



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: 12/20/19

Permit No.: P19004319

Building Address: 12526 Westland Court
City: Fulton State: MD Zip Code: 20759
Suite/Apt. #: SDP/WP/BA #: GP 20-043 FB
Census Tract: Subdivision: Westland Farm
Section: Area: Lot: 5
Tax Map: 45 Parcel: 28 Grid:
Zoning: RR-850 Map Coordinates: Lot Size: 3.04 ac
132,522.8 sq ft
Existing Use: Vacant Lot
Proposed Use: Single Family Home
Estimated Construction Cost: \$ 880,473
Description of Work: Custom Ruffalo (See plans)
2 story, 1st Bsmnt, 6 bedroom, 6 full bath 1 HB,
1 PP
Occupant/Tenant Name:
Was tenant space previously occupied? ☐ Yes ☐ No
Contact Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Property Owner's Name: Williamsburg Homes
Address: 5485 Haggis Farm Rd #200
City: Columbia State: MD Zip Code: 21044
Phone: 410-997-8800 Fax:
Email: marianamorris@williamsburgllc.com
Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:
Contractor Company:
Contact Person:
Address:
City: State: Zip Code:
License No.: 155
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 st floor: 115.5 x 83 2 nd floor: 83.3 x 67
Area of construction (sq. ft.):	Basement: 91.8 x 83
Use group:	<input checked="" type="checkbox"/> Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab on Grade
Construction type:	No. of Bedrooms: 6
<input type="checkbox"/> Reinforced Concrete	Multi-family Dwelling
<input type="checkbox"/> Structural Steel	No. of efficiency units:
<input type="checkbox"/> Masonry	No. of 1 BR units:
<input type="checkbox"/> Wood Frame	No. of 2 BR units:
<input type="checkbox"/> State Certified Modular	No. of 3 BR units:
	Other Structure:
	Dimensions:
➤ Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular <input type="checkbox"/> Manufactured Home

Utilities	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Heating System	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	616000233
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: marianamorris@williamsburgllc.com
Email Address: marianamorris@williamsburgllc.com
Title/Company: Agent / WG LLC
Print Name: mariana morris
Date: 12/20/19

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)	12/20/19	William M. Scott
PSZA (Engineering)		
Health	2/19/2020	Paula E.

Is Sediment Control approval required for issuance? ☐ Yes ☐ No
☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front: 75 / 75.4
Rear: 60 / 261
Side: 30 / 104/40
Side St.:
All minimum setbacks met? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$ 100
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$ 100
Check	#

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

**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 2/4/2020

To: George Martin / [REDACTED]
(Person's Name and Division)

From: Marina Morris / Williamsburg Homes (410) 997-8800
(Your Name, Company Name and Telephone Number)

Subject: Project name Westland Farm Estates Lot 5
Project site address 12526 Westland Court
Permit # B19004319 SDP # _____
Other information pertinent to this project _____

RECEIVED
FEB 05 2020
PLAN REVIEW DIVISION

✓ Please check the attachments below that you are submitting with this transmittal:

- ____ Letter of response to address plan review comment letter
- ____ Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- ____ Letter Summarizing Changes
- ____ Energy conservation calculations
- ____ Copies of _____ (be specific).

____ ✓ Health Department Request _____ DPZ/DED Request _____ Applicant's Request

____ Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____

✓ Other 2 copies of revised basement plan showing 4 foot wide opening
Please email to Health Robert Freeman

Contact Person Information: (Required)

