

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE SPF #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

LUMBER SPECIES:

- A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE SPF #1
- A. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
- B. SILLS, PLATES BLOCKING, AND BRIDGING TO BE SPF #2.
- C. ALL STUDS TO BE SPF #2 OR BETTER.
- D. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 - ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
 - WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
 - FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.
 - 1" JOISTS SHALL BE MANUFACTURED BY TRUSS JOIST OR APPROVED EQUAL.
- F. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

STRUCTURAL NOTES:

1 CODES: ALL DESIGNS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION

2 DESIGN LOADS:
ROOF 40 PSF
DECK 40 PSF
STAIRS 40 PSF
GROUND SNOW LOAD 40 PSF
BASIC WIND SPEED 115 PSF

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. U.N.O.

FRAMING NOTES:

PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

ELECTRICAL NOTES:

ALL NEW AFFECTED LIVING AREAS / BEDROOMS WILL INCLUDE CODE COMPLIANT SMOKE ALARMS AND CARBON MONOXIDE SENSORS AS NECESSARY. ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NEC AND IRC CODE.

CD SET LAYOUT

CO-1	COVER PLAN	1
D-1	EXISTING 2ND FLOOR	2
D-2	EXISTING 1ST FLOOR	3
D-3	EXISTING FDTN.	4
A-1	PROPOSED 2ND FLOOR	5
A-2	PROPOSED 1ST FLOOR	6
A-3	PROPOSED FDTN.	7
A-4	ELEVATIONS	8
A-5	ELEVATIONS	9
A-6	ELEVATIONS	10
A-7	ELEVATIONS	11
S-1	PROPOSED SECTIONS	12
S-2	PROPOSED SECTIONS	13
S-3	PROPOSED SECTIONS	14
S-4	PROPOSED SECTIONS	15
F-1	FRAMING PLANS	16
F-2	FRAMING PLANS	17
F-3	FRAMING PLANS	18
F-4	FRAMING PLANS	19
F-5	FRAMING PLANS	20
F-6	FRAMING PLANS	21
R-1	ROOF PLAN	22
R-2	ROOF PLAN	23
MEP-1	ELECTRICAL 2ND FLOOR	24
MEP-2	ELECTRICAL 1ST FLOOR	25
MEP-3	ELECTRICAL FDTN.	26
MEP-4	PLUMBING 2ND FLOOR	27
MEP-5	PLUMBING 1ST FLOOR	28
MEP-6	PLUMBING FDTN.	29
C-1	CABINET PLAN	30
C-2	CABINET PLAN	31

SCOPE OF WORK:

-SAMPLE SAMLPE SAMPLE-

SFD/ ALTERATIONS TO EXISTING DWELLING TO INCLUDE: FIRST FLOOR KITCHEN REMODEL, REMOVE (1) LOAD-BEARING WALL BETWEEN KITCHEN & DINING ROOM, APPROXIMATELY 300 SQ FT SFTH/ FINISH BASEMENT TO INCLUDE: RECREATION ROOM WITH WET BAR, FULL BATH USING EXISTING ROUGH-IN, BEDROOM WITH NEW EGRESS WINDOW WELL, & UNFINISHED STORAGE/UTILITY ROOM, APPROXIMATELY 1,000 SQ FT

-SAMPLE SAMPLE SAMPLE-



Cornerstone Remodeling LLC
3273 Pine Orchard Ln, Suite A,
Ellicott City, MD 21042
MHIC: #129673
P: 410-336-7011

HOMEOWNER:

ADDRESS:

NOTES:

*6 BRs Proposed
- 1 Future BR in Basement
7 Bed rooms
See sheet A-1 & A-3*

COUNTY STAMP

DRAWN BY:

REVISED:

SCALE: 1" = XX'

PAGE: 1

COVER PLAN **CO-1**



Cornerstone Remodeling LLC
3273 Pine Orchard Ln. Suite A,
Ellicott City, MD 21042
MHIC: #129673
P: 410-336-7011

HOMEOWNER:

ADDRESS:

NOTES:

COUNTY STAMP

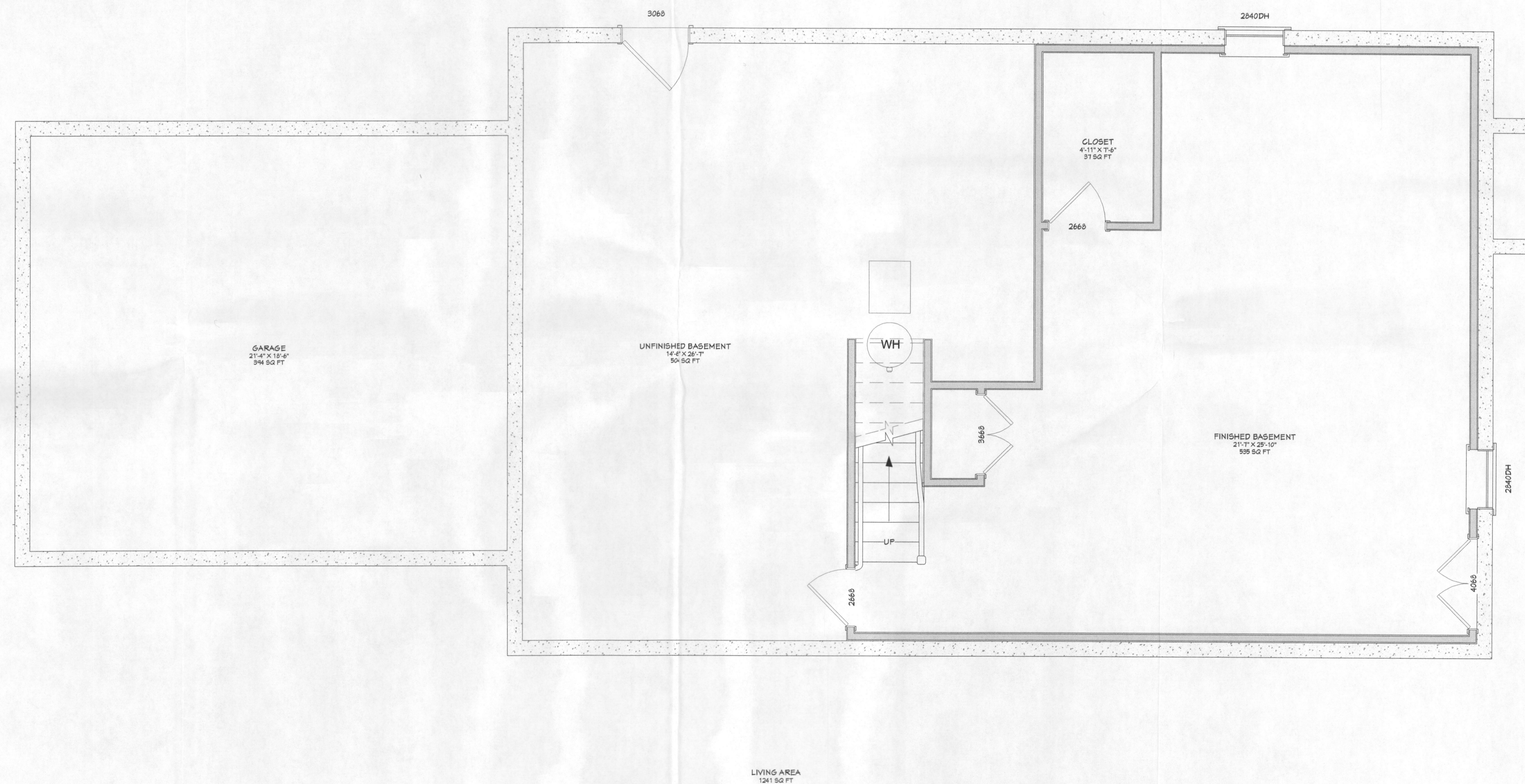
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SCALE: 1/4" = 1'

