

ERMIT NUMBER: B 30001219

DATE ACCEPTED:



# 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: 1813 Davis Branch Road		Unit:
City: Woodstock	State: MD	Zip Code: 21163
Subdivision/Village/Complex Name: Myrtue Property		SDP/WP/BA #:
Lot: 6	Tax Map: 10, Grid 24	Parcel: 225
Grading Permit #:		

### DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant improved lot	Proposed Use: SFD	Estimated Cost: \$453,100.00
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

RECEIVED  
APR 09 2020

### PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Sonshine MD, LP		DIVISION 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
Zip Code: 17601	

### 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
Zip Code: 17601	

### 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: pels@keystonecustomhome.com
Zip Code: 17601	

### 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)
Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Septic)	
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: Samson Heritage					
# of Bedrooms (SF): 5	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):	
# Rooms: 19	# Full Baths: 4	# Half Baths: 0	# 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					
1st Fl Width: 72	1st Fl Depth: 54	2nd Fl Width: 60	2nd Fl Depth: 54	Bsmt Width: 72	Bsmt Depth: 54
Energy Method: <input checked="" type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 6,549	sq ft	Occupiable Area: 6,503	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.

APPLICANT'S ORIGINAL SIGNATURE: DATE SIGNED: 04/7/2020

### 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 checked="" type="checkbox"/> DED	<input checked="" type="checkbox"/> SHA	<input checked="" type="checkbox"/> CTD
SUBMITTAL FEES: \$150.00	PAYMENT: # 1273	ACCEPTED BY:		

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: **1813 Davis Branch Road, Potential Basement Bedroom**

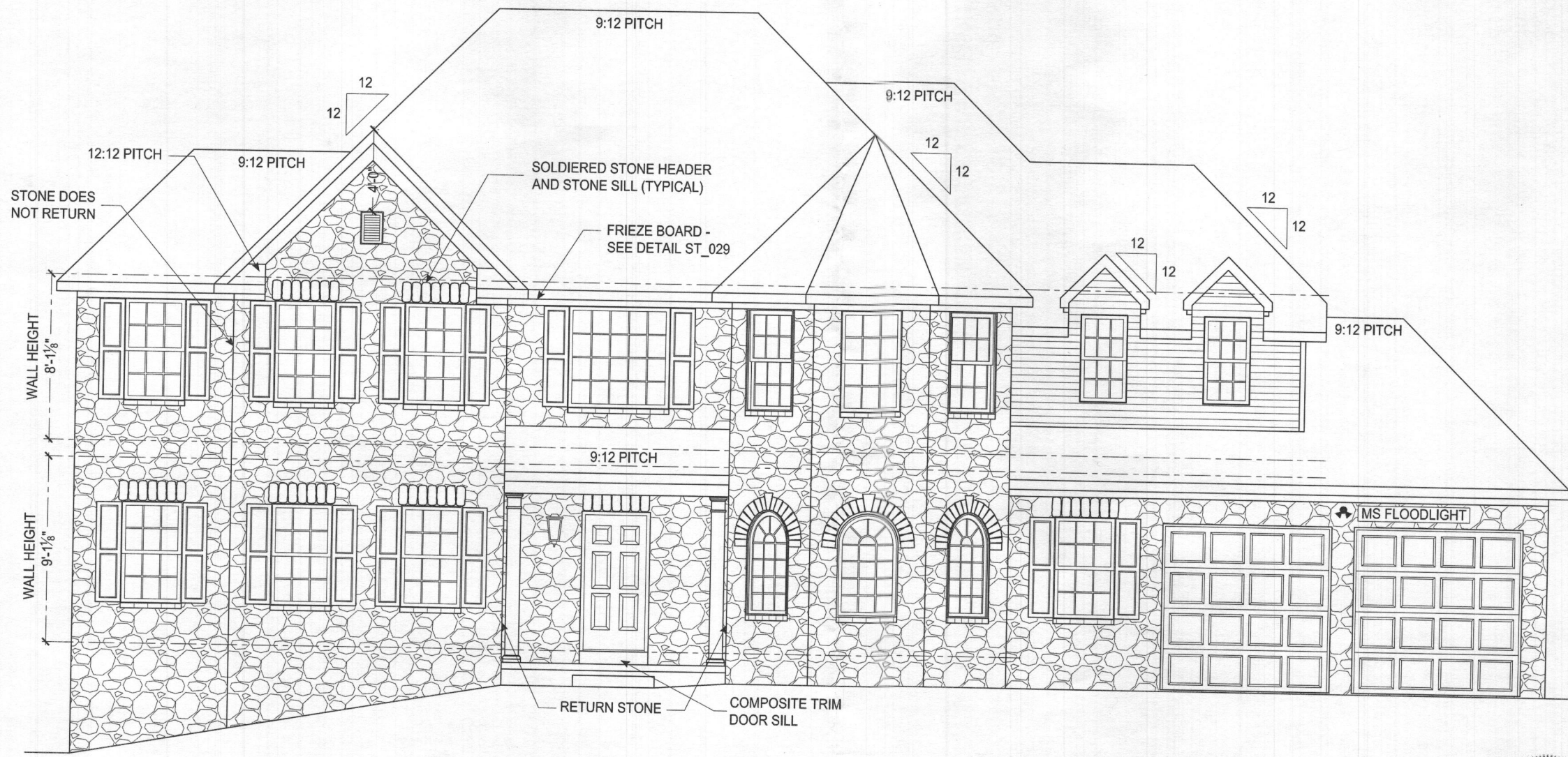
DATE: May 7, 2020

I have reviewed the floor plans in support of Building Permit **B20001219** for a new home at **1813 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.



