

PERMIT NUMBER: B 20004511

DATE ACCEPTED:

DEC 18 2020



RESIDENTIAL BUILDING PERMIT APPLICATION

LICENSES & PERMITS DIVISION

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: 15645 Linden Grove Lane Unit:
 City: Woodbine State: MD Zip Code: 21797
 Subdivision/Village/Complex Name: Linden Grove SDP/WP/BA #:
 Lot: 10 Tax Map: Parcel: Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant lot Proposed Use: SFD Estimated Cost: \$ 300,000
 Trade Work to Be Completed (Separate Permits Required): Mechanical (HVACR) Electrical Plumbing None
 New 2 story "Renwick" craftsman elev with 2 car side entry garage, walk out LUXURY covered deck, and finished lower level (Rec Room, Wet Bar, Bedroom and Bathroom)

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Toll Mid Atlantic LP Co. Inc. Primary Residence: Yes No
 Owner's Street Address: 250 Gibraltar Rd contact: S. Riley
 City: Hockessin State: PA Zip Code: 19041
 Phone: 410-872-9105 Email: sriley1@tollbrothers.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Decatur Building Services Contact Name: Jim Kerwin
 Street Address: 410 Rux 552
 City: Woodbine State: MD Zip Code: 21797
 Phone: 443-309-7792 Email: jim@decaturbuilding.com

CONTRACTOR INFORMATION REQUIRED

Business Name: Toll Mid Atlantic LP Co. Inc. contact: Summer Riley
 Licensee's Name: Toll Mid Atlantic LP Co. Inc. License #: 8320
 Street Address: 7164 Columbia Gateway Dr, Ste. 230
 City: Columbia State: MD Zip Code: 21046
 Phone: 410-240-451-5950 Email: sriley1@tollbrothers.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: Name:
 Street Address:
 City: State: Zip Code:
 Phone: Email:

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: "Renwick" craftsman elev, 2 car garage, luxury covered deck, ab finish & lower level
 # of Bedrooms (SF): 5 # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*):
 # Rooms: 11 # Full Baths: 4 # 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: 59 1st Fl Depth: 62 2nd Fl Width: 59 2nd Fl Depth: Bsmt Width: 59 Bsmt Depth:
 Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: 7445 sq ft Occupiable Area: 7004 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.

Jim Kerwin agent Toll Brothers DATE SIGNED 12/16/2020
 APPLICANT'S ORIGINAL SIGNATURE

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: CK# 10360706 ACCEPTED BY: DR0PBOY

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: *Summer Riley, Toll Mid-Atlantic LP Company, Inc.*

FROM: *Robert Bricker*
Well & Septic Program

RE: **15633 LINDEN GROVE LANE**, Potential Basement Bedroom

DATE: March 11, 2021

I have reviewed the floor plans in support of Building Permit **B21000405** for a new home at **15633 Linden Grove Lane** and noted that there is an unfinished basement. Typically, there is a rough-in for a full bathroom in an unfinished basement, and if so that makes it very likely for one or more rooms to be considered bedrooms upon conversion of the 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.

Linden Grove

15645 Linden Grove Lane

Health Dept.

