



Building Permit Application

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

DILP 2016 DEC 8 PM 12:24

Date Received: _____

Permit No.: **B16005245**

Health

Building Address: 12325 Point Ridge Drive
 City: Fulton State: MD Zip Code: 20759
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Highland Reserve aka Regan Property
 Section: _____ Area: _____ Lot: 11
 Tax Map: 34 Parcel: 200 Grid: 24
 Zoning: RR-DEO Map Coordinates: _____ Lot Size: 48,494 sf

Existing Use: Vacant
 Proposed Use: Single Family Dwelling - install propane tank
 Estimated Construction Cost: \$ 3500.00
 Description of Work: 1 Install 1000 gallon propane tank - in ground - 1 tank only -
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: MB Highland Reserve
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: Marc Quint - MB Highland Reserve LLC
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 Phone: 301-762-9511 Fax: 301-610-9564
 Email: MQuint@mitchellbest.com

Contractor Company: National Propane Buyers Coop
 Contact Person: David Jaray
 Address: 22318 Clarksburg Rd
 City: Boysds State: MD Zip Code: 20841
 License No.: 67631
 Phone: 301-515-0098 Fax: _____
 Email: NPBC @ NPBCGAS.NET

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: 58'	76'
Area of construction (sq. ft.):	2 nd floor: 58'	76'
	Basement: 58'	76'
Use group:	<input type="checkbox"/> Finished Basement	
	<input checked="" type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<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:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input 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: <u>G14000305</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.

Marc Quint
 Applicant's Signature
 MQuint@mitchellbest.com
 Email Address
 Operations Mgr., Mitchell & Best Homes LLC
 Title/Company

RECEIVED
 12/8/2016
 Date
 DEC 08 2016
 LICENSES & PERMITS
 DIVISION

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>12-11-16</u>	<u>Diana Beunard</u>

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

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	\$
Permit Fee	\$ 100
Tech Fee	\$ 10
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ 110.00
Sub- Total Paid	\$
Balance Due	\$
Check	# 001617

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

*** MAIL TO CONTRACTOR**



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: 2016 AUG 11 PM 2:58

Permit No.: B16003532

Building Address: 12325 Point Ridge Drive
 City: Fulton State: MD Zip Code: 20759
 Suite/Apt. # _____ SDP/WP/BA #: F-13-112
 Census Tract: _____ Subdivision: Highland Reserve aka Regan Property F-13-112
 Section: _____ Area: _____ Lot: 11
 Tax Map: 34 Parcel: 200 Grid: 24
 Zoning: RR-DEO Map Coordinates: _____ Lot Size: 48,494 sf

Existing Use: Vacant
 Proposed Use: Single Family Dwelling
 Estimated Construction Cost: \$ 359,417
 Description of Work: Hawthorne - A Elevation - 3 car garage - rear covered porch - 2' front ext. - Walkout Basement
 Seeking Silver Level Certification of the NGBS-3rd party verification by Pando Alliance

Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 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:	<u>Depth</u>	<u>Width</u>
Gross area, sq. ft./floor:	1 st floor: 58'	76'
	2 nd floor: 58'	76'
Area of construction (sq. ft.):	Basement: 58'	76'
Use group:	<input type="checkbox"/> Finished Basement	
	<input checked="" type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<u>Construction type:</u>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> Structural Steel	<u>Multi-family Dwelling</u>	
<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:	
	Footings:	
	Roof:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	<input type="checkbox"/> State Certified Modular	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Manufactured Home	
Roadside Tree Project Permit #		

Property Owner's Name: MB Highland Reserve
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: Marc Quint - MB Highland Reserve LLC
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 Phone: 301-762-9511 Fax: 301-610-9564
 Email: MQuint@mitchellbest.com

Contractor Company: MB Highland Reserve LLC
 Contact Person: Marc Quint
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 License No.: 7316
 Phone: 301-762-9511 ext. 318 Fax: _____
 Email: MQuint@mitchellbest.com

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

Utilities	
<u>Water Supply</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<u>Sewage Disposal</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Heating System</u>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<u>Sprinkler System:</u>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	<u>G14000305</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: Marc Quint Print Name: Marc Quint
 Email Address: MQuint@mitchellbest.com Date: 8/11/2016
 Title/Company: Operations Mgr., Mitchell & Best Homes LLC

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>8/10/16</u>	<u>H. Q. Swank</u>

