



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: 11/13/17

Permit No.: B17004045

Building Address: 15312 Galaxy Dr.
 City: Woodbine State: MD Zip Code: 20797
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Fairlane Farm
 Section: _____ Area: _____ Lot: 13
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant lot
 Proposed Use: Single family home
 Estimated Construction Cost: \$ 230,000
 Description of Work: New 2 story "Stratford Hall" with 2 car garage, 2 car side attached garage, covered porch, ECV 'B', 1st floor bedroom and finished lower level (rec rm, area #2, bath, wet bar)
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: NVR Inc
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 Phone: 410-379-5956 Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: Decatur Building Services
 Address: PO Box 552
 City: Woodbine State: MD Zip Code: 21797
 Phone: 413-309-7792 Fax: _____
 Email: Jim@DecaturbuildingServices.com

Contractor Company: NV Homes
 Contact Person: Taylor Faris
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 License No.: 56
 Phone: 410-379-5956 Fax: _____
 Email: Tfaris@NVRINC.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:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<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"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<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	
Heating System	
<input checked="" 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:	
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.

Jim Kerwin
 Applicant's Signature
Jim@DecaturbuildingServices.com
 Email Address
AGENT NV Homes
 Title/Company

Jim Kerwin
 Print Name
11/13/2017
 Date

RECEIVED
 NOV 13 2017
 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
<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>11/27/17</u>	<u>H. Oswald</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?	<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	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>150063</u>



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: 1/18/18

Permit No.: B18000182

Building Address: 15312 Galaxy Dr
 City: Loddsboro State: MD Zip Code: 20729
 Suite/Apt. # _____ SDP/WP/BA # _____
 Census Tract: _____ Subdivision: Fairlane Farm
 Section: _____ Area: _____ Lot: 13
 Tax Map: B Parcel: A Grid: 2
 Zoning: _____ Map Coordinates: _____ Lot Size: 48,346

Property Owner's Name: NJR inc
 Address: 9720 Rockport woods Dr
 City: Columbia State: MD Zip Code: 21046
 Phone: 410-465-1000 Fax: _____
 Email: _____

Existing Use: SFD
 Proposed Use: SFD w/ propane tank
 Estimated Construction Cost: \$ 3000
 Description of Work: install 1000 gallon underground propane tank
 Occupant/Tenant Name: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: owner
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: Michelle Clancy
 Address: PO Box 310
 City: Perry Hall State: MD Zip Code: 21228
 Phone: 443-640-7514 Fax: _____
 Email: Michelle.D.Applications@approved.com

Contractor Company: TECH AIR
 Contact Person: Dennis Ferguson
 Address: 1560 A.D. Cotton Center Dr
 City: Baltimore State: MD Zip Code: 21227
 License No.: B1215
 Phone: 410-984-5691 Fax: _____
 Email: _____

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: contractor
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	<input checked="" type="checkbox"/> Depth <input type="checkbox"/> Width
Gross area, sq. ft./floor:	1 st floor: 2 nd floor:
Area of construction (sq. ft.):	Basement: <input type="checkbox"/> Finished Basement <input type="checkbox"/> Unfinished Basement
Use group:	<input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab on Grade
Construction type:	No. of Bedrooms: Multi-family Dwelling
<input type="checkbox"/> Reinforced Concrete	No. of efficiency units:
<input type="checkbox"/> Structural Steel	No. of 1 BR units:
<input type="checkbox"/> Masonry	No. of 2 BR units:
<input type="checkbox"/> Wood Frame	No. of 3 BR units:
<input type="checkbox"/> State Certified Modular	Other Structure: Dimensions:
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular <input type="checkbox"/> Manufactured Home

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

RECEIVED
 JAN 18 2018
 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 THERE TO; (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: Michelle Clancy Print Name: Michelle Clancy
 Email Address: Michelle.D.Applications@approved.com Date: 1/15/18
 Title/Company: permits

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>1/30/18</u>	<u>[Signature]</u>

