

PERMIT NUMBER: B 20001213

DATE ACCEPTED:

RECEIVED  
APR 29 2020  
LICENSING DIVISION PERMITS #4

# RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4

www.howardcountymd.gov

## BUILDING SITE ADDRESS REQUIRED

Street Address: 1802 Davis Branch Road		Unit:
City: Woodstock	State: MD	Zip Code: 21163
Subdivision/Village/Complex Name: Myrtue Property		SDP/WP/BA #:
Lot: 9	Tax Map: 10, Grid 24	Parcel: 225
Grading Permit #:		

## DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant improved lot	Proposed Use: SFD	Estimated Cost: \$473,100.00
Trade Work to Be Completed (Separate Permits Required): <input checked="" type="checkbox"/> Mechanical (HVACR) <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> None		

2 STORY!

## PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Sonshine MD, LP		Primary Residence: <input type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 227 Granite Run Drive, Suite 100		
City: Lancaster	State: PA	Zip Code: 17601
Phone: (717) 464-9060	Email: billb@keystonecustomhome.com	

## APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Keystone Custom Homes	Contact Name: Gregg Reinsmith
Street Address: 227 Granite Run Drive, Suite 100	
City: Lancaster	State: PA
Phone: (717) 719-1362	Email: greinsmith@keystonecustomhome.com

## CONTRACTOR INFORMATION REQUIRED

Business Name: Keystone Custom Homes	
Licensee's Name:	License #: MHBR# 2937 (exp 12/01/2021)
Street Address: 227 Granite Run Drive, Suite 100	
City: Lancaster	State: PA
Phone: (717) 719-1362	Email: greinsmith@keystonecustomhome.com

## ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Paul B. Elser, P.E.	Name: Paul Elser
Street Address: 227 Granite Run Drive, Suite 100	
City: Lancaster	State: PA
Phone: (717) 719-1370	Email: pelser@keystonecustomhome.com

## BUILDING CHARACTERISTICS REQUIRED

Primary Structure: <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> SF Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Multi-Family Dwelling (MF*)	Condo: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Utilities: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Well)
Heating System: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Other:	Roadside Tree Project: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: #
Sprinkler System: <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input checked="" type="checkbox"/> NFPA 13D <input type="checkbox"/> None	Fire Alarm System: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Voice Evac

## ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options: Devonshire Manor					
# of Bedrooms (SF): 5	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):	
# Rooms: 20	# Full Baths: 4	# Half Baths: 1	# Fireplaces: 0		
Garage/Carport Info: <input checked="" type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None					
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input checked="" type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input checked="" type="checkbox"/> Full or <input type="checkbox"/> Partial					
1 <sup>st</sup> Fl Width: 50	1 <sup>st</sup> Fl Depth: 55	2 <sup>nd</sup> Fl Width: 50	2 <sup>nd</sup> Fl Depth: 50	Bsmt Width: 50	Bsmt Depth: 55
Energy Method: <input checked="" type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 6,765 sq ft	Occupiable Area: 6,739 sq ft		

## AGREEMENT/ DISCALIMER REQUIRED

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.

*Gregg Reinsmith*  
APPLICANT'S ORIGINAL SIGNATURE

04/7/2020  
DATE SIGNED

## FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

<input checked="" type="checkbox"/> PR	<input checked="" type="checkbox"/> DPZ	<input type="checkbox"/> DED	<input checked="" type="checkbox"/> SHA	<input type="checkbox"/> CID
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SUBMITTAL FEES: 1272	PAYMENT: 150	ACCEPTED BY: <i>hr</i>
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Keystone Custom Homes 4/7/2020

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

**MEMORANDUM**

TO: **Gregg Reinsmith, Keystone Custom Homes**

FROM: **Robert Bricker, REHS/RS, L.E.H.S.**  
Well & Septic Program

RE: **1802 Davis Branch Road, Potential Basement Bedroom**

DATE: May 7, 2020

I have reviewed the floor plans in support of Building Permit **B20001213** for a new home at **1802 Davis Branch Road** and noted that there is a proposed full bathroom in the partially finished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the entire 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 area 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 **five (5)** 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.



