



# 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: 9/4/14

Permit No.: 314003220

Building Address: 5106 Clay Circle Lane  
 City: Elliott City State: MD Zip Code: 21042  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: GP-13-038  
 Census Tract: \_\_\_\_\_ Subdivision: WALNUT CREEK  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 22  
 Tax Map: 28 Parcel: 49 Grid: 17+18  
 Zoning: RC-DED Map Coordinates: 14, E2 Lot Size: 42,454 sq ft

Property Owner's Name: Trinity Quality homes  
 Address: 3675 PARK AVE #301  
 City: Elliott City State: MD Zip Code: 21043  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Existing Use: VACANT LOT  
 Proposed Use: SFD  
 Estimated Construction Cost: \$ 313,667.00  
 Description of Work: 2 story, FP, 3 car garage, Full Basement, 9 Rooms, 4 BR's, 4 Full Baths

Contractor Company: Trinity Quality Homes, INC  
 Contact Person: Sherry Newschow  
 Address: 3675 PARK AVE #301  
 City: Elliott City State: MD Zip Code: 21043  
 License No.: 699  
 Phone: 443-535-8516 Fax: \_\_\_\_\_  
 Email: Sherry@trinityhomes.com

Occupant or Tenant: N/A  
 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"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1 <sup>st</sup> floor: _____ 2 <sup>nd</sup> floor: _____
Area of construction (sq. ft.): _____	Basement: _____
Use group: _____	<input checked="" type="checkbox"/> Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab on Grade
<b>Construction type:</b>	No. of Bedrooms: <u>4</u>
<input type="checkbox"/> Reinforced Concrete	<input checked="" type="checkbox"/> Multi-family Dwelling
<input type="checkbox"/> Structural Steel	No. of efficiency units: _____
<input type="checkbox"/> Masonry	No. of 1 BR units: _____
<input type="checkbox"/> Wood Frame	No. of 2 BR units: _____
<input type="checkbox"/> State Certified Modular	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
<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 checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Natural Gas <input 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>G1300028</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.

Sherry L. Newschow  
 Applicant's Signature  
Sherry@trinityhomes.com  
 Email Address  
Selections Director - Trinityhomes.  
 Title/Company

Sherry L. Newschow  
 Print Name  
9/4/14  
 Date  
**RECEIVED**  
 SEP 04 2014  
 LICENSES & PERMITS DIVISION

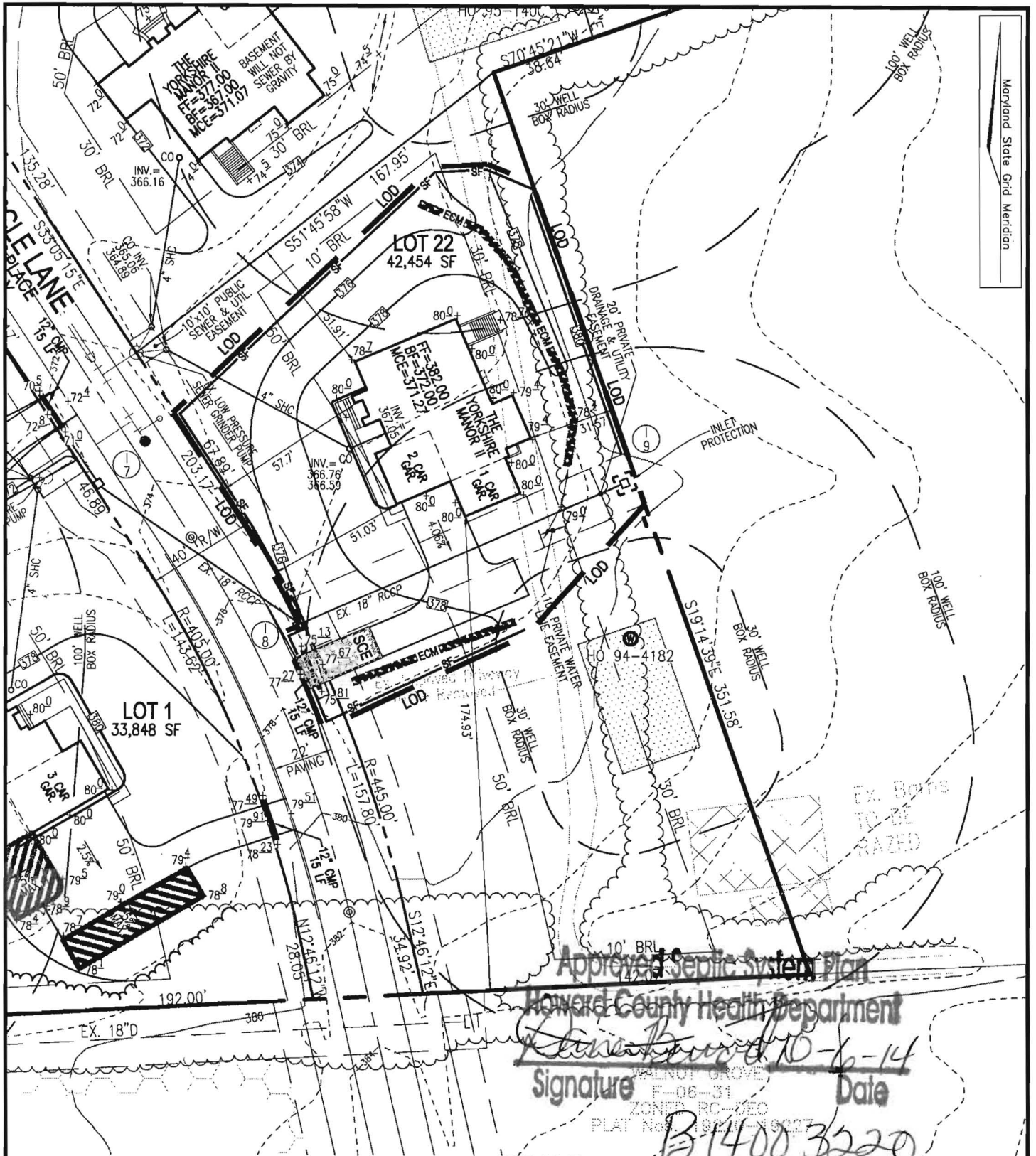
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
 \*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
<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>10/6/14 D. Bernard</u>

