



# 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: 6/8/17

Permit No.: B17002267

Building Address: 12403 All Daughters Lane  
 City: Highland State: MD Zip Code: 20777  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: Orchard Estate  
 Census Tract: \_\_\_\_\_ Subdivision: Gaithers Chance  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 1  
 Tax Map: 40 Parcel: 178 Grid: 18  
 Zoning: RR-DEO Map Coordinates: \_\_\_\_\_ Lot Size: 52,439 sf

Existing Use: Existing Single Family Dwelling  
 Proposed Use: Adding Courtyard Garage-attached  
 Estimated Construction Cost: \$ 5,000  
 Description of Work: Adding a 330 sf courtyard garage to attach to the existing garage.

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:	<b>Depth</b>	<b>Width</b>
Gross area, sq. ft./floor:	1 <sup>st</sup> floor: 52'	62'
	2 <sup>nd</sup> floor: 48'	62'
Area of construction (sq. ft.):	Basement: 52'	52'
	<input checked="" type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Craw Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>4</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:	
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Property Owner's Name: MB Browns Bridge Court LLC  
 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 Browns Bridge Court 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 Development Company LLC  
 Contact Person: Marc Quint  
 Address: 1686 E. Gude Drive  
 City: Rockville State: MD Zip Code: 20850  
 License No.: 7314  
 Phone: 301-762-9511 ext. 318 Fax: \_\_\_\_\_  
 Email: MQuint@mitchellbest.com

Engineer/Architect Company: \_\_\_\_\_  
 Responsible Design Prof.: LICENSES & PERMITS DIVISION  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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 checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Grading Permit Number:</b>	<u>G16000236</u>
<b>Building Shell Permit Number:</b>	

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 \_\_\_\_\_ Print Name \_\_\_\_\_  
 MQuint@mitchellbest.com \_\_\_\_\_ 6/6/2017 \_\_\_\_\_  
 Email Address \_\_\_\_\_ Date \_\_\_\_\_  
 Operations Mgr., Mitchell & Best Homes LLC  
 Title/Company \_\_\_\_\_

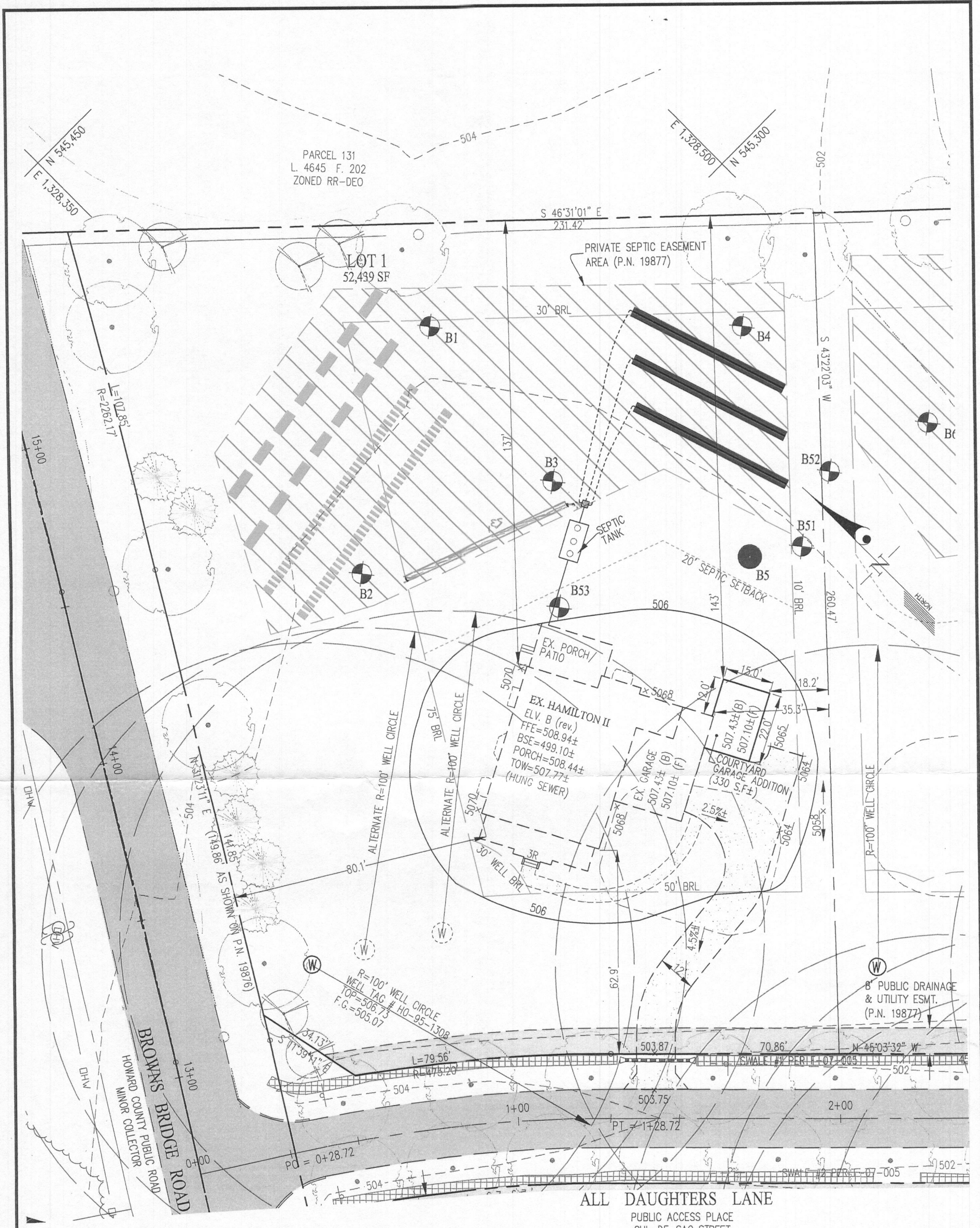
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
 \*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA ( Zoning )		
PSZA ( Engineering )		
Health	<u>6/8/17</u>	<u>[Signature]</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>25.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>00393</u>



