

Approved MRE  
4/28/25

Record Detail \* (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Pavilion	B25001144	03/26/2025
Description of Work		
SFD/ Construct a 14' x 18' pavilion next to inground swimming pool		

[check spelling](#)

Online BP.  
gls 3/31/25

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
12190	HAYLAND FARM	WAY	
Unit Type	Unit #	X Coordinate	Y Coordinate
-Select-		-76.95009	39.23862
City	State	Zip Code	Primary
ELLCOTT CITY	MD	21042	Yes

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
1104054	49	33210	336100	0	923400	RURAL

Legal Description  
LOT 74 33,210 SQ' [ ]12190 HAYLAND FARM WAY [ ]WALNUT CREEK PHASE 3

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	74	605101	5				
Plan Area	State Tax Id	Subdivision Name					
	1405597883	Walnut Creek					
Section	Area	Tax Map					
		28					
Grid	Zoning District	ADC Map					
28-11	RC-DEO	4933-H2					
SDP No.	Final Plan No.	WP File No.					
	F-07-076						
Record Plat No.	WS Contract No.	FDP No.	Primary				
23233-2324			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	2021	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-02A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner \* (This section is required.)

Search Reset Clear

Name \*  
BADAFA  
Address Line 1  
12190 HAYLAND FARM WAY

Address Line 2

Address Line 3

Mail City

ELLICOTT CITY

Mail State

MD

Mail Zip Code

21042

Phone

732-221-2509

Primary

Yes

E-mail

Cell Number

Fax Number

Professionals (This section is not required.)

License # \*

08050132939

Business Name

PARADISE POOLS INC

License Type \*

MHIC Co

First Name

VERA

Middle Name

Last Name

FRANCISCO

Primary

Yes

Address Line 1

10620 RIGGS HILL ROAD UNIT H

Address Line 2

City

JESSUP

State

MD

ZIP Code

20794-0000

Phone 1

3017250005

Phone 2

Fax

E-mail

OFFICE@PARADISEPOOLSMD.COM

Applicant (This section is not required.)

Search

As Owner

As Lic. Prof

As Contact

Type \*

Applicant

First Name

HOPE

MI

Last Name

COPENHEAVER

Relationship

Applicant

Full Name

HOPE COPENHEAVER

Primary

Yes

Organization Name

HMC PERMIT SERVICES

Street Address

92 FINNEGANS PLACE

Address Line 2

City

CONCOWINGO

State

MD

Zip Code

21918

Phone

443-768-0850

Cell

Fax

E-mail \*

HMCpermits@yahoo.com

Addtl Info

Est Construction Cost \*

10000

Housing Units \*

0

Number of Buildings \* Public Owned

0

No

Construction Type

434 - Additions, Alterations and Conversions - Residential

PAVILION

PAVILION INFORMATION

Capital Project-No Fee \*

Yes  No

Capital Project Number

(Text)

Fee Exempt \*

Yes  No

Roadside Tree Project Permit \*

Yes  No

Roadside Tree Project Permit #

(Text)

Existing Use \*

SFD

Total Square Footage \*

▼ 252

Water Supply

SQFT (Number) Private ▼

Sewage Disposal

Private ▼

Expiration Date

9/29/2025



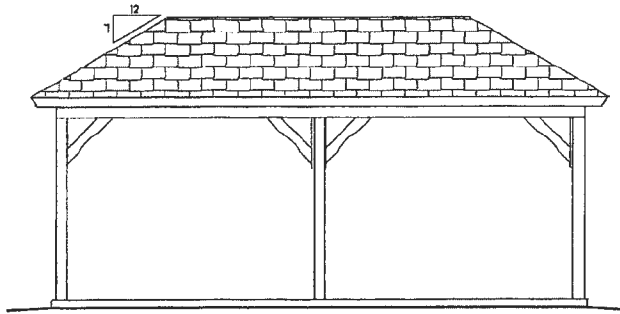
Submit

Cancel

General Notes:  
(USE ALL THAT APPLY)

- ALL CONSTRUCTION SHALL COMPLY WITH 2015 IRC
- ELECTRICAL, PLUMBING AND HVAC SHALL COMPLY WITH 2015 IRC
- BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS
- ALL STRUCTURAL LUGGER SHALL BE #2 OR BETTER UNLESS NOTED OTHERWISE

