

IT NUMBER: B

21004883

DATE ACCEPTED:

RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

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

www.howardcountymd.gov**BUILDING SITE ADDRESS REQUIRED**

Street Address: 5024 Ten Oaks Road			Unit:
City: Clarksville	State: MD		Zip Code: 21036
Subdivision/Village/Complex Name:			SDP/WP/BA #:
Lot: 2	Tax Map: 0028	Parcel: 0140	Grading Permit #: GP-22-68

DESCRIPTION OF WORK REQUIRED

Existing Use: None	Proposed Use: Residential	Estimated Cost: \$600,000.00
Trade Work to Be Completed (Separate Permits Required): <input checked="" type="checkbox"/> Mechanical (HVACR) <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> None		
Single family - Two story + Basement		

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Purviben Patel & Prafulkumar Patel		Primary Residence: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 9939 Fragrant Lilies Way		
City: Laurel	State: MD	Zip Code: 20723
Phone: (202) 321-2116	Email: pndobariya@gmail.com	

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name:	Contact Name: Prafulkumar Patel
Street Address: 9939 Fragrant Lilies Way	
City: Laurel	Zip Code: 20723
Phone: (202) 321-2116	Email: pndobariya@gmail.com

CONTRACTOR INFORMATION REQUIRED

Business Name: XL Construction LLC	PRAFULKUMAR PATEL - LAND OWNER
Licensee's Name: XL Construction LLC	License #: 16470872
Street Address: 9101 Cherry Lane, Suite #206	
City: Laurel	Zip Code: 20708
Phone: (202) 321-2116	Email: ppatel@xlconstructionllc.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Elie Ben Architecture LLC	Name: Maryam Tabrizchi
Street Address: 5600 Huntington Pkwy	
City: Bethesda	Zip Code: 20814
Phone: (202) 860-7050	Email: maryam@eliebenarch.com

BUILDING CHARACTERISTICS REQUIRED

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

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

Model Name & Options: N/A					
# of Bedrooms (SF): 5	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):	
# Rooms: 7	# Full Baths: 5	# Half Baths: 1	# Fireplaces: 1		
Garage/Carport Info: <input checked="" type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None					
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input checked="" type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial					
1st Fl Width: 75	1st Fl Depth: 67	2nd Fl Width: 60	2nd Fl Depth: 61	Bsmt Width: 61	Bsmt Depth: 66
Energy Method: <input checked="" type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 8,935 sq ft		Occupiable Area: 8,065 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 **12/17/2021**
DATE SIGNED

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:					
<input checked="" type="checkbox"/> PR	<input checked="" type="checkbox"/> DPZ	<input checked="" type="checkbox"/> DED	Hank Oswald <input checked="" type="checkbox"/> Health 1/6/22	<input checked="" type="checkbox"/> SHA	<input checked="" type="checkbox"/> CID
SUBMITTAL FEES: \$100		PAYMENT: # 2022		ACCEPTED BY: [Signature]	

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, January 6, 2022 1:46 PM
To: Praful Patel
Subject: RE: B21004883_5024 Ten Oaks Road
Attachments: Section 3.801 Bedroom Definition.pdf

Mr. Patel:

I need to inform you that while the basement remains unfinished under this building permit (# B21004883), the future finished basement floor plan shows 2 additional bedrooms. The future gym counts as a bedroom under local code (see attachment). I will approve this building permit for a SFD w/ 5 bedrooms and an unfinished basement.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
410.313.1786
hoswald@howardcountymd.gov

From: Praful Patel <ppatel@xlconstructionllc.com>
Sent: Thursday, January 6, 2022 12:28 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: RE: B21004883_5024 Ten Oaks Road

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

Good afternoon Hank,

We don't have more than more 6 bedroom (4 on 2nd Floor, 1 on Second Floor and future 1-In Basement) -Multigene and Future gym is not a basement. Please call me as soon as you can to resolve this issue. My Direct line is 202-321-2116

Thank you,

Very Respectfully,

Praful Patel
President



XL CONSTRUCTION LLC
B(a) and HUBZone Certified General Contractor

Phone 301-776-4949 Direct 202-321-2116

Web www.xlconstructionllc.com

9101 Cherry Lane, Ste 206 Laurel MD 20708



From: Oswald, Hank <hoswald@howardcountymd.gov>

Sent: Thursday, January 6, 2022 12:01 PM

To: Praful Patel <ppatel@xlconstructionllc.com>

Subject: B21004883_5024 Ten Oaks Road

Hello Mr. Patel:

Good afternoon. The floor plan shows 7 bedrooms including the gym in the basement, but maybe 8 if the "Multigenerational Room" has a pocket door. The Onsite Sewage Disposal System (OSDS) Plan is designed for 6 bedrooms. Either revise the floor plan or OSDS Plan to match.

Should you have any questions, please don't hesitate to ask.

