



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: 8-19-14

Permit No.: B14003049

Building Address: 12126 Hayland Farm Way
 City: Ellicott City State: Md Zip Code: 21042
 Suite/Apt. #: _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Walnut Creek
 Section: _____ Area: _____ Lot: 27
 Tax Map: 28 Parcel: 49 Grid: 17A18
 Zoning: _____ Map Coordinates: _____ Lot Size: 33000

Property Owner's Name: Winchester Homes Inc
 Address: 6905 Rockledge Blvd
 City: Bethesda State: MD Zip Code: 20817
 Phone: 301 803 4800 Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: Steve Landon
 Address: 8838 Sweet Gum Place
 City: Springfield State: Va Zip Code: 22153
 Phone: 703 483 7621 Fax: _____
 Email: peakpermits@gmail.com

Contractor Company: Winchester Homes Inc
 Contact Person: Ladaya
 Address: 6905 Rockledge
 City: Bethesda State: Md Zip Code: 20817
 License No.: 2317
 Phone: 301 803 4800 Fax: _____
 Email: _____

Existing Use: Vacant
 Proposed Use: SFD
 Estimated Construction Cost: \$ 300,000
 Description of Work: SFD Garrett 2 story, Full Basement 3FB 4BR 3 car Garage FP
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

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"/> DW Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth: _____ Width: _____
Gross area, sq. ft./floor: _____	1 st floor: <u>67 x 73.6</u>
Area of construction (sq. ft.): _____	2 nd floor: <u>60 x 60</u>
Use group: _____	Basement: _____
Construction type:	<input type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input checked="" type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input checked="" type="checkbox"/> Wood Frame	No. of Bedrooms: <u>4</u>
<input type="checkbox"/> State Certified Modular	<u>Multi-family Dwelling</u>
	No. of efficiency units: _____
	No. of 1 BR units: _____
	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 type="checkbox"/> No	Roof: _____
Roadside Tree Project Permit # _____	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
Water Supply	
<input checked="" type="checkbox"/> Public	
<input type="checkbox"/> Private	
Sewage Disposal	
<input checked="" type="checkbox"/> Public	
<input type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>15000315</u>	
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: peakpermits@gmail.com
 Email Address: Summit Management
 Title/Company: _____

Print Name: Steve Landon
 Date: 8/19/14

RECEIVED
 AUG 19 2014
 LICENSES & PERMITS DIVISION

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>9/11/14 Hank O'Connell</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? Yes No
 Is Entrance Permit Required? Yes No
 Historic District? Yes No
 Lot Coverage for New Town Zone: _____
 SDP/Red-line approval date: _____

Filing Fee	\$ <u>160.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50.00</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>27438</u>



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

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

September 3, 2014

WINCHESTER HOMES INC
6905 ROCKLEDGE DRIVE STE 800
BETHESDA, MD 20817

Sent via email to: LATOYA.TILGHMAN@WHIHOMES.COM

**RE: Building Permit B14003049
12126 Hayland Farm Way
Ellicott City, MD 21042**

Dear Ms. Tilghman:

This letter is in response to building permit # B14003049. The application describes the construction of a single family building with 4 bedrooms. Upon review of the application, the submittal did not include a copy of the floor plans. Floor plans are required in order to confirm the number of bedrooms.

At this time, the building permit application has been placed on hold until a copy of the floor plans have been received and reviewed by the Health Department. Should any questions or concerns arise, please contact me directly at (410) 313 – 1786 or hoswald@howardcountymd.gov.

Sincerely,

Hank Oswald

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program

Oswald, Hank

From: Haglich, Artie [artie.haglich@whihomes.com]
Sent: Thursday, September 11, 2014 9:06 AM
To: Tilghman, LaToya; Oswald, Hank
Cc: Haglich, Artie
Subject: RE: B14003049, lot# 11100027

Good morning. This permit# has an unfinished basement.

Thanks

H.O.

