



# HEALTH GP-18-037

## 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: 1/8/18

Permit No.: B18000037

Building Address: 12406 All Daughters Lane  
 City: Highland State: MD Zip Code: 20777  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Orchard Estates  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 7  
 Tax Map: 40 Parcel: 178 Grid: 18  
 Zoning: RR-DEO Map Coordinates: \_\_\_\_\_ Lot Size: 49,677 sf

Existing Use: Vacant  
 Proposed Use: Single Family Dwelling  
 Estimated Construction Cost: \$ 271,000  
 Description of Work: Kenbridge - A Elevation - 9R; 4BR; 2FB; 2HB; fireplace  
3 car sideload garage - Opt. Rear Kitchen - Areaway  
 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 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.: \_\_\_\_\_  
 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 <sup>st</sup> floor: <u>58'</u>	<u>54'</u>
	2 <sup>nd</sup> floor: <u>58'</u>	<u>54'</u>
Area of construction (sq. ft.):	Basement: <u>35'</u>	<u>54'</u>
	<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>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:	
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	<b>JAN 08 2018</b>
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>LICENSES &amp; PERMITS DIVISION</b>
<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	
Grading Permit Number: <u>G</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

Marc Quint  
 Print Name  
12/28/2017 1/18/18  
 Date

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>2/2/18</u>	<u>R. Bialer</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?  Yes  No  
 Is Entrance Permit Required?  Yes  No  
 Historic District?  Yes  No  
 Lot Coverage for New Town Zone: \_\_\_\_\_  
 SDP/Red-line approval date: \_\_\_\_\_

Filing Fee	\$ <u>100</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	#

**Bricker, Robert**

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**From:** Martin, George  
**Sent:** Friday, February 02, 2018 10:36 AM  
**To:** Bricker, Robert; Anest, Cathy  
**Subject:** Mitchell and Best plans for 12406 All Daughters Lane

Robert: Marc Quint came in last night and marked the plans up for this lot, to show that only a half bath would be installed and there would not be a tub in this area.

George Martin

## Bricker, Robert

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**From:** Bricker, Robert  
**Sent:** Wednesday, January 31, 2018 3:11 PM  
**To:** 'Marc Quint'  
**Cc:** Rob Mitchell; Anest, Cathy; Martin, George  
**Subject:** RE: 12406 All Daughters Lane\_revised comment

Marc,

If DILP will allow you to mark the 2 sets of construction plans that you previously submitted, we agree to that as a solution. We will seek confirmation from the DILP reviewer for the project (B18000037) that the basement floor plan is marked in the same way as the plan which was designated for "Health Dept". After conformation, we may consider approval of the construction proposal.

Robert Bricker, REHS/RS, L.E.H.S.

Copy: Jeff Williams, Supervisor, Well and Septic Program  
Cathy Anest, Regulation Supervisor  
George Martin, Engineering Specialist

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**From:** Marc Quint [<mailto:mquint@mitchellbest.com>]  
**Sent:** Wednesday, January 31, 2018 8:35 AM  
**To:** Bricker, Robert  
**Cc:** Mike Tran; Rob Mitchell  
**Subject:** RE: 12406 All Daughters Lane\_revised comment

Hi Robert:

GLW mentioned to me that they had sent over the revision, so thank you for taking a look at it in such a timely manner. In regards to the other items you had on your "on-hold" memo, we did have the damaged well cap replaced yesterday. As far as the comments you had related to the difference between the floor plans submitted to the Health Dept. vs. what we had submitted to DILP for plan review, let me clarify.

Our "Kenbridge" plans submitted are a full set which includes many options and elevations which we build in multiple counties. Instead of submitting this as a "plans on file", we submitted this as a one off, not being sure if we were going to build it again in Howard County. We do not have a specific design for a powder room in the basement, because we never planned to offer anything other than a full bath. Because this can only be 4-bedroom septic lot, we decided that in lieu of the full basement bath, we would just make that a powder room with just a 2 piece rough-in, which is why I wrote that in red ink on the Health Department specific plans. If we have to go to our Architect to now it becomes a big expense, and creates a long delay on the house start, for a small temporary change. Is there any way I can redline the powder room by hand on the 2 sets of full plans that DILP has, one of which will go out to the field? During inspections, it will also be clear that the basement only has a 2 piece rough in.

Thanks as always, Marc

## Marc Quint

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

O: 301.762.9511 ext. 318

C: 443.691.4201

[Mitchell & Best](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)



**Mitchell & Best**

The Name of Quality for Over 40 Years

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**From:** Bricker, Robert [<mailto:RBricker@howardcountymd.gov>]  
**Sent:** Monday, January 29, 2018 12:37 PM  
**To:** Marc Quint <[mquint@mitchellbest.com](mailto:mquint@mitchellbest.com)>  
**Subject:** 12406 All Daughters Lane\_revised comment

Marc,

I am issuing a revised comment concerning the proposal for 12406 All Daughters Lane (Orchard Estates, Lot 7). I must retract this statement from the original comment as it is contrary to Code of Maryland Annotated Regulations [COMAR, 26.04.02.02.C.(1)]. "If more than 4 bedrooms are desired, an advanced pretreatment system must be included in the septic system installation."

As Lot 7 was recorded after November 17, 1985, the sewage disposal area for the lot must be large enough to contain an initial drainfield and two replacement drainfields that are designed in accordance with state and county regulations. The attached PDF is the same comment, that I issued on January 25, 2018, but without the retracted statement.

ROBERT BRICKER, REHS/R.S., L.E.H.S.  
ENVIRONMENTAL SANITARIAN II  
BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
8930 STANFORD BLVD., COLUMBIA, MD 21045

Phone: Desk, 410-313-2691; Program, 410-313-1771; Bureau, 410-313-1774  
Fax: 410-313-2648

E-mail: [rbricker@howardcountymd.gov](mailto:rbricker@howardcountymd.gov)

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

Date: January 29, 2018

To: Marc Quint, MB Browns Bridge Court LLC  
[MQuint@MitchellBest.com](mailto:MQuint@MitchellBest.com)

From: Robert Bricker, REHS/R.S., L.E.H.S.  
Environmental Sanitarian II, Well and Septic Program  
Howard County Bureau of Environmental Health

RE: B18000037, 12406 All Daughters Lane, 'On Hold'

The proposed construction of a single-family dwelling at 12406 All Daughters Lane (Orchard Estates, Lot 7) is **On-Hold**. The soil resource on the lot has limitations such that there is space enough in the sewage disposal area for three drainfield systems for a four bedroom SFD. A revision of the onsite sewage disposal system (OSDS) plan for a 4-bedroom SFD has been received and shall be reviewed by February 1.

Review of the floor plans submitted to the Health Department's attention was completed and the results compared with floor plans submitted to the attention of Howard County Department of Inspections, Licenses, and Permits (DILP). The Health Department copy was marked with red ink while the DILP copy was not marked. The markings on the Health Department copy would indicate that a Powder Room (half-bath) was proposed for the basement while the DILP copy indicated a full bath ("OPT BATH") next a room having an egress window and described as described as "OPT DEN/OPT BEDROOM". The plan submitted to DILP would be interpreted as potentially having 5-bedrooms while the marked-up copy submitted to the Health Department would be interpreted as only a 4-bedroom SFD by definition of bedroom in Howard County Code [3.801(B)]. As there are clearly 4 bedrooms on the 2<sup>nd</sup> floor, the basement floor plan must be revised so that there are no rooms that fit the Code definition of bedroom. I am enclosing the Code definition of bedroom with these comments. The conflicting information in the original application submittal is reason to require that three identical copies of revised floor plans be submitted at DILP. The Transmittal Sheet should indicate that one copy shall be forwarded to the Health Department.

Also, there is an issue concerning the well (HO-95-1314) that must be corrected prior to Health Department approval of the building permit proposal. The well cap has been severely damaged, thereby exposing the well and creating an open hole to the drinking water source. The well cap must be replaced immediately. A two-piece metal cap is required.

