

PERMIT NUMBER: B 23002170

DATE ACCEPTED:

RECORDED  
JUN 14 2023



# 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: **10625 Reynolds Court** Unit: \_\_\_\_\_  
 City: **Ellicott City** State: **MD** Zip Code: **21042**  
 Subdivision/Village/Complex Name: **Kingsley Woods** SDP/WP/BA #: \_\_\_\_\_  
 Lot: **9** Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grading Permit #: \_\_\_\_\_

**DESCRIPTION OF WORK REQUIRED**

Existing Use: **Vacant Lot** Proposed Use: **SFD** Estimated Cost: **\$300,000.00**  
 Trade Work to Be Completed (Separate Permits Required):  Mechanical (HVACR)  Electrical  Plumbing  None  
*New 2 Story "Kolorama" craftsman elev with 2 car side garage, 2 car side attached garage, wavy covered deck, expanded closet and unfinished lower level*

**PROPERTY OWNER INFORMATION REQUIRED**

Owner(s) Name(s) (As it appears on tax records): **Toll Mid Atlantic Lp. Co. Inc. Contact: Summer Riley** Primary Residence:  Yes  No  
 Owner's Street Address: **250 Gibraltar Road**  
 City: **Horsham** State: **PA** Zip Code: **19044**  
 Phone: **(410) 872-9105** Email: **sriley1@tollbrothers.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: **(410) 309-7792** Email: **jim@decaturbuildingservices.com**

**CONTRACTOR INFORMATION REQUIRED**

Business Name: **Toll Brothers** Contact Name: **Summer Riley**  
 Licensee's Name: **Toll Mid Atlantic Lp. Co. Inc.** License #: **8220**  
 Street Address: **6731 Columbia Gateway Drive, Suite 120**  
 City: **Columbia** State: **MD** Zip Code: **21046**  
 Phone: **(410) 872-9105** Email: **sriley1@tollbrothers.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: *"Kolorama" craftsman elev 2 car + 2 car attached, covered deck, EXP. Closet + ULL*  
 # of Bedrooms (SF): **5** # of efficiency units (MF\*): \_\_\_\_\_ # of 1 BR (MF\*): \_\_\_\_\_ # of 2 BR (MF\*): \_\_\_\_\_ # of 3 BR (MF\*): \_\_\_\_\_  
 # Rooms: **12** # Full Baths: **5** # Half Baths: **1** # 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: **88** 1st Fl Depth: **63** 2nd Fl Width: **67** 2nd Fl Depth: **63** Bsmt Width: **67** Bsmt Depth: **63**  
 Energy Method:  Prescriptive  Performance  UA Alternative  ERI Gross Area: **9301** sq ft Occupiable Area: **8705** 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 THERE TO; (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: *6/14/2023*

**FOR OFFICE USE ONLY** CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS: **7-5-23**  
 PR  DPZ  DED  Health *Bennard*  SHA  CID  
 SUBMITTAL FEES: **\$15000** PAYMENT: **Toll # 00295771** ACCEPTED BY: **??**

LEGEND:

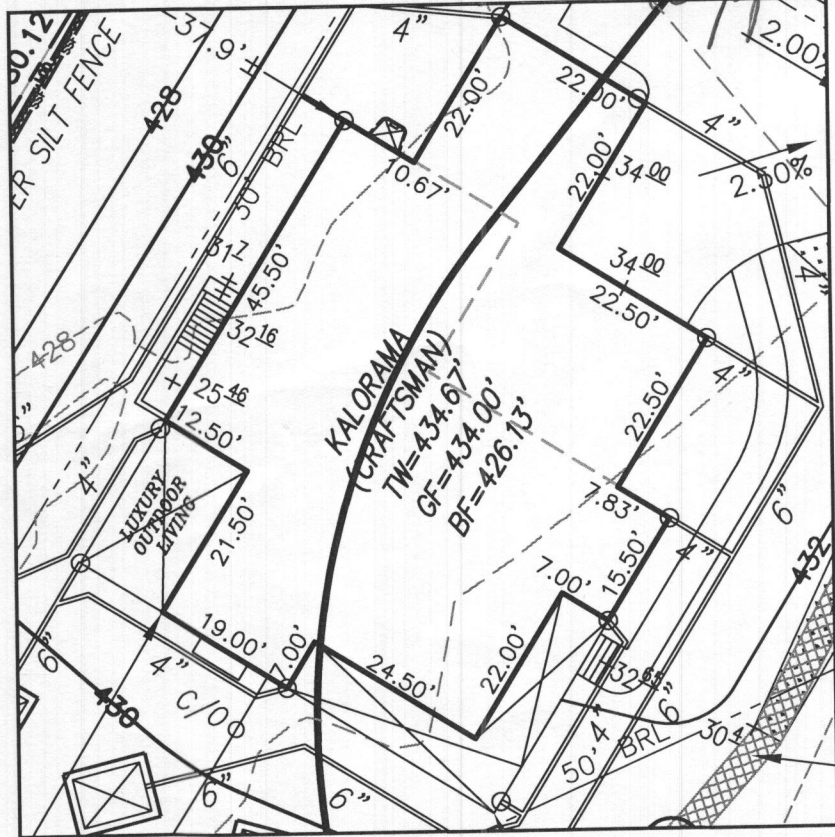
- BRL BUILDING RESTRICTION LINE
- WELL LOCATION
- T.W. TOP OF WALL
- G.F. GARAGE FLOOR
- B.F. BASEMENT FLOOR
- Passed Perc Location
- Failed Perc Location
- SEWAGE DISPOSAL AREA
- WELL BOX AREA
- SILT FENCE
- SUPER SILT FENCE
- LIMITS OF DISTURBANCE
- PROPOSED TREE
- SCE STONE CONSTRUCTION ENTRANCE

NOTE:  
TOTAL LIMITS OF DISTURBANCE (LOD) = 44,986 SQ. FT.