Artie Haglich 
Design Team Operations Manager
Winchester Homes, Inc.
☎ (301) 803-4815
Cell: (443) 271-8331
✉ artie.haglich@whihomes.com
<http://www.yourhomeyourway.com/>

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From: Tilghman, LaToya
Sent: Thursday, September 11, 2014 8:49 AM
To: Haglich, Artie
Subject: Fwd: B14003049

~LaToya Tilghman

Begin forwarded message:

From: "Oswald, Hank" <hoswald@howardcountymd.gov>
Date: September 11, 2014 at 8:44:49 AM EDT
To: "Tilghman, LaToya" <LaToya.Tilghman@whihomes.com>
Subject: RE: B14003049

Hi LaToya:

Good morning. It is not clear to me and the building permit doesn't say whether the basement is being finished-off. Please clarify.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department

Well & Septic Program
8930 Stanford BLVD
Columbia, MD 21045
410-313-1786
410-313-2648 (Fax)

From: Tilghman, LaToya [mailto:LaToya.Tilghman@whihomes.com]
Sent: Wednesday, September 10, 2014 10:25 AM
To: Oswald, Hank
Subject: RE: B14003049

Good morning Hank,

Is there any additional information you may need with regards to this lot or are the drawings just still in review.

Thanks,
LaToya

Oswald, Hank

From: Tilghman, LaToya [LaToya.Tilghman@whihomes.com]
Sent: Wednesday, September 03, 2014 5:01 PM
To: Oswald, Hank
Subject: RE: B14003049

Hank,

Plans will be mailed out today and sent to your attention. Please feel free to give me a call with any additional questions/ comments.

Thanks,
LaToya

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Wednesday, September 03, 2014 10:38 AM
To: Tilghman, LaToya
Subject: B14003049

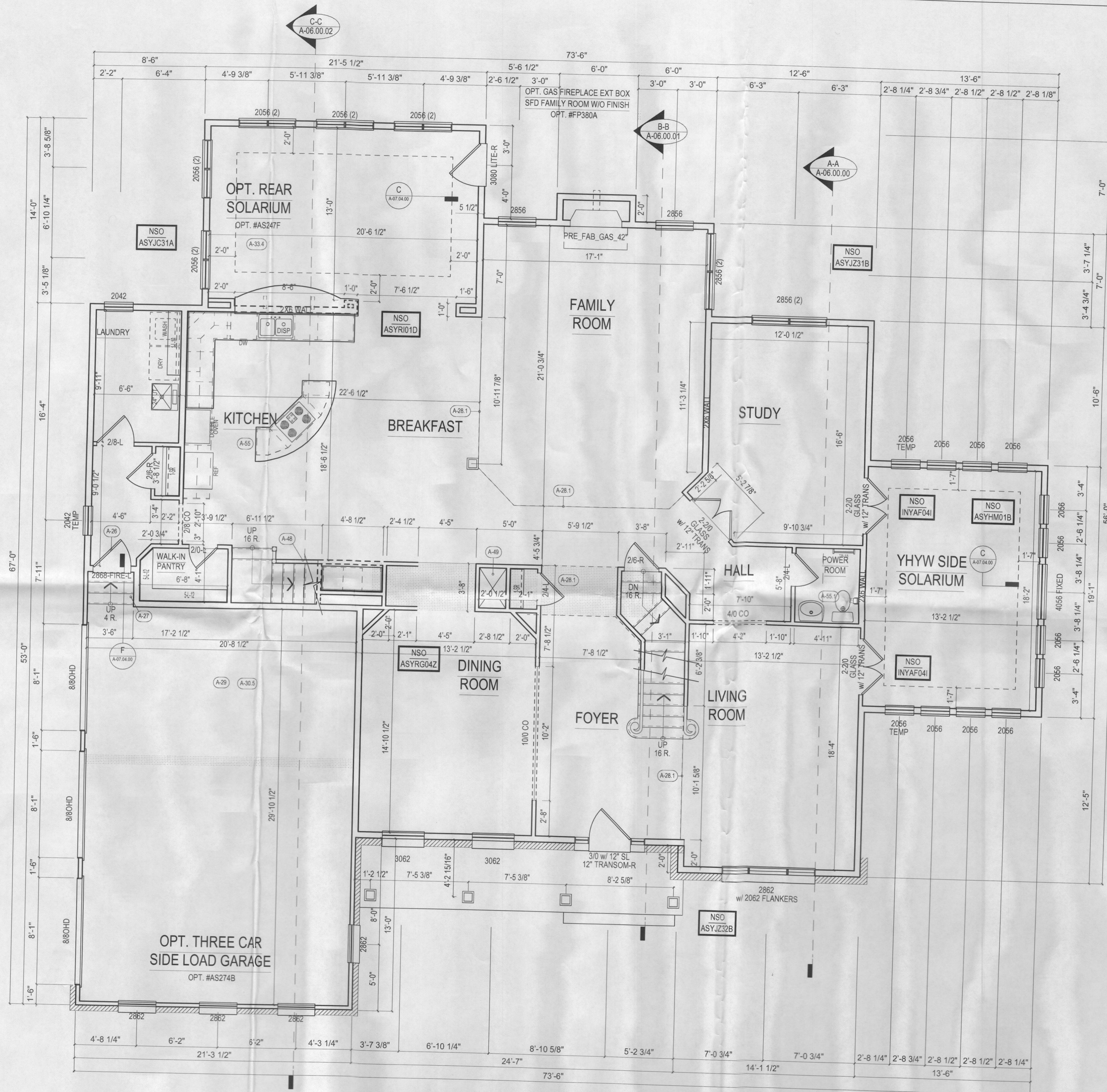
Ms. Tilghman:

Please see attached letter regarding BP # B14003049.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
8930 Stanford BLVD
Columbia, MD 21045
410-313-1786
410-313-2648 (Fax)

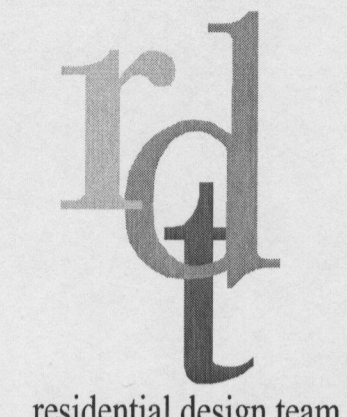
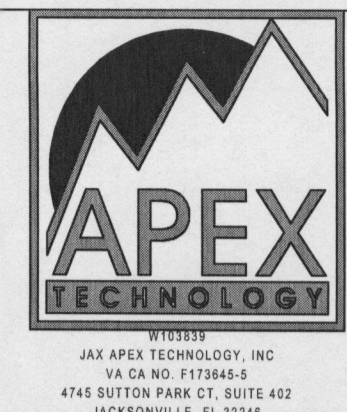


- NSO NOTES**
- ASYHM01B NSO-Add side Solarium 13x19 rectangle Living HVAC install an approx 13x19 side Solarium off the Living room. Includes rectangular shape with box-tray ceiling, hung windows, and a cased opening between the Solarium and Living room. Includes stonewater table from grade to first floor height on the front and side elevations, extending on the side wall of the main house to the front of the Solarium; finish above the water table to be PVC trim. Basement below to be unfinished. Installs 4 standard recessed lights and electrical outlets per code. Includes installing an additional HVAC heat-pump system in the basement below to supply the Solarium.
 - ASYJC31A Expand Kitchen/Breakfast/Laundry 3-feet to the rear, including the Owner's suite above and the unfinished basement below.
 - ASYJZ31B Expand the Study 3-feet to the rear and the Living room and Study 1-foot to the side, including the second floor above and unfinished basement below. Space on second floor includes expanding Bedroom 2 to the rear, installing walk-in closets in Bedroom 2 and Bedroom 4, and revising the configuration of Bath 2 to install two single-bowl vanities in separate spaces from the tub/toilet area.
 - ASYJZ32B Expand and the Living room, Foyer, and Dining room 3-feet to the front; Dining room and Breakfast/Laundry 1-foot to the side; Family room and Foyer 2-feet to the side; and Family room 2-feet to the rear, including the second floor above and unfinished basement below. Includes revising the rear wall Family room windows to 28xx wide in lieu of the standard 24xx wide windows, maintaining the standard window heights and configuration.
 - ASYRG04Z Re-design the Kitchen to create a Butler's pantry in the passageway to the Dining room. Includes revising the location of the wall at the desk, creating a smaller desk space. NO cabinetry, countertop, sink/faucet, and appliance modifications included in this price; these modifications to be priced through 3rd party vendors.