Copy: Jeff Williams, Supervisor, Well and Septic Program  
Cathy Anest, Regulation Supervisor, Department of Inspections, Licenses and Permits  
file

## Bricker, Robert

---

**From:** Bricker, Robert  
**Sent:** Monday, January 29, 2018 12:37 PM  
**To:** Marc Quint (mquint@mitchellbest.com)  
**Subject:** 12406 All Daughters Lane\_revised comment  
**Attachments:** 12406 All Daughters Lane\_revised comment\_B18000037.pdf

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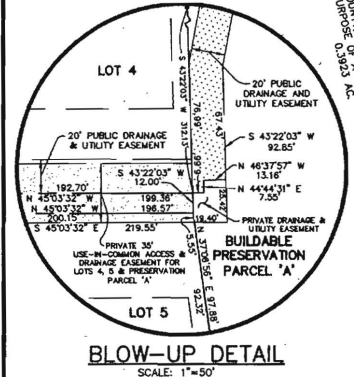
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HOWARD COUNTY CIRCUIT COURT (P&H Book) Plat MDR 1987-1987, MSA\_C2125\_4166. Date available 2/20/08. Printed 1/13/12/01.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
21-22	4703.66	154.40	77.21	154.39	N 32°59'38" E	152°51'
24-25	2232.17	114.19	57.11	114.18	N 30°28'46" E	235°52'
1-2	4733.66	162.07	81.04	162.06	N 33°02'06" E	157°42'
4-5	433.20	67.67	33.91	67.61	S 49°32'04" E	85°02'
6-7	25.00	23.18	12.50	22.36	N 18°29'38" W	53°07'48"
7-8	50.00	249.81	37.50	60.00	N 44°56'28" E	286°15'37"
8-9	25.00	23.18	12.50	22.36	N 71°37'27" W	53°07'48"
10-11	473.20	79.56	39.88	78.47	N 49°52'53" W	93°01'
13-14	2282.17	107.69	53.85	107.64	N 30°35'51" E	243°54'

FOREST CONSERVATION EASEMENT LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
FC1	S 23°08'34" E	42.92'	L1	S 11°39'11" E	34.13'
FC2	S 32°10'55" E	87.50'	L2	N 79°08'40" E	36.48'
FC3	S 29°26'01" E	53.68'	L3	S 45°03'32" E	27.26'
FC4	S 41°52'18" E	79.83'	L4	S 46°31'01" E	69.93'
FC5	S 37°57'13" E	86.01'	L5	S 08°56'09" E	75.75'
FC6	S 47°59'05" E	87.51'	L6	S 29°48'50" W	77.37'
FC7	S 59°43'28" E	19.37'	L7	S 30°04'21" E	58.09'
FC8	N 81°11'02" E	21.70'	L8	N 42°18'12" E	18.82'
FC9	N 81°11'02" E	21.70'	L9	S 47°27'16" E	33.36'
FC10	S 68°15'53" E	50.32'	L10	N 43°22'03" E	42.81'
FC11	S 67°31'51" E	43.88'	L11	N 28°19'28" E	33.40'
FC12	S 41°01'01" E	36.35'	L12	N 53°38'00" E	51.05'
FC13	S 10°27'42" E	39.00'			



TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS & PARCELS TO BE RECORDED:	11
BUILDABLE LOTS	8
NON-BUILDABLE PARCELS	1
BUILDABLE PARCELS	2
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	17.4688 AC.±
BUILDABLE LOTS	9.9589 AC.±
NON-BUILDABLE PARCELS	5.0134 AC.±
BUILDABLE PARCELS	3.2165 AC.±
OPEN SPACE	0 AC.±
PRESERVATION PARCELS	0 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING MIDDING STRIPS:	1.1071 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	18.5739 AC.±

**Patton Harris Rust & Associates, pc**  
 Engineers. Surveyors. Planners. Landscape Architects.  
 8818 Centre Park Drive  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Barbara for Peter Biedeman 4/3/08*  
 HOWARD COUNTY HEALTH OFFICER DATE  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*David A. Unger 4/22/08*  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY CARLTON E. HEYSER, SR., AND RUTH A. HEYSER, TRUSTEE UNDER THE RUTH A. HEYSER REVOCABLE TRUST TO CARLTON E. HEYSER, JR., BY DEED DATED NOVEMBER 21, 1994 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3395 AT FOLIO 074, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 8 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.  
 WITNESS MY/OUR HANDS THIS 20 DAY OF Feb 2008.  
 ARTHUR M. BOTTERILL  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION No. 10886  
 03/06/08 DATE

**OWNER'S CERTIFICATE**  
 I, CARLTON E. HEYSER, JR., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND, IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.  
 WITNESS MY/OUR HANDS THIS 20 DAY OF Feb 2008.  
 CARLTON E. HEYSER, JR. DATE  
 WITNESS DATE

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-10B THE REAL PROPERTY ACT, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.  
*Carlton E. Heysler Jr 2-20-08*  
 CARLTON E. HEYSER, JR. DATE  
*A. Botterill 03/06/08*  
 ARTHUR M. BOTTERILL, No. 10886 DATE

**DENSITY EXCHANGE**

RECEIVING PARCEL INFORMATION	OWNER: CARLTON E. HEYSER, JR. 14526 NEW HAMPSHIRE AVE. SILVER SPRING, MD 20904-6033 L. 3365, F. 074 TAX MAP 40 GRID NO. 18 PARCEL 178
TOTAL AREA OF SUBDIVISION	18.5739 ACRES
NET ACREAGE OF SUBDIVISION	18.3639 ACRES
ALLOWED DENSITY UNITS	18.3639/4.25 = 4
NUMBER OF UNITS PROPOSED	9 UNITS
MAXIMUM DEED UNITS ALLOWED	18.3639/2 = 9
DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCELS	5 UNITS

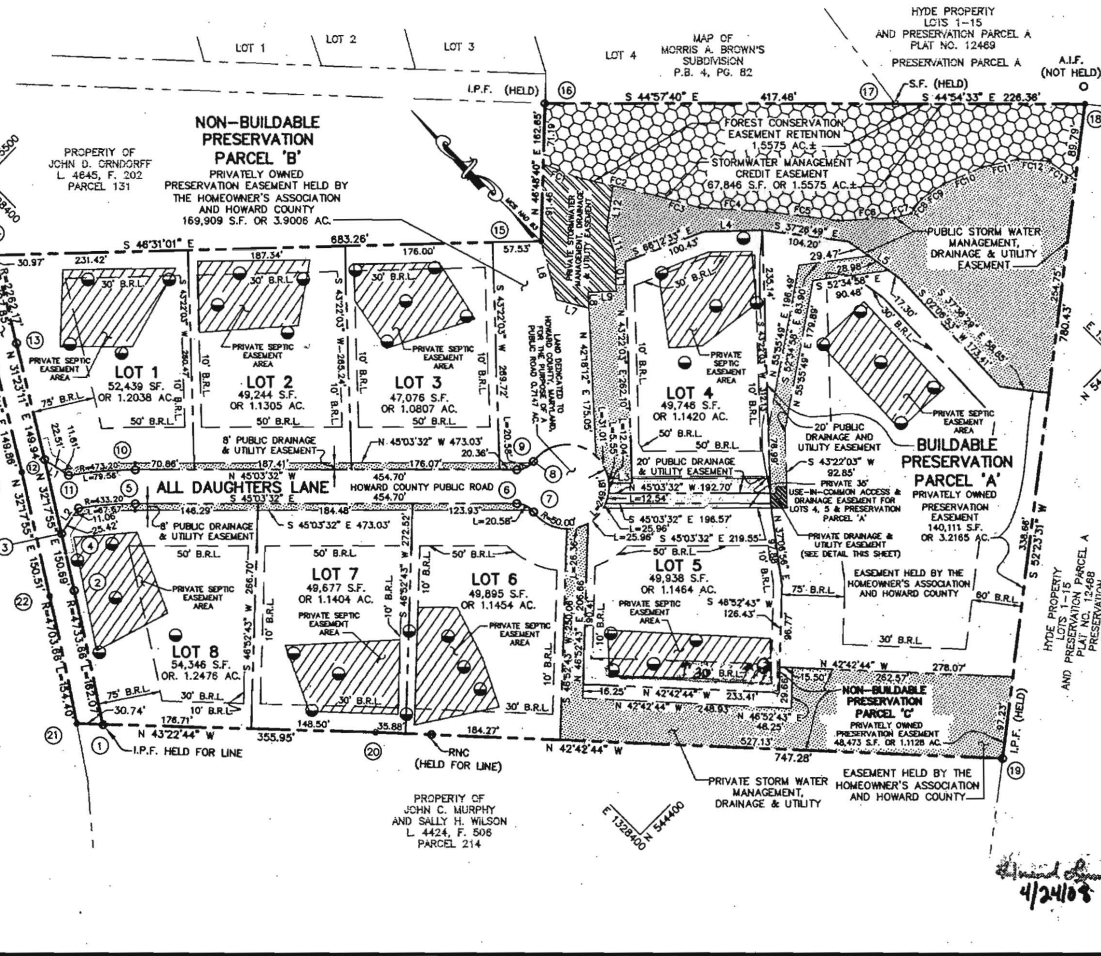
**SENDING PARCEL INFORMATION**

FIRST EXCHANGE	
RUSSELL-HOLLAND PARCEL A TAX MAP 7, GRID B PARCEL 101 AND TAX MAP 8, GRID 7 PARCEL ZONED: RCDDO F-07-130	OWNER: CHARLES A. SHARP AND DENISE D. SHARP 4803 JENNINGS CHAPEL ROAD BROOKVILLE, MD 20833
TOTAL AREA OF EASEMENT	34.9411 ACRES
DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL	3 UNITS
THERE ARE NO EXISTING STRUCTURES ON THE SENDING SITE.	
SECOND EXCHANGE	
TALLEY PROPERTY PARCEL 1 TAX MAP 8, GRID 13 PARCEL 34 ZONED: RCDDO	OWNER: TALLEY FAMILY LIMITED PARTNERSHIP 1525 DAISY ROAD WOODBINE, MARYLAND 21797 410-442-2300
TOTAL AREA OF EASEMENT	53.599 ACRES
DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL	2 UNITS

