedroom residence. The new floor plan shows 4 bedrooms including the master bedroom, "study", BR1 (radio room), and BR2.

With that said, to avoid these requirements, you could revise the floor plan to eliminate the window installation from the "radio" room or you may propose to convert one of the existing bedrooms into a non-bedroom by adding permanent bookcase units around perimeter of the "study" room. The easiest way to convert an existing bedroom into a non-bedroom would be to show a cased 4 ft. wide opening without doors into the room

If you wish to keep the proposed floor plan, then the process would start with a perc test application, test plan from an engineer and fee for review. I've attached a list of engineers with experience with perc test/cert plans. It will also require a septic plan by an engineer along with any septic system upgrades prior to BP approval.

Please let me know if you have any questions or comments.

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)

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**From:** Chandler, Drew <[jachandl@nvrinc.com](mailto:jachandl@nvrinc.com)>  
**Sent:** Monday, July 12, 2021 12:03 PM  
**To:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**Subject:** RE: B21002249\_6388 Guilford Road\_Floor Plan Questions

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

Good Morning Mr. Oswald,

Thank you for your email.

- Yes, both the Bedroom #2 and the Study in the basement have existing windows in the rooms.
- I wouldn't say that we are adding any living space to the residence, we are altering a couple of rooms of the floor plan—but we are not expanding the footprint of the residence in any way (no extensions, bumpouts, etc.)

Thank you for sharing the additional information, I am curious why we might have any requirements for Perc Testing or Health Department Requirements. The Well and Septic on the property are established, operational, and I assume were inspected when the house was first built in 1978. I'm just asking for clarification purposes, this is not urgent.

Thanks again.

Best,

**Drew Chandler**  
NVR | Procurement Field Coordinator