PAGE: 4

EXISTING FDTN. **D-3**

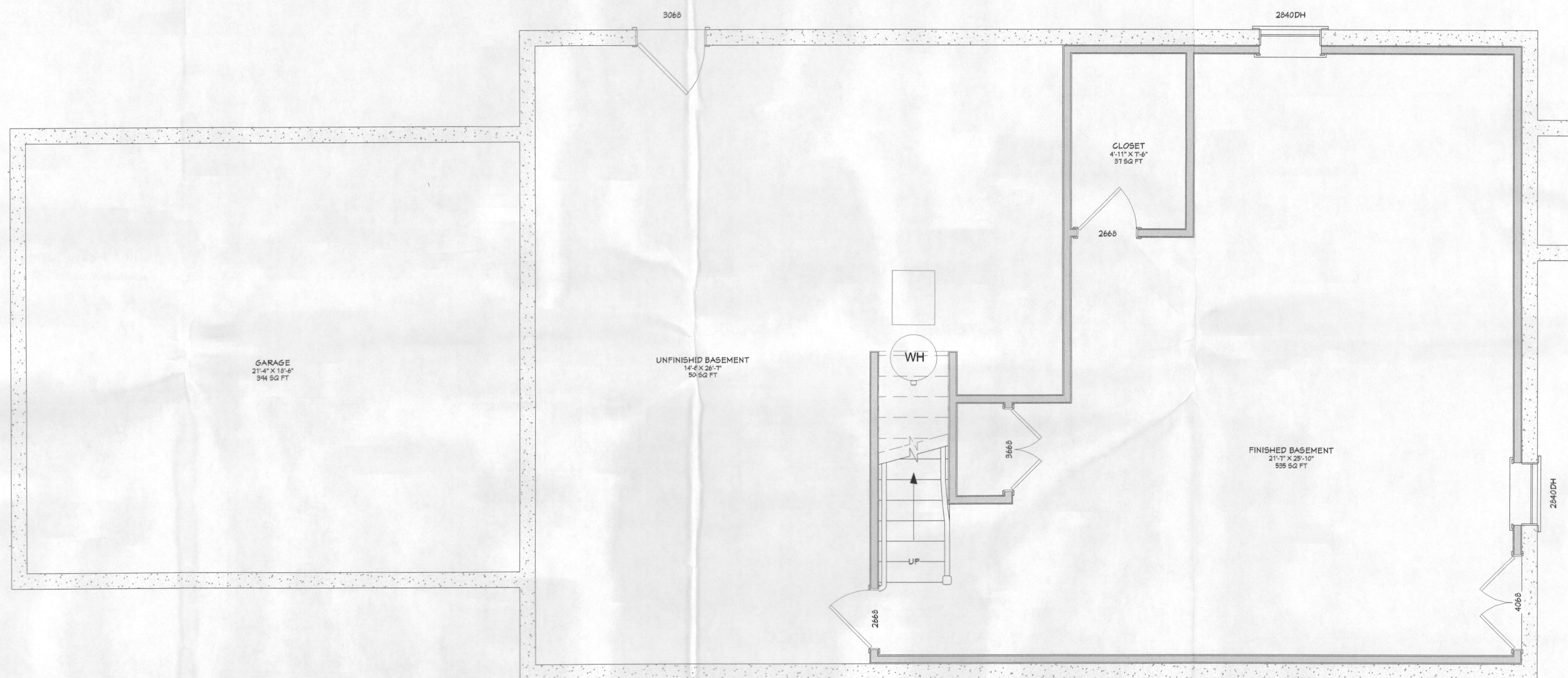




Cornerstone Remodeling LLC
3273 Pine Orchard Ln. Suite A,
Ellicott City, MD 21042
MHIC: #129673
P: 410-336-7011

HOMEOWNER:

ADDRESS:



NOTES:

COUNTY STAMP

DRAWN BY:

REVISED:

SCALE: 1/4" = 1'

PAGE: 4

EXISTING FDTN. **D-3**



Cornerstone Remodeling LLC
 3273 Pine Orchard Ln. Suite A,
 Ellicott City, MD 21042
 MHIC: #129673
 P: 410-336-7011

HOMEOWNER:

ADDRESS:



NOTES:

6 Bedrooms after this level addition

COUNTY STAMP

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REVISED:

SCALE: 1/4" = 1'