 - ASYR010D Delete the wall, cased opening, and pass-thru between the Kitchen/breakfast area and the optional rear Solarium. Includes deleting the wall cabinet to the breakfast area side of the Kitchen sink and installing a 42-inch high drywall knee wall to there of the base cabinetry, creating a raised countertop with overhang on the rear of the knee wall into the Solarium. Countertop overhang includes corbel support brackets.
 - INYAF04I Install a pair of 2068 10-lite glass doors with 12-inch high rectangular transom (1080 overall) in lieu of a standard cased opening.
- KEY NOTES**
- A-26 FIRE RATED DOOR WITH SELF CLOSING HINGES REFER TO SPECS FOR RATING.
 - A-27 REFER TO GENERAL SPECS FOR HANDRAIL REQUIRED.
 - A-28.1 LINE OF FLOOR ABOVE
 - A-29 REFER TO CONSTRUCTION SPEC. 13 FOR GARAGE WALL AND CEILING FINISHES
 - A-30.5 DROP GARAGE CEILING AS NECESSARY DUE TO STEEL BEAMS AND/OR MECHANICAL ABOVE.
 - A-33.4 COFFERED CEILING
 - A-36 THE FIREPLACE MODEL THAT IS INSTALLED MUST MEET ALL CLEARANCE CODES AT THE SIDES AND REAR OF THE FIREBOX AND THE CHIMNEY CHASE AS PER THE MANUFACTURERS SPECS.
 - A-48 WOOD RAIL
 - A-49 MECHANICAL CHASE
 - A-50.1 ALL WALLS WITH CEMENT BOARD AND TILE ARE TO BE FRAMED AT 16" O.C.
 - A-55 REFER TO KITCHEN LAYOUTS FOR ADDITIONAL KITCHEN CABINET INFO.
 - A-55.1 REFER TO BATH LAYOUTS FOR ADDITIONAL BATH CABINET INFO.
 - E-4 DIMENSIONS AT RECESSED LIGHT FIXTURES SHOULD BE HELD AS CLOSE AS POSSIBLE. BUT MAY HAVE TO VARY DUE TO FIELD CONDITIONS.
 - E-12 ALL OUTLETS TO BE PLACED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL ELECTRICAL CODES.
 - G-4 CONTINUOUS HANDRAILS IN STAIRWELLS AS REQUIRED BY LOCAL JURISDICTIONS.
 - G-7 SHADED AREAS INDICATE CEILINGS TO BE FRAMED TO A HEIGHT OF NO LESS THAN 8' U.N.O.
 - G-8 SOLID LINES BETWEEN ANY ROOM OR HALL INDICATE FLOORING CHANGES UNLESS OTHERWISE NOTED.
 - G-9 ALL TOWEL BARS TO BE INSTALLED AT 48" AFF (TYP)
 - G-10 ALL CASSED OPENINGS TO BE AT 7'-10 7/8" UNLESS OTHERWISE NOTED.
 - G-11 REFER TO FLOOR JOIST LAYOUT FOR PLUMBING DROP LOCATIONS.
 - G-14 FOLLOW MANUFACTURERS SPECS FOR ALL TOP CUT OUTS FOR SINKS AND COOKTOPS NOTE: CENTERLINES ARE PROVIDED ON COUNTERTOP PLANS ON SHEET A-7.0.0
 - G-15 ALL END SPLASHES ARE TO BE SHIPPED LOOSE AND FIELD INSTALLED.

