

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B22003213	08/16/2022

Description of Work
SFD/ INSTALL (1) 1000 GAL UNDERGROUND PROPANE TANK

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
1433	HERITAGE RIDGE	RD
Unit Type	Unit #	X Coordinate
--Select--		-77.06275
		Y Coordinate
		39.33035
City	State	Zip Code
WOODBINE	MD	21797
	Primary	
	Yes	

Approved 8/18/22
TJH

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
11061217	5	0	0	0	0	RURAL

Legal Description

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
13	28	604001	5				
Plan Area	State Tax Id	Subdivision Name					
		Linden Grove					
Section	Area	Tax Map					
		8					
Grid	Zoning District	ADC Map					
8-13	RC-DEO	4691-K8					
SDP No.	Final Plan No.	WP File No.					
	ECP-17-019						
Record Plat No.	WS Contract No.	FDP No.	Primary				
25717-2572			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	4-05	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *
TOLL MID ATLANTIC LP COMPANY INC

Address Line 1
1140 VIRGINIA AVE

Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
FT WASHINGTON	PA	19034
Phone	Primary	
301-725-3232	Yes	
E-mail		

Cell Number

Fax Number

Professionals (This section is not required.)

Search Reset Clear

License # * 68408 Business Name HJ POIST
 License Type * Propane Gs First Name JEFF Middle Name Last Name WISEMAN
 Primary Yes Address Line 1 360 MAIN ST Address Line 2
 City LAUREN State MD ZIP Code 20707
 Phone 1 3017253232 Phone 2 Fax
 E-mail JEFF@HJPOIST.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant Relationship Applicant Primary Yes
 First Name MICHELLE MI Last Name CLANCY
 Full Name MICHELLE CLANCY
 Organization Name APPLIED & APPROVED PERMITS LLC
 Street Address P.O. BOX 310 Address Line 2
 City PERRY HALL State MD Zip Code 21128
 Phone 443-340-1229 Cell Fax
 E-mail * MICHELLE@APPLIEDANDAPPROVED.COM

Addtl Info

Est Construction Cost * 2000 Housing Units * 0 Number of Buildings * 0 Public Owned No
 Construction Type -Select- -Select-

TANK INFORMATION

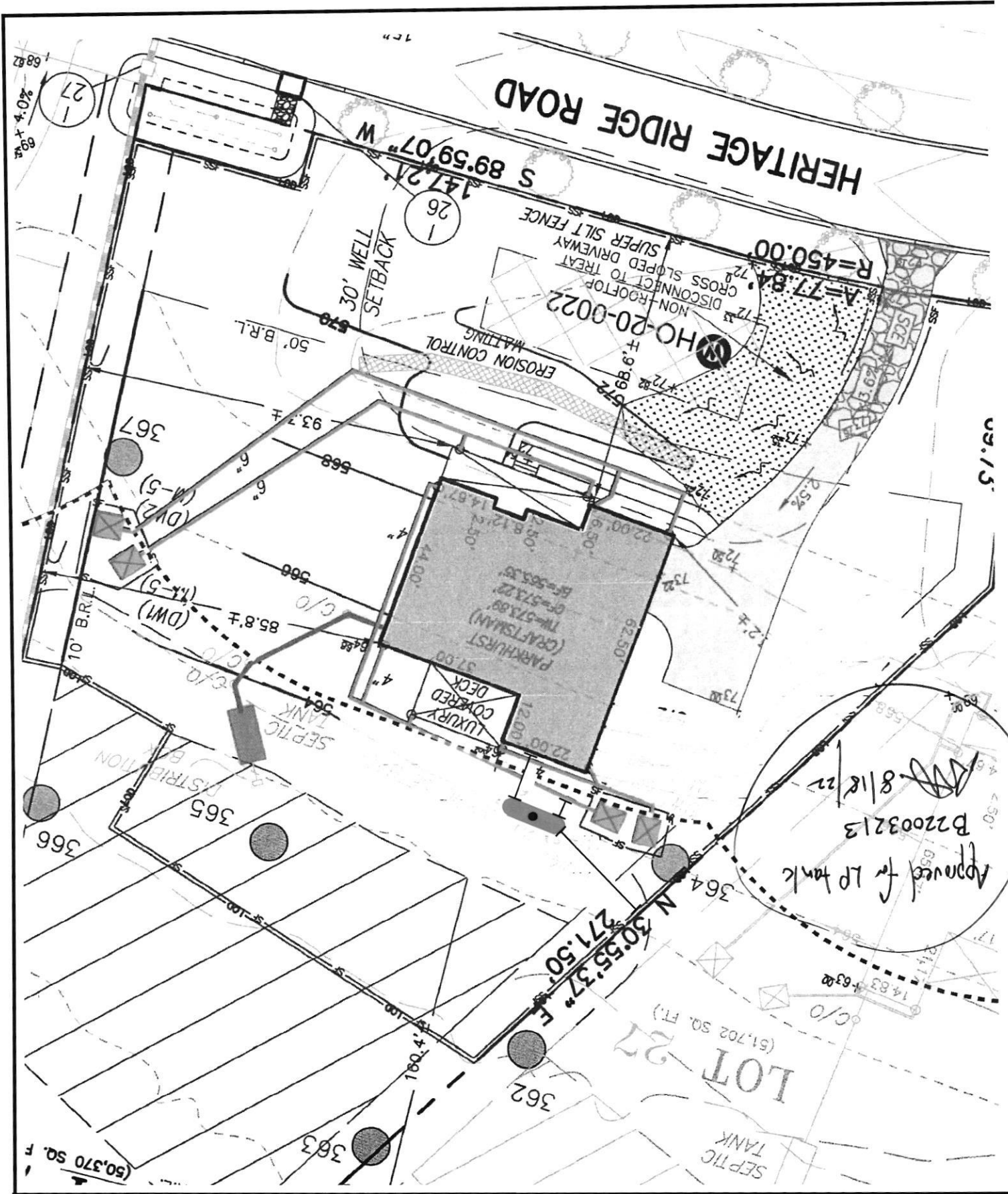
RESIDENTIAL TANK INFORMATION

Capital Project-No Fee * Yes No Capital Project Number Fee Exempt * Yes No Roadside Tree Project Permit * Yes No Roadside Tree Permit #
 Existing Use * SFD Number of Tanks Installed * 1 Number of Tanks Removed * 0
 Water Supply Private Sewage Disposal Private Expiration Date 2/14/2023 Relocate Existing Tank * 0

PAYMENT INFORMATION

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

Submit Cancel



Approved for LP tank
 B22003213
 8/18/22

PROPOSED 1,000-GALLON UNDERGROUND PROPANE STORAGE TANK LOCATION
 1433 HERITAGE RIDGE ROAD, WOODBINE, MD 21797
 (LOT 28 - IN THE TOLL BROTHERS LINDEN GROVE COMMUNITY)



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

PERMIT NUMBER: B 21002812

DATE ACCEPTED: 7/30/2021



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: 1433 Heritage Ridge Rd
City: Woodbine State: MD Zip Code: 21797
Subdivision/Village/Complex Name: Linden Grove SDP/WP/BA #:
Lot: 28 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 (Separate Permits Required): Mechanical (HVAC) Electrical Plumbing None
New 2 story "Parkhurst" Fairview elev with 2 car side and 1 car side attached garages, luxury covered deck, grand multi-gar addition, and finished lower level (Rec room and powder room)

PROPERTY OWNER INFORMATION REQUIRED

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

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Deatur Building Services Contact Name: Jim Kenyon
Street Address: PO Box 552
City: Woodbine State: MD Zip Code: 21797
Phone: 443-209-7792 Email: jim@deaturbuilding.com