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

SEWAGE DISPOSAL SYSTEM SPECIFICATIONS WORKSHEET

Address: 1802 Davis Branch Road

Subdivision: Myrtue Property Lot: 9

241, 246, 244 Initial system: Application rate: 1.2 Effective area beginning depth: 3 Bottom maximum depth: 4

244, 239 1st Replacement: Application rate: 1.2 Effective area beginning depth: 3 Bottom maximum depth: 4

242, 243, 240 2nd Replacement: Application rate: 0.6 Effective area beginning depth: 3 Bottom maximum depth: 4

Design Flow = 150 gallons per day per bedroom

Design flow ÷ application rate = square footage of drainfield required

Linear length of trench required = drainfield square footage x sidewall reduction percentage ÷ trench width

Sidewall reduction credit formula:

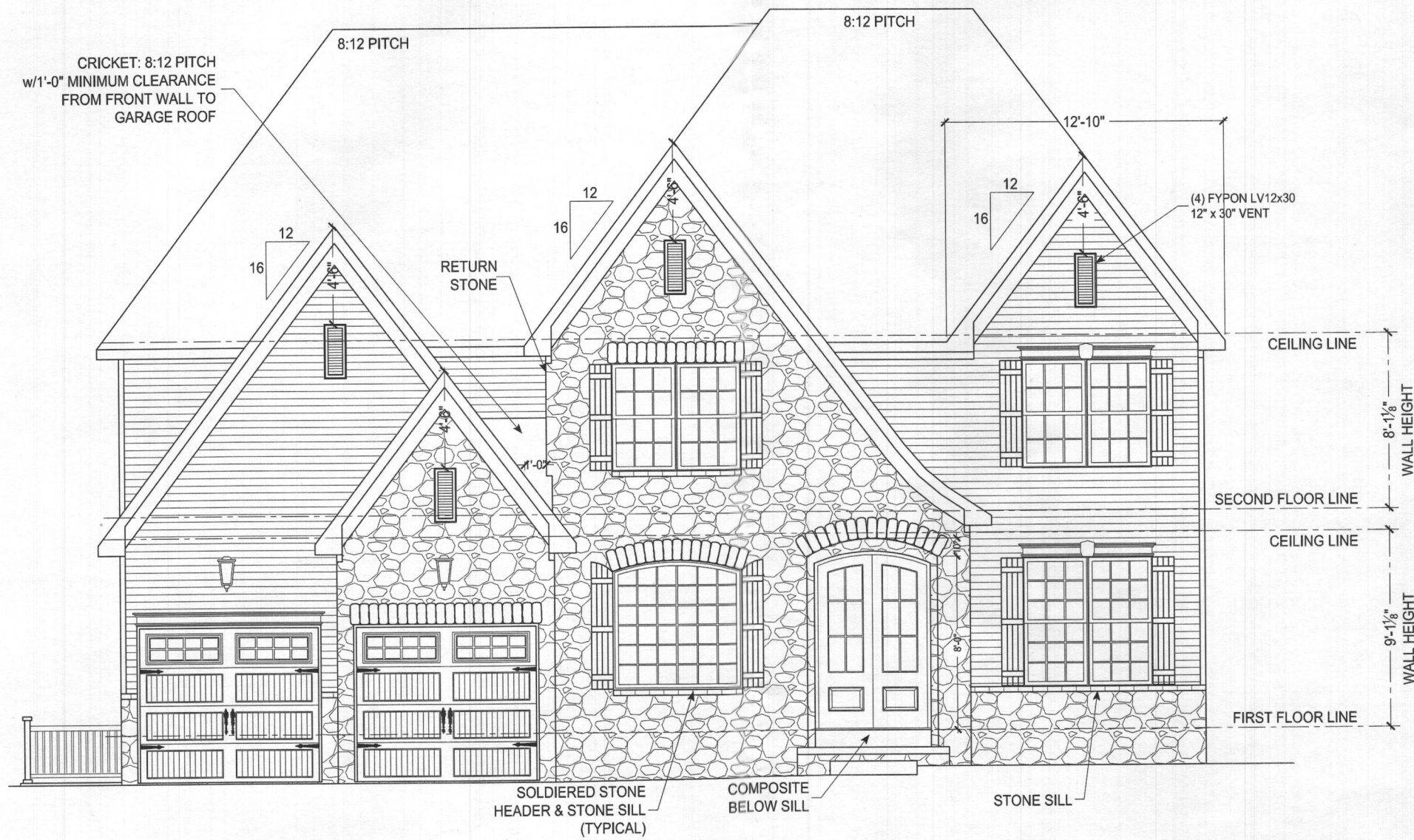
(W + 2) / (W + 1 + 2D) x 100 = Percent of length of standard trench where W=trench width and D= depth between effective area beginning depth and trench bottom.

