PERMIT NUMBER: B 10.006.940 DATE ACCEPTED: 3/18/2020

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: 10336 Stepping Pl | Unit:
City: Sykesville MD | State: MD | Zip Code: 21784
Subdivision/Village/Complex Name: Walker Meadows | SDP/WP/BA #:
Lot: 20 | Tax Map: | Parcel: | Grading Permit #:

DESCRIPTION OF WORK *REQUIRED*

Existing Use: vacant lot | Proposed Use: SFD | Estimated Cost: $ 210,000
Trade Work to Be Completed *(Separate Permits Required)*: ☐ Mechanical (HVACR) ☐ Electrical ☐ Plumbing ☐ None
New 2 story "Longwood" elev A with 2 car garage, 1st floor bedroom, and finished lower level (rec rm + full bath)

PROPERTY OWNER INFORMATION *REQUIRED*

Owner(s) Name(s) *(As it appears on tax records)*: NVR Inc. | Primary Residence: ☐ Yes ☐ No
Owner's Street Address: 7720 Patuxent Woods Dr
City: Columbia | State: MD | Zip Code: 21046
Phone: 410-379-5956 | Email: anastas@nvrinc.com

APPLICANT NAME *REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION*

Business Name: Deacutur Building Services | Contact Name: Jim Kerwin
Street Address: PO Box 552
City: Woodbine | State: MD | Zip Code:
Phone: 443-309-7792 | Email: jim@deacuturbuildingservices.com

CONTRACTOR INFORMATION *REQUIRED*

Business Name: NV Homes
Licensee's Name: NVR Inc. | License #: 56
Street Address: 7720 Patuxent Woods Dr
City: Columbia | State: MD | Zip Code: 21046
Phone: 410-379-5956 | Email: anastas@nvrinc.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: Longwood elev A 2 car garage, 1st floor bed, finished lower level (rec + bath)
# of Bedrooms (SF): 9 | # of efficiency units (MF*): | # of 1 BR (MF*): | # of 2 BR (MF*): | # of 3 BR (MF*):
Rooms: | # Full Baths: 5 | # Half Baths: 0 | # Fireplaces: 0
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: 50 | 1st Fl Depth: 47 | 2nd Fl Width: 50 | 2nd Fl Depth: 39 | Bsmt Width: 50 | Bsmt Depth: 47
Energy Method: ☐ Prescriptive ☐ Performance ☐ UA Alternative ☐ ERI | Gross Area: 5258 sq ft | Occupiable Area: 5258 sq ft

AGREEMENT/ DISCLAIMER *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 | DATE SIGNED 3/16/2020

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

☐ PR ☐ DPZ ☐ DED ☐ Health 4/10 ☐ SHA ☐ CID

SUBMITTAL FEES: | PAYMENT: | ACCEPTED BY:

Howard County Health Department

Bureau of Environmental Health
8930 Stanford Boulevard, Columbia, MD 21045
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

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

MEMORANDUM

TO: ***James Anastasias, NVR Homes***

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

RE: 1036 Stepping Place, Potential Basement Bedroom

DATE: April 10, 2020

I have reviewed the floor plans in support of Building Permit B20000944 for a new home at 1036 Stepping Place and noted that there is a finished full bathroom in the partly finished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon further modification of the basement finished living space.