Approved Septic System Plan  
Howard County Health Department

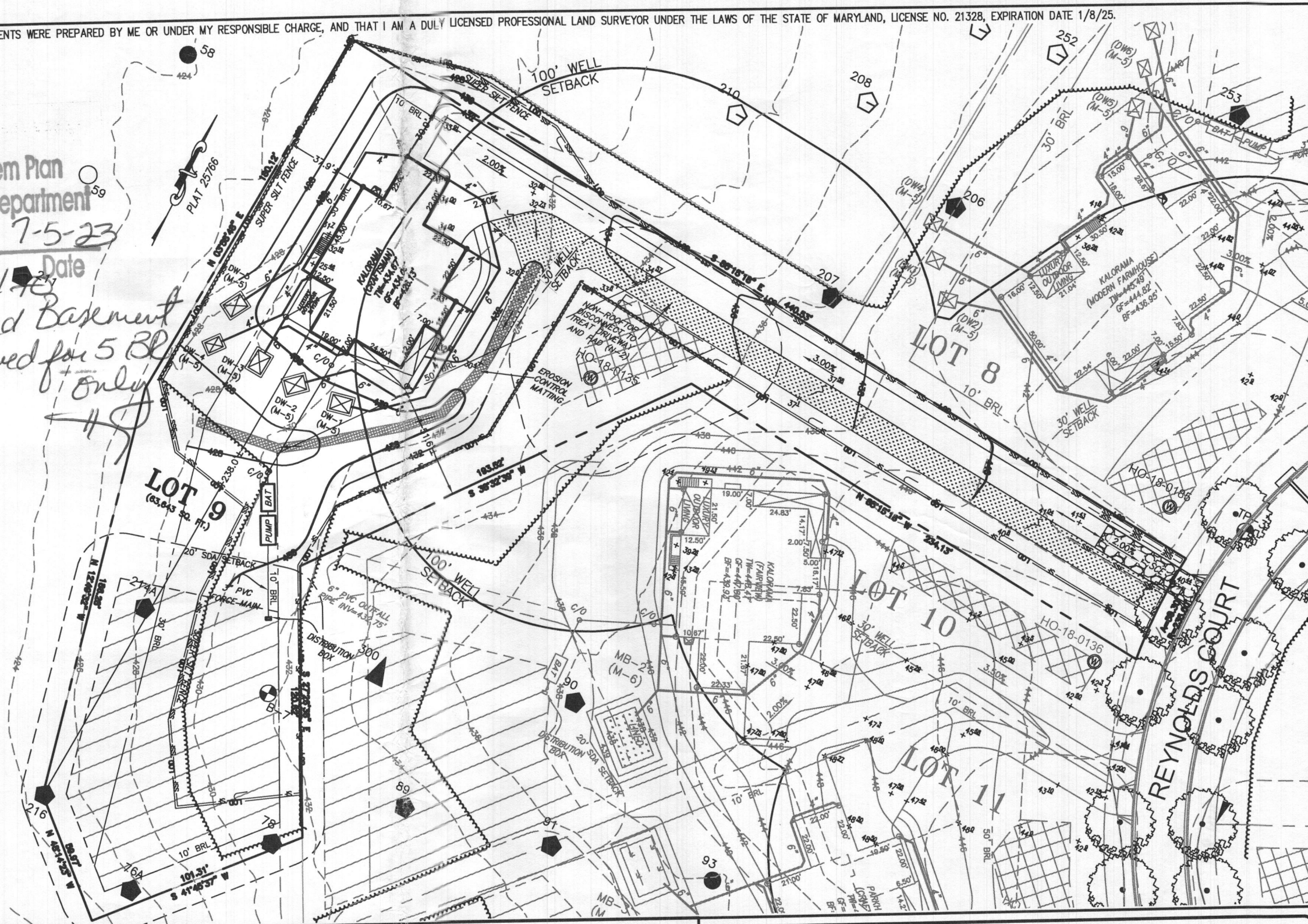
*DBurnd* 7-5-23  
Signature Date

*Unfinished Basement  
Approved for 5 BRL  
only*



HOUSE ENLARGEMENT  
NOT TO SCALE

BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN  
SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.