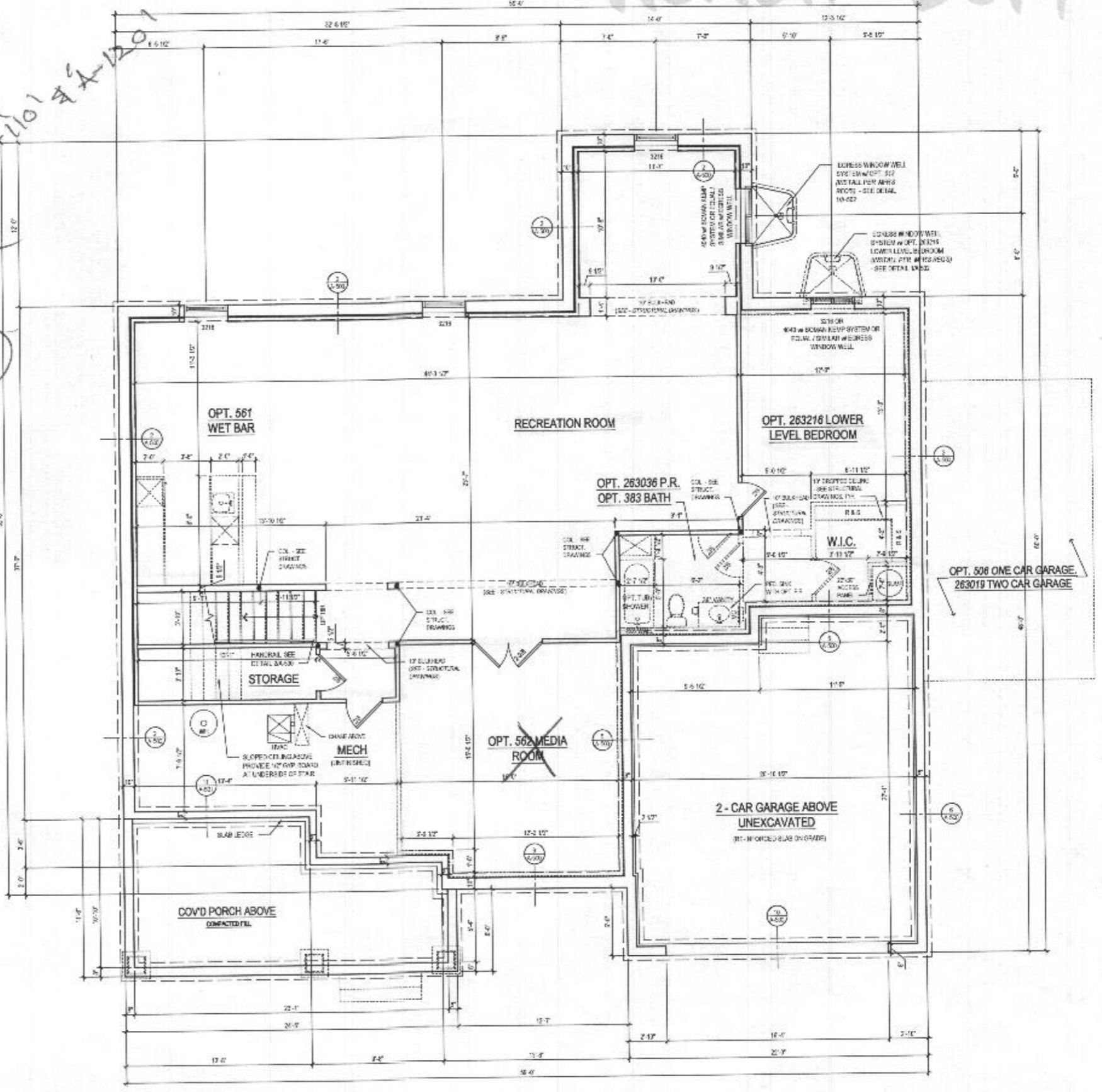
Lot 10

HEALTH DEPT

- GENERAL PLAN NOTES**
- A. ALL WOOD SILD PARTITIONS NOT DIMENSIONED ARE TO BE 2" X 4" INTERIOR AND 2" X 6" EXTERIOR UNLESS OTHERWISE NOTED.
 - B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - D. ALL DIMENSIONS COVER CONTRACTUAL.
 - E. ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL NOT AFFECT THE OTHER.
 - F. ENCLOSED ACCESSIBLE UNDERSTAIRS SHALL HAVE HANDRAILS AND SKID RESISTANT PROTECTION ENCLOSED SIDE WITH 1/2" GYP BOARD.
 - G. ALL WINDOWS ARE TO BE 1/2" MINIMUM INCHES AS MEASURED FROM SASH TO SASH.
 - H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
 - I. ALL DOORS ARE TO BE 4'-0" UNLESS OTHERWISE NOTED.
 - J. WARMER AWAYS TO BE ON LEFT SIDE OF DOOR.
 - K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.