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

5-Bedroom SFD  
w/ rough-in bath  
in unfinished  
basement  
'OK' - vrb



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PH: (717) 464-9060 • FAX: (717) 464-9046  
www.keystoncustomhome.com



KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION:	FRONT ELEVATION
MODEL:	MRS006 KONATHAM/ THALLAPUREDDY
UPDATED:	OCT 21 2019
SCALE:	AS NOTED
DRAWN BY:	M.HERSHEY
SHEET NO.:	A10
PLAN NO.:	

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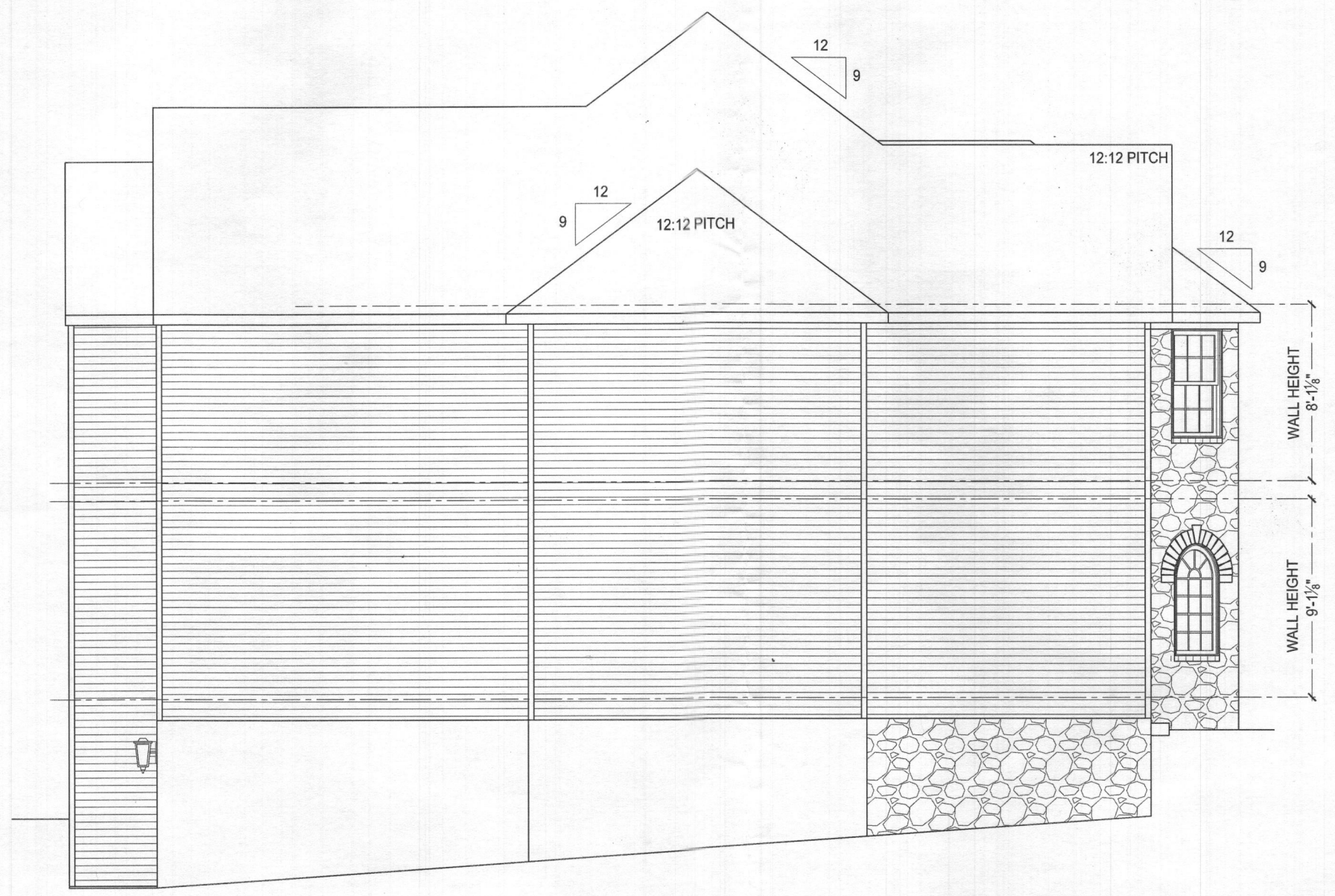
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LIVING SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"

SHEET DESCRIPTION:	LIVING SIDE ELEVATION
	MRS006 KONATHAM / THALLAPUREDDY
UPDATED:	OCT 21 2019
SCALE:	AS NOTED
DRAWN BY:	M.HERSHEY
SHEET NO.:	A1.1
PLANT:	3 30

Keystone Custom Homes, Inc.



