

Doc 4/25
 Approved
 4/24/2025
 R/L

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B24000195	01/22/2024
Description of Work		
SFD/ CONSTRUCT 2ND FLOOR GARAGE ADDITION TO INCLUDE: NEW MASTER SUITE, REPURPOSE EXISTING BEDROOM 3 AS MASTER CLOSET /, 1 STORY, Existing, 1R, 2FB, 0HB, 0FP, OTHER STRUCTURE = N/A, 1BR, PORCH/DECK = N/A, ENERGY METHOD = N/A, /4.11.24 AMENDMENT REQUEST TO ADD HEALTH REVIEW*		

[check spelling](#)

Address * (This section is required.)

Online BP, just
 had septic upgraded.
 g& 4/11/24

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
3921	WALT ANN	DR
Unit Type	Unit #	X Coordinate
-Select-		-76.96851
		Y Coordinate
		39.26115
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
893279	154	5	275000	617500	342500	RURAL
Legal Description						
IMPS5 ACRES[]3921 WALT ANN DR[]SHEPARDS GLEN						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
		603000	5				
Plan Area	State Tax Id	Subdivision Name					
	1403290409						
Section	Area	Tax Map					
		22					
Grid	Zoning District	ADC Map					
22-15	RR-DEO	4813-E9					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary				
			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	1968	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	3-08A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *

CHAPIN ANDREW J

Address Line 1

3921 WALT ANN DR

Address Line 2

Address Line 3

Mail City

ELLCOTT CITY

Phone

202-352-5289

E-mail

Cell Number

Mail State

MD

Mail Zip Code

21042

Primary

Yes

Fax Number

Professionals (This section is not required.)

License #
 08050129673
License Type
 MHIC Co
Primary
 Yes

Business Name
 CORNERSTONE REMODELING LLC
First Name Middle Name Last Name
 WILLIAM BALLANTINE
Address Line 1
 3273 PINE ORCHARD LANE
Address Line 2
 3273 PINE ORCHARD LANE
City State ZIP Code
 ELLICOTT CITY MD 21042-0000
Phone 1 Phone 2 Fax
 4103367011
E-mail
 AJ@CORNERSTONE.HOUSE

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type
 Applicant
Relationship
 Applicant
Primary
 No

First Name MI Last Name
 WILLIAM BALLANTINE
Full Name
 WILLIAM BALLANTINE
Organization Name
 CORNERSTONE REMODELING LLC
Street Address
 3273 PINE ORCHARD LANE
Address Line 2
 3273 PINE ORCHARD LANE
City State Zip Code
 ELLICOTT CITY MD 21042-0000
Phone Cell Fax
 4103367011
E-mail
 sales@CORNERSTONE.HOUSE

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type
 Contact
Relationship
 Licensed Professional
Primary
 Yes

First Name MI Last Name
 WILLIAM BALLANTINE
Full Name
 WILLIAM BALLANTINE
Organization Name
 CORNERSTONE REMODELING LLC
Street Address
 3273 PINE ORCHARD LANE
Address Line 2
 3273 PINE ORCHARD LANE
City State Zip Code
 ELLICOTT CITY MD 21042 000
Phone Cell Fax
 4103367011
E-mail
 Sales@CORNERSTONE.HOUSE

Addtl Info

Est Construction Cost 275000
Housing Units 0
Number of Buildings 0
Public Owned No

Construction Type
 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee <input type="radio"/> Yes <input checked="" type="radio"/> No	Capital Project Number	Fee Exempt <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit #			
No of Stories 1	Foundation Existing	Basement N/A	No of Rooms 1	Full Baths 2	Half Baths 0	Existing Use Existing Structure	
<p>Model</p> <hr/> <p style="text-align: right;">Condominium <input type="radio"/> Yes <input checked="" type="radio"/> No</p>							

[check spelling](#)

Other Structure N/A	Bedrooms 1	Porch Deck N/A	No of Fireplaces 0	Type of Fireplace --Select--	Energy Code N/A
W & S Fees Paid <input type="radio"/> Yes <input type="radio"/> No	Water Private	Sewage Private	Utilities Electric	Heating System Electric	Sprinkler System None
1st Floor Width FT	1st Floor Depth FT	2nd Floor Width FT	2nd Floor Depth FT	Basement Width FT	Basement Depth FT
Total Square Footage 676	Occupiable Square Footage 676	Affordable Housing Funding N/A	Foundation Measurement existing	MIHU Outside Downtown Columbia <input type="radio"/> Yes <input checked="" type="radio"/> No	MIHU Provided Units 0
Walls 2x6 16oc	Roof gable/asp	Change In Use <input type="radio"/> Yes <input checked="" type="radio"/> No	Grading Permit No	Senior Housing <input type="radio"/> Yes <input checked="" type="radio"/> No	MIHU Required Units 0
Additional Description Info /*4.11.24 AMENDMENT REQUEST TO ADD HEALTH REVIEW*				Expiration Date 10/8/2024	Affordable Downtown Columbia <input type="radio"/> Yes <input checked="" type="radio"/> No
				MIHU Required Units 0	Plan Submittal Electronically by Invitation from ProjectDox

[check spelling](#)

GREEN INFORMATION

Goal Level --Select--	Actual Level --Select--	Leed Registration Number	Date of Leed Certification
---------------------------------	-----------------------------------	---------------------------------	-----------------------------------

STORM WATER MANAGEMENT

Green Roofs A1 <input type="radio"/> Yes <input type="radio"/> No	Permeable Pavements A2 <input type="radio"/> Yes <input type="radio"/> No	Reinforced Turf A3 <input type="radio"/> Yes <input type="radio"/> No	Disconnection of Rooftop Runoff N1	Disconnection of Non Rooftop Runoff N2 <input type="radio"/> Yes <input type="radio"/> No
Sheetflow to Conservation Areas N3 <input type="radio"/> Yes <input type="radio"/> No	Rainwater Harvesting M1	Submerged Gravel Wetlands M2	Landscape Infiltration M3	Infiltration Berms M4
Dry Wells M5	Micro Bioretention M6	Rain Gardens M7	Swales M8	Enhanced Filters M9

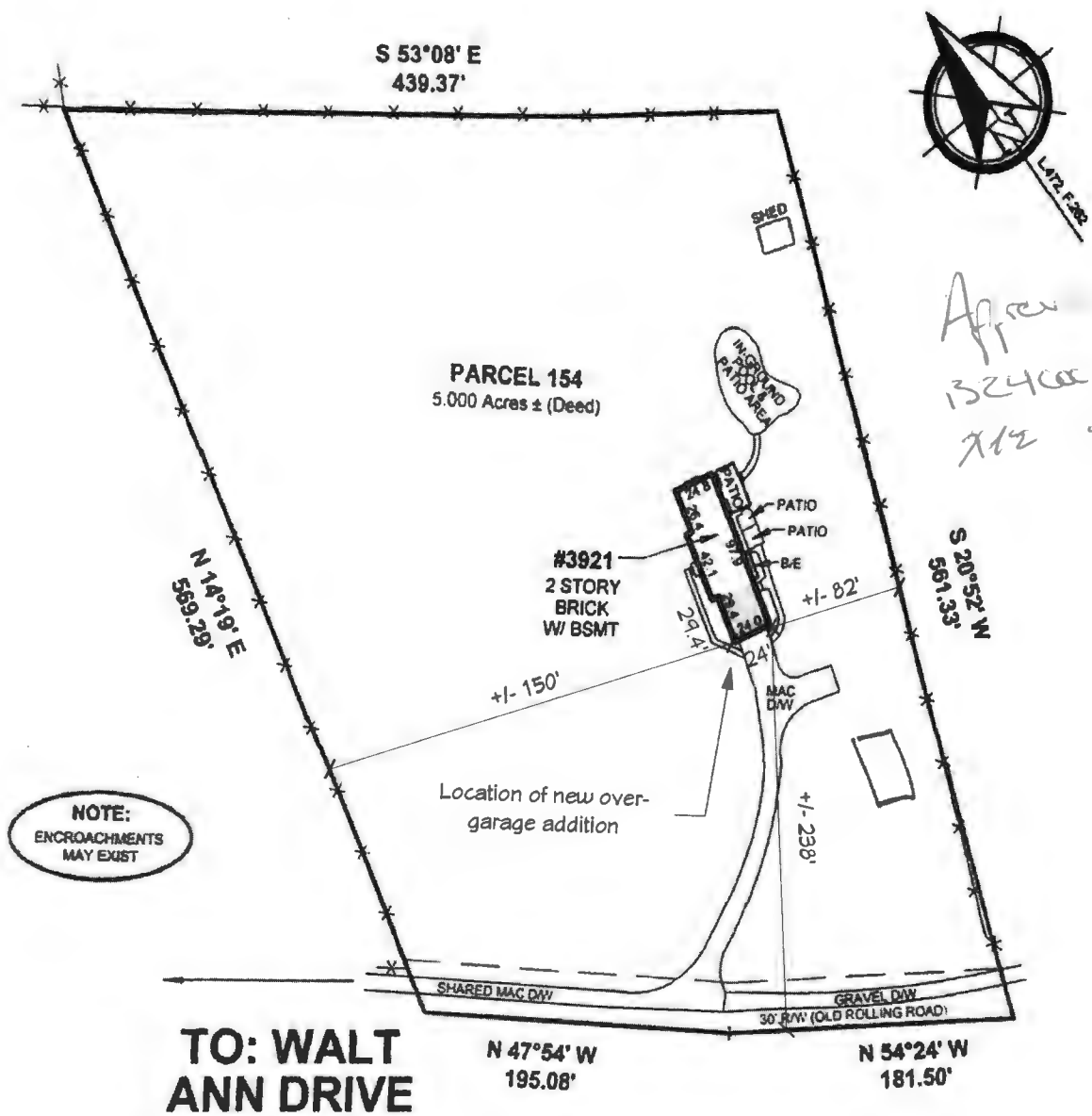
PSWM Certification Received in CID on

Related Records

Showing 1-4 of 4

Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
B24000195	Residential Addition Single Family Dwelling Permit	Review In Process	3921	WALT ANN	01/22/2024	SFD/ CONSTRUCT 2ND FLOOR GARAGE ADDITION TO
E24001357	Residential Electrical Addition Alteration Permit	Issued	3921	WALT ANN	03/14/2024	1 story addition over garage:6 sconce lights,3 fan/light bath
M24000310	Residential HVAC Addition Alteration Permit	Issued	3921	WALT ANN	03/17/2024	Installing 18k btu mitsubishi low static ducted heat pump to
P24001015	Residential Plumbing Addition Alteration Permit	Issued	3921	WALT ANN	03/14/2024	SFD/Run pvc waste and vent from an existing 3" stack to a

Submit Cancel



LOCATION DRAWING OF:
#3921 WALT ANN DRIVE
PARCEL 154
 N/F PROPERTY OF
ROBERT E. & RACHELLE E. LUDICKE
 LIBER: 472 FOLIO: 262
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' DATE: 09-22-2015
 DRAWN BY: CP / JCW FILE #: 156037-334

LEGEND:
 —X— FENCE
 BE BAYMENT ENTRANCE
 BW BAY WINDOW
 BR BRICK
 SRL BLDG. RESTRICTION LINE
 SBMT BASEMENT
 CS CONCRETE STOOP
 CONC CONCRETE
 DW DRIVEWAY
 FR FRAME
 MAC MACADAM
 OH OVERHANG
 PUE PUBLIC UTILITY SBMT.

COLOR KEY:
 (RED) RECORD INFORMATION
 (BLUE) IMPROVEMENTS
 (GREEN) EGRESS & RESTRICTION LINES

A Land Surveying Company

DULEY
 and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111 Fax: 301-888-1114
 Email: orders@duley.biz On the web: www.duley.biz



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 06.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

DULEY & ASSOC.
 WILL GIVE YOU A 100%
 FULL CREDIT TOWARDS
 UPGRADING THIS
 SURVEY TO A

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 PANEL 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
- B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
- C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE SPF #2.
- D. ALL STUDS TO BE SPF #2 OR BETTER.
- E. 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.
 - JOISTS SHALL BE MANUFACTURED BY TRUSS JOIST OR ENGINEER 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

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

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

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

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.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16".

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

FRAMING NOTES:

PROVIDE DOUBLE JSTS. 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.

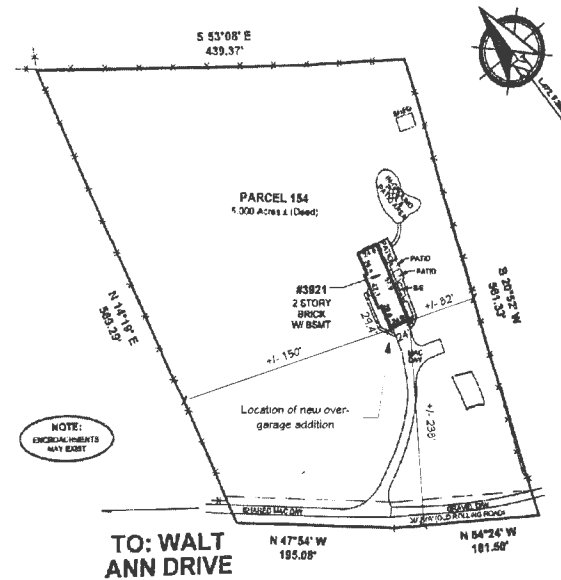
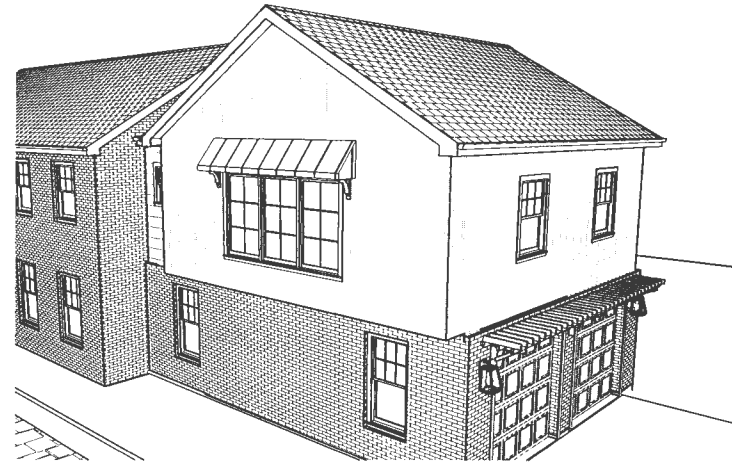
PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

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.

SCOPE OF WORK:

SFD/ ADDITION OVER GARAGE: 2ND FLOOR GARAGE ADDITION TO INCLUDE: NEW MASTER SUITE (BATHROOM, CLOSETS, BEDROOM, NEW GUEST BATH ACCESSED THROUGH BEDROOM 4) CONENCTED TO EXISTING 2ND FLOOR HALLWAY. REPURPOSE EXISTING BEDROOM 3 AS MASTER CLOSET. ACCESS TO NEW ADDITION THROUGH EXISTING EXTERIOR WALL. HEADER OVER NEW OPENING. NEW ADDITION SUPPORTED ON GARAGE FOUNDATION WALLS. TOTAL AFFECTED AREA APPROXIMATELY 700 SQ.FT.



LOCATION DRAWING OF:
#3821 WALT ANN DRIVE
PARCEL 154
N/F PROPERTY OF
ROBERT E. & RACHELLE E. LUDICKE
UBER: 472 FOLIO: 262
HOWARD COUNTY, MARYLAND
SCALE: 1"=150' DATE: 09-22-2015
DRAWN BY: CP/JCW FILE #: 180237-334

LEGEND:
- - - - - FENCE
--- - - - - EXISTING FOUNDATION
--- - - - - NEW FOUNDATION
--- - - - - EXISTING DRIVEWAY
--- - - - - NEW DRIVEWAY
--- - - - - EXISTING WALKWAY
--- - - - - NEW WALKWAY
--- - - - - EXISTING CONC. SLAB
--- - - - - NEW CONC. SLAB
--- - - - - EXISTING CURB
--- - - - - NEW CURB
--- - - - - EXISTING SIDEWALK
--- - - - - NEW SIDEWALK
--- - - - - EXISTING UTILITY
--- - - - - NEW UTILITY
--- - - - - EXISTING EGRESS
--- - - - - NEW EGRESS
--- - - - - EXISTING LIGHTING
--- - - - - NEW LIGHTING
--- - - - - EXISTING SIGNAGE
--- - - - - NEW SIGNAGE
--- - - - - EXISTING LANDSCAPE
--- - - - - NEW LANDSCAPE

A Land Surveying Company
DULEY
and
Associates, Inc.
Serving D.C. and MD.
14804 Elm Street, Upper Marlboro, MD 20772
Phone: 301-886-1111 Fax: 301-886-1114
Email: ord@duleyinc.com On the web: www.duleyinc.com

SURVEYOR'S CERTIFICATE
I, SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR OF THE STATE OF MARYLAND AND THAT I HAVE EXAMINED THE RECORDS AND FIELD NOTES OF THIS SURVEY AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE ALSO EXAMINED THE RECORDS AND FIELD NOTES OF THIS SURVEY AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE ALSO EXAMINED THE RECORDS AND FIELD NOTES OF THIS SURVEY AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DULEY & ASSOC.
WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A

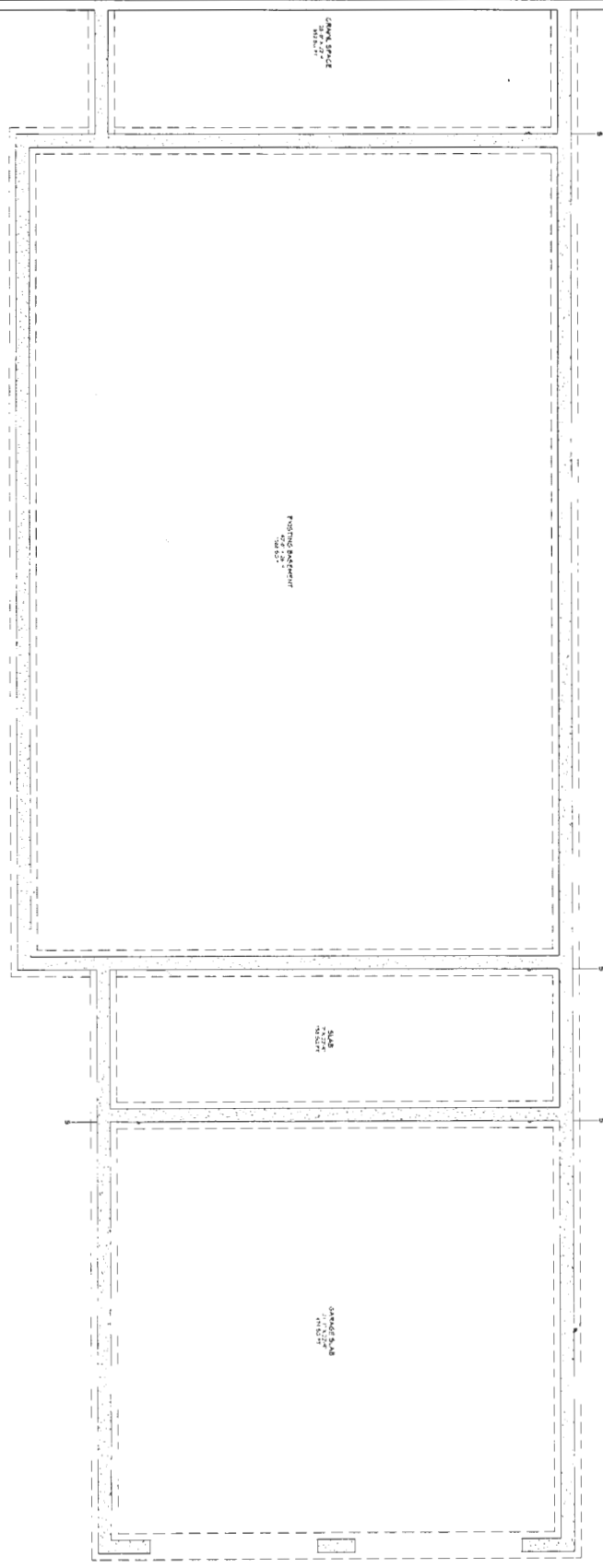


Cornerstone Remodeling LLC
3273 Pine Orchard Ln, Suite A,
Ellicott City, MD 21042
MHIC: #124673
O: 410-336-7011

HOMEOWNER:
Felds Addition
ADDRESS:
3421 Walt Ann Drive
Ellicott City, MD 21042

NOTES:

DRAWN BY:	KM
REVISED:	1/18/24
SCALE:	1" = 100'
PAGE:	1
COVER SHEET	C-1



ELEVATION 3


PROPOSED FOOTING
 10' x 12'

EXISTING AREA


ELEVATION 1


ELEVATION 2


Existing Footing and Wall Footings to be removed

HOMEOWNER:

Paide Addition

ADDRESS:

3921 Walt Ann Drive
 Ellicott City, MD 21042

Cornerstone Remodeling LLC
 3273 Pine Orchard Ln, Suite A
 Ellicott City, MD 21042
 MHIC: M129679
 O: 410-366-7011



NOTES:



--- Unaffected

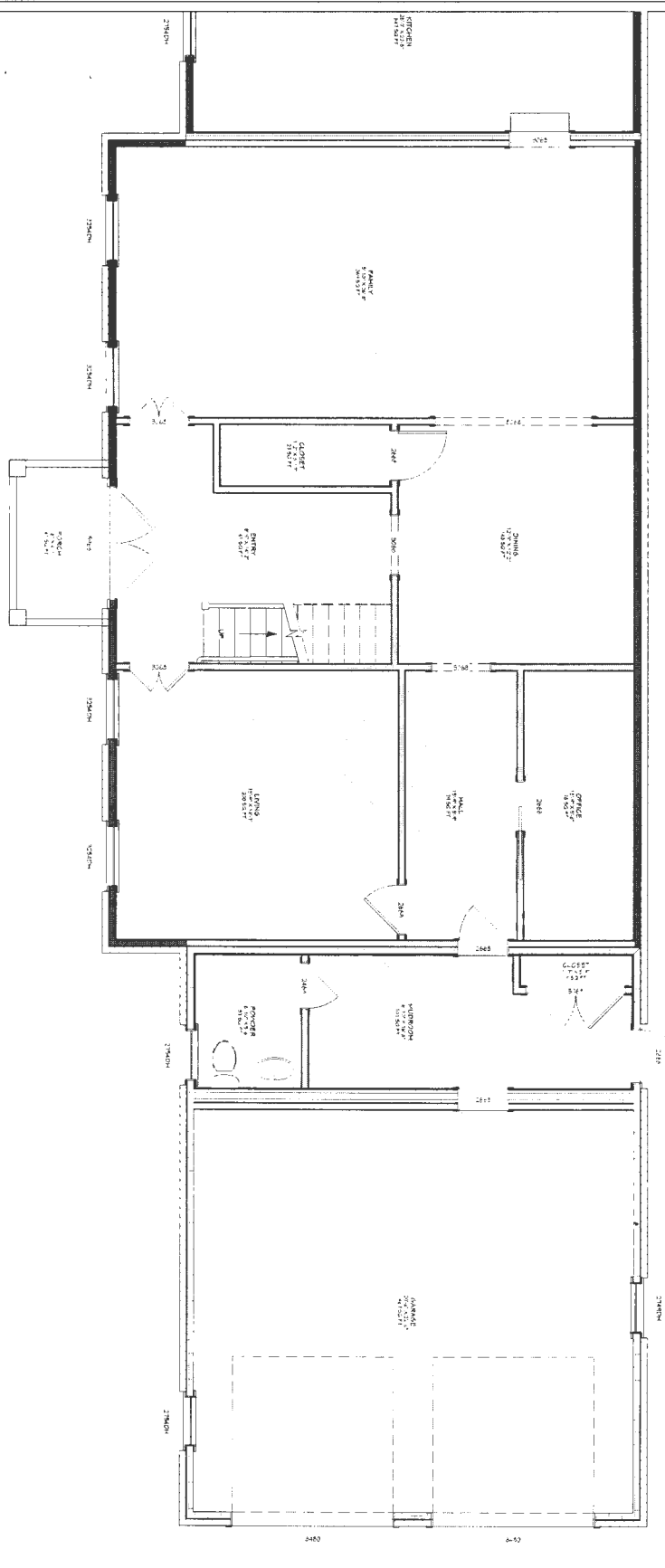
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REVISED: 1/18/24

SCALE: 1/4" = 1'

PAGE: 2

FOUNDATION
 EXISTING
 PLANS
D-1



Existing structure removed, shown as double lines of existing concrete foundation



ELEVATION 2

15'00" AREA
15'00" AREA



ELEVATION 1



ELEVATION 3

NOTES:

--- Unaffected

DRAWN BY: **KM**

REVISED: **1/18/24**

SCALE: **1/4" = 1'**

PAGE: **3**

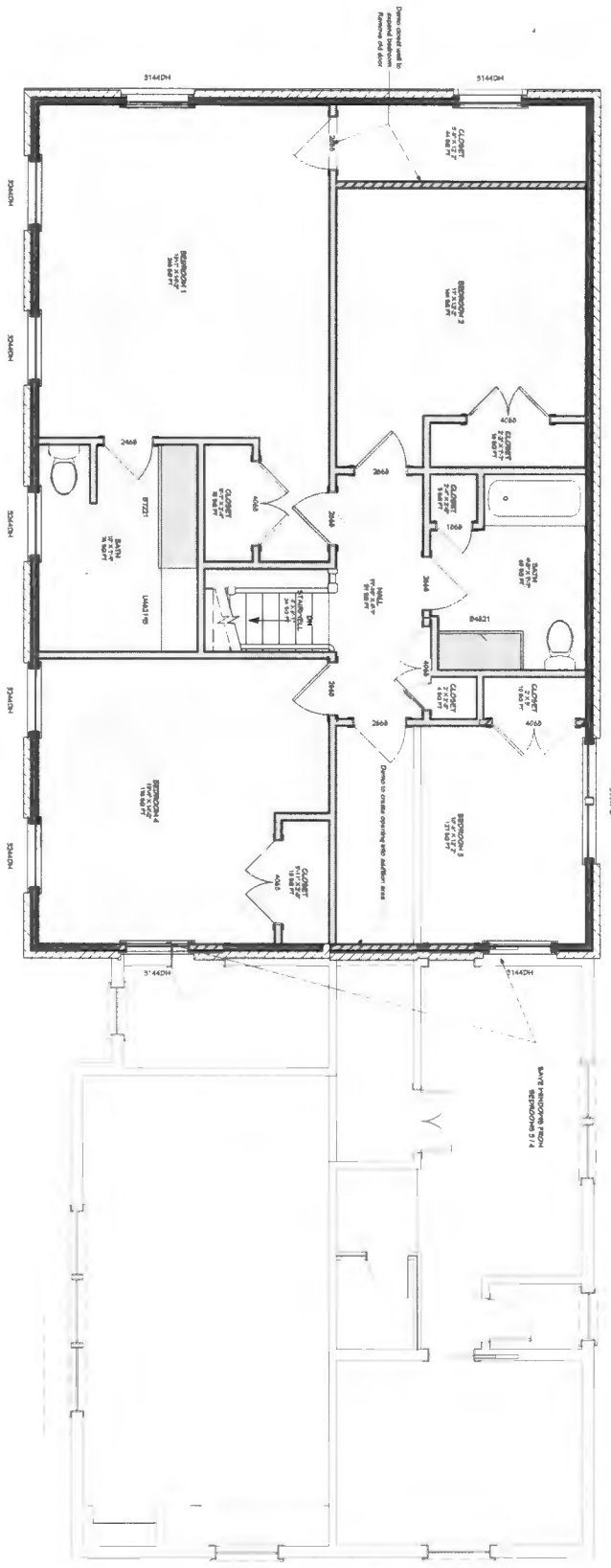
1ST FLOOR
EXISTING
PLANS
D-2

HOMEOWNER:
Paide Addition

ADDRESS:
3921 Walt Ann Drive
Ellicott City, MD 21042

Cornerstone Remodeling LLC
3773 Pine Orchard Ln, Suite A
Ellicott City, MD 21042
PH: 410-336-7011
O: 410-336-7011





UNFINISHED
FINISHED



NOTES:

	UNFINISHED
	FINISHED
	--- Unfinished

DRAWN BY: **EM**

REVISED: **1/18/24**

SCALE: **1/4" = 1'**

PAGE: **4**

2ND FLOOR
EXISTING
PLANS
D-3

HOMEOWNER:
Palde Addition

ADDRESS:
3921 Walt Ann Drive
Ellicott City, MD 21042

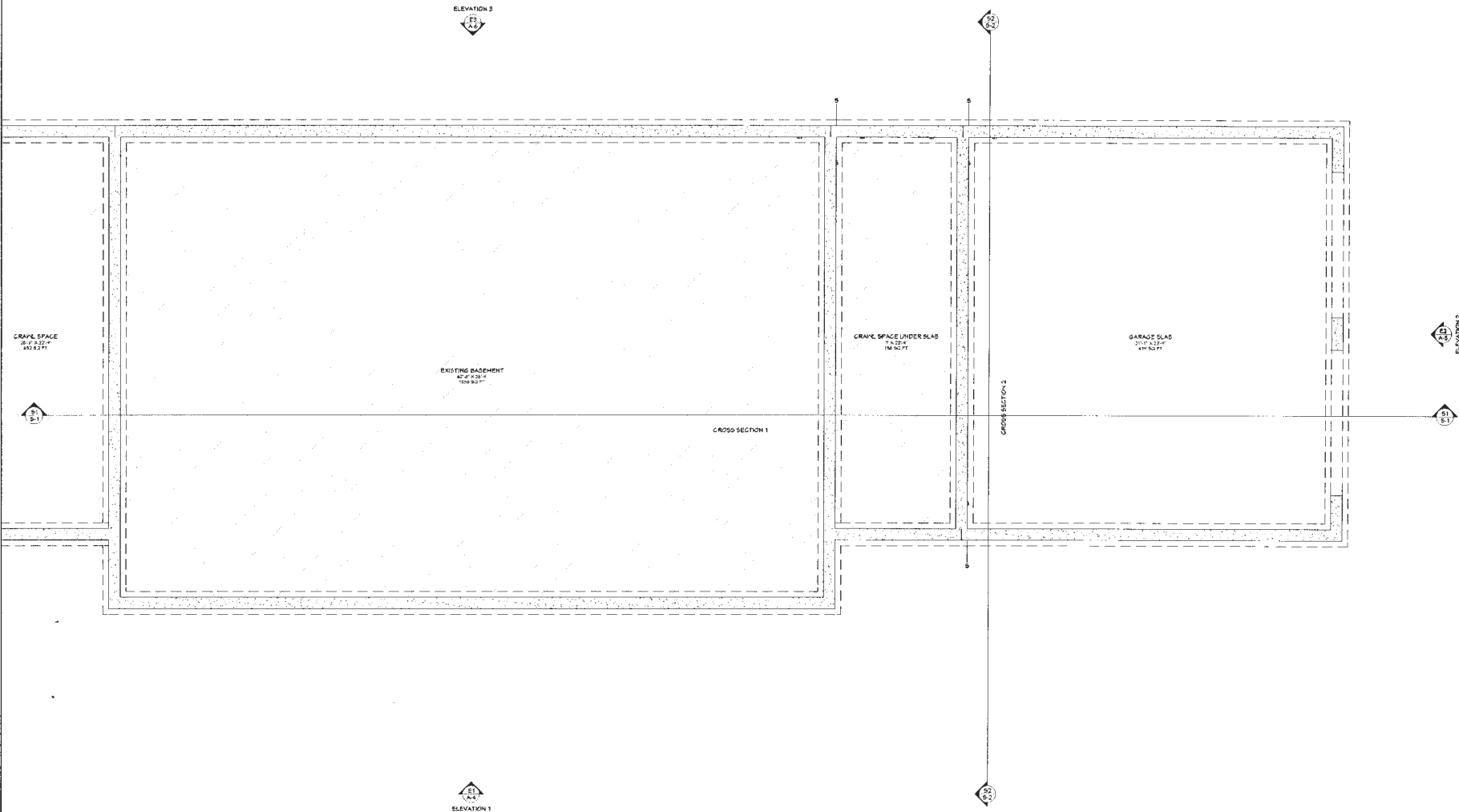
Cornerstone Remodeling LLC
3273 Pine Orchard Ln, Suite A
Ellicott City, MD 21042
MHIC: 8129679
O: 410-336-7011





Cornerstone Remodeling LLC
 3273 Pine Orchard Ln, Suite A,
 Ellicott City, MD 21042
 MHC: #124673
 O: 410-336-7011

HOMEOWNER:
 Paide Addition
ADDRESS:
 9431 Malt Ann Drive
 Ellicott City, MD 21042



NO.	SYMBOL	DESCRIPTION
1	[Symbol]	8" CONCRETE FOUNDATION WALL
2	[Symbol]	BRICK-4
3	[Symbol]	BRICK-4, CHL. 4 KEY
4	[Symbol]	BRICK-4, CHL. FINISH
5	[Symbol]	SLAB SHOWERS/SLAB SHOWER THRESHOLD-4
6	[Symbol]	INTERIOR-4
7	[Symbol]	INTERIOR-4, KEY
8	[Symbol]	INTERIOR-4, NEW FINISH
9	[Symbol]	ROOM DIVIDER
10	[Symbol]	SCREEN-6, KEY

[Symbol] --- Unaffected

NOTES:

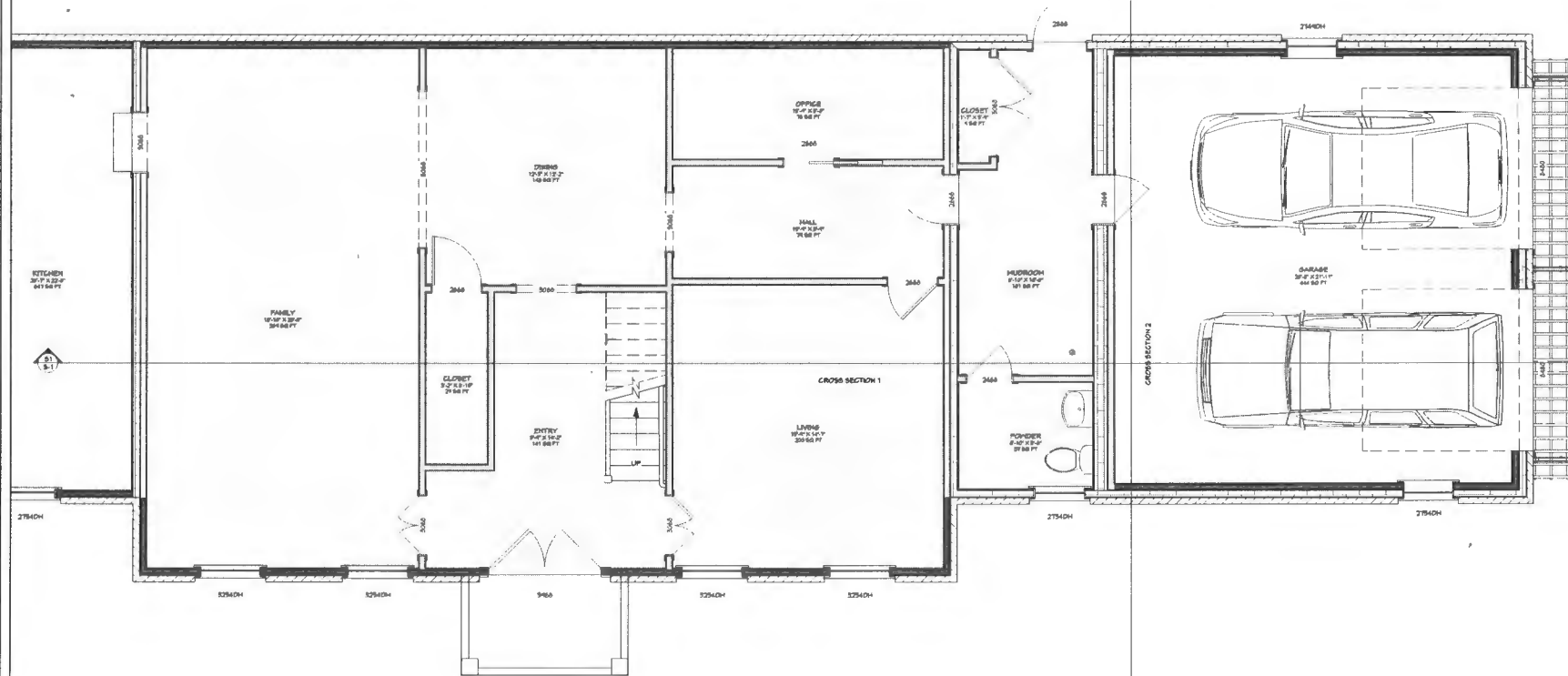
DRAWN BY:	KM
REVISED:	1/18/24
SCALE:	1/4" = 1'
PAGE:	5
FOUNDATION PROPOSED PLAN	A-1



Cornerstone Remodeling LLC
 3273 Pine Orchard Ln, Suite A,
 Ellicott City, MD 21042
 MHC: #129673
 O: 410-336-1011

HOMEOWNER:
 Palde Addition

ADDRESS:
 9431 Malt Ann Drive
 Ellicott City, MD 21042



SYMBOL	DESCRIPTION
[Symbol]	1" CONCRETE FOUNDATION
[Symbol]	BRICK-4
[Symbol]	BRICK-4, CARL 4 HIB-1
[Symbol]	BRICK-4, CARL P/BRSS
[Symbol]	GLASS BRIDGEBOLTS
[Symbol]	SHOWER TRIM/SHOLD-4
[Symbol]	W/TEFLON-4
[Symbol]	W/TEFLON-4, HIB-1
[Symbol]	W/TEFLON-4, HIB-1 FINISH
[Symbol]	ROOM BR/BR
[Symbol]	BR/BR-A, HIB-1

[Symbol] --- Unaffected

NOTES:

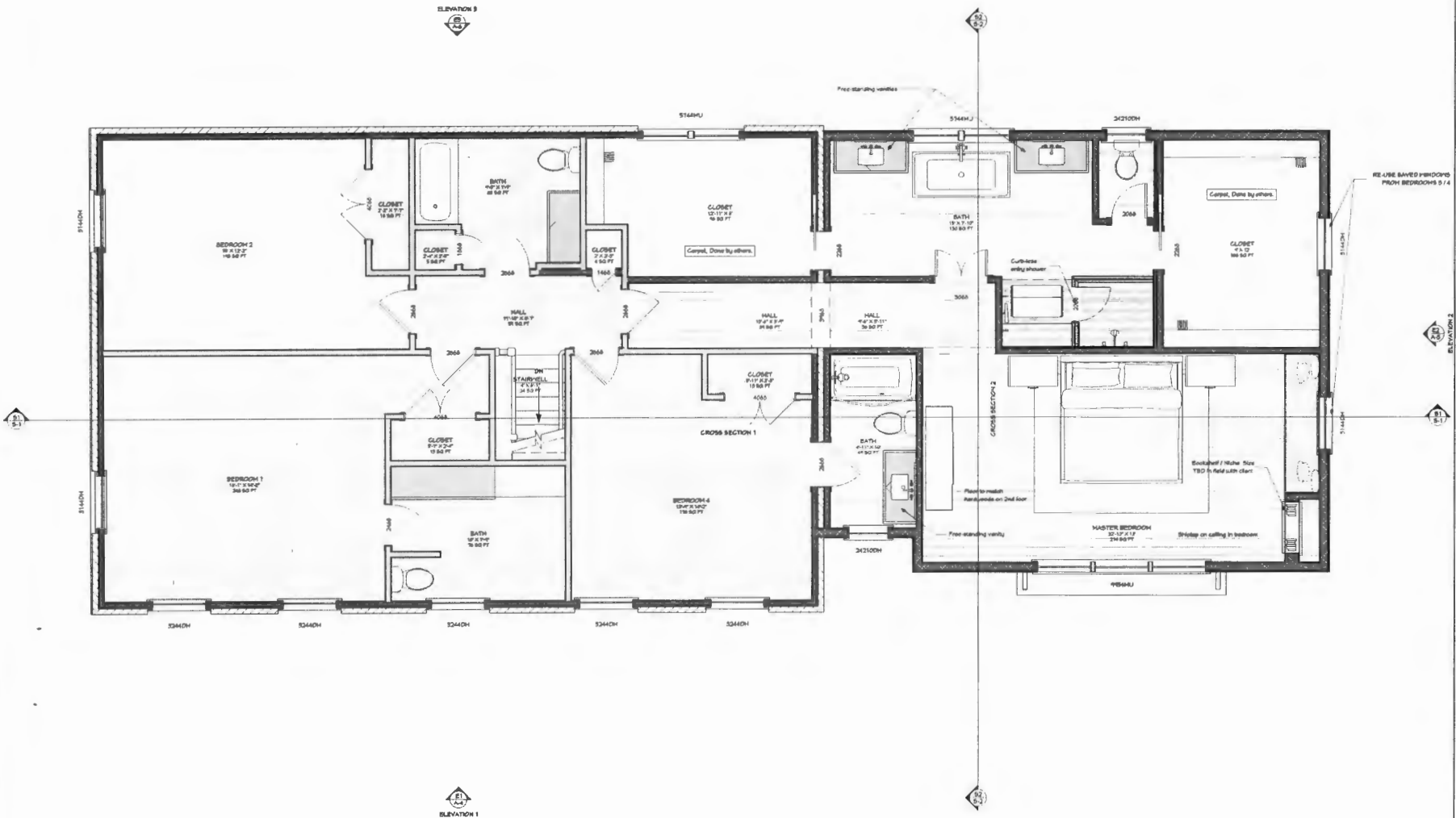
DRAWN BY:	KM
REVISED:	1/30/24
SCALE:	1/4" = 1'
PAGE:	6
FIRST FLOOR PROPOSED PLANS	A-2



