



# 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: 2/3/17

Permit No.: B17000407

Building Address: 12232 PLEASANT SPRINGS CT  
 City: Fulton State: MD Zip Code: 20759  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Highland Reserve aka Regan Property  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 19  
 Tax Map: 34 Parcel: 200 Grid: 24  
 Zoning: RR-DEO Map Coordinates: \_\_\_\_\_ Lot Size: 47,933 sf

Existing Use: Vacant  
 Proposed Use: Single Family Dwelling  
 Estimated Construction Cost: \$ 517,000  
 Description of Work: Eagles Nest - D Elevation - (No extensions)  
3 car garage - Finished Basement & Walkout  
9R; 6BR; 5FB; 1HB; fireplace  
 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: \_\_\_\_\_

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: \_\_\_\_\_

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 <sup>st</sup> floor: 60'	70'
	2 <sup>nd</sup> floor: 60'	70'
Area of construction (sq. ft.):	Basement: 60'	70'
	<input checked="" type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>6</u>	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<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:	
Roadside Tree Project Permit # _____	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<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	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	G14000305
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**  
 FEB 03 2017  
 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>29 Feb 2017</u>	<u>DBeargard</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>100.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50.60</u>
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>001777</u>



Health

# Building Permit Application

Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
[www.howardcountymd.gov](http://www.howardcountymd.gov)

DILP 2017 MAR 27 PM 1:06  
Date Received: \_\_\_\_\_

Permit No.: B17001211

Building Address: 12232 Pleasant Springs Ct.  
 City: Fulton State: MD Zip Code: 20759  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Highland Reserve aka Regan Property  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 19  
 Tax Map: 34 Parcel: 200 Grid: 24  
 Zoning: RR-DEO Map Coordinates: \_\_\_\_\_ Lot Size: 47,933 sf

Existing Use: Vacant  
 Proposed Use: Install Propane Tank  
 Estimated Construction Cost: \$ 3,500  
 Description of Work: 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: \_\_\_\_\_  
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 Email: \_\_\_\_\_

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 City: Rockville State: MD Zip Code: 20850  
 Phone: 301-762-9511 Fax: 301-610-9564  
 Email: MQuint@mitchellbest.com

Contractor Company: National Propane Buyers Co-op  
 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: \_\_\_\_\_  
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Marc Quint  
Applicant's Signature  
MQuint@mitchellbest.com  
Email Address  
Operations Mgr., Mitchell & Best Homes LLC  
Title/Company

Print Name  
Marc Quint  
Date  
3/21/17

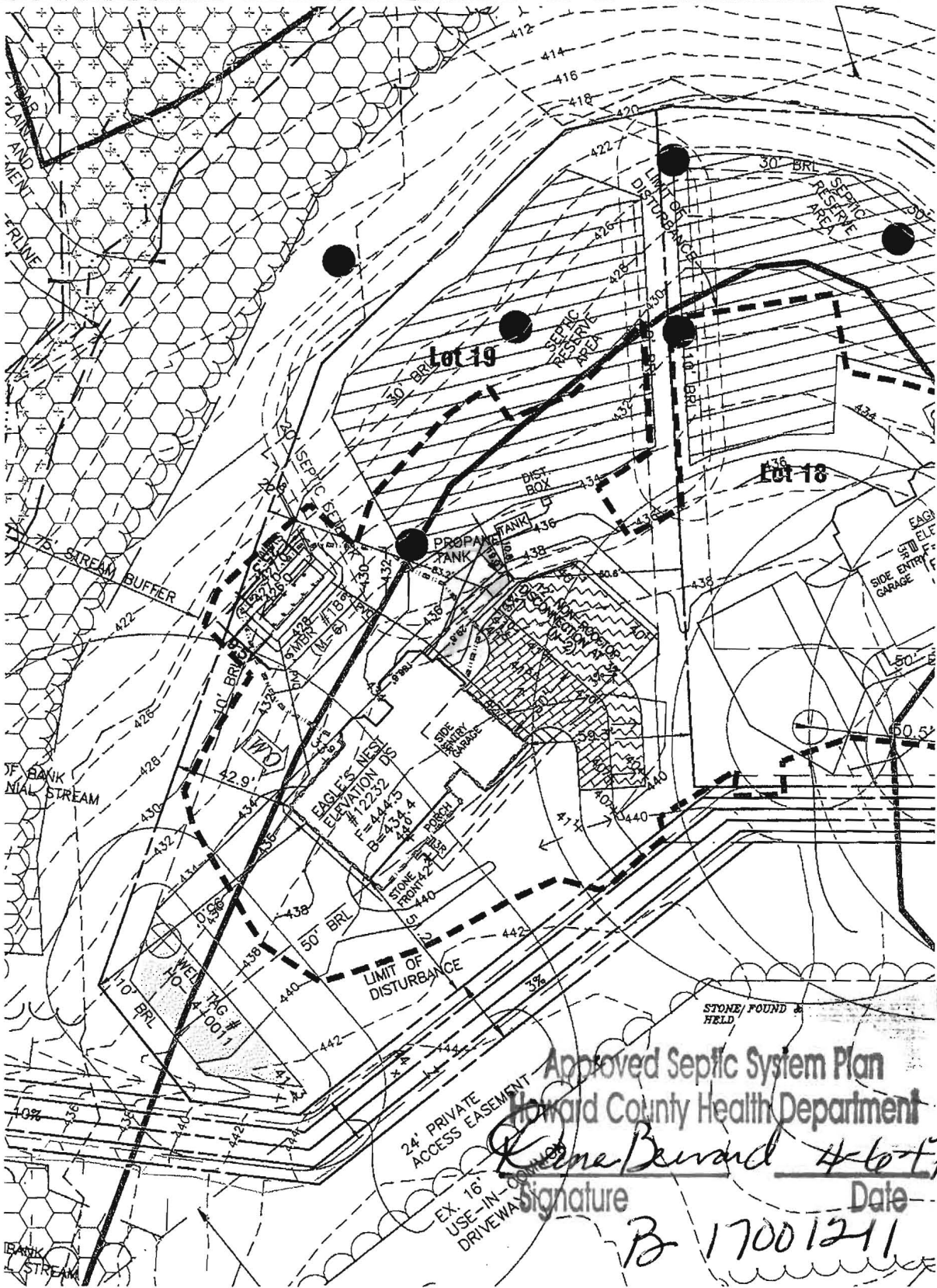
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		<u>46-MDB...</u>

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Side:
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Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$ 100.00
Tech Fee	\$ 10.00
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ 110.00
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>001889</u>



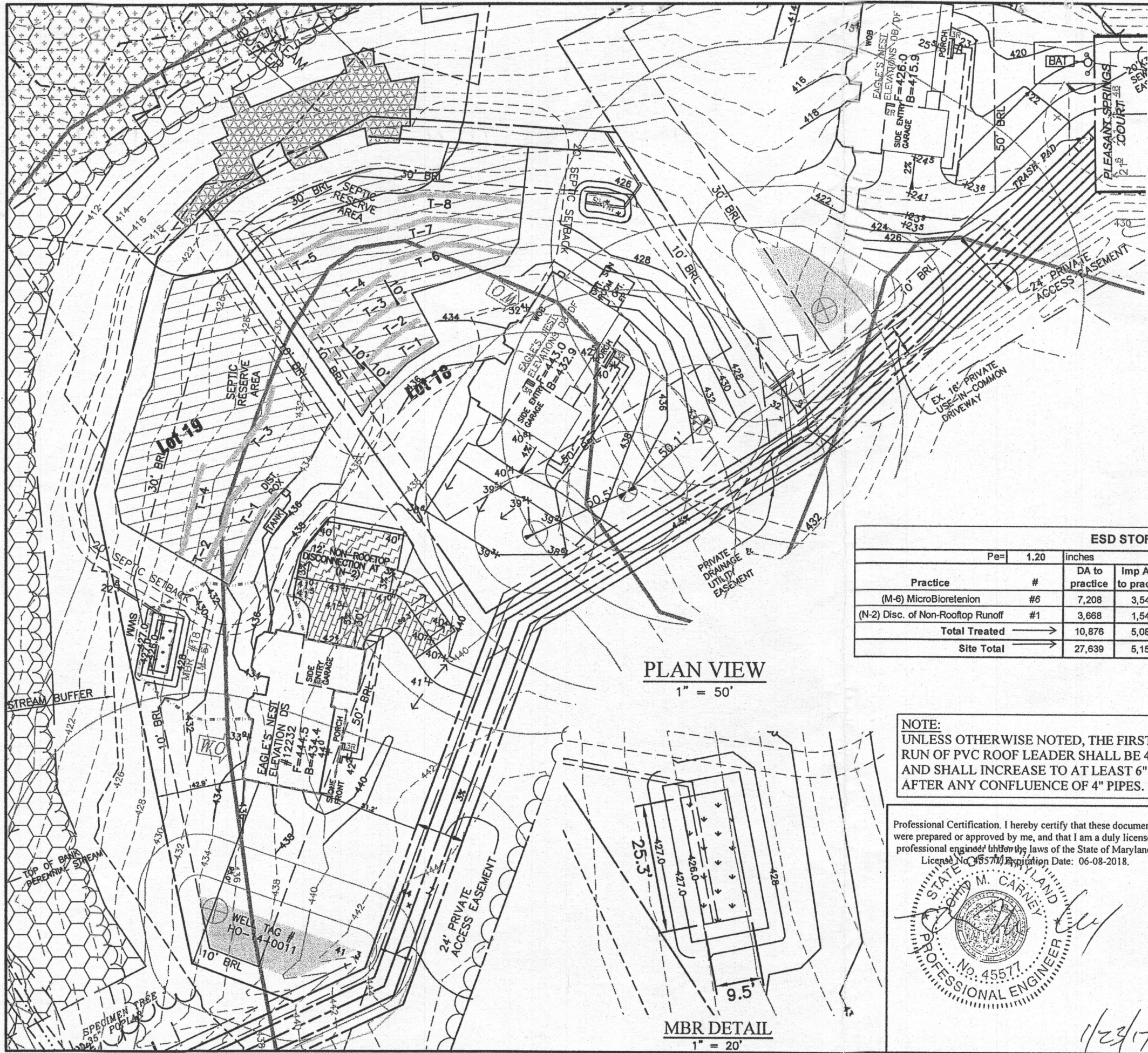
Approved Septic System Plan  
 Howard County Health Department

*Regan Beard* #6-77  
 Signature Date  
*B 17001211*

BENCHMARK  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 ENGINEERING, INC.

REGAN PROPERTY  
 PROPANE TANK LOT 19

FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: 3-27-17



**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-14-0011, 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) AND ONE NON-ROOFTOP DISCONNECTION (MDE N-2).
10. MICRO-BIORETENTION SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.

Practice	#	inches DA to practice	inches Imp Area to practice	ESDv= 502 cf			Rv= 0.22			Ownership	
				Required	Provided	2% DA?	Required	Provided	Pe Provided		
(M-6) MicroBioretention	#6	7,208	3,546	144	240	PASS	355	459	1.2	96	Private
(N-2) Disc. of Non-Rooftop Runoff	#1	3,668	1,540					116	1.0	116	Private
<b>Total Treated</b>				144	240		502	574	1.1	130	212
<b>Site Total</b>		27,639	5,155								

**NOTE:**  
UNLESS OTHERWISE NOTED, THE FIRST RUN OF PVC ROOF LEADER SHALL BE 4" AND SHALL INCREASE TO AT LEAST 6" AFTER ANY CONFLUENCE OF 4" PIPES.

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. 05577, Expiration Date: 06-08-2018.

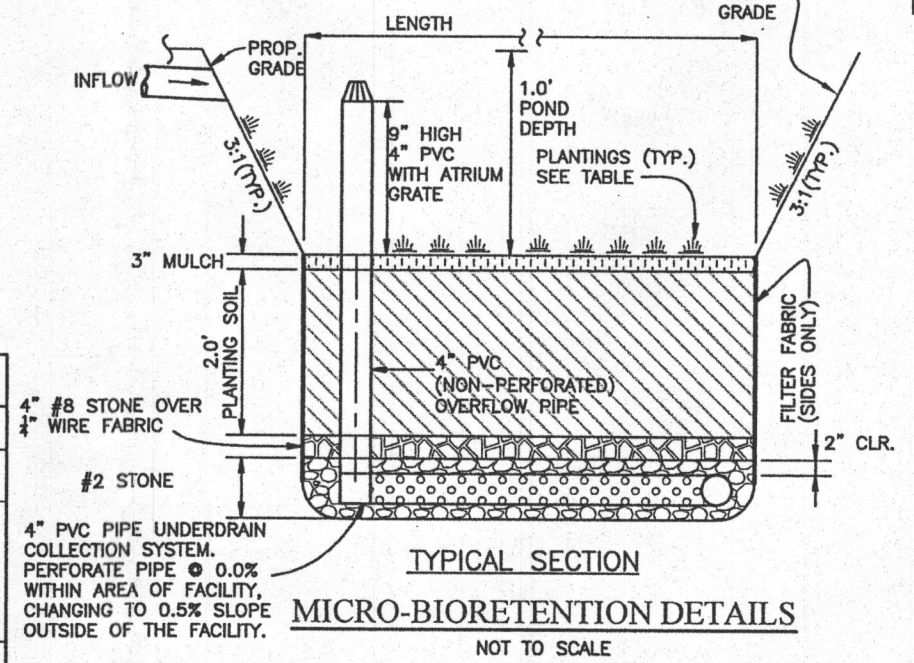
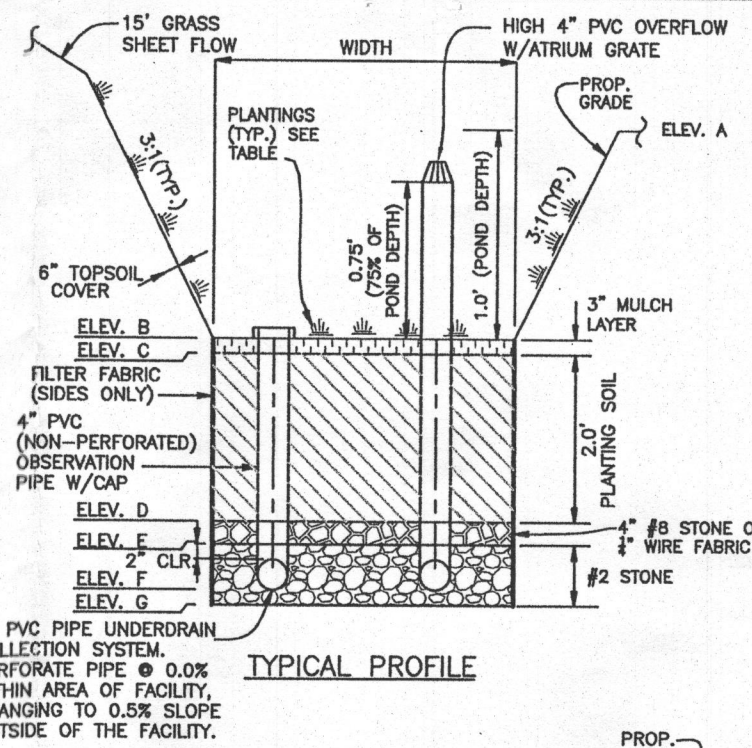
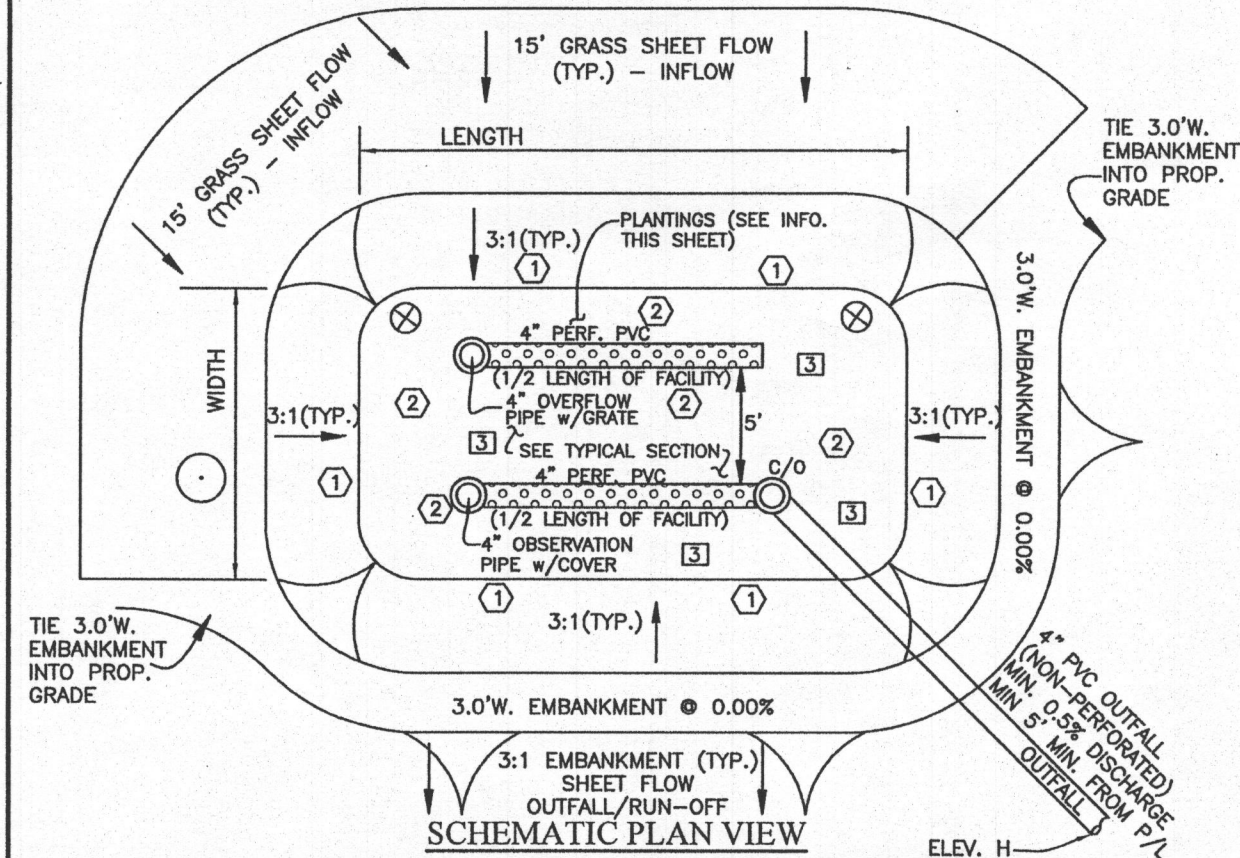


OWNER/BUILDER:	<b>BENCHMARK</b> ENGINEERS & LAND SURVEYORS & PLANNERS <b>ENGINEERING, INC.</b> 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CMLENGINEERING.COM	
PROJECT:	<b>REGAN PROPERTY</b> <b>LOT 19</b>	
LOCATION:	12232 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597452	
TITLE:	<b>BUILDING PERMIT &amp; STORMWATER MANAGEMENT PLAN</b>	
HOUSE TYPE:	<b>EAGLES NEST - ELEVATION 'DS'</b>	
DATE:	JANUARY, 2017	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING 1 OF 2

1/23/17

ON-LOT BIORETENTION DIMENSIONS

FACILITY	A	B	C	D	E	F	G	H	LENGTH	WIDTH	FILTER (A)	PLANTINGS			LINER
												1	2	3	
MB-10	427.00	426.00	425.75	423.75	423.42	422.92	421.92	422.80	25.3	9.5	240.4	27	27	13	NO



OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

- MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

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.

*John M. Carney*  
 JOHN M. CARNEY  
 PROFESSIONAL ENGINEER  
 No. 45577  
 1/23/17

OWNER/BUILDER:  
 MB HIGHLAND RESERVE, LLC  
 1686 EAST GUDE DRIVE  
 ROCKVILLE, MD 20850  
 301-762-9511

**BENCHMARK**  
 ENGINEERS AND SURVEYORS PLANNERS  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE SUITE 315  
 ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CVLENGINEERING.COM

MATERIALS & SPECIFICATIONS FOR MICRO-BIORETENTION

MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS	SEE APPENDIX A; TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-65% COMPOST 35-40% OR SANDY LOAM 30% COARSE SAND 30% & COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN 10% BY DRY WEIGHT ASTM D 2974		
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
GEOTEXTILE (CLASS "C")		N/A	PE TYPE 1 NONWOVEN
GEOTEXTILE (1/4" WIRE MESH)		1/4" WIRE MESH	1/4" WIRE MESH
UNDERDRAIN GRAVEL	AASHTO M-43	NO. 57 OR NO. 6 0.375" TO 0.750"	
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	4" TO 6" RIGID SCH.40 PVC, SDR35 OR HDPE	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES. PIPE SHALL BE WRAPPED WITH 1/4-INCH GALVANIZED HARDWARE CLOTH
IMPERVIOUS LINER	ASTM-D-4833 (THICKNESS) ASTM-D-412 (TENSILE STRENGTH 1,100 LB., ELONGATION 200%) ASTM-D-624 (TEAR RESISTANCE - 150 LB./IN) ASTM-D-471 (WATER ADSORPTION: +8 TO -2% MASS)	30 MIL. THICK	LINER TO BE ULTRAVIOLET RESISTANT. A GEOTEXTILE FABRIC SHOULD BE USED TO PROTECT THE LINER FROM PUNCTURE.
GEOTEXTILE (BELOW IMPERV. LINER)	ASTM-D-4833 (PUNCTURE STRENGTH 125LB) ASTM-D-4632 (TENSILE STRENGTH 300 LB.)		

MICROBIORETENTION PLANTING SCHEDULE

- (PLANTING SPECIES AND DENSITY CAN BE CHANGED OR SUBSTITUTED BY A LANDSCAPE ARCHITECT OR QUALIFIED DESIGNER)
- 1 IRIS FULVA (COPPER IRIS) (1 PER SY)
  - 2 LOBELIA CARDINALIS (CARDINAL FLOWER) (1 PER SY)
  - 3 RUDBECKIA SUBTOMENTOSA (SWEET CONEFLOWER) (1 PER 2 SY)
  - 4 CALLUNA VULGARIS (HEATHER) (1 PER FACILITY)
  - 5 ACER GINNALA (ARMUR MAPLE) (1 PER FACILITY)

MICROBIORETENTION PLANTING DATA

- PLANTINGS WITHIN THE PONDING AREA OF THE FACILITY ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE
- PLANTINGS ALONG THE PERIMETER (BERM) AREA OF THE FACILITY ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE
- AVOID PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE RAIN GARDEN NEAR O.B. PIPE AND UNDERDRAIN.

PROJECT:	REGAN PROPERTY LOT 19	
LOCATION:	12232 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597452	
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HOUSE TYPE:	EAGLES NEST - ELEVATION 'DS'	
DATE:	JANUARY, 2017	PROJECT NO. 2171
SCALE:	NOT TO SCALE	DRAWING 2 OF 2

# MITCHELL & BEST HOMEBUILDERS

SAFETY GLASS REQUIREMENTS (I.R.C. SEC R-302)	
1	ALL GLASS IN DOORS
2	ALL SIDE LIGHTS
3	SHOWER ENCLOSURE IN MASTER BATH
4	WINDOWS ABOVE TUB IN MASTER BATH

INDEX	
SHEET NO.	DESCRIPTION
SHEET D1	DETAIL SHEET - FIREPLACE DETAIL, STAIR DETAIL, TYP. FOOTING DETAIL
SHEET 1	BASEMENT PLAN
SHEET 1A	WALKOUT BASEMENT PLANS
SHEET 1B	BURIED BASEMENT PLANS W/ BRICK
SHEET 2	FIRST FLOOR PLAN
SHEET 3	SECOND FLOOR PLAN
SHEET 4	OPT THIRD FLOOR PLAN
SHEET 5	FRONT ELEVATION
SHEET 6	SIDE ELEVATIONS
SHEET 7	REAR ELEVATION REAR ENTRY - FLAT WINDOW HEAD
SHEET 7A	OPT. WALKOUT BASEMENT ELEVATIONS
SHEET 8	MAIN SECTION - ROUND HEAD DORMER - CONC AREAWAY
SHEET 9	LAUN RM SEC "A" OPT. PORCH SECTIONS
SHEET 10	GARAGE SECTION - GARAGE DORMER WINDOW DETAILS
SHEET 11	FAMILY RM SECTION DINING AREA BAY
SHEET 12	ENT "A" - OPT 3RD FL SEC "A"
SHEET 13	SUN ROOM

INDEX	
SHEET NO.	DESCRIPTION
SHEET 14	FRONT ENTRY GARAGE
SHEET 15	BEDROOM #1 FIREPLACE / GATHERING RM
SHEET 16	OPT STONE LEFT SIDE
SHEET 17	OPTIONS, FR FIREPLACE / ALT. KIT
SHEET 18	B#1 DETAIL
SHEET 19	OPT COURTYARD GARAGE - PLANS
SHEET 20	OPT COURTYARD GARAGE - ELEVATIONS - SECTION
SHEET 21	OPT ELEVATOR
SHEET F-1	1ST FL FRAMING
SHEET F-2	2ND FL FRAMING
SHEET F-3	ROOF FRAMING
SHEET F-4	OPT. 3RD FL. ROOF FRAMING
SHEET E-1	B&MT ELECTRICAL
SHEET E-2	1ST FL ELECTRICAL
SHEET E-3	2ND FL ELECTRICAL
SHEET E-4	3RD FL ELECTRICAL

REVISIONS	
DATES	DESCRIPTION
7-27-01	FAMILY ENTRANCE, CUBBIES, OPT. P.R.
8-8-01	AREAWAY WALLS
11-19-01	2ND FL. GALLERY
1-4-02	KIT B#1 3RD FL
4-10-02	ALT. KIT, OPT. LAUN. RM. DOOR 2'-4", FAM. RM. FIREPLACE, B#1 DETAIL, B&S VANITY, PORCH ROOF COPPER ROOF TO METAL
6-26-02	REVISIONS FOR COUNTY PERMIT, REVISE COVER SHEET
1-8-03	DELETE OPT. # 2 LAUND. RM. ENTRY, REVISE PANTRY DOORS TO D.S. COFFERED CEIL. IN GALLERY, REVISE & DETAIL B #1 BATH
9-14-03	DELETE B&MT. COL'S @ OPT. BAR, INCREASE BM. SIZE, REVISE OPT. BAR, REVISE KIT ISLAND, REVISE B#1 WINDOWS, MAKE LEFT ELEV. STD. FRAME, OPT. BRICK OR STONE, REVISE REAR ELEV., REVISE OPT. GATH. RM., GALLERY DOORS TO B'-0", ARCHED OPG'S ON 2nd FL., MISC. ELEC. REVISIONS
7-28-03	REVISE STONE/BRICK SILL TO BE OPTIONAL @ DIN. RM., ADD R/A DUCT TO OPT. SUN RM., ADD ARCH'D TRANS. OVER GALLERY DOORS & REVISE CEIL., REVISE 7'-0" DIS. TO 6'-8" @ PORCH ABOVE GALLERY, REVISE FRONT ENTRY GAR. RIGHT SIDE TO OPT. STONE/BRICK SILL, ADD BM FOR OPG. TO OPT. GAME RM. DELETE ALT. KIT, REVISE ELECTRICAL PLANS, REVISE ELEVATIONS AS REQ.
6-22-04	REVISE OPT. BRICK AREAWAY, OPT. BAR DETAIL, & OPT. FAMILY RM. FIREPLACE DETAIL.
6-22-06	PUT IN A SURFACE LIGHT, WITH A SWITCH, IN THE AREAWAY. PUT LIGHTS AND OUTLETS IN THE GATHER AND GAME RM

REVISIONS	
DATES	DESCRIPTION
12-22-06	REVISE WALL THICKNESS FOR FOUNDATION, 1ST & 2ND FLOORS, REVISE ALL PLANS, SECTIONS, DETAILS & OPTIONS PERTAINING TO WALL THICKNESS, REVISE WINDOWS IN FAMILY RM. FOR WINDBRACING.
4-01-15	REVISED DRAWINGS TO REFLECT CHANGES TO OPTIONS, CHANGES AFFECT EXERCISE ROOM, WET BAR, MEDIA ROOM IN BSMT, REVISED STAIR FROM 1ST TO 2ND FLR. REMOVING WINDER, REVISED 1ST FL. OPTIONS TO FIRE PLACE AND TRAY CEILING, REVISED 2ND FL. OPTIONS TO MASTER BEDROOM AND MASTER BATH.
8-03-16	

## GENERAL NOTES

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINDWATER DESIGN TEMP	ICE SHIELDS UNDER LATHING REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			Feathering	Frost line depth	Termites	Deeay					
30	90	B	Severe	24	Moderate to Heavy	Slight to Moderate	13	Yes	7-2-70	300	55

1) All construction to be in conformance with I.R.C., one and two family dwelling code, 2015 edition & all HOWARD COUNTY additions and revisions thereto.

2) Design live loads:

- Sleeping room load .. 30 p.s.f.
- Floor load ..... 40 p.s.f.
- Roof load ..... 30 p.s.f.
- Deck load ..... 40 p.s.f.
- Garage load..... 50 p.s.f.

3) Soil bearing to be 2000 p.s.f. minimum.

4) Design wind load 90 mph

5) Bottom of all concrete footings to be 24" minimum below finished grade.

6) Foundation walls shall comply to I.R.C. Sec. R-401. thru 404.

7) Foundation drainage shall comply to I.R.C. Sec. R-405.

8) Foundation waterproofing shall comply to I.R.C. Sec. R-406.

9) Attached Garages shall comply to I.R.C. Sec. R-309.

10) Concrete floors shall comply to I.R.C. Sec. R-506.

11) All concrete to be 150 p.c.f. and conform to the latest A.C.I. 318 specifications. Porches, garages, slabs and steps exposed to weather, to be 3500 p.s.i. air entrained concrete. Foundation walls, exterior walls and other vertical concrete work to be 3000 p.s.i. air entrained concrete. All other concrete to be 3000 p.s.i.

12) All c.m.u. used in basement and foundation walls shall be load bearing units conforming to A.S.T.M. C 90-70 for hollow units. At wood post and wood beam bearing locations an c.m.u. wall cells shall be filled solid with grout or mortar for top two course minimum.

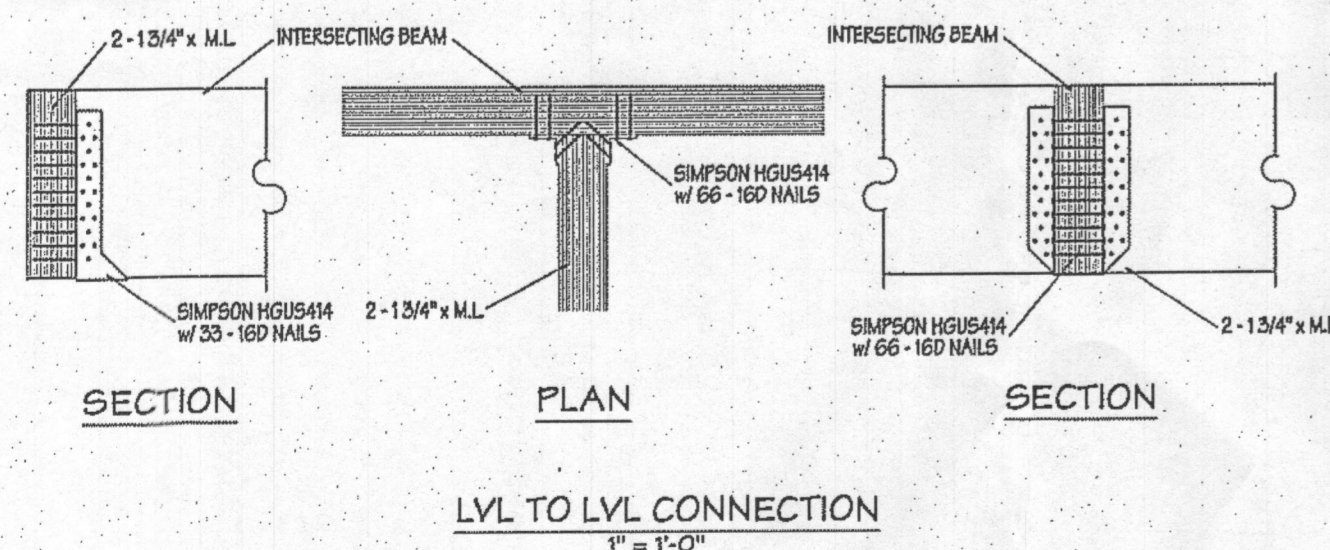
13) All c.m.u. walls shall have standard truss type DUR-O-WALL bed joint reinforcing at maximum 16" vertical spacing.

14) All brick units used in exterior shall conform to A.S.T.M. C 62 or A.S.T.M. C 216

- 15) All mortar shall be type "S" conforming to A.S.T.M. C 270-82.
- 16) Stone and masonry veneer shall conform to I.R.C. Sec. R-703.7.
- 17) Backfilling against basement walls shall not be performed until first floor framing is in place and top of reinforced c.m.u. walls are braced against overturning.
- 18) Maximum allowable lateral pressure on basement walls 60 p.s.f.
- 19) All reinforcing steel to be grade 60 and conform to A.S.T.M. Spec. A 615. Unless otherwise noted.
- 20) Steel post cap plates to conform to A.S.T.M. Spec. A 36, Fy = 36,000 p.s.i. Bolts shall be A.S.T.M. A 307 or better.
- 21) Steel columns in basement to be adjustable 3" I.D. S40 columns unless specified otherwise.
- 22) All structural wood framing, including roof and floor sheathing, to be in accordance with the "National Design Specifications for Wood Construction", published by The National Forest Products Association. Framing lumber shall be of the following grades or better:
- | CLASSIFICATION                    | SIZE | BENDING "Fb" | MODULUS OF ELASTICITY "E" |
|-----------------------------------|------|--------------|---------------------------|
| POSTS #1 D.F.                     | 1200 | 12000        | 1600000                   |
| HEADERS, BEAMS, ROOF HIPs #1 S.P. | 2X4  | 1850         | 1700000                   |
|                                   | 2X6  | 1650         | 1700000                   |
|                                   | 2X8  | 1500         | 1700000                   |
|                                   | 2X10 | 1300         | 1700000                   |
|                                   | 2X12 | 1250         | 1700000                   |
| RAFTERS, JOISTS AND STUDS #2 H.F. | 2X4  | 1000         | 1500000                   |
|                                   | 2X6  | 1000         | 1500000                   |
|                                   | 2X8  | 1000         | 1500000                   |
|                                   | 2X10 | 1000         | 1500000                   |
|                                   | 2X12 | 1000         | 1500000                   |
| Gang-Lam Beams (Fv = 285 PSI)     | all  | 2600         | 2000000                   |
- 23) All headers to be 2 - 2" x 12" unless specified otherwise.
- 24) Provide double jock studs at each end of headers and beams, 5'-0" and longer, unless noted otherwise.
- 25) Splices of the bottom and top portion of a double top plate must be staggered a minimum of 4'-0".

- 26) All roof, floor and girder trusses to be designed by truss manufacturer to carry required loads and to be installed according to manufacturer's specifications.
- 27) Contractor to provide architect with shop drawings for all roof and floor trusses. Shop drawings to be provided to architect for approval prior to ordering trusses.
- 28) Provide solid blocking under all jack studs not bearing directly on joists or T.J.I.'s.
- 29) In those cases where floor trusses are not centered directly over the studs, splices of the top plate shall occur only over the studs.
- 30) Where installation of plumbing, heating or other pipes necessitates cutting of top plates, a metal tie not less than eighteen gauge, forty-five thousandths (0.045)" thickness and 1 1/2" wide shall be fastened to the plate across and to each side of the opening with not less than 16d nails.
- 31) Double beams, double hip and valley rafters shall be nailed securely together to ensure that the two members act conjointly in resisting the applied load.
- 32) Unless specified otherwise provide the following lintel over masonry openings:
- | BRICK UP TO | SIZE                   | BENDING "Fb" | MODULUS OF ELASTICITY "E" |
|-------------|------------------------|--------------|---------------------------|
| 3'-0"       | 3 1/2" x 3 1/2" x 1/4" | 1200         | 1600000                   |
| 5'-0"       | 3 1/2" x 4" x 1/4"     | 1200         | 1600000                   |
| 8'-0"       | 3 1/2" x 5" x 5/16"    | 1200         | 1600000                   |
| 9'-0"       | 3 1/2" x 6" x 5/16"    | 1200         | 1600000                   |
- | STONE UP TO | SIZE            | BENDING "Fb" | MODULUS OF ELASTICITY "E" |
|-------------|-----------------|--------------|---------------------------|
| 3'-0"       | 6" x 4" x 5/16" | 1200         | 1600000                   |
| 5'-0"       | 6" x 6" x 5/16" | 1200         | 1600000                   |
| 8'-0"       | 6" x 6" x 3/8"  | 1200         | 1600000                   |
| 9'-0"       | 6" x 8" x 7/16" | 1200         | 1600000                   |
- \* Provide one angle per 4" of masonry thickness. All angles to have 4" bearing at each end.
- 33) All untreated lumber to be minimum of 8" above finished grade. All lumber in contact with concrete or c.m.u. to be pressure treated.
- 34) All prefab fireplaces to be U.L. rated and installed according to manufacturers specifications.
- 35) Chimney and fireplace construction to be in accordance with I.R.C. Chapter 10 and fig. R-1001.1.

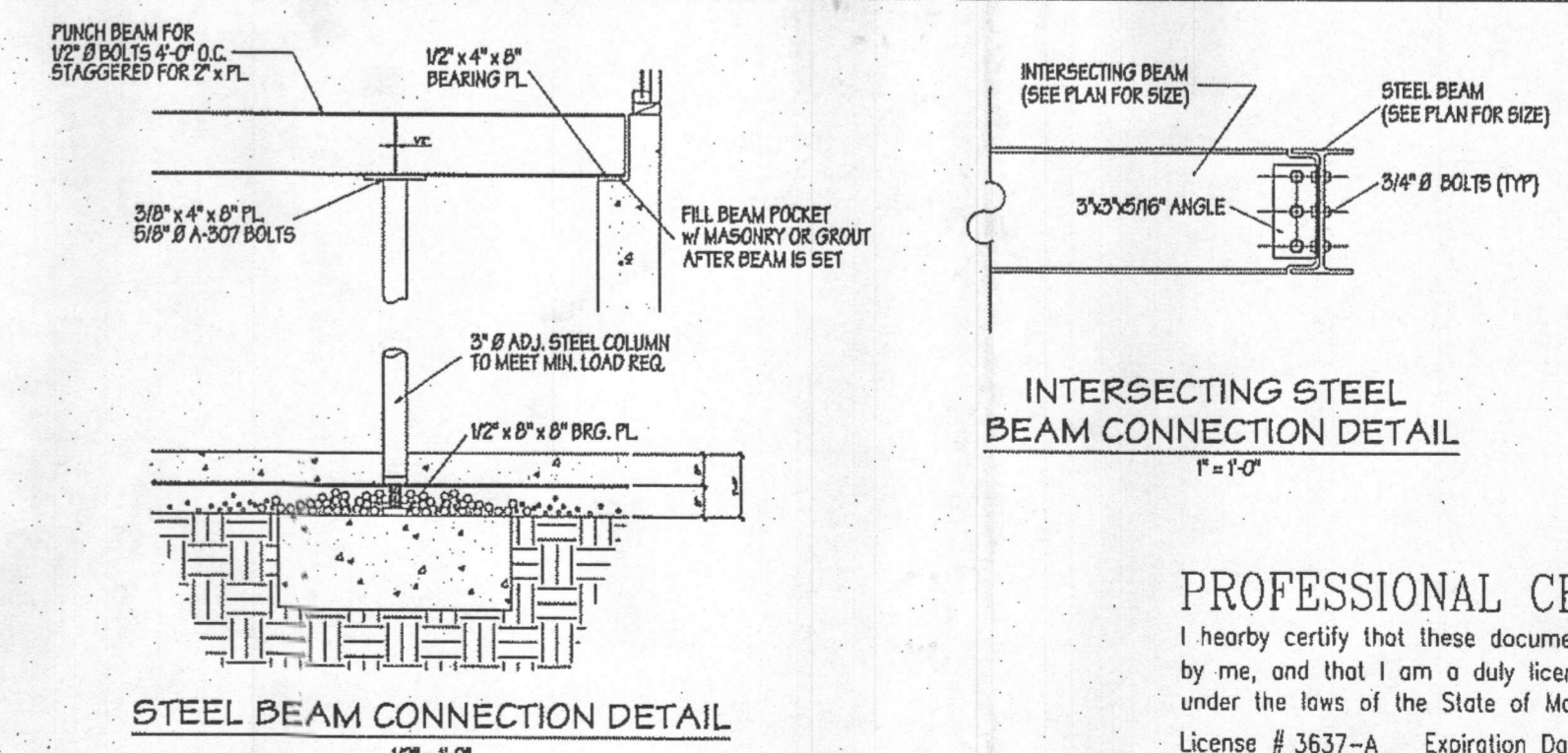
- 36) Fireplace hearth to project 20" from front of facing and 12" to side of opening.
- 37) Firestopping shall be provided according to I.R.C. Sec. R - 602.8. The integrity of all firestopping shall be maintained.
- 38) Draftstopping shall be provided according to I.R.C. Sec. R - 302.12.
- 39) Provide radon mitigation according to I.R.C. - Appendix F.
- 40) Provide interconnected smoke detectors to protect all floors, bedrooms, and basement according to I.R.C. Sec. R-317.
- 41) Stairways shall comply with I.R.C. Sec. R-314. Minimum headroom to be 6'-8" clear at all points. Minimum tread to be 10". Maximum riser to be 7 3/4". as per Reg. No. 36-01 amendments.
- 42) Handrails & guardrails shall comply to I.R.C. Sec. R-315.
- 43) All exits shall comply to I.R.C. Sec. R-311.
- 44) Sleeping room windows shall comply with I.R.C. Sec. R-310. Maximum sill height 44" above finished floor. Minimum sill height shall be 18" when window is located more than 72" above finished grade or surface below.
- 45) All Glazing shall comply to I.R.C. Sec. R-308.
- 46) All Ceiling heights shall comply to I.R.C. Sec. R-305.
- 47) All exterior wall coverings shall comply to I.R.C. Sec. R-703.
- 48) All gas piping shall conform to N.F.P.A. 54 OR 2009 IFGC
- 49) Electrical wiring must conform to the latest National Electrical Code and County Requirements.
- Note: Builder shall provide roof framing plans signed and sealed by truss manufacturer and shop drawings for floor joists at framing inspection.
- Note: Trusses shall be braced per. manufactures recommendations.



LEGEND	
	BRICK
	CONCRETE
	GRAVEL
	INSULATION
	SOLID MASONRY
	STONE
	BLOCK
	NEW STUD WALL
	EXISTING STUD WALL

## HUTCHINSON + ASSOCIATES ARCHITECTS

11820 PARKLAWN DR.  
ROCKVILLE, MD. 20852  
TEL. 301-770-9680 FAX. 301-770-9163



PROFESSIONAL CERTIFICATION  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Architect under the laws of the State of Maryland.  
License # 3637-A Expiration Date 3-12-2018

EAGLE'S NEST "DB" MODEL "D" WITH BRICK FACADE  
 EAGLE'S NEST "DS" MODEL "D" WITH STONE FACADE  
 EAGLE'S NEST "DF" MODEL "D" WITH SIDING FACADE

Lot 19  
 Megan Pleasant  
 12232 Pleasant  
 Spring Court  
 Co BR