

RECEIVED

PERMIT NUMBER: B 23063321

DATE ACCEPTED:

AUG 15 2023

**COMMERCIAL BUILDING PERMIT APPLICATION** LICENSES & PERMITS DIVISION  
 HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS  
 3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4  
 www.howardcountymd.gov

**BUILDING SITE ADDRESS REQUIRED**

Street Address: 9001 Whiskey Bottom Road Unit: \_\_\_\_\_  
 City: Laurel State: MD Zip Code: 20723  
 Subdivision/Village/Complex Name: Laurel SDP/WP/BA #: \_\_\_\_\_  
 Lot: PAR A Tax Map: 0050 Parcel: 0375 Grading Permit #: \_\_\_\_\_

**DESCRIPTION OF WORK REQUIRED**

Existing Use: Office/Warehouse Proposed Use: Office/Warehouse Estimated Cost: \$100,000.00  
 Trade Work to Be Completed (Separate Permits Required):  Mechanical (HVACR)  Electrical  Plumbing  None  
 Alteration to existing tenant to remove smoke vents

**PROPERTY OWNER INFORMATION REQUIRED**

Owner(s) Name(s) (As it appears on tax records): 9001 WBR LLC C/O ALTUS GROUP  
 Owner's Street Address: PO Box 92129  
 City: Southlake State: TX Zip Code: 76092  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**TENANT INFORMATION REQUIRED**

Business Name: Coastal Sunbelt Contact Name: Robert Lahmann  
 Street Address: 9001 Whiskey Bottom Road  
 City: Laurel State: MD Zip Code: 20723  
 Phone: (410) 799-8000 Email: \_\_\_\_\_

**APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION**

Business Name: Hofmann Associates, Inc. Contact Name: Kelly Simmers  
 Street Address: 606 Baltimore Avenue, Suite 102  
 City: Towson State: MD Zip Code: 21204  
 Phone: (410) 828-9090 Email: kelly@haiarchitects.com

**CONTRACTOR INFORMATION REQUIRED**

Business Name: Glen Arm Building Company  
 Licensee's Name: Herb Dripps License #: 03815330  
 Street Address: 658 Kenilworth Drive, Suite 101  
 City: Towson State: MD Zip Code: 21204  
 Phone: (410) 296-7930 Email: \_\_\_\_\_

**ARCHITECT/ENGINEER INFORMATION REQUIRED - INDIVIDUAL WHO SIGNED PLANS**

Business Name: Hofmann Associates, Inc. Name: Rob Hofmann  
 Street Address: 606 Baltimore Avenue, Suite 102  
 City: Towson State: MD Zip Code: 21204  
 Phone: (410) 828-9090 Email: rob@haiarchitects.com

**BUILDING CHARACTERISTICS (PLEASE SELECT/COMPLETE ALL THAT APPLY)**

Utilities:  Electric  Gas Water Supply:  Public  Private (Well) Sewage Disposal:  Public  Private (Septic)  
 Heating System:  Electric  Natural Gas  Propane  Other: \_\_\_\_\_ Roadside Tree Project:  No  Yes: #  
 Sprinkler System:  NFPA 13  NFPA 13R  None Fire Alarm System:  Yes  No  Voice Evac

**ADDITIONAL COMMERCIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)**

Area of Construction: 2,464 sq ft Gross Area: 336,014 sq ft Height: 42 ft # of Stories: 1  
 Construction Classification(s): IIB Use Group: S-1/B  
 Was the tenant space previously occupied?  Yes  No Shell Building Permit # (for interior completions): \_\_\_\_\_

**ADDITIONAL MULTI-FAMILY INFORMATION IF APPLICABLE**

# of efficiency units (MF): \_\_\_\_\_ # of 1 BR (MF): \_\_\_\_\_ # of 2 BR (MF): \_\_\_\_\_ # of 3 BR (MF): \_\_\_\_\_  
 Energy Method:  Performance  UA Alternative  ERI  A 90.1 Gross Area: sq ft Occupiable Area: 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: *Kelly Simmers* DATE SIGNED: 8.15.23

**FOR OFFICE USE ONLY** CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:  
 PR  DPZ  DED  Health  SHA  CID

SUBMITTAL FEES: 200.00 PAYMENT: 299.15 ACCEPTED BY: *Hofmann*



Coastal Sunbelt, LLC  
Coastal Sunbelt Produce, LLC  
East Coast Fresh, LLC  
Cold Chain Logistics, LLC

8704 Bollman Place  
Savage MD 20763

Howard County Department of Inspections, Licensing and Permits  
3430 Courthouse Drive  
Ellicott City, MD 21043

Dear Sirs,

Coastal Sunbelt Produce is a foodservice distributor of produce and dairy centrally located in the Mid-Atlantic and serving customers in 6 states and the District of Columbia. The new facility will be equipped with fully refrigerated loading docks to ensure that the cold chain is maintained from the moment the product is received until the moment it is delivered to the customer. All product received by Coastal goes through a rigorous inspection process which includes visual inspection, monitoring of temperature, and yes - random taste tests.

The entire facility will be equipped with the latest technology, including temperature/humidity controlled coolers regulated to the individual product needs. Each cooler will be outfitted with warehouse racking for storage of product. Pallet racking dimensions are planned to be 4' deep x 8' wide x 8' high, 4 high palletized racks. To ensure that the diverse selection of fruits and vegetables arrive to the customer in optimum condition, we plan to operate five such controlled coolers and three ripening areas. We also will have a tomato repack operation which sorts tomatoes by color and ripeness and helps us deliver product that meets our customers exacting specifications.

We have attached the following documents as required:

Sincerely,

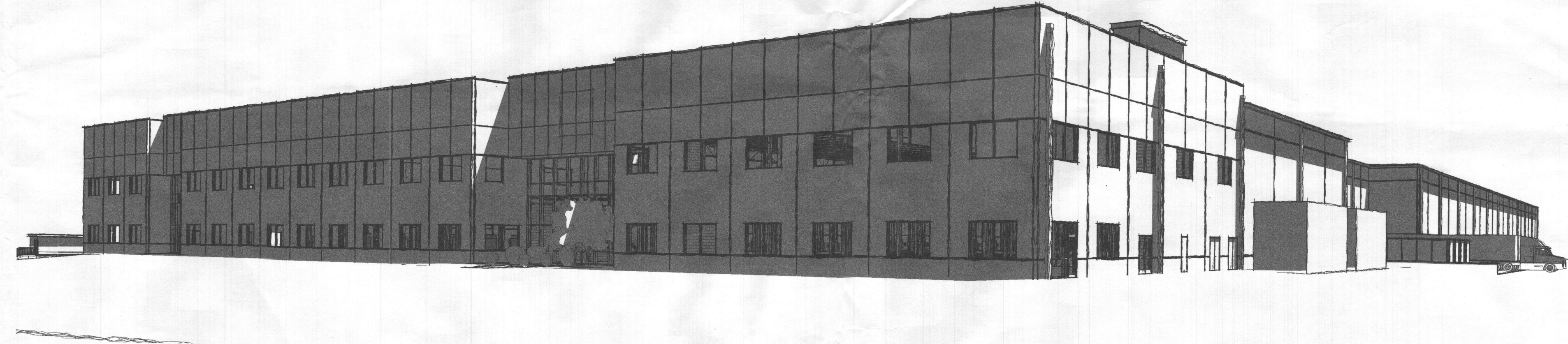
A handwritten signature in black ink that reads "Robert Lahmann". The signature is fluid and cursive, with a long horizontal line extending to the right.

Robert Lahmann  
CFO  
The Coastal Companies

COPIES OF THE ABOVE DOCUMENTS ARE ATTACHED TO THIS LETTER.

# COASTAL SUNBELT SMOKE VENT REMOVAL

9001 WHISKEY BOTTOM ROAD  
LAUREL, MARYLAND  
HOWARD COUNTY



**H**  
**ARCHITECTS**  
HOFMANN  
ASSOCIATES, INC.  
606 Baltimore Ave. Suite 102  
Towson, Maryland 21204  
410-828-9090  
fax 410-828-4433



PROFESSIONAL CERTIFICATION:  
I CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY  
ME, AND THAT I AM A DULY  
LICENSED ARCHITECT UNDER THE  
LAWS OF THE STATE OF  
MARYLAND.

LICENSE NUMBER: 16781  
EXPIRATION DATE: 12/19/2023

THE CONCEPTS, IDEAS, DESIGNS  
AND IMAGES ARE INTENDED ONLY  
FOR THE PROJECT SPECIFIED ON  
THIS SHEET AND ARE THE SOLE  
PROPERTY OF HOFMANN  
ASSOCIATES, INC. THEY ARE NOT  
TO BE REPRODUCED OR USED BY  
OTHERS WITHOUT WRITTEN  
PERMISSION BY HOFMANN  
ASSOCIATES, INC.

## OCCUPANCY TABLE

Occupancy Tabulation per 2012 IBC Table 1004.1.2 - Warehouse - Shell

Number	Name	Occupancy SF Type	Area	SF Per Person	Persons	Persons (Rounded)
S101	VESTIBULE	Business Areas	0 SF	100	0.00	0
S102	LOBBY	Business Areas	1201 SF	100	12.01	13
S103	ELEVATOR	Business Areas	58 SF	100	0.58	1
S104	ELEVATOR MACHINE ROOM	Accessory Storage Areas, Mechanical Equipment Room	84 SF	300	0.28	1
S105	STAIR - WEST	Business Areas	210 SF	100	2.10	3
S106	STAIR - EAST	Business Areas	271 SF	100	2.71	3
S201	MEZZANINE	Business Areas	300595 SF	100	3005.95	3006
S303	WAREHOUSE	Warehouses	299469 SF	500	598.93	599
S304	ELECTRICAL	Accessory Storage Areas, Mechanical Equipment Room	756 SF	300	2.52	3
S399	SPRINKLER	Business Areas	256 SF	100	2.56	3
			602895 SF		3627.63	3632

## GRAPHIC / MATERIAL SYMBOLS

**101** DOOR TAG

**A101** INTERIOR ELEVATION TAG

**1** BUILDING CROSS SECTION TAG

**11** SPOT ELEVATION TAG

**11** WALL TAG

**11** WINDOW TAG

**11** NORTH ARROW

**11** GENERIC TAG SYMBOL - SEE SCHEDULE

**11** PARTITION TO DECK

**FLR-1** 2-HOUR RATED PARTITION

**1** FLOOR FINISH TAG

**NEW PARTITION (TO UNDERSIDE OF DECK) - SEE PARTITION SCHEDULE**

**EXIT SIGN - ILLUMINATED / DIRECTIONAL**

**EMERGENCY LIGHT**

**WALL SECTION TAG**

**NEW PARTITION (TO 6" ABOVE CEILING) - SEE PARTITION SCHEDULE**

**BRICK**

**CONCRETE**

**CMU**

**EARTH**

**GYPSUM**

## BUILDING CODE DATA

**HOWARD COUNTY:**

- 2021 INTERNATIONAL BUILDING CODE
- 2021 LIFE SAFETY CODE (N.F.P.A. - 101)
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2020 NATIONAL ELECTRICAL CODE W/ LOCAL AMMENDMENTS (N.F.P.A. 70)
- 2021 INTERNATIONAL PLUMBING CODE
- 2009 NATIONAL FUEL GAS CODE (N.F.P.A. 54)

ALL WORK SHALL BE PERFORMED ACCORDING TO JOINT REQUIREMENTS AND DECISIONS OF ALL LOCAL AUTHORITIES.

DESIGN CRITERIA:

USE GROUP : S-1 STORAGE / B - BUSINESS  
CONSTRUCTION TYPE: IIB  
HEIGHT : 42'-6" MAX.  
NUMBER OF STORIES : 1 (W/ MEZZANINE)

BUILDING IS TO BE EQUIPPED WITH AN EARLY SUPPRESSION FAST RESPONSE (E.S.F.R.) SPRINKLER SYSTEM AS PER MARYLAND STATE FIRE PREVENTION CODE

THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 100FT AS PER 2012 IBC TABLE 1014.3

THE EXIT TRAVEL DISTANCE SHALL NOT EXCEED 250FT AS PER 2012 IBC TABLE 1016.2

PROPOSED TENANT MAXIMUM OCCUPANT LOAD PER 2012 IBC TABLE 1004.1.2 EXCEPTIONS - SEE TABLE THIS SHEET

SMOKE VENT CALCULATION PER 2021 IBC 910.3.3 (EQUATION 9-3):  
 $A_{v1} = V/3000$   
 $A_{v1} = 4,782,755.409 / 9000$   
 $A_{v1} = 531.4$   
 $531.4 / (4' \times 8') = 16.6 \text{ REQ'D.}$   
 50 PROVIDED

SCOPE OF WORK:  
REMOVAL OF SMOKE VENTS IN FOOD HANDLING FACILITIES AND FROZEN FOOD WAREHOUSE PER HOWARD COUNTY AMMENDMENT TO IBC SECTION 910.2 EXCEPTION 1.

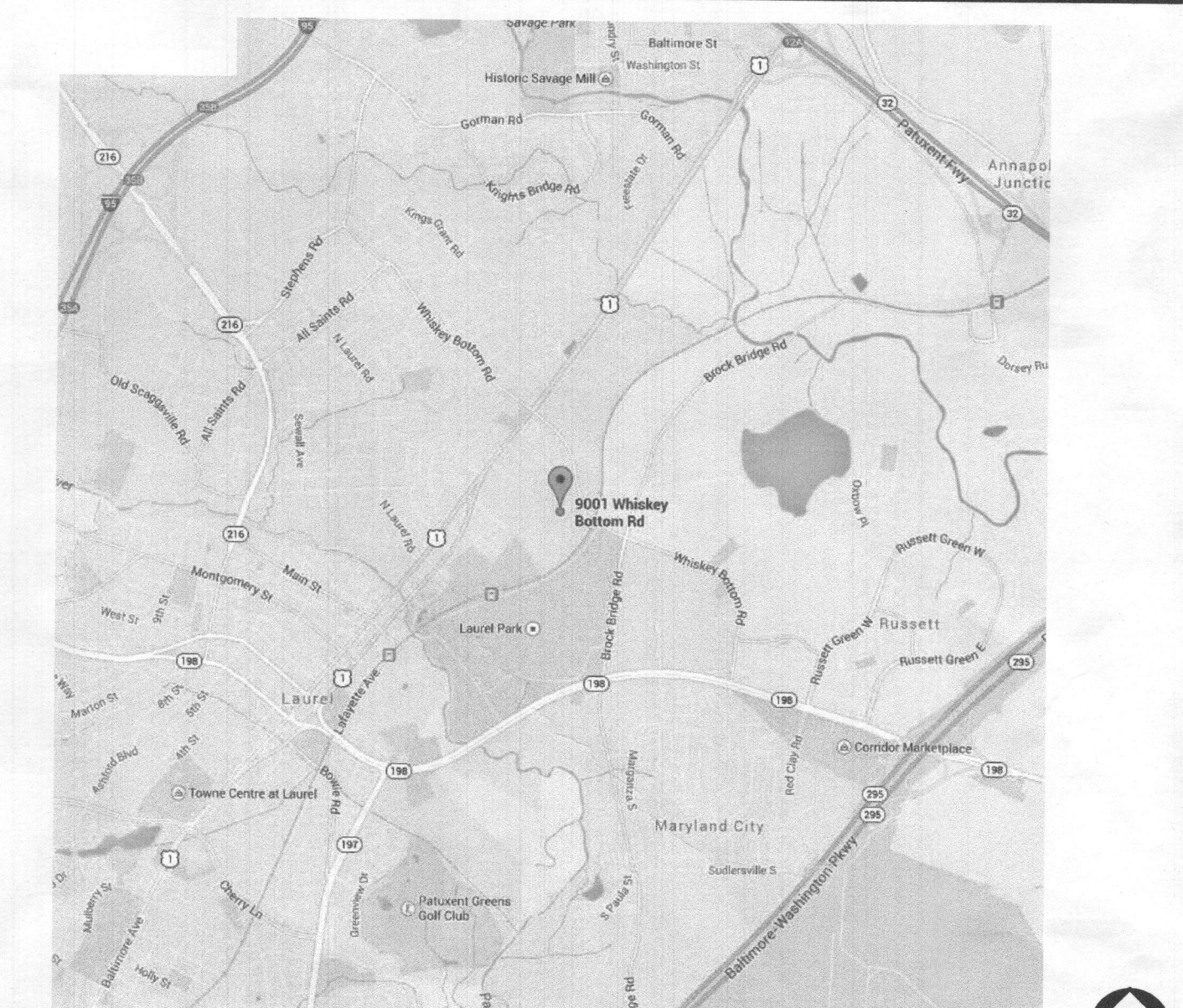
Approved Septic System Plan  
Howard County Health Department  
Signature: *Open* Date: 8-18-23

## DRAWING INDEX

Drawing Index - Shell Phase

Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
A001	COVER SHEET			
A101	ROOF PLAN			
2				
1	S101	EXISTING ROOF FRAMING PLAN		
Grand total: 3				

## VICINITY MAP



Permit Information Table

No.	Date	Description
2023/08/14	ISSUED FOR PERMIT	

COASTAL SUNBELT  
SMOKE VENT  
REMOVAL

9001 WHISKEY BOTTOM ROAD  
LAUREL, MARYLAND  
HOWARD COUNTY

## COVER SHEET

Project Number	23-153
Date	AUGUST 14, 2023
Drawn By	HME
Checked By	RDH
<b>A001</b>	
Scale	1/4" = 1'-0"

RECEIVED  
AUG 15 2023  
DIVISION



PROFESSIONAL CERTIFICATION:  
 I CERTIFY THAT THESE DOCUMENTS  
 WERE PREPARED OR APPROVED BY  
 ME, AND THAT I AM A DULY  
 LICENSED ARCHITECT UNDER THE  
 LAWS OF THE STATE OF  
 MARYLAND.  
 LICENSE NUMBER: 16781  
 EXPIRATION DATE: 12/19/2023

THE CONCEPTS, IDEAS, DESIGNS  
 AND IMAGES ARE INTENDED ONLY  
 FOR THE PROJECT SPECIFIED ON  
 THIS SHEET AND ARE THE SOLE  
 PROPERTY OF HOFMANN  
 ASSOCIATES, INC. THEY ARE NOT  
 TO BE REPRODUCED OR USED BY  
 OTHERS WITHOUT WRITTEN  
 PERMISSION BY HOFMANN  
 ASSOCIATES, INC.

No.	Date	Description
20230814	ISSUED FOR PERMIT	

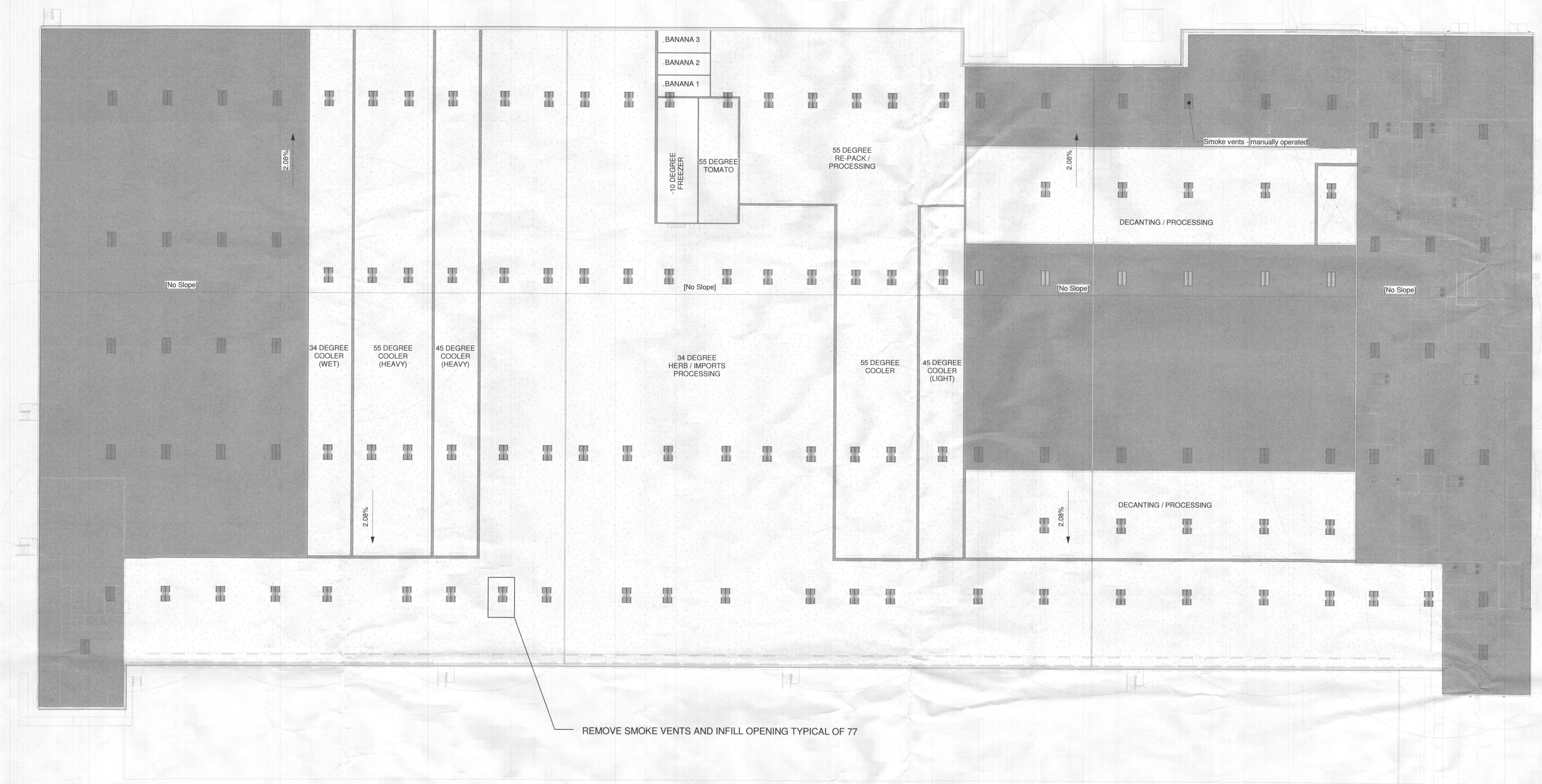
COASTAL SUNBELT  
 SMOKE VENT  
 REMOVAL

9001 WHISKEY BOTTOM ROAD  
 LAUREL, MARYLAND  
 HOWARD COUNTY

ROOF PLAN

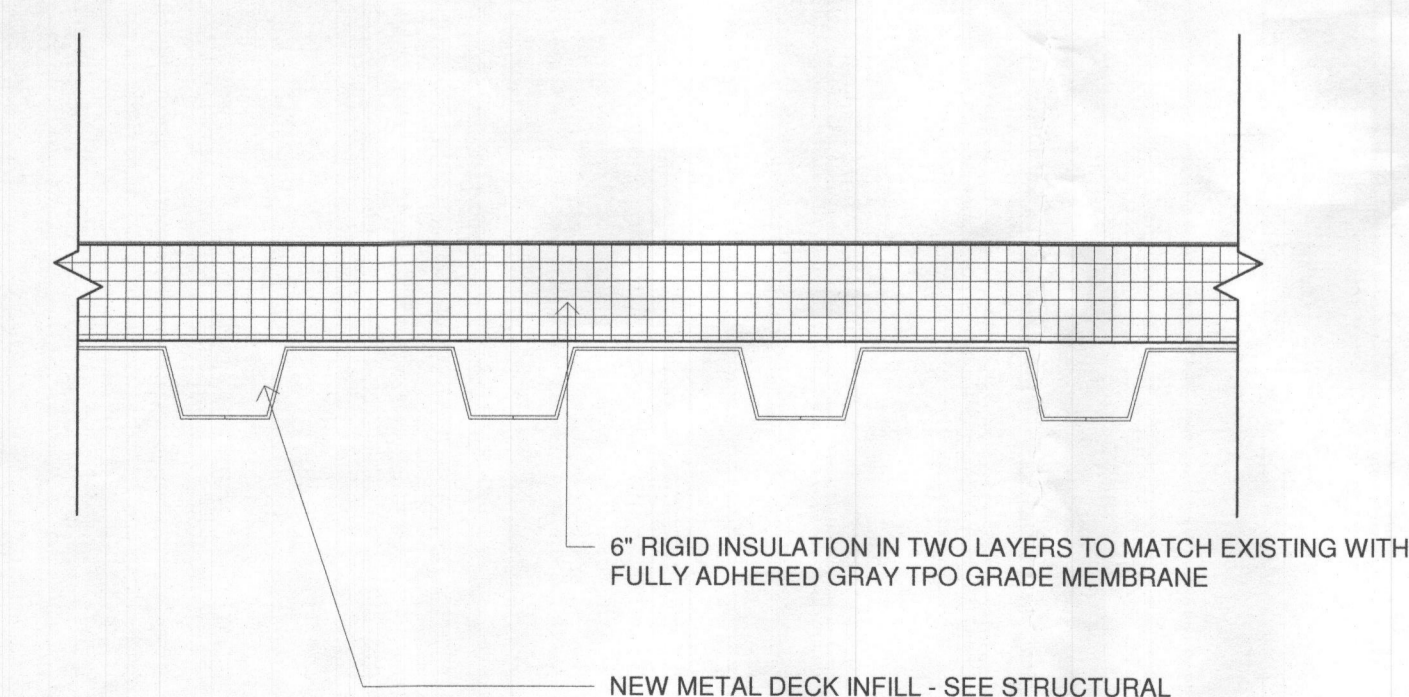
Project Number 23-153  
 Date AUGUST 14, 2023  
 Drawn By HME  
 Checked By RDH

**A101**  
 Scale As indicated

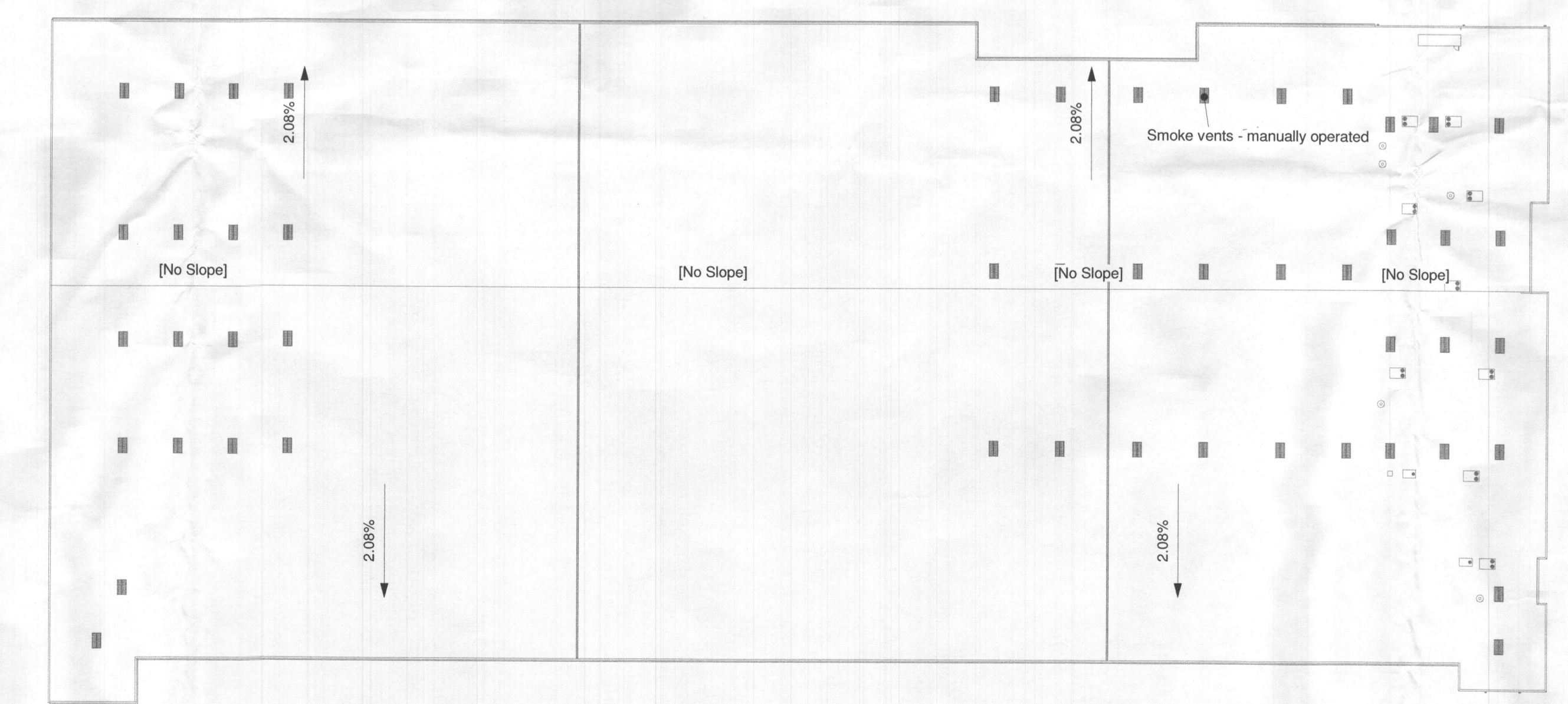


1 DEMO ROOF PLAN  
 1" = 30'-0"

SMOKE VENTS TO REMAIN      SMOKE VENTS TO BE REMOVED



2 ROOF INFILL DETAIL AT REMOVED SMOKE VENTS  
 3" = 1'-0"



3 NEW ROOF PLAN  
 1/64" = 1'-0"

RECEIVED  
 AUG 15 2023  
 LIC. GA

