Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: 11-5-14

Permit No.: B14004024

Building Address: 3720 Running Springs Rd
City: Ellicott City State: MD Zip Code: 21042
Suite/Apt. #: SDP/WP/BA #:
Census Tract: Subdivision: [illegible]
Section: Area: Lot: Par 3A
Tax Map: 23 Parcel: 101 Grid: 15
Zoning: Map Coordinates: Lot Size: 11.58(A)

Property Owner's Name: [illegible]
Address: 3720 Running Springs Rd
City: Ellicott City State: MD Zip Code: 21042
Phone: Fax:
Email:

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: Jeremy Clark
Address: PO Box 1253
City: Eldersburg State: MD Zip Code: 21784
Phone: 443-[illegible] Fax:
Email: [illegible]

Existing Use: SFD
Proposed Use: SFD w/ propane tank
Estimated Construction Cost: $ 6000
Description of Work: Install 500 gallon under ground propane tank

Occupant or Tenant:
Was tenant space previously occupied? ☐Yes ☐No
Contact Name:
Address: owner
City: State: Zip Code:
Phone: Fax:
Email:

Contractor Company: [illegible]
Contact Person: Jeff Kenney
Address: 1560 [illegible]
City: Baltimore State: MD Zip Code: 21227
License No.: [illegible]
Phone: 443-[illegible]-274 Fax:
Email:

Engineer/Architect Company:
Responsible Design Prof.:
Address: Cont.
City: State: Zip Code:
Phone: Fax:
Email:

Commercial Building Characteristics	Residential Building Characteristics	
Height:	☐ SF Dwelling ☐ SF Townhouse	
No. of stories:	**Depth**	**Width**
Gross area, sq. ft./floor:	1st floor:	
	2nd floor:	
Area of construction (sq. ft.):	Basement:	
	☐ Finished Basement	
Use group:	☐ Unfinished Basement	
	☐ Crawl Space	
Construction type:	☐ Slab on Grade	
☐ Reinforced Concrete	No. of Bedrooms:	
☐ Structural Steel	***Multi-family Dwelling***	
☐ Masonry	No. of efficiency units:	
☐ Wood Frame	No. of 1 BR units:	
☐ State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
➤ **Roadside Tree Project Permit**	Footings:	
☐Yes ☑No	Roof:	
Roadside Tree Project Permit #	☐ State Certified Modular	
	☐ Manufactured Home	

Utilities	
Water Supply	
☐ Public	
☑ Private	
Sewage Disposal	
☐ Public	
☑ Private	
Electric: ☐ Yes ☑ No	
Gas: ☑ Yes ☐ No	
Heating System	
☐ Electric ☐ Oil	
☐ Natural Gas ☐ Propane Gas	
☐ Other:	
Sprinkler System:	
☐ Yes ☐ No	
Grading Permit Number:	
Building Shell Permit Number:	

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 Signature [signature] ***Print Name*** Jeremy Clark

Email Address [illegible] ***Date*** 11/5/14

Title/Company Agent

Checks Payable to: **DIRECTOR OF FINANCE OF HOWARD COUNTY**
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	11/20/14	H. Oswald

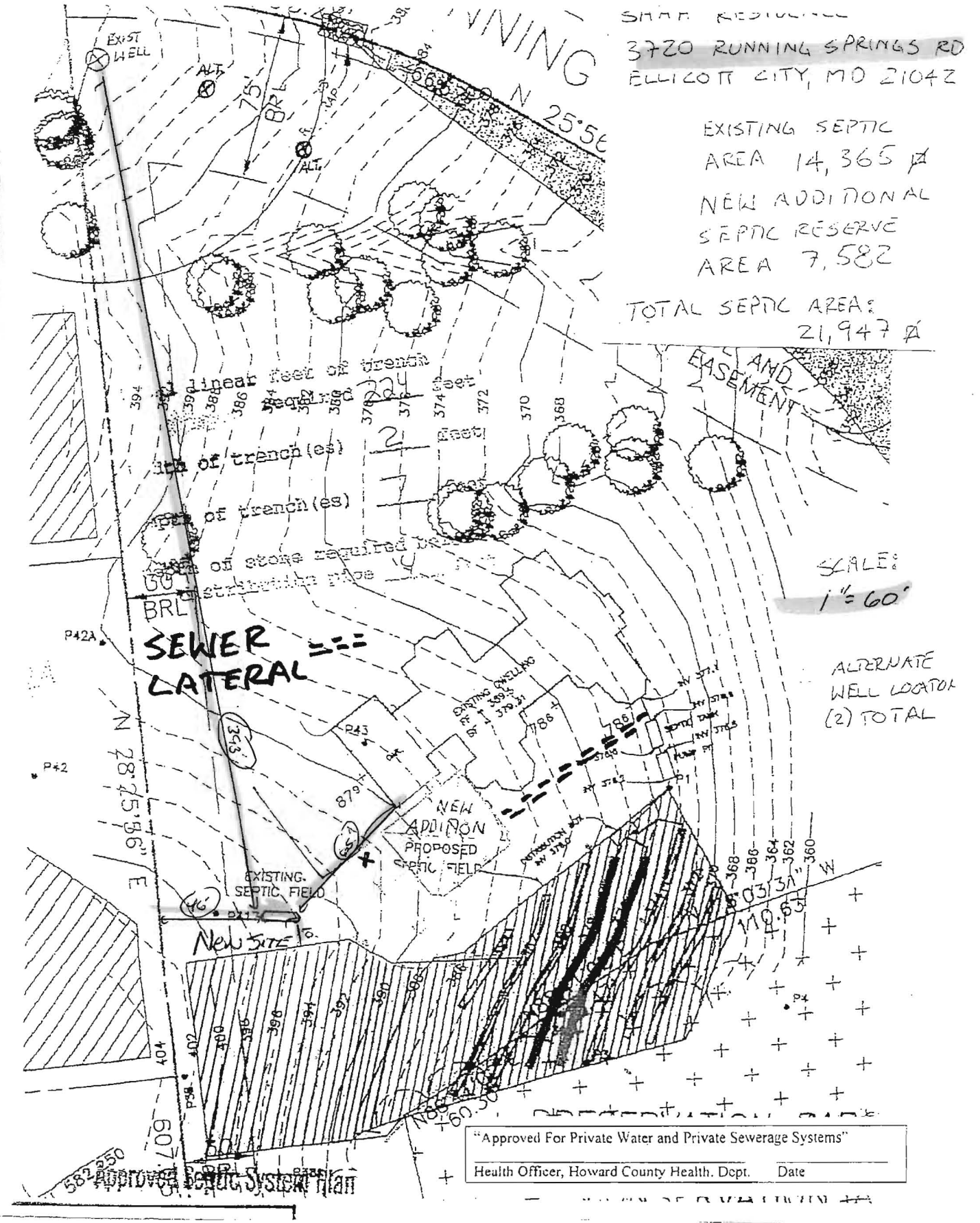
Is Sediment Control approval required for issuance? ☐ Yes ☐ No
☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	☐ Yes ☐No
Is Entrance Permit Required?	☐ Yes ☐No
Historic District?	☐ Yes ☐No
Lot Coverage for New Town Zone:	
SDP/Red-line approval date:	

