

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B26000346	02/04/2026

Description of Work

SFD/ CONSTRUCT 1 IRREGULARLY SHAPED ~26'0"X~25'5" ADDITION; 1-STORY ADDITION WITH SUNROOM, HVAC CLOSET, PRIMARY BEDROOM, PRIMARY BATH, W.I.C., POTTING AREA & NEW BASEMENT STAIRWELL. CONSTRUCT 1 ~12'0"X~25'5" DECK. & INTERIOR ALTERATIONS TO EXISTING, 1 STORY, Crawl Space, 3R, 1FB, 0HB, 0FP, OTHER STRUCTURE = None, 1BR, PORCH/DECK = Deck, ENERGY METHOD = Prescriptive Method.

Online BP.
gjb 2/19/26

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
11706	WAYNERIDGE	ST
Unit Type	Unit #	X Coordinate
--Select--		-76.9194
City	State	Zip Code
FULTON	MD	20759
	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
839510	293	42688	275800	516800	241000	RURAL

Legal Description

IMPSLOT 6 BL-C[]11706 WAYNERIDGE CT[]MOORESFIELD

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
C	6	605102	4				
Plan Area	State Tax Id	Subdivision Name					
	1405342341						
Section	Area	Tax Map					
		41					
Grid	Zoning District	ADC Map					
41-14	RR-DEO	5052-C5					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary				
			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	1968	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-16C	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
TRUME

Address Line 1
11706 WAYNERIDGE CT

Address Line 2

Address Line 3

Mail City
FULTON

Mail State
MD

Mail Zip Code
20759

Phone
978-496-5131

Primary
Yes

E-mail

Professionals (This section is not required.)

License # * 08010071824	Business Name D L S CONTRACTORS 01 71824		
License Type * MHIC Ind	First Name DIMITRIOS	Middle Name	Last Name SALTERIS
Primary Yes	Address Line 1 Address Line 2 404 TWINBROOK PKWY		
	City ROCKVILLE	State MD	ZIP Code 20851
	Phone 1 2408706131	Phone 2	Fax
	E-mail DLSCONTRACTORS.INC@LIVE.COM		

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant	First Name Karen	MI	Last Name Mosel
Relationship Applicant	Full Name Karen Mosel		
Primary No	Organization Name Street Address Address Line 2 Transforming Architecture 13464 Clarksville Pike		
	City Highland	State MD	Zip Code 20777
	Phone 301-776-2666	Cell	Fax
	E-mail * info@transformingarchitecture.com		

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact	First Name Karen	MI	Last Name Mosel
Relationship Applicant	Full Name Karen Mosel		
Primary Yes	Organization Name Street Address Address Line 2 Transforming Architecture 13464 Clarksville Pike		
	City Highland	State MD	Zip Code 20777
	Phone 301-776-2666	Cell	Fax
	E-mail info@transformingarchitecture.com		

Addtl Info

Est Construction Cost * 400000	Housing Units * 0	Number of Buildings * 0	Public Owned No
Construction Type 434 - Additions, Alterations and Conversions - Residential			

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee * <input type="radio"/> Yes <input checked="" type="radio"/> No	Capital Project Number <input type="text"/> (Text)	Fee Exempt * <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Pr <input type="text"/>
--	--	--	--	---

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Tuesday, February 24, 2026 1:06 PM
To: 'Lauren Anderson'; Silvast, Zackary
Cc: Karen Mosel
Subject: RE: B26000346

Hi Lauren,

Good afternoon. Thanks for the follow-up. I've been assigned this building permit. Here are couple updates. The perc cert plan still needs revisions. Those comments will be sent out as soon as we hear back from MDE regarding their review of the well variance. A site plan for the new tank installation and the tank installation itself must occur prior to building permit approval. The septic contractor or the engineer may provide the site plan. I will mention it to the engineer in my next set of comments.

With that said, I did have a quick questions about the floor plan. I counted 4 bedrooms, possibly 5. Does the room labeled "study" have a door for privacy? The 1st floor demo plan shows dashed lines on the wall on the foyer side plus a single door leading into the hallway, and the other 1st floor plan shows a pair of doors on the foyer side and there still appears to be a door on the hallway side. If the office has a door or doors for privacy, then it will meet the definition of a bedroom bringing the bedroom count to 5. I mention all of this because this property has a 4 bedroom limitation.

Please let me know if you have any questions.

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Monday, February 23, 2026 10:18 AM
To: Silvast, Zackary <zsilvast@howardcountymd.gov>; Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: B26000346

WARNING!!!

This email originated from someone outside of Howard County

*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****
unless you recognize the sender and know for sure that the content is safe

Hi Hank and Zack,

I wasn't sure which of you were assigned to this project (or if it's someone else entirely!). I just wanted to check in to see if there were any comments/questions on it as building review has signed off on the plans. Let me know if there is anything additional you need from us, or if there is someone else I should reach out to. Thanks!

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

Project Manager, Transforming Architecture
President, Coalition of Geriatric Services
LEED Green Associate, Certified Aging in Place Specialist
301-776-2666
www.TransformingArchitecture.com



COGS
2025 BOARD MEMBER



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PROJECT PHASE
PERMIT

PROJECT TITLE
THE TRUMBORE RESIDENCE

11706 Wayneridge Ct
Fulton, MD 20759

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 25-949

DATE 1/30/2026

SCALE AS NOTED

DRAWING TITLE

FIRST FLOOR PLAN + PROJECT SCHED.

