

RECEIVED

PERMIT NUMBER: B 20003283

DATE ACCEPTED:

SEP 21 2020

RESIDENTIAL BUILDING PERMIT APPLICATION

LICENSES & PERMITS DIVISION

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: 17209 Magnolia Dr Unit:
City: Sykesville State: MD Zip Code: 21104
Subdivision/Village/Complex Name: Walker meadows SDP/WP/BA #: GP-19-66
Lot: 24 Tax Map: Parcel: Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: vacant lot Proposed Use: SFD Estimated Cost: \$ 230,000
Trade Work to Be Completed (Separate Permits Required): Mechanical (HVACR) Electrical Plumbing None
New 2 story "Stratford Hill" elev A with 2 car side garage, 1 car attached garage, covered rear porch, 1st floor bathroom, and finished lower level (see room and bathroom)

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): NVB Inc. - contact: J. Anastasia Primary Residence: Yes No
Owner's Street Address: 9720 Patuxent Woods Dr
City: Columbia State: MD Zip Code: 21046
Phone: 410-379-5956 Email: janastasia@nvbinc.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Developer Building Services Contact Name: Jim Krenus
Street Address: PO Box 552
City: Woodbine State: MD Zip Code: 21777
Phone: 413-309-7792 Email: jim@developerbuilding.com

CONTRACTOR INFORMATION REQUIRED

Business Name: NV Homes Contact: James Anastasia
Licensee's Name: NVB Inc. License #: 56
Street Address: 9720 Patuxent Woods Dr
City: Columbia State: MD Zip Code: 21046
Phone: 410-379-5956 Email: janastasia@nvbinc.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Name:
Street Address:
City: State: Zip Code:
Phone: Email:

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: SF Dwelling SF Townhouse SF Duplex Mobile Home Multi-Family Dwelling (MF*) Condo: Yes No
Utilities: Electric Gas Water Supply: Public Private (Well) Sewage Disposal: Public Private (Septic)
Heating System: Electric Natural Gas Propane Other: Roadside Tree Project: No Yes: #
Sprinkler System: NFPA 13 NFPA 13R NFPA 13D None Fire Alarm System: Yes No Voice Evac

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

Model Name & Options: "Stratford Hill" elev A with 2 car side garage, covered rear porch, 1st floor bathroom and finished lower level
of Bedrooms (SF): 5 # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*):
Rooms: 10 # Full Baths: 6 # Half Baths: 1 # Fireplaces: 0
Garage/Carport Info: Attached Garage Detached Garage Integral Garage Carport None
Basement/Foundation Info: Slab on Grade Post & Pier Unfinished Basement Finished Basement: Full or Partial
1st Fl Width: 68 1st Fl Depth: 54 2nd Fl Width: 54 2nd Fl Depth: 48 Bsmt Width: 54 Bsmt Depth: 54
Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 7076 sq ft Occupiable Area: 6824 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: Jim Krenus DATE SIGNED: 9/18/2020

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS: PR DPZ DED Health SHA CID
SUBMITTAL FEES: \$150.00 PAYMENT: CK # 383151 ACCEPTED BY: DR PROX

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B20003705	10/26/2020

Description of Work

SFD/INSTALL 1000 GAL UNDERGROUND PROPANE TANK

[check spelling](#)

*Approved 10/28/22
AA*

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
12209	MAYAPPLE	DR	
Unit Type	Unit #	X Coordinate	Y Coordinate
-Select-		-76.93572	39.34149
City	State	Zip Code	Primary
MARRIOTTVILLE	MD	21104	Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
11059561	66	0	0	0	0	RURAL

Legal Description

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	24	603000	5				

Plan Area	State Tax Id	Subdivision Name
		Walker Meadows

Section	Area	Tax Map
		10

Grid	Zoning District	ADC Map
10-1	RR-DEO	4694-A6

SDP No.	Final Plan No.	WP File No.
	ECP-15-078	

Record Plat No.	WS Contract No.	FDP No.	Primary
24974-2497			Yes

Owner Occupied	Year Built	Historic District
<input type="radio"/> Yes <input type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No

Historic District Registry No.	Stat Area	Flood Plain
	3-01	<input type="radio"/> Yes <input checked="" type="radio"/> No

Building No

Owner * (This section is required.)