Filing Fee	$
Permit Fee	$
Tech Fee	$
Excise Tax	$
PSFS	$ 110
Guaranty Fund	$
Add'l per Fee	$
Total Fees	$
Sub-Total Paid	$
Balance Due	$
Check	# [illegible]

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA

Plan approved as shown for B1400402A (propane tank) - H.O., 11/20/14



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: B1300721

Building Address: 3720 RUNNING SPRINGS RD.
City: ELLICOTT CITY State: MD Zip Code: 20833
Suite/Apt. #: _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: QUARTERFIELD
Section: 2 Area: 1 Lot: PAR 3A
Tax Map: 23 Parcel: 101 ~~Grid:~~ PLAT 12243
Zoning: _____ Map Coordinates: _____ Lot Size: 11.98 AC

Existing Use: RESIDENTIAL
Proposed Use: RESIDENTIAL
Estimated Construction Cost: $ 150,000
Description of Work: ADDITION OF AN ACCESSORY APARTMENT - 3000 ft (1500 UP + 1500 DOWN, NOT CONNECTED)
Occupant or Tenant: OWNER (SEE OWNER INFO)
Was tenant space previously occupied? ☐ Yes ☐ No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Property Owner's Name: SYRAKES M. SHAH
Address: 3720 RUNNING SPRINGS RD.
City: ELLICOTT CITY State: MD Zip Code: 21042
Phone: 443 276 1900 Fax: NA
Email: cshah@cstaff.com

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: STERLING HOMES (DAVE SADLER)
Address: 20901 NEW HAMPSHIRE AVE
City: BROOKEVILLE State: MD Zip Code: 20833
Phone: 301 974 4899 Fax: NA
Email: davidksadler@aol.com

Contractor Company: SAME AS APPLICANT
Contact Person: DAVE SADLER
Address: _____
City: _____ State: _____ Zip Code: _____
License No.: _____
Phone: _____ Fax: _____
Email: _____

Engineer/Architect Company: AR GRAPHICS
Responsible Design Prof.: A. RANDALL CASSELL
Address: 113 GOTHARD ROAD
City: LUTHERVILLE State: MD Zip Code: 21093
Phone: 410 825 8734 Fax: NA
Email: argraft@aol.com

Commercial Building Characteristics	Residential Building Characteristics
Height: ~~20 FT~~	☒ SF Dwelling ☐ SF Townhouse
No. of stories: ~~1 + BASEMENT~~	Depth / Width
Gross area, sq. ft./floor: ~~3000~~	1st floor: 37 FT / 40 FT
~~FIRST FLR + BAS,~~	2nd floor:
Area of construction (sq. ft.): ~~3000~~	Basement:
~~FIRST FLR + BAS.~~	☒ Finished Basement
Use group: ~~RESIDENTIAL~~	☐ Unfinished Basement
	☐ Crawl Space
Construction type:	☐ Slab on Grade
☒ Reinforced Concrete	No. of Bedrooms: 1
☐ Structural Steel	**Multi-family Dwelling**
☐ Masonry	No. of efficiency units:
☒ Wood Frame	No. of 1 BR units:
☐ State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
Roadside Tree Project Permit	Footings:
☐ Yes ☒ No	Roof:
Roadside Tree Project Permit #	☐ State Certified Modular
	☐ Manufactured Home

Utilities	
Water Supply	
☐ Public	
☒ Private	
Sewage Disposal	
☐ Public	
☒ Private	
Electric: ☒ Yes ☐ No	
Gas: ☒ Yes ☐ No	
Heating System	
☐ Electric ☐ Oil	
☐ Natural Gas ☒ Propane Gas	
☐ Other:	
Sprinkler System:	
☐ Yes ☒ No	
Grading Permit Number:	
SEPTIC PERMIT #	44462
Building Shell Permit Number:	

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Applicant's Signature

DAVE SADLER
Print Name

davidksadler@aol.com
Email Address

5-1-13
Date

Title/Company

Checks Payable to: **DIRECTOR OF FINANCE OF HOWARD COUNTY**
PLEASE WRITE NEATLY & LEGIBLY

FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	9/11/13	R Bricker

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☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION	
Front:	
Rear:	
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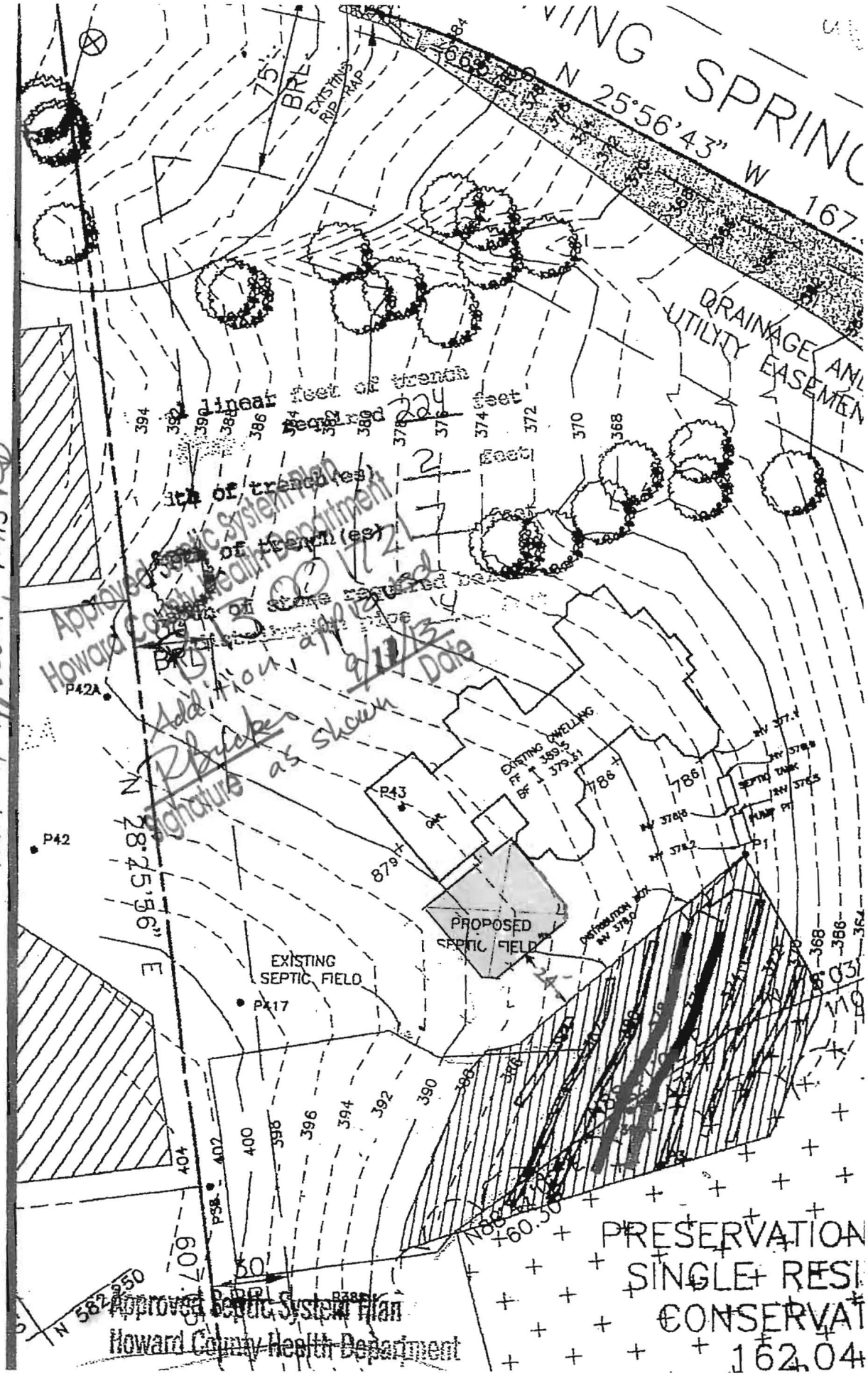
Side St.:	
All minimum setbacks met?	☐ Yes ☐ No
Is Entrance Permit Required?	☐ Yes ☐ No
Historic District?	☐ Yes ☐ No
Lot Coverage for New Town Zone:	
SDP/Red-line approval date:	