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



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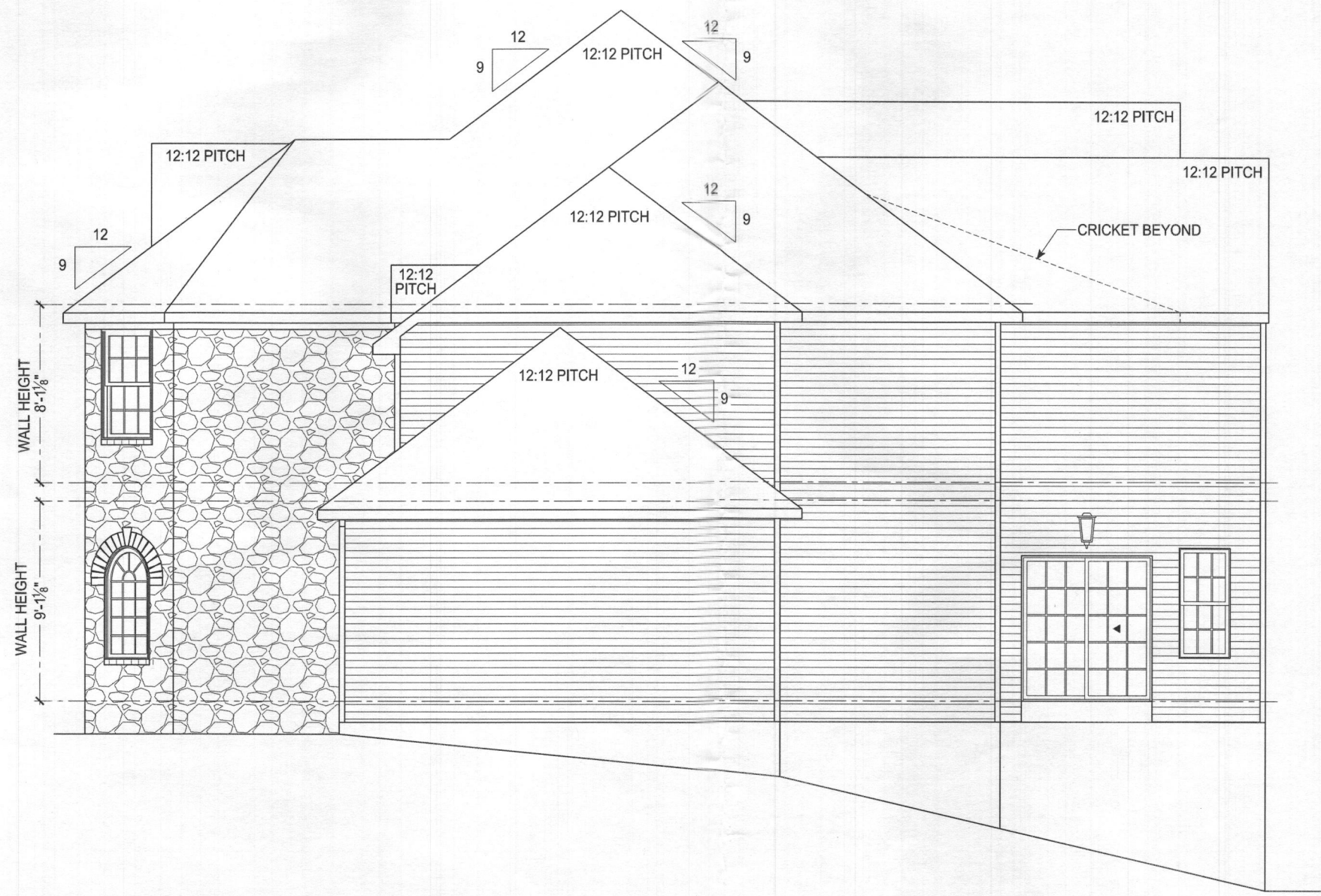


**KEYSTONE CUSTOM HOMES, INC.**

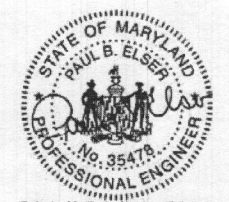
SHEET DESCRIPTION:	REAR ELEVATION
	MODEL: MRS006 / KONATHAM / THALLAPUREDDY
UPDATED:	OCT 21 2019
SCALE:	AS NOTED
DRAWN BY:	M.HERSHEY
SHEET NO.:	A1.2
PLAN NO.:	2 2 20

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



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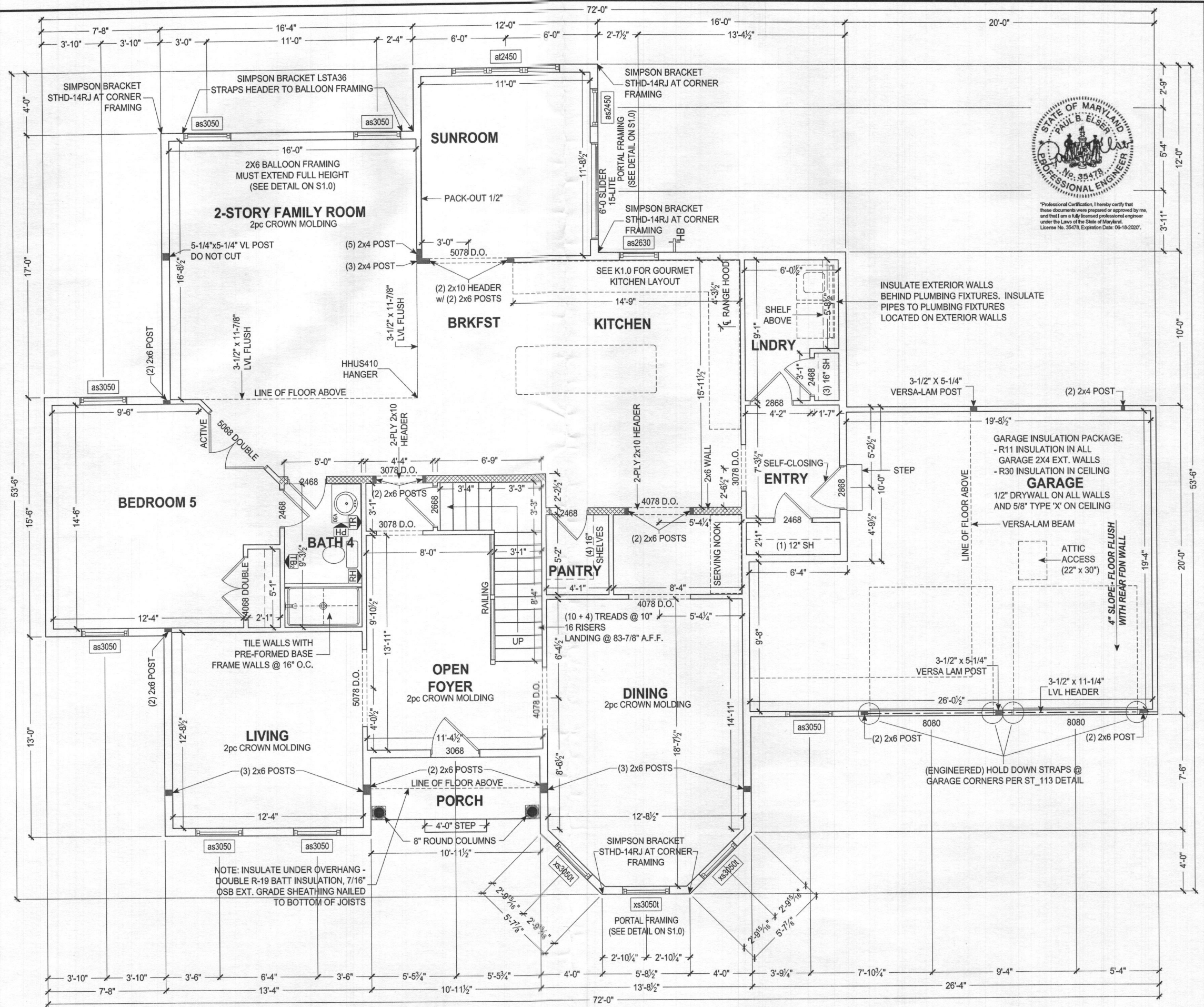
**KEYSTONE CUSTOM HOMES, INC.**

