



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.: B18003072

Building Address: 12348 Point Ridge Drive  
 City: Highland State: MD Zip Code: 20777  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Subdivision: Highland Reserve aka Regan Property  
 Lot: 5 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: Boysds State: MD Zip Code: 20841  
 License No. : 67631  
 Phone: 301-515-0098 Fax: \_\_\_\_\_  
 Email: NPBC@NPBCgas.net  
 Engineer/Architect Company: \_\_\_\_\_  
 Responsible Design Prof.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	<b>Depth</b>	<b>Width</b>
Gross area, sq. ft./floor:	1 <sup>st</sup> floor: 58'	76'
Area of construction (sq. ft.):	2 <sup>nd</sup> floor: 58'	76'
Use group:	Basement: 58' 76'	
	<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: 5	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<input checked="" type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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:	

HE 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  
 Date: 8/28/18  
 Email Address: MQuint@mitchellbest.com  
 Title/Company: Oper. Mgr - Mitchell & Best

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>8/14/18</u>	<u>D. Bernard</u>

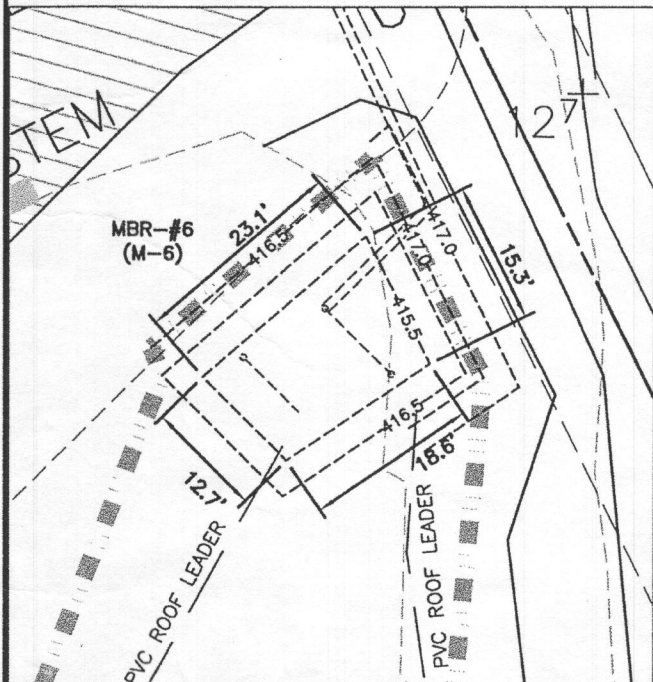
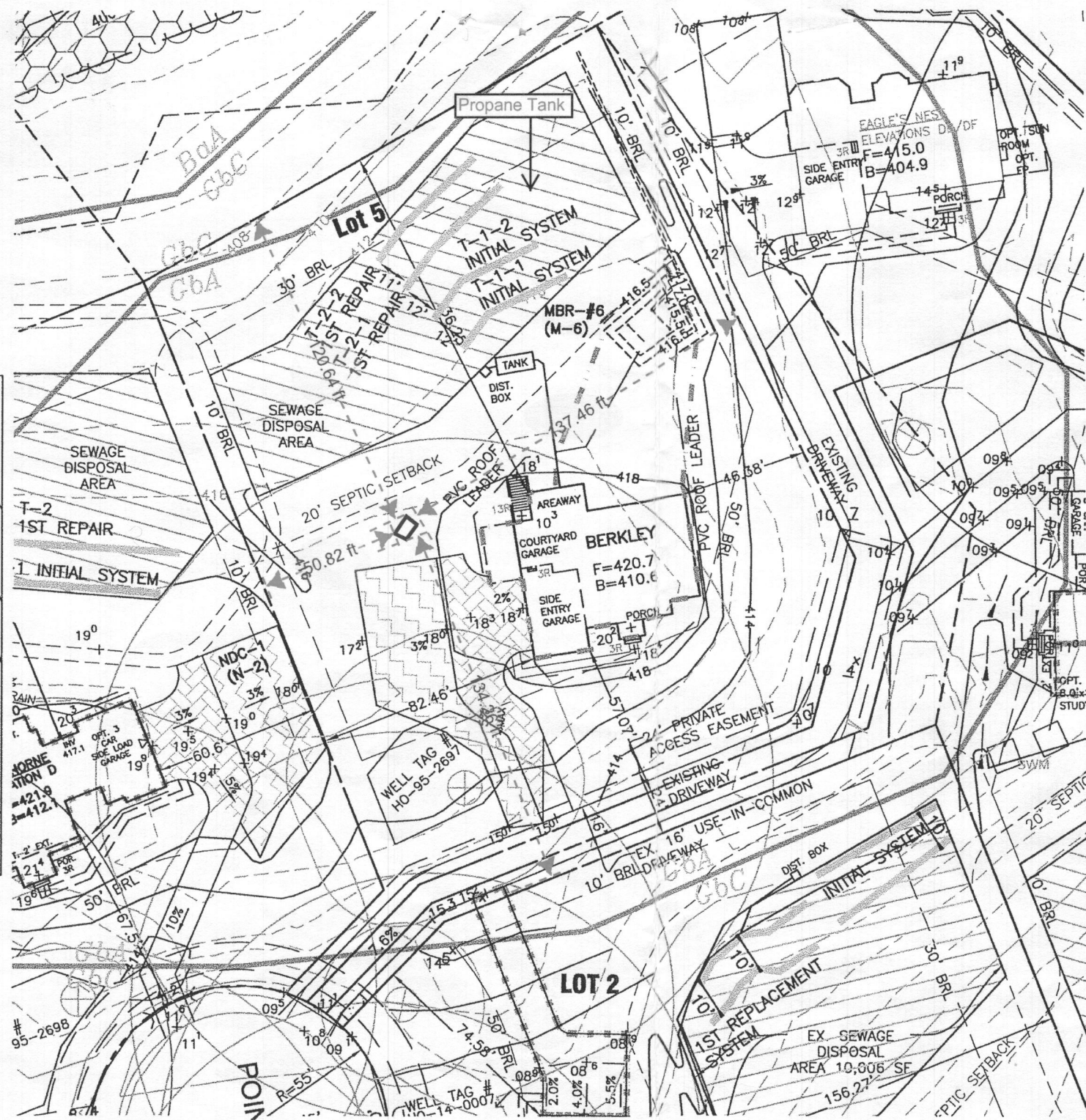
Does Sediment Control approval required for issuance?  Yes  No  
 CONTINGENCY CONSTRUCTION START