CONTRACTOR INFORMATION REQUIRED

Business Name: Toll Brothers contact: Summer Riley
Licensee's Name: Toll Mid Atlantic Lp Co Inc License #: 8220
Street Address: 7164 Columbia Gateway Dr Ste. 230
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: "Parkhurst" Fairview elev, 2 car + 1 car garage, luxury covered deck, grand multi-gar addition, finished lower level
of Bedrooms (SF): 6 # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*):
Rooms: 12 # Full Baths: 6 # Half Baths: 2 # 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: 77 1st Fl Depth: 83 2nd Fl Width: 59 2nd Fl Depth: 56 Bsmt Width: 59 Bsmt Depth: 83
Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 8900 sq ft Occupiable Area: 8635 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 Kenyon DATE SIGNED: 7/29/2021

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS: PR DPZ DED Health SHA CID
SUBMITTAL FEES: \$150.00 PAYMENT: CV# 01579134 ACCEPTED BY: DROPSBOX

Name: Jim Kerwin
 Street Address: PO Box 552
 City, State, Zip: Woodbine MD 21797
 Date: 4/29/2022

Amendment, Permit # B21002812

Ms. Debbie Whalen
 Division of Plan Review
 Department of Inspections, Licenses and Permits
 Howard County Government
 3430 Court House Dr
 Ellicott City, MD 21043

Dear Ms. Whalen:

I am requesting to amend Permit # B21002812 at
1433 Heritage Ridge Road Woodbine MD 21797 to
 revise the "Parkhurst" with the following changes, "Craftsman" evv,
 with 2 car garage, Luxury Covered Deck and unfinished basement, 10 Rooms
 5 full Baths, 1 Half Bath, 5 Bedrooms and 1 fireplace, 2018 IRC and Performance
 method. Gross S.F. = 7893 OGSF = 7344

Enclosed: INV #702499
 Fee: \$50.00 Toll # 00135564
 Plot Plans
 Sets of Construction Drawings
 Other: _____

Building	Front	Depth
1	59	62
2	59	62
B	59	62

If there is anything we can do to assist you, please let me know.

Sincerely, 

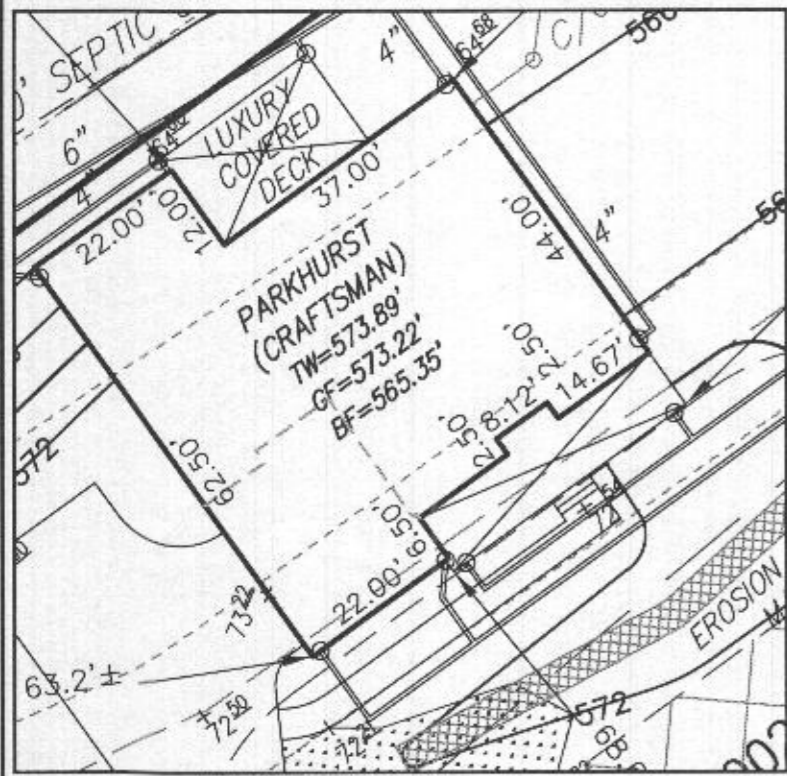
Name: Jim Kerwin
 Title: AGENT For Toll Brothers
 Phone: 443-309-7792
 Email: Jim@DecaturbuildingServices.com

LEGEND:

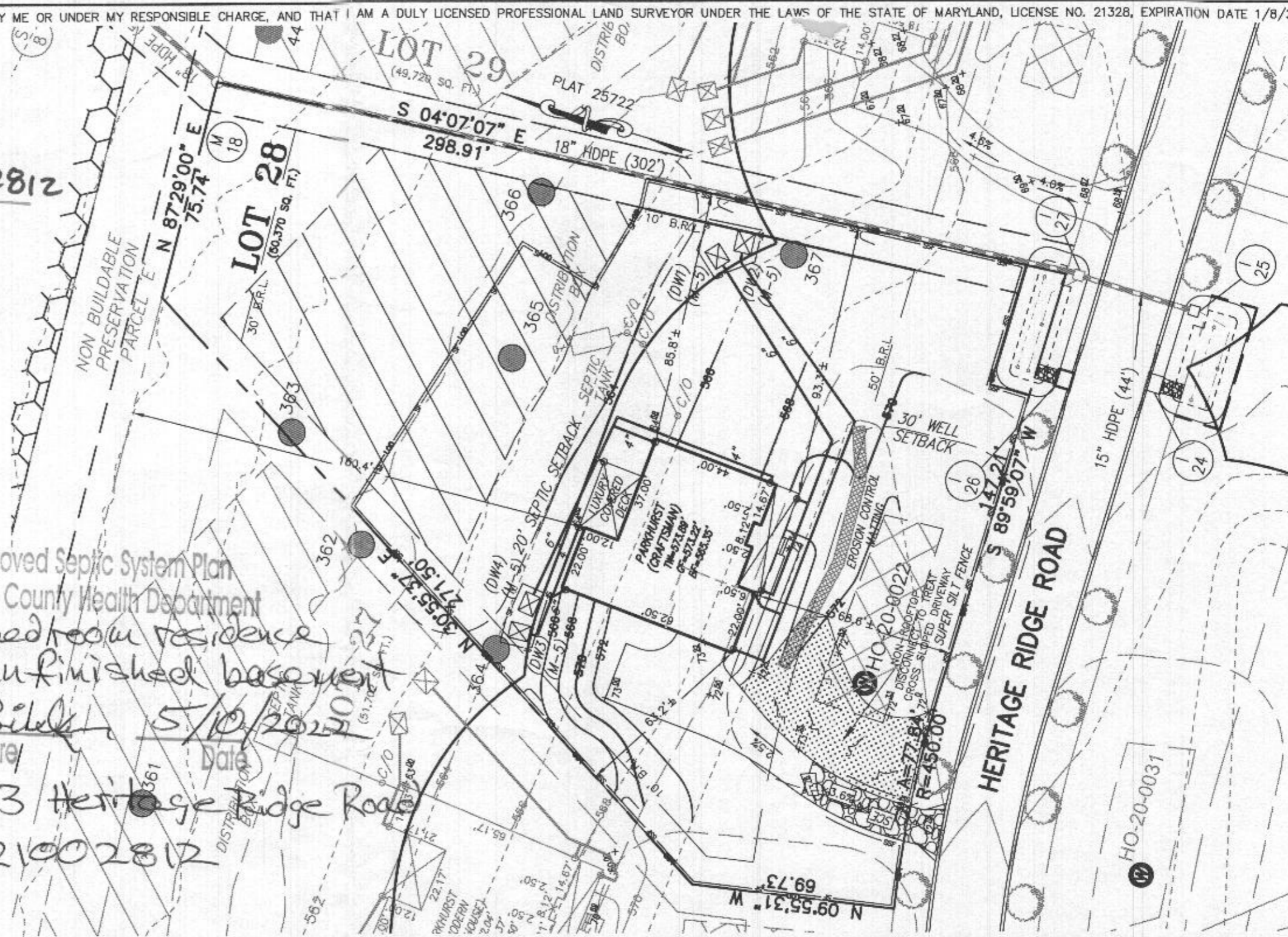
- BRL BUILDING RESTRICTION LINE
- W WELL LOCATION
- T.W. TOP OF WALL
- G.F. GARAGE FLOOR
- B.F. BASEMENT FLOOR
- PASSED PERC LOCATION
- FAILED PERC LOCATION
- SILT FENCE
- SUPER SILT FENCE
- SCE STONE CONSTRUCTION ENTRANCE
- ▨ SEWAGE DISPOSAL AREA
- ▩ WELL BOX AREA
- PROPOSED TREE
- PROPOSED TREE
- PROPOSED TREE

REVISED
 Date: 4/29/2022
 Comments: B21-2812
CHANGE TO A 'CRAFTSMAN' ELEVATION

NOTE:
 TOTAL LIMITS OF DISTURBANCE (LOD) = 37,446 SQ. FT.