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

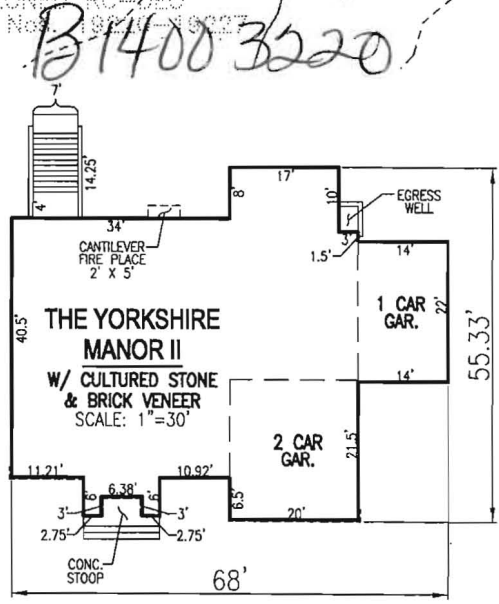
DPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$ 100.00
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50.00
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# 030810



Approved Septic System Plan  
 Howard County Health Department  
*[Signature]* 10-6-14  
 Signature Date

SCALE  
 1"=50'



THE EXISTING WELL SHOWN ON LOT 22 TAG NO. 94-4182 HAS BEEN FIELD LOCATED BY FISHER, COLLINS, & CARTER, INC., AND IS ACCURATELY SHOWN.

BUILDING OF LOT 22 FLOOR AREAS:  
 BASEMENT FLOOR AREA: 1950  
 FIRST FLOOR AREA: 1970  
 SECOND FLOOR AREA: 1910  
 BEDROOMS: 5

NOTE: STORMWATER MANAGEMENT (WQv AND CPv) IS PROVIDED BY EXTENDED DETENTION FACILITY, ONE RAIN GARDEN, ROADWAY GRASS CHANNELS, AND ON-LOT LEVEL SPREADERS (F-07-076). LOT 22 DOES NOT REQUIRE ANY ADDITIONAL PRACTICES.

BUILDING PERMIT NO. \_\_\_\_\_

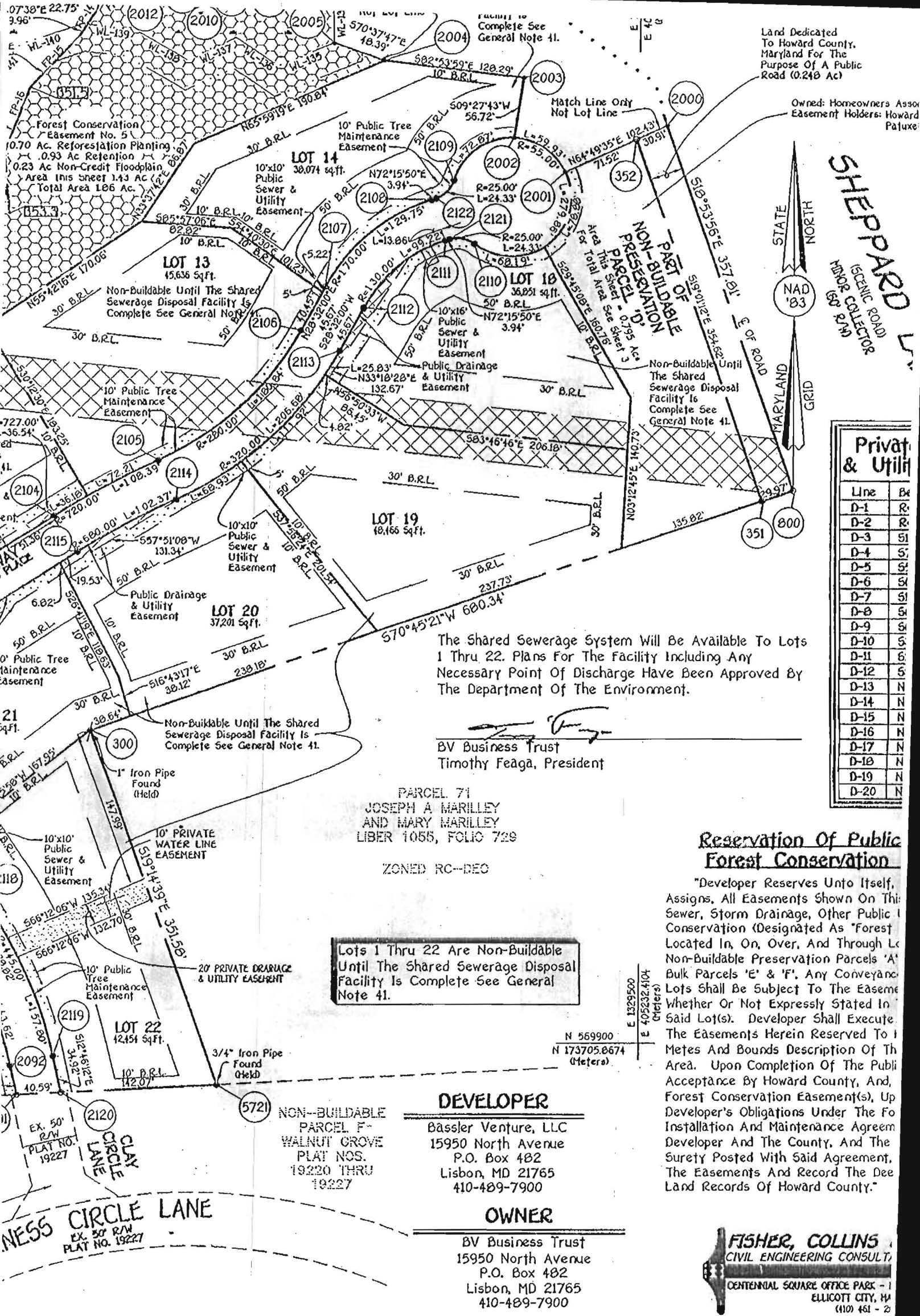
SCALE: AS SHOWN  
 DRAWN BY: JMR  
 CHECKED BY: RHV  
 DATE: AUGUST 2014  
 PROJECT #: 13-21  
 SHEET#: 1 OF 1