14' x 18' PAVILION



SITE ADDRESS:

TOWNSHIP:

CONTRACTOR:

LYKENS VALLEY GAZEBOS LLC  
178 HECKERT RD  
MILLERSBURG PA 17061

SCOPE OF WORK:

-CONSTRUCT A 14'x18' PAVILION

PERMIT #

CONSTRUCTION TYPE: VB

USE GROUP: U

**DRAWING SCHEDULE**

COVER SHEET_____	1
FRONT ELEVATION_____	2
CROSS SECTION_____	3

GENERAL LOADING NOTES:  
(USE ALL THAT APPLY)

- FIRST FLOOR LIVE = 40 PSF
- SECOND FLOOR/ATTIC LIVE = 30 PSF
- SNOW LIVE = 40 PSF
- DEAD LOADS = 10 PSF
- BASIC WIND SPEED = 115MPH
- SEISMIC DESIGN CATEGORY = B
- FROST LINE DEPTH = 36"
- ASSUMED SOIL CLASS = GM, GC
- SOIL BEARING CAPACITY = 2000 PSI  
(IF SOIL DIFFERS FROM ASSUMED ABOVE, REFER TO 2015 IBC CODES)

ENERGY CODE COMPLIANCE:

- CLIMATE ZONE = 5
- MAX. GLAZING U-FACTOR = .32
- CEILING INSULATION = R-49
- WALL INSULATION = R-21
- BASEMENT INSULATION = R-10 CONT.  
OR R-13 CAVITY
- FLOOR INSULATION = R-30
- SLAB FLOOR INSULATION = R-10 IN  
24" OR 24"@ FROST WALL VERTICALLY
- CRAWL SPACE WALLS = R-10 CONT.  
OR R-13 CAVITY

General contractor shall verify all dimensions, construction details and specifications. Drafter is not liable for any errors that may appear on drawings. While every effort has been made in the preparation of this plan to avoid mistakes the drafter cannot guarantee against human error. Drawings are sole property of DRA LLC and cannot be copied or reproduced without written permission. All calculations and member sizing are suggestions and are not engineered unless plans have engineer's seal.

Drafting, Reliable, Accurate.

