



# Building Permit Application

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

DILP 2018 MAR 22 PM 3:25

Date Received: \_\_\_\_\_

Permit No.: B18000905

Building Address: 12218 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: 16'  
 Tax Map: 34 Parcel: 200 Grid: 24  
 Zoning: RR-DEO Map Coordinates: \_\_\_\_\_ Lot Size: .777 acres

Existing Use: Vacant  
 Proposed Use: Single Family Dwelling  
 Estimated Construction Cost: \$ 390,000  
 Description of Work: Berkley - Elev. B - 3 car side entry garage-Walkout Basement  
10R; 5BR; 4FB; 1HB; fireplace  
(No In-Law Suite in this home)  
 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 Vicky M  
 Address: 1686 E. Gude Drive  
 City: Rockville State: MD Zip Code: 20850  
 Phone: 301-762-9511 Fax: 301-610-9564  
 Email: MQuint@mitchellbest.com MDBIDG Permits@comcast.net

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: BENCHMARK ENG.  
 Responsible Design Prof.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: 410-465-6105 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: 53'	64'
Area of construction (sq. ft.):	2 <sup>nd</sup> floor: 53'	64'
Use group:	Basement: 53' 64'	
	<input checked="" type="checkbox"/> Finished Basement	
	<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>5</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:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<input type="checkbox"/> Roadside Tree Project Permit	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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:	

RECEIVED  
MAR 22 2018

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: [Signature] V. Meyer, Agent  
 Print Name: Marc Quint  
 Email Address: MQuint@mitchellbest.com MDBIDG Permits@comcast.net  
 Date: 3/21/2018  
 Title/Company: Operations Mgr., Mitchell & Best Homes LLC Vicky Meyer (ph 410 296-6900)

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY  
FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health		<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>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	# <u>002732</u>

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

# MITCHELL & BEST

12218 Pleasant Springs Court-Highland Reserve Lot 16

## THE BERKLEY

### Health Dept Floor Plans for 5 bedroom septic submission



MITCHELL & BEST HOMEBUILDERS  
1686 E. Gude Drive  
Rockville, MD 20850  
301-762-9511

Professional certification: I certify that these documents were prepared or approved by me, I am an authorized licensed architect under the laws of the State of Maryland, license number 8882 Expiration Date: 05/28/2017.

#### 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.

1. 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.

2. Contractor/Builder shall properly fabricate, transport, fabricate, install erect, construct and test, furnish and supply all labor materials, labor, equipment, apparatus, appurtenances, 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.

3. 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.

4. By executing the Contract, the Contractor/Builder warrants that he has closely inspected the site and its 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.

5. 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.

6. 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.

7. 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.

8. 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 co-ordinate the installation of the approved substitute, making all changes as may be required.

9. Where reference is made in these documents to Builder/Contractor, it shall refer to Builder, General Contractor, and all Sub-Contractors and their employees.

10. Nothing hereunder shall create any contractual relationship between the Architect and any sub-contractor.

11. 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  
TYSONS, VA 22182  
703.992.6116  
703.992.6428-FAX

#### STRUCTURAL ENGINEER

Structural Engineering Unlimited, LLC  
3280 Urbana Pike - Suite 101  
Ijamsville, MD 21754  
(301) 748-2769

#### LIST OF DRAWINGS

- CS COVER SHEET
- SP1 SPECIFICATION
- A.1 BASEMENT PLANS @ BURIED COND.
- A.1.1 BASEMENT PLANS @ WALK-OUT COND.
- A.2 FIRST FLOOR PLAN
- A.3 SECOND FLOOR PLAN
- A.3.1 PARTIAL FLOOR PLAN @ ELEVATION-B
- A.3.2 FLOOR PLANS W/3-CAR FRONT LOAD GARAGE
- A.3.3 FLOOR PLANS W/3-CAR SIDE LOAD GARAGE
- A.3.4 FLOOR PLANS W/ IN-LAW SUITE
- A.4 FRONT ELEVATION A @ GREEK REVIVAL
- A.4.1 FRONT ELEVATION B @ ITALIANATE
- A5 REAR ELEVATIONS
- A.6 SIDE ELEVATION A @ GREEK REVIVAL
- A.6.1 SIDE ELEVATION B @ ITALIANATE
- A.6.2 FRONT ELEVATIONS @ OPT. 3 CAR FRONT LOAD GARAGE
- A.6.3 SIDE ELEVATIONS @ OPT. 3 CAR FRONT LOAD GARAGE
- A.6.4 FRONT ELEVATIONS @ OPT. 3 CAR SIDE LOAD GARAGE
- A.6.5 SIDE ELEVATIONS @ OPT. 3 CAR SIDE LOAD GARAGE
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- E.1 BASEMENT FLOOR ELECTRICAL PLAN @ BURIED COND.
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- E.2.1 ELECTRICAL PLANS @ OPT. IN-LAW SUITE
- E.3 SECOND FLOOR ELECTRICAL PLAN
- D.1 DETAILS
- D.2 DETAILS
- D.3 ARB DETAILS
- SN1-SN3 GENERAL STRUCTURAL NOTES & SCHEDULES
- S1.1 FOUNDATION PLAN
- S2.1 FIRST FLOOR FRAMING PLANS
- S3.1 SECOND FLOOR FRAMING PLANS
- S4.1 SECOND FLOOR FRAMING PLANS
- S4.2-S4.4 ROOF FRAMING PLANS
- WB1-WB3 WALL BRACING PLAN
- SD1-SD3 STRUCTURAL DETAILS AND NOTES

AREA	SQUARE FOOTAGE:
STANDARD BASEMENT	2376 SQ FT
BASEMENT @ OPT. IN-LAW SUITE	+323 SQ FT
STANDARD FIRST FLOOR	2016 SQ FT
STANDARD SECOND FLOOR	2384 SQ FT
2 CAR GARAGE	464 SQ FT
OPT. 3 CAR FRONT LOAD GARAGE	716 SQ FT
OPT. 3 CAR SIDE LOAD GARAGE	674 SQ FT
FIRST FLOOR @ OPT. IN-LAW SUITE	+323 SQ FT
STD BASE HOUSE	4400 SQ FT

#### CODE INFORMATION

GOVERNING CODE BOOK: IRC 2015 AS AMENDED BY LOCAL JURISDICTION  
USE GROUP: 3 STORY, SINGLE FAMILY DETACHED

BERKLEY

HOWARD CO., MD

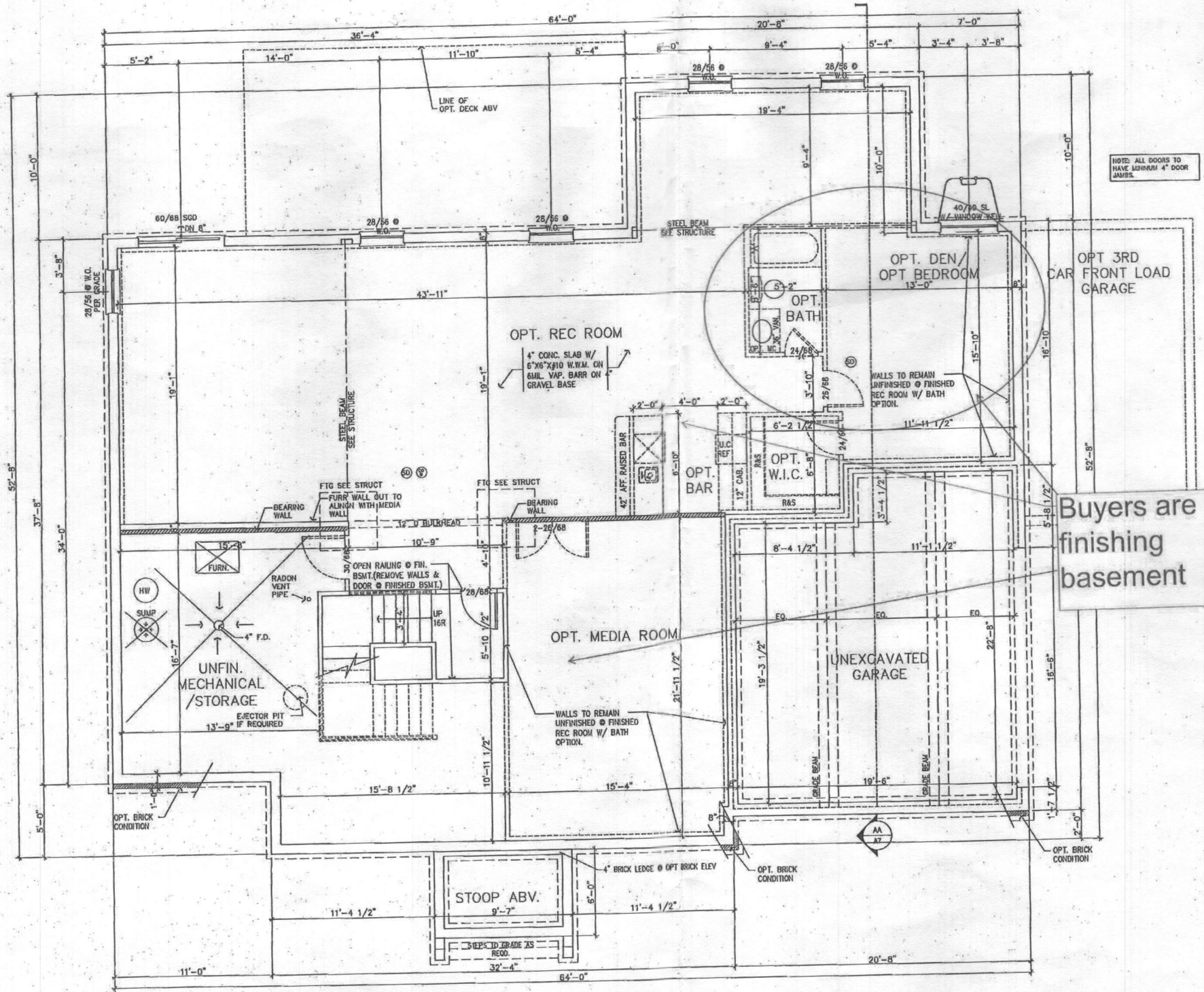
CLIENT: MITCHELL & BEST

01	05-28-16	ISSUE DATE	01	05-28-16	ISSUE DATE
02	05-28-16	ISSUE DATE	02	05-28-16	ISSUE DATE
03	05-28-16	ISSUE DATE	03	05-28-16	ISSUE DATE
04	05-28-16	ISSUE DATE	04	05-28-16	ISSUE DATE

