

PERMIT NUMBER: B 21002656

DATE ACCEPTED:

7/19/2021



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: 1417 Heritage Ridge Road, City: Woodbine, State: MD, Zip Code: 21797, Subdivision/Village/Complex Name: Linden Grove, SDP/WP/BA #: , Lot: 24, Tax Map: , Parcel: , Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: vacant lot, Proposed Use: SFD, Estimated Cost: \$ 300,000, Trade Work to Be Completed: Mechanical (HVACR), Electrical, Plumbing, None, New 2 story "Dormant" traditional row with 2 car side garage, 1 car side attached garage, luxury wooden living space, multi-gen suite addition and finished lower level (Basement, bedrooms, wet bar and more under multi-gen suite)

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s): Tall Mid-Atlantic Lp. Co. Inc., Primary Residence: No, Owner's Street Address: 250 Gibraltar Rd, City: Horsham, State: PA, Zip Code: 19044, Phone: 410-872-9105, Email: sriley1@tallbrothers.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: Tall Brothers, Licensee's Name: Tall Mid-Atlantic Lp. Co. Inc., License #: 8220, Street Address: 7164 Columbia Gateway Dr, Ste #230, City: Columbia, State: MD, Zip Code: , Phone: 410-872-9105, Email: sriley1@tallbrothers.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, Utilities: Electric, Gas, Water Supply: Public, Sewage Disposal: Public, Heating System: Electric, Natural Gas, Propane, Other, Roadside Tree Project: No, Sprinkler System: NFPA 13, Fire Alarm System: No, Voice Evac

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

Model Name & Options: Dormant traditional row 2 car garage, 1 car side garage, luxury wooden living space, multi-gen suite addition 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: 11, # Full Baths: 5, # Half Baths: 1, # Fireplaces: 1, Garage/Carport Info: Attached Garage, Basement/Foundation Info: Finished Basement: Full, 1st Fl Width: 72, 1st Fl Depth: 69, 2nd Fl Width: 58, 2nd Fl Depth: 63, Bsmt Width: 58, Bsmt Depth: 60, Energy Method: Performance, Gross Area: 7584 sq ft, Occupiable Area: 7136 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.

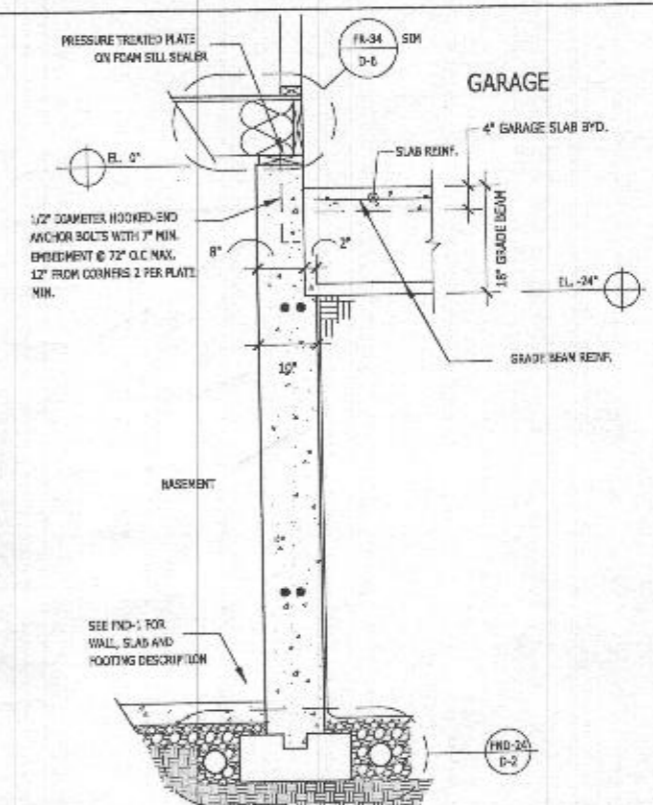
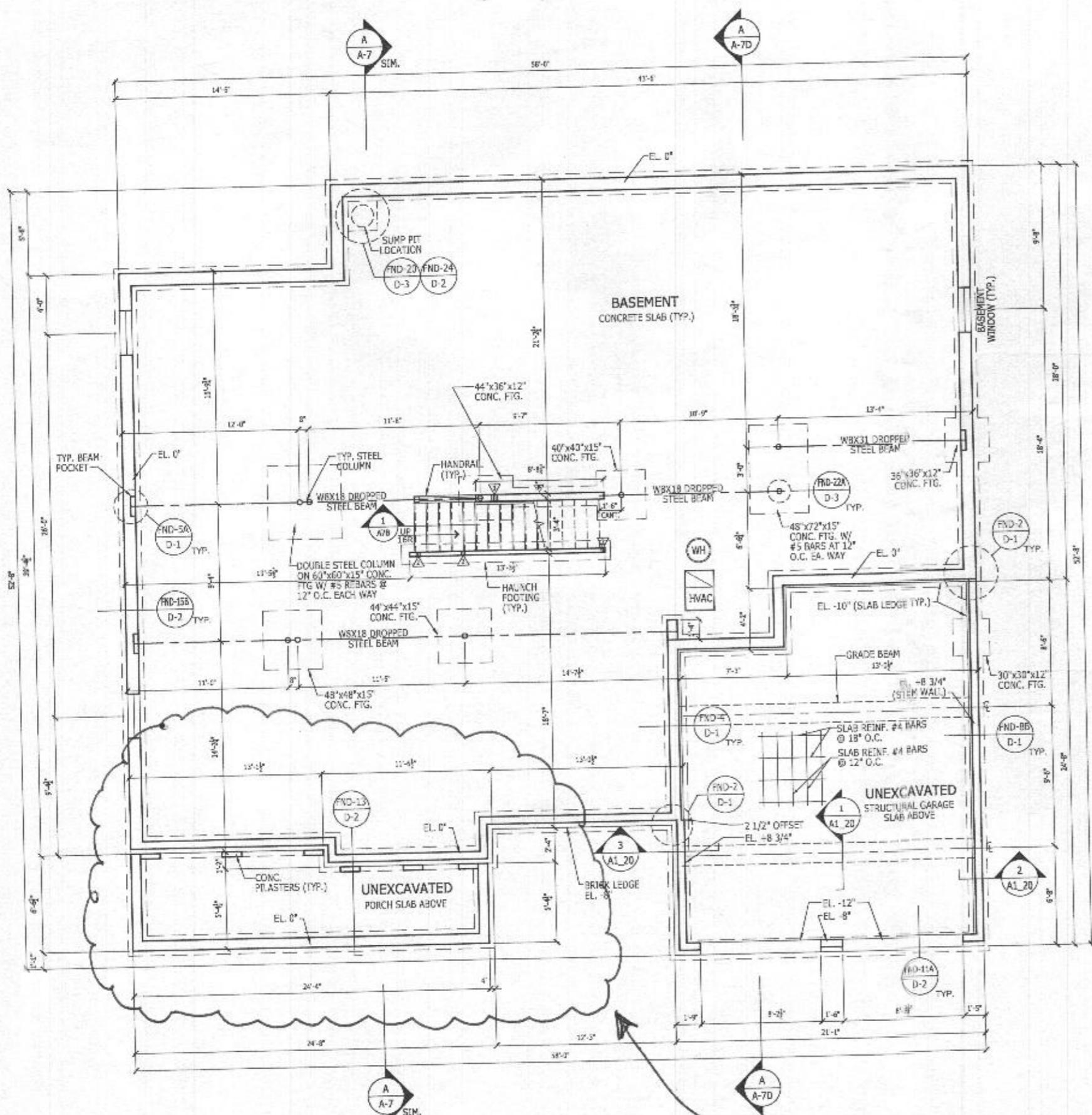
APPLICANT'S ORIGINAL SIGNATURE: Jim Kerwin, DATE SIGNED: 7/16/2021

