



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: 5-30-14

Permit No.: B14001827

Building Address: 3435 Jennings Chapel Rd
 City: Woodbine State: MD Zip Code: 21797
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: _____
 Section: _____ Area: _____ Lot: 77
 Tax Map: 70 Parcel: 10Z Grid: 0005
 Zoning: _____ Map Coordinates: _____ Lot Size: 6AC

Property Owner's Name: Joe Kollar + Kim Egan
 Address: 3435 Jennings Chapel Rd
 City: Woodbine State: MD Zip Code: 21797
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: Daniel Glenn Harper
 Address: 4169 Jefferson Pike
 City: Jefferson State: MD Zip Code: 21755
 Phone: 240-586-0000 Fax: _____
 Email: DHarper@CustomConceptsConstruction.com

Existing Use: W/A SFD
 Proposed Use: Detached Garage
 Estimated Construction Cost: \$ 107,000
 Description of Work: Build 2 Story Garage, 28'-26', 2 Car Garage
 Occupant or Tenant: W/A
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Contractor Company: Custom Concepts Construction
 Contact Person: Daniel Glenn Harper
 Address: 4169 Jefferson Pike
 City: Jefferson State: MD Zip Code: 21755
 License No.: 127288
 Phone: 240-586-0000 Fax: _____
 Email: DHarper@CustomConceptsConstruction.com

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

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

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: Daniel Glenn Harper
 Email Address: DHarper@CustomConceptsConstruction.com Date: 5/28/14
 Title/Company: President/Custom Concepts Construction, Inc

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	<u>6/26/14</u>	<u>H. Oswald</u>

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

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

Filing Fee	\$ <u>25.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	#



Bureau of Environmental Health

7178 Columbia Gateway Drive, Columbia, MD 21046-2147

Main: 410-313-2640 | Fax: 410-313-2648

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 19, 2014

Daniel Glenn Harper
Custom Concepts Construction INC
4169 Jefferson Pike
Jefferson, MD 21755

6/25/14
M. Davis
Approved

Sent via email to: DHARPER@CUSTOMCONCEPTSCONSTRUCTION.COM

**RE: B14001827
3435 Jennings Chapel Road
Woodbine, MD 21797**

Mr. Harper:

This letter is in response to building permit B14001827. The application describes the construction of a detached two story garage. Upon review of the submittal, the site plan did not include all of the components of the septic system (i.e. septic tank or trench). In addition, it does not show an established septic reserve area and this office does not have record of one having ever been established on a perc certification plan.

According to Howard County Code Sec 3.805, there must be an approved perc certification plan establishing a septic disposal area for the property prior to Health approval of a building permit. If one doesn't exist, then it must be established prior to approval. You may request a waiver to the perc cert plan requirement in a letter. Include the relevant details of the proposal and the existing conditions on the property including acreage and address the letter to the Deputy Director of the Bureau of Environmental Health, Mike Davis.

Also, we will need a copy of the floor plans for the garage to confirm the presence or absence of living space or plumbing in the proposed garage.

Please revise your plan to show septic components and include a copy of the garage floor plan for the second floor with the submittal.

Building permit approval is being withheld until a revised site plan, floor plan and perc cert plan (or a waiver approval) has been forwarded to the Health Department and approved. I may be reached at (410) 313-1786 if you would like to discuss the project.

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well & Septic Program

JOSEPH RUTTER
KIMBERLY EGAN
3435 JENNINGS CHAPEL ROAD
WOODBINE, MD. 21797

June 20, 2014

Bureau of Environmental Health
7178 Columbia Gateway Drive
Columbia, MD. 21046

ATTN: Michael Davis

RE: B14001827
3435 Jennings Chapel Road
Woodbine, MD 21797

Dear Mr. Davis:

The above referenced building permit is for the construction of a garage with space above for storage, a recreation room and office/library. The building will not contain any water supply or need for septic. The existing house on the property was constructed in 1981 and is served by a septic tank and dry well. The contractor supplied a copy of the Health department records showing the location of the existing system. The cleanout for the septic tank and the drywell are visible on site and are shown on the plans.

The purpose of this letter is to request a waiver under section 3.803 of the County code. While Section 3.805 requires an approved perc certification plan establishing a septic disposal area, strict compliance with that provision would create a hardship. I believe a waiver will not lessen the intent and purpose of the subtitle or impact the environmental requirements of the subtitle.

Justification for the waiver:

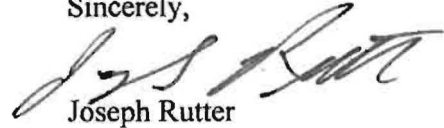
- The lot is 6 acres, is generally rectangular in shape and very gently rolling. There are no 25% slopes and the lot is on a high point.
- As noted above the house was constructed in 1981 and is in compliance with all requirements for construction at that time.
- There are no off site wells or septic near the existing septic system and there is easily an acre surrounding the existing drywell that would be available for replacement systems in the immediate area of the existing system. In addition there are several acres elsewhere on the lot where gravity sewer from the house could be accommodated.
- The proposed accessory building will not have any water or septic.

June 20, 2014

- The proposed building is located well away from the existing septic area.

In summary, we believe this request is justified under the criteria for a waiver and the delay to perc the lot would create an extraordinary hardship.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Rutter", written in a cursive style.

Joseph Rutter

CUSTOM CONCEPTS CONSTRUCTION, INC.

General Notes:

Foundation:

- 26'x28' Foundation
- Excavate For New Footings
- Footings Size Height Rebar Concrete
- 12" h x 24" w 30" below grade Qty 2
- CMU Walls 8" 48" 48" o.c. CMU
- Slab 4" thick slab 4" gravel base Finish Concrete
- Wire mesh Smooth
- Waterproofing Farge 4 tar exterior cmu wall
- Install 4" drain tile around perimeter
- Drain tile set in gravel bed w/ felt above

Rough Carpentry:

- Exterior Walls 2" x 6" 16" o.c. 1/16" oeb sheathing #2 pine
- Double top plate Single bottom plate (2)2"x10" headers
- Interior Walls 2"x4" 16" o.c. #2 pine
- Double top plate Single bottom plate
- Floor Framing Floor Joists 16" x 2 1/2" 16" o.c. TJI
- Floor Sheathing 3/4" t/g Glue & nail
- Roof Framing Roof Truss 24" o.c. 6/12 pitch Trusses
- Roof Sheathing 1/16" oeb
- Hurricane ties installed @ both ends of roof trusses

Roofing

- Quantity 1,100 SF
- Roofer Select underlayment
- Certainteed Landmark Architectural Asphalt Shingles
- Ice/Water Shield @ eaves
- White Drip edge around perimeter
- Ridge Vent with Shingles on top
- White 5" Aluminum Gutters "K" style Color
- White 2"x3" downspouts

Exterior:

- James Hardie Color Plus Siding and Trim
- Lap Siding: 7" Cedar Mill Artic White 2600 SF
- Corner Trim: 5/4" x 4" Smooth Artic White 80 LF
- Fascia: 5/4" x 6" Smooth Artic White 52 LF
- Soffit: 1/4" x 12" vented Smooth Artic White 52 LF
- Rake: 5/4" x 6" Smooth Artic White 86 LF
- Window: 4" picture frame Smooth Artic White 3 Windows
- Door: 4" picture frame Smooth Artic White 2 Entry
- Garage Door: 4" sides / 8" header w/ crown @ top Artic White Garage
- House Wrap Hardie Wrap Tape seams & install flashing 2600 SF

Drywall

- Walls: 1/2" Sheetrock Drywall Screws 1.5" Taps, Block, Skim & Sand 3260 SF
- Ceilings: 1/2" Sheetrock Drywall Screws/ Glue Taps, Block, Skim & Sand 1426 SF

Flooring

- 2nd Floor Laminate, Prefinished 654.6 SF

Windows:

- Weatherlok 450 Series
- 3) 32" w x 54" h Double Hung
- White Interior Color
- White Exterior Color
- 6/6 GBG Grids
- 9/16" Jamb Size Series
- Low E Argon

Doors:

- 1) Front Entry 3-0x6-8 Half Lite Therma Tru Exterior Door Right Hand In Swing, 6 9/16" Jamb, White GBG Grills, Schlage Georgian Lock Set.
- 1) Fire Rated 2-8x6-8 6 Raised Panel Therma Tru Exterior Door Left Hand Out Swing, 4 9/16" Jamb, White Interior, White Exterior, Schlage Georgian Lock Set.
- 1) French 6-0x6-8 Full Lite Therma Tru Exterior Door Right Operable, 6 9/16" Jamb, White Interior, White Exterior, White GBG Grills, Schlage Georgian Lock Set.
- 1) 16'x8' Long Raised Panel Clopay Classic collection Garage Door 2" Insulated, Lift Master Opener, White Interior, White Exterior.
- 1) Interior 2-8x6-8 6 Panel Masonite Door Right swing, 4 9/16" Jamb
- 1) Interior 2-8x6-8 6 Panel Masonite Door Left swing, 4 9/16" Jamb

Insulation

- Walls: Fiberglass Batten R21 16" 2,160 SF
- Floors: Fiberglass Batten R38 16" 698 SF
- Attic/Ceiling: Fiberglass Batten R49 24" 728 SF

Electrical:

- Receptacle: 16, Interior per code
- GFI Receptacle: 8, Interior 1st Floor
- GFI Receptacle: 1, Exterior Front Elev.
- 50 Amp Receptacle: 1, Interior Inside Doors
- 2) 20 Amp Circuit: 1, 1st Floor
- 2) 20 Amp Circuit: 1, 2nd Floor
- Wall Mount Fixture: 2, Garage Doors Side
- Wall Mount Fixture: 1, Entry Door Side
- Recessed Light: 6, 2nd Floor
- Ceiling Fixture: 2, 2nd Floor
- Ceiling Fixture: 5, 1st Floor
- Switches: 8, Entire Structure
- Meter by other

HVAC

- HVAC Done By Others

Interior

- Baseboard: Colonial Base, 3 1/2", 2nd Floor, 188 LF
- Window Casing: DC98, 2 1/4", All Windows
- Door Casing: DC98, 2 1/4", 1st Floor And 2nd Floor
- Staircase: Stain Grade Pins, 3/6" Per Design Approx 16

Drawing Index	
Page	Description
01	Cover Sheet
02	Site Plan and Schedules
03	Foundation Plan
04	First Floor Plan
05	Second Floor Plan
06	Front Elevation
07	Right Elevation
08	Rear Elevation
09	Left Elevation
10	Electrical Plan
11	Second Floor Framing Plan
12	Roof Framing Plan
13	Section Views

APPLICABLE CODES

CODES DETAILS:

- Plans conform with IRC 2012
- All wood in contact with soil or masonry foundations to be pressure treated-AC treated GYP or equivalent. All fasteners used with ACQ treated lumber will meet the ASTM standard A153 and A653, class 185.
- All framing lumber to be SPF #2 unless indicated otherwise.

Design criteria used are as follow:

- Roof load - 30 lbs/sf
- Roof and floor dead load - 10 lbs/sf
- Seismic design category B
- Termite damage subjectivity - heavy
- Winter design temperatur - 19 degrees F
- Subjectivity to damage from weather - heavy
- Subjectivity to decay - moderate
- Floor live load in non-sleeping areas - 40 lbs/sf
- Floor live load in sleeping areas - 30 lbs/sf
- Wind speed - 90 mph
- Frost line depth - 30"
- Floor hazard - zone C

- Concrete - 3,000 psi compressive strenght at 28 days
- Subfloors - 3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists
- Roof sheathing - 1/2" OSB with spacers
- Roofing - 215 lb per square asphalt shingles over 15 lft.

EGAN- RUTTER RESIDENCE
3435 JENNINGS CHAPLE RD
WOODBINE, MD 21797

PAGE: 1 OF 13

DRAWN BY: Danny Harper

SCALE: 1/4" = 1'

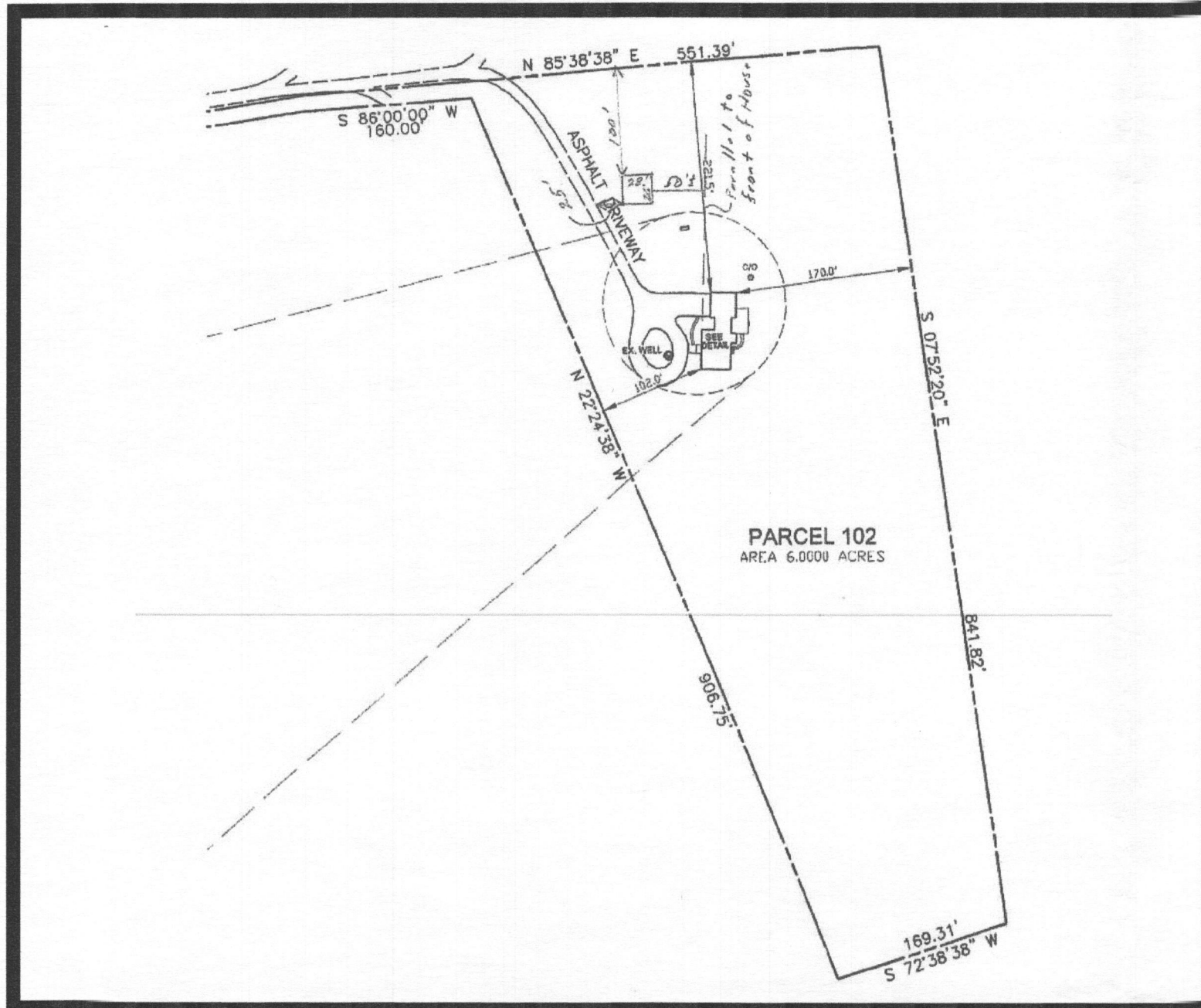
DATE: 5/21/14

CUSTOM CONCEPTS CONSTRUCTION, INC.

CUSTOM CONCEPTS CONSTRUCTION, INC.