HOUSE TYPE: KALORAMA (CRAFTSMAN)  
TWO CAR SIDE ENTRY GARAGE  
DAYLIGHT BASEMENT  
DAYLIGHT WINDOW/WELL  
DOUBLE WIDE TAIL REAR OF DRIVEWAY  
WET BAR ROUGH-IN LOWER LEVEL  
ADD'L TWO CAR FRONT ENTRY GARAGE  
EXPANDED CLOSET  
ALTERNATE KITCHEN ISLAND  
LUXURY OUTDOOR LIVING

- OPTION No. 012
- OPTION No. 018
- OPTION No. 543
- OPTION No. 851
- OPTION No. 048246
- OPTION No. 263019
- OPTION No. 263111
- OPTION No. 263149
- OPTION No. 263165

WELL NUMBER: HO-18-0135  
ADDRESS: 10625 REYNOLDS COURT  
ELLCOTT CITY, MD 21042

*10625 Reynolds Court*  
PLOT PLAN  
LOT 9  
KINGS FOREST  
LIBER 20039, FOLIO 212  
PLAT NO. 25766  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL  
ESE Consultants, Inc.  
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046  
T: 410-872-9105

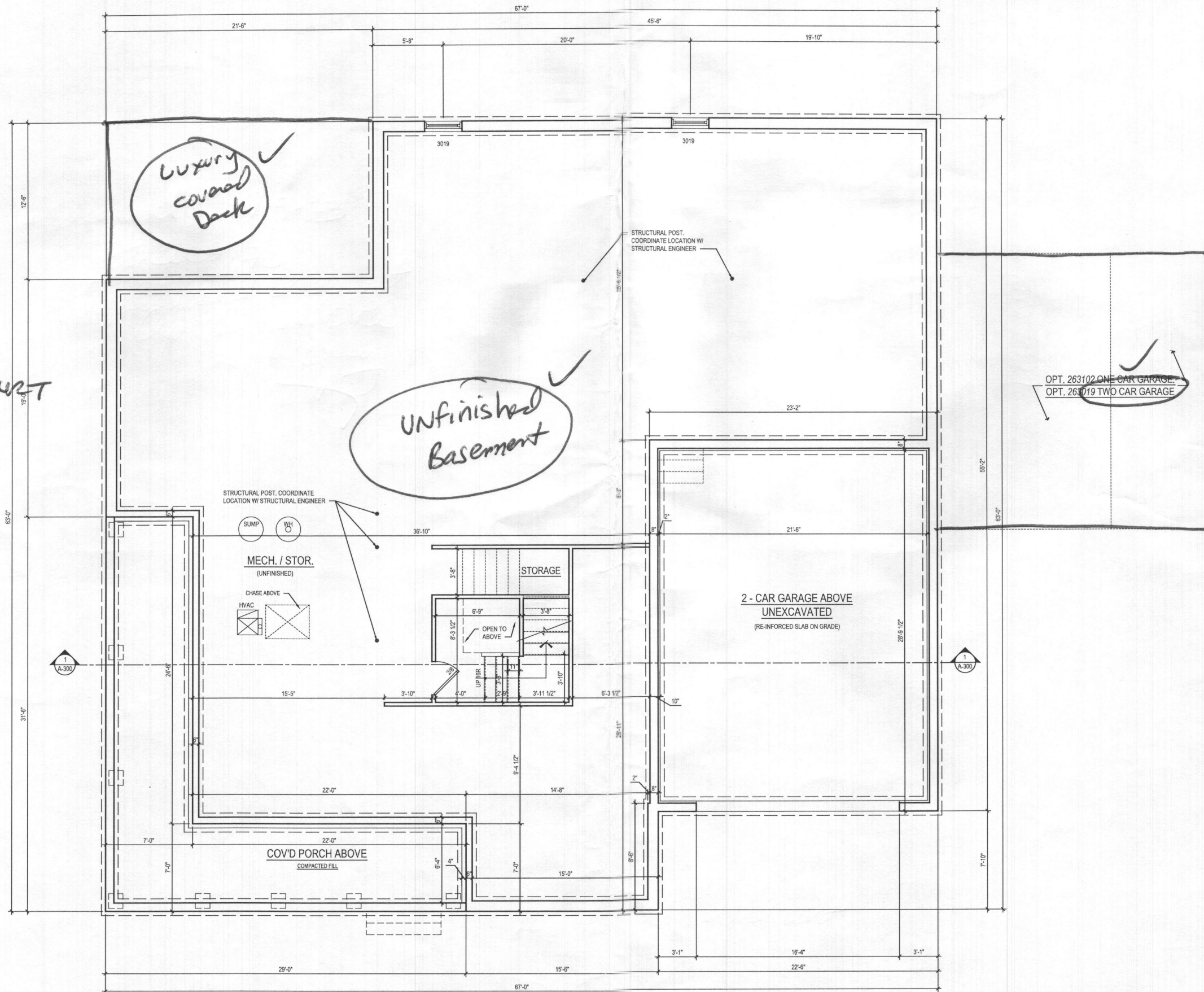
DATE: 05/26/2023 SCALE: 1" = 50' FILE: PP LOT 9 - KALORAMA CRAFTS.  
CHK'D: M.J.B. JOB NO: 3502 DRAWN: R.C.K.