FOR OFFICE USE ONLY

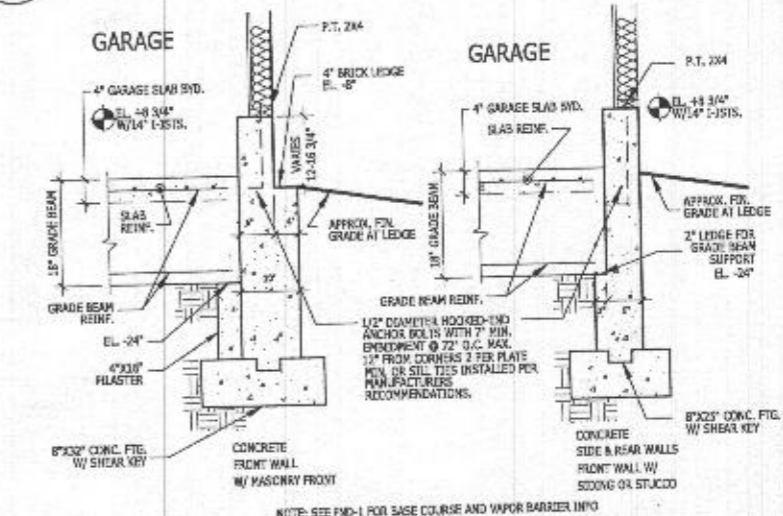
CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS: PR, DPZ, DED, Health, SHA, CID, SUBMITTAL FEES: , PAYMENT: 01578641, ACCEPTED BY: [Signature]

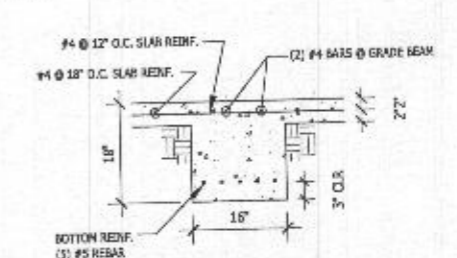
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3 GARAGE GRADE BEAM TO BASEMENT DETAIL
 A1_20 Scale: 3/4" = 1'-0" TRADITIONAL



2 GARAGE GRADE BEAM AND SLAB DETAILS
 A1_20 Scale: 3/4" = 1'-0" TRADITIONAL



1 GARAGE GRADE BEAM AND SLAB DETAILS
 A1_20 Scale: 3/4" = 1'-0" TRADITIONAL

- NOTES:
1. CONCRETE FC 3000 PSI AIR-ENHANCED
 2. REINF. GRADE 60 (MIN); WWF GRADE 60
 3. BAR LAP LENGTH: #4 USE 20"; #5 USE 20" WWF LAP 6" (MIN)
 4. DESIGN LIVE LOAD - GARAGE 80 PSF
 5. SOIL MG. 1500 PSF (MIN)

RIGHT HAND SET

TOLLARCHITECTURE

PHILADELPHIA • ORLANDO
 DALLAS • LOS ANGELES • SEATTLE
 1140 Virginia Drive, Fort Washington, PA 19034
 P 215-293-5300 | F 215-293-5314
 A Division of Tall Brothers

SHEET REVISION INFO
 202352

SET REVISION INFO
 202347

PRODUCT LINE
 DUMONT

MODEL/PROJECT NAME
 DUMONT

ELEVATION NAME
 TRADITIONAL

DRAWN BY - RUM
 CHECKED BY - B.MALLOY

SHEET DATE - 10/30/2020

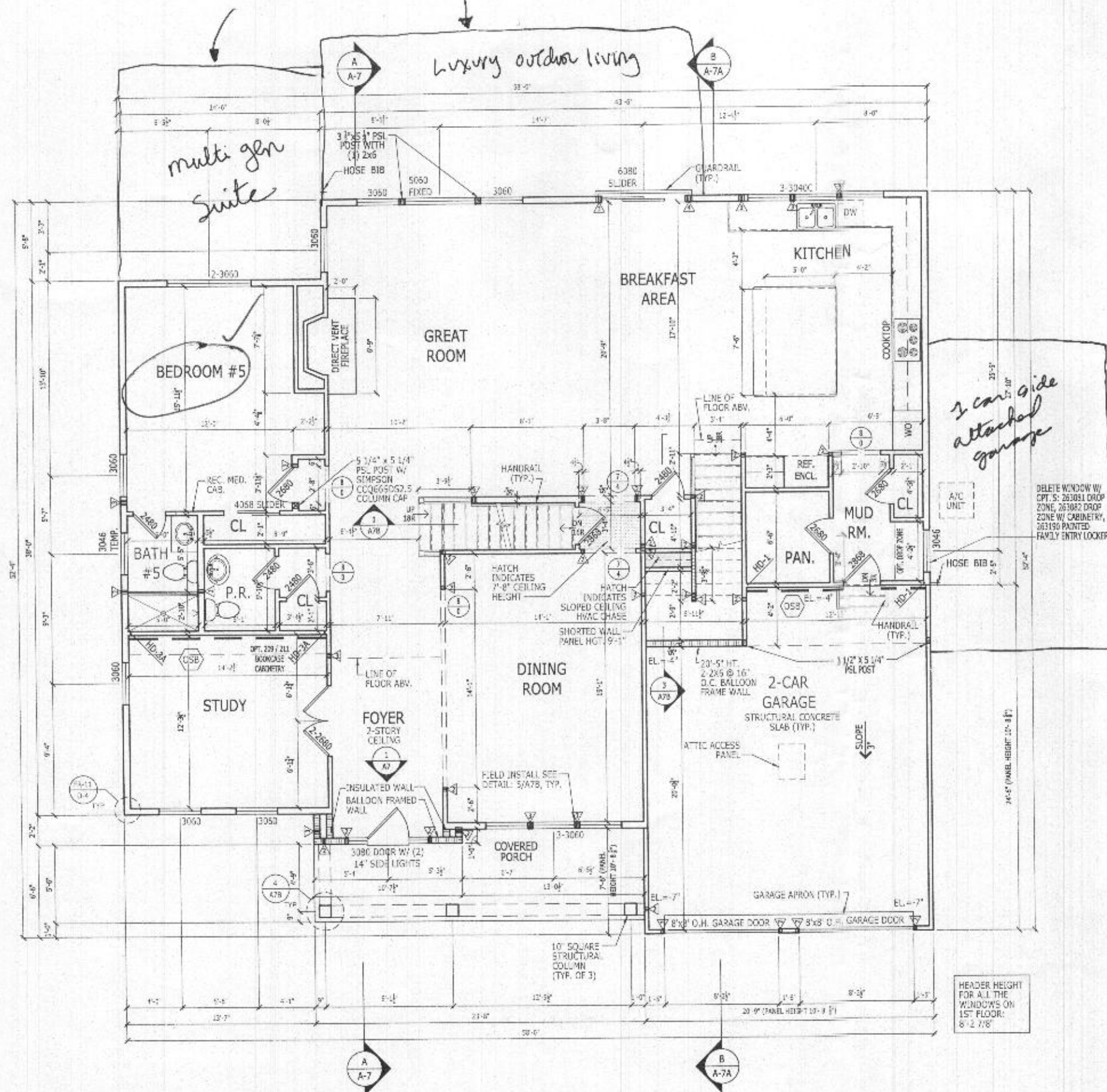
SHEET DESCRIPTION
 BASEMENT FOUNDATION PLAN

SHEET NUMBER
A1_20

SERIAL NUMBER
 1016.0

DATE: Tuesday, November 21, 2018, 12:22:38 PM
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See additional pages for details