Search Reset Clear

Name *
 ESC WALKER MEADOWS LC

Address Line 1
 1355 BEVERLY RD

Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
MCLEAN	VA	22101

Phone	Primary
443-610-7514	Yes

E-mail

Cell Number	Fax Number
_____	_____

Professionals (This section is not required.)

Search Reset Clear

License # *	Business Name		
20100081215	AIR GAS		

License Type *	First Name	Middle Name	Last Name
Propane Gs	DENNIS		FEAGA

Primary	Address Line 1
Yes	6750 MACLEAN DRIVE STE B

Address Line 2
 1625 HENRYTON RD

City	State	ZIP Code
GLEN BURNIE	MD	210600000

Phone 1	Phone 2	Fax
4104425623		4104425623

E-mail

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name
Applicant	MICHELLE		CLANCY

Relationship	Full Name
Applicant	MICHELLE CLANCY

Primary	Organization Name
Yes	APPLIED & APPROVED PERMITS LLC

Street Address
 P.O. BOX 310

Address Line 2

City	State	Zip Code
PERRY HALL	MD	21128

Phone	Cell	Fax
443-340-1229		

E-mail *
 MICHELLE@APPLIEDANDAPPROVED.COM

Addl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
3000	0	0	No <input type="checkbox"/>
Construction Type			
--Select-- <input type="checkbox"/>			

TANK INFORMATION

RESIDENTIAL TANK INFORMATION

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Roadside Tree Project Permit *	Roadside Tree Permit #
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Existing Use	Number of Tanks Installed *	Number of Tanks Removed *		
SFD <input type="checkbox"/>	1	0		
Water Supply	Sewage Disposal	Expiration Date	Relocate Existing Tank *	
Private <input type="checkbox"/>	Private <input type="checkbox"/>	4/25/2021	0	

PAYMENT INFORMATION

Check 1	Payee 1	Check 2	Payee 2	SAP Doc No	SAP Entered

Submit Cancel

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

MEMORANDUM

TO: *James Anastasia, NVR, Inc.*

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

RE: *12209 Mayapple Drive*, Potential Basement Bedroom

DATE: October 17, 2020

I have reviewed the floor plans in support of Building Permit **B20003283** for a new home at **12209 Mayapple Drive** 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 and/or installation of an egress window.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