**LEGEND**  
 ● DENOTES LOCATION OF APPROVED PERC HOLES AS LOCATED BY PATTON HARRIS RUST & ASSOCIATES, PC  
 ○ DENOTES CAPPED IRON REBAR TO BE SET  
 ○ DENOTES STONE FOUND (S.F.)  
 ○ DENOTES IRON PIPE FOUND (I.P.F.)  
 B.R.L. DENOTES BUILDING RESTRICTION LINE  
 ● DENOTES FOREST CONSERVATION EASEMENT RETENTION, STORM WATER MANAGEMENT CREDIT EASEMENT  
 ■ PRIVATE 35' USE-IN-COMMON ACCESS & DRAINAGE EASEMENT FOR LOTS 4, 5 & PRESERVATION PARCEL 'A'  
 ■ PUBLIC/PRIVATE DRAINAGE & UTILITY EASEMENT  
 ■ PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

**OWNER**  
 CARLTON E. HEYSER, JR.  
 14526 NEW HAMPSHIRE AVE.  
 SILVER SPRING, MD  
 20904-6033

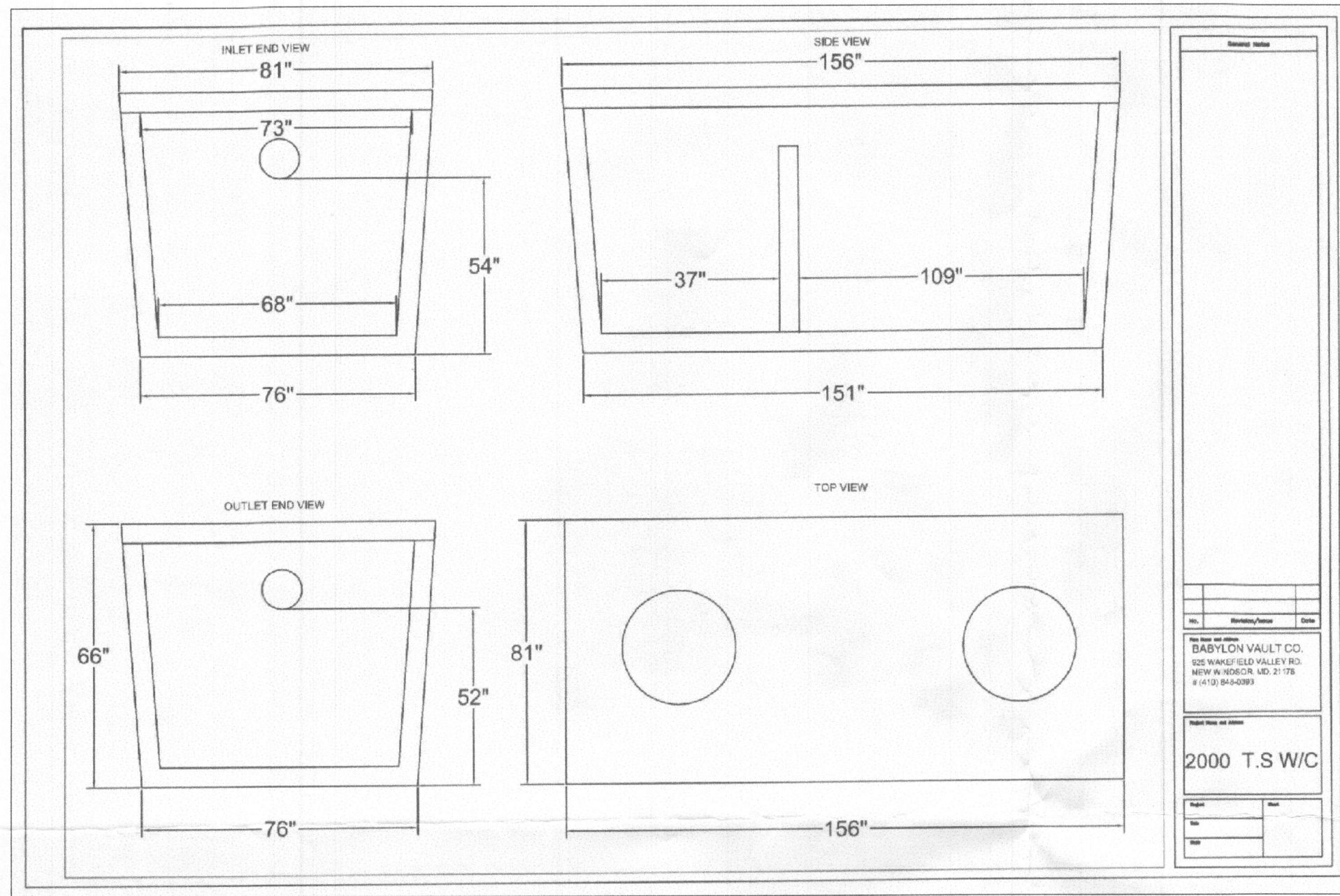
RECORDED AS PLAT No. \_\_\_\_\_ ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**ORCHARD ESTATES LOTS 1 THRU 8, & PRESERVATION PARCELS 'A'(BUILDABLE), 'B' & 'C' (NON-BUILDABLE)**  
 SP-05-015, RE-06-009  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 TAX MAP NO.40 GRID NO.18 PARCEL 178 ZONED: RR-DEO  
 SCALE: 1" = 100' DATE: 03-06-08 SHEET: 2 OF 2  
 13043/1-0/SURVEY/FINAL/001 SUBDIVISION PLAT.DWG  
 F-07-005