Approved Septic System Plan
 Howard County Health Department
 5-bedroom residence
 w/ unfinished basement
 RBilch 5/10/2022
 Signature Date
 1433 Heritage Ridge Road
 B21002812



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: PARKHURST (CRAFTSMAN)
 TWO CAR SIDE ENTRY GARAGE
 WALK-OUT BASEMENT
 WET BAR ROUGH-IN
 LUXURY WALK-OUT COVERED DECK
 DOUBLE WIDE DRIVEWAY TAIL
 OPTION No. 012
 OPTION No. 017
 OPTION No. 048246
 OPTION No. 263169
 OPTION No. 851
 WELL NUMBER: HO-20-0022
 ADDRESS: 1433 HERITAGE RIDGE ROAD
 WOODBINE, MD 21797

PLOT PLAN
 LOT 28
LINDEN GROVE
 LIBER 15899, FOLIO 246
 PLAT NO. 25722
 ELECTION DISTRICT No. 4
 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: 03/16/2022 SCALE: 1" = 40' FILE: PP LOT 28 PARKHURST CRAFTSMAN
 CHK'D: M.J.B. JOB NO: 4683 DRAWN: V.X.P.

Revision for B21002812

Health Dept.

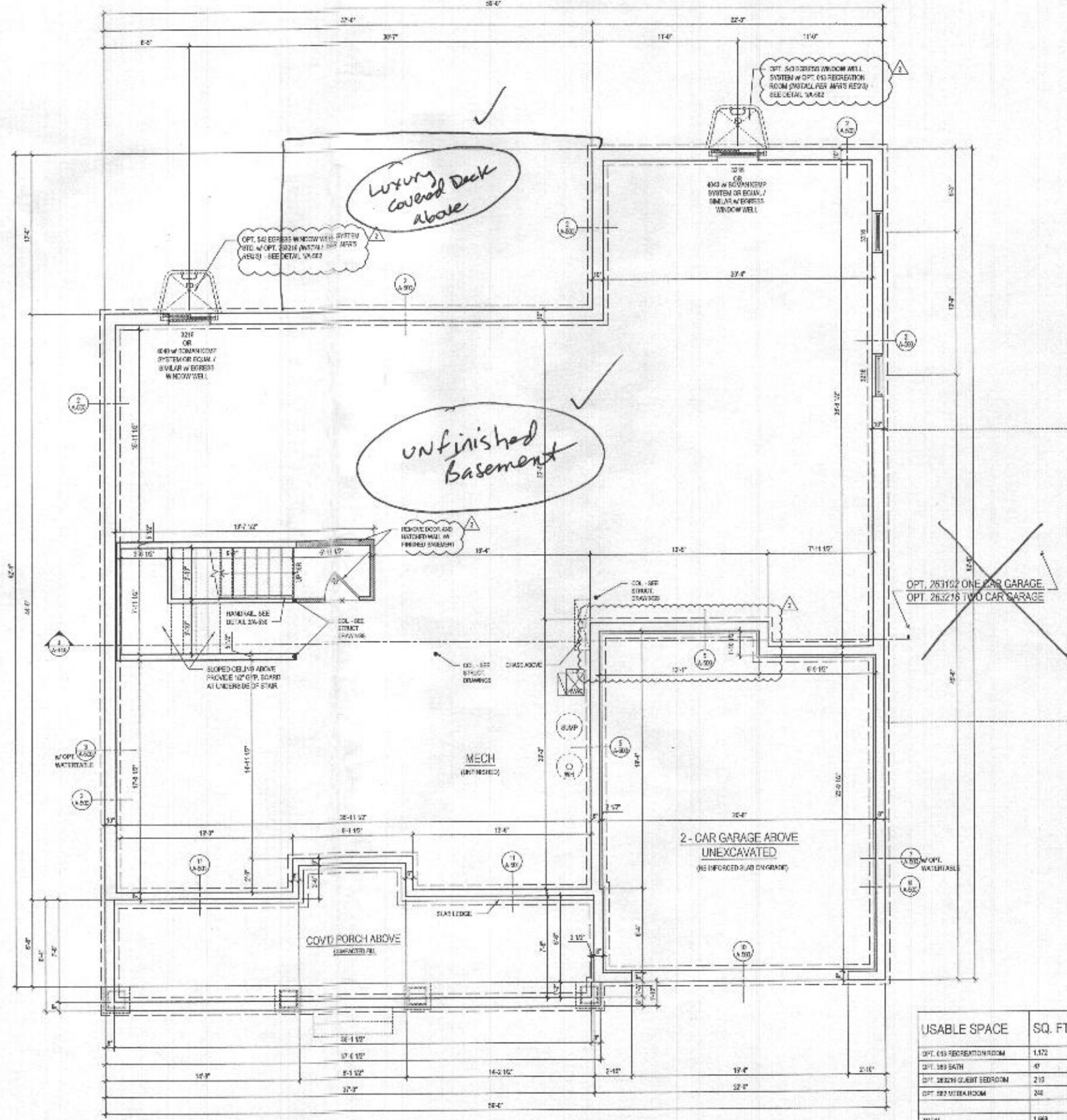
- GENERAL PLAN NOTES**
- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
 - ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
 - ALL DIMENSIONS GOVERN OVER SCALE.
 - ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND CEILING PROTECTED ON INSIDE SURFACE WITH 1/2" GYPSUM BOARD.
 - ALL WINDOWS 3/8" ARE NOTED IN FEET + INCHES AS MEASURED FROM GROUND TO SASH.
 - REFER TO SPECIFICATIONS FOR WINDOW HEAD HEIGHTS.
 - ALL DOORS ARE TO BE 3 FT HIGH UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS TO BE ON LEFT SIDE OF SINK.
 - DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.

1433 Heritage Ridge Road
Woodbine, MD 21797

Linden Grove
LOT 28

REVISED
Date: 4/29/2022
Comments: B21-2812

AMENDMENT



1 BASEMENT FLOOR PLAN
A-100 SCALE 1/4"=1'-0"
DATE: 4/29/2022

ELEV. 1 - CRAFTSMAN
@ UNFINISHED CONDITION

USABLE SPACE	SQ. FT.
OPT. 619 RECREATION ROOM	1,172
OPT. 389 BATH	47
OPT. 2829 GUEST BEDROOM	215
OPT. 582 MEDIA ROOM	244
TOTAL	1,698

lessard DESIGN
5521 Leesburg Pike
Suite 200 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.lessarddesign.com

OWNER: TOLL BROTHERS
15775 BELMONT EXECUTIVE PLAZA
ASHLAND, VA 23047
P: 571.251.5065
CONTACT: CHRISTINA LEMLEY
cllemley@tollbrothers.com