SHEET NUMBER

A-102

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	WALL	CEILING	TRIM	REMARKS
POTTING AREA					
WALK IN CLOSET					
PRIMARY BEDROOM					
DECK					
PRIMARY BATH					
CLOSET					
HVAC					
SUNROOM					
LINEN CLOSET					
LAUNDRY					
STAIRWELL					

DOOR SCHEDULE

NO.	SIZE	INT/EXT	SADDLE	LABEL	REMARKS
101	3/0X6/8	EXT	YES		SINGLE DOOR: LITE
102	3/0X6/8	INT	NO		SINGLE DOOR
103	3/0X6/8	INT	NO		SINGLE DOOR
104	2/0X6/8	INT	NO		SINGLE DOOR
105	3/0X6/8	INT	NO		SINGLE DOOR: SOLID CORE
106	3/0X6/8	INT	NO		SINGLE DOOR: SOLID CORE
107	(3)3/0X6/8	EXT	YES		3 PANEL SLIDING DOOR
108	(2)1/6X6/8	INT	NO		DOUBLE DOOR
109	(2)1/6X6/8	INT	NO		DOUBLE DOOR: SOLID CORE
110	(2)2/0X6/8	INT	NO		DOUBLE DOOR: SOLID CORE
111	(2)2/6X6/8	INT	NO		DOUBLE DOOR

WINDOW SCHEDULE

TYPE	MAT.	SIZE	OPERATION	SCREEN	REMARKS
A	CLAD	(3)3/0X5/0	DOUBLE HUNG	YES	MULLED IN FACTORY
B	CLAD	3/0X5/0	DOUBLE HUNG	YES	MULLED IN FACTORY; CENTER FIXED
C	CLAD	(3)3/0X6/0	CASEMENT	YES	MULLED IN FACTORY; CENTER FIXED
D	CLAD	2/0X4/0	FIXED (SKYLIGHT)	NO	

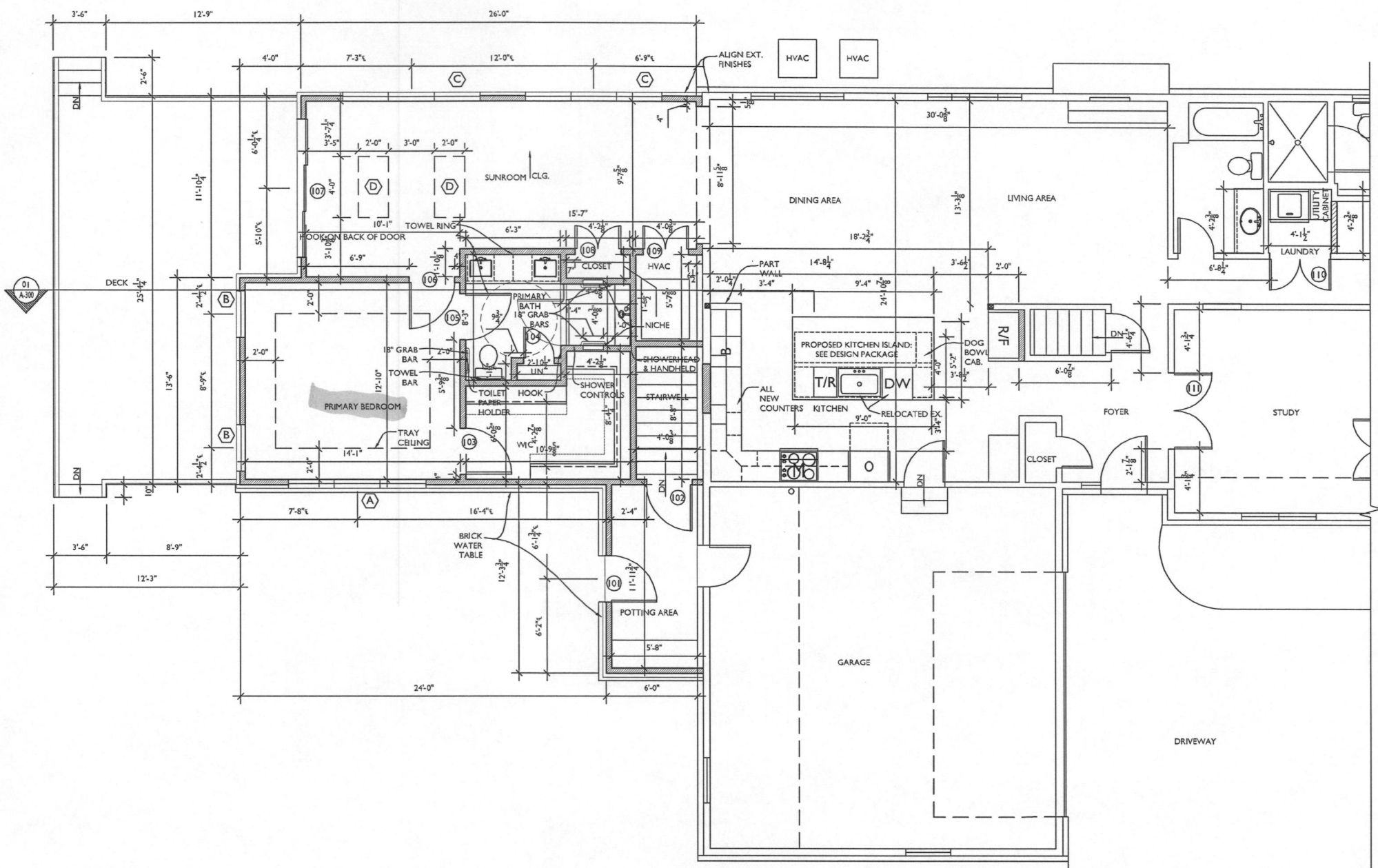
MIN. DUAL PANE, LOW-E & ARGON GAS FILLED, MAX. U = 30
INT. TRIM TO BE WHITE; EXT. TRIM TO BE WHITE
INT. WINDOW TO BE WHITE; EXT. WINDOW TO BE WHITE
TEMPER WINDOW PER CODE
ANDERSEN WINDOW OR APR. EQ.
TOP OF WINDOW TO BE 6'-8" U.N.O.
EGRESS WINDOW PER CODE