19532 Club House Rd.
Gaithersburg, MD 20886

EGAN-RUTTER RESIDENCE
 3435 JENNINGS CHAPLE
 WOODBINE, MD 21797



WINDOW SCHEDULE					
OPENING ID	COUNT	TYPE	LIBRARY NAME	SIZE	R.O. SIZE
1	3	WINDOW	Window\Weatherlok 450 Series	2'-8" x 4'-6"	R.O. 2'-8½" x 4'-6½"

DOOR SCHEDULE						
OPENING ID	COUNT	TYPE	LIBRARY NAME	HINGE DIRECTION	SIZE	R.O. SIZE
A	1	GARAGE	Garage	U	16'-0"	R.O. 16'-3"
B	1	DOOR	Exterior Door\Country	R	3'-0"	R.O. 3'-3"
C	1	DOOR	Out swing\Steel Fire Door	L	2'-8"	R.O. 2'-10"
D	1	DOOR	Exterior Door\French	LR	6'-0"	R.O. 6'-3"
E	1	DOOR	Interior Door\Colonial	L	2'-8"	R.O. 2'-10"
F	1	DOOR	Interior Door\Colonial	R	2'-8"	R.O. 2'-10"
H	1	BIFOLD	Interior Door\Bifold	LR	4'-0"	R.O. 4'-0"

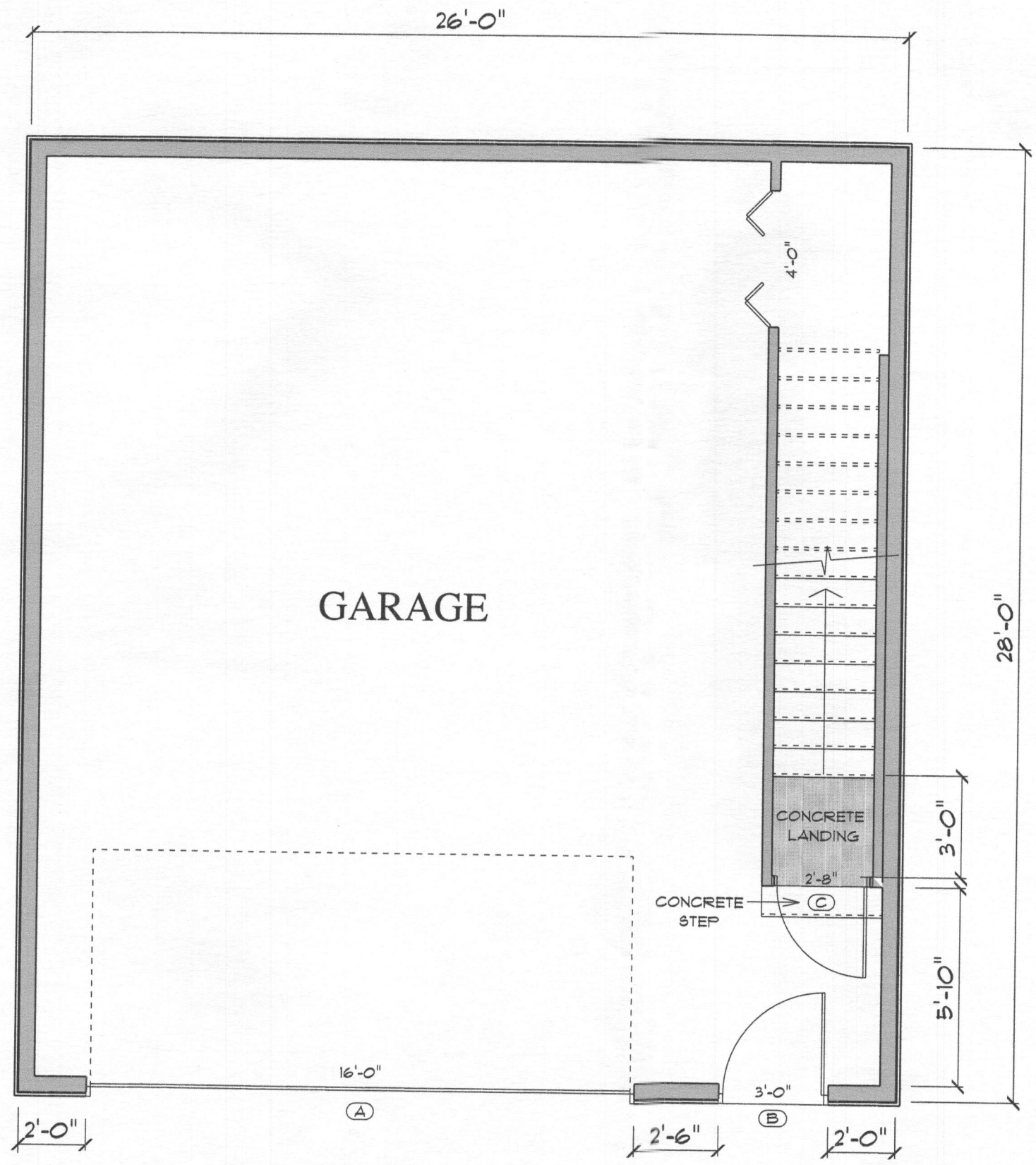
ROOM FINISH SCHEDULE					
ROOM NAME	FLOORING	CEILING FINISH	WALLCOVERING	BASEBOARD	AREA
GARAGE	Concrete	Painted Drywall	Sherwin Williams Paint	NA	592.9 sq ft.
GAME ROOM	Laminate	Painted Drywall	Sherwin Williams Paint	Colonial 3 1/2"	384.7 sq ft.
OFFICE	Laminate	Painted Drywall	Sherwin Williams Paint	Colonial 3 1/2"	182.2 sq ft.
STORAGE	Laminate	Painted Drywall	Sherwin Williams Paint	Colonial 3 1/2"	87.7 sq ft.

EGAN-RUTTER RESIDENCE
 3435 JENNINGS CHAPLE RD
 WOODBINE, MD 21797

DRAWN BY: Danny Harper
 SCALE:
 DATE: 5/21/14
 PAGE: 2 Of 13

CUSTOM CONCEPTS CONSTRUCTION, INC.

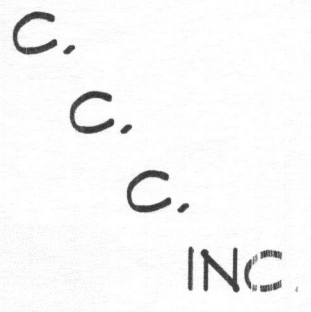
19532 Club House Rd.
 Gaithersburg, MD 20886



FIRST FLOOR PLAN

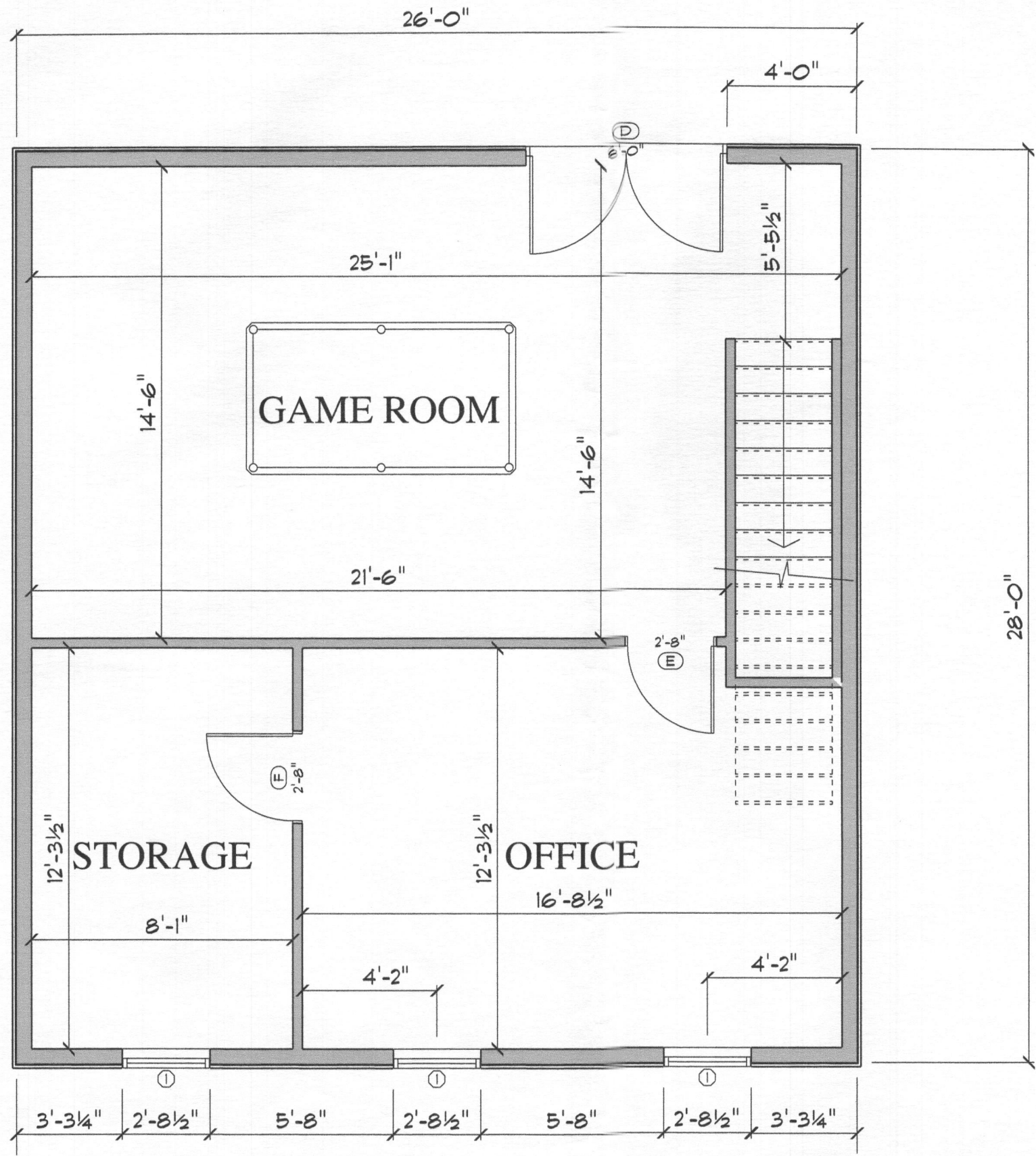
CUSTOM CONCEPTS CONSTRUCTION, INC.