Standard design requirements:

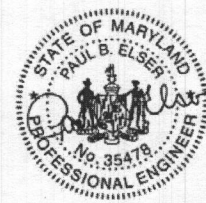
- Trenches must be located to provide room for 3 systems in the disposal area
All trenches must be equal length unless low pressure dosed
All trenches must be on contour
Tank and trenches must be placed as shallow as possible while maintaining 2% fall in pipe from house and at least 18" cover over trenches. If 2% fall from house is not possible, the minimum allowable fall is 1%.
Minimum trench spacing: 10' for all trenches utilizing sidewall reduction credit. Additional spacing may be necessary for any trench using over 3.5' of effective sidewall. In those cases, the spacing formula is 2D + W up to a maximum spacing of 18'.
Minimum trench spacing for trenches with no sidewall credit (bottom area only) is 6' for a 2' wide trench and 9' for a 3' wide trench (spacing is measured edge to edge)
Maximum trench length is 100'
Maximum pipe depth is 4'

Additional requirements:

Approved: R. Bricker Date: 12/9/19



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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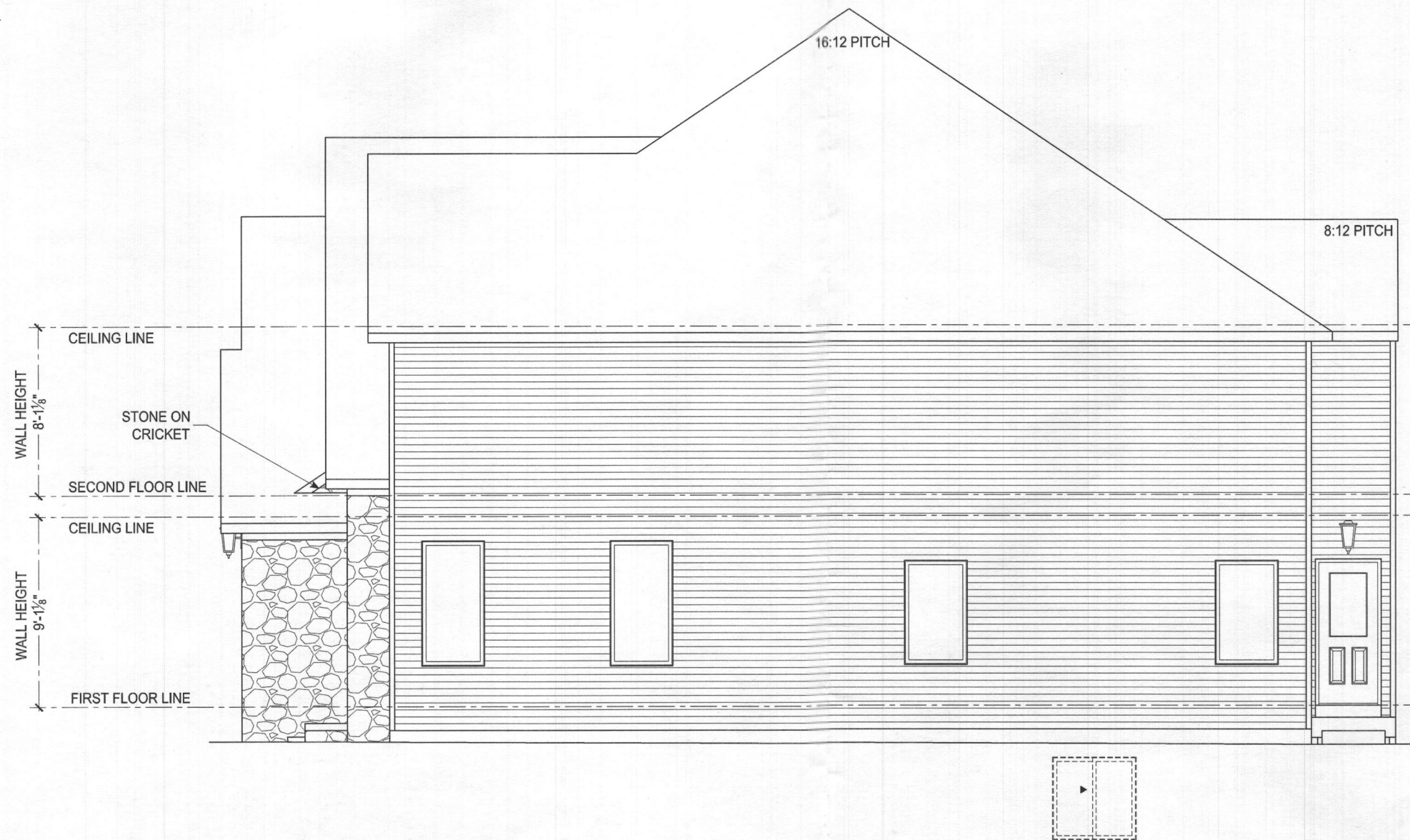
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LANCASTER, PENNSYLVANIA 17601  
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www.keystonectustomhomes.com



