



GP-18-064

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

DATE 2018 JUN 7 PM 1:32

Date Received: _____

Permit No.: B1800202

Building Address: 12402 All Daughters Lane
City: Highland State: MD Zip Code: 20777
Suite/Apt. # SDP/WP/BA #: GP-18-064
Census Tract: Subdivision: Orchard Estates
Section: Area: Lot: 8
Tax Map: 40 Parcel: 178 Grid: 18
Zoning: RR-DEO Map Coordinates: Lot Size: 1.2476 acres

Existing Use: Vacant
Proposed Use: Single Family Dwelling
Estimated Construction Cost: \$ 403,000

Description of Work: Hawthorne - B Elevation - 9R; 5BR; 3FB; 2HB; fireplace
3 car sideload garage - 4' family room extension - 2' front extension - In Law Suite
Rear Covered Porch - Courtyard Garage - Areaway (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: _____

Table with 2 columns: Commercial Building Characteristics and Residential Building Characteristics. Includes fields for Height, No. of stories, Gross area, Area of construction, Use group, Construction type, and Roadside Tree Project Permit.

Property Owner's Name: 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

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 Vicky Meyer 410-296-6900
City: Rockville State: MD Zip Code: 20850
Phone: 301-762-9511 Fax: 301-610-9564
Email: MQuint@mitchellbest.com MD BLDG PERMITS@COMCAST

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: _____

Table with 2 columns: Utilities and other systems. Includes sections for Water Supply, Sewage Disposal, Heating System, and Sprinkler System.

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: V. Meyer
Print Name: Marc Quint
Email Address: MD BLDG PERMITS@COMCAST.NET
Date: 6/7/18
Title/Company: Agent