House Front at bottom of sheets A-100a, A-110, A-120
 Reverse image of Plot Plan (Left-to-Right) 1-bed room

OK 7/8 3/10



1 BASEMENT FLOOR PLAN
 A-100a SCALE 1/4" = 1'-0"

W/ OPT. 013 RECREATION ROOM @ ELEV. 1 - CRAFTSMAN
 @ FINISHED CONDITION

ARCHITECT:

 8321 Leesburg Pike
 5,400 700 | Vienna, VA 22182
 P: 703.830.1500 | F: 703.830.1811
 www.lessarddesign.com

OWNER:
 TOLL BROTHERS
 7104 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MD 21046
 P: 410.222.9105
 CONTACT: MARK BOSAL
 mbosal@tollbrothers.com

PROJECT NAME:
 EXECUTIVE SERIES
 WILLOW CREEK
 HOWARD COUNTY, MD

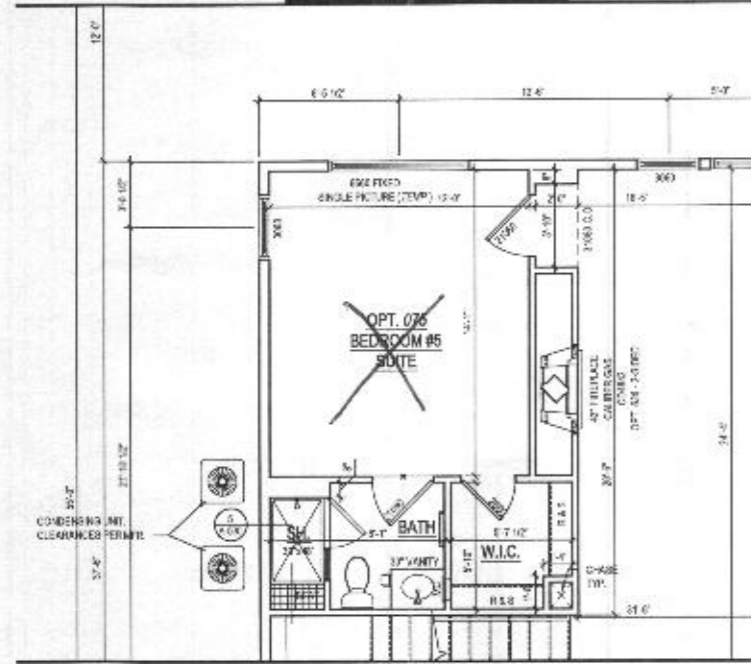
DATE: 06.19.13
 REVISION: 09.18.13

PROJECT NO.: 174-1816
 DRAWN BY: JGK
 CHECKED BY: JGK
 DATE: 06.19.13
 FILE NAME: TOLUBIA_A100.dwg

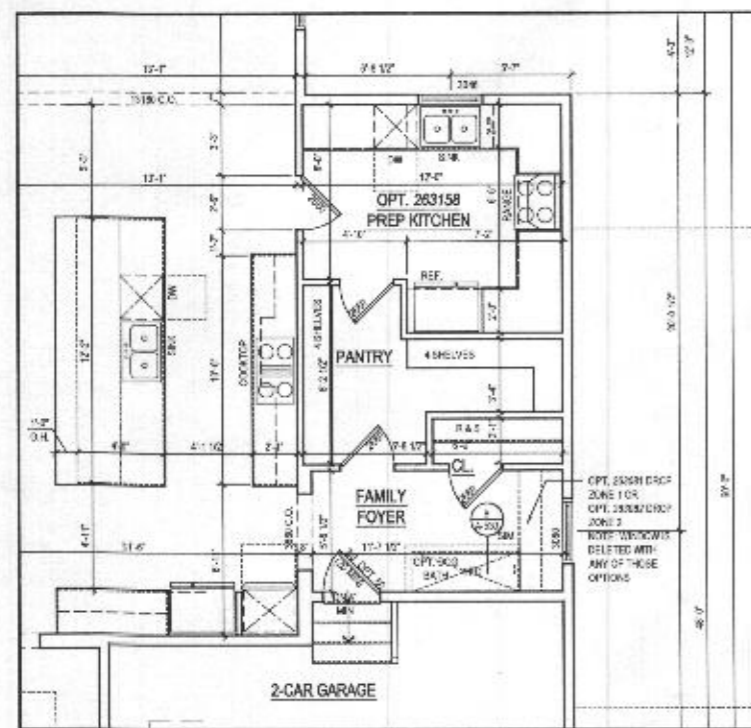
A-100a

- GENERAL PLAN NOTES**
- ALL WOOD STUD PARTS NOT DIMENSIONED ARE TO BE 2" FOR INTERIOR AND 1" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
 - ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - ALL DIMENSIONS GOVERN OVER SCALE.
 - ALL SMOKE DETECTORS ARE TO BE WIRELESS, SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
 - ENCLOSED ADDENDUM IS SPACE UNDER STAIRS SHALL HAVE WALLS AND SLOPED FLOOR TILED OR ENCLOSED SIDE AND 1" OF SPRINKLER.
 - ALL WINDOWS SHALL BE NOTED IN PLAN AND AS NEAR AS FROM EACH SIDE.
 - REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
 - ALL ROOMS ARE TO BE 4" HIGH UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS TO BE ON LEFT SIDE OF SINK.
 - DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.