STATE OF MARYLAND
 ARCHITECT
 residential design
 WINCHESTER HOUSE
 6905 ROCKLEDGE
 SUITE 800
 BETHESDA
 MARYLAND
 (301) 803

PRINT DATE: 07/17/2014
 SET NUMBER: 02GA96

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 03.00



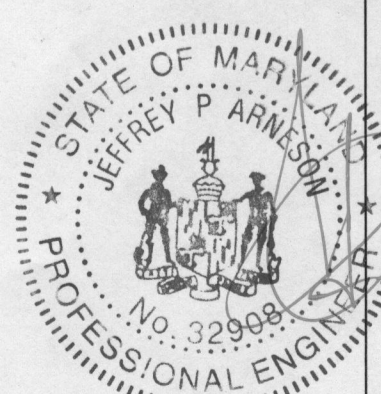
WINCHESTER HOMES, INC.
6905 ROCKLEDGE DR.
SUITE 800
BETHESDA
MARYLAND 20817
(301) 803-4800

WHI
YOUR HOME + YOUR WAY
11100027

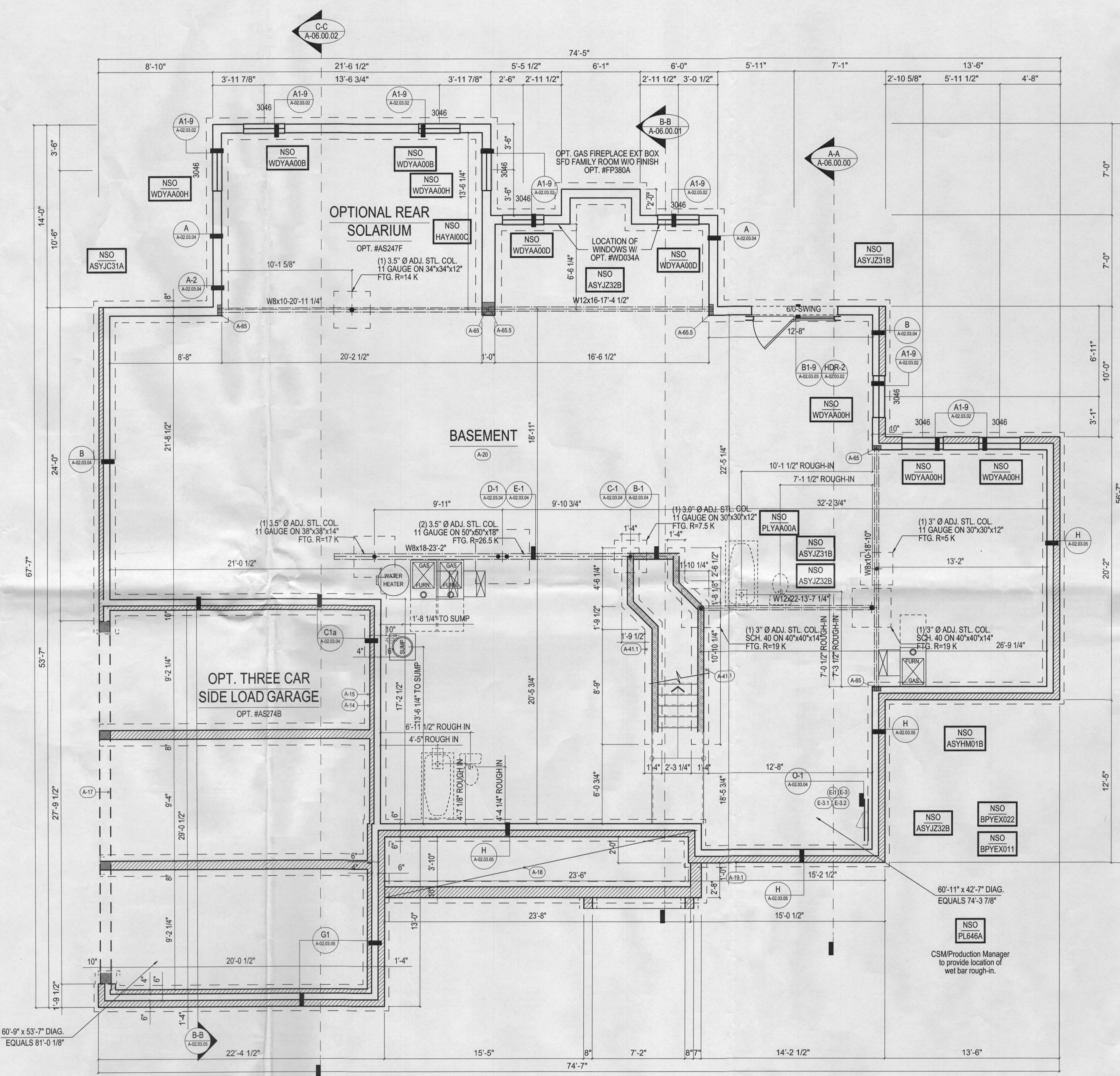
PRINT DATE: 07/17/2014
SET NUMBER: 02GA96