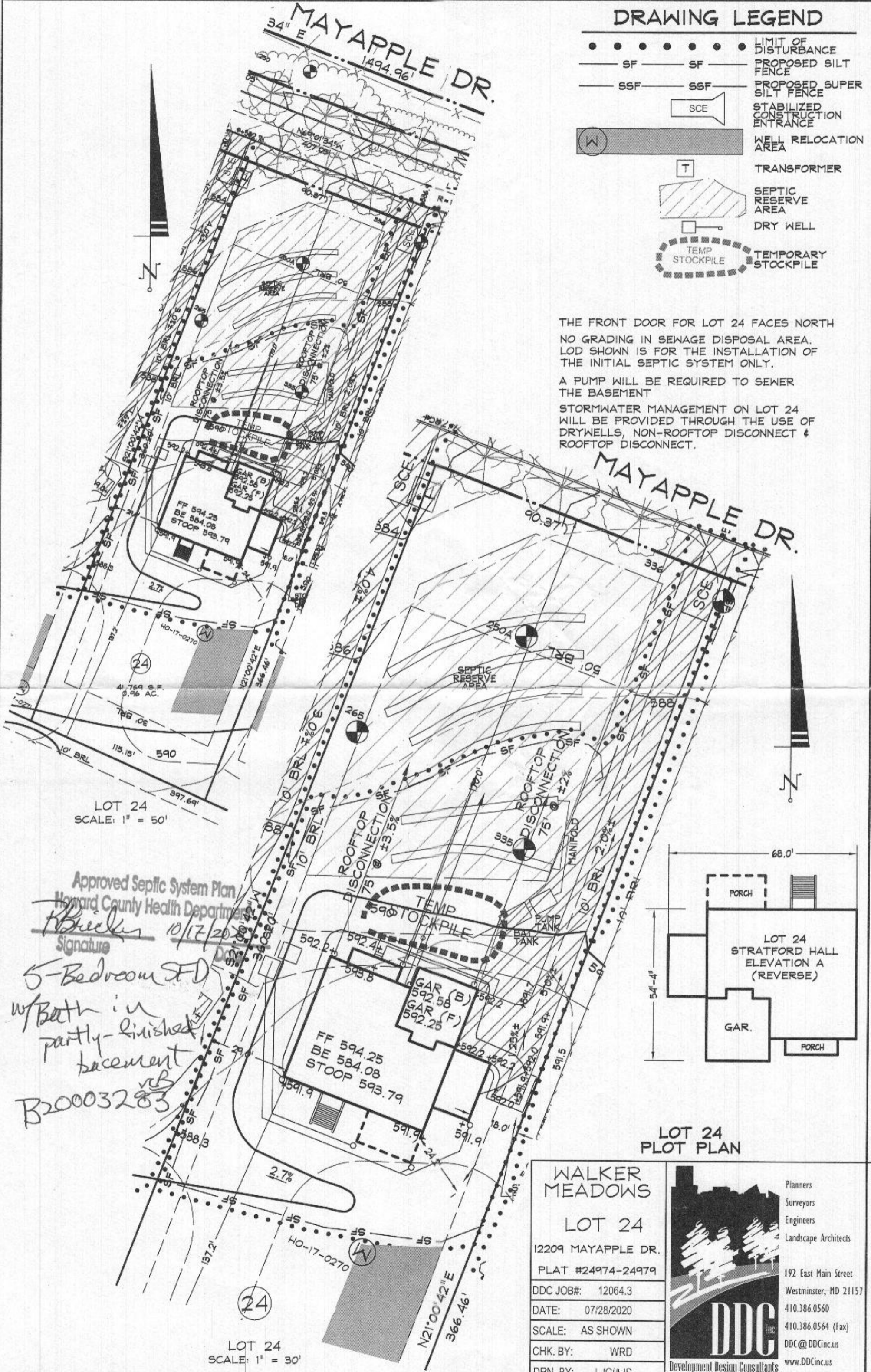
- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned area of a dwelling unit or accessory structure that:
 - (i) Is 90 square feet or greater in size;
 - (ii) May be used as a private sleeping area; and
 - (iii) Has at least one window and one interior 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.

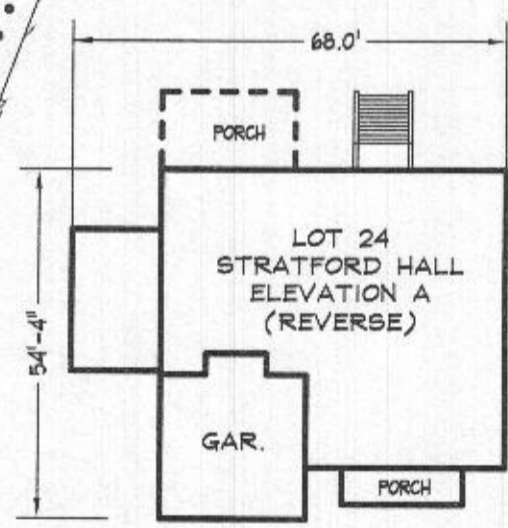
DRAWING LEGEND

- ● ● ● ● ● ● ● LIMIT OF DISTURBANCE
- SF — SF — PROPOSED SILT FENCE
- SSF — SSF — PROPOSED SUPER SILT FENCE
- ☞ SCE STABILIZED CONSTRUCTION ENTRANCE
- ⊞ W WELL RELOCATION AREA
- ⊞ T TRANSFORMER
- ▨ SEPTIC RESERVE AREA
- DRY WELL
- ⊞ TEMP STOCKPILE TEMPORARY STOCKPILE