Thanks,

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Well & Septic Program
410.313.1786
hoswald@howardcountymd.gov

Name of Requestor: PRAFUL PATEL
Street Address: 5024 TEN OAKS RD.
City, State, Zip: CLARKSVILLE, MD 21029
Date: 10/18/22

Amendment, Permit # B 21004883

Ms. Debbie Whalen
Division of Plan Review
Department of Inspections, Licenses and Permits
Howard County Government
3430 Court House Dr
Ellicott City, MD 21043

RECEIVED

OCT 19 2022

PLANS & PERMITS
DIVISION

Dear Ms. Whalen:

I am requesting to amend Permit # B 21004883 at

5024, TEN OAKS RD, CLARKSVILLE, MD 21029 to
(Site Address)

Unfinished basement to finish basement.
Finished - REC ROOM, BEDROOM, GYM, FULL BATH, CLOSET
Unfinished - STORAGE, UTILITIES. UNDER STAIR

Enclosed:

1 Fee: 25.00

Plot Plans

Sets of Construction Drawings

☒ Other: 3 Copies Basement Floor

Invoice # 724615

☒ Cash

paid

If there is anything we can do to assist you, please let me know.

Sincerely,

CC: Health

Name: PRAFUL PATEL

Title: OWNER

Phone and/or Email: 202-321-2116, pndobariya@gmail.com.

Amendment Letter

Oswald, Hank

From: Praful Patel <pndobariya@gmail.com>
Sent: Tuesday, October 25, 2022 10:09 AM
To: Oswald, Hank
Subject: Re: FW: B21004883_5024 Ten Oaks Road
Attachments: image001.png

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

We only have 6 bed total, 1 in basement, 1 on first floor and 4 on second floor. We don't have door or pocket door on multi Gen room or Gym. We have no plan to use door in this area.

Thank you

On Tue, Oct 25, 2022, 10:00 AM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Mr. Patel,

I received an amendment to the basement floor plan for 5024 Ten Oaks road. As I mentioned in previous emails, (see below) the basement floor plans shows 2 additional bedrooms (both gym and bedroom meet the definition-see attachment). The current floor plan layout for the 1st & 2nd floor, shows 5 bedrooms (possibly 6 if the multigenerational room on the 1st floor has a pocket door). The existing septic system was only designed for 6 bedrooms. Permit approval will remain on hold until the bedroom count is 6 or the septic system is upgraded.

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President



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Howard County Health Department