Filing Fee	$ 25
Permit Fee	$
Tech Fee	$
Excise Tax	$
PSFS	$
Guaranty Fund	$
Add'l per Fee	$
Total Fees	$
Sub-Total Paid	$
Balance Due	$
Check	# 14164

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA



SHAH
ADDITION
3720
RUNNING
SPRINGS RD.

PROPOSED
ADDITION

SCALE:
1" - 50'

Howard County Health Department

Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
Main: 410-313-6300 | Fax: 410-313-6303
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

June 11, 2013

To: David Sadler, Stirling Homes, Applicant
davidksadler@aol.com

From: Robert Bricker, REHS/R.S.
Environmental Sanitarian, Well and Septic Program

RE: B13001721, Building Permit Application for Accessory Apartment at 3720 Running Springs Road

The referenced Building Permit Application remains 'On Hold'.

The Accessory Apartment is determined to be a separate dwelling. Therefore, there are two dwellings on this parcel. In accordance with Code of Maryland Annotated Regulations (COMAR) 26.04.03.03 A.(1), there must be 10,000 sq.ft. of sewage disposal area for each dwelling. A revision of the Percolation Certification Plan is required. The revision must propose a sewage disposal area of at least 20,000 square feet.

The Approving Authority has determined that the combined discharge will be allowed. The trench area originally installed in April 2001 to accommodate estimated discharge from a 5-bedroom residence is adequate for the combined estimated discharge of the two dwellings (Howard County Code, Section 3.813).

The 1500-gallon septic tank installed in 2001does not meet the COMAR [26.04.02.05 E.] requirement of 1750-gallon capacity for combined flow from 6-bedrooms. An upgrade of the septic tank capacity is required. Rules implemented by Maryland Department of the Environment (MDE) on January 1, 2013, require that a best available technology (BAT) unit be installed as the septic system is being upgraded.

In addition to revision of the Percolation Certification Plan, submit to the Health Department two copies of a BAT unit Site Plan. I am attaching a document describing the content requirements for the BAT Site Plan.

The Approving Authority requires the following, in sequence, prior to Building Permit Application approval:

1. Signature approval of the Percolation Certification Plan Revision.
2. Approval of the BAT Site Plan.
3. Installation of the BAT unit, and approval of installation by the manufacturer and the attending Environmental Sanitarian.

Copy: Jeff Williams, Supervisor, Well and Septic Program
file

Howard County Health Department

Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
Main: 410-313-6300 | Fax: 410-313-6303
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

MEMO

Date: May 30, 2013

To: David Sadler, Applicant
davidksadler@aol.com

From: Robert Bricker, REHS/R.S.
Environmental Sanitarian, Well and Septic Program

RE: B13001721, Building Permit Application for new construction at 3720 Running Springs Road

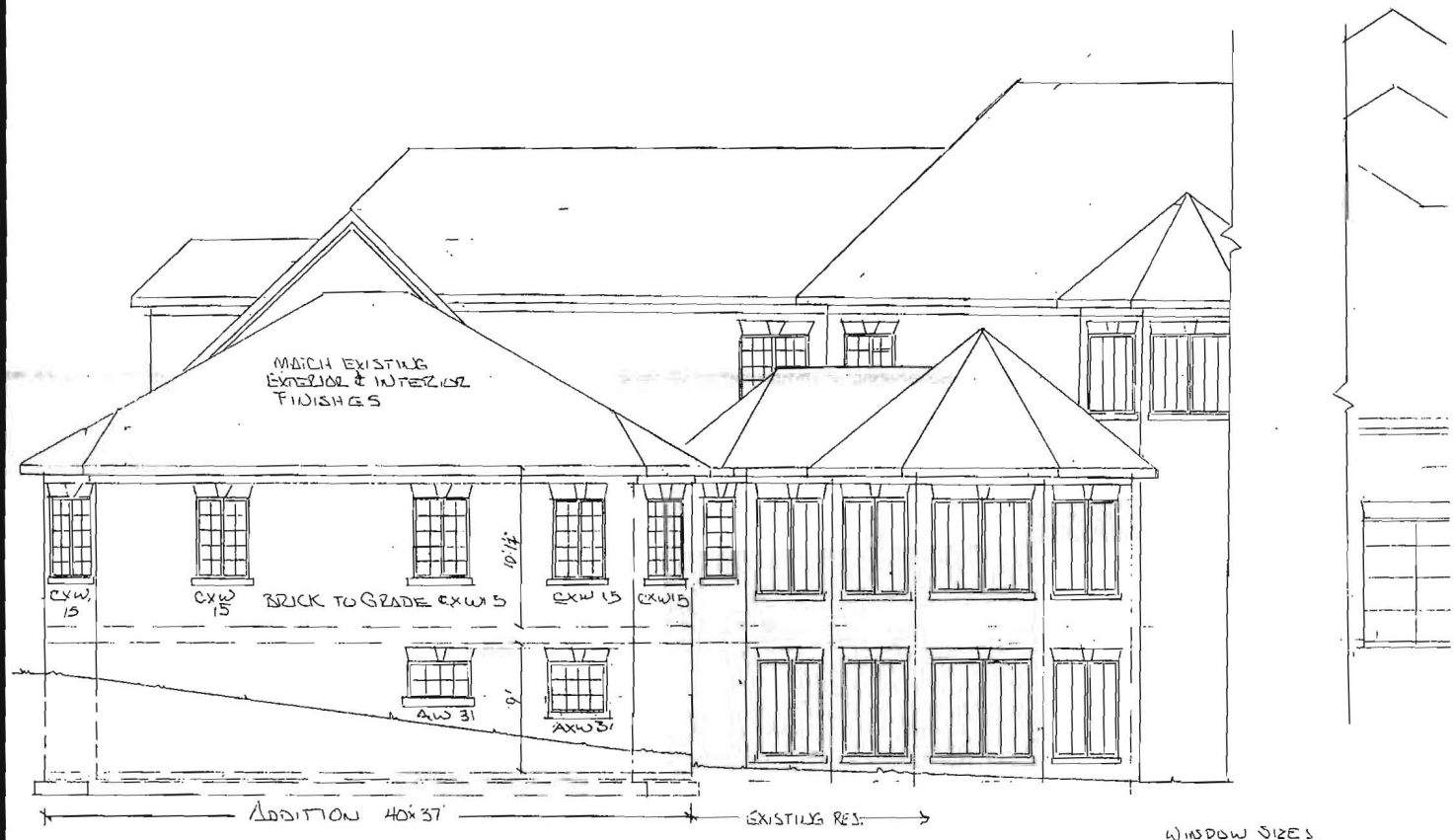
The referenced Building Permit Application is 'On Hold'. The Health Department requires additional information for review.

