



# Building Permit Application

Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
www.howardcountymd.gov

Date Received: \_\_\_\_\_

Permit No.: B15002296

12186

Building Address: 12186 Hayland Farm Way  
City: Ft. Det. City State: MD Zip Code: 21012  
Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 73  
Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: Vacant  
Proposed Use: SFD new home  
Estimated Construction Cost: \$ 200,000  
Description of Work: Garrett 5 bedroom  
4 1/2 bedroom 3 car garage

Occupant or Tenant: \_\_\_\_\_  
Was tenant space previously occupied?  Yes  No  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Property Owner's Name: Winchester Homes Inc.  
Address: 6905 Rockledge Dr #800  
City: Bethesda State: MD Zip Code: 20817  
Phone: 301 803 1400 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (if other than stated herein)  
Applicant's Name: Steve Landell  
Address: 8838 Laurel Gap Road  
City: Sparks State: VA Zip Code: 22153  
Phone: 703 903 7601 Fax: \_\_\_\_\_  
Email: peakpermits@gmail.com

Contractor Company: Winchester Homes Inc.  
Contact Person: Landell  
Address: 6905 Rockledge Dr #800  
City: Bethesda State: MD Zip Code: 20817  
License No.: 2317  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Engineer/Architect Company: \_\_\_\_\_  
Responsible Design Prof.: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 <sup>st</sup> floor: <u>68' x 66'</u>	
	2 <sup>nd</sup> floor: <u>68' x 66'</u>	
Area of construction (sq. ft.):	Basement:	
	<input checked="" type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input checked="" type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>6015-061</u>	
Building Shell Permit Number: _____	

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 Signature: Steve Landell  
Email Address: peakpermits@gmail.com  
Title/Company: Summit Management

Print Name: Steve Landell  
Date: 5/13/15

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*

-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>6/24/15</u>	<u>R. Bricker</u>

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:	
SDP/Red-line approval date:	

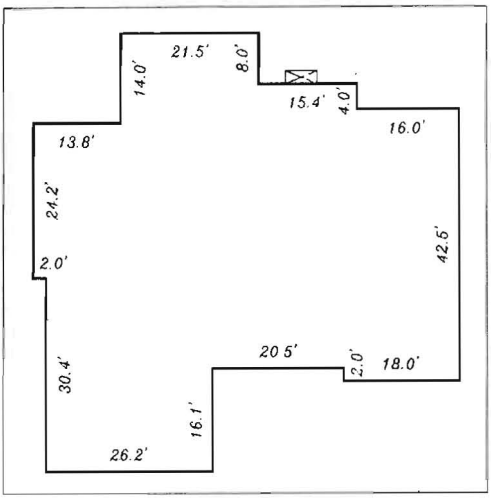
Filing Fee	\$ <u>100</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>0.00</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check #	<u>28475</u>

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA

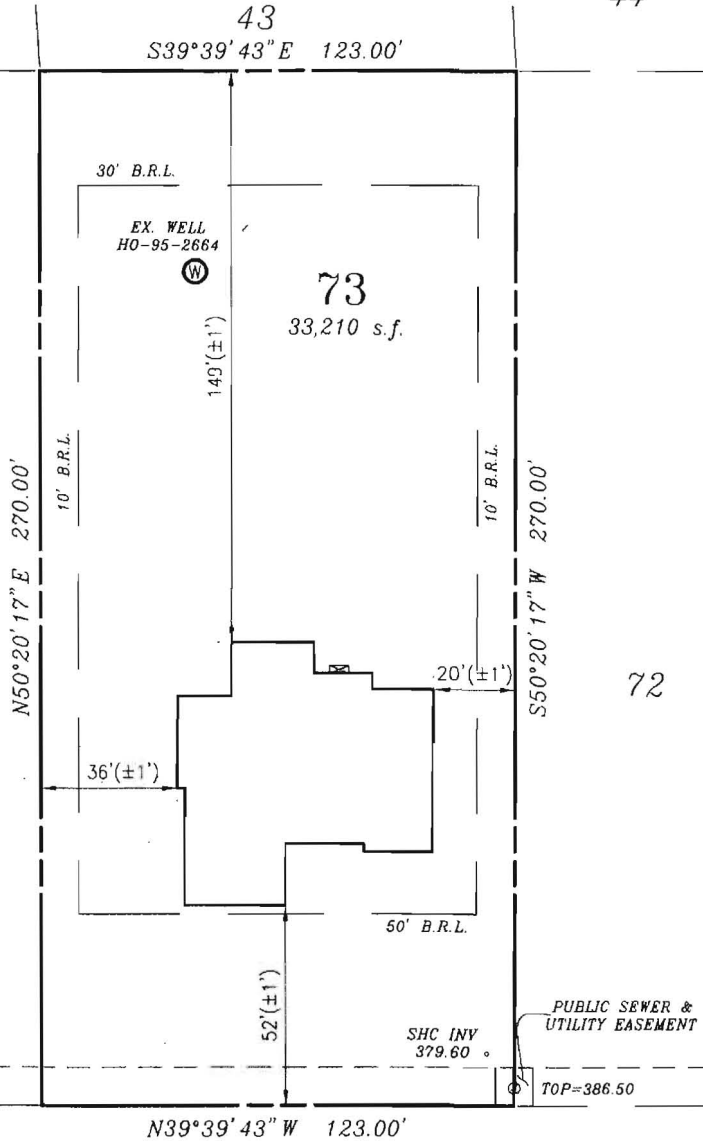


LOCATION DRAWING  
 12186 HAYLAND FARM WAY  
 LOT 73  
**WALNUT CREEK**  
 CLARKSVILLE (5th) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 MARYLAND STATE PLANE  
 DATUM (NAD 83/91)



SCALE: 1" = 30'



FIRST FLOOR ELEV: 392.97  
 BASEMENT FLOOR ELEV: 382.95

*No Tech*  
*FF/BF not changed from proposal*  
*OK - KMD*

" THE SUBJECT DWELLING DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS SHOWN ON HUD FLOOD INSURANCE STUDIES "

**HAYLAND FARM WAY**  
 ( 50' R/W )

ZONE: RR-DEO & RC-DEO

FOUNDATION SURVEY: 09/11/2015

PERMIT NUMBER: B15002296

**SURVEYORS CERTIFICATE**

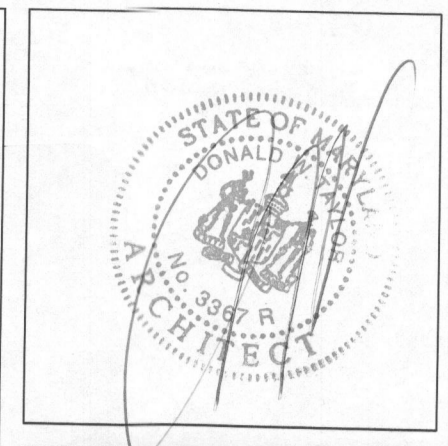
I hereby certify that the position of the existing improvements shown hereon have been carefully established under my responsible charge using accepted land surveying practices. The plan is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plan is not to be relied upon for the establishment or location of fences, garages, buildings, easements, or other existing or future improvements. The plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. This drawing was prepared w/o the benefit of a title report. This drawing and the survey on which it is based are in compliance with COMAR Reg. 9.13.06.06 and 9.13.06.12

*Raymond D. Burke*  
 RAYMOND D. BURKE  
 REG. PROPERTY LINE SURVEYOR  
 MD. NO. 476 EXP. 1/09/2017

9-25-15

**CPJ Charles P. Johnson & Associates, Inc.**  
 Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors  
 1751 Elton Rd., Ste 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
 www.cpjia.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

REFERENCE	Drawn by JJD	Checked by RDB
Plot No. 23235	Date 09/19/2015	Record No.
	Scale 1" = 50'	43-354-88.73



WINCHESTER HOMES, INC.  
6905 ROCKLEDGE DR.  
SUITE 800  
BETHESDA  
MARYLAND 20817  
(301) 803-4800

**WHI**  
YOUR HOME + YOUR WAY  
11100073

PRINT DATE: 02/03/2015  
SET NUMBER: 02GA96  
FINISHED BASEMENT PLAN

**A**  
02.04.00

*B15002296  
12186 Hayland Farm Way  
(Lot 73)*

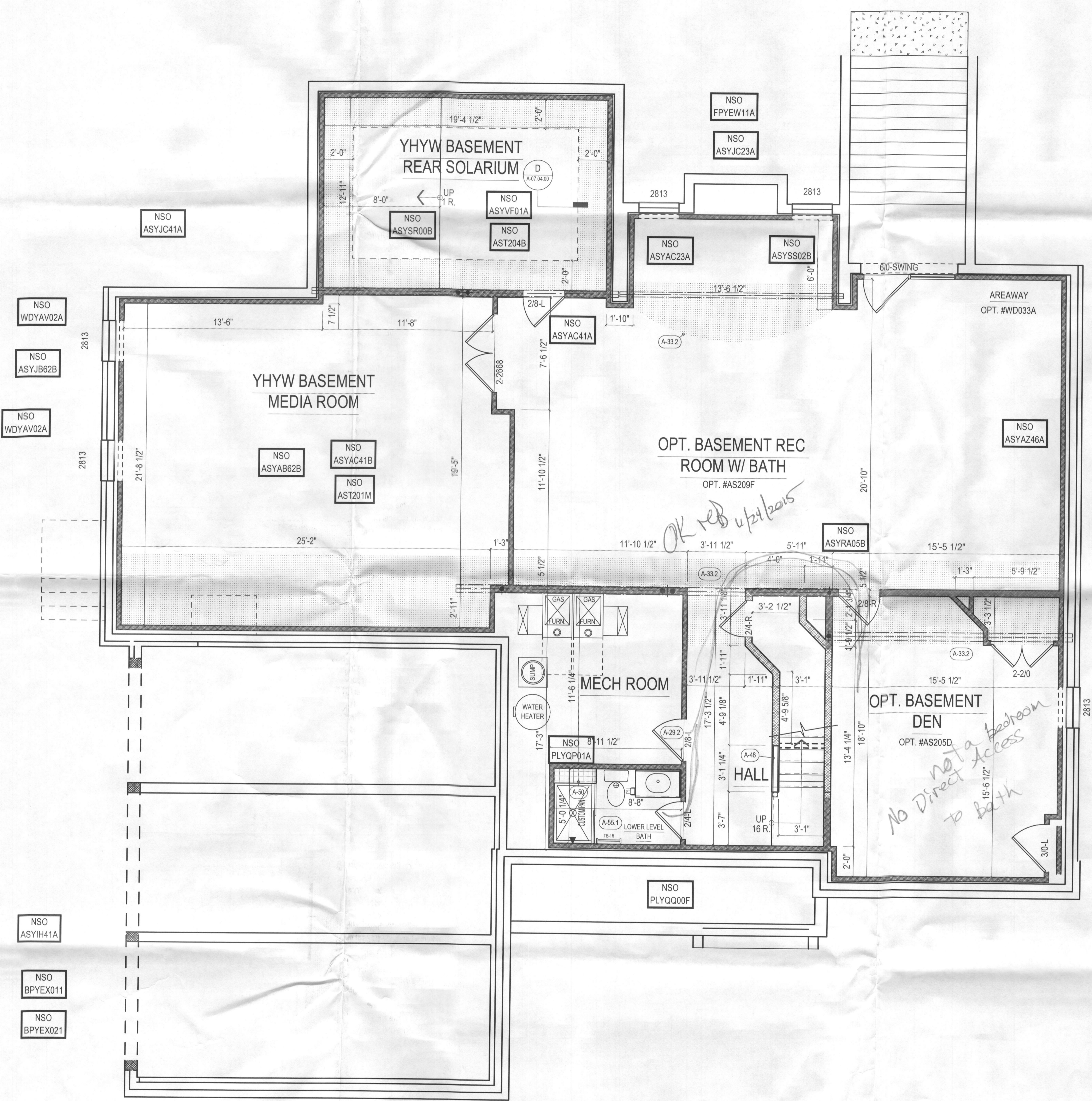
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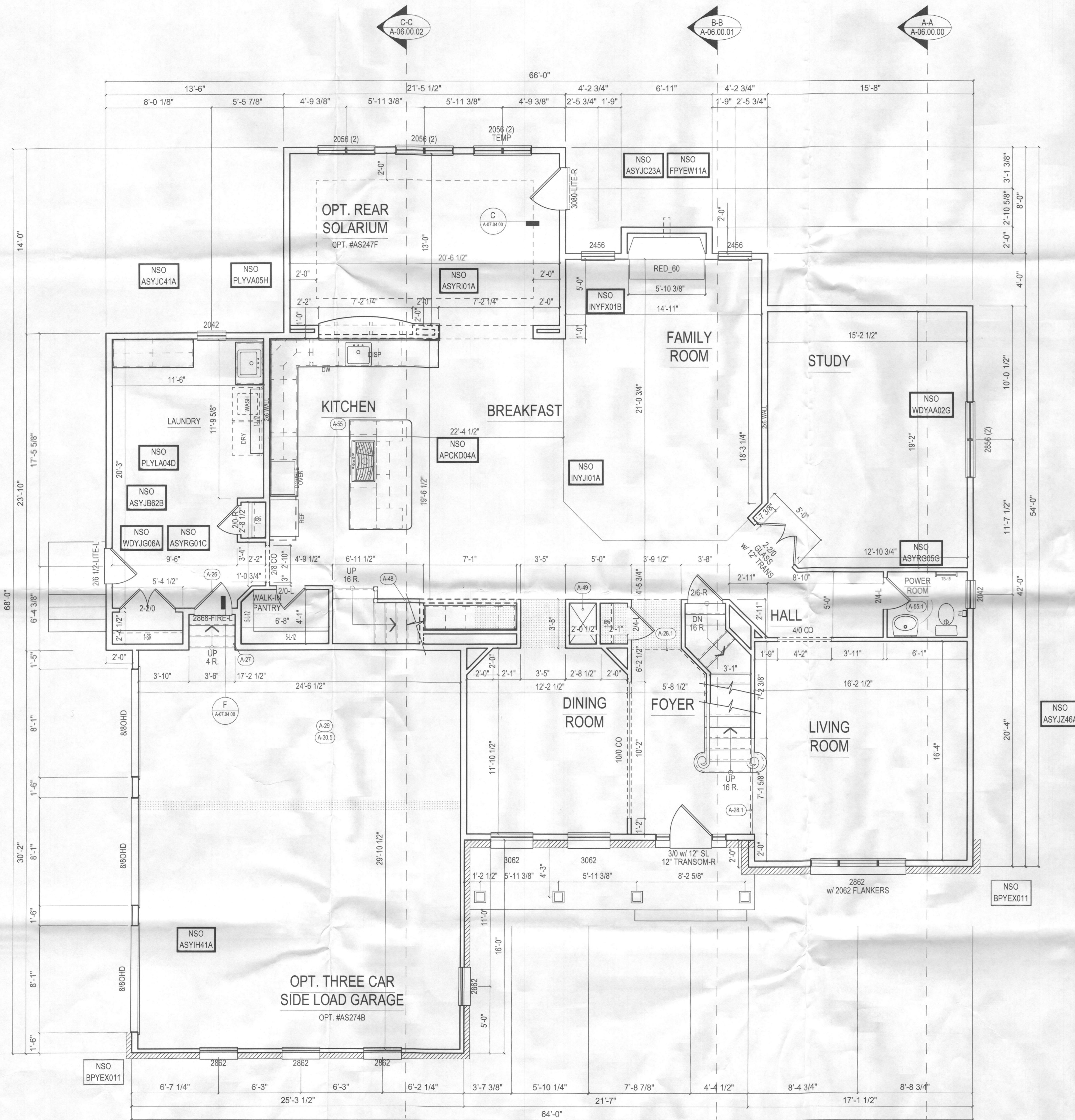
**KEY NOTES**

- A-29.2 HVAC CONTRACTOR TO SUPPLY AND INSTALL HIGH AND LOW VENTS PER CODE AT UTILITY ROOM
- A-33.2 DROP CLG DUE TO STEEL BEAMS
- A-48 WOOD RAIL
- A-50 FRAME SHOWER SEAT 18" AFF AND SLOPE SEAT 1/4"IN/FT BACK TO FRONT
- A-50.1 ALL WALLS WITH CEMENT BOARD AND TILE ARE TO BE FRAMED AT 16" O.C.
- A-55.1 REFER TO BATH LAYOUTS FOR ADDITIONAL BATH CABINET INFO.
- E-4 DIMENSIONS AT RECESSED LIGHT FIXTURES SHOULD BE HELD AS CLOSE AS POSSIBLE, BUT MAY HAVE TO VARY DUE TO FIELD CONDITIONS.
- E-12 ALL OUTLETS TO BE PLACED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL ELECTRICAL CODES.
- G-4 CONTINUOUS HANDRAILS IN STAIRWELLS AS REQUIRED BY LOCAL JURISDICTIONS.
- G-7 SHADED AREAS INDICATE CEILINGS TO BE FRAMED TO A HEIGHT OF NO LESS THAN 8', U.N.O.
- G-8 SOLID LINES BETWEEN ANY ROOM OR HALL INDICATE FLOORING CHANGES UNLESS OTHERWISE NOTED.
- G-22 ALL INT. WALLS INDICATED ARE TO BE 2x4 WOOD STUDS @24 o.c. UNLESS OTHERWISE NOTED (TYP.)
- G-23 FRAMING DIMENSIONS VARY WITH FND. CONDITIONS

**NSO NOTES**

- AST201M Temporary option for finished basement Media room AS201M. Includes recessed lighting and standard carpet and pad.
- AST204B Temporary option for finished basement below Rear Solarium AS204B. Includes recessed lighting and standard carpet and pad.
- ASYAB62B Expand the optional basement Media room under the 6-foot expanded Laundry/Mud room.
- ASYAC23A Expand the optional basement Recreation Room under the 2-foot expanded Family room.
- ASYAC41A Expand the optional basement Recreation room under the 4-foot expanded Kitchen/Breakfast room.
- ASYAC41B Expand the optional basement Media room under the 4-foot expanded Kitchen/Breakfast/Laundry.
- ASYAZ46A Expand and re-design the optional basement Recreation room with the 4-foot side expanded Living room and Study, and 6-foot rear expanded Study above.
- ASYIH41A Expand the optional 3-car side-load Garage 4-feet to the side. Includes expanding the walk-in closet in the Owner's bedroom above.
- ASYJB62B Expand the Laundry/Mud room including the Owner's suite above and unfinished basement below 6-feet to the side. Includes deleting the wall and door between the Laundry room and Mud room, opening to one space.
- ASYJC23A Expand the Family room including the open second floor above and unfinished basement below 2-feet to the rear.
- ASYJC41A Expand Kitchen/Breakfast/Laundry 4-feet to the rear, including the Owner's suite above and the unfinished basement below.
- ASYJZ46A Expand and the Living room and Study 4-feet to the side, and the Study 6-feet to the rear, including the second floor above and unfinished basement below. Space on second floor to be added to the Bath, Bedrooms, and closets; maintaining the standard hall configuration.
- ASYRA05B Re-design the closet under the stair with the optional basement Recreation room to expand the finished space under the stair. No additional shelving is included.
- ASYSR00B Install an approximately 8-foot x 13-foot built-up platform in the optional finished basement below the optional Rear Solarium. Platform to be full-width of room and wrapped with standard carpet.
- ASYSO2B Re-design the furred-down ceiling at the steel beam between the optional basement Recreation room and finished space below the optional Rear Solarium to create a drywall bulkhead with curved front profile. Bulkhead curve to extend into the Recreation room space.
- ASYVF01A Install a 90 degree box tray ceiling in the optional basement finished space below the rear Solarium. Center of tray to remain at standard ceiling height and perimeter to be furred down by 12-inches to create the tray. Includes crown molding per community specifications in the upper box of the ceiling.
- BPYEX011 Install full-height brick and stone returns on the Garage and non-Garage side elevations respectively. Returns to extend back the sides 2-feet from the front facade. Includes modifications to the foundation and cornice above to accommodate.
- BPYEX021 Install brick waterable on the both side elevations with in-ground basement. Includes brick from grade to the top of the first floor with no exposed concrete on the side elevations. Concrete foundation wall revised to 10-inches thick at basement areas with brick ledge per grade conditions.
- FPYEW11A Re-design the standard pre-fab fireplace to install a HeatNGlo Red 60 series ribbon fireplace in an interior drywall chase. Includes slate surround and NO hearth or mantle. Flue vents horizontally through the rear of the chase.
- PLYQP01A Install a 34x48 shower with standard pre-formed pan and tile seat in the optional basement Bath in lieu of the standard tub. Includes clear glass sliding doors. Space taken from bath to accommodate.
- PLYQ000F Delete the standard shower pan in Bath 4 and rough-in the drain pipe ONLY to approximately 12-inches above the sub-floor for installation of a ceramic tile shower pan with Schluter system membrane and drain by others. Does NOT include pricing for any ceramic tile floor in the shower.
- WDYAV02A Re-locate a standard hopper window in the basement.





**NSO NOTES**

- APCKD04A Install Whirlpool 36-inch cooktop model G7CG3665X with telescoping downdraft vent model GZ7936XH in lieu of the standard level 2 cooktop with telescoping downdraft. Includes 5 gas sealed burners.
- ASYIH41A Expand the optional 3-car side load Garage 4-feet to the side. Includes expanding the walk-in closet in the Owner's bedroom above.
- ASYJB62B Expand the Laundry/Mud room including the Owner's suite above and unfinished basement below 6-feet to the side. Includes deleting the wall and door between the Laundry room and Mud room, opening to one space.
- ASYJC23A Expand the Family room including the open second floor above and unfinished basement below 2-feet to the rear.
- ASYJC41A Expand Kitchen/Breakfast/Laundry 4-feet to the rear, including the Owner's suite above and the unfinished basement below.
- ASYJZ46A Expand and the Living room and Study 4-feet to the side, and the Study 6-feet to the rear, including the second floor above and unfinished basement below. Space on second floor to be added to the Bath, Bedrooms, and closets, maintaining the standard hall configuration.
- ASRYG01C Install a new wall closet in the Mud room. Includes double swing doors and standard rod and shelf.
- ASRYG05G Re-design the 1st floor Powder room to expand into the Hall.
- ASRYI01A Delete the wall, cased opening, and pass-through between the Kitchen/breakfast area and the optional rear Solarium. Includes deleting the wall cabinet to the breakfast area side of the Kitchen sink and installing a 42-inch high drywall knee wall to rear of the base cabinetry, creating a raised countertop with overhang on the rear of the knee wall into the Solarium. Countertop overhang includes corbel support brackets. Install full-height brick and stone returns on the Garage and non-Garage side elevations respectively. Returns to extend back the sides 2-feet from the front facade. Includes modifications to the foundation and cornice above to accommodate.
- BPYEX011 Re-design the standard pre-fab fireplace to install a HeatNGlo Red 60 series ribbon fireplace in an interior drywall chase. Includes slate surround and NO hearth or mantle. Flue vents horizontally through the rear of the chase.
- INYFX01B Delete the standard 4080 cased opening between the Family Room and optional rear Solarium.
- INYJ01A Delete the 1 square column in the Family room.
- PLYLA04D Install a Houzer undermount model NOS-4100 stainless steel laundry sink in a SB36 sink base cabinet with a laminate top in the Laundry room. Sink bowl is 9-inches deep.
- PLYVA05H Install Blanco model 441611 silgranit, single bowl Kitchen sink in lieu of the standard sink. Bowl is 9-1/2 inches deep. Installation available as either undermount or drop-in configuration.
- WDYAA02G Re-locate a hung twin window in an exterior framed wall.
- WDYJG06A Install a 2668 9-lite half-glassdoor with 2-panels below in lieu of a standard single window. Includes an exterior light fixture and safety rail. NO steps to grade included.

**KEY NOTES**

- A-26 FIRE RATED DOOR WITH SELF CLOSING HINGES. REFER TO SPECS FOR RATING.
- A-27 REFER TO GENERAL SPECS FOR HANDRAIL REQUIRED.
- A-28.1 LINE OF FLOOR ABOVE
- A-29 REFER TO CONSTRUCTION SPEC. 13 FOR GARAGE WALL AND CEILING FINISHES
- A-30.5 DROP GARAGE CEILING AS NECESSARY DUE TO STEEL BEAMS AND/OR MECHANICAL ABOVE.
- A-36 THE FIREPLACE MODEL THAT IS INSTALLED MUST MEET ALL CLEARANCE CODES AT THE SIDES AND REAR OF THE FIREBOX AND THE CHIMNEY CHASE AS PER THE MANUFACTURERS SPECS.
- A-48 WOOD RAIL
- A-49 MECHANICAL CHASE
- A-50.1 ALL WALLS WITH CEMENT BOARD AND TILE ARE TO BE FRAMED AT 16" O.C.
- A-55 REFER TO KITCHEN LAYOUTS FOR ADDITIONAL KITCHEN CABINET INFO.
- A-55.1 REFER TO BATH LAYOUTS FOR ADDITIONAL BATH CABINET INFO.
- E-4 DIMENSIONS AT RECESSED LIGHT FIXTURES SHOULD BE HELD AS CLOSE AS POSSIBLE. BUT MAY HAVE TO VARY DUE TO FIELD CONDITIONS.
- E-12 ALL OUTLETS TO BE PLACED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL ELECTRICAL CODES.
- G-4 CONTINUOUS HANDRAILS IN STAIRWELLS AS REQUIRED BY LOCAL JURISDICTIONS.
- G-7 SHADED AREAS INDICATE CEILINGS TO BE FRAMED TO A HEIGHT OF NO LESS THAN 8', U.N.O.
- G-8 SOLID LINES BETWEEN ANY ROOM OR HALL INDICATE FLOORING CHANGES UNLESS OTHERWISE NOTED.
- G-9 ALL TOWEL BARS TO BE INSTALLED AT 48" AFF (TYP)
- G-10 ALL CASSED OPENINGS TO BE AT 7'-10 7/8" UNLESS OTHERWISE NOTED.
- G-11 REFER TO FLOOR JOIST LAYOUT FOR PLUMBING DROP LOCATIONS.
- G-14 FOLLOW MANUFACTURERS SPECS FOR ALL TOP CUT OUTS FOR SINKS AND COOKTOPS NOTE: CENTERLINES ARE PROVIDED ON COUNTERTOP PLANS ON SHEET A-7.0.0
- G-15 ALL END SPLASHES ARE TO BE SHIPPED LOOSE AND FIELD INSTALLED.



**rdt**  
residential design team

WINCHESTER HOMES, INC.  
6905 ROCKLEDGE DR.  
SUITE 800  
BETHESDA  
MARYLAND 20817  
(301) 803-4800

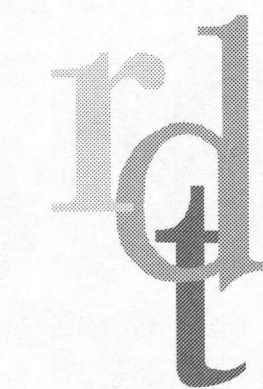
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SET NUMBER: 02GA96  
PRINT DATE: 11/21/2014

FIRST FLOOR PLAN

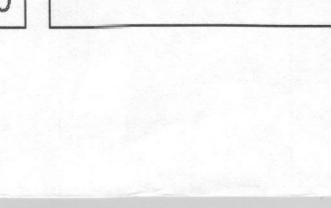
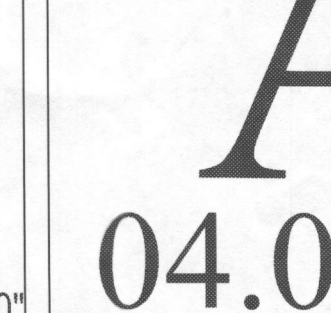
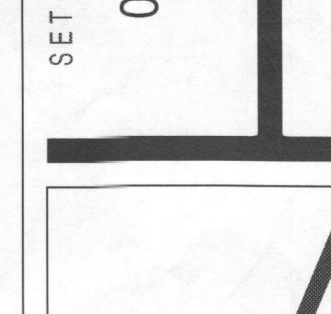
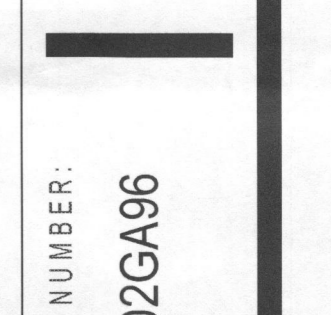
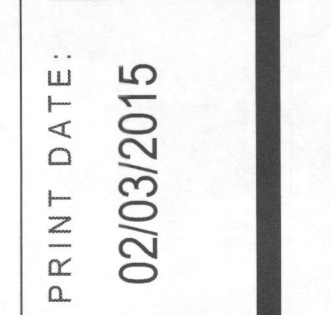
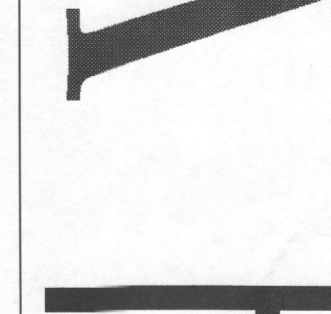
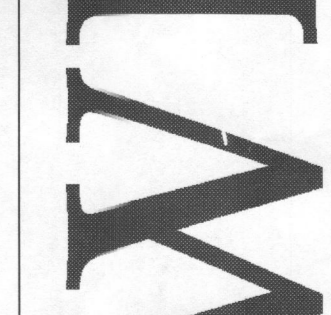
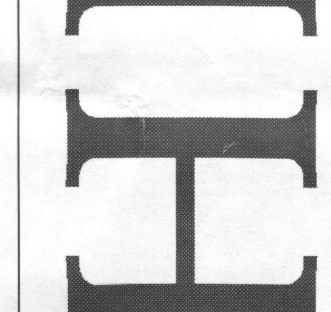
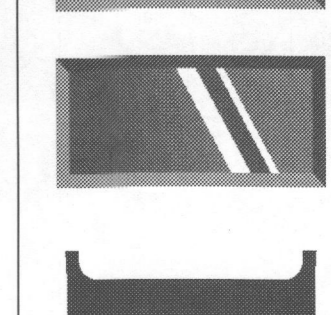
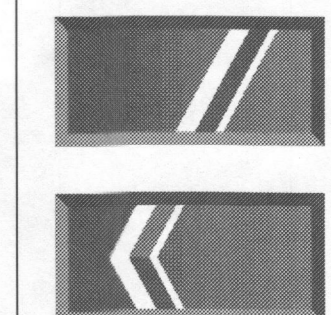
**A**  
03.00.00

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



residential design team

WINCHESTER HOMES, INC.  
6905 ROCKLEDGE DR.  
SUITE 800  
BETHESDA  
MARYLAND 20817  
(301) 803-4800



**WHI**  
YOUR HOME + YOUR WAY  
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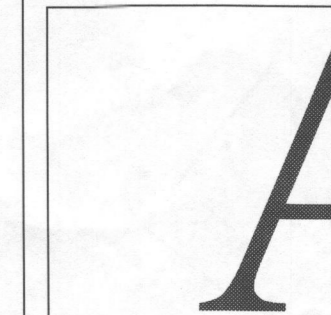
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02/03/2015

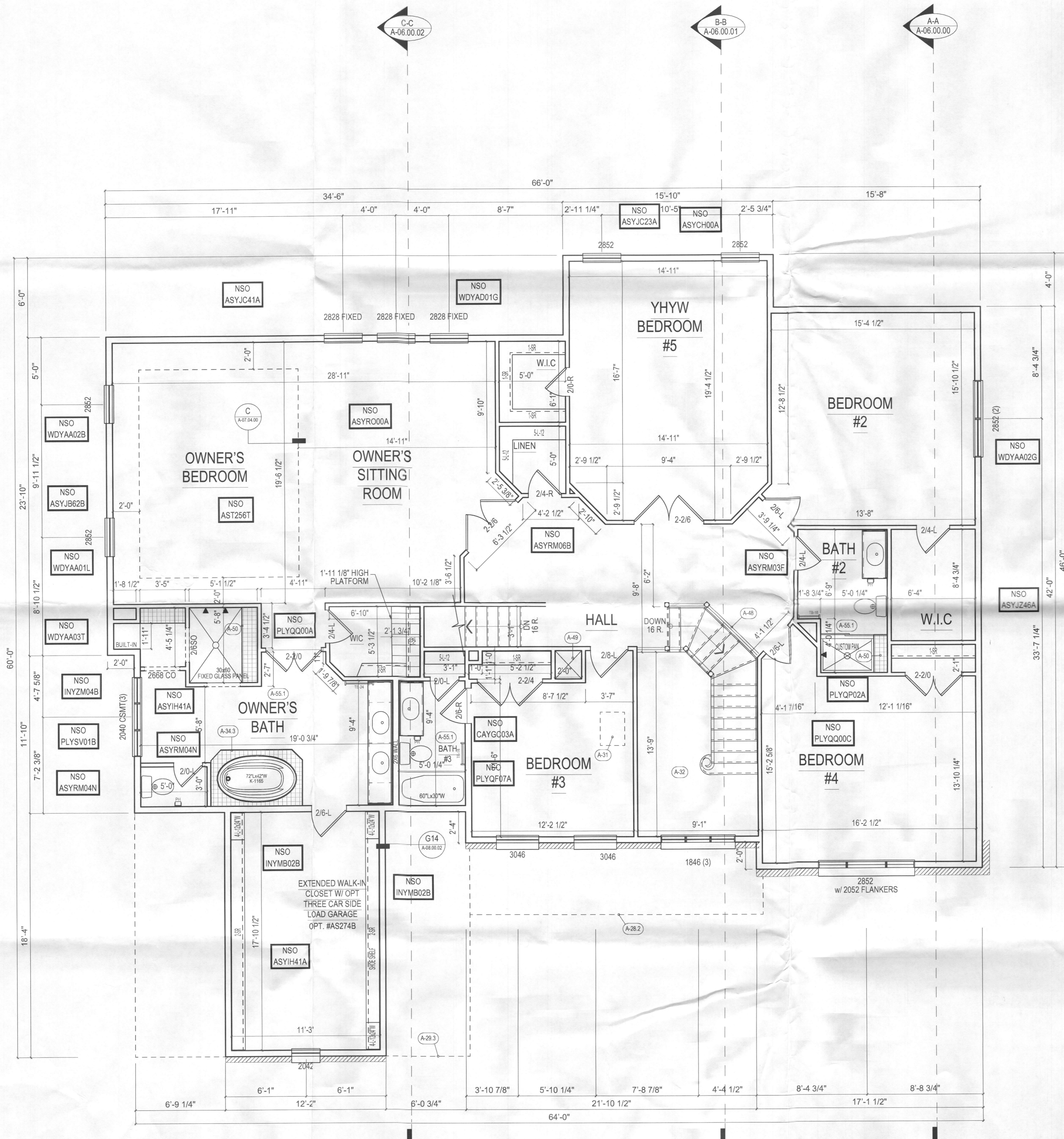
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SECOND FLOOR PLAN



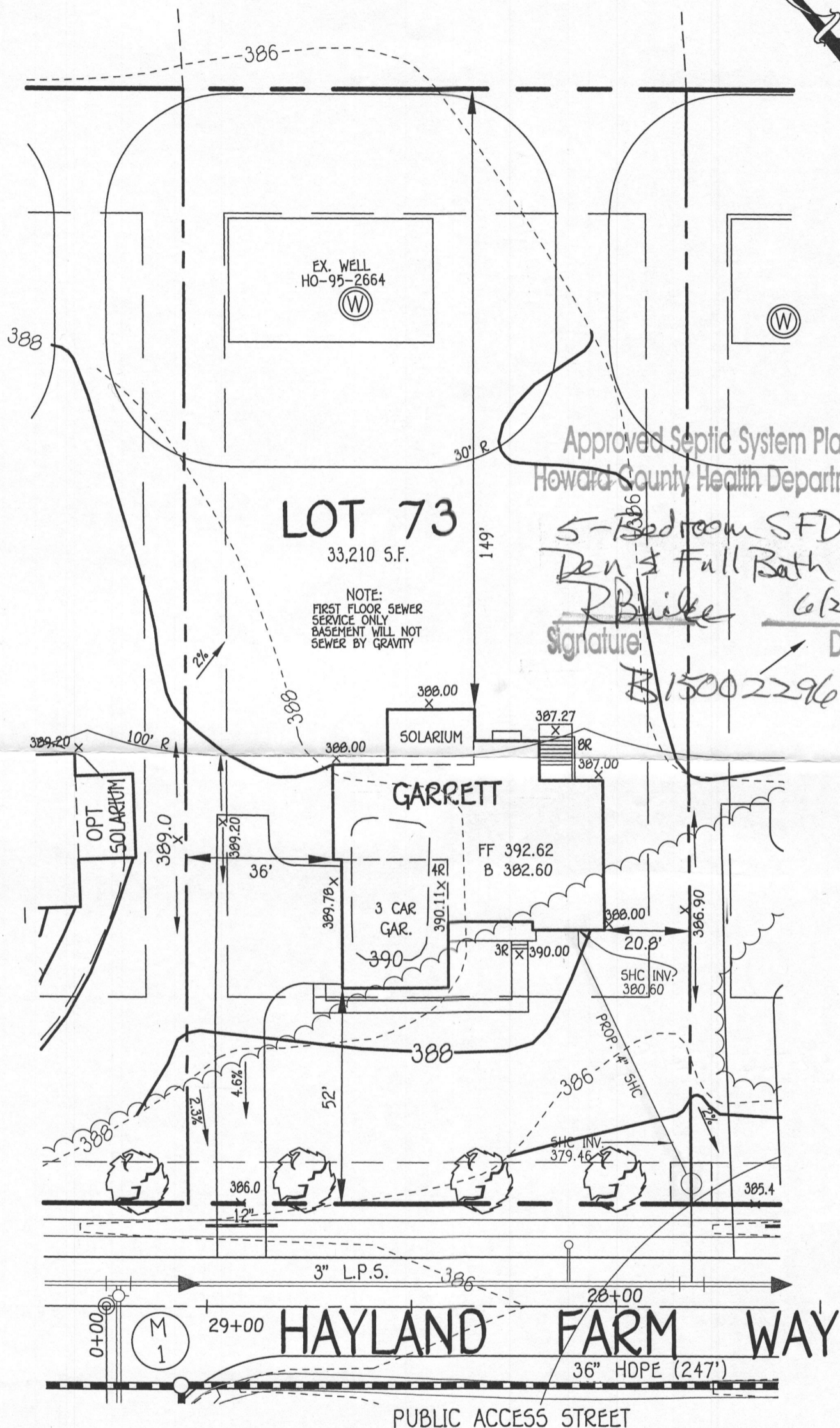
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- NSO NOTES**
- AST256T Temporary option for 90 degree box tray ceiling in Owner's Bedroom. Install a 90 degree box tray ceiling in the Owner's Bedroom. Tray projects 12-inches up into the roof truss system. Includes crown molding per community specifications in the upperbox of the ceiling.
  - ASYCH00A Expand the 2nd floor to install Bedroom 5, enclosing the open space above the Family room. Includes a walk-in closet with standard rod/shelf and ceiling mounted light fixture, taking space from the Owner's Sitting room.
  - ASYH41A Expand the optional 3-car side-load Garage 4-feet to the side. Includes expanding the walk-in closet in the Owner's bedroom above.
  - ASYJB62B Expand the Laundry/Mud room including the Owner's suite above and unfinished basement below 6-feet to the side. Includes deleting the wall and door between the Laundry room and Mud room, opening to one space.
  - ASYJC23A Expand the Family room including the open second floor above and unfinished basement below 2-feet to the rear.
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  - ASYJZ46A Expand and the Living room and Study 4-feet to the side, and the Study 6-feet to the rear, including the second floor above and unfinished basement below. Space on second floor to be added to the Bath, Bedrooms, and closets; maintaining the standard hall configuration.
  - ASYRM03F Re-design Bath 2 to be a hall Bath with single bowl vanity in lieu of a shared Bath. Includes installing a walk-in closet in Bedroom 2 with NO shelving and ceiling mounted light fixture, deleting the Linen closet to accommodate.
  - ASYRM04N Redesign the Owner's bath to install an approx 6'x5'4" custom tile shower pan with a glass panel and NO door in lieu of the standard shower configuration, re-locating the tub and water closet to the wall backing to the front walk-in closet. Includes deleting the standard shower pan and installing a Schluter membrane system with drain prepared for installation of a ceramic tile shower base. Tile shower floor to be 2x2 white/bone. Shower includes a tiled dressing space with tile seat in the shower. Side wall windows re-designed to accommodate.
  - ASYRM06B Install a walk-in Linen closet accessed from the Hall, taking space from the Owner's Sitting room. Includes standard 5-shelves and a ceiling mounted light fixture.
  - ASYR000A Delete the walls, knee-walls, and columns between the Owner's Bedroom and Sitting Room. Ceiling to be continuous between the two spaces with NO bulkhead.
  - CAYGC03A Install 32-inch high vanity cabinet [VCB4232] in Bath 3.
  - INYM02B Install a 24-inch wide 5-shelf stack of standard wire shelving on the side wall of the Owner's Bedroom walk-in closet in lieu of the standard rod and shelf.
  - INYM04B Install a trimmed built-in storage wall/cubbies with four fixed shelves painted to match the trim in the recessed space of the YHYW re-designed Owner's Bath. Unit to have NO back with cubbies open to the rear for installation of tile [by others] directly to the wall.
  - PLYQF07A Re-design a standard tub to reverse the tub orientation and faucet.
  - PLYQP02A Install a 34x48 shower with standard pre-formed pan and tile seat in Bath 2 in lieu of the standard tub. Includes clear glass sliding doors. Space taken from bath to accommodate.
  - PLYQQ00A Delete the standard shower pan in the Owner's Bath and rough-in the drain pipe ONLY to approximately 12-inches above the sub-floor for installation of a ceramic tile shower pan with Schluter system membrane and drain by others. Does NOT include pricing for any ceramic tile floor in the shower.
  - PLYQQ00C Delete the standard shower pan in Bath 2 and rough-in the drain pipe ONLY to approximately 12-inches above the sub-floor for installation of a ceramic tile shower pan with Schluter system membrane and drain by others. Does NOT include pricing for any ceramic tile floor in the shower.
  - PLYSV01B Install obscure glass in the standard grade glass shower enclosure in the YHYW Owner's bath shower re-designed similar to the Randall II. Includes a single glass panel.
  - WDYAA01L Install a single 2852 hung window in the side wall of the Owner's Bedroom.
  - WDYAA02B Re-locate a single hung window in an exterior framed wall.
  - WDYAA02G Re-locate a hung twin window in an exterior framed wall.
  - WDYAA03T Delete a standard 20322 hung window.
  - WDYAD01G Install three single 2826 fixed glass windows [HTR units] in the Owner's Sitting room with optional rear Solarium in lieu of the standard DH 2-2832 windows.

- KEY NOTES**
- A-28.2 LINE OF ROOF BELOW
  - A-29.3 DROP CLG. PER CODE, FOR REQUIRED INSULATION DUE TO PLUMBING AND MECHANICAL ABOVE
  - A-31 LOCATION OF ATTIC ACCESS OR PULLDOWN STAIRS.
  - A-32 OPEN TO AREA BELOW
  - A-34.3 FRAMED HEIGHT OF TUB PLATFORM TO BE 18'-1/2"
  - A-48 WOOD RAIL
  - A-49 MECHANICAL CHASE
  - A-50 FRAME SHOWER SEAT 18" AFF AND SLOPE SEAT 1/4in/FT BACK TO FRONT
  - A-50.1 ALL WALLS WITH CEMENT BOARD AND TILE ARE TO BE FRAMED AT 16" O.C.
  - A-55.1 REFER TO BATH LAYOUTS FOR ADDITIONAL BATH CABINET INFO.
  - E-4 DIMENSIONS AT RECESSED LIGHT FIXTURES SHOULD BE HELD AS CLOSE AS POSSIBLE. BUT MAY VARY TO VARY DUE TO FIELD CONDITIONS.
  - E-12 ALL OUTLETS TO BE PLACED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL ELECTRICAL CODES.
  - G-4 CONTINUOUS HANDRAILS IN STAIRWELLS AS REQUIRED BY LOCAL JURISDICTIONS.
  - G-7 SHADED AREAS INDICATE CEILINGS TO BE FRAMED TO A HEIGHT OF NO LESS THAN 8' U.N.O.
  - G-8 SOLID LINES BETWEEN ANY ROOM OR HALL INDICATE FLOORING CHANGES UNLESS OTHERWISE NOTED.
  - G-9 ALL TOWEL BARS TO BE INSTALLED AT 48" AFF (TYP)
  - G-10 ALL CASED OPENINGS TO BE AT 7'-10 7/8" UNLESS OTHERWISE NOTED.
  - G-11 REFER TO FLOOR JOIST LAYOUT FOR PLUMBING DROP LOCATIONS.
  - G-14 FOLLOW MANUFACTURERS SPECS FOR ALL TOP CUT OUTS FOR SINKS AND COOKTOPS NOTE: CENTERLINES ARE PROVIDED ON COUNTERTOP PLANS ON SHEET A-7.0.0
  - G-15 ALL END SPLASHES ARE TO BE SHIPPED LOOSE AND FIELD INSTALLED.

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



Approved Septic System Plan  
Howard County Health Department

5-Bedroom SFD  
Den & Full Bath in Basement

*R. Bricker*  
Signature Date

15002296

**LOT 73**  
33,210 S.F.

NOTE:  
FIRST FLOOR SEWER  
SERVICE ONLY  
BASEMENT WILL NOT  
SEWER BY GRAVITY

**OWNER**  
BV BUSINESS TRUST  
P.O. BOX 402  
LISBON, MARYLAND 21765-0402

**BUILDER**  
CAMBERLEY HOMES  
6905 ROCKLEDGE DRIVE  
BETHESDA, MARYLAND 20817  
PH. 301-803-4800

**PLAN**  
SCALE: 1"=30'

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2855

**WELL CERTIFICATION:**  
THE EXISTING WELL, TAG NO. HO-95-2664, HAS BEEN  
FIELD LOCATED AND IS ACCURATELY SHOWN.

**PERMIT SITE PLAN**  
LOT 73  
12106 HAYLAND FARM WAY  
**WALNUT CREEK**  
ZONED: RC-DEO  
TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: APRIL 27, 2015