

Approved 5/15/25  
H.O.

Menu Save Reset Cancel Help

Record Detail \* (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Alteration/SFD	B25001560	04/23/2025

**Description of Work**  
 SFD/ ALTERATIONS TO MAIN FLOOR TO INCLUDE REMOVAL OF TWO WALLS BETWEEN SUNROOM/KITCHEN/LIVING ROOM, REMOVE PANTRY AND CENTRAL WALL BETWEEN KITCHEN / FAMILY ROOM, REMODEL KITCHEN AND (2) BATHROOMS; BASEMENT LEVEL, INSTALLATION OF SUPPORTS FOR FIRST FLOOR.

[check spelling](#)

Online BP, expedite accordingly,

JL 5/7/25

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
3032	HARBIN FIELD	-Select-
Unit Type	Unit #	X Coordinate
-Select-		-76.89864
		Y Coordinate
		39.28807
City	State	Zip Code
ELLCOTT CITY	MD	21042
	Primary	
	Yes	

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
916935	204+	7150	163200	485700	368900	ELICO

**Legal Description**  
 UNIT 30 7150 SQ [ ]12095 WINDSOR MOSS [ ]ELLCOTT MEADOWS PH 9

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	PAR A	603000	5				1
Plan Area	State Tax Id	Subdivision Name					
	1403343839	Ellicott Meadows					
Section	Area	Tax Map					
		16					
Grid	Zoning District	ADC Map					
16-22	RC-DEO	4814-G4					
SDP No.	Final Plan No.	WP File No.					
SDP-03-030	F-03-194						
Record Plat No.	WS Contract No.	FDP No.	Primary				
18496-1850			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	2006	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	3-06B	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name \*  
 Kyle Kl  
 Address Line 1  
 3032 Harbin Field  
 Address Line 2  
 Address Line 3  
 Mail City  
 Ellicott City  
 Mail State  
 MD  
 Mail Zip Code  
 21042  
 Phone  
 443-864-6076  
 Primary  
 Yes  
 E-mail

jennykurdle2@gmail.com

Cell Number  
443-864-6076

Fax Number

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

<b>License #</b>	<b>Business Name</b>			
<b>License Type</b> -Select-	<b>First Name</b>	<b>Middle Name</b>	<b>Last Name</b>	
Primary	Address Line 1			
Yes	Address Line 2			
	<b>City</b>		<b>State</b>	<b>ZIP Code</b>
	<b>Phone 1</b>	<b>Phone 2</b>	<b>Fax</b>	
	<b>E-mail</b>			

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

<b>Search</b>	<b>As Owner</b>	<b>As Lic. Prof</b>	<b>As Contact</b>	
<b>Type</b> Applicant	<b>First Name</b> Kevin	<b>MI</b> C	<b>Last Name</b> Youngblood	
<b>Relationship</b> Applicant	<b>Full Name</b> Kevin C Youngblood			
Primary	<b>Organization Name</b> Balance Remodeling			
No	<b>Street Address</b> 6608 Woodbine Rd			
	<b>Address Line 2</b>			
	<b>City</b> Woodbine		<b>State</b> MD	<b>Zip Code</b> 21797
	<b>Phone</b> 301-509-6236	<b>Cell</b>	<b>Fax</b>	
	<b>E-mail</b> kevin@balanceremodel.com			

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

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<b>Type</b> Contact	<b>First Name</b> Kevin	<b>MI</b> C	<b>Last Name</b> Youngblood	
<b>Relationship</b> Licensed Professional	<b>Full Name</b> Kevin C Youngblood			
Primary	<b>Organization Name</b> Balance Remodeling			
Yes	<b>Street Address</b> 6608 Woodbine Rd			
	<b>Address Line 2</b>			
	<b>City</b> Woodbine		<b>State</b> MD	<b>Zip Code</b> 21797
	<b>Phone</b> 301-509-6236	<b>Cell</b>	<b>Fax</b>	
	<b>E-mail</b> kevin@balanceremodel.com			

**Addl Info**

<b>Est Construction Cost</b> 120000	<b>Housing Units</b> 0	<b>Number of Buildings</b> 0	<b>Public Owned</b> No
<b>Construction Type</b> 434 - Additions, Alterations and Conversions - Residential			

**RESIDENTIAL ALTERATION INFO**

**RESIDENTIAL ALTERATION INFORMATION**

<b>Total Square Footage</b> 400	<b>No of Stories</b> SQFT (Number) 2	<b>Basement</b> (Number) Partially Finished	<b>Bedrooms</b> 0	<b>Full Baths</b> (Number) 0	<b>Half Baths</b> (Number) 0	<b>Water</b> (Number) Public	<b>Sewage</b> Private
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**Existing Utilities**  
Gas & Electric

**Existing Heating System**  
Natural Gas

**Existing Sprinkler System**  
None

**Type of New Fireplace**  
--Select--

**Expiration Date**  
10/26/2025

**Submit**   **Cancel**

**GENERAL & CODE INFORMATION**

2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS

AN APPROVED SET OF PLANS ARE REQUIRED TO REMAIN ON-SITE AT ALL TIMES. NO INSPECTION WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON JOB SITE

NO CHANGES TO PLANS ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM OWNER AND BUILDING DESIGNER.

SEPARATE PERMITS ARE REQUIRED TO INSTALL PLUMBING, ELECTRICAL, AND MECHANICAL EQUIPMENT IN EACH DWELLING UNIT, EACH STRUCTURE OR EACH AREA OF A STRUCTURE FOR WHICH A SEPARATE BUILDING PERMIT HAS BEEN ISSUED.

CONSTRUCTION DRAWINGS OF ALL RETAINING WALLS ON THIS SITE MUST BE SUBMITTED TO THE BUILDING PLAN REVIEWER FOR APPROVAL PRIOR TO CONSTRUCTION.

SUBMIT (3) COPIES OF TRUSS FABRICATORS SHOP DRAWINGS FOR APPROVAL PRIOR TO ERECTION. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE PROJECT'S JURISDICTION. SUBMIT SIGNED AND ENGINEERING FRAMING PLANS FOR ALL FLAT CHORD TRUSSES.

SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR TO PERMIT EMERGENCY EXIT OR RESCUE. WHERE WINDOWS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR AND SHALL PROVIDE NOT LESS THAN 5.7 SQUARE FEET OF OPERABLE AREA WITH NO DIMENSION LESS THAN 24" HIGH BY 20" WIDE.

A MINIMUM OF 7'-6" CLEAR CEILING HEIGHT SHALL BE PROVIDED FOR ALL HABITABLE ROOMS.

FIRESTOP ALL DUCT CHASES, BULKHEADS, LAUNDRY CHUTES, METAL FLUTES, AND ALL SHAFTS AT EACH FLOOR

SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS.

ALL DETECTORS SHALL BE CONNECTED TO A SOUNDING DEVICE OR OTHER DETECTORS TO PROVIDE, WHEN ACTIVATED, AN ALARM WHICH WILL BE AUDIBLE IN ALL SLEEPING AREAS.

HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 30" AND 34", RESPECTIVELY, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF ALL STAIRS. STAIRS WITH A TOTAL HEIGHT OF MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDRAILS WITH A MINIMUM HEIGHT OF 36". THE HANDGRIP PORTION OF ALL HANDRAILS SHALL BE A MAXIMUM OF 2" IN CROSS SECTIONAL DIMENSION.

PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HEIGHT. REQUIRED GUARDRAILS SHALL HAVE INTERMEDIATE MEMBERS WHICH WILL NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER.

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1" THICK OR EQUIVALENT. THE GARAGE SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY MEANS OF 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.

EXTERIOR WALLS LOCATED LESS THAN 3' FROM PROPERTY LINES SHALL HAVE NOT LESS THAN A 1-HOUR FIRE RESISTIVE RATING. THE FIRE RESISTIVE RATING OF THE EXTERIOR WALLS LOCATED LESS THAN 3' FROM A PROPERTY LINE SHALL BE RATED FOR EXPOSURE ON BOTH SIDES. OPENINGS SHALL NOT BE PERMITTED IN EXTERIOR WALLS OF DWELLINGS LOCATED LESS THAN 3' FROM THE PROPERTY LINE.

DECK(S) ARE NOT APPROVED FOR FUTURE HOT TUB INSTALLATION UNLESS SPECIFICALLY NOTED.

ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCES STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THE TYPE, GRADE, AND SPECIES OF PLYWOOD, AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY.

COLUMNS SHALL BE ADEQUATELY ANCHORED TO PREVENT LATERAL DISPLACEMENT.

ALL FRAMING SHALL BE A MINIMUM OF 8" ABOVE GRADE AND ALL WOOD SIDING SHALL BE 6" ABOVE GRADE.

ALL FOOTINGS SHALL BE AT LEAST 30" BELOW GRADE.

A STRUCTURAL SLAB SHALL BE USED WHEN NON-COMPACTED FILL EXCEEDS 8".

THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL BE VENTILATED. FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA PROVIDE A MINIMUM NET AREA OF VENTILATION OF NOT LESS THAN 1 SQUARE FOOT. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING.

ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1 TO 300, PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATION AREA MAY NOT BE LESS THAN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

2021 IRC  
Subject to Field Inspection  
All Smoke Alarms required to meet curent Code

**GENERAL REQUIREMENTS**

ALL WORK TO CONFORM WITH THE REQUIREMENTS OF BUILDING CODE:  
2021 INTERNATIONAL RESIDENTIAL CODE,

**DESIGN LIVE LOADS**

GROUND SNOW LOAD	30 PSF
FIRST FLOOR	40 PSF
SLEEPING ROOMS	30 PSF
ATTIC W/STORAGE	30 PSF
GARAGE FLOOR LOAD	50 PSF & 2000 LB POINT LOAD

DESIGN WIND LOADS ARE BASED ON A BASIC WIND SPEED OF 115 MPH

**PRESUMPTIVE SOIL BEARING VALUE**

2000 POUNDS PER SQUARE FOOT FOR COLUMN AND WALL FOOTINGS. THE G.C. SHALL IMMEDIATELY NOTIFY THE PROJECT DESIGNER OF ANY INDICATION IN THE SOILS OF INSUFFICIENT BEARING CAPACITY.

**FOUNDATION**

ALL SPREAD FOOTINGS SHALL EXTEND MINIMUM 1'-0" INTO UNDISTURBED SOIL OR SHALL BEAR ON UNDISTURBED SOIL.

THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF \_\_\_\_ BELOW THE FINISHED EXTERIOR GRADE UNLESS NOTED OTHERWISE.

**STRUCTURAL CONCRETE**

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. DETAILING SHALL BE IN ACCORDANCE WITH ACI MANUAL 315 AND STANDARD 318. CONCRETE SHALL BE NORMAL WEIGHT. DESIGN COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE ACCORDING TO CHART BELOW.

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS (PSI)
FOOTINGS, BASEMENT SLABS, AND INTERIOR SLABS ON GRADE (EXCEPT GARAGE FLOOR SLABS)	2,500
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3,000
EXTERIOR SLABS, CARPORT SLABS, STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS	3,500 WITH AIR-ENTRAINMENT

**MASONRY**

ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH FOLLOWING STANDARDS:  
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - ACI 530/ASCE 5.  
SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1/ASCE 6.  
SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY PUBLISHED BY NATIONAL CONCRETE MASONRY ASSOCIATION.

THE MINIMUM NET COMPRESSIVE STRENGTH OF MASONRY (F'm) SHALL BE 1500 PSI PER ACI 530.

HOLLOW AND SOLID LOAD BEARING CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND ASTM C145.

MORTAR AND GROUT SHALL CONFORM TO THE REQUIREMENTS OF THE ASTM TENTATIVE SPECIFICATIONS FOR MORTAR FOR UNIT MASONRY, ATM C270, TYPE S MORTAR. HOLLOW UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS AND WEBS. SOLID UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS.

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. ALL VERTICAL MASONRY REINFORCING SHALL BE INSTALLED IN FULLY GROUTED CELLS AS SHOWN ON THE DRAWINGS WITH MINIMUM 48 BAR DIAMETER SPLICES. PROVIDE LOOSE STEEL ANGLE LINTELS OR PRECAST CONCRETE LINTELS FOR ALL OPENINGS IN LOAD-BEARING MASONRY WALLS AS SHOWN ON THE STRUCTURAL DRAWINGS.