**GENERAL PLAN NOTES**

- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- D. ALL DIMENSIONS GOVERN OVER SCALE.
- E. ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- F. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- G. ALL WINDOWS SIZE ARE NOTED IN FEET + INCHES AS MEASURED FROM SASH TO SASH.
- H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- I. ALL DOORS ARE TO BE 6'-8" HIGH UNLESS OTHERWISE NOTED.
- J. WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
- K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.

Health Dept

10625 Reynolds Court  
 Lot 9  
 Kings Woods

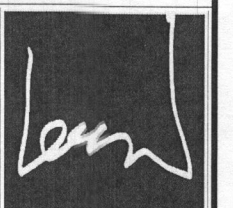


**1 BASEMENT PLAN**  
 A-100 SCALE: 1/4"=1'-0"  
TOL019C\_A100.DWG

@ ELEV. 1 - CRAFTSMAN  
 UNFINISHED BASEMENT

Plot by: anak

ARCHITECT:



**lessard**  
 DESIGN

8521 Leesburg Pike  
 Suite 700 | Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

**TOLL BROTHERS**

19775 BELMONT EXECUTIVE PLAZA  
 SUITE 250  
 ASHBURN, VA 20147  
 P: 571.291.8068  
 F: 703.327.1736  
 CONTACT: CHRISTINA LEMLEY  
 CLEMLEY@tollbrothers.com

PROJECT NAME:  
**KALORAMA**

SHEET TITLE:  
**FLOOR PLANS**

PROJECT NO.:

NO.	DESCRIPTION	DATE
DESIGN DEVELOPMENT	03.23.20	
BID SET	09.30.20	
WILLOW CREEK PERMIT SET	12.22.20	
LENAH MILL PERMIT SET	12.22.20	

PROJECT NO: TOL019C  
 DRAWN BY: AC & AN  
 CHECKED BY: RN & AP  
 PLOT DATE: Dec. 17, 2020  
 FILE NAME: TOL019C\_A100.dwg

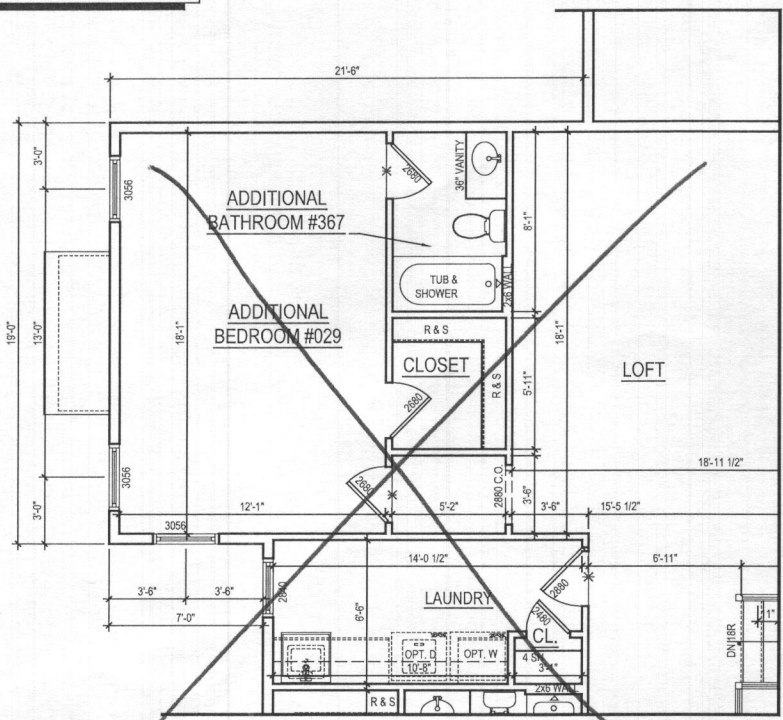
**A-100**

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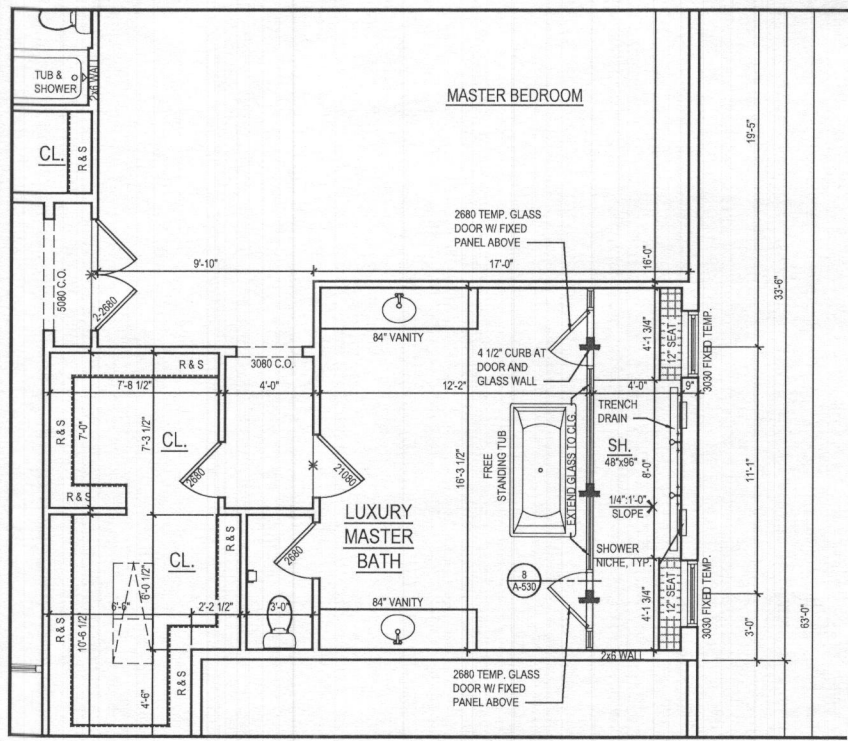