DRA LLC  
1076 HIDDEN VALLEY RD  
LOYSVILLE PA 17047

PHONE: (717)789-3378  
FAX: (717)789-3506  
EMAIL: wcdra@icloud.com

Custom ePlans # DRA g

Project #

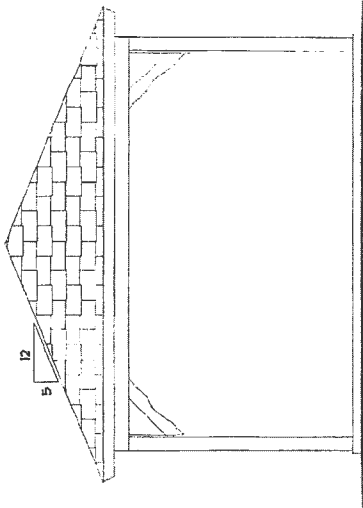
DO23-21

PRELIMINARY DRAWING

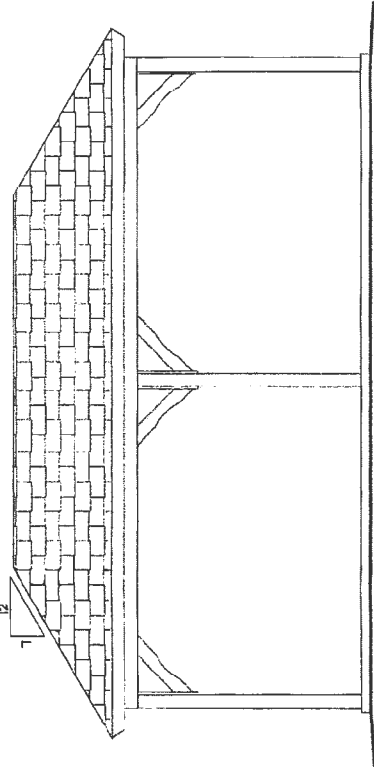
ISSUED FOR CONSTRUCTION: 2/18/2021

COVER SHEET

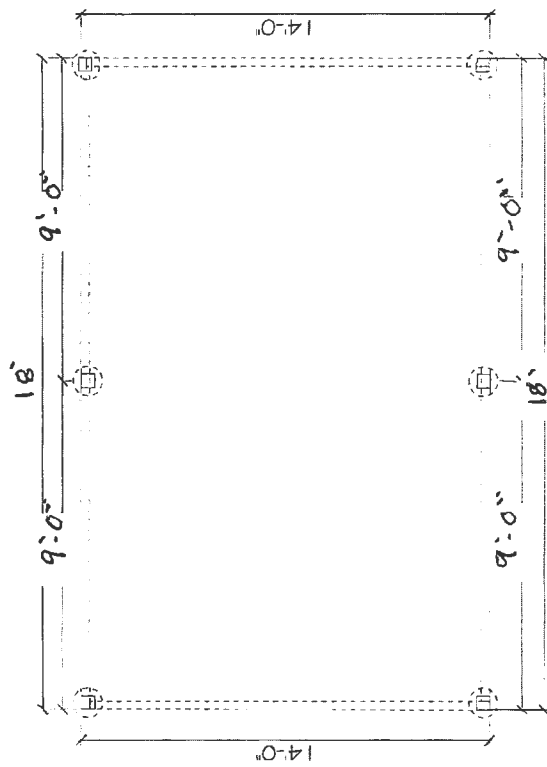
1



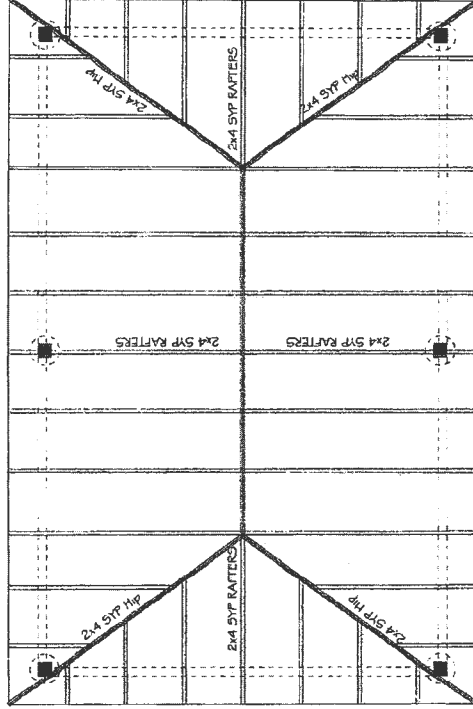
**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT & REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**MAIN FLOOR**  
SCALE: 1/4" = 1'-0"



**ROOF**  
SCALE: 1/4" = 1'-0"

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DATE: 2/18/2021

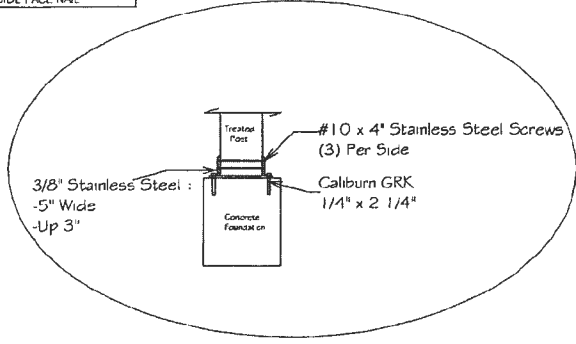
Design Review Accurate  
DRA, Inc.  
1076 HIDDEN VALLEY RD  
LOVELL, CO 80111  
PHONE: (303) 770-3373  
FAX: (303) 770-3366  
EMAIL: wsc@dra.com