Marina Morris

Please Print Name

Telephone No: 410-997-8800

E-Mail Address: marinamorris@williamsburgllc.com

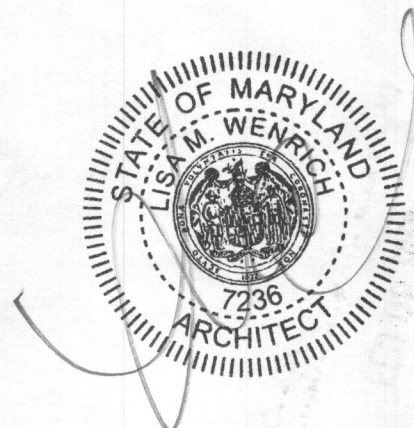
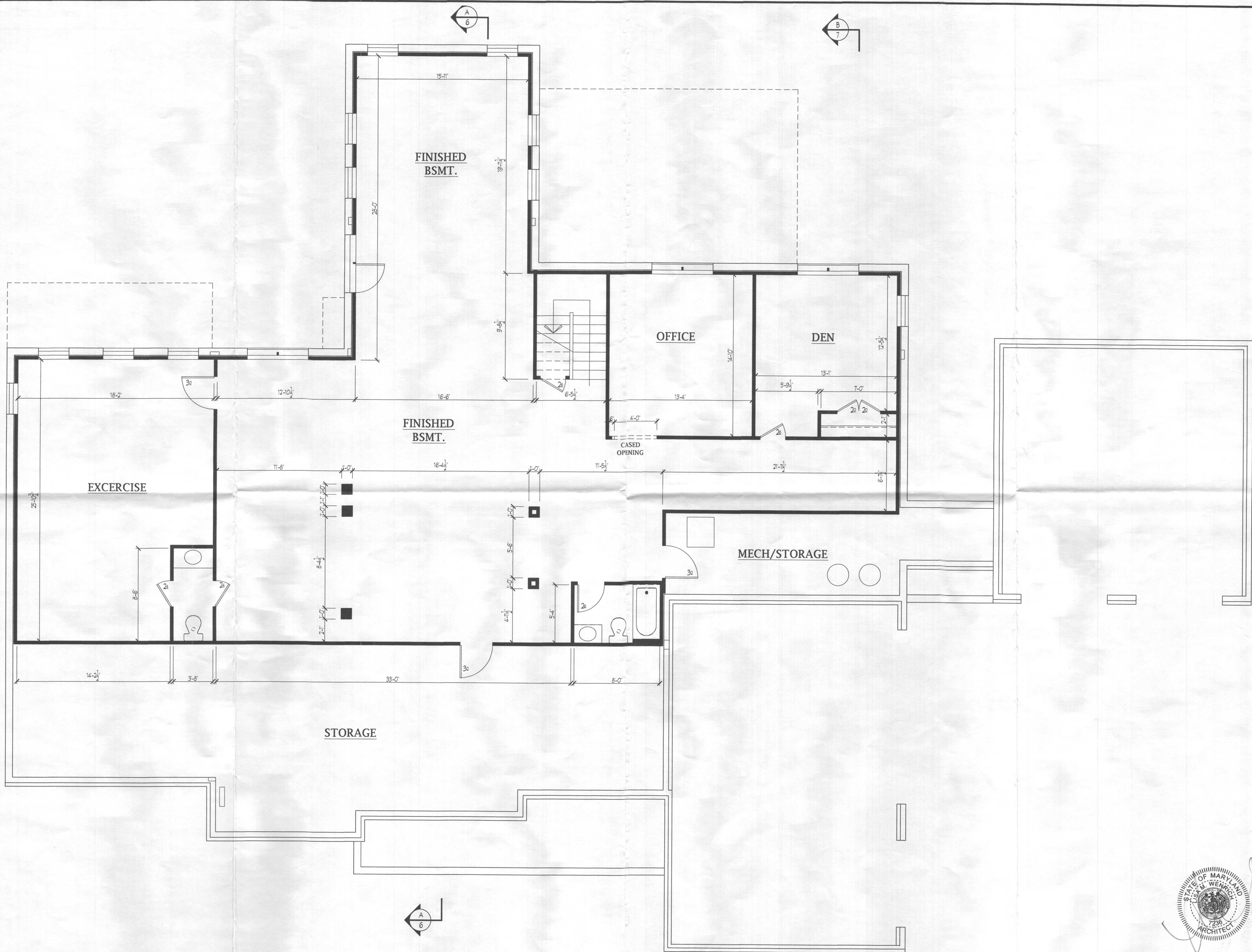
PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

Received by _____

White-Plan Review / Yellow-Applicant / Pink-Permit Division
t:\forms\transmit.frm - Rev. 04/2014

RECEIVED
FEB 04 2020
LICENSES & PERMITS
DIVISION

REV #2
11495
25



revised 2/4/20

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE	REVISION	DATE	REVISION

Date: 10/19
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: FINISHED BASEMENT PLAN
Project: WILLIAMSBURG GROUP
THE RUTLEDGE
WESTLAND FARM LOT 5

W19.06
Project No.