**WOOD FRAMING**

ALL LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE AMERICAN FOREST & PAPER ASSOCIATIONS (AFPA) NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - WOOD FRAME CONSTRUCTION MANUAL.

ALL STRUCTURAL WOOD MEMBERS SHALL BE SPRUCE-PINE-FIR (SPF) #2 OR BETTER, UNLESS NOTED OTHERWISE.

ALL EXPOSED LUMBER SHALL BE PRESSURE TREATED WOOD MEMBERS SOUTHERN PINE (SP) #2 OR BETTER, UNLESS NOTED OTHERWISE.

ALL STRESS GRADE LUMBER MEMBERS (MSR) SHALL BE CLEARLY STAMPED WITH THE LUMBER INSPECTION ASSOCIATION SEAL SHOWING THE STRESS GRADE. ALL FABRICATION, ERECTION AND OTHER PROCEDURES SHALL CONFORM TO THE CURRENT NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

ALL EXTERIOR WOOD STUD WALLS AND INTERIOR BEARING WOOD STUD WALLS SHALL BE CONTINUOUSLY BRIDGED WITH WOOD BLOCKING AT A MAXIMUM SPACING OF 4'-0" ON CENTER BETWEEN THE FLOORS AND THE ROOF. ALL WOOD STUD WALLS SHALL HAVE A MINIMUM OF TWO 2X TOP PLATES. ALL TOP PLATES SPLICES SHALL BE STAGGERED AND LOCATED OVER WALL STUDS.

**LAMINATED VENEER LUMBER (LVL)**

LVL MEMBERS SHALL BE INSTALLED AND BRACED PER THE MANUFACTURERS SPECIFICATIONS. THE MEMBERS SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE MANUFACTURER.

WHERE MULTIPLE MEMBERS ARE INDICATED ON THE DRAWINGS, MECHANICALLY FASTEN THE MEMBERS PER LVL MANUFACTURERS RECOMMENDATIONS IN ORDER THAT THE COMBINED MEMBERS SHARE ALL OF THE SUPERIMPOSED LOADS, INCLUDING LOADS FROM HEADERS AND POSTS.

LVL MEMBERS SHALL CONFORM TO THE FOLLOWING MINIMUM ALLOWABLE STRESSES:  
MODULUS OF ELASTICITY 2,000,000 PSI  
FLEXURAL (BENDING) STRESS 2,600 PSI

**PLYWOOD**

PLYWOOD SHALL BE IDENTIFIED WITH THE APA TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

**ROOF STRUCTURAL SHEATHING**

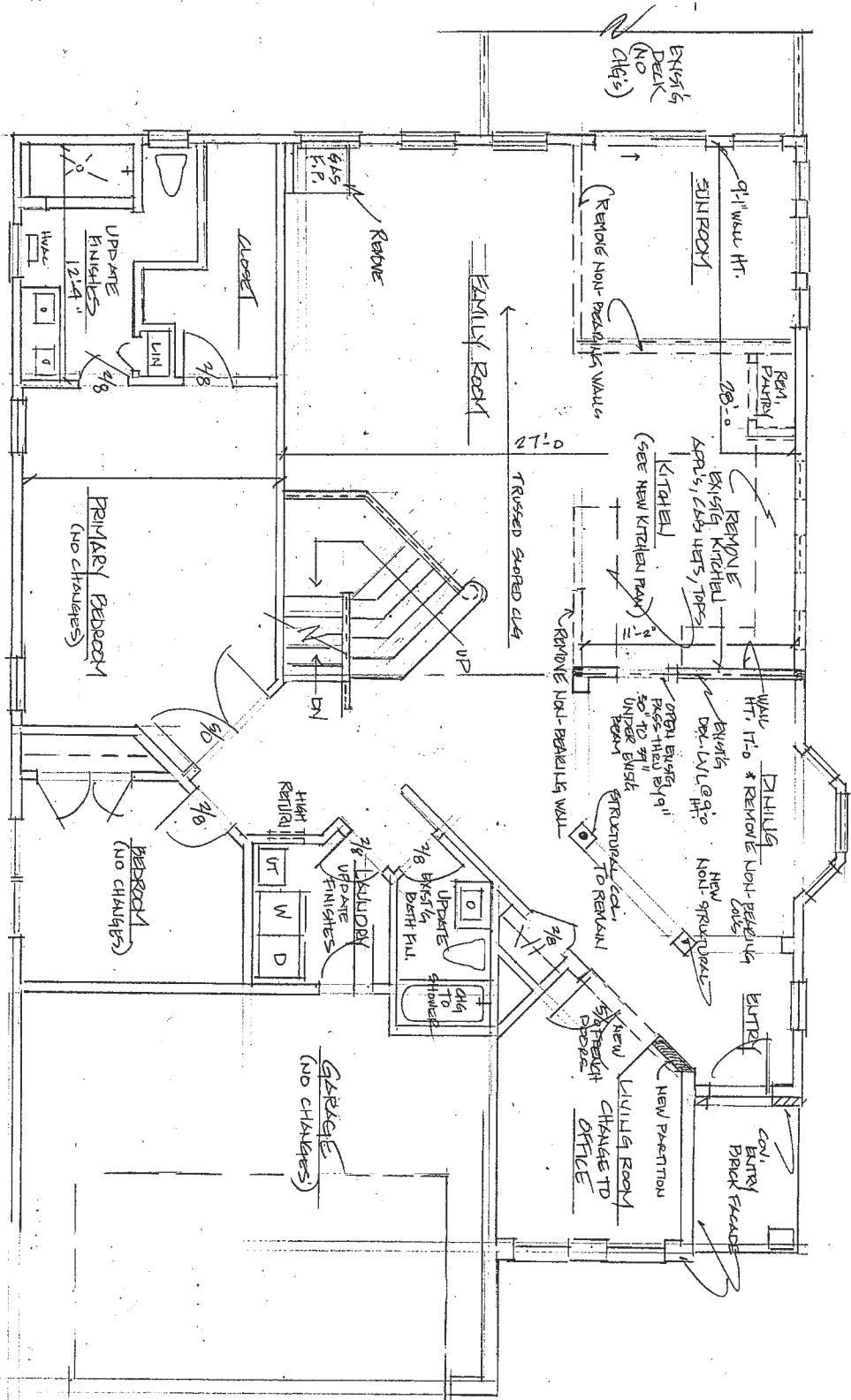
UNLESS NOTED OTHERWISE ON PLANS 8d COMMON NAILS @ 6" O.C. @ PANEL EDGES AND PANEL FIELD.