**KEYSTONE CUSTOM HOMES, INC.**

KEYSTONE CUSTOM HOMES, INC.	FRONT ELEVATION
MODEL: MR-009	KONDUR / NAREDLA
UPDATED: DEC 17 2019	
SCALE: AS NOTED	
DRAWN BY: L. JARMOSKA	
SHEET NO: A1.0	
PLAN NO: 2 2 10	



**LIVING SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



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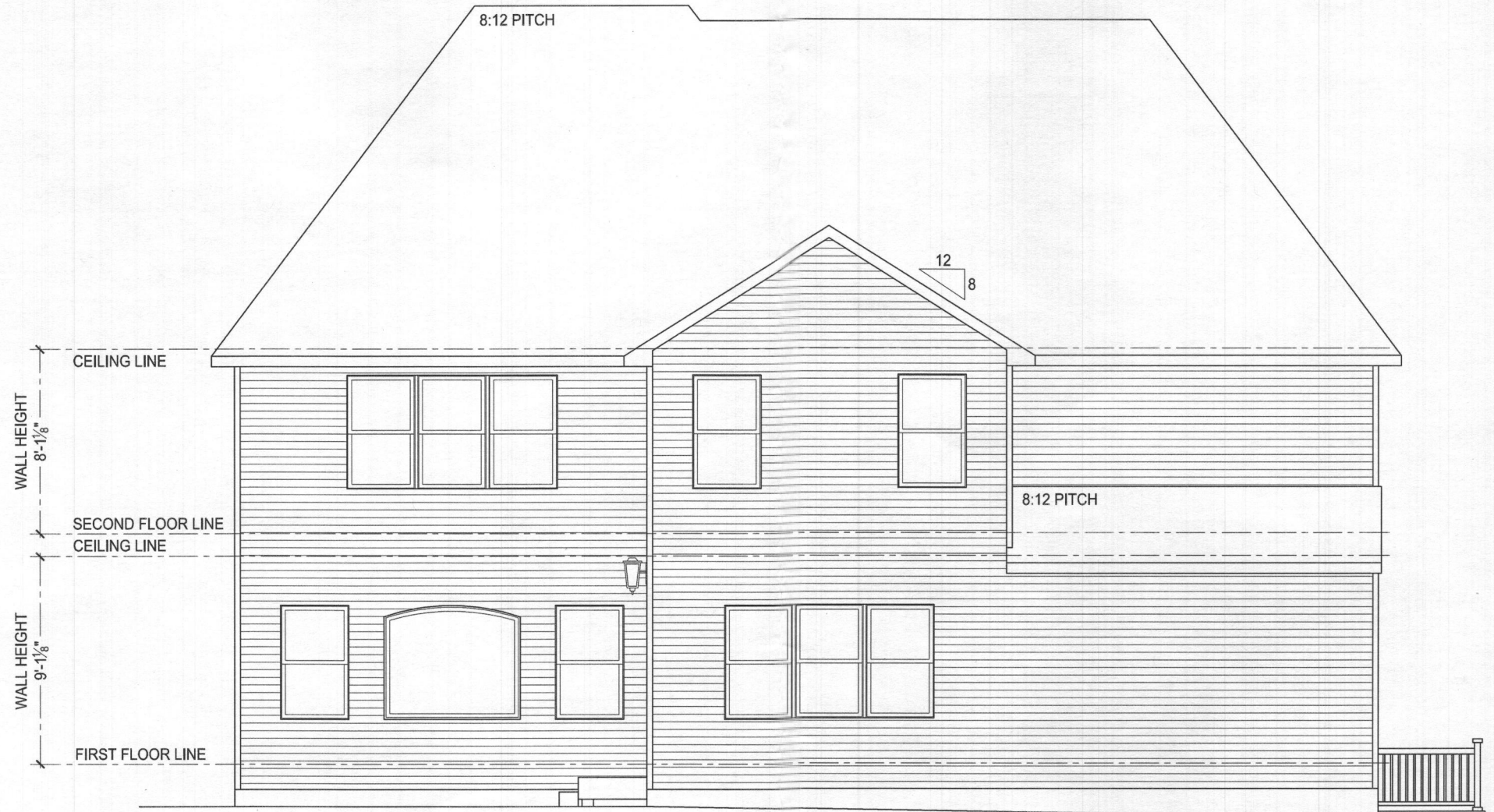
**KEYSTONE CUSTOM HOMES, INC.**