19532 Club House Rd.
Gaithersburg, MD 20886



EGAN- RUTTER RESIDENCE
3435 JENNINGS CHAPLE RD
WOODBINE, MD 21797

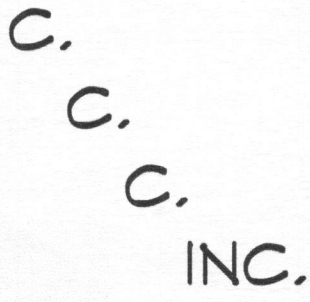
DRAWN BY: Danny Harper	PAGE: 4
SCALE: 1/4" = 1'	Of 13
DATE: 5/21/14	



SECOND FLOOR PLAN

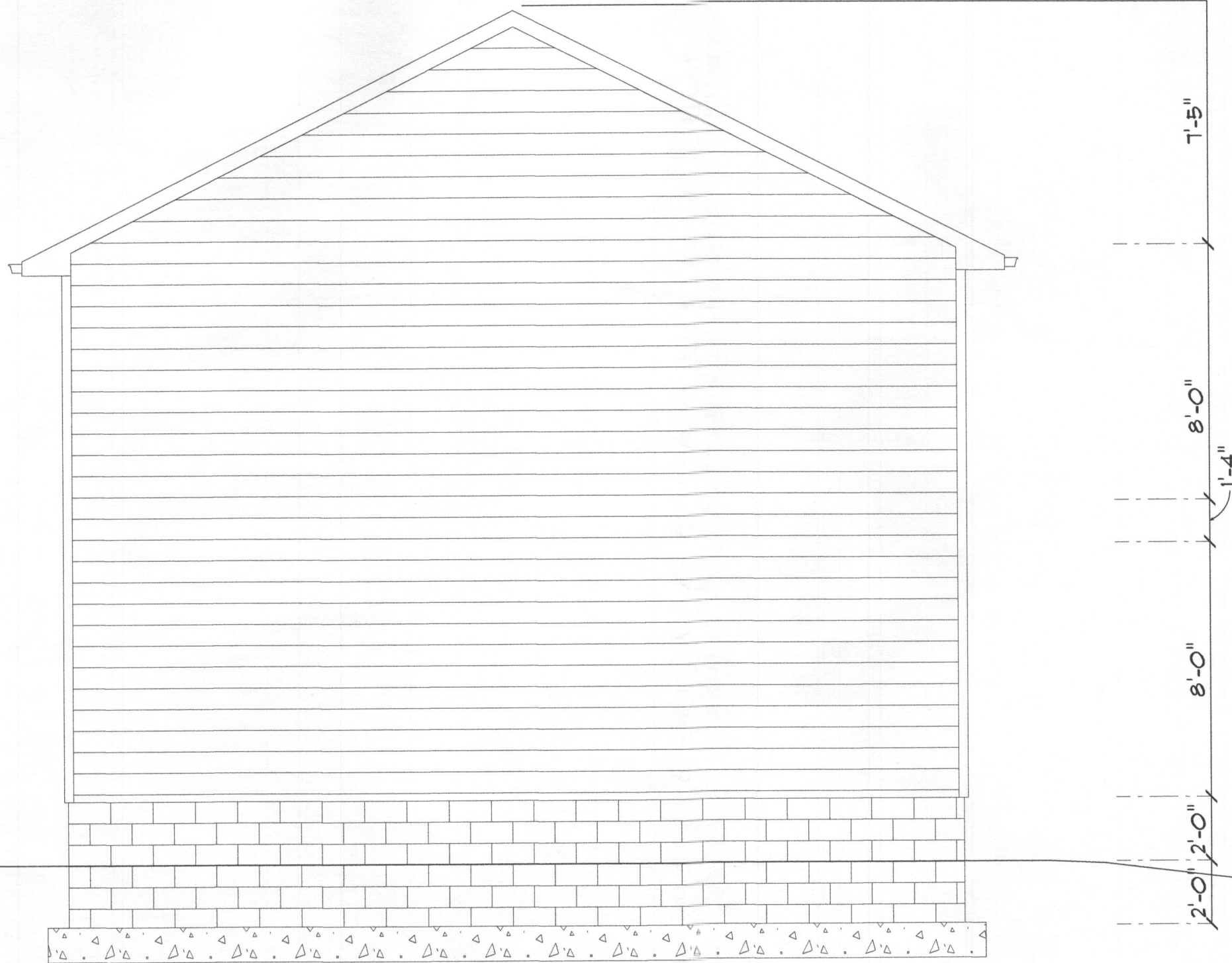
CUSTOM **C**ONCEPTS CONSTRUCTION, INC.

19532 Club House Rd.
Gaithersburg, MD 20886



EGAN- RUTTER RESIDENCE
3435 JENNINGS CHAPLE RD
WOODBINE, MD 21797

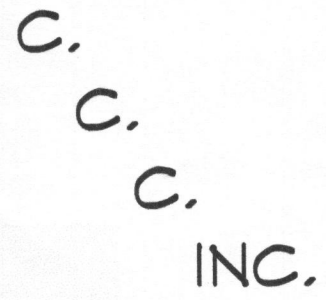
DRAWN BY: Danny Harper	PAGE: 5 of 13
SCALE: 1/4" = 1'	
DATE: 5/21/14	



RIGHT ELEVATION

CUSTOM CONCEPTS CONSTRUCTION, INC.

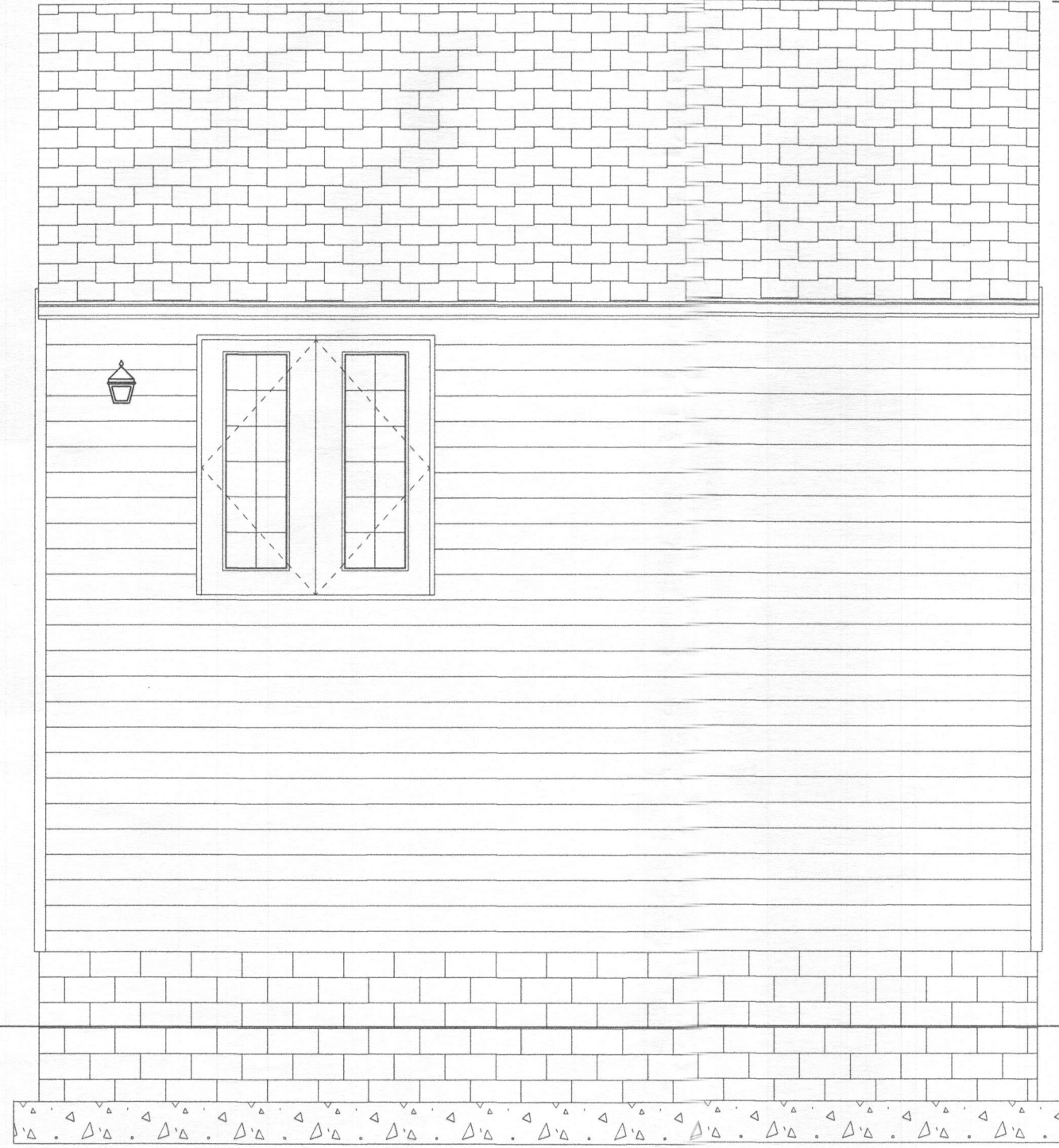
19532 Club House Rd.
Gaithersburg, MD 20886



