

Record Detail * (This section is required.)

Permit Type Building/Residential/Misc/Tanks Permit Number B23000213 Opened Date 01/23/2023

Description of Work SFD/ INSTALL (1) 1000 IN-GROUND GALLON PROPANE TANK, TRENCH AND INSTALL GAS LINE TO STUB OUT

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 1921 Street Name DAVIS BRANCH Street Type RD

Unit Type --Select-- Unit # X Coordinate -76.86722 Y Coordinate 39.31819

City WOODSTOCK State MD Zip Code 21163 Primary Yes

Approved 1/30/23

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
930142	225,287	1.23	104800	104800	0	RURAL

Legal Description LOT 18 1.230 A[]1921 DAVIS BRANCH ROAD[]MYRTUE PROPERTY INCL RSB

[check spelling](#)

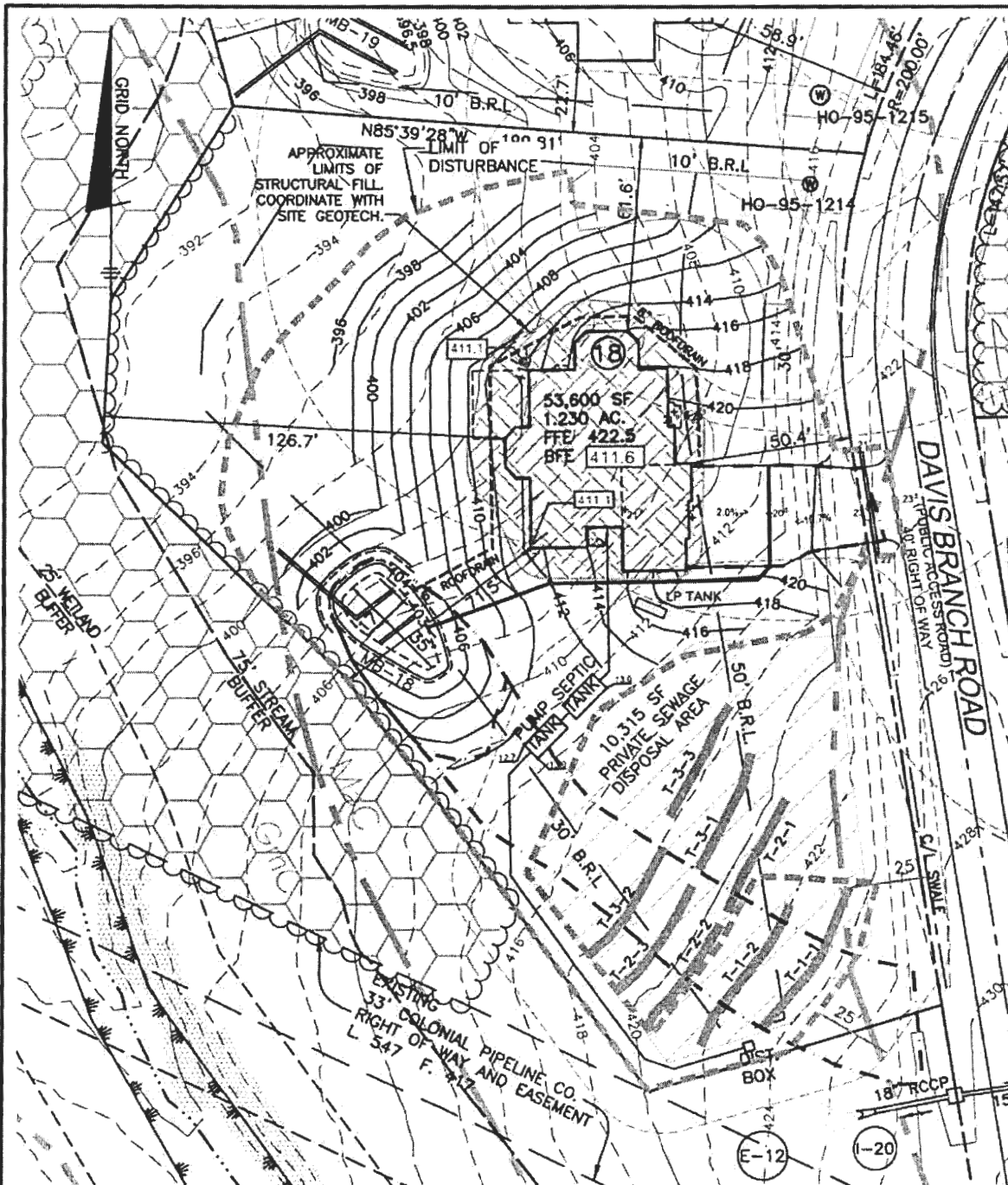
Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	18	603000	5	6			
Plan Area		State Tax Id		Subdivision Name			
		1403352528		Myrtue Property			
Section		Area		Tax Map			
				11			
Grid		Zoning District		ADC Map			
		RC-DEO		4695-B10			
SDP No.		Final Plan No.		WP File No.			
		F-06-104					
Record Plat No.		WS Contract No.		FDP No.	Primary		
					Yes		
Owner Occupied		Year Built		Historic District			
				<input checked="" type="radio"/> Yes <input type="radio"/> No			
Historic District Registry No.		Stat Area		Flood Plain			
		3-02A		<input type="radio"/> Yes <input checked="" type="radio"/> No			
Building No							

Owner * (This section is required.)