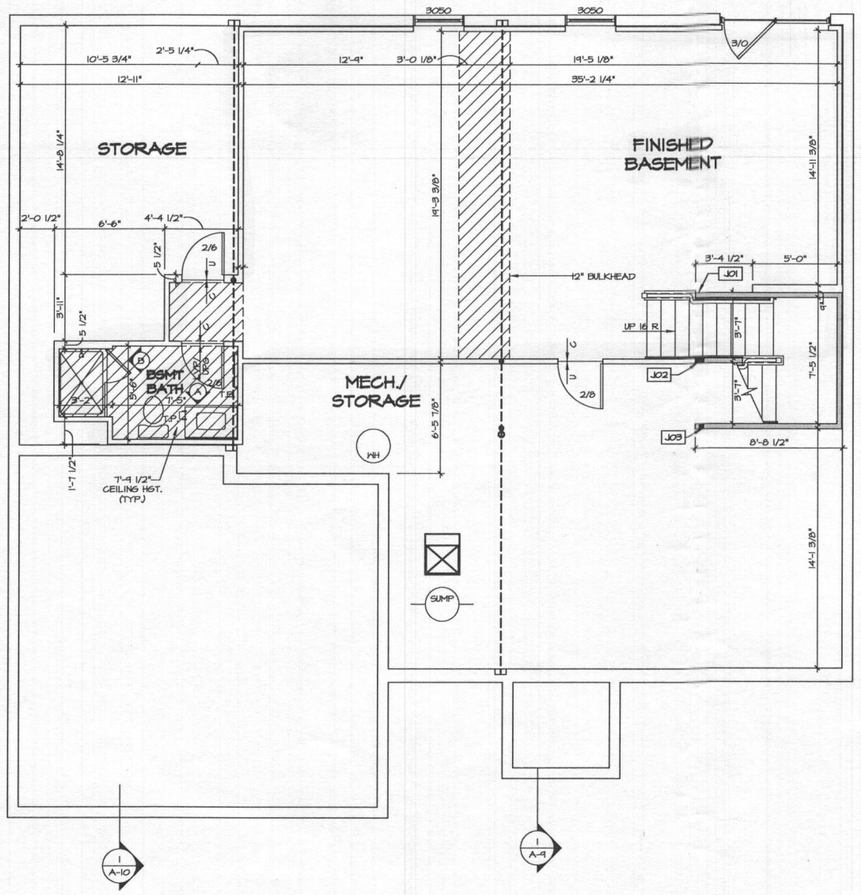
For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

(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 five-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.

bedroom
send Memo



1 A-6 **BASEMENT FLOOR PLAN**

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

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- J_ JACKS
- B_ BEAM/HEADER
- F_ PAD FOOTING
- C_ STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- L_ L.V.L
- X ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

GYPSUM NOTES

AT GARAGE:

5/8" DRYWALL ON COMMON WALLS, CEILING, AND BEARING WALLS AS REQUIRED.

AT STAIRS:

1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

WITH OPTION "SC1" - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:

- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

BASEMENT JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SPF STUD GRADE	MAC	B0020	
J02	JACK - (4) 2X4 SPF STUD GRADE	MAC	B0016, B0018	
J03	JACK - (2) 2X4 SPF STUD GRADE	MAC	B0016	

DIV-COMM-LOT-UNIT
MDE-IW-0020

COMM-LOT
WALKER MEADOWS - 0020

STREET ADDRESS
1036 STEPPING PLACE

APT. NO. 401

CITY SYKESVILLE

STATE MD

ZIP 21784

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NVR

NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. 14000
VERSION 01
DRAWN BY NGB
DATE:
OPTION