NAILING SCHEDULE	
CEILING JOIST TO TOP PLATE	(3) 5d COMMON (2 1/2" x .131) OR (3) 10d BOX (3" x .20") OR (3) 3" x 1 3/4" NAILS; OR (3) 3" x 1 1/4 GAUGE STAPLES 7/16" CROWN. EACH JOIST, TOENAIL
COLLAR TIE TO RAFTER	(3) 10d COMMON (3" x .140) OR (4) 10d BOX (3" x .20") OR (4) 3" x 1 3/4" NAILS; OR (4) 3" x 1 1/4 GAUGE STAPLES 7/16" CROWN. FACE NAIL
RAFTER OR ROOF TRUSS TO TOP PLATE	(3) 10d COMMON (3" x .140) OR (4) 10d BOX (3 1/2" x .135") OR (4) 10d BOX (3" x .120); OR (4) (3" x 1 3/4") : OR 3" x 1 1/4 GAUGE STAPLES 7/16" CROWN. TOENAIL
BUILT-UP HEADER	16d COMMON (3 1/2" x .162") @ 16" o.c. EACH EDGE. FACE NAIL OR 16d BOX (3 1/2" x .135") @ 12" o.c. EACH SIDE. FACE NAIL

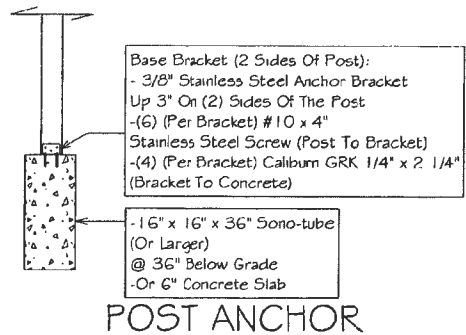
SCREW OPTIONS:  
 STRUCTURAL SCREWS PROVIDE MORE TENSILE STRENGTH IN COMPARISON TO THE LISTED NAILS. THEREFORE, THE USE OF STRUCTURAL SCREWS IS PERMITTED IN LIEU OF THE LISTED NAILS.

6" GRK SCREWS SHALL BE USED FOR RAFTER TO TOP PLATE CONNECTION

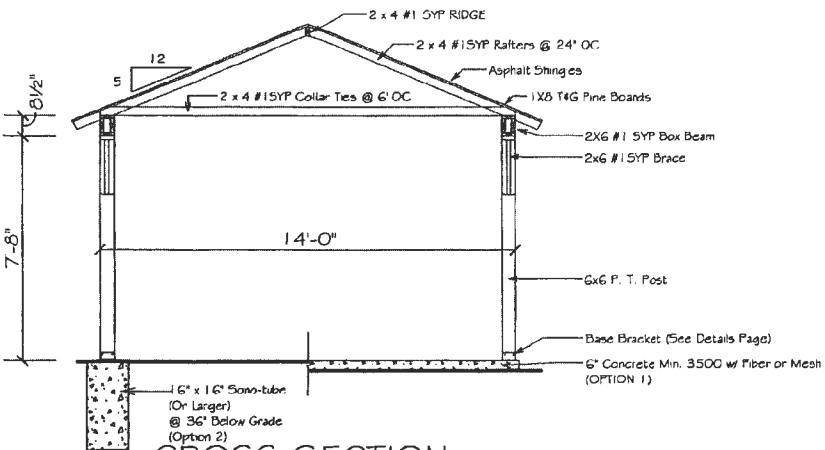
#10 X 4" SCREWS FOR RAFTER TO RAFTER CONNECTIONS.



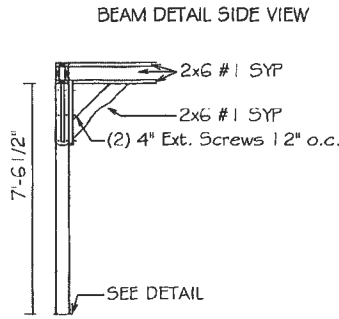
ANCHOR SIDE VIEW



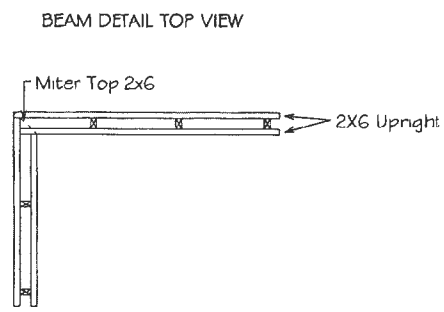
POST ANCHOR



CROSS SECTION  
 SCALE: 1/4" = 1'-0"



