

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

MEMORANDUM

TO: **James Anastasia, NVR, Inc.**

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

RE: **12249 Mayapple Drive, Potential Basement Bedroom**

DATE: **August 14, 2020**

I have reviewed the floor plans in support of Building Permit **B20002097** for a new home at **12249 Mayapple Drive** and noted that there is a proposed full bathroom in the partially finished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the entire basement to finished living space and/or installation of an egress window.

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 **five (5)** 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.

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B20002651	08/11/2020
Description of Work		
SFD//INSTALL 1000 GAL UNDERGROUND PROPANE TANK IN REAR OF SFD		

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
12249	MAYAPPLE	DR	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.83939	39.34149
City	State	Zip Code	Primary
MARRIOTTSVILLE	MD	21104	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
11059554	66	0	0	0	0	RURAL
Legal Description						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	34	603000	5				
Plan Area	State Tax Id	Subdivision Name					
		Walker Meadows					
Section	Area	Tax Map					
		9					
Grid	Zoning District	ADC Map					
9-6	RR-DEO	4693-K6					
SDP No.	Final Plan No.	WP File No.					
	ECP-15-078						
Record Plat No.	WS Contract No.	FDP No.	Primary				
24974-2497			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					
	3-01	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *

ESC WALKER MEADOWS LC

Address Line 1

1355 BEVERLY ROAD

Address Line 2

Address Line 3

Mail City

MCLEAN

Mail State

VA

Mail Zip Code

22101

Phone

443-934-0202

Primary

Yes

E-mail

Cell Number

Fax Number

Professionals (This section is not required.)

Search Reset Clear

License # *

20100081215

Business Name

AIRGAS

License Type *

Propane Gs

First Name

DENNIS

Middle Name

Last Name

FEAGA

Primary

Yes

Address Line 1

6750 MACLEAN DRIVE STE B

Address Line 2

1625 HENRYTON RD

City

GLEN BURNIE

State

MD

ZIP Code

210600000

Phone 1

4104425623

Phone 2

Fax

4104425623

E-mail

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *

Applicant

First Name

MICHELLE

MI

Last Name

CLANCY

Relationship

Applicant

Full Name

MICHELLE CLANCY

Primary

Yes

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 *	Housing Units *	Number of Buildings *	Public Owned
<input type="text" value="3000"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="No"/>
Construction Type			
<input type="text" value="--Select--"/>			

TANK INFORMATION

RESIDENTIAL TANK INFORMATION

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Roadside Tree Project Permit *	Roadside Tree Permit #
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text" value=""/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text" value=""/>
Existing Use	Number of Tanks Installed *	Number of Tanks Removed *		
<input type="text" value="SFD"/>	<input type="text" value="1"/>	<input type="text" value="0"/>		
Water Supply	Sewage Disposal	Expiration Date	Relocate Existing Tank *	
<input type="text" value="Private"/>	<input type="text" value="Private"/>	<input type="text" value="2/9/2021"/>	<input type="text" value="0"/>	

PAYMENT INFORMATION

Check 1	Payee 1	Check 2	Payee 2	SAP Doc No	SAP Entered
<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>

