

RECEIVED

PERMIT NUMBER: B 20002010

DATE ACCEPTED:

AUG 05 2020



RESIDENTIAL BUILDING PERMIT APPLICATION

LICENSES & PERMITS

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS DIVISION

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

www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 12237 Mayapple Dr, City: Sykesville, State: MD, Zip Code: 21784, Subdivision/Village/Complex Name: Walker-Meadows, SDP/WP/BA #: GP-19-06, Lot: 31, 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: Mechanical (HVACR), Electrical, Plumbing, None, New 2 story "Stratford Hall" w/ 2 car garage, 1 car side attached garage, covered rear porch, 1st floor suite and finished lower level (see conf bathroom)

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s): NVR Inc - Contact: J. Anastasia, Primary Residence: No, Owner's Street Address: 9720 Patuxent Woods Dr, City: Columbia, State: MD, Zip Code: 21046, Phone: 410-379-5956, Email: janastasia@nvrinc.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Decatur Building Services, Contact Name: Jim Kerwin, Street Address: PO Box 552, City: Woodbine, State: MD, Zip Code: 21797, Phone: 443-309-7792, Email: jim@decaturbuildingservices.com

CONTRACTOR INFORMATION REQUIRED

Business Name: NV Homes contact: James Anastasia, Licensee's Name: NVR Inc, License #: 56, Street Address: 9720 Patuxent Woods Dr, City: Columbia, State: MD, Zip Code: 21046, Phone: 410-379-5956, Email: janastasia@nvrinc.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, Condo: No, Utilities: Electric, Gas, Water Supply: Private (Well), Sewage Disposal: Private (Septic), Heating System: Electric, Propane, Roadside Tree Project: No, Sprinkler System: NFPA 13D, Fire Alarm System: No

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

Model Name & Options: "Stratford Hall" w/ 2 car garage, 1 car side, 1st floor suite, covered rear porch, finished lower level, # of Bedrooms (SF): 5, # of efficiency units (MF*):, # of 1 BR (MF*):, # of 2 BR (MF*):, # of 3 BR (MF*):, # Rooms: 11, # Full Baths: 6, # Half Baths: 1, # Fireplaces: 0, Garage/Carport Info: Attached Garage, Basement/Foundation Info: Finished Basement: Full or Partial, 1st Fl Width: 54, 1st Fl Depth: 66, 2nd Fl Width: 54, 2nd Fl Depth: 48, Bsmt Width: 70, Bsmt Depth: 54, Energy Method: Performance, Gross Area: 7729 sq ft, Occupiable Area: 7477 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: 8/4/2020

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 # 393040, ACCEPTED BY: DP APPROV

**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 8/26/2020

To: Robert Bricker
(Person's Name and Division)

From: Jim Kerwin (443) 309-7792
(Your Name, Company Name and Telephone Number)

Subject: Project name Walker Mandon
Project site address 12237 Mayapple Drive Lot 31
Permit # B2-0002610 SDP # _____
Other information pertinent to this project _____

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Letter Summarizing Changes
- Energy conservation calculations
- Copies of Plot Plan revised tank location (be specific).
- Health Department Request DPZ/ DED Request Applicant's Request
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
- Other _____

Contact Person Information: (Required)

Jim Kerwin
Please Print Name

Telephone No: 443-309-7792
E-Mail Address: Jim@DecaturBuildingServices.com

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

RECEIVED

Received by DB

A. 8/26/20
**LICENSES & PERMITS
DIVISION**

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: **12237 Mayapple Drive**, Potential Basement Bedroom

DATE: October 7, 2020

I have reviewed the floor plans in support of Building Permit **B20002610** for a new home at **12237 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.

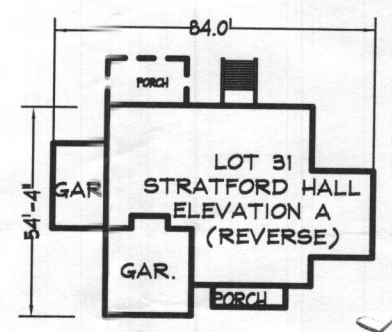
The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing **five (5)** bedroom design to accommodate a future finished basement. If you choose to only size for the existing design, any future building permit for a finished basement 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.