**PLOT PLAN**  
**WALNUT CREEK**  
**LOT 22**  
**REF: F-07-076**  
 TAX MAP 28 PARCEL 49  
 BLOCK 11  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

**ADDRESS**  
 5106 CLAY CIRCLE LN.  
 ELLICOTT CITY, MD 21042  
 GP: 13-038

**OWNER**  
 TRINITY QUALITY HOMES, INC.  
 3675 PARK AVENUE, SUITE 301  
 ELLICOTT CITY, MARYLAND 21043  
 (410) 480-0023

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET ELLICOTT CITY, MD 21043  
 TEL: 410.461.7666 FAX: 410.461.6961



Land Dedicated To Howard County, Maryland For The Purpose Of A Public Road (0.248 Ac)  
Owned: Homeowners Assoc  
Easement Holders: Howard Paluxie

**SHEPPARD LANE**  
SCENIC ROAD  
MINOR COLLECTOR  
60' R/W

STATE NORTH  
GRID  
NAD '83

**Private & Utility**

Line	By
D-1	R
D-2	R
D-3	SI
D-4	SI
D-5	SI
D-6	SI
D-7	SI
D-8	SI
D-9	SI
D-10	SI
D-11	SI
D-12	S
D-13	N
D-14	N
D-15	N
D-16	N
D-17	N
D-18	N
D-19	N
D-20	N

The Shared Sewerage System Will Be Available To Lots 1 Thru 22. Plans For The Facility Including Any Necessary Point Of Discharge Have Been Approved By The Department Of The Environment.

*Timothy Feaga*  
BV Business Trust  
Timothy Feaga, President

PARCEL 71  
JOSEPH A MARILLEY  
AND MARY MARILLEY  
LIBER 1055, FOLIO 729

ZONED RC-DEC

Lots 1 Thru 22 Are Non-Buildable Until The Shared Sewerage Disposal Facility Is Complete See General Note 41.

**Reservation Of Public Forest Conservation**

"Developer Reserves unto itself, Assigns, All Easements Shown On This Sewer, Storm Drainage, Other Public Conservation (Designated As "Forest Located In, On, Over, And Through Lot Non-Buildable Preservation Parcels "A" Bulk Parcels "E" & "F". Any Conveyance Lots Shall Be Subject To The Easements Whether Or Not Expressly Stated In Said Lot(s). Developer Shall Execute The Easements Herein Reserved To 1 Metes And Bounds Description Of The Area. Upon Completion Of The Public Acceptance By Howard County, And, Forest Conservation Easement(s), Up Developer's Obligations Under The Forest Installation And Maintenance Agreement Developer And The County, And The Surety Posted With Said Agreement, The Easements And Record The Deed Land Records Of Howard County."

**DEVELOPER**

Bassler Venture, LLC  
15950 North Avenue  
P.O. Box 482  
Lisbon, MD 21765  
410-489-7900

**OWNER**

BV Business Trust  
15950 North Avenue  
P.O. Box 482  
Lisbon, MD 21765  
410-489-7900

**FISHER, COLLINS**  
CIVIL ENGINEERING CONSULTANTS  
CENTENNIAL SQUARE OFFICE PARK - 1  
ELLCOTT CITY, MD  
(410) 461-22

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Basslers, Incorporated To BV Business Trust By Deed Dated June 25, 2008 Recorded Among The Land Records Of Howard County, Maryland In Liber No. 11276 At Folio 36. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

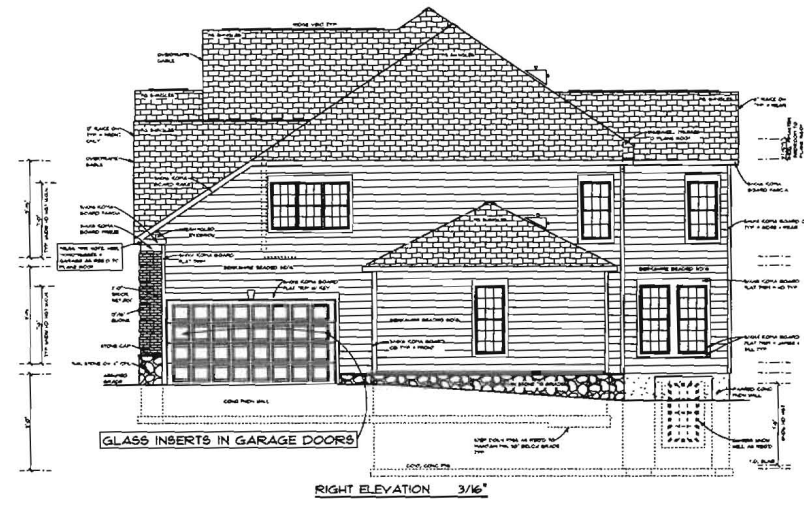
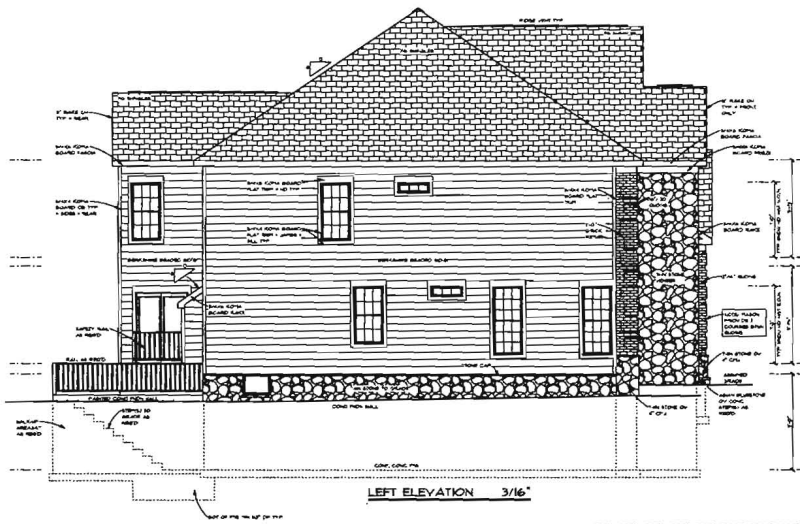
RECORDED AS PLAT No. 20632 ON 6 AMONG THE LAND RECORDS OF HOWARD COUNTY

