



Health
GP-18-055

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: _____

Permit No.: B18000101

Building Address: 12410 All Daughters Lane
City: Highland State: MD Zip Code: 20777
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: Orchard Estates
Section: _____ Area: _____ Lot: 6
Tax Map: 40 Parcel: 178 Grid: 18
Zoning: RR-DEO Map Coordinates: _____ Lot Size: 1.145 acres

Existing Use: Vacant
Proposed Use: Single Family Dwelling
Estimated Construction Cost: \$ 354,000
Description of Work: Hawthorne - B Elevation - 9R; 3BR; 3FB; 1HB; fireplace
3 car sideload garage - 4' family room extension - 2' front extension - In Law Suite
No stove
Seeking Silver Level Certification of the NGBS-3rd party verification by Pando Alliance

Occupant or Tenant: _____
Was tenant space previously occupied? Yes No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor: 58'	76'
Area of construction (sq. ft.):	2 nd floor: 58'	76'
Use group:	Basement: 58'	76'
<u>Construction type:</u>	<input checked="" type="checkbox"/> Finished Basement	
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement	
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space	
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Wood Frame	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> State Certified Modular	<u>Multi-family Dwelling</u>	
	No. of efficiency units:	
	No. of 1 BR units:	
	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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: _____

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	RECEIVED APR 06 2018 LICENSES & PERMITS DIVISION
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Heating System</u>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input 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>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.

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

Marc Quint
Print Name
4/4/2018
Date
Victoria Meyer

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

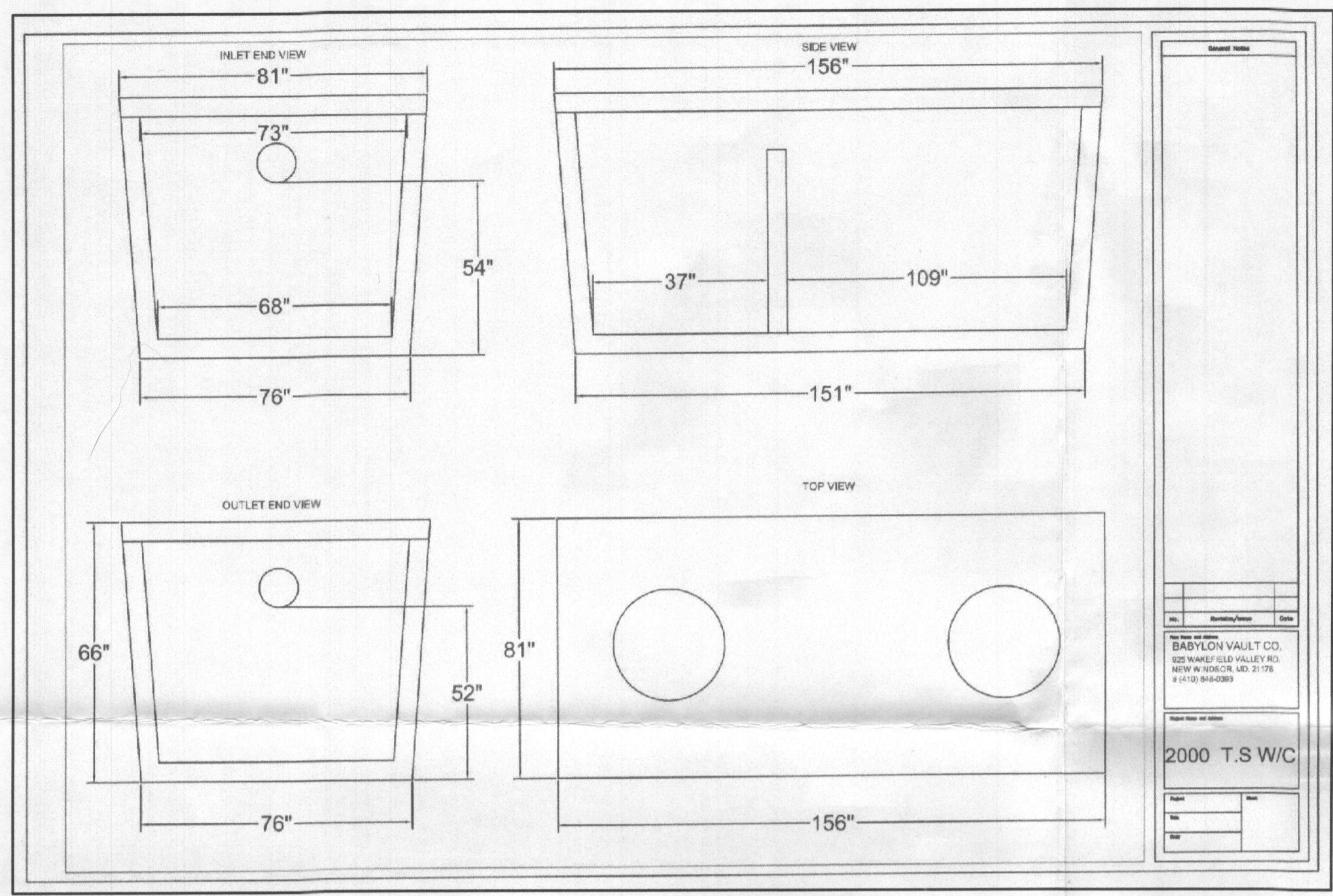
PLEASE WRITE NEATLY & LEGIBLY
FOR OFFICE USE ONLY

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>4/24/2018</u>	<u>[Signature]</u>