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY

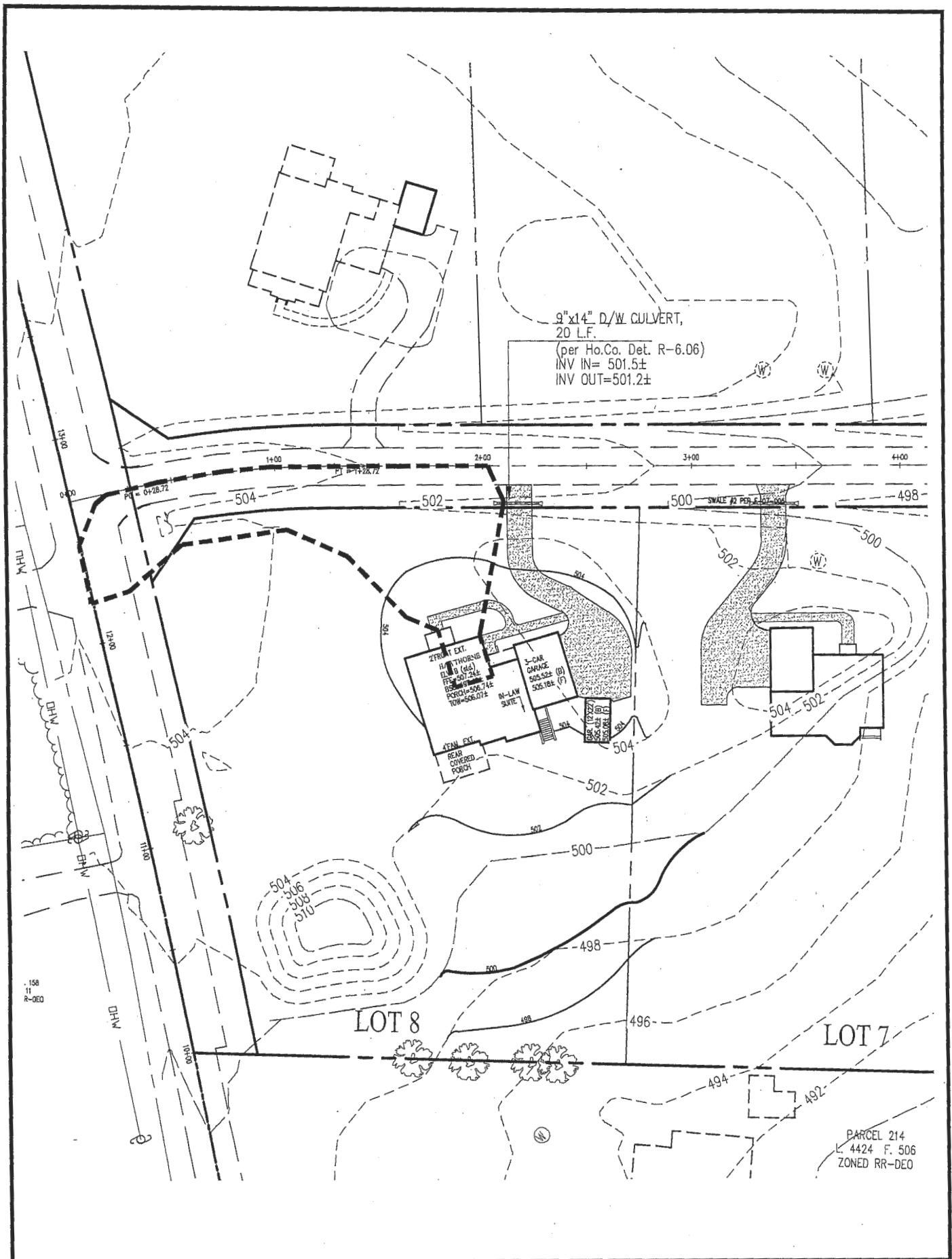
FOR OFFICE USE ONLY

Table with 3 columns: AGENCY, DATE, SIGNATURE OF APPROVAL. Includes rows for State Highways, Building Officials, PSZA (Zoning), PSZA (Engineering), and Health.



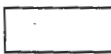

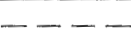
Table with 1 column: DPZ SETBACK INFORMATION. Includes fields for Front, Rear, Side, Side St., All minimum setbacks met?, Is Entrance Permit Required?, Historic District?, Lot Coverage for New Town Zone?, and SDP/Red-line approval date.

Table with 2 columns: Fee/Category and Amount. Includes Filing Fee (\$150), Permit Fee, Tech Fee, Excise Tax, PSFS, Guaranty Fund, Add'l per Fee, Total Fees, Sub-Total Paid, Balance Due, and Check #00817.

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



LEGEND

-  PROPOSED DRIVEWAY CULVERT
-  DRAINAGE DIVIDE
-  PROPOSED HOUSE
-  PROPOSED CONTOUR
-  EXISTING CONTOUR



GRAPHIC SCALE

From	To	Area	C	AG	SA	SAB	Ts	T	Q	DE	Slope %	Velocity (ft/s)						L	
Inch	No.	(Ac)		(%)	(%)		(min)	(max)	(ft)	(ft)	Min	Qc	Vc	Qc/Qc	Vc	Vc	(ft)		
Lot 8		0.23	0.21	0.05	0.23	0.05	5.0	8.50	0.4	12	0.01	2.50	0.5	6.12	7.791	0.07	49.7281	3.9	20

DRIVEWAY CULVERT COMPUTATIONS

CONTRACT PURCHASER/BUILDER:
 MITCHELL and BEST
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 PH: 301-762-9511

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

ORCHARD ESTATES
 LOT 8 (12402 All Daughters Lane)
 PLAT NO. 19876-19877

SCALE: 1" = 60'

MAY 2018

G.L.W. FILE No. 15112

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. If 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
 - 1. 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.
 - 2. These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.
 - 3. 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.
 - 4. Bottom of all footings shall extend to below frost line of the locality or to a minimum of 2'-6" below grade.
 - 5. 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.
 - 6. 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
 - 1. 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.
 - 2. Reinforcing steel shall conform to ASTM A-615, new billet, grade 60.
 - 3. Welded wire mesh shall conform to ASTM A-185, with minimum laps of 8".
 - 4. Maximum slump 5".
 - 5. All exposed exterior concrete shall be 6+/-1% air entrained or shall conform to ASTM C260.
 - 6. Walls with lateral earth pressures shall be shored or floor/roof construction shall be in place prior to backfilling.
 - 7. All concrete work shall be in accordance with ACI 318.
- C. Steel
 - 1. All structural steel specified in these documents shall conform to ASTM A-36.
 - 2. Steel pipe shall conform to ASTM A-53.
 - 3. All welds shall comply with AWS standards.
 - 4. All bolts in bolted steel connections shall conform to ASTM A-325.
 - 5. All required steel anchor bolts, anchors straps, nails, caps, joist 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.
 - 6. All connections shall conform to AISC standards.
 - 7. 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

1. All structural wood joists and headers shall be stressed graded #2 Hem Fir 19% M.C. in accordance with NDS by Nfopa, 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

#2 Spruce Pine Fir 19% M.C. (#2 S.P.F.)