**WALL STRUCTURAL SHEATHING**

UNLESS NOTED OTHERWISE ON PLANS 8d COMMON NAILS @ 6" O.C. PANEL EDGES AND 12" O.C. PANEL FIELD.

3032 HARBIN FIELD KURDUE RESIDENCE ELICOTT CITY, MD 21104 BALANCE REMODELING, MHC 50128 (30) 509 6236 1321 WESTERN CHAPEL RD., NEW WINDSOR, MD 21776 REMOVE NON-BEARING WALLS TO UPDATE & EXPAND KITCHEN CHANGE LIV. ROOM TO OFFICE - ADD WALLS & DOORS UPDATE PRIM. BATH, HALL BATH, LAUNDRY REMOVE GAS F.P., ADD GAS RANGE, PAINT		
SCALE AS SHOWN	APPROVED BY:	DRAWN BY V.A.F.
DATE 4.21.2025		REVISED
		DRAWING NUMBER COVER

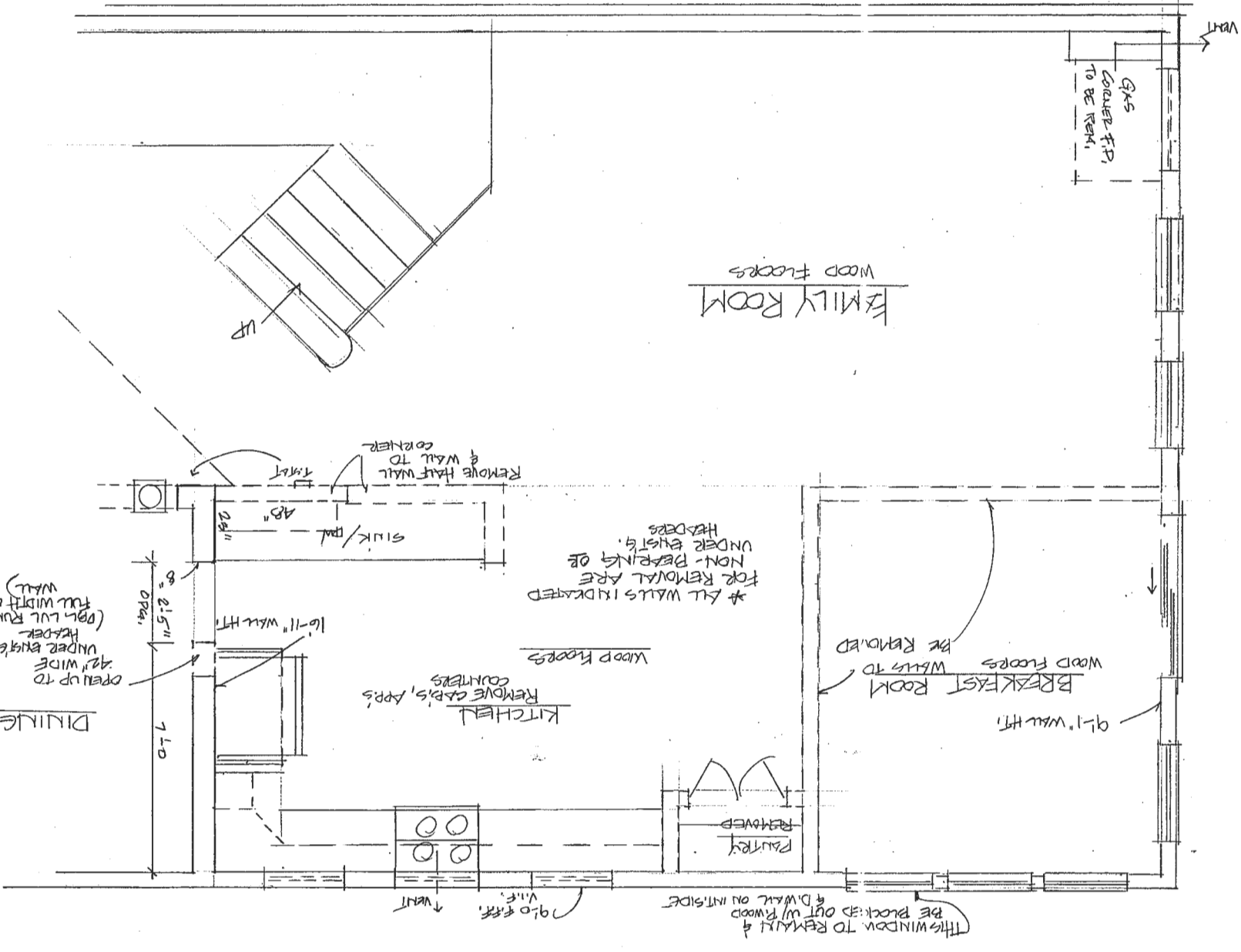
REVIEWED FOR CODE COMPLIANCE  
DEPARTMENT OF INSPECTIONS LICENSING  
AND PERMITS HOWARD COUNTY  
BY: Michael Blevins  
SUBJECT TO FIELD INSPECTION