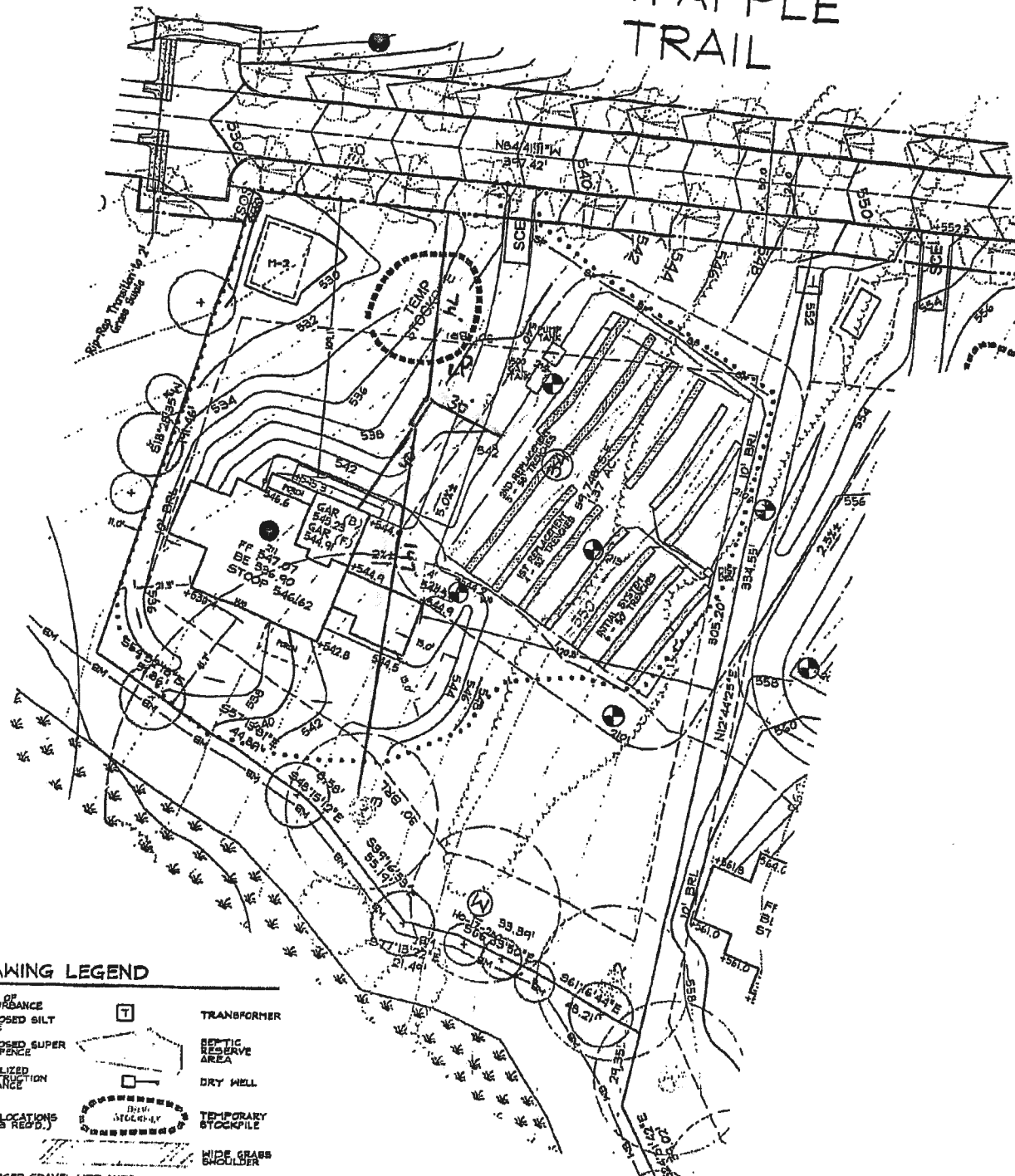
Submit

Cancel

SYSTEM ONLY.
A PUMP WILL BE REQUIRED TO SERVE THE DWELLING
STORMWATER MANAGEMENT FOR LOT 34 WILL BE
PROVIDED BY SUBMERGED GRAVEL WETLAND (H-2)

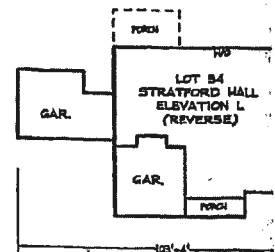
MAYAPPLE TRAIL

1" = 60'
12249 MAYAPPLE TR.



