

Approved 9/11/23
MRE

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B23003512	08/28/2023

Description of Work
Build 11'8"x14' morning room addition on crawlspace and 25'-4" x 14' family room addition on a full basement. Remodel master bathroom., 1 STORY, Crawl Space, 2R, 0FB, 0HB, 0FP, OTHER STRUCTURE = None, 0BR, PORCH/DECK = N/A, ENERGY METHOD = Prescriptive Method,

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
1258	EMMAUS	RD	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-77.04827	39.33236
City	State	Zip Code	Primary
WOODBINE	MD	21797	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
908152	313	39395	179100	490800	311700	RURAL

Legal Description
IMPSLOT 9 39,395 SQ []1258 EMMAUS RD []WALNUT SPRINGS

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	9	604001	5				
Plan Area	State Tax Id	Subdivision Name					
	1404356543	WALNUT SPRINGS					
Section	Area	Tax Map					
		8					
Grid	Zoning District	ADC Map					
8-14	RC-DEO	4692-C7					
SDP No.	Final Plan No.	WP File No.					
	F-95-023						
Record Plat No.	WS Contract No.	FDP No.	Primary				
11823			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	1996	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	4-05	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
RUSSO MICHAEL L
Address Line 1
1258 EMMAUS RD
Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
WOODBINE	MD	21797
Phone	Primary	
410-984-5813	Yes	
E-mail		

Cell Number Fax Number

Professionals (This section is not required.)

Total Square Footage * 422	Occupiable Square Footage * SQFT 422	Affordable Housing Funding * SQFT N/A	Foundation Measurement	Footings
Walls	Roof	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
Additional Description Info			MIHU Outside Downtown Columbia <input type="radio"/> Yes <input checked="" type="radio"/> No	MIHU Provided Units 0
			Expiration Date 3/9/2024	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
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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

Submit Cancel

PROFESSIONAL CERTIFICATION
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678, Expiration Date: 6/30/2024

WARNING: THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED BY JONATHAN RIVERA ARCHITECT. ASSERATION OF THIS DOCUMENT BY ANY PARTY OTHER THAN JONATHAN RIVERA ARCHITECT IS A VIOLATION OF LAW THAT WILL BE PROSECUTED TO THE FULLEST EXTENT.

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 Jonathan Rivera Architect
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PROPOSED ADDITION

RUSSO RESIDENCE
 1258 Emmaus Road,
 Woodbine, Maryland 21797

ARCHITECT
 Jonathan Rivera AIA, NCARB
 Howard County, Maryland

443.226.5745
 jrvera@jonathandriviera.com

BUILDER

STRUCTURAL ENGINEER
 Spoint1 Engineering
 68 West Main Street
 New Market, Maryland
 (240) 822-3016
 info@spoint1.com