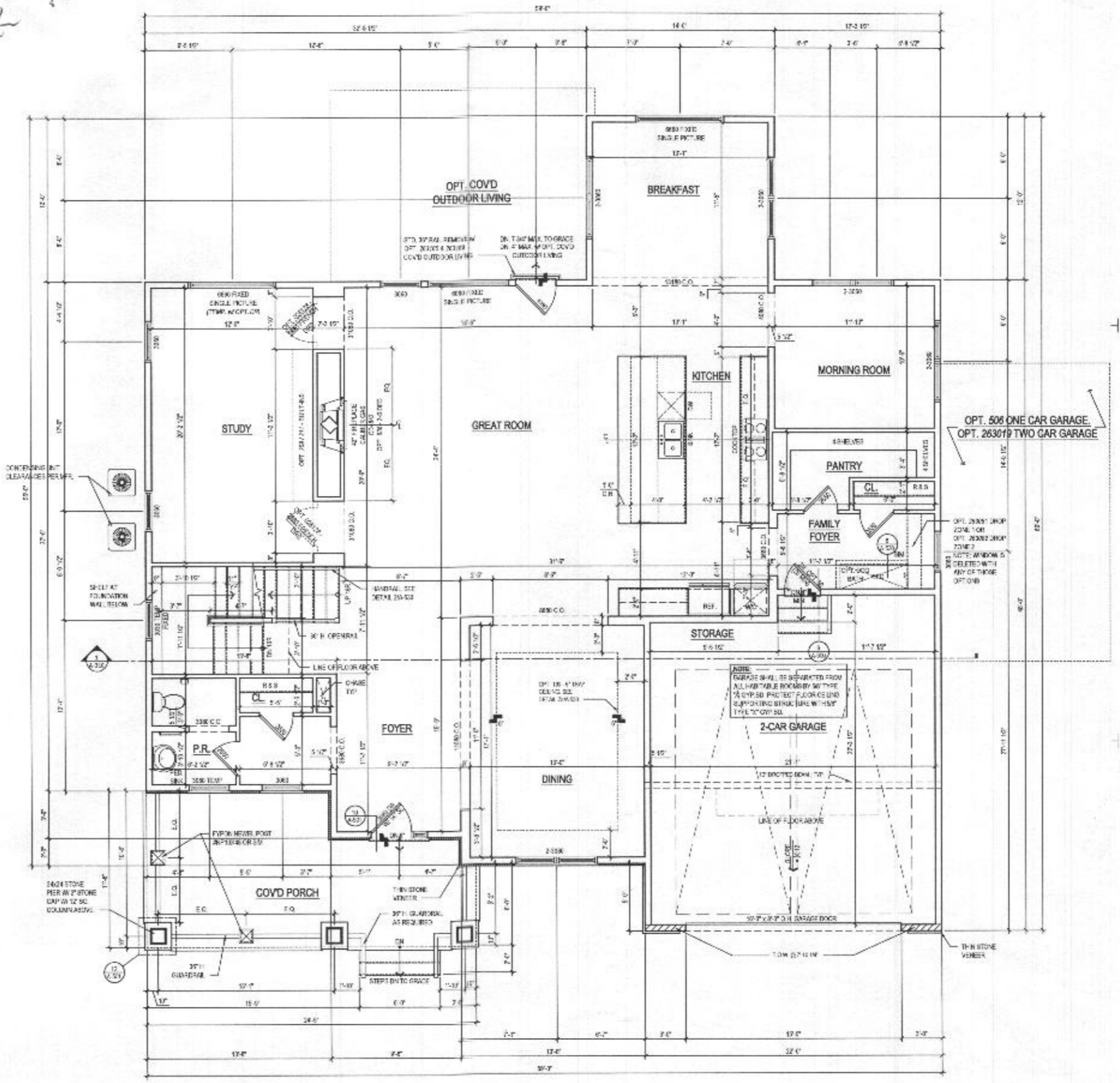
*bed room
OK RB*



3 PART. FIRST FLOOR PLAN w/ OPT. 075 BEDROOM #5 SUITE
A-110 SCALE: 1/4"=1'-0"
TOLBROS



2 PART. FIRST FLOOR PLAN w/ OPT. 263158 PREP KITCHEN
A-110 SCALE: 1/4"=1'-0"
TOLBROS



1 FIRST FLOOR PLAN
A-110 SCALE: 1/4"=1'-0"
TOLBROS

@ ELEV. 1 - CRAFTSMAN

ARCHITECT

8571 Leeburg Pike
Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER

TOLL BROTHERS