DRAWING LEGEND

• • • • •	LIMIT OF DISTURBANCE	T	TRANSFORMER
— SF — SF —	PROPOSED SILT FENCE	□	SEPTIC RESERVE AREA
— SSF — SSF —	PROPOSED SUPER SILT FENCE	□	DRY WELL
— SCE —	STABILIZED CONSTRUCTION ENTRANCE	□	TEMPORARY STOCKPILE
○ ○ ○	WELL LOCATIONS (MIN. 5' RADIUS)	□	WIDE GRASS SHOULDER
— H-2 —	NARROWED GRASS SHOULDER		



WALKE MEADOW
LOT 3
12249 MAYAPPLE
PLAT #24974-2
DDC JOB# 11
DATE: 5/21

Building Permit ID: B20002651[Menu](#)[Help](#)

<input type="checkbox"/> <u>Task</u>	<u>Status</u>	<u>Status Date</u>	<u>Comments</u>	<u>Action</u>
<input type="checkbox"/> <u>Health Dept</u>	Approved	08/14/2020	RSF	Health
<input type="checkbox"/> <u>Building Review</u>	Approved	08/13/2020		Sydoni
<input type="checkbox"/> <u>Dev Engineering</u>	Approved	08/12/2020		Annette
<input type="checkbox"/> <u>Zoning</u>	Approved	08/12/2020		Annette
<input type="checkbox"/> <u>Building Review</u>	Pending Review	08/12/2020		Debbie
<input type="checkbox"/> <u>Application</u> <u>Acceptance</u>	Accepted	08/12/2020		Laura I
<input type="checkbox"/> <u>Application</u> <u>Acceptance</u>	Pending	08/11/2020	Updated via Script	jclancy

12249 Mayapple Drive
lot 34

STRATFORD HALL

Health Dept

DIV-COMM-LOT-UNIT		
MDE-1W-0034		
COMM-LOT		
WALKER MEADOWS - 0034		
STREET ADDRESS		APT. NO.
12249 MAYAPPLE DRIVE		
CITY	STATE	ZIP
SYKESVILLE	MD	21104

B20002097
NVR
-2097

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

	FULL BASEMENT										STANDARD DETAILS
	STD. DIMS.										
SPEC SHEET	95-1										AD-1
ELEVATIONS	4										AD-1b
FOUNDATIONS	14										DR-1
FOUNDATION HOLD DOWNS	22, 23, 24, 25										DR-2
PLUMBING	26										DR-3
BASEMENT FLOOR PLAN	27										DW-2
FIRST FLOOR PLAN	29										ET-1
SECOND FLOOR PLAN	32.1										ET-1b
BUILDING SECTIONS	34, 36										ET-1c
STAIR SECTIONS	38										ET-1e
KITCHEN - BATHS	41, 42, 43, 44										ET-1f
BASEMENT ELECTRICAL	45										ET-2
FIRST FLOOR ELECTRICAL	47										ET-3b
SECOND FLOOR ELECTRICAL	50										F-1
FIRST FLOOR FRAMING	52										F-1b
SECOND FLOOR FRAMING	54										F-2
ROOF FRAMING	55, 56										F-3
TRUSS BRACING	61										F-3b
WALL BRACING LAYOUT	63										FA-1
HVAC LAYOUT	67										FC-1
HVAC LAYOUT	68										FC-2
HVAC LAYOUT	69										FC-4
HVAC LAYOUT	70										FD-1
HVAC LAYOUT	71										FD-2
HVAC LAYOUT	72										FD-2b
HVAC LAYOUT	73										FD-3
HVAC LAYOUT	74										FP-1
											GB-1
											IT-1
											IT-1b
											IT-1c
											IT-2
											JT-1
											JT-3
											JT-3b
											KT-1
											RF-1
											RF-1b
											RF-1c
											SEP-1
											SEP-2
											SEP-3
											SEP-4
											SP-1
											SP-2
											SP-3
											ST-1
											ST-2
											WB-1
											WB-2
											WD-1
											WD-2
											WD-3
											WS-1