ISSUE DATE
 3-27-23 PERMIT SET

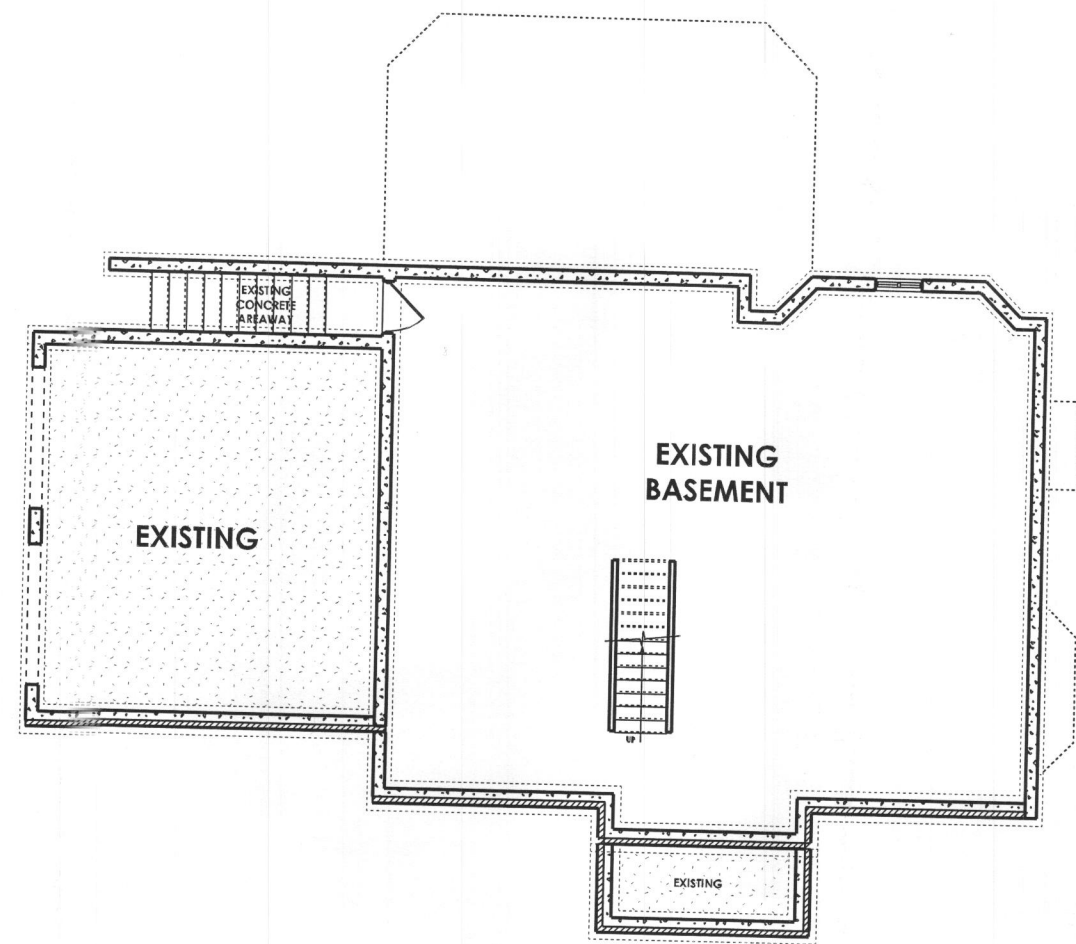
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SCALE: N.T.S.