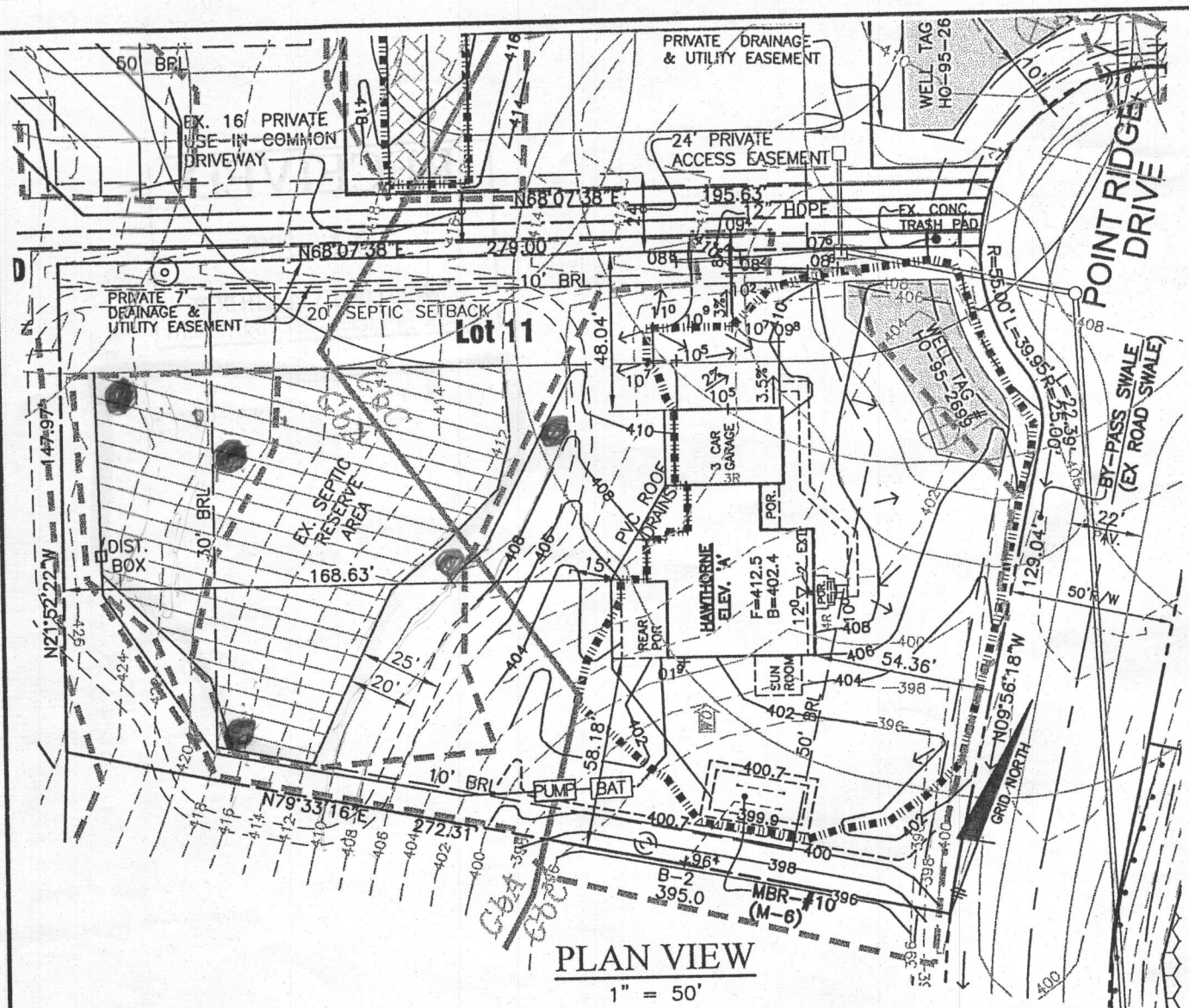
Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

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:

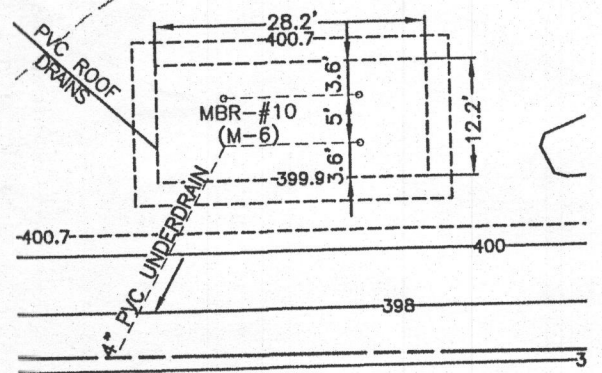
Filing Fee	\$ <u>150.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check #	<u>001405</u>

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

NO MITTU

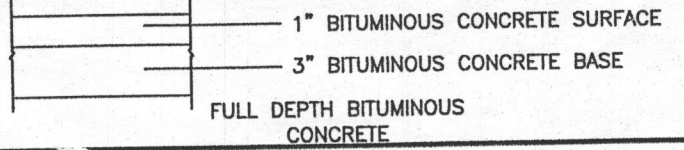


PLAN VIEW
1" = 50'



MBR #10 DETAIL
1" = 20'

PAVING SECTION
NOT TO SCALE



SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
GbC	B	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
MaD	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES

FROM NRCS WEB SOIL SURVEY 2.0, PAGE 16, CLARKSVILLE NW

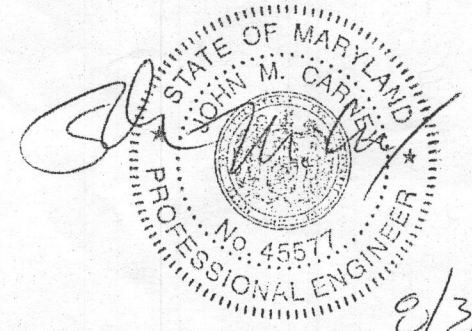
Practice	#	DA to practice	Imp Area to practice	ESDv= 474 cf		Rv= 0.18		REV		Ownership
				Required	Provided	Required	Provided	Required	Provided	
(M-6) MicroBioretenion	#10	17,002	4,207	340	344	PASS	474	482	1.0	Private
Total Treated		17,002	4,207	340	344		474	482	1.0	
Site Total		31,673	4,560							

SOILS CLASSIFICATION	ChB2
SOILS DELINEATION	480, 478
EXISTING CONTOURS	999
PROPOSED CONTOURS	
LIMIT OF WETLANDS	
25' WETLANDS BUFFER	
CENTERLINE OF STREAM	
STREAM BUFFER	
PROPOSED STRUCTURE	
SEPTIC RESERVE AREA	
SWM DRAINAGE DIVIDE	
LOD/EFFECTIVE AREA	

BUILDING PERMIT PLAN NOTES:

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR REGAN PROPERTY, PLAT Nos. 23063-23074. REFER TO THE PLATS FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER A GRADING PLAN AND MODIFIED FOR THIS SPECIFIC HOUSE.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS AND TOPOGRAPHIC INFORMATION PROVIDED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT JANUARY, 2012.
4. ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
6. THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-2699, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC., AND IS ACCURATELY SHOWN.
7. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
8. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED AND PROVIDED BY ONE MICRO-BIORETENTION FACILITY (MDE M-6).
10. MICRO-BIORETENTIN SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45577, Expiration Date: 06-08-2018.