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	2151 SF
1ST FLOOR SUITE (ADD. SF)	352 SF
1ST FLOOR TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	111 SF
1ST FLOOR ELEV. "B" OR "L" (ADD. SF)	34 SF
	2654 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	2133 SF
2ND FLOOR ELEV. "B" OR "L" (ADD. SF)	63 SF
	2196 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE ELEV. "B" OR "L"	506 SF
TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	498 SF
	1004 SF
BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	1520 SF
FINISHED BASEMENT AREA #2 (ADD. SF)	361 SF
FINISHED BASEMENT AREA #2 ELEV. "B" OR "L" (ADD. SF)	40 SF
	1921 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
MECHANICAL ROOM	245 SF
UNFINISHED STORAGE TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	110 SF
	413 SF
TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	2151 SF
1ST FLOOR ELEV. "B" OR "L" (ADD. SF)	34 SF
1ST FLOOR SUITE (ADD. SF)	352 SF
1ST FLOOR TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	111 SF
2ND FLOOR (BASE SF)	2133 SF
2ND FLOOR ELEV. "B" OR "L" (ADD. SF)	63 SF
FINISHED BASEMENT	1520 SF
FINISHED BASEMENT AREA #2 (ADD. SF)	361 SF
FINISHED BASEMENT AREA #2 ELEV. "B" OR "L" (ADD. SF)	40 SF
	6776 SF