PAGE: 5

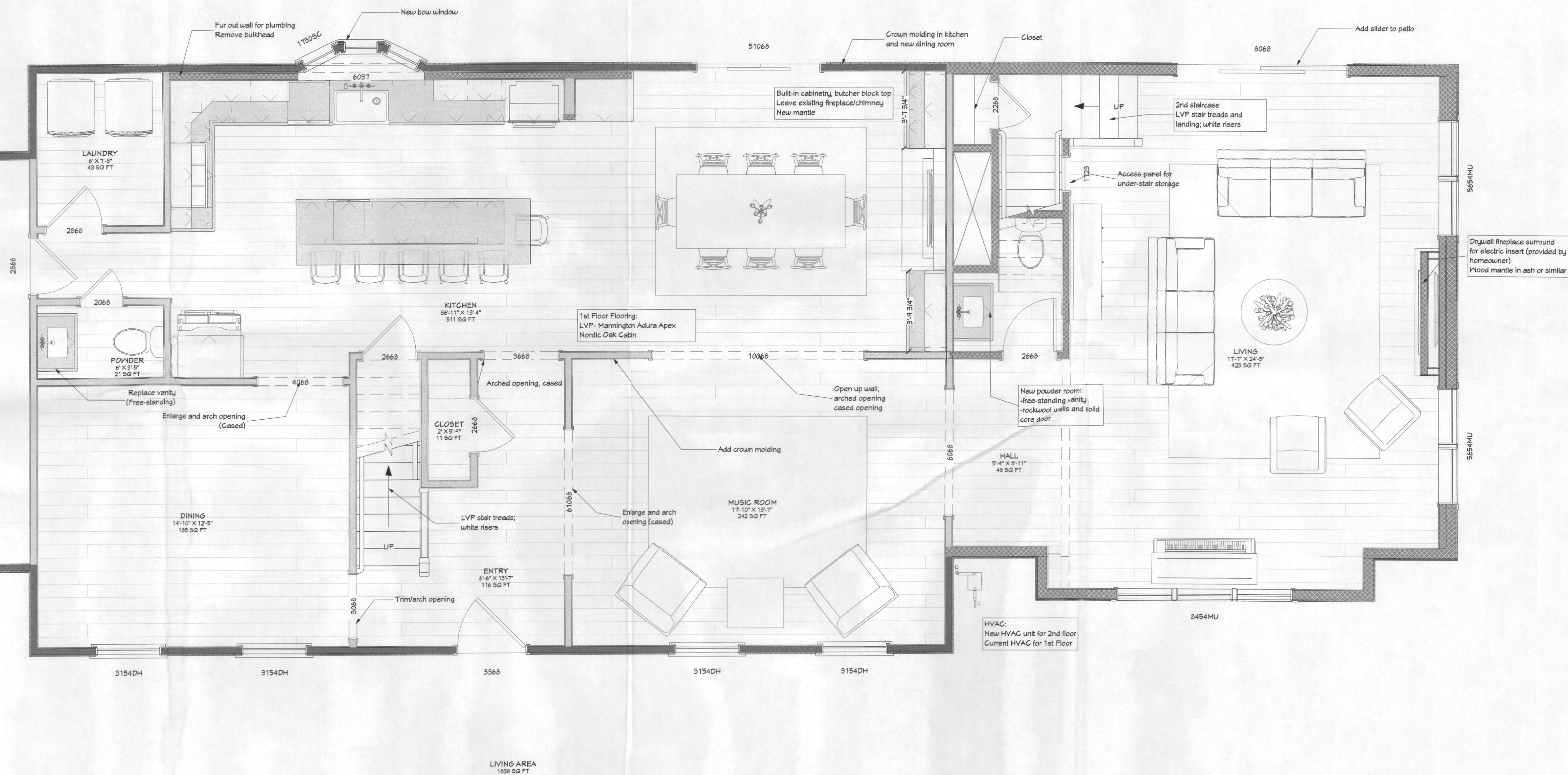
PROPOSED 2ND FLOOR **A-1**



Cornerstone Remodeling LLC
 3273 Pine Orchard Ln, Suite A,
 Ellicott City, MD 21042
 MHIC: #129673
 P: 410-336-7011

HOMEOWNER:

ADDRESS:



NOTES:

COUNTY STAMP

DRAWN BY:

REVISED:

SCALE: 1/4" = 1'

PAGE: 6

PROPOSED 1ST FLOOR **A-2**



Cornerstone Remodeling LLC
3273 Pine Orchard Ln, Suite A,
Ellicott City, MD 21042
MHIC: #129673
P: 410-336-7011

HOMEOWNER:

ADDRESS:



NOTES:

Assume 1 Bedroom
Basement level
Future use

COUNTY STAMP

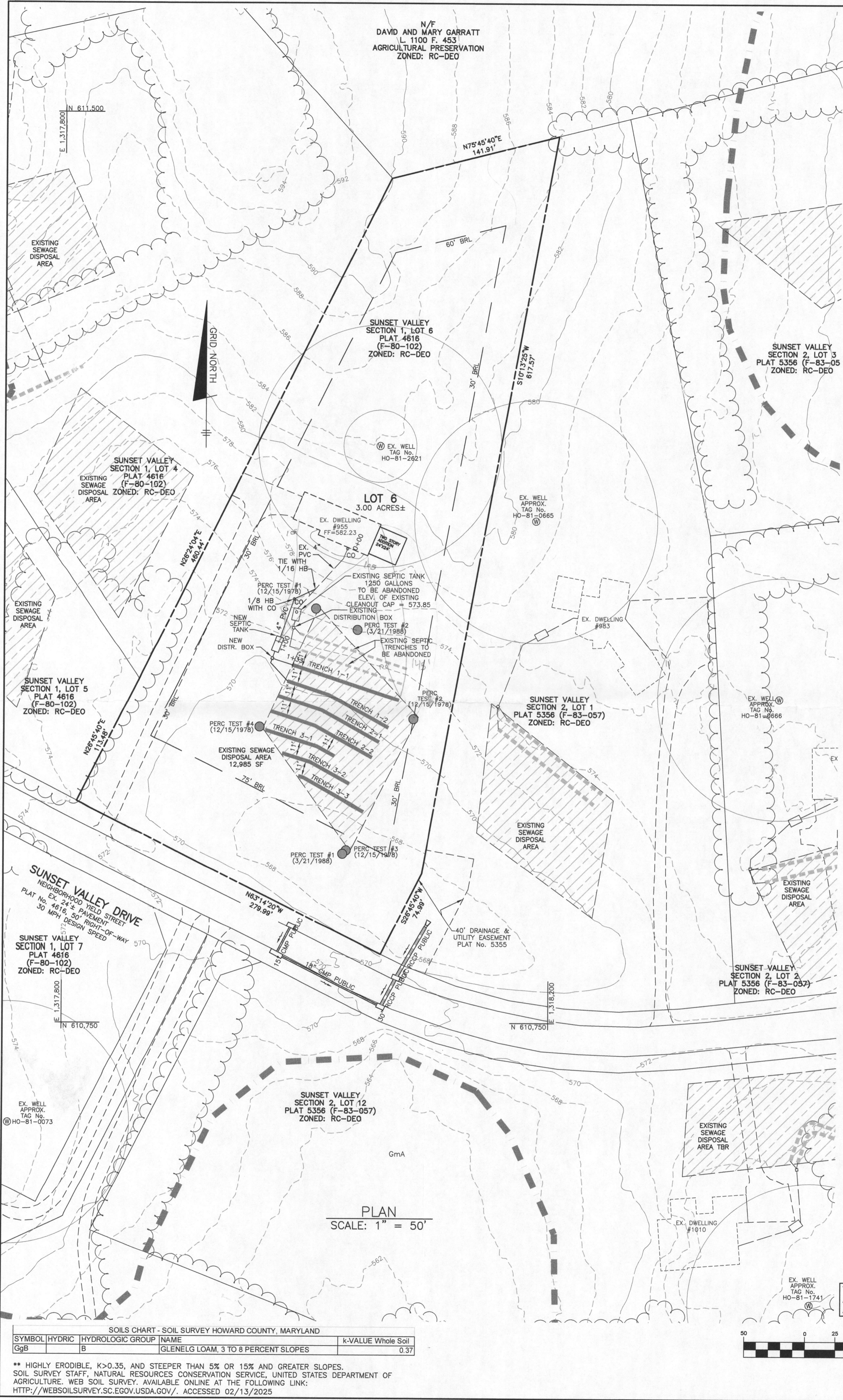
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SCALE: 1/4" = 1'