**WALNUT CIRCLE**  
PHASE ONE

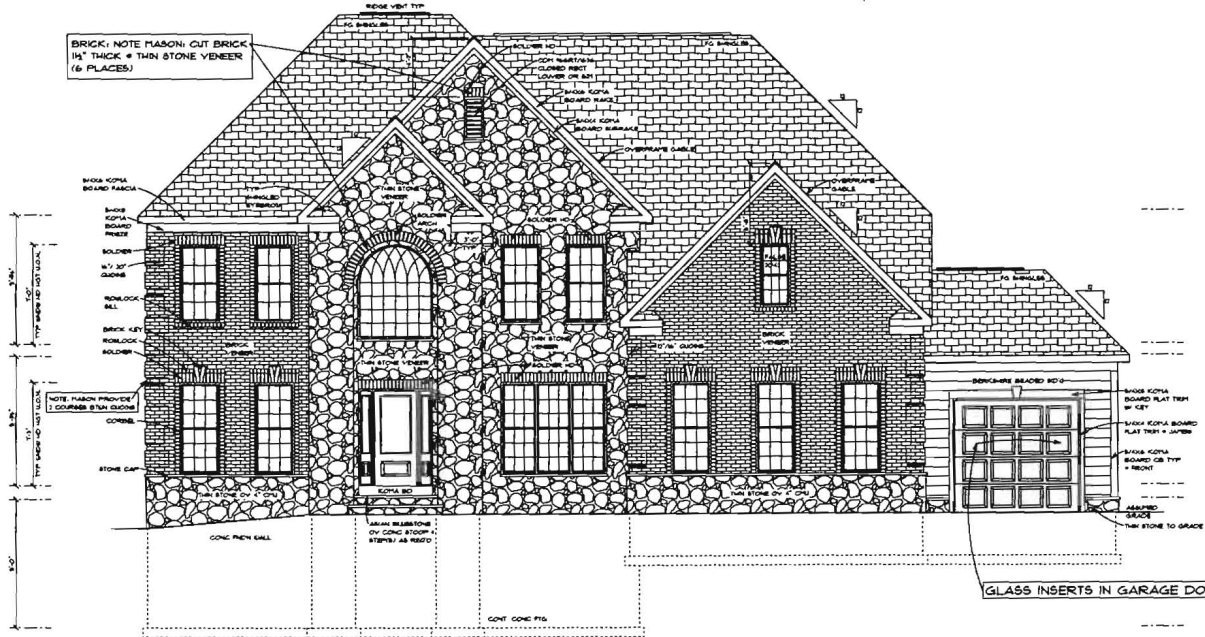
Lots 1 - 22, Non-Buildable Preservation Parcels 'A' Thru 'D' And Buildable Bulk Parcel 'E'







HERITAGE 30 YEAR LAYERED ARCHITECTURAL SHINGLE BY TAMKO



LOT 22 WALNUT CREEK (SPEC.)

**NOTE: INSULATOR**  
ANTI-AIR INFILTRATION SYSTEM, CALKING AT EXTERIOR JOINTS, SEAMS, AND OPENINGS AROUND DOOR AND WINDOW JAMBES, FOAM SEALER AT OPENINGS ON EXTERIOR WALLS.

**NOTE: CARPENTER**  
TYVEK HOUSE WRAP ALL 4 SIDES

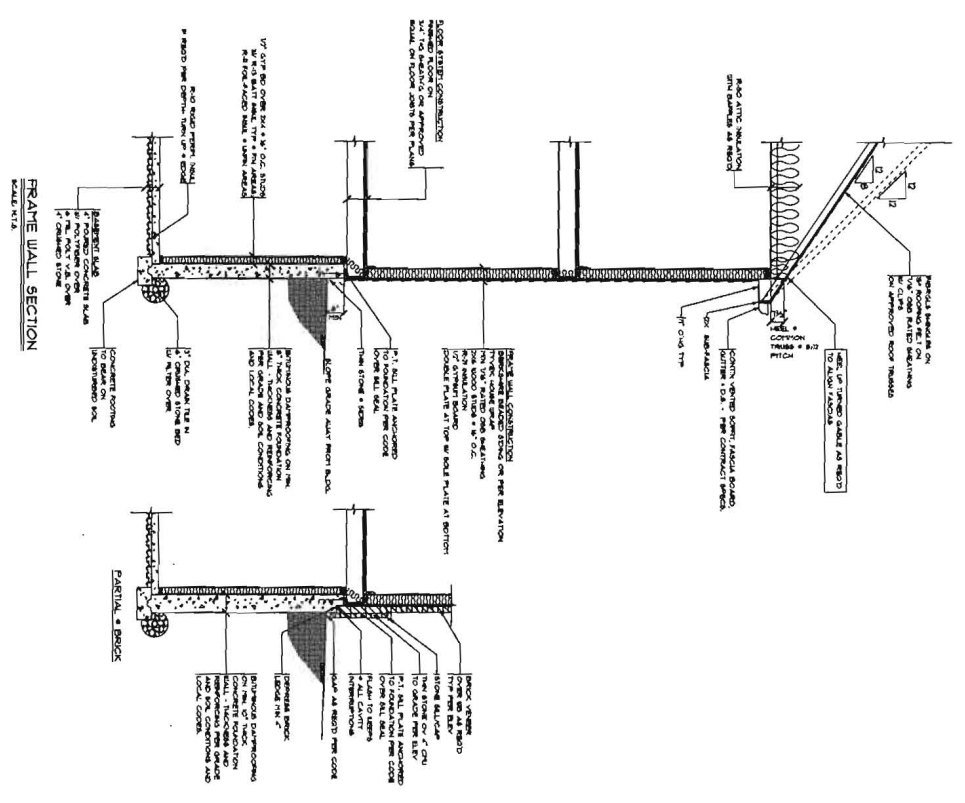
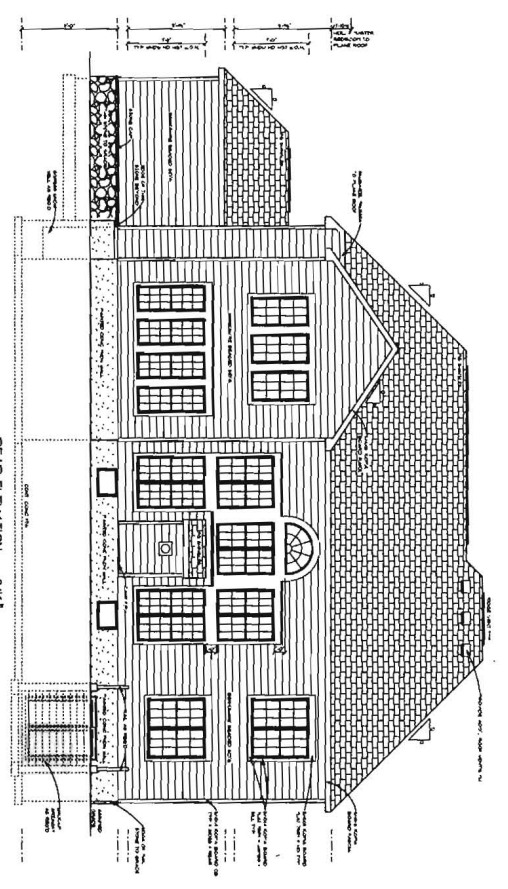
**UNITED DOUBLE-HUNG WINDOWS**  
3500 DOUBLE HUNG, LOW-E (U-VALUE OF 0.34) W/ GRILLES, SCREENS, WOOD CASINGS & SIDE JAMBES EXCEPT GARAGE  
**NOTE: USE WINDOW DEVICES WHERE REQUIRED PER IRC 2012 R310.2**