SHEET DESCRIPTION: LIVING SIDE ELEVATION  
MODEL: MRs009  
KONDUR / NAREDLA

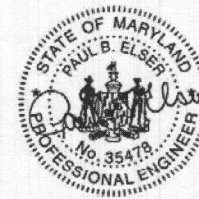
UPDATED: DEC 17 2019  
SCALE: AS NOTED  
DRAWN BY: L. JARMOSKA

SHEET NO. **A1.1**  
PRINTED: 12 1 20

Keystone Custom Homes, Inc.



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



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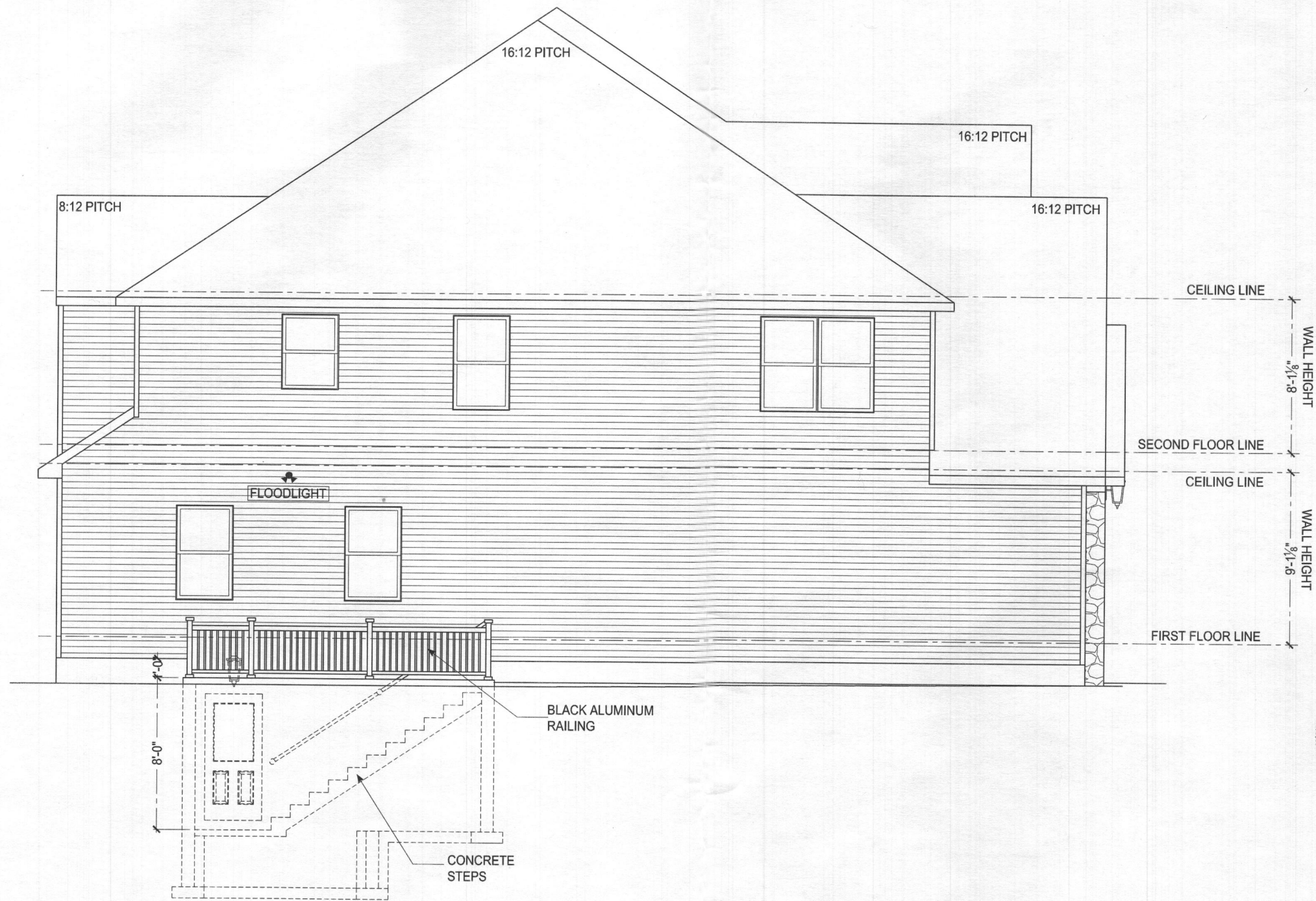
SHEET DESCRIPTION: REAR ELEVATION  
MODEL: MRs009  
KONDUR / NAREDLA

UPDATED: DEC 17 2019  
SCALE: AS NOTED  
DRAWN BY: L. JARMOSKA

SHEET NO. **A1.2**

PLAN NO. 22 2 10

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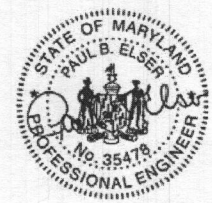
**GARAGE SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