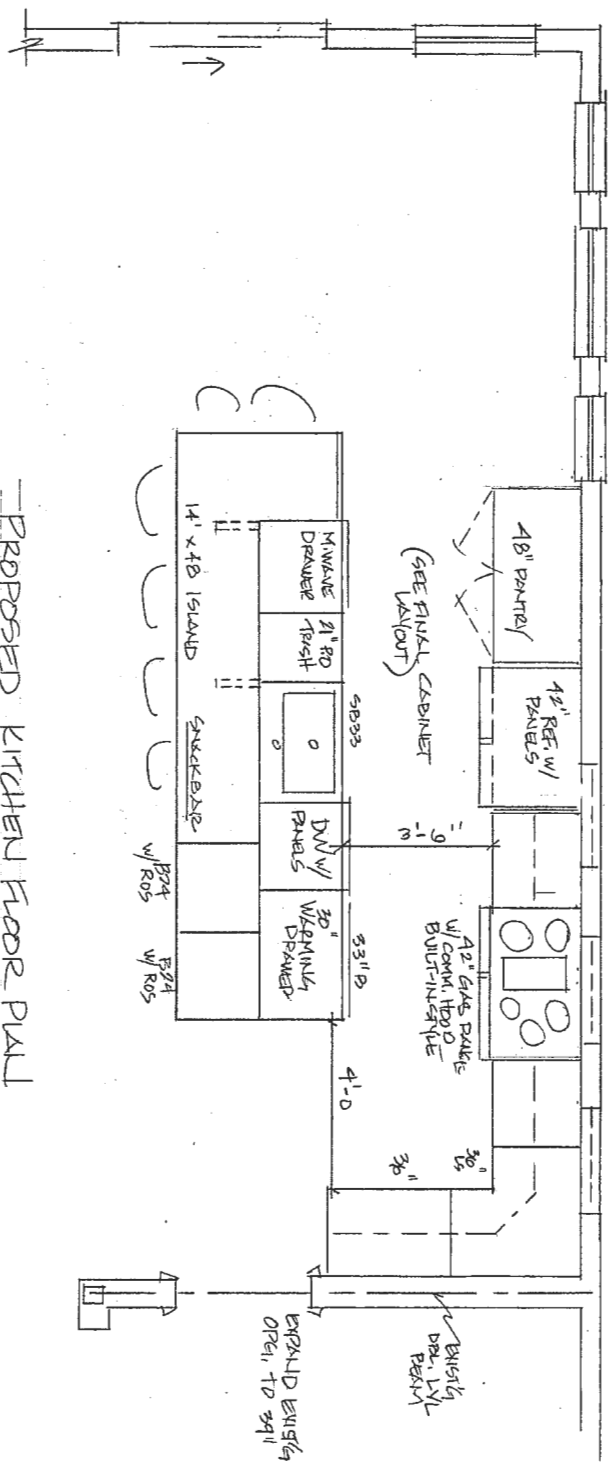


FIRST FLOOR PLAN-PROPOSED  
 1/4" = 1'-0"

KURPLE RESIDENCE	
SCALE: AS SHOWN	APPROVED BY:
DATE: 4-17-25	DESIGNED BY:
3032 Harbin Road	REVISED:
ELICOTT CITY, MD 21042	DRAWING NUMBER:

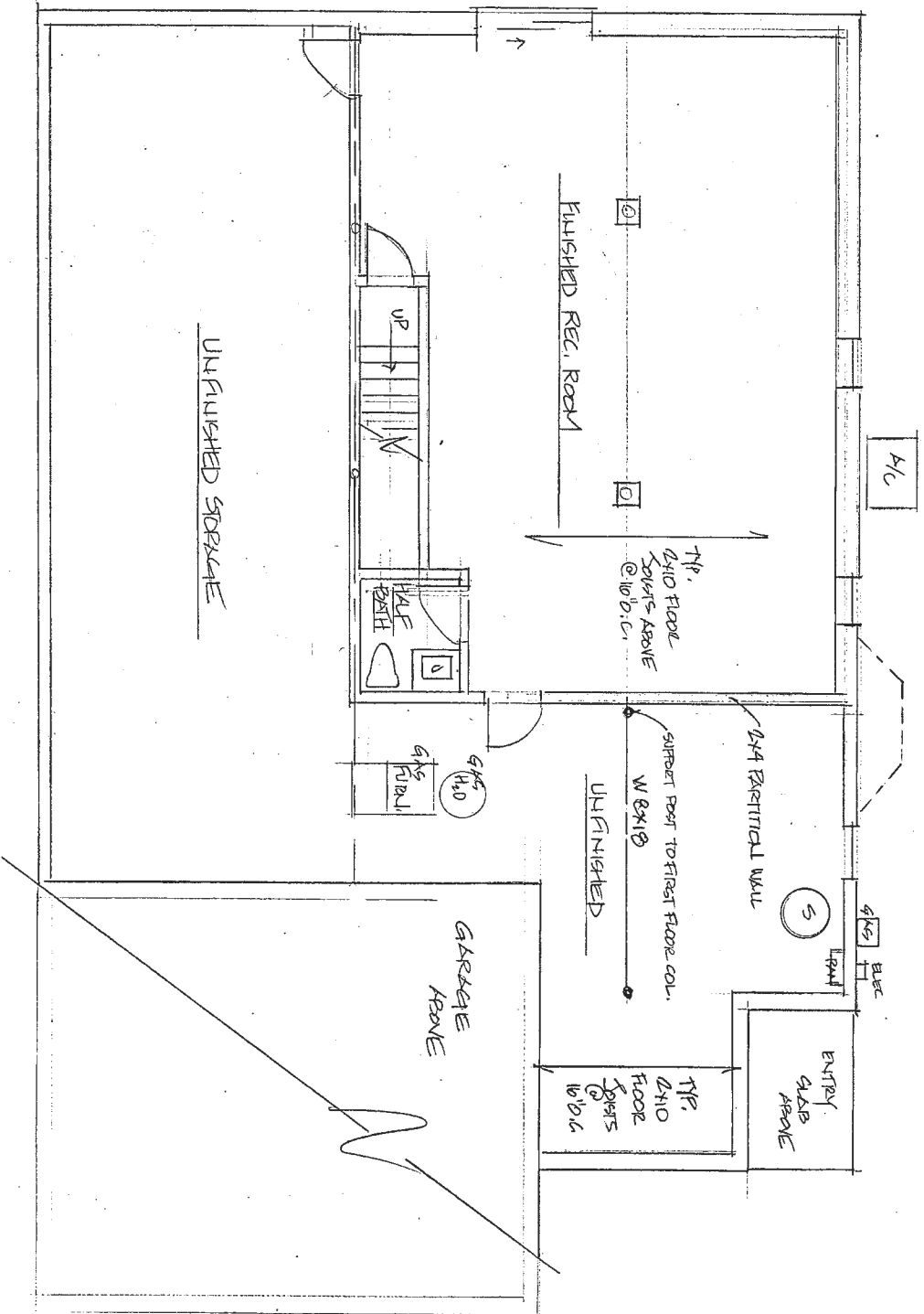
3032 HARRIN FIELD	DATE: 8/20/05	SCALE: 1/8" = 1'-0"	APPROVED BY: [Signature]
3032 HARRIN FIELD	REVISIONS	DRAWN BY: [Signature]	
KUDDE RESIDENCE			
EXISTING PARTIAL FLOOR PLAN - DEMO PLAN			
BULLOCK CTRY, MD 21104			
DRAWING NUMBER: A-2			





