


PERMIT NUMBER: B 00001838

DATE ACCEPTED:



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: 1056 Stepping Pl

Unit:

City: Sykesville

State: MD

Zip Code: 21784

Subdivision/Village/Complex Name: Walker Meadows

SDP/WP/BA #: GP-20-089

Lot: 15

Tax Map:

Parcel:

Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: vacant lot

Proposed Use: SFD

Estimated Cost: \$230,000

Trade Work to Be Completed (Separate Permits Required): ☐ Mechanical (HVACR) ☒ Electrical ☐ Plumbing ☐ None

New 2 story "Colonial Rev II" style home with 2 car garage, 2 car detached garage, pool, finished basement, 1st floor suite, 2nd floor master, and finished 1st floor level (see town, lot, etc.)

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): NVR Inc - Contact: J. Anastasia

Primary Residence: ☐ Yes ☒ No

Owner's Street Address: 1720 Paluxant Woods Dr

City: Columbia

State: MD

Zip Code: 21046

Phone: 410-379-5956

Email: janastasia@nvrinc.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Draher Building Services

Contact Name: Jim Kerwin

Street Address: PO Box 552

City: Woodbine

State: MD

Zip Code: 21797

Phone: 442-357-7712

Email: jma@draherbuildingservices.com

CONTRACTOR INFORMATION REQUIRED

Business Name: NV Homes Contact: James Anastasia

Licensee's Name: NVR Inc.

License #: 56

Street Address: 1720 Paluxant Woods Dr

City: Columbia

State: MD

Zip Code: 21046

Phone: 410-379-5956

Email: janastasia@nvrinc.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name:

Name:

Street Address:

City:

State:

Zip Code:

Phone:

Email:

RECEIVED

APR 14 2020

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: "Colonial Rev II" style home with 2 car garage, 2 car detached garage, pool, finished basement, 1st floor suite, 2nd floor master, and finished 1st floor level (see town, lot, etc.)

# of Bedrooms (SF): 5

# of efficiency units (MF\*):

# of 1 BR (MF\*):

# of 2 BR (MF\*):

# of 3 BR (MF\*):

# Rooms: 12

# Full Baths: 6

# 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: 76

1st Fl Depth: 68

2nd Fl Width: 60

2nd Fl Depth: 52

Bsmt Width: 76

Bsmt Depth: 68

Energy Method: ☐ Prescriptive ☒ Performance ☐ UA Alternative ☐ ERI

Gross Area: 5733 sq ft

Occupiable Area: 5733 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 Kerwin

DATE SIGNED: 4/14/2020

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# 312775

ACCEPTED BY: J. Hopewell

**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: **1056 Stepping Place, Potential Basement Bedroom**

DATE: May 7, 2020

I have reviewed the floor plans in support of Building Permit **B20001258** for a new home at **1056 Stepping Place** 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.

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.