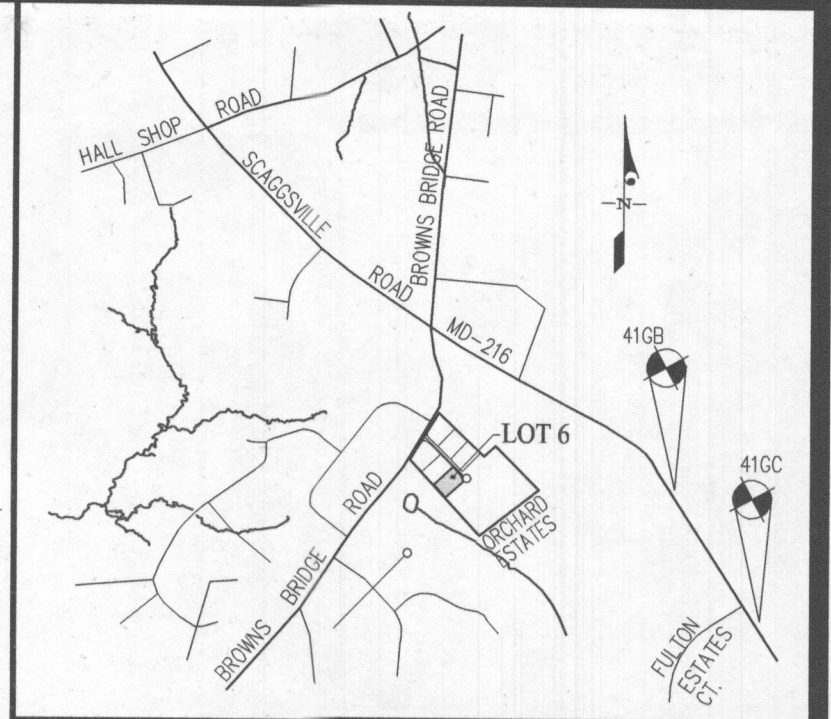
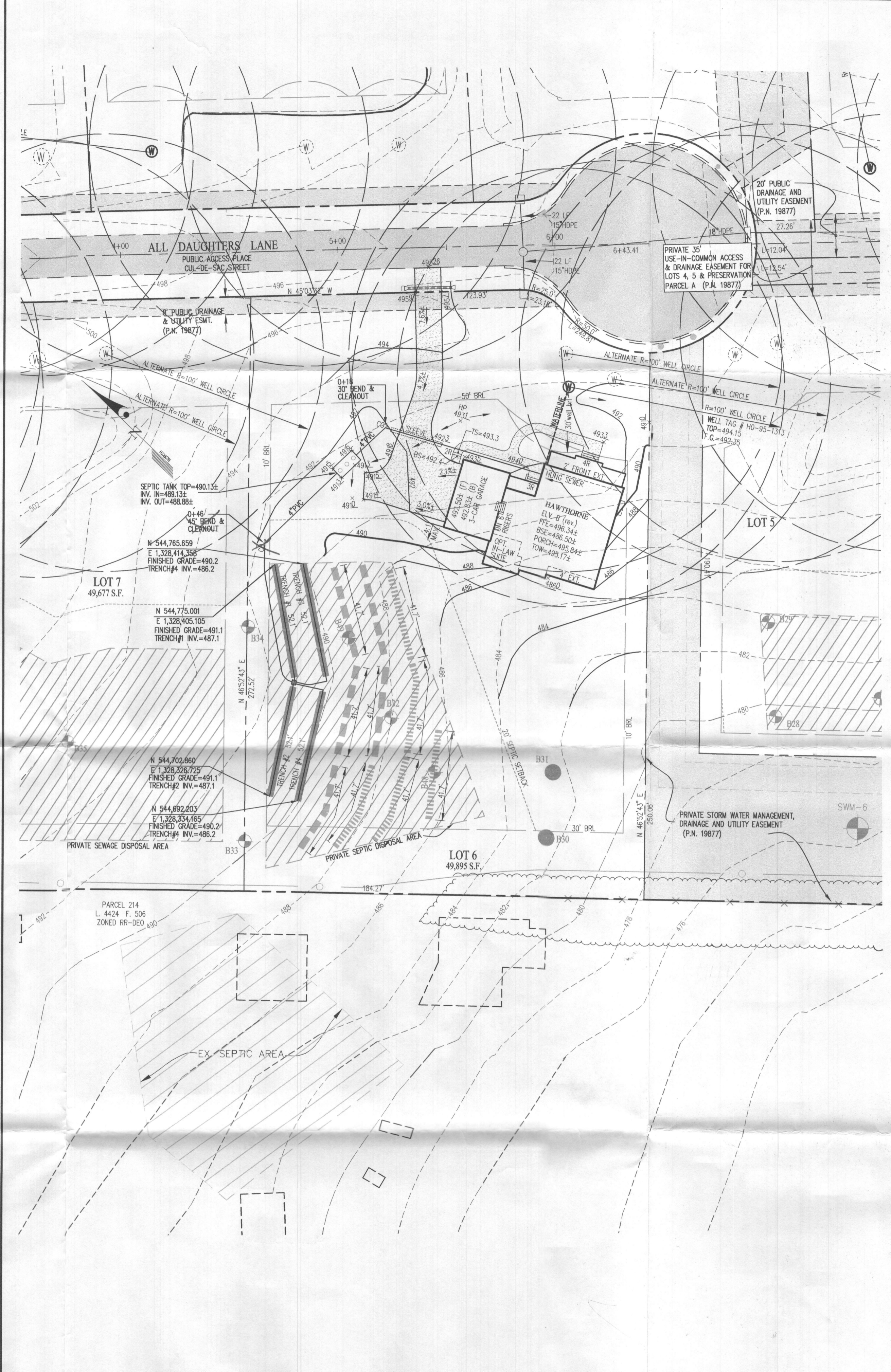
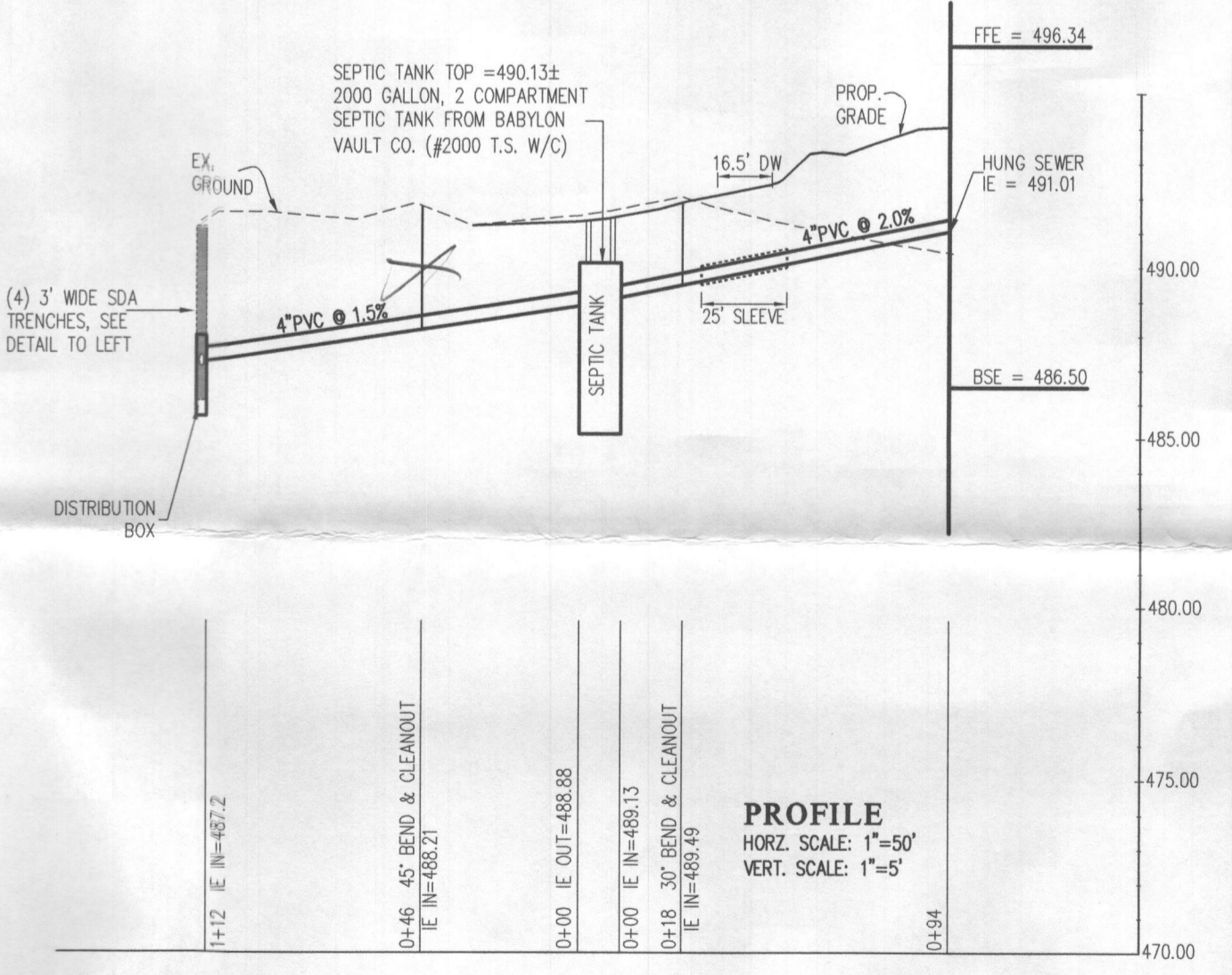
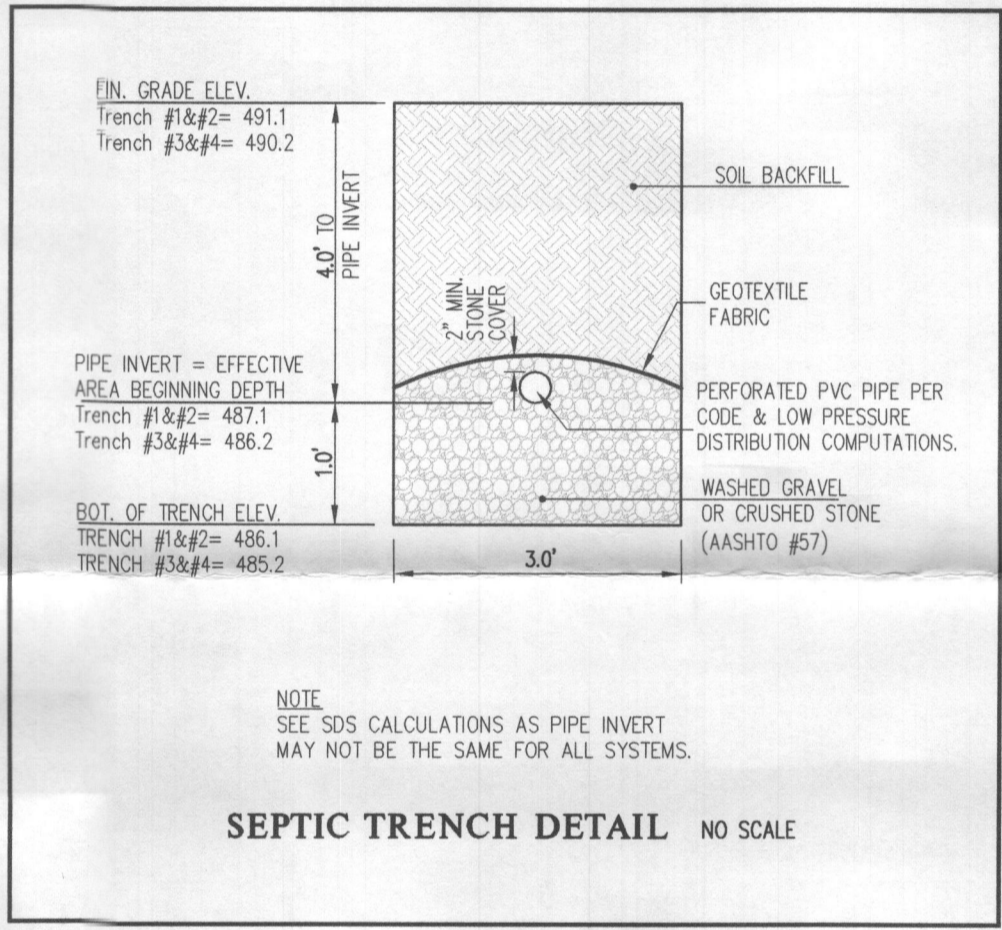
Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

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	\$ 100
Permit Fee	\$ 100
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# 000 667

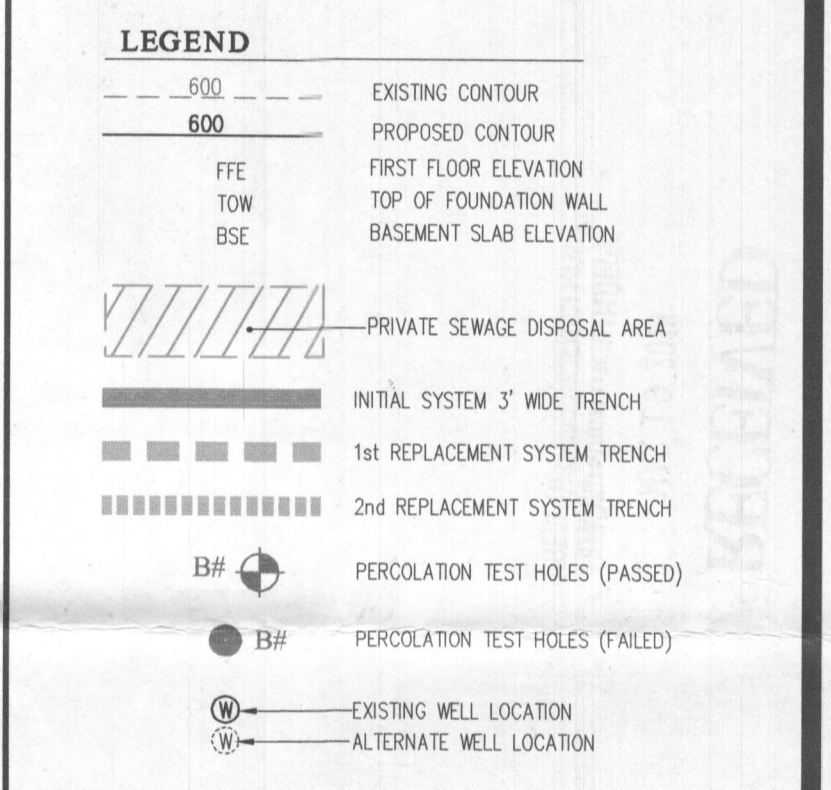


SDA TRENCH SIZE CALCULATIONS			
ORCHARD ESTATES		Lot 6	
System Input Information			
Application Rate	Initial System	Replacem't System No.1	Replacem't System No.2
Effluent pipe depth to invert	0.8	0.8	0.8
Effective area beginning depth	4.0	4.0	4.0
Effective area maximum bottom depth	5.0	5.0	5.0
Number of Bedrooms	4	4	4
Design flow at 150 gal./day/bedroom	600	600	600
Absorption Trench Calculations			
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 top to 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
Trench Layout Information			
Number of trenches to use	4	5	5
Min. length (linear feet)	52.1	41.7	41.7
Total (linear feet)	208.4	208.5	208.5
Minium Trench Spacing:	10.0	10.0	10.0
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'.			
Approx. width of absorption Area	42 ft.		
Approx. drainfield Area (sq. feet)	2,188		

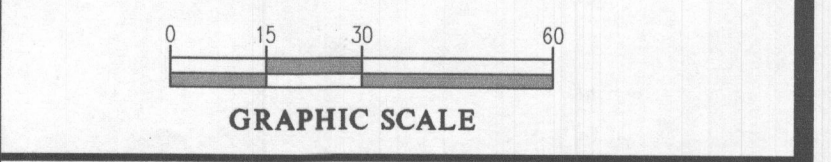


BENCHMARKS			
410C	ELEV. 468.374	N = 543,290.6332	E = 1,331,697.8591
410B	ELEV. 475.304	N = 544,580.3747	E = 1,330,741.3820

- 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 #95-1313) 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.



