

Approved 2/11/26

-H.O.

Menu Save Reset Cancel Help

Record Detail (This section is required.)

Permit Type Building/Residential/Alteration/SFD

Permit Number B25005574

Opened Date 12/24/2025

Description of Work

SFD/ ALTERATIONS TO ENTIRE HOME TO INCLUDE: BASEMENT - RELOCATE STAIRS, REMOVE OFFICE, EXPAND FAMILY ROOM, RELOCATE EXTERIOR DOORS, ADD NEW WINDOWS, REMOVE BILLIARD ROOM WALLS TO CREATE LIBRARY, EXPAND GYM, CONVERT HALF BATH TO FULL BATH, NEW HVAC ROOM, AND CLOSET. FIRST FLOOR- RELOCATE STAIR, RELOCATE DINING ROOM TO CREATE OPEN LIVING/DINING AREA W/ WETBAR, RELOCATE POWDER ROOM, CREATE NEW PANTRY, PREP KITCHEN, AND WET BAR, CONVERT SUNROOM TO OFFICE NEW 2 SIDED FIREPLACE W/ NEW CHIMNEY IN LIVING ROOM AND SCREENED PORCH. SECOND FLOOR- RELOCATE STAIRS, REMOVE BEDROOM TO CREATE LARGER OPEN LOFT, REMODEL HALLWAY BATHROOM. CONSTRUCT 15 X 14 SCREEN PORCH ON MAIN LEVEL APPROX. 2580sf

check spelling

Online BP.
gsl 1/29/26

Address (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 1259

Street Name EMMAUS

Street Type RD

Unit Type --Select--

Unit #

X Coordinate -77.0471

Y Coordinate 39.33279

City WOODBINE

State MD

Zip Code 21797

Primary 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
908364	313	1.26	298800	804300	505500	RURAL
Legal Description						
IMPSLOT 14 1.26 A[]1259 EMMAUS RD[]WALNUT SPRINGS						

check spelling

Block 14

Census Tract 604001

Council Dist 5

Inspection Dist

Supervisor Dist

Map #

DAP Zone

Plan Area

State Tax Id 1404356608

Subdivision Name WALNUT SPRINGS

Section

Area

Tax Map 8

Grid 8-8

Zoning District RC-DEO

ADC Map 4692-C7

SDP No.

Final Plan No. F-95-023

WP File No.

Record Plat No. 11823

WS Contract No.

FDP No.

Primary Yes

Owner Occupied

Year Built 1998

Historic District

Historic District Registry No.

Stat Area 4-05

Flood Plain

Building No

Owner (This section is not required.)

Search Reset Clear

Name

SIMPS

Address Line 1

1259 EMMAUS RD

Address Line 2

Address Line 3

Mail City

WOODBINE

Mail State

MD

Mail Zip Code

21797

Phone

301-732-6350

Primary

Yes

E-mail

PKESIDENT@WRLAUTO.COM
Cell Number Fax Number

Professionals (This section is not required.)

License # *	Business Name			
10234583	RAMCO BUISINESS SERVICES LLC			
License Type *	First Name	Middle Name	Last Name	
Contractor	▼ JOSEPH		JARVIS	
Primary	Address Line 1			
No	▼ 2510 URBANA PIKE SUITE 104			
	Address Line 2			
	City		State	ZIP Code
	IJAMSVILLE		MD	21754
	Phone 1	Phone 2	Fax	
	3014407769			
	E-mail			
	JJARVIS@RAMCOPERMITS.COM			

Applicant (This section is not required.)

Search	As Owner	As Lic. Prof	As Contact	
Type *	First Name	MI	Last Name	
Applicant	▼ JOSEPH	G	JARVIS	
Relationship	Full Name			
Applicant	▼ JOSEPH G JARVIS			
Primary	Organization Name			
No	RAMCO LLC			
	Street Address			
	2510 Urbana Pike, Suite 104			
	Address Line 2			
	City		State	Zip Code
	Ijamsville		MD	21754
	Phone	Cell	Fax	
	3014407769	3014407769		
	E-mail *			
	JJARVIS@RAMCOPERMITS.COM			

Contact (This section is not required.)

Search	As Owner	As Lic. Prof	As Contact	
Type	First Name	MI	Last Name	
Contact	▼ JOSEPH	G	JARVIS	
Relationship	Full Name			
Applicant	▼ JOSEPH G JARVIS			
Primary	Organization Name			
Yes	RAMCO LLC			
	Street Address			
	2510 Urbana Pike, Suite 104			
	Address Line 2			
	City		State	Zip Code
	Ijamsville		MD	21754
	Phone	Cell	Fax	
	3014407769	3014407769		
	E-mail			
	JJARVIS@RAMCOPERMITS.COM			

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
500000	0	0	No ▼
Construction Type			
434 - Additions, Alterations and Conversions - Residential			▼

RESIDENTIAL ALTERATION INFO

RESIDENTIAL ALTERATION INFORMATION

Total Square Footage *	No of Stories *	Basement	Bedrooms	Full Baths	Half Baths	Water *	Sewag
2580	SOFT (Number) 2	(Number) Partially Finished ▼	(Number)	(Number)	(Number)	(Number) Private	▼ Privat