B2000 2610

MATCH LINE
SEE THIS SHEET

DRAWING LEGEND

- LIMIT OF DISTURBANCE
- SF — SF — PROPOSED SILT FENCE
- SSF — SSF — PROPOSED SUPER SILT FENCE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- M-6 MICRO-BIORETENTION
- T TRANSFORMER
- SEPTIC RESERVE AREA
- DRY WELL
- TEMP STOCKPILE
- TEMPORARY STOCKPILE



*Approved Septic System Plan
Howard County Health Department
S-Redeem SF-D (1st & 2nd Floors
w/ bath in Part D) in Shed basement
Signature 8/26/2020*

SCALE:
1" = 30'

SCALE:
1" = 50'

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 31
WILL BE PROVIDED THROUGH THE USE OF
DRYWELLS, NON-ROOFTOP DISCONNECT
AND M-6 BIORETENTION.

THE FRONT DOOR FOR LOT 31 FACES NORTH

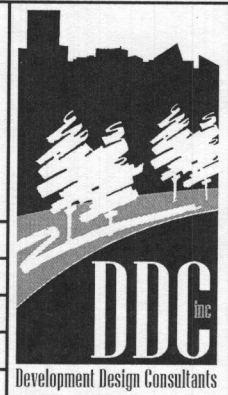
MATCH LINE
SEE THIS SHEET

LOT 31 PLOT PLAN

WALKER MEADOWS

LOT 31
2237 MAYAPPLE DR.
PLAT #24974-24979

DDC JOB#: 12064.3
DATE: 08/24/2020
SCALE: AS SHOWN
CHK. BY: WRD
DRN. BY: LJC/AJS



Planners
Surveyors
Engineers
Landscape Architects

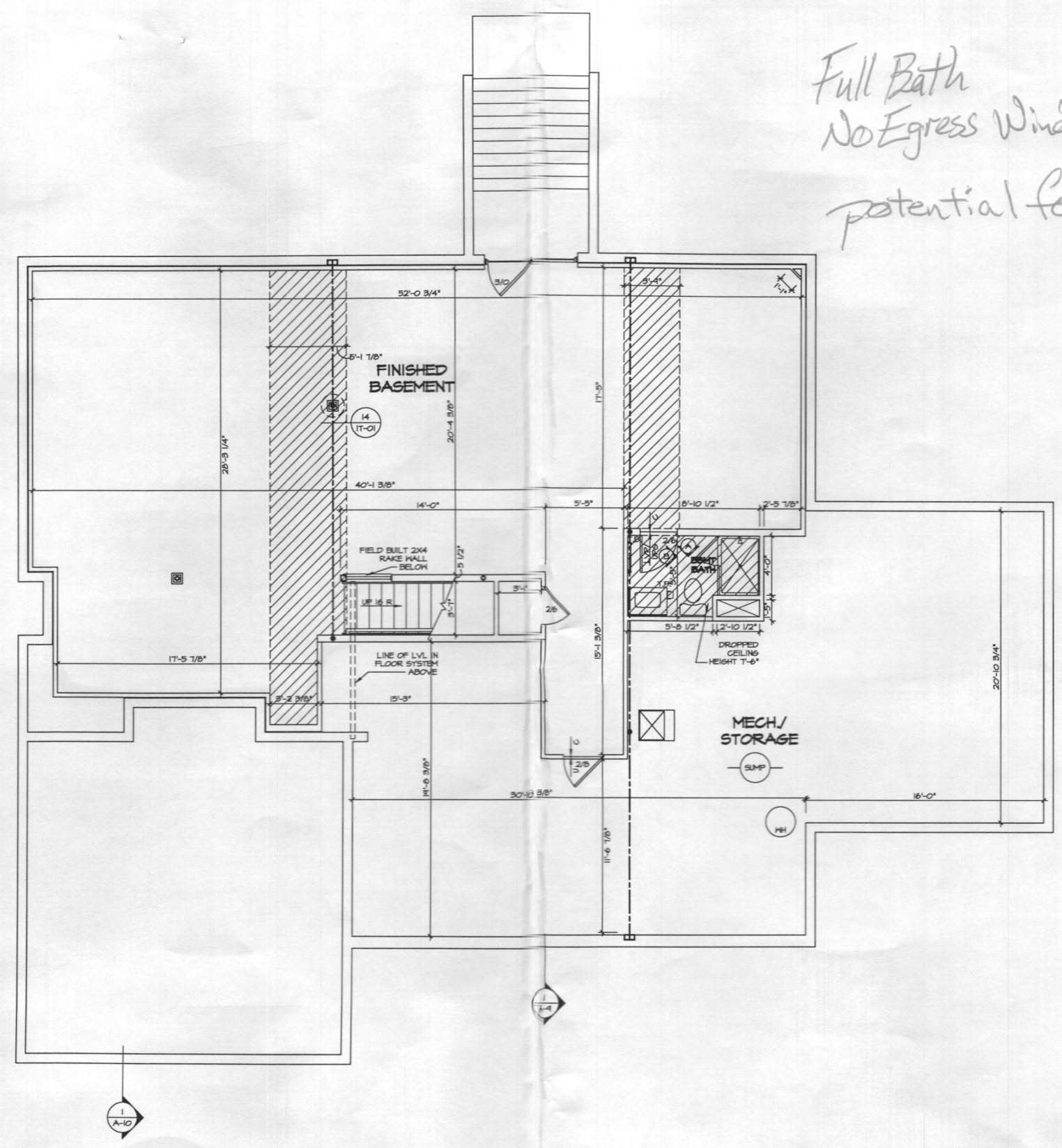
192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