F_b min: 1,005 psi repetitive use
875 psi single member use

To: Health Dept.
Re: 12404 All Daughters Lane
Highland, MD 20777
Lot 8-Orchard Estates
5 Bedroom Septic
(4 upstairs; 1 In-Law Suite;
Basement has a 2 pc rough-in
powder room only)

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

2. 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, Restraining & 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.
3. 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.
4. 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.
5. All exterior wood framework supported on approved foundation walls shall be minimum 8" above finish grade.
6. 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.
7. Provide continuous double top plate at all bearing stud walls.
8. Provide blocking between all joists, 2 x 12 or greater, at intervals not to exceed 8'-0".
9. All structural wood posts under beams and headers over 4'-0" span shall be min. 2-2x4 unless noted otherwise.
10. All bearing partitions shall be 2x4 studs at 16" o.c. or as noted.
11. Provide solid blocking at 4'-0" o.c. between rim joist and first interior parallel joist.
12. All framing shall be detailed and installed in accordance with AF&PA Details for Conventional Wood Frame Construction
13. 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.
14. 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.
15. All wood posts located at continuous (cont.) shall be continuous from under side of beam to concrete or steel bearing.

II. STRUCTURAL SPECIFICATIONS (continued)

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

E. Masonry

1. Materials

Mortar: Type "S" ASTM C270
Hollow CMU: ASTM C-90
Face Brick: ASTM C-216
Grout Aggregated: ASTM C-404

2. 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.
3. Brick veneer shall be attached to wood frame with minimum #22 galvanized sheet gage corrosion-resistant corrugated metal ties min. 7/8" wide at vertical intervals max. 16" and horizontal intervals max 16". Provide weep holes at 2'-0" o.c. @ first course above grade and first course above steel lintels.
4. Provide horizontal joint reinforcement (Durowall) in all masonry walls @ 8" o.c. unless otherwise specified.

masonry bearing walls shall be constructed of solid masonry low units or otherwise designed to insure adequate

conform to the applicable requirements of BIA and NCM.

Windows

window sizes define intended aesthetic size and type by in feet and inches (I.E., 2856 DH denotes a 2'-8" wide hung double hung window). Contractor shall verify that (luding overhead doors) to be installed comply with local code ght, and ventilation, wind/impact loads.

hazardous locations, as defined by local code, shall be provided with a visible manufacturer's label, designating which it complies.

and Moisture Protection

foundation walls below grade enclosing habitable spaces as exterior face of wall.

ad by code at exterior face of wall.

sd corrosion resistive flashing shall be provided at all pde in such manner as to prevent entry of water into the on of water to the building structural framing components. be installed at the intersection of chimneys or other lith frame or stucco walls, with projecting lips on both lings; under and at the ends of masonry wood or metal nuously above all projecting wood trim at wall and roof lt-in gutters; at junctions of chimneys and roofs; and in und all roof openings. All windows and doors shall be with the manufacturers written instructions.