7154 COLLIERIA GATEWAY DRIVE
COLUMBIA, MD 21046
P: 410.822.5100
CONTACT: MARK ROSAL
mrosal@tollbrothers.com

PROJECT NAME: **EXECUTIVE SERIES**
WILLOW CREEK
HOWARD COUNTY, MD

SHEET TITLE: **RENWICK FLOOR PLANS**

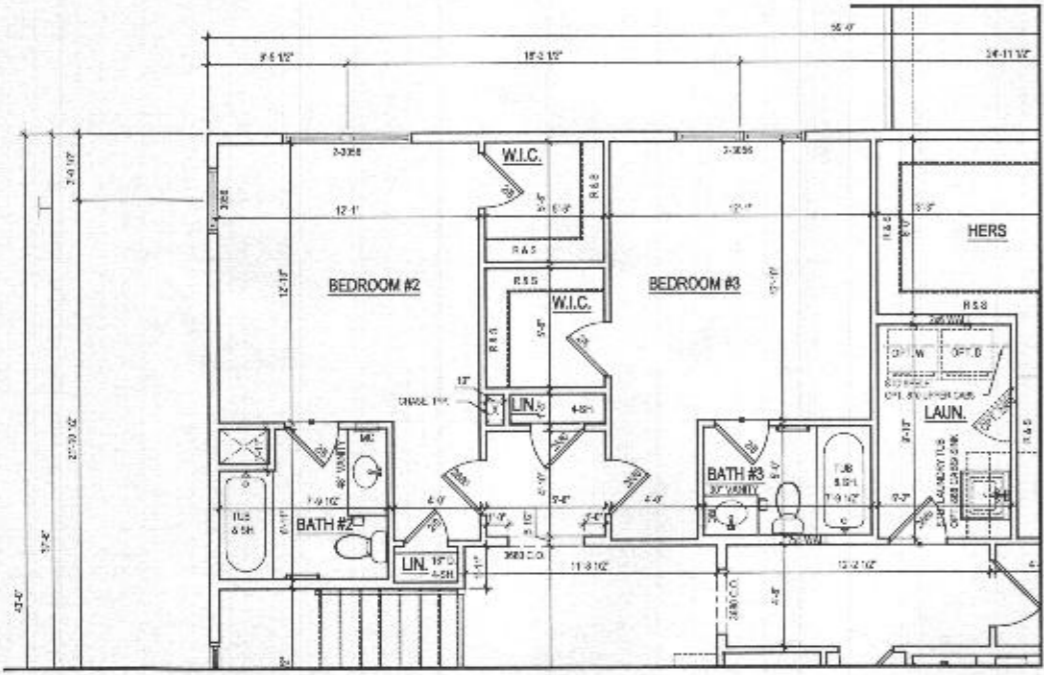
NO.	DESCRIPTION	DATE
1	BID SET	08.29.22
2	PERMIT SET	09.28.22

PROJECT FILE: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: 08.15.2024
FILE NAME: TOLBROS_A110.dwg