DESIGN DELIVERABLE: ISSUE TYPE  
ISSUE DATE:  
PROJECT NUMBER: 20130859.00  
DRAWN BY: JV  
CHECKED BY: SA  
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SHEET TITLE:  
**COVER SHEET**  
SHEET NUMBER:  
**CS**

K:\Users\Projects\Pre 2015\Single Family\Mitchell & Best\Berkley of Williamsport\Howard County\Plans.dwg 7/5/2016 5:48:45 PM



1 BASEMENT FLOOR PLAN @ ELEVATION A @ WALK OUT  
SCALE: 1/4"=1'-0" AREA = 2016 SQ. FT.



CLIENT: MITCHELL & BEST HOMEBUILDERS  
1686 E. Gude Drive  
Rockville, MD 20850  
301-762-9511

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 65888. Expiration Date: 05/23/2017.

Buyers are finishing basement

**BERKLEY**  
HOWARD CO., MD  
CLIENT: MITCHELL & BEST

NO.	DATE	DESCRIPTION
01	05.24.16	ISSUE TYPE
02	05.24.16	ISSUE TYPE
03	05.24.16	ISSUE TYPE
04	05.24.16	ISSUE TYPE
05	05.24.16	ISSUE TYPE

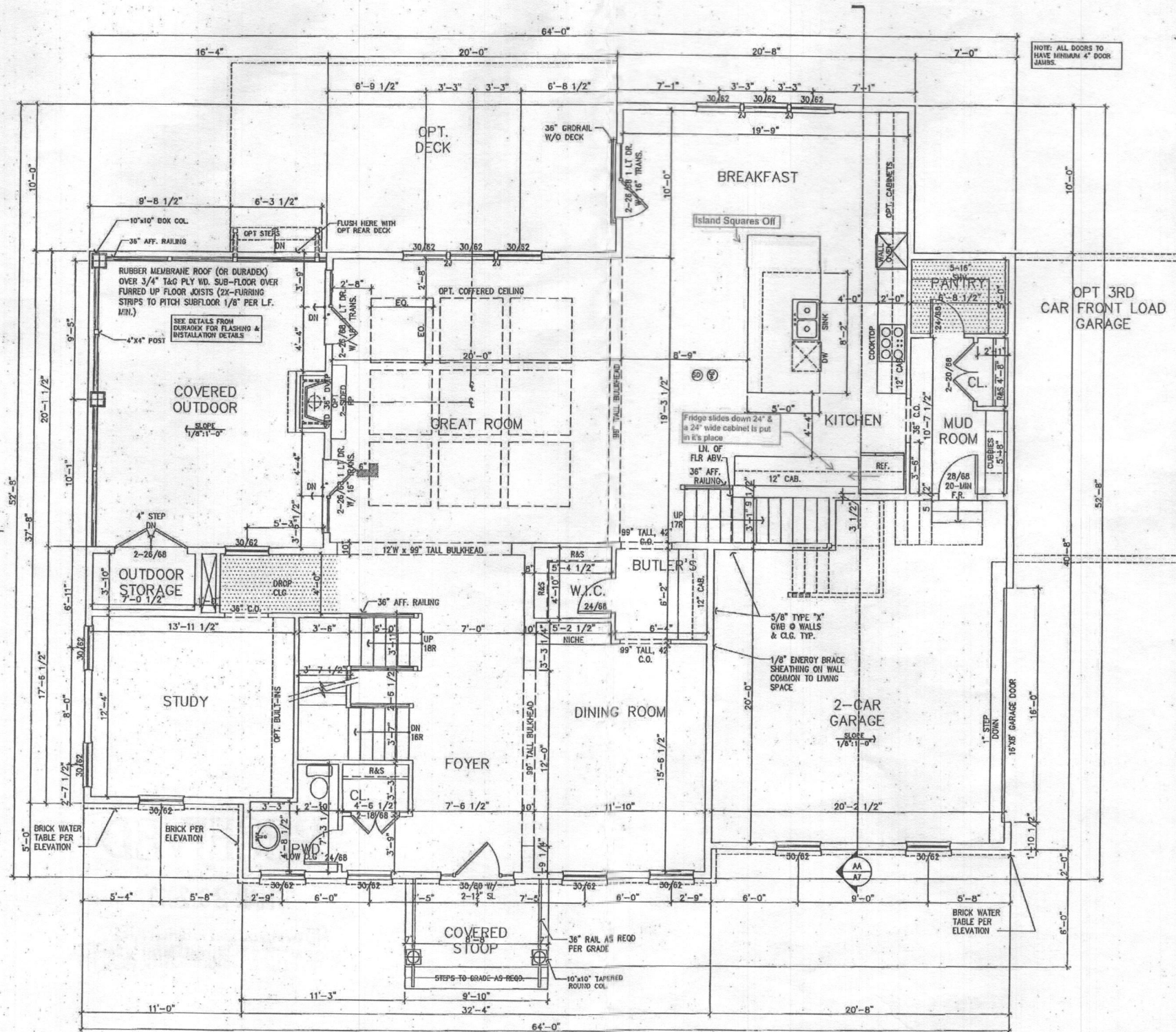
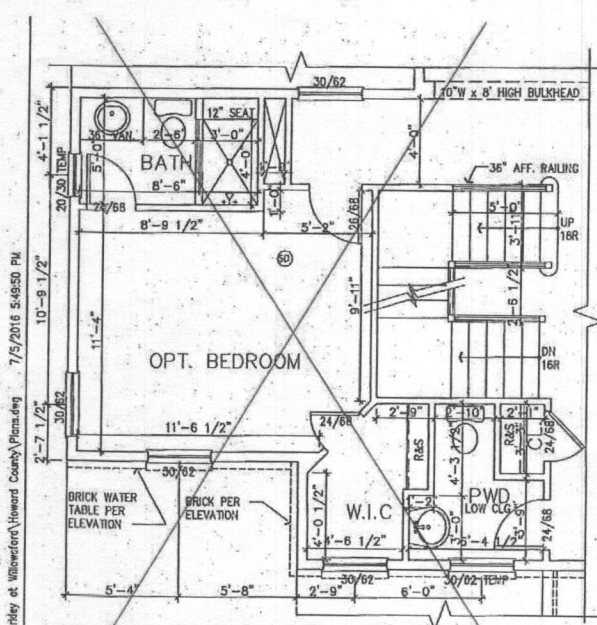
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DRAWN BY: JV  
CHECKED BY: SA  
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BASEMENT PLANS AT WALK-OUT COND.

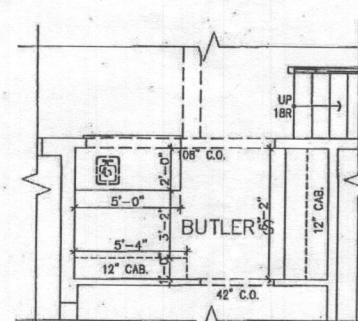
SHEET NUMBER: **A1.1**

Professional certification: I certify that these documents are prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 85888. Expiration Date: 05/23/2017.

Buyers not getting this option



NOTE: ALL DOORS TO MAKE MINIMUM 4" DOOR JAMBS.



NOTE: PROVIDE WINDOW FALL PREVENTION DEVICE BY COMPLIANCE WITH ASTM F2009 OR F2090 ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 72" (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.