BEAM DETAIL SIDE VIEW

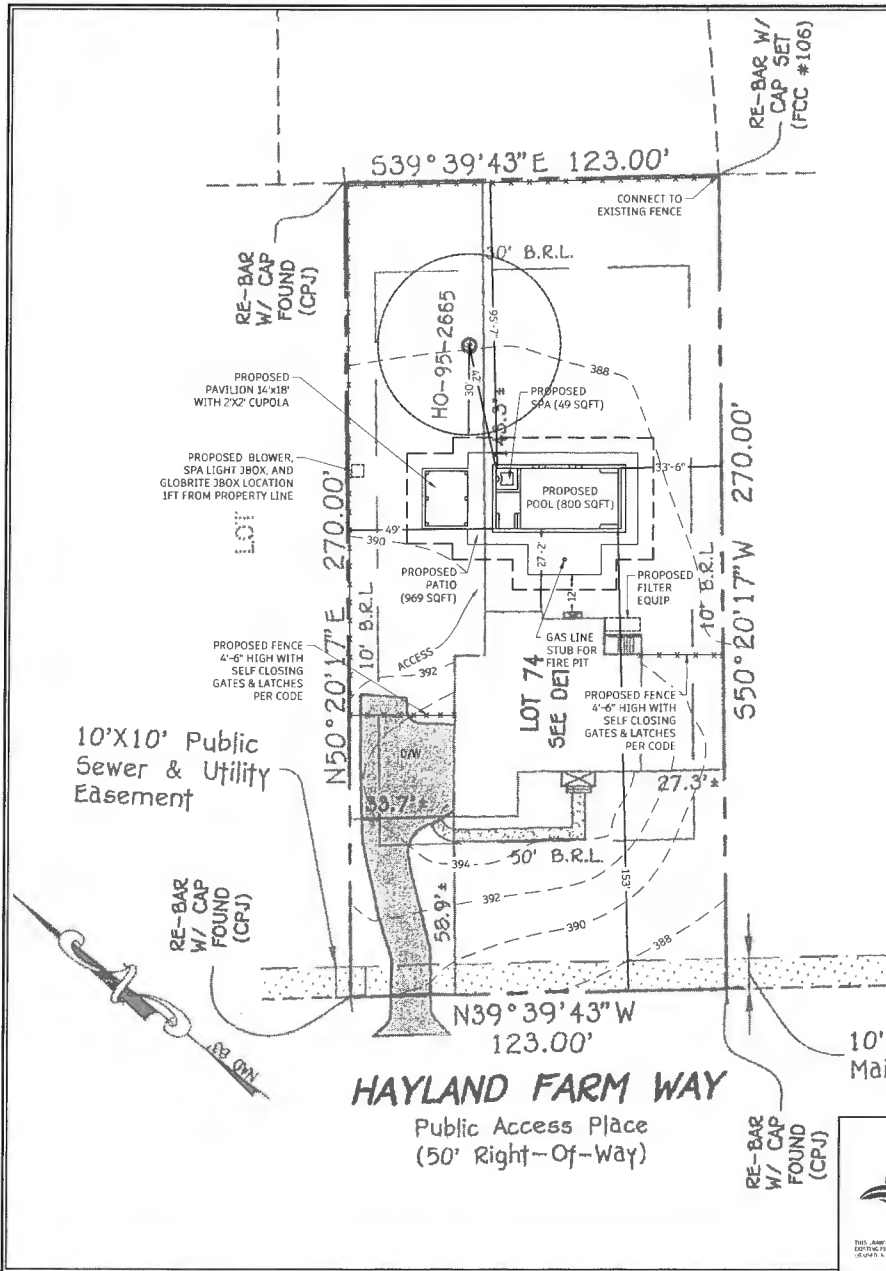


BEAM DETAIL TOP VIEW

DRG NO. 24848-1-01  
 1776-5566  
 1776-5566  
 1776-5566  
 1776-5566  
 1776-5566  
 1776-5566

DATE  
 2/18/2021

General contractor shall verify all dimensions, construction details and specifications. Drafter is not liable for any errors that may appear on drawings. Drawings are sole property of DRKA LLC and cannot be copied or reproduced without written permission.