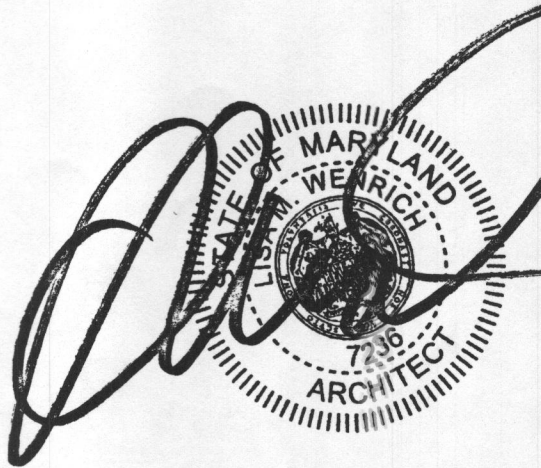
2b

The Rutledge
Williamsburg Group, LLC
5485 Harpers Farm Rd. #200
Columbia, MD 21044
(410) 997- 8800

INDEX OF DRAWINGS	
COVER SHEET	
1	ELEVATIONS
2A	BASEMENT/FOUNDATION PLAN
2B	FINISHED BASEMENT PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	SECTION A
6	SECTION B
D1	BRACED WALL

PROJECT DATA		
CONSTRUCTION:		
GROUND FLOOR	CONCRETE	
FIRST FLOOR	WOOD	
SECOND FLOOR	WOOD	
ROOF	WOOD	
WALLS	WOOD	
BUILDING AREA: SQ. FT.		
		INCLUDED:
FRONT PORCH	170	
FIRST FLOOR CONDITIONED	3880	
SECOND FLOOR CONDITIONED	3305	
UNFINISHED BASEMENT	3950	
OPT. FIN. BASEMENT	2660	
GARAGE	710	
DETACHED GARAGE	576	
BREEZEWAY	48	
BALCONIES	104	
DECKS	498	
TOTAL CONDITIONED SPACE		
TOTAL GROSS SPACE		