**GENERAL PLAN NOTES**

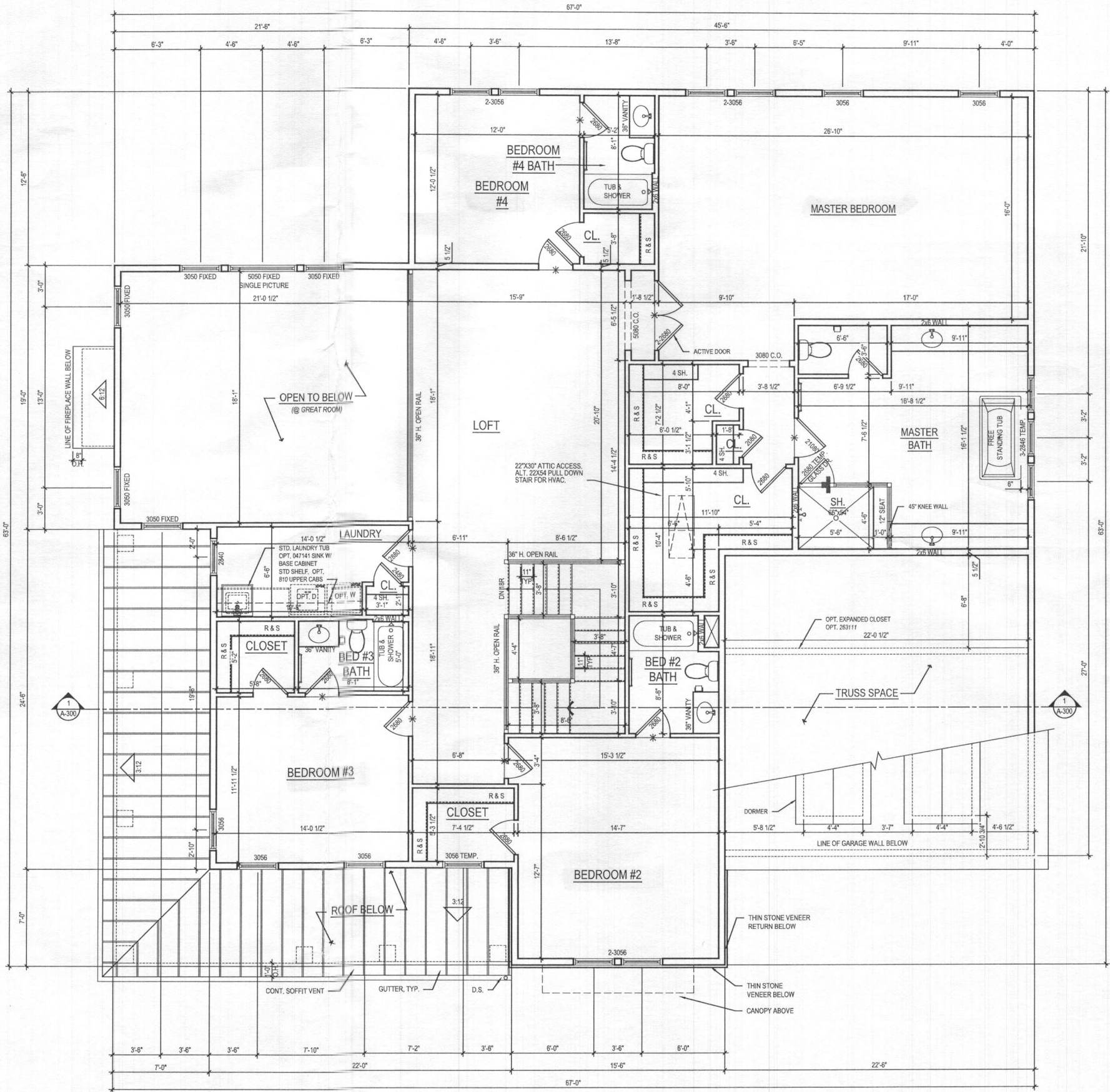
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**3 PART: 2ND FLOOR PLAN** w/ OPT. ADDITIONAL BEDROOM #029  
 A-120 SCALE: 1/4"=1'-0"  
 TOL191C\_A120.DWG



**2 PART: SECOND FLOOR PLAN** w/ OPT. 055 - LUXURY MASTER BATH  
 A-120 SCALE: 1/4"=1'-0"  
 TOL191C\_A120.DWG



**1 SECOND FLOOR PLAN**  
 A-120 SCALE: 1/4"=1'-0"  
 TOL191C\_A120.DWG

@ ELEV. 1 - CRAFTSMAN  
 2,408.8 SQ. FT.