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	\$
PSFS	\$ 110
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$ 02855
Check	# 02855

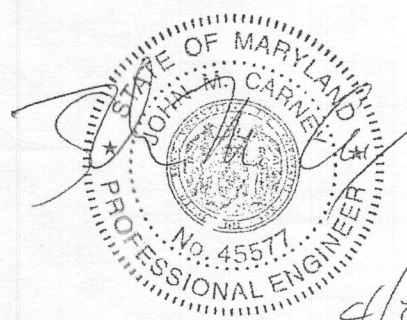
**LEGEND**

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



**MBR DETAIL**  
1" = 20'

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.

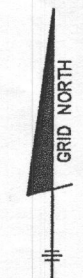


ESD STORMWATER MANAGEMENT SUMMARY TABLE												
Practice	#	Pe= 1.20 inches	DA to practice	Imp Area to practice	Qe= 0.23 inches	ESDv= 658 cf	Rv= 0.19	Af (s.f.)		Rev (AC)		Ownership
								Required	Provided	Required	Provided	
(M-6) MicroBioretenion	#6		6,453	3,357	129	288	PASS	557	561	1.2		Private
(N-2) Disc. of Non-Rooftop Runoff	#1		4,257	1,928				174	145	1.0	0.04	Private
<b>Total Treated</b>			10,710	5,285	129	288		658	705	1.3	0.04	
<b>Site Total</b>			33,831	5,428								

**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-95-2697, 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.

Approved Septic System Plan  
Howard County Health Department  
**PLAN VIEW**  
*John M. Carnel* 9-14-18  
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:	<b>BENCHMARK ENGINEERING, INC.</b> ENGINEERS LAND SURVEYORS PLANNERS 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM	
PROJECT:	<b>REGAN PROPERTY LOT 5</b>	
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:	<b>BUILDING PERMIT PLAN</b>	
HOUSE TYPE:	<b>BERKLEY - ELEVATION A</b>	
DATE:	APRIL, 2018	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING 1 OF 2

# MITCHELL & BEST

## THE BERKLEY



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 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
- 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 STORY, SINGLE FAMILY DETACHED