**INTERIOR SPRINKLER**  
CONCEALED HEADS

**EXTERIOR LAMP POST**



GLASS INSERTS IN GARAGE DOORS

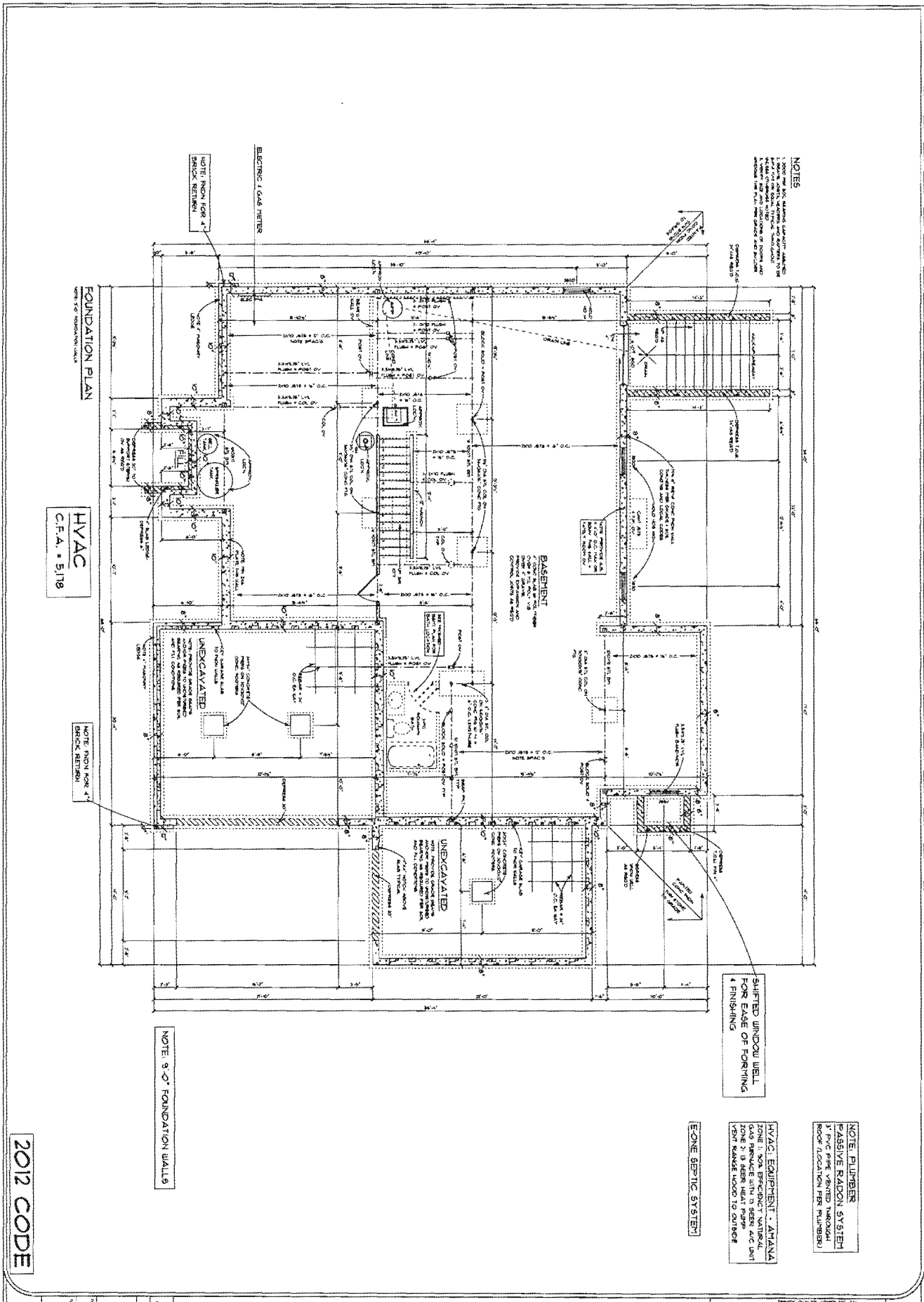


**2012 ENERGY CODE COMPLIANCE REQUIREMENTS**

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**2012 CODE**

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**NOTES**

1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
2. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
3. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
4. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

NOTE: FINISH FOR 4" BRICK RETURN

ELECTRIC 1 GA. SHEET

FOUNDATION PLAN

HYAC  
C.F.A. # 5/18

NOTE: FINISH FOR 4" BRICK RETURN

NOTE: 3'-0" FOUNDATION WALLS

SHIFTED WINDOW WELL FOR EASE OF FORMING & FINISHING

ZONE SEPTIC SYSTEM

HYAC EQUIPMENT - AMANA  
ZONE 1: NON EFFICIENT NATURAL  
ZONE 2: IS SEER HEAT PUMP 40C UNIT  
VENT RANGE HOOD TO OUTSIDE

NOTE: PLUMBER  
PASSIVE RADON SYSTEM  
3" PVC PIPE VENTED THROUGH  
ROOF (LOCATION PER PLUMBER)