OWNER/BUILDER:	BENCHMARK ENGINEERS LAND SURVEYORS PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043 (P) 410-485-6105 (F) 410-485-6644 WWW.BEI-CIVILENGINEERING.COM	
PROJECT:	REGAN PROPERTY LOT 11	
LOCATION:	12325 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT TAX ID NUMBER: 05 597444	
TITLE:	BUILDING PERMIT & STORMWATER MANAGEMENT PLAN	
HOUSE TYPE:	HAWTHORNE - ELEVATION 'A'	
DATE:	AUGUST, 2016	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING 1 OF 2

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, August 30, 2016 9:25 AM
To: mquint@mitchellbest.com
Subject: B16003532_12325 Point Ridge Drive
Attachments: Sewage Spec Sheet.pdf

Marc Quint:

Attached, please find the sewage disposal spec sheet for 12325 Point Ridge Drive. Please forward a copy of the floor plans and 2 copies of the BAT plan for review. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

Oswald, Hank

From: Oswald, Hank
Sent: Friday, September 02, 2016 7:25 AM
To: 'John Carney'
Subject: RE: B16003532_12325 Point Ridge Drive

Hi John:

Good morning. Outside of the trench design, the proposed BAT unit TNT 500/600 GPD is only good for 5 bedrooms. The TNT 750/800GPD is good for 6 bedrooms. In the Friction Head calculations, it should be 1 ½ inch instead of 2 inch pipe. Based on where you are placing the trenches, I think the 1st replacement could go to 8 feet too.

Should you have any questions or concerns, please don't hesitate to contact me.

Thanks,

Hank

From: John Carney [<mailto:jcarney@bei-civilengineering.com>]
Sent: Thursday, September 01, 2016 8:06 AM
To: 'Marc Quint'; Oswald, Hank
Subject: RE: B16003532_12325 Point Ridge Drive

The BAT plan and architectural plans were submitted the first week of August. I haven't received any comments. The trench design is different than the spec sheet but it looks to be minor changes. If there are other comments on the BAT let me know so I can revise them all at the same time. Thanks, John

From: Marc Quint [<mailto:mquint@mitchellbest.com>]
Sent: Wednesday, August 31, 2016 5:03 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: John Carney <jcarney@bei-civilengineering.com>
Subject: RE: B16003532_12325 Point Ridge Drive

Hank:

I spoke with our Engineer, John Carney who is cc'ed on this email, and he said that the BAT plans, and the floor plan copies, were sent over to Robert Bricker's attention early this month. Do you think you will be able to track them down? Thanks, Marc

(John: See Septic spec sheet attached)

Marc Quint

Mitchell & Best Homes
1686 East Gude Drive
Rockville, MD 20850

O: 301.762.9511 ext. 318
C: 443.691.4201



Mitchell & Best

The Name of Quality for Over 40 Years

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]