MODEL
LONGWOOD

DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION

SHEET NO.
A-6

22

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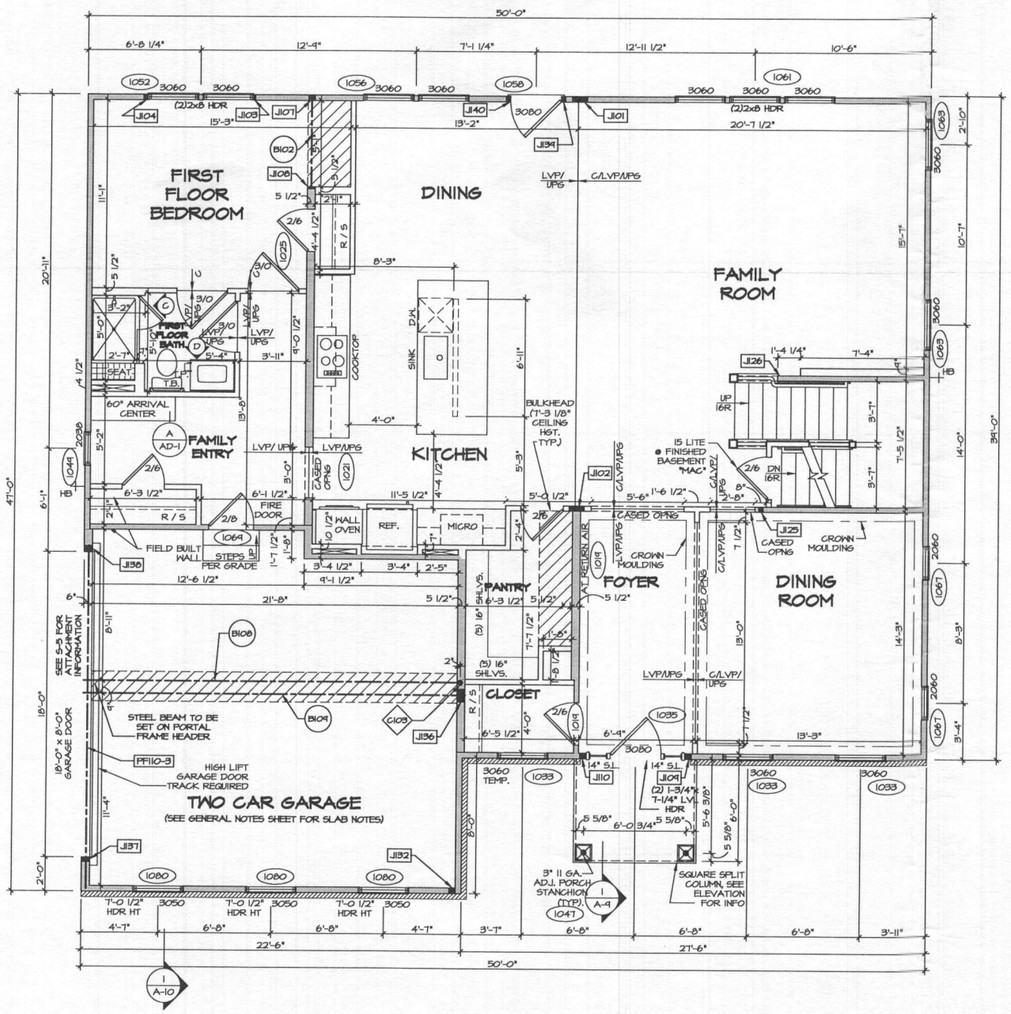
ALL WINDOWS HAVE 8'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

1 Bedroom



1 A-7 FIRST FLOOR PLAN

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

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.

GYPSUM NOTES

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5/8" DRYWALL ON COMMON WALLS, CEILING, AND BEARING WALLS AS REQUIRED.

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1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

WITH OPTION "SC1" - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:

- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
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- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- J_ JACKS
- B_ BEAM/HEADER
- F_ PAD FOOTING
- C_ STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- L_ LVL
- X ENGINEERING PAGE NUMBER

SEE FG DETAILS FOR FRAMING CONNECTORS

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C.
3.A - (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
6.A - (3) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B102	INT HEADER - 2X8 - 3 PLY	5'-6"	BAR	1027	
B108	BEAM STEEL - W10X44	22'-5"	6CC	1071, 1075, 1078	
B109	BEAM STEEL - W10X39	22'-7"	6CC/ELA/EVA	1073	
PF110-3	LVL - 22	20'-2 1/2"	6CC/ZDK	1087, 1089, 1091	PORTAL FRAME - 6.A

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C103	STANCHION - 3 IN SCHED 40	8'-1 5/8"	6CC	1071, 1075, 1078	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (1) 2X4 SPF#1		1029	
J102	JACK - (1) 2X4 SPF STUD GRADE		1029	
J103	JACK - 2x4 SPF STUD GRADE		1052	
J104	JACK - (2) 2X4 SPF STUD GRADE		1052	
J107	JACK - (3) 2X4 SPF STUD GRADE	BAR	1027	
J108	JACK - 2X6 SPF STUD GRADE	BAR	1027	
J109	JACK - (3) 2X4 SPF STUD GRADE	ELA	1035, 1047	
J110	JACK - (3) 2X4 SPF STUD GRADE	ELA	1035, 1047	
J125	JACK - (2) 2X4 SPF STUD GRADE		1011	
J126	JACK - (2) 2X4 SPF STUD GRADE		1013	
J132	JACK - (3) 2X4 SPF STUD GRADE	6CC/ELA/EVA	1072	
J136	JACK - (6) 2X6 SPF STUD GRADE	6CC/ELA/EVA	1073	
J137	JACK - (2) 2X6 SPF STUD GRADE	6CC	1087, 1089, 1091	
J138	JACK - (3) 2X6 SPF STUD GRADE	6CC	1087, 1089, 1091	
J139	JACK - (2) 2X4 SPF STUD GRADE		1058	
J140	JACK - (2) 2X4 SPF STUD GRADE		1058	

