

PERMIT NUMBER: B 20004138

DATE ACCEPTED:

NOV 23 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: 13317 Kingsville Dr Unit:
City: Sykesville State: MD Zip Code: 21104
Subdivision/Village/Complex Name: Walker Meadows SDP/WP/BA #: GP 21-40
Lot: 26 Tax Map: Parcel: Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant Lot Proposed Use: SFD Estimated Cost: \$ 270,000
Trade Work to Be Completed (Separate Permits Required): Mechanical (HVACR) Electrical Plumbing None
New 2 story "Stratford Hall" ELV A with 2 car garage, finished lower level (see room & bathroom)

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): NVR Inc. contact: J. Anastasia Primary Residence: Yes No
Owner's Street Address: 720 Polixent Woods Dr
City: Columbia State: MD Zip Code: 21046
Phone: 910-379-5956 Email: janastasia@nvrinc.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Decker Building Services Contact Name: Jim Kerwin
Street Address: PO Box 552
City: Woodbine State: MD Zip Code: 21797
Phone: 410-369-7792 Email: jkerwin@deckerbuilding.com

CONTRACTOR INFORMATION REQUIRED

Business Name: NV Homes contact: James Anastasia
Licensee's Name: NVR Inc. License #: 56
Street Address: 720 Polixent Woods Dr
City: Columbia State: MD Zip Code: 21046
Phone: 910-379-5956 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 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 Hall" ELV A with 2 car garage
of Bedrooms (SF): 4 # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*):
Rooms: 11 # Full Baths: 5 # 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: 54 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: 6541 sq ft Occupiable Area: 6541 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.

Jim Kerwin APPLICANT'S ORIGINAL SIGNATURE DATE SIGNED: 11/23/2020

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# 383344 ACCEPTED BY: D. Lopez

12217 Mayapple Drive
Lot 26

STRATFORD HALL

Health
Dept.

DIV-COMM-LOT-UNIT
MDE-W-0026

COMM-LOT
WALKER MEADOWS - 0026

STREET ADDRESS
12217 MAYAPPLE DRIVE

CITY STATE ZIP
SYKESVILLE MD 21084



OK 12/22/20
MB
4-bedrooms

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

B20004138

FULL BASEMENT														STANDARD DETAILS
STD. DIMS.														
SPEC SHEET	50-1													AD-1
ELEVATIONS	4													AD-2
FOUNDATIONS	14													DR-1
FOUNDATION HOLD DOWNS	22, 23, 24, 25													DR-2
PLUMBING	26													DR-3
BASEMENT FLOOR PLAN	27													DH-2
FIRST FLOOR PLAN	28													ET-1
SECOND FLOOR PLAN	32													ET-2
BUILDING SECTIONS	34, 36													ET-3
STAIR SECTIONS	33													ET-4
KITCHEN - BATHS	41, 42, 43, 44													ET-5
BASEMENT ELECTRICAL	45													ET-6
FIRST FLOOR ELECTRICAL	41													F-1
SECOND FLOOR ELECTRICAL	50													F-2
FIRST FLOOR FRAMING	52													F-3
SECOND FLOOR FRAMING	54													F-4
ROOF FRAMING	55, 56													F-5
TRUSS BRACING	61													FA-1
HALL BRACING LAYOUT	63													FC-1
HVAC LAYOUT	67													FC-2
HVAC LAYOUT	68													FC-3
HVAC LAYOUT	64													FC-4
HVAC LAYOUT	70													FD-1
HVAC LAYOUT	71													FD-2
HVAC LAYOUT	72													FD-3
HVAC LAYOUT	73													FD-4
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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)	289 SF
	289 SF

GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1/2 CAR GARAGE (ELEV. 'A' OR 'C' OR 'D')	501 SF
	501 SF

BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	1527 SF
	1527 SF

UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED STORAGE	356 SF
MECHANICAL ROOM	275 SF
	631 SF