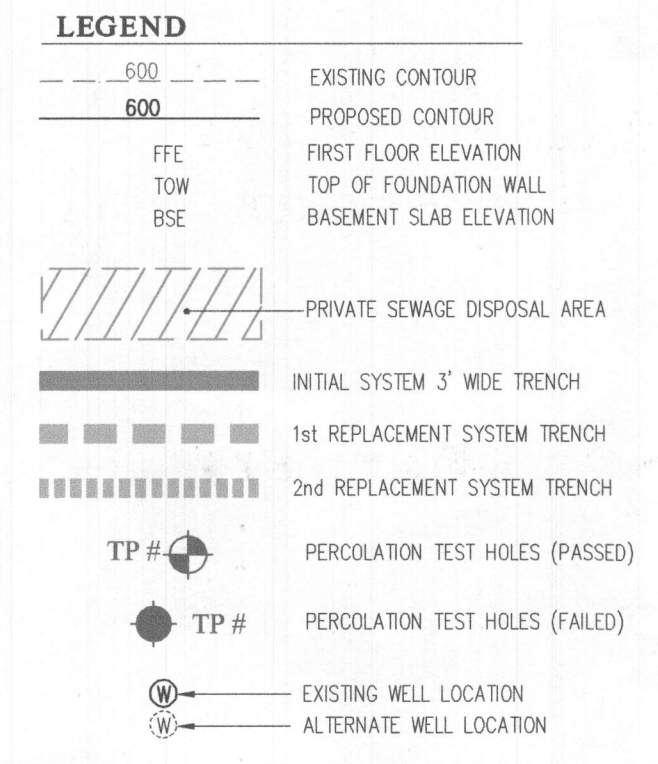
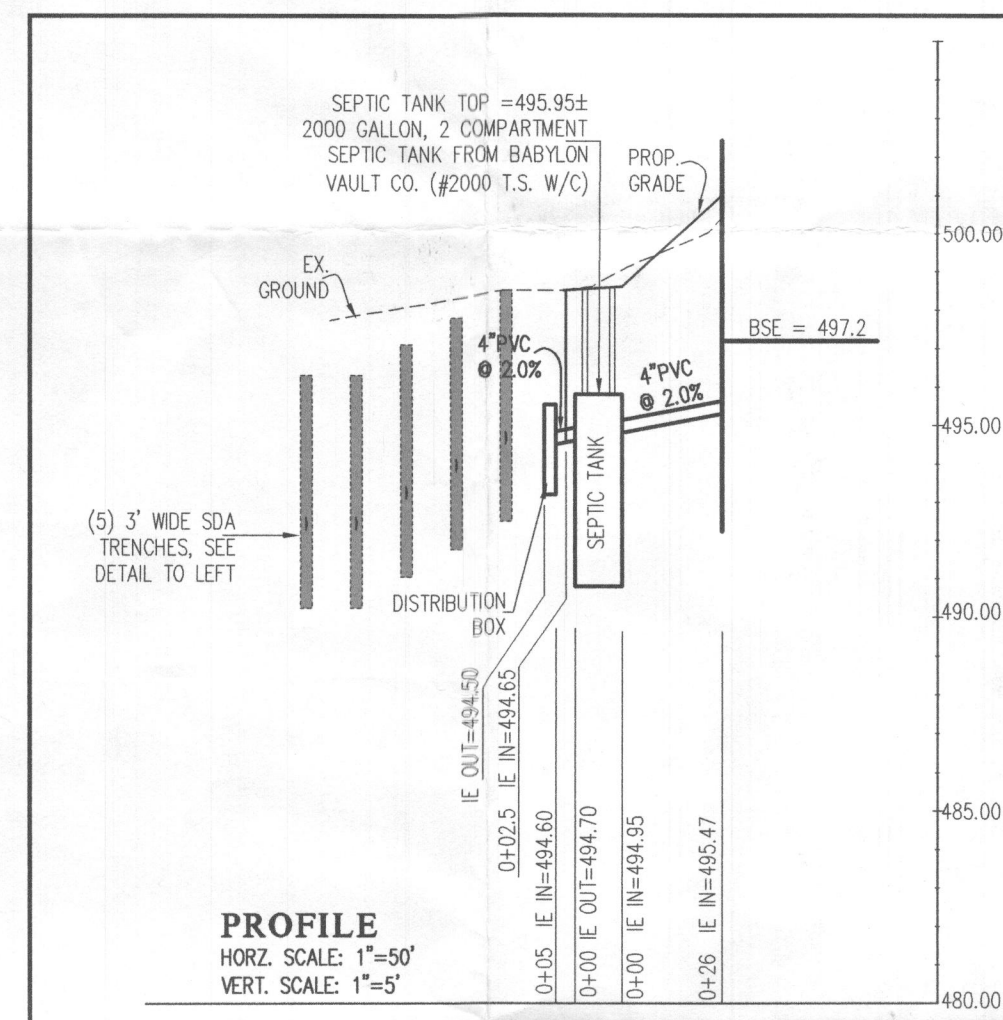
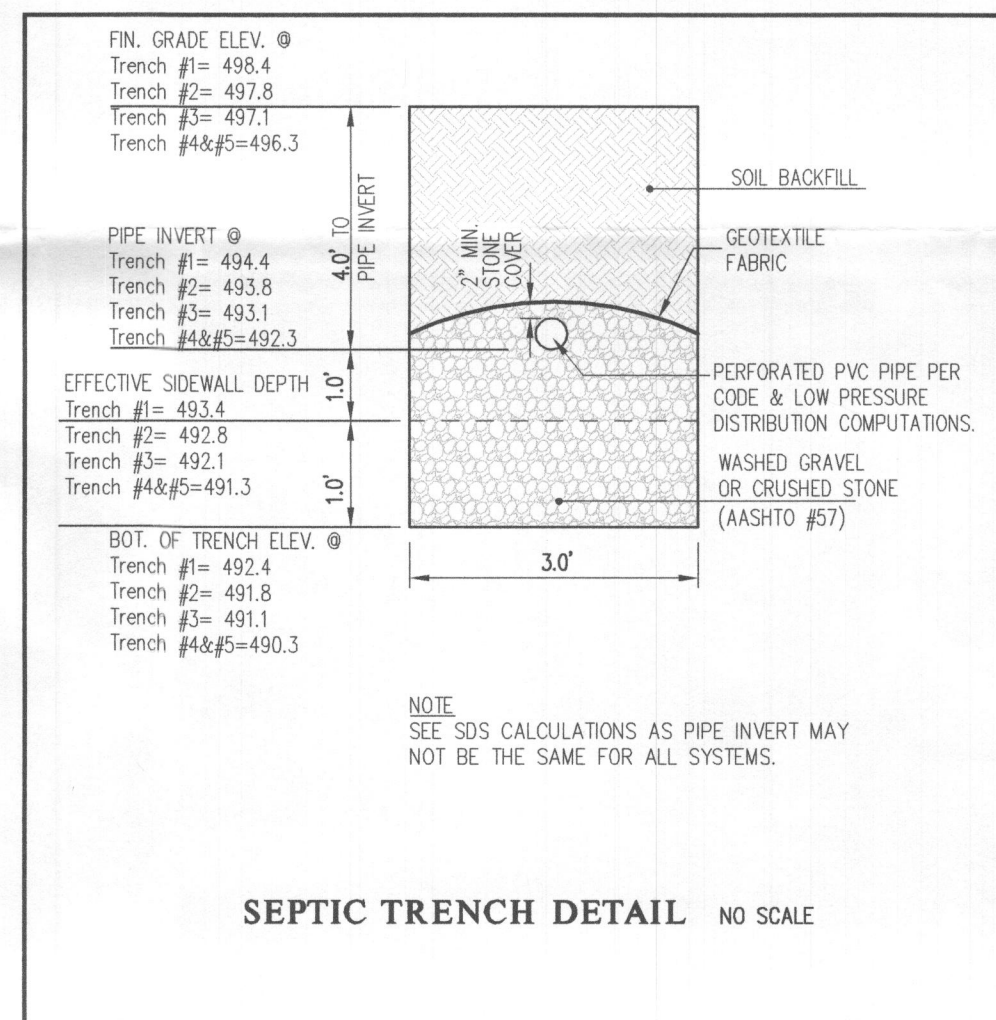
*4/24/08*

*p15202*

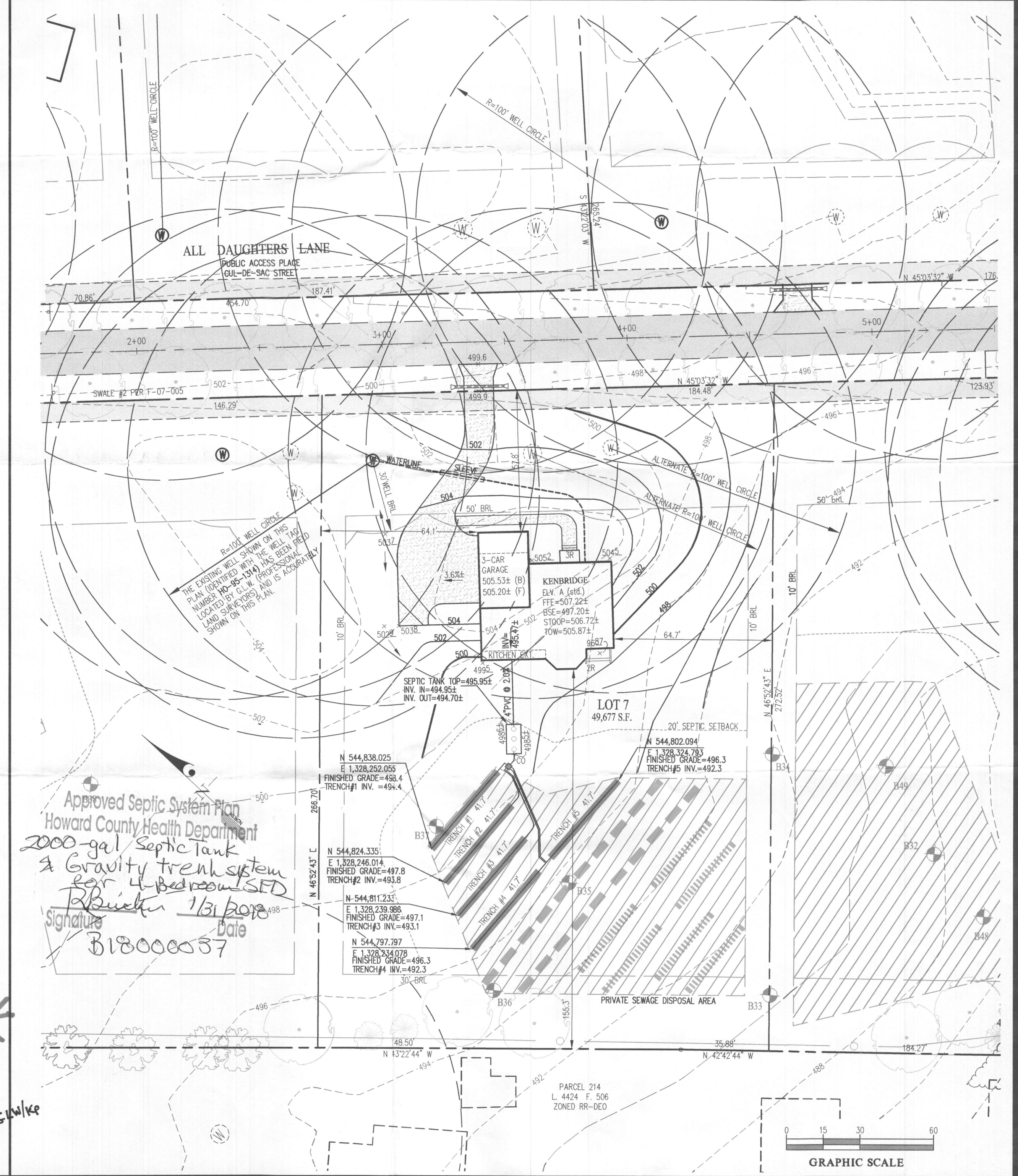
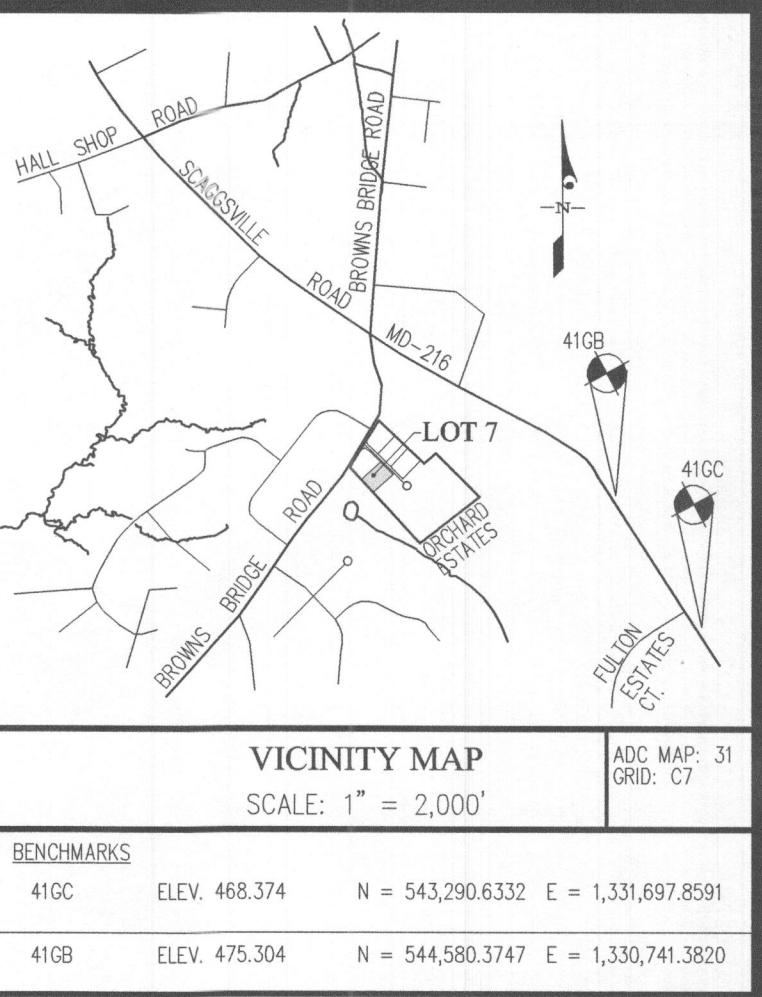
*MSA CON 2125 4166-2*