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

10' CEILING HEIGHT
CRAFTSMAN

See additional pages for "Traditional" elev

LATERAL BRACING
 THIS HOUSE HAS BEEN ENGINEERED TO RESIST ASCE 7-10 WIND LOAD USING AN ENGINEERED METHOD FOR 115 MPH BASIC WIND SPEED.
 FOR OSB + DRYWALL ATTACHMENT SEE A411 DETAIL SHEET

See additional pages for details

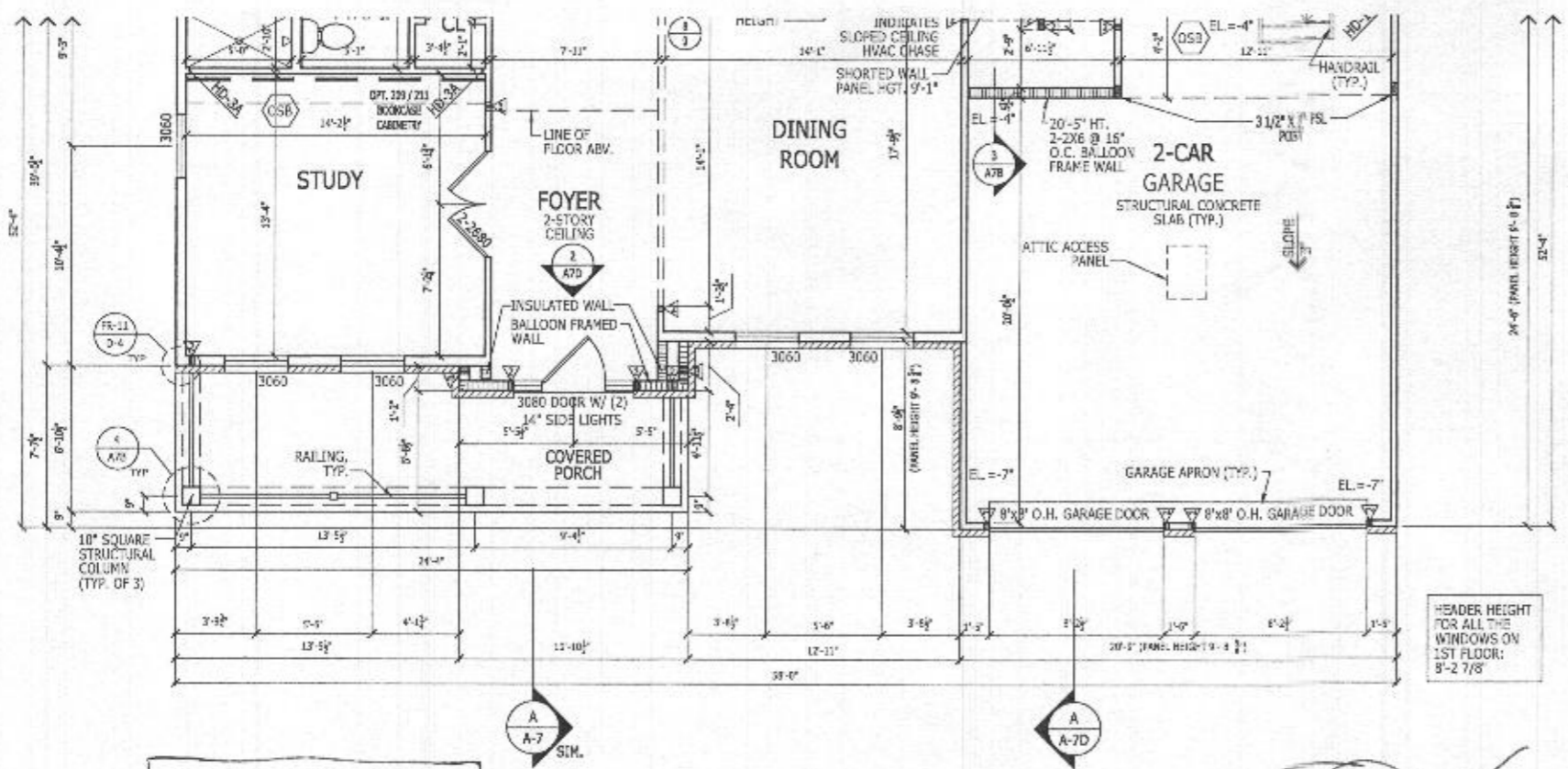
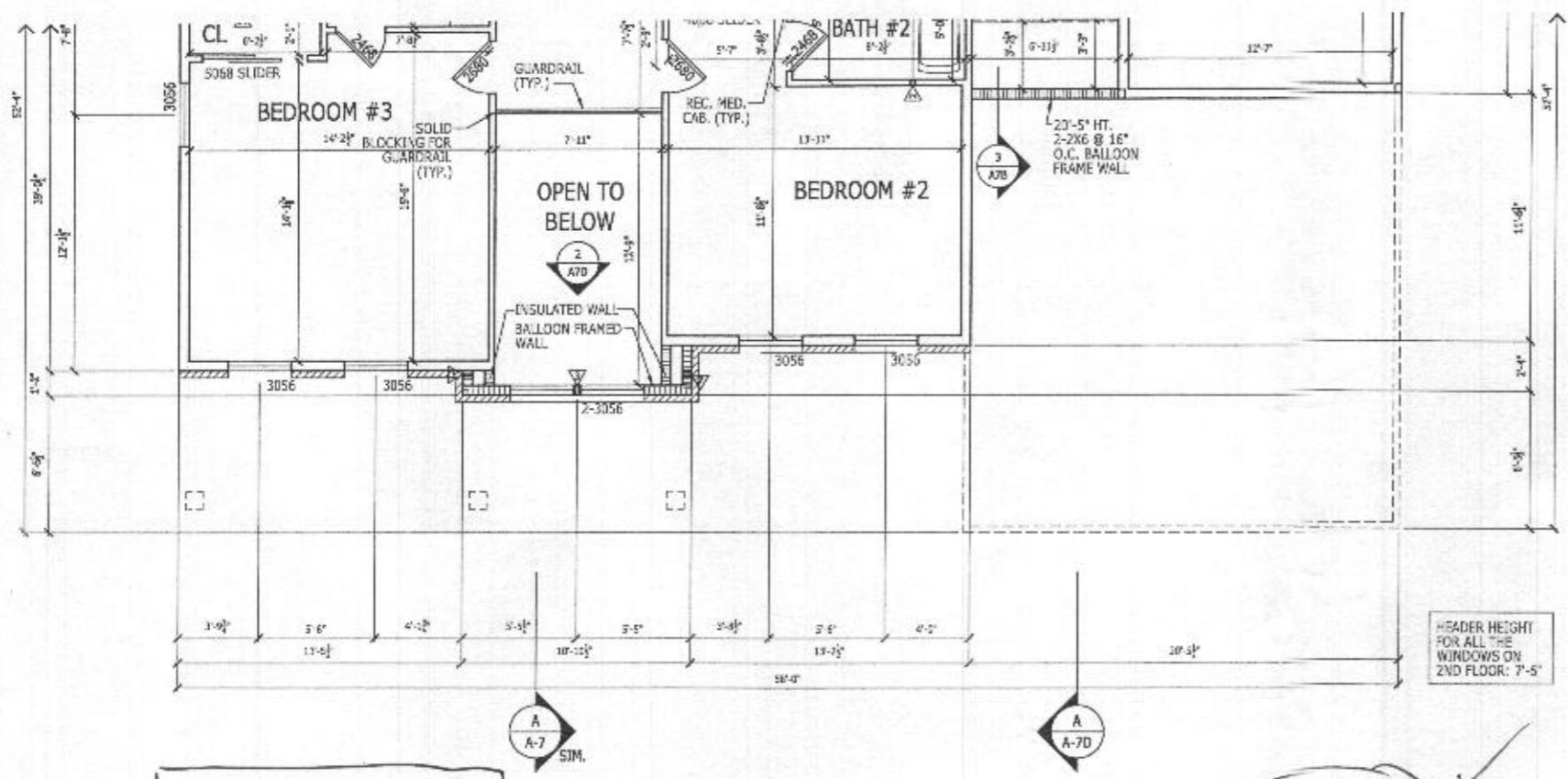
RIGHT HAND SET

