



**City of Annapolis**  
 Department of Planning and Zoning  
 145 Gorman Street, 3<sup>rd</sup> Fl  
 Annapolis, MD 21401-2529



FOR CITY USE ONLY	
PERMIT #	<u>BLD 18-0762</u>
ISSUED	<u>4-9-19</u>
BY	<u>SLP</u>
EXPIRES	<u>4-8-21</u>

Permitting@annapolis.gov • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • www.annapolis.gov

### Building Permit Application

Per City Code Section 17.12.056, fees are not refundable.

#### Fee Schedule

Please note that, per City Code Section 17.28.090, any expansion or change in use may be subject to capital facility assessment charges.

Building site address 812 Bay Ridge Avenue Suite/Unit # \_\_\_\_\_

Property Tax ID # 06 969 90230550 Lot # 8 Zone \_\_\_\_\_

Is above address within the Historic District area? \_\_\_ Yes  No Waterfront? \_\_\_ Yes  No

Within the floodplain? \_\_\_ Yes  No Sprinkler system in building?  Yes \_\_\_ No

#### Property Owner Information

Name K&P Eastport, LLC (Contact: Vernon Pizzi)  
 Address 13627 Annapolis Rd.  
 City Bowie State MD Zip 20720  
 Day phone 301-262-7227 Cell 301-440-2399  
 E-mail vernon@kandpbuilder.com

#### Contractor's Information

Name K&P Builder, Inc. (Contact: Vernon Pizzi)  
 Address 13627 Annapolis Rd.  
 City Bowie State MD Zip 20720  
 Day phone 301-262-7227 Cell 301-440-2399  
 E-mail vernon@kandpbuilder.com

#### Applicant Information

Name K&P Eastport, LLC (Contact: Vernon Pizzi)  
 Address 13627 Annapolis Rd.  
 City Bowie State MD Zip 20720  
 Day phone 301-262-7227 Cell 301-440-2399  
 E-mail vernon@kandpbuilder.com

#### Architect/Engineer Information

Name WGM & Associates (Contact: Jeremy Kline)  
 Address 1 Annapolis Street, Suite 100  
 City Annapolis State MD Zip 21401  
 Day phone 410-263-6787 Cell 434-294-4118  
 E-mail jkline@wgm-arch.com

#### Occupant Information

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Day phone \_\_\_\_\_ Cell \_\_\_\_\_  
 E-mail \_\_\_\_\_

#### Permit Information

Please check if any of the following work to be done is:  
 Plumbing  Electrical  HVAC  Gas  
 Residential  Commercial  
 Value of work \$ \$375,000.

Please provide 24-hour emergency contact information:

Name JOE HOOF Phone 301-440-0817

Describe proposed work:

Construct New Single Family Residential Dwelling.

Permit # \_\_\_\_\_

Building site address 812 Bay Ridge Avenue, Eastport, MD Date 08/10/2018

Contractor License	License #	Expiration Date
MHIC		
State of MD Construction		
MD Homebuilder Registration (New residential dwellings only)		

**Dimensions**

Lot size 3,190 SF Building size (sq. ft.) 25' x 75' Building height 34'-1" # of stories 3

Proposed work area (sq. ft.) New Basement area only (sq. ft.) 1050 SF

Total floor area (sq. ft. including basement) 4246 SF + 361 SF Garage Is it a corner lot?  Yes  No

Proposed setbacks from property line (ft) Front 21 ft. Left 3.5 ft. Rear 3.5 ft. Right 0 ft.

If a water or sewer connection is required, I prefer:

City installation  To seek approval of the Public Works Department to have it installed by a licensed contractor (which may require a Street/Sidewalk Opening Permit and/or a bond)

Are trees being removed?  Yes  No If yes, complete a Tree Permit application.

Are there trees within 15' of the limit of disturbance?  Yes  No If yes, complete a Trees in Construction Areas form.

A use permit is required for new tenants, change of occupancy or owner, or expansion of a commercial use. (A Use Permit Application must accompany the Building Permit Application.)

Existing use N/A - New Construction

Proposed use Single Family Residence

A certificate of occupancy may be required as determined by the Code Official.

**Signature of owner or authorized agent**

The applicant certifies and agrees as follows: (1) that they are authorized to make this application; (2) that the information is correct; (3) that they will comply with all regulations of the City of Annapolis which are applicable hereto; (4) that they will only perform work on the above property specifically described in this application; (5) that they grant City officials the right to enter onto the property for the purpose of inspecting the work permitted and posting notices; (6) if you choose to appeal the issuance, decision, determination or order of this permit, the petition for appeal shall be in writing stating the grounds for appeal and shall be filed with the Building Board of Appeals within 15 calendar days of issuance, decision, determination or order. Any right to appeal shall be waived if not timely filed.