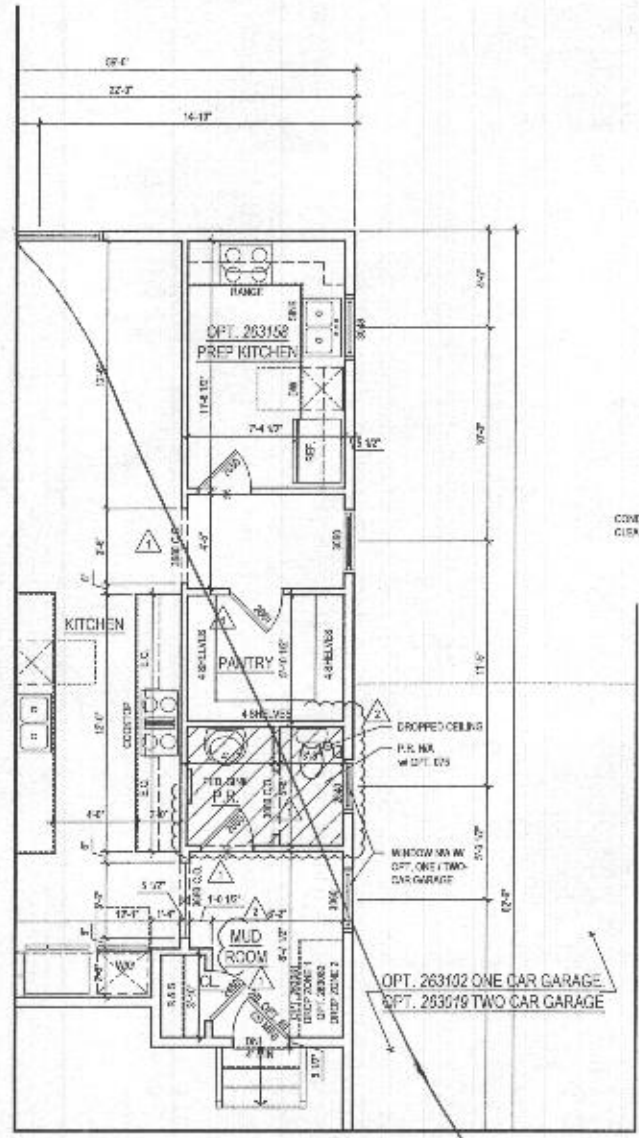
MARYLAND
PARKHURST
FLOOR PLANS

NO.	DESCRIPTION	DATE
1	ISSUE SET	06.29.21
2	REVISION SET	08.26.21
3	NO NEW STANDARDS	09.28.21
4	REV #20204	12.11.21

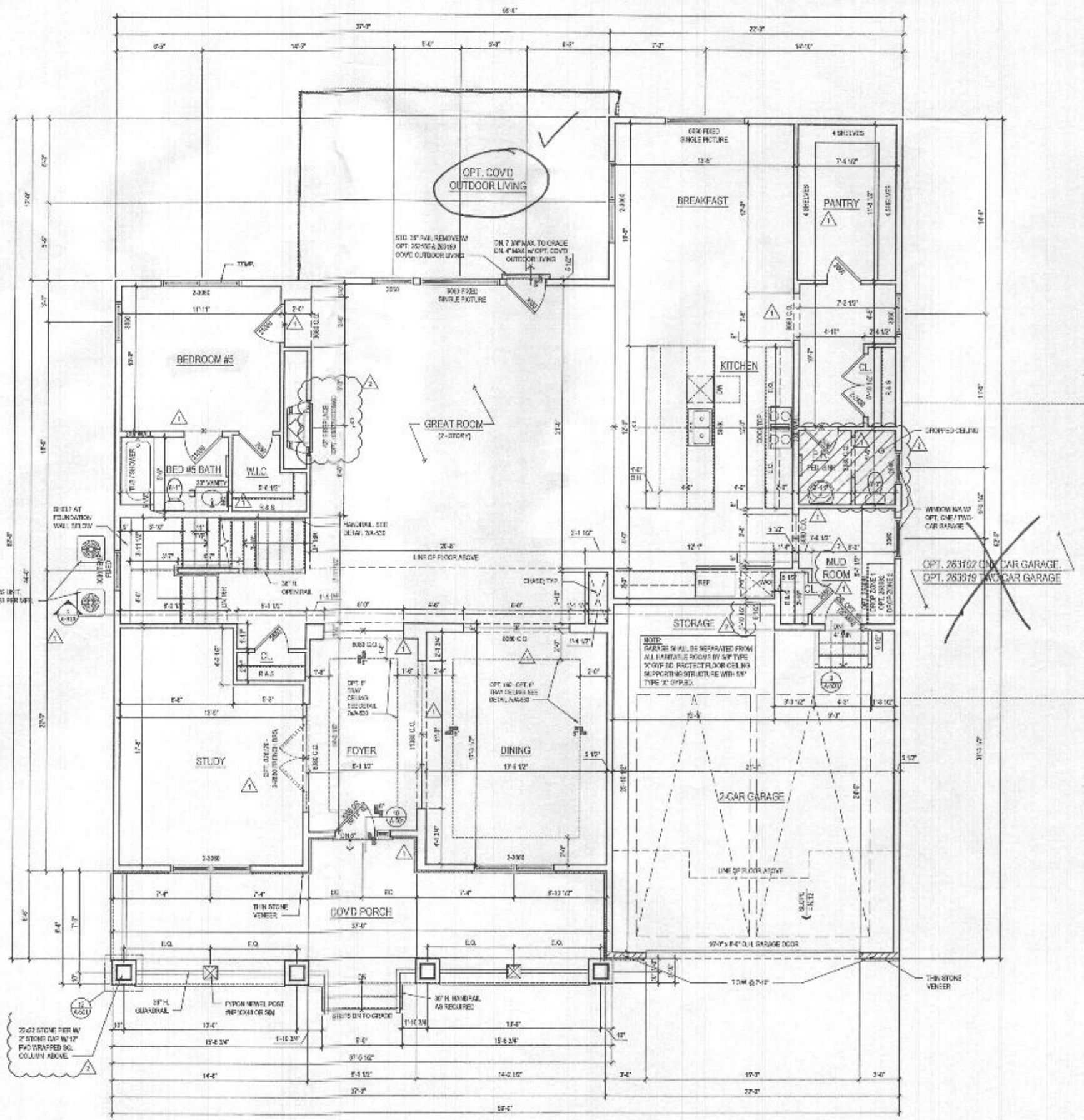
PROJECT NO: 150404
DRAWN BY: ALB
CHECKED BY: JF
FILE DATE: 04.29.22
FILE NAME: TOLLBROS_A100.dwg

A-100

- GENERAL PLAN NOTES**
- ALL WOOD STILD PARTS (DOES NOT INCLUDE) ARE TO BE 3/4" FOR INTERIOR AND 1/2" FOR EXTERIOR UNLESS OTHERWISE NOTED.
 - ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - ALL DIMENSIONS GIVEN ON SCALE.
 - ALL GROUND DEVICES ARE TO BE SEWERED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND DECKING PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
 - ALL WINDOW SIZES ARE NOTED IN FEET-INCHES AS MEASURED FROM FINISH TO FINISH.
 - REFER TO ELEVATIONS FOR WINDOW HEADS/HEIGHTS.
 - ALL DOORS ARE TO BE 8'-0" HIGH UNLESS OTHERWISE NOTED.
 - WINDERS ALWAYS TO BE ON LEFT SIDE OF DOOR.
 - DOOR SWING ALWAYS TO BE ON RIGHT SIDE OF DOOR.