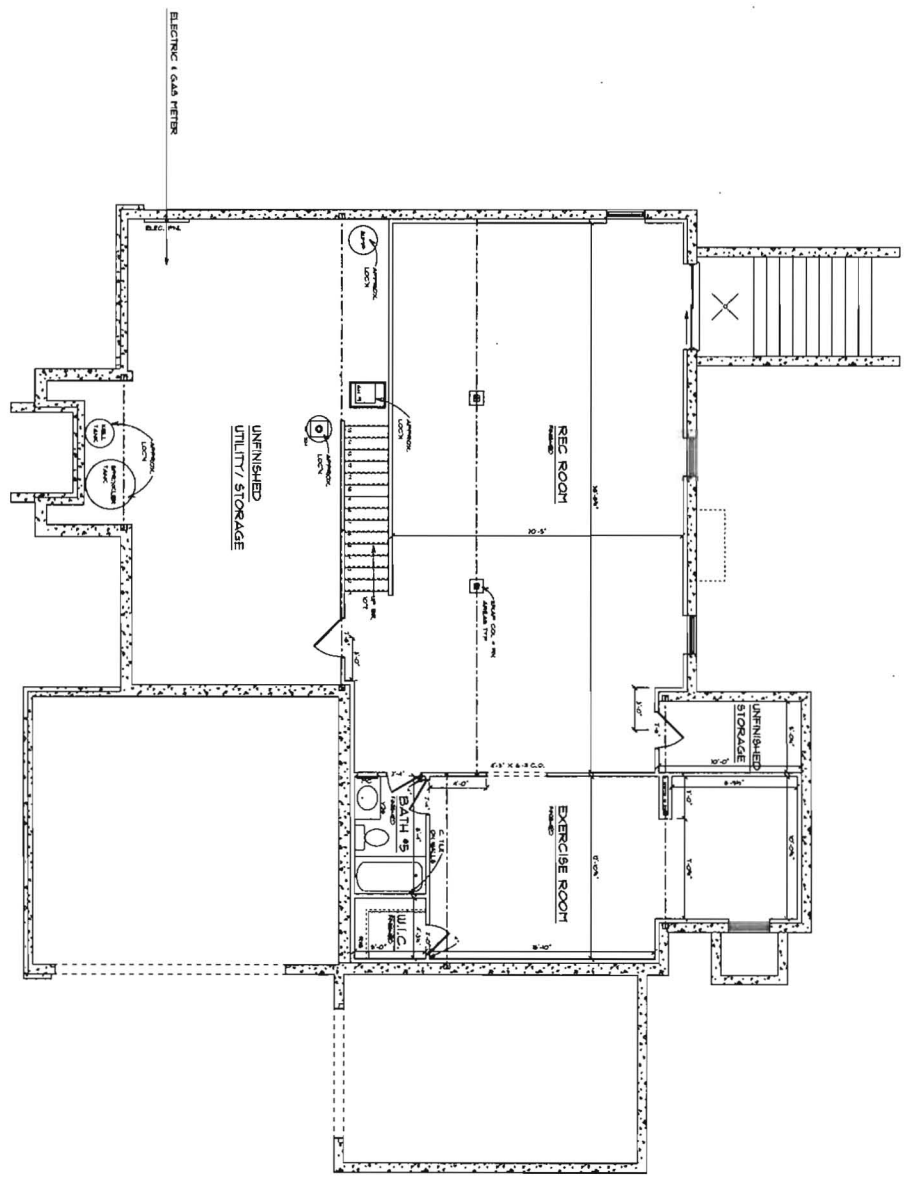
2012 CODE

A-3

THE YORKSHIRE MANOR II - 3 CAR



FINISHED BASEMENT PLAN



2012 CODE

A-4

DATE	DESCRIPTION

THE YORKSHIRE MANOR II - 3 CAR



TRINITY QUALITY HOMES INC. T/A

FAMILY ROOM FIREPLACE: LENNOX  
MILLVOLT EDV4035 NATURAL GAS FIRE  
ENGINEERED DIRECT VENT FIREPLACE  
F.P. ROUGH OPENING, LENNOX MILLVOLT  
EDV4035: 4'11" x 42" H x 23" D