Please submit the following as 'Reply' to email bearing this memo.

1. A set of floor plans for the proposed 'Accessory Apartment' structure.
2. On a version of the Plot Plan, demonstrate how wastewater is to be conveyed from the proposed structure and where that wastewater is disposed. Include pipe invert elevations and ground elevations for the house sewer out and connection to existing or proposed septic system.
3. Label the portion connecting the proposed structure to the existing garage according to its characteristics. (In essence, is this a breezeway?)

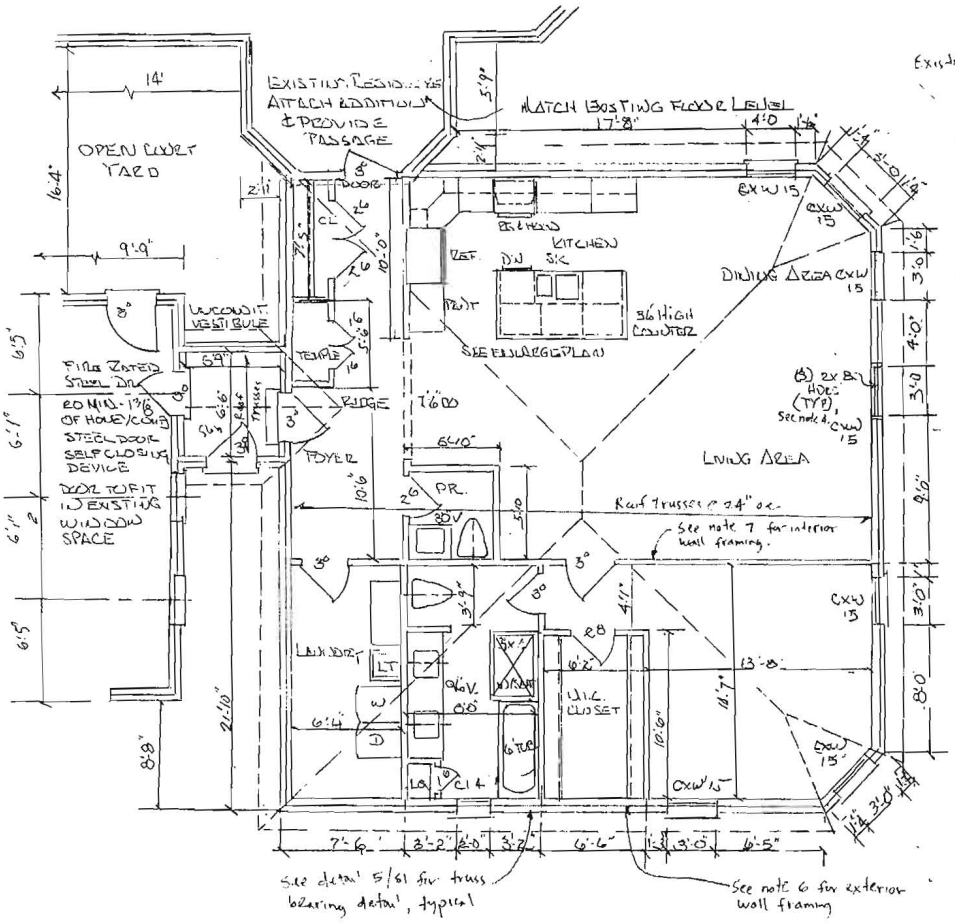
You may submit these documents as PDFs to me, via email.

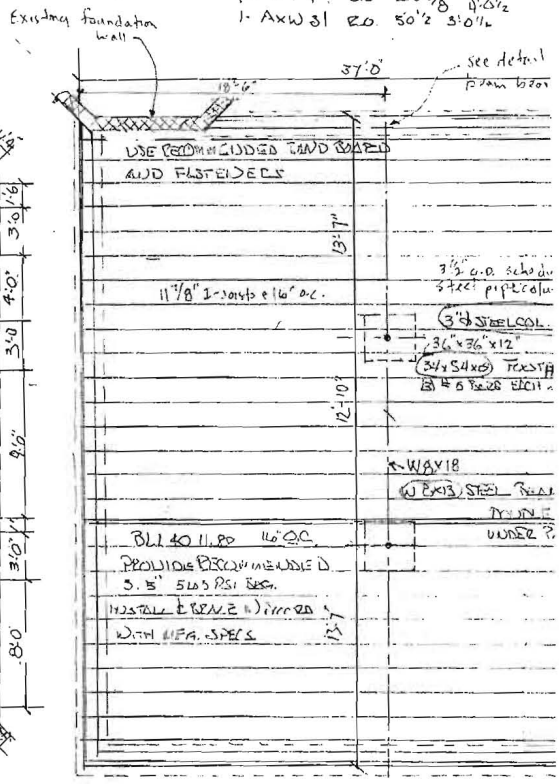
Copy: file



WINDOW SIZES

6 - CXW 15 R.O. 3'-0 1/2" x 5'-0 3/8"
7 - AW 31 R.O. 30 1/2" x 2'-4 7/8"
1 - C14 R.O. 2'-0 3/8" 1'-0 1/2"
1 - AXW 31 R.O. 30 1/2" 3'-0 1/2"