THE FRONT DOOR FOR LOT 24 FACES NORTH
 NO GRADING IN SEWAGE DISPOSAL AREA.
 LOD SHOWN IS FOR THE INSTALLATION OF
 THE INITIAL SEPTIC SYSTEM ONLY.
 A PUMP WILL BE REQUIRED TO SEWER
 THE BASEMENT
 STORMWATER MANAGEMENT ON LOT 24
 WILL BE PROVIDED THROUGH THE USE OF
 DRYWELLS, NON-ROOFTOP DISCONNECT &
 ROOFTOP DISCONNECT.



LOT 24
 SCALE: 1" = 50'



LOT 24
 PLOT PLAN

Approved Septic System Plan
 Howard County Health Department
 Signature: [Signature] 10/17/2020

5-Bedroom FD
 w/ Bath in
 partly-finished
 basement
 B20003283

LOT 24
 SCALE: 1" = 30'

WALKER MEADOWS
 LOT 24
 12209 MAYAPPLE DR.
 PLAT #24974-24979
 DDC JOB#: 12064.3
 DATE: 07/28/2020
 SCALE: AS SHOWN
 CHK. BY: WRD
 DRN. BY: LJC/AJS

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

DDC
 Development Design Consultants

12209 Mayapple Drive
Lot 24

Health Dept

Lot 24

STRATFORD HALL

HEALTH DEPT

DR-COUNT LOT-UNIT	MDE-IW-0024
DRAW LOT	WALKER MEADOWS - 0024
STREET ADDRESS	12209 MAYAPPLE DRIVE
CITY	BYKESVILLE
STATE	MD
ZIP	21164

B10003283



5 Bedroom
NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703
Bath in part - finished
base ment

FULL BASEMENT		STANDARD DETAILS
STANDARD	DETAILS	
AD-1	AD-1	AD-1
AD-1b	AD-1b	AD-1b
DR-1	DR-1	DR-1
DR-2	DR-2	DR-2
DR-3	DR-3	DR-3
DR-2	DR-2	DR-2
ET-1	ET-1	ET-1
ET-1b	ET-1b	ET-1b
ET-1c	ET-1c	ET-1c
ET-1e	ET-1e	ET-1e
ET-1f	ET-1f	ET-1f
ET-2	ET-2	ET-2
ET-2b	ET-2b	ET-2b
F-1	F-1	F-1
F-1b	F-1b	F-1b
F-2	F-2	F-2
F-3	F-3	F-3
F-3b	F-3b	F-3b
FC-1	FC-1	FC-1
FC-2	FC-2	FC-2
FC-4	FC-4	FC-4
FD-1	FD-1	FD-1
FD-2	FD-2	FD-2
FD-2b	FD-2b	FD-2b
FD-3	FD-3	FD-3
FP-1	FP-1	FP-1
SB-1	SB-1	SB-1
IT-1	IT-1	IT-1
IT-1b	IT-1b	IT-1b
IT-1c	IT-1c	IT-1c
IT-2	IT-2	IT-2
JT-1	JT-1	JT-1
JT-3	JT-3	JT-3
JT-3b	JT-3b	JT-3b
KT-1	KT-1	KT-1
RF-1	RF-1	RF-1
RF-1b	RF-1b	RF-1b
RF-1c	RF-1c	RF-1c
SEP-1	SEP-1	SEP-1
SEP-2	SEP-2	SEP-2
SEP-3	SEP-3	SEP-3
SEP-4	SEP-4	SEP-4
SP-1	SP-1	SP-1
SP-2	SP-2	SP-2
SP-3	SP-3	SP-3
ST-1	ST-1	ST-1
ST-2	ST-2	ST-2
HD-1	HD-1	HD-1
HD-2	HD-2	HD-2
HD-3	HD-3	HD-3
HS-1	HS-1	HS-1