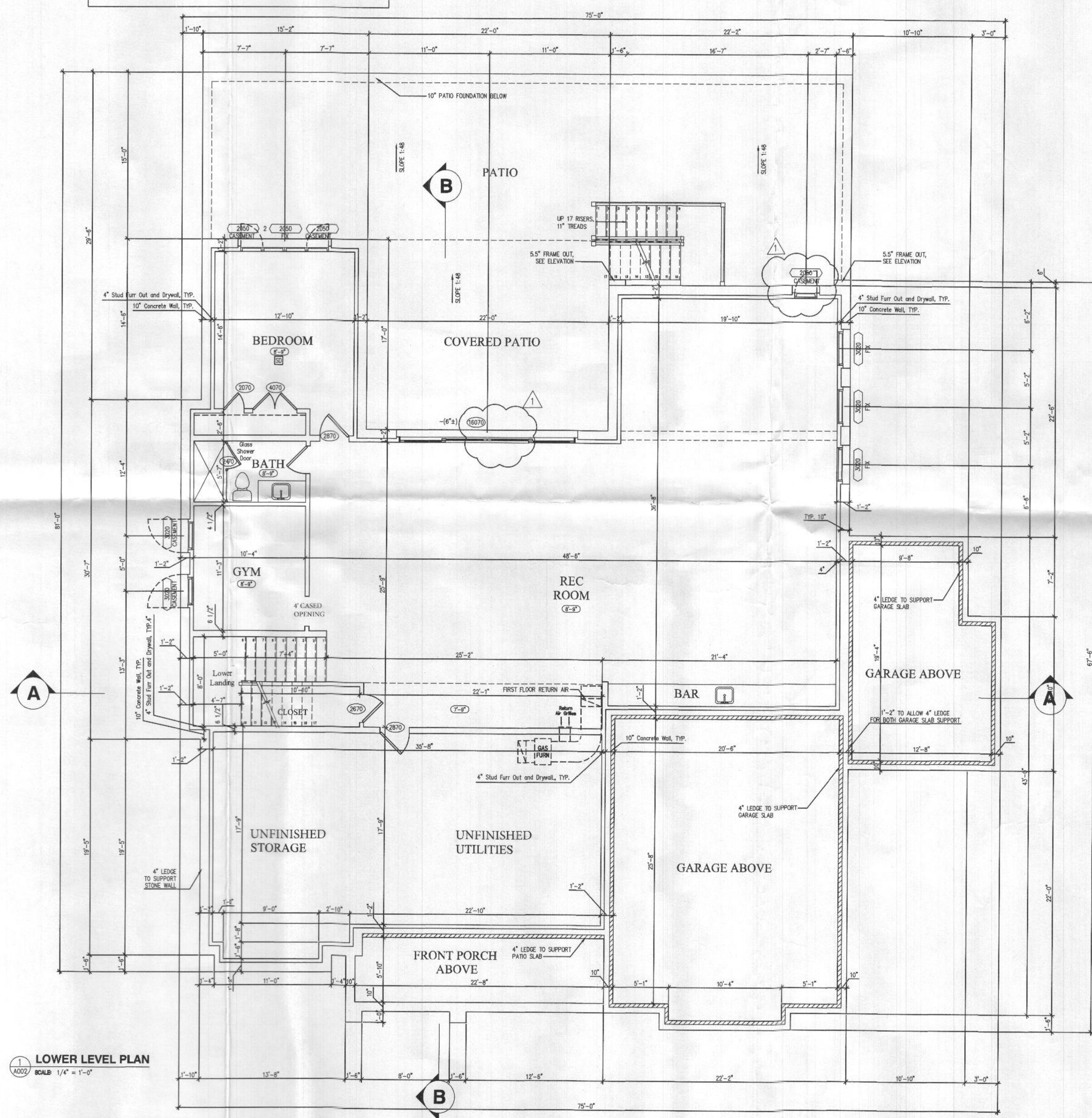
Well & Septic Program

410.313.1786

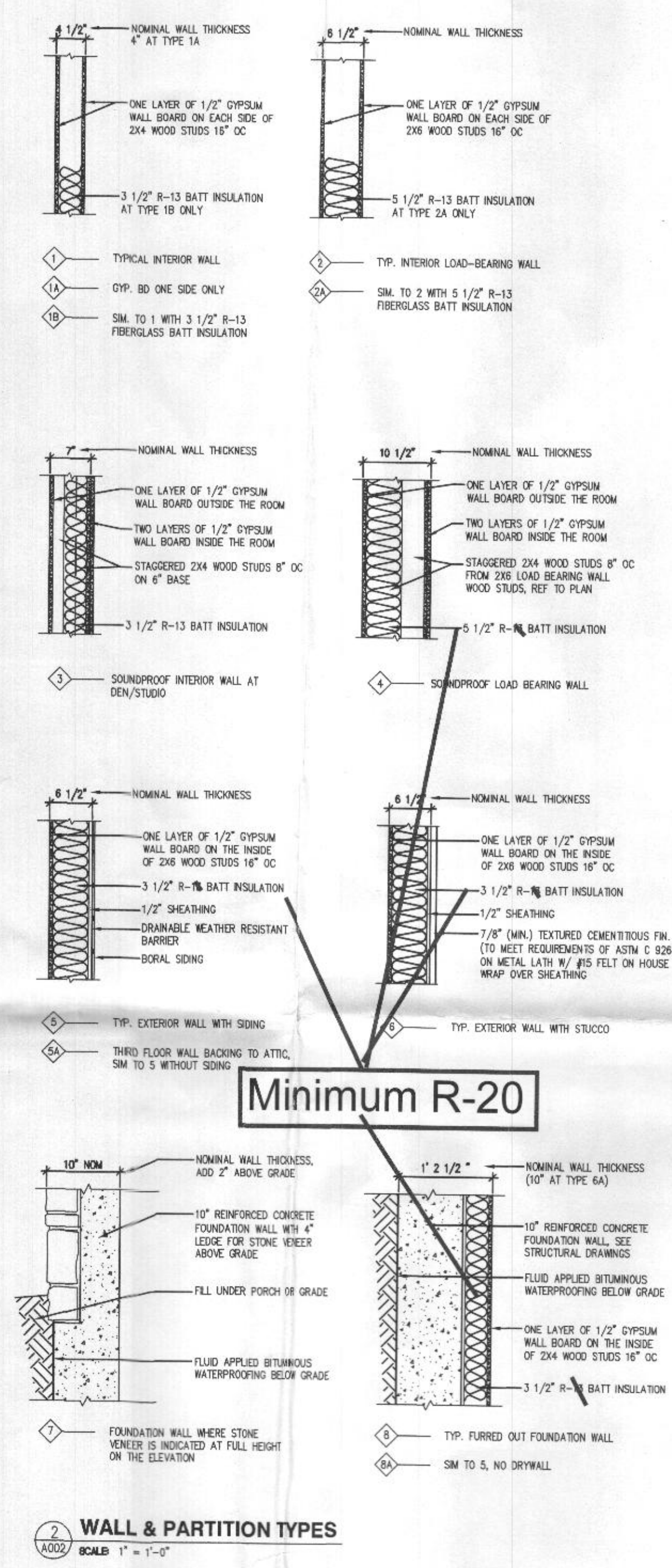
hoswald@howardcountymd.gov

DIMENSIONS ARE TO FINISH FACE OF INTERIOR WALLS, CENTERLINE OF WINDOWS AND FACE OF EXTERIOR SHEATHING OR MASONRY.