Approved Septic System Plan
Howard County Health Department
Signature: *Mark O'Connell* 3/22/18 Date
B10001101

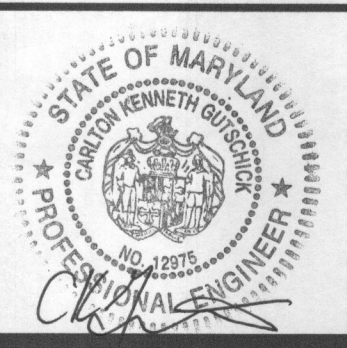


GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
MB BROWNS BRIDGE CT, LLC
1686 E. GUIDE 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. 12226
EXPIRATION DATE: MAY 26, 2018
3/16/18



ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN

ORCHARD ESTATES
LOT 6 (12410 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
MARCH 2018	40 - 18	1 OF 1

I. General Requirements

- A. The term "work" as used in these notes shall include all provisions as drawn or specified in these documents as well as all other provisions specifically included by the Owner in the form of drawings, specifications, and written instructions and approved by the Architect.
- B. Contractor shall visit the site to verify all plan and existing dimensions and conditions and shall notify the Architect in writing, of any discrepancies before proceeding with the work or shall be responsible for same.
- C. Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- D. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations specified in the Owner/Contractor contract is, and shall be, the Contractor's responsibility.
- E. Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- F. In the event of conflict between local, state, and national codes, the more stringent shall govern.
- G. AIA General Conditions of the Contract for Construction are a part of this project.
- H. All construction is to be in compliance with the following code:
International Residential Code For One & Two Family Dwellings, 2015 Edition
(As Amended By Montgomery and Howard County, MD)
- I. This project is an Owner/Builder project wherein the Owner is performing as the Contractor. The Owner is responsible for all construction means and methods as well as all compliance with building codes and other applicable laws, ordinances and regulations. The Architect is available to the Owner, however, all questions regarding this project must be directed to the Owner. The Architect assumes no responsibility for the means and methods of construction of the project, inasmuch as the Owner/Builder has full control and has assumed full responsibility.
- J. Use of these documents without written permission of the Architect is forbidden.
© Copyright 2016 Sutton Yantis Associates Architects, P.C.
- K. Any and all drawings and specifications for sitework, plumbing supply or waste, electrical circuiting, and heating, ventilation, and air conditioning systems not contained in the "list of drawings" listed on this page are not a part of the professional services provided to the Owner by the Architect under their Agreement. Any discrepancies with these documents by any of the above listed services shown in documents by others should be indicated in writing to Architect immediately.
- L. Contractor shall be responsible for all noise attenuation requirements.

II. Structural Specifications

A. General Requirements

- The conditions and assumptions stated in these specifications shall be verified by the Contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the Contractor shall notify the Architect in writing of the discrepancy and special engineering requirements shall be applied to insure the building's structural integrity.
- These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.
- Soil conditions shall conform to the following conditions:
Bearing capacity: Min. 2000psf, field verify, under all footings and slab.
Water Table: Min. 2'-0" below bottom of all concrete slabs and footings.
Footings, foundations, walls and slabs shall not be placed on or in Marine Clay, Peat and other organic materials.
- Bottom of all footings shall extend to below frost line of the locality or to a minimum of 2'-6" below grade.
- Free draining granular backfill shall be used against foundation walls. Equivalent fluid pressure of backfill not to exceed 30 pcf. If backfill pressures exceed 30 pcf then foundation walls must be designed for actual equivalent fluid pressure.
- All backfill under slabs and footings shall be clean, porous soil compacted in 8" layers to 95% density. Where distance from edge of foundation wall exceeds 16", but is less than 4'-0", provide backfill as described above or reinforce with #4 rebar @ 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.

B. Concrete

- All concrete shall attain the following 28 day compressive strengths:
-Foundation Walls, Footings, Piers and Interior Slabs . . . 3000 psi
-All other slabs on grade (including garage slabs) . . . 3500 psi.
- Reinforcing steel shall conform to ASTM A-615, new billet, grade 60.
- Welded wire mesh shall conform to ASTM A-185, with minimum laps of 8".
- Maximum slump 5".
- All exposed exterior concrete shall be 6+/-1% air entrained or shall conform to ASTM C260.
- Walls with lateral earth pressures shall be shored or floor/roof construction shall be in place prior to backfilling.
- All concrete work shall be in accordance with ACI 318.

C. Steel

- All structural steel specified in these documents shall conform to ASTM A-36.
- Steel pipe shall conform to ASTM A-53.
- All welds shall comply with AWS standards.
- All bolts in bolted steel connections shall conform to ASTM A-325.
- All required steel anchor bolts, anchors straps, nails, caps, joint hangers shall be constructed of code approved galvanized or stainless steel. All metal nails, hangers, straps & bolts that are in direct contact with pressure treated lumber shall be fabricated from stainless steel or other non-corrosive metal approved by the Building Official.
- All connections shall conform to AISC standards.
- Fitch Beams: Unless noted otherwise, all steel fitch beams shall be assembled with 2 rows of 1/2" bolts @ 12" o.c. top and bottom, stagger rows 6". There shall be a bolt top and bottom 8" from each end.

II. STRUCTURAL SPECIFICATIONS (continued)

D. Wood

- All structural wood joists and headers shall be stressed graded #2 Hem Fir 19% M.C. in accordance with NDS by NFA, unless noted. All wood shall comply to the following minimum specifications:

#2 Hem Fir, 19% M.C.

F _b min:	980 psi repetitive use 850 psi single member use
E min:	1,300,000 psi
F _v min:	75 psi
F _c min:	1,250 psi
F _{c1} min:	405 psi

To: Health Department

Plans for Lot 6 - 12410 All Daughters Lane

4 SEPTIC BEDROOMS ONLY

*Basement has 2 pc. rough-in

*In-Law Suite on Main Level

*3 Bedrooms upstairs (Sitting Room is the other room)

F_b min: 2,600 psi

E min: 1,900,000 psi

F_v min: 285 psi

F_c min: 2,310 psi

F_{c1} min: 750 psi

All studs & wall plates in bearing walls shall conform to the following minimum specifications:

Stud Grade Spruce Pine Fir 19% M.C.

F_b min: 775 psi repetitive use
675 psi single use

E min: 1,200,000 psi

F_v min: 70 psi

F_c min: 675 psi

F_{c1} min: 425 psi

- All manufactured wood trusses and truss headers shall be designed by manufacturer according to Truss Plate Institute (TPI) and other requirements specified by local building authority. Manufacturer shall submit to Architect, shop drawings and calculations sealed by a Professional Engineer registered in the governing jurisdiction. Erection shall be in accordance with TPI "Building Component Safety Information (BCSI) Guide to Good Practice for Handling, Installing, Restraint & Bracing of Metal Plate Connected Wood Trusses." Roof trusses and all bridging and/or lateral bracing required for structural integrity of roof truss system is to be designed by Manufacturer's drawings.
- All structural wood exposed to outside unprotected or bearing directly on concrete shall be pressure treated with approved materials to resist decay and infestation by termites and moisture.
- All wall sill plates shall be min. 2x4 and shall be anchored into foundation walls with 1/2" diameter anchor bolts min. 7" into poured in place concrete and 15" into grouted cmu. Minimum 2 anchors per section of plate and anchors shall be placed 12" from end of each plate. Maximum spacing of anchors 6'-0" on center for one and two story buildings and 4'-0" on center for buildings more than two stories in height or as required per local code. Anchor straps may be used as a substitute and shall be installed per manufacturers' specifications.
- All exterior wood framework supported on approved foundation walls shall be minimum 8" above finish grade.
- All wood framed exterior corners shall be laterally braced 4'-0" each direction from the corner with 1/2" exterior plywood or other code approved structural method.
- Provide continuous double top plate at all bearing stud walls.
- Provide blocking between all joists, 2 x 12 or greater, at intervals not to exceed 8'-0".
- All structural wood posts under beams and headers over 4'-0" span shall be min. 2-2x4 unless noted otherwise.
- All bearing partitions shall be 2x4 studs at 16" o.c. or as noted.
- Provide solid blocking at 4'-0" o.c. between rim joist and first interior parallel joist.
- All framing shall be detailed and installed in accordance with AF&PA Details for Conventional Wood Frame Construction
- All ceramic tile shall be installed per Tile Council of North America as specified in the Handbook for Ceramic Tile Installation. Contractor is responsible for providing sufficient movement joints, as per Tile Council of North America specifications, for all floor tile. Movement joint locations and details are not a part of these documents.
- Plywood subfloors shall be glued and nailed to Floor Joists with APA approved elastomeric structural adhesive and 8d common nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.
- All wood posts labeled continuous (cont.) shall be continuous from under side of beam to concrete or steel bearing.

II. STRUCTURAL SPECIFICATIONS (continued)

- Manufactured Floor Trusses: Unless otherwise noted manufactured floor trusses shall be installed in accordance with manufacturers specifications and details.
- All plywood roof, floor and wall sheathing shall be APA approved.

E. Masonry

- Materials**
Mortar: Type "S" ASTM C270
Hollow CMU: ASTM C-90
Face Brick: ASTM C-216
Grout Aggregated: ASTM C-404
- All masonry shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 40 degrees F without precautions necessary to prevent freezing. No anti-freeze admixtures shall be added to the mortar.
- Brick veneer shall be attached to wood frame with minimum #22 galvanized sheet metal ties min. 7/8" wide at vertical intervals. Provide weep holes at 2'-0" o.c. @ above steel lintels.
owall) in all masonry walls @ 8" o.c.

ills shall be constructed of solid masonry vise designed to insure adequate

licable requirements of BIA and NCMA.

e intended aesthetic size and type by (I.E., 2856 DH denotes a 2'-8" wide 'indow). Contractor shall verify that rrs) to be installed comply with local ode , wind/impact loads.
as defined by local code, shall be visible manufacturer's label, designating

ure Protection

- low grade enclosing habitable spaces as specified by code at exterior face of wall.
- Dampproof all exterior foundation walls enclosing basements and crawl spaces with dampproofing as specified by code at exterior face of wall.
- Flashing: Code approved corrosion resistive flashing shall be provided at all locations required by code in such manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Similar flashings shall be installed at the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings; under and at the ends of masonry wood or metal copings and sills; continuously above all projecting wood trim at wall and roof intersections; under built-in gutters; at junctions of chimneys and roofs; and in all roof valleys and around all roof openings. All windows and doors shall be flashed in accordance with the manufacturers written instructions.
- Building Paper: When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 15 pound felt or paper shall be attached to the sheathing with flashing whenever necessary to prevent moisture penetration behind the veneer. Approved water resistant sheathing may be substituted for building paper.