SDA TRENCH SIZE CALCULATIONS			
ORCHARD ESTATES		Lot-7	
<b>System Input Information</b>			
Application Rate	Initial System	Replacem't System No.1	Replacem't System No.2
0.8	0.8	0.8	0.8
Effective area beginning depth	5.0	5.0	5.0
Effective area maximum bottom depth	6.0	6.0	6.0
Number of Bedrooms	4	4	4
Design flow at 150 gal./day/bedroom	600	600	600
<b>Absorption Trench Calculations</b>			
Drainfield area required (Design flow/application rate)	750 s.f.	750 s.f.	750 s.f.
Effluent pipe depth to invert (cannot exceed 4'. If <2', then field run topo at 1-ft interval is required).	4.0	4.0	4.0
Effective sidewall depth "D" = depth between the effective beginning depth or pipe depth (which ever is deeper) and maximum trench bottom.	1.0	1.0	1.0
Trench Width "W" (2 or 3 feet)	3.0	3.0	3.0
SideWall Reduction Percent = $(W+2)/(W+1+2D)$	83.33%	83.33%	83.33%
Linear feet of trench required = (drainfield area x sidewall reduction)/W	208.3	208.3	208.3
<b>Trench Layout Information</b>			
Approximate length available on contour	50	100	50
Number of trenches to use	5	4	6
Minimum Trench Length (linear feet, Not to exceed 100-ft.)	41.7	52.1	34.8
Total (linear feet)	208.5	208.4	208.8
Minium Trench Spacing : For trenches with no sidewall credit the spacing is 6' for a 2' wide trench and 9' for a 3' wide trench (measured edge to edge). All trenches utilizing sidewall reduction credit must be spaced a min. of 10' for effective sidewall not over 3.5'. If >3.5', then spacing formula is $2D+W$ up to a maximum of 18'.	10.0	10.0	10.0
Approx. width of absorption Area	55 ft.		
Approx. drainfield Area (sq. feet)	2,294		



- NOTES:**
- ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
  - THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
  - THE WELL (TAG #95-1314) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
  - ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.



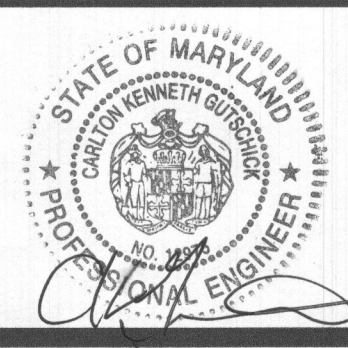
THE SUBJECT PROPERTY HAS A LIMITATION OF FOUR (4) BEDROOMS UNLESS AN EXHIBIT PRESENTED BY A CERTIFIED PROFESSIONAL DEMONSTRATES THAT THE SEWAGE DISPOSAL AREA WILL ACCOMMODATE THE WASTEWATER DISCHARGE FOR A RESIDENCE HAVING MORE THAN 4 BEDROOMS. ~~THIS LIMITATION WILL BE REMOVED THROUGH THE SUBMITTAL OF AN EXHIBIT TO THIS EFFECT. THE ENGINEER'S RESPONSIBILITY IS TO APPROVE THE SEWAGE DISPOSAL SYSTEM PLAN AS A COMPONENT OF THE SEPTIC SYSTEM. 105 per sq. ft.~~

**GLW GUTSCHICK 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: 301-421-4188

DATE	REVISION	BY	APPR.

PREPARED FOR:  
MB ORCHARD ESTATES, LLC  
1686 E. GUDE DRIVE  
ROCKVILLE, MARYLAND 20850  
PH: 301-762-9511  
ATTN: MARC QUINT

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS 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. 12285.  
EXPIRATION DATE: MAY 26, 2018  
1/17/18



**ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN**

**ORCHARD ESTATES**  
LOT 7 (12406 All Daughters Lane)  
PLAT No. 19876-19877

ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	RR-DEO	15112
DATE	TAX MAP - GRID	SHEET
JAN. 2018	40 - 18	1 OF 1

B18000037  
HEALTH DEPT

To:  
Health Dept.

# MITCHELL & BEST

4 Bedroom  
Septic

## THE KENBRIDGE

Professional certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 8588. Expiration Date: 05/23/2019.

NO	DATE	REVISIONS
01	05/03/08	PRELIMINARY
02	05/09/08	REVIEW SET
03	05/09/08	WATERCLOSET LAYOUT VIA PERMITS
04	05/09/08	WATERCLOSET LAYOUT VIA PERMITS
05	05/09/08	WATERCLOSET LAYOUT VIA PERMITS
06	05/09/08	IRC 2006 UPDATE REVISIONS
07	02/07/11	IRC 2006 UPDATE
08	06/03/11	PLAN REVISIONS
09	06/03/11	PLAN REVISIONS
10	06/03/11	PLAN REVISIONS
11	06/03/11	PLAN REVISIONS
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49	06/03/11	PLAN REVISIONS
50	06/03/11	PLAN REVISIONS

### GENERAL REQUIREMENTS

**BUILDER, CONTRACTOR, SUB-CONTRACTOR RESPONSIBILITIES**  
The term Work as used in construction documents shall include all provisions as drawn or specified in these documents as well as other provisions specifically included by the Architect in the form of drawings, specifications, written and other instructions issued by the Architect.

- Contractor/Builder understands that drawings graphically depict design intent of the project. Locations and dimensions shown on drawings are diagrammatic. Builder/Contractor understands that drawings show the general arrangement, design and extent of Work and are not intended to be scaled for measurements or serve as shop drawings.
- Contractor/Builder shall properly fabricate, transport, fabricate, install, erect, construct and test, furnish and supply all labor, materials, labor, equipment, apparatus, appliances, and all other items and expenses necessary to properly complete the Work in place and ready for operation or use as intended for by the Architect.
- Contractor/Builder shall be familiar with provisions of all applicable codes, shall ensure compliance with same and shall be responsible for and be required to discover, through exercising care, skill and diligence in reviewing the Construction Drawings, any omissions, and discrepancies and shall bring same to the attention of the Architect prior to construction.
- By executing the Contract, the Contractor/Builder warrants that he has closely inspected the site and it's environs, and has determined to his satisfaction the physical condition of such, familiarized himself with the local conditions under which the Work is to be performed, correlated his observations with the requirements of the Construction Drawings, and knows of no other information required to complete the Work as intended for by the Architect, and as per local jurisdiction requirements.
- If any item or material is not shown or omitted on the drawings, but is otherwise reasonably inferable therefrom, the Contractor shall inform Architect, and be required to furnish and install such item or material which conforms to the type and quality of similar items otherwise established in the Construction Drawings and Specifications.
- Where a typical detail is shown or indicated on the drawings, that condition shall be representative of and shall constitute the standard for workmanship, materials, and performance for conditions and materials and workmanship throughout corresponding and similar conditions throughout the Work.
- The Contractor/Builder are responsible for thoroughly examining all drawings, specifications and applicable codes, as well as making all actual measurements and establishing all actual dimensions for each particular type of Work, and for co-ordinating the Work described, and also responsible for determining the exact scope of Work for each section, as well as checking cross references of Work, and any Work excluded from any section.
- By making substitution of products or procedures in the Work, the Contractor/Builder represents that he has personally investigated the proposed substitute and determined that it is equal or superior in all respects to that specified, represents that he will provide equal or better warranty for the substitution, represents that he will coordinate the installation of the approved substitute, making all changes as may be required.
- Where reference is made in these documents to Builder/Contractor, it shall refer to Builder, General Contractor, and all Sub-Contractors and their employees.
- Nothing hereunder shall create any contractual relationship between the Architect and any sub-contractor.
- These documents do not include the necessary components for construction safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety. Compliance with all safety requirements shall be the Contractor's responsibility. Contractor/Builder shall supervise and direct the Work and be solely responsible for all construction means, methods, techniques and safety procedures, and for coordinating all portions of the Work.