DRAWING LEGEND

• • • • •

LIMIT OF DISTURBANCE

SF

SF

PROPOSED SILT FENCE

SSF

SSF

PROPOSED SUPER SILT FENCE

H0-XX-XXXX

EXISTING WELL & ALTERNATE WELL SITES

SEPTIC RESERVE AREA

WIDE GRASS SHOULDER

TEMP STOCKPILE

TEMPORARY STOCKPILE

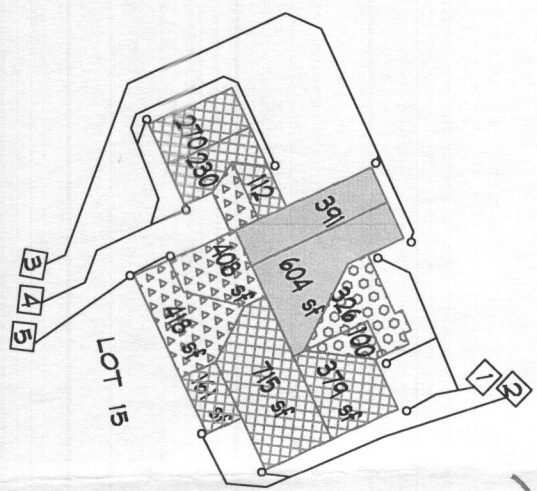
SCE

STABILIZED CONSTRUCTION ENTRANCE

T

TRANSFORMER

DRY WELL

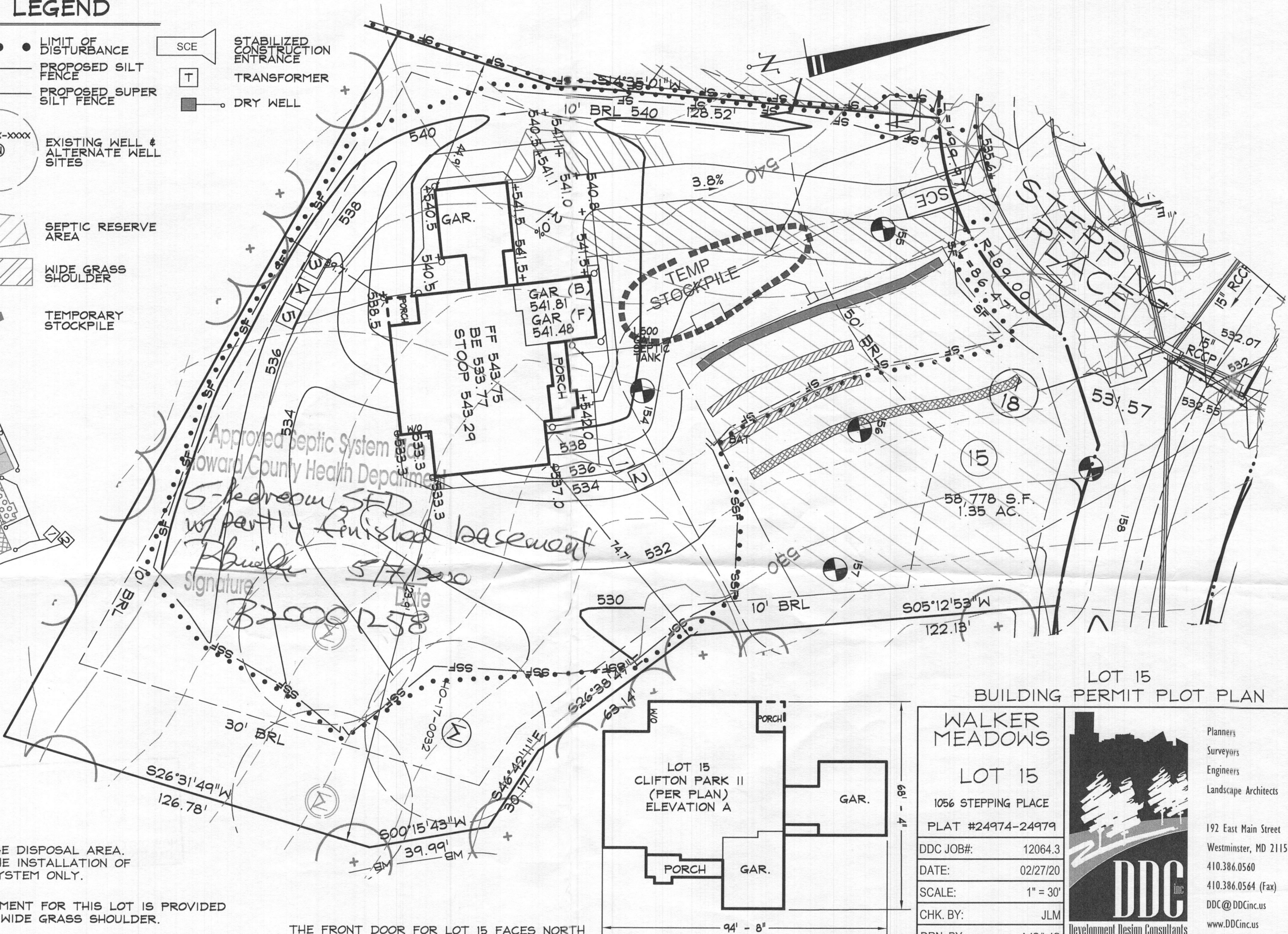


DRYWELL (M-5) SIZE CHART		
#	L X W	STONE DEPTH
1	7'x6'	5'
2	7'x6'	5'
3	7'x6'	5'
4	7'x6'	5'
5	7'x6'	5'

PUMP NEEDED TO SEWER BASEMENT

NO GRADING IN SEWAGE DISPOSAL AREA. LOD SHOWN IS FOR THE INSTALLATION OF THE INITIAL SEPTIC SYSTEM ONLY.

STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY DRYWELLS AND A WIDE GRASS SHOULDER.



THE FRONT DOOR FOR LOT 15 FACES NORTH

LOT 15  
BUILDING PERMIT PLOT PLAN

WALKER MEADOWS

LOT 15

1056 STEPPING PLACE

PLAT #24974-24979

DDC JOB#:

12064.3

DATE:

02/27/20

SCALE:

1" = 30'

CHK. BY:

JLM

DRN. BY:

AJS/LJC

DDC inc

Development Design Consultants

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



LOT 15

Health Dept



NVR, Inc.  
Architectural Services  
Architects  
21 Byte Court, Suite A  
Frederick, MD 21702

[illegible]

BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT:	2480
SECOND FLOOR	GROSS SQ. FT:	1987
HOUSE TOTAL	GROSS SQ. FT:	4467

## ELEVATIONS SQ. FT.

ELEVATION "A"	GROSS SQ. FT.	+0
ELEVATION "B"	GROSS SQ. FT.	+20
ELEVATION "C"	GROSS SQ. FT.	+120
ELEVATION "D"	GROSS SQ. FT.	+219
ELEVATION "K"	GROSS SQ. FT.	+32
ELEVATION "L"	GROSS SQ. FT.	-146

ADDITIONAL SQ. FT.

MORNING ROOM	GROSS SQ. FT.	+160
CONSERVATORY OR SUITE FIRST FLOOR	GROSS SQ. FT.	+352
SIDE ATTACHED GARAGE	GROSS SQ. FT.	+137
SIDE ATTACHED GARAGE W/ FAMILY OFFICE	GROSS SQ. FT.	+233
5TH BEDROOM LAYOUT	GROSS SQ. FT.	+352
SITTING AREA	GROSS SQ. FT.	+165
BONUS ROOM / BEDROOM	GROSS SQ. FT.	+348
2ND FLOOR LAUNDRY		
- ELEVATION "A"	GROSS SQ. FT.	+105
- ELEVATION "B"	GROSS SQ. FT.	+125
- ELEVATION "C"	GROSS SQ. FT.	+123
- ELEVATION "D"	GROSS SQ. FT.	+141
- ELEVATION "K"	GROSS SQ. FT.	+82
- ELEVATION "L"	GROSS SQ. FT.	+82

## MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL GROSS SQ. FT: 6349

\*\*MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT

FINISHED BASEMENT SQ. FT.