V. Other

- In locations required by local code, window opening limiting devices are to be installed by window manufacturer in compliance with code section R312.2.2.
- Residential Energy Efficiency compliance is per the Total UA Alternative Method per the 2015 International Energy Conservation Code for climate zone 4A. Refer to REScheck Compliance Certificate and to "N" sheets (Energy Plans) for additional information.
- NOTE: Structural Design is for Gravity Loads ONLY. Structural Engineering for Lateral Load Design requirements specified per Building Code is NOT included in these documents and shall be provided by others.
- Whole house ventilation system to be installed (by others).

List of Drawings

1 General Notes & Specifications	10 Prt'l Upper Floor Plan W/Alt. Elev. "B"	29 Prt'l Left & Right Side Elevations w/Opt. Alt. Elevation "C"	E3 Upper Floor Electrical Plan
RC RC-Check Compliance Certificate	11 Prt'l Fndn/Bsmt Fir Pln W/Alt.Elev. "C"	30 Alternate Front Elevation "D"	E3A Prt'l Upper Floor Electrical Plan
D1 Foundation/Framing Details	11A Prt'l Fndn/Bsmt Fir Pln W/Alt.Elev. "C"	31 Prt'l Left & Right Side Elevations w/Opt. Alt. Elevation "D"	E3B Prt'l Bsmnt, Lower & Upper Floor Electrical Plans W/Opt. 6 Ft. Extension
D2 Foundation/Framing Details	12 Prt'l Lower Floor Plan W/Alt. Elev. "C"	32 Lower Floor Framing Plan	E4 Prt'l Bsmnt, Lower & Upper Floor Electrical Plans W/Opt. 6 Ft. Side Extension
AW Airway Details	12A Prt'l Lower Floor Plan W/Alt. Elev. "C" w/Opt. 8ft Extension	33 Upper Floor Framing Plan	E4A Prt'l Bsmnt, Lower & Upper Floor Electrical Plans W/Opt. 6 Ft. Side Extension
TR1 Trim Details	13 Prt'l Upper Floor Plan W/Alt. Elev. "C"	34 Roof Framing Plan	E5 Prt'l Bsmnt & Lower Floor Electrical Plans W/Opt. 3 Car Sideload Garage
TR2 Trim Details	13A Prt'l Upper Floor Plan W/Alt. Elev. "C" w/Opt. 8ft Extension	34A Roof & Fir Frming Pin W/Opt. Attic	E6 Prt'l Bsmnt & Lower Floor Electrical Plans W/Opt. 3 Car Sideload Garage & Opt. Home Office/In-Law Suite
TR3 Trim Details	14 Prt'l Front, Rear & Left Side Elevations W/Alt. Elev. "A"	35 Prt'l Lower Upper & Roof Framing Plans W/Opt. 8ft Side Extension	E7 Prt'l Lower Floor Electrical Plans W/Opt. Rear Covered Porch
TR4 Trim Details	14A Prt'l Front, Rear & Left Side Elevations W/Alt. Elev. "A" w/Opt. 8ft Side Extension	36 Prt'l Lower & Roof Framing Plans w/Opt. 3 Car Sideload Garage	E8 Prt'l Bsmnt & Lower Floor Electrical Plans W/Alt. Elevation "B"
TR5 Trim Details	15 Prt'l Upper Floor Plan W/Alt. Elev. "D"	37 Prt'l Lower Upper & Roof Framing Plans w/Opt. 3 Car Sideload Garage & Opt. Home Office/In-Law Suite	E9 Prt'l Upper Floor Electrical Plan W/Alt. Elevation "B"
TR6 Trim Details	16 Building Section "A"	37A Prt'l Upper Floor & Roof Framing Plan W/Opt. Bonus Room over Garage	E10 Prt'l Bsmnt, Lower & Upper Floor Electrical Plans W/Alt. Elevation "C"
TR7 Trim Details	17 Building Section "B"	38 Prt'l Roof Framing Plan W/Opt. Rear Covered Porch & Deck Framing Plan	E11 Prt'l Lower Floor Electrical Plans W/Alt. Elevation "C"
DK Deck Details	18 Building Section "C" & "D"	39 Prt'l Lower & Upper Floor Framing Plans W/Alt. Elevation "B"	E12 Prt'l Upper Floor Electrical Plans W/Alt. Elevation "C"
2 Fndn/Bsmt Plan W/Elev. "A"	19 Front Elevation "A"	40 Prt'l Upper Floor Framing Plan W/Alt. Elevation "B"	E13 Prt'l Bsmnt & Lower Floor Electrical Plan W/Alt. Elevation "D"
3 Lower Floor Plan W/Elev. "A"	20 Rear Elevation	41 Prt'l Lower Floor Framing W/Alt. Elevation "C"	E14 Prt'l Upper Floor Electrical Plan W/Alt. Elevation "D"
4 Upper Floor Plan W/Elev. "A"	21 Left Side Elevation	42 Prt'l Roof Framing Plan W/Alt. Elevation "C"	N1 Energy Plans
4A All Upper Floor w/Opt. Attic & Opt. Attic	22 Right Side Elevation	43 Prt'l Roof Framing Plan W/Alt. Elevation "C"	N2 Energy Plans
4B Prt'l Fnd/Bmt, Lower & Upper Fir Pln w/Opt. 8ft Extension & Opt. 4'-0" Family Room Extension	22A Prt'l Left & Right Side Elevations w/Opt. 4'-0" Family Room Extension	44 Prt'l Lower & Upper Floor Framing W/Alt. Elevation "D"	N3 Energy Section "A" & "B"
5 Prt'l Fndn/Bsmt Plan, Lower & Upper Floor Plans W/Opt. 8ft Side Extension	23 Prt'l Front & Right Side Elevations w/Opt. 8ft Side Extension	45 Prt'l Roof Framing Plan W/Alt. Elev. "D" Truss Joist Details	
6 Prt'l Fndn/Bsmt & Lower Floor Plan W/Opt. Attached 3 Car Garage	24 Prt'l Front, Rear & Left Side Elev. w/Opt. 3 Car Sideload Garage	E1 Basement Electrical Plan	
7 Prt'l Fndn/Bsmt & Lower Floor Plan W/Opt. Home Office/In-Law Suite	24A Prt'l Rear & Left Side Elevations w/Opt. 3 Car Sideload Garage & Opt. Bonus Room	E2 Lower Floor Electrical Plan	
7A Prt'l Fndn/Bsmt & Lower Floor Plan W/Opt. Attached 3 Car Garage and W/Opt. Bonus Room over Garage	25 Prt'l Rear & Right Side Elevations w/Opt. Rear Covered Porch		
8 Prt'l Fndn & Lower Floor Plan W/Opt. Rear Covered Porch	26 Alternate Front Elevation "B"		
9 Prt'l Fndn/Bsmt & Lower Floor Plan W/Alt. Elev. "B"	27 Prt'l Left & Right Side Elevations w/Opt. Alt. Elevation "B"		
	28 Alternate Front Elevation "C"		

Symbols

	Duplex Outlet		One Way Switch		Cont. Running Mech Fan
	Duplex Outlet, Weather Proof on GFI circuit		Three Way Switch		
	Duplex Outlet, Floor Mounted		Four Way Switch		
	Duplex Outlet, Switch Operated		Switch w/ Rheostat		
	Range Outlet		Smoke Detector		
	Gas Outlet		Chime		
	Ceiling Mounted Incandescent		Bathroom Exhaust Fan		
	Junction Box		Television Outlet		
	Eyeball Light		Telephone Outlet		
	Wall Washer Light (Recessed)		Medicine Cabinet		
	Recessed Light		Frost Proof Hose Bib		
	2Ω Fluorescent Light		Recessed Waterproof Light		
	4Ω Fluorescent Light		Dedicated Circuit Outlet		
	Exterior Flood Lights		Steel Angle (Lintel)		
	Wall Mounted Incandescent		Structural Post		
	Pull Switch Light		Smoke/Carbon Monoxide Detector		
			Fan/Light		

List of Abbreviations

ADJ. Adjustable	MC Medicine Cabinet
A.S.F. Above Subfloor	MFG. Manufacturing
BF Bifold	O.A. Overall
BM Beam	O.C. On Center
B.O.J. Bottom of Joist	O.P.T. Optional
B.W.L. Brocad Wall Line	PART. Partial
CLO Ceiling	PLYWD Plywood
CMU Concrete Masonry Unit	P.T. Pressure Treated
C.O. Cased Opening	R/A Return Air
COL. Column	R.C. Rough Cut
CONC. Concrete	REF Refrigerator
CONT. Continuous	R/O Range Oven
CS Casement SF	SF Square Feet
CVAC Central Vacuum	SHWR Shower
DBL Double	SIM. Similar
DES. Design	S.L. Sliding Door/Window
DH Double Hung	STD. Standard
DTL Detail	STL Steel
DW Dishwasher	S&P Shelf & Pole
FD Floor Drain/French Door	S.V.B. Solid Valley Blocking
F.P. Fireplace	T&G Tongue & Groove
FTG. Footing	T.B.D. To Be Determined
GFI Ground Fault Circuit Interrupter	T.O.S. Top of Slab
GPDW Gypsum Drywall	T.O.W. Top of Wall
HD.HGHT Window Head Height	TR Trim
HDR Header	Typ. Typical
HFL Heat/Fan/Light	V.I.F. Verify In Field
HWL Hot Water Heater	WD Wood
INSUL Insulation	W/O Wall Oven
L.I.F. Locate In Field	W.W.M. Welded Wire Mesh
L.T. Laundry Tub	

Area Calculations

Area Calculations include gross floor area to exterior face of wall for all conditioned spaces and exclude upper levels of multi-story spaces.

	LOWER	UPPER	BASEMENT
BASE HOUSE	1844 SF	1842 SF	102 SF
OPT. FINISHED BASEMENT			+1525 SF
OPT. 2' FRONT EXTENSION	+76 SF	+76 SF	+77 SF
OPT. 8' SIDE EXTENSION	+97 SF	+97 SF	+104 SF
OPT. 3-CAR SIDELOAD GARAGE	+140 SF		
OPT. HOME OFFICE/IN-LAW SUITE W/3-CAR SIDELOAD GARAGE		+372 SF	
ALT. ELEV. "C"	+76 SF	+60 SF	+77 SF
BONUS ROOM OVER GARAGE			+547 SF
OPT. 6'-0" FAMILY DINING EXTENSION	+77 SF	+77 SF	+77 SF
OPT. 4'-0" FAMILY ROOM EXTENSION	+92 SF	+92 SF	+92 SF
OPT. ATTIC			+697 SF
OPT. BAT WINDOW	+16 SF		
MAX. SQ. FOOTAGE FOR BASE HOUSE W/ ALL AVAILABLE OPTIONS: 7,747 SF			

Date	REV.	BY	DATE	REV.	BY	DATE	REV.	BY	DATE
P.S. 1/15/16	J.V./C.S.		P.S. 05/09/15	J.S.		P.S. 05/09/15	J.S.		
P.S. 01/16/16	J.V./C.S.		P.S. 05/09/15	J.S.		P.S. 05/09/15	J.S.		
P.S. 02/16/16	J.V./C.S.		P.S. 05/09/15	J.S.		P.S. 05/09/15	J.S.		
P.S. 03/16/16	J.V./C.S.		P.S. 05/09/15	J.S.		P.S. 05/09/15	J.S.		
P.S. 06/16/16	J.V./C.S.		P.S. 05/09/15	J.S.		P.S. 05/09/15	J.S.		
P.S. 07/16/16	J.V./C.S.		P.S. 05/09/15	J.S.		P.S. 05/09/15	J.S.		
P.S. 08/16/16	J.V./C.S.		P.S. 05/09/15	J.S.		P.S. 05/09/15	J.S.		