PROPOSED KITCHEN FLOOR PLAN  
 1/2" = 1'-0"

<b>KURDLE RESIDENCE</b>	
SCALE AS SHOWN	APPROVED BY
DATE: 4/7/05	DESIGNED BY
80392 HARBIN FIELD	DRAWING NUMBER
ELLCOTT CITY, MD 21104	



EXISTING CONDITIONS - BASEMENT LEVEL  
 1/4" = 1'-0"  
 (NO CHANGES)

KUPDLE RESIDENCE	
SCALE: As SHOWN	APPROVED BY:
DATE: 4.17.25	DRAWN BY:
3032 KARRIN FIELD	REVISION:
BALCOTT CITY, MD 21042	DRAWING NUMBER:

GENERAL & CODE INFORMATION

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A MINIMUM OF 7'-6" CLEAR CEILING HEIGHT SHALL BE PROVIDED FOR ALL HABITABLE ROOMS.

FIRESTOP ALL DUCT CHASES, BULKHEADS, LAUNDRY CHUTES, METAL FLUTES, AND ALL SHAFTS AT EACH FLOOR SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS.

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OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1" THICK OR EQUIVALENT. THE GARAGE SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY MEANS OF ½" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.

EXTERIOR WALLS LOCATED LESS THAN 3' FROM PROPERTY LINES SHALL HAVE NOT LESS THAN A 1-HOUR FIRE RESISTIVE RATING. THE FIRE RESISTIVE RATING OF THE EXTERIOR WALLS LOCATED LESS THAN 3' FROM A PROPERTY LINE SHALL BE RATED FOR EXPOSURE ON BOTH SIDES. OPENINGS SHALL NOT BE PERMITTED IN EXTERIOR WALLS OF DWELLINGS LOCATED LESS THAN 3' FROM THE PROPERTY LINE.

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ALL FOOTINGS SHALL BE AT LEAST 30" BELOW GRADE.

A STRUCTURAL SLAB SHALL BE USED WHEN NON-COMPACTED FILL EXCEEDS 8".

THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL BE VENTILATED. FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA PROVIDE A MINIMUM NET AREA OF VENTILATION OF NOT LESS THAN 1 SQUARE FOOT. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING.

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GENERAL REQUIREMENTS

ALL WORK TO CONFORM WITH THE REQUIREMENTS OF BUILDING CODE:  
2021 INTERNATIONAL RESIDENTIAL CODE.

DESIGN LIVE LOADS	
GROUND SNOW LOAD	30 PSF
FIRST FLOOR	40 PSF
SLEEPING ROOMS	30 PSF
ATTIC W/STORAGE	30 PSF
GARAGE FLOOR LOAD	50 PSF & 2000 LB POINT LOAD

DESIGN WIND LOADS ARE BASED ON A BASIC WIND SPEED OF 115 MPH

PRESUMPTIVE SOIL BEARING VALUE

2000 POUNDS PER SQUARE FOOT FOR COLUMN AND WALL FOOTINGS. THE G.C. SHALL IMMEDIATELY NOTIFY THE PROJECT DESIGNER OF ANY INDICATION IN THE SOILS OF INSUFFICIENT BEARING CAPACITY.

FOUNDATION

ALL SPREAD FOOTINGS SHALL EXTEND MINIMUM 1'-0" INTO UNDISTURBED SOIL OR SHALL BEAR ON UNDISTURBED SOIL.

THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF \_\_\_\_ BELOW THE FINISHED EXTERIOR GRADE UNLESS NOTED OTHERWISE.

STRUCTURAL CONCRETE

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. DETAILING SHALL BE IN ACCORDANCE WITH ACI MANUAL 315 AND STANDARD 318. CONCRETE SHALL BE NORMAL WEIGHT. DESIGN COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE ACCORDING TO CHART BELOW.

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS (PSI)
FOOTINGS, BASEMENT SLABS, AND INTERIOR SLABS ON GRADE (EXCEPT GARAGE FLOOR SLABS)	2,500
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3,000
EXTERIOR SLABS, CARPORT SLABS, STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS	3,500 WITH AIR-ENTRAINMENT

MASONRY

ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH FOLLOWING STANDARDS:  
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - ACI 530/ASCE 5.  
SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1/ASCE 6.  
SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY PUBLISHED BY NATIONAL CONCRETE MASONRY ASSOCIATION.

THE MINIMUM NET COMPRESSIVE STRENGTH OF MASONRY (F<sub>m</sub>) SHALL BE 1500 PSI PER ACI 530.

HOLLOW AND SOLID LOAD BEARING CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND ASTM C145.

MORTAR AND GROUT SHALL CONFORM TO THE REQUIREMENTS OF THE ASTM TENTATIVE SPECIFICATIONS FOR MORTAR FOR UNIT MASONRY, ASTM C270, TYPE S MORTAR. HOLLOW UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS AND WEBS. SOLID UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS.

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. ALL VERTICAL MASONRY REINFORCING SHALL BE INSTALLED IN FULLY GROUTED CELLS AS SHOWN ON THE DRAWINGS WITH MINIMUM 48 BAR DIAMETER SPLICES. PROVIDE LOOSE STEEL ANGLE LINTELS OR PRECAST CONCRETE LINTELS FOR ALL OPENINGS IN LOAD-BEARING MASONRY WALLS AS SHOWN ON THE STRUCTURAL DRAWINGS.