**BERKLEY**  
HOWARD CO., MD  
CLIENT: MITCHELL & BEST

DESIGN DELIVERABLE: ISSUE TYPE  
ISSUE DATE:

PROJECT NUMBER: 20130959.00

DRAWN BY: JV

CHECKED BY: SA

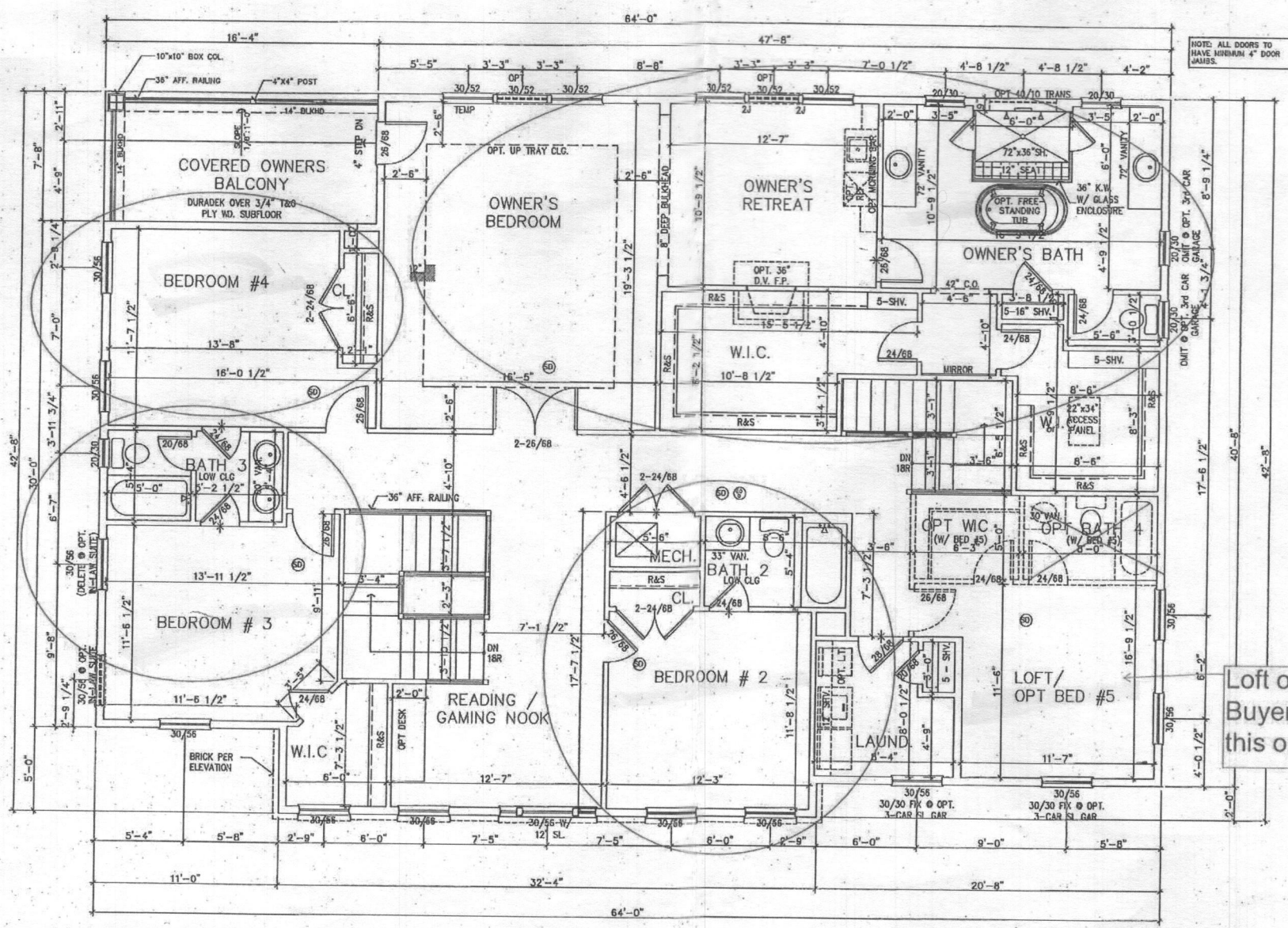
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SHEET TITLE:

**FIRST FLOOR PLAN**

SHEET NUMBER:

**A2**

K:\Projects\Projects\Pro 2016\Single Family\Berkley & Best\Berkley at Willard\Howard County\Plans.dwg 7/5/2016 5:49:55 PM



1 SECOND FLOOR PLAN @ ELEVATION A  
SCALE: 1/4"=1'-0" AREA = 2384 SQ. FT.

NOTE: ALL DOORS TO HAVE MINIMUM 4" DOOR JAMBS.

Loft only-No bath-  
Buyers did not get  
this option

NOTE:  
PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH  
ASTM F2090 OR F2090 ON ALL OPERABLE WINDOWS WHERE THE  
OPENING IS LOCATED MORE THAN 72" (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  
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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 BSBB. Expiration Date: 05/23/2017.



CLIENT: MITCHELL & BEST HOMEBUILDERS  
1695 E. Gude Drive  
Rockville, MD 20850  
301-762-9511

BERKLEY  
HOWARD CO., MD  
CLIENT: MITCHELL & BEST

NO.	DATE	DESCRIPTION
01	06.24.16	ISSUE FOR PERMITS
02	06.25.16	ISSUE FOR PERMITS
03	06.25.16	ISSUE FOR PERMITS
04	06.25.16	ISSUE FOR PERMITS
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DESIGN DELIVERABLE: ISSUE TYPE  
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DRAWN BY: JV  
CHECKED BY: SA

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Sheet Title:  
SECOND FLOOR PLAN

# MITCHELL & BEST

12218 Pleasant Springs Court-Highland Reserve Lot 16

## THE BERKLEY

### Health Dept Floor Plans for 5 bedroom septic submission



**MITCHELL & BEST HOMEBUILDERS**  
1486 E. Guide Drive  
Rockville, MD 20850  
301-762-9511

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#### BUILDER

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

#### ARCHITECT

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

#### STRUCTURAL ENGINEER

Structural Engineering Unlimited, LLC  
3280 Urbana Pike - Suite 101  
Ijamsville, MD 21754  
(301) 748-2769

AREA	SQUARE FOOTAGE:
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USE GROUP:	3 STORY, SINGLE FAMILY DETACHED

#### LIST OF DRAWINGS

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- A.5 REAR ELEVATIONS
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- SD1-SD3 STRUCTURAL DETAILS AND NOTES

**BERKLEY**

HOWARD CO., MD

CLIENT: MITCHELL & BEST

NO.	DATE	DESCRIPTION

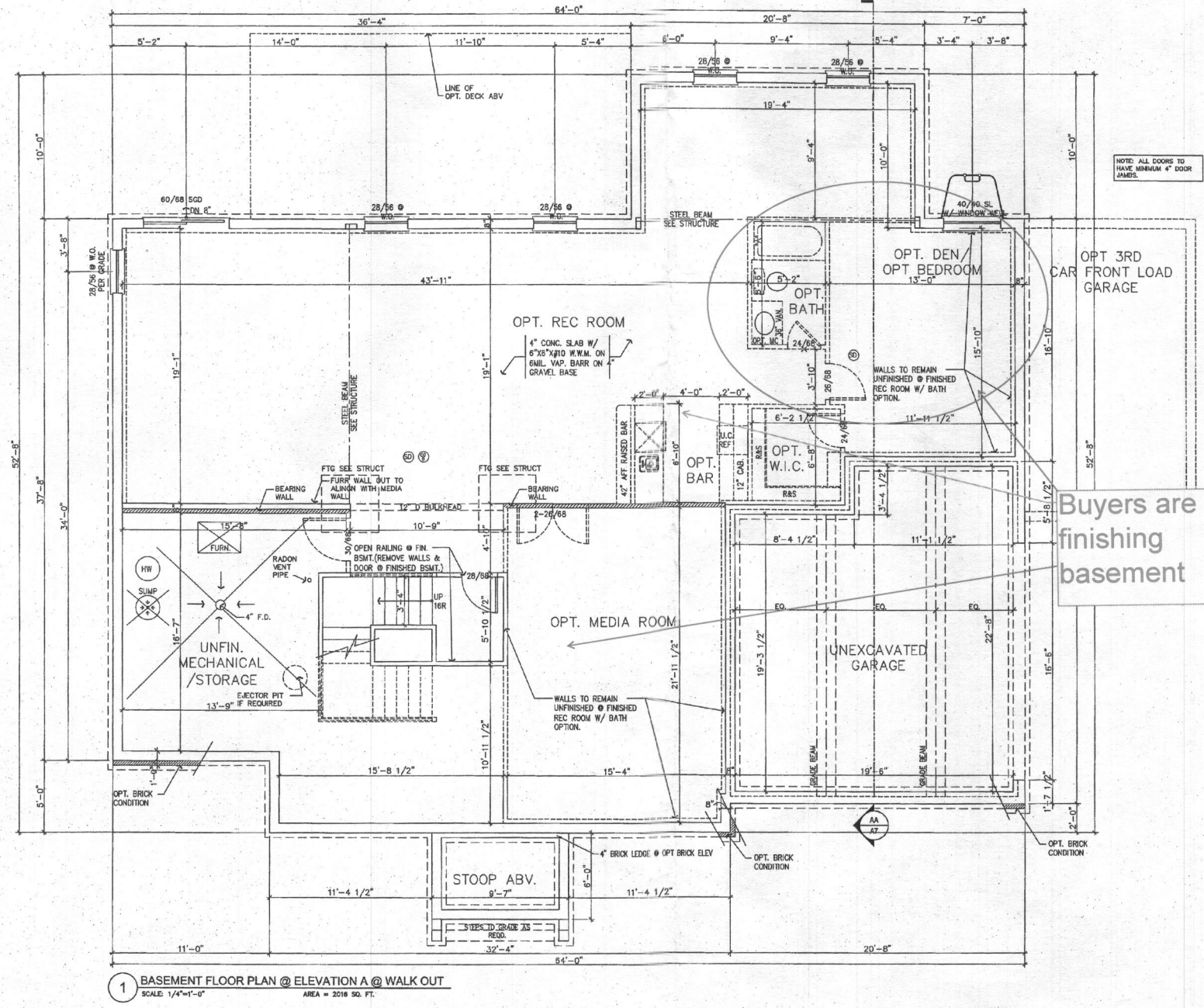
DESIGN DELIVERABLE: ISSUE TYPE  
ISSUE DATE:

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DRAWN BY: JV  
CHECKED BY: SA  
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SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**CS**

K:\Projects\Projects\2018\Single Family\Mitchell & Best\Berkley at Walkout\Howard County\Plan.dwg 7/5/2018 5:04:45 PM



CLIENT:  
**MITCHELL & BEST HOMEBUILDERS**  
1685 E. Guile Drive  
Rockville, MD 20850  
301-762-9511

CONSULTANT:

DATE:

PROJECT NUMBER:

DRAWN BY:

CHECKED BY:

DESIGN DELIVERABLE: ISSUE TYPE  
ISSUE DATE:

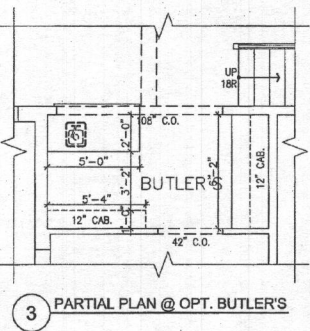
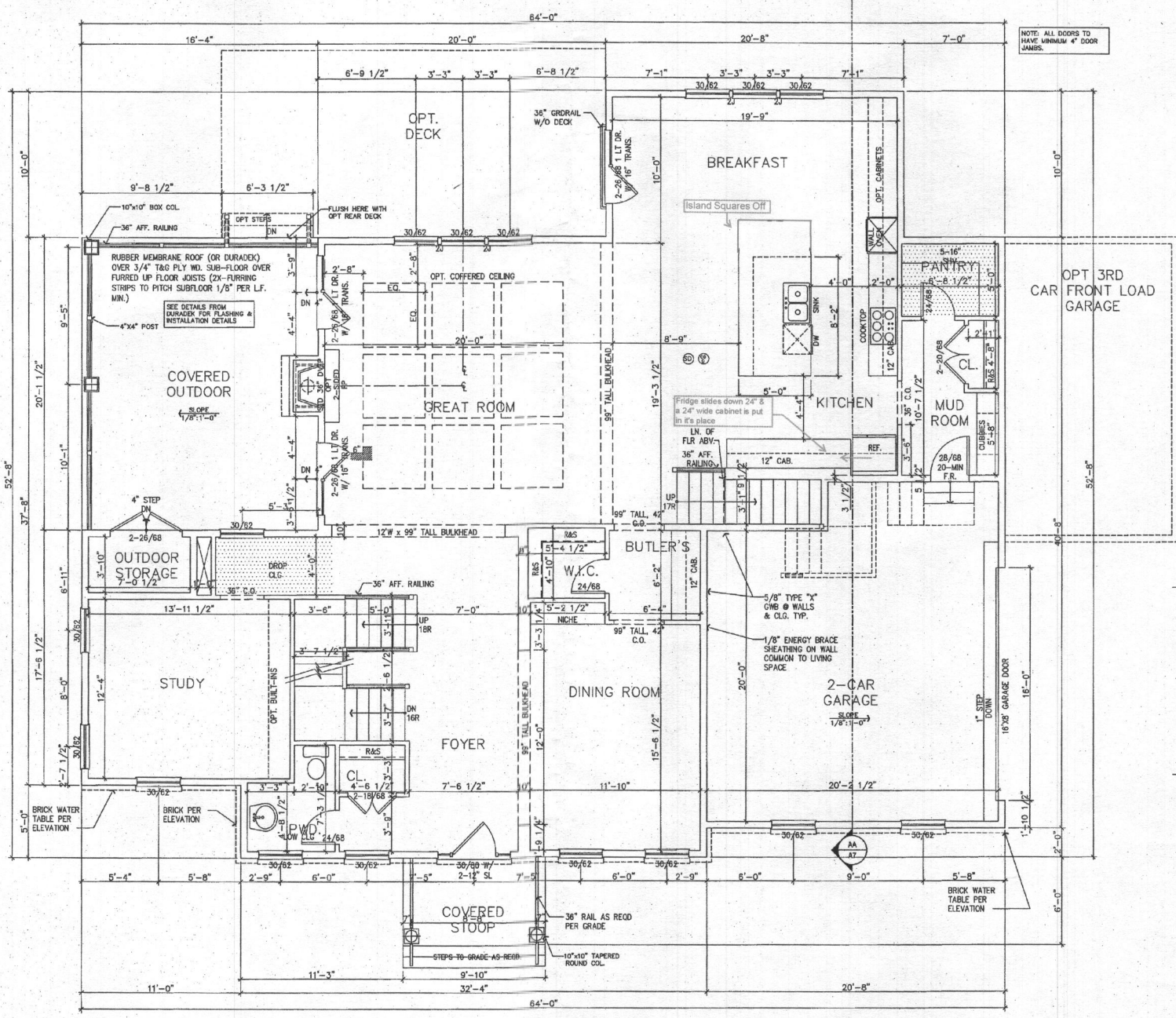
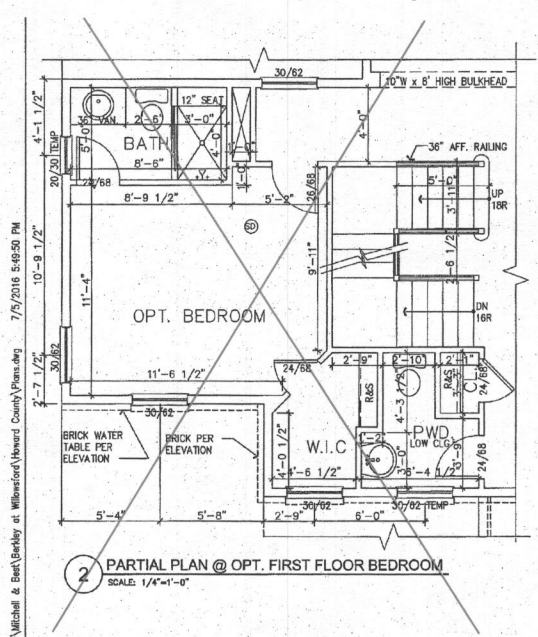
PROJECT NUMBER: 20130859.00  
DRAWN BY: JV  
CHECKED BY: SA  
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SHEET TITLE:

**BASEMENT PLANS AT WALK-OUT COND.**

SHEET NUMBER:  
**A1.1**

K:\Projects\Projects\2018\Single Family\Mitchell & Best\Berkley at Millersville\Howard County\Plans.dwg 7/5/2018 5:09:50 PM

Buyers not getting this option



NOTE: PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2092 OR F2093 ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 72" (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.



MITCHELL & BEST HOMEBUILDERS  
1686 E. Gude Drive  
Rockville, MD 20850  
301-762-9511

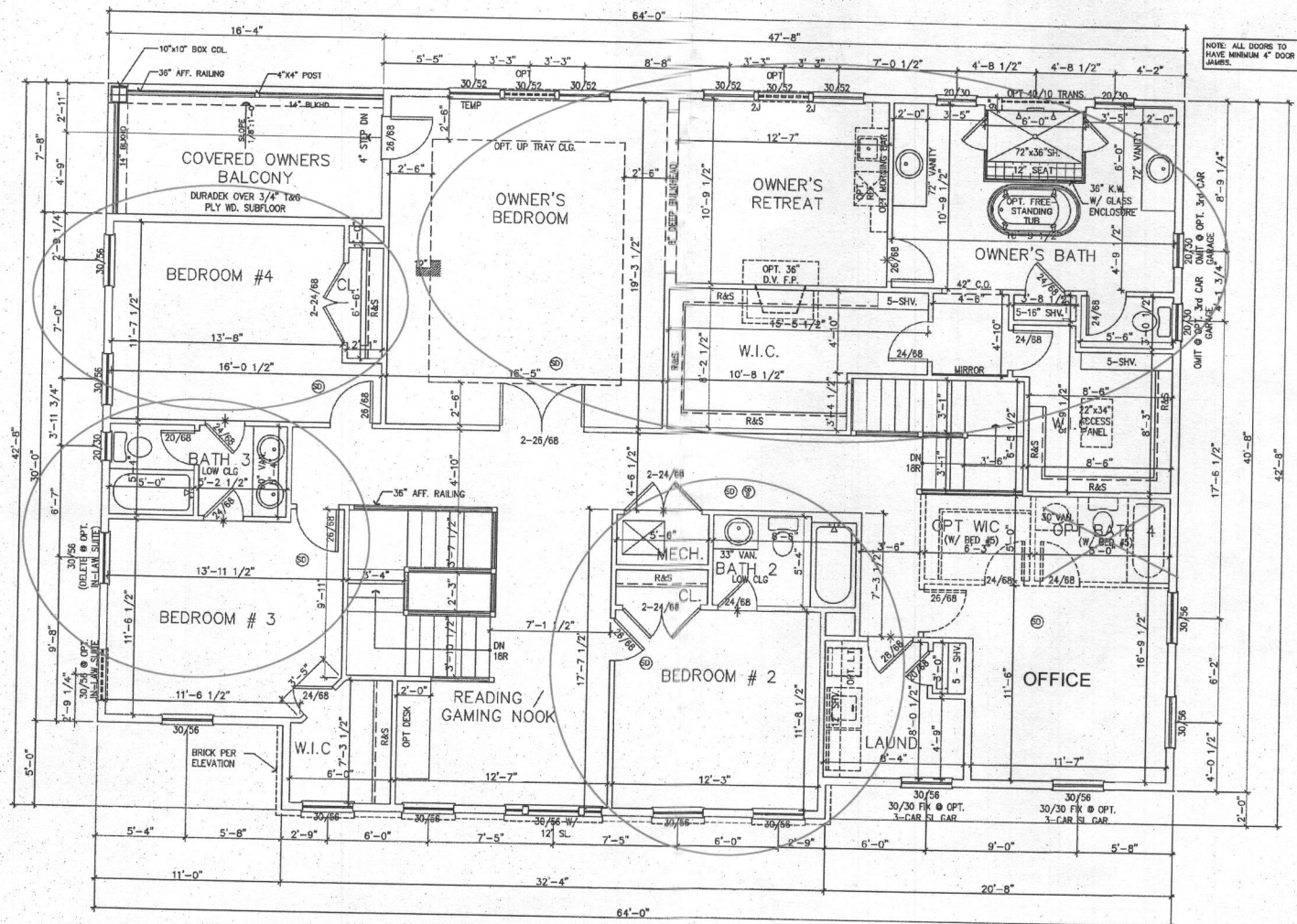
Professional certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 8668. Expiration Date: 05/26/2027.