Cornerstone Remodeling LLC
 3273 Pine Orchard Ln. Suite A,
 Elllicott City, MD 21042
 MHIC: #124675
 O: 410-356-7011

HOMEOWNER:
 Paide Addition

ADDRESS:
 9421 Walt Ann Drive
 Elllicott City, MD 21042



SYMBOL	DESCRIPTION
[Symbol]	8" CONCRETE FOUNDATION WALL
[Symbol]	BRICK-A
[Symbol]	BRICK-A, CMU, 4 HPH
[Symbol]	BRICK-A, CMU, PERIM
[Symbol]	GLASS SHOWER/GLASS BATHER THRESHOLD-4
[Symbol]	HYPERION-4
[Symbol]	HYPERION-4, HPH
[Symbol]	HYPERION-4, HPH PERIM
[Symbol]	ROOM DIVIDER
[Symbol]	SCREEN-A, HPH

[Symbol] --- Unaffected

NOTES:

DRAWN BY: KM

REVISED: 1/18/24

SCALE: 1/4" = 1'

PAGE: 7

SECOND FLOOR PROPOSED PLANS

A-3



Cornerstone Remodeling LLC
 3273 Pine Orchard Ln. Suite A,
 Ellicott City, MD 21042
 MHC: #129673
 O: 410-336-1011

HOMEOWNER:
 Falde Addition

ADDRESS:
 9421 Malt Ann Drive
 Ellicott City, MD 21042

NOTES:

DRAWN BY: KM

REVISED: 1/18/24

SCALE: 1/4" = 1'

PAGE: 8

EXISTING / PROPOSED ELEVATIONS **A-4**



Existing Elevation 1



Proposed Elevation 1

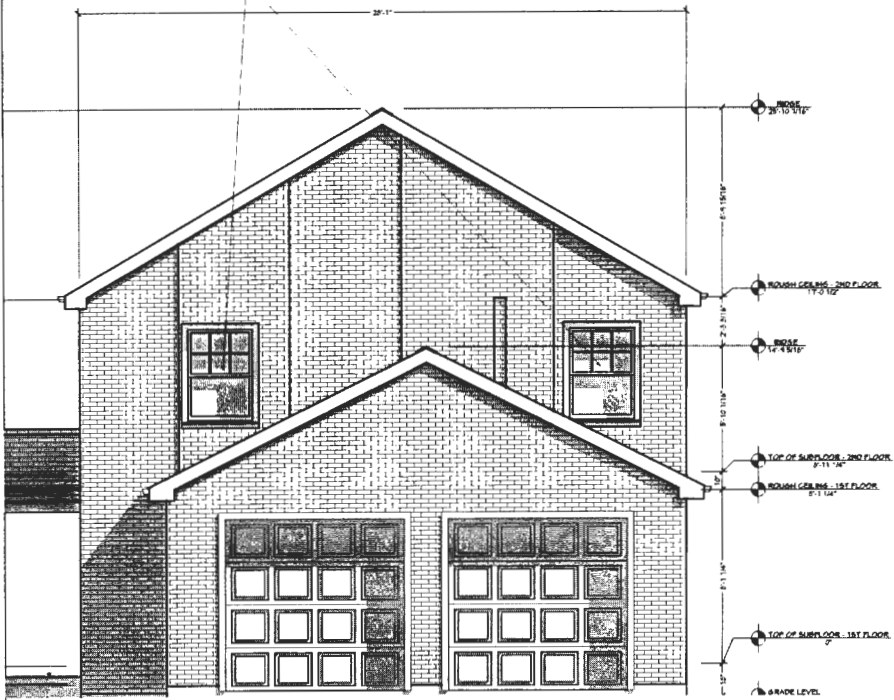


Cornerstone Remodeling LLC
 3273 Pine Orchard Ln. Suite A,
 Ellicott City, MD 21042
 MHIC: #129673
 O: 410-336-7011

HOMEOWNER:
 Paide Addition

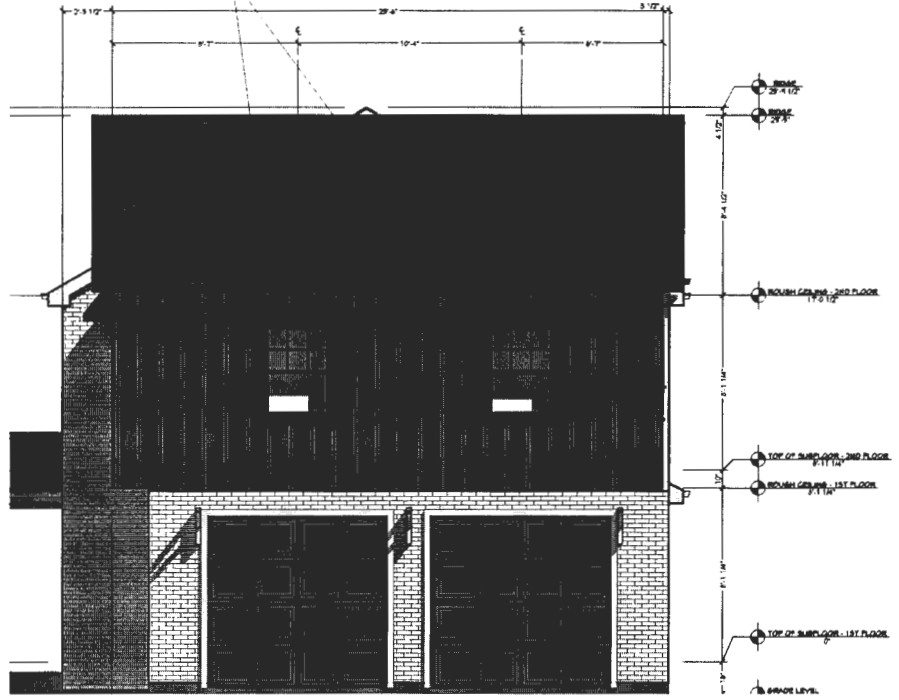
ADDRESS:
 9421 Walk Ann Drive
 Ellicott City, MD 21042

SAVE AND REUSE EXISTING WINDOWS FROM BEDROOMS 314



Existing Elevation 2

REUSE EXISTING WINDOWS FROM BEDROOMS 314



Proposed Elevation 2

NOTES:

DRAWN BY: KM

REVISED: 1/18/24

SCALE: 1/4" = 1'

PAGE: 9

EXISTING / PROPOSED ELEVATIONS **A-5**



Cornerstone Remodeling LLC
 3273 Pine Orchard Ln. Suite A,
 Ellicott City, MD 21042
 MHC: #124673
 O: 410-336-1011

HOMEOWNER:
 Paide Addition

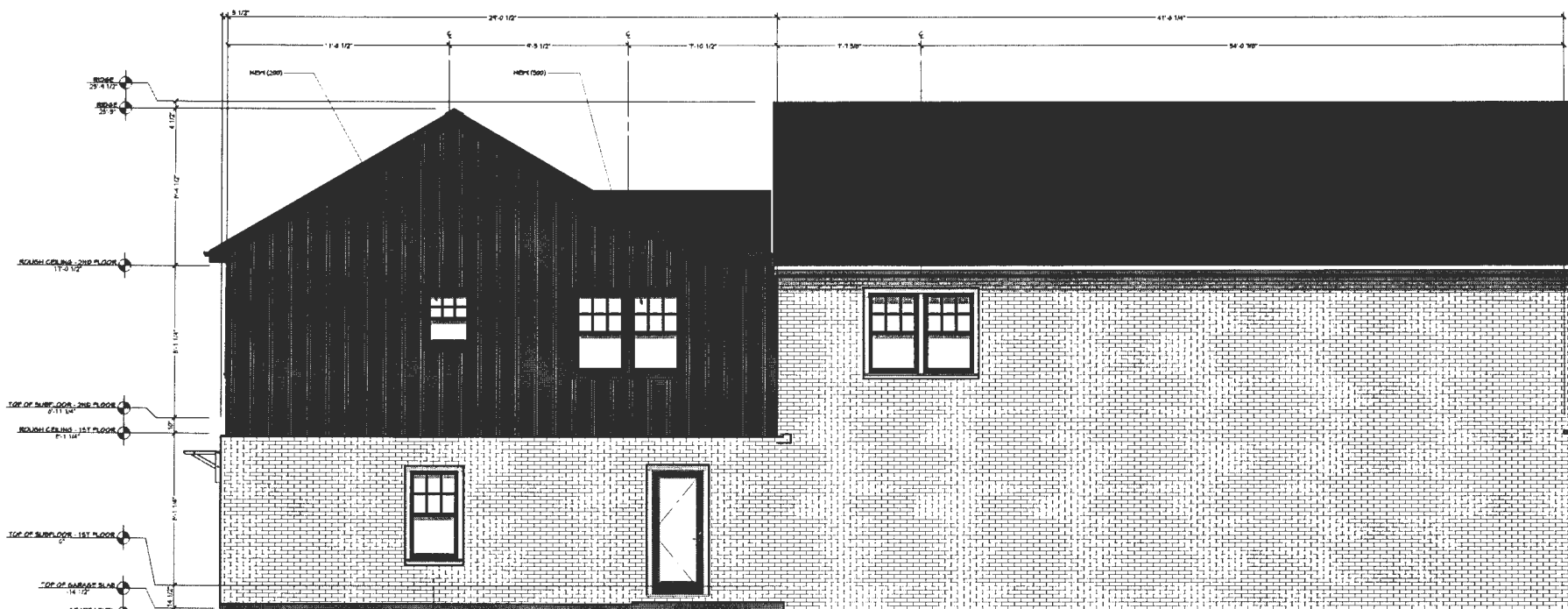
ADDRESS:
 9421 Mait Ann Drive
 Ellicott City, MD 21042

NOTES:

DRAWN BY:	KM
REVISED:	1/18/24
SCALE:	1/4" = 1'
PAGE:	10
EXISTING / PROPOSED ELEVATIONS	A-6



Existing Elevation 3



Proposed Elevation 3

Oswald, Hank

From: Oswald, Hank
Sent: Monday, December 13, 2021 11:54 AM
To: 'Andrew Chapin'; Tori Paide
Subject: RE: 3921 Walt Ann question
Attachments: BP policy & procedures addendum.pdf; BP Review Policy OSDS Cert and Perc Cert Required_6.6.16.pdf; OSDS Design Plan Requirements_Updated 5.31.17.pdf; ENGINEERS_2.4.2020.pdf; SEPTIC CONTRACTORS 2.4.2020.pdf

Hi Mr. Chapin:

Your proposed living space addition will require the following prior to building permit approval by the Health Department:

- Perc testing
- Per cert plan
- Septic Plan
- Septic System Upgrades
- Well upgrades (TBD)

Thanks,

Hank

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

From: Andrew Chapin <andychapin33@gmail.com>
Sent: Monday, December 13, 2021 10:53 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>; Tori Paide <tori@thestillpointspa.com>
Subject: Re: 3921 Walt Ann question

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

Hello Hank,

I am following up on my request, below, to see if you can provide some guidance/conclusions as we decide whether to move forward with it. I look forward to hearing from you.

Warm regards,

Andy Chapin

On Thu, Dec 2, 2021 at 9:34 AM Andrew Chapin <andychapin33@gmail.com> wrote:

Hello Hank,

I believe my wife Tori had been in touch for guidance regarding the need for action on our septic system if we convert an existing bedroom and expand it over our garage. Our understanding is that no action is needed if we aren't adding any bedrooms, though we look for your advice.

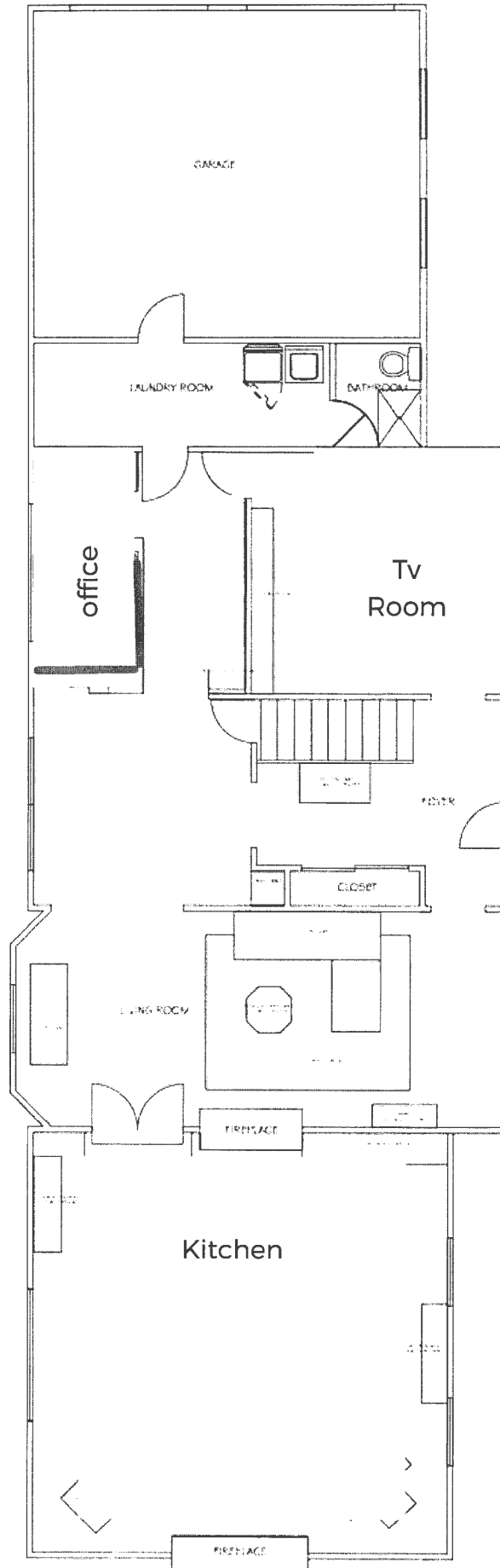
Please see, attached, the current and proposed plan. I note that this is a rough plan as the internal layout of the closets and bathrooms might change a bit before we go for the final permit though the general concept is the same - converting/expanding the existing bedroom into a master suite over the garage. We are reaching out to you to make sure we know what we are getting into before fully engaging architects and builders.

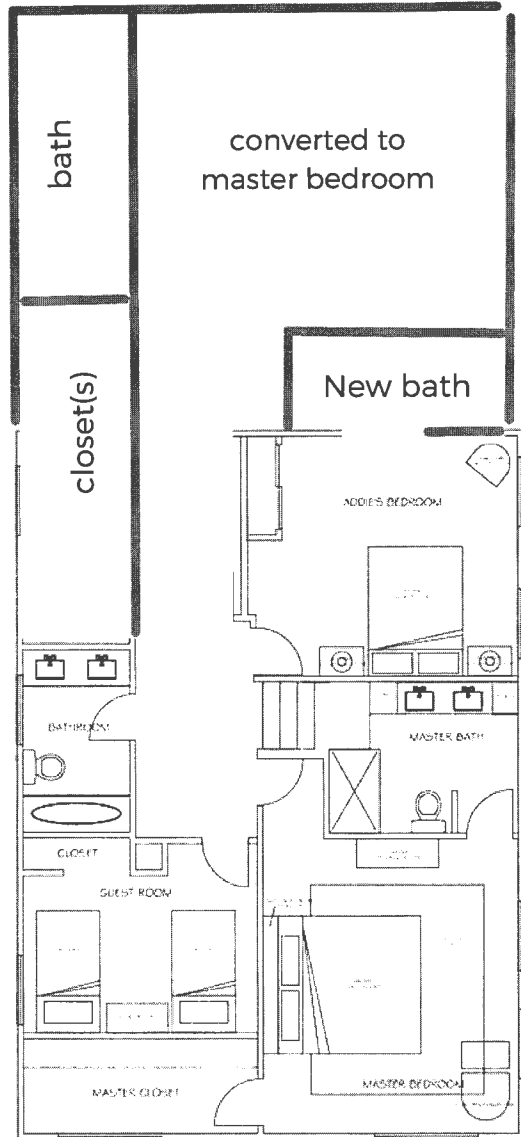
Let me know if you have any questions and I hope all is well with you.

Warm regards,

Andy Chapin
3921 Walt Ann Dr, Ellicott City, MD 21042
202.415.2353

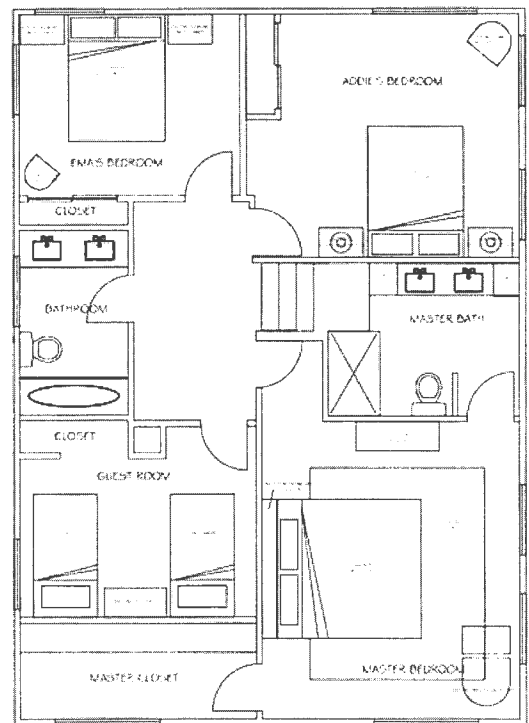
current 1st floor
3921 Walt Ann Drive
Ellicott City





proposed 2nd floor
 3921 Walt Ann Drive
 Ellicott City

garage underneath



existing 2nd floor
 3921 Walt Ann Drive
 Ellicott City

Oswald, Hank

From: Williams, Jeffrey
Sent: Wednesday, October 7, 2020 3:25 PM
To: Andrew Chapin; Oswald, Hank; Freemon, Robert; Tori Paide
Subject: RE: Status of waiver request

Sorry. Yes this is sufficient and we will grant the waiver to the perc certification process with the condition that the living space in the proposed structure is less than 250 square feet as previously discussed. We will review the location and floorplan with the building permit to see that it matches this condition. Thanks
Jeff

From: Andrew Chapin <andychapin33@gmail.com>
Sent: Wednesday, October 7, 2020 2:42 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Oswald, Hank <hoswald@howardcountymd.gov>; Freemon, Robert <rfreemon@howardcountymd.gov>; Tori Paide <tori@thestillpointspa.com>
Subject: Status of waiver request

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

Hello Jeff,

I am checking on the status of our perc-cert waiver request and making sure the documents we provided were sufficient.

Let me know when you have a chance.

Warm regards,

Andy Chapin and Tori Paide

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, August 27, 2020 8:46 AM
To: Tori Paide
Subject: RE: Waiver
Attachments: waiver response letter.pdf

Hi Mrs. Paide:

Attached, please find Mike Davis response letter to the waiver request. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

From: Tori Paide <tori@thestillpointspa.com>
Sent: Wednesday, August 26, 2020 8:22 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Waiver

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

Hi Hank,

Wondering if there is any update on our waiver or when we can expect to hear back.

Thank you!

Tori Paide

the
STILL
POINT

Tori Paide
Owner
www.thestillpointspa.com



Building Address 3721 Walt Whitman
Ellicott City MD 21042

Suite/Apt. #: _____ SDP/WP/Petition #: _____

Census Tract 6030 Subdivision Glendy

Section NA Area NA Lot VA

Tax Map 22 Parcel 154 Grid 15

Zoning RR Map Coordinates 9K10 Lot size _____

Property Owner's Name Robert Ludicke

Address 3721 Walt Whitman

City Ellicott State MD Zip Code 21042

Home Phone 410 531-5242 Work Phone 410 531-7650

Applicant's Name & Mailing Address, (if other than stated hereon):

Phone _____ Fax 410 313-8577

Existing Use Residence

Proposed Use Construction

Estimated Construction Cost \$ 2000

Description of Work Woodshed 20'x14'

Contractor Company Home owner

Contact Person John Jackson

Address 3705 Old Farm Rd

City Ellicott State MD Zip Code 21042

License No. _____

Phone 410 531-4772 Fax _____

Occupant or Tenant Robert Ludicke

Contact Name Robert Ludicke

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Engineer or Architect Company _____

Contact Person _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

BUILDING DESCRIPTION - COMMERCIAL		BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities	Building Characteristics	Utilities
Height: _____	Water Supply: <input type="checkbox"/> Public <input type="checkbox"/> Private	SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> Depth _____ Width _____	Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
No. of stories: _____	Sewage Disposal: <input type="checkbox"/> Public <input type="checkbox"/> Private	1st floor: _____	Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
Gross area, sq. ft. per floor: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/>	2nd floor: _____	Basement: <input checked="" type="checkbox"/> Private
Use group: _____	Gas Yes <input type="checkbox"/> No <input type="checkbox"/>	Basement: _____	Electric Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Construction type: <input type="checkbox"/> Reinforced Concrete <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Frame <input type="checkbox"/> State Certified Modular	Heating System: <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> <input type="checkbox"/> Natural Gas <input type="checkbox"/> <input type="checkbox"/> Propane Gas <input type="checkbox"/>	Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/>	Gas Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Sprinkler system: N/A <input type="checkbox"/>	Crawl space <input type="checkbox"/> Slab on Grade <input type="checkbox"/>	Heating System: <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> <input type="checkbox"/> Natural Gas <input type="checkbox"/> <input type="checkbox"/> Propane Gas <input type="checkbox"/>
		No. of Bedrooms: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/>
		Multi-family dwellings: No. of efficiency units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____	Gas Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
		Other Structure: <u>shed</u>	Heating System: <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> <input type="checkbox"/> Natural Gas <input type="checkbox"/> <input type="checkbox"/> Propane Gas <input type="checkbox"/>
		Dimensions: <u>20 x 14</u>	Sprinkler system: N/A <input type="checkbox"/>
		Footings: _____	<input type="checkbox"/> NFPA #13D <input type="checkbox"/> NFPA #13R
		Roof: _____	<input type="checkbox"/> Other:
		<input type="checkbox"/> State Certified Modular <input type="checkbox"/> Manufactured Home	

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 Robert Ludicke Print Name ROBERT LUDICKE

Title/Company _____ Date 3.20.2001

Checks payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 ** PLEASE WRITE NEATLY AND LEGIBLY. **
 - FOR OFFICE USE ONLY -

AGENCY	DATE	SIGNATURE APPROVAL	DPZ SETBACK INFORMATION	PROPERTY ID#
Land Development, DPZ	<u>3/21/01</u>	<u>Mark Riffes</u>	Front: <u>7'5"</u>	<u>29043</u>
State Highways			Rear: <u>7'5"</u>	
Building Official			Side: <u>5'0"</u>	
Dev. Engineering, DPZ			Side St: <u>N/A</u>	
Health	<u>3/21/01</u>	<u>Mark Riffes</u>	All minimum setbacks met?	
Fire Protection			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Is Sediment Control approval required prior to issuance?			Is Entrance Permit required?	
YES <input type="checkbox"/> NO <input type="checkbox"/>			YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
CONTINGENCY CONSTRUCTION START: <input type="checkbox"/>			Historic District?	
ONE STOP SHOP: <input type="checkbox"/>			YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
			Lot Coverage for NewTown Zone <u>N/A</u>	
			SDP/Red-line approval date <u>N/A</u>	Accepted by <u>[Signature]</u>

3/21/01 HR
NO OBJ.
TO SHED

5.000 Acres

B

Min 18° PER CODE

SHED

200'

SE 195
SE 195

40'

50'

WELL BY RED MAPLE

S 20° 52' E
N 20° 52' E

320

HOUSE

18'

SEPTIC TANK

drywell

SEPTIC & DRYWELL
MIN 100' AWAY
FROM POOL

5.000 Acres

330'

S 62° 69' E

N 14° 19' E

195.08

N 47° 54' W

18.13

OK
C/S

8/27/73

Quoted

110
PERRY