SHEET DESCRIPTION FIRST FLOOR PLAN		SHEET REVISION INFO	
SERIAL NUMBER		SET REVISION INFO	
DRAWN BY - K. SIOHPURA		MODEL/PROJECT NAME	
CHECKED BY - TOLLARCHI		DUMONT	
SHEET DATE - 03.13.2019		ELEVATION NAME	
SHEET NUMBER		TOLLARCHITECTURE	
A2_31		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE	
1018.0		250 Gilbreath Road, Horsham, PA 19044 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	

10/15/2020, 10:30 AM, 10/15/2020, 10:30 AM

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LATERAL BRACING

THIS HOUSE HAS BEEN ENGINEERED TO RESIST ASCE 7-10 WIND LOAD USING AN ENGINEERED METHOD FOR 115 MPH BASIC WIND SPEED.

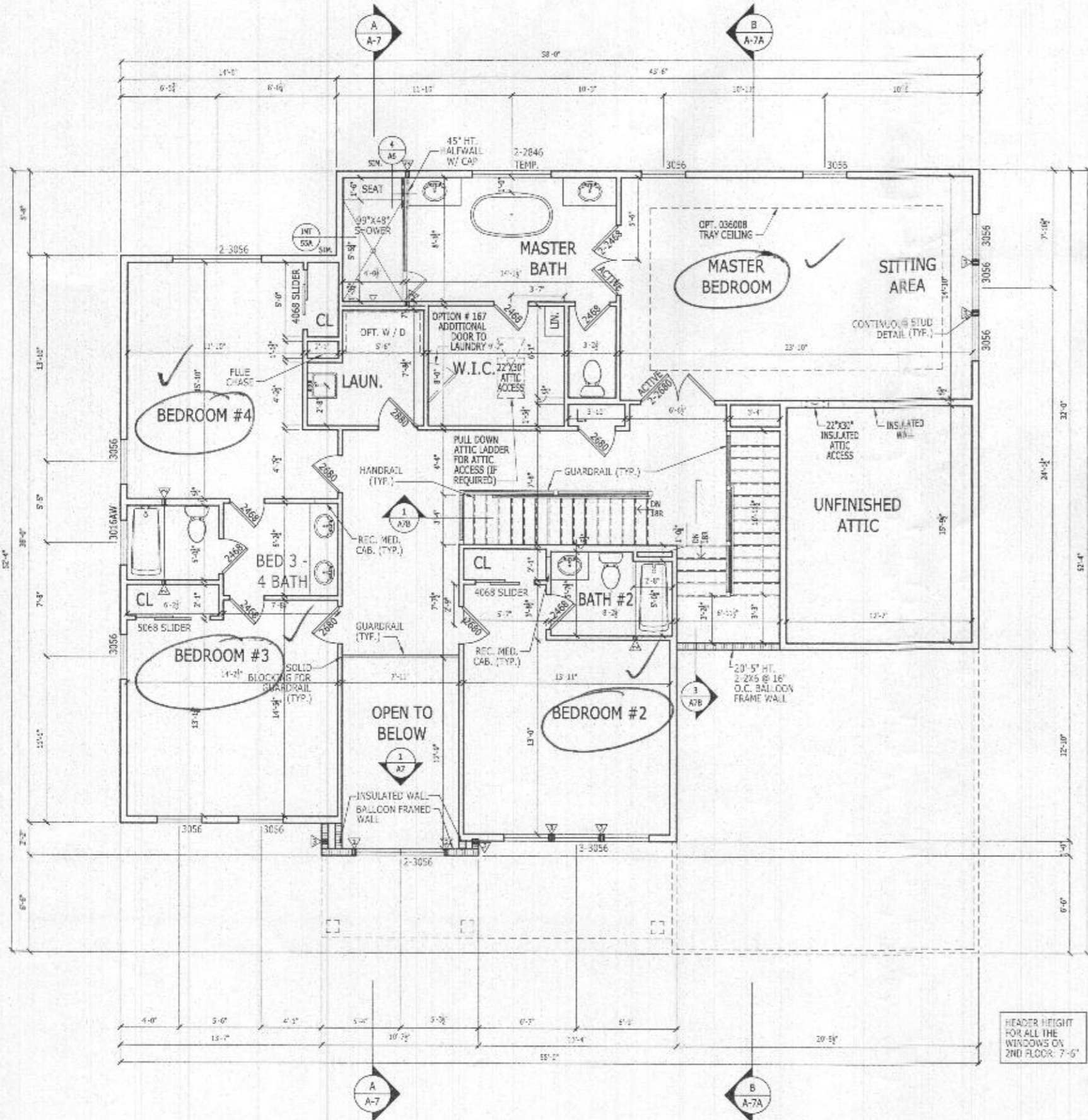
FOR OSB + DRYWALL ATTACHMENT SEE A4.1 DETAIL SHEET

RIGHT HAND SET

SHEET DESCRIPTION FIRST & SECOND FLOOR PLANS		SHEET REVISION INFO 222352		TOLLARCHITECTURE PHILADELPHIA - ORLANDO DALLAS - LOS ANGELES - SEATTLE 1140 Virginia Drive, Fort Washington, PA 19034 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
DRAWN BY - RUM		PRODUCT LINE DUMONT		SET REVISION INFO 202347	
CHECKED BY - B.MALLOY		MODEL/PROJECT NAME DUMONT		ELEVATION NAME TRADITIONAL	
SHEET DATE - 10/30/2020		ELEVATION NAME TRADITIONAL		SERIAL NUMBER 1018.0	

A2_20

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LATERAL BRACING
 THIS HOUSE HAS BEEN ENGINEERED TO RESIST ASCE 7-10 WIND LOAD USING AN ENGINEERED METHOD FOR 115 MPH BASIC WIND SPEED.
 FOR OSB + DRYWALL ATTACHMENT SEE A411 DETAIL SHEET.