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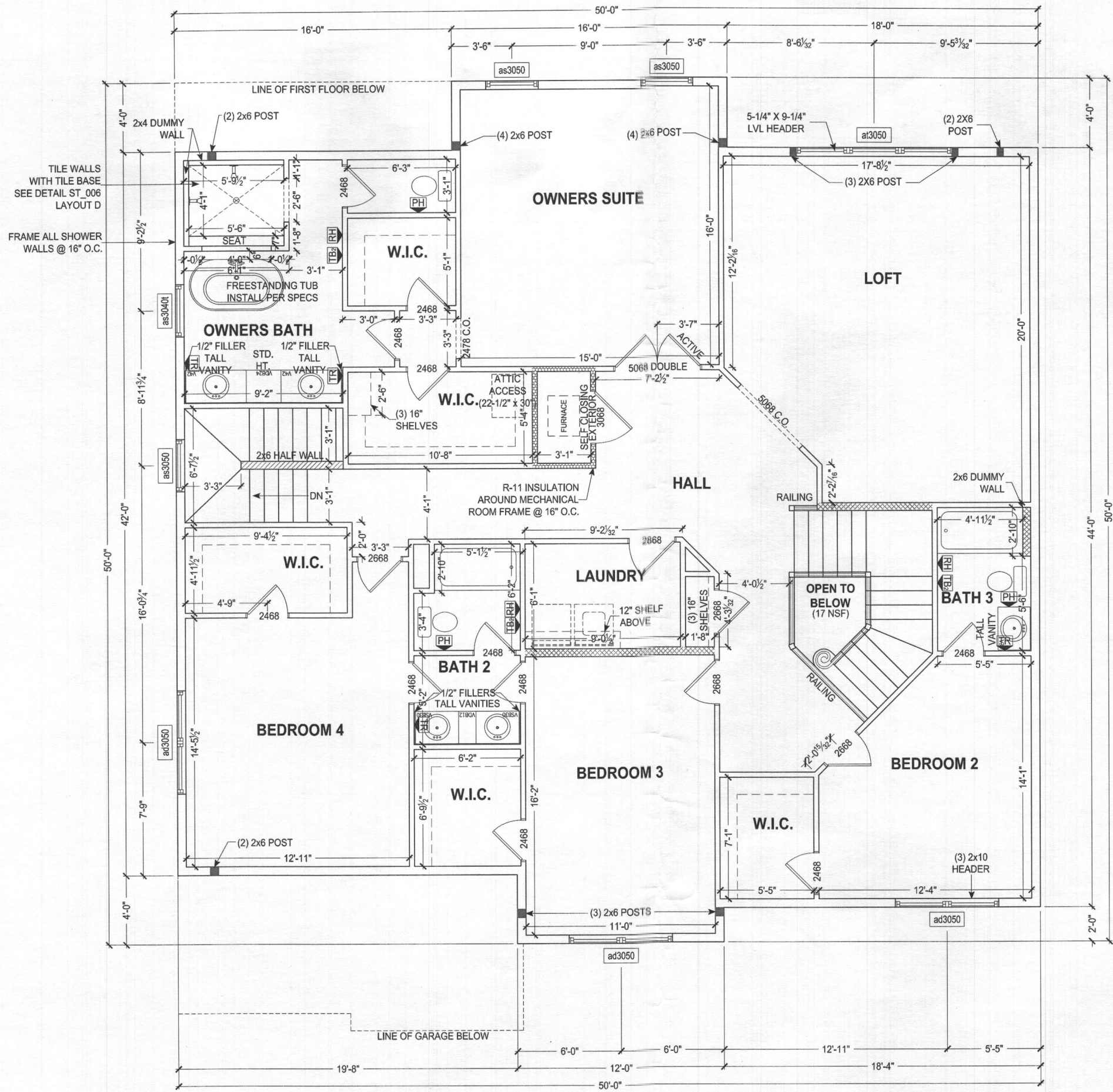


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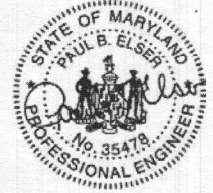
SHEET DESCRIPTION:	GARAGE SIDE ELEVATION
MODEL:	MR6009 KONDUR / NAREDLA
UPDATED:	DEC 17 2019
SCALE:	AS NOTED
DRAWN BY:	L JARMOSKA
SHEET NO.:	A1.3

Keystone Custom Homes, Inc.





TILE WALLS WITH TILE BASE SEE DETAIL ST\_006 LAYOUT D  
 FRAME ALL SHOWER WALLS @ 16" O.C.



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SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POINT LOADS