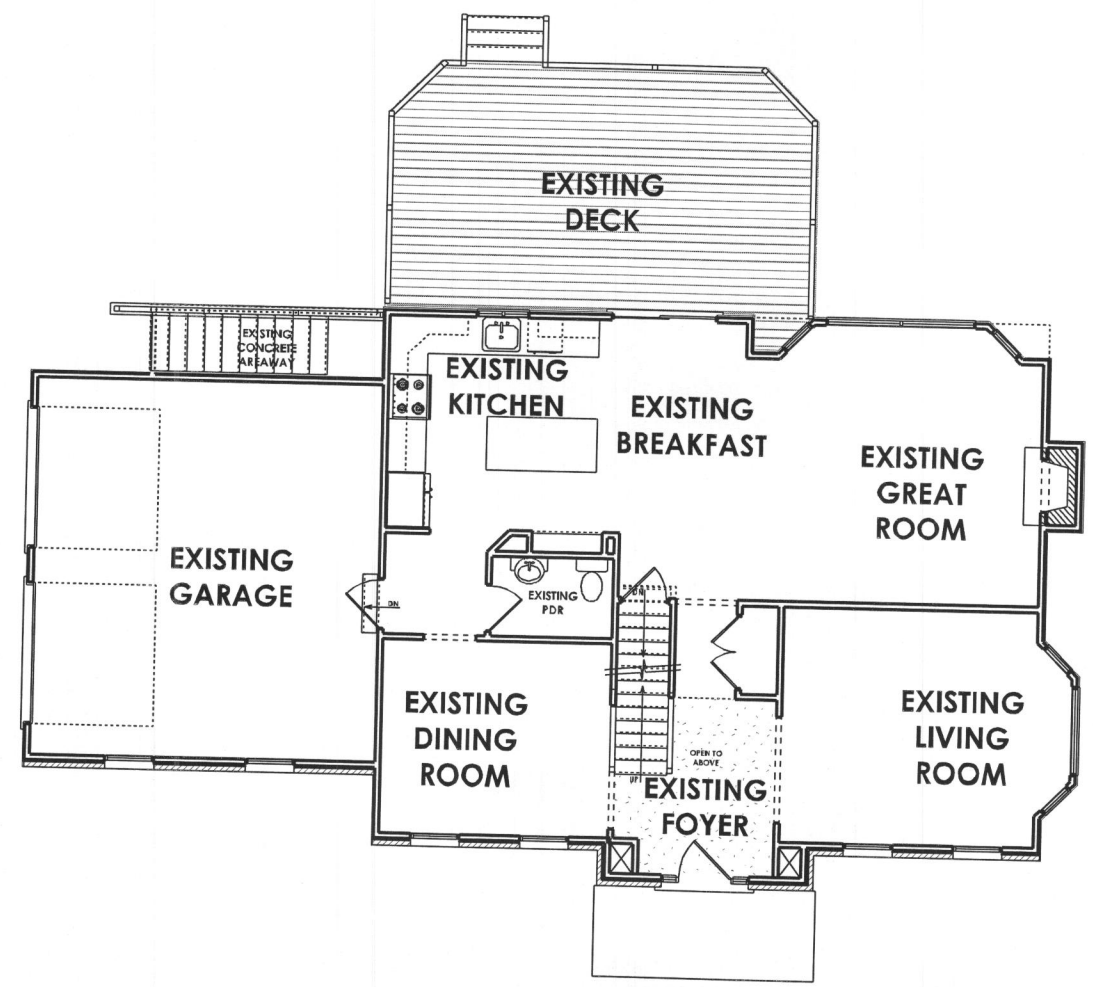
SIMPLIFIED PLANS

0.03

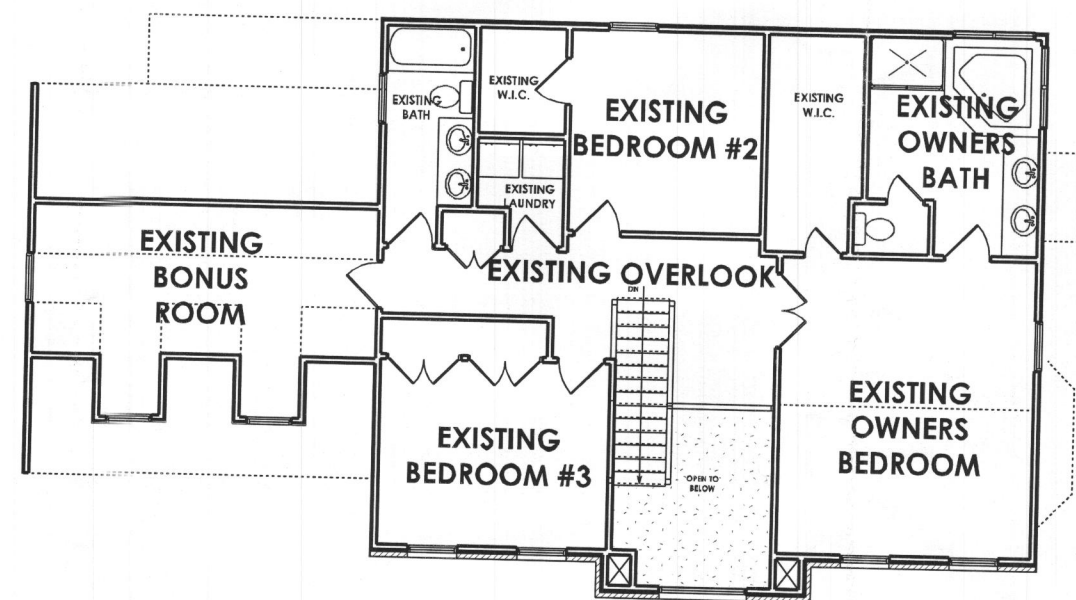
PRINT DATE:
 Sunday, August 27, 2023



EXISTING BASEMENT PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

PROFESSIONAL CERTIFICATION
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 jrvera@jonathanrivera.com