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

9' CEILING HEIGHT
 CRAFTSMAN

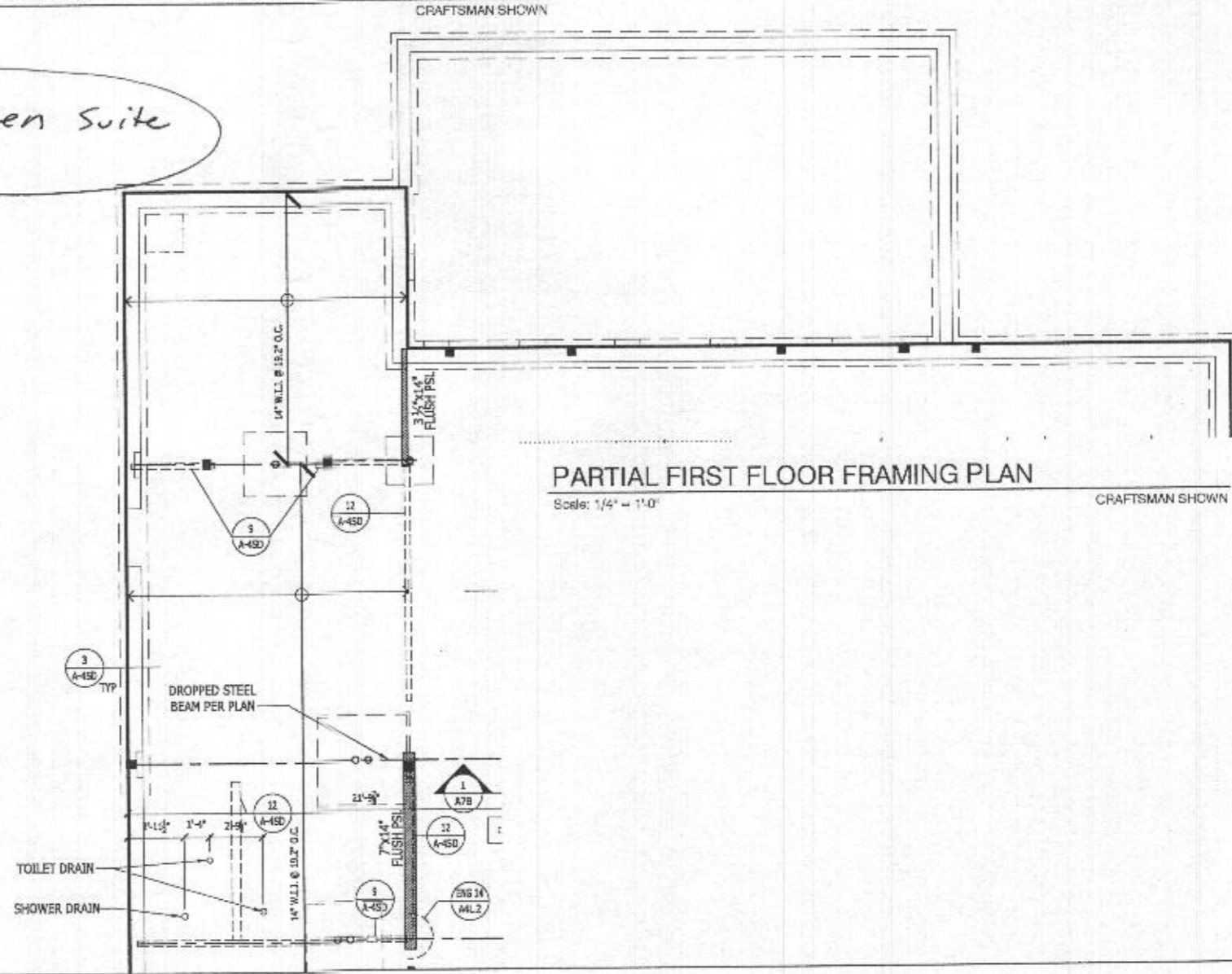
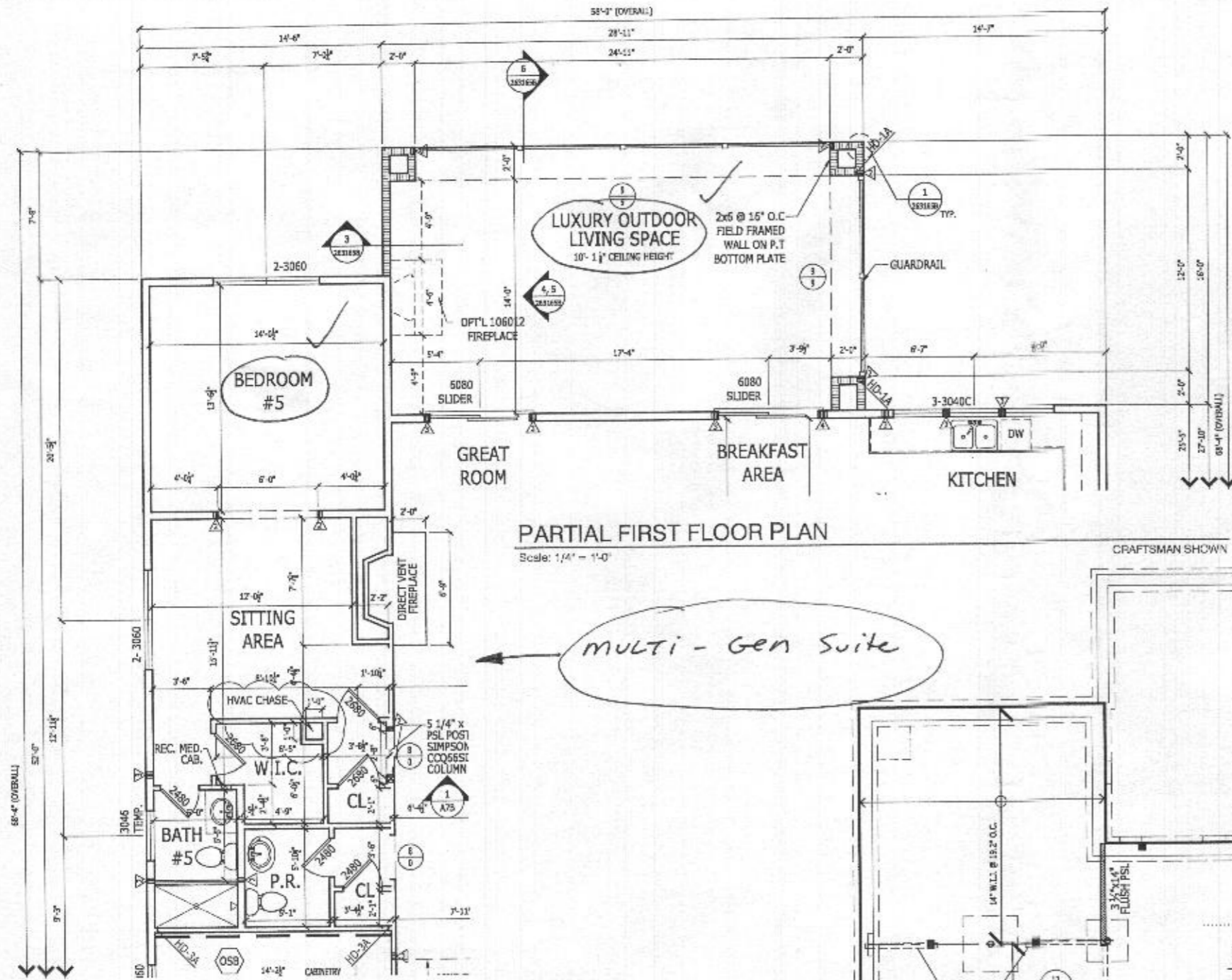
See additional pages for "Traditional" elev