Existing Utilities *
Gas & Electric

Existing Heating System *
Natural Gas

Existing Sprinkler System *
None

Type of New Fireplace
--Select--

Expiration Date
7/27/2026

Submit

Cancel

	619 Severn Ave Suite 202 Annapolis, MD 21403 410.571.3604	PROJECT TITLE SIMPSON-SIVAK RESIDENCE 1259 EMMAUS ROAD WOODBINE, MD, 21797	DESCRIPTION ARCHITECTURAL SITE PLAN - PROPOSED		DRAWING NO. A0.00B
			SCALE 1" = 20'-0"	DATE 02/10/26	REFERENCE DRAWING RFI

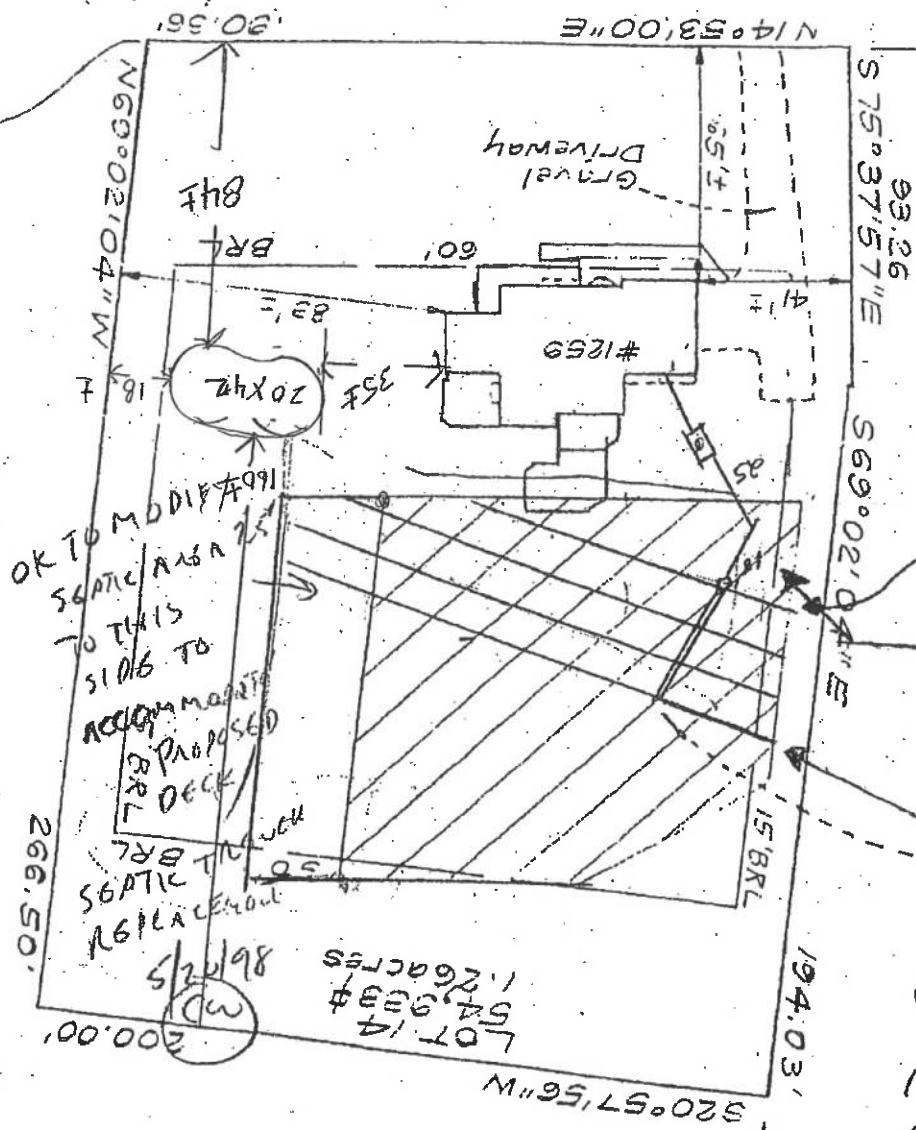
This document shall not be used for the construction of any load-bearing columns, load-bearing framing walls or issuance of any building permit, except as provided otherwise by law. It is the responsibility of the contractor, builder, and client to verify all documents, codes, ordinances, or laws within the location of the specific project noted on this document or any of the attached documents prior to construction.

1259
3005 d

ROAD

50' R/W

EMMAUS



OK TO MODIFY
SEPTIC AREA
TO THIS
SIDE TO
ACCOMMODATE
PROPOSED
DECK
SEPTIC TRENCH
SEPTIC LINE
TO BE ADDED

Highest trench
to be deleted

Septic Area
to be deleted

septic line
to be added

BOO111861
DECK

1259 EMMAUS DR

OK AS PROPOSED

NO BASED ON

COMMITMENT TO

REPAIR SEPTIC SYSTEM

AS SHOWN PRIOR TO

COMPLETION OF

CONSTRUCTION OF DECK

(SEPTIC PERMIT P59009)