Search Reset Clear

Name * SONSHINE MD LP

Address Line 1 227 GRANITE RUN DR



PLAN VIEW

1" = 50'

GENERAL NOTES

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR PROPERTY, PLAT No. 23866. REFER TO THE PLATS FOR LOT (AREAS, ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWA CONSERVATION DISTRICT UNDER GP-22-052. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED PLANS F-06-104, PREPARED BY DAFT, McCUNE WALKER, INC. REVISED BY BENCHMARK ENGINEERING, INC., DEC. 2015.
3. ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON TH COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICA EROSION AND SEDIMENT CONTROL.
4. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USEC COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXC
5. THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-1214, WAS DMW, AND IS BELIEVED TO BE ACCURATELY SHOWN.
6. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 1 PROJECT'S BOUNDARY EXCEPT AS NOTED.
7. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA OR WELL A REVISED PERCOLATION CERTIFICATION PLAN.
8. STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY ONI MICRO-BIORETENTION (MDE M-6).
9. RAINWATER SHALL BE CONVEYED TO THE SWM FACILITY WITH I LEADERS AND TRENCH DRAINS, AS SHOWN.

REVISIONS IN RED PER BRANDON HARNER, 1/17/22 AS REQUIRED DUE TO 10' FOUNDATION WALLS

Approved for LP tank
 B23000213
 AH 1/30/23

MAR 18 2022

PERMIT NUMBER: B 22001010

DATE ACCEPTED:

LICENSES & PERMITS
DIVISION



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: 1921 Davis Branch Road		Unit:
City: Woodstock	State: MD	Zip Code: 21163
Subdivision/Village/Complex Name: Myrtue Property		SDP/WP/BA #:
Lot: 18	Tax Map: 10, Grid 24	Parcel: 225
Grading Permit #:		

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant improved lot	Proposed Use: SFD	Estimated Cost: \$398,250.00
Trade Work to Be Completed (Separate Permits Required): <input checked="" type="checkbox"/> Mechanical (HVACR) <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> None		
SFD CUSTOM DEVONSHIRE MANOR 2-STORY		

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Sonshine MD LP	Primary Residence: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 227 Granite Run Drive, Suite 100	
City: Lancaster	State: PA
Phone: (717) 464-9060	Email: billb@keystonecustomhome.com
Zip Code: 17601	

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Keystone Custom Homes	Contact Name: Neil J. Bontempi
Street Address: 227 Granite Run Drive, Suite 100	
City: Lancaster	State: PA
Phone: (717) 847-5426	Email: nbontempi@keystonecustomhome.com
Zip Code: 17601	

CONTRACTOR INFORMATION REQUIRED

Business Name: Keystone Custom Homes	
Licensee's Name:	License #: MHBR# 2937 (exp 12/01/2023)
Street Address: 227 Granite Run Drive, Suite 100	
City: Lancaster	State: PA
Phone: (717) 847-5426	Email: nbontempi@keystonecustomhome.com
Zip Code: 17601	

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: James F. Collins, P.E.	Name: James F. Collins
Street Address: 227 Granite Run Drive, Suite 100	
City: Lancaster	State: PA
Phone: (352) 250-3146	Email: jcollins@keystonecustomhome.com
Zip Code: 17601	

BUILDING CHARACTERISTICS REQUIRED

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

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

Model Name & Options: Devonshire Manor				
# of Bedrooms (SF): 5	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms: 17	# Full Baths: 5	# Half Baths: 1	# Fireplaces: 1	
Garage/Carport Info: <input checked="" type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None				
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input checked="" type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input checked="" type="checkbox"/> Full or <input type="checkbox"/> Partial				
1 st Fl Width: 68	1 st Fl Depth: 59	2 nd Fl Width: 50	2 nd Fl Depth: 54	Bsmt Width: 68
Energy Method: <input checked="" type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 8,127 sq ft	Occupiable Area: 7,696 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.

	3/17/22
APPLICANT'S ORIGINAL SIGNATURE	DATE SIGNED

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:				
<input checked="" type="checkbox"/> PR	<input checked="" type="checkbox"/> DPZ	<input checked="" type="checkbox"/> DED	<input checked="" type="checkbox"/> Health	<input type="checkbox"/> SHA
SUBMITTAL FEES: 150		PAYMENT: 4735	ACCEPTED BY:	

Oswald, Hank

From: Oswald, Hank
Sent: Monday, July 18, 2022 3:04 PM
To: 'NBONTEMPI@KEYSTONECUSTOMHOME.COM'
Cc: 'BILLB@KEYSTONECUSTOMHOMES.COM'
Subject: B22001010_1921 Davis Branch Road_Revised Floor plan to 6 bedrooms w/unfinished basement
Attachments: Basement Bedroom Memo_1921 DBR.pdf

Hello Mr. Bontempi:

Attached, please find our basement bedroom memo for 1921 Davis Branch Road (6 bedrooms w/unfinished basement). Your building permit has been approved by the Health Department.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
410.313.1786
hoswald@howardcountymd.gov

MEMORANDUM

TO: Keystone Custom Homes
227 Granite run Drive
Lancaster, PA 17601

FROM: Hank Oswald
Howard County Health Department
Well & Septic Program

RE: 1921 Davis Branch Road
Woodstock, MD 21163
Potential Basement Bedroom

DATE: 07/18/22

I have reviewed the revised floor plans in support of Building Permit B22001010 for a new home at 1921 Davis Branch Road and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the 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 are 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 6-bedroom design to accommodate a future finished basement bedroom. If you choose to only size for the existing design, any future building permit for a finished basement room 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.