### BUILDER

MITCHELL & BEST  
1686 E. GUDE DRIVE  
ROCKVILLE, MD 20850  
301.762.9511  
301.610.0086-FAX

### ARCHITECT

KTGY GROUP, INC.  
8609 WESTWOOD CENTER DR. SUITE 600  
VIENNA, VA 22182  
703.992.6116  
703.992.6428-FAX

### STRUCTURAL ENGINEER

CONSULTING ENGINEERS CORPORATION  
11480, SUNSET HILLS ROAD, SUITE 100-W  
RESTON, VA 20190  
703-481-2100  
703-929-2587 - FAX

### LIST OF DRAWINGS

- CS COVER SHEET
- SPI SPECIFICATIONS
- A.J BASEMENT PLAN \*ELEV. 'A' & 'C'
- A.2 FIRST FLOOR PLAN \*ELEV. 'A' & 'C'
- A.3 SECOND FLOOR PLAN \*ELEV. 'A'
- A.3.I PARTIAL PLAN \*ELEV. 'D'
- A.3.2 PARTIAL PLAN \*OPT. GARAGES
- A.3.3 PARTIAL PLAN \*OPT. 3-CAR SIDE LOAD GARAGE
- A.3.4 PARTIAL PLAN \*OPT. SIDE GARAGE W/BREEZEWAY
- A.3.5 PARTIAL PLANS \*2' EXTENDED GARAGE
- A.3.6 PARTIAL PLAN \*OPT. SUNROOM & \*OPT. EXT. KITCHEN
- A.4 FRONT ELEVATION A
- A.4.I OMITTED
- A.4.2 OMITTED
- A.4.3 FRONT ELEVATION D
- A.5 REAR ELEVATION
- A.6 SIDE ELEVATIONS
- A.6.I HIGH VISIBILITY ELEVATIONS
- A.7 PARTIAL ELEVATION \*OPT. 2-CAR SIDE LD. GARAGE
- A.7.I PARTIAL ELEVATION \*OPT. 3-CAR GARAGE
- A.7.2 PARTIAL ELEVATION \*OPT. 3-CAR SIDE LD. GARAGE
- A.7.3 PARTIAL ELEVATION \*OPT. SIDE GARAGE W/BREEZEWAY
- A.7.4 PARTIAL ELEVATION \*EXT. KITCHEN
- A.7.5 PARTIAL ELEVATION \*OPT SUNROOM
- A.7.6 PARTIAL ELEVATION \*OPT. ULTIMATE SUNROOM
- A.8 BUILDING SECTION
- S.0 STRUCTURAL NOTES & INDEX
- S.I-S.I.C FOUNDATION PLANS & NOTES
- S.2-S.2B FIRST FLOOR FRAMING PLANS & NOTES
- S.3-S.3C SECOND FLOOR FRAMING & NOTES
- S.4-S.4A ROOF FRAMING PLANS & NOTES
- SDI-SD6 SECTION DETAILS
- I.JF I-JOIST DETAILS
- E.1 BASEMENT ELECTRICAL PLAN
- E.2 FIRST FL. ELECTRICAL PLAN
- E.3 SECOND FL. ELECTRICAL PLAN
- D.1 TYPICAL DETAILS
- D.2 TYPICAL DETAILS
- D.3 TYPICAL DETAILS

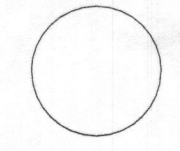
AREA	
SQUARE FOOTAGE:	
STANDARD BASEMENT	1659 SQ FT
OPT. SUNROOM	280 SQ FT
OPT. ULTIMATE SUNROOM	352 SQ FT
OPT. EXTENDED KITCHEN	96 SQ FT
STANDARD FIRST FLOOR	1670 SQ FT
2-CAR GAR.	412 SQ FT
OPT. SUNROOM	280 SQ FT
OPT. ULTIMATE SUNROOM	352 SQ FT
OPT. 3-CAR FRONT LOAD GAR.	705 SQ FT
OPT. 3-CAR SIDE LOAD GAR.	614 SQ FT
OPT. SIDE GARAGE W/ BREEZEWAY	484 SQ FT
OPT. EXTENDED KITCHEN	96 SQ FT
STANDARD SECOND FLOOR	1920 SQ FT
OPT. EXT. MASTER BEDRM ABV. 3-CAR GAR.	258 SQ FT
TOTAL BASE HOUSE	3690 SQ FT

**CODE INFORMATION**

GOVERNING CODE BOOK: IRC 2015 AS AMENDED BY LOCAL JURISDICTION

USE GROUP: 3 STORY, SINGLE FAMILY DETACHED

### PROJECT NORTH



KENBRIDGE

MITCHELL & BEST

COVER SHEET



OWNER

SCALE

N.T.S.