RECREATION ROOM	GROSS SQ. FT.	+1244
MEDIA ROOM	GROSS SQ. FT.	+317
HOME OFFICE	GROSS SQ. FT.	+233
BASEMENT BATH	GROSS SQ. FT.	+66
BASEMENT CLOSET	GROSS SQ. FT.	+44
EXERCISE ROOM	GROSS SQ. FT.	+219

## FOOTPRINT

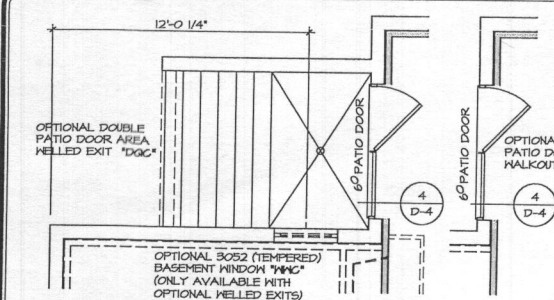
BASE HOUSE:	
WIDTH:	60'-4"
DEPTH:	68'-4"
MAXIMUM:	
WIDTH:	110'-8"
DEPTH:	78'-8"

SET - VERSION

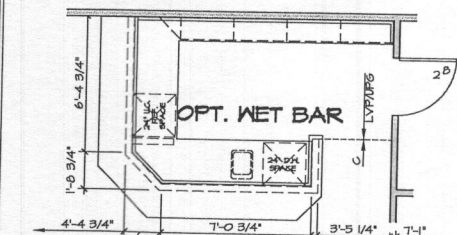
SET - VERSION  
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CS-1

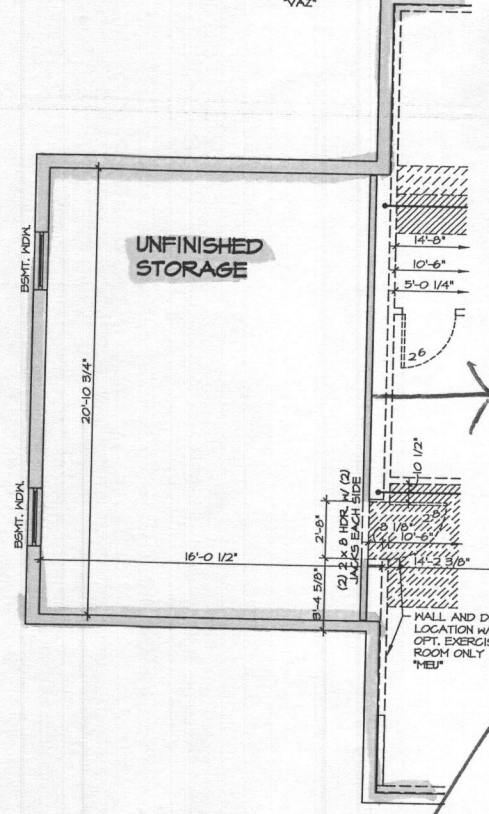




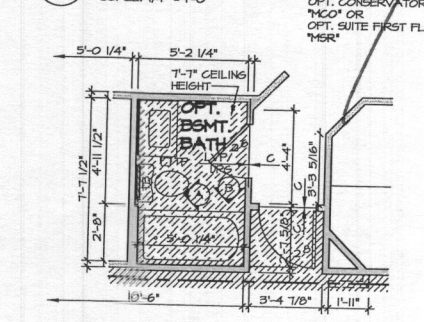
6 BSMT. FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"



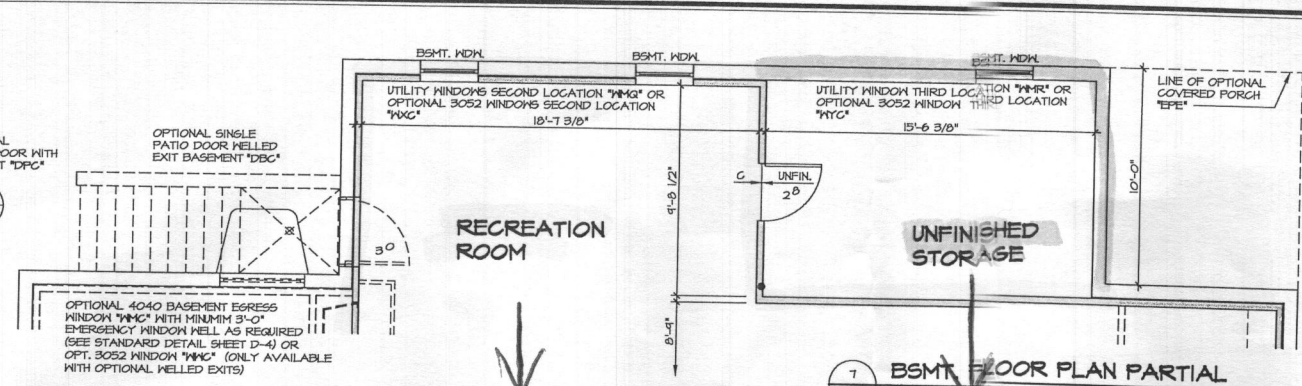
5 BSMT. FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"