ARCHITECT:  
  
 8521 Leesburg Pike  
 Suite 700 | Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.lessarddesign.com

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PROJECT NAME:  
**KALORAMA**

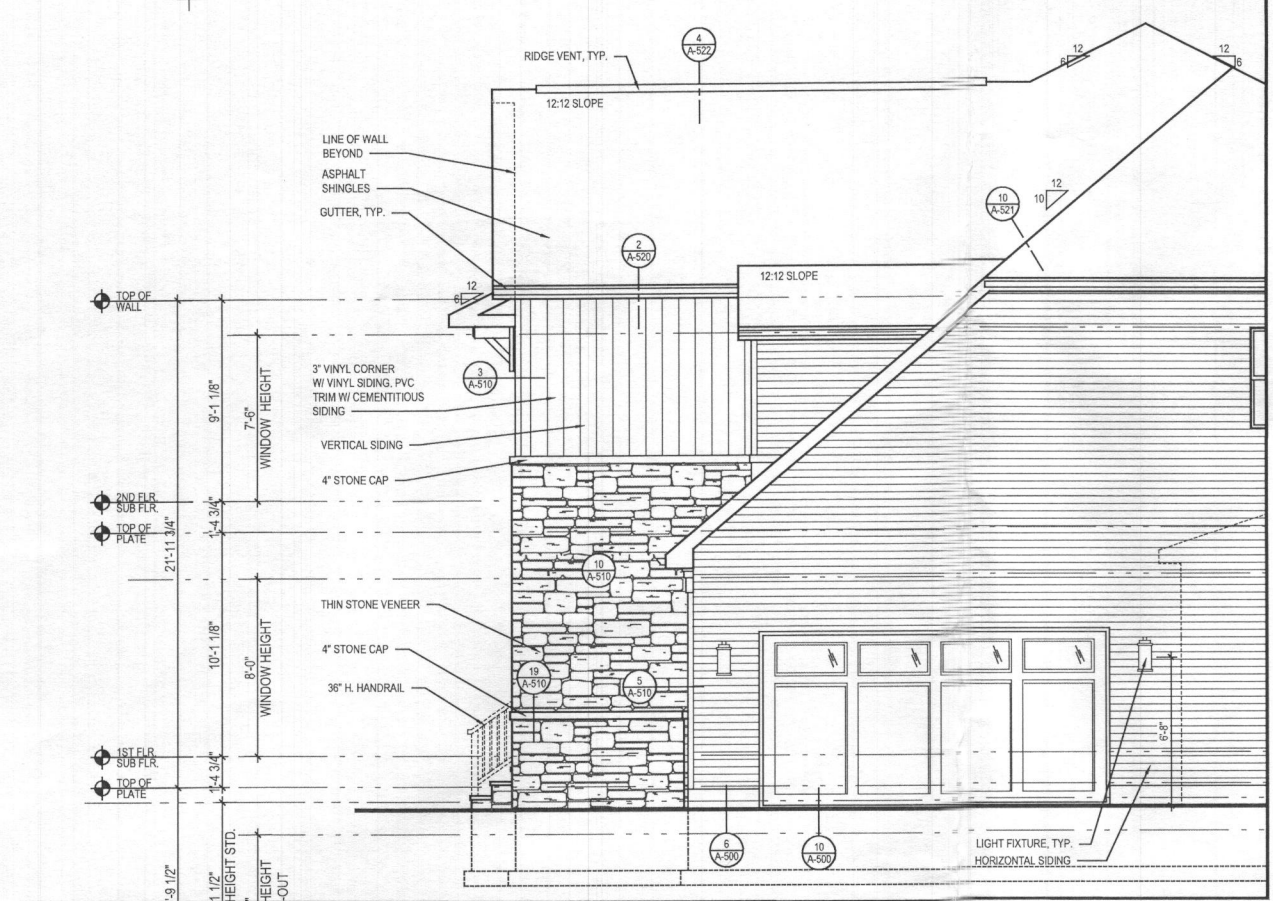
SHEET TITLE:  
**FLOOR PLANS**

ISSUE / REVISION		
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.23.20
2	BID SET	09.30.20
3	WILLOW CREEK PERMIT SET	12.22.20
4	LENAH MILL PERMIT SET	12.22.20