SEE 'DESIGN PACKAGE' FOR MATERIAL SELECTION DETAILS, CABINETS, ELECTRICAL FIXTURES, AND APPLIANCE LOCATION

'DESIGN PACKAGE' QR CODE



- TYP. CONSTR. U.N.O.:
- TYP. ROOF CONSTR.:
 - 30 YR. ARCH SHINGLES
 - 15# FELT
 - 3" CDX W/ CLIPS
 - TR ROOF TRUSSES @ 24" O.C.
 - MIN. R-49 CLOSED CELL SPRAY FOAM INS.
 - TYP. FLOOR CONSTR.:
 - FINISH MATERIAL (SEE FINISH SCHEDULE)
 - 3/4" TAG PLYWOOD G&S
 - FLOOR JOISTS @ 16" O.C.
 - MIN R-19 BATT. INS.
 - 1/2" GYP. BD.
 - TYP. INT. WALL CONSTR.:
 - 2x4 WD STUDS U.N.O. @ 16" O.C.
 - 1/2" GYP. BD. EACH SIDE
 - TYP. EXT. WALL CONSTR.:
 - HARDIE SIDING w/ BRICK LEDGE
 - BUILDING PAPER
 - 2" (R-10) RIGID BOARD OR APPROVED EQUAL
 - 7/16" OSB
 - 2x4 WD STUDS @ 16" O.C.
 - R-15 BATT. INS.
 - 1/2" GYP. BD. INTERIOR



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



13464 Clarksville Pike
Highland, MD 20777
301-776-2666
info@TransformingArchitecture.com
www.TransformingArchitecture.com