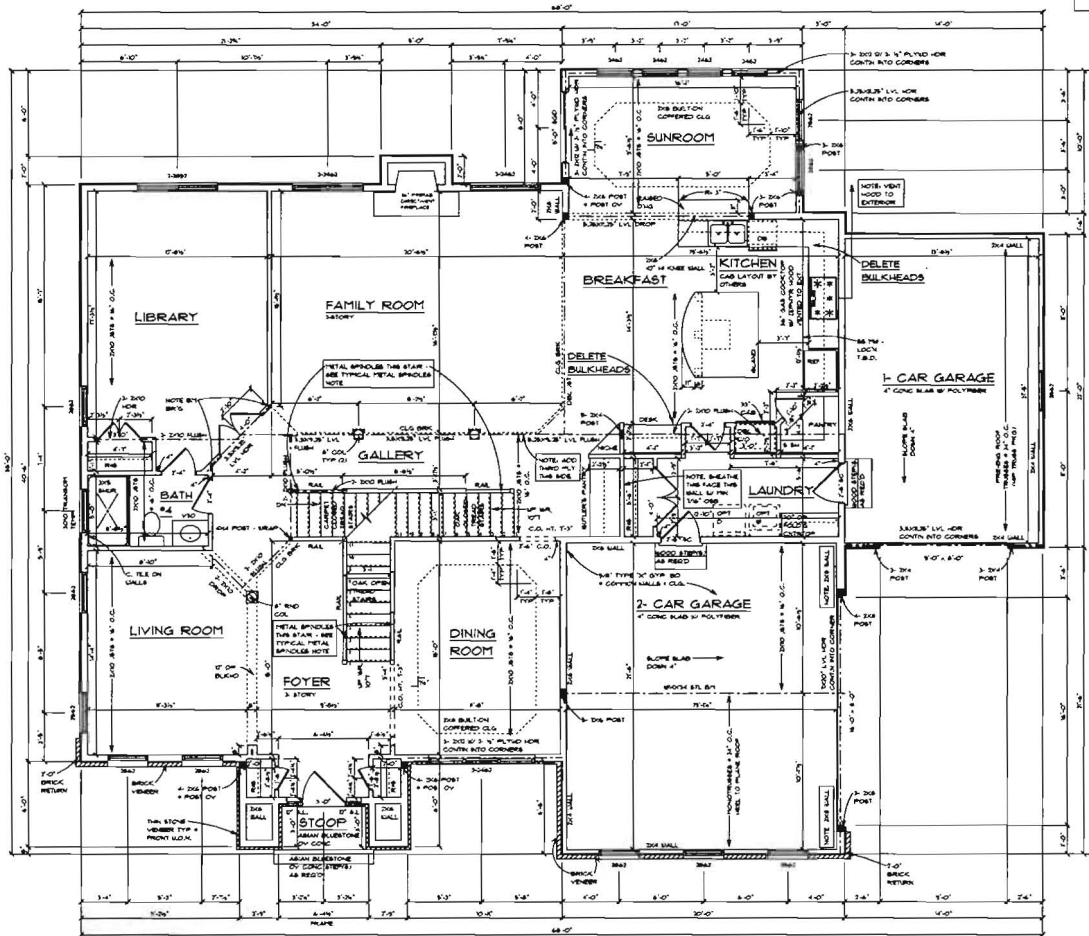
WALNUT CREEK INTERIOR TRIM PACKAGE  
DOORS: 1ST, 2ND, 4 BASEMENT FLOORS - PREBUNG MASONITE RAISED CAMDEN  
DOOR HARDWARE: SATIN NICKEL STOPS, KNOBS, HINGES, AND HANDLES  
DOOR TRIM: 1ST, 2ND, 4 BASEMENT FLOORS - 3/4" BEADED EDGE CASING, FINGER JOINT  
BASE: 1ST, 2ND, 4 BASEMENT FLOORS - 5/8" W/163E  
CHAIR RAIL: TWO PIECES W/1-307 W/ 4" BEADED BOTTOM BACKER IN DINING ROOM  
\*WOOD EXTENSIONS 4 CASINGS AROUND ALL WINDOWS EXCEPT IN THE GARAGE  
CROWN MOULDING: THREE PIECE 4 5/8" CROWN W/ BEADED BOTTOM BACKER W/ #63 TRIM IN LIVING ROOM, DINING ROOM, FAMILY ROOM, GALLERY, SUNROOM, FOYER, STUDY, SECOND FLOOR HALL, MASTER BEDROOM AND SITTING ROOM  
COFFERED CEILINGS: TWO PIECE 4 5/8" CROWN W/ BOTTOM BACKER

NOTE: CARPENTER  
ALLOW 4" FOR 3/4" CASING  
ON 1ST FLOOR, 2ND FLOOR,  
1 FINISHED BASEMENT

PROVIDE 2 MEDALLIONS-  
LOCATIONS T.B.D. \* SELECTIONS

7 GARAGE DOOR OPENERS  
LIFTMASTER 3365

NOTE: 9' CEILINGS U.O.N.  
2X6 EXTERIOR WALLS U.O.N.



FIRST FLOOR PLAN

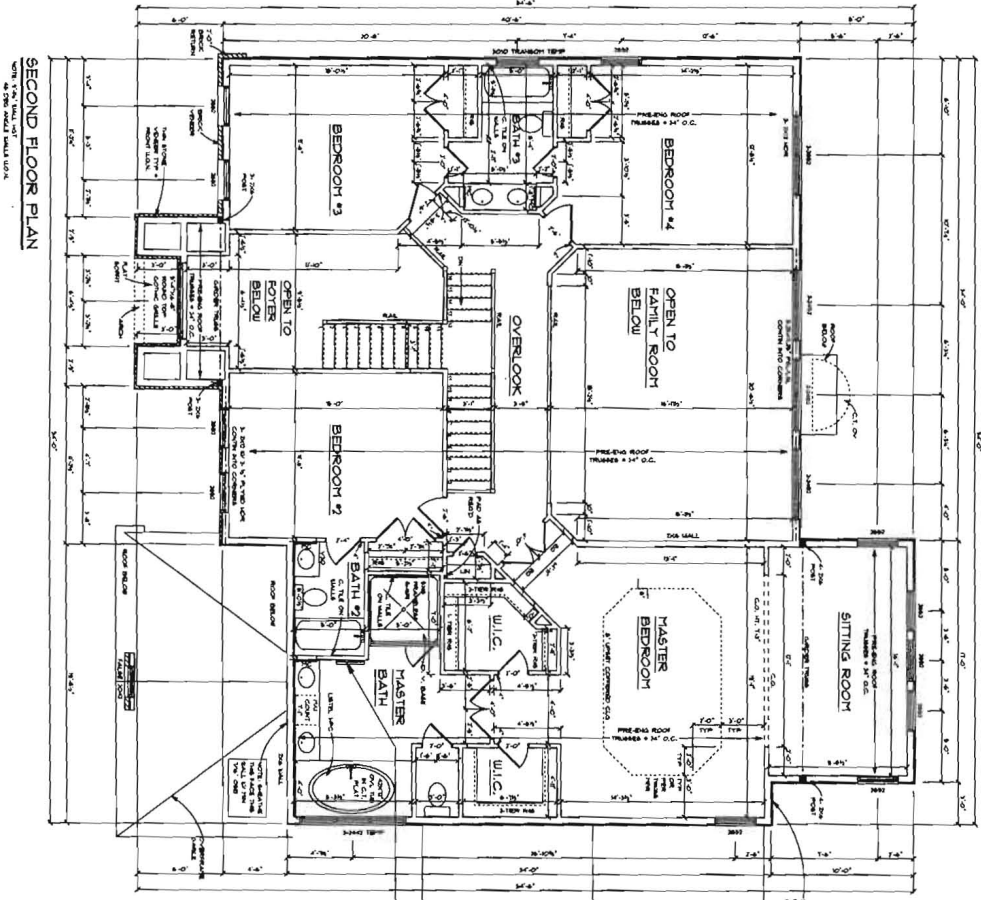
NOTE: 1/4" WALLS U.S.  
#8 DOG ANGLE WALLS U.O.N.