SECOND FLOOR PLAN

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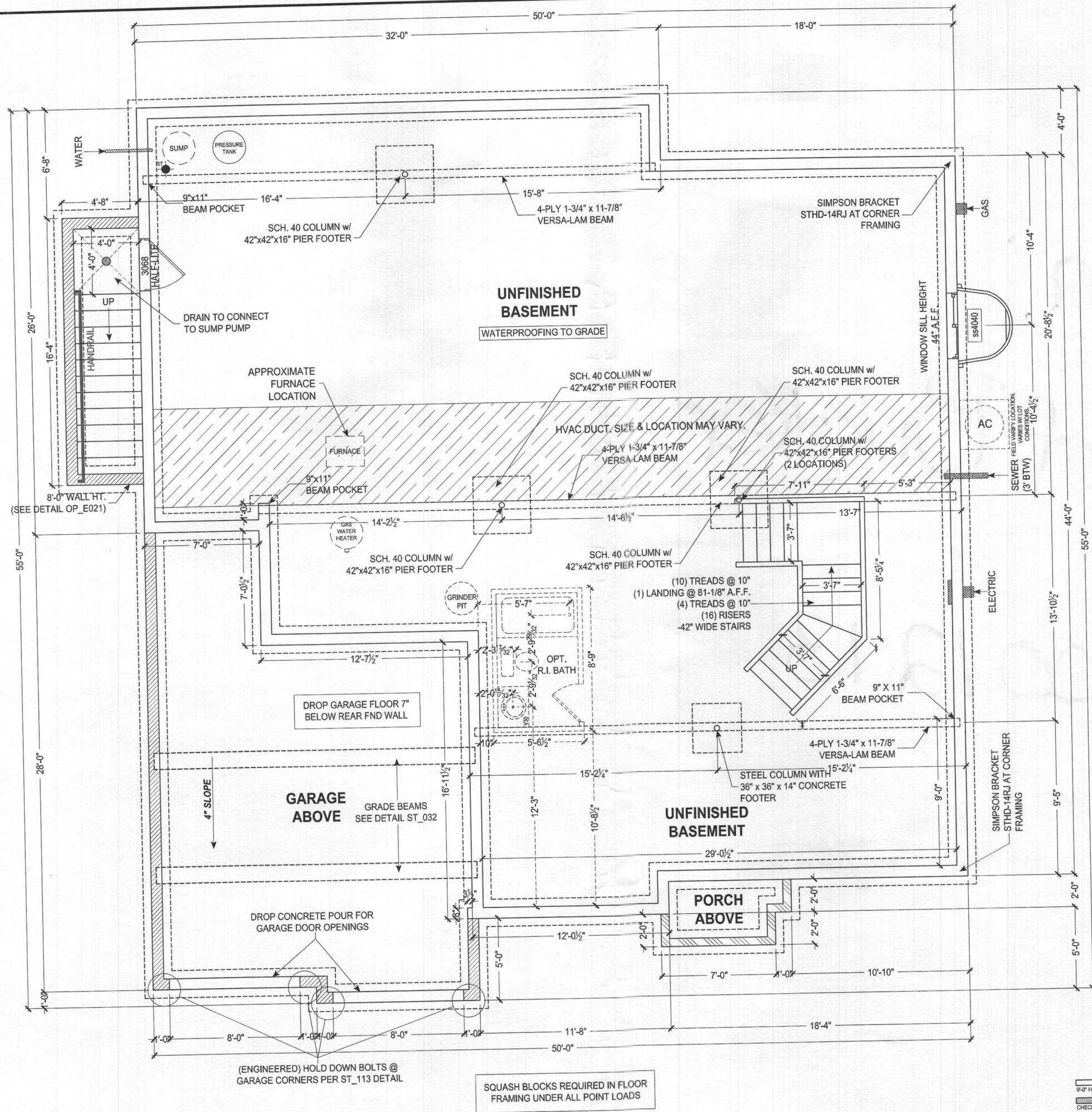
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KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION	SECOND FLOOR PLAN
	MODEL: MRS009 KONDUR / NAREDLA
UPDATED	DEC 17 2019
SCALE	AS NOTED
DRAWN BY:	L. JARMOSKA
SHEET NO.	Pl.1
PLAN ID:	

Keystone Custom Homes, Inc.



NOTE TO HOMEOWNER(S):  
LOCATIONS SHOWN FOR HVAC, PLUMBING, AND OTHER MECHANICAL

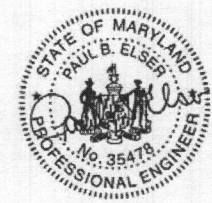
8" THICK POURED CONCRETE WALLS  
9'-0" HIGH MAIN HOUSE BASEMENT WALLS STANDARD  
8" THICK POURED CONCRETE WALLS  
CHECK P.O. FOR WALL HEIGHT OF CRAWL SPACE AND GARAGE WALLS

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SHEET DESCRIPTION	FOUNDATION PLAN
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DRAWN BY	KONDUR / NAREDLA
UPDATED	DEC 17 2019
SCALE	AS NOTED
SHEET NO.	P1.2