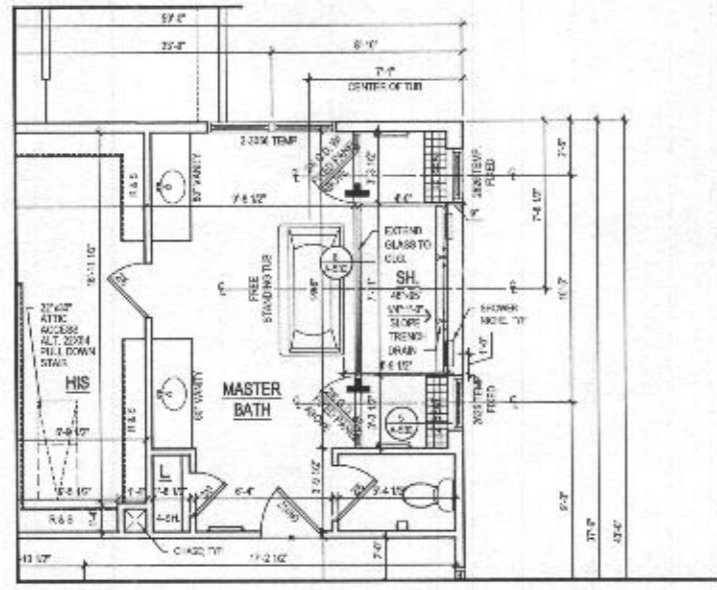
A-110

File No: TOLBROS_A110.dwg
Plot By: ewk

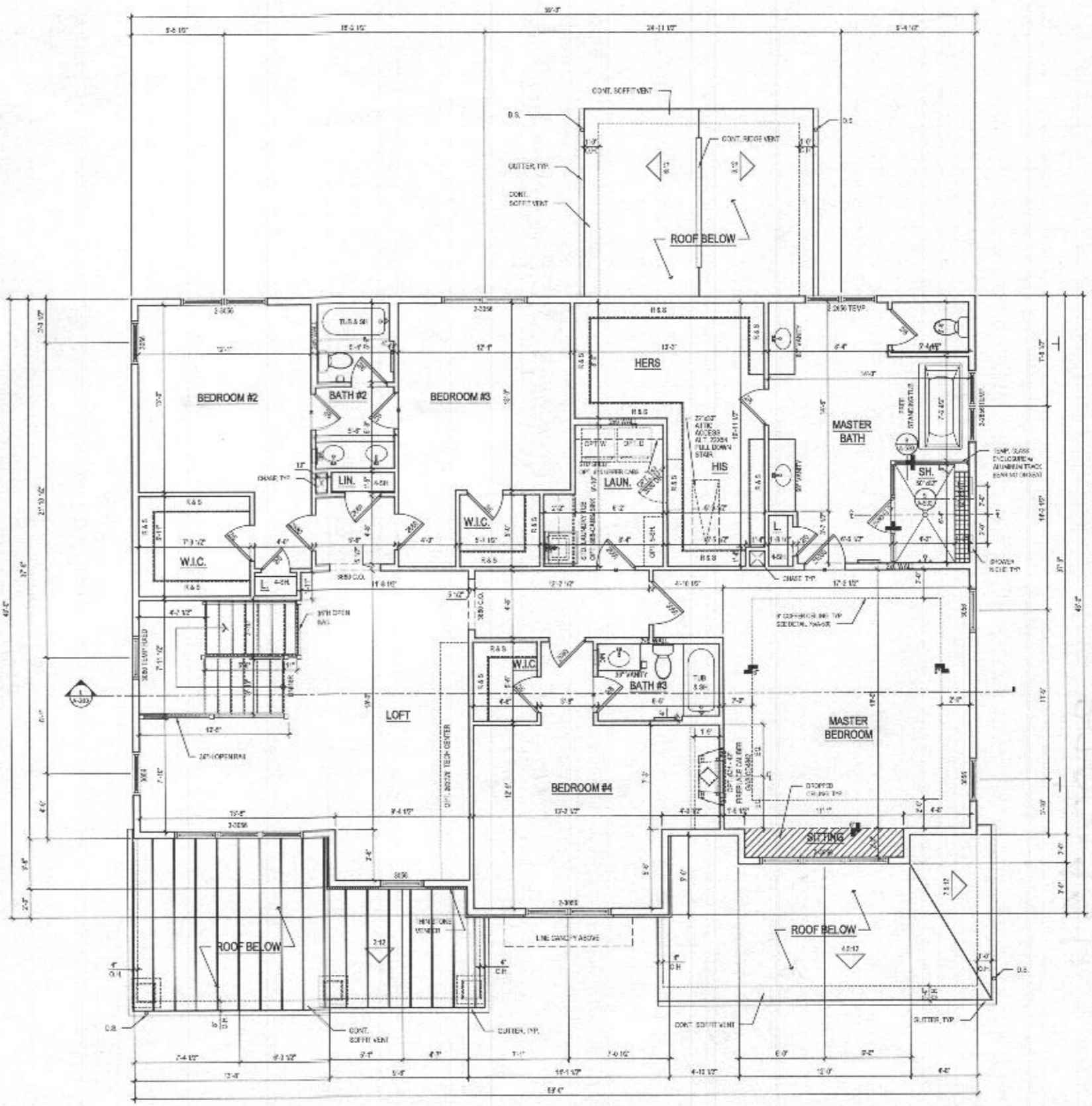
- GENERAL PLAN NOTES**
- A. ALL WINDOW SIZES AND PARTITIONS NOT MENTIONED ARE TO BE 1/4" FOR INTERIORS AND 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
 - B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
 - C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
 - D. ALL DIMENSIONS OVER/UNDER SCALE.
 - E. ALL SMOKE DETECTORS ARE TO BE INSTALLED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
 - F. ENCLOSURE AND SMALL SPACE UNDER STAIRS SHALL BE WALLS AND DOORS TO BE PROTECTED ON ENCLOSED SIDE WITH 1/2" OVERLAP SHALL.
 - G. ALL WINDOWS SIZE ARE NOTED IN FEET-INCHES AS MEASURED FROM GROUND TO GROUND.
 - H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
 - I. ALL DOORS ARE TO BE 3" MINIMUM CLEARANCE NOTED.
 - J. WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