2 PART. FIRST FLOOR PLAN w/ OPT. 263158 - OPT. PREP KITCHEN
 A-110 SCALE: 1/4"=1'-0"
 10/26/2023



1 FIRST FLOOR PLAN
 A-110 SCALE: 1/4"=1'-0"
 10/26/2023 @ ELEV. 1 - CRAFTSMAN

ARCHITECT:

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
 ASHBURG, VA 20147
 P: 571.292.5668
 CONTACT: CHRISTINA LEMLEY
 clemley@tollbrothers.com

PROJECT NAME: MARYLAND

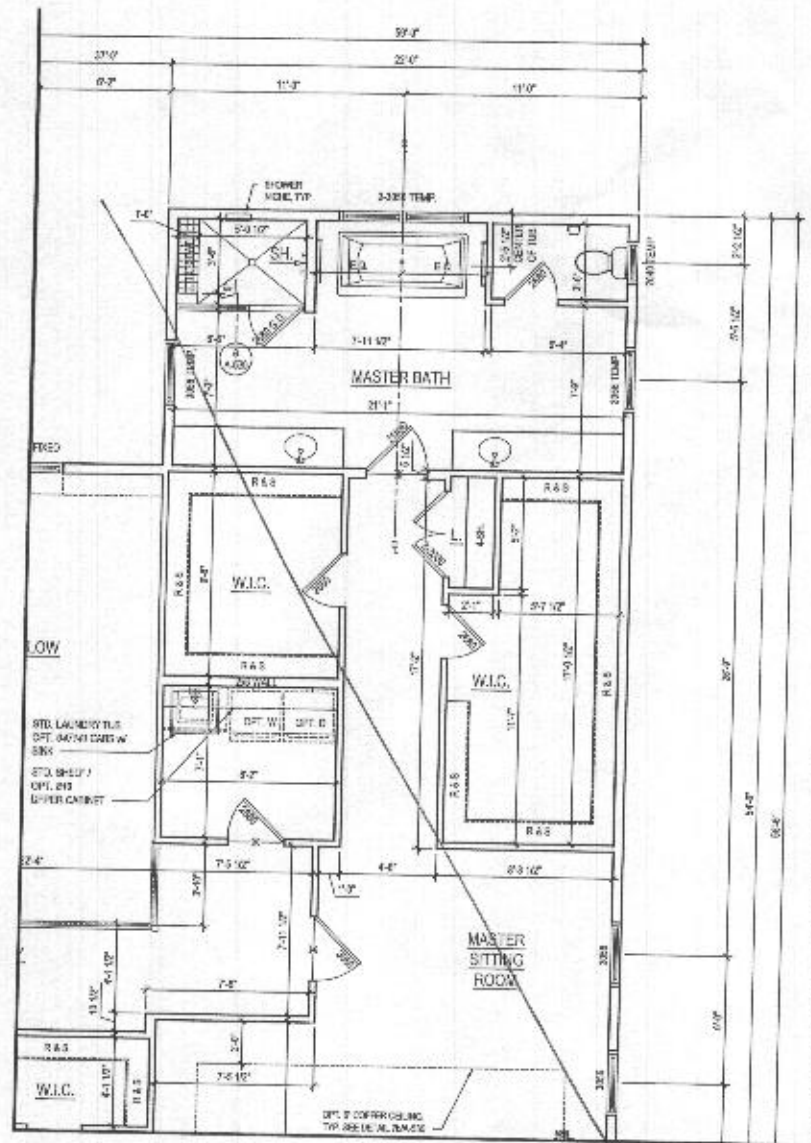
PARKHURST FLOOR PLANS

ISSUE / REVISION		
NO.	DESCRIPTION	DATE
1	ISSUE	10.26.23
2	REVISED SET	10.26.23
3	NEW DRAWINGS	10.26.23
4	REVISED SET	10.26.23

PROJECT NO: 2023-010
 DRAWN BY: ALB
 CHECKED BY: JLM
 DATE: 10.26.23
 FILE NAME: 2023-010-100

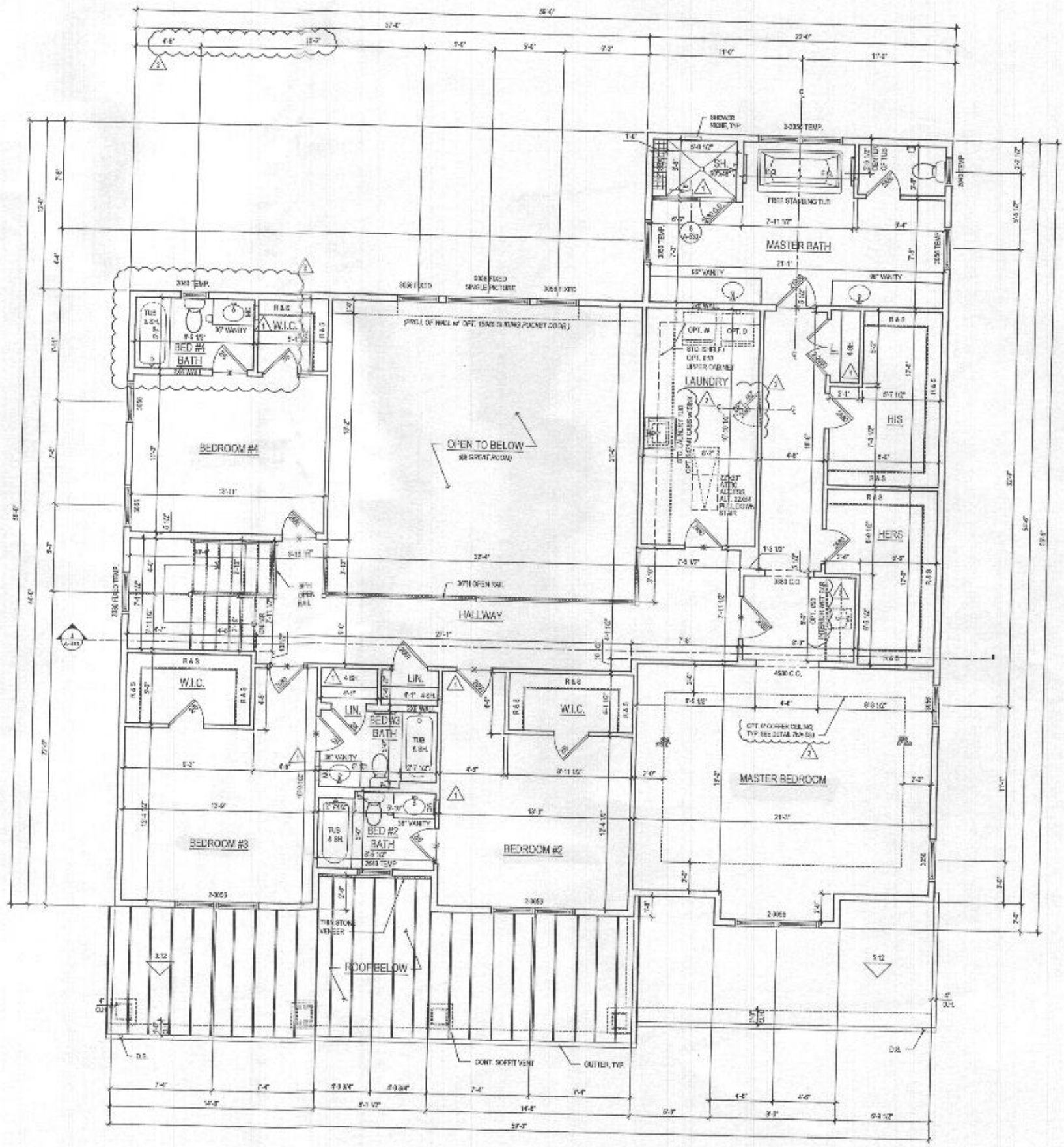
A-110

File No: TOL081A_110.dwg
 Plot By: mark



2 PART. SECOND FLOOR PLAN W/ OPT. 030 - ADDITIONAL WALK IN CLOSET
 A-120 SCALE: 1/4"=1'-0"

- GENERAL PLAN NOTES**
- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 2 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 INSTALLED IN EACH MARKED LOCATION UNLESS OTHERWISE NOTED.
 - F. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND CEILING PROTECTED ON ENCLOSED SIDE WITH 1/2" CHIPBOARD.
 - G. ALL WINDOWS SIZE ARE NOTED IN FEET - INCHES AS MEASURED FROM GROUND TO FINISH.
 - H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
 - I. ALL DOORS ARE TO BE 6' HIGH UNLESS OTHERWISE NOTED.
 - J. WASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.
 - K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