**BERKLEY**

HOWARD CO., MD

CLIENT: MITCHELL & BEST

OK'd  
 GBR  
 DB

Regan Property Lot 5  
 6 Bedrooms Total

REV	DATE	DESCRIPTION
01	06.28.16	ADD 3-CAR SL GAR AND OPT IN-LAW SUITE
02	05.05.16	PERMIT SET INC 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

Copyright (c) by KTGY Group, Inc. All Rights Reserved.  
 SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**CS**

K:\Users\Projects\Pro 2016\Single Family\Mitchell & Best\Berkley at Willowsford\Howard County\Plans.dwg 7/5/2016 5:49:44 PM

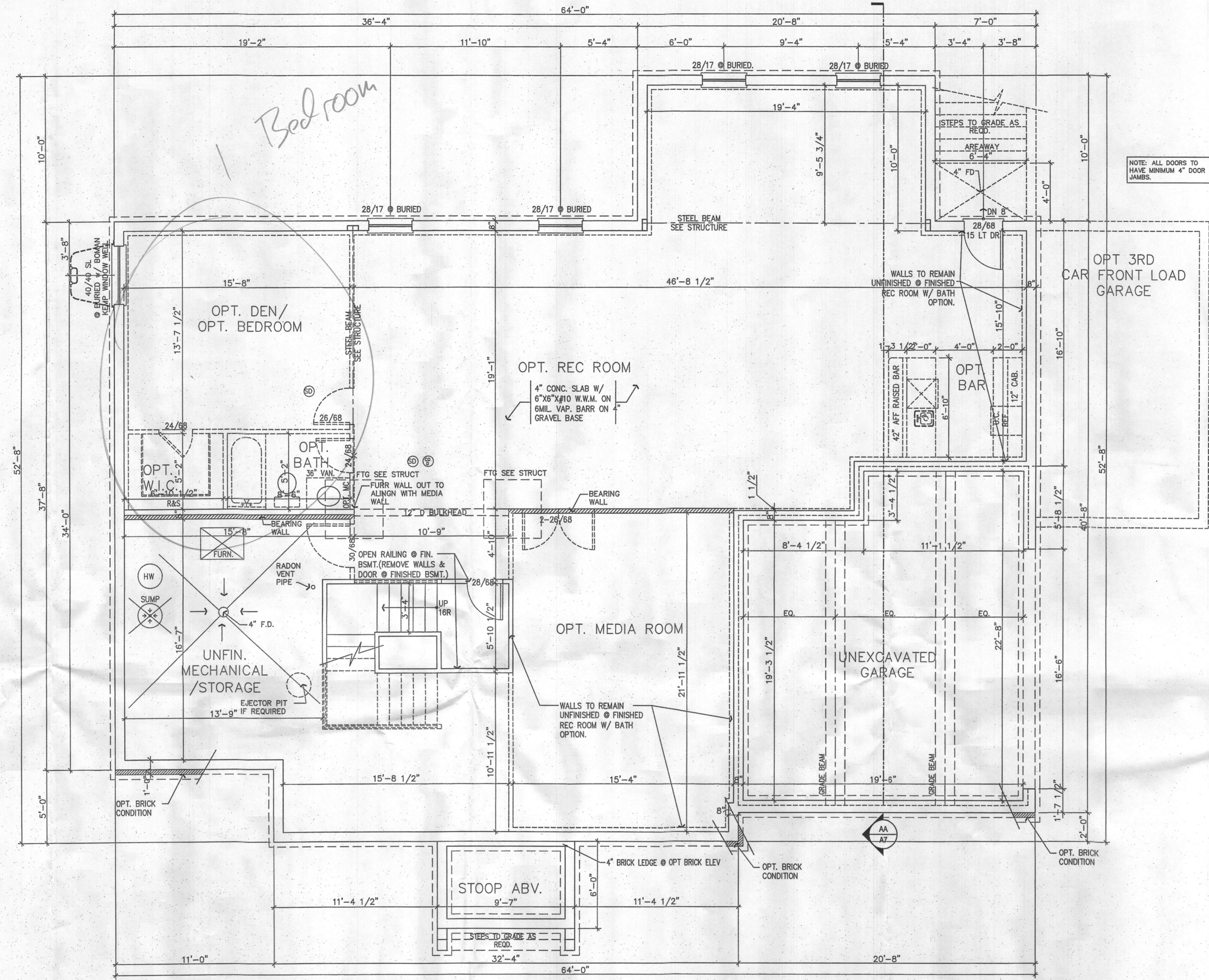


ARCHITECTURE-PLANNING  
8000 Westwood Center Drive 1701 882 8118  
Suite 200 Rockville, MD 20850  
Phone: 301-762-9511