BluePrint 1 800 969-7732

2012

NOTE

ALL WORK IS TO BE DONE IN ACCORDANCE WITH (2009) IRC CODE FOR ONE & TWO FAMILY DWELLINGS, AND IN ADDITIONAL CODES ENACTED FOR THE LOCAL JURISDICTION.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE SITE BEFOR BEGINNING CONSTRUCTION

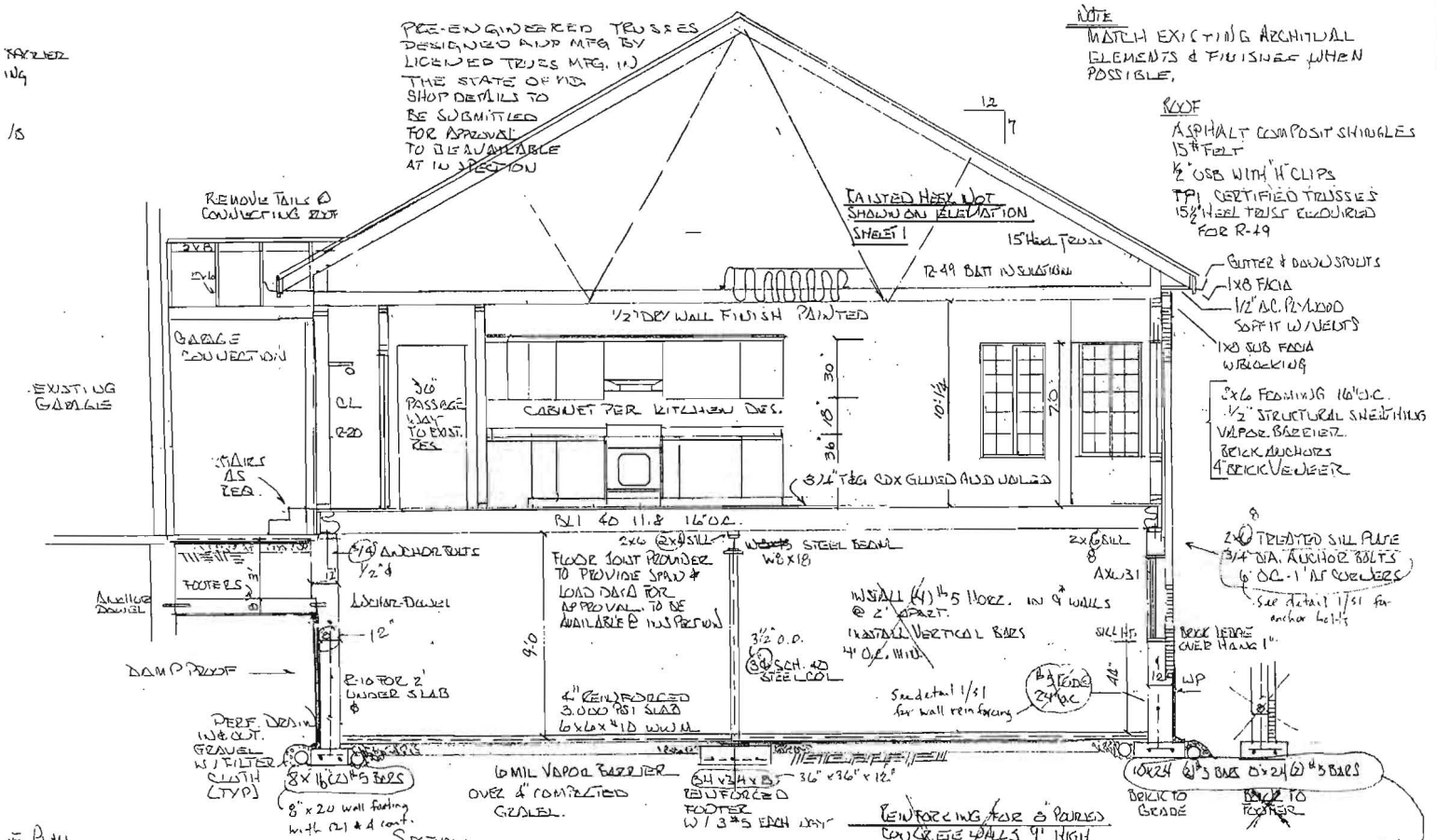
RESOLVE ANY DISCREPANCIES PROMPTLY

WINDOWS & INSULATION

1. WINDOW AREA 20%
2. WINDOW "U" FACTOR .35
3. SKYLIGHTS "U" FACTOR .55
4. CEILING R-49
5. EXTERIOR WALLS R-20
6. FOUNDATION TYPE
   FLOOR R-19 IF UNCONDITIONED
   SLAB PERIMETER R-10
   BASEMENT WALLS R-10

MATERIALS

1. CONCRETE - 3000 PSI 28 DAY TEST
   6X6 10#X10# WWF
2. STEEL - A36 STRUCTURAL GRADE
   GR (40) GRADE REBAR
3. WOOD #2 HEM FIR OR BETTER
   ~~2"x6" STUDS SHEET PILES~~
   TREATED #2 S/P FOR HUDSILLS & EXTERIOR PLANING



SECTION

F PLAN

DESIGN LOADS

ROOF	30 PSF
FLOORS	40 PSF
SLEEPING AREAS	30 PSF
GROUND SNOW	30 PSF
WIND SPEED (3 SEC GUST)	90 MPH
SEISMIC DESIGN CAT.	B
SEISMIC SITE CLASS	C
SOIL	1500 PSF

REINFORCING FOR 8" POURED CONCRETE WALLS 9' HIGH
HORIZONTAL - (4) #4 @ 2'-0" O.C.
VERTICAL - BASED ON SOIL LOAD OF 45#/FT

4' OR LESS	#4 @ 48" O.C.
5'	#5 @ 48" O.C.
6'	#6 @ 48" O.C.
7'	#6 @ 40" O.C.
8'	#6 @ 24" O.C.
9'-4"	

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. 14492 Expiration Date: 2/21/15

STATE OF MARYLAND PATRICK WILLIAM SWEENEY No. 14492 PROFESSIONAL ENGINEER

Sweeney Engineering P.C.
Consulting Structural Engineers
1918 Oak Lodge Road
Baltimore, MD 21228
(410) 719-7446 Fax (410) 719-7446

SHALL RESIDENCE

SCALE: 3/8" = 1'-0" APPROVED BY:

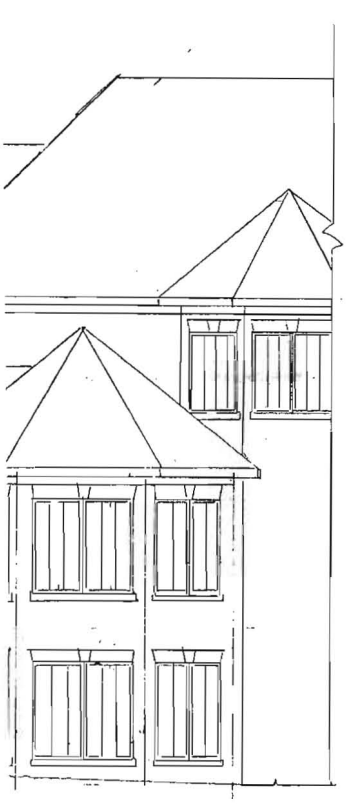
DATE: 4-13-13

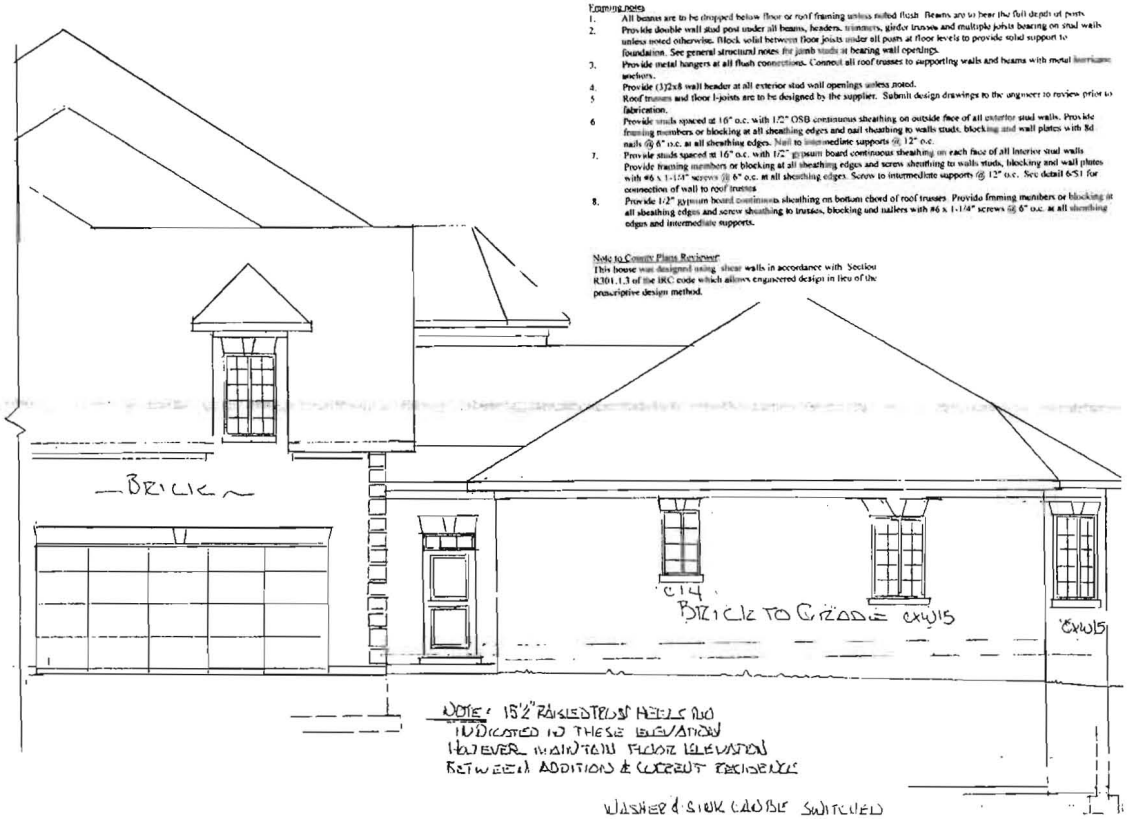
SECTION & ROOF PLAN

Framing notes

1. All beams are to be dropped below floor or roof framing unless noted flush. Beams are to bear the full depth of posts.
2. Provide double wall stud post under all beams, headers, trimmers, girder trusses and multiple joists bearing on stud walls unless noted otherwise. Block solid between floor joists under all posts at floor levels to provide solid support to foundation. See general structural notes for jamb studs at bearing wall openings.
3. Provide metal hangers at all flush connections. Connect all roof trusses to supporting walls and beams with metal hurricane anchors.
4. Provide (3)2x8 wall header at all exterior stud wall openings unless noted.
5. Roof trusses and floor I-joists are to be designed by the supplier. Submit design drawings to the engineer to review prior to fabrication.
6. Provide studs spaced at 16" o.c. with 1/2" OSB continuous sheathing on outside face of all exterior stud walls. Provide framing members or blocking at all sheathing edges and nail sheathing to walls studs, blocking and wall plates with 8d nails @ 6" o.c. at all sheathing edges. Nail to intermediate supports @ 12" o.c.
7. Provide studs spaced at 16" o.c. with 1/2" gypsum board continuous sheathing on each face of all interior stud walls. Provide framing members or blocking at all sheathing edges and screw sheathing to walls studs, blocking and wall plates with #6 x 1-1/4" screws @ 6" o.c. at all sheathing edges. Screw to intermediate supports @ 12" o.c. See detail 6/S1 for connection of wall to roof trusses.
8. Provide 1/2" gypsum board continuous sheathing on bottom chord of roof trusses. Provide framing members or blocking at all sheathing edges and screw sheathing to trusses, blocking and nailers with #6 x 1-1/4" screws @ 6" o.c. at all sheathing edges and intermediate supports.

Note to County Plans Reviewer:
This house was designed using shear walls in accordance with Section R301.1.3 of the IRC code which allows engineered design in lieu of the prescriptive design method.