REVISED

Date: 8/26/2020

Comments: Revised tank location

Full Bath
 No Egress Window
 potential for Basement bedroom



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

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 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 "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.

GYPSUM NOTES

- AT GARAGE:**
 5/8" DRYWALL ON COMMON WALLS, CEILING, AND BEARING WALLS AS REQUIRED.
- AT STAIRS:**
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET.
- WITH OPTION "SC1" - DRYWALL UNFINISHED BASEMENT CEILING AREA.**

NOTES:

- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - ⊙ INDICATES BEARING FROM POINT-LOAD ABOVE
 - ⊕ JACKS
 - ⊖ BEAM/HEADER
 - ⊔ PAD FOOTING
 - ⊕ STEEL COLUMN
 - ⊗ PORTAL FRAME
 - ⊕ JOIST/TRUSS
 - LVL
 - ⊙ ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

DIV-COMM-LOT-UNIT
MDE-IN-0031

COUNTY
 WALKER MEADOWS - 0031

STREET ADDRESS
 12287 MAYAPPLE DRIVE

CITY
 BYKESVILLE

STATE
 MD

APT. NO.
 ZIP
 2104

SET NO. 11800
 VERSION 01

DRAWN BY
 BIM

DATE:
 OPTION

MODEL
STRATFORD HALL

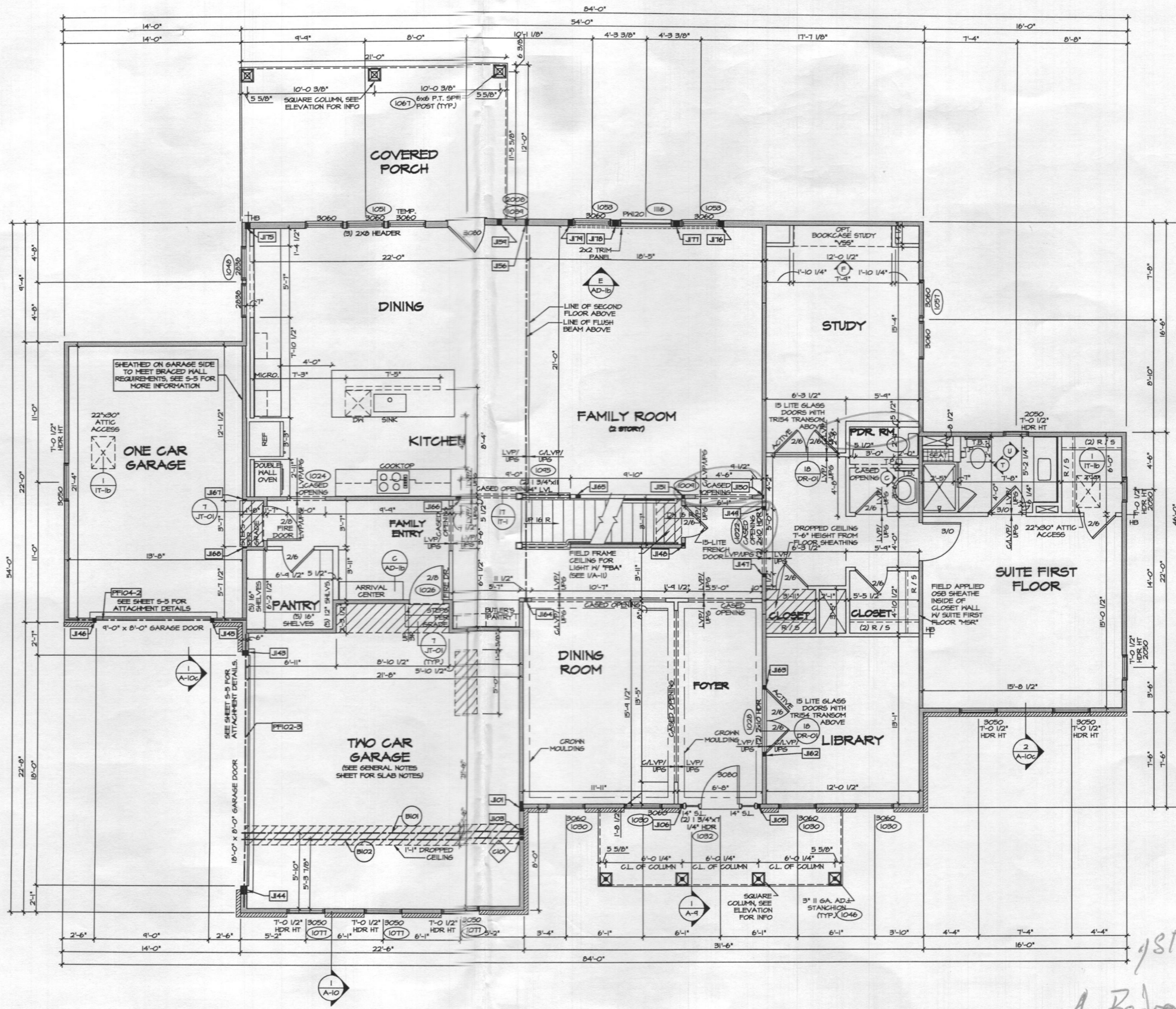
DRAWING TITLE
BASEMENT FLOOR PLAN

SHEET NO.
A-6

OPTION DESCRIPTION
27

NVR, Inc. 5285 Washview Drive, Suite 100
 Frederick, MD 21703

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

1st Floor
1 Bedroom

FOR NOTES AND SCHEDULES SEE PAGE A-7b

DIV-COMM-LOT-UNIT
MDE-IN-0031
COMM-LOT
WALKER MEADOWS - 0031
STREET ADDRESS
12287 MAYAPPLE DRIVE
CITY
BYKESVILLE
STATE
MD
ZIP
21104

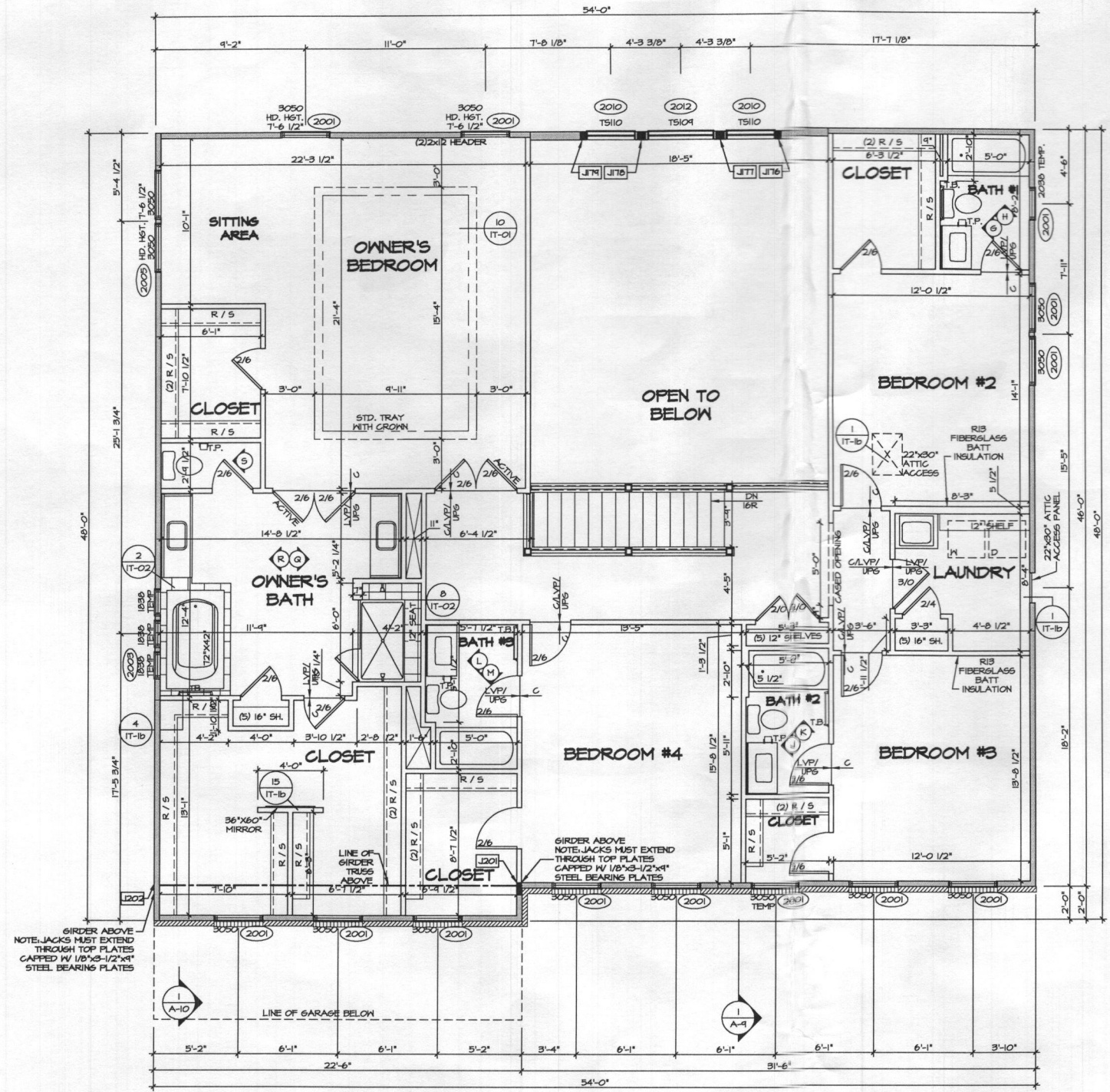
The owner, NVR, Inc., expressly reserves the right to make changes to the floor plan at any time without notice. These changes may be made for any reason, including but not limited to, changes in material availability, construction methods, or other factors. The owner is not responsible for any errors or omissions in this plan.



SET NO. 11800
VERSION C1
DRAWN BY: DJM
DATE:
OPTION

MODEL
STRATFORD HALL
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-7
24



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

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
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 - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
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 - ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.

- LEGEND**
- BEARING MALL
 - - - NON BEARING MALL
 - ⊗ INDICATES BEARINGS FROM POINT-LOAD ABOVE
 - J JACKS
 - B BEAM/HEADER
 - F PAD FOOTING
 - ◇ STEEL COLUMN
 - X PORTAL FRAME
 - X JOIST/TRUSS
 - L.V. L.V.L.
 - (X) ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

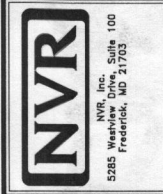
SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J176	JACK - (3) 2X6 SFF #2		2014	FULL HEIGHT STUDS
J177	JACK - (4) 2X6 SFF #2		2015	FULL HEIGHT STUDS
J178	JACK - (4) 2X6 SFF #2		2015	FULL HEIGHT STUDS
J179	JACK - (3) 2X6 SFF #2		2014	FULL HEIGHT STUDS
J201	JACK - (6) 2X4 SFF#1		2008	
J202	JACK - (6) 2X4 SFF#1		2008	

2nd Floor
4 Bedrooms

DIV-COMM-LOT-UNIT
MDE-IN-0031
COMM-LOT
WALKER MEADOWS - 0031
STREET ADDRESS
12287 MAYAPPLE DRIVE
CITY
BYKESVILLE
STATE
MD
ZIP
21104
APT. NO.

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SHEET NO.
A-8
MODEL
STRATFORD HALL
DRAWING FILE
SECOND FLOOR PLAN
OPTION DESCRIPTION
DATE:
DRAWN BY: BJM
VERSION: 01
SET NO.: 11800
OPTION

92.1