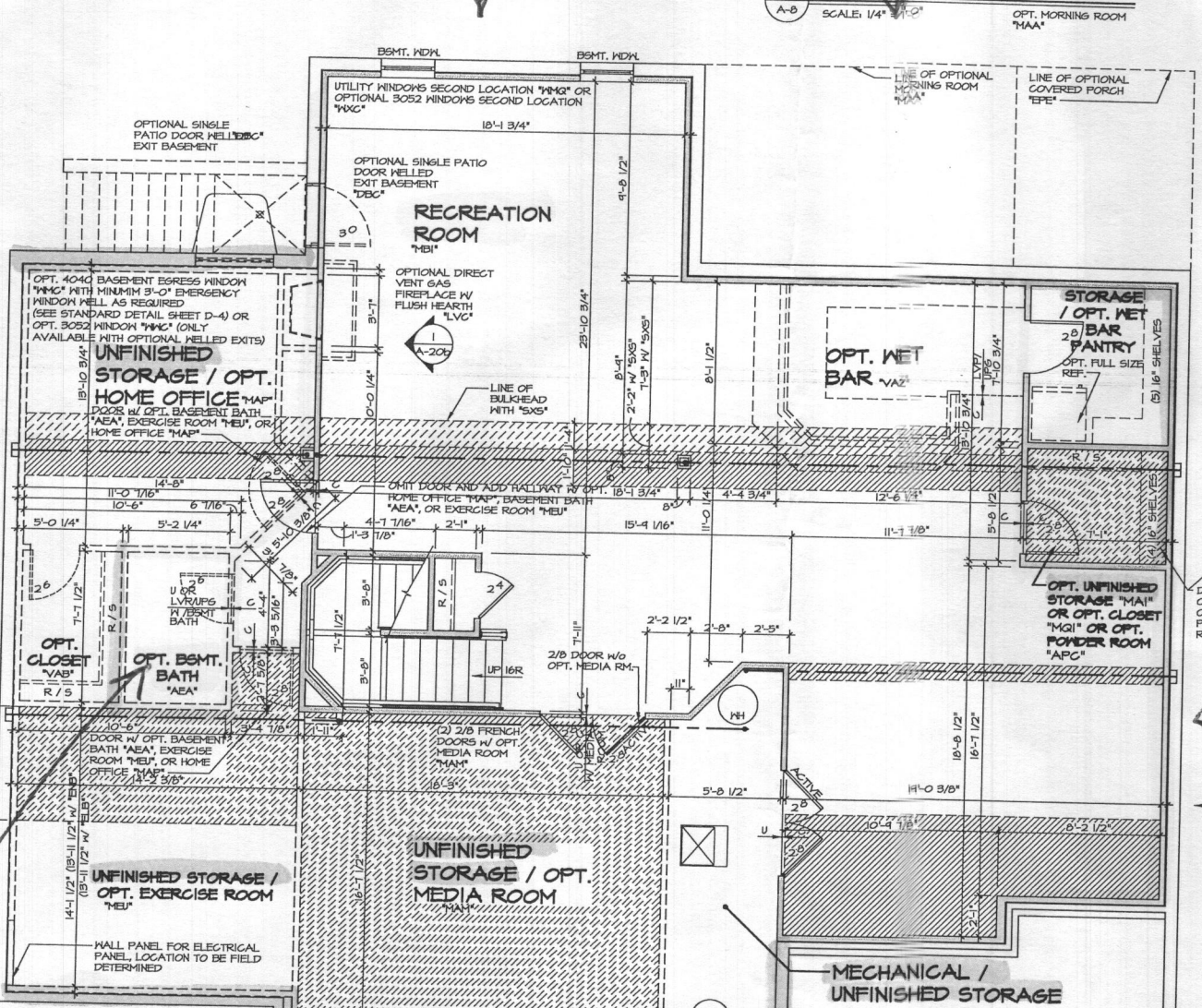
4 BSMT. FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"



3 BSMT. FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"



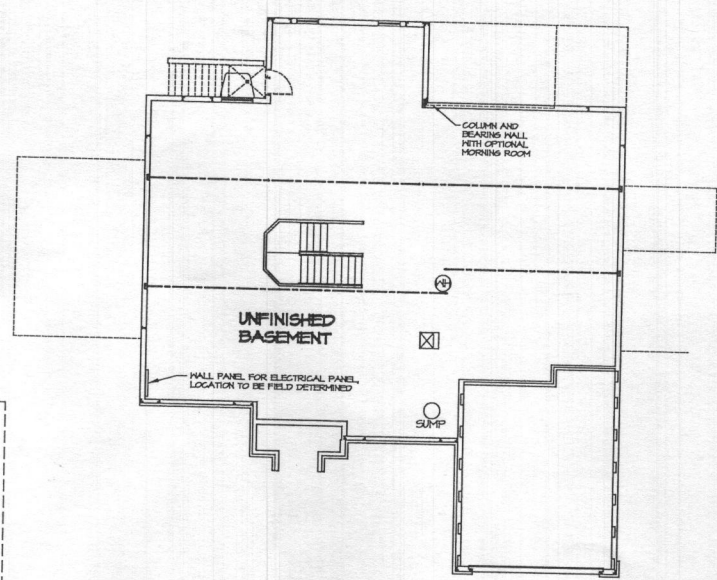
7 BSMT. FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"



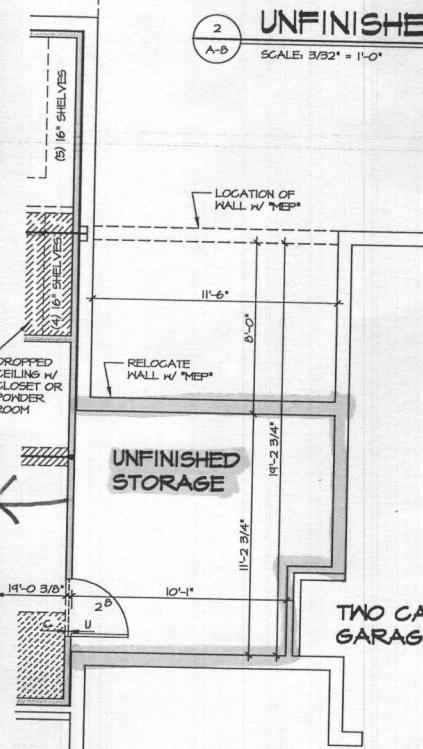
1 BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- NOTES:
- ALL HEADERS ARE (2) 2x6, UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
  - ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
  - HATCHED AREAS INDICATE DROPPED CEILINGS.
  - ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
  - WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

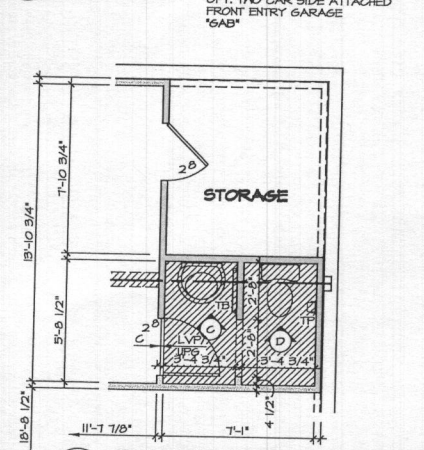
- WITH OPTION "SGI" - DRYWALL UNFINISHED BASEMENT CEILING AREA
- NOTES:
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
  - A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"X8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
  - PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.