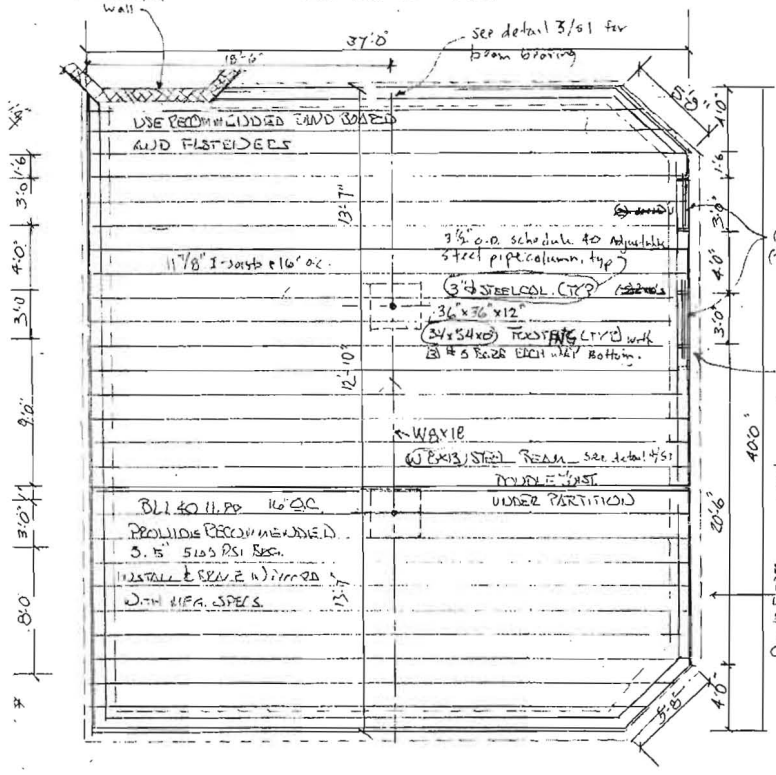


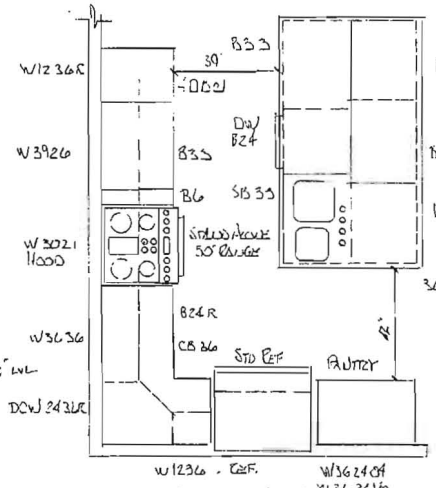


NOTE: 15½" RAISED TRUSS HEELS NO INDICATED IN THESE ELEVATIONS HOWEVER MAINTAIN FLOOR ELEVATION BETWEEN ADDITIONS & CURRENT RESIDENCE

WINDOW SIZES

6 - CXW 15 R.O. 3'0½" x 5'0⅞"
7 - AW 31 R.O. 3'0½" x 2'7⅞"
1 - C14 R.O. 2'0" x 4'0½"
1 - AXW 31 R.O. 3'0½" x 5'0½"





ADJUST DIMENSIONS IN FIELD IF NECESSARY

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. 14492 Expiration Date: 5/31/15

4/26/13

STATE OF MARYLAND PATRICK WILLIAM SWEENEY No. 14492 PROFESSIONAL ENGINEER

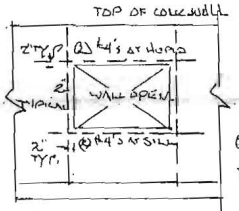
Sweeney Engineering P.C.
Consulting Structural Engineers
1918 Oak Lodge Road
Baltimore, MD 21228
(410) 719-7446 Fax (410) 719-7446

DO NOT SCALE FOR CONSTRUCTION

SHAW RESIDENCE

SCALE: ¼" & ½" = 1'-0"
APPROVED BY:
DATE: 4-18-13

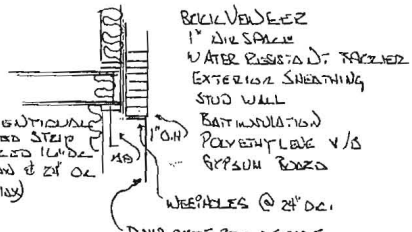
ELEVATIONS & PLANS



WALL OPENINGS IN ALL DOORS WINDOWS & OTHER OPENINGS WHERE TWO STUDS AROUND OPENINGS, LOCATE 1 STUD 2" FROM INSIDE FACE AND 1 STUD 2" FROM OUTSIDE SPACE.