1 SECOND FLOOR PLAN
 A-120 SCALE: 1/4"=1'-0"

@ ELEV. 1 - CRAFTSMAN

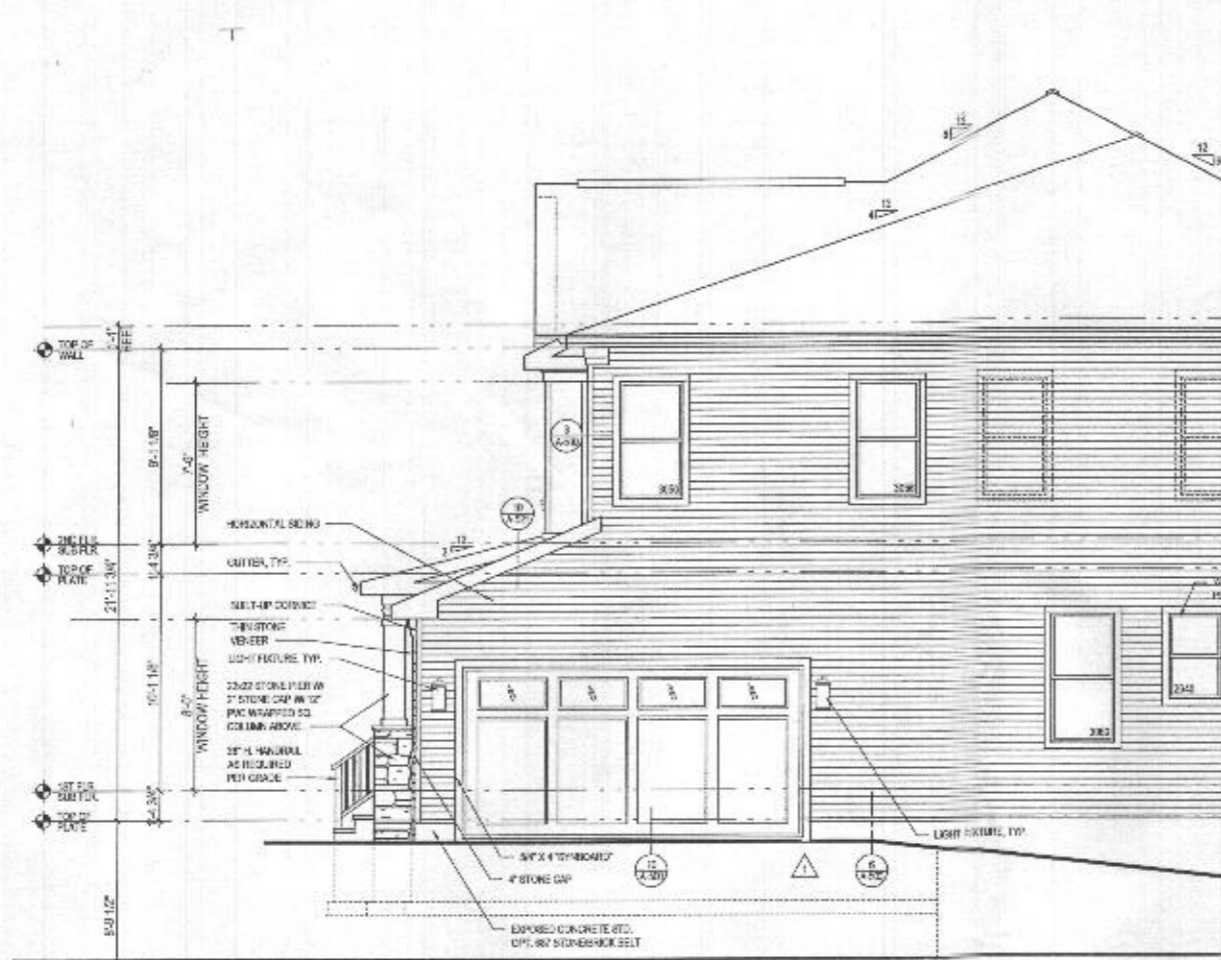
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 CONTACT: CHRISTINA LEMLEY
 lemley@tollbrothers.com

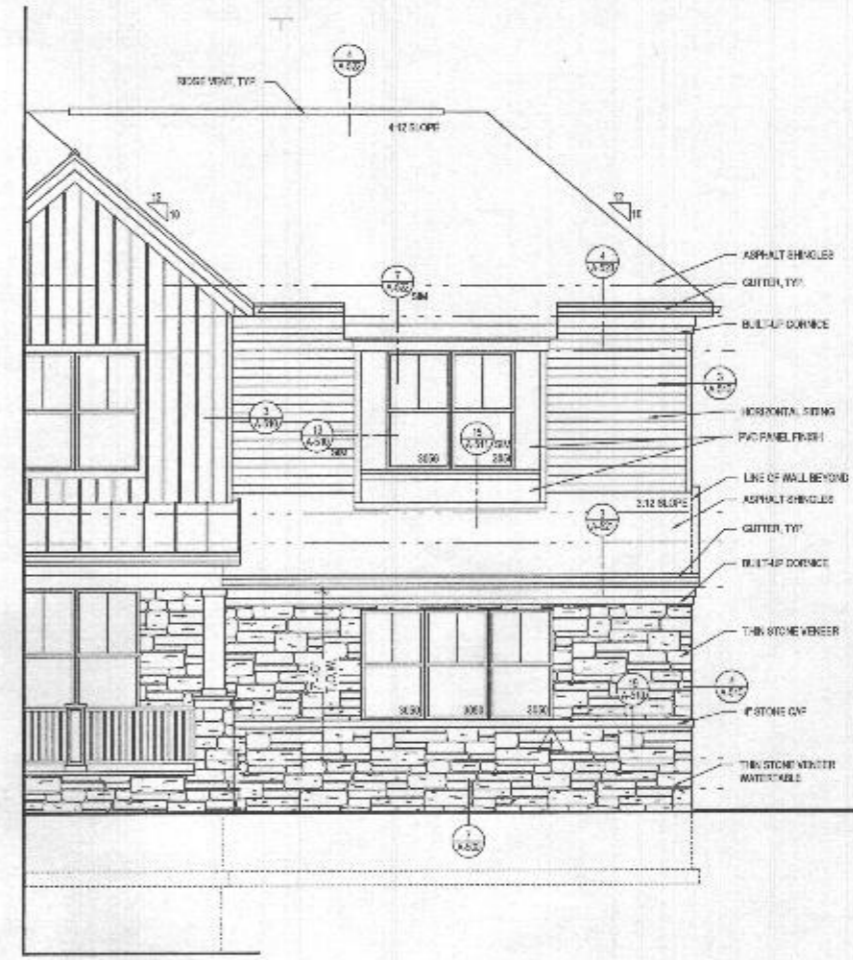
MARYLAND
PARKHURST FLOOR PLANS

NO.	DESCRIPTION	DATE
1	REVISED	06.23.15
2	REVISED	06.23.15
3	REVISED	06.23.15
4	REVISED	06.23.15
5	REVISED	06.23.15
6	REVISED	06.23.15
7	REVISED	06.23.15
8	REVISED	06.23.15
9	REVISED	06.23.15
10	REVISED	06.23.15