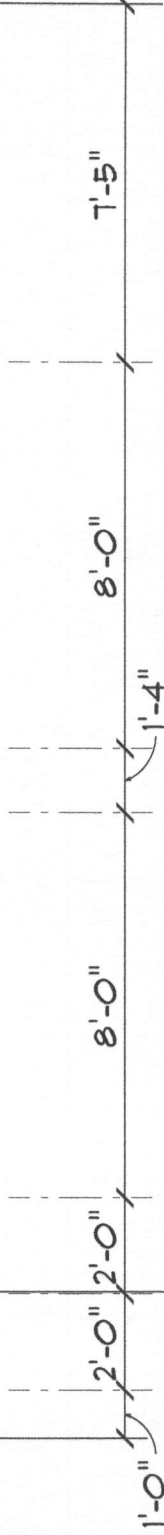
EGAN- RUTTER RESIDENCE
3435 JENNINGS CHAPLE RD
WOODBINE, MD 21797

DRAWN BY: Danny Harper	PAGE: 7 of 13
SCALE: 1/4" = 1'	
DATE: 5/21/14	

FINISHED GRADE

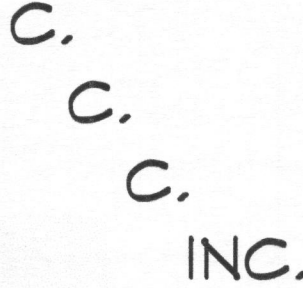


REAR ELEVATION



CUSTOM CONCEPTS CONSTRUCTION, INC.

19532 Club House Rd.
Gaithersburg, MD 20886



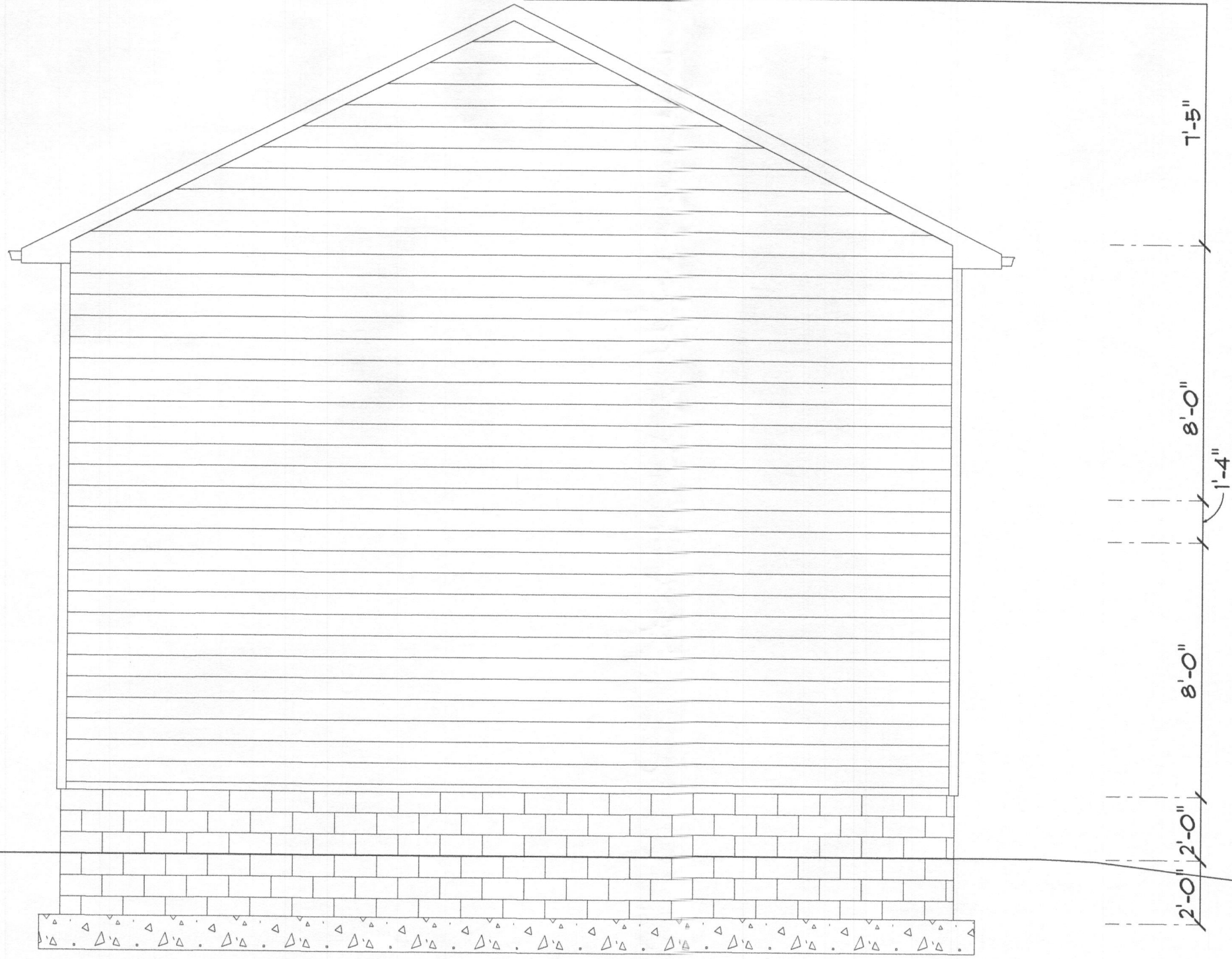
EGAN- RUTTER RESIDENCE
3435 JENNINGS CHAPLE RD
WOODBINE, MD 21197

DRAWN BY: Danny Harper

PAGE: 8 Of 13

SCALE: 1/4" = 1'

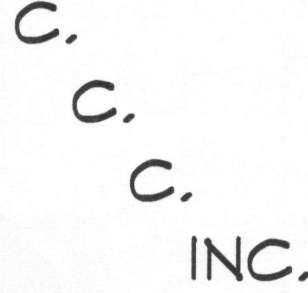
DATE: 5/21/14



LEFT ELEVATION

CUSTOM CONCEPTS CONSTRUCTION, INC.

19532 Club House Rd.
Gaithersburg, MD 20886



EGAN- RUTTER RESIDENCE
3435 JENNINGS CHAPLE RD
WOODBINE, MD 21797

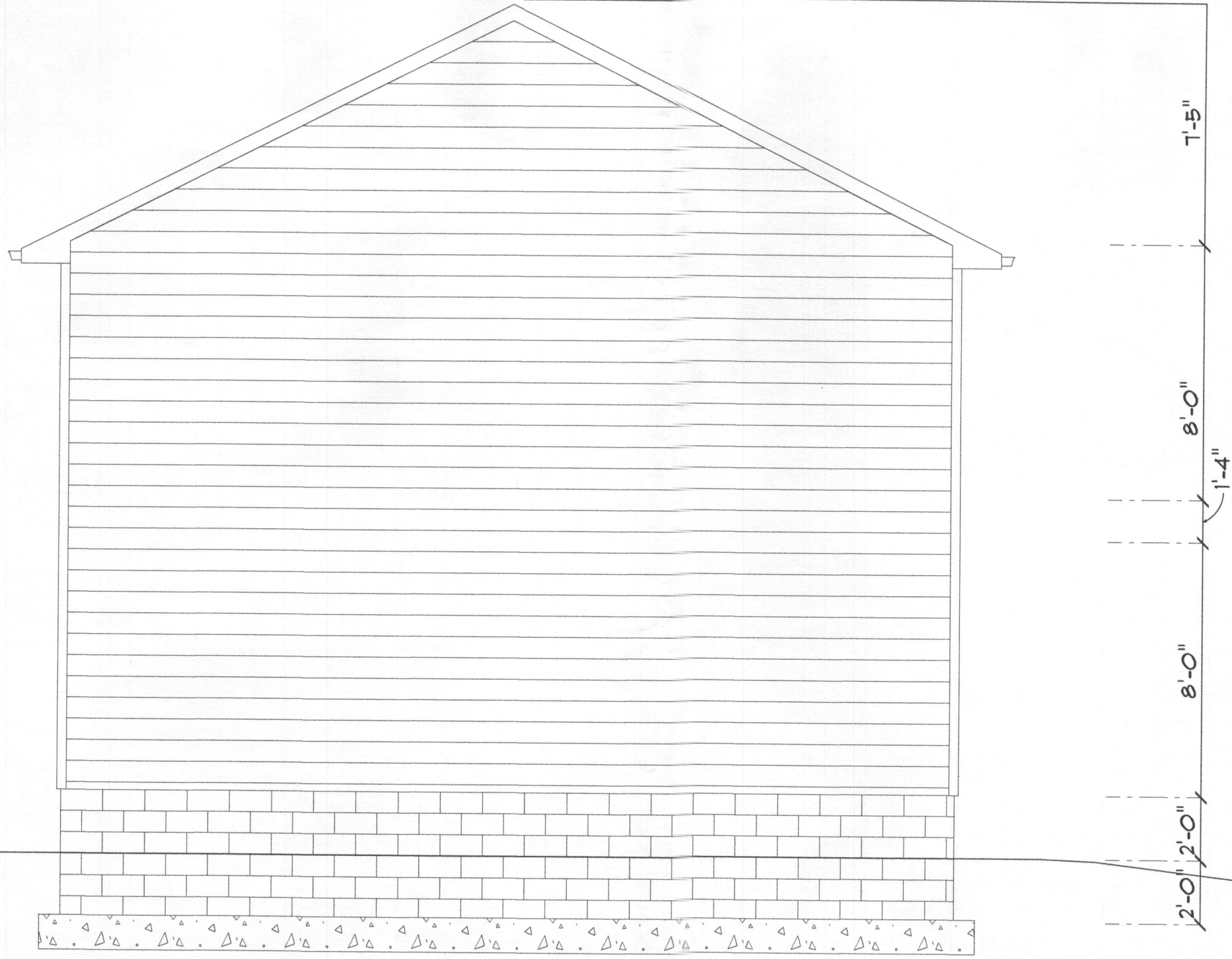
DRAWN BY: Danny Harper

SCALE: 1/4" = 1'

DATE: 5/21/14

PAGE:

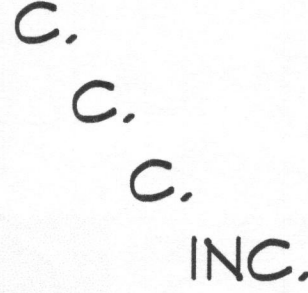
9 of 10



LEFT ELEVATION

CUSTOM CONCEPTS CONSTRUCTION, INC.

19532 Club House Rd.
Gaithersburg, MD 20886



EGAN- RUTTER RESIDENCE
3435 JENNINGS CHAPLE RD
WOODBINE, MD 21797

DRAWN BY: Danny Harper

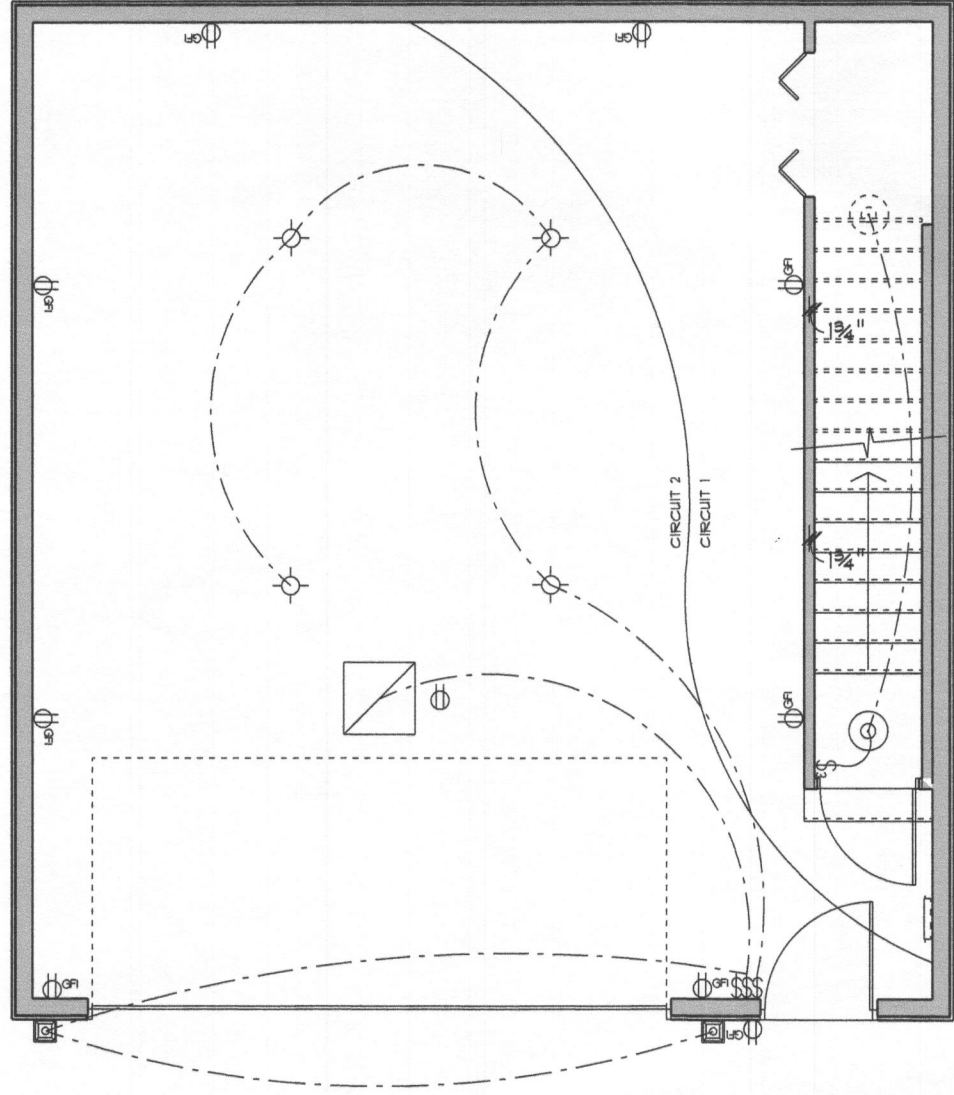
SCALE: 1/4" = 1'

DATE: 5/21/14

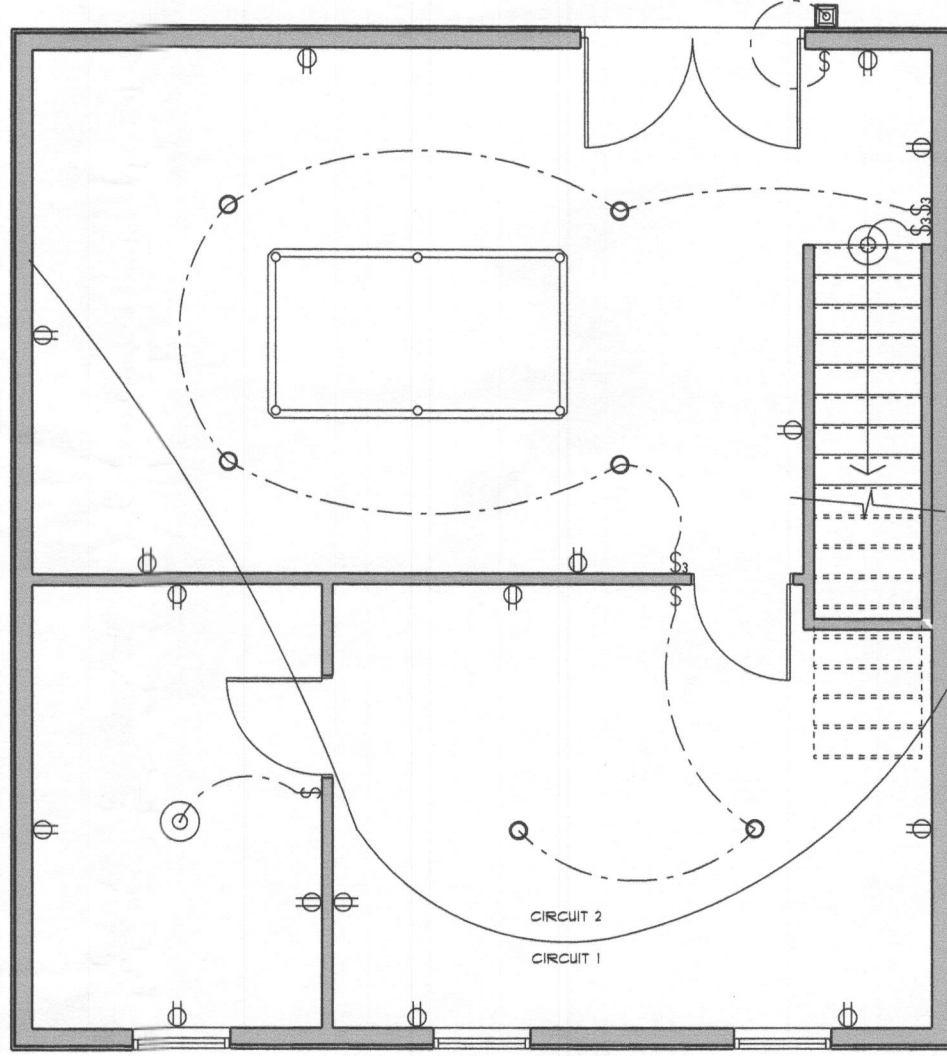
PAGE:

9 of 10

FIRST FLOOR ELECTRICAL PLAN



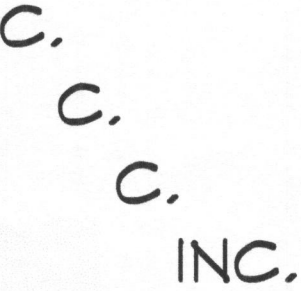
SECOND FLOOR ELECTRICAL PLAN



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	6	○
ceiling dish round	4	⊙
fluorescent light 2 x 2	1	◻
exterior light 08	3	⊠
electrical panel	1	⊞
light	4	⊙
outlet	17	⊕
outlet gfi	9	⊕ _{GFI}
switch	6	\$
switch 3 way	4	\$ ₃

CUSTOM CONCEPTS CONSTRUCTION, INC.

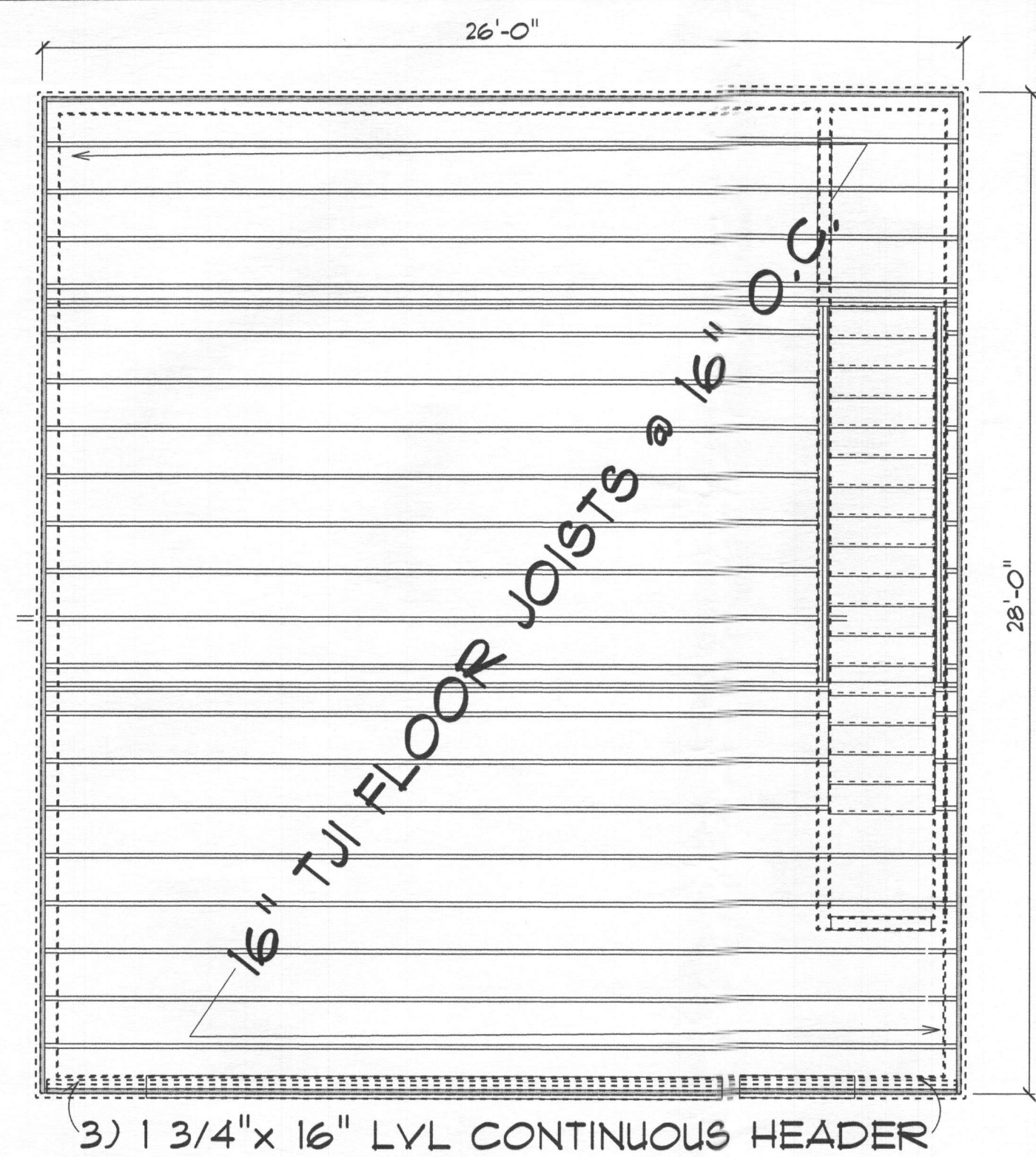
19532 Club House Rd.
Gaithersburg, MD 20886



EGAN- RUTTER RESIDENCE
3435 JENNINGS CHAPLE RD
WOODBINE, MD 21797

DRAWN BY: Danny Harper
SCALE: 3/16" = 1'
DATE: 5/21/14

PAGE: 10 Of 13



SECOND FLOOR FRAMING PLAN

CUSTOM CONCEPTS CONSTRUCTION, INC.

19532 Club House Rd.
Gaithersburg, MD 20886

North Arrow

EGAN- RUTTER RESIDENCE
3435 JENNINGS CHAPLE RD
WOODBINE, MD 21797

DRAWN BY: Danny Harper

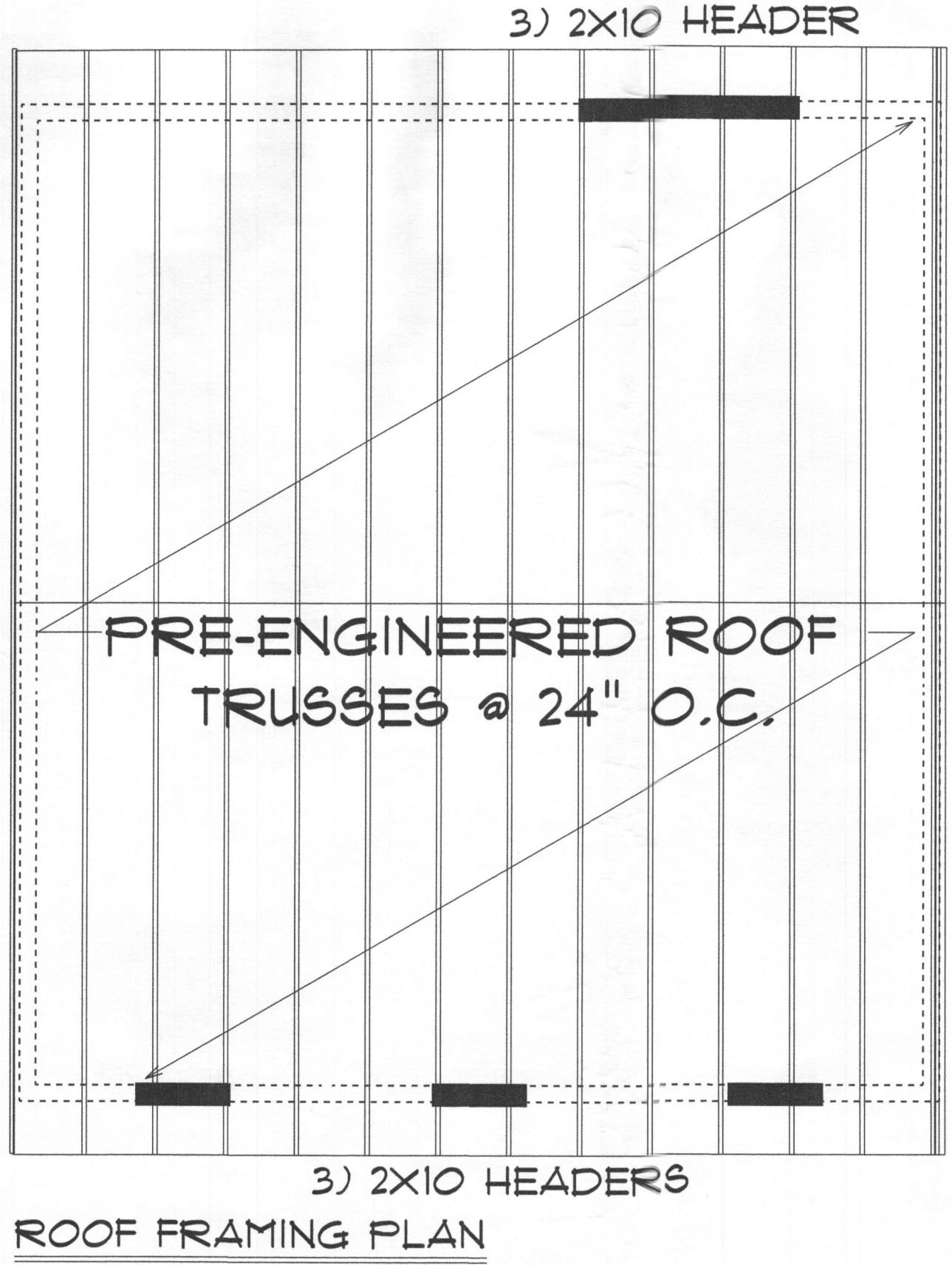
PAGE:

SCALE: 1/4" = 1'

11

Of 13

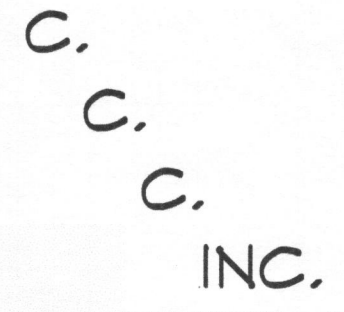
DATE: 5/21/14



ROOF FRAMING PLAN

CUSTOM CONCEPTS CONSTRUCTION, INC.

19532 Club House Rd.
Gaithersburg, MD 20886



EGAN- RUTTER RESIDENCE
3435 JENNINGS CHAPLE RD
WOODBINE, MD 21797

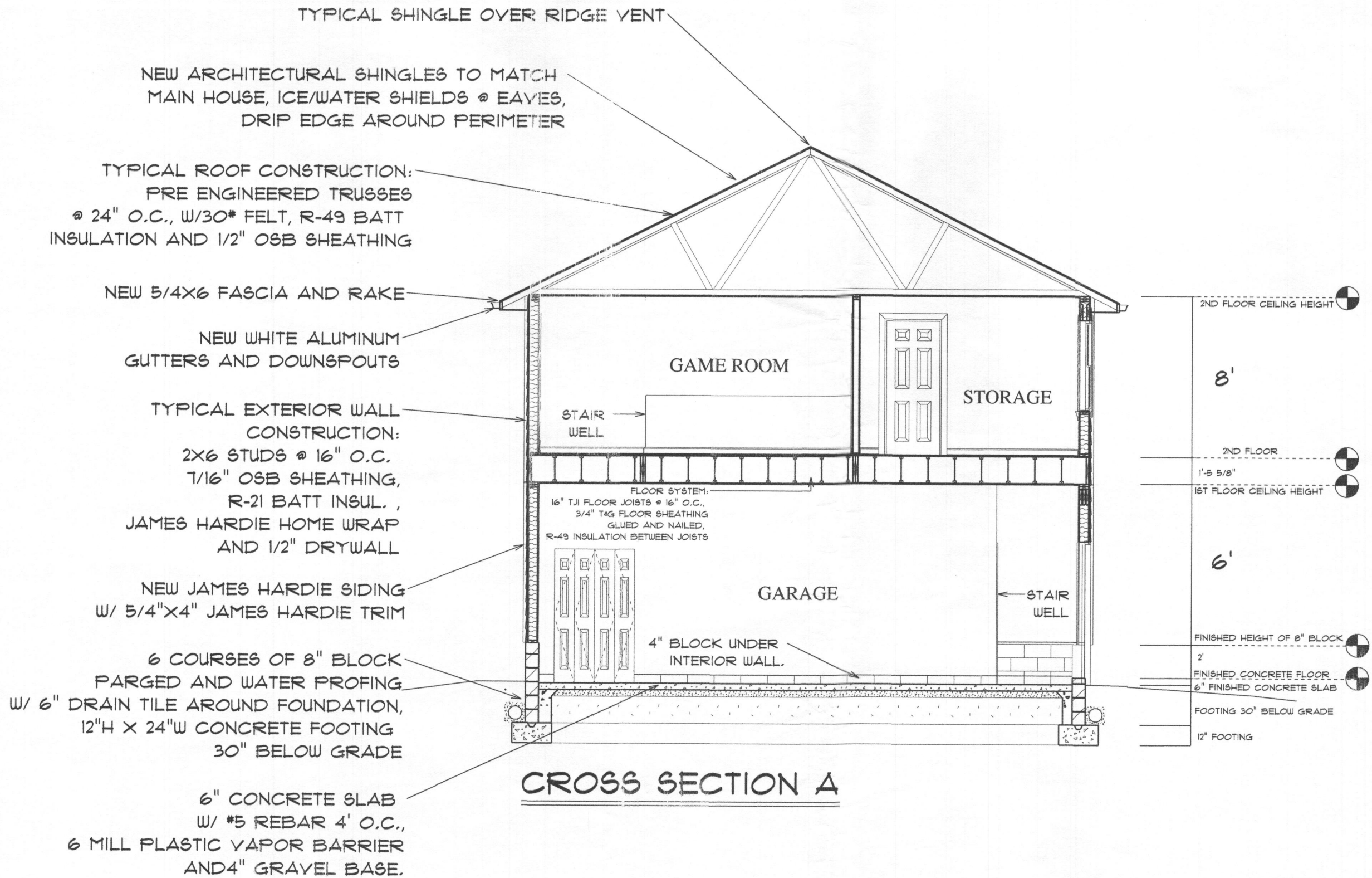
DRAWN BY: Danny Harper

SCALE: 1/4" = 1'

DATE: 5/21/14

PAGE:

12 of 13



CROSS SECTION A

EGAN- RUTTER RESIDENCE
3435 JENNINGS CHAPLE RD
WOODBINE, MD 21797

DRAWN BY: Danny Harper
SCALE: 3/16" = 1'
DATE: 5/21/14

CUSTOM CONCEPTS CONSTRUCTION, INC.

19532 Club House Rd.
Gaithersburg, MD 20886