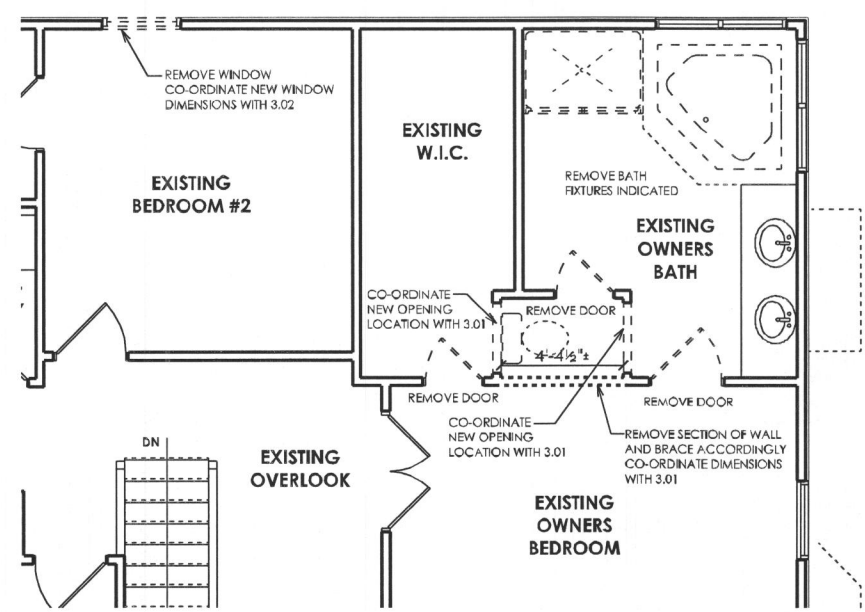
BUILDER

STRUCTURAL ENGINEER
 Spoint11 Engineering
 68 West Main Street
 New Market, Maryland
 (240) 822-3016
 info@spoint11.com