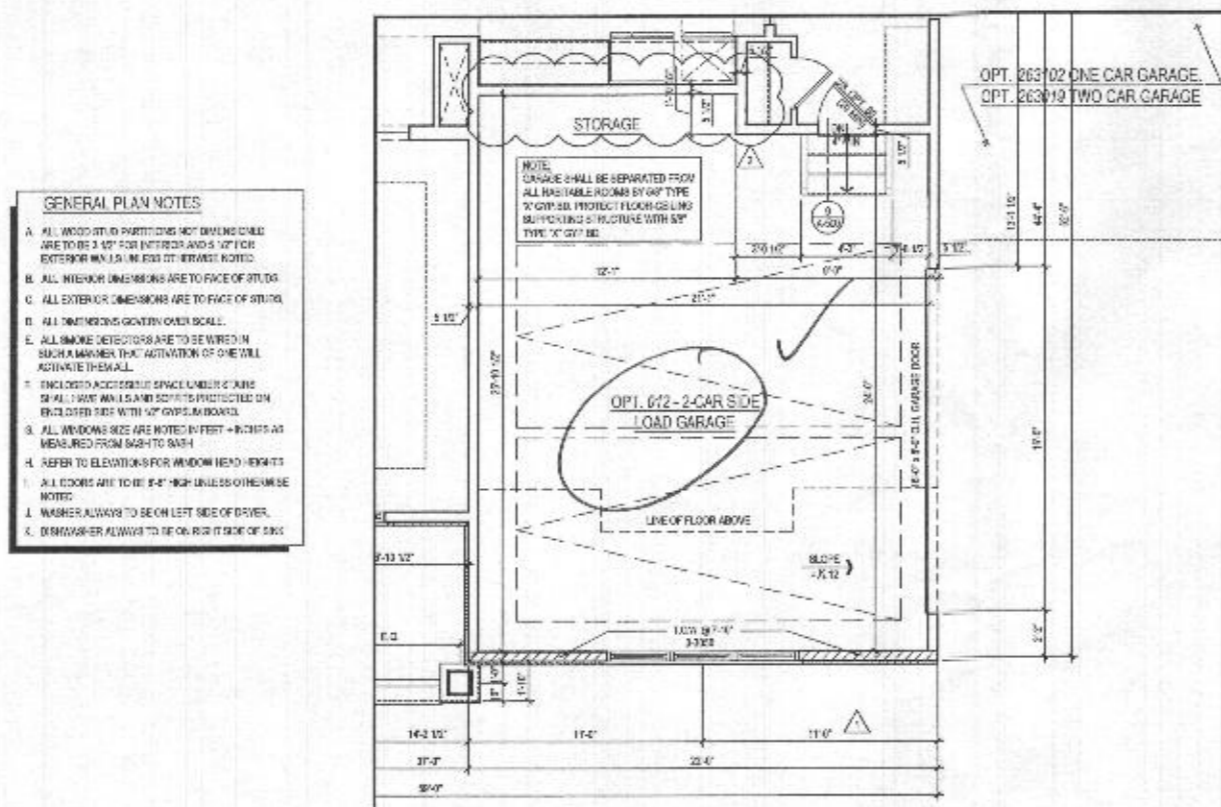
A-120



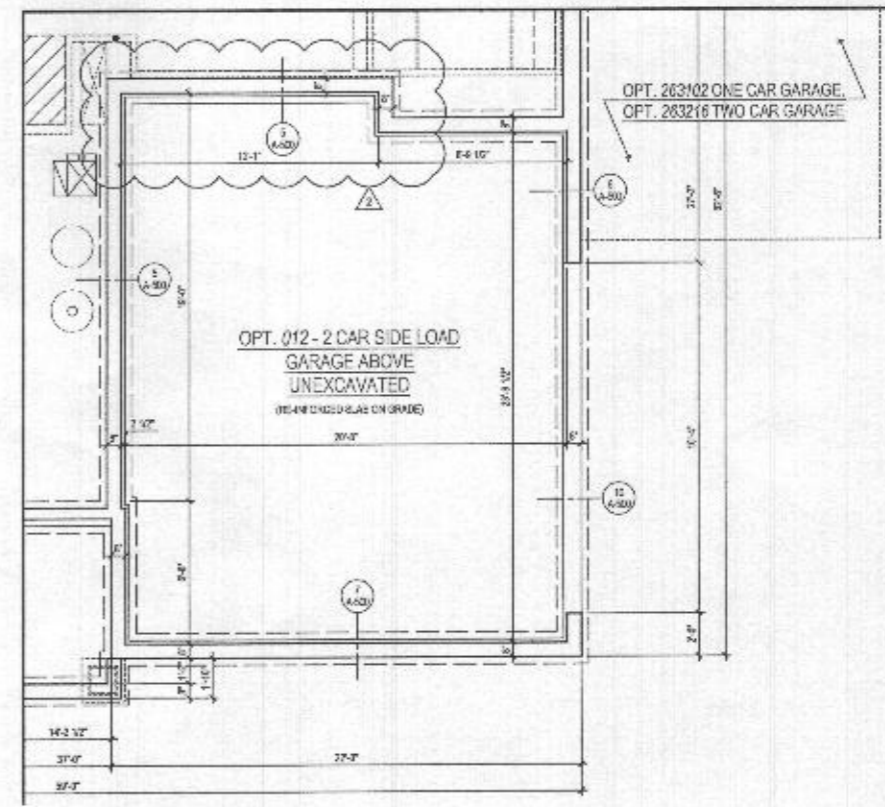
4 PART. RIGHT SIDE ELEVATION w/ OPT. 012 - SIDE LOAD GARAGE
 A-400 SCALE: 1/4"=1'-0"
 ELEV. 1 - SHOWN



3 PART. FRONT ELEVATION w/ OPT. 012 - SIDE LOAD GARAGE
 A-400 SCALE: 1/4"=1'-0"
 ELEV. 1 - SHOWN



2 PART. FIRST FLOOR PLAN w/ OPT. 012 - SIDE LOAD GARAGE
 A-400 SCALE: 1/4"=1'-0"
 ELEV. 1 - SHOWN



1 PART. BASEMENT FLOOR PLAN w/ OPT. 012 - SIDE LOAD GARAGE
 A-400 SCALE: 1/4"=1'-0"
 ELEV. 1 - SHOWN

- GENERAL PLAN NOTES**
- ALL WOOD STUD PARTITIONS NOT DRIVING CHAIRS ARE TO BE 2" X 4" STUDS AND 1/2" GIB EXTERIOR FINISH IN EXTERIOR ROOMS.
 - ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - ALL DIMENSIONS GOVERN OVER SCALE.
 - ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS OR ALL 1/2" WIDE WALLS AND PARTITIONS PROTECTED ON BOTH SIDES WITH 1/2" GIBS AND FINISH.
 - ALL WINDOW SIZES ARE NOTED IN FEET - INCHES AS MEASURED FROM SASH TO SASH.
 - REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
 - ALL FLOORS ARE TO BE 8'-0" HIGH UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS TO BE ON LEFT SIDE OF DOOR.
 - DRYER ALWAYS TO BE ON RIGHT SIDE OF DOOR.

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 8521 Leesburg Pkwy
 Suite 700 | Vienna, VA 22187
 P: 571.836.1800 | F: 571.836.1900
 www.lessarddesign.com

SEAL & SIGNATURE

OWNER:
TOLL BROTHERS
 10775 BELMONT EXECUTIVE PLAZA
 ARLINGTON, VA 22204
 P: 571.291.5000
 CONTACT: CHRISTINA LEMLEY
 christina@tollbrothers.com

PROJECT NAME: **MARYLAND**
 SHEET TITLE: **PARKHURST OPTIONS**

ISSUE / REVISION		
NO.	DESCRIPTION	DATE
1	ISSUE SET	10.20.20
2	REVISED SET	10.20.20
3	NO NEW CHANGES	10.20.20
4	FOR RECORD	12.13.20

PROJECT NO: **TK 800**
 DRAWN BY: **ACR**
 CHECKED BY: **AP**
 P. OF DATE: **10.20.20**
 PLOT NAME: **TK0800_A400.dwg**

A-400

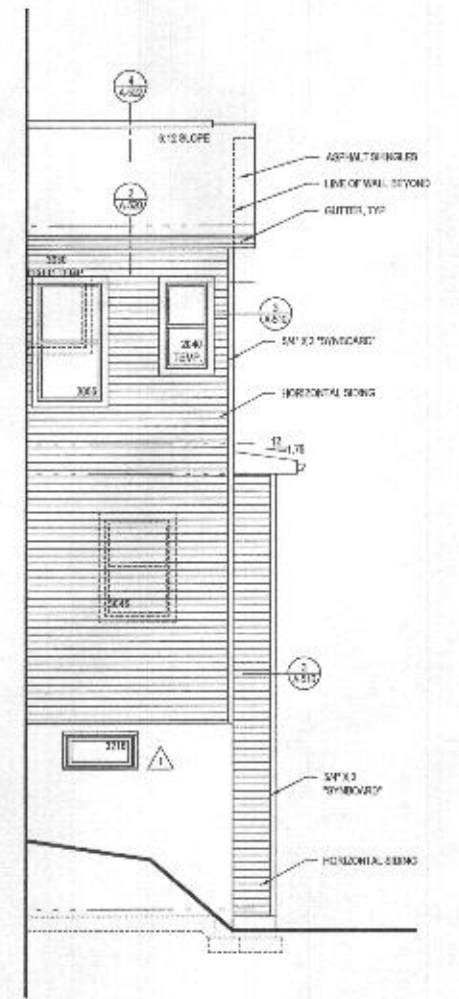
GENERAL PLAN NOTES

- ALL WOOD STUD PARTITIONS NOTED OTHERWISE ARE TO BE 2" X 4" STUDS AND 5/8" DRYWALL UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL DIMENSIONS GIVEN OVER SCALE.
- ALL SMART DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND DOORS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYP/5/8" BOARD.
- ALL WINDOW SIZES ARE NOTED IN FEET + INCHES AS MEASURED FROM SASH TO SASH.
- REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- ALL DOORS ARE TO BE 6' 8" HIGH UNLESS OTHERWISE NOTED.
- WASHER ALWAYS TO BE ON LEFT SIDE OF SINK.
- DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