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

Date: 06/27/2022

To: Dan Swinder DILP / Building Plans Review
(Reviewer/Requestor's Name) (Division)

From: Neil J. Bontempi / Keystone Custom Homes (717) 847-5426
(Your Name, Company Name) (Phone Number)

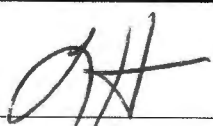
Subject: Project name Myrtue Lot 18
 Project site address 1921 Davis Branch Road, Woodstock, MD 21163
 Permit # B22001010 SDP # _____
 Other information pertinent to this project _____

- 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 Bed and Bath 5 added over sunroom.
 - Energy conservation calculations
 - Copies of _____ (be specific).
 Health Department Request DPZ/ DED Request Applicant's Request
 - Two sets of single-family model plans to be placed on permanent file: Model Name/ # _____
 - Other _____

Contact Person Information: (Required)

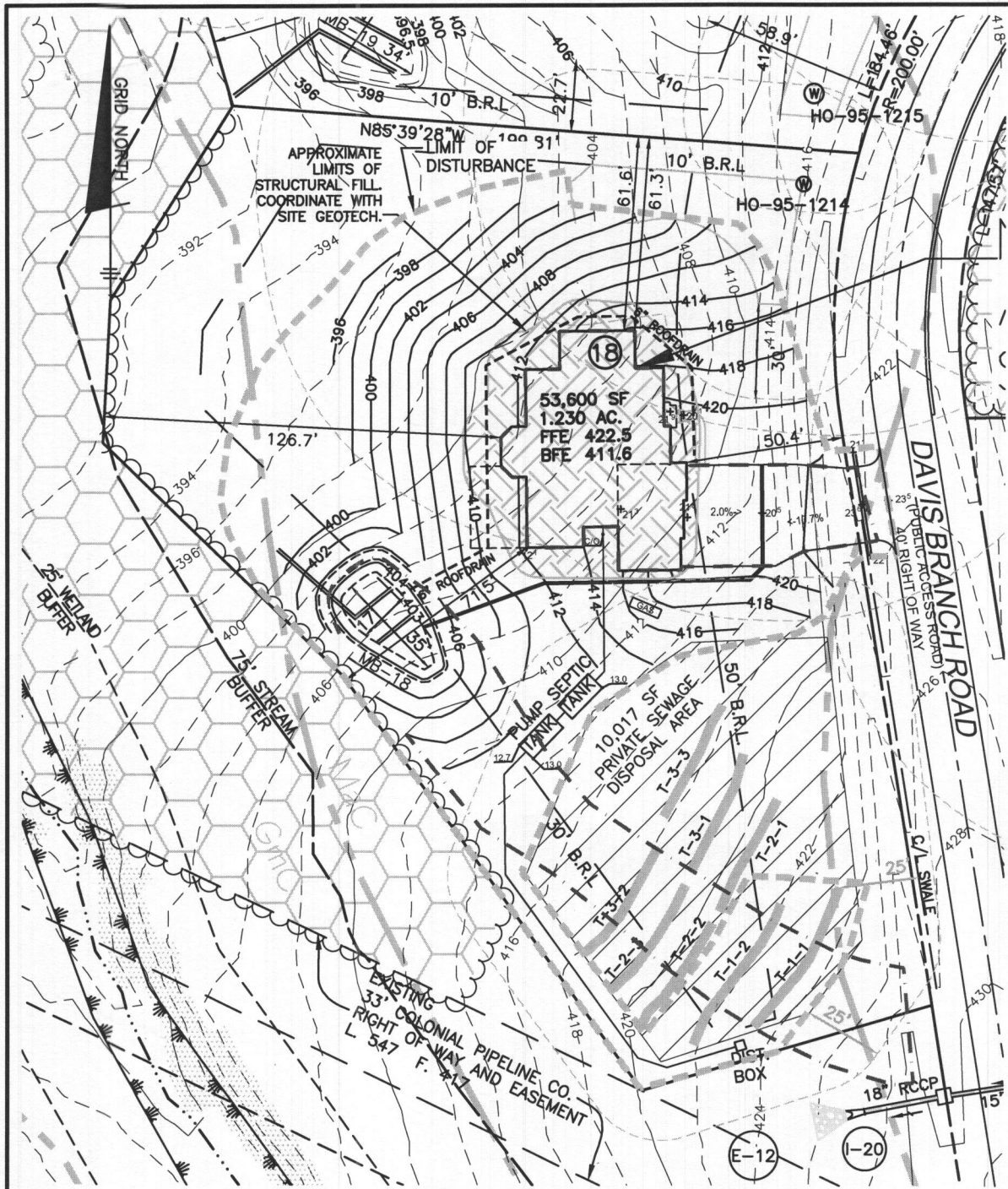
Neil J. Bontempi (717) 847-5426
 Please Print Name Telephone No:
nbontempi@keystonecustomhome.com
 E-Mail Address:

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 OPTION #4 OR BY VISITING MYHOWARD.INFO. 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 by 

cc: Health Dept.