Sent: Tuesday, August 30, 2016 9:25 AM

To: Marc Quint <mquint@mitchellbest.com>

Subject: B16003532_12325 Point Ridge Drive

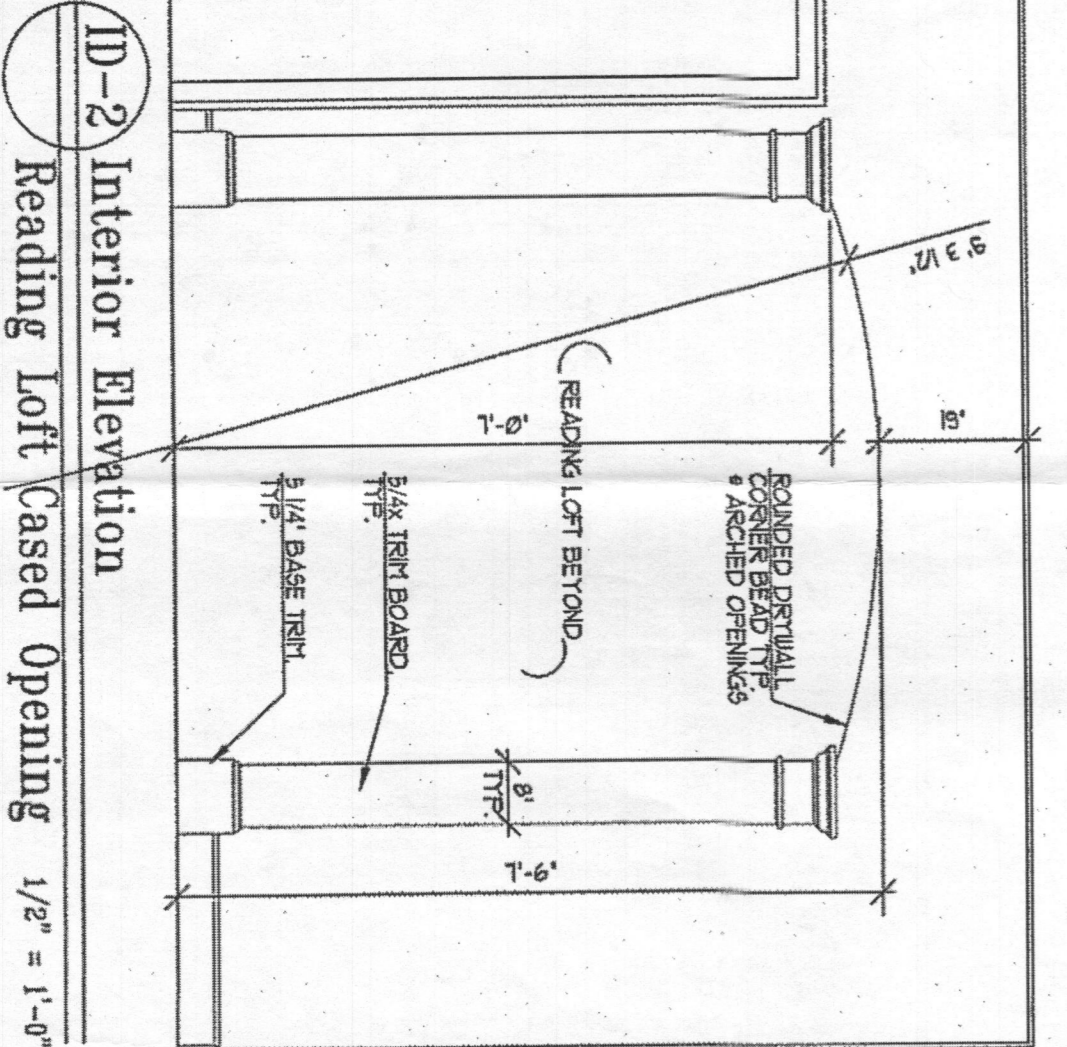
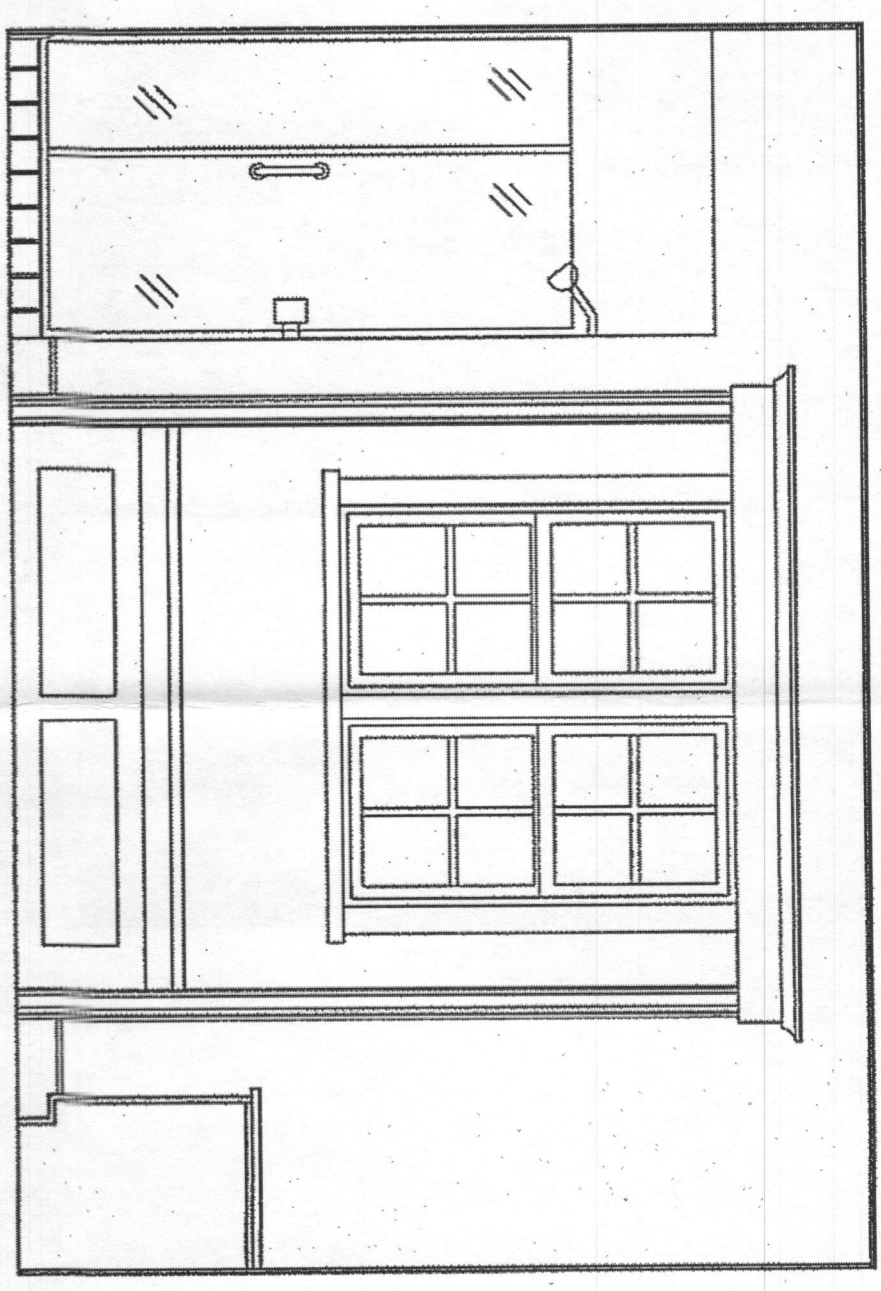
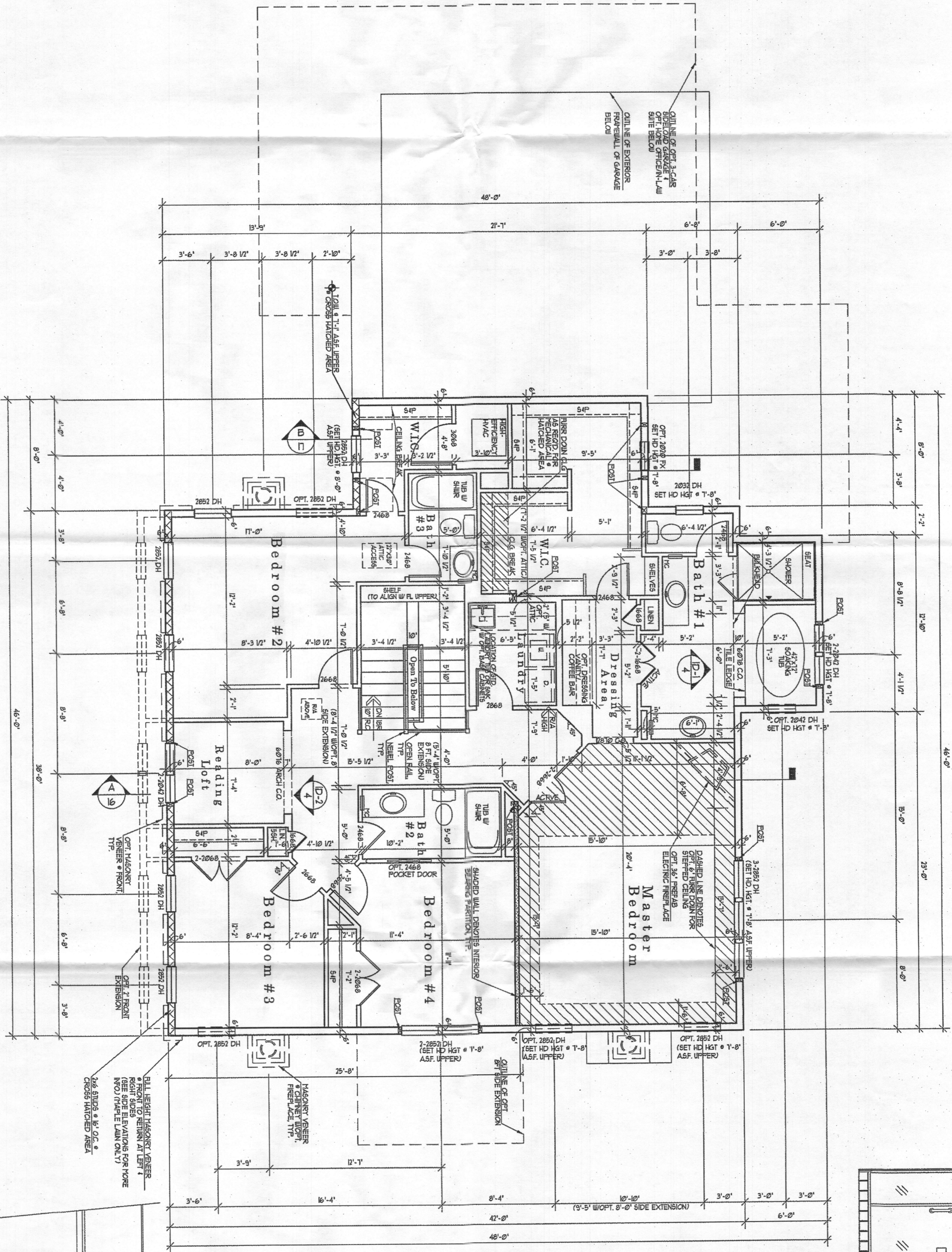
Marc Quint:

Attached, please find the sewage disposal spec sheet for 12325 Point Ridge Drive. Please forward a copy of the floor plans and 2 copies of the BAT plan for review. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)



Sheet Number
4

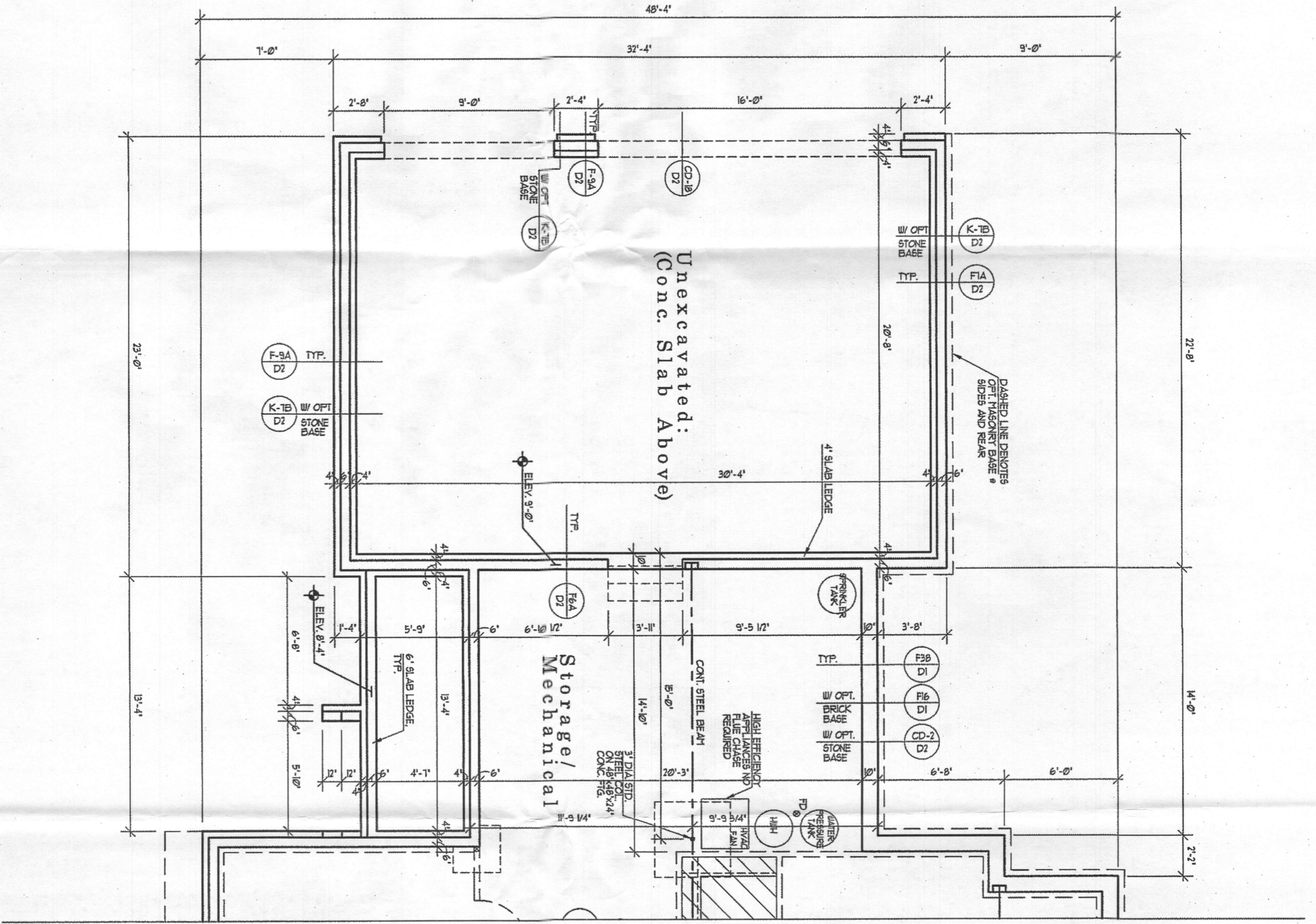
SUTTON YANTIS ASSOCIATES ARCHITECTS
 8300 Boone Blvd. Tel 703.734.9733
 Vienna, VA 22182 Fax 703.847.9171
 www.syaa.com