Project Number: 0106-01

HAWTHORNE
MITCHELL BEST HOMES

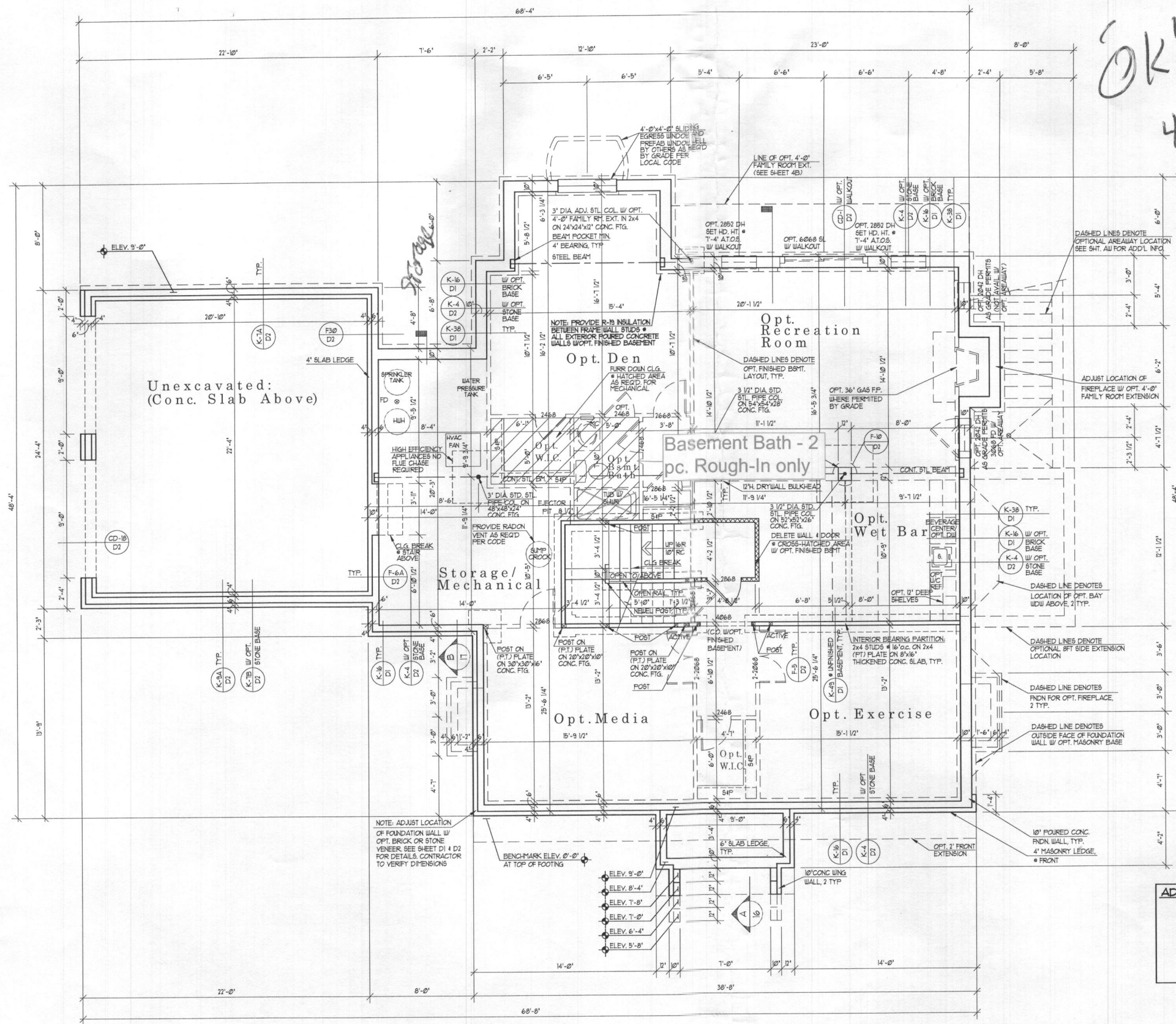
Architect

SUTTON YANTIS ASSOCIATES ARCHITECTS

8000 RIVERVIEW BLVD. TEL: 703.734.0723
NORCROSS, VA 22124 FAX: 703.947.9171

WWW.SYASOCI.COM

Sheet Number: 1



OK' reb
4/24/18
Powder Room (2-10)
NO BATH

Date	REV.	BY	CHK.
AC. 07/07/17	01	JB	JB
AC. 10/10/17	02	JB	JB
AC. 07/10/17	03	JB	JB
PA. 05/09/18	04	JB	JB
CA. 01/31/18	05	JB	JB
REV. 02/09/18	06	JB	JB
REV. 06/10/18	07	JB	JB

Project Number: 0706-02

HAWTHORNE

MITCHELL BEST HOMES

Architect

SUTTON YANTIS ASSOCIATES ARCHITECTS

1000 Hoopes Blvd. Tel: 703.734.0723
 Norfolk, VA 23502 Fax: 703.747.0171

WWW.SY2B.COM

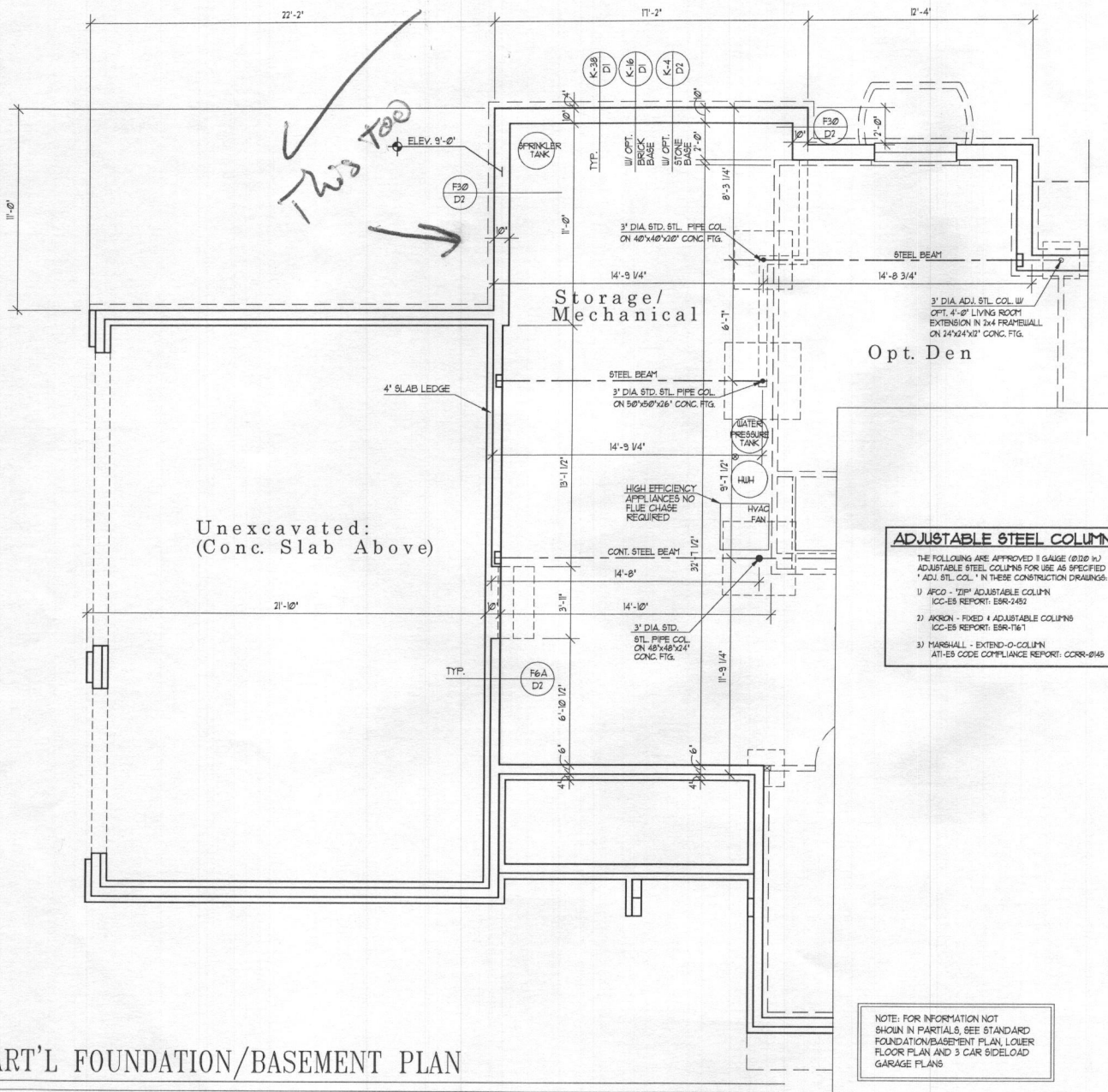
Sheet Number

2

FOUNDATION/BASEMENT PLAN
 W/ELEVATION "A"

1/4" = 1'-0"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"
 UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 8'-0" A.T.O.S.