NOTE: FOR FRAMING DIMENSIONS, SUBTRACT 1/2" PER LAYER OF DRYWALL



1 LOWER LEVEL PLAN
A002 SCALE 1/4" = 1'-0"



Minimum R-20

2 WALL & PARTITION TYPES
A002 SCALE 1" = 1'-0"

CHANGES AFTER PERMIT DRAWINGS

1 Rec Room Sliding Door and Window Height Updated.

Professional Certification:
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed Architect under the laws of state of Maryland, license Number 19936, Expiration Date 05/26/2023.

ALL ARCHITECTURAL, ENGINEERING, PLUMBING, MECHANICAL, ELECTRICAL, AND OTHER CONSTRUCTION DRAWINGS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER. ANY OTHER CONSTRUCTION DRAWINGS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER. ANY OTHER CONSTRUCTION DRAWINGS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER.

ELIE BEN ARCHITECTURE
5600 HUNTINGTON PKWY
BETHESDA, MD 20814
(202) 860-7050

STRUCTURAL ENGINEERS
STRUCTEIM

PATEL CUSTOM HOME
5024 TEN OAKS RD
CLARKSVILLE, MD. 21029

LOWER LEVEL FLOOR PLAN,
WALL & PARTITION TYPES

DRAWN BY:
M T

DATE:
12/17/2021

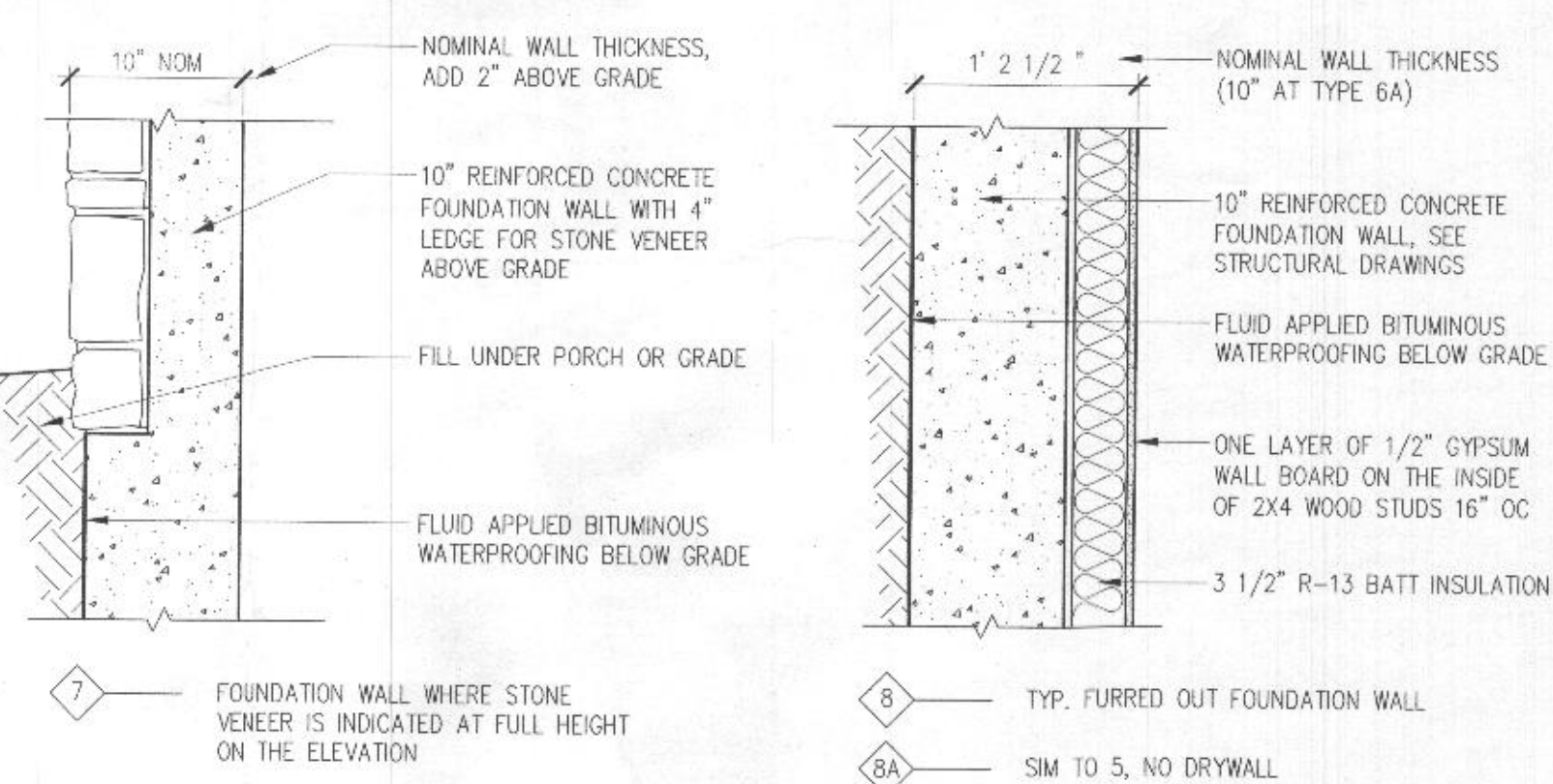
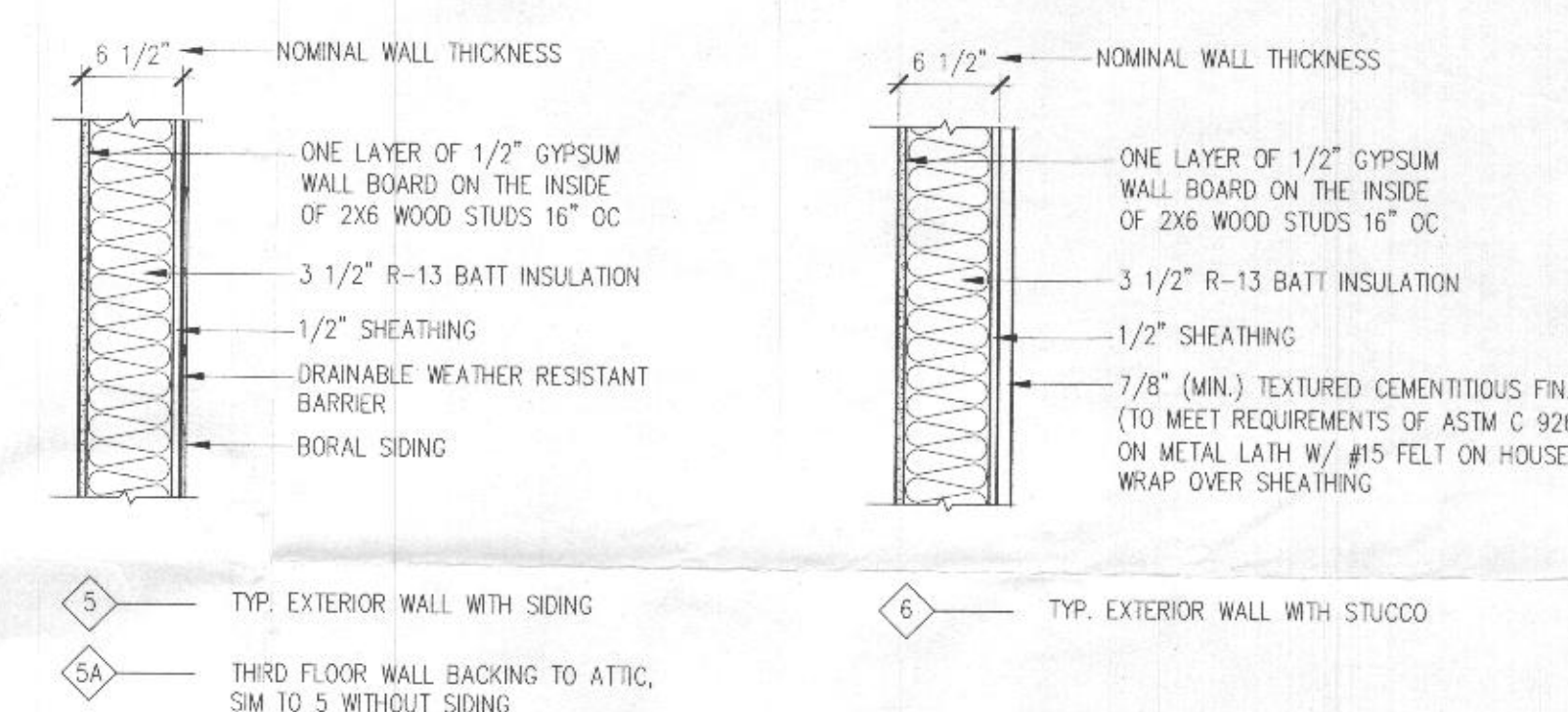
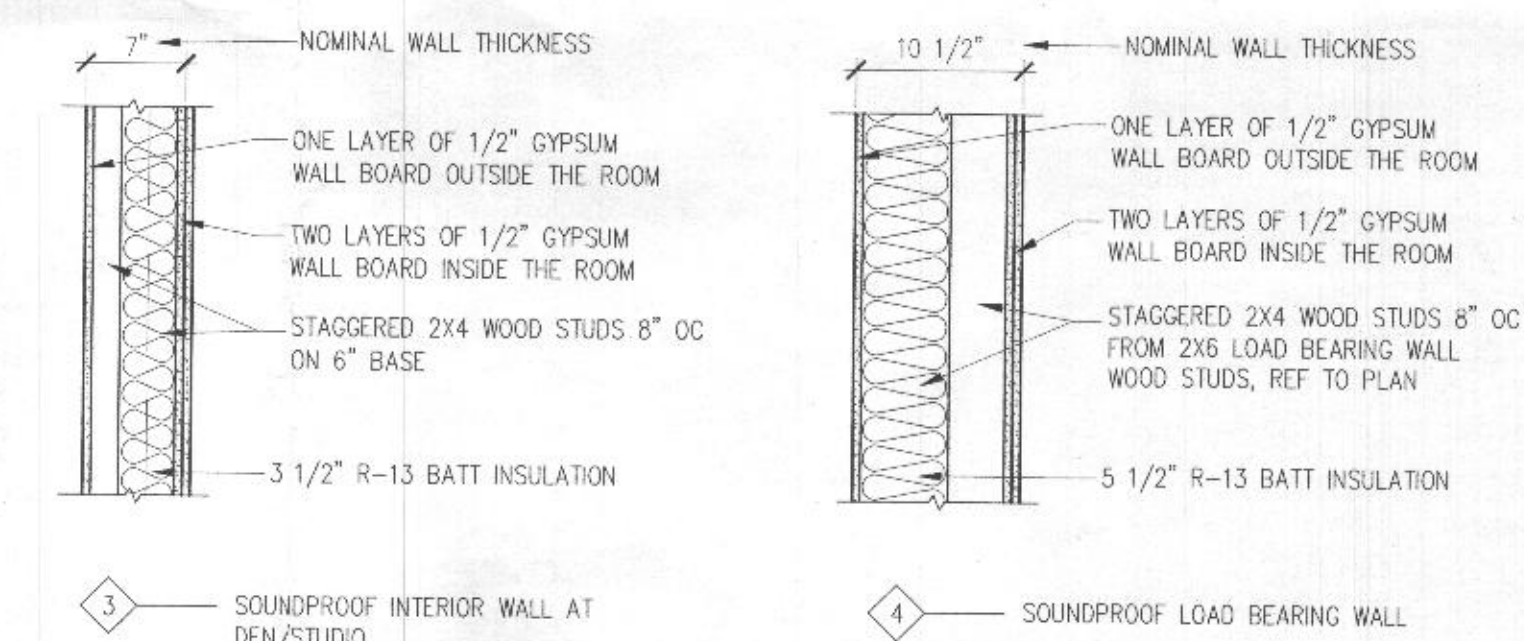
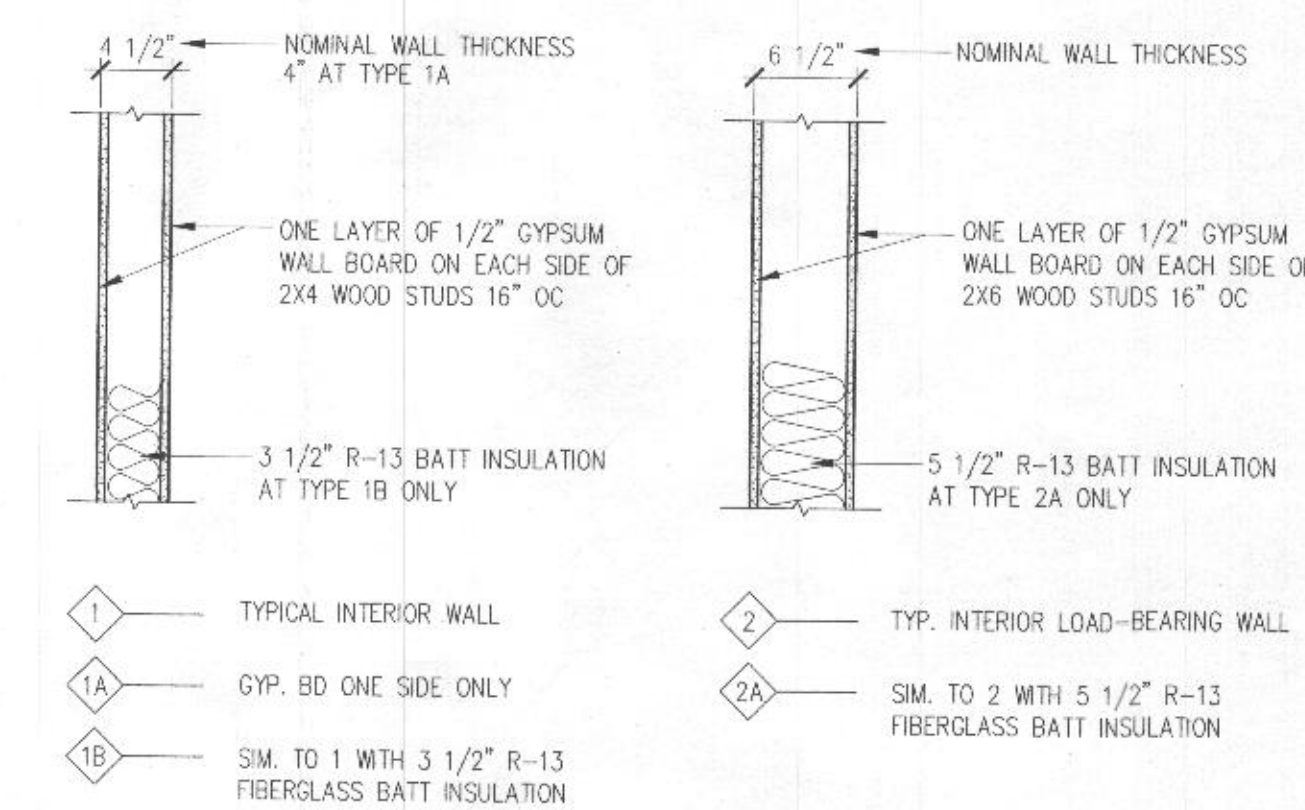
REVISIONS