RIGHT HAND SET

SHEET DESCRIPTION SECOND FLOOR PLAN		DRAWN BY - K.SIDHUPURA		PRODUCT LINE MODEL/PROJECT NAME DUMONT		SHEET REVISION INFO SET REVISION INFO 202347		TOLLARCHITECTURE	
SERIAL NUMBER A3_31		CHECKED BY - TOLLARCH		ELEVATION NAME		PHILADELPHIA · ORLANDO DALLAS · LOS ANGELES · SEATTLE		250 Gibraltar Road, Horsham, PA 19044 P 215-293-5300 F 215-293-5314 A Division of Toll Brothers	
SHEET NUMBER 1018.0		SHEET DATE - 03.13.2019							

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LATERAL BRACING
THIS HOUSE HAS BEEN ENGINEERED TO RESIST ASCE 7-10 WIND LOAD USING AN ENGINEERED METHOD FOR 115 MPH BASIC WIND SPEED.
FOR OSB + DRYWALL ATTACHMENT SEE MLL1 DETAIL SHEET

HEADER HEIGHT FOR ALL THE WINDOWS ON 2ND FLOOR: 7'-6"
HEADER HEIGHT FOR ALL THE WINDOWS ON 1ST FLOOR: 8'-2 7/8"

RIGHT HAND SET

SHEET DESCRIPTION
OPT # 263073-263165- MULTI-GENERATIONAL SUITE
ADDITION W/ LUXURY OUTDOOR LIVING SPACE

SHEET NUMBER
263073-263165A

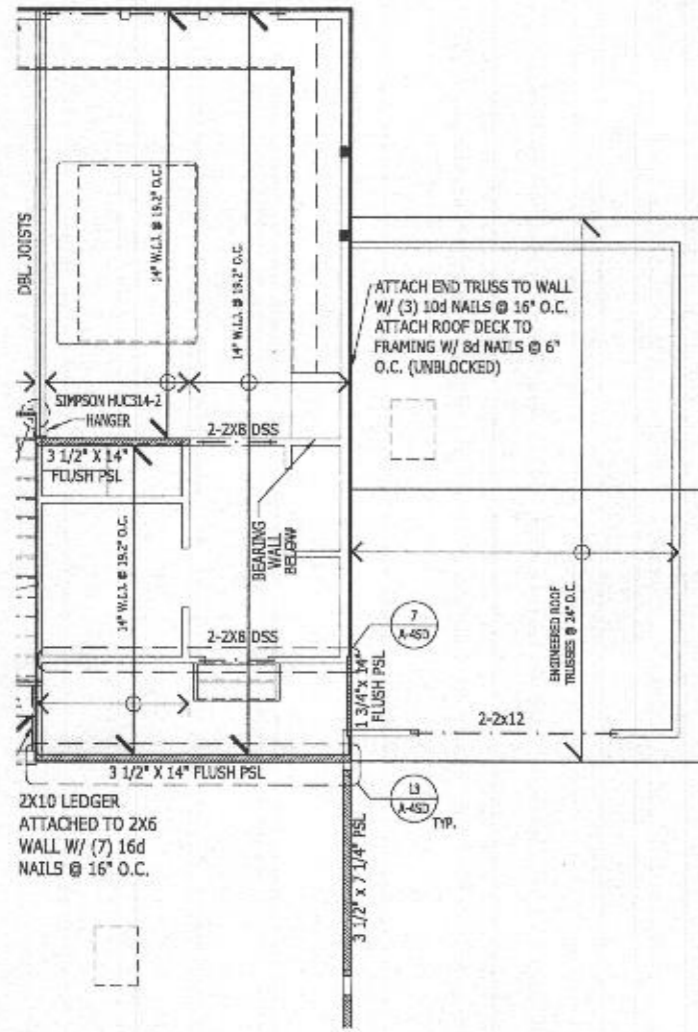
DRAWN BY - K.SIDHUPURA
CHECKED BY - TOLLARCH
SHEET DATE - 03.13.2019

PRODUCT LINE
MODEL/PROJECT NAME
DUMONT
ELEVATION NAME

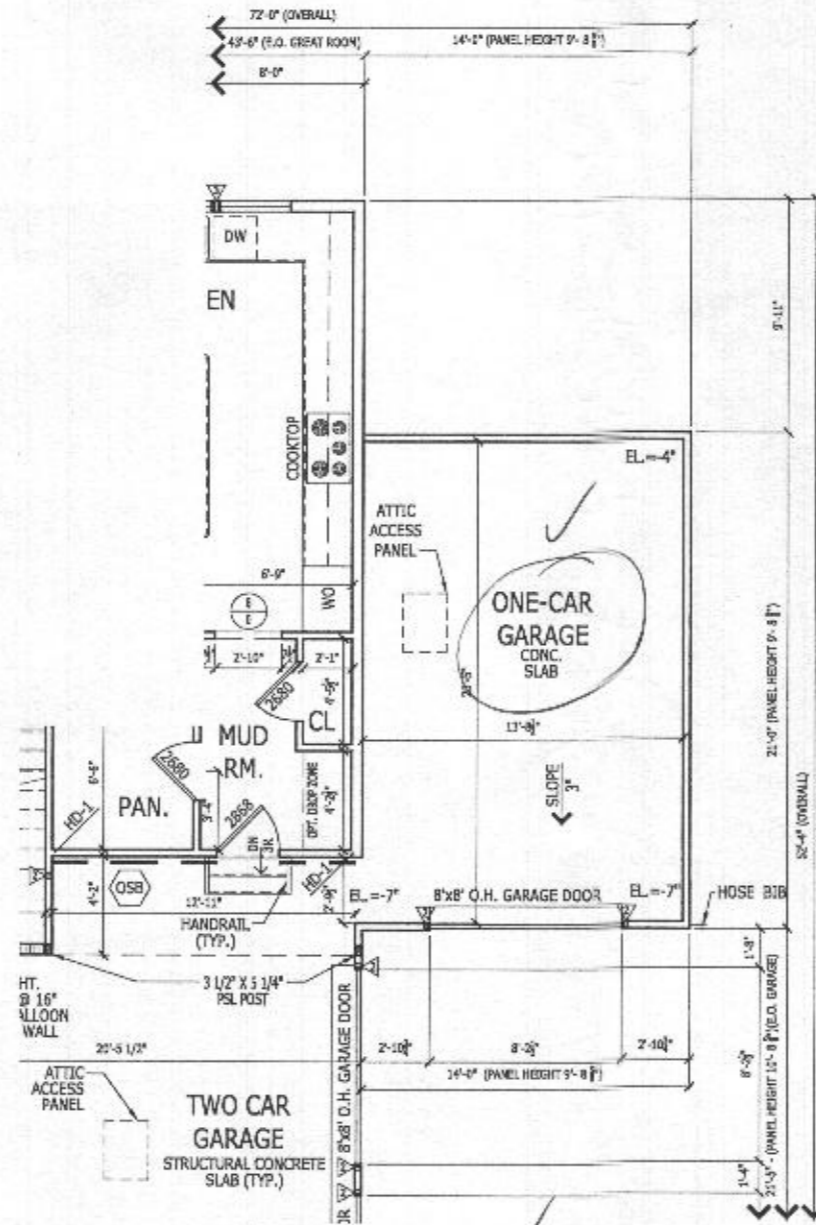
SHEET REVISION INFO
AO 225645
SET REVISION INFO
202347