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

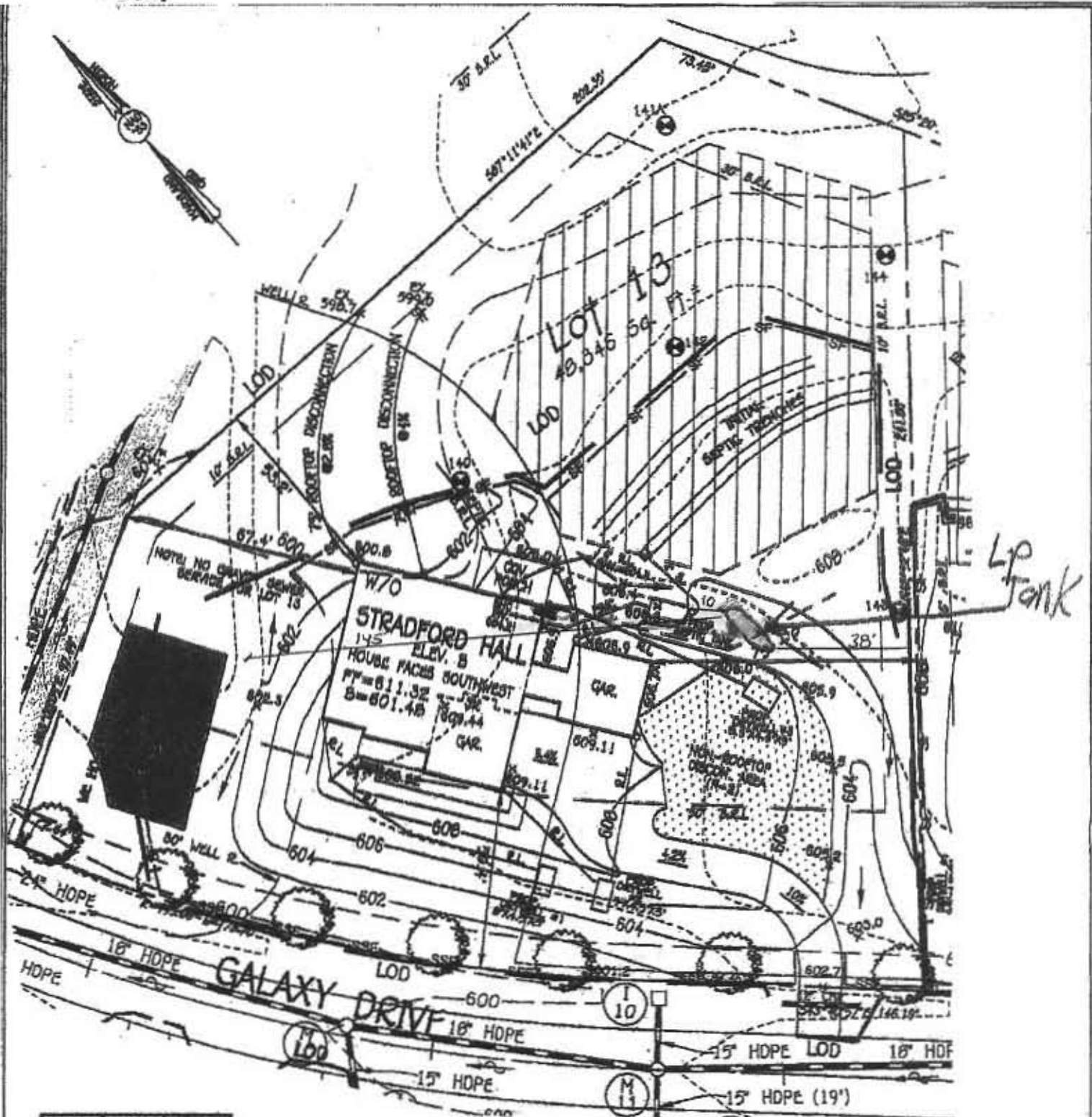
DPZ SETBACK INFORMATION

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: _____

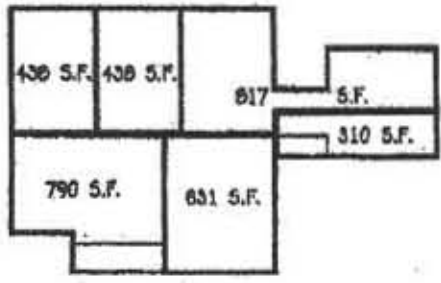
Filing Fee	\$
Permit Fee	\$ 100
Tech Fee	\$ 10
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ 110.00
Sub- Total Paid	\$
Balance Due	\$
Check	\$ 6313

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

18SET0015



LP
Fork



HOUSE DOWNSPOUT DRAINAGE AREAS
SCALE 1" = 30'

1518000182
Approved
1/30/18
RJC

STORMWATER MANAGEMENT NOTES:
STORMWATER MANAGEMENT FOR LOT 13 IS BEING PROVIDED BY A COMBINATION OF 2 ROOFTOP DISCONNECTIONS (H-1), NON-ROOFTOP DISCONNECTION (H-2) FOR THE DRIVEWAY AREA, AND 3 DRYWELLS, AS SHOWN ON THIS PLAN.

NOTE: THE EXISTING WELL SHOWN ON THIS PLAN, HO-15-0355, HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.

OWNER/DEVELOPER
17101
9701 PARKWAY WOODS DRIVE
COLLIERIA, MD 21046
410-975-7756

FISHER, COLLINS & CARTER, INC.
P.L.L.C. ENGINEERING CONSULTANTS & LAND SURVEYORS
10000 MARSH CREEK DRIVE - SUITE 2000 WOODS MILLS
ALBERTA, CANADA T0A 0A0
(403) 461-5599

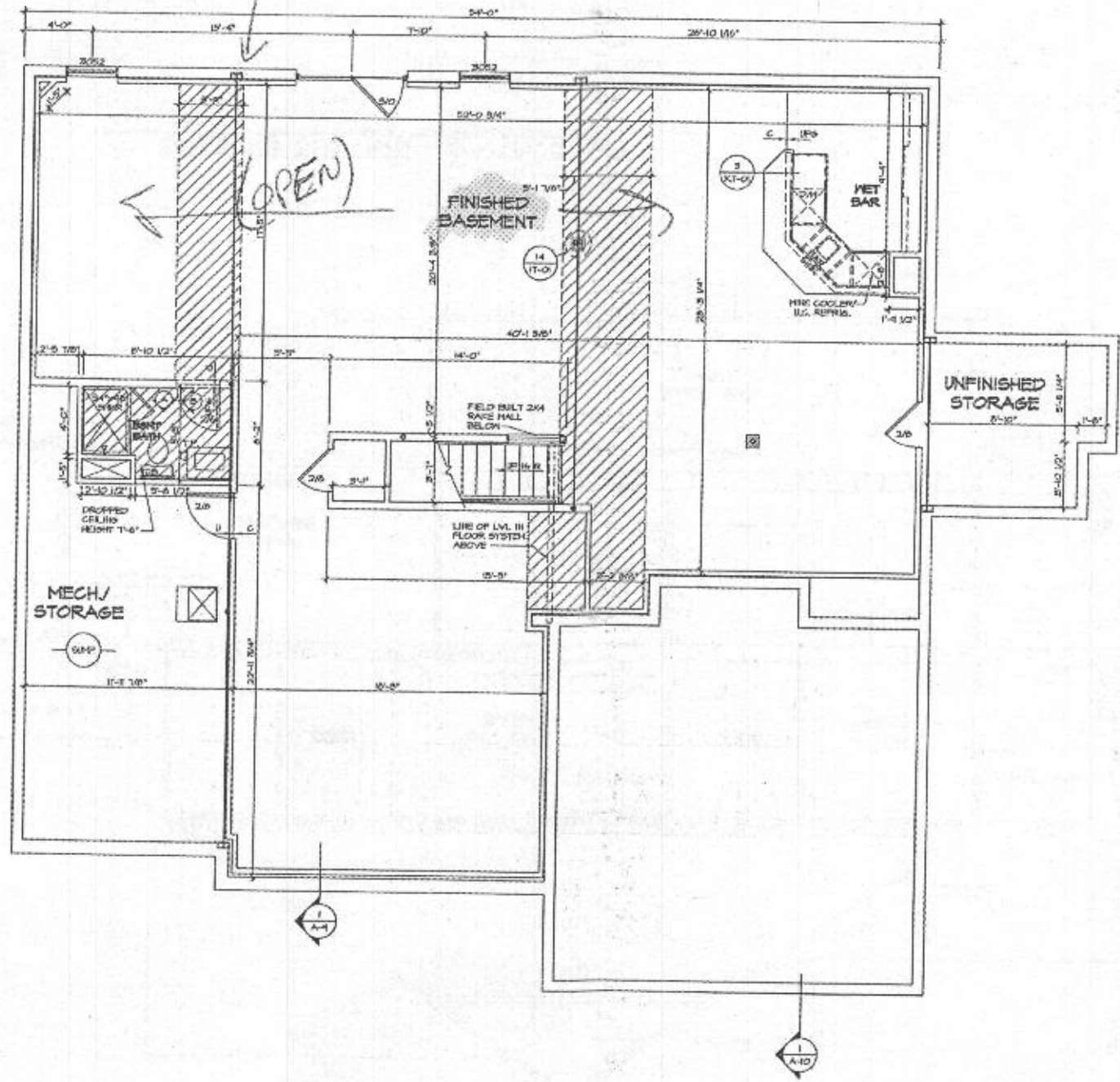
PLAN
SCALE 1" = 40'