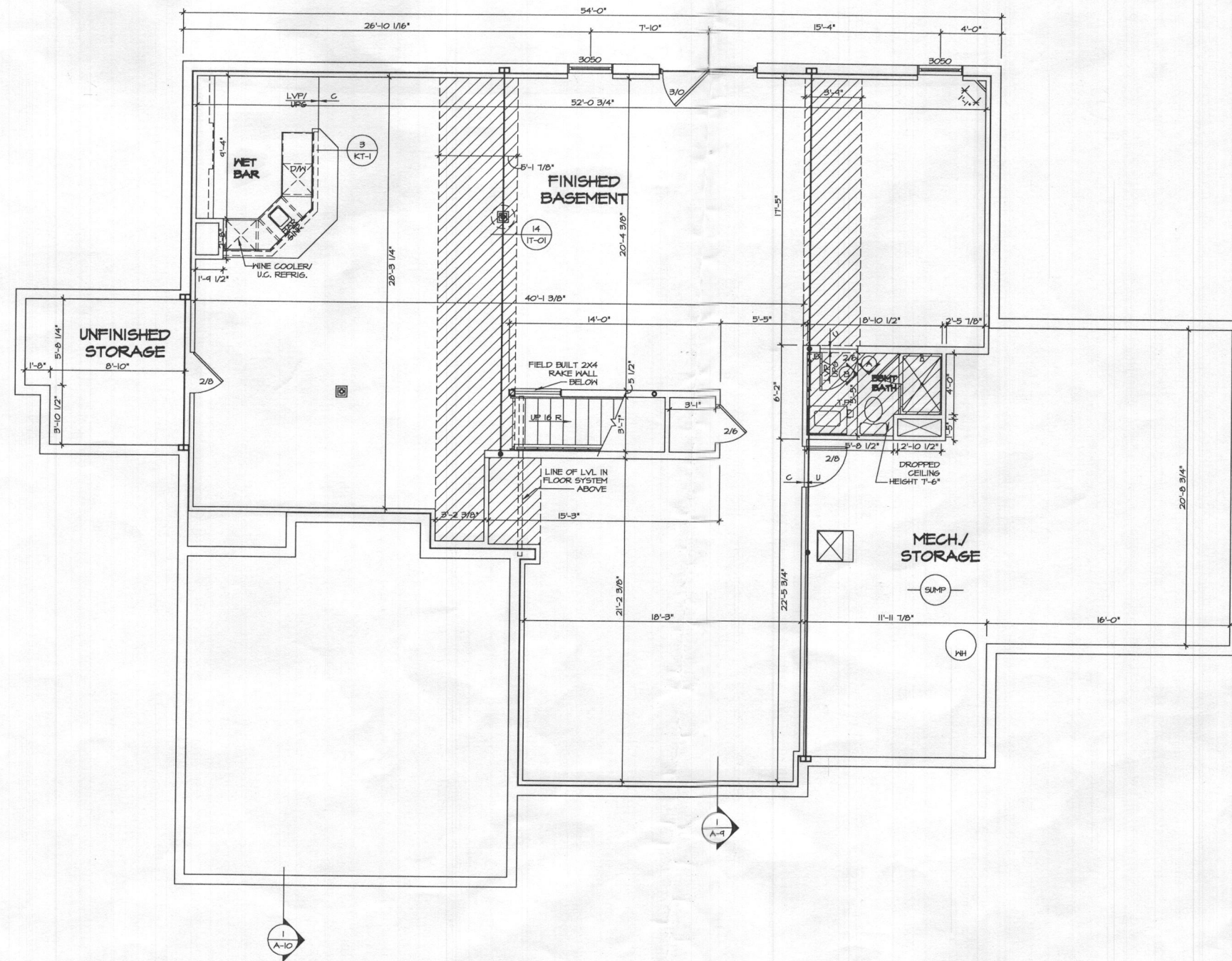
SET - VERSION

11900 - 01

CS-1

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B20002095
OK
8/14/2020
Sand memo



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 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.

GYPSON 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 "SGI" - 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.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