Architect

Project Number: 0106-04
HAWTHORNE MITCHELL BEST HOMES

Date	REV.
AC. 10/15/01 BSB	REV. 01/02/02 JG
AC. 11/01/01 JM	REV. 01/17/02 JG
AC. 02/01/01 JM	REV. 04/13/02 JG
P.S. 02/13/01 JM	P.S. 05/03/03 JG
C.B. 01/13/01 JH/CB	P.S. 06/19/03 JG
REV. 02/03/01 JH/CB	REV. 10/03/04 JR
REV. 06/10/01 DG	REV. 03/15/05 JR

SECRET

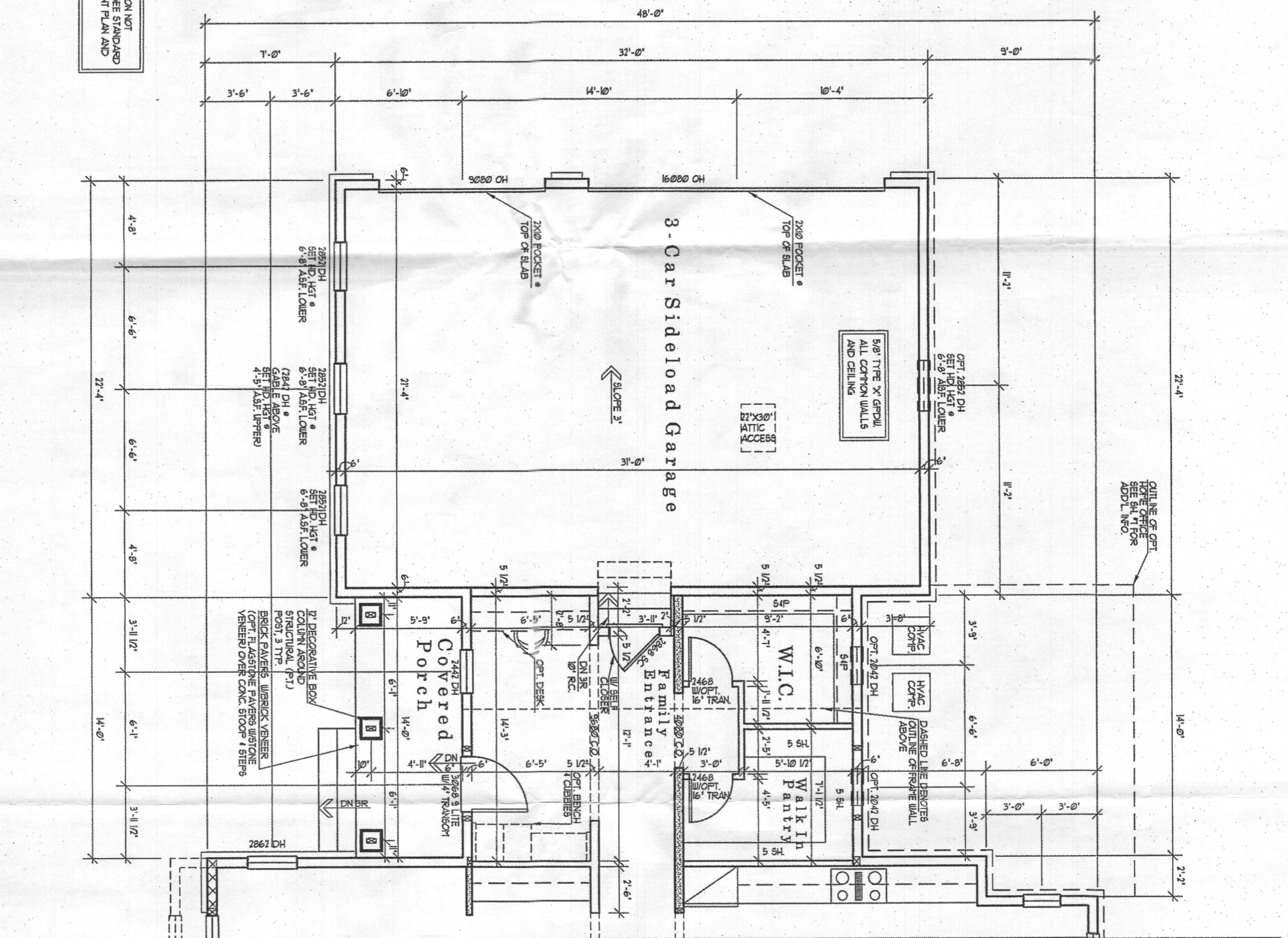


PART 1 FOUNDATION/BASEMENT PLAN
W/OPT. 3 CAR SIDELOAD GARAGE

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/1\"/>

1/4" = 1'-0"