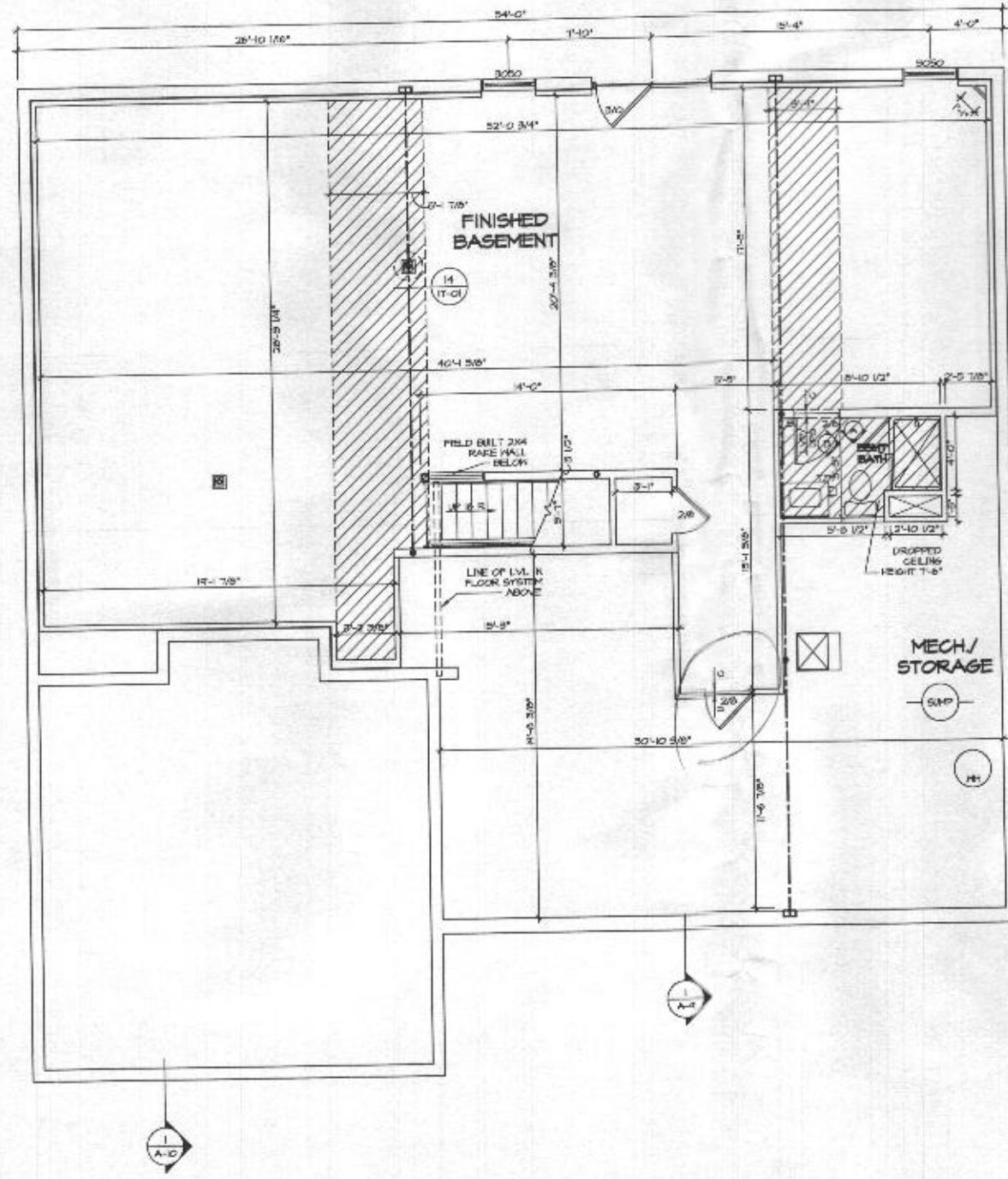
TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	251 SF
2ND FLOOR (BASE SF)	289 SF
FINISHED BASEMENT	1527 SF
	2067 SF

SET - VERSION
11900 - 01

CS-1

C:\NVR\Software\STRATFORD HALL_11900_01\MDE-W-0026\21428400\Sheets\Lot_Specs\CS-1_CSP\SHSHEET.dwg 11/24/20 2:49 am

1 Bath
 @ bedroom



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

FLOOR PLAN NOTES

1. ALL HEADERS ARE (A) 2x6 W/ 2x4 HALLS OR (B) 2x6 W/ 2x6 HALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (J) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3/4". UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILINGS ARE 1" UNLESS OTHERWISE NOTED.
5. SEE BRACKET HALL PANEL DETAIL SHEET FOR SPECIAL HALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "1" SHEETS FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "A0" FOR HALL SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL ROOMS HAVE 7'-0" CEILING HEIGHT UNLESS OTHERWISE NOTED.
9. ALL CASED OPENINGS AT 7'-0", UNLESS OTHERWISE NOTED.

GYPSUM NOTES

- AT GARAGE:**
 5/8" DRYHALL ON COMMON HALLS, CEILING, AND STAIRS HALLS AS REQUIRED.
- AT STAIRS:**
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND HALLS IN CLOSET.
- WITH OPTION "SC1" - DRYHALL 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 50 SQ FT MAY BE OMITTED AS NECESSARY FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0" x 8'-0" OF CEILING SPACE ABOVE MECHANICAL AREA).
 - PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYHALL HAS BEEN OMITTED.

LEGEND

	BEARING HALL
	NON BEARING HALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE TC DETAILS FOR FRAMING CONNECTORS

MDE-1W-0026

CONTRACTOR: PALMER HEADWONE - 0026
 STREET ADDRESS: 1221 HAYAPPLE DRIVE
 CITY: SPYKESVILLE

OWNER: [illegible]
 PROJECT: [illegible]
 DATE: [illegible]



SET NO. 1000
 VERSION 01
 DRAWN BY: BIM
 DATE: [illegible]
 OPTION: [illegible]

PROJECT: STRATFORD HALL
 DRAWING TITLE: BASEMENT FLOOR PLAN

SHEET NO. A-6
 OPTION DESCRIPTION: [illegible]

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: *12217 Mayapple Drive*, Potential Basement Bedroom

DATE: December 23, 2020

I have reviewed the floor plans in support of Building Permit **B20004138** for a new home at **12217 Mayapple Drive** and noted that there is a proposed full bathroom in the part-finished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon future modification of the basement area 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 **four (4)** 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.