TOLLARCHITECTURE
PHILADELPHIA · ORLANDO
DALLAS · LOS ANGELES · SEATTLE
1140 Virginia Drive, Fort Washington, PA 19034
P 215-293-5300 | F 215-293-5314
A Division of Toll Brothers

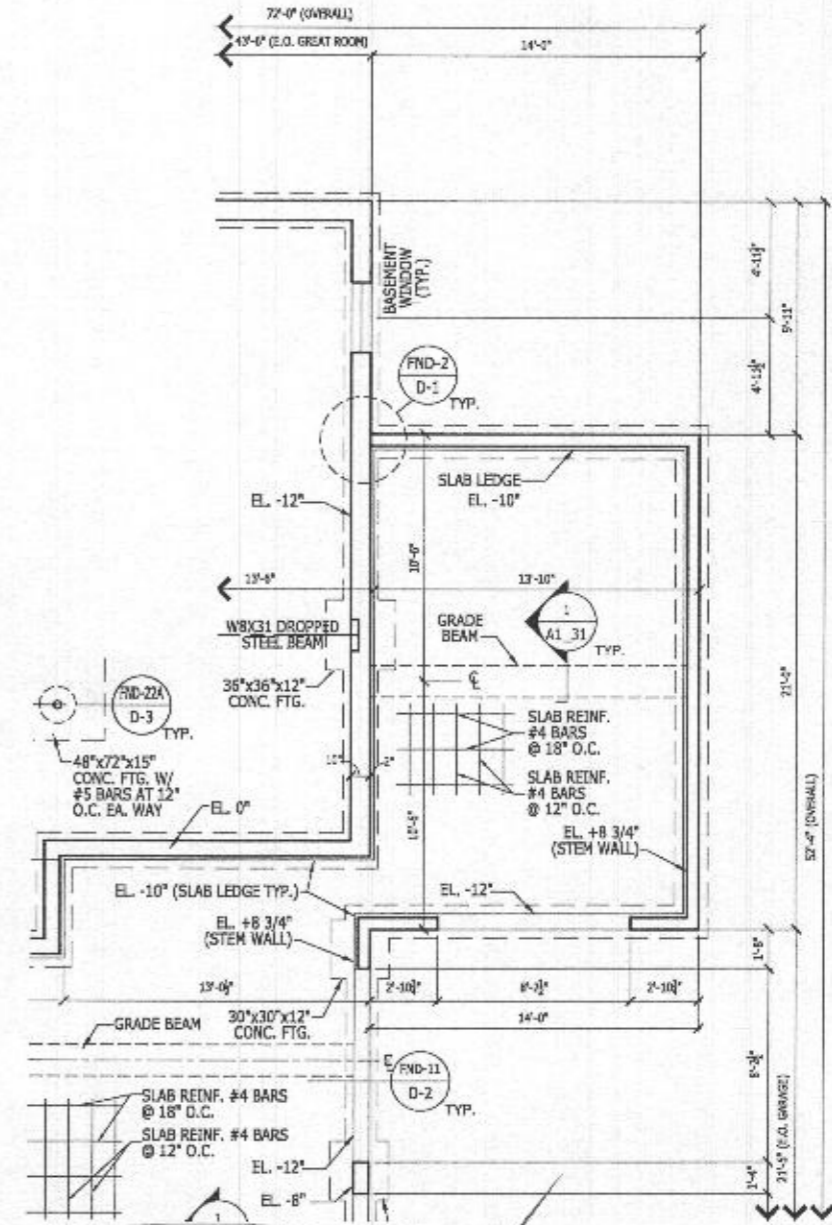
DATE: Thursday, July 15, 2022, 1:41:11 PM
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PARTIAL SECOND FLOOR FRAMING PLAN
 Scale: 1/4" = 1'-0"
 CRAFTSMAN SHOWN (ALL ELEVATION SIM.)



PARTIAL FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"
 CRAFTSMAN SHOWN (ALL ELEVATION SIM.)



PARTIAL BASEMENT FOUNDATION PLAN
 Scale: 1/4" = 1'-0"
 CRAFTSMAN SHOWN (ALL ELEVATION SIM.)

LATERAL BRACING
 THIS HOUSE HAS BEEN ENGINEERED TO RESIST ASCE 7-16 WIND LOAD USING AN ENGINEERED METHOD FOR 115 MPH BASIC WIND SPEED.
 FOR OSB + DRYWALL ATTACHMENT SEE A4.1 DETAIL SHEET

HEADER HEIGHT FOR ALL THE WINDOWS ON 2ND FLOOR: 7'-6"

NOTE: SIDE ENTRY GARAGE OPTIONS 012 OR 001 MUST BE ORDERED WITH OPTION 263102

HEADER HEIGHT FOR ALL THE WINDOWS ON 1ST FLOOR: 8'-2 7/8"

THIS OPTION DETAIL SHOWS OPTION 263102 W/ OPTION 012

RIGHT HAND SET

SHEET DESCRIPTION
 OPT #263102- ADDITIONAL ONE CAR FRONT ENTRY GARAGE - 14'

DRAWN BY: M.ESPPOSITO
 CHECKED BY: TOLLARCH
 SHEET DATE: 09.10.2019

PRODUCT LINE
 MODEL/PROJECT NAME
DUMONT
 ELEVATION NAME

SHEET REVISION INFO
 SET REVISION INFO
 202347

TOLLARCHITECTURE
 PHILADELPHIA · ORLANDO
 DALLAS · LOS ANGELES · SEATTLE
 250 Gibraltar Road, Horsham, PA 19044
 P 215-293-5300 | F 215-293-5314
 A Division of Toll Brothers

SHEET NUMBER
263102

SERIAL NUMBER
 1018.0

Menu Save Reset Cancel Help

Record Detail (This section is required.)

Permit Type: Building/Residential/Misc/Tanks Permit Number: B22000155 Opened Date: 01/18/2022

Description of Work: SFD/ INSTALL (1) 1,000 GALLON UNDERGROUND PROPANE TANK

check spelling

Address (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #: 1417 Street Name: HERITAGE RIDGE Street Type: IRD

Unit Type: Unit #: X Coordinate: -77.06485 Y Coordinate: 39.3299

City: WOODBINE State: MD Zip Code: 21797 Primary: Yes

Approved 1/21/22


Parcel (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID: 11061212 Parcel: 5 Parcel Area: 0 Land Value: 0 Improved Value: 0 Exemption Value: 0 Plan Area: RURAL

Legal Description

check spelling

Block: 18 Lot: 24 Census Tract: 604001 Council Dist: 5 Inspection Dist: Supervisor Dist: Map #: DAP Zone:

Plan Area: State Tax Id: Subdivision Name: Linden Grove

Section: Area: Tax Map: 7

Grid: 7-18 Zoning District: RC-DEO ADC Map: 4691-K8

SDP No.: Final Plan No.: ECP-17-019 WP File No.: Primary: Yes

Record Plat No.: 25717-2572 WS Contract No.: FDP No.:

Owner Occupied: Yes No Year Built: Historic District: Yes No

Historic District Registry No.: Stat Area: 4-05 Flood Plain: Yes No

Building No:

Owner (This section is required.)