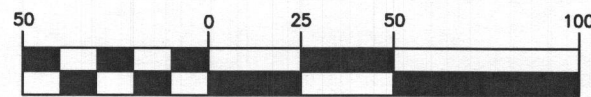


PLAN VIEW
1" = 50'

BUILDER'S DATA

FINISHED FLOOR: 422.5
 TOP OF WALL: 421.3
 BASEMENT FLOOR: 411.6
 BASEMENT SUBGRADE: 410.7
 GARAGE FLOOR: 421.3
 GARAGE LIP: 421.0
 SEWER BELOW SLAB

GARAGE FLOOR IS EVEN WITH THE TOP OF THE REAR FOUNDATION WALL.



(IN FEET)
1 inch = 50 ft.

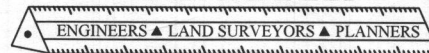
ESD STORMWATER MANAGEMENT SUMMARY TABLE

Pe= 1.80 inches		Qe= 0.18 inches		ESDv= 771 cf		Rv= 0.42						
Practice	#	DA to practice	Imp Area to practice	Af (s.f.)			ESDv		Rev (AC)		Ownership	
				Required	Provided	2% DA?	Required	Provided	Pe Provided	Required		Provided
(M-6) Micro-Bioretenion	#18	12,164	5,034	243	480	PASS	578	629	1.96	192.71	200.00	Private
Depth of Stone: 12.5 inches												

OWNER/BUILDER:

KEYSTONE CUSTOM HOMES, INC.
 227 GRANITE RUN DR.
 SUITE 100
 LANCASTER, PA 17601
 717-464-9060

BENCHMARK



ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644

WWW.BEI-CIVILENGINEERING.COM

GENERAL NOTES

- THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR THE MYRTUE PROPERTY, PLAT No. 23866. REFER TO THE PLATS FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
- SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER GP-22-052. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS F-06-104, PREPARED BY DAFT, McCUNE WALKER, INC. SEPT. 2007 AND REVISED BY BENCHMARK ENGINEERING, INC., DEC. 2015.
- ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
- THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-1214, WAS FIELD LOCATED BY DMW, AND IS BELIEVED TO BE ACCURATELY SHOWN.
- THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
- ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY ONE MICRO-BIORETENTION (MDE M-6).
- RAINWATER SHALL BE CONVEYED TO THE SWM FACILITY WITH HDPE PIPES, ROOF LEADERS AND TRENCH DRAINS, AS SHOWN.

LEGEND

- 400 PROPOSED CONTOURS
- 398 EXISTING CONTOURS
- 400 EXISTING PRIVATE SEWAGE DISPOSAL AREA
- EXISTING WELL BOX
- PROPOSED TREELINE
- EXISTING TREELINE
- SOILS MAP SYMBOL
- SOILS DELINEATION LINE
- DRIVEWAY DISCONNECTION AND RECEIVING AREA
- LIMIT OF DISTURBANCE

REVISED
 Date: 6/30/22
 Comments: 62200/0/0
 Adding Bedroom

*REVISED MAY 2022 TO RELOCATED DECK TO OPPOSITE SIDE OF HOUSE, AND TO ADJUST FOOTPRINT OF SUNROOM.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28376, Expiration Date: 01-01-2023.



BEI-AAM

2022.05.26 16:29:27 -04'00

PROJECT: MYRTUE PROPERTY LOT 18	
LOCATION: TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO 1921 DAVIS BRANCH RD. WOODSTOCK, MD 21163 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352528	
TITLE: *REVISED BUILDING PERMIT PLAN	
HOUSE TYPE: CUSTOM - KEYSTONE HOMES	
DATE: MAY, 2022	PROJECT NO. 2099
SCALE: AS SHOWN	DRAWING 1 OF 2

KEYSTONE CUSTOM HOMES, INC

3-Time winner of NAHB's "America's Best Builder" Award

THESE DRAWINGS HAVE BEEN CAREFULLY PREPARED BY CAD PROFESSIONALS FOR CONSTRUCTION REFERENCES ONLY. AT ALL TIMES, THE CONTENTS OF THE CURRENT EXECUTED KEYCHOICE SUMMARY DOCUMENT TAKES PRECEDENCE IN DETERMINING THE SCOPE OF ALL CONTRACTUAL OBLIGATIONS.