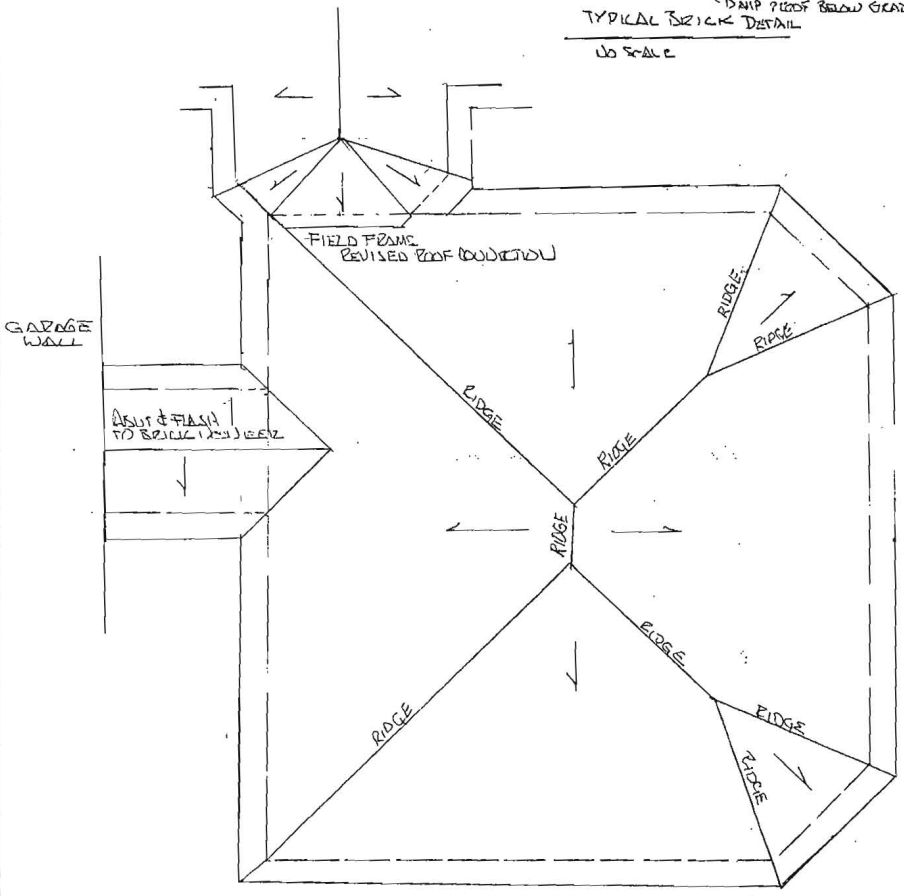
TYPICAL WALL REINFORCING AT WALL OPENINGS

NO SCALE

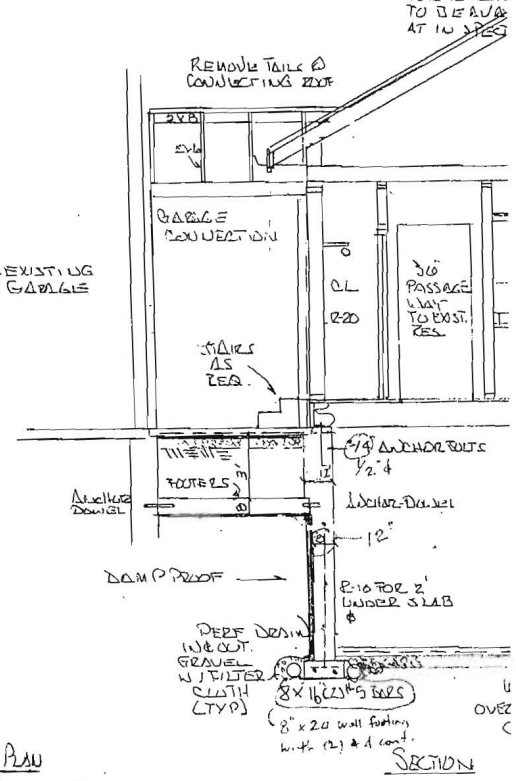


TYPICAL BRICK DETAIL

NO SCALE



ROOF PLAN



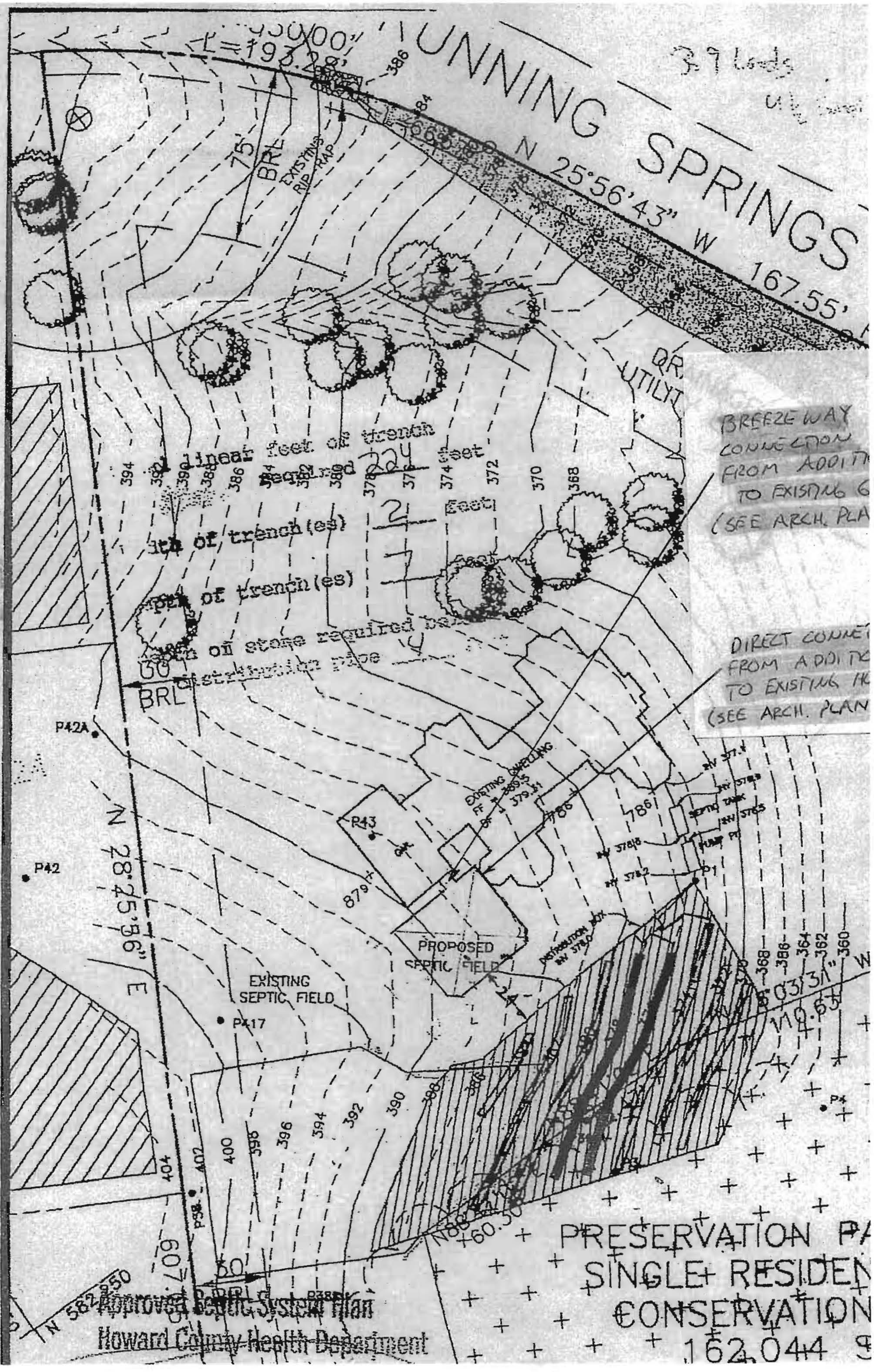
SECTION

PRE-ENG
DESIGNE
LICENSED
THE STA
SHOP DETAI
BE SUBMIT
FOR APPROV
TO BE AVA
AT JOB SITE

WINDOW
1. WIND
2. WIND
3. SKYLI
4. CEILI
5. EXTER
6. FOUN
FLOO
SLAB
BAS

argo0x42.tif

BlackPrint 1 800 969-7732


RUNNING SPRINGS
N 25°56'43" W 167.55'
L=193.28'
75' BRL
EXISTING RIP RAP
linear feet of trench required 224 feet
2 feet
of trench(es)
of trench(es)
of stone required be... distribution pipe
60 BRL
BREEZEWAY CONNECTION FROM ADDITI... TO EXISTING G... (SEE ARCH. PLA...
DIRECT CONNE... FROM ADDITI... TO EXISTING H... (SEE ARCH. PLAN
EXISTING DWELLING
P42A
P42
P43
P417
P4
N 28°25'36" E
PROPOSED SEPTIC FIELD
EXISTING SEPTIC FIELD
SEPTIC TANK
PUMP PIT
DISTRIBUTION BOX
PRESERVATION PA...
SINGLE RESIDEN...
CONSERVATION
162,044
Approved Septic System Plan
Howard County Health Department

3.9 beds

OTE: ADDITION PLUMBING TO BE CONNECTED TO EXISTING HOUSE PLUMBING ON INTERIOR OF HOME

SHAH ADDITION
3720 RUNNING SPRINGS RD.

PROPOSED ADDITION

SCALE: 1" = 50'