CHECKED BY SA

DRAWN BY BA

DATE 11/19/09

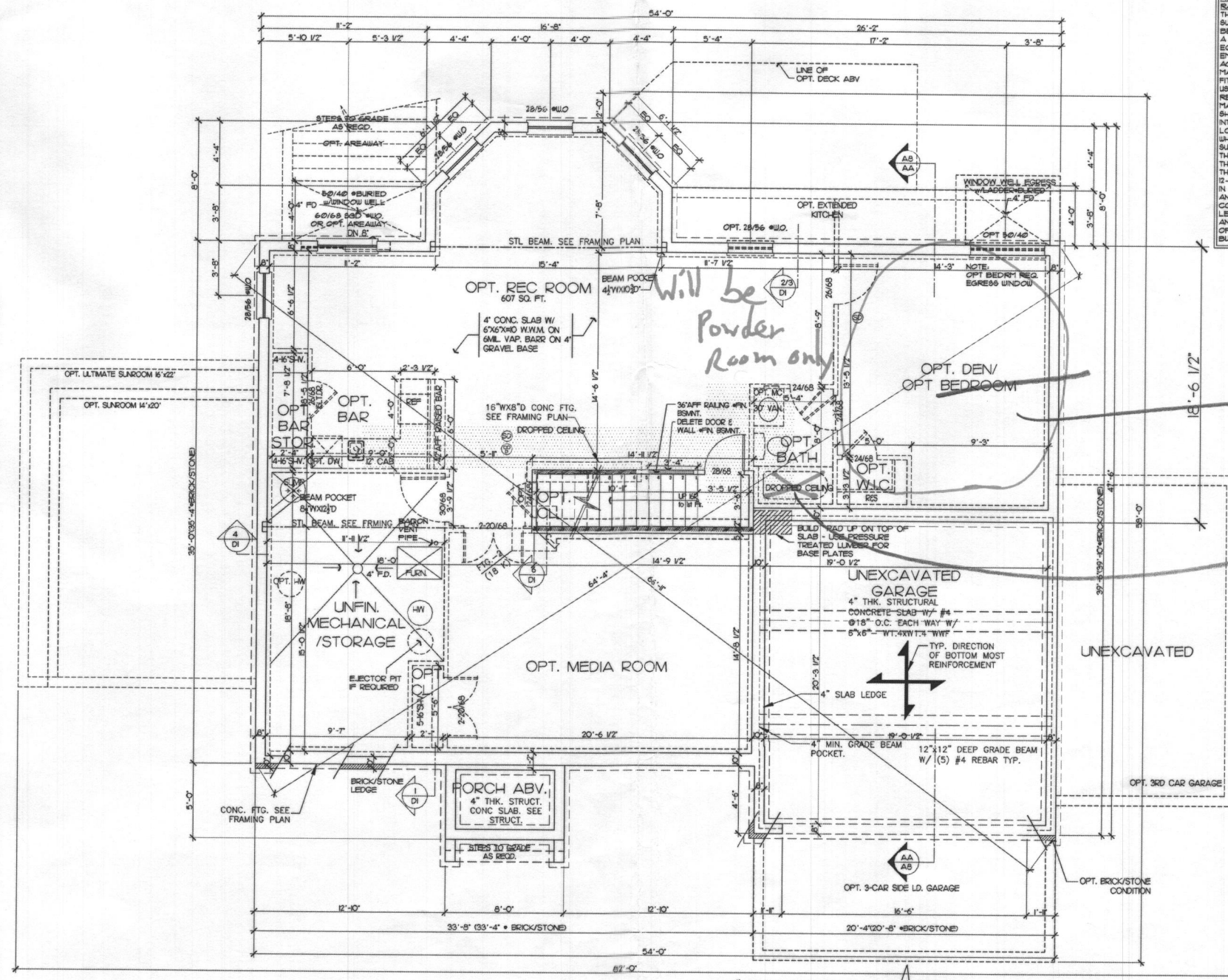
CS

20110009.00

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FOUND.PLAN @OPT. SHALLOW AREAWAY ON LEFT SIDE



BASEMENT PLAN @ELEV. A & C

B18000037  
 12406 All Daughters Lane  
 Health Dept copy

FOUNDATION PLAN @OPT. 2-8'x8' GARAGE DOOR

- CONCRETE WALLS**
1. DIMENSION NOTE - INSIDE OF THE BASEMENT INCREASES 4" @ OPT. BRICK AND STONE ALONG THE FRONT HALL, INCLUDING THE SUNROOMS.
  2. AT OPT. BRICK WATER TABLE SIDE, CONC. WALL IS TO MOVE OUT 4" @ OPT. REAL STONE WATER TABLE SIDE, CONC. WALL IS TO MOVE OUT 6", WITH CALTRED STONE WATERTABLE, NO LEDGE IS NEEDED.
  3. LENGTH OF STEEL BEAM TO BE MEASURED AT THE SITE FOR OPT. BRICK/STONE WATERTABLE AROUND THE HOUSE.
  4. VERT. REINF. NOT REQ'D. TYP. REFER STRUCTURAL DRAWINGS.
  5. PROVIDE 2-#4 IN ALL CONC. FINES.
- PROVIDE FOOTING DRAINS AT INTERIOR & EXTERIOR OF BURIED BSMT WALLS. PROVIDE CLASS I BACKFILL MATERIAL, #1 OR BETTER, SEE SITE PLAN & GEO-TECH REPORT
- NOTE:**
- PANEL MANUF. SHOULD PROVIDE 5" MIN. # ALL DOORS JAMBES TYP.
  - DENOTES LOU HEIGHT
- NOTE:**
- CONC. RD. FOR WINDOWS & DOORS @BASEMT.
  - 36"X68 DR. - 44"X68"TT
  - 36"X68 DR. - 31"X68"TT
  - 36"X46 UNDOU. - 42"X68"TT
  - ALL OTHER UNDOU. RD. 6" WIDER AND TALLER THAN UNDOU. SIZE
  - UNDOU. #10 TO BE SET ON TOP OF CONCRETE WALL
  - FALL HT. UNDOU. #10 TO BE SET AT 8'-0" ABOVE THE TOP OF FOOTING.

**MONTGOMERY COUNTY ONLY, RADON MITIGATION NOTE**

THE FOLLOWING COMPONENTS OF A PASSIVE SUB-SLAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION:

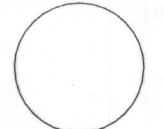
A MINIMUM 3-INCH-DIAMETER ABS, PVC OR EQUIVALENT GAS-TIGHT PIPE SHALL BE EMBEDDED VERTICALLY INTO THE SUB-SLAB AGGREGATE OR OTHER PERMEABLE MATERIAL. BEFORE THE SLAB IS CAST, A "T" FITTING OR EQUIVALENT METHOD SHALL BE USED TO ENSURE THAT THE PIPE OPENING REMAINS WITHIN THE SUB-SLAB PERMEABLE MATERIAL. ALTERNATIVELY, THE 3-INCH PIPE SHALL BE INSERTED DIRECTLY INTO AN INTERIOR PERIMETER DRAIN TILE LOOP OR THROUGH A SEALED SUMP COVER WHERE THE SUMP IS EXPOSED TO THE SUB-SLAB AGGREGATE OR CONNECTED TO IT THROUGH A DRAINAGE SYSTEM. THE PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, TERMINATE AT LEAST 12-INCHES ABOVE THE SURFACE OF THE ROOF IN A LOCATION AT LEAST 10-FEET AWAY FROM ANY UNDOU. OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT LESS THAN 2 FEET BELOW THE EXHAUST POINT, AND 10-FEET FROM ANY UNDOU. OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.

Cannot be a bedroom  
 2nd level has 4 bedrooms  
 2-pc Bath

Professional certification: I certify that these documents were prepared or supervised by me and that I am a duly licensed architect under the laws of the State of Maryland, license number 5598. Expiration Date: 05/23/2019.

NO	DATE	REVISIONS
01	03/05/09	PRELIMINARY
02	03/05/09	REVIEW SET
03	03/05/09	WATERFORD LODGOWN VA PERMITS
04	03/07/09	WATERFORD LODGOWN VA PERMITS
05	03/07/09	WATERFORD LODGOWN VA PERMITS
06	03/07/09	WATERFORD LODGOWN VA PERMITS
07	02/15/11	RC 2009 UPDATE
08	06/03/11	PLAN REVISIONS
09	06/03/11	REVISIONS
10	03/09/17	RC 2015 CODE UPDATE/HARDWARE

PROJECT NORTH



KENBRIDGE

BASEMENT PLAN @ ELEV. A & C

ktgy ARCHITECTURE-PLANNING

SCALE 1/4"=1'-0"

CHECKED BY SA

DRAWN BY BA

DATE 11.19.09

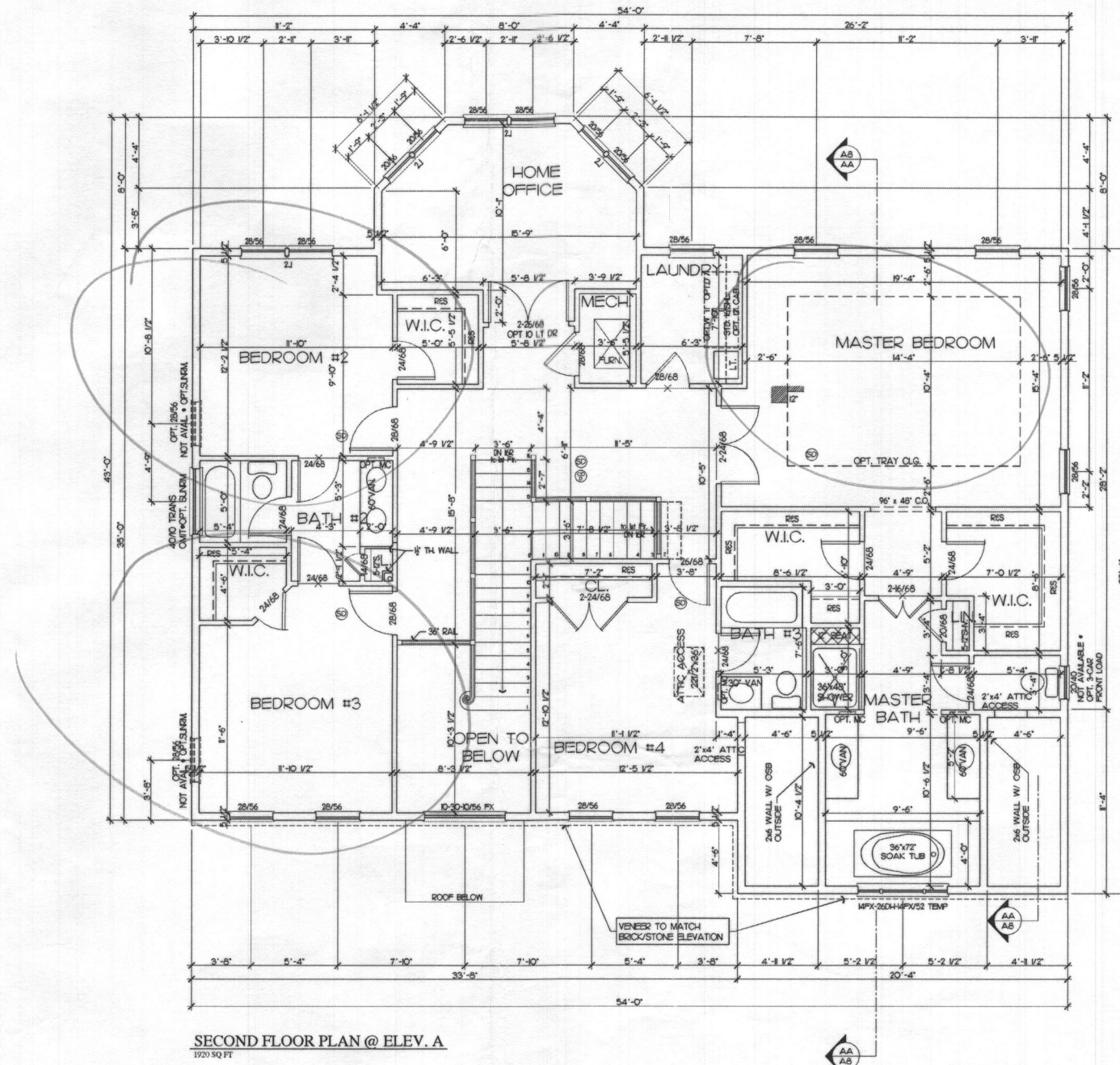
OWNER MITCHELL & BEST

A.1

20110009.00

**NOTE:** PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2096 OR F2098 ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 37" (INCHES) ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW, AND WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" (INCHES) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

K:\Projects\Projects\Pre 2016\Single Family\Mitchell & Best\08021285FW-Kenbridge\Draw\Arch\A1-A3\_Plan.dwg  
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SECOND FLOOR PLAN @ ELEV. A  
 1920 SQ FT

*Health Dept copy*

*B18000037  
 12406 All Daughters Lane*

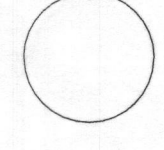
*2nd Floor  
 4 Bedrooms*

NOTE: PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2090 OR F2092 ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 20" (INCHES) ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW AND WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" (INCHES) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

Professional certification: I certify that these drawings were prepared by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 65588. Expiration Date: 05/23/2019.