SHEET DESCRIPTION: GARAGE SIDE ELEVATION  
MODEL: MRs006  
KONATHAM / THALLAPUREDDY

UPDATED: OCT 21 2019  
SCALE: AS NOTED  
DRAWN BY: M.HERSHEY

SHEET NO. **A1.3**

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**KEYSTONE CUSTOM HOMES, INC.**

SHEET DESCRIPTION: FIRST FLOOR PLAN  
MODEL: MRs006 KONATHAM / THALLAPUREDDY  
UPDATED: OCT 21 2019  
SCALE: AS NOTED  
DRAWN BY: M.HERSHEY  
SHEET NO. P1.0

**RESIDENTIAL SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE 2018 IRC. THIRD PARTY AGENCY TO PROVIDE DRAWINGS AND INSTALL SYSTEM.**

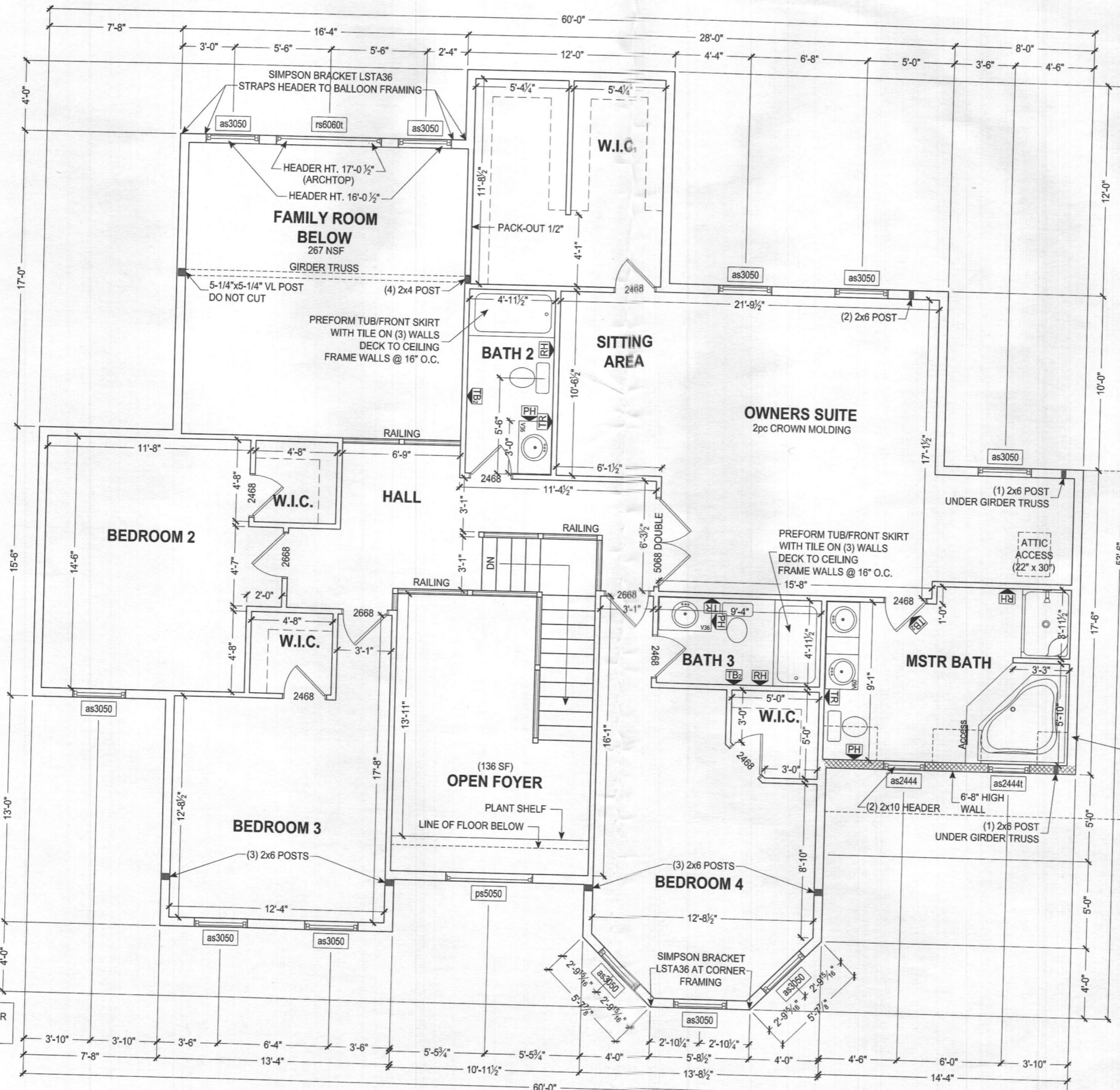