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

MODEL: STRATFORD HALL
DRAWING TITLE: BASEMENT FLOOR PLAN
SHEET NO.: A-6
OPTION DESCRIPTION: 27

DIV-COMM-LOT-UNIT
MDE-IW-0034

COMM-LOT
MALKER MEADOWS - 0034

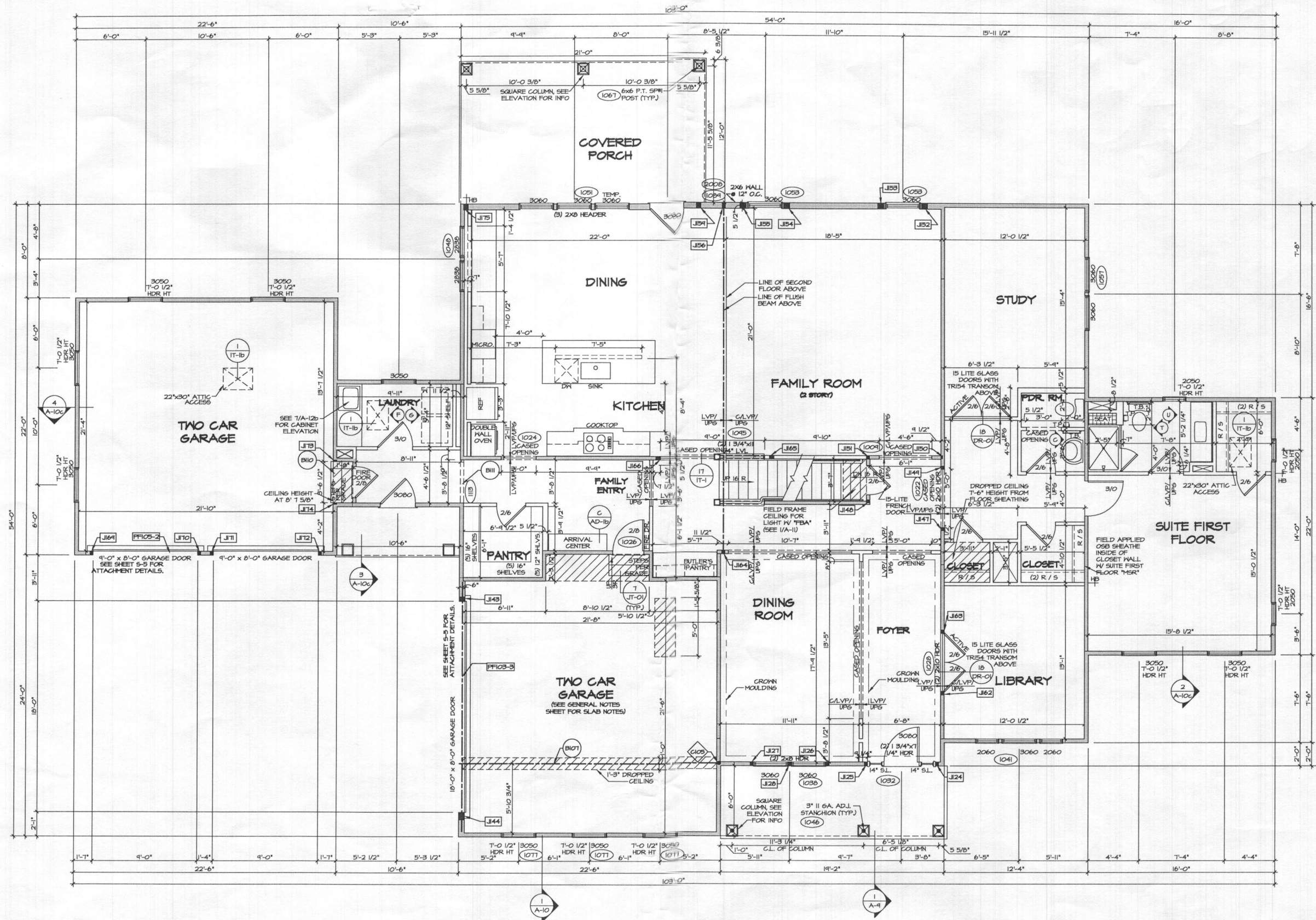
STREET ADDRESS
12244 MAYAPPLE DRIVE

CITY
STYKESVILLE

STATE
MD

ZIP
21104

SET NO. 11900
VERSION 01
DRAWN BY BIM
DATE:
OPTION



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FOR NOTES AND SCHEDULES SEE PAGE A-7b

DIV-COMM-LOT-UNIT
MDE-1W-0034

COMM-LOT
WALKER MEADOWS - 0034
STREET ADDRESS
12244 MAYAPPLE DRIVE
CITY
SYKESVILLE

APT. NO.
STATE
MD
ZIP
2104

The owner, NVR, Inc., expressly reserves the right to make any changes to the plans, specifications, or details of the project without notice and without liability to the contractor. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations.