Owner or Authorized Agent (print) VERNON D. PIZZI VP/Secy

Signature [Handwritten Signature] Date \_\_\_\_\_

**FOR CITY USE ONLY**

PZ final approval [Handwritten Signature] Date 4-8-15

App fee paid \$950.00 Permit fee \$3,120.00 Fee due \$2,170.00

**BUILDING PLAN REVIEW COMMENTS**


This building permit has been reviewed and approved from a Life Safety and International Residential Code perspective.

Standard conditions have been attached to the drawings and notes on the drawings apply.

1) Final Green Building documentation shall be submitted for review and verification at least one week prior to scheduling final inspection.

2) Structure shall have full sprinkler protection as determined by the Annapolis Fire Marshal Office.

FILE COPY  
SEE CONDITIONS

Date 4-3-19  
City of Annapolis 



**LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise**  
Project Checklist

Project Name: Sailor's Quay - Unit 8  
Date: 3/19/2019

*BL 018-0762 @ 812 Bay Ridge Ave.*

1	Y	1	Credit	Integrative Process	2
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12	0	4	Location and Transportation	15
Y			Floodplain Avoidance	Required
			PERFORMANCE PATH	
			LEED for Neighborhood Development Location	15
			PRESCRIPTIVE PATH	

8			Site Selection	8
1		2	Compact Development	3
2		1	Community Resources	2
4		1	Access to Transit	2

3	0	5	Sustainable Sites	7
Y			Construction Activity Pollution Prevention	Required
Y			No Invasive Plants	Required
2		2	Heat Island Reduction	2
2		1	Rainwater Management	3
0.5		1.5	Non-Toxic Pest Control	2

7	0	15	Water Efficiency	12
Y			Water Metering	Required
			PERFORMANCE PATH	
			Total Water Use	12
			PRESCRIPTIVE PATH	
6			Indoor Water Use	6
1		3	Outdoor Water Use	4

13	5	48	Energy and Atmosphere	38
Y			Minimum Energy Performance	Required
Y			Energy Metering	Required
Y			Education of the Homeowner, Tenant or Building Manager	Required
			PERFORMANCE PATH	
			Annual Energy Use	29
			BOTH PATHS	
2		3	Efficient Hot Water Distribution System	5
1		1	Advanced Utility Tracking	2
1		1	Active Solar Ready Design	1
1		1	HVAC Start-Up Credentialing	1

11			Green Building	Required
			Home Size	Required
			Building Orientation	3
1		1	Air Infiltration	2
1		1	Envelope Insulation	2
1.5		1.5	Windows	3
4			Space Heating & Cooling Equipment	4

2		1	Heating & Cooling Distribution Systems	3
1		2	Efficient Domestic Hot Water Equipment	3
0.5		1.5	Lighting	2
1.5		0.5	High Efficiency Appliances	2
		4	Renewable Energy	4

1	3	6	Materials and Resources	10
Y			Certified Tropical Wood	Required
Y			Durability Management	Required
1			Durability Management Verification	1
2		2	Environmentally Preferable Products	4
1		2	Construction Waste Management	3
		2	Material Efficient Framing	2

6	1	11	Indoor Environmental Quality	16
Y			Ventilation	Required
Y			Combustion Venting	Required
Y			Garage Pollutant Protection	Required
Y			Radon-Resistant Construction	Required
Y			Air Filtration	Required
Y			Environmental Tobacco Smoke	Required
Y			Comparmentalization	Required
1		2	Enhanced Ventilation	3
0.5		1.5	Contaminant Control	2
1		3	Balancing of Heating and Cooling Distribution Systems	2
1		1	Enhanced Comparmentalization	2
1		1	Enhanced Combustion Venting	2
2		1	Enhanced Garage Pollutant Protection	2
		1	Low Emitting Products	2

1	0	0	Innovation	6
Y			Preliminary Rating	Required
			Innovation	5
1			LEED AP Homes	1
2	0	0	Regional Priority	4
			Regional Priority: Access to Transit	1
			Regional Priority: Indoor Water Use	1
			Regional Priority: Specific Credit	1
			Regional Priority: Specific Credit	1

44	9	138	TOTALS	Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

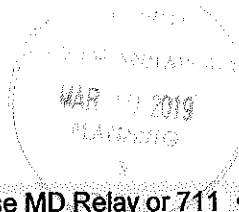
at least one week BEFORE final inspection may be scheduled.