**CONCEALED SPRINKLER HEADS**

**SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POINT LOADS**

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

ALL EXTERIOR WALLS ARE 100% CONT. STRUCTURAL SHEATHING (METHOD #3, PER ST\_112)

GYPSUM BOARD, TWO SIDES (METHOD #2, PER ST\_111) | 2x6 INTERIOR WALL | INTERIOR HALF WALL | FRAMING POST



SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POINT LOADS



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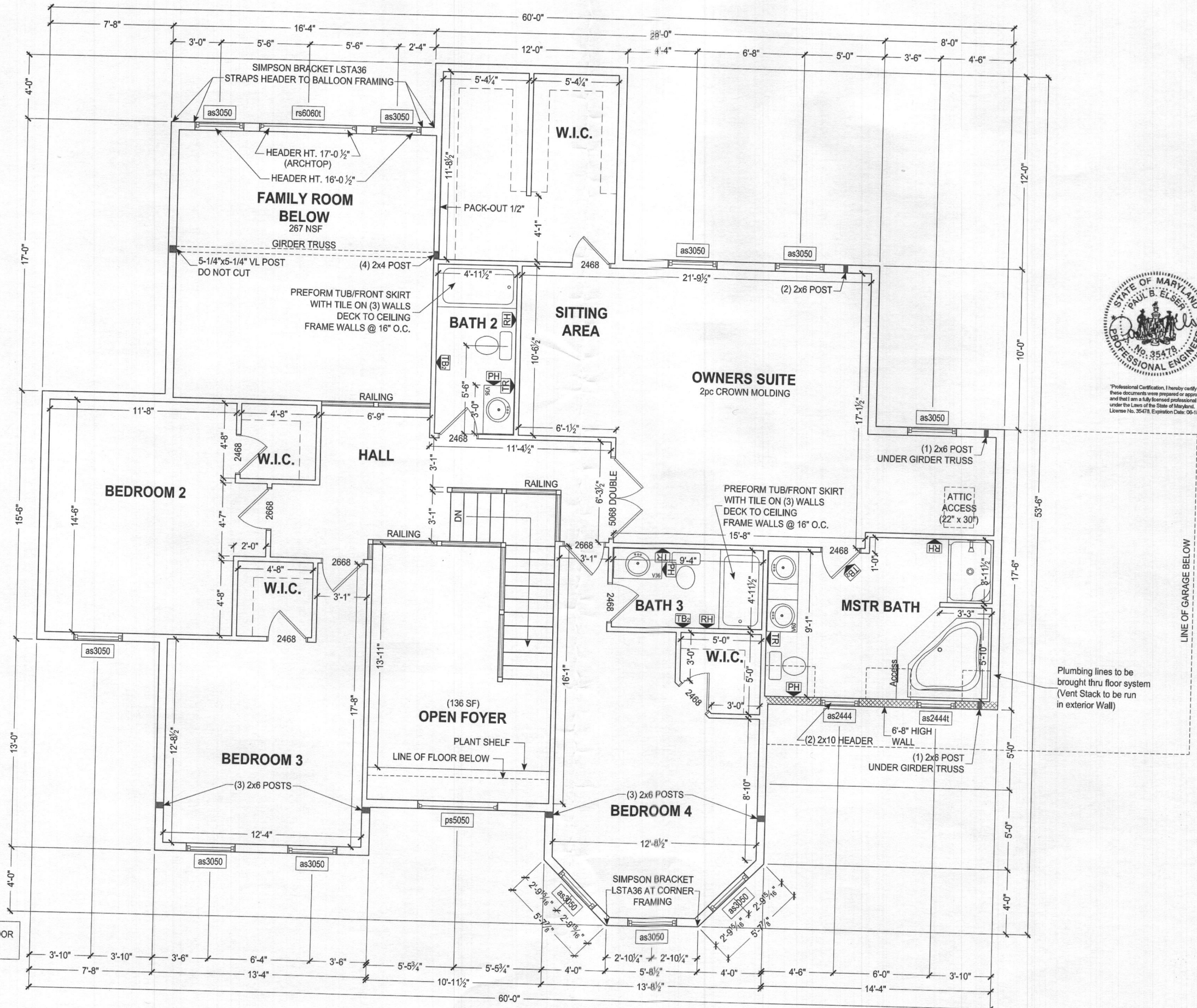
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KEYSTONE CUSTOM HOMES, INC.