2 UNFINISHED BASEMENT  
SCALE: 3/32" = 1'-0"



8 BSMT. FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"



9 BSMT. FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"

Send Memo

REV. NO.	DATE	REMARKS
1	10/21/14	CEL - REVISED GRAPHICAL ERROR
2	11/25/14	SGA - ADDED REVISIONS
3	12/28/14	SGA - ADDED THE WOODS OR TO (B) OPTIONS AT POWDER ROOM PAR 24166
4	10/27/14	SGA - ADDED DIR. TO THE CENTERLINE OF OPT 3052 MDN IN DETAIL 6 (PAR MASS)
5	10/27/14	SGA - ADDED BALANCE TO THE BASEMENT BATH
6	4/29/14	DRA - ADDED "SGI" NOTE
7	8/25/14	JLB - ADDED "3052" BALANCE
8	6/25/14	JLB - REPLACED (7) JLS AT MORNING ROOM IN COLUMN (PAR #24834)
9	8/28/14	GVB - TURNED ON LAYERS THAT SHOWN DOOR SIZE AND DIMENSIONS

**NVR**

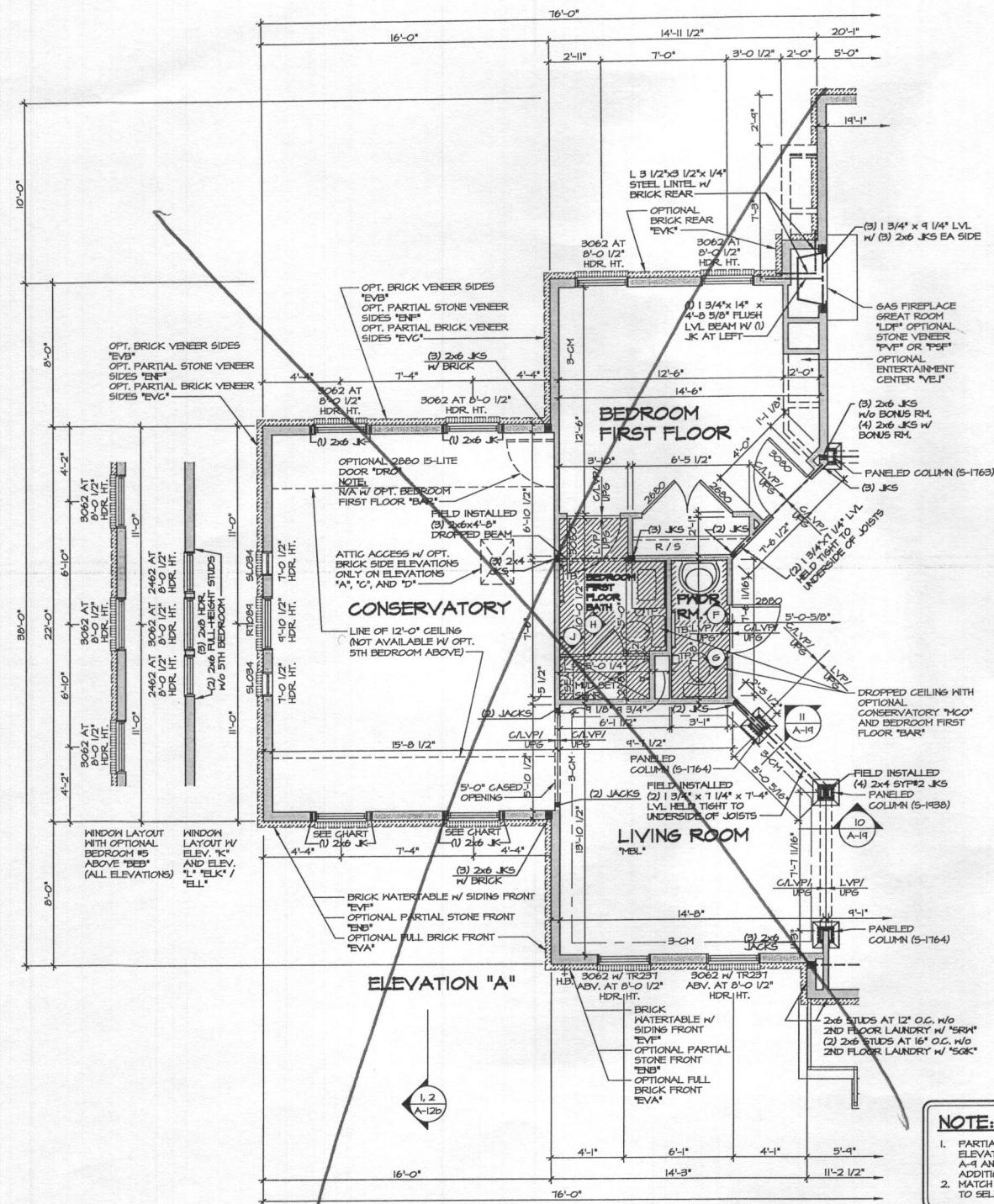
NVR, Inc.  
Architectural Services  
21 Bay Court, Suite A  
Frederick, MD 21702