NOTE FOR INFORMATION NOT TO BE USED FOR FOUNDATION/BASEMENT PLAN AND LOWER FLOOR PLAN

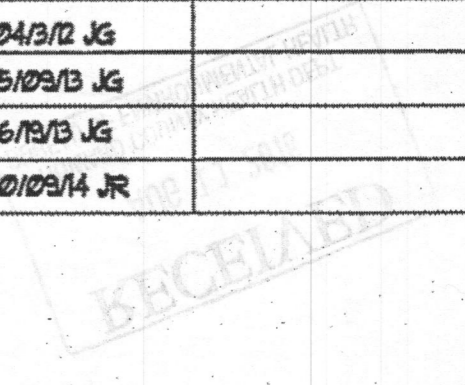


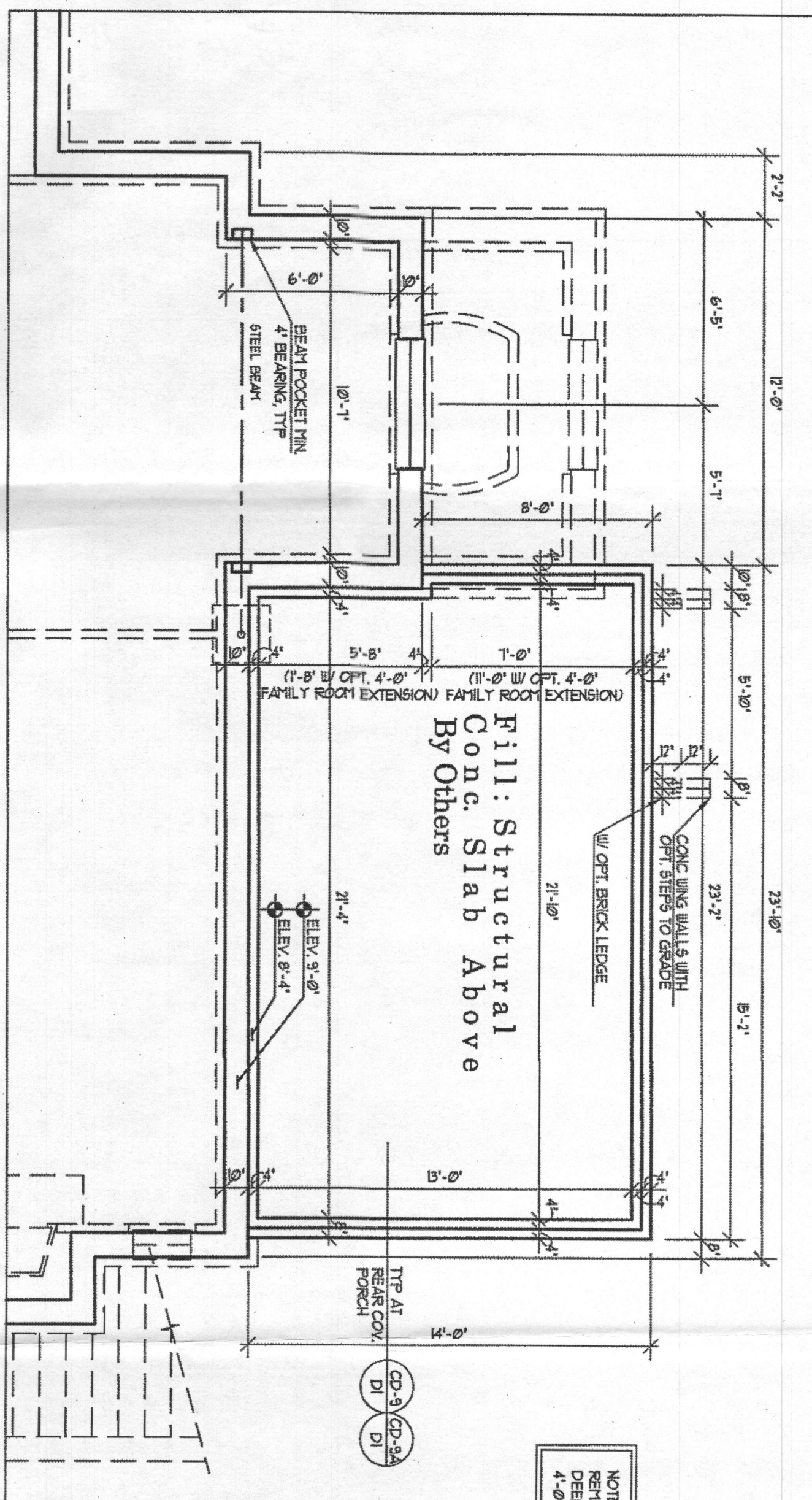
PART 1 LOWER FLOOR PLAN
W/OPT. 3 CAR SIDELOAD GARAGE

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/1\"/>

1/4" = 1'-0"

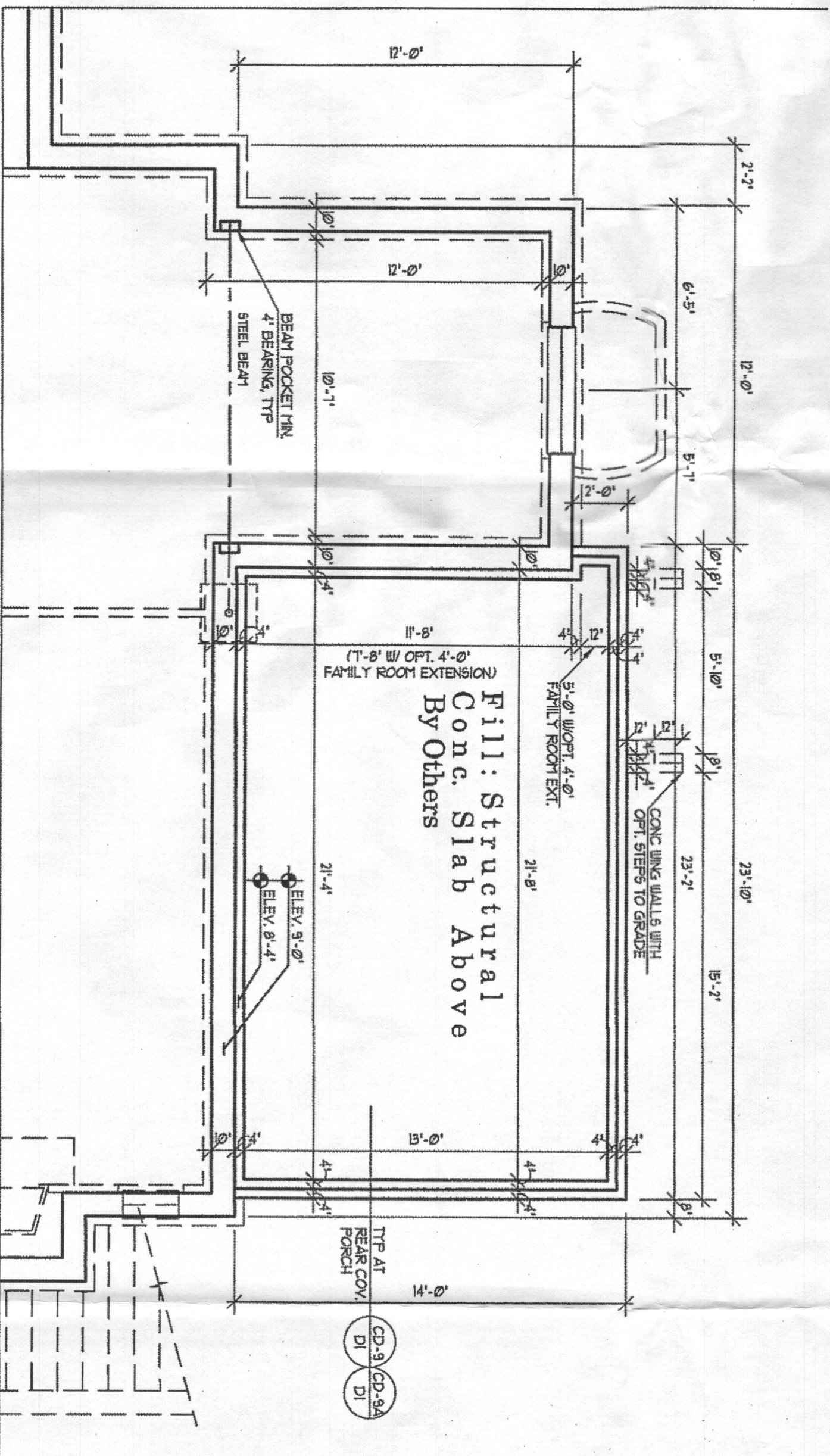
Date	REV. 01/20/12 JG	REV. 03/15/15 JR
AC. 10/15/10 BGB	REV. 02/10/12 JG	
AC. 11/20/10 JM	REV. 02/11/12 JG	
AC. 12/01/10 JM	REV. 03/12/12 JG	
PS. 12/10/10 JM	REV. 04/12/12 JG	
CB. 01/13/11 JH/CB	PS. 05/12/13 JG	
REV. 02/12/11 JH/CB	PS. 06/13/13 JG	
REV. 06/12/11 DG	REV. 10/12/14 JR	