JOB INFORMATION

COMMUNITY/LOT #:	MRs018	SALES MANAGER:	Lexi Weinberg
CLIENT'S NAME(S):	Garima Gupta and Rajesh Bansal		
PHONE NO. :	(415) 578-8980	PHONE NO. :	
SITE ADDRESS:	1921 Davis Branch Road, Woodstock, MD 21163		
DRAFTER:	SWB	LC DATE:	00/00/00
		FLC DATE:	00/00/00

DRAWING INDEX

CS1.0	COVER PAGE
A1.0	FRONT ELEVATION
A1.1	LIVING SIDE ELEVATION
A1.2	REAR ELEVATION
A1.3	GARAGE SIDE ELEVATION
P1.0	FIRST FLOOR PLAN
P1.1	SECOND FLOOR PLAN
P1.2	FOUNDATION PLAN
E1.0	ELECTRICAL LEGEND
E1.1	FIRST FLOOR ELECTRICAL
E1.2	SECOND FLOOR ELECTRICAL
E1.3	FOUNDATION ELECTRICAL
F1.0	FIRST FLOOR FLOORING
F1.1	SECOND FLOOR FLOORING
K1.0	KITCHEN
J1.0	FIRST FLOOR FRAMING
J1.1	SECOND FLOOR FRAMING
S1.0	SECTIONS
D1.0	DETAILS
D1.1	DETAILS
D1.2	DETAILS
B1.0	FIRST FLOOR BRACING
B1.1	SECOND FLOOR BRACING

DETAILS

ALL DETAILS CAN BE LOCATED ONLINE UNDER KEYCHOICES. AFTER LOG IN, CLICK THE "PLAN DETAILS" HYPERLINK ON THE LEFT OF THE SIDEBAR. ALL DETAIL DOCUMENTS ARE PDF FORMAT.

aSchedule_DoorExterior	aSchedule_DoorInterior	aSchedule_Window			
aSchedule_Appliances1	All UD_Details		OP_C008	OP_E002	
OP_E006	OP_E019	OP_1520	OP_F020	OP_P009	OP_T021
OP_T022	ST_001	ST_013	ST_018	ST_019	ST_022
ST_024	ST_032	ST_033	ST_050	ST_113	...
...
...

LIVING SPACE SQ FT

STANDARD		JOB AS BUILT	
1ST FLOOR:	1944	1ST FLOOR:	2442
2ND FLOOR:	2249	2ND FLOOR:	2589
TOTAL	4193	TOTAL	5031
BASEMENT:	1944	BASEMENT:	2442
FIN. BSMNT:	N/A	FIN. BSMNT:	N/A
GARAGE:	474	GARAGE:	718
PORCH:	26	PORCH:	44
		DECK:	443

INSPECTOR INFO: MARRIOTTS RIDGE

THE DEPT. OF INSPECTIONS,
LICENSING AND PERMITS

HOWARD COUNTY
(410) 313-3800

INTERNATIONAL RESIDENTIAL CODE 2018

Please see "10.15 Community Standards" for more information.

ONLY LOCATION-SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO "KEYCHOICE SUMMARY" AND/OR "PURCHASE ORDER(S)" FOR COMPLETE LISTING OF OPTIONS.

DRAFTER "LC" QUESTIONS TO SM:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 50358. Expiration Date: 12-12-2022

PLAN REVISIONS - FOR DRAFTER USE ONLY

DATE INITIALS	REVISION	SHEET(S) REVISED	DATE INITIALS	REVISION	SHEET(S) REVISED
...
...
...
...
...
...

BUYERS SIGNATURE

X

X

The architectural design, drawings, and content of this form is the property of Keystone Custom Homes, Inc. and is protected under copyright law. Reproduction in any form without express written consent is strictly prohibited. All copyrighted works are protected by United States Copyright Law (Title 17, United States Code) and the Berne Convention for the International Protection of Literary and Artistic Works. Federal and International Copyright protection laws extend to original and modified drawings, plans, architectural works, concepts and designs, and is applicable to international and un-international agreements, and provides for specific statutory damages both civil and criminal.

227 GRANITE RUN DRIVE, SUITE 100
LANCASTER, PENNSYLVANIA 17601
PH: (717) 464-9060 • FAX: (717) 464-9046
www.keystonecustomhome.com



KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: COVER PAGE
MODEL: MRS018 GUPTA/BANSAL