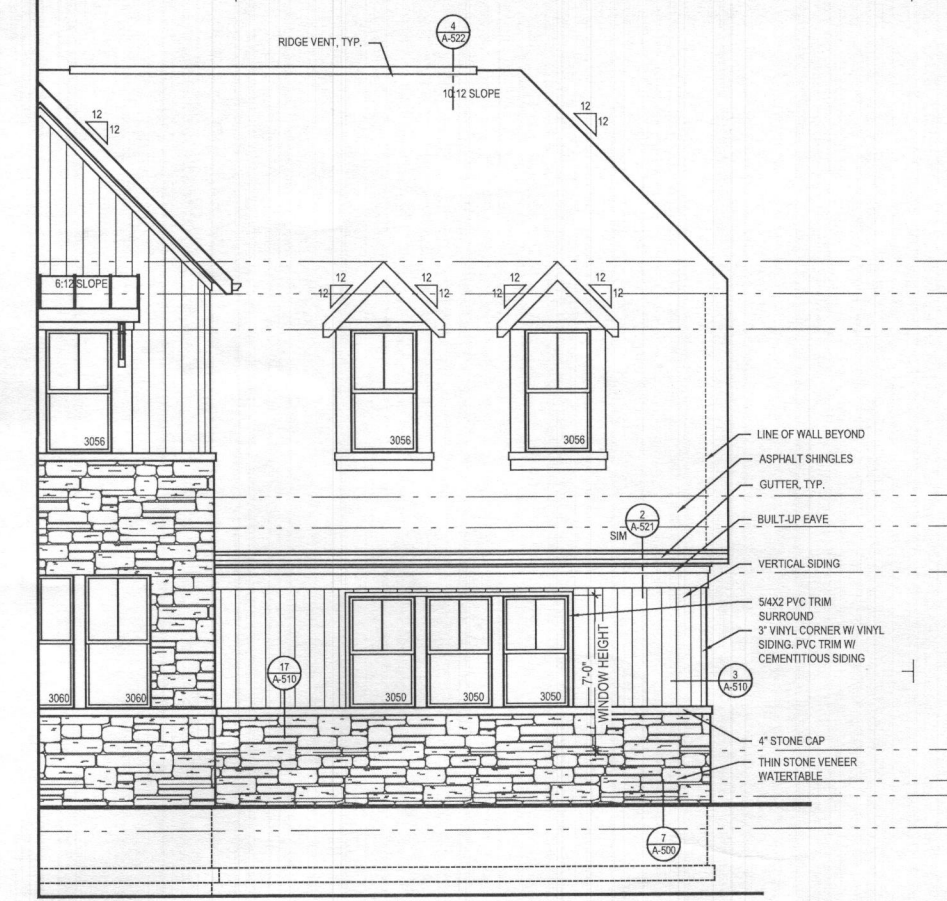
PROJECT No: TOL191C  
 DRAWN BY: AC & AN  
 CHECKED BY: RN & AP  
 PLOT DATE: Dec. 18, 2020  
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**A-120**

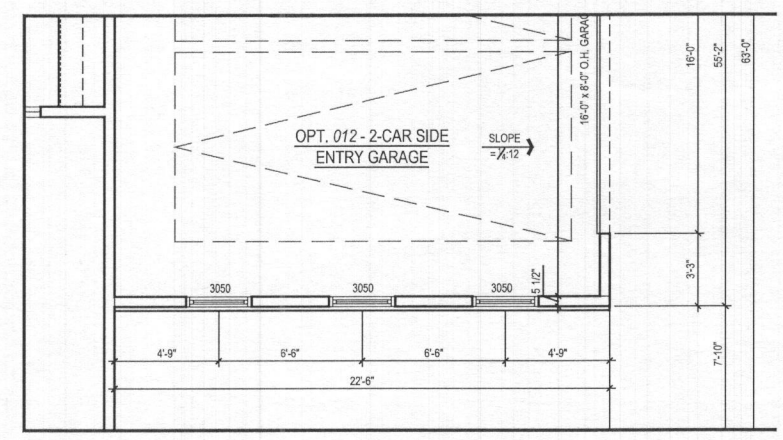
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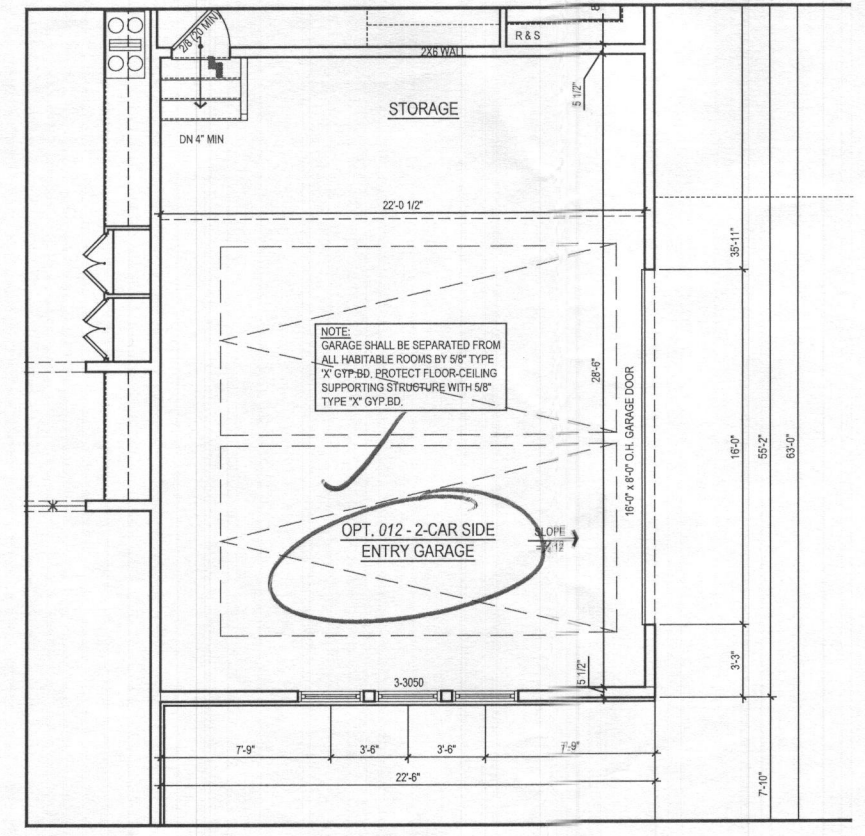
**4 PART. RIGHT SIDE ELEVATION** w/ OPT. 012 - TWO CAR SIDE ENTRY GARAGE  
 A-400 SCALE: 1/4"=1'-0" CRAFTSMAN