PERMIT SITE PLAN
LOT 13
15312 GALAXY DRIVE
FAIRLANE FARMS

PHASE ONE
ZONED: RC-DEO
TAX MAP NO.: B GRID NO.: 2 PARCEL NO.: B
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=80' DATE: NOV. 14, 2017
SHEET 1 OF 1

[Handwritten signature]
2/2/17

APPROVED FOR CONSTRUCTION



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

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 HV 2x4 WALLS OR (3) 2x6 HV 2x6 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (2) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 8 1/2" UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
5. SEE "TRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FINISH LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "I" SHEETS FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL HEADERS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.

GYPHUM NOTES

- AT GARAGE:**
5/8" DRYHALL ON COMMON WALLS, CEILING, AND BEARING WALLS AS REQUIRED.
- AT STAIRS:**
1/2" GYPHUM BOARD AT INTERIOR OF STAIRS AND HALLS IN CLOSET.
- WITH OPTION "SC1" - DRYHALL UNFINISHED BASEMENT CEILING AREA.**

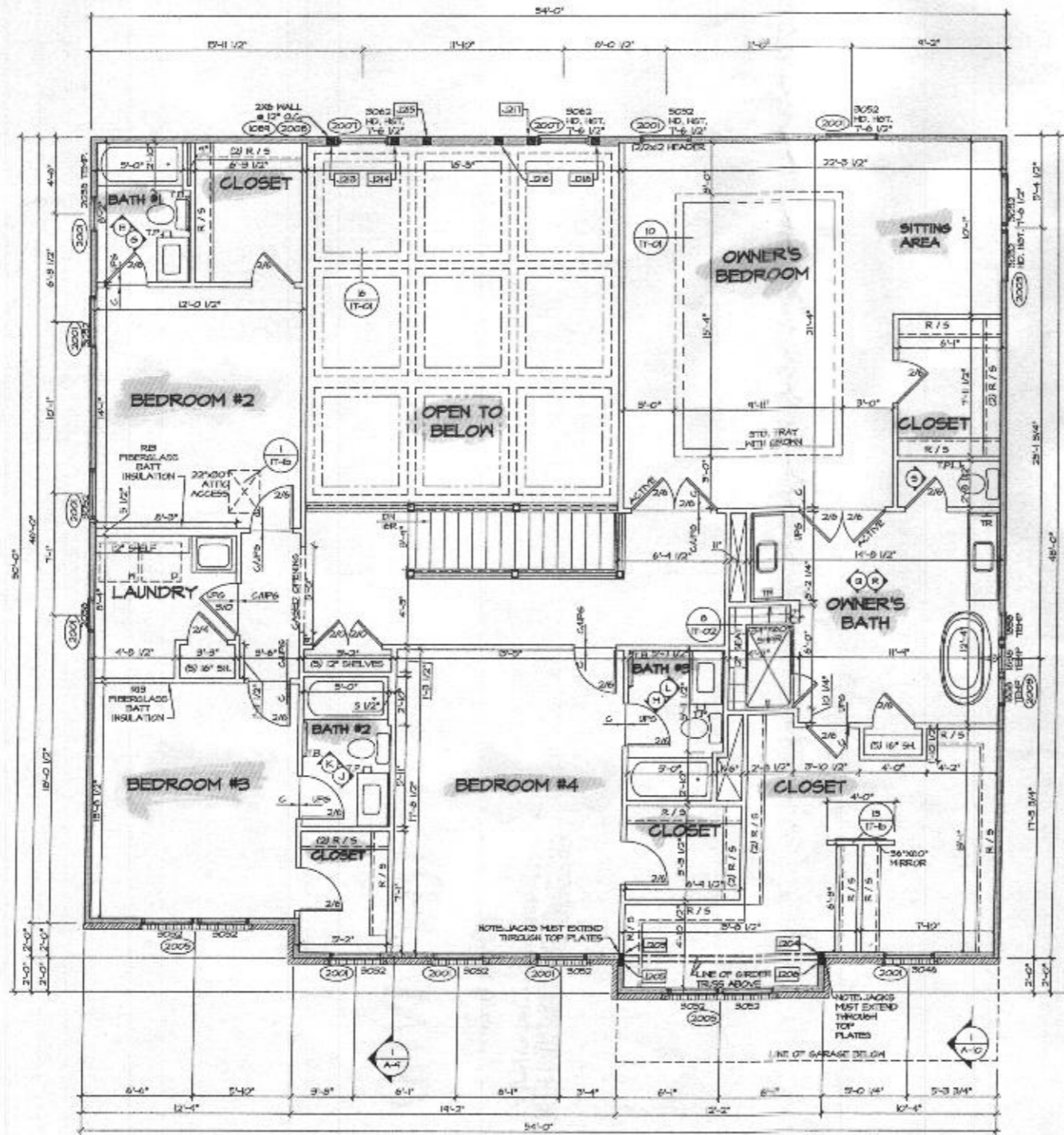
NOTES:

- 1/2" GYPHUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
- A MAXIMUM AREA OF 60 SQ FT MAY BE OMITTED AS REQUIRED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC TYPICALLY AN 8'-0" X 8'-0" CEILING SPACE ABOVE MECHANICAL AREA.
- PROVIDE FIRE BLOCKERS AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYHALL HAS BEEN OMITTED.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - ⊗ BEARING BEAMS FROM NON-LOAD ABOVE
 - ⊕ JACKS
 - ⊖ BEAM/HEADER
 - ⊙ PAD FOOTING
 - ⊠ STEEL CEILING
 - ⊞ PORTAL FRAME
 - ⊟ JOIST/TRUSS
 - ⊠ LVL
 - ⊙ ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTIONS

NVR	NVR, Inc., 2000 N. 1st Street, Suite 100, Frederick, MD 21701								
SHEET NO. A-6	PROJECT NO. STRATFORD HALL	DRAWING TITLE BASEMENT FLOOR PLAN	DESIGNED BY BHM	DATE	OPTION	ORIGIN DESCRIPTION	DATE	DRAWN BY	CHECKED BY
27									