FOUNDATION PLAN

A
02.00.00



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



- NSO NOTES**
- ASYHM01B NSO-Add side Solarium 13x19 rectangle Living HVAC Install an approx 13x19 side Solarium off the Living room. Includes rectangular shape with box-tray ceiling, hung windows, and a cased opening between the Solarium and Living room. Includes stonewaterable from grade to first floor height on the front and side elevations, extending on the side wall of the main house from the front of the main house to the front of the Solarium; finish above the waterable to be PVC trim. Basement below to be unfinished. Installs 4 standard recessed lights and electrical outlets per code. Includes installing an additional HVAC heat-pump system in the basement below to supply the Solarium.
 - ASYJC31A Expand Kitchen/Breakfast/Laundry 3-feet to the rear, including the Owner's suite above and the unfinished basement below.
 - ASYJZ31B Expand the Study 3-feet to the rear and the Living room and Study 1-foot to the side, including the second floor above and unfinished basement below. Space on second floor includes expanding Bedroom 2 to the rear, installing walk-in closets in Bedroom 2nd Bedroom 4, and revising the configuration of Bath 2 to install two single-bowl vanities in separate spaces from the tub/toilet area.
 - ASYJZ32B Expand and the Living room, Foyer, and Dining room 3-feet to the front, Dining room and Breakfast/Laundry 1-foot to the side; Family room and Foyer 2-feet to the side; and Family room 2-feet to the rear, including the second floor above and unfinishedbasement below. Includes revising the rear wall Family room windows to 28x wide in lieu of the standard 24x wide windows, maintaining the standard window heights and configuration.
 - BPYEX011 NSO-Brick side returns full height as community std. Install full-height brick returns on the Garage and non-Garage side elevations. Returns to extend back the sides 2-feet from the front facade. Includes modifications to the foundation and cornice above to accommodate.
 - BPYEX022 Install brick waterable on the both side elevations with walkout basement. Includes brick from grade to the top of the first floor with no exposed concrete on the side elevations. Concrete foundation wall revised to 10-inches thick at basement areas with brick ledge per grade conditions.
 - HAYAI00C NSO-HVAC equip relocate Solarium main Utility Re-locate the interior HVAC equipment with the optional rear Solarium to the main house Utility room, re-designing the duct work to accommodate. Equipment to remain per standard specs.