UPDATED: APR 14 2022
SCALE: AS NOTED
DRAWN BY: T.BEMONT

SHEET NO.: CS1.0
PLANTING: a d s 10

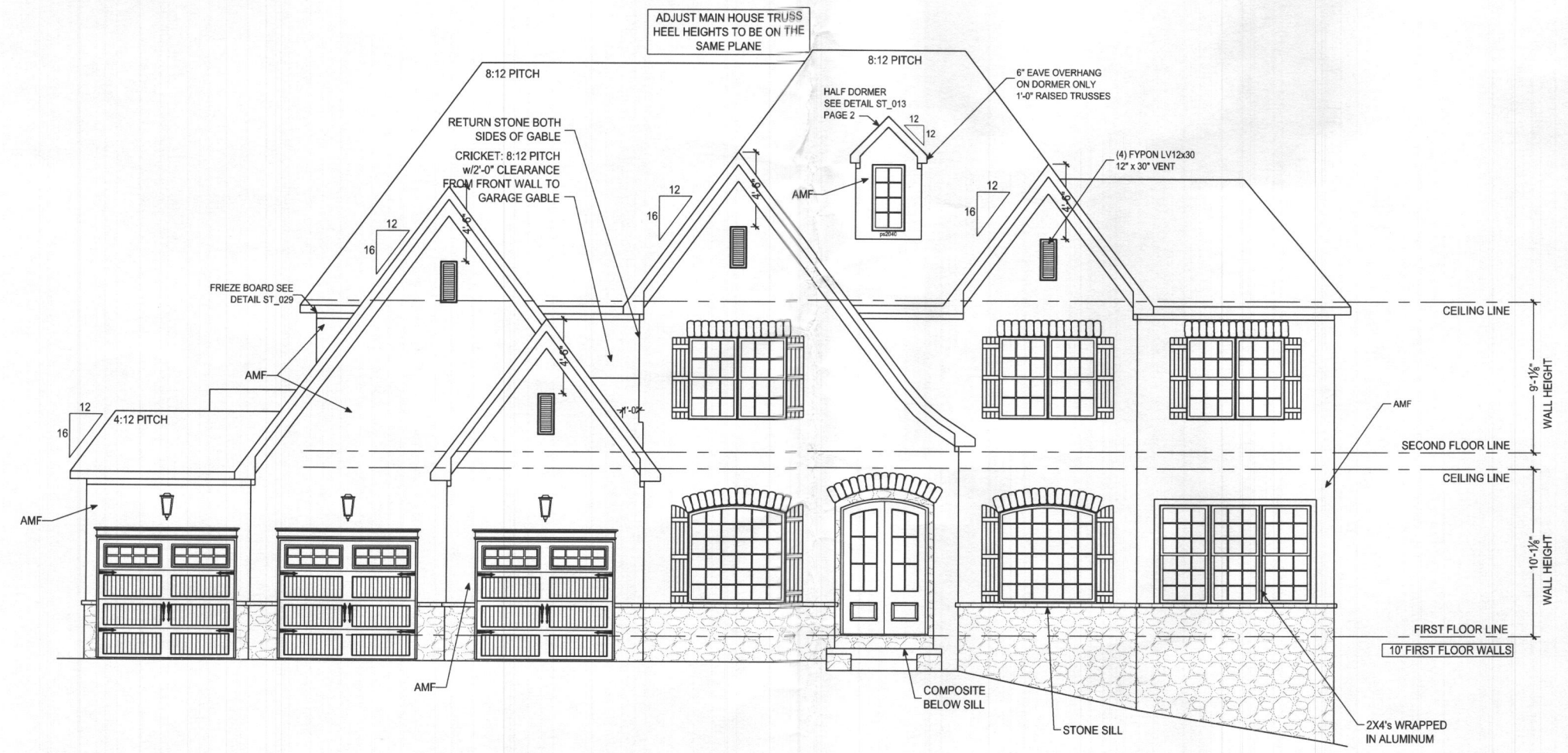
1921 DAVIS BRANCH RD - REVISION HD SET

The architectural design, drawings, and content of this firm is the property of Keystone Custom Homes, Inc. and is protected under copyright law. Reproduction in any form without express written consent is strictly prohibited. All copyrighted works are protected by United States Copyright Law (Title 17, United States Code) and the Berne Convention for the International Protection of Literary and Artistic Works. Federal and International Copyright protection laws extend to original and modified derivative plans, architectural works, concepts and designs, and is applicable to International and Uninternational infringements, and provides for specific statutory damages both civil and criminal.

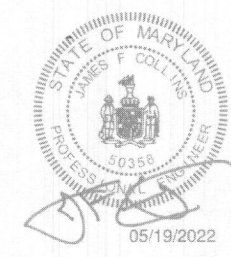
227 GRANITE RUN DRIVE, SUITE 100
 LANCASTER, PENNSYLVANIA 17601
 PH: (717) 464-9060 • FAX: (717) 464-9046
 www.keystonecustomhome.com



KEYSTONE CUSTOM HOMES, INC.



FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 50359, Expiration Date: 12-12-2022