WOOD FRAMING

ALL LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE AMERICAN FOREST & PAPER ASSOCIATIONS (AFPA) NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - WOOD FRAME CONSTRUCTION MANUAL.

ALL STRUCTURAL WOOD MEMBERS SHALL BE SPRUCE-PINE-FIR (SPF) #2 OR BETTER, UNLESS NOTED OTHERWISE.

ALL EXPOSED LUMBER SHALL BE PRESSURE TREATED WOOD MEMBERS SOUTHERN PINE (SP) #2 OR BETTER, UNLESS NOTED OTHERWISE.

ALL STRESS GRADE LUMBER MEMBERS (MSR) SHALL BE CLEARLY STAMPED WITH THE LUMBER INSPECTION ASSOCIATION SEAL SHOWING THE STRESS GRADE. ALL FABRICATION, ERECTION AND OTHER PROCEDURES SHALL CONFORM TO THE CURRENT NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

ALL EXTERIOR WOOD STUD WALLS AND INTERIOR BEARING WOOD STUD WALLS SHALL BE CONTINUOUSLY BRIDGED WITH WOOD BLOCKING AT A MAXIMUM SPACING OF 4'-0" ON CENTER BETWEEN THE FLOORS AND THE ROOF. ALL WOOD STUD WALLS SHALL HAVE A MINIMUM OF TWO 2X TOP PLATES. ALL TOP PLATES SPLICES SHALL BE STAGGERED AND LOCATED OVER WALL STUDS.

LAMINATED VENEER LUMBER (LVL)

LVL MEMBERS SHALL BE INSTALLED AND BRACED PER THE MANUFACTURERS SPECIFICATIONS. THE MEMBERS SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE MANUFACTURER.

WHERE MULTIPLE MEMBERS ARE INDICATED ON THE DRAWINGS, MECHANICALLY FASTEN THE MEMBERS PER LVL MANUFACTURERS RECOMMENDATIONS IN ORDER THAT THE COMBINED MEMBERS SHARE ALL OF THE SUPERIMPOSED LOADS, INCLUDING LOADS FROM HEADERS AND POSTS.

LVL MEMBERS SHALL CONFORM TO THE FOLLOWING MINIMUM ALLOWABLE STRESSES:  
MODULUS OF ELASTICITY 2,000,000 PSI  
FLEXURAL (BENDING) STRESS 2,600 PSI

PLYWOOD

PLYWOOD SHALL BE IDENTIFIED WITH THE APA TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

ROOF STRUCTURAL SHEATHING

UNLESS NOTED OTHERWISE ON PLANS 8d COMMON NAILS @ 6" O.C. @ PANEL EDGES AND PANEL FIELD.

WALL STRUCTURAL SHEATHING

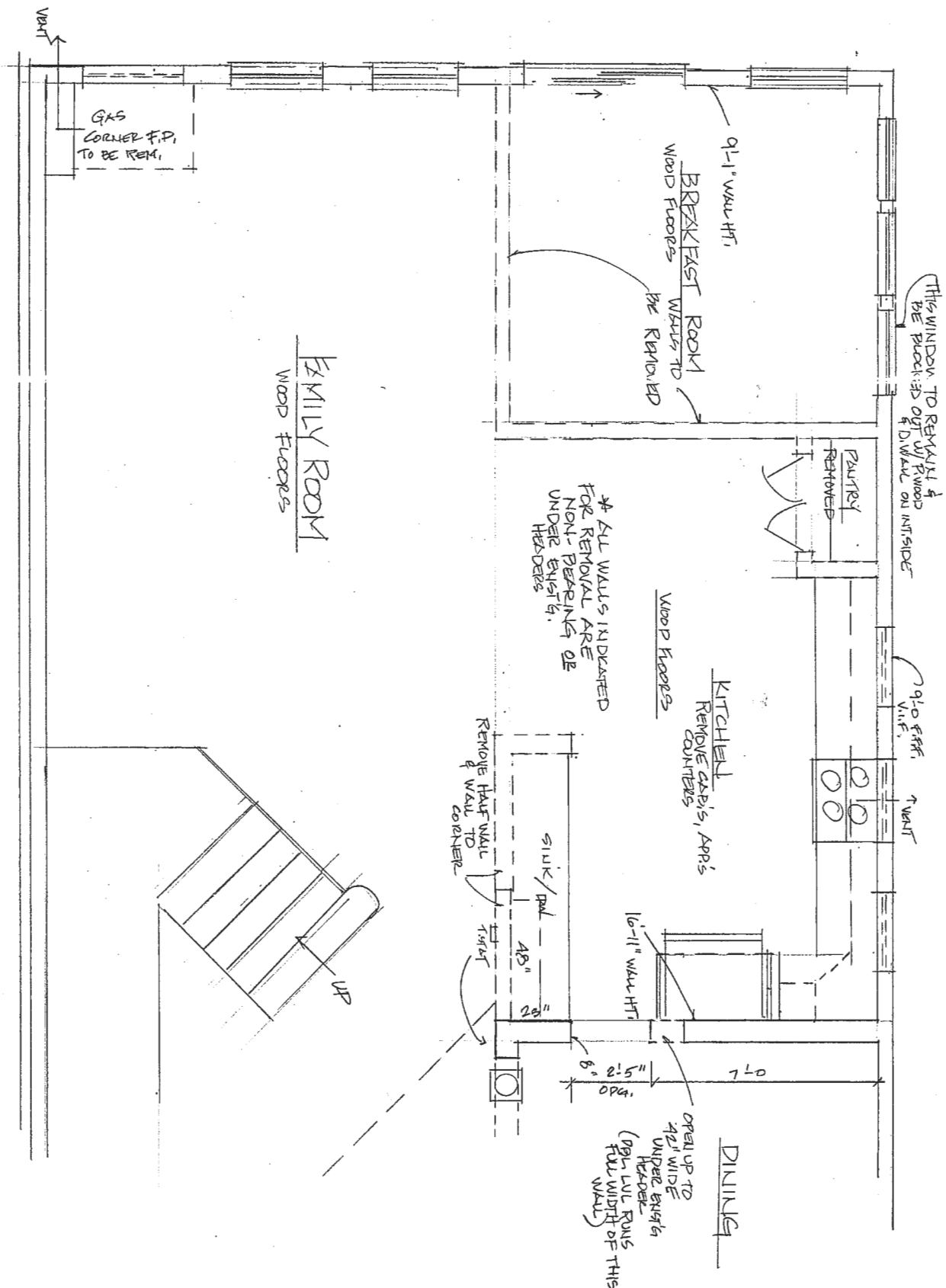
UNLESS NOTED OTHERWISE ON PLANS 8d COMMON NAILS @ 6" O.C. PANEL EDGES AND 12" O.C. PANEL FIELD.