MODEL	CLIFTON PARK II
SET NO.	10500
VERSION	Q1
DRAWN BY	A-JH
DATE	1/10/15
OPTION	FBA
DRAWING TITLE	BASEMENT PLAN
OPTION DESCRIPTION	FULL BASEMENT
SHEET NO.	A-8
46.1	



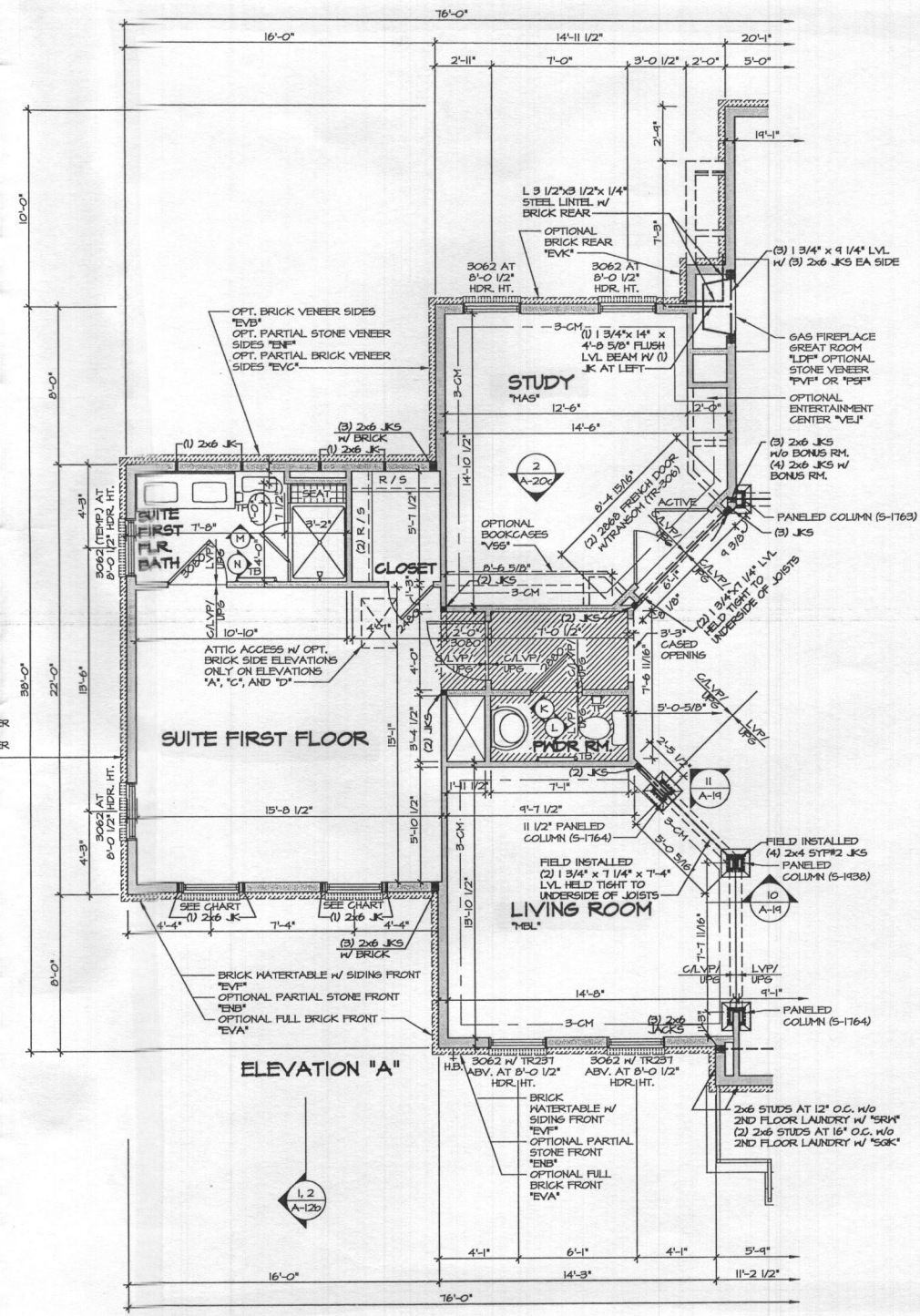






**NOTE:**  
1. PARTIAL PLANS SHOWN W/ ELEVATION "A". SEE SHEET A-9 AND A-10 FOR ADDITIONAL INFORMATION.  
2. MATCH VENEER ACCORDING TO SELECTED ELEVATION.

FRONT WINDOWS OF CONSERVATORY OR SUITE FIRST FLOOR (TYP) W/ STANDARD FOUR BEDROOM PLAN AT 8'-0 1/2" HDR. HT.	FRONT WINDOWS OF CONSERVATORY OR SUITE FIRST FLOOR (TYP) W/ STANDARD FIVE BEDROOM PLAN AT 8'-0 1/2" HDR. HT.
ELEVATION "A" AND "B" - 3062	ELEVATION "A" AND "B" - 3062 W/ TR231 ADV.
ELEVATION "C", "D", "K", AND "L" - 3062	ELEVATION "C", "K" AND "L" - 3062
ELEVATION "D" - 3062 W/ TR231 ADV.	