PAGE: 7

PROPOSED FDTN. **A-3**



SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME	K-VALUE Whole Soil
GgB	B		GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.37

** HIGHLY ERODIBLE, K>0.35, AND STEEPER THAN 5% OR 15% AND GREATER SLOPES. SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE. WEB SOIL SURVEY, AVAILABLE ONLINE AT THE FOLLOWING LINK: [HTTP://WEBSOILSURVEY.SC.EGOV.USDA.GOV/](http://websoilsurvey.sc.egov.usda.gov/). ACCESSED 02/13/2025

HEALTH DEPARTMENT SPECIFICATION WORKSHEET

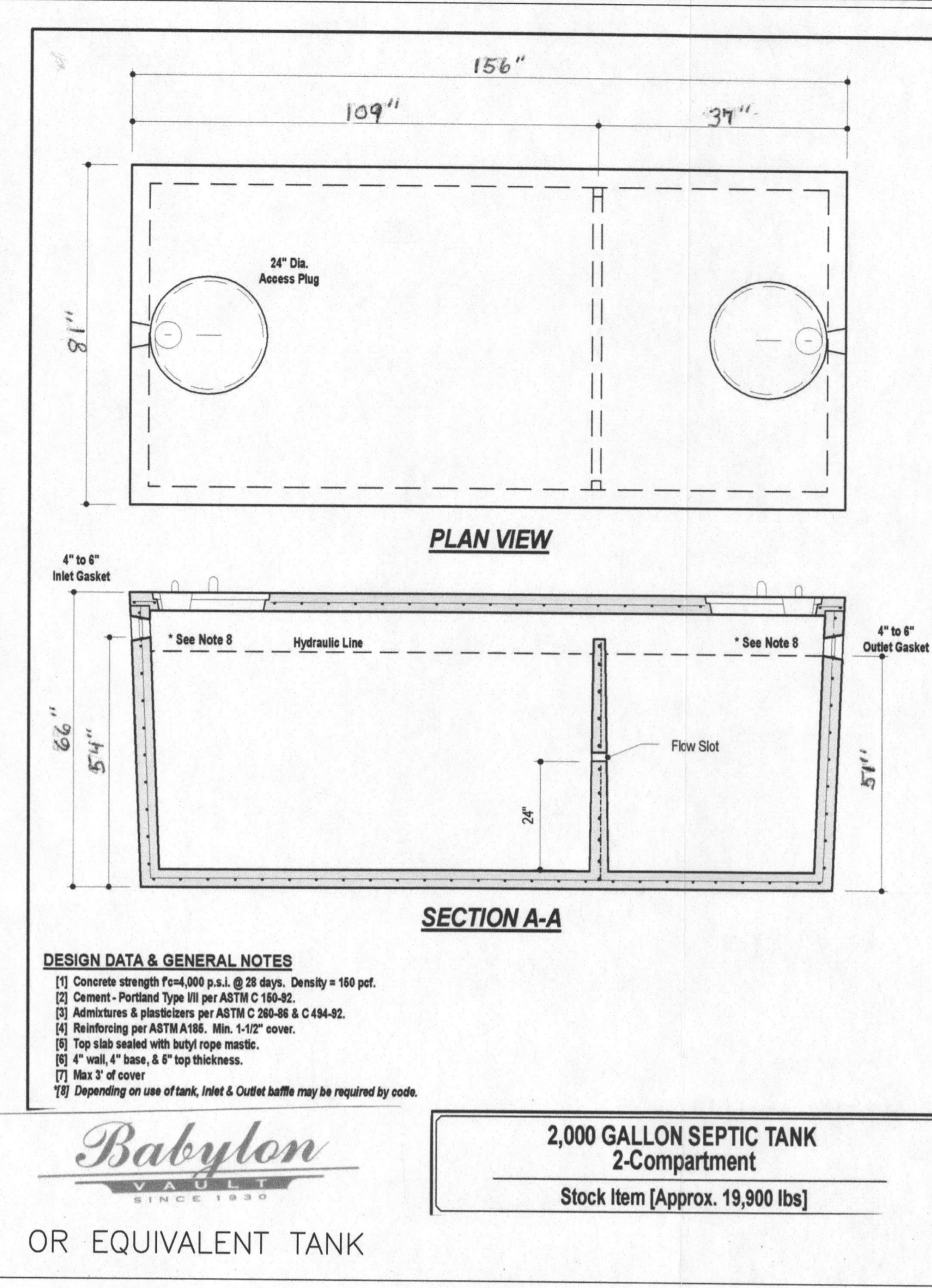
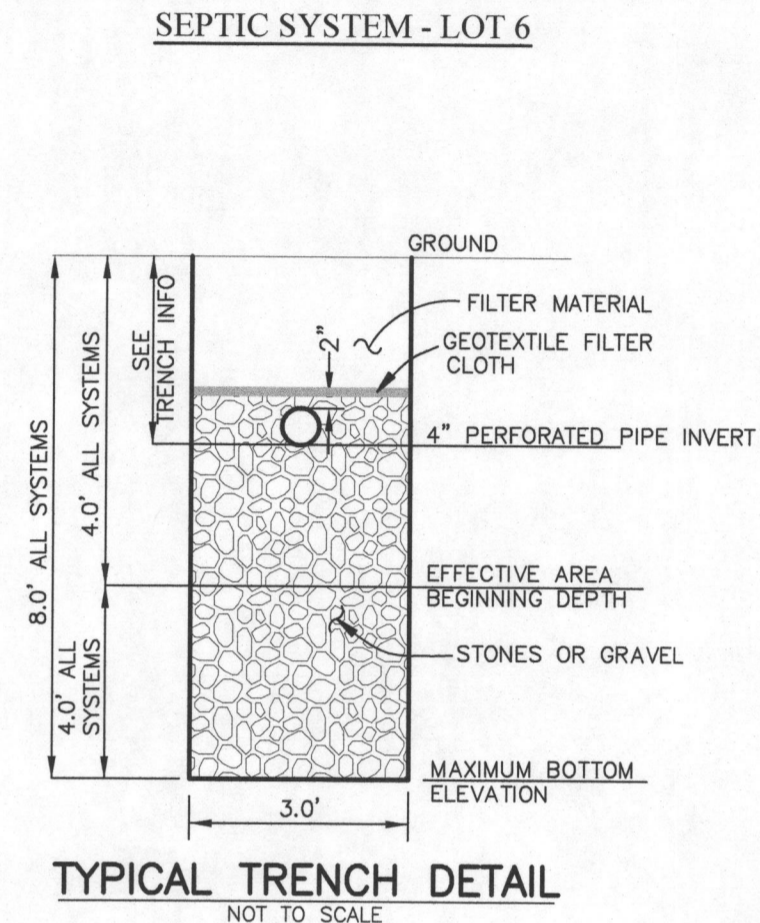
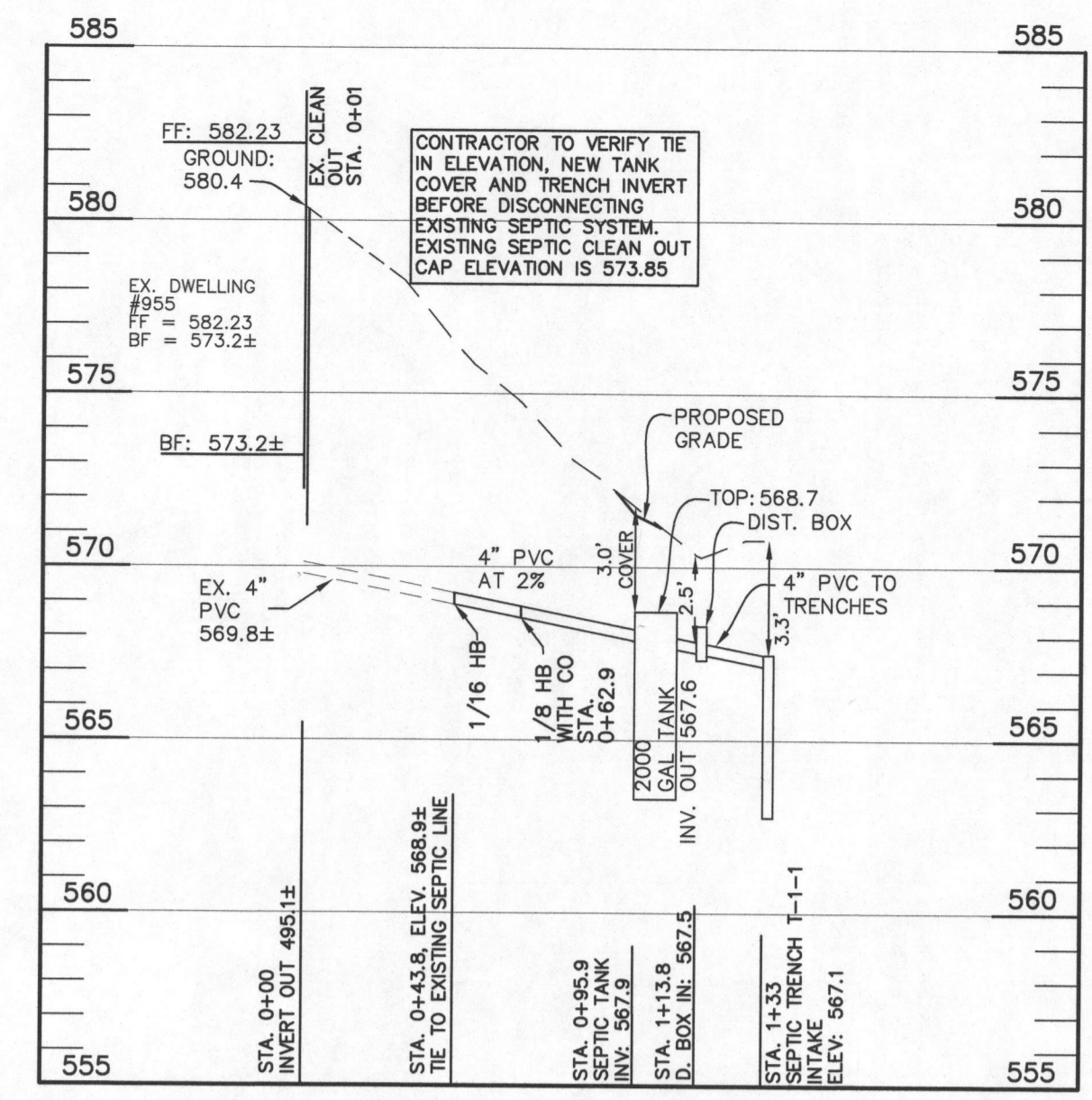
LOT 6