**KURDUE RESIDENCE** 3032 HARBIN FIELD  
ELICOTT CITY, MD 21104  
BALANCE REMODELING MHC 50128 (30)509 6236  
1521 WESTERN CHAPEL RD, NEW WINDSOR, MD. 21776  
REMOVE NON-BEARING WALLS TO UPDATE & EXPAND KITCHEN  
CHANGE LIV. ROOM TO OFFICE - ADD WALLS & DOORS  
UPDATE PRIM. BATH, HALL BATH, LAUNDRY  
REMOVE GAS F.P., ADD GAS RANGE, PAINT

SCALE: AS SHOWN	APPROVED BY:	DRAWN BY V.A.F.
DATE 4.21.2025		REVISED
		DRAWING NUMBER COVER



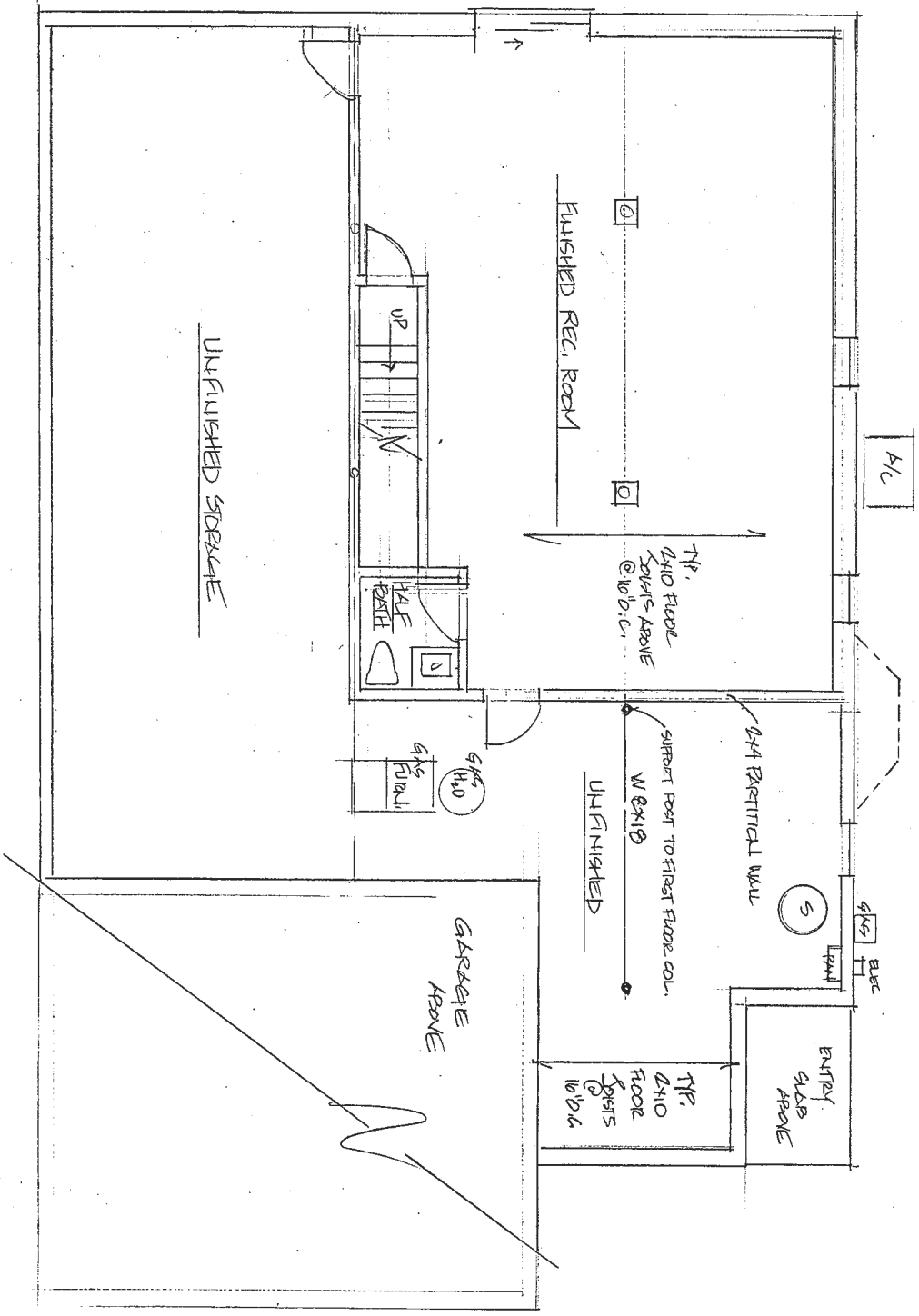
# EXISTING PARTIAL FLOOR PLAN - DEMO. PLAN



KURDLE RESIDENCE		DATE	SCALE
3032 HERRIN FIELD		9/20/05	AS SHOWN
BLUETT CRT, MD 21104		DATE	SCALE
DRAWING NUMBER		REVISED	APPROVED BY
A-2			



EXISTING CONDITIONS - BASEMENT LEVEL  
1/4" = 1'-0"  
(NO CHANGES)



KUPPLE RESIDENCE	
SCALE: AS SHOWN	APPROVED BY:
DATE: 4-17-25	DRAWN BY:
3032 HAGEN FIELD	REVISED:
BULLCOT QTY, MD 21042	DRAWING NUMBER: