



# 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: 6/27/16

Permit No.: B16002812

Building Address: 5507 Green Bridge Road  
 City: Dayton State: MD Zip Code: 21036  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Talk Trees  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Tax Map: 27 Parcel: 26 Grid: 24  
 Zoning: RC-DEO Map Coordinates: \_\_\_\_\_ Lot Size: 3.04

Existing Use: Vacant Lot  
 Proposed Use: New Residential Home  
 Estimated Construction Cost: \$ 300,000  
 Description of Work: Construct new SFD  
4 bedroom, 3 1/2 baths, 3 car garage  
in finished basement  
 Occupant or Tenant: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: DAVID BRADSHAW  
 Address: 9724 Summer Park Court  
 City: Columbia State: MD Zip Code: 21046  
 Phone: 410-340-0000 Fax: 410-252-2453  
 Email: MDNewHomeBuilder@gmail.com

**Applicant's Name & Mailing Address, (If other than stated herein)**  
 Applicant's Name: Craig Carlson  
 Address: PO Box 1168  
 City: Brooklandville State: MD Zip Code: 21022  
 Phone: 443-250-5646 Fax: 410-252-2453  
 Email: MDNEWHOMEBUILDERS@GMAIL.COM

Contractor Company: Greenspring Valley Homes, LLC  
 Contact Person: Craig Carlson  
 Address: PO Box 1168  
 City: Brooklandville State: MD Zip Code: 21022  
 License No.: MABR # 6375  
 Phone: 443-250-5646 Fax: 410-252-2453  
 Email: MDNewHomeBuilder@gmail.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:	<b>Depth</b> <b>Width</b>	
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:	
	2 <sup>nd</sup> floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
	<input type="checkbox"/> Slab on Grade	
<b>Construction type:</b>	No. of Bedrooms:	
<input type="checkbox"/> Reinforced Concrete		
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<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"/> <b>Roadside Tree Project Permit</b>	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>G16000176</u>	
Building Shell Permit Number:	

RECEIVED  
JUN 27 2016  
LICENSES & PERMITS  
DIVISION

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: Craig Carlson  
 Email Address: MDNewHomeBuilder@gmail.com Date: 6/27/16  
 Title/Company: President / Greenspring Homes

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

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>7/22/16</u>	<u>[Signature]</u>

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

DPZ SETBACK INFORMATION
Front: <u>75</u>
Rear: <u>60</u>
Side: <u>30</u>
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>100</u>
Permit Fee	\$ <u>100</u>
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50<sup>RD</sup></u>
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>1003</u>

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

mitte no



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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

TDD 410-313-2323 | Toll Free 1-866-313-6300

[www.hchealth.org](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

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MEMORANDUM

TO: David Bradshaw  
5507 Greens Bridge Rd.  
Dayton, MD 21036

FROM: Robert Freemon *RF*  
Well & Septic Program

RE: 5507 Greens Bridge Rd.  
Dayton, MD 21036  
*"Potential Basement Bedroom"*

DATE: 7/11/2016

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I have reviewed the floor plans in support of Building Permit **B16002812** for a new home at **5507 Green Bridge Rd. Dayton, MD 21036** and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the basement to finished living space.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

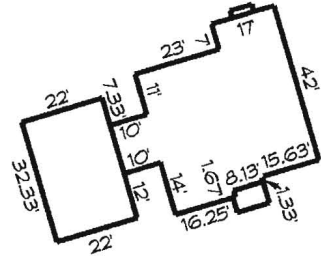
- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned are of a dwelling unit or accessory structure that:
  - (i) Is 90 square feet or greater in size;
  - (ii) May be used as a private sleeping area; and
  - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
  - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
  - (ii) A minimum 4 foot-wide opening, without doors, into another room;
  - (iii) A half wall (4 foot maximum height) between the room and another room; or
  - (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing **4** bedroom design to accommodate a future finished basement. If you choose to only size for the existing design, any future building permit for a finished basement may be

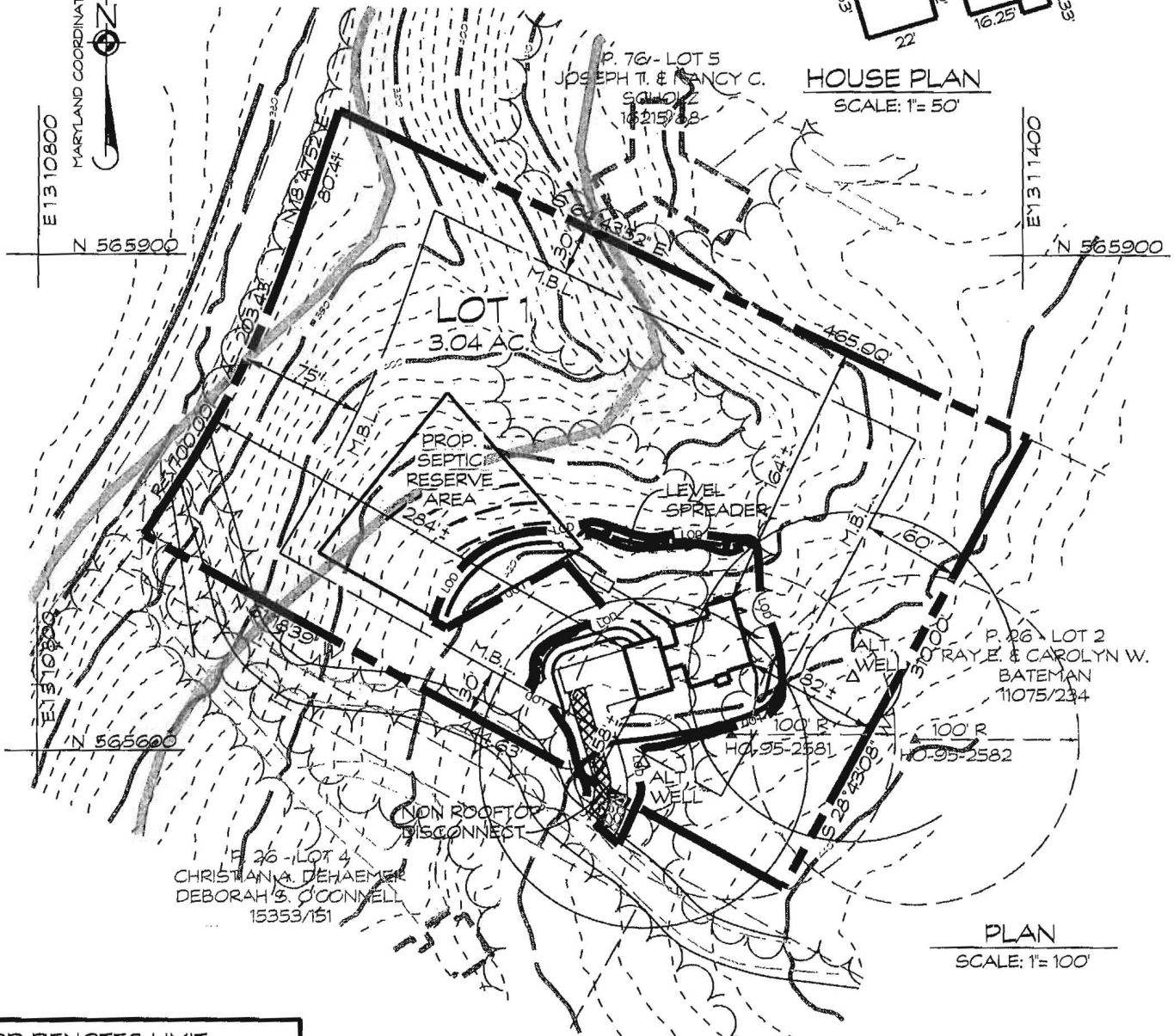
placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.

Approved BP B16082812  
 RAC 7/22/16

MARYLAND COORDINATE SYSTEM  
 (NAD 83/91)



HOUSE PLAN  
 SCALE: 1" = 50'



PLAN  
 SCALE: 1" = 100'

LOD DENOTES LIMIT OF DISTURBANCE  
 TOTAL AREA = 19,726 S.F.

SEE SITE PLAN FOR BAT INSTALLATION FOR SEPTIC DESIGN

SEE SHEET 2 OF 2 FOR DETAILED GRADING PLAN

BUILDER TO VERIFY AVAILABILITY OF BASEMENT SEWER SERVICE PRIOR TO DWELLING STAKEOUT.

THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HERE ON.

PLOT PLAN  
**TALL TREES - LOT 1**

5th ELECTION DISTRICT • HOWARD COUNTY, MD.  
 TAX MAP: 27 • BLOCK: 24 • PARCEL: 26

*Carroll Land Services, Inc.*  
 CARROLL LAND SERVICES, INC.

5/18/16  
 DATE

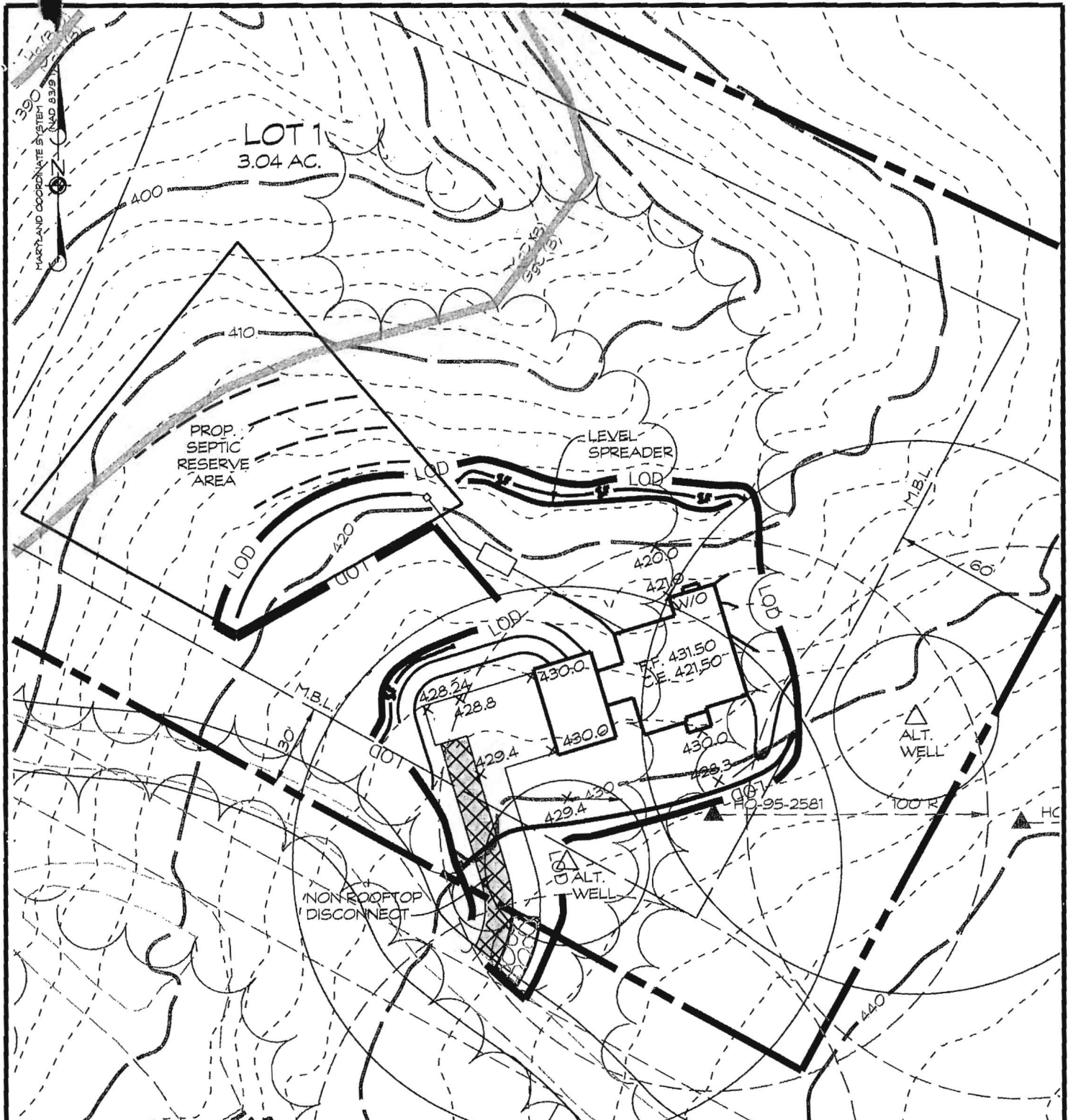
EXISTING GRADES SHOULD BE FIELD VERIFIED WHEN HOUSE STAKEOUT IS DONE.

DATE	REVISIONS



439 East Main Street  
 Westminster, MD 21157-5539  
 (410) 848-1790  
 FAX (410) 848-1791

DRAWN BY:	BM
DESIGN BY:	
REVIEW BY:	
DATE:	5/16/16
SCALE:	AS SHOWN
JOB NO.:	2016079
SHEET:	1 OF 2



BUILDER TO VERIFY AVAILABILITY OF BASEMENT SEWER SERVICE PRIOR TO DWELLING STAKEOUT.

THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HERE ON.

GRADING & LOT LAYOUT

TALL TREES - LOT 1

5th ELECTION DISTRICT • HOWARD COUNTY, MD.  
TAX MAP: 27 • BLOCK: 24 • PARCEL: 26

*[Signature]*  
CARROLL LAND SERVICES, INC.

5/18/16  
DATE

EXISTING GRADES SHOULD BE FIELD VERIFIED WHEN HOUSE STAKEOUT IS DONE.

DATE	REVISIONS



439 East Main Street  
Westminster, MD 21157-5539  
(410) 848-1790  
FAX (410) 848-1791

DRAWN BY: BM  
DESIGN BY:  
REVIEW BY:  
DATE: 5/16/16  
SCALE: 1" = 30'  
JOB NO: 2016073  
SHEET: 2 OF 2

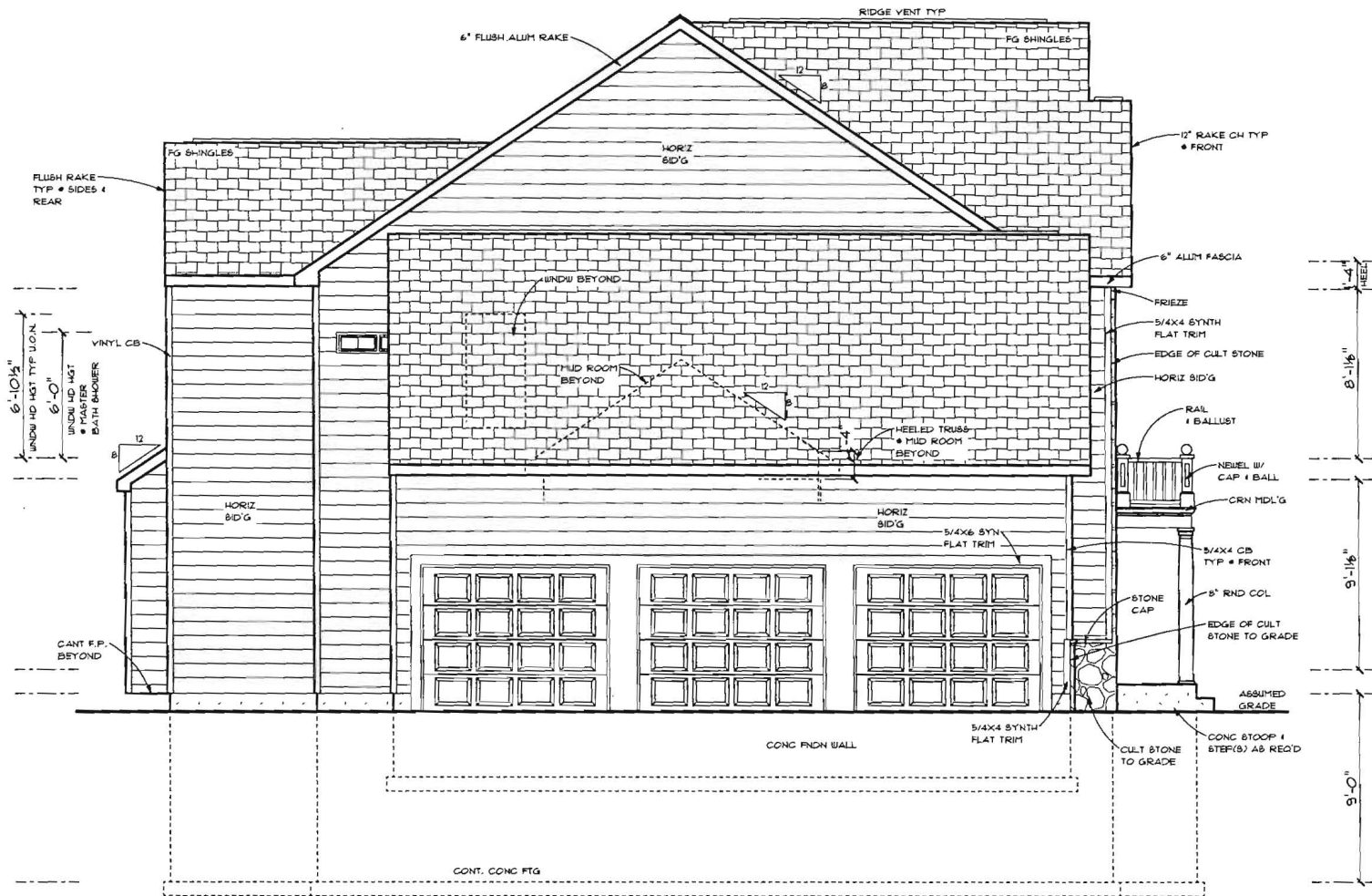
Approved BP B16002812  
 RAC 7/22/16  
 "New SFD"



FRONT ELEVATION #2

STUCCO TO BE  
 DRAINAGE TYPE  
 SYSTEM

ADAMS II ELEVATION 2 WITH MUD ROOM AND SMALL PORCH  
 PERMIT SET 03/25/2016

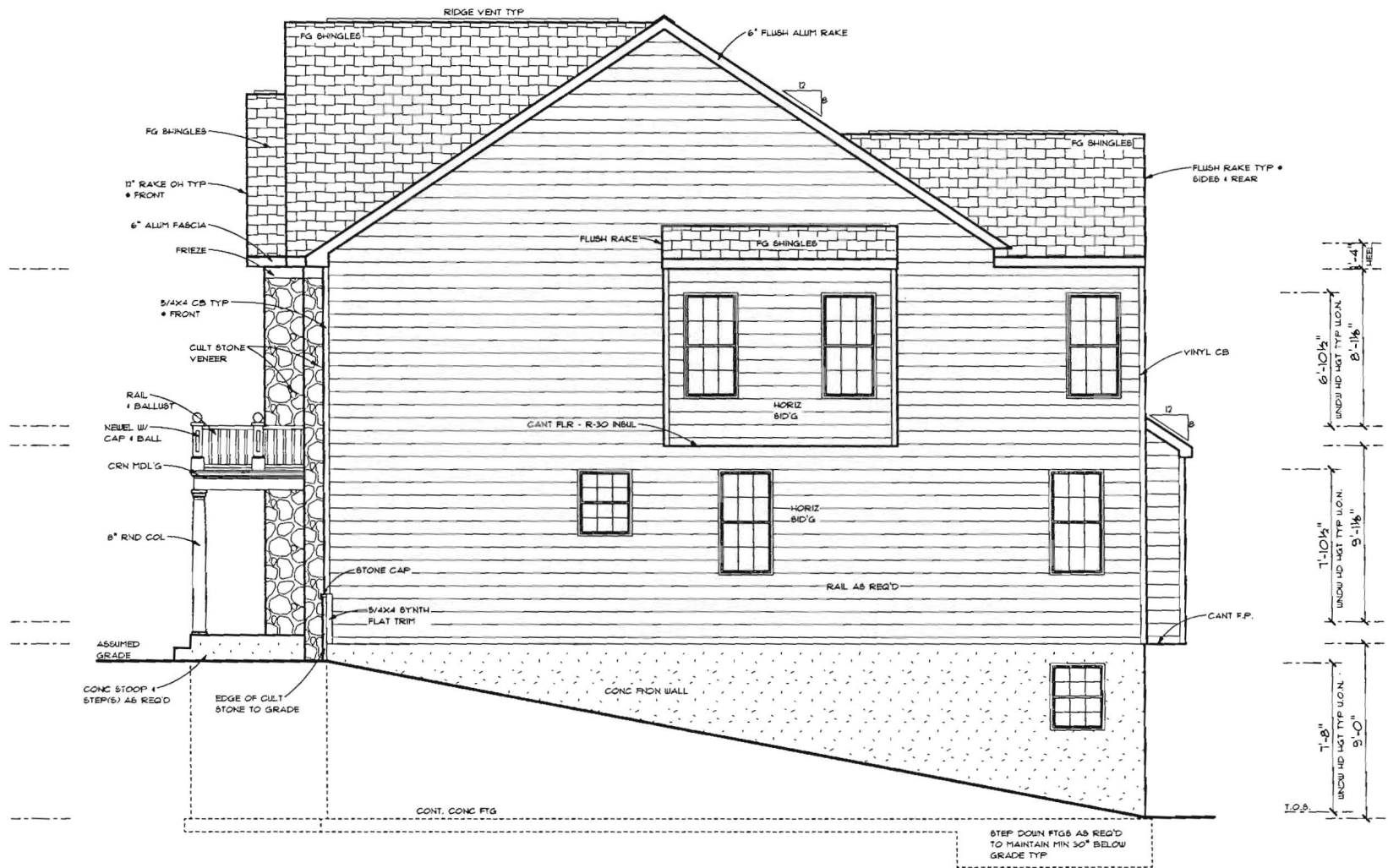


LEFT ELEVATION @ ELEVATION #2 3/16"

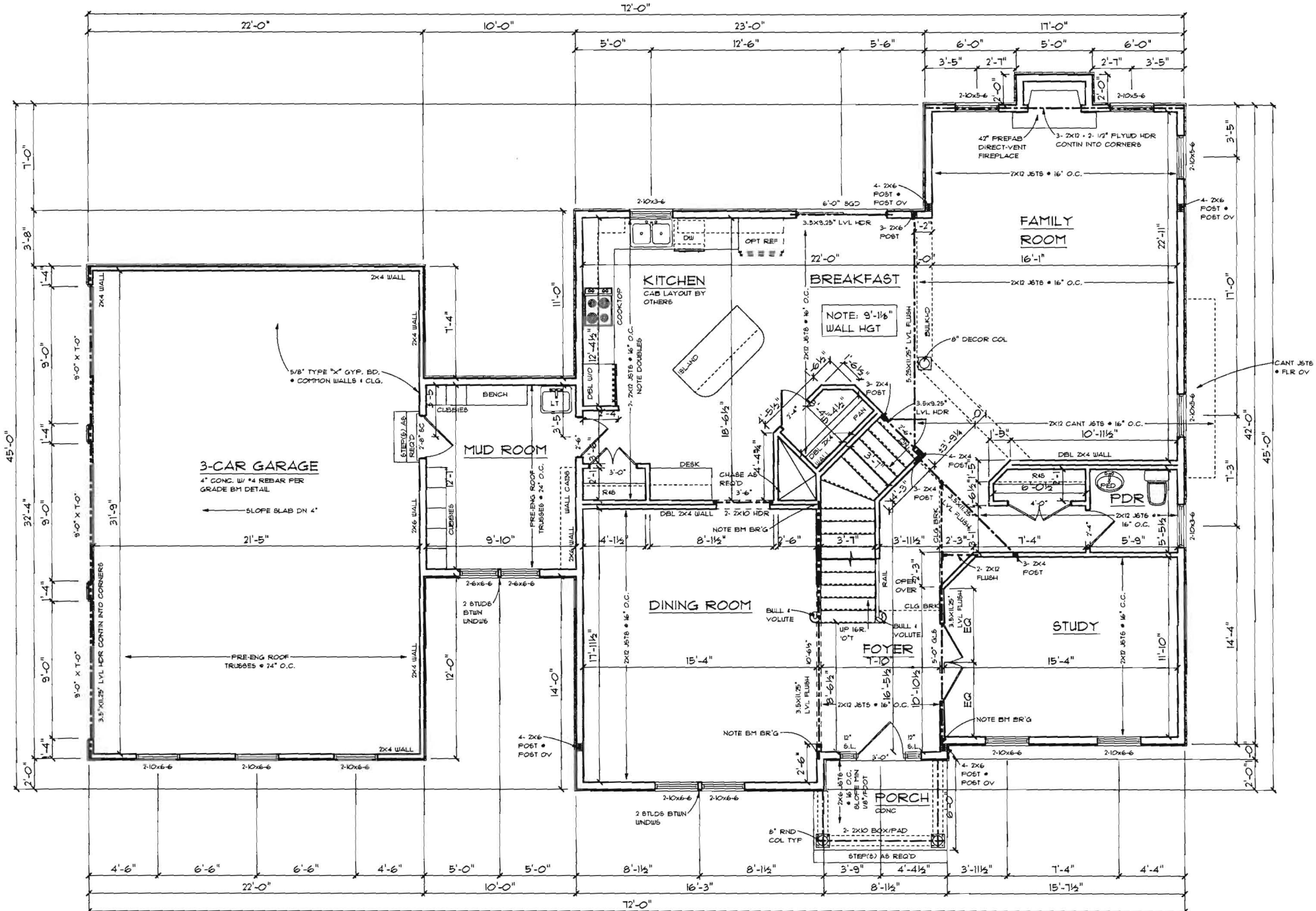
ADAMS II ELEVATION 2 WITH MUD ROOM AND SMALL PORCH  
 PERMIT SET 03/25/2016



REAR ELEVATION @ ELEVATION #2 3/16"  
 ADAMS II ELEVATION 2 WITH MUD ROOM AND SMALL PORCH  
 PERMIT SET 03/25/2016



RIGHT ELEVATION @ ELEVATION #2 3/16"  
 ADAMS II ELEVATION 2 WITH MUD ROOM AND SMALL PORCH  