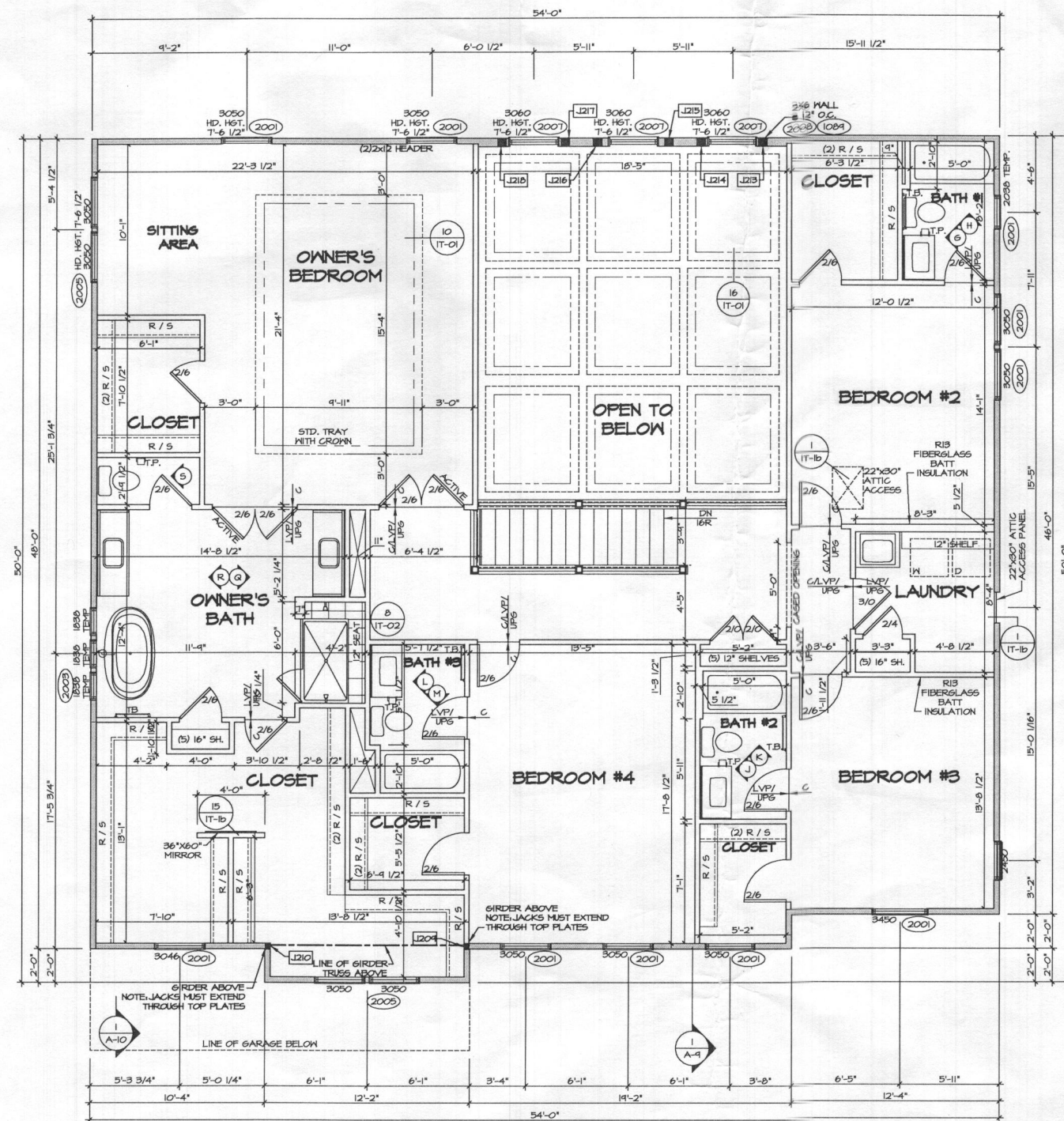
NVR
NVR, Inc.
5285 W. HANCOCK RD.
FREDERICK, MD 21703

SET NO. 11000
VERSION 01
DRAWN BY BLM
DATE
OPTION

MODEL
STRATFORD HALL
DRAWING TITLE
FIRST FLOOR PLAN

SHEET NO.
A-7

OPTION DESCRIPTION
29



1 SECOND FLOOR PLAN
A-B 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 CEILING. ALL DROPPED CEILING 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
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (3) 2X4 SFF#1		2008	
J210	JACK - (3) 2X4 SFF#1		2008	
J213	JACK - (4) 2X6 SFF #2 STUD GRADE		2007	FULL HEIGHT STUDS
J214	JACK - (4) 2X6 SFF #2 STUD GRADE		2007	FULL HEIGHT STUDS
J215	JACK - (4) 2X6 SFF #2 STUD GRADE		2007	FULL HEIGHT STUDS
J216	JACK - (4) 2X6 SFF #2 STUD GRADE		2007	FULL HEIGHT STUDS
J217	JACK - (4) 2X6 SFF #2 STUD GRADE		2007	FULL HEIGHT STUDS
J218	JACK - (4) 2X6 SFF #2 STUD GRADE		2007	FULL HEIGHT STUDS

NVR, Inc. The owner, expressly reserves the right to make changes to these plans and to be reproduced, changed, or otherwise used without the consent of NVR, Inc.