**NOTES:**  
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.  
2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.  
3. HATCHED AREAS INDICATE DROPPED CEILINGS.  
4. ALL CASED OPENINGS AT 1'-11", UNLESS OTHERWISE NOTED.  
5. WASHES ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

**NOTE:**  
SEE SHEET S-6 FOR BRACED HALL PANEL LOCATIONS

5th Bedroom  
OK RB

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION	DESCRIPTION	DATE	REV.	DATE	DESCRIPTION
A-9d	CLIFTON PARK II	10300	01	AJH	1/2/13	MCO	CONSERVATORY		1	1/10/13	SHIFTED WINDOWS FOR SUITE FIRST FLOOR "THER" 3" PAR 30121
51							SUITE FIRST FLOOR		2	1/20/13	1999 - PAR 892419 - ROTATED JACKS IN FLOOR COLUMNS & REVISED TO FIELD INSTALLED
									3	12/15/13	1999 - PAR 892419 - 2012 VA CODE UPDATE
									4	12/15/13	1999 - PAR 892419 - 2012 VA CODE UPDATE
									5	12/15/13	1999 - PAR 892419 - 2012 VA CODE UPDATE
									6	12/15/13	1999 - PAR 892419 - 2012 VA CODE UPDATE
									7	12/15/13	1999 - PAR 892419 - 2012 VA CODE UPDATE
									8	12/15/13	1999 - PAR 892419 - 2012 VA CODE UPDATE
									9	12/15/13	1999 - PAR 892419 - 2012 VA CODE UPDATE
									10	12/15/13	1999 - PAR 892419 - 2012 VA CODE UPDATE
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									97	12/15/13	1999 - PAR 892419 - 2012 VA CODE UPDATE
									98	12/15/13	1999 - PAR 892419 - 2012 VA CODE UPDATE
									99	12/15/13	1999 - PAR 892419 - 2012 VA CODE UPDATE
									100	12/15/13	1999 - PAR 892419 - 2012 VA CODE UPDATE