15 C.Will

HOW CO

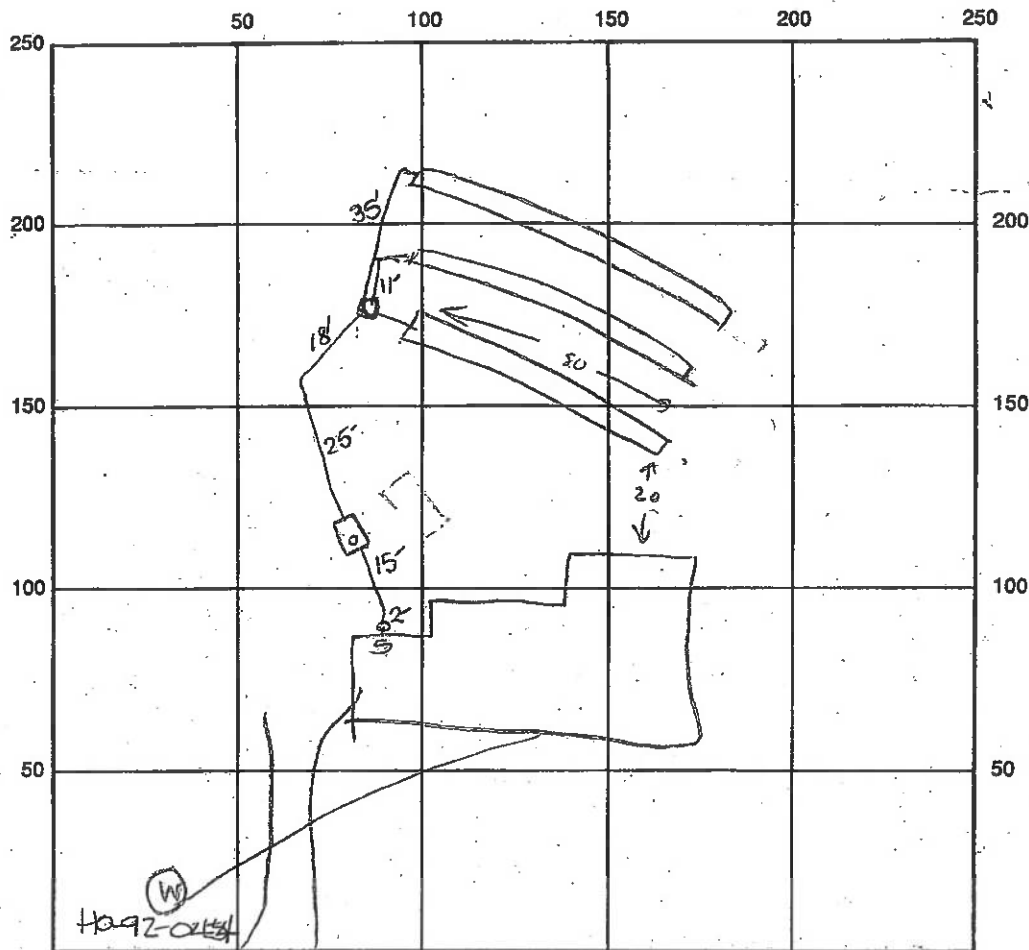
HEALTH

* DELETE TRENCH - DISCONNECT & LEAVE

AGRICULTURAL PARCEL

1998 MAY 21 P 12:42

RECEIVED
HOWARD CO. HEALTH DEPT.
ENVIRONMENTAL HEALTH



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

SEPTIC TANK LEVEL ☒ CLEANOUTS one at house; one on s.t.

DISTRIBUTION BOX LEVEL OK

DRAIN FIELD/TITLE DEPTH 8 1/2 FT. TRENCH WIDTH 2 FT. INLET DEPTH 4.5 FT.

EFFECTIVE GRAVEL DEPTH 4 FT. TOTAL LENGTH 3 x 800 FT. → 2400

NUMBER OF TRENCHES 3 ONE SIDEWALL BOTTOM AREA 960 SQ. FT.

DRYWALL INSIDE DIAMETER ✓ FT. EFFECTIVE DEPTH BELOW INLET ✓ FT.

ABSORBENT AREA ✓ SQ. FT.

REMARKS: 12/19/97 1st TRENCH OK TO ADD GRAVEL. - WORK DISCONTINUED, EQUIPMENT BREAK DOWNS (W)

12/23/97 FINAL INSP - OK TO COVER ALL WORK. DVS/ALM

12/23/97 D.A. 4.5' h.g.; well casing 8" a.g.; 2 pc cap installed - OK to cover. DVS/ALM

DATE SYSTEM APPROVED 12/23/97 INSPECTOR SOUND & 800 / ALM

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STUDIO

ARCHITECTURE

LANDSCAPE
ARCHITECTURE

INTERIORS

619 Severn Avenue, Suite 202
Annapolis, Maryland 21403
410.571.3604 | kimmelstudio.com

REVISIONS:

NO.	DATE	REVISION
-----	------	----------

SIMPSON-SIVAK RESIDENCE

PERMIT DRAWINGS

1259 EMMAUS ROAD
WOODBINE, MD, 21797

PROJECT NAME:

RYAN
MCDONALD
NALD

Digitally
signed by
RYAN
MCDONALD
Date: 2025.12.19
13:59:56
-05'00'

ARCHITECT SEAL



Professional Certification:
I, Devin S. Kimmel, certify that
these documents were prepared or
approved by me, and that I am a duly
licensed architect under the laws of
the State of MD, license number
18136, Expires 06/30/2023

DEMOLITION - SECOND
FLOOR PLAN

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

DATE:
12/15/25

PROJECT NO.:
20250509

DRAWN BY:
RM, MS

CHECKED BY:
DC, KD, DK

D1.02

DEMOLITION KEY NOTES

1. REMOVE EXISTING WINDOWS - INFILL OPENINGS WITH NEW WALL, PATCH AND REPAIR AS REQ'D
2. DEMOLISH PORTION OF EXISTING WALL FOR NEW WINDOW LOCATIONS, PATCH AND REPAIR AS REQ'D
3. REMOVE ALL FLOORING FINISHES U.N.O
4. DEMOLISH EXISTING FLOOR JOISTS FOR NEW LEVEL FLOOR
5. REMOVE EXISTING INTERIOR WALLS
6. DEMOLISH STAIRS AND RAILINGS
7. DEMOLISH EXISTING FIREPLACE AND CHIMNEYS
8. REMOVE EXISTING DOOR, PATCH AND REPAIR WALL AS REQ'D

DEMOLITION KEY NOTES

1. PROVIDE TEMPORARY SUPPORT OF EXISTING STRUCTURE TO REMAIN
2. REMOVE ALL EXISTING TRIM BOARDS
3. EXISTING FOUNDATION TO REMAIN
4. REMOVE ALL INTERIOR FINISHES DOWN TO STUDS
5. REMOVE ALL FLOORING FINISHES U.N.O
6. ALL INTERIOR DOORS TO BE REMOVED AND REPLACED
7. ALL INTERIOR FIXTURES TO BE REMOVED AND REPLACED

DEMOLITION LEGEND

- OVERHEAD
- EXISTING WALL AND/OR DOOR TO BE DEMOLISHED OR REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING WALL, WINDOW, AND/OR DOOR TO REMAIN
- EXISTING FLOOR JOIST TO BE REMOVED
- EXISTING BULKHEAD TO BE REMOVED

1 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

REVISIONS:

NO.	DATE	REVISION
-----	------	----------

SIMPSON-SIVAK RESIDENCE

PERMIT DRAWINGS

1259 EMMAUS ROAD
WOODBINE, MD, 21797

PROJECT NAME:
RYAN
MCDONALD
NALD
Digitally signed by
RYAN
MCDONALD
Date:
2025.12.19
13:59:45
-05'00'

ARCHITECT SEAL



Professional Certification:
I, Devin S. Kimmel, certify that
these documents were prepared or
approved by me, and that I am a duly
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the State of MD, license number
18136, Expires 06/30/2023

DEMOLITION - FIRST
FLOOR PLAN

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

DATE:
12/01/25

PROJECT NO:
20250509

DRAWN BY:
KH

CHECKED BY:
DK

D1.01

DEMOLITION KEY NOTES

1. REMOVE EXISTING WINDOWS - INFILL OPENINGS WITH NEW WALL, PATCH AND REPAIR AS REQ'D
2. DEMOLISH PORTION OF EXISTING WALL FOR NEW WINDOW LOCATIONS, PATCH AND REPAIR AS REQ'D
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8. REMOVE EXISTING DOOR, PATCH AND REPAIR WALL AS REQ'D

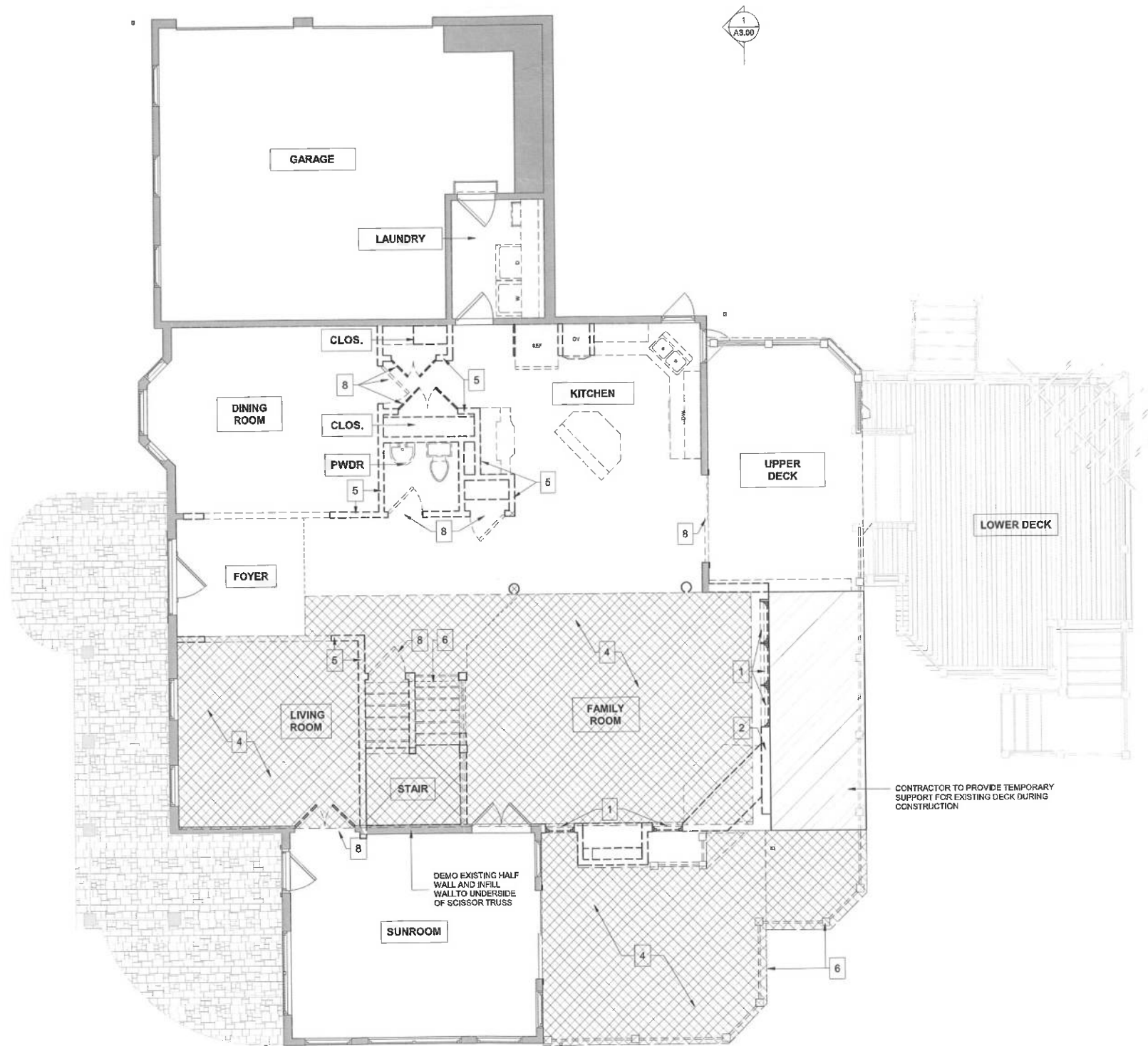
DEMOLITION KEY NOTES

1. PROVIDE TEMPORARY SUPPORT OF EXISTING STRUCTURE TO REMAIN
2. REMOVE ALL EXISTING TRIM BOARDS
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DEMOLITION LEGEND

	OVERHEAD
	EXISTING WALL AND/OR DOOR TO BE DEMOLISHED OR REMOVED
	EXISTING WINDOW TO BE REMOVED
	EXISTING WALL, WINDOW, AND/OR DOOR TO REMAIN
	EXISTING FLOOR JOIST TO BE REMOVED
	EXISTING BULKHEAD TO BE REMOVED

1 FIRST FLOOR DEMOLITION PLAN
D1.01 1/4" = 1'-0"



CONTRACTOR TO PROVIDE TEMPORARY
SUPPORT FOR EXISTING DECK DURING
CONSTRUCTION



SIMPSON-SIVAK RESIDENCE

PERMIT DRAWINGS

1259 EMMAUS ROAD
WOODBINE, MD, 21797

PROJECT NAME: RYAN MCDONALD
Digitally signed by RYAN MCDONALD
Date: 2025.12.19 13:59:35 -05'00'

ARCHITECT SEAL



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DEMOLITION - BASEMENT PLAN

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

DATE: 12/15/25

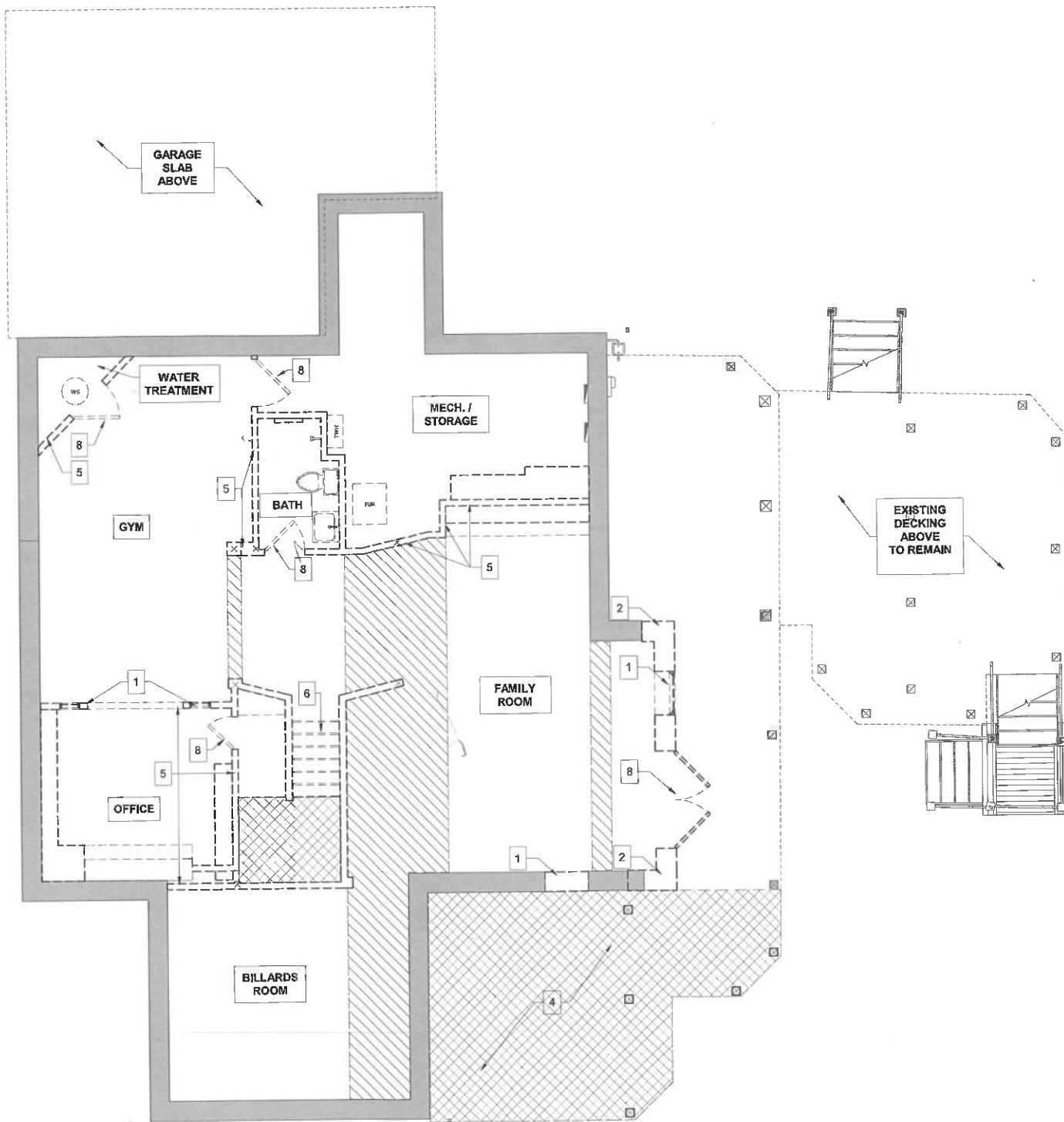
DRAWN BY: RM, MS

PROJECT NO: 20250509

CHECKED BY: DC, KD, DK

D1.00

EXISTING WALL TO REMAIN



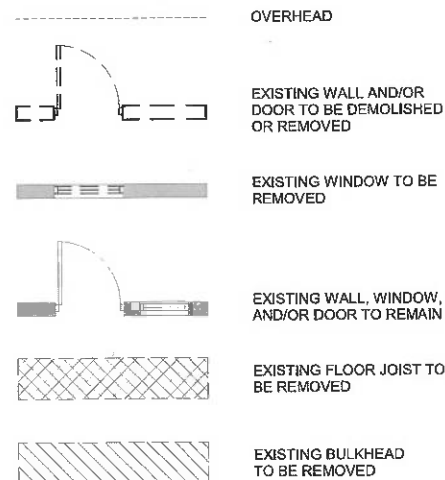
DEMOLITION KEY NOTES

1. REMOVE EXISTING WINDOWS - INFILL OPENINGS WITH NEW WALL, PATCH AND REPAIR AS REQ'D
2. DEMOLISH PORTION OF EXISTING WALL FOR NEW WINDOW LOCATIONS, PATCH AND REPAIR AS REQ'D
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7. ALL INTERIOR FIXTURES TO BE REMOVED AND REPLACED

DEMOLITION LEGEND



1 BASMENT DEMOLITION PLAN
D1.00 1/4" = 1'-0"

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LANDSCAPE
ARCHITECTURE

INTERIORS

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REVISIONS:

NO.	DATE	REVISION
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PERMIT DRAWINGS
1259 EMMAUS ROAD
WOODBINE, MD, 21797

PROJECT NAME:
RYAN
MCDONALD
NALD
Digitally
signed by
RYAN
MCDONALD
Date:
2025.12.19
14:01:01
-05'00'



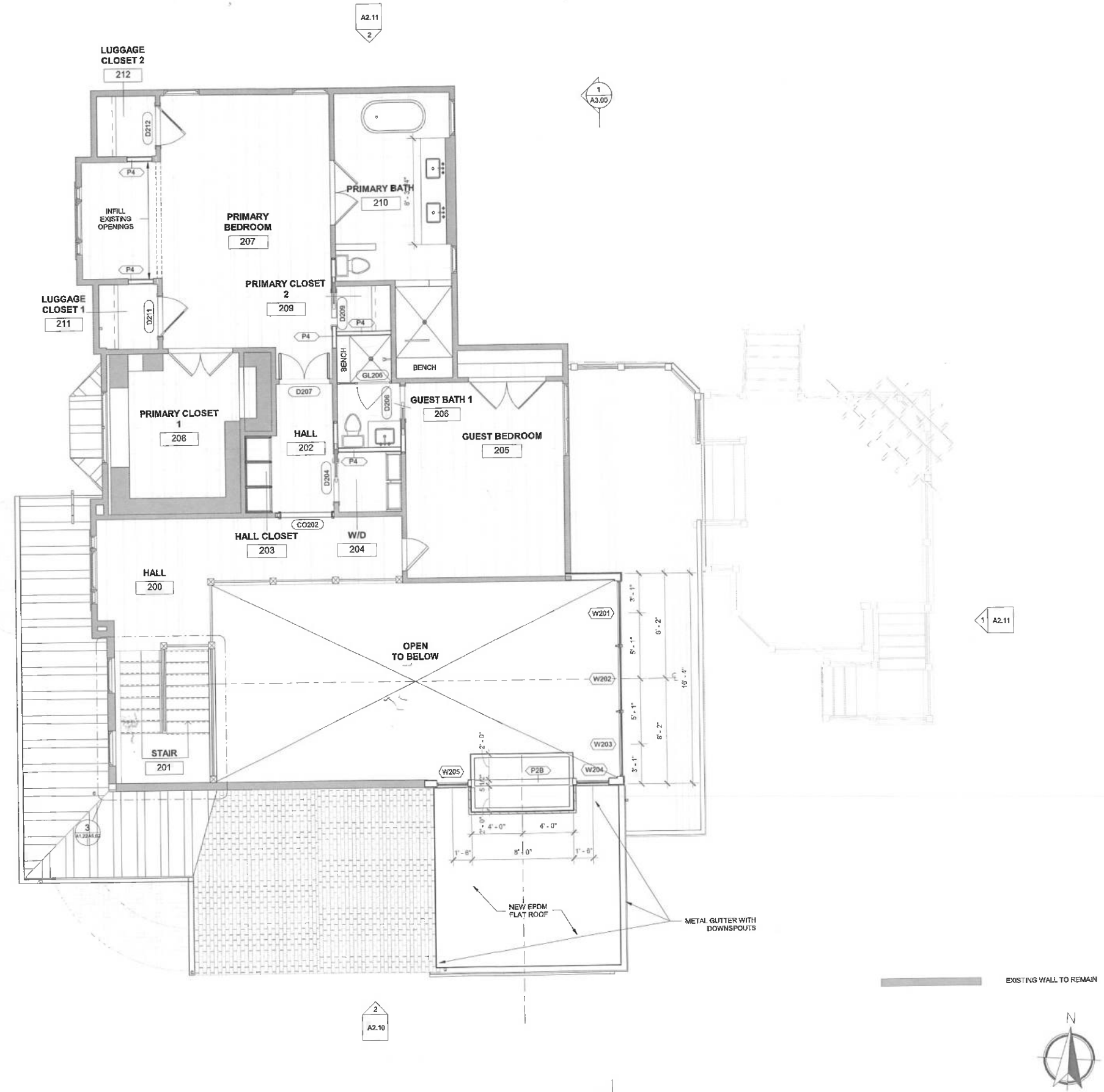
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approved by me, and that I am a duly
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NEW CONSTRUCTION -
SECOND FLOOR PLAN

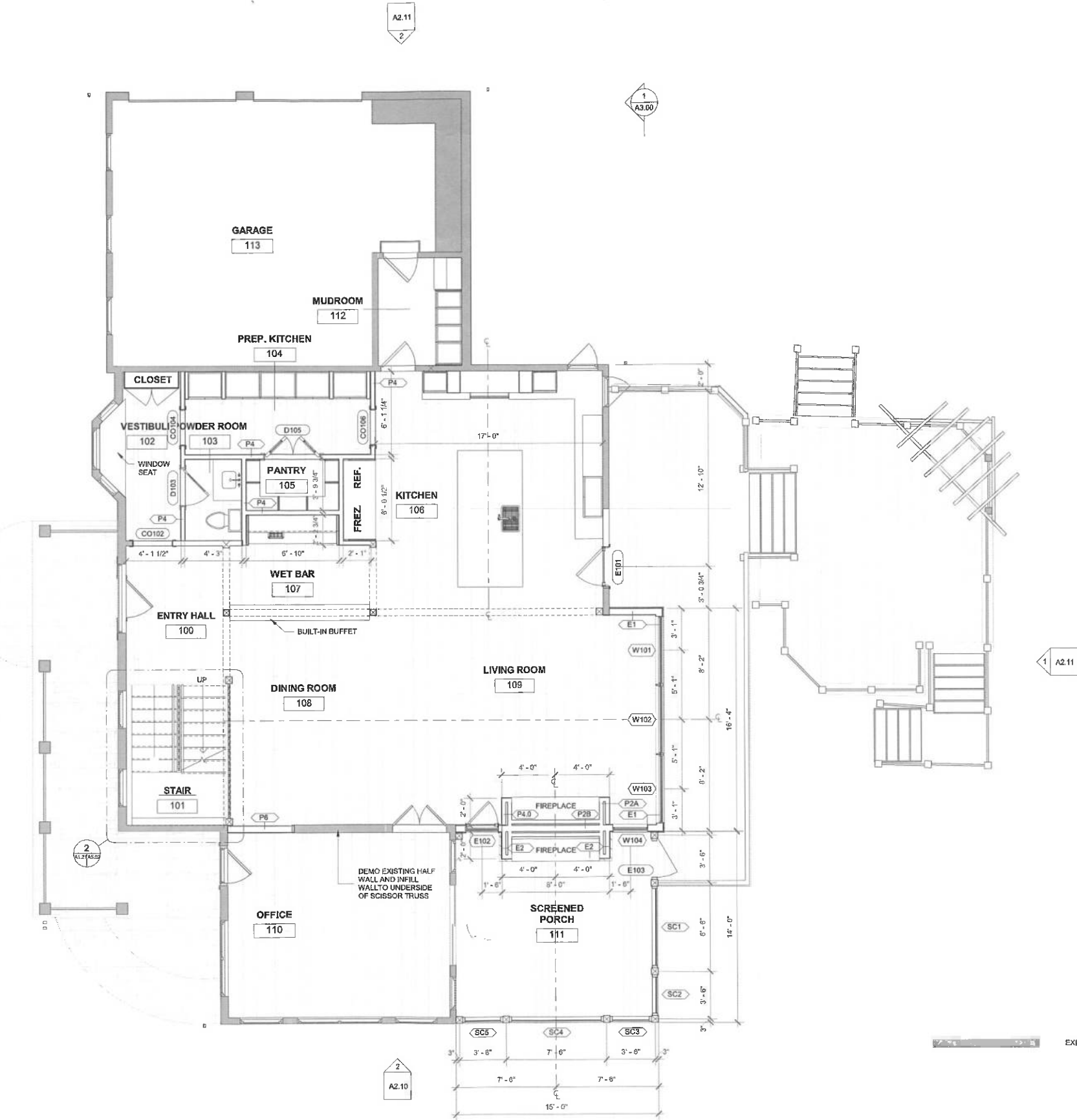
SCALE:
1/4" = 1'-0"

DATE: 12/15/25	PROJECT NO: 20250509
DRAWN BY: RM, MS	CHECKED BY: DC, KD, DK

A1.22



1 SECOND FLOOR PLAN - NEW CONSTRUCTION
A1.22 1/4" = 1'-0"



1 FIRST FLOOR PLAN - NEW CONSTRUCTION
A1.21 1/4" = 1'-0"

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REVISIONS:		
NO.	DATE	REVISION

SIMPSON-SIVAK RESIDENCE
PERMIT DRAWINGS
1259 EMMAUS ROAD
WOODBINE, MD, 21797

PROJECT NAME: RYAN
MCDONALD
Digitally signed
by RYAN
MCDONALD
Date:
2025.12.19
14:00:50 -05'00'



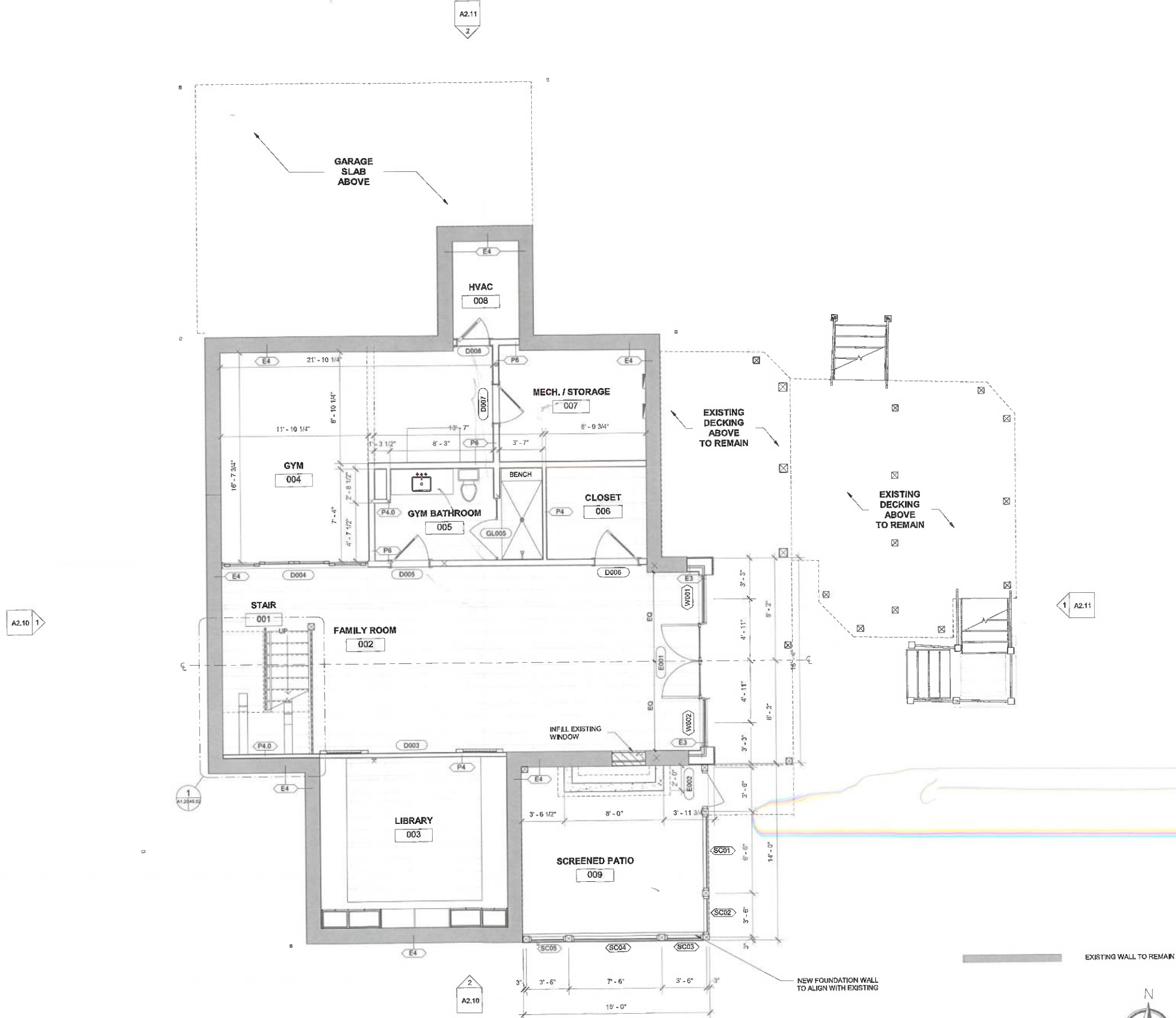
Professional Certification:
I, Ryan S. Kimmel, certify that
these documents were prepared or
approved by me, and that I am a duly
licensed architect under the laws of
the State of MD, license number
18136. Expires 06/30/2023

NEW CONSTRUCTION -
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"	PROJECT NO.: 20250509
DATE: 12/15/25	DRAWN BY: RM, MS
	CHECKED BY: DC, KD, DK

A1.21

12/15/2025 10:52:24 AM C:\Users\devin.kimmel\Documents\Drawings\A1_20\A1.20.dwg



1 BASEMENT PLAN - NEW CONSTRUCTION
A1.20 1/4" = 1'-0"



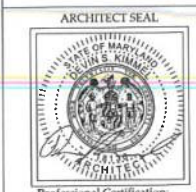
ARCHITECTURE
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REVISIONS:

NO.	DATE	REVISION
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SIMPSON-SIVAK RESIDENCE
PERMIT DRAWINGS
1259 EMMAUS ROAD
WOODBINE, MD, 21797

PROJECT NAME:
RYAN
MCDONALD
Digitally signed by RYAN MCDONALD
Date: 2025.12.19 14:00:38 -05'00'



Professional Certification:
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NEW CONSTRUCTION - BASEMENT PLAN

SCALE: 1/4" = 1'-0"	PROJECT NO. 20250509
DATE: 12/15/25	CHECKED BY: DC, KD, DK
DRAWN BY: RM, MS	

A1.20