1 02/07/2022

A002

REVISED 11/10/22

NOTE: FOR FRAMING DIMENSIONS, SUBTRACT 1/2" PER LAYER OF DRYWALL



2) SCALE: 1" = 1'-0"

1 Rec Room Sliding Door and Window Height Updated.

Professional Certification:
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ALL ARCHITECTURAL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ALL OTHER INSTRUMENTS OF SERVICE SHALL BE THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTE AND OTHER RESERVED RIGHTS THERE TO. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.



ELIE BEN
ARCHITECTURE

5600 HUNTINGTON PKWY
BETHESDA, MD 20814

(202) 860-7050

STRUCTURAL ENGINEERS

STRUCTBIM

PATEL CUSTOM HOME

5024 TEN OAKS RD
CLARKSVILLE, MD. 21029

LOWER LEVEL FLOOR PLAN,
WALL & PARTITION TYPES

DRAWN BY:

MT

DATE:

12/17/2021

REVISIONS

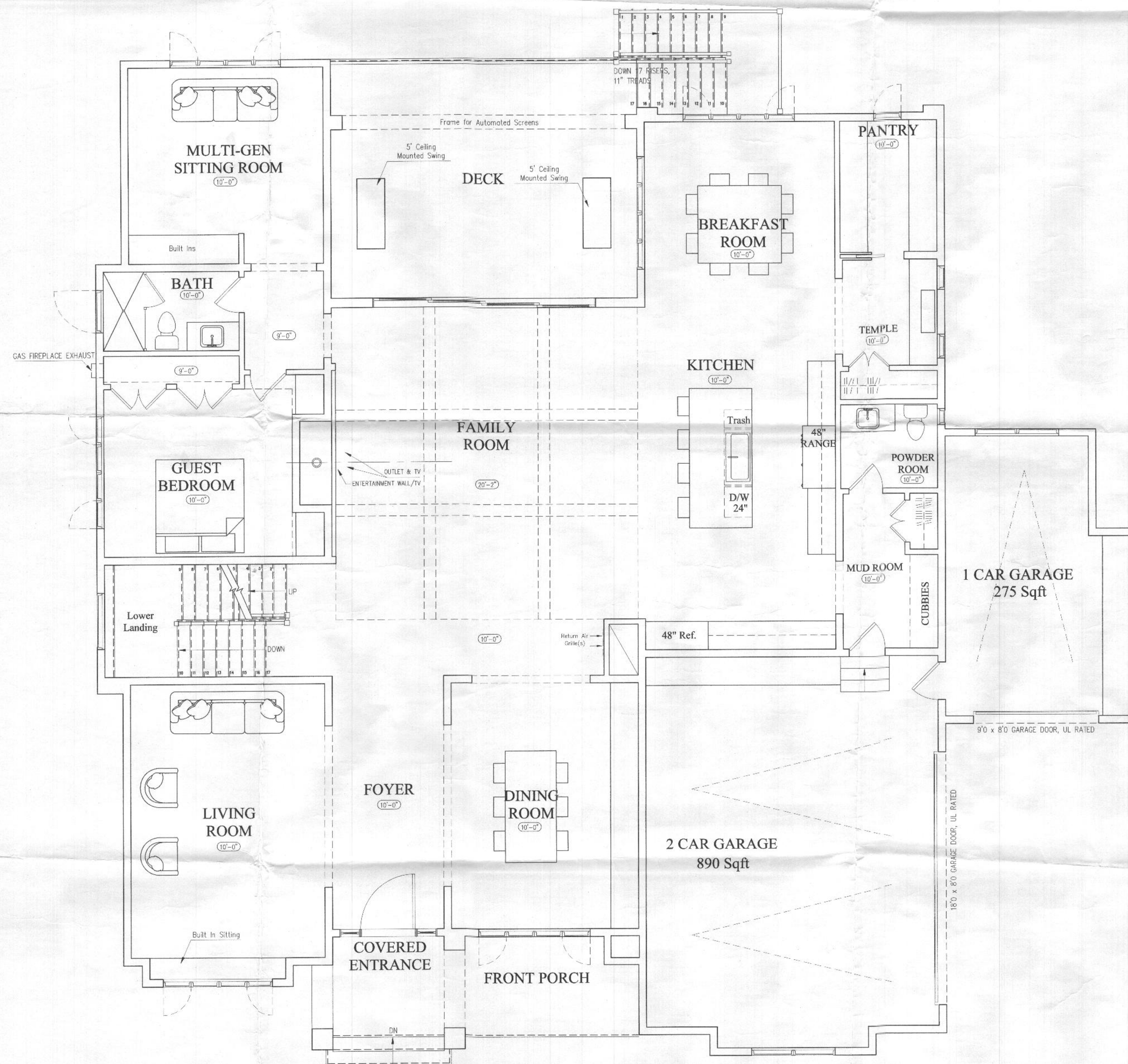
1 02/07/2022

A002

1
A002

LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
A003 SCALE 1/4" = 1'-0"

