

NOV 23 2020

PERMIT NUMBER: B 20004139

DATE ACCEPTED:



RESIDENTIAL BUILDING PERMIT APPLICATION 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: 12190 Hayland Farm Way
City: Ellicott City
State: MD
Zip Code: 21042
Subdivision/Village/Complex Name: Walnut Creek
SDP/WP/BA #: F-13034/62142
Lot: 74 Tax Map: 28 Parcel: 49 Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant Lot Proposed Use: SF Home Estimated Cost: \$542,005
Trade Work to Be Completed (Separate Permits Required): Mechanical (HVACR) Electrical Plumbing None

2-STORY SFD (PER PLAN)

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Williamsburg Group LLC
Primary Residence: Yes No
Owner's Street Address: 5485 Harpers Farm Road # 200
City: Columbia State: MD Zip Code: 21044
Phone: (410) 997-8800 Email: chriswine@williamsburgllc.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Same as above Contact Name: Chris Wine
Street Address:
City: State: Zip Code:
Phone: Email:

CONTRACTOR INFORMATION REQUIRED

Business Name: Same as above
Licensee's Name: License #: 155
Street Address:
City: State: Zip Code:
Phone: Email:

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: Private (Well) Sewage Disposal: Private (Septic) Shared
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: Dorchester II, Bewl, Large Rear Morning Rm, 4' Premext, Full Bath, 10 PPM, Fin Rec/Office/Bedroom
of Bedrooms (SF): 4 # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*): Bath
Rooms: 14 # Full Baths: 5 # Half Baths: 0 # Fireplaces: 1
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: 1st Fl Depth: 78 1/2 2nd Fl Width: 861 2nd Fl Depth: 54 Bsmt Width: 61 Bsmt Depth: 78 1/2
Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 8903 sq ft Occupiable Area: 8853 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.

Chris Wine

11/23/20

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

PR DPZ DED Health 12/10/20 SHA CID

SUBMITTAL FEES: \$150.00 PAYMENT: CK# 12545 ACCEPTED BY: DROPOBOX

Oswald, Hank

From: Tony Fertitta <tonyf@fcc-eng.com>
Sent: Tuesday, December 8, 2020 9:28 AM
To: Oswald, Hank
Subject: RE: B20004139_12190 Hayland Farm Way_Site Plan
Attachments: 04001-3007 permit plan lot 74.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Call me about this we revised the plan and resubmitted it

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Tuesday, December 8, 2020 9:25 AM
To: Tony Fertitta <tonyf@fcc-eng.com>
Subject: B20004139_12190 Hayland Farm Way_Site Plan

Hi Tony:

The bp site plan did not show the sewer house connection and elevations. Please revise the plan and submit to DILP.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

Heath copy

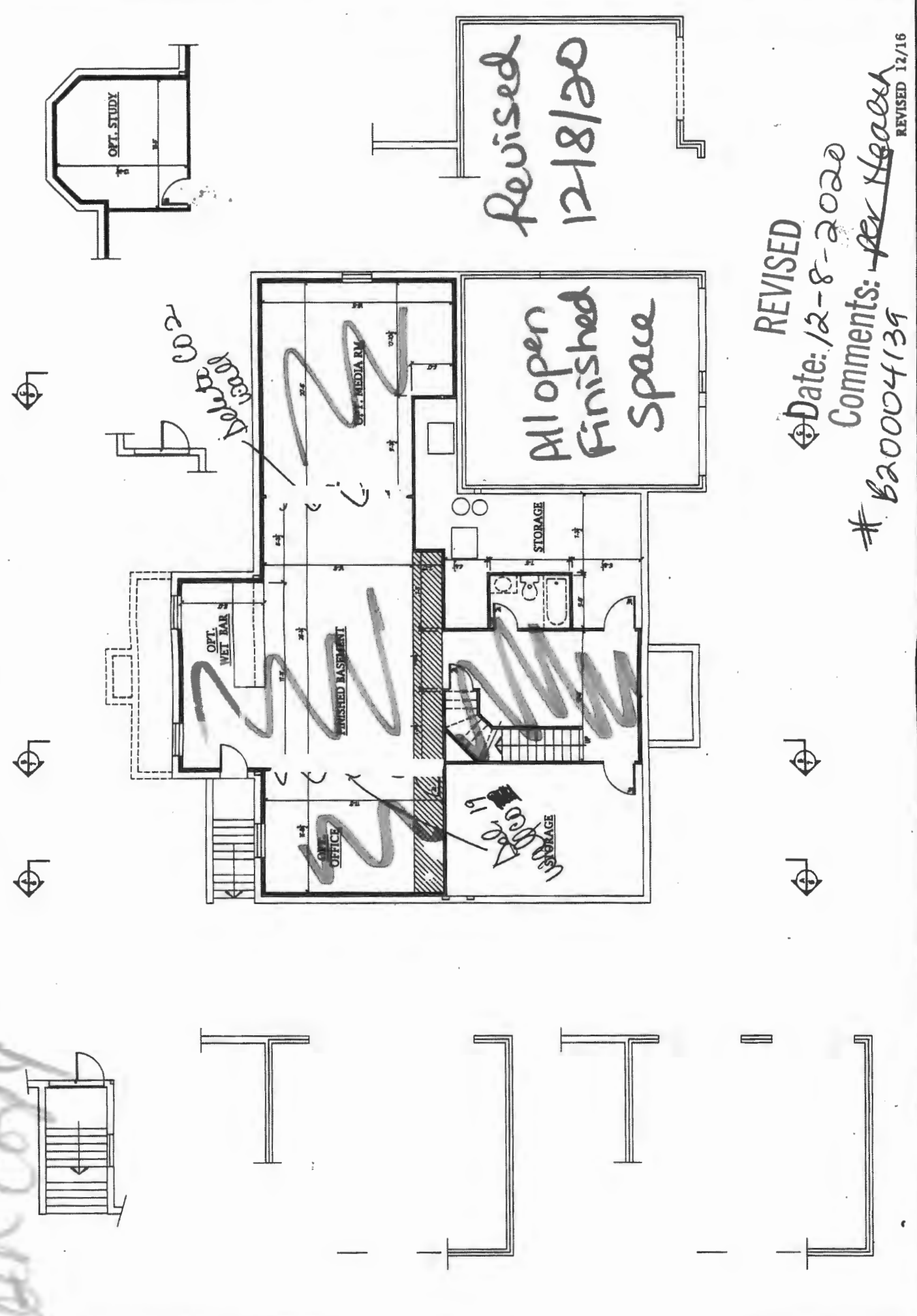
Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE	REVISION

Project: WILLIAMSBURG GROUP
ESTATE HOME
DORCHESTER 4

1067.DAE
Project No.

2b



REVISED

Date: 12-8-2020

Comments: per Heath
B20004139
REVISED 12/16

12190 Hayland Farm Way

The Dorchester 4

Williamsburg Group, LLC
5485 Harpers Farm Rd. #200
Columbia, MD 21044
(410) 997- 8800

B20004137

HEALTH DEPT

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

INDEX OF DRAWINGS	
CS-	COVER SHEET
D1-	WALL SECTIONS
D2-	SHEAR WALL DETAILS
D3-	AREAWAY DETAILS
D4-	GENERAL REQUIREMENTS
1a-	ELEVATION #1
1b-	ELEVATION #2
1c-	ELEVATION #3
1d-	ELEVATION #4
1e-	ELEVATION #5
1f-	ELEVATION #6
2a-	FOUNDATION PLAN
2b-	FIN. BSMT. PLAN
2c-	FIRST FL. PLAN
2d-	SECOND FL. PLAN
3a-	PARTIAL PLANS ELEVATIONS 2&3
3b-	PARTIAL PLAN ELEVATION 4
3c-	PARTIAL PLAN ELEVATION 5
3d-	PARTIAL PLAN ELEVATION 6
4-	SECTIONS A&C
7-	SECTION B
8a-	THIRD CAR SIDE LOAD GARAGE w/ M. BATH OPTIONS
8b-	THIRD CAR PLANS & ELEVATIONS
8c-	MORNING RM.
8d-	CONSERVATORY
8e-	SECOND FL. FAMILY RM.
8f-	WALL OF WINDOWS
8g-	ELEVATOR OPTION
8h-	DETACHED GARAGE ELEV.
8i-	DETACHED GARAGE PLAN
8j-	TWO STORY ADDITION
8k-	GRADE BEAM DETAILS
8l-	LARGE MORNING RM.
8m-	+2' KIT. RR. M. BDRM.
8n-	+2' LIBRARY
EL-05	ELECTRICAL PLANS

PROJECT DATA	
CONSTRUCTION:	
GROUND FLOOR	CONCRETE
FIRST FLOOR	WOOD
SECOND FLOOR	WOOD
ROOF	WOOD
WALLS	WOOD
BUILDING AREA-SQ. FT. INCLUDED:	
D4 ELEVATION 1	
FIRST FLOOR CONDITIONED	2120
SECOND FLOOR CONDITIONED	1935
UNFINISHED BASEMENT	2120
OPT. FIN. BASEMENT	900
OPT. MEDIA RM.	360
OPT. OFFICE	214
GARAGE	480
D4 ELEVATION 2	
FIRST FLOOR CONDITIONED	2164
SECOND FLOOR CONDITIONED	1935
UNFINISHED BASEMENT	2148
OPT. FIN. BASEMENT	928
GARAGE	480
D4 ELEVATION 3	
FIRST FLOOR CONDITIONED	2214
SECOND FLOOR CONDITIONED	1990
UNFINISHED BASEMENT	2200
OPT. FIN. BASEMENT	928
GARAGE	480
D4 ELEVATION 4	
FIRST FLOOR CONDITIONED	2200
SECOND FLOOR CONDITIONED	1989
UNFINISHED BASEMENT	2200
FINISHED BASEMENT	928
GARAGE	480
D4 ELEVATION 5,6	
FIRST FLOOR CONDITIONED	2148
SECOND FLOOR CONDITIONED	1935
UNFINISHED BASEMENT	2148
FINISHED BASEMENT	928
GARAGE EL. 5	702
GARAGE EL. 6	480

BUILDING AREA-SQ. FT. INCLUDED:	
OPTIONS	
PORCHES:	
ELEV. 1	50
ELEV. 3 (standard)	80
ELEV. 3 (wrapped)	310
ELEV. 4	80
ELEV. 5	80
ELEV. 6	90
SECOND FLOOR FAMILY RM.	
	398
TWO STORY CONSERVATORY:	
BASEMENT	528
FIRST FL.	528
SECOND FL.	328
LARGE MORNING RM.:	
BASEMENT	212
FIRST FL.	288
SMALL MORNING RM.:	
BASEMENT	168
FIRST FLOOR	168
CONSERVATORY:	
BASEMENT	340
FIRST FL.	340
DETACHED GARAGE:	
BREEZEWAY	48
2' KITCHEN, MDRM. EXT.	
BASEMENT	58
FIRST FL.	58
SECOND FL.	58
2' LIBRARY EXT.	
BASEMENT	24
FIRST FLOOR	24
4' FAMILY RM. EXT.	
BASEMENT	80
FIRST FLOOR	80
TOTAL CONDITIONED SPACE	
TOTAL GROSS SPACE	

Base House 6705
2nd Bmnt 1474
Morning Rm 564
4' FRM EXT 160
GSF → 8903

w/ 1507 porch deducted

OCC # 8853

PROJECT DESIGN CRITERIA		
THE FOLLOWING STANDARDS ARE BASED ON THE GENERAL REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODES (IRC) 2018 EDITION FOR ONE AND TWO FAMILY DWELLINGS ALL STATE AND LOCAL AMENDMENTS, CONSTRUCTION CLASSIFICATION TYPE III (UNPROTECTED) USE GROUP R3		
2018 IECC CODE COMPLIANCE	STANDARD (MINIMUM)	BUILDING DATA
R301.1 CLIMATE ZONE	4A	FLOOR LIVE LOAD 40 PSF
R401.1 COMPLIANCE METHOD	MANDATORY AND PRESCRIPTIVE PROVISIONS	ROOF LIVE LOAD 40 PSF
R402.1 VAPOR RETARDER	WALL ASSEMBLIES IN THE THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION R02.3 OF THE IRC 2018	WIND SPEED ULMIMATE 15 MPH EXPOSE C
R402.2 ATTIC INSULATION	R-48, R-38 WILL SATISFY THE REQUIREMENT IF FULL OVERLIE TOP PLATE & EAVES (REQUIRES RATED HEEL TRUSS). R-20 OR R15 - RS CONTIGUOUS INSULATION	ATTIC W/ STORAGE 10 PSF
R402.12 WOOD FRAME WALL	R-10 FOL IAGED CONTIGUOUS, UNINTERRUPTED BATS FULL HEIGHT R-3 IN CAVITY FINISHED.	ATTIC W/ STORAGE 20 PSF
R402.13 BASEMENT WALL INSULATION	R-10 FOL IAGED CONTIGUOUS BATS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0". R-30 BATT INSULATION	VARIABLE ATTIC 30 PSF
R402.14 CRAWL SPACE WALL INSULATION	R-10 FOL IAGED CONTIGUOUS BATS FULL HEIGHT	SWIMS 40 PSF
R402.15 FLOOR INSULATION OVER UNCONDITIONED SPACE	R-10 FOL IAGED CONTIGUOUS BATS FULL HEIGHT	SWIMS & SWIMMING POOL 200 (CONT)
R402.16 WINDOW U-VALUE SING	0.32 (U-VALUE) & 0.40 (SHGC)	SHARDS/FRAGMENTS 5 LIGHT FRAME STRUCTURAL W/ SHEAR WALLS
R402.17 SLAB ON GRADE FLOORS LESS THAN 1/2" BELOW GRADE	R-10 RIGID FORTH BOARD UNDER SLAB EXTENDING BENEATH 2'-0" HORIZONTALLY OR VERTICALLY.	SEVERE MODERATE TO HEAVY
R402.2.1 ATTIC ACCESS	ATTIC ACCESS SHALL BE WEATHERSTRIPPED AND INSULATED R-48	DECAY PROBABILITY MODERATE
R402.4.1.2 BUILDING THERMAL ENVELOPE (AIR LEAKAGE)	EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2018 IECC WITH GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OR SUITABLE MATERIAL	ICE UNDERLAMENT YES
R402.4.1.2 BUILDING ENVELOPE TEST OPTION	BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 A/R CHANGES PER HOUR TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 2108 OR ASTM E 1827 W/ BLOWER DOOR AT A PRESSURE OF 2 INCHES W.G. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY	FROST SPLIT 3"
R402.4.2 FIREPLACES	NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT FITTING FULL DAMPERS AND OUTDOOR COMBUSTION AIR	NOTE: MINIMUM VALUES SHOWN- CONFORM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION.
R402.4.4 FUEL-BURNING APPLIANCES	ROOMS CONTAINING FUEL BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO GRAIN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM THE THERMAL ENVELOPE EXCEPT FOR 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST LINES INSTALLED CONTIGUOUS TO THE OUTSIDE. FIREPLACES AND SWIMS COMPLYING WITH SECTION R402.4.2 AND SECTION R02.3 OF THE IRC RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE	
R402.4.5 RECESSED LIGHTING	ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM	
R402.7 THERMISTAT	WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE HEAT PUMP COOLING ON WHEN HEAT PUMP CAN MEET HEATING LOAD	
R402.9.1 MECHANICAL DUCT INSULATION	SUPPLY & RETURN DUCTS IN ATTIC R-3 MIN	
R402.9.2 DUCT SEALING	SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACE R-6 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED UNDER THE BUILDING THERMAL ENVELOPE 4-6 MIN. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MIN.	
R402.6 MECHANICAL VENTILATION	ALL DUCTS, AIR HANDLERS AND FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION R600.4.1 OF THE IRC. A DUCT TIGHTNESS TEST (DUCT BLASTER LEAKAGE TEST) WILL BE PERFORMED ON ALL DUCTS AND SHALL BE VERIFIED EITHER A POST CURING TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQUIRED IF AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE.	
405.6.1 WHOLE HOUSE MECHANICAL SYSTEM EFFICIENCY	INDOOR AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER TO COMPLY WITH TABLE R405.6.1	
R402.7 EQUIPMENT SIZING	SHALL COMPLY WITH R402.7	
R402.1 LIGHTING EQUIPMENT	A MIN. OF 90% OF ALL LAMPS MUST BE HIGH EFFICIENCY LAMPS. MIN. EFFICIENCY ESTABLISHED BY NFCA	
R402.1 WATER HEATER	ALL HIGH TESTING TO BE PERFORMED BY APPROVED THIRD PARTY. THE CONTRACTOR ALSO RESPONSIBLE FOR OBTAINING CERTIFICATE OF COMPLIANCE AND AFFIDAVIT TO ELECTRICAL INSPECTION.	
R402.1 MECHANICAL TESTING		

GENERAL NOTES

GENERAL NOTES ARE ACKNOWLEDGED AND SHALL BE ADHERED TO DURING THE CONSTRUCTION

MISC. NOTES:

1. ALL WORK INCLUDING ALL STRUCTURAL, HVAC, ELECTRICAL AND OTHER SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO VERIFY AND COORDINATE ALL THE CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECTURE GROUP IMMEDIATELY.
3. ALL PRE-ENGINEERED MATERIALS, EQUIPMENT, FITURES AND ETC. SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS.
4. PRE-ENGINEERED WOOD ROOF TRUSSES AND FLOOR JOISTS SHALL BE DESIGNED FOR THE LOAD INDICATED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MARYLAND. SHOP DRAWINGS SHALL BE SUBMITTED TO THE COUNTY PLAN REVIEWER FOR APPROVAL PRIOR TO FABRICATION.

DATE	REVISION

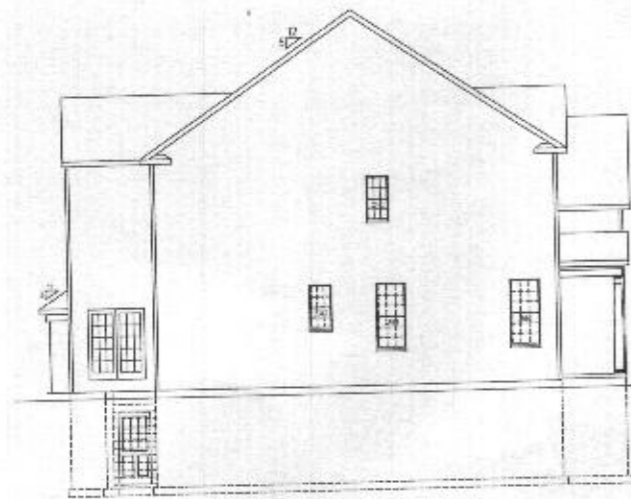
Date: 8/15
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Drawn: TIM

Drawing: COVER PAGE
Project: WILLIAMSBURG GROUP
DORCHESTER 4
ESTATE HOME

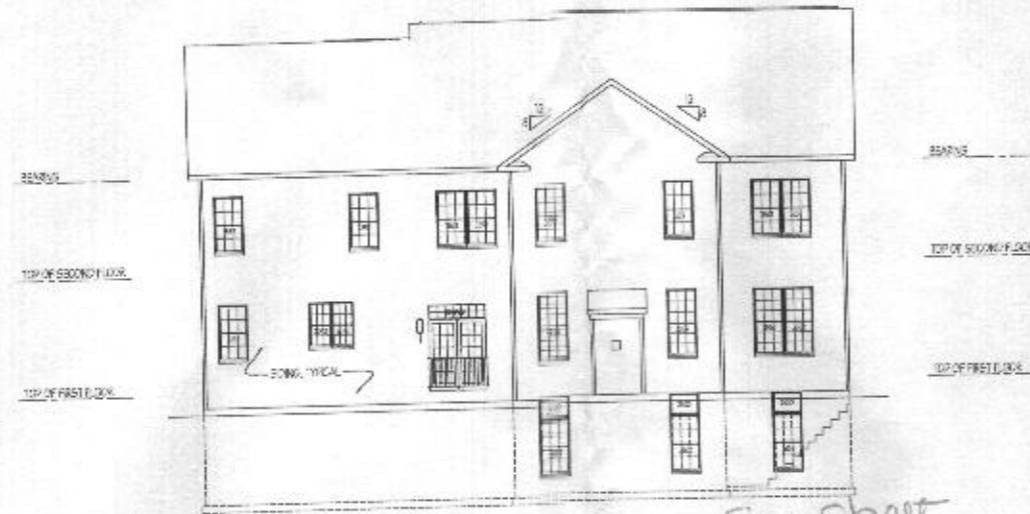
1067 D4E
Project No.

REVISED 9/19

WCR074

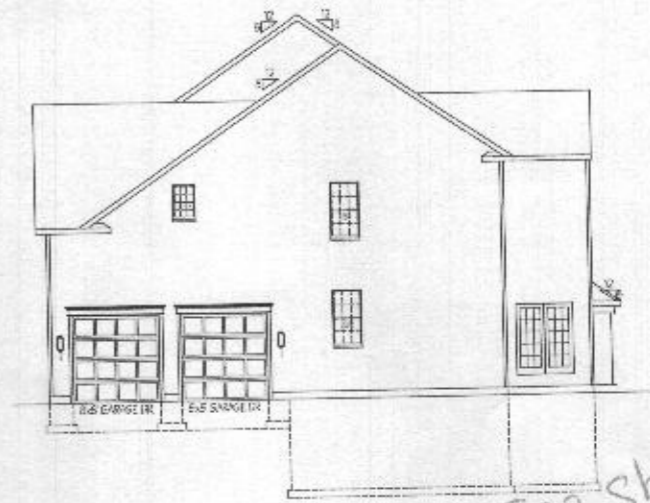


LEFT SIDE ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"

See Sheet 81 + 8f

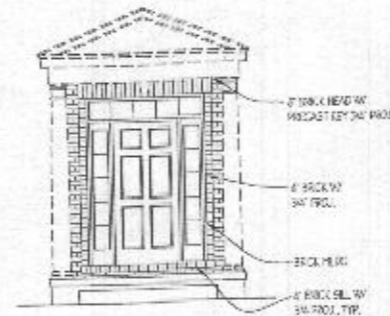


RIGHT SIDE ELEVATION 1/8" = 1'-0"

See Sheet 81 + 8a



FRONT ELEVATION 1/4" = 1'-0"
SHOWN WITH OPTIONAL PORTICO PORCH



FRONT ENTRY 1/4" = 1'-0" BRICK DETAILS



FRONT ELEVATION (BRICK)
SCALE: 1/8" = 1'-0"



SIDE LOAD CONDITION -
SCALE: 1/8" = 1'-0"

DATE	REVISION

Date: 6/15
Scale: NOTED
Drawn: T.M.

Drawing: ELEVATION 1
Project: WILLIAMSBURG GROUP
DORCHESTER 4
ESTATE HOME

1067 D4E
Project No.

1a