**BERKLEY**  
HOWARD CO., MD  
CLIENT: MITCHELL & BEST

DESIGN DELIVERABLE: ISSUE TYPE  
ISSUE DATE:  
PROJECT NUMBER: 20180899.00  
DRAWN BY: JV  
CHECKED BY: SA  
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SHEET TITLE:  
**FIRST FLOOR PLAN**

SHEET NUMBER:  
**A2**

K:\Users\Projects\Proj 2018\Sigis Family\Mitchell & Best\Berkeley at Wilkesville\Howard County\Plans.dwg 7/2/2018 5:49:52 PM



1 SECOND FLOOR PLAN @ ELEVATION A  
 SCALE: 1/4"=1'-0"  
 AREA = 2394 SQ. FT.

NOTE:  
 PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2009 OR F2090 ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 72" (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 documents were prepared by me or under my direct supervision and approved by me, and that I am a duly licensed architect in the State of Maryland. License number B66B. Expiration date: 06/28/2021.



CLIENT:  
**MITCHELL & BEST HOMEBUILDERS**  
 1686 E. Guide Drive  
 Rockville, MD 20850  
 301-752-9511

CONTRACT NO.:

DATE:

SCALE:

PROJECT NO.:

DATE:

SCALE:

PROJECT NO.:

DATE:

SCALE:

PROJECT NO.:

DATE:

SCALE:

PROJECT NO.:

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SCALE:

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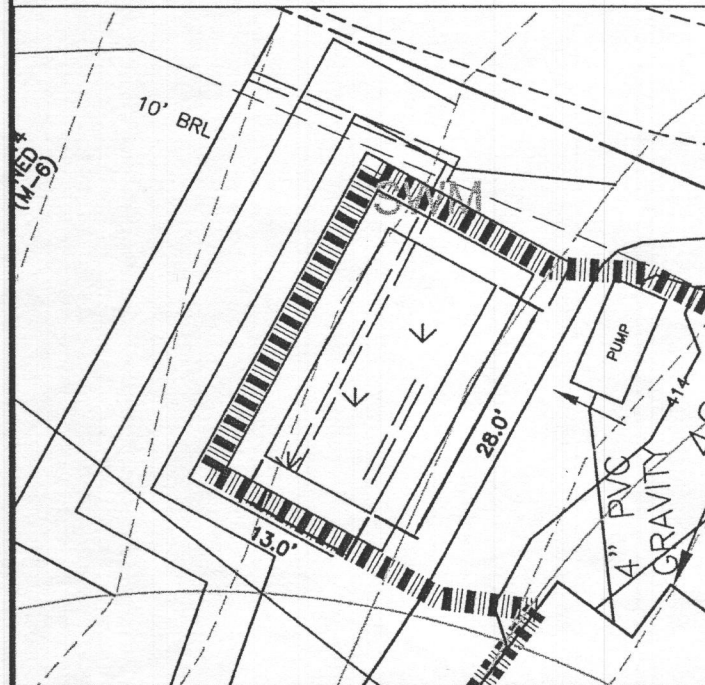
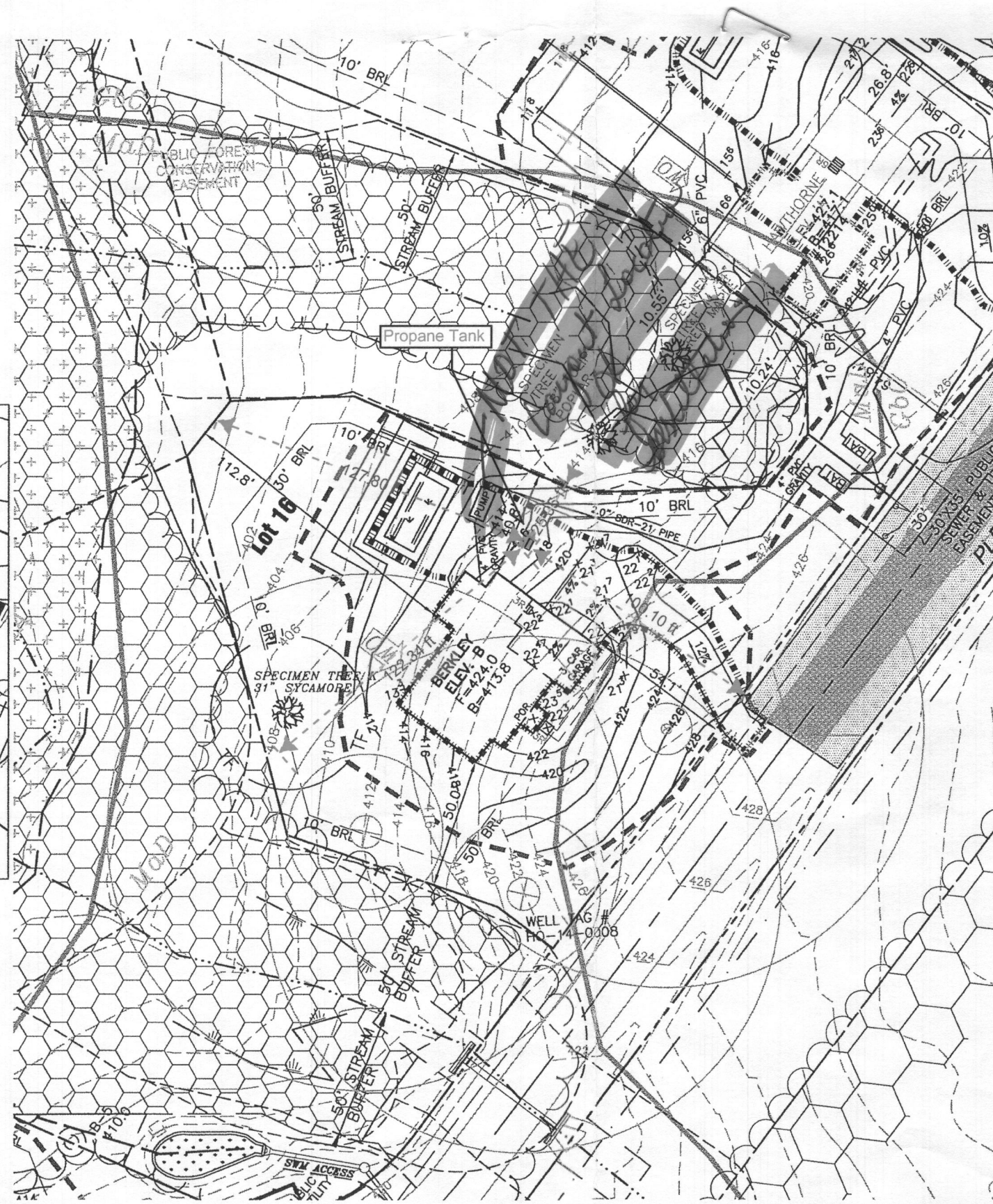
**BERKLEY**  
 HOWARD CO., MD  
 CLIENT: MITCHELL & BEST

DESIGN DELIVERABLE: ISSUE TYPE  
 ISSUE DATE:  
 PROJECT NUMBER: 20130859.00  
 DRAWN BY: JV  
 CHECKED BY: SA  
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 SHEET TITLE:  
**SECOND FLOOR PLAN**

SHEET NUMBER:  
**A3**

**LEGEND**

- SOILS CLASSIFICATION **ChB2**
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- PROPOSED STRUCTURE
- SWM DRAINAGE DIVIDE
- LOD/EFFECTIVE AREA



**MBR DETAIL**  
1" = 20'

**PLAN VIEW**  
1" = 50'

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.



**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-14-0008, 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 DISPOSAL AREA 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), DRY WELL FACILITY (MDE M-5) 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.
11. THE HOUSE IS LIMITED TO 5 BEDROOMS.