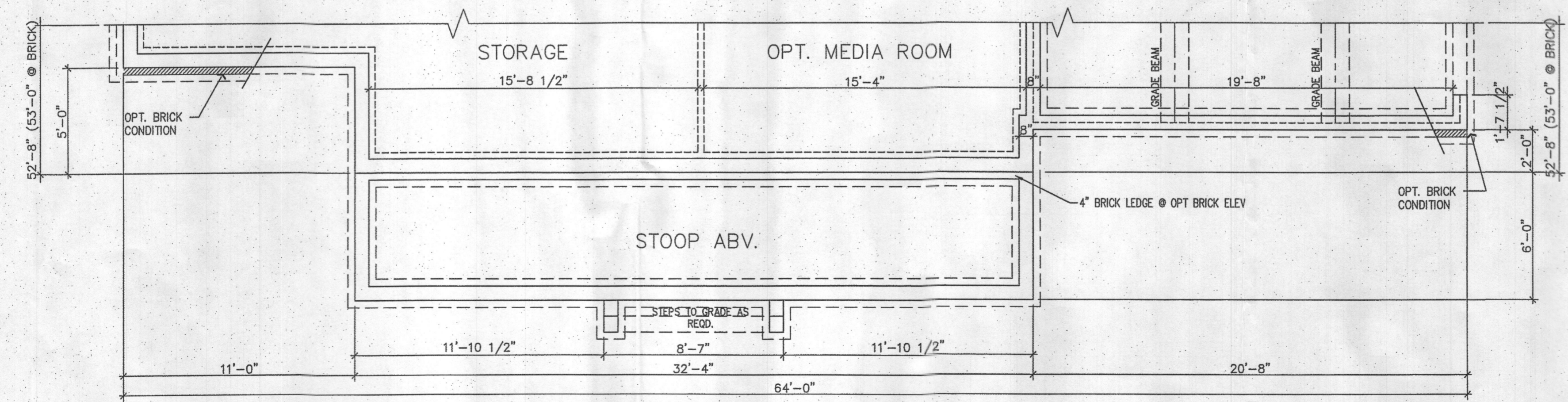
CLIENT:  
**MITCHELL & BEST HOMEBUILDERS**  
1686 E. Gude Drive  
Rockville, MD 20850  
301-762-9511

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 85688. Expiration Date: 05/23/2017.



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



2 PARTIAL BASEMENT FLOOR PLAN @ ELEVATION - B  
SCALE: 1/4"=1'-0"

**BERKLEY**

HOWARD CO., MD

CLIENT: MITCHELL & BEST

REV	DATE	DESCRIPTION
03	06.28.16	ADD 3-CAR SL GAR AND OPT IN-LAW SUITE
02	05.05.16	PERMIT SET INC 2015
01	02.16.16	TAKE OVER FROM VA

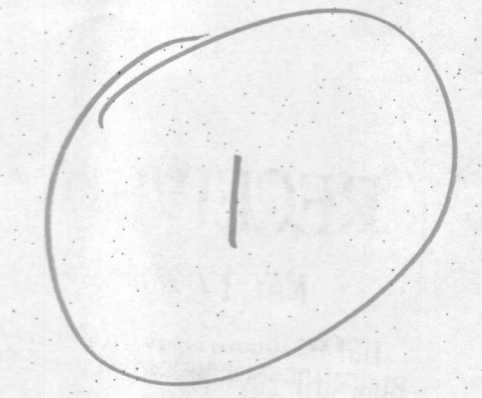
DESIGN DELIVERABLE: ISSUE TYPE  
ISSUE DATE:

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

**BASEMENT PLANS AT BURIED COND.**

SHEET NUMBER:

**A1**



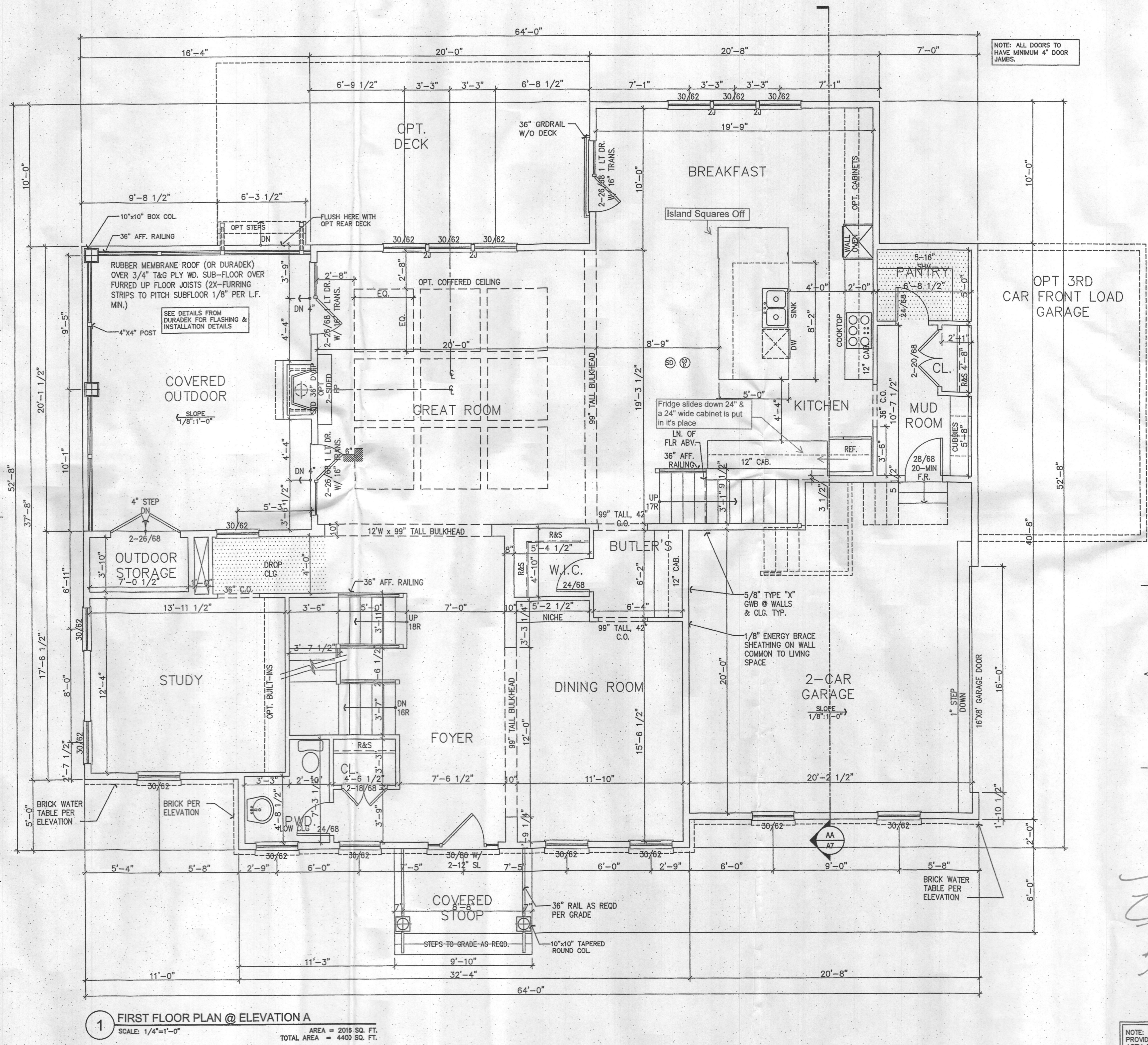


ARCHITECTURE-PLANNING  
8005 Westwood Center Drive 1703 992 8118  
Suite 200  
Warrenton, WA 97146

CLIENT:  
**MITCHELL & BEST HOMEBUILDERS**  
1685 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.



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

**1 FIRST FLOOR PLAN @ ELEVATION A**  
SCALE: 1/4"=1'-0"  
AREA = 2018 SQ. FT.  
TOTAL AREA = 4400 SQ. FT.

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

**3 PARTIAL PLAN @ OPT. BUTLER'S**

*Zero Bedrooms this floor*

NOTE: PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2008 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

REV	DATE	DESCRIPTION
03	06-28-16	ADD 3-CAR SL GAR AND OPT IN-LAW SUITE
04	05-05-16	PERMIT SET BYC 2015
01	02-16-16	TAKE OVER FROM VA

DESIGN DELIVERABLE: ISSUE TYPE  
ISSUE DATE:

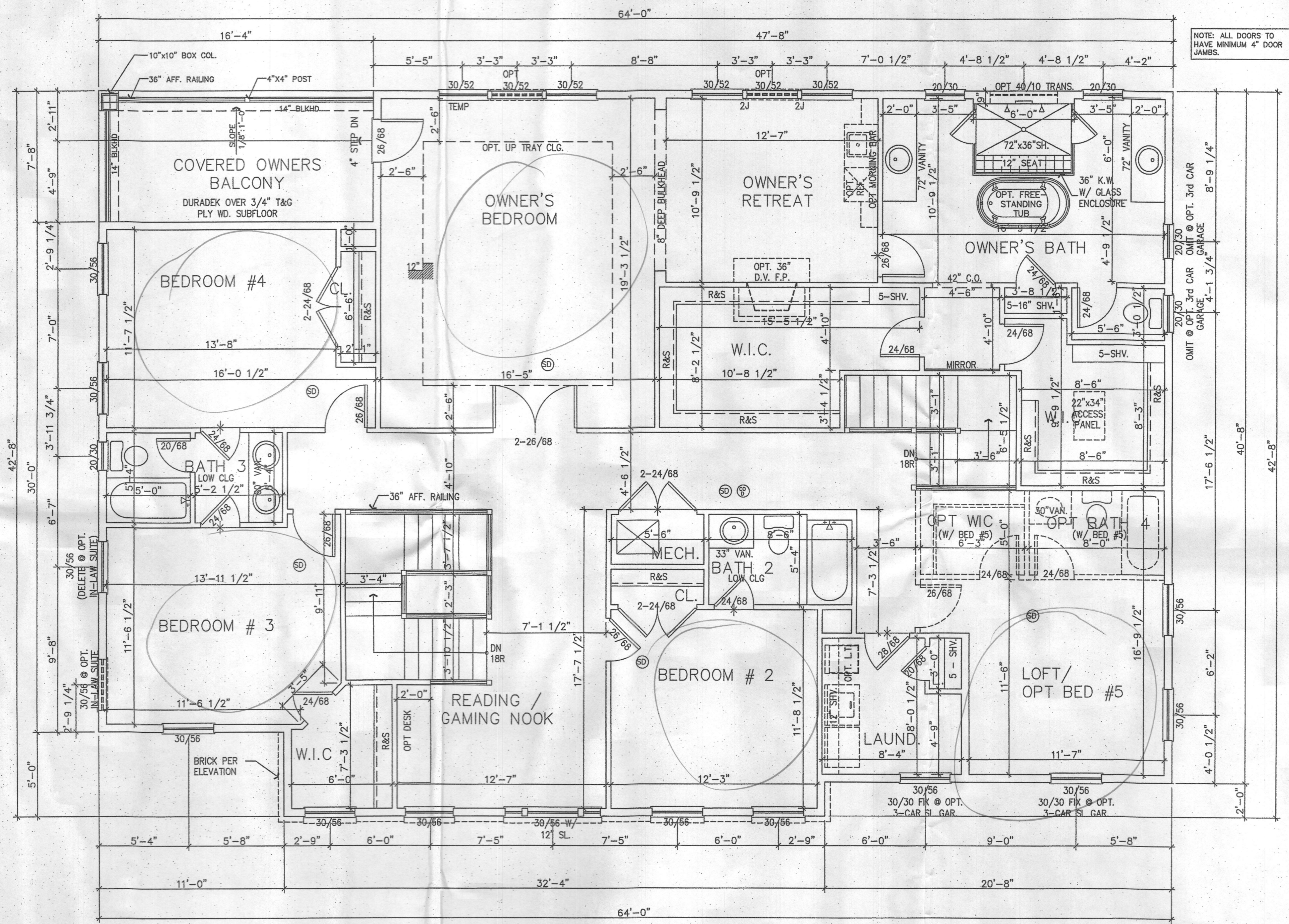
PROJECT NUMBER: 20130859.00  
DRAWN BY: JV  
CHECKED BY: SA

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**FIRST FLOOR PLAN**

SHEET NUMBER:  
**A2**

K:\Systems\Projects\Pre 2016\Single Family\Mitchell & Best\Berkley at Willardford\Howard County\Planning 7/5/2016 5:49:50 PM

K:\Projects\Projects\Pre 2016\Single Family\Mitchell & Best\Berkley at Wilkesford\Howard County Plans.dwg 7/5/2016 5:05:55 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.

*5 Bedrooms  
This floor*

NOTE: PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2008 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 8888. 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	DESCRIPTION
03	06-28-16	ADD 3-CAR SL GAR AND OPT IN-LAW SUITE
02	06-05-16	POURING SLAB FOR 2015
01	02-16-16	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**