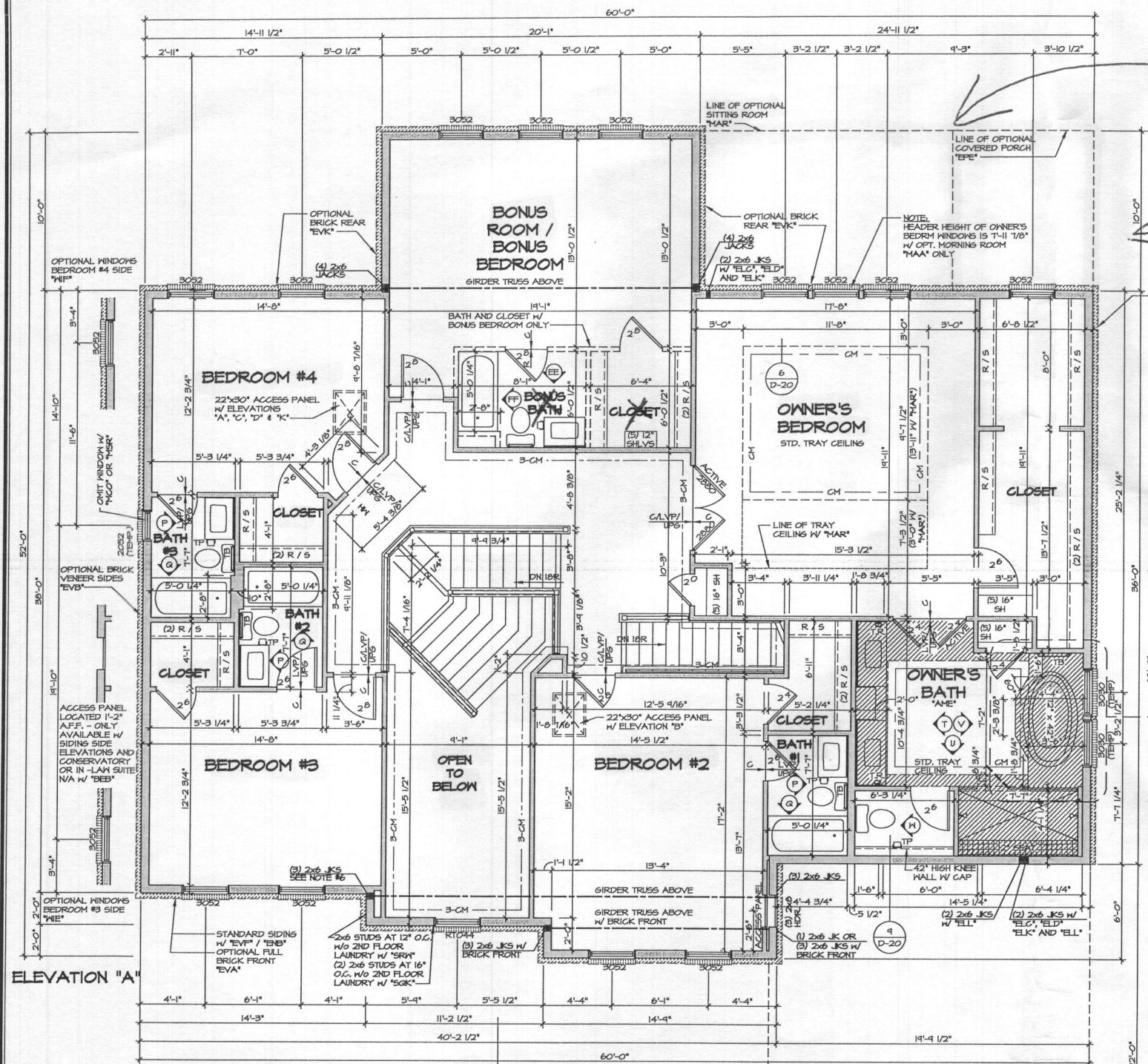




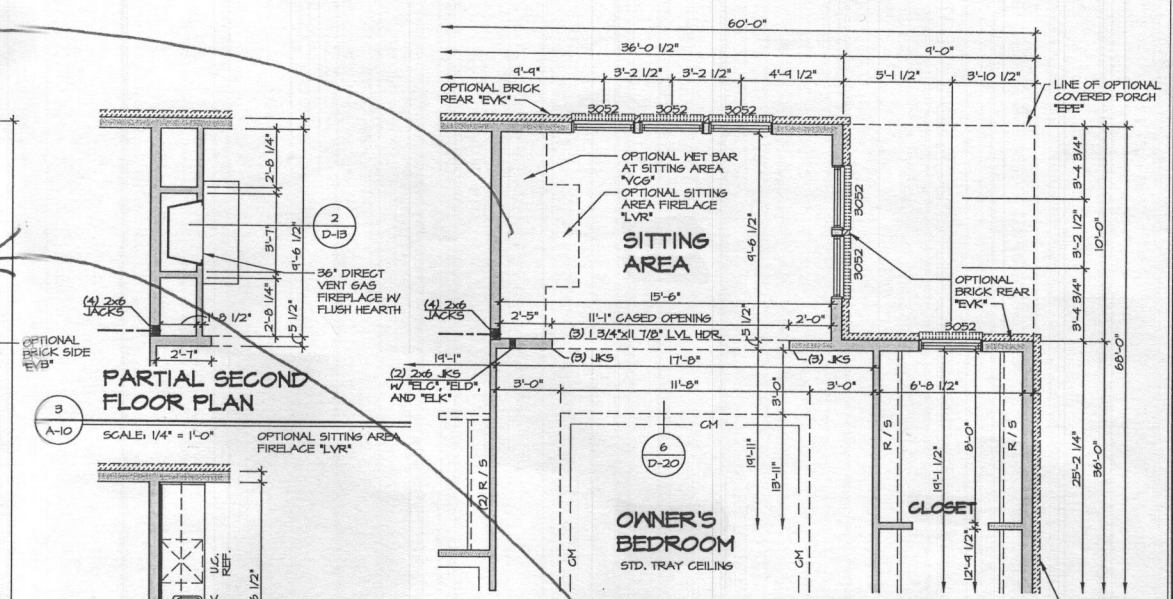




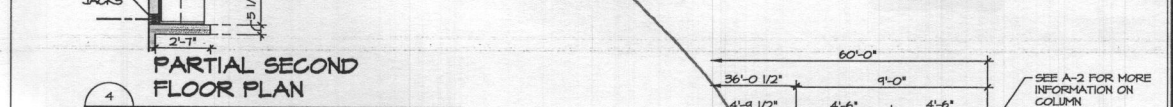




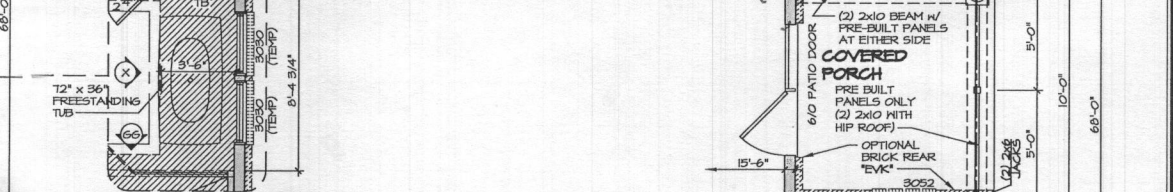
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PARTIAL SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



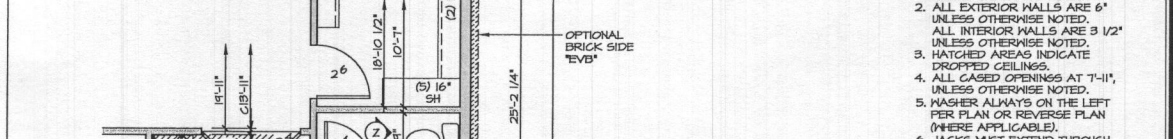
**PARTIAL SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PARTIAL SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PARTIAL SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PARTIAL SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

- NOTES:**
- ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
  - ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
  - HATCHED AREAS INDICATE DROPPED CEILING.
  - ALL CASED OPENINGS AT 1'-11", UNLESS OTHERWISE NOTED.
  - WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
  - JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

**NOTE:**  
SEE SHEET S-1 FOR BRACED WALL PANEL LOCATIONS

REV.	NO.	DATE	REMARKS
1	10	10/21/14	CEL - REVISED LOCATION OF BEAM POCKETS FOR COVERED PORCH
2	10	10/21/14	56A - ADIT REVISIONS
3	10	10/21/14	MBT - REVISED REAR PORCH COLUMN NOTES
4	10	6/2/15	DLR - REV. STAIR RISER PLATFORM TO ADJUST TO ACCOMMODATE (PAR 33053)
5	10	6/2/15	DLR - REV. STAIR RISER PLATFORM TO ADJUST TO ACCOMMODATE (PAR 33053)
6	10	6/2/15	DLR - REV. STAIR RISER PLATFORM TO ADJUST TO ACCOMMODATE (PAR 33053)
7	10	6/2/15	DLR - REV. STAIR RISER PLATFORM TO ADJUST TO ACCOMMODATE (PAR 33053)
8	10	6/2/15	DLR - REV. STAIR RISER PLATFORM TO ADJUST TO ACCOMMODATE (PAR 33053)
9	10	6/2/15	DLR - REV. STAIR RISER PLATFORM TO ADJUST TO ACCOMMODATE (PAR 33053)
10	10	6/2/15	DLR - REV. STAIR RISER PLATFORM TO ADJUST TO ACCOMMODATE (PAR 33053)

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SET NO. 10300  
VERSION 01  
DRAWN BY A-JH  
DATE: 12/21/12  
OPTION MAY  
BY BW

SHEET NO.	MODEL	CLIFTON PARK II
A-10	DRAWING TITLE	SECOND FLOOR PLAN
55	OPTION DESCRIPTION	BONUS ROOM BONUS BEDROOM