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

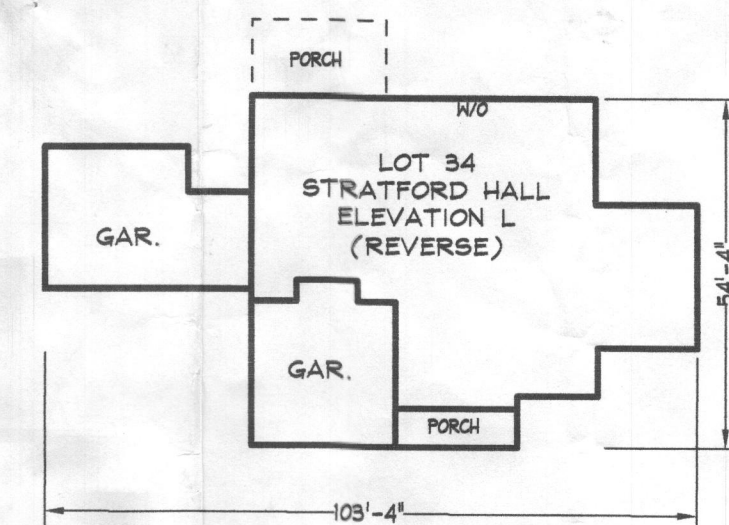
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VERSION 01
DRAWN BY BIM
DATE: OPTION
OPTION DESCRIPTION

SHEET NO. A-8
32.1

DIV-COMM-LOT-UNIT
MDE-W-0034
COMM-LOT
MALKER MEADOWS - 0034
STREET ADDRESS
12244 MAYAPPLE DRIVE
CITY
STATE
MD
ZIP
2104

THE FRONT DOOR FOR LOT 34 FACES NORTH
 NO GRADING IN SEWAGE DISPOSAL AREA. LOD SHOWN
 IS FOR THE INSTALLATION OF THE INITIAL SEPTIC
 SYSTEM ONLY.
 A PUMP WILL BE REQUIRED TO SEWER THE DWELLING
 STORMWATER MANAGEMENT FOR LOT 34 WILL BE
 PROVIDED BY SUBMERGED GRAVEL WETLAND (M-2)

MAYAPPLE TRAIL



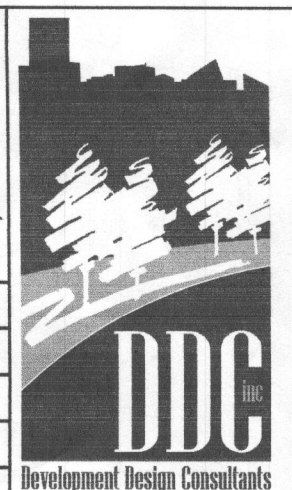
DRAWING LEGEND

- | | | | |
|---------------|----------------------------------|-----------------|---------------------|
| • • • • • | LIMIT OF DISTURBANCE | T | TRANSFORMER |
| — SF — SF — | PROPOSED SILT FENCE | [Hatched Box] | SEPTIC RESERVE AREA |
| — SSF — SSF — | PROPOSED SUPER SILT FENCE | [Square] | DRY WELL |
| [SCE] | STABILIZED CONSTRUCTION ENTRANCE | [Dashed Circle] | TEMPORARY STOCKPILE |
| [W] | WELL LOCATIONS (MIN. 5' REQ'D) | [Hatched Box] | WIDE GRASS SHOULDER |
| [M-2] | SUBMERGED GRAVEL WETLANDS | | |

Approved Septic System Plan
 Howard County Health Department
[Signature] 8/14/2020
 Signature Date
 B20002097

WALKER MEADOWS
 LOT 34

12249 MAYAPPLE TR.
 PLAT #24974-24979
 DDC JOB#: 12064.3
 DATE: 5/20/2020
 SCALE: 1" = 30'
 CHK. BY: WRD
 DRN. BY: LJC/AJS



Planners
 Surveyors
 Engineers
 Landscape Architects
 192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us