 - K. DRYER ALWAYS TO BE ON RIGHT SIDE OF WASH.



2 ALT. SECOND FLOOR PLAN
 A-120 / SCALE: 1/4"=1'-0"
 W/ OPT. 357 - BATHROOM #3



3 PART. SECOND FLOOR PLAN
 A-120 / SCALE: 1/4"=1'-0"
 W/ OPT. 055 - LUXURY MASTER BATH



1 SECOND FLOOR PLAN
 A-120 / SCALE: 1/4"=1'-0"
 @ ELEV. 1 - CRAFTSMAN

ARCHITECT:

8521 Lessard Place
 Suite 700 | Vienna, VA 22182
 P: 571.830.1800 | F: 571.830.1801
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DEAL # 232947 LITE

OWNER:

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 7164 COLUMBIA GATEWAY DRIVE
 COLLINGSWOOD, MD 21034
 P: 410.372.9100
 CONTACT: MARK MOSAL
 m.mosal@tollbrothers.com

PROJECT NAME:

**EXECUTIVE SERIES
 WILLOW CREEK
 HOWARD COUNTY, MD**

**RENWICK
 FLOOR PLANS**

NO.	ISSUE / REVISION	DATE
1	REVISED	05.15.22
2	PERFECT SET	05.16.22

PROJECT NO: 10-240
 DRAWN BY: JMM
 CHECKED BY: JMM
 PLOT DATE: Sep 15, 2019
 FILE NAME: TR-0101_A120.dwg

A-120

Plot By: anik
 File No: TOL0101a_A120.dwg