System	Perc Tests	Application Rate	Effective Depth	Bottom Depth
Initial	1 AND 2	0.8	4.0	8.0
1st Replacement	1 AND 2	0.8	4.0	8.0
2nd Replacement	2 AND 4	0.8	4.0	8.0

SEPTIC INVERT CHART - LOT 6

INV @ HOUSE	569.8
GROUND @ HOUSE	580.4
INV IN TANK	567.9
INV OUT TANK	567.6
TOP OF TANK	568.7
GROUND OVER TANK	571.7
INV IN DIST BOX	567.5
INV OUT DIST BOX	567.4
GROUND AT DIST BOX	570.3

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.



INITIAL SYSTEM

Number of Bedrooms	7
Application Rate	0.8 gpd/sf
Effective Area Beginning Depth	4.0 ft
Bottom Max Depth	8.0 ft
Design Flow	1050 gpd
Drainage Field square footage	1312.5 sf
Sidewall Reduction Credit	0.42
Trench width	3 ft
Effective Area Depth	4 ft
Trench Spacing	11 ft
Linear Length of trench Required	182 lf

1st REPLACEMENT SYSTEM

Number of Bedrooms	7
Application Rate	0.8 gpd/sf
Effective Area Beginning Depth	4.0 ft
Bottom Max Depth	8.0 ft
Design Flow	1050 gpd
Drainage Field square footage	1312.5 sf
Sidewall Reduction Credit	0.42
Trench width	3 ft
Effective Area Depth	4 ft
Trench Spacing	11 ft
Linear Length of trench Required	182 lf

2nd REPLACEMENT SYSTEM

Number of Bedrooms	7
Application Rate	0.8 gpd/sf
Effective Area Beginning Depth	4.0 ft
Bottom Max Depth	8.0 ft
Design Flow	1050 gpd
Drainage Field square footage	1313 sf
Sidewall Reduction Credit	0.42
Trench width	3 ft
Effective Area Depth	4 ft
Trench Spacing	11 ft
Linear Length of trench Required	182 lf

TRENCH DATA

INITIAL SYSTEM	FIRST REPLACEMENT	SECOND REPLACEMENT
TRENCH 1-1	TRENCH 2-1	TRENCH 3-1
LENGTH 92 ft	LENGTH 92 ft	LENGTH 61 ft
GROUND ELEVATION 570.7	GROUND ELEVATION 569.7	GROUND ELEVATION 569.1
INVERT ELEVATION 567.1	INVERT ELEVATION 566.2	INVERT ELEVATION 566.2
MAX BOTTOM ELEVATION 562.7	MAX BOTTOM ELEVATION 561.7	MAX BOTTOM ELEVATION 561.1
TRENCH 1-2	TRENCH 2-2	TRENCH 3-2
LENGTH 92 ft	LENGTH 92 ft	LENGTH 61 ft
GROUND ELEVATION 570.1	GROUND ELEVATION 569.5	GROUND ELEVATION 568.7
INVERT ELEVATION 567.0	INVERT ELEVATION 566.5	INVERT ELEVATION 565.7
MAX BOTTOM ELEVATION 562.1	MAX BOTTOM ELEVATION 561.5	MAX BOTTOM ELEVATION 560.7
TRENCH 3-2		
LENGTH 61 ft		
GROUND ELEVATION 568.4		
INVERT ELEVATION 565.4		
MAX BOTTOM ELEVATION 560.4		

GENERAL NOTES

- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE. IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDATION OF A MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT. THE LOT SIZE FOR THIS LOT FULFILLS THE REQUIREMENTS OF THE ZONING REGULATIONS.
- ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY'S BOUNDARIES EXCEPT THAT WHICH ARE SHOWN.
- THE EXISTING TOPOGRAPHY SHOWN IS TAKEN FROM FIELD RUN SURVEY BY BENCHMARK ENGINEERING, INC., ON OR ABOUT FEBRUARY 2025, AND SUPPLEMENTED WITH HOWARD GIS TOPOGRAPHY. CONTOURS ARE AT TWO-FOOT INTERVALS.
- TRACT OUTLINE BASED ON RECORD PLAT No. 4616, SUNSET VALLEY, SECTION 1, LOTS 1-10, PREPARED BY FISHER COLLINS AND CARTER, INC., DATED NOVEMBER 29, 1979.
- THERE IS AN EXISTING WELL ON THIS LOT, TAG No. HO-81-2821. THE WELL IS ACCURATELY SHOWN PER THE FIELD LOCATION BY BENCHMARK ENGINEERING, INC., DONE ON OR ABOUT 2/18/2025.
- FOR THE PERCOLATION TEST FEE RECEIPT NUMBER PLEASE REFERENCED THE APPROVING AUTHORITY CORRESPONDENCE.
- THE BUILDING PERMIT FOR THIS LOT CAN NOT BE APPROVED UNTIL ALL REQUIRED WELL AND SEPTIC UPGRADES HAVE BEEN COMPLETED.
- ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
- THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
- CONTRACTOR IS TO VERIFY THE TIE IN ELEVATION, TANK COVER AND ABILITY TO HAVE THE TRENCH INVERT ABOVE THE EFFECTIVE DEPTH ELEVATION PRIOR TO DISCONNECTING THE EXISTING SEWAGE DISPOSAL SYSTEM.