PARCEL 131  
L. 4645 F. 202  
ZONED RR-DEO

LOT 1  
52,439 SF

PRIVATE SEPTIC EASEMENT  
AREA (P.N. 19877)

S 46°31'01" E  
231.42'

B1

B4

B6

B3

B52

B51

B2

B53

SEPTIC TANK

20' SEPTIC SETBACK

EX. PORCH/PATIO

EX. HAMILTON II

ELV. B (rev.)

FFE=508.94±

BSE=499.10±

PORCH=508.44±

TOW=507.77±

(HUNG SEWER)

EX. GARAGE

507.43± (B)

507.10± (F)

COURTYARD GARAGE ADDITION

(330 S.F.)

8" PUBLIC DRAINAGE & UTILITY ESMT.  
(P.N. 19877)

BROWNS BRIDGE ROAD  
HOWARD COUNTY PUBLIC ROAD  
MINOR COLLECTOR

ALL DAUGHTERS LANE  
PUBLIC ACCESS PLACE  
CUL-DE-SAC STREET

**APPROVED**  
**WALK-THRU BUILDING PERMIT**  
BP# B17002267A#  
APP SAN [Signature] DATE: 6/2/17  
DESC. OF WORK: Proposed Garage  
as shown

BUILDING PERMIT for COURTYARD GARAGE ADDITION

BUILDER:  
MB ORCHARD ESTATES L.L.C.  
1686 E. GUDE DRIVE  
ROCKVILLE, MARYLAND 20850  
PH: (301) 762-9511  
ATTN.: MARC QUINT

**ORCHARD ESTATES**  
LOT 1 (12403 ALL DAUGHTERS LANE)  
PLAT NO. 19876-19877

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

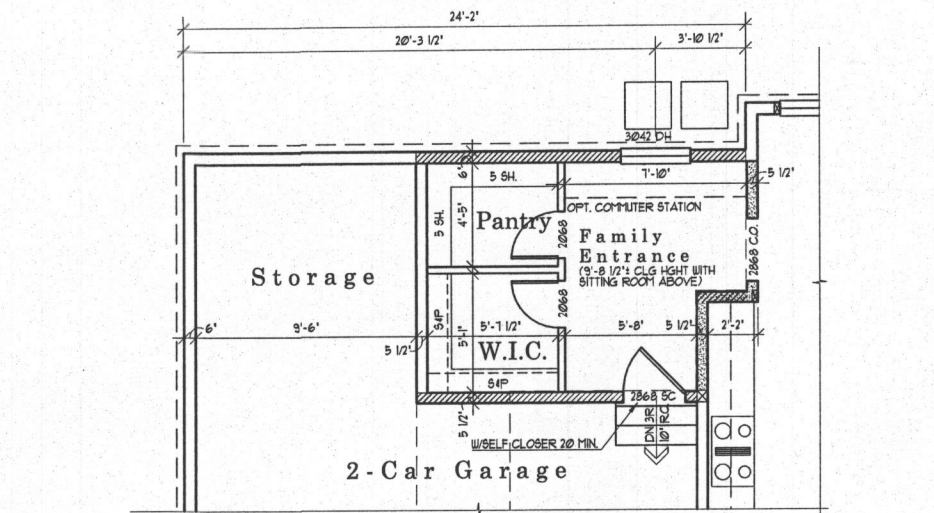
SCALE: 1" = 30'

JUNE 2017

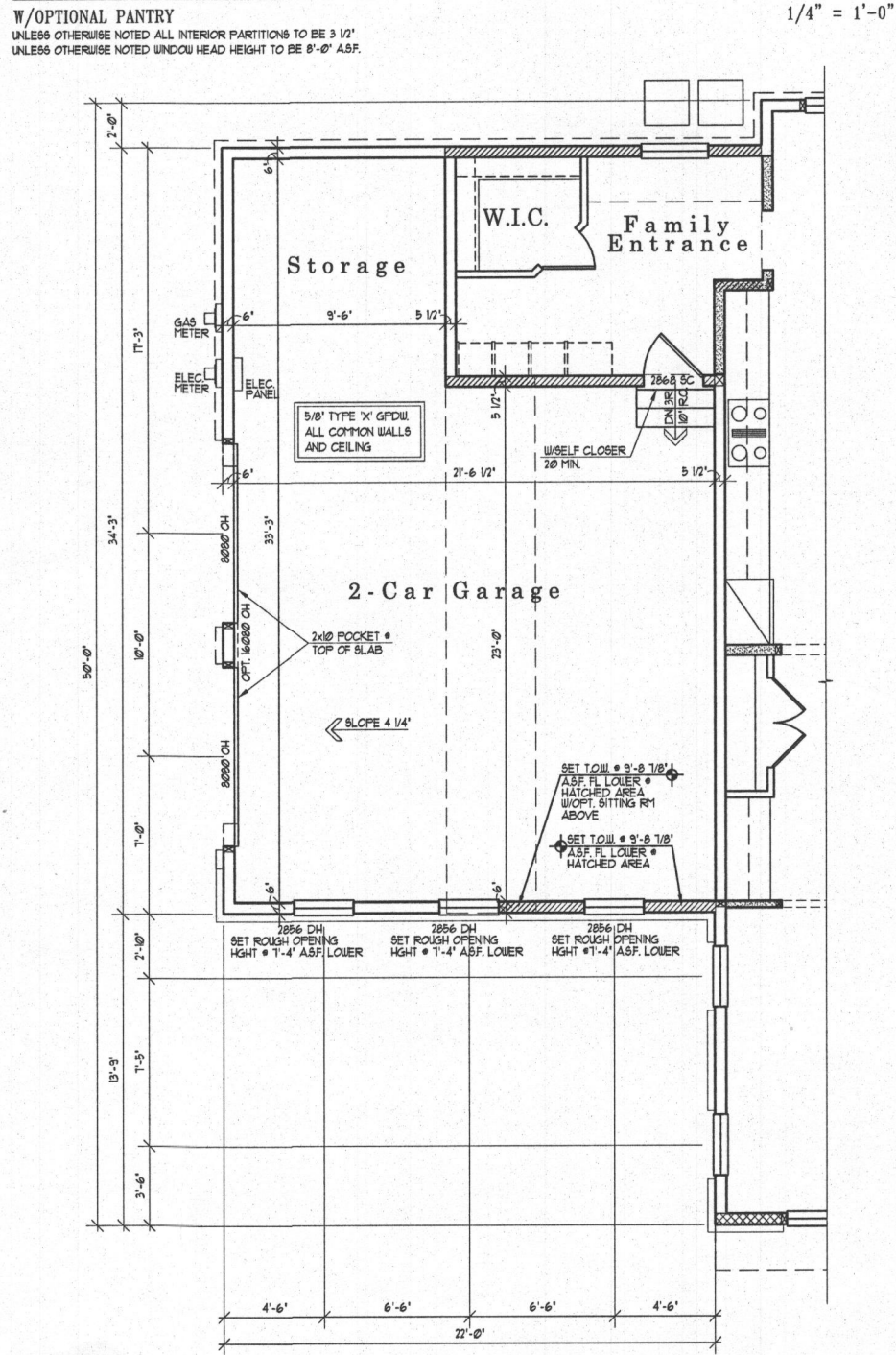
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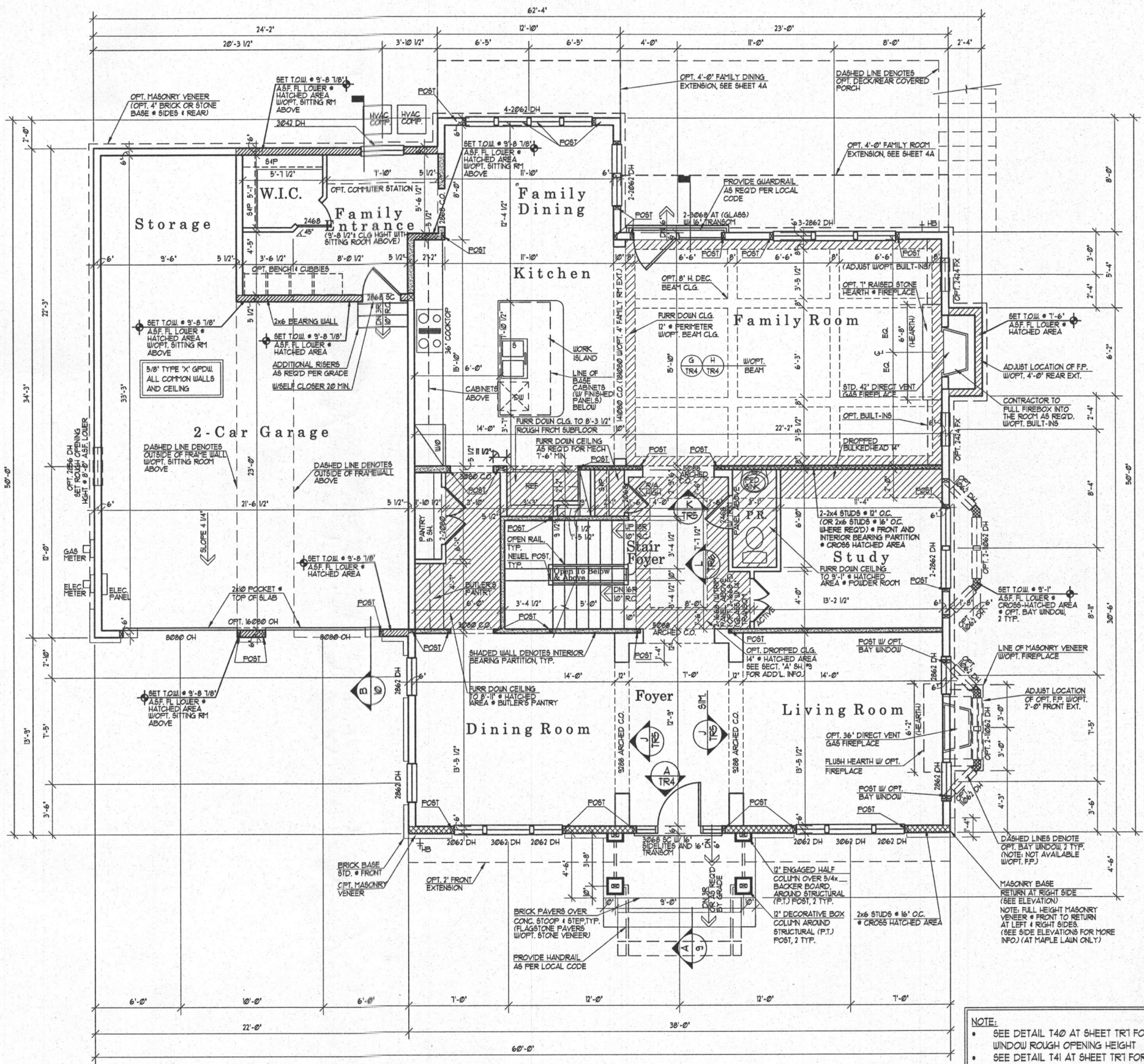
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AC. 02/10/15 DS	REV. 02/16/15 DS
CA. 02/10/15 DS	REV. 02/16/15 CS
REV. 04/10/15 JS	
REV. 06/02/15 JS	
REV. 07/02/15 JS	
REV. 07/10/15 JS	



**PARTIAL LOWER FLOOR PLAN**  
 W/OPTIONAL PANTRY  
 UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4"  
 UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 8'-0" A.S.F.  
 1/4" = 1'-0"



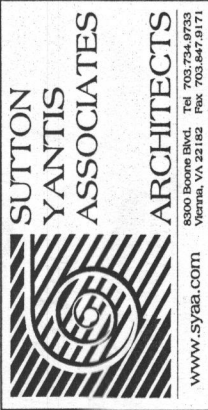
**PARTIAL LOWER FLOOR PLAN**  
 W/OPTIONAL 2-CAR SIDELOAD GARAGE  
 UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4"  
 UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 8'-0" A.S.F.  
 UNLESS OTHERWISE NOTED PROVIDE 2-2x6 POSTS BETWEEN ALL MULTIPLE WINDOWS  
 1/4" = 1'-0"



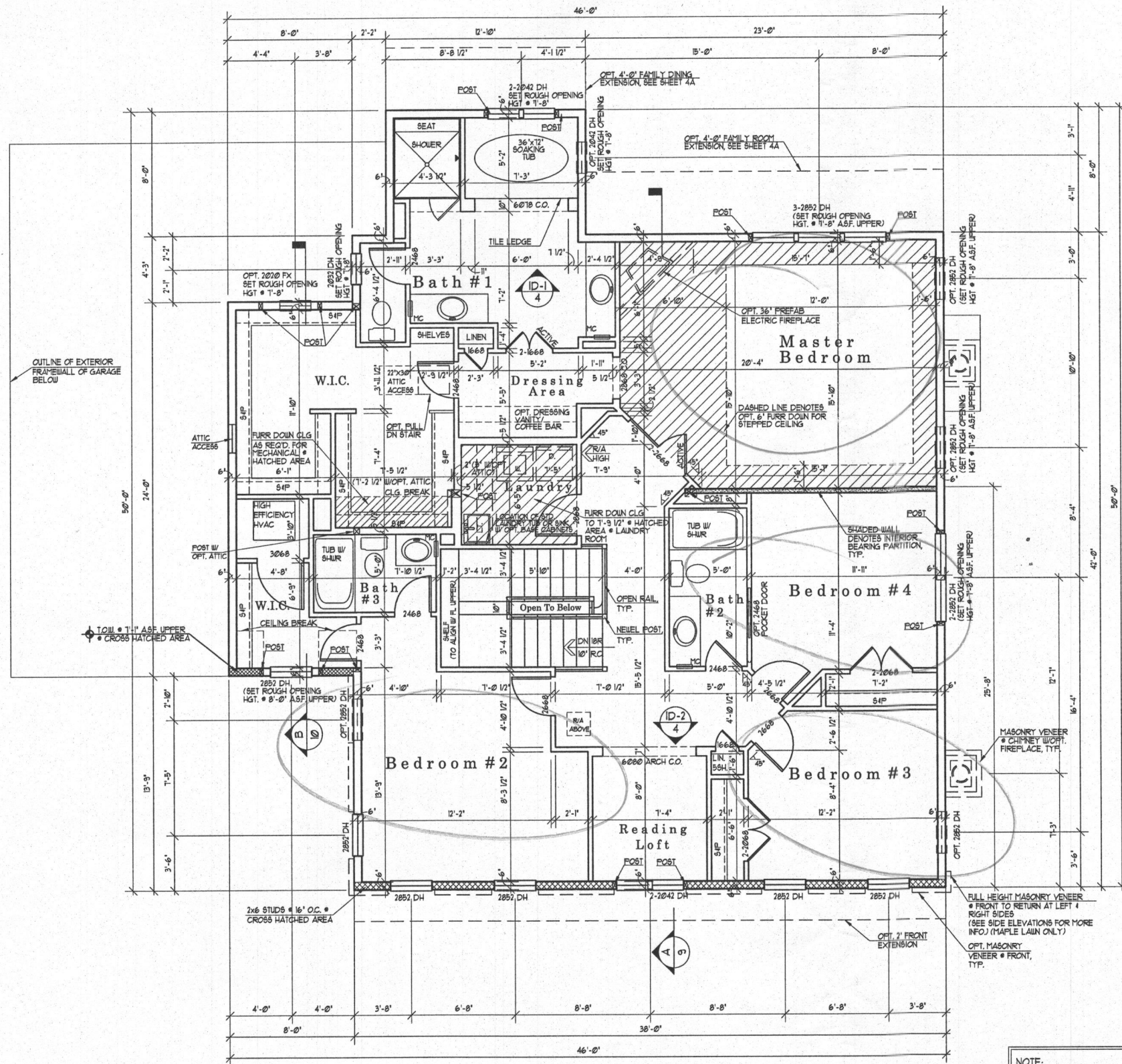
**LOWER FLOOR PLAN**  
 UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4"  
 UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 8'-0" A.S.F.  
 UNLESS OTHERWISE NOTED PROVIDE 2-2x6 POSTS BETWEEN ALL MULTIPLE WINDOWS  
 1/4" = 1'-0"

**NOTE:**  
 • SEE DETAIL T40 AT SHEET TR1 FOR WINDOW ROUGH OPENING HEIGHT  
 • SEE DETAIL T41 AT SHEET TR1 FOR CASING OPENING HEIGHT  
 • SEE DETAIL T42 AT SHEET TR1 FOR INTERIOR DOOR HEIGHT DETAIL  
 • SEE DETAIL T43 AT SHEET TR1 FOR EXTERIOR DOOR ROUGH OPENING HEIGHT DETAIL

Project Number: **1077-09**  
**HAMILTON II**  
**MITCHELL BEST HOMES**



Sheet Number **3**



UPPER FLOOR PLAN

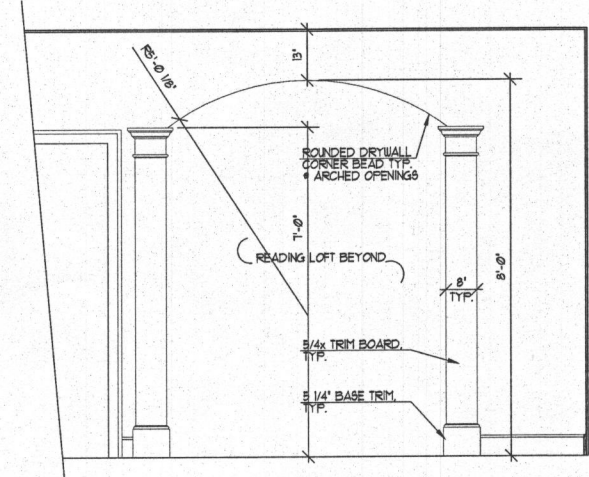
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"  
 UNLESS OTHERWISE NOTED WINDOW ROUGH OPENING HEAD HEIGHT TO BE 1'-0" A.S.F.  
 UNLESS OTHERWISE NOTED PROVIDE 2x6 POSTS BETWEEN ALL MULTIPLE WINDOWS

1/4" = 1'-0"

- NOTE:
- SEE DETAIL T40 AT SHEET TR1 FOR WINDOW ROUGH OPENING HEIGHT
  - SEE DETAIL T41 AT SHEET TR1 FOR CASED OPENING HEIGHT
  - SEE DETAIL T42 AT SHEET TR1 FOR INTERIOR DOOR HEIGHT DETAIL



ID-1 Interior Elevation  
 Master Bath 1/2" = 1'-0"



ID-2 Interior Elevation  
 Reading Loft Cased Opening 1/2" = 1'-0"

Date	REV. 02/16/11 CS
AC. 01/20/10 DS	REV. 02/01/11 DK
AC. 02/10/10 DG	
CA. 02/10/10 JS	
REV. 04/20/10 JS	
REV. 06/18/10 JS	
REV. 09/02/10 JS	
REV. 02/16/11 JR	

Project Number: 10771-04

# HAMILTON II

## MITCHELL BEST HOMES

Architect

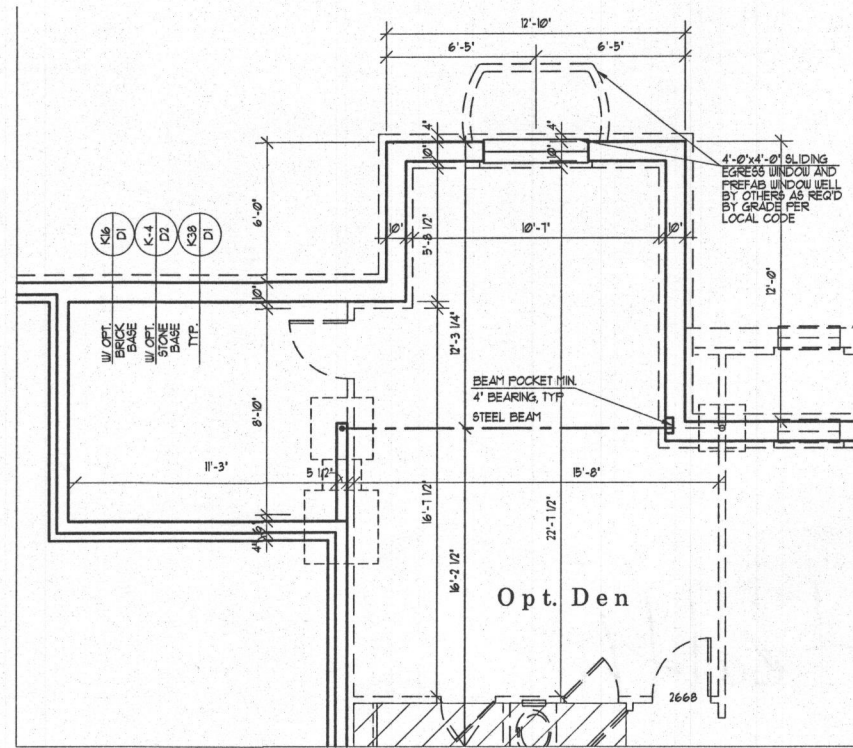
SUTTON  
 YANTIS  
 ASSOCIATES

ARCHITECTS

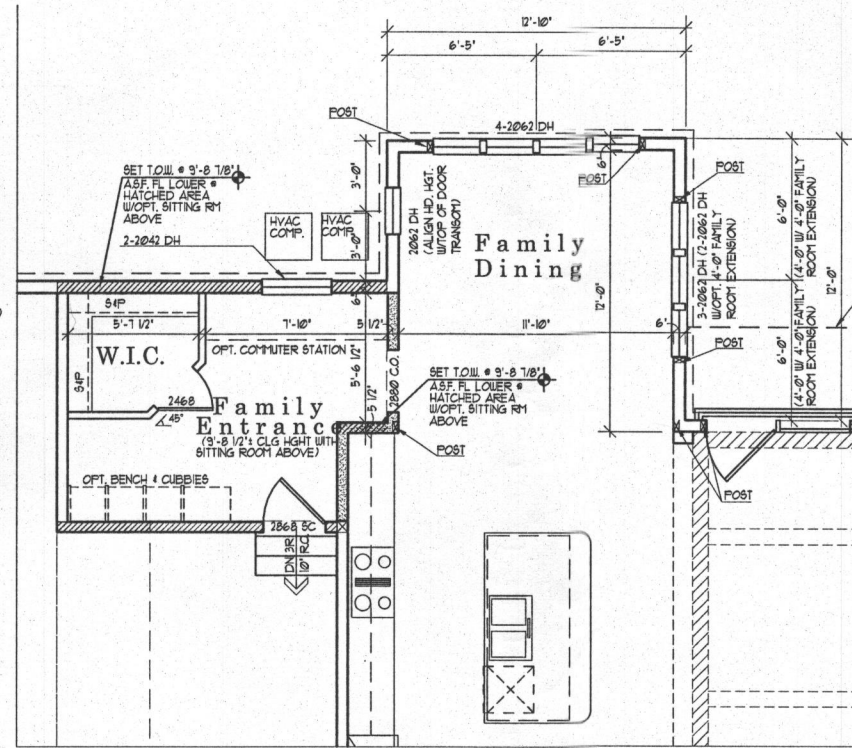
www.sya.com

Sheet Number

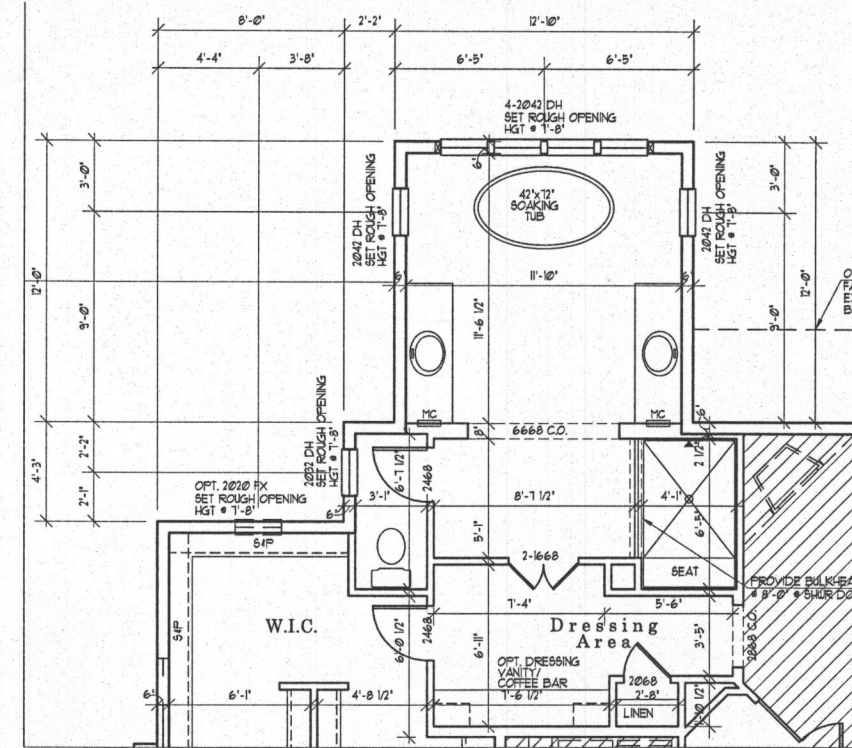
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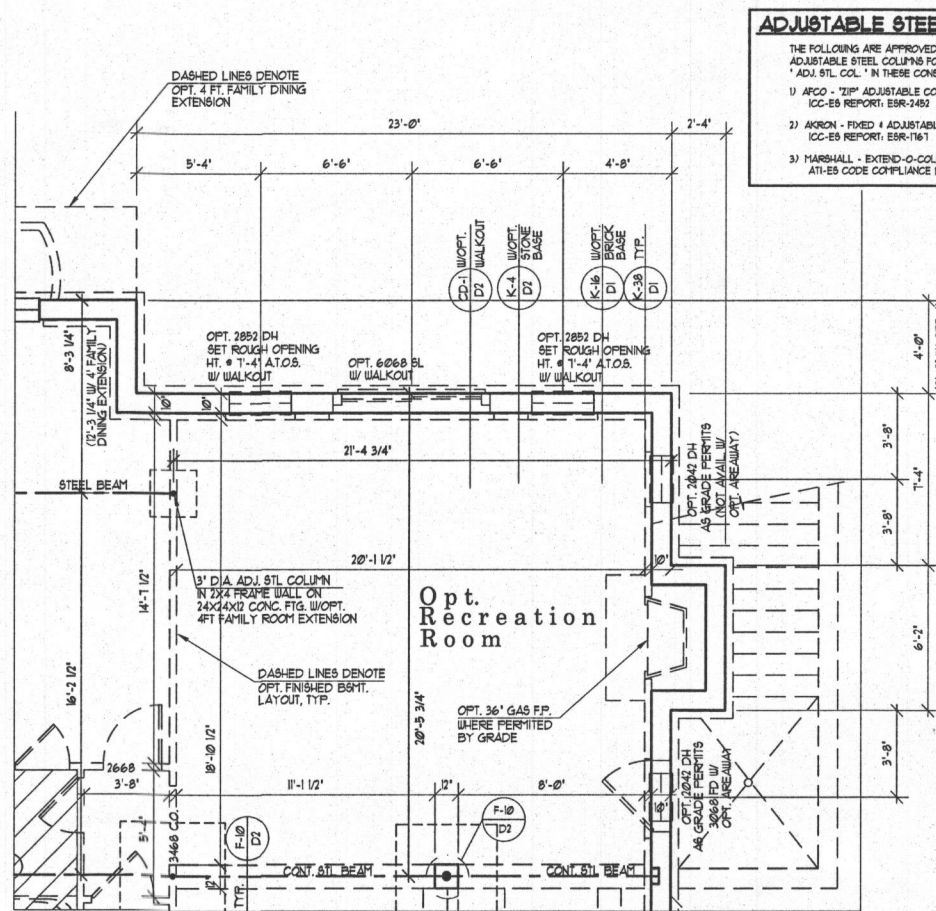
PARTIAL FNDN/BASEMENT FLOOR PLAN  
W/OPT. 4FT. FAMILY DINING EXTENSION 1/4" = 1'-0"  
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"



PARTIAL LOWER FLOOR PLAN  
W/OPT. 4FT. FAMILY DINING EXTENSION 1/4" = 1'-0"  
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"

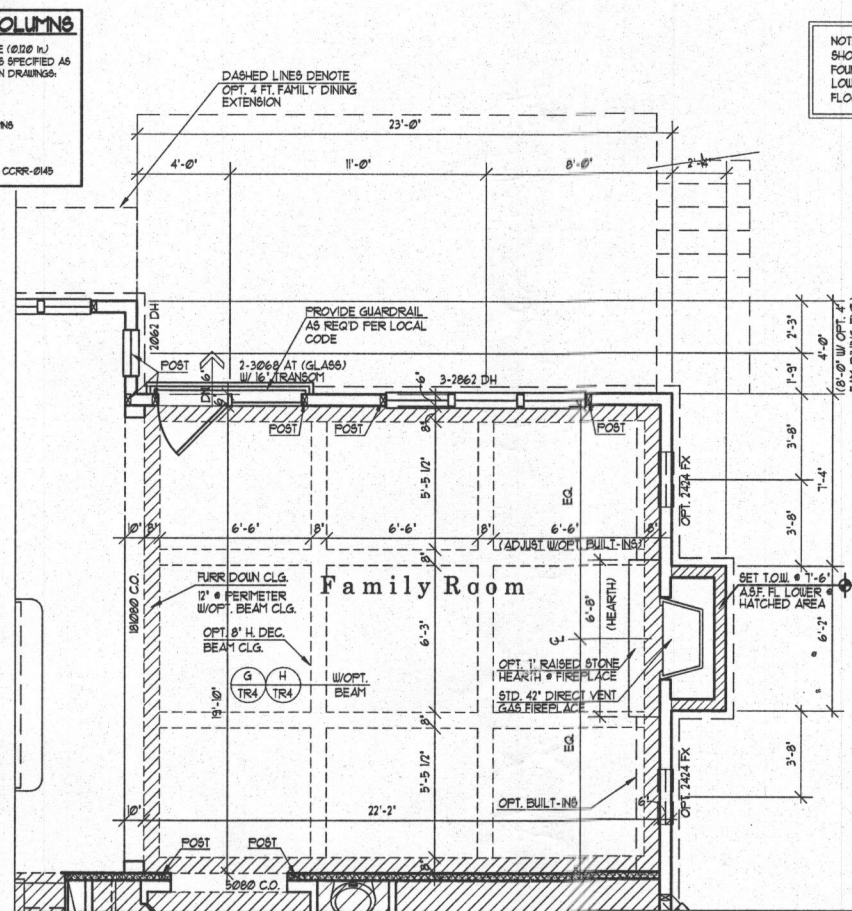


PARTIAL UPPER FLOOR PLAN  
W/OPT. 4FT. FAMILY DINING EXTENSION 1/4" = 1'-0"  
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"



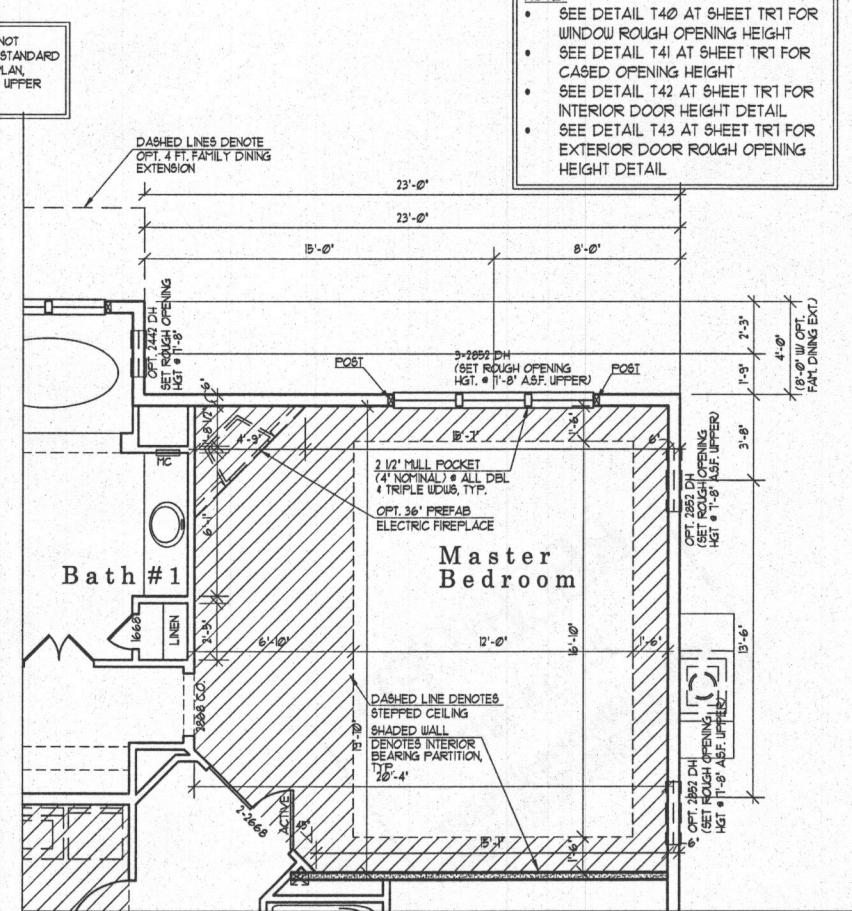
PARTIAL FNDN/BASEMENT FLOOR PLAN  
W/OPT. 4FT. FAMILY ROOM EXTENSION 1/4" = 1'-0"  
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"

**ADJUSTABLE STEEL COLUMN**  
THE FOLLOWING ARE APPROVED 2 GAUGE (E200 W) ADJUSTABLE STEEL COLUMNS FOR USE AS SPECIFIED AS 'ADJ. STL. COL.' IN THESE CONSTRUCTION DRAWINGS.  
1) AFCO - 7 1/2" ADJUSTABLE COLUMN ICC-ES REPORT: ESR-1482  
2) ARON - FIXED & ADJUSTABLE COLUMNS ICC-ES REPORT: ESR-1161  
3) MARSHALL - EXTEND-O-COLUMN AT-ES CODE COMPLIANCE REPORT: CORR-0149



PARTIAL LOWER FLOOR PLAN  
W/OPT. 4FT. FAMILY ROOM EXTENSION 1/4" = 1'-0"  
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"

NOTE: FOR INFORMATION NOT SHOWN IN PARTIALS, SEE STANDARD FOUNDATION/BASEMENT PLAN, LOWER FLOOR PLAN AND UPPER FLOOR PLAN



PARTIAL UPPER FLOOR PLAN  
W/OPT. 4FT. FAMILY ROOM EXTENSION 1/4" = 1'-0"  
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"

NOTE:  
• SEE DETAIL T40 AT SHEET TR1 FOR WINDOW ROUGH OPENING HEIGHT  
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• SEE DETAIL T43 AT SHEET TR1 FOR EXTERIOR DOOR ROUGH OPENING HEIGHT DETAIL

Date	
REV. 03/17/15 JR.	
REV. 07/16/17 CS	

Project Number: 1807T-044  
**HAMILTON II MITCHELL BEST HOMES**

Architect

**SUTTON YANTIS ASSOCIATES ARCHITECTS**  
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Virginia, VA 22152 Fax: 703.847.9171  
www.syrba.com

Sheet Number  
**4A**