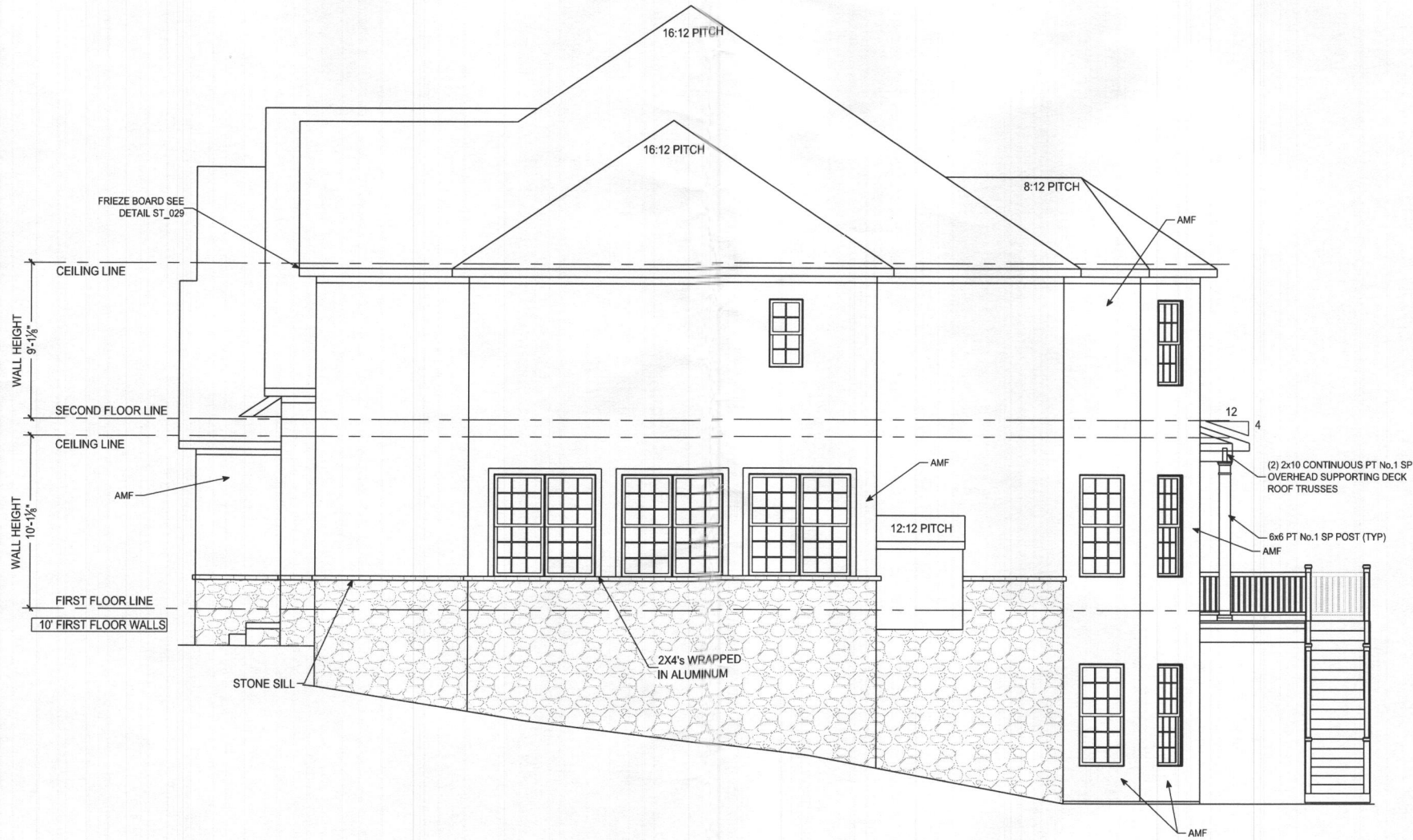
SHEET DESCRIPTION	FRONT ELEVATION
MODEL	MRS018 GUPTA/BANSAL
UPDATED	APR 14 2022
SCALE	AS NOTED
DRAWN BY	T.BEMONT
SHEET NO.	A1.0
PLAN ID	ads10

The architectural design, drawings, and content of this firm is the property of Keystone Custom Homes, Inc. and is protected under copyright law. Reproduction in any form without express written consent is strictly prohibited. All copyrighted works are protected by United States Copyright Law (Title 17, United States Code) and the Berne Convention for the International Protection of Literary and Artistic Works, Federal and International Copyright protection laws extend to original and modified derivative plans, architectural works, concepts and designs, and is applicable to International and Unilateral Infringements, and provides for specific statutory damages both civil and criminal.

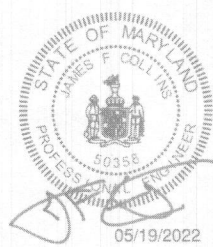
227 GRANITE RUN DRIVE, SUITE 100
 LANCASTER, PENNSYLVANIA 17601
 PH: (717) 464-9060 • FAX: (717) 464-9046
 www.keystonecustomhome.com



KEYSTONE CUSTOM HOMES, INC.



LIVING SIDE ELEVATION
 SCALE: 3/16" = 1'-0"



Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 50358, Expiration Date: 12-12-2022

SHEET DESCRIPTION	LIVING SIDE ELEVATION
MODEL	MRS018 GUPTA/BANSAL
UPDATED	APR 14 2022
SCALE	AS NOTED
DRAWN BY	T.BEMONT
SHEET NO.	A1.1
PLAN ID	ads10

The architectural design, drawings, and content of this firm is the property of Keystone Custom Homes, Inc. and is protected under copyright law. Reproduction in any form without express written consent is strictly prohibited. All copyrighted works are protected by United States Copyright Law (Title 17, United States Code) and the Berne Convention for the international protection of literary and artistic works. Federal and International Copyright protection laws extend to original and modified derivative plans, architectural works, concepts and designs, and is applicable to international and uninternational infringements, and provides for specific statutory damages both civil and criminal.

227 GRANITE RUN DRIVE, SUITE 100
 LANCASTER, PENNSYLVANIA 17601
 PH: (717) 464-9060 • FAX: (717) 464-9046
 www.keystonecustomhome.com



KEYSTONE CUSTOM HOMES, INC.