6 PART. LEFT ELEV.
A-403 SCALE: 1/4"=1'-0"
TOL/AL/MSD

w/ OPT. 263169 - WALKOUT
LUXURY COVERED DECK



5 PART. RIGHT ELEV.
A-403 SCALE: 1/4"=1'-0"
TOL/AL/MSD

w/ OPT. 263169 - WALKOUT
LUXURY COVERED DECK

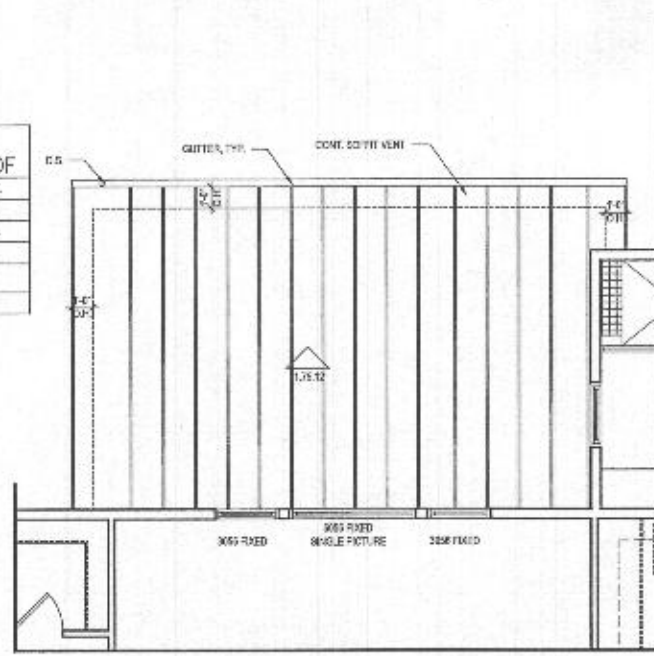


4 REAR ELEVATION
A-403 SCALE: 1/4"=1'-0"
TOL/AL/MSD

w/ OPT. 263169 - WALKOUT
LUXURY COVERED DECK

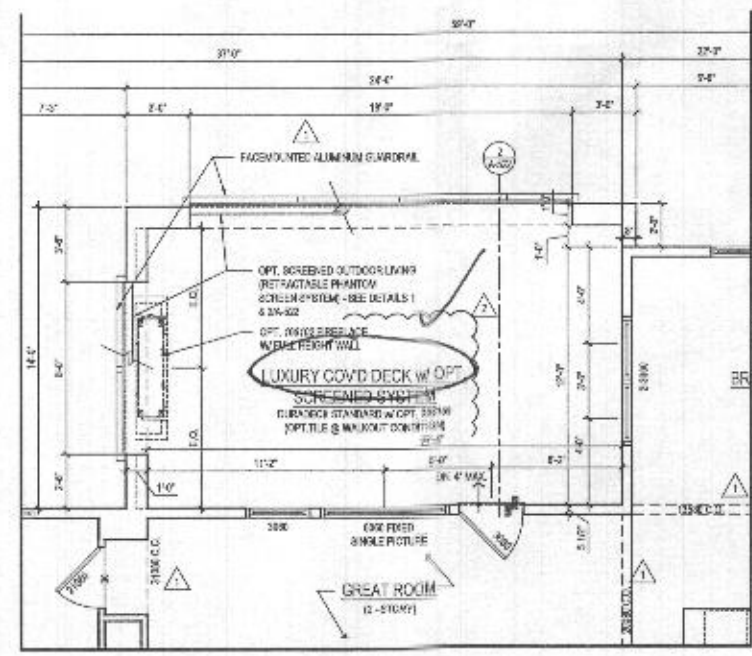
ROOF VENTILATION CALCULATIONS - REAR ROOF

ROOF AREA	=	62.83 SQ. FT.
7'10"	=	2.18 SQ. FT.
5'12" x 12'	=	214.65 SQ. FT.
SOUTH VENT - REQUIRED (BASED ON 3.0 SQ. FT./100)	=	52.27 FT.
SOUTH VENT - PROVIDED	=	36.67 FT.



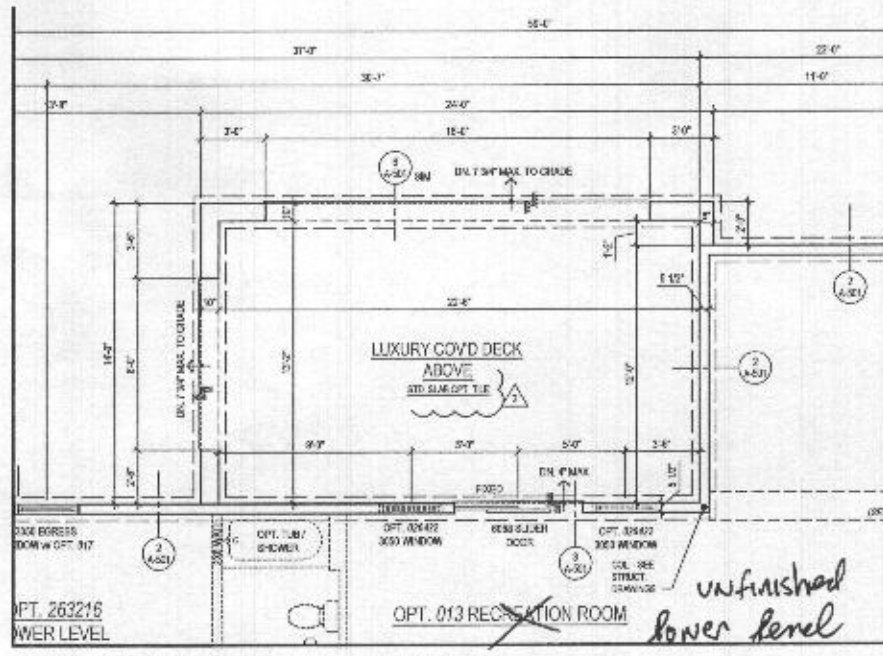
3 PART. SECOND FLOOR PLAN
A-403 SCALE: 1/4"=1'-0"
TOL/AL/MSD

w/ OPT. 263169 - WALKOUT
LUXURY COVERED DECK



2 PART. FIRST FLOOR PLAN
A-403 SCALE: 1/4"=1'-0"
TOL/AL/MSD

w/ OPT. 263169 - WALKOUT
LUXURY COVERED DECK



1 PART. BASEMENT FLOOR PLAN
A-403 SCALE: 1/4"=1'-0"
TOL/AL/MSD

w/ OPT. 263169 - WALKOUT
LUXURY COVERED DECK

unfinished lower level

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: *1433 Heritage Ridge Road, Potential Basement Bedroom*

DATE: August 11, 2021

I have reviewed the floor plans in support of Building Permit **B21002812** for a new home at **1433 Heritage Ridge Road** and noted that there is a bathroom with rough-in for a tub or shower 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 the bath and 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 *six (6)* 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.