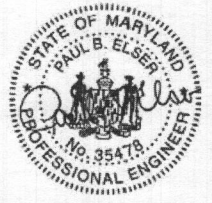
UPDATED:	OCT 21 2019
SCALE:	AS NOTED
DRAWN BY:	M.HERSHEY
SHEET NO.:	PL1
PCAWD:	3

SECOND FLOOR PLAN



SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POINT LOADS

SECOND FLOOR PLAN



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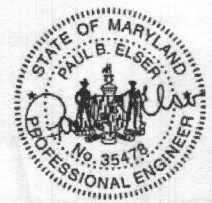
KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: SECOND FLOOR PLAN  
MODEL: MRS006 KONATHAM / THALLAPUREDDY

UPDATED: OCT 21 2019  
SCALE: AS NOTED  
DRAWN BY: M.HERSHEY

SHEET NO. P1.1

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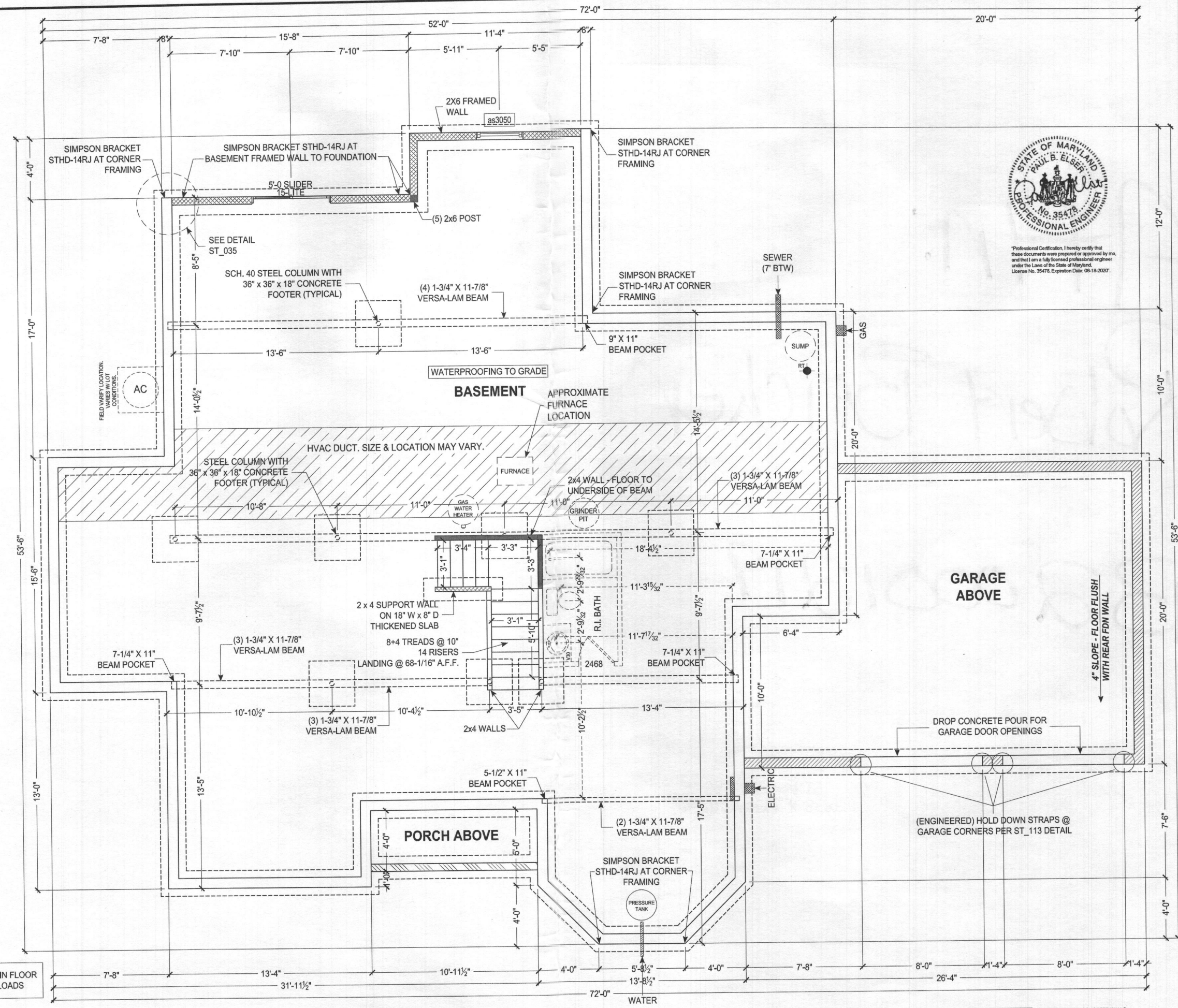
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www.keystonecustomhome.com



KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION	FOUNDATION PLAN
MODEL	MRS006
	KONATHAM / THALLAPUREDDY
UPDATED	OCT 21 2019
SCALE	AS NOTED
DRAWN BY	M.HERSHEY
SHEET NO.	P1.2



SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POINT LOADS

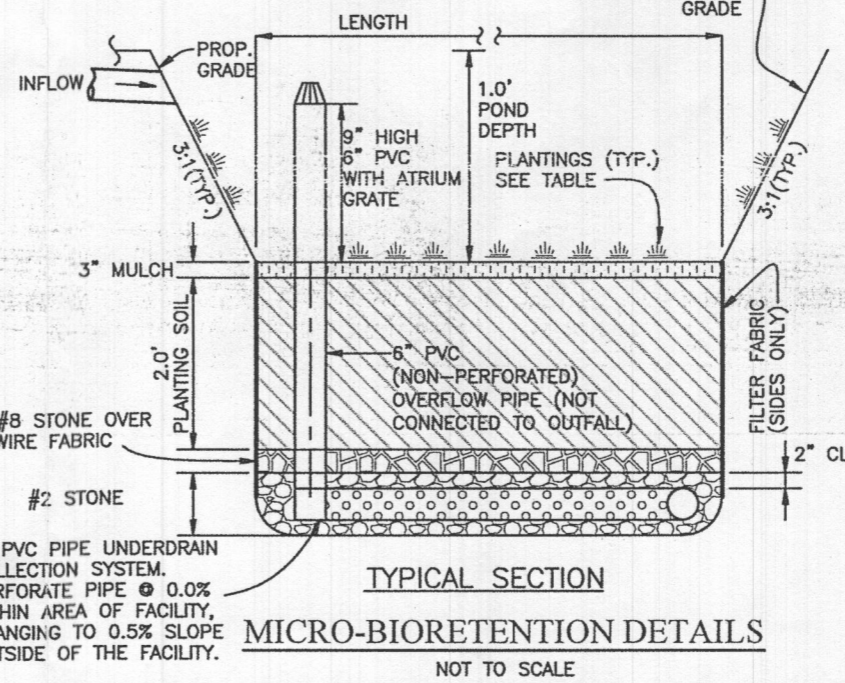
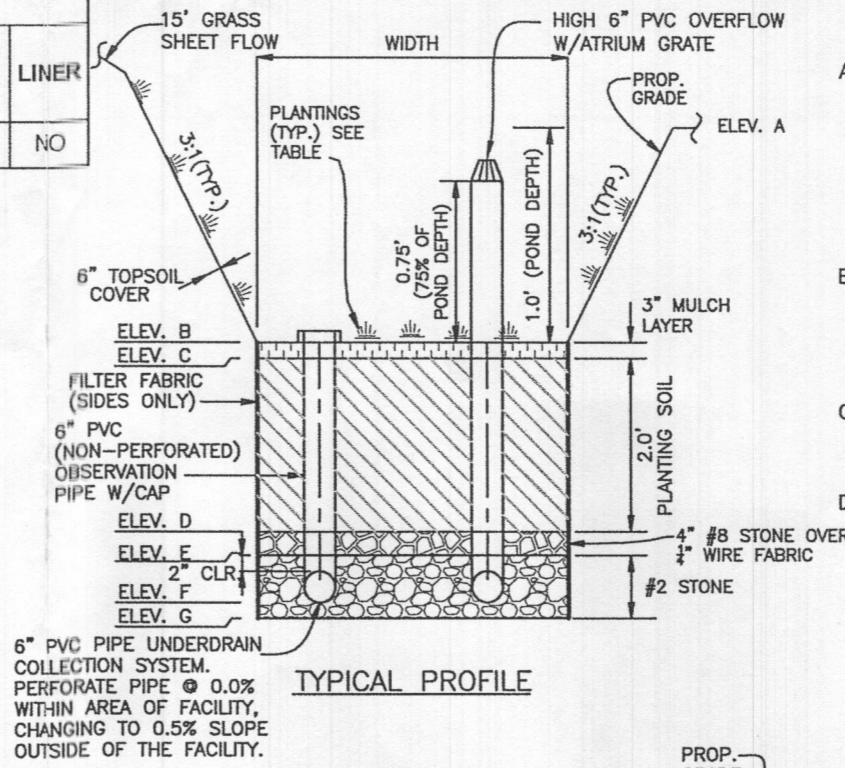
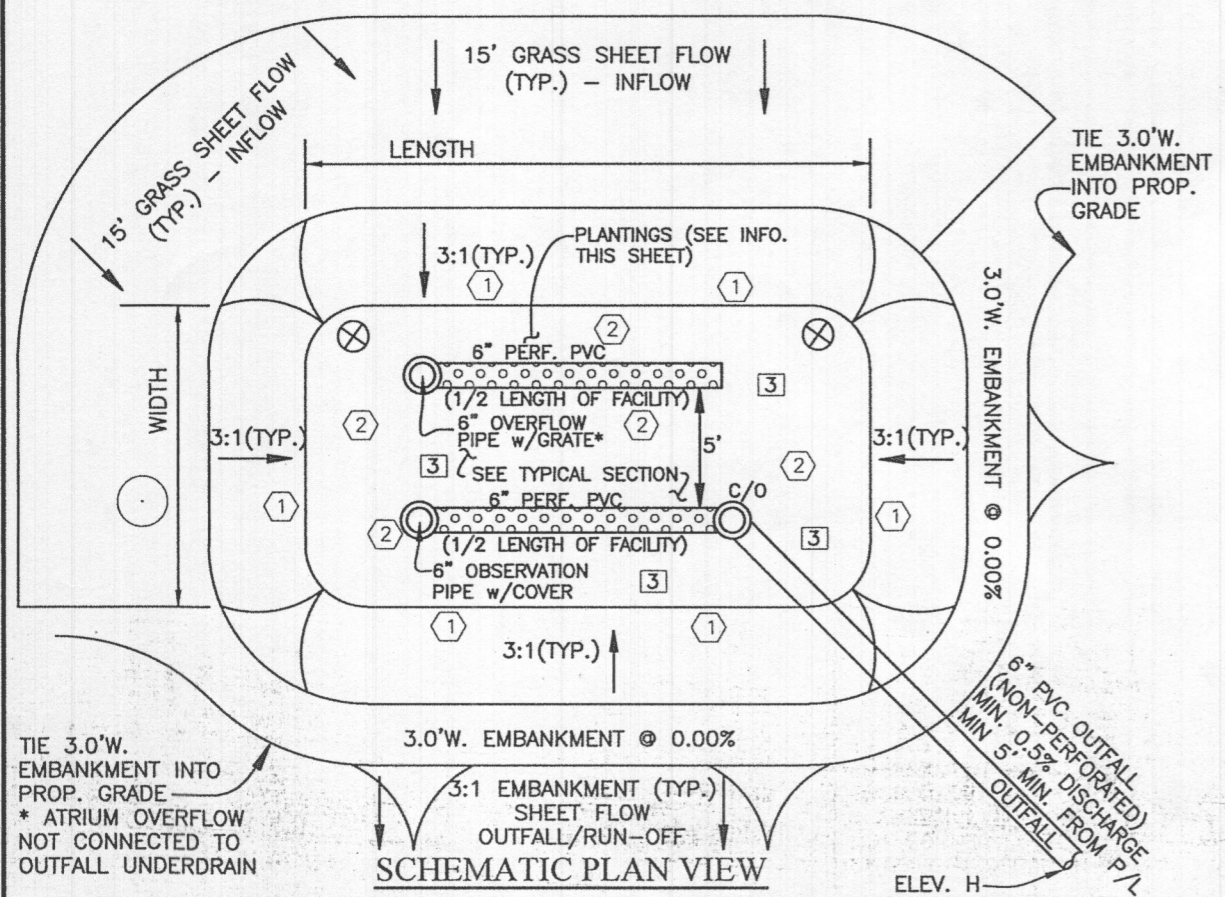
FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