TYPICAL METAL SPINDLES  
INCLUDES OIL FINISHED COPPER  
SPINDLES BLANKET CORN + STRAIGHT  
CORN BOTH @ 1/8" COLLARS AND  
COVER THE POST BALKS HEIGHT NEAR  
STAIRS VIEW PLAND

NOTE: INTERIOR STAIRS SHALL CONFORM  
TO THE FOLLOWING GEOMETRY:

STRAIGHT:  
RISER HEIGHT 7.75" MAX  
TREAD DEPTH 10" MIN  
NOBING 75" MIN 125" MAX  
(NOTE: NOBING MAY BE OMITTED \*  
TREAD DEPTH OF 11" OR GREATER)





SECOND FLOOR PLAN

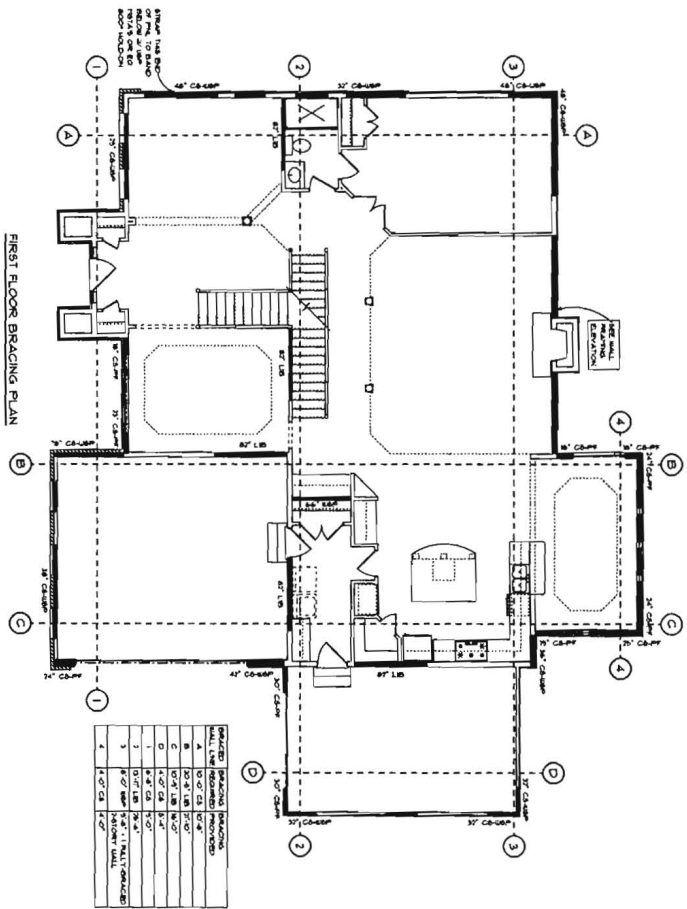
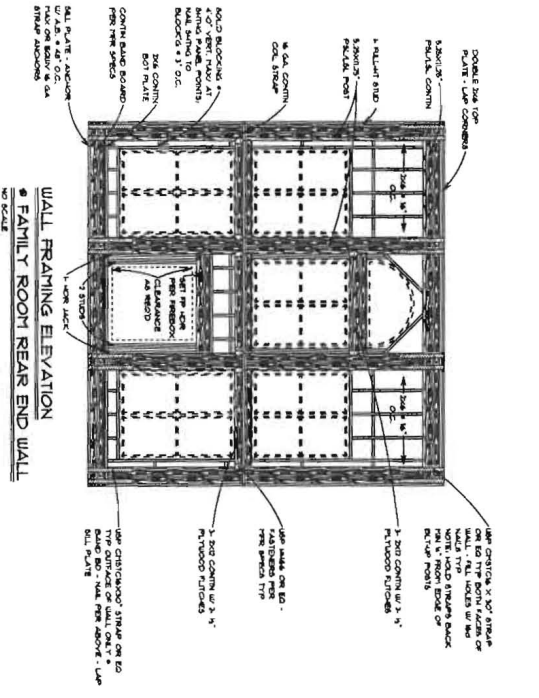
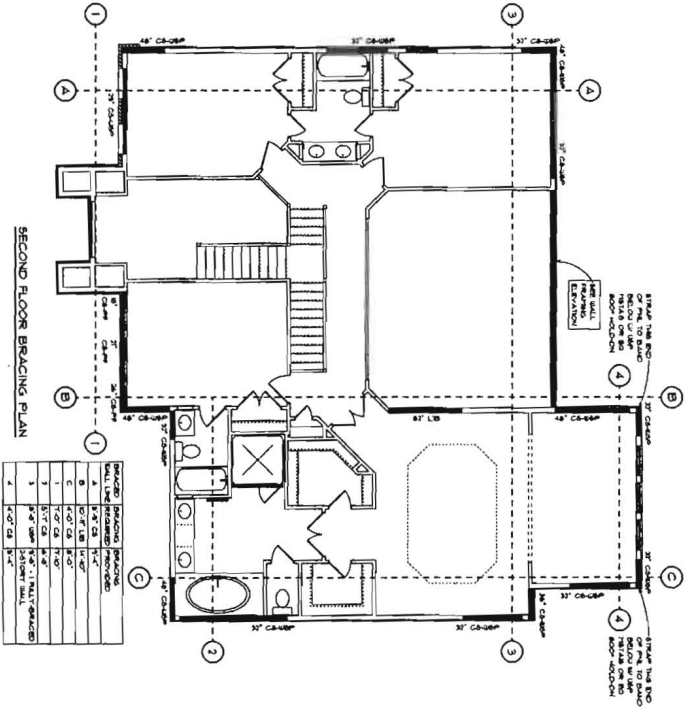
2012 CODE

DATE	02-11-2014
BY	KL
SCALE	1/4" = 1'-0"
PROJECT	THE YORKSHIRE MANOR II - 3 CAR
NO.	A-6

THE YORKSHIRE MANOR II - 3 CAR



TRINITY QUALITY HOMES, INC. TX



2012 CODE

W-2

THE YORKSHIRE MANOR II - 3 CAR



TRINITY HOMES