REAR ELEVATION
 SCALE: 3/16" = 1'-0"



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 50358, Expiration Date: 12-12-2022

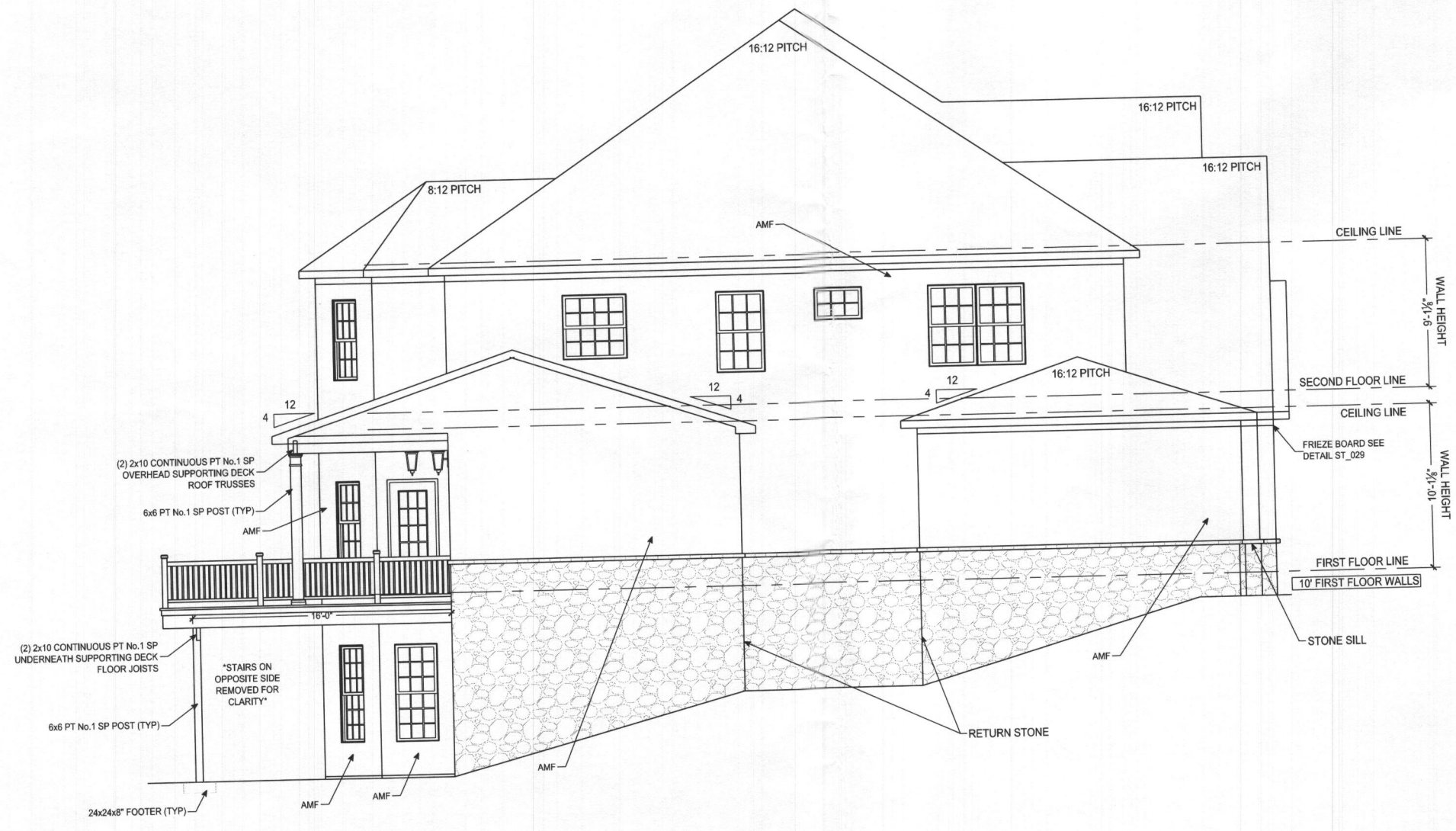
BRIEF DESCRIPTION:	REAR ELEVATION
MODEL:	MRS018 GUPTA/BANSAL
ISSUED:	APR 14 2022
SCALE:	AS NOTED
DRAWN BY:	T. BEMONT
SHEET NO.:	A1.2
PLAN NO.:	ads10

The architectural design, drawings, and content of this firm is the property of Keystone Custom Homes, Inc. and is protected under copyright law. Reproduction in any form without express written consent is strictly prohibited. All copyrighted works are protected by United States Copyright Law (Title 17, United States Code) and the Berne Convention for the International Protection of Literary and Artistic Works. Federal and International Copyright protection laws extend to original and modified derivative plans, architectural works, concepts and designs, and is applicable to International and unregistered infringements, and provides for specific statutory damages both civil and criminal.

227 GRANITE RUN DRIVE, SUITE 100
 LANCASTER, PENNSYLVANIA 17601
 PH: (717) 464-9060 • FAX: (717) 464-9046
 www.keystonecustomhome.com



KEYSTONE CUSTOM HOMES, INC.



GARAGE SIDE ELEVATION
 SCALE: 3/16" = 1'-0"



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 50358, Expiration Date: 12-12-2022

SHEET DESCRIPTION	GARAGE SIDE ELEVATION
MODEL	MRS018 GUPTA/BANSAL
UPDATED	APR 14 2022
SCALE	AS NOTED
DRAWN BY	T.BEMONT
SHEET NO.	A1.3
PLAN ID	ads10