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	251 SF
	251 SF

SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	233 SF
	233 SF

GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ND CAR GARAGE ELEV. 1A' OR 1C' OR 1D'	507 SF
ONE CAR SIDE ATTACHED GARAGE (ADD. SF)	34 SF
	541 SF

BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	521 SF
	521 SF

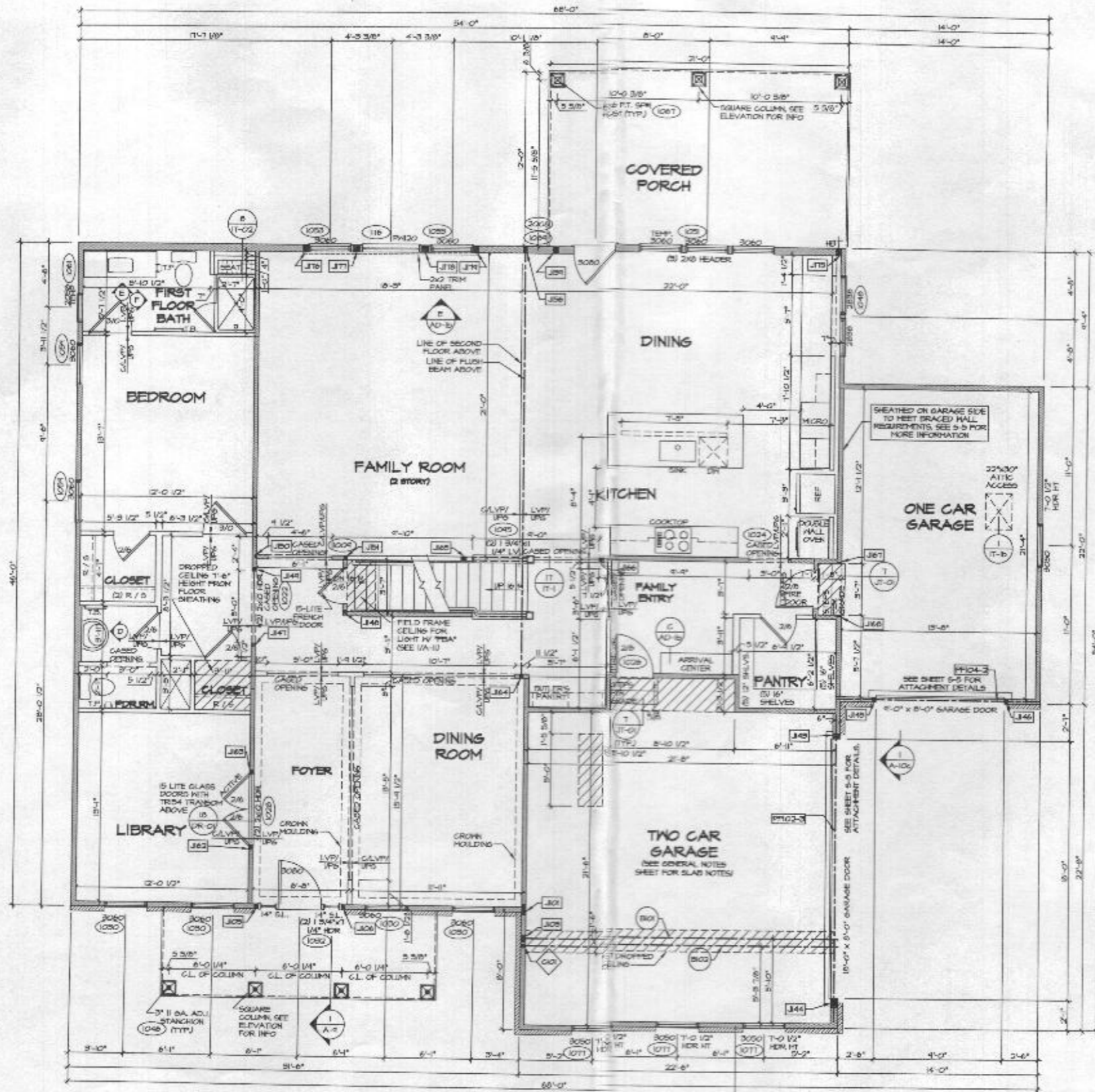
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED STORAGE	360 SF
MECHANICAL ROOM	278 SF
	638 SF

TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	251 SF
2ND FLOOR (BASE SF)	233 SF
FINISHED BASEMENT	521 SF
	995 SF

SET - VERSION
11900 - 01

CS-1

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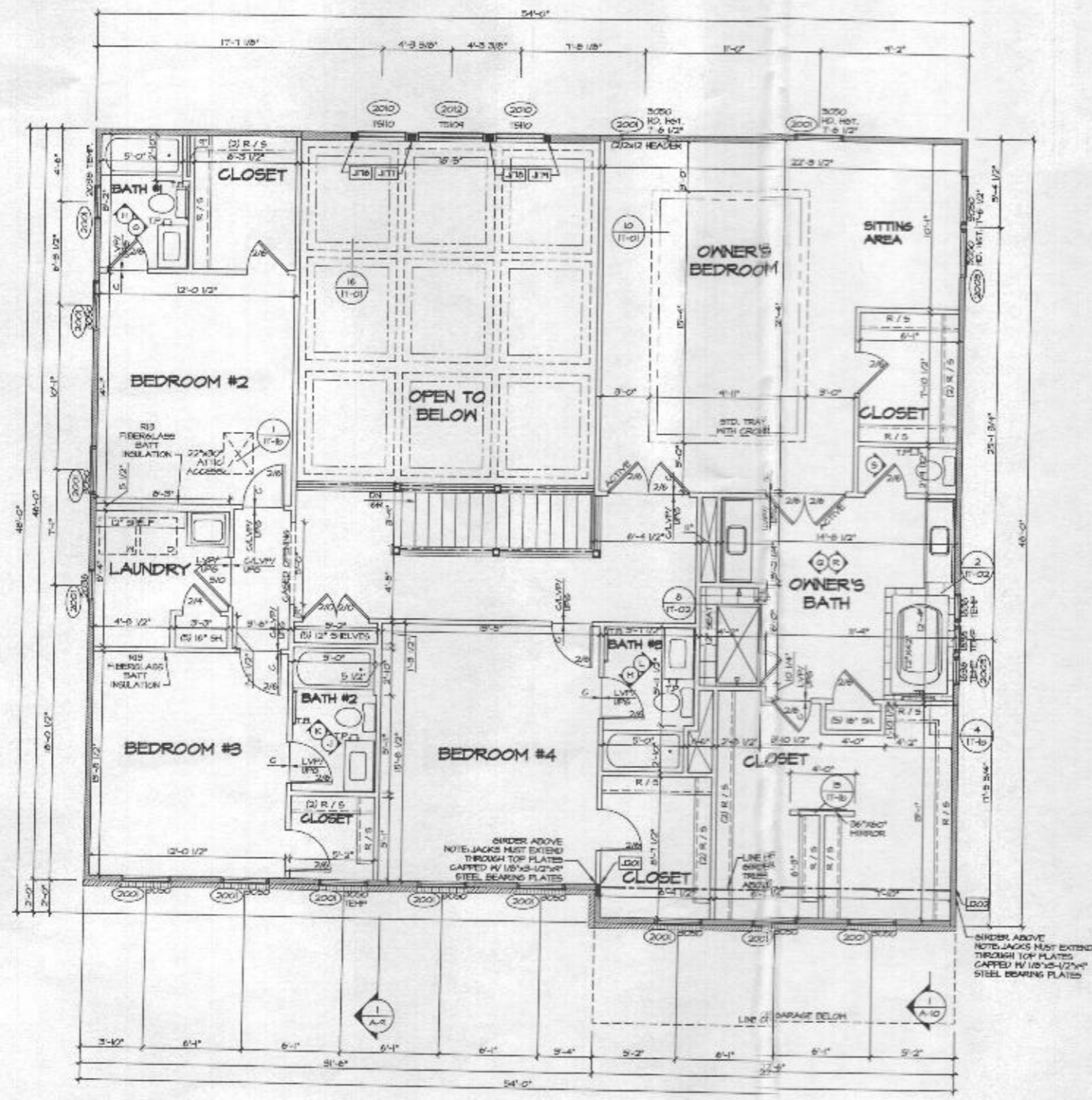