Approved Septic System Plan  
Howard County Health Department  
*J. Burard* 9-17-18  
Signature Date



**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.

OWNER/BUILDER:		BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLCOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM	
PROJECT:		REGAN PROPERTY LOT 16	
LOCATION:		12348 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597436	
TITLE:		BUILDING PERMIT PLAN	
HOUSE TYPE:		BERKELY - ELEVATION B	
DATE:	MARCH, 2018	PROJECT NO.	2171
SCALE:	AS SHOWN	DRAWING	1 OF 2



Health  
G14000305

### 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)

Date Received: \_\_\_\_\_

Permit No.: B18003071

Building Address: 12218 Pleasant Springs Ct.  
 City: Highland State: MD Zip Code: 20777  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Subdivision: Highland Reserve aka Regan Property  
 Lot: 16 Tax Map: 34 Parcel: 200  
 Existing Use: Vacant  
 Proposed Use: Install Propane Tank  
 Estimated Construction Cost: \$ 3500.00  
 Description of Work: Install 1000 Gallon Propane Tank; In-Ground  
1 Tank only  
 Occupant/Tenant Name: \_\_\_\_\_  
 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: 301-762-9511 Fax: 301-610-9564  
 Email: MQuint@mitchellbest.com  
 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 Co-op  
 Contact Person: David Jaray  
 Address: 22318 Clarksburg Rd.  
 City: Boyd's 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 <sup>st</sup> floor: 58'	76'
	2 <sup>nd</sup> floor: 58'	76'
Area of construction (sq. ft.):	Basement: 58'	76'
	<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>5</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	
Electric:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
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:	G14000305
Building Shell Permit Number:	

**RECEIVED**  
**AUG 29 2018**  
 LICENSES & PERMITS  
 DIVISION

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: 8/28/18  
 Title/Company: Mitchell & Best, Oper. Mgr.

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>9-11-18</u>	<u>Bruno</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	\$
Tech Fee	\$
Excise Tax	\$ <u>110</u>
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>003059</u>

# BENCHMARK



## ENGINEERING, INC.

8480 Baltimore National Pike • Suite 315 • Ellicott City, Maryland 21043  
410-465-6105 410-465-6644 (Fax)

### LETTER OF TRANSMITTAL

TO: Health Dept.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE	<u>4/24/18</u>	PROJECT No.	<u>2171</u>
ATTENTION	<u>Dana Bernard</u>		
RE:	<u>12218 Pleasant Springs Ct</u>		
	<u>Regan Prop</u>		
	<u>Lot 16</u>		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items

Photocopies  Prints  Originals  Samples  
 Specifications  Invoices  Change Order  Other \_\_\_\_\_

COPIES of	No. of SHEETS	DESCRIPTION
<u>1</u>	<u>4</u>	<u>House Plans</u>

THESE ARE TRANSMITTED as checked below

For Comment  For your use  For Approval  
 For Review  As requested  Other \_\_\_\_\_

REMARKS: 5 bed rooms  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO: \_\_\_\_\_  
RECEIVED BY: Jacki Peterson  
If enclosures are not as noted, kindly notify us at once.

SIGNED: John Carney

# MITCHELL & BEST

12218 Pleasant Springs Court-Highland Reserve Lot 16

## THE BERKLEY

### Health Dept Floor Plans for 5 bedroom septic submission



ARCHITECTURE-PLANNING  
8600 Westwood Center Drive 1703 002 0110  
Suite 200 1703 002 0200  
Vienna, VA 22182

CLIENT:  
**MITCHELL & BEST HOMEBUILDERS**  
1686 E. Gude Drive  
Rockville, MD 20850  
301-762-9511

CONSULTANT:

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: 05/23/2017.

#### 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.

1. 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.
2. Contractor/Builder shall properly fabricate, transport, fabricate, install erect, construct and test, furnish and supply all labor materials, labor, equipment, apparatus, appurtenances, 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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 co-ordinate the installation of the approved substitute, making all changes as may be required.
9. Where reference is made in these documents to Builder/Contractor, it shall refer to Builder, General Contractor, and all Sub-Contractors and their employees.
10. Nothing hereunder shall create any contractual relationship between the Architect and any sub-contractor.
11. 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  
TYSONS, VA 22182  
703.992.6116  
703.992.6428-FAX

#### STRUCTURAL ENGINEER

Structural Engineering Unlimited, LLC  
3280 Urbana Pike - Suite 101  
Llansville, MD 21754  
(301) 748-2769

#### LIST OF DRAWINGS

- CS COVER SHEET
- SP1 SPECIFICATION
- A.1 BASEMENT PLANS @ BURIED COND.
- A.1.1 BASEMENT PLANS @ WALK-OUT COND.
- A.2 FIRST FLOOR PLAN
- A.3 SECOND FLOOR PLAN
- A.3.1 PARTIAL FLOOR PLAN @ ELEVATION-B
- A.3.2 FLOOR PLANS W/3-CAR FRONT LOAD GARAGE
- A.3.3 FLOOR PLANS W/3-CAR SIDE LOAD GARAGE
- A.3.4 FLOOR PLANS W/ IN-LAW SUITE
- A.4 FRONT ELEVATION A @ GREEK REVIVAL
- A.4.1 FRONT ELEVATION B @ ITALIANATE
- A5 REAR ELEVATIONS
- A.6 SIDE ELEVATION A @ GREEK REVIVAL
- A.6.1 SIDE ELEVATION B @ ITALIANATE
- A.6.2 FRONT ELEVATIONS @ OPT. 3 CAR FRONT LOAD GARAGE
- A.6.3 SIDE ELEVATIONS @ OPT. 3 CAR FRONT LOAD GARAGE
- A.6.4 FRONT ELEVATIONS @ OPT. 3 CAR SIDE LOAD GARAGE
- A.6.5 SIDE ELEVATIONS @ OPT. 3 CAR SIDE LOAD GARAGE
- A.6.6 ELEVATIONS @ OPT. IN-LAW SUITE
- A.7 SECTION @ A-A
- E.1 BASEMENT FLOOR ELECTRICAL PLAN @ BURIED COND.
- E.1.1 BASEMENT FLOOR ELECTRICAL PLAN @ WALK-OUT COND.
- E.2 FIRST FLOOR ELECTRICAL PLANS
- E.2.1 ELECTRICAL PLANS @ OPT. IN-LAW SUITE
- E.3 SECOND FLOOR ELECTRICAL PLAN
- D.1 DETAILS
- D.2 DETAILS
- D.3 ARB DETAILS
- SN1-SN3 GENERAL STRUCTURAL NOTES & SCHEDULES
- S1.1 FOUNDATION PLAN
- S2.1 FIRST FLOOR FRAMING PLANS
- S3.1 SECOND FLOOR FRAMING PLANS
- S4.1 SECOND FLOOR FRAMING PLANS
- S4.2-S4.4 ROOF FRAMING PLANS
- WB1-WB3 WALL BRACING PLAN
- SD1-SD3 STRUCTURAL DETAILS AND NOTES

AREA	
SQUARE FOOTAGE:	
STANDARD BASEMENT	2376 SQ FT
BASEMENT @ OPT. IN-LAW SUITE	+323 SQ FT
STANDARD FIRST FLOOR	2016 SQ FT
STANDARD SECOND FLOOR	2384 SQ FT
2 CAR GARAGE	464 SQ FT
OPT. 3 CAR FRONT LOAD GARAGE	716 SQ FT
OPT. 3 CAR SIDE LOAD GARAGE	674 SQ FT
FIRST FLOOR @ OPT. IN-LAW SUITE	+323 SQ FT
STD BASE HOUSE	4400 SQ FT

CODE INFORMATION	
GOVERNING CODE BOOK:	IRC 2015 AS AMENDED BY LOCAL JURISDICTION
USE GROUP:	3 STRY, SINGLE FAMILY DETACHED

*5 Bedrooms*  
*DB*

**BERKLEY**

HOWARD CO., MD

CLIENT: MITCHELL & BEST

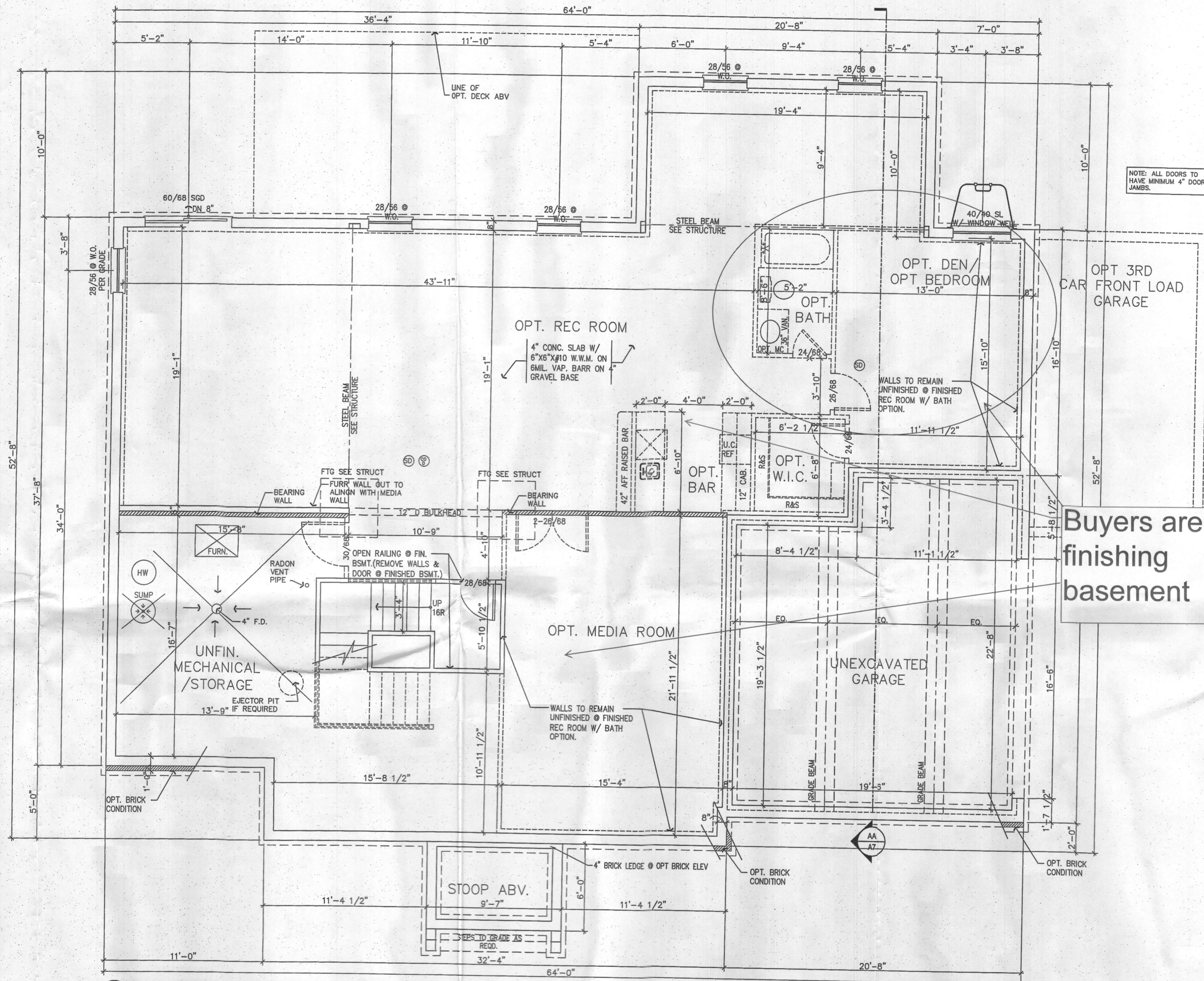
REV	DATE	DESCRIPTION
01	06.28.16	ADD 3-CAR SL GAR AND OPT IN-LAW SUITE
02	09.06.16	PERMIT SET IBC 2015
03	02.16.16	TAKE OVER FROM VA