 - PL646A PLYA00A Basement Wet Bar Rough-in Install slab rough-in drain piping for a future basement bath. Includes 3-pipes; tub, toilet, and sink.
 - WDYAA00B NSO-DH Window 3046 ILO std hopperinstall a single 3046 double-hung window in the basement in lieu of a standard hopper window.
 - WDYAA00D NSO-DH Window 3046 ILO std DH2842Install a single 3046 double-hung window in the basement in lieu of a standard 2842 double-hung window.
 - WDYAA00H NSO-DH Window 3046 bsmInstall a single 3046 double-hung window in the basement.
- KEY NOTES**
- A-14 START GARAGE SLAB 4-3/4" BELOW TOP OF FND. WALL.
 - A-15 4" LEDGE (TYPICAL) TOP OF LEDGE TO BE 13-3/4" BELOW TOP OF FOUNDATION WALL.
 - A-17 TURN DOWN SLAB MINIMUM 30" BELOW FINISHED GRADE.
 - A-18 4" CONC. SLAB w/ NUMBER 4 GR 60 RE-BAR 18" O.C. RUNNING L-R; 1-3/4" FROM BOTTOM OF SLAB FOR STRCT. SUPPORT. & NUMBER 4 GR 60 RE-BAR 18" O.C. @ CTR. OF SLAB RUNNING FRONT TO BACK DOWN FOR Poured WALL TO TURN DOWN FOR TEMP./SHRINKAGE & CRACK CONTROL.
 - A-19.1 6" BRICK OR STONE LEDGE
 - A-20 4" CONCRETE SLAB WITH 6x6-W1.4 x W1.4 WWF OVER 6 MIL POLY-VAPOR BARRIER ON 4" GRAVEL FILL (TYPICAL).
 - A-22 ALL FROST FOOTINGS TO HAVE MIN. DEPTH OF 30" BELOW GRADE OR PER LOCAL JURISDICTION
 - A-41.1 8"x16" CONC FTG
 - A-65 BEAM POCKET; 8"W x 9"H
 - A-65.5 BEAM POCKET; 10"W x 13"H
 - E-1 ELECTRICAL PANEL BOX. REFERTO GENERAL NOTES FOR MOREINFORMATION.
 - E-3 ELECTRICAL PANEL LOCATION MAY VARY BASED ON THE ELECTRICAL SERVICE ENTRANCE.
 - E-3.1 CONTRACTOR TO ASSURE THAT ALL REQUIREMENTS OF ELEC. PANEL (IE. CLEARANCE, LOCATION, MOUNTING AND ACCESSIBILITY ETC.) ARE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND OR THE LOCAL JURISDICTIONS CURRENT REGULATIONS
 - E-3.2 THE POSITION OF THE PANEL BOX IS FOR SCHEMATIC USE ONLY. THE EXACT LOCATION WILL VARY BETWEEN UNITS DEPENDING ON THE LOCATION OF SERVICES AND THE SITTING OF UNIT
 - G-1 REFER TO ELECTRICAL SECTION OF SPECIFICATIONS FOR ACCESSIBLE POWER BOX REQUIREMENTS IN HIGH RADON AREAS OR AS PER LOCAL JURISDICTION.
 - G-3 PROVIDE CONTRACTION JOINTS IN BASEMENT IF SLAB EXCEEDS 30 FEET IN ANY DIRECTION. (TYPICAL)
 - G-4 CONTINUOUS HANDRAILS IN STAIRWELLS AS REQUIRED BY LOCAL JURISDICTIONS.
 - G-5 CONTRACTOR TO ASSURE THAT ALL REQUIREMENTS FOR THE ELECTRICAL PANEL ARE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND/OR THE LOCAL JURISDICTIONS CURRENT REGULATIONS.
 - G-6 REFER TO PLUMBING SECTION OF SPECIFICATIONS FOR RADON VENTILATION REQUIREMENTS IN HIGH RADON AREAS OR AS PER LOCAL JURISDICTION.