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PROJECT PHASE

PERMIT

PROJECT TITLE

THE TRUMBORE RESIDENCE

11706 Wayneridge Ct
Fulton, MD 20759

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 25-949

DATE 1/30/2026

SCALE AS NOTED

DRAWING TITLE

FOUNDATION PLANS + DETAILS

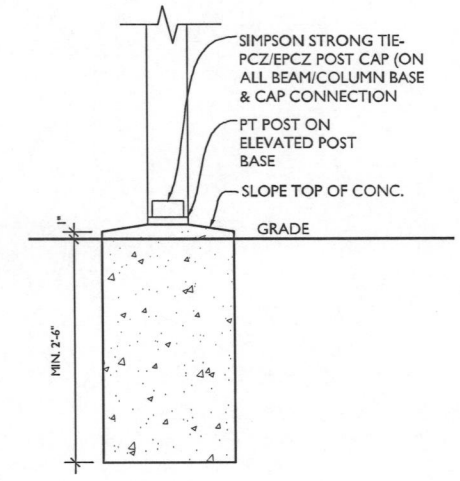
SHEET NUMBER

A-101

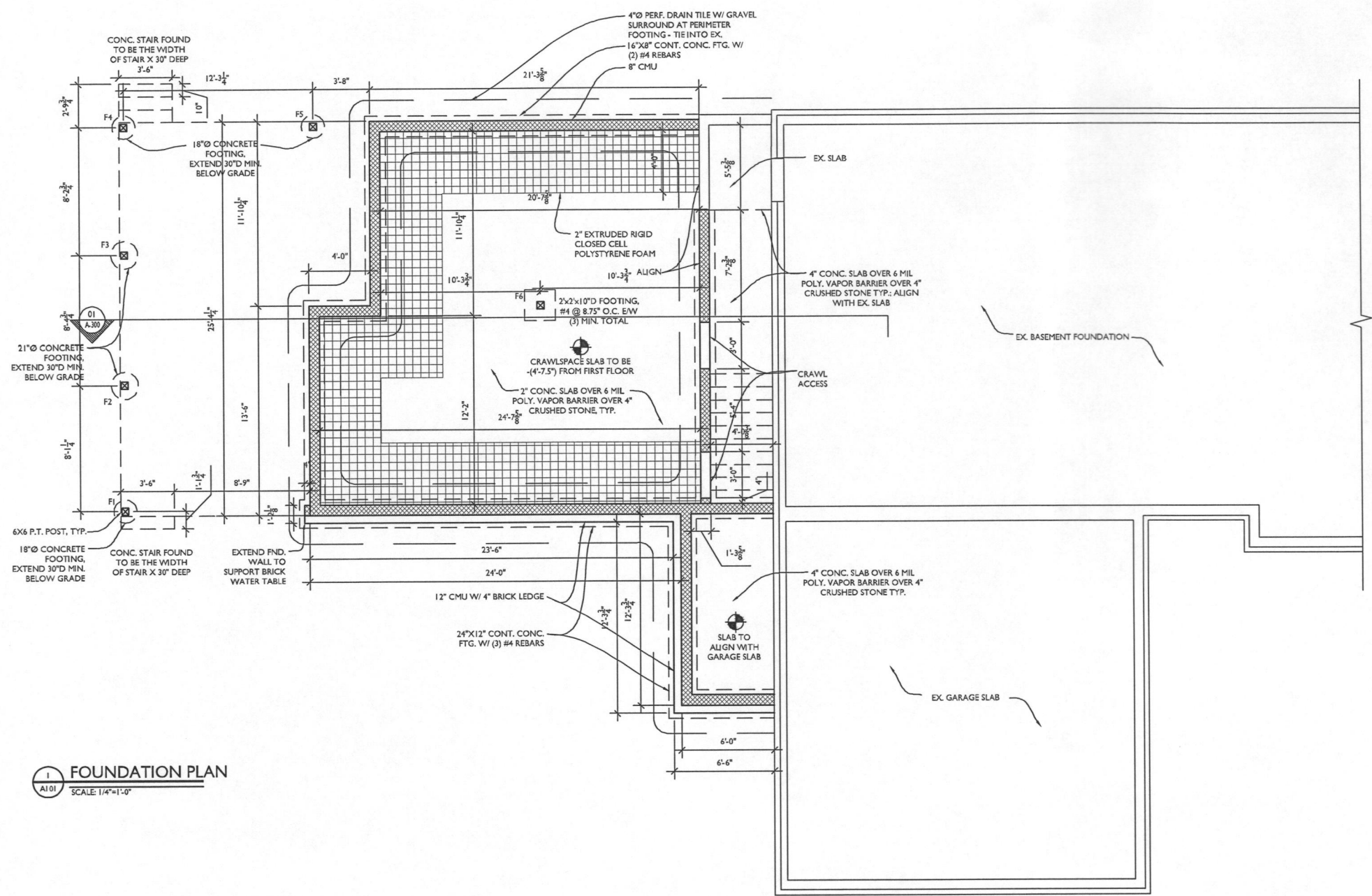
REINFORCED CONCRETE AND MASONRY FOUNDATION WALLS				
MAX. WALL HT. (FT.)	MAX. UNBALANCED BACKFILL HT.	MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 10" NOMINAL WALL THICKNESS		
		SOIL CLASSES		
		GW, GC, SW & SP SOILS	GM, GC, SM, SM-SC & ML SOILS	SC, MH, ML-CL & INORG. CL SOILS
9	5	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 48" O.C.
	6	#4 @ 56" O.C.	#4 @ 40" O.C.	#4 @ 32" O.C.
	7	#4 @ 56" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	8	#4 @ 32" O.C.	#6 @ 48" O.C.	#4 @ 16" O.C.
	9	#5 @ 40" O.C.	#6 @ 40" O.C.	#7 @ 40" O.C.
MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 8" NOMINAL WALL THICKNESS				
9	5	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
	8	#5 @ 40" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
	9	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.
MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 12" NOMINAL WALL THICKNESS				
10	7'-4"	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
	8'-0"	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 64" O.C.
	8'-8"	#5 @ 72" O.C.	#7 @ 72" O.C.	#6 @ 48" O.C.
	9'-4"	#6 @ 72" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	10'-0"	#6 @ 64" O.C.	#6 @ 40" O.C.	#6 @ 32" O.C.

STEEL LINTEL SCHEDULE (U.N.O.)

STEEL ANGLE SIZE	# STORIES ABOVE			# OF 1/2" REBARS
	NONE	ONE	TWO	
3 x 3 x 1/4	6' - 0"	3' - 6"	3' - 0"	1
4 x 3 x 1/4	8' - 0"	5' - 0"	3' - 0"	1
6 x 3-1/2 x 1/4	14' - 0"	8' - 0"	3' - 6"	2
2 - 6 x 3-1/2 x 1/4	20' - 0"	11' - 0"	11' - 0"	4