PROJECT DESIGN CRITERIA		
THE FOLLOWING STANDARDS ARE BASED ON THE GENERAL REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 EDITION FOR ONE AND TWO FAMILY DWELLINGS ALL STATE AND LOCAL AMENDMENTS. CONSTRUCTION CLASSIFICATION TYPE: 5B (UNPROTECTED) USE GROUP: R3		
2018 IECC CODE COMPLIANCE		BUILDING DATA
CODE SECTION	STANDARD (MINIMUM)	CLIMATE & GEOGRAPHIC DESIGN CRITERIA
R301.1 CLIMATE ZONE R401.2 COMPLIANCE METHOD R402.1.1 VAPOR RETARDER	4A MANDATORY AND PRESCRIPTIVE PROVISIONS WALL ASSEMBLIES IN THE THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OF THE IRC 2015 R-49, R-38 WILL SATISFY THE REQUIREMENT IF FULL OVER THE TOP PLATE @ EAVES (REQUIRES RAISED HEEL TRUSS). R-20 OR R13 + R5 CONTINUOUS INSULATION. R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATT FULL HGT. R-13 IN CAVITY IF FINISHED. R-10 FOIL FACED CONTINUOUS BATT FULL HGT. EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0". R-30 BATT INSULATION	FLOOR LIVE LOAD 40 PSF ROOF LIVE LOAD 40 PSF WIND SPEED ULTIMATE 115 MPH EXPOSE C ATTICS W/O STORAGE 10 PSF ATTICS W/ STORAGE 20 PSF HABITABLE ATTICS 30 PSF STAIRS 40 PSF DECKS & BALCONIES (EXT) 40 PSF GUARDHANDRAILS 200# (CONT.) SEISMIC CATEGORY B LIGHT FRAME STRUCTURAL W/ SHEAR WALLS
R402.1.2 ATTIC INSULATION- R402.1.2 WOOD FRAME WALL R402.1.2 BASEMENT WALL INSULATION: R402.1.2 CRAWL SPACE WALL INSULATION: R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE: R402.1.2 WINDOW U-VALUE/ SHGC R402.1.10 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE: R402.2.4 ATTIC ACCESS: R402.4.1.2 BUILDING THERMAL ENVELOPE (AIR LEAKAGE) R402.4.1.2 BUILDING ENVELOPE TEST OPTION: R402.4.2 FIREPLACES R402.4.4 FUEL-BURNING APPLIANCES R402.4.5 RECESSED LIGHTING R403.1.1 THERMOSTAT R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT R403.3.1 MECHANICAL DUCT INSULATION R403.3.2 DUCT SEALING R403.6 MECHANICAL VENTILATION R403.6.1 WHOLE HOUSE MECH. VENT SYSTEM FAN EFFICIENCY R403.7 EQUIPMENT SIZING R404.1 LIGHTING EQUIPMENT WATER HEATER MECHANICAL TESTING	R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR VERTICALLY. ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49. EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2018 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OR SUITABLE MATERIAL. BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 W/ BLOWER DOOR AT A PRESSURE OF 2 INCHES W.G. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. NEW WOODBURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR ROOMS CONTAINING FUEL BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE. EXCEPTIONS: 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE. ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPERATE HEATING AND COOLING SYSTEM. WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD. SUPPLY & RETURN DUCTS IN ATTIC R-8 MIN. SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACE R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED INSIDE THE BUILDING THERMAL ENVELOPE R-6 MIN. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MIN. ALL DUCTS, AIR HANDLERS, AND FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC. A DUCT TIGHTNESS TEST (DUCT BLASTER LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONS. TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQD. IF AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE. OUTDOOR AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER TO COMPLY WITH TABLE R403.6.1. SHALL COMPLY WITH R403.7 A MIN. OF 90% OF ALL LAMPS MUST BE HIGH-EFFICIENCY LAMPS. MIN. EFFICIENCY ESTABLISHED BY NAEC. ALL MECH. TESTING TO BE PERFORMED BY APPROVED THIRD PARTY. THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL.	CONCRETE WEATHERING SEVERE TERMITE MODERATE TO HEAVY DECAY PROBABILITY MODERATE ICE UNDERLAYMENT YES FROST DEPTH 32" NOTE: MINIMUM VALUES SHOWN- CONFIRM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION.
GENERAL NOTES		
GENERAL NOTES ARE ACKNOWLEDGED AND SHALL BE ADHERED TO DURING THE CONSTRUCTION		
MISC. NOTES: 1. ALL WORK INCLUDING ALL STRUCTURAL, HVAC, ELECTRICAL AND OTHER SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS. 2. CONTRACTOR TO VERIFY AND COORDINATE ALL THE CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECTURE GROUP IMMEDIATELY. 3. ALL PRE-ENGINEERED MATERIALS, EQUIPMENT, FIXTURES, AND ETC. SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS. 4. PRE-ENGINEERED WOOD ROOF TRUSSES AND FLOOR JOISTS SHALL BE DESIGNED FOR THE LOAD INDICATED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MARYLAND. SHOP DRAWINGS SHALL BE SUBMITTED TO THE COUNTY PLAN REVIEWER FOR APPROVAL PRIOR TO FABRICATION.		



Drawing: COVER PAGE

Project: WILLIAMSBURG GROUP
THE RUTLEDGE
WESTLAND FARM LOT 5

W19.06
Project No.

Date: 10/19

Scale:

Drawn: TIM

DATE: 10/19

REVISION:

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REVISION:

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REVISION:

Plymouth Road Architects

640 Plymouth Road, Catonsville, MD 21229 410-788-0281