 PERMIT SET 03/25/2016



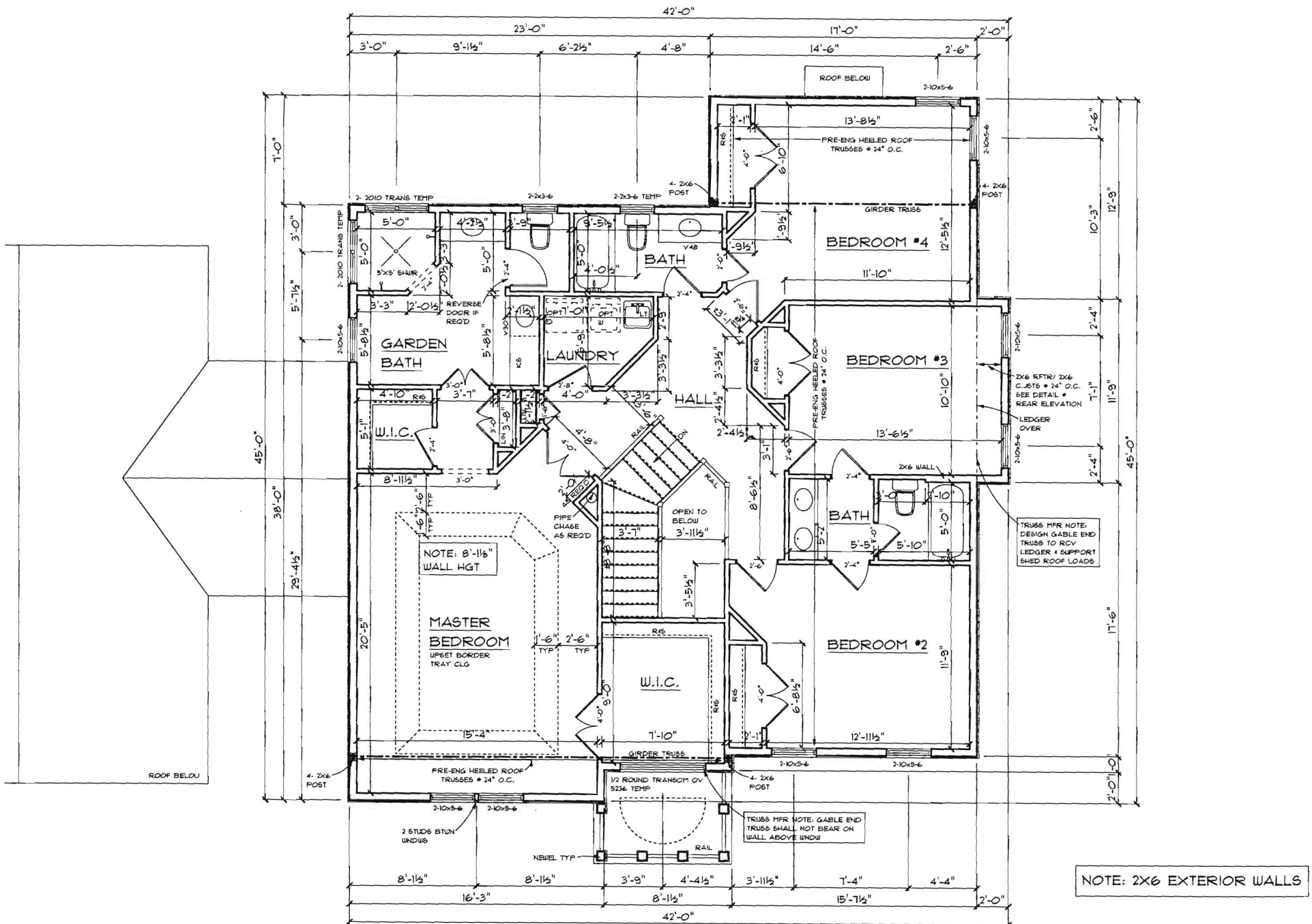
**FIRST FLOOR PLAN @ ELEVATION #2**

NOTE: 9'-1/4" WALL HGT  
2X6 EXTERIOR WALL U.O.N.  
45 DEG ANGLE WALLS U.O.N.

NOTE: 2X6 EXTERIOR WALLS U.O.N.

ADAMS II ELEVATION 2 WITH MUD ROOM AND SMALL PORCH  
PERMIT SET 03/25/2016

WINDOW COLLOUTS BASED ON PLY GEM 1500 SINGLE HUNG (1500 SERIES - VINYL)



**SECOND FLOOR PLAN & ELEVATION #2**

NOTE: 8'-1 1/2" WALL HGT  
 2X6 EXTERIOR WALL U.O.N.  
 45 DEG ANGLE WALLS U.O.N.

**ADAMS II ELEVATION 2 WITH MUD ROOM AND SMALL PORCH**  
**PERMIT SET 03/25/2016**

NOTE: 2X6 EXTERIOR WALLS