DIV-COMM-LOT-UNIT
MDE-IW-0020
COMM-LOT
WALKER MEADOWS - 0020
STREET ADDRESS
1058 STEPPING PLACE
APT. NO.
901
CITY
SYKESVILLE
STATE
MD
ZIP
21784

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NVR

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5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. 14000
VERSION 01
DRAWN BY NGB
DATE:
OPTION
OPTION DESCRIPTION

SHEET NO. A-7

MODEL LONGWOOD

DRAWING TITLE FIRST FLOOR PLAN

24

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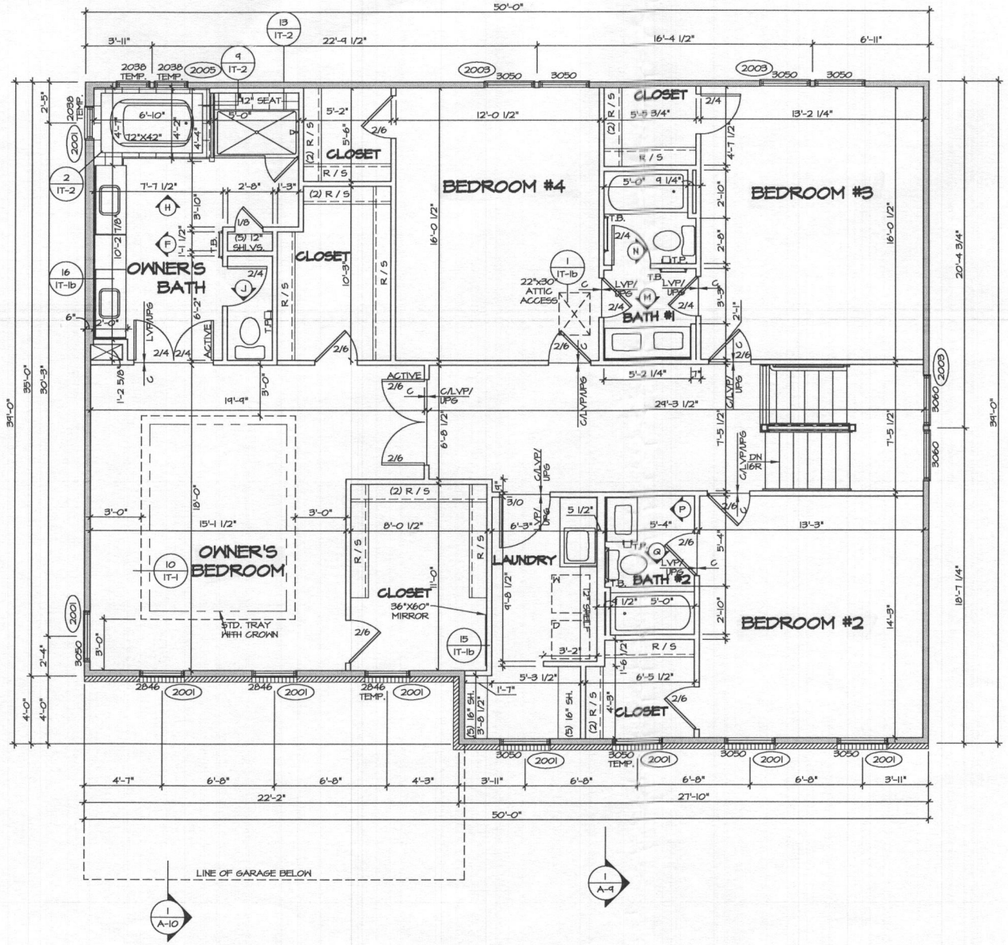
4 bedrooms



SECOND FLOOR PLAN

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

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
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GYPSUM NOTES

AT GARAGE:

5/8" DRYWALL ON COMMON WALLS, CEILING, AND BEARING WALLS AS REQUIRED.

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1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- L.V.L.
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS

DIV-COMM-LOT-UNIT MDE-IW-0020

COMM-LOT WALKER MEADOWS - 0020

STREET ADDRESS 1036 STEPPING PLACE

APT. NO. 101

CITY SYKESVILLE STATE MD ZIP 21784

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NVR

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5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. 14000
VERSION 01
DRAWN BY CAP
DATE:
OPTION

MODEL LONGWOOD
DRAWING TITLE SECOND FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-8

26

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