5. 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

1. 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.
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.
3. 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.
4. 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. All. Elevation "C"
RC	REScheck Compliance Certificate	11	Prt'l Fndn/Bsmt Fir Pin W/Alt. Elev. "C"	30	Alternate Front Elevation "D"
21	Foundation/Framing Details	11A	Prt'l Fndn/Bsmt Fir Pin W/Alt. Elev. "C"	31	Prt'l Left & Right Side Elevations w/Opt. All. Elevation "D"
D2	Foundation/Framing Details	12	Prt'l Lower Floor Plan W/Alt. Elev. "C"	32	Lower Floor Framing Plan
AW	Areaway Details	12A	Prt'l Lower Floor Plan W/Alt. Elev. "C"	33	Upper Floor Framing Plan
TR1	Trim Details	13	Prt'l Upper Floor Plan W/Alt. Elev. "C"	34	Roof & Fir Framing Plan W/Opt. Attic Extension
TR2	Trim Details	13A	Prt'l Upper Floor Plan W/Alt. Elev. "C"	35	Prt'l Lower, Upper & Roof Framing Plans W/Opt. 8Ft. Side Extension
TR3	Trim Details	14	Prt'l Fndn/Bsmt & Lower Floor Plan W/Alt. Elev. "D"	36	Prt'l Lower & Roof Framing Plans w/Opt. 3 Car Side-load Garage
TR4	Trim Details	15	Prt'l Upper Floor Plan W/Alt. Elev. "D"	37	Prt'l Lower, Upper & Roof Framing Plans w/Opt. 3 Car Side-load Garage
TR5	Trim Details	16	Building Section "A"	38	Prt'l Roof Framing Plan W/Opt. Rear Covered Porch & Deck Framing Plan
TR6	Trim Details	17	Building Section "B"	39	Prt'l Lower & Upper Floor Framing W/Alt. Elevation "B"
DK	Deck Details	18	Building Section "C" & "D"	40	Prt'l Roof Framing Plan W/Alt. Elevation "B"
2	Fndn/Bsmt Plan W/Elev. "A"	18A	Truss Diagrams	41	Prt'l Lower Floor Framing W/Alt. Elevation "C"
3	Lower Floor Plan W/Elev. "A"	19	Front Elevation "A"	42	Prt'l Upper Floor Framing W/Alt. Elevation "C"
4	Upper Floor Plan W/Elev. "A"	20	Rear Elevation	43	Prt'l Roof Framing Plan W/Alt. Elevation "C"
4A	Alt. Upper Floor w/Opt. Attic & Opt. Attic	21	Left Side Elevation	44	Prt'l Lower & Upper Floor Framing W/Alt. Elevation "D"
4B	Prt'l Fnd/Bsmt, Lower & Upper Fir Pin w/Opt. 8Ft. Extension & Opt. 4'-0" Family Room Extension	22	Right Side Elevation	45	Prt'l Roof Framing Plan W/Alt. Elev. "D"
5	Prt'l Fndn/Bsmt Plan, Lower & Upper Floor Plans W/Opt. 8Ft. Side Extension	22A	Prt'l Left & Right Side Elevations w/Opt. 4'-0" Family Room Extension	TJ	Truss Joist Details
6	Prt'l Fndn/Bsmt & Lower Floor Plan W/Opt. Attached 3 Car Garage	23	Prt'l Front & Right Side Elevations w/Opt. 8Ft. Side Extension	E2	Basement Electrical Plan
7	Prt'l Fndn/Bsmt & Lower Floor Plan W/Opt. Attached 3 Car Garage and W/Opt. Home Office/In-Law Suite	24	Prt'l Front, Rear & Left Side Elev. w/Opt. 3 Car Side-load Garage	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	24A	Prt'l Rear & Left Side Elevations w/Opt. 3 Car Side-load Garage & W/Opt. Bonus Room		
8	Prt'l Fndn & Lower Floor Plan W/Opt. Rear Covered Porch	25	Prt'l Rear & Right Side Elevations w/Opt. Rear Covered Porch		
9	Prt'l Fndn/Bsmt & Lower Floor Plan W/Alt. Elev. "B"	26	Alternate Front Elevation "B"		
		27	Prt'l Left & Right Side Elevations w/Opt. All. 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 Washed Light (Recessed)		Medicine Cabinet		
	Recessed Light		Frost Proof Hose Bib		
	2 1/2 Fluorescent Light		Recessed Waterproof Light		
	4 1/2 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	OPT	Optional
B.W.L.	Braced Wall Line	PART.	Partic
CLG	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	Square Feet
CVAC	Central Vacuum	SHWR	Shower
DBL	Double	SIM.	Similar
DES.	Design	S.L.	Sliding Door/Window Standard
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
HWH	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. BAY WINDOW	+16 SF		
MAX. SQ. FOOTAGE FOR BASE HOUSE W/ ALL AVAILABLE OPTIONS:	7,747 SF		

Date	REV. 07/10/15	REV. 04/12/15	REV. 03/03/15	REV. 02/09/15	REV. 01/09/15	REV. 01/09/15	REV. 01/09/15	REV. 01/09/15	REV. 01/09/15
	P.S. 07/10/15 P.V.C.S	P.S. 04/12/15 P.V.C.S	P.S. 03/03/15 P.V.C.S	P.S. 02/09/15 P.V.C.S	P.S. 01/09/15 P.V.C.S	P.S. 01/09/15 P.V.C.S	P.S. 01/09/15 P.V.C.S	P.S. 01/09/15 P.V.C.S	P.S. 01/09/15 P.V.C.S

Project Number: 0186-01

HAWTHORNE
MITCHELL BEST HOMES