Approved Septic System Plan
Howard County Health Department

Signature: *David Brunone* Date: 2/11/2025

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
3300 NORTH RIDGE ROAD & SUITE 140 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BE-CIVLENGINEERING.COM

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45577. Expiration Date: 06-08-2026.

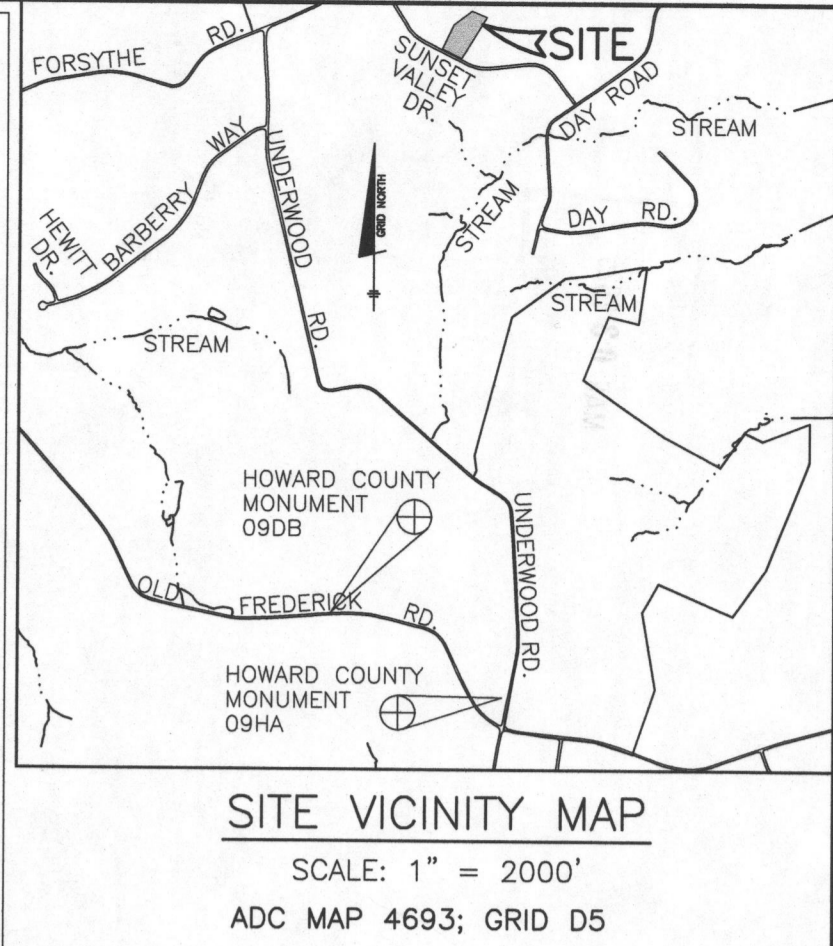
SUNSET VALLEY, SECTION 1
955 SUNSET VALLEY DRIVE
LOT 6

OWNER: DAVID AND ELIZABETH BRUNONE
955 SUNSET VALLEY DRIVE
SYKESVILLE, MD 21784

BUILDER: CORNERSTONE REMODELING, INC.
3273 PINE ORCHARD LANE, SUITE A
ELLICOTT CITY, MD 21042
410-336-7011
ATTN: KYLE MYERS

OSDS PERMIT PLAN

DATE: FEBRUARY, 2025	BEI PROJECT NO. 3222
DESIGN: JC	DRAFT: JC
SCALE: AS SHOWN	SHEET 1 OF 1



SITE VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 4693; GRID D5

LEGEND

- SOILS CLASSIFICATION: CgB
- SOILS DELINEATION: [Symbol]
- EXISTING CONTOURS: [Symbol]
- EXISTING TREE LINE: [Symbol]
- EXISTING STRUCTURE: [Symbol]
- PROPOSED ADDITION: [Symbol]
- EXISTING SEWAGE DISPOSAL AREA: [Symbol]
- PASSING PERC TEST (12/15/78, 3/21/88): [Symbol]
- EX. SEPTIC TRENCH (TO BE ABANDONED): [Symbol]
- EXISTING WELL: [Symbol]
- PROPOSED WELL BOX: 1,500 SF WELL BOX
- PROPOSED SEPTIC TRENCH: [Symbol]