CLIENT INFORMATION	
Account No.	05-597883
Lot	74 Lot Size: 33,210 SF
"Walnut Creek" Phase 3	
Map 0028 - Grid 0011 - Parcel 0049	
Neighborhood 5020301.14	
Deed Ref: 20947/00219	
Plat Ref: 23233-45	
Cell:	732-223-2509
Email:	shadarinth@gmail.com
<b>POOL SPECIFICATIONS</b>	
Pool:	20' x 40' (800 SF) Rectangle
Perimeter:	120'
Spa:	49 SF
Galvanage:	20,000
Depth:	3'-0" - 4'-6" - 6'-0"
Sunshelf:	78 SF
Louvers:	Two(2) 6' Long (Deep End)
Raised Beam:	16FT Total Length: Two(2) 2FT Long, 6' HW - Two(2) 2FT Long, 12' HT, One(1) 8FT Long, 18' HT
Gunite Beam:	14" with 3" deck ledge
<b>TILES - COPINGS - SURROUND FINISH</b>	
Coping:	2" x 14" x 24" Premium Blue Flagstone
Coping Grout:	Gray
Tiles:	NL 1231 1x2
Tile Grout:	Gray
Interior Finish:	Coastal Gray Pebble Quartz
Raised Beam:	Paradise Random Stone
<b>POOL EQUIPMENT</b>	
Pump:	IntelliFlo 3HP VS
Filter:	Two(2) Pentair Clean & Clear 420 Cartridge
Pool Lights:	Two(2) Pentair IntelliBrite Color LED
Spa Lights:	One(1) Globrite Color LED
Spa Jets:	Eight(8)
Tanning Ledge:	One(1) Globrite Color LED
Light Controller:	Included
Cleaner:	Negand Pool Sweep
Cleaner Line:	N/A
Heater:	400,000 BTU - Natural Gas
Blower:	2HP
Sand/Size:	Pentair IntelliChlor w/Mineral Springs
Skimmers:	One(1)
Returns:	Yes
Bottom Drain:	Pool: RDX 300 - Spa: RDX 200
Fittings Color:	Gray
Auto Cover:	Yes - Light Gray Stone
Automation:	Yes
Raised Beam:	Shower Descent 4FT (w/2.2HP Pump)
<b>APPURTENANCES</b>	
Electric:	Included
Patio:	960 SF - NicoLock Stone Ridge Pavers Chesapeake Blend on Stone Base w/Equipotential Bonding
Fence:	Included
Gas:	Included
<b>ADDITIONAL FEATURES</b>	
Stump Removal:	N/A
Door Alarm(s):	Two(2)
Dirt:	On Site
Water Fill By Tanker:	Included
Pavilion:	14'x18' with Arches and 2'x2' Cupola Shingle - House Color
<b>PROPERTY INFORMATION</b>	
Setbacks:	Front 10' - Side 7.5' - Rear 10'
Fence Material:	4'-6" Black Aluminum Double Top Rail
New Impervious:	2,230 SF
Zone:	RC-DEO
Cubic Yards Removed:	99 Cubic Yards
Total Disturbed Area:	3,440 SF

Utilities: Private Well and Public Sewer

Mark L. Kholod 8/21/21  
PROPERTY LINE SURVEYOR DATE  
REG. #339

10620 Riggs Hill Rd Suite H  
Thurgay, MD 20794  
www.paradisepools.com  
P: 301-725-0005  
F: 240-299-1277  
MD MHCR 92856-01  
WASH DC Lic#9848 410517000093

**SITE PLAN**  
BADARINATH RESIDENCE  
12190 HAYLAND FARM WAY  
ELLCOTT CITY, MD 210142

LOT 74, PHASE 3 OF "WALNUT CREEK"  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DEED REF: 20947/00219 - PLAT REF: 23233-45

SCALE	1" = 40'-0"	REVISIONS
DESIGN BY	BB	PRM1 03/19/20
DRAWN BY	MC	-
DATE	3/19/2025 10:06 AM	-
PILOT SIZE	11' x 17'	-
ISSUE	FOR PERMIT	-
-	-	-
-	-	-