PART'L FOUNDATION/BASEMENT PLAN

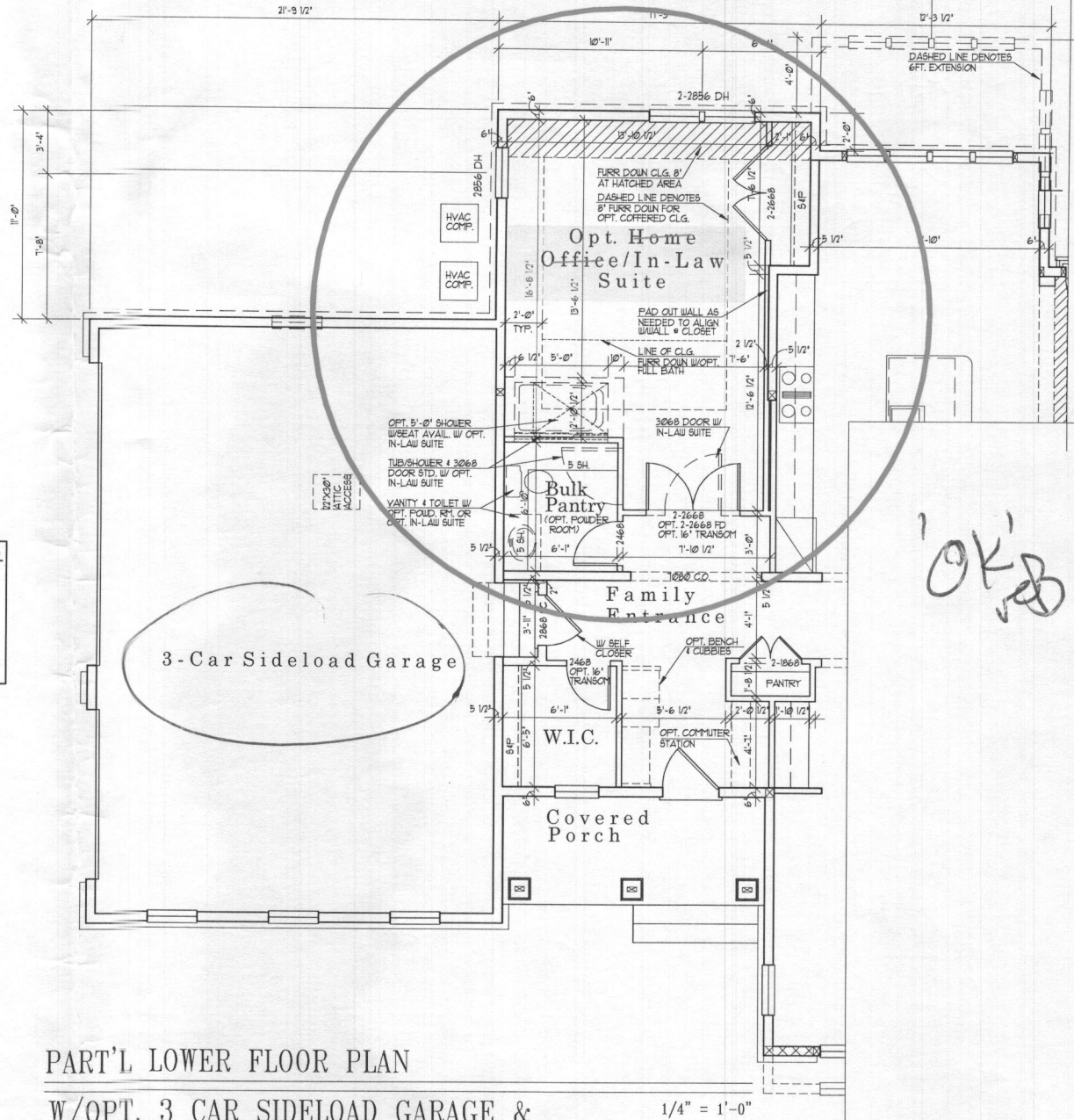
W/OPT. 3 CAR SIDELOAD GARAGE & OPT. HOME OFFICE /IN-LAW SUITE

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"

1/4" = 1'-0"

ADJUSTABLE STEEL COLUMNS
 THE FOLLOWING ARE APPROVED 3 GAUGE (8110 IN.) ADJUSTABLE STEEL COLUMNS FOR USE AS SPECIFIED AS "ADJ. STL. COL." IN THESE CONSTRUCTION DRAWINGS.
 1) ARCO - "TYP" ADJUSTABLE COLUMN ICC-ES REPORT: ESR-1451
 2) ARCON - FIXED & ADJUSTABLE COLUMNS ICC-ES REPORT: ESR-1161
 3) MARSHALL - EXTEND-O-COLUMN ATI-ES CODE COMPLIANCE REPORT: CCRN-8148

NOTE: FOR INFORMATION NOT SHOWN IN PARTIALS, SEE STANDARD FOUNDATION/BASEMENT PLAN, LOWER FLOOR PLAN AND 3 CAR SIDELOAD GARAGE PLANS

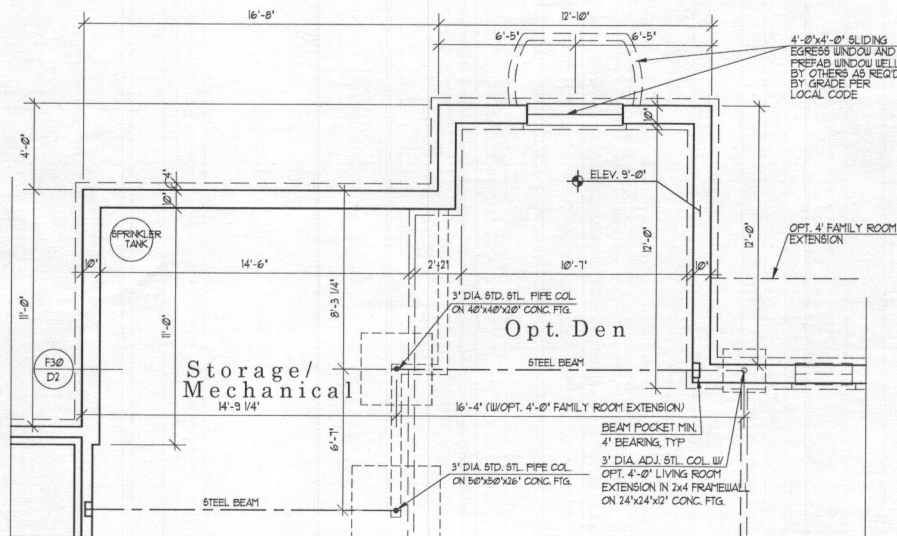


PART'L LOWER FLOOR PLAN

W/OPT. 3 CAR SIDELOAD GARAGE & OPT. HOME OFFICE /IN-LAW SUITE (NOT AVAILABLE W/OPT. BONUS ROOM)

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"
 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"



PART'L FOUNDATION/BASEMENT PLAN

W/OPT. HOME OFFICE / IN-LAW SUITE & 6 FT. EXTENSION

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"

1/4" = 1'-0"

Date	REV. 07/07/06 JG
AC. 10/09/07 BCB	REV. 07/09/07 JG
AC. 10/09/07 JY	REV. 07/17/07 JG
AC. 01/09/08 JY	REV. 04/23/07 JG
PS. 07/09/08 JY	PS. 06/09/08 JG
CS. 01/09/11 JY/CS	PS. 06/09/08 JG
REV. 07/09/11 JY/CS	REV. 03/19/09 JR
REV. 06/10/11 DG	REV. 01/05/16 JY

Project Number: 0706

HAWTHORNE

MITCHELL BEST HOMES

Architect

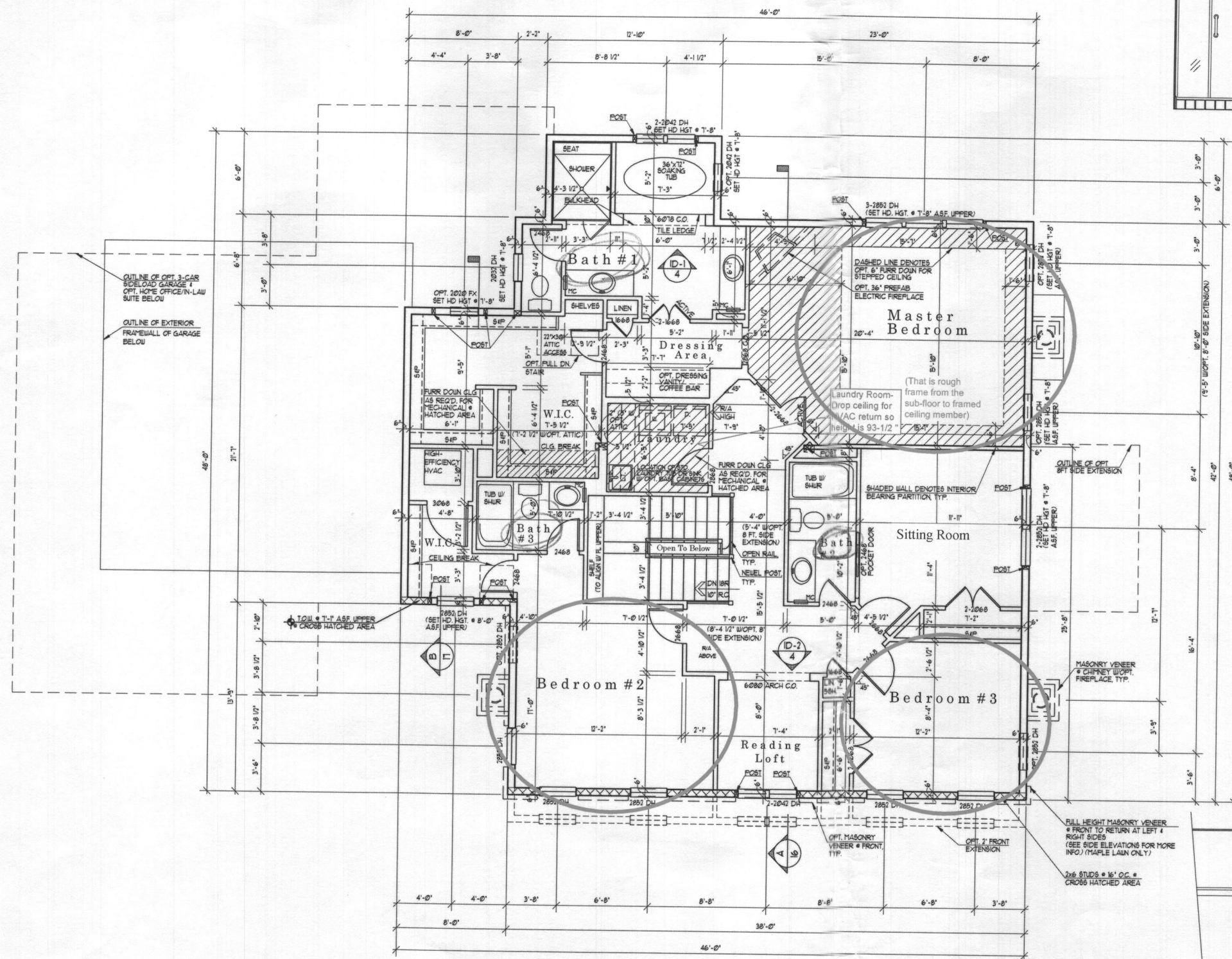
SUTTON YANTIS ASSOCIATES ARCHITECTS

4300 DOODLE BLVD. TEL 703.724.0753
 VIRGINIA, VA 22182 FAX 703.847.0171

WWW.SYASB.COM

Sheet Number

7



UPPER FLOOR PLAN

W/ELEVATION "A"

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

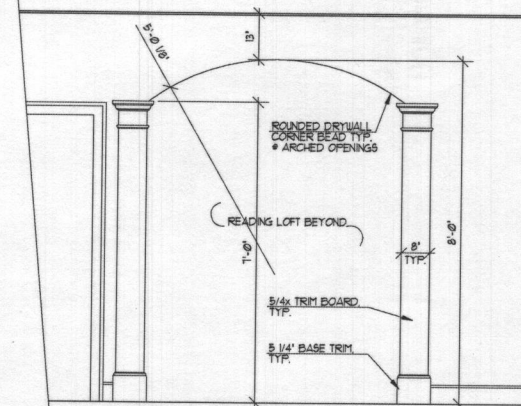
1/4" = 1'-0"