Search Reset Clear

Name: TOLL MID ATLANTIC

Address Line 1: 1140 VIRGINIA DRIVE

Address Line 2:

Address Line 3:

Mail City: FT WASHINGTON Mail State: PA Mail Zip Code: 21797

Phone: 301-725-3232 Primary: Yes

E-mail:

Cell Number: Fax Number:

Professionals (This section is not required.)

Search Reset Clear

License # *	Business Name		
103851	HJ POIST		
License Type *	First Name	Middle Name	Last Name
Propane Gs	SEAN		UNDERWOOD
Primary	Address Line 1		
Yes	360 MAIN STREET		
	Address Line 2		
	City	State	ZIP Code
	LAUREL	MD	20707
	Phone 1	Phone 2	Fax
	301-725-3232		
	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		

Addt Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
3000	0	0	No
Construction Type			
329 - Structures Other Than Buildings (Retaining Walls/Tents)			

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	1	0		
Water Supply	Sewage Disposal	Expiration Date	Relocate Existing Tank *	
Private	Private	7/19/2022	0	

PAYMENT INFORMATION

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

Related Records

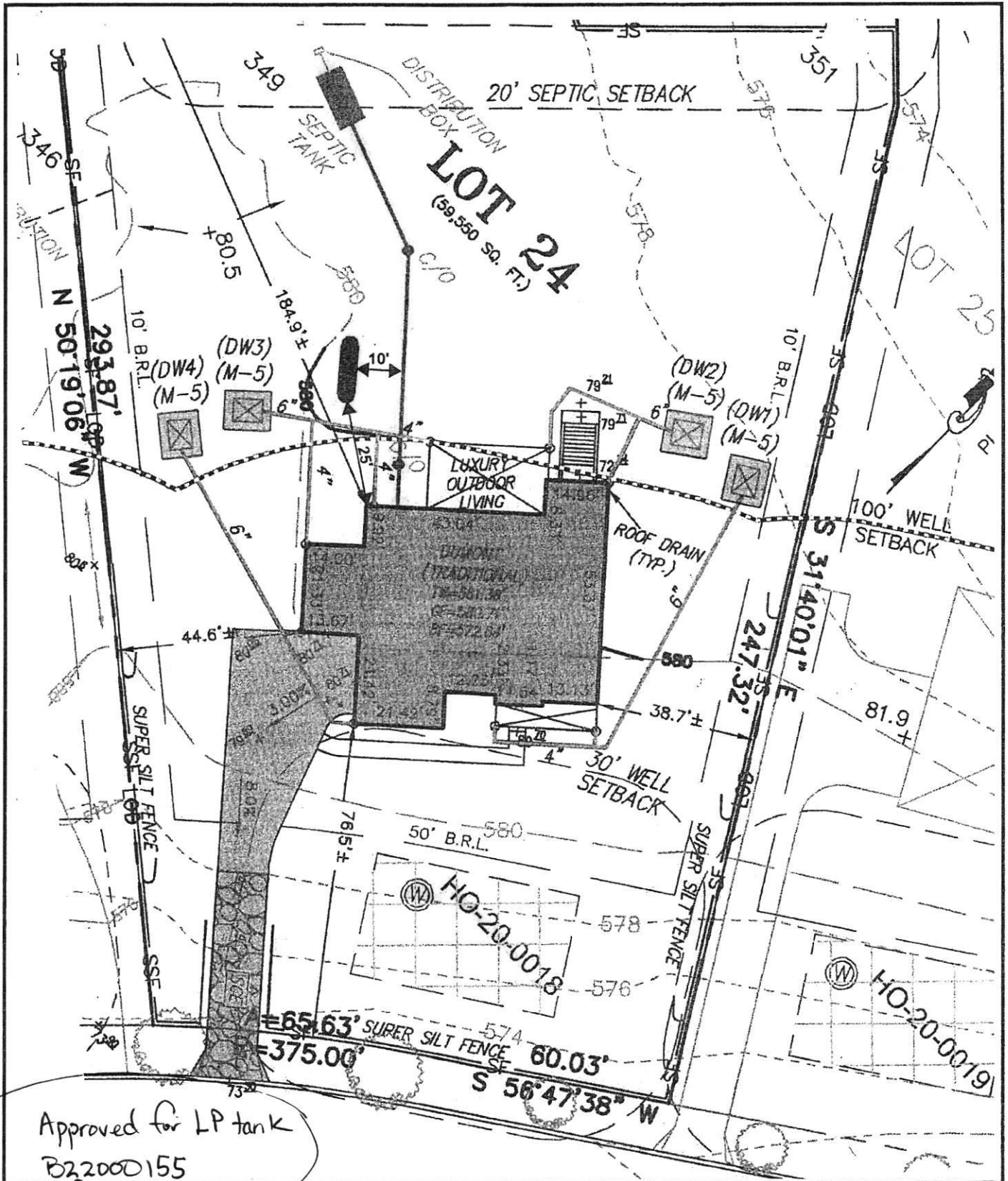
Showing 1-5 of 6

Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
B21002656	Residential New Single Family Dwelling Permit	Issued	1417	HERITAGE RIDGE	07/19/2021	SFD/ MODEL 'DUMAT' TRADITIONAL ELEV./, 2 STORY, Full Be
E21006451	Residential Electrical New Home Permit	Issued	1417	HERITAGE RIDGE	12/23/2021	NEW 400 AMP BGE SFD 301-685-0029 B21002656
F21001522	Residential New-Addition SFD Sprinkler Permit	Issued	1417	HERITAGE RIDGE	12/15/2021	SPK/SFD/INSTALL NEW NFPA 13D FIRE SPRINKLER SYSTEM
M21001145	Residential HVAC New Permit	Issued	1417	HERITAGE RIDGE	12/28/2021	INSTALL HVAC SYSTEM/ HOUSE TYPE NEW SFD / ENERGY I
P21004467	Residential New Plumbing Permit	Issued	1417	HERITAGE RIDGE	11/05/2021	INSTALLING PLUMBING/GAS FOR NEW SFD. BSMT. 1-TUB. 1

Page 1 of 2



Submit Cancel



Approved for LP tank
 B22000155
 RA 1/21/22



PROPOSED UNDERGROUND 1,000-GALLON PROPANE STORAGE TANK LOCATION
LINDEN GROVE LOT 24 - 1417 HERITAGE RIDGE ROAD
WOODBINE, MD 21797
 SCALE 1" = 30'

THE H. J. POIST GAS COMPANY, INC., 360 MAIN STREET, LAUREL, MD 20707 - 301-725-3232 - www.poistgas.com

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

MEMORANDUM

TO: **Summer Riley, Toll Mid-Atlantic LP Company, Inc.**

COPY: **Nathan Brandenburg, Toll Brothers, DC Metro Division**

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

RE: **1417 Heritage Ridge Road, Potential Basement Bedroom**

DATE: August 11, 2021

I have reviewed the floor plans in support of Building Permit **B21002656** for a new home at **1417 Heritage Ridge Road** and noted that there is a 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 modification of existing living space, or conversion of unfinished 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.