FILE COPY  
SEE CONDITIONS

Date: 3/19/19



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**Revision/Supplemental Information Form**

This form must accompany all submittals of revised plans, revised applications and/or additional information.

You are required to submit:

- Five copies (six if commercial) of the revised plans.
- Ten copies of the revised plans in conjunction with a Site Design Plan Review, including when it is submitted with a Special Exception, Subdivision, Planned Development Application, or HPC Application

Job location address 812 Bay Ridge Avenue

Submitted by K&P Eastport, LLC (Contact: Vernon Pizzi)

Phone 301-440-2399 E-mail address vernon@kandpbuilder.com Date 03.19.2019

Project number \_\_\_\_\_

Attached Submittal: (please check one)

Permit # BLD18-0762

- Revisions to a permit/project currently being processed
- Revisions to a permit already issued
- Additional plans or information for application currently being processed
- Modified Application (any changes from original application)

Describe changes from original submission. Unless all pages have been revised, include page numbers containing revisions. Drawing changes should be "bubbled," highlighted or indicated in some way.

Plan sheets G100 and A301 have been revised to respond to permit comments. Response letter included.

If there are no exterior changes on plans previously approved by HPC, please check.

Total cost of changes submitted under this revision \$0

Revisions requested by applicant \_\_\_\_\_

Revisions requested by City/Department/Employee (Name) Ryan Blomeley

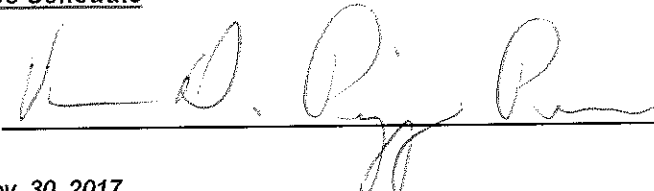
**Fees**

Submittal of revised plans will incur a fee per City Code Section 17.12.052 and current FY Fee Schedule linked below.

Permitting Fee Schedule - At option of Director, fee to submit revised construction drawings and submittals for outside review is \$100 plus an hourly fee. (Amounts are chargeable in quarter hour increments.)

Submittal of revised project plans will incur a fee per City Code Section 21.22 or 21.24 and current FY Fee Schedule linked below.

Project Fee Schedule

Signature  Date 3/20/19



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Job location address 812 Bay Ridge Avenue

Submitted by K&P Eastport, LLC (Contact: Vernon Pizzi)

Phone 301-440-2399 E-mail address vernon@kandpbuilders.com Date 2.15.2019

Project number \_\_\_\_\_

Attached Submittal: (please check one) Permit # BLD18-0762

- Revisions to a permit/project currently being processed
- Revisions to a permit already issued
- Additional plans or information for application currently being processed
- Modified Application (any changes from original application)

Describe changes from original submission. Unless all pages have been revised, include page numbers containing revisions. Drawing changes should be "bubbled," highlighted or indicated in some way.

Plan sheets A101, A102, A201, and E101 have been revised to respond to permit comments. Response letter included.

If there are no exterior changes on plans previously approved by HPC, please check.

Total cost of changes submitted under this revision \$0

Revisions requested by applicant \_\_\_\_\_

Revisions requested by City/Department/Employee (Name) Ryan Blomeley

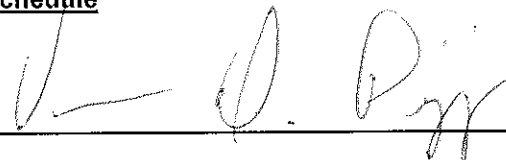
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**Project Fee Schedule**

Signature  Date 2/15/19

**CITY OF ANNAPOLIS**  
**DEPARTMENT OF NEIGHBORHOOD & ENVIRONMENTAL PROGRAMS**  
**CODE: 17.28.090**

DATE PERMIT ISSUED \_\_\_\_\_ WORK ORDER # BLD10-0797 BUILDING PERMIT # BLD10-0797  
 PROJECT ADDRESS 812 BAY RIDGE AVE. NEW OFFICE BUILDING  
 RESIDENTIAL \_\_\_\_\_ COMMERCIAL X OTHER \_\_\_\_\_  
 OWNER K & P EASTPORT, LLC. 301 - 262 - 7227  
 BILLING ADDRESS 13627 ANNAPOLIS RD. BOWIE MD. 20720  
 LOT # \_\_\_\_\_ PROPERTY TAX # 02 0696 990230550

PERMISSION IS GRANTED TO USE A:

WATER METER(S) SIZE: 1.5 " \$3,200.00  
 CAP. FAC. \$900.00 /UNIT # OF UNITS 2 \$1,800.00  
 LESS CREDIT \$400.00 IF APPLICABLE SUBTRACT \$400.00  
WATER METER TOTAL \$4,600.00

SEWER TAP(S) SIZE: 4 " \$2,800.00  
 CAP. FAC. \$1,800.00 /UNIT # OF UNITS 2 \$3,600.00  
 LESS CREDIT \$550.00 IF APPLICABLE SUBTRACT \$550.00  
SEWER TAP TOTAL \$5,850.00

TAPPING MACHINE RENTAL: SIZE: 4 " \$440.00

UTILITY INSPECTION FEE: \_\_\_\_\_

STREET OPENING PERMIT NUMBER: \_\_\_\_\_

DATE PAID { \_\_\_\_\_ } TOTAL AMOUNT DUE \$10,890.00

COMMENTS: ALL UTILITY WORK TO BE DONE BY OTHER

APPROVED BY: JOHN QUIGLEY

NOTE: This property owner  SHALL NOT } be billed for  
 SHALL } following ra

2 X Water at \$560.00 PER UN  
 2 X Sewer at \$560.00 PER UN

SQ. FACTOR  
 4,171 X 0.09 = 375.39 DIV 250 = 1.50156 = 2 UNI

Any questions concerning the "assessment" charged, contact Finance

cc. Applicant  
 Finance Department

1-14-19

Per John Merasa  
 No new utility fees  
 for BLD18-0762  
 as they were paid  
 under BLD10-0797

CITY OF ANNAPOLIS

01/08/2019 15:49

PERMIT: BLD10-0797	\$1,470.00
812 BAY RIDGE AVENUE	
PERMIT: BLD10-0797	\$440.00
812 BAY RIDGE AVENUE	
PERMIT: BLD10-0797	\$265.00
812 BAY RIDGE AVENUE	
PERMIT: BLD10-0797	\$732.00
812 BAY RIDGE AVENUE	
PERMIT: BLD10-0797	\$2,800.00
812 BAY RIDGE AVENUE	
PERMIT: BLD10-0797	\$3,200.00
812 BAY RIDGE AVENUE	
PERMIT: BLD10-0797	\$3,600.00
812 BAY RIDGE AVENUE	
PERMIT: BLD10-0797	\$1,800.00
812 BAY RIDGE AVENUE	
PERMIT: BLD10-0797	-\$550.00
812 BAY RIDGE AVENUE	
PERMIT: BLD10-0797	-\$400.00
812 BAY RIDGE AVENUE	
PERMIT: BLD10-0797	\$50.00
812 BAY RIDGE AVENUE	
PERMIT: BLD10-0797	\$25.00
812 BAY RIDGE AVENUE	

Amount Received: \$13,432.00  
Paid By: K & P BUILDERS INC  
Pay Method: CHECK 1391





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**Residential Building Permit Plan Requirements**  
 For One and Two Family Dwellings

Five (5) copies of the following must be submitted or the application will not be processed.

Site address of proposed work: 812 Bay Ridge Avenue, Eastport, MD

Does this work require water and/or sewer connection or upgrade? \_\_\_ Yes \_\_\_ No

Tax Account number on permit application 06 969 90230550

<u>Attached</u>	<u>Not Applicable</u>	<u>Required Submittal (Confirm 5 copies of each below) Specifications on page 2.</u>
✓	___	1. Building Permit Application
✓	___	2. Site Plan
✓	___	3. Floor Plans
✓	___	4. Elevation Views
✓	___	5. Wall Section
___	✓	6. Footing Plan
✓	___	7. Foundation Plan
✓	___	8. Framing Plan
✓	___	9. Door And Window Schedule
___	___	10. Standard Erosion & Sediment Control Form
___	___	11. Occupancy Inspection Application Form ( <i>One Copy Only</i> )
___	___	12. Stormwater Maintenance Agreement
___	___	13. Bond
___	___	14. Sprinkler Permit Application ***
___	✓	15. Green Building Worksheet (If Applicable)

All construction plans must be in compliance with IRC2012 as amended by the City of Annapolis and are required on all new residential structures including single family dwellings, additions, accessory structures and other remodeling and repair jobs. Plans must be drawn to scale.

*I attest that the above plans/forms are either attached or are not required as noted above.*

Applicant signature \_\_\_\_\_ Date \_\_\_\_\_

**No work may begin until you have received your building permit card for posting.**