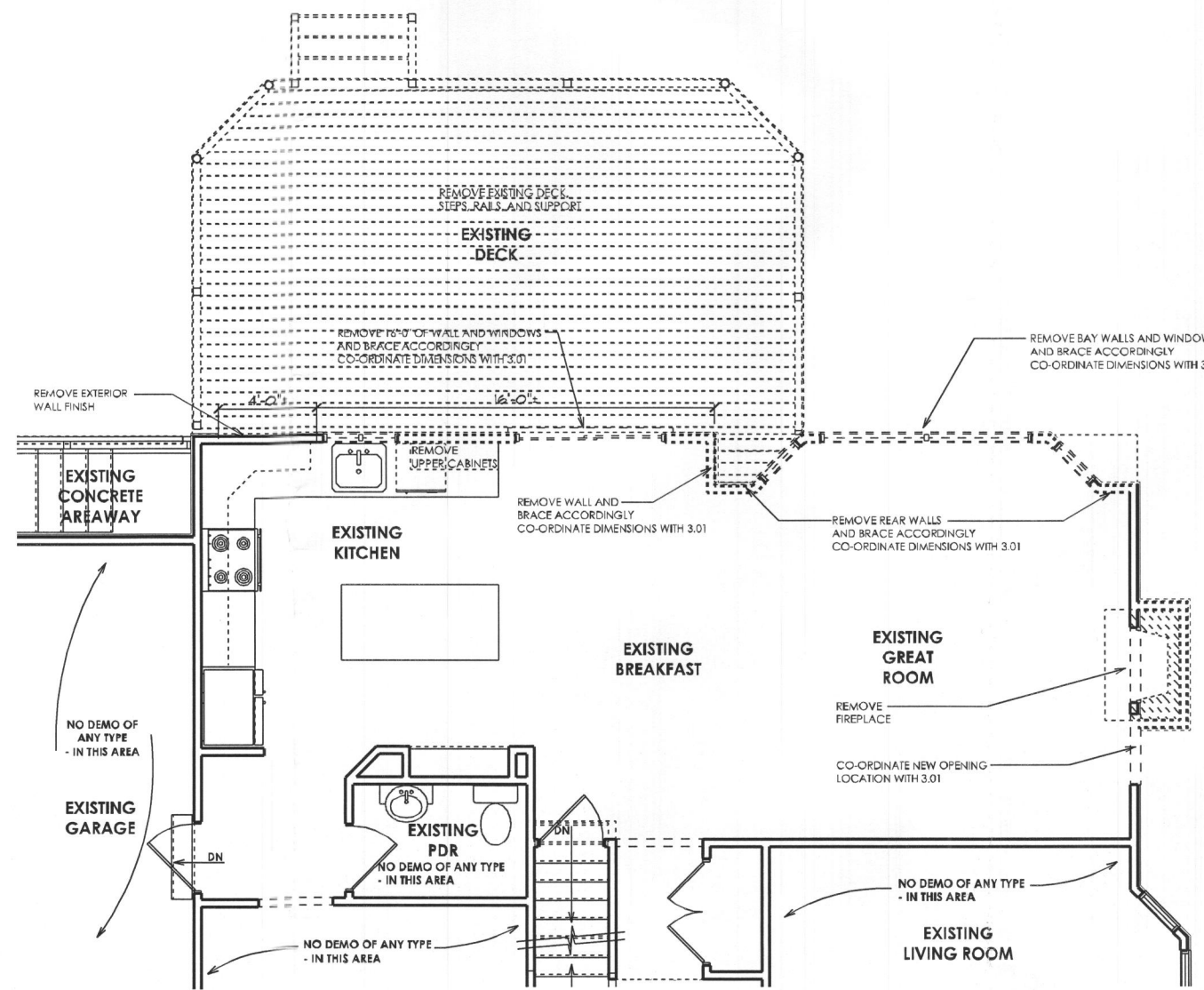
ISSUE DATE
 3-29-23 PERMIT SET

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SCALE:
DEMO PLANS
0.51
 PRINT DATE:
 Sunday, August 27, 2023



EXISTING SECOND FLOOR



EXISTING FIRST FLOOR

PROFESSIONAL CERTIFICATION
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 License Number #14678
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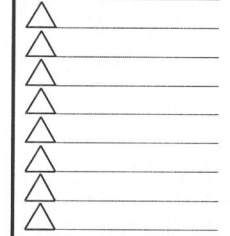
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ISSUE DATE