ID-1 Interior Elevation
Master Bath

1/2" = 1'-0"

*OK!
vrb 4/24/18
3 Bedrooms
+ 1
4 Bedroom Total*



ID-2 Interior Elevation

Reading Loft Cased Opening

1/2" = 1'-0"

Date	REV.	BY	DATE
AC 10/10/10	01	BBB	10/10/10
AC 12/01/10	02	JT	12/01/10
PA 12/01/10	03	JT	12/01/10
CA 01/01/11	04	JUCB	01/01/11
REV. 01/01/11	05	JUCB	01/01/11
REV. 01/01/11	06	JUCB	01/01/11
REV. 01/01/11	07	JUCB	01/01/11
REV. 01/01/11	08	JUCB	01/01/11
REV. 01/01/11	09	JUCB	01/01/11
REV. 01/01/11	10	JUCB	01/01/11
REV. 01/01/11	11	JUCB	01/01/11
REV. 01/01/11	12	JUCB	01/01/11
REV. 01/01/11	13	JUCB	01/01/11
REV. 01/01/11	14	JUCB	01/01/11
REV. 01/01/11	15	JUCB	01/01/11
REV. 01/01/11	16	JUCB	01/01/11
REV. 01/01/11	17	JUCB	01/01/11
REV. 01/01/11	18	JUCB	01/01/11
REV. 01/01/11	19	JUCB	01/01/11
REV. 01/01/11	20	JUCB	01/01/11

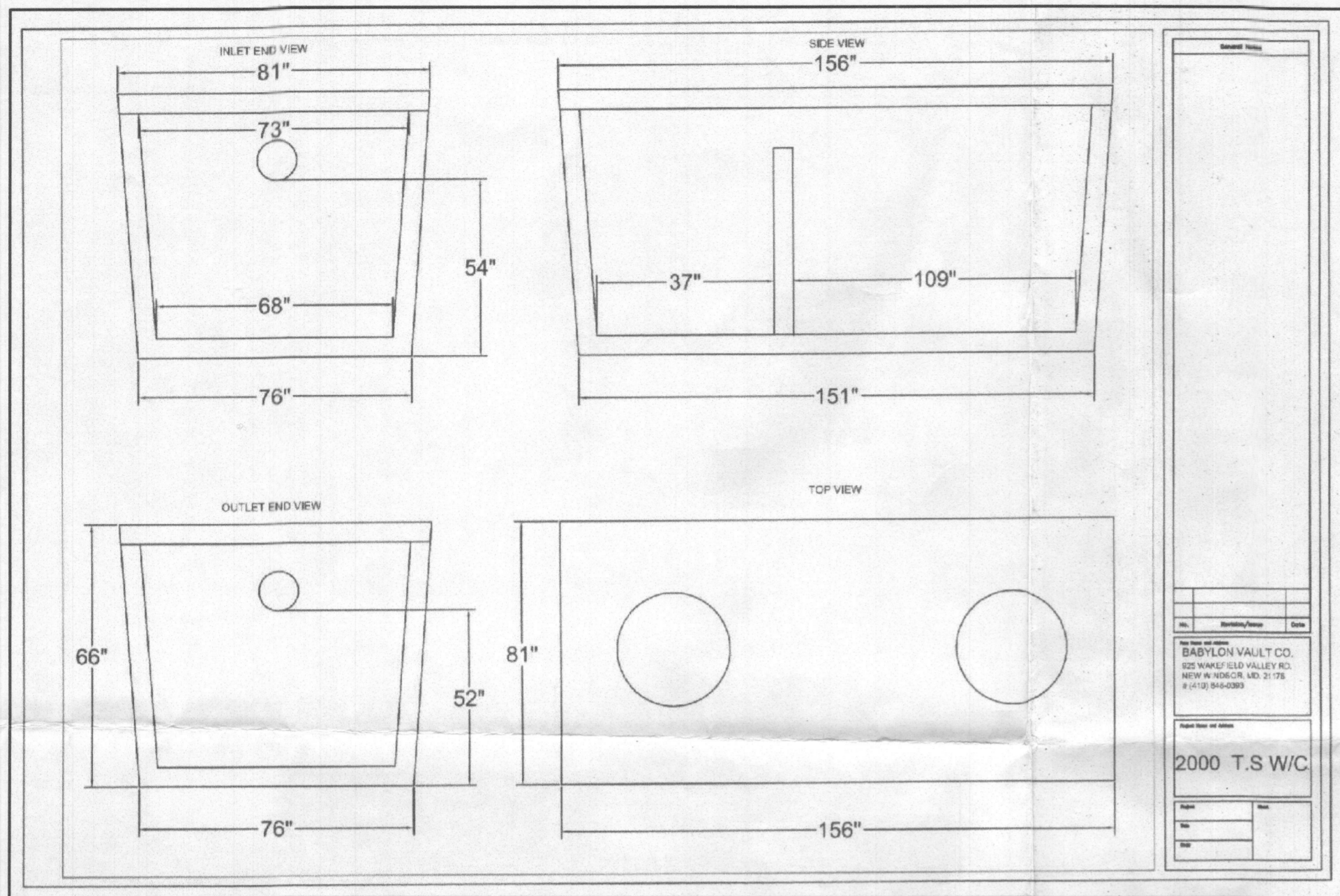
Project Number: 0706-04
HAWTHORNE
MITCHELL BEST HOMES