NO	DATE	REVISIONS
01	05/23/09	PRELIMINARY
02	05/23/09	REVIEW SET
03	05/23/09	WATERKORD LOOGLAN VA PERMITS
04	06/07/09	WATERKORD LOOGLAN VA PERMITS
05	03/09/09	REVISIONS, ADD OPT DECK
06	03/09/09	REVISIONS, ADD OPT DECK
07	03/09/09	REVISIONS, ADD OPT DECK
08	05/13/11	PLAN REVISIONS
09	06/23/12	REVISE STAIRCASE
10	11/03/2017	INC. 2016 CODE UPDATE/HOWARD CO.

PROJECT NORTH



KENBRIDGE

MTCHELL & BEST

TITLE  
 SECOND FLOOR  
 PLAN @ ELEV. A



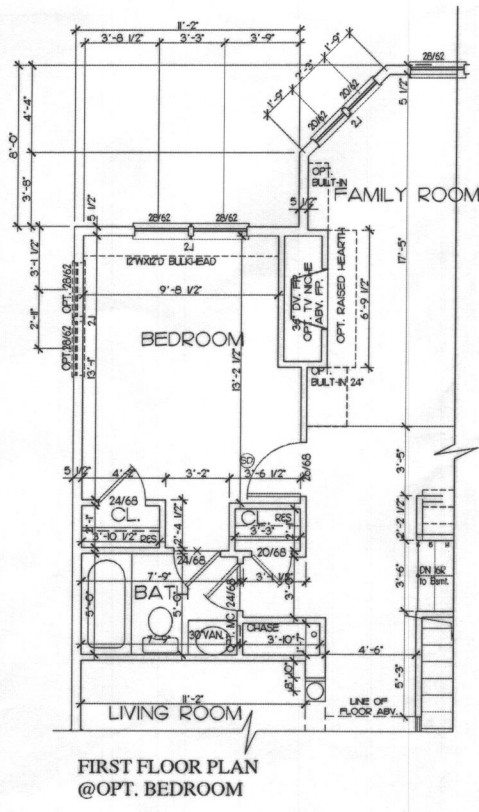
DATE  
 11.19.09  
 DRAWN BY  
 BA  
 CHECKED BY  
 SA  
 SCALE  
 1/4"=1'-0"

A.3

20110009.00

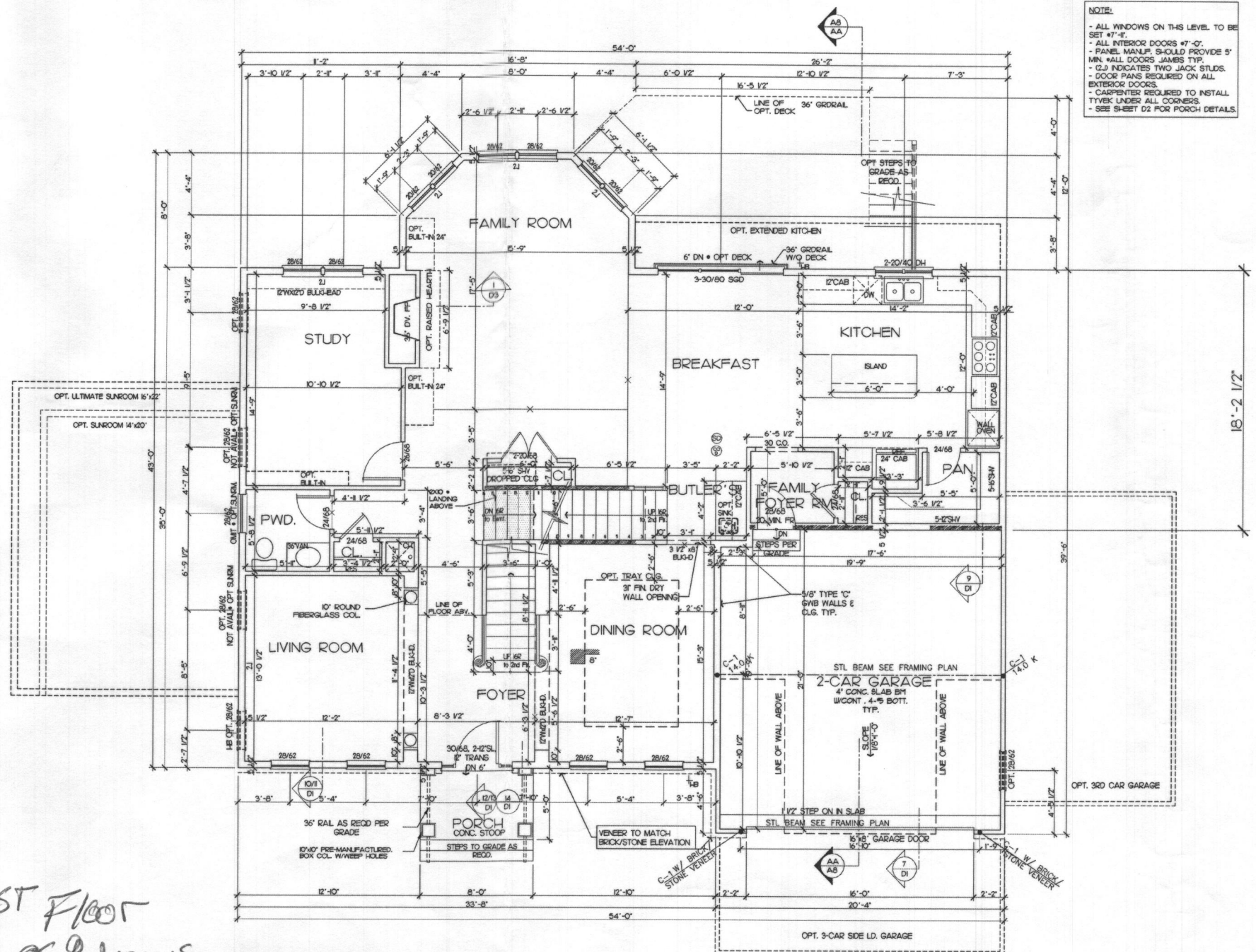
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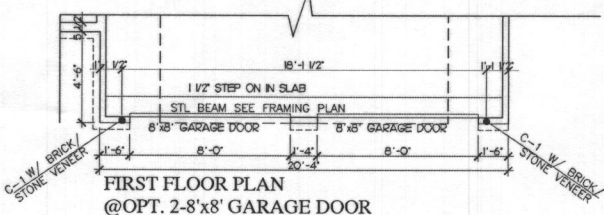


FIRST FLOOR PLAN @OPT. BEDROOM

1st Floor  
 0 Bedrooms  
 B18000037  
 12406 All Daughters Lane



FIRST FLOOR PLAN @ELEV. A & C  
 1570 SQ FT  
 3590 SQ FT TOTAL



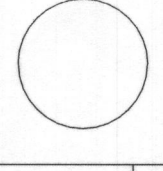
FIRST FLOOR PLAN @OPT. 2-8'x8' GARAGE DOOR

NOTE:  
 - ALL WINDOWS ON THIS LEVEL TO BE SET 47'-0"  
 - ALL INTERIOR DOORS 47'-0"  
 - PANEL MANUF. SHOULD PROVIDE 5' MIN. HALL DOORS JAMES TIP.  
 - C.J. INDICATES TWO JACK STUDS.  
 - DOOR PANS REQUIRED ON ALL EXTERIOR DOORS.  
 - CARPENTER REQUIRED TO INSTALL TYVEK UNDER ALL CORNERS.  
 - SEE SHEET 02 FOR PORCH DETAILS.

Professional certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 8598. Expiration Date: 05/23/2019.

NO	DATE	REVISIONS
01	03/05/08	PRELIMINARY
02	05/09/08	REVIEW SET
03	05/06/08	WATERFORD LODGON, VA PERMITS
04	08/07/08	WATERFORD LODGON, VA PERMITS
05	08/07/08	WATERFORD LODGON, VA PERMITS
06	11/09/09	REC. 2008 UPDATE REVISIONS
07	02/15/11	REC. 2009 UPDATE REVISIONS
08	06/13/11	PLAN REVISIONS
09	06/23/12	REVISE STAIRCASE
10	11/09/11	REC. 2008 CODE UPDATE/REWARD CO.

PROJECT NORTH



KENBRIDGE

MITCHELL & BEST

TITLE  
 FIRST FLOOR PLANS @ ELEV A & C



DATE 11/19/09  
 DRAWN BY BA  
 CHECKED BY SA  
 SCALE 1/4"=1'-0"  
 OWNER OPT. 3RD CAR GARAGE

A.2

20110009.00

NOTE:  
 PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2086 OR F2090 ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 3' (914MM) ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW AND WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" (610MM) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.