1 bedroom

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FOR NOTES AND SCHEDULES SEE PAGE A-7b

SHEET NO. A-7	PROJECT STRATFORD HALL	DATE 5/16/16	BY ZDM
	DESCRIPTION FIRST FLOOR PLAN	OPTION OPTION	
29			
NVR 3000 Walkers Lane, Suite 100 Frederick, MD 21703			
NVR, Inc. hereby warrants to the purchaser that the information contained herein is true and correct as of the date of preparation of this plan. NVR, Inc. shall not be responsible for any errors or omissions in this plan or for any consequences arising therefrom.			
DIM-COMM LOT-LIMIT MDE-1W-0024 COMM-LOT WALKER MEADOWS - 0024 STREET ADDRESS 12000 MAYAPPLE DRIVE CITY SPYKESVILLE STATE MD ZIP 21084			



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

FLOOR PLAN NOTES

1. ALL HEADERS ARE (3) 2X6 W/ 2X4 WALLS OR (3) 2X6 W/ 2X4 WALLS 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 3 1/2" UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
5. SEE TRUSSED 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 "A2" FOR ROSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE 1'-0" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL GATED OPENINGS AT THIS UNLESS OTHERWISE NOTED.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT LOAD ABOVE
 - JACKS
 - BRANHEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LV.
 - ENGINEERING PAGE NUMBER
- SEE PG. DETAILS FOR FRAMING CONNECTORS

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J76	JACK - (3) 2X6 SPP #2		2014	FULL HEIGHT STUDS
J77	JACK - (4) 2X6 SPP #2		2015	FULL HEIGHT STUDS
J78	JACK - (4) 2X6 SPP #2		2015	FULL HEIGHT STUDS
J79	JACK - (3) 2X6 SPP #2		2014	FULL HEIGHT STUDS
J80	JACK - (6) 2X4 SPP		2008	
J82	JACK - (6) 2X4 SPP		2008	

4 Bedrooms

CONTRACT NO. MDE-IN-0024
 PROJECT NAME: PALMER HEADINGS - 0024
 STREET ADDRESS: 12209 MAYAPPLE DRIVE
 CITY: SPYGLASSVILLE
 STATE: MO
 ZIP: 64484

THIS PLAN, SPECIFICATIONS, CONTRACT, AND ALL OTHER DOCUMENTS ARE TO BE USED TO CONSTRUCT THE PROJECT. ANY CHANGES TO THE PROJECT MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR OTHER SOURCES.



PROJECT: STRATFORD HALL
 DRAWING TITLE: SECOND FLOOR PLAN
 SHEET NO.: A-8
 SCALE: 1/4" = 1'-0"
 DATE: 07/20/20
 DRAWN BY: B.M.
 CHECKED BY: J.P.
 PROJECT NO.: 22.1