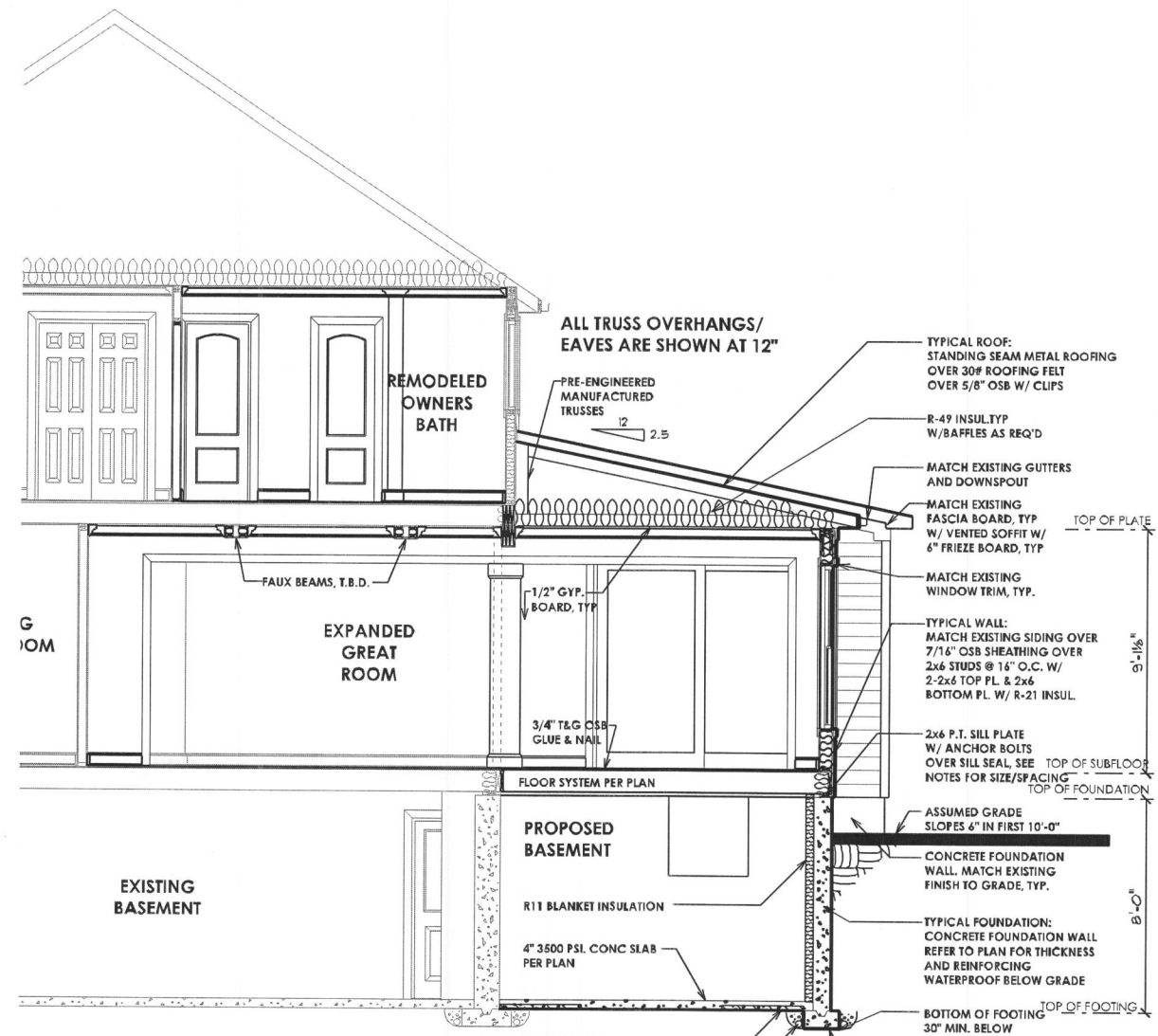
1 3-29-23 PERMIT SET



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

SECTIONS

4.01
 PRINT DATE:
 Sunday, August 27, 2023

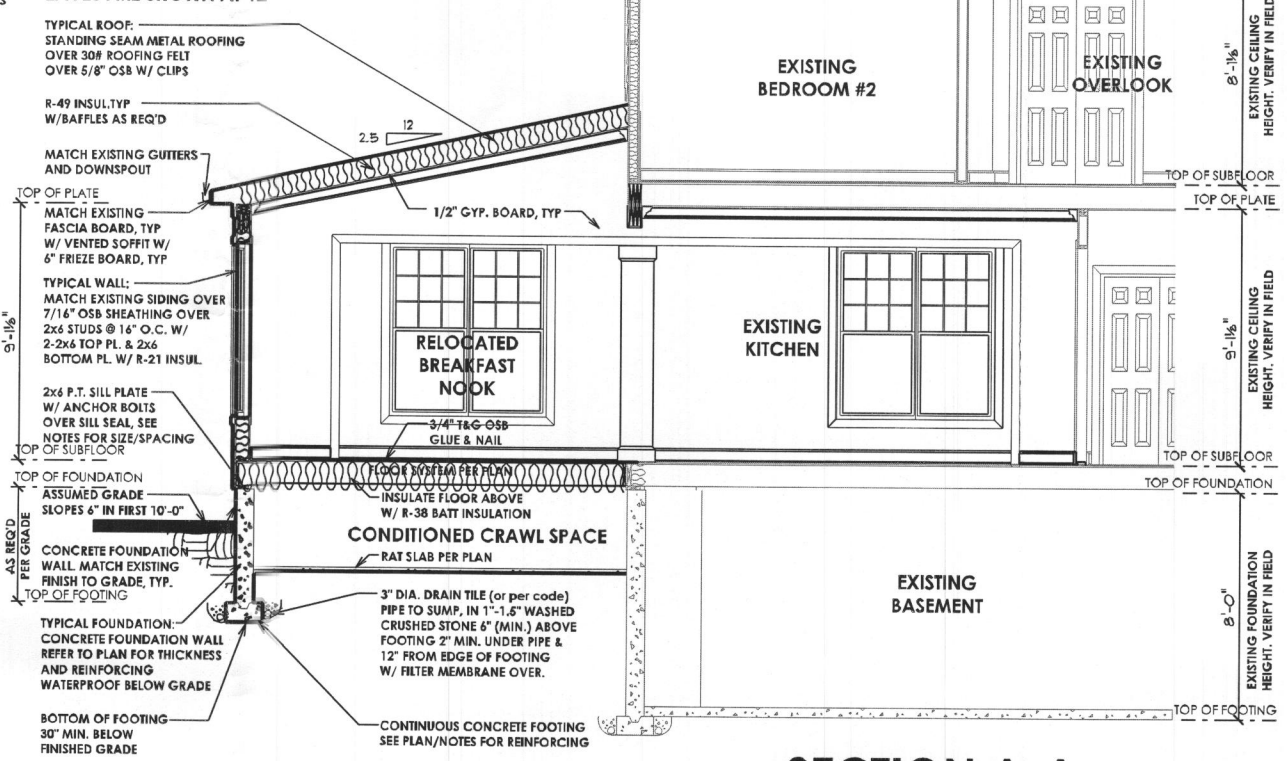


SECTION B-B

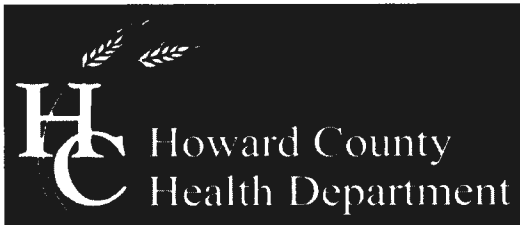
SECTION NOTES

- 1) 1500 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SFF #1/#2 OR EQ. TYP THROUGHOUT U.N.O.
- 3) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 4) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEAM WALL AT BRICK LEDGE EXCEEDS 16" HIGH
- 5) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.

ALL TRUSS OVERHANGS/ EAVES ARE SHOWN AT 12"



SECTION A-A



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

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

MEMORANDUM

TO: Mr. & Mrs. Russo
1258 Emmaus Rd.
Woodbine, MD 21044

FROM: Robert Freemon *RIF*
Well & Septic Program

RE: 1258 Emmaus Rd.
Woodbine, MD 21044
"Before BP Approval"

DATE: 3/14/2019

Before a building permit proposing additional living space with an increase in the house foot print can be approved the following will be required.

- A percolation certification plan (perc cert) approved by the Health Dept. designating a sewage disposal area (SDA) on the property.
- Setbacks to the septic systems components and the well must be met.
- Depending on the amount of living space being added and/or the number of bedrooms being proposed the existing septic system may need to be evaluated. The evaluation would confirm whether the system meets current county and state regulations for the proposed house. If an evaluation is required and the system is determined to be inadequate for the proposed house a septic system upgrade will be required.