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ELIE BEN
ARCHITECTURE
5600 HUNTINGTON PKWY
BETHESDA, MD 20814
(202) 860-7050

STRUCTURAL ENGINEERS
STRUCTBIM

PATEL CUSTOM HOME
5024 TEN OAKS RD
CLARKSVILLE, MD. 21029

SIMPLIFIED FIRST FLOOR PLAN

DRAWN BY:
M T

DATE:
12/15/2021

REVISIONS

A012

Professional Certification:
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed Architect under the laws of state of Maryland, License Number 19936, Expiration Date 05/26/2023.

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PATEL CUSTOM HOME
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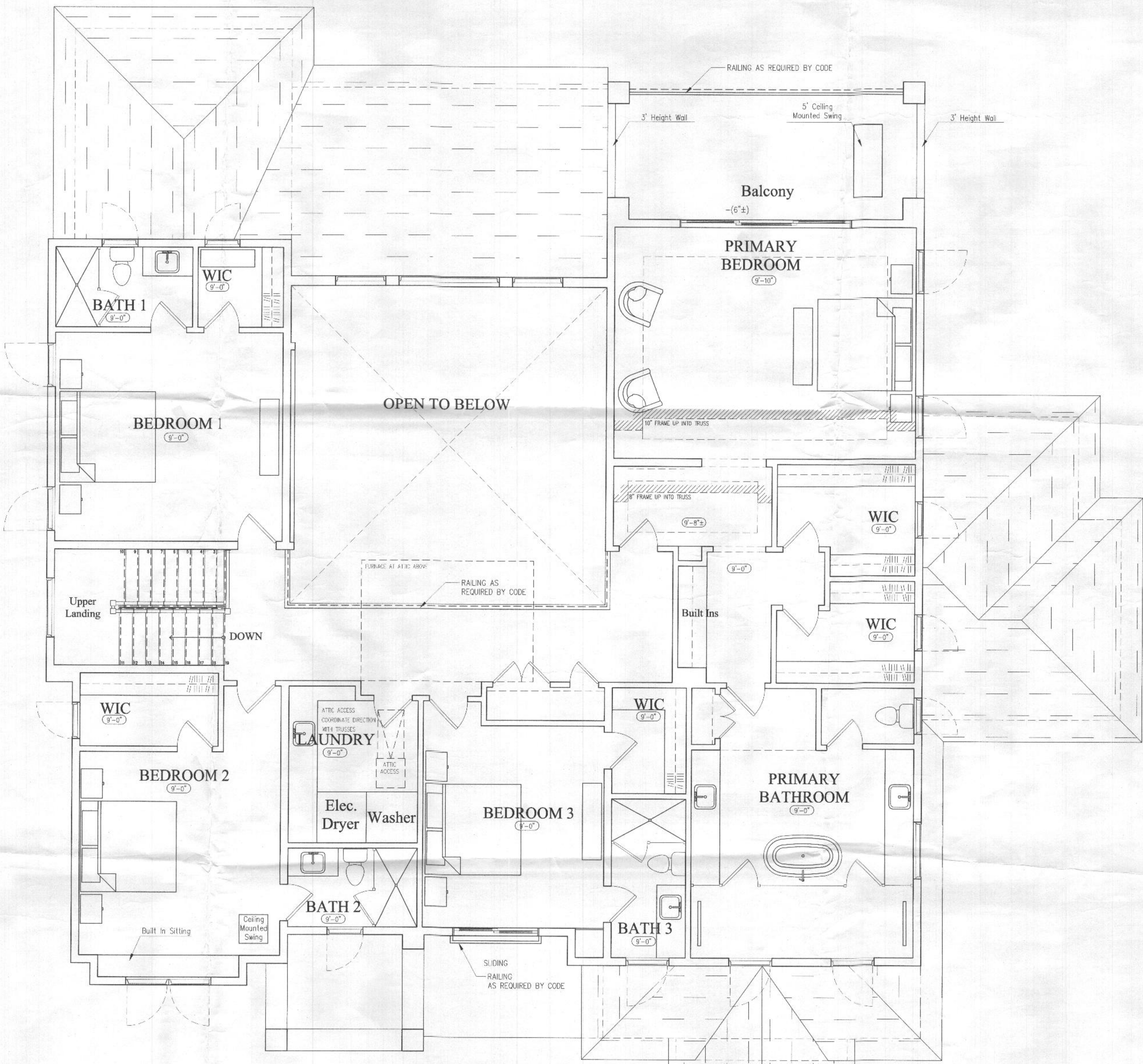
SIMPLIFIED
SECOND FLOOR PLAN

DRAWN BY:
M T

DATE:
12/15/2021

REVISIONS	

A013



1
A004
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Professional Certification:
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed Architect under the laws of state of Maryland, License Number 19936, Expiration Date 05/26/2023.