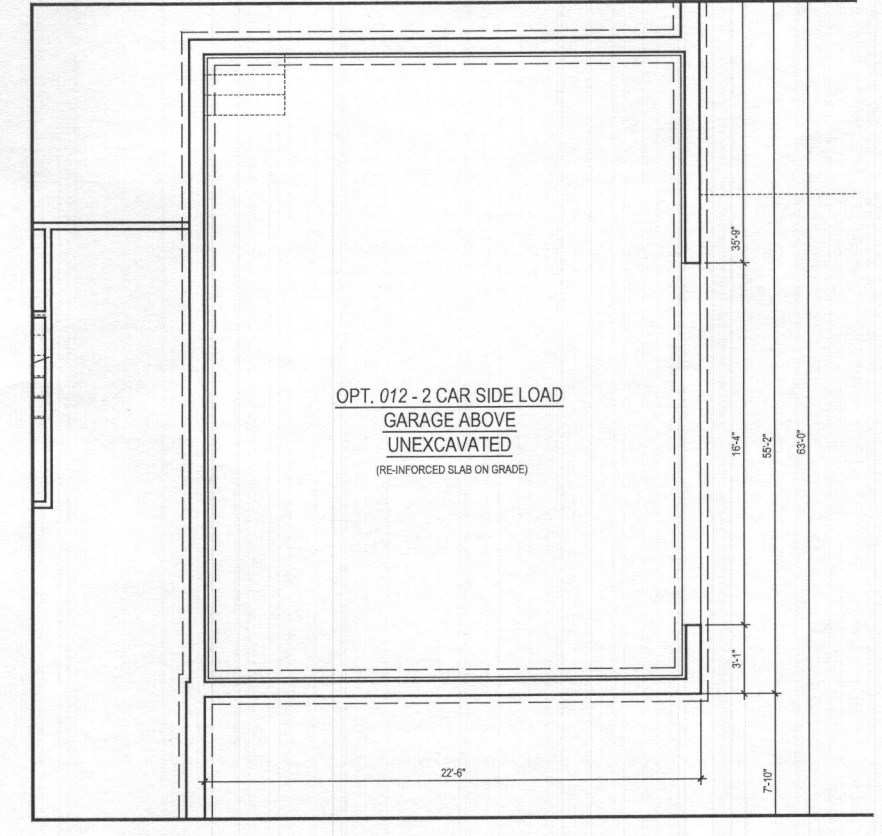
**3 PART. FRONT ELEVATION** w/ OPT. 012 - TWO CAR SIDE ENTRY GARAGE  
 A-400 SCALE: 1/4"=1'-0" CRAFTSMAN



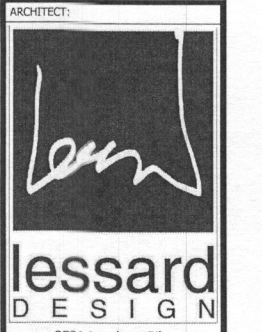
**2a PART. FIRST FLOOR PLAN** w/ OPT. 012 - TWO CAR SIDE ENTRY GARAGE  
 A-400 SCALE: 1/4"=1'-0" MODERN FARMHOUSE, TRADITIONAL, FAIRVIEW



**2 PART. FIRST FLOOR PLAN** w/ OPT. 012 - TWO CAR SIDE ENTRY GARAGE  
 A-400 SCALE: 1/4"=1'-0" CRAFTSMAN



**1 PART. BASEMENT FLOOR PLAN** w/ OPT. 012 - TWO CAR SIDE ENTRY GARAGE  
 A-400 SCALE: 1/4"=1'-0" @ ALL ELEV.



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 P: 571.291.8068  
 F: 703.327.1736  
 CONTACT: CHRISTINA LEMLEY  
 CLEMLEY@tollbrothers.com

PROJECT NAME:  
**KALORAMA**

SHEET TITLE:  
**#012 - TWO CAR SIDE ENTRY GARAGE  
 ILO STANDARD GARAGE**

NO.	DESCRIPTION	DATE
DESIGN DEVELOPMENT	03.23.20	
BID SET	09.30.20	
WILLOW CREEK PERMIT SET	12.22.20	
LENAH MILL PERMIT SET	12.22.20	

PROJECT No: TOL019C  
 DRAWN BY: AC & AN  
 CHECKED BY: RN & AP  
 PLOT DATE: Dec. 16, 2020  
 FILE NAME: TOL019C\_A400.dwg

**A-400**