According to our records this property does have an approved percolation certification plan designating an SDA on the property. This area may be adjusted if necessary however a civil/septic engineer would need to create the revised perc cert plan showing the proposed adjustments along with three systems (1 existing/initial and 2 replacements) adequate for the proposed house fitting inside the new revised area. Health Dept. review of this revised perc cert will be required prior to certification.

If adjustments need to be made to the location of the existing septic systems components a site plan/septic plan will likely be required. Due to the limited space available for system component relocation details of these proposed adjustments will need to be shown on a site plan/septic plan.

Please keep in mind these requirements may change depending on the proposal. The comments above were created to give general guidance and are based on earlier conversations with Mr. and Mrs. Russo.

Freemon, Robert

From: Freemon, Robert
Sent: Friday, March 15, 2019 9:29 AM
To: 'Mary Beth Russo'
Subject: RE: Site visit - Woodbine
Attachments: 1258 Emmaus Rd. SOD.pdf; ENGINEERS Surveyors REV 6-28-02.pdf; SEPTIC CONTRACTORS_updated 8-14-18.pdf; Perc-Site Plan REQ.PDF; HCHD BP Process.pdf; Septic Savers 410-313-0700.pdf; A49053_04_1258_EMMAUS_ROAD.pdf

Hi Mary,

Attached are my comments regarding your possible future proposal. I have also attached supplemental information for you to view. If you plan on adjusting the Perc Cert let me know because I will need to send you specs based on the perc data. If you have any other question let me know.

P.S. A copy of the perc cert is in your property file. I must have missed seeing it on the 11th page. I believe I gave you a copy of all our setbacks but I am not sure. Let me know if I did not and I will send you those as well.

Robert "Spencer" Freemon
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program
Phone: 410-313-6357
Email: rfreemon@howardcountymd.gov
Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

-----Original Message-----

From: Mary Beth Russo <mbrusso39@icloud.com>
Sent: Friday, March 08, 2019 10:37 AM
To: Freemon, Robert <rfreemon@howardcountymd.gov>
Subject: Re: Site visit - Woodbine

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

That would be perfect!!! See you then!!

Mary Beth

Sent from my iPhone

> On Mar 8, 2019, at 10:35 AM, Freemon, Robert <rfreemon@howardcountymd.gov> wrote:
>
> Hi Mary,
> I can be out there around 10am on Monday 3/11 if that works for you?
>
> Robert "Spencer" Freemon
> Howard County Health Department

> 8930 Stanford Blvd. Columbia, MD 21045 Bureau of Environmental Health
> Well and Septic Program
> Phone: 410-313-6357
> Email: rfreemon@howardcountymd.gov
> Website:
> [https://www.howardcountymd.gov/Departments/Health/Environmental-Health](https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic)
> /Well-and-Septic

>

> -----Original Message-----

> From: Mary Beth Russo <mbrusso39@icloud.com>
> Sent: Friday, March 08, 2019 10:33 AM
> To: Freemon, Robert <rfreemon@howardcountymd.gov>
> Subject: Re: Site visit - Woodbine

>

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

>

>

> Hey Spencer! Just checking in to see if you had any thoughts on the days I proposed? Have a great weekend!

>

> Thank you,

>

> Mary Beth Russo

>

> Sent from my iPhone

>

>> On Mar 6, 2019, at 12:32 PM, Mary Beth Russo <mbrusso39@icloud.com> wrote:

>>

>>

>> Hello Spencer,

>>

>> Thanks for spending time with me yesterday to help with my questions re septic tank placement and setbacks. I would really like to be there when you come out. My preference would be Monday as my husband will be in town but Monday, Tuesday or Wednesday of next week would be good. Please let me know if any of those days work for you and we will go from there.

>>

>> Thanks again,

>>

>> Mary Beth Russo

>> 1258 Emmaus Road

>> Woodbine, MD 21797

>> Cell 410-241-6776

>> Sent from my iPhone

>