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

NOTE TO HOMEOWNERS:  
LOCATIONS SHOWN FOR HVAC, PLUMBING, AND OTHER MECHANICAL

**ON-LOT BIORETENTION DIMENSIONS**

Practice	#	A	B	C	D	E	F	G	H	LENGTH	WIDTH	FILTER AREA	PLANTINGS			LINER
													1	2	3	
(M-6) Micro-Bioretenation	6	359.00	358.00	357.75	355.75	355.42	354.92	354.17	354.80	47	13	542	60	60	30	NO



**OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)**

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

**OWNER/BUILDER:**  
 KEYSTONE CUSTOM HOMES, INC.  
 227 GRANITE RUN DR.  
 SUITE 100  
 LANCASTER, PA 17601  
 717-464-9060

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 315  
 ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 ▲ (F) 410-465-8644  
 WWW.BEI-CIVILENGINEERING.COM

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3-25-20

**MATERIALS & SPECIFICATIONS FOR MICRO-BIORETENTION**

MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS	SEE APPENDIX A; TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-65% COMPOST 35-40% OR SANDY LOAM 30% COARSE SAND 30% & COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN 10% BY DRY WEIGHT ASTM D 2974		
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
GEOTEXTILE (CLASS "C")		N/A	PE TYPE 1 NONWOVEN
GEOTEXTILE (1/4" WIRE MESH)		1/4" WIRE MESH	1/4" WIRE MESH
UNDERDRAIN GRAVEL	AASHTO M-43	NO. 57 OR NO. 6	0.375" TO 0.750"
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	4" TO 6" RIGID SCH.40 PVC, SDR35 OR HDPE	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES. PIPE SHALL BE WRAPPED WITH 1/4-INCH GALVANIZED HARDWARE CLOTH
IMPERVIOUS LINER	ASTM-D-4833 (THICKNESS) ASTM-D-412 (TENSILE STRENGTH 1,100 LB., ELONGATION 200%) ASTM-D-624 (TEAR RESISTANCE - 150 LB./IN) ASTM-D-471 (WATER ADSORPTION: +8 TO -2% MASS)	30 MIL. THICK	LINER TO BE ULTRAVIOLET RESISTANT. A GEOTEXTILE FABRIC SHOULD BE USED TO PROTECT THE LINER FROM PUNCTURE.
GEOTEXTILE (BELOW IMPERV. LINER)	ASTM-D-4833 (PUNCTURE STRENGTH 125LB) ASTM-D-4632 (TENSILE STRENGTH 300 LB.)		

**MICROBIORETENTION PLANTING SCHEDULE**

- (PLANTING SPECIES AND DENSITY CAN BE CHANGED OR SUBSTITUTED BY A LANDSCAPE ARCHITECT OR QUALIFIED DESIGNER)
- 1 IRIS FULVA (COPPER IRIS) (1 PER SY)
  - 2 LOBELIA CARDINALIS (CARDINAL FLOWER)
  - 3 RUDBECKIA SUBTOMENTOSA (SWEET CONEFLOWER)
  - ⊗ CALLUNA VULGARIS (HEATHER) (1 PER FACILITY)
  - ACER GINNALA (ARMUR MAPLE) (1 PER FACILITY)

**MICROBIORETENTION PLANTING DATA**

- PLANTINGS WITHIN THE PONDING AREA OF THE FACILITY ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE
- PLANTINGS ALONG THE PERIMETER (BERM) AREA OF THE FACILITY ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE
- AVOID PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE RAIN GARDEN NEAR O.B. PIPE AND UNDERDRAIN.

PROJECT:	<b>MYRTUE PROPERTY LOT 6</b>		
LOCATION:	TAX MAP: 10, GRID: 24, PARCEL: 225 ZONED: 1825 DAVIS BRANCH ROAD 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID #352404		
TITLE:	<b>BUILDING PERMIT PLAN</b>		
HOUSE TYPE:	<b>CUSTOM - KEYSTONE HOMES</b>		
DATE:	MARCH, 2020	PROJECT NO.	2099
SCALE:	AS SHOWN	DRAWING	2 OF 2