Architect

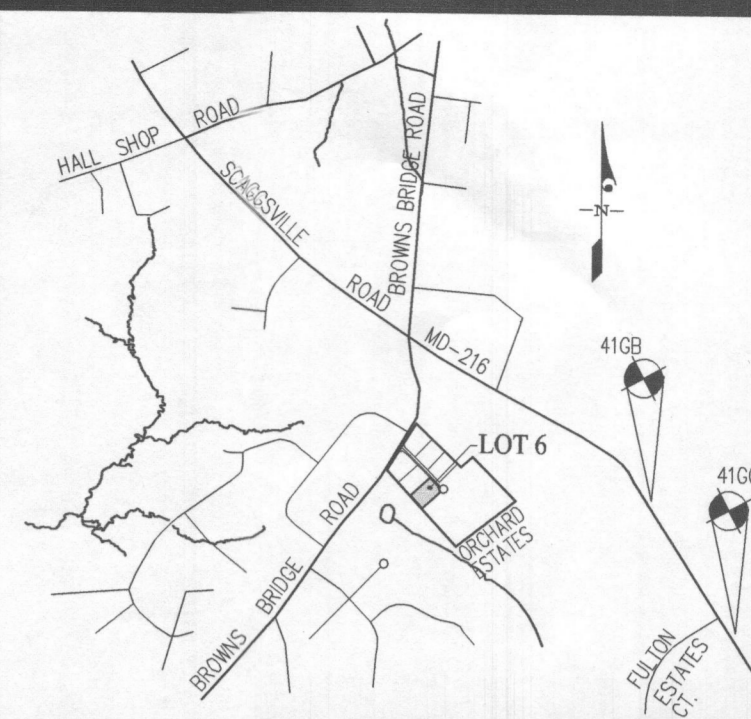
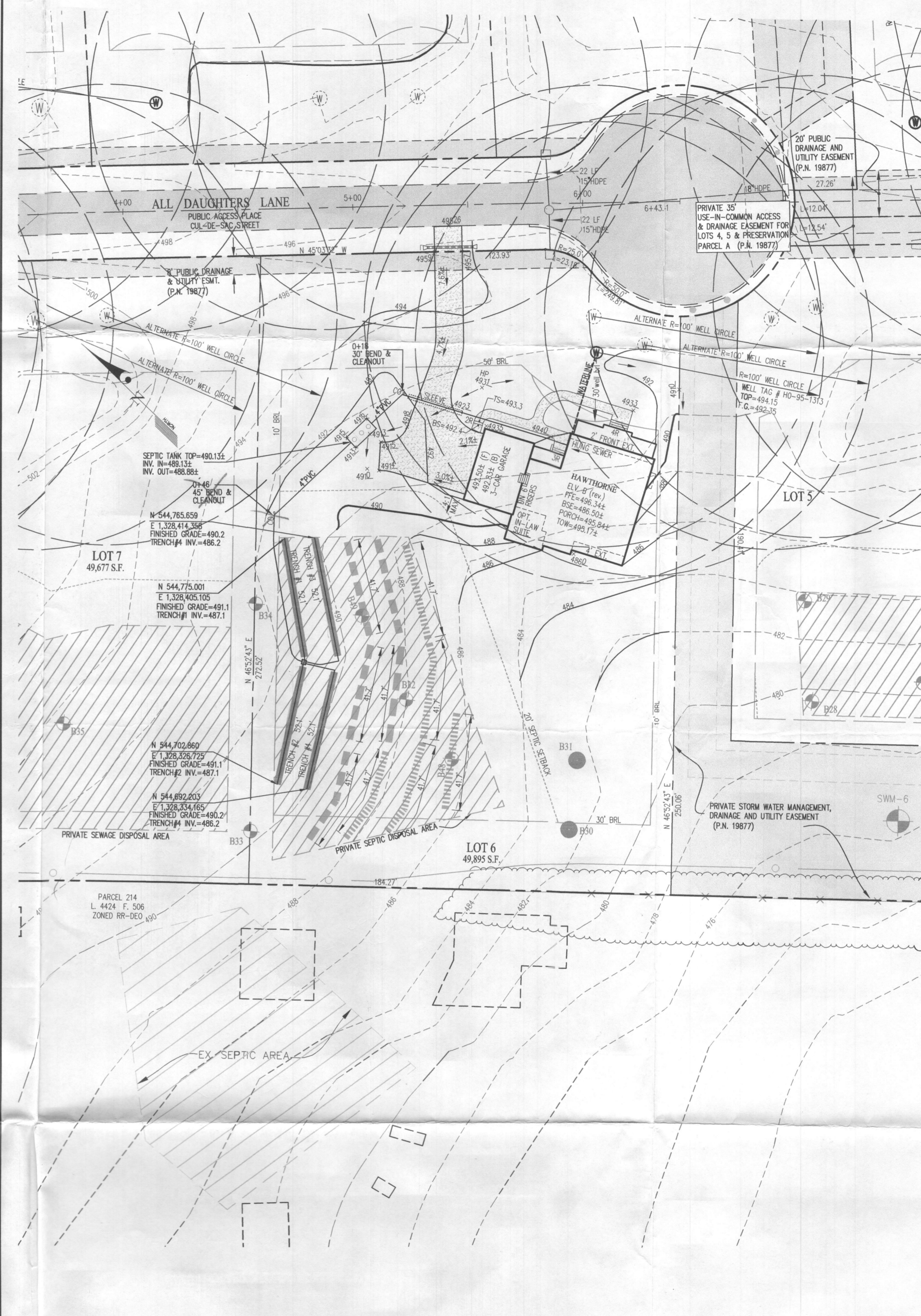
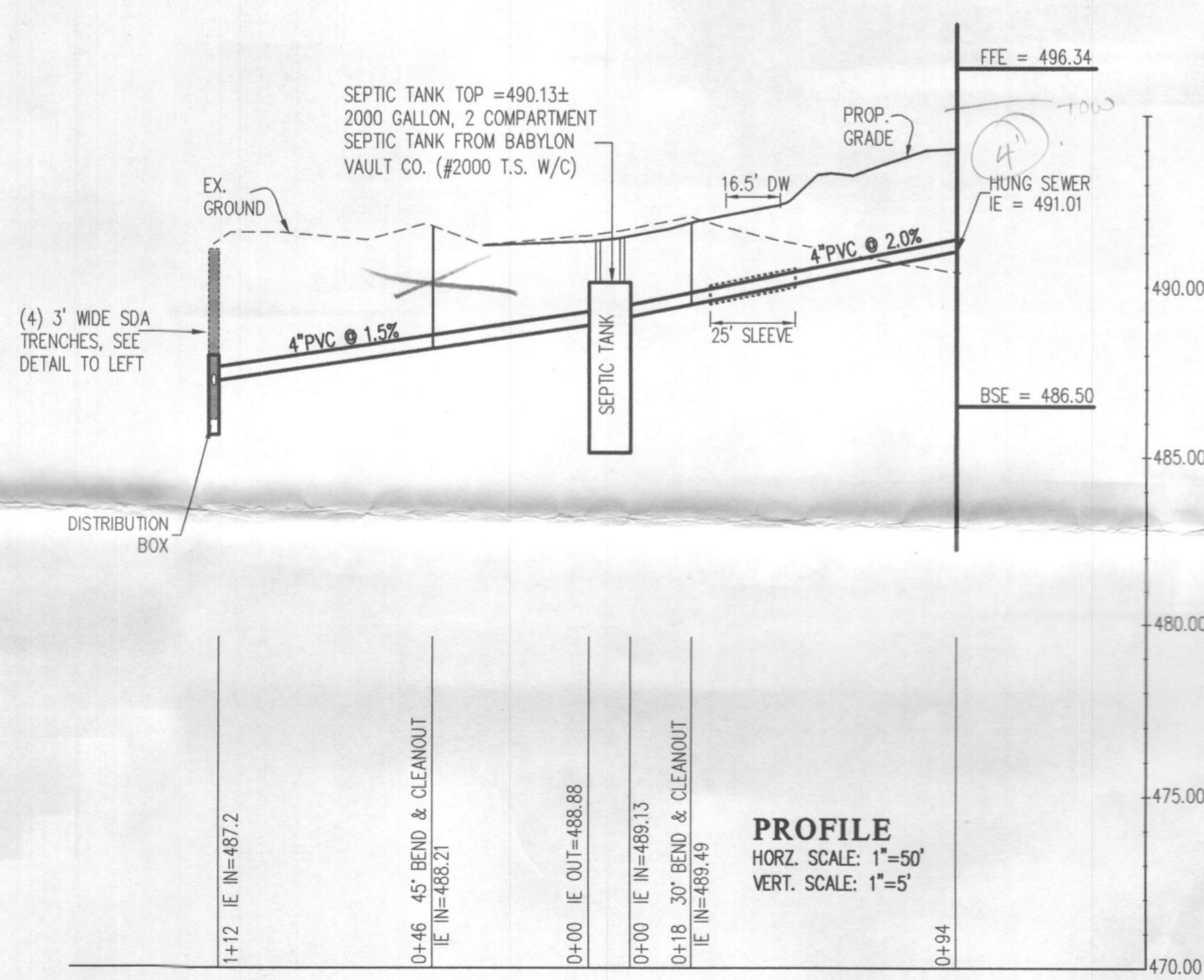
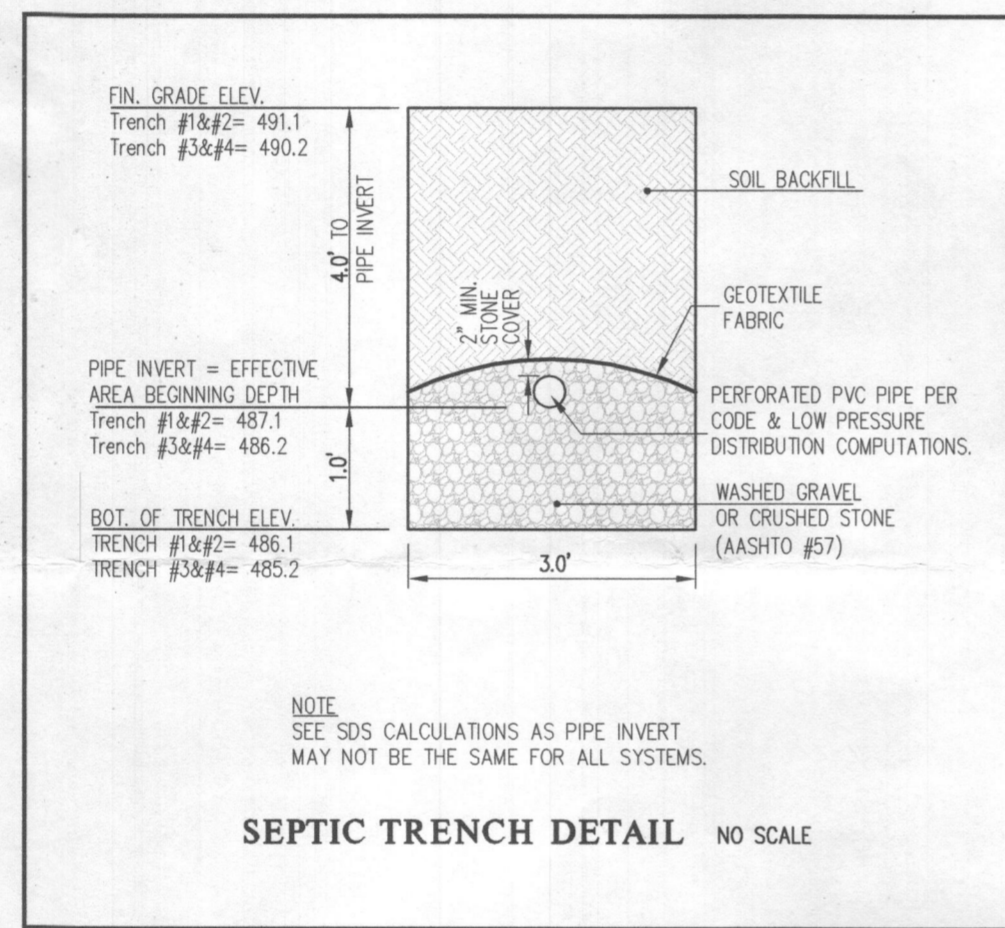
SUTTON
YANTIS
ASSOCIATES
ARCHITECTS

1000 BOWEN DR. TEL: 703.721.4573
WWW.VA.22152 FAX: 703.842.0171
WWW.SYORL.COM

Sheet Number
4

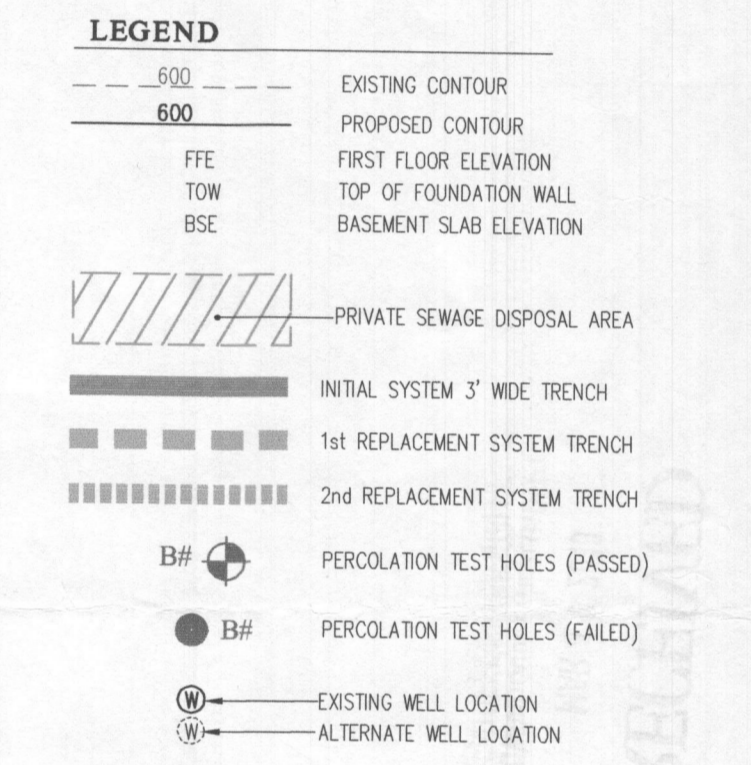


SDA TRENCH SIZE CALCULATIONS			
ORCHARD ESTATES		Lot 6	
System Input Information			
Application Rate	0.8	0.8	0.8
Effective area beginning depth	4.0	4.0	4.0
Effective area maximum bottom depth	5.0	5.0	5.0
Number of Bedrooms	4	4	4
Design flow at 150 gal./day/bedroom	600	600	600
Absorption Trench Calculations			
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 top at 3' 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
Trench Layout Information			
Number of trenches to use	4	5	5
Min. length (linear feet)	52.1	41.7	41.7
Total (linear feet)	208.4	208.5	208.5
Minimum Trench Spacing:	10.0	10.0	10.0
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'.			
Approx. width of absorption Area	42 ft.		
Approx. drainfield Area (sq. feet)	2,188		

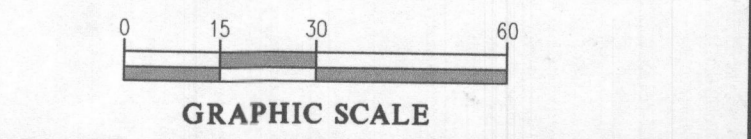


BENCHMARKS			
410C	ELEV. 468.374	N = 543,290.6332	E = 1,331,697.8591
410B	ELEV. 475.304	N = 544,580.3747	E = 1,330,741.3820

- 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 #95-1313) 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.



Approved Septic System Plan
Howard County Health Department
Mark Oswald 3/27/18
Signature Date
B18001101



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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
MB BROWNS BRIDGE CT, LLC
1686 E. GUIDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: 301-762-9511
ATTN: MARC QUINT

PROFESSIONAL CERTIFICATION
I HERECERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AN/AT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 122295
EXPIRATION DATE: MAY 26, 2018
3/16/18



ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN

ORCHARD ESTATES
LOT 6 (12410 All Daughters Lane)
PLAT No. 19876-19877

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