PART'L FOUNDATION/BASEMENT PLAN
W/OPT. REAR COVERED PORCH

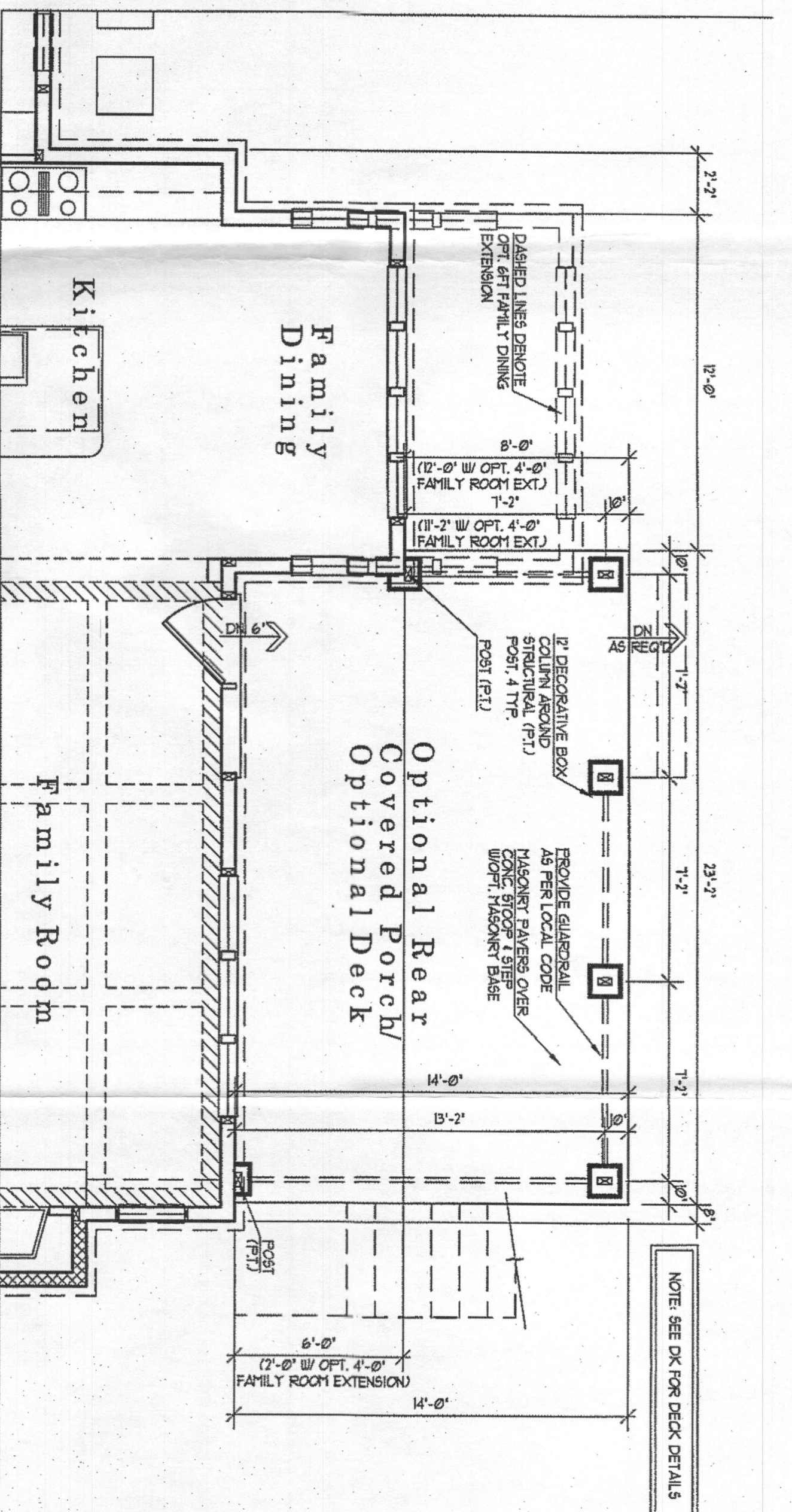
1/4" = 1'-0"



PART'L FOUNDATION/BASEMENT PLAN
W/OPT. REAR COVERED PORCH &
W/OPT. 6 FT. EXTENSION

1/4" = 1'-0"

NOTE FOR INFORMATION NOT SHOWN IN PARTIALS, SEE STANDARD FOUNDATION/BASEMENT PLAN AND FOUNDATION PLAN.



PART'L LOWER FLOOR PLAN
W/OPT. REAR COVERED PORCH
(AVAILABLE W/IN-GROUND BASEMENT ONLY)
OR W/OPT. DECK
(AVAILABLE W/WALKOUT CONDITION)

1/4" = 1'-0"