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

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 HALLS OR (2) 2x6 w/ 2x6 HALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 2 1/2" UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE TO BE UNLESS OTHERWISE NOTED.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "1" SHEETS FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL HINGES HAVE 1" x 1/2" HEADERS HEIGHT UNLESS OTHERWISE NOTED.
9. ALL CASSET OPENINGS AT T-17, UNLESS OTHERWISE NOTED.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARERS FROM POINT LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAV FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE PG DETAILS FOR FRAMING CONNECTIONS

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENS. NPL	REMARKS
J203	JACK - (2) 2x4 SPP		2009	
J204	JACK - (2) 2x4 SPP		2009	
J205	JACK - (2) 2x4 SPP STUD GRADE		2009	
J206	JACK - (2) 2x4 SPP STUD GRADE		2009	
J25	JACK - (4) 2x6 SPP #2 STUD GRADE		2001	FULL HEIGHT STUDS
J24	JACK - (4) 2x6 SPP #2 STUD GRADE		2001	FULL HEIGHT STUDS
J23	JACK - (4) 2x6 SPP #2 STUD GRADE		2001	FULL HEIGHT STUDS
J26	JACK - (4) 2x6 SPP #2 STUD GRADE		2001	FULL HEIGHT STUDS
J21	JACK - (4) 2x6 SPP #2 STUD GRADE		2001	FULL HEIGHT STUDS
J20	JACK - (4) 2x6 SPP #2 STUD GRADE		2001	FULL HEIGHT STUDS

REV. NO. DATE
1 02/20/17 - STANDARD DETAILS B.P.

NOT TO BE USED WITHOUT THE SIGNATURE AND SEAL OF THE REGISTERED PROFESSIONAL ENGINEER. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE REGISTERED PROFESSIONAL ENGINEER. ANY CHANGES MADE BY OTHERS SHALL BE AT THE USER'S RISK.



SET NO. INACO
VERSION 01
DRAWN BY DIM
DATE:
OPTION

USER: STRATFORD HALL
DRAWING TITLE: SECOND FLOOR PLAN
OPTION DESCRIPTION:

SHEET NO. A-8
32.1

Oswald, Hank

From: Cagle, Clint <ccagle@nvrinc.com>
Sent: Monday, November 27, 2017 8:59 AM
To: Oswald, Hank
Cc: Jim Kerwin (jim@decaturbuildingservices.com); Hanauer, Brent
Subject: RE: Floor Plan_15312 Galaxy Drive_Lot 13
Attachments: FF-0013 Hank Questions.pdf

Good Morning Hank,

I have attached the drawings requested. The covered porch is on a footer and is basically a covered deck without any slab and it's not a sunroom(the floor is a decking material). The finished basement is completely open in the rec room area and there is not a wall or door for any other room. Please let me know if any other questions or if you need Jim to provide hard copies of these drawings.

Thanks,

Clint Cagle | NVHomes | 301-237-5776

From: "Oswald, Hank" <hoswald@howardcountymd.gov>
Date: November 27, 2017 at 8:14:18 AM EST
To: "JIM@DECATURBUILDINGSERVICES.COM" <JIM@DECATURBUILDINGSERVICES.COM>
Cc: "TFARIS@NVRINC.COM" <TFARIS@NVRINC.COM>
Subject: Floor Plan_15312 Galaxy Drive_Lot 13

Hello Jim:

Good morning. May I have the floor plan for the covered porch in back? Is the covered porch on footers? Please note: If the covered porch is on slab or some other design or if it's a sunroom then it must meet the 20 foot setback to the sewage disposal area (SDA). Also, is that a room next to the full bathroom in the basement or is open to the rest of the basement/wet bar area? If it's a room with a door, then it makes it a bedroom which brings the count up to 6 (not 5) and the septic plan is only designed for 5 bedrooms. Please advise.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045

410.313.1786 (Office)
hoswald@howardcountymd.gov

CONFIDENTIALITY NOTICE

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