DESIGN DELIVERABLE: ISSUE TYPE  
ISSUE DATE:

PROJECT NUMBER: 20130859.00  
DRAWN BY: JV  
CHECKED BY: SA  
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SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**CS**



NOTE: ALL DOORS TO HAVE MINIMUM 4" DOOR JAMBS.

Buyers are finishing basement

1 BASEMENT FLOOR PLAN @ ELEVATION A @ WALK OUT  
SCALE: 1/4"=1'-0" AREA = 2016 SQ. FT.

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: 05/23/2017.



CLIENT:  
**MITCHELL & BEST HOMEBUILDERS**  
1686 E. Gude Drive  
Rockville, MD 20850  
301-762-9511

CONSULTANT:

**BERKLEY**  
HOWARD CO., MD  
CLIENT: MITCHELL & BEST

REV	DATE	BY	DESCRIPTION
01	05-30-16	JV	ISSUE FOR PERMIT AND OPT IN-LAW SUITE
02	05-05-16	JV	PERMIT SET INC
03	02-16-16	JV	TAKE OVER FROM VA

DESIGN DELIVERABLE: ISSUE TYPE  
ISSUE DATE:

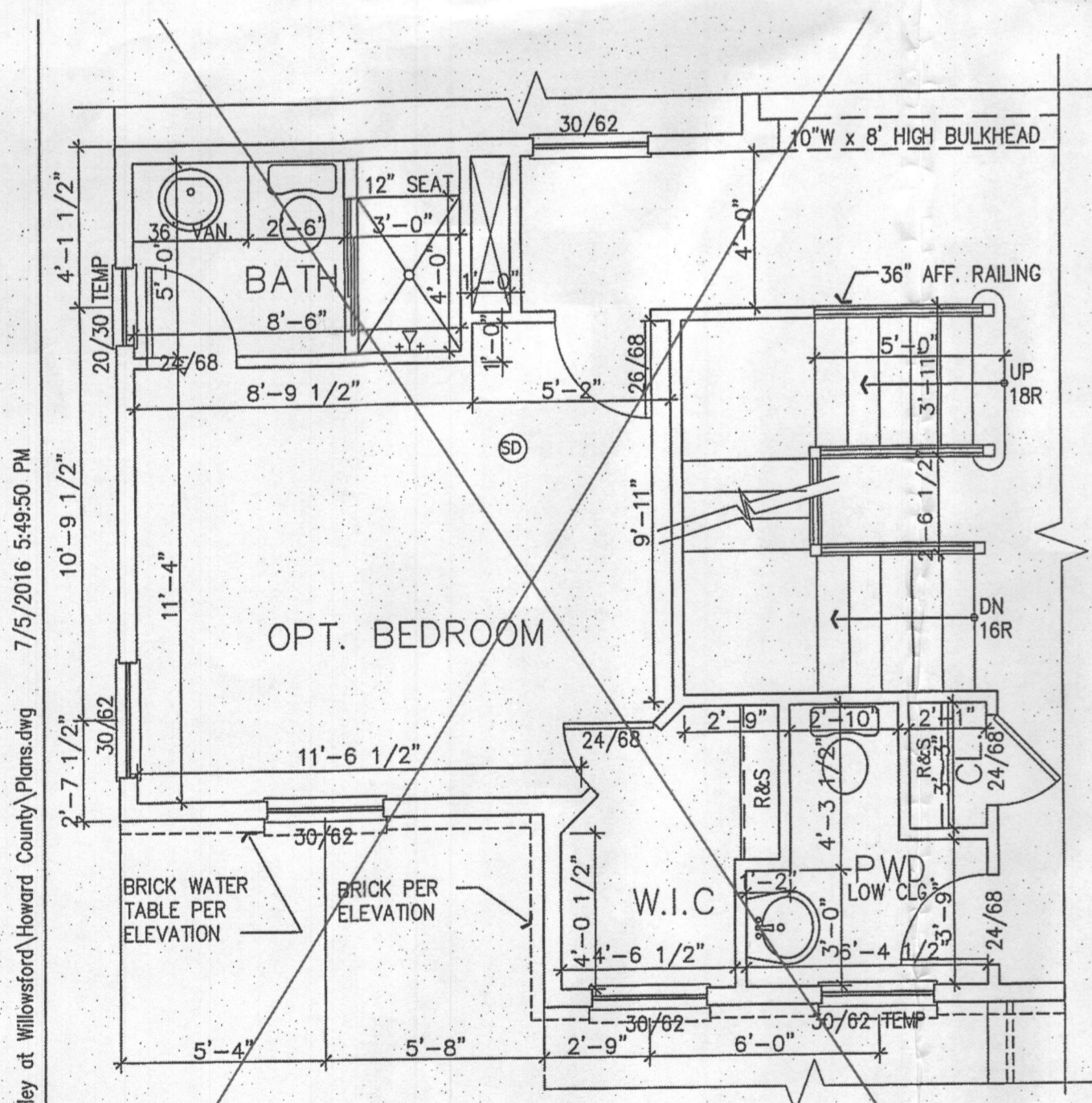
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**BASEMENT PLANS AT WALK-OUT COND.**

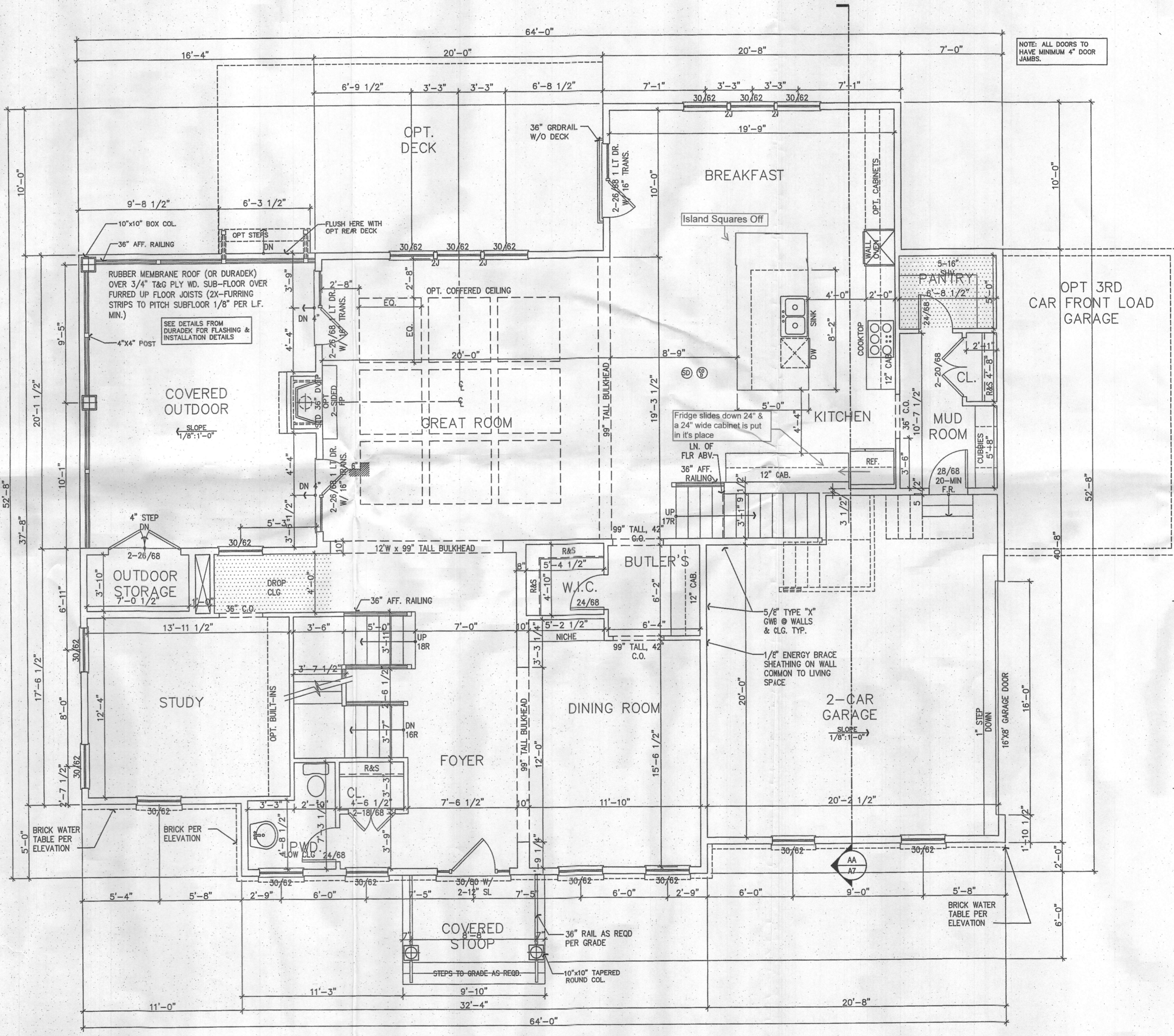
SHEET NUMBER:

**A1.1**

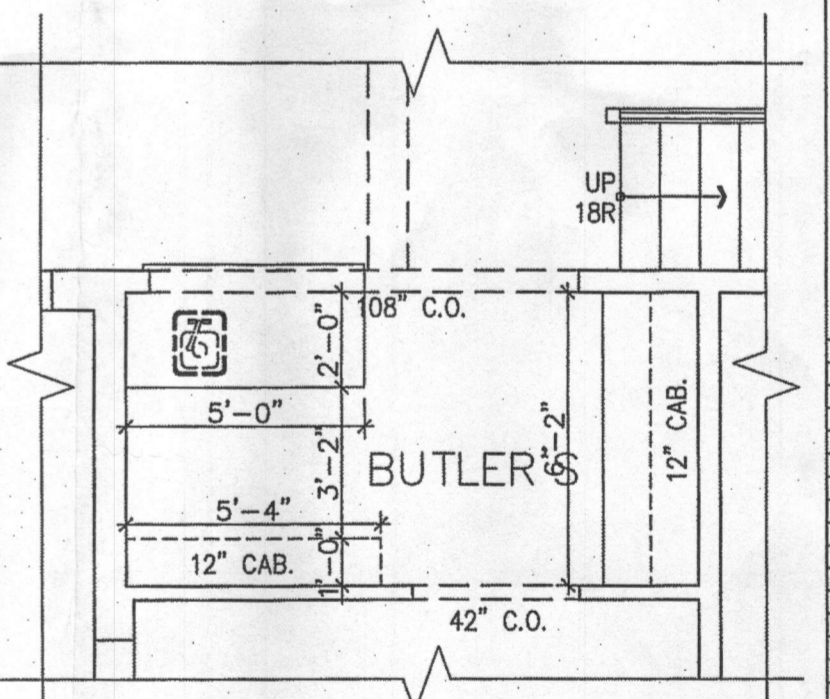
Buyers not getting this option



2 PARTIAL PLAN @ OPT. FIRST FLOOR BEDROOM  
SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN @ ELEVATION A  
SCALE: 1/4"=1'-0" AREA = 206 SQ. FT. TOTAL AREA = 440 SQ. FT.



3 PARTIAL PLAN @ OPT. BUTLER'S

NOTE: PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2090 OR F2090 ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 72" (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 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 85588, Expiration Date: 05/23/2017.

**ktgy**  
ARCHITECTURE-PLANNING  
8025 Washwood Center Drive Suite 300  
Vienna, VA 22182

CLIENT: MITCHELL & BEST HOMEBUILDERS  
1686 E. Gude Drive  
Rockville, MD 20850  
301-762-9511

CONSULTANT:

BERKLEY  
HOWARD CO., MD  
CLIENT: MITCHELL & BEST

REV	DATE	DESCRIPTION
03	09.28.16	ADD 2-CAR GAR AND OPT IN-LAW SUITE
02	05.05.16	PERMIT SET BY 2015
01	09.16.15	TAKE OVER FROM VA

DESIGN DELIVERABLE: ISSUE TYPE  
ISSUE DATE:  
PROJECT NUMBER: 20130859.00  
DRAWN BY: JV  
CHECKED BY: SA  
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SHEET TITLE: FIRST FLOOR PLAN  
SHEET NUMBER: A2

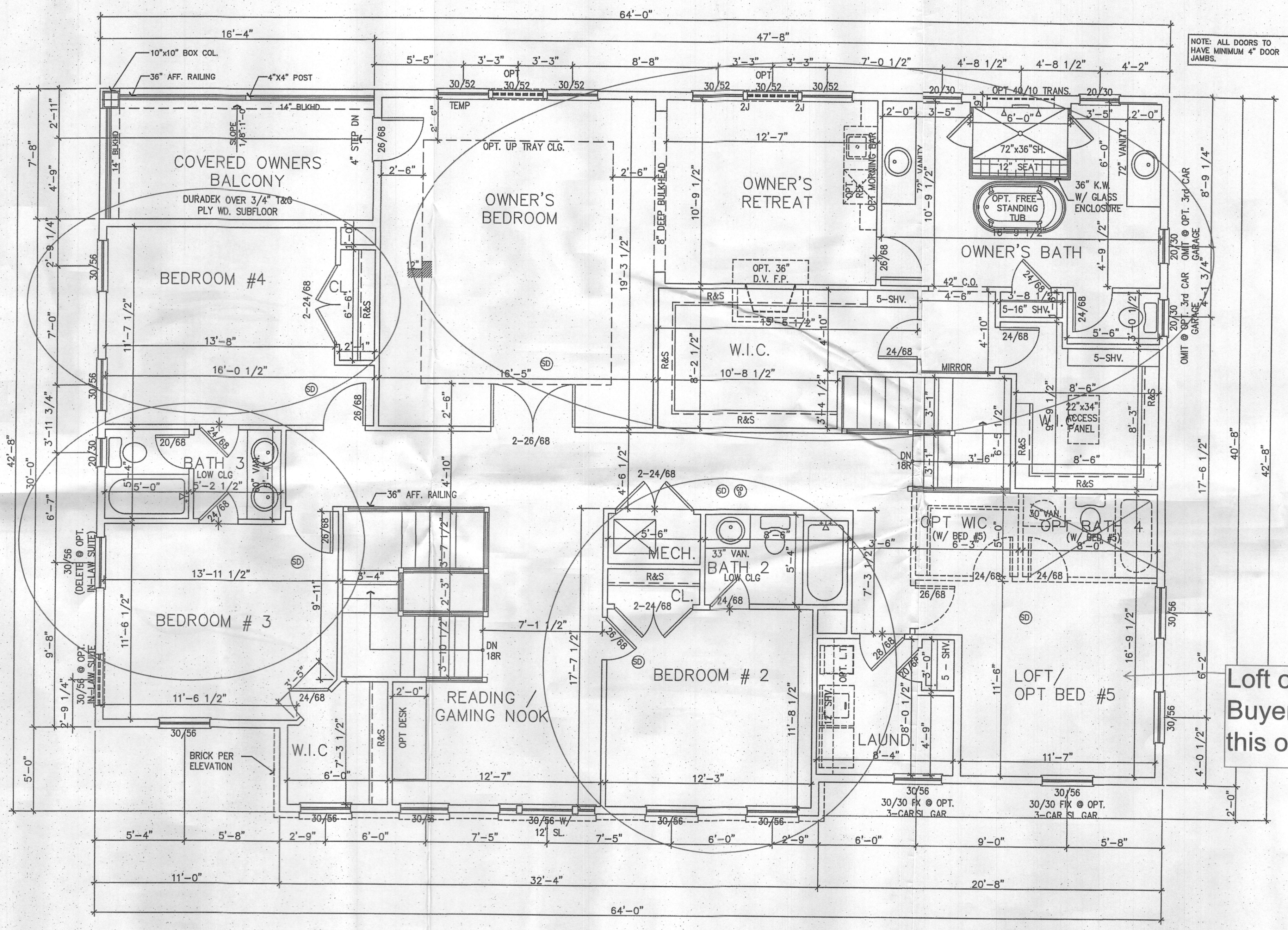


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CONSULTANT:

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 85588, Expiration Date: 05/23/2017.



NOTE: ALL DOORS TO HAVE MINIMUM 4" DOOR JAMBS.

Loft only-No bath- Buyers did not get this option

1 SECOND FLOOR PLAN @ ELEVATION A  
SCALE: 1/4"=1'-0" AREA = 2384 SQ.FT.

NOTE: PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2006 OR F2090 ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 72" (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.

BERKLEY

HOWARD CO., MD

CLIENT: MITCHELL & BEST

01	06.28.16	ADD 3-CAR SL GAR AND OPT IN-LAW SUITE
02	06.05.16	PERMIT SET BY 2015
03	05.16.16	TAKE OVER FROM VA
REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: ISSUE TYPE  
ISSUE DATE:

PROJECT NUMBER: 20130859.00  
DRAWN BY: JV  
CHECKED BY: SA

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SHEET TITLE:

SECOND FLOOR PLAN

SHEET NUMBER: **A3**