2 TYP. PIER DETAIL
SCALE: N.T.S.



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



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PROJECT PHASE

PERMIT

PROJECT TITLE

THE TRUMBORE RESIDENCE

11706 Wayneridge Ct
 Fulton, MD 20759

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 25-949

DATE 1/30/2026

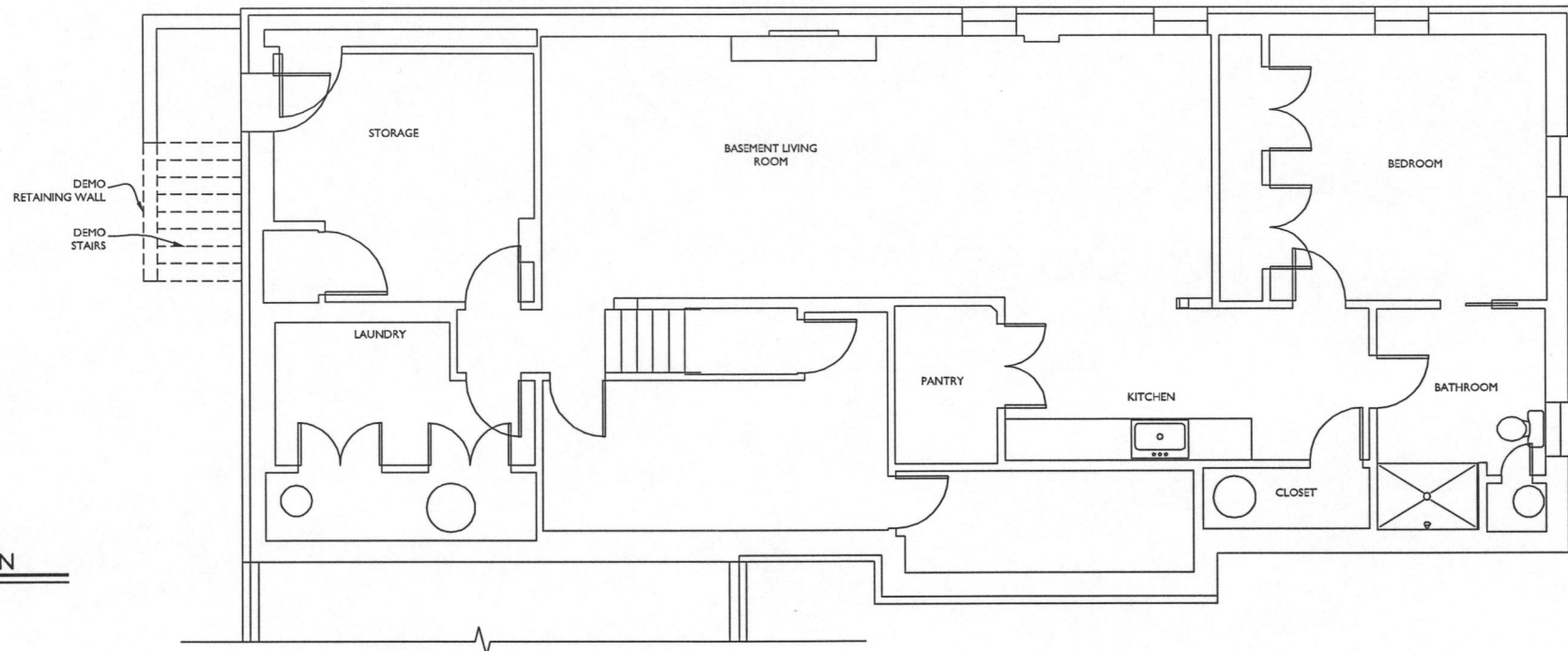
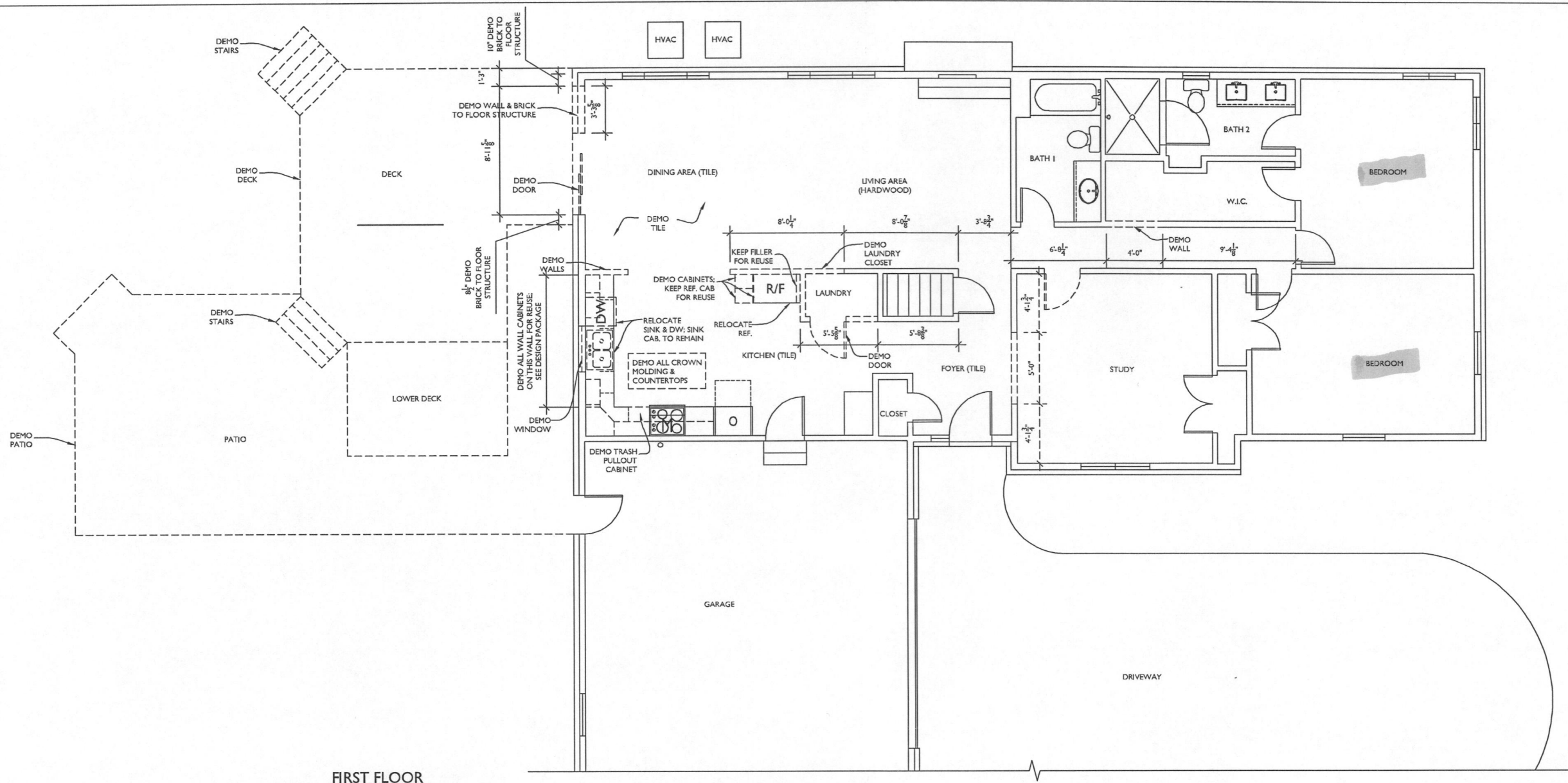
SCALE AS NOTED

DRAWING TITLE

DEMO PLANS

SHEET NUMBER

A-100



ROOM FINISH SCHEDULE					
ROOM NAME	FLOOR	WALL	CEILING	TRIM	REMARKS
POTTING AREA	X	X	X	X	ALL DRYWALL IN BATHROOMS WILL BE GREENBOARD. UNDER ALL TILE SHALL BE CEMENT BOARD. FINISH ALL AFFECTED AREAS
WALK IN CLOSET	X	X	X	X	
PRIMARY BEDROOM	X	X	X	X	
DECK	X	X	X	X	
PRIMARY BATH	X	X	X	X	
CLOSET	X	X	X	X	
HVAC	X	X	X	X	
SUNROOM	X	X	X	X	
LINEN CLOSET	X	X	X	X	
LAUNDRY	X	X	X	X	
STAIRWELL	X	X	X	X	

DOOR SCHEDULE					
NO.	SIZE	INT/EXT	SADDLE (N/A ACCESSIBLE)	LABEL	REMARKS
101	3/0X6/8	EXT	YES		SINGLE DOOR: LITE
102	3/0X6/8	INT	NO		SINGLE DOOR
103	3/0X6/8	INT	NO		SINGLE DOOR
104	2/0X6/8	INT	NO		SINGLE DOOR
105	3/0X6/8	INT	NO		SINGLE DOOR: SOLID CORE
106	3/0X6/8	INT	NO		SINGLE DOOR: SOLID CORE
107	(3)3/0X6/8	EXT	YES		3 PANEL SLIDING DOOR
108	(2)1/6X6/8	INT	NO		DOUBLE DOOR
109	(2)1/6X6/8	INT	NO		DOUBLE DOOR: SOLID CORE
110	(2)2/0X6/8	INT	NO		DOUBLE DOOR: SOLID CORE

INT. TRIM TO BE WHITE; EXT. TRIM TO BE WHITE
TEMPER GLASS DOORS PER CODE
ANDERSEN DOOR OR APR. EQ.
20 MINUTE FIRE RATED DOOR BETWEEN GARAGE W/ SELF-CLOSING DEVICE

WINDOW SCHEDULE					
TYPE	MAT.	SIZE	OPERATION	SCREEN	REMARKS
A	CLAD	(3)3/0X5/0	DOUBLE HUNG	YES	MULLED IN FACTORY
B	CLAD	3/0X5/0	DOUBLE HUNG	YES	MULLED IN FACTORY
C	CLAD	(3)3/0X6/0	CASEMENT	YES	MULLED IN FACTORY; CENTER FIXED
D	CLAD	2/0X4/0	FIXED (SKYLIGHT)	NO	

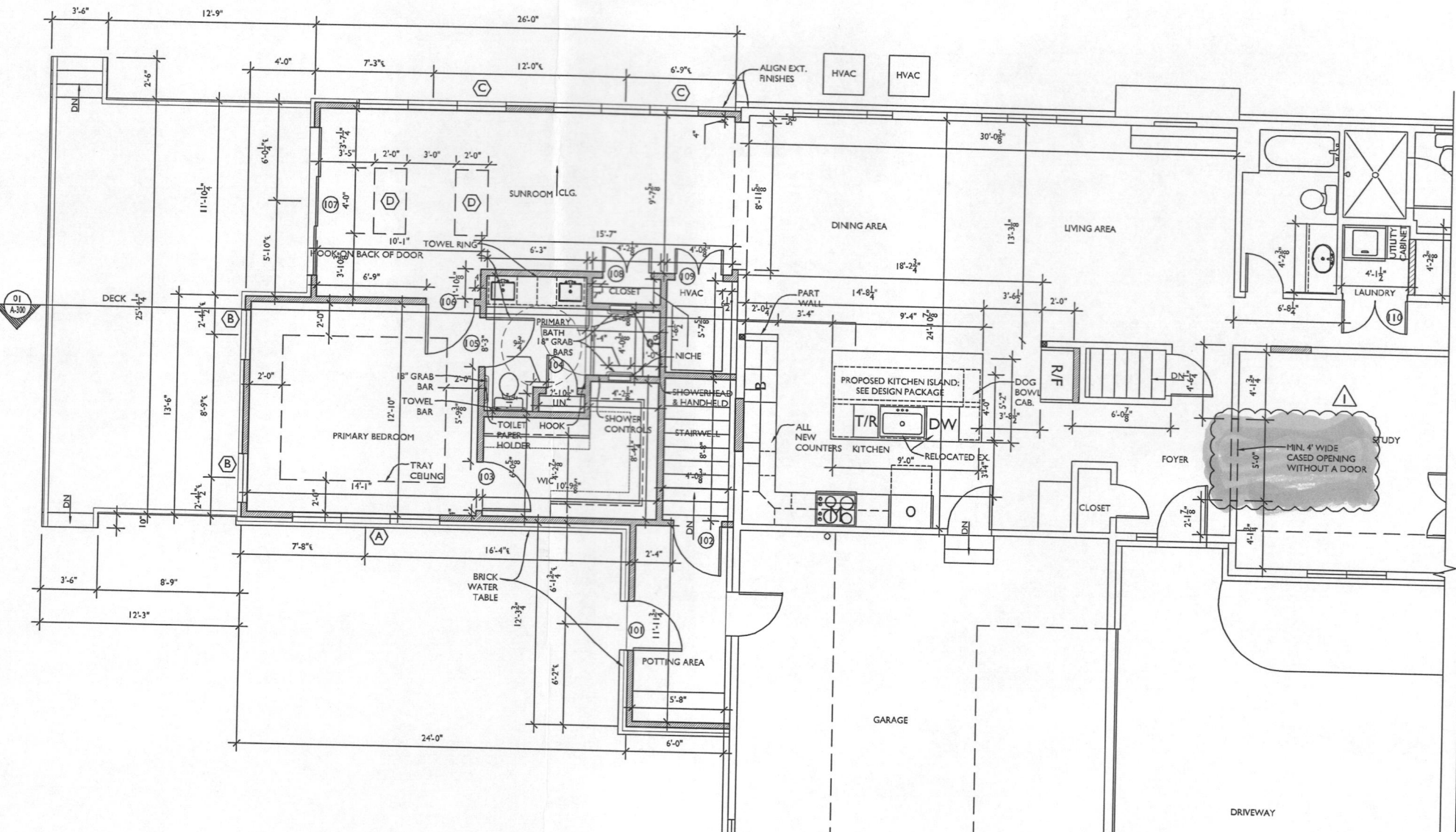
MIN. DUAL PANE, LOW-E & ARGON GAS FILLED, MAX. U = .30
INT. TRIM TO BE WHITE; EXT. TRIM TO BE WHITE
INT. WINDOW TO BE WHITE; EXT. WINDOW TO BE WHITE
TEMPER WINDOW PER CODE
ANDERSEN WINDOW OR APR. EQ.
TOP OF WINDOW TO BE 6'-8" U.N.O
EGRESS WINDOW PER CODE

SEE 'DESIGN PACKAGE' FOR MATERIAL SELECTION DETAILS, CABINETS, ELECTRICAL FIXTURES, AND APPLIANCE LOCATION



- TYP. CONSTR. U.N.O:
- TYP. ROOF CONSTR.:
 - 30 YR. ARCH SHINGLES
 - 15# FELT
 - 1/2" CDX W/ CLIPS
 - TR ROOF TRUSSES @ 24" O.C.
 - MIN. R-49 CLOSED CELL SPRAY FOAM INS.
 - TYP. FLOOR CONSTR.:
 - FINISH MATERIAL (SEE FINISH SCHEDULE)
 - 3/4" T&G PLYWOOD G&S
 - FLOOR JOISTS @ 16" O.C.
 - MIN R-19 BATT. INS.
 - 1/2" GYP. BD.
 - TYP. INT. WALL CONSTR.:
 - 2x4 WD STUDS U.N.O. @ 16" O.C.
 - 1/2" GYP. BD. EACH SIDE
 - TYP. EXT. WALL CONSTR.:
 - HARDIE SIDING w/ BRICK LEDGE
 - BUILDING PAPER
 - 2" (R-10) RIGID BOARD OR APPROVED EQUAL
 - 7/16" OSB
 - 2x4 WD STUDS @ 16" O.C.
 - R-15 BATT. INS.
 - 1/2" GYP. BD. INTERIOR

2.26.26 - Revised floor plan showing a cased opening into the study. -H.O.



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



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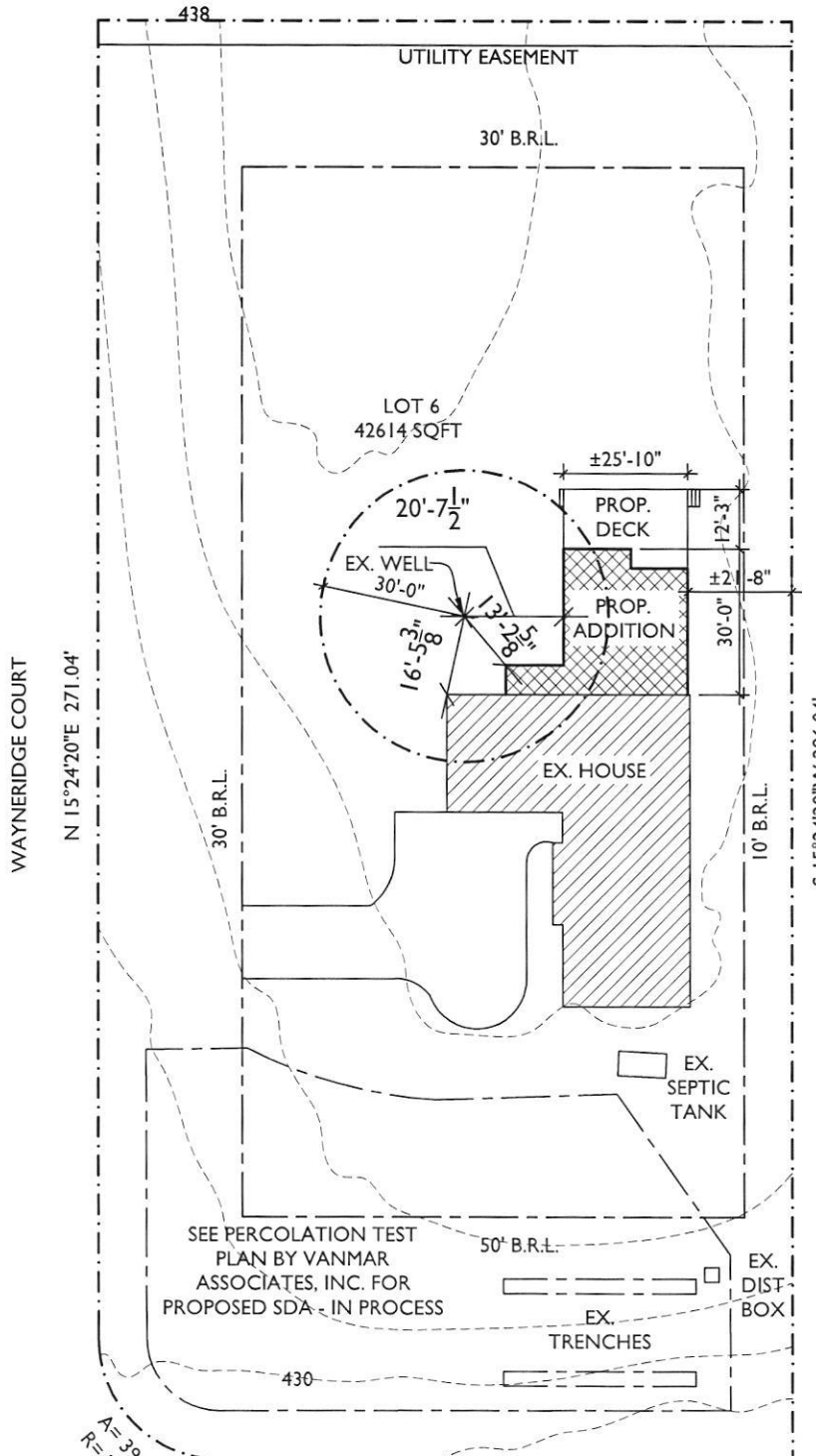
PROJECT PHASE
PERMIT

PROJECT TITLE
THE TRUMBORE RESIDENCE
11706 Wayneridge Ct
Fulton, MD 20759

REVISIONS		
SYMBOL	DATE	ISSUED FOR
△	2/26/26	HEALTH DEPT COMMENTS

PROJECT NUMBER: 25-949
DATE: 1/30/2026
SCALE: AS NOTED
DRAWING TITLE: **FIRST FLOOR PLAN + PROJECT SCHED.**
SHEET NUMBER: **A-102**

S 74°35'40"E 144.40'



SITE INFO:
 11706 WAYNERIDGE CT
 FULTON, MD 20759
 HOWARD COUNTY
 TAX MAP: 0041
 GRID: 0014
 PARCEL: 0293
 LOT: 6

ZONING RR-DEO
 FRONT BRL : 75' (ROW)
 REAR BRL : 30'
 SIDE BRL : 30' (ROW)
 MAX HT : 40'

PROPERTY LAND AREA : 42,688 SF



Karen Mosel, AIA
 Digitally signed by Karen Mosel, AIA
 Date: 2026.02.04 15:17:13 -05'00'

SITE PLAN

SCALE: 1"=40'-0"

N 74°35'40"W 119.40'

WAYNERIDGE COURT



13464 Clarksville Pike
 Highland, MD 20777
 301-776-2666
 info@TransformingArchitecture.com
 www.TransformingArchitecture.com

TRUMBORE RESIDENCE

11706 Wayneridge Ct
 Fulton, MD 20759

SITE PLAN

SCALE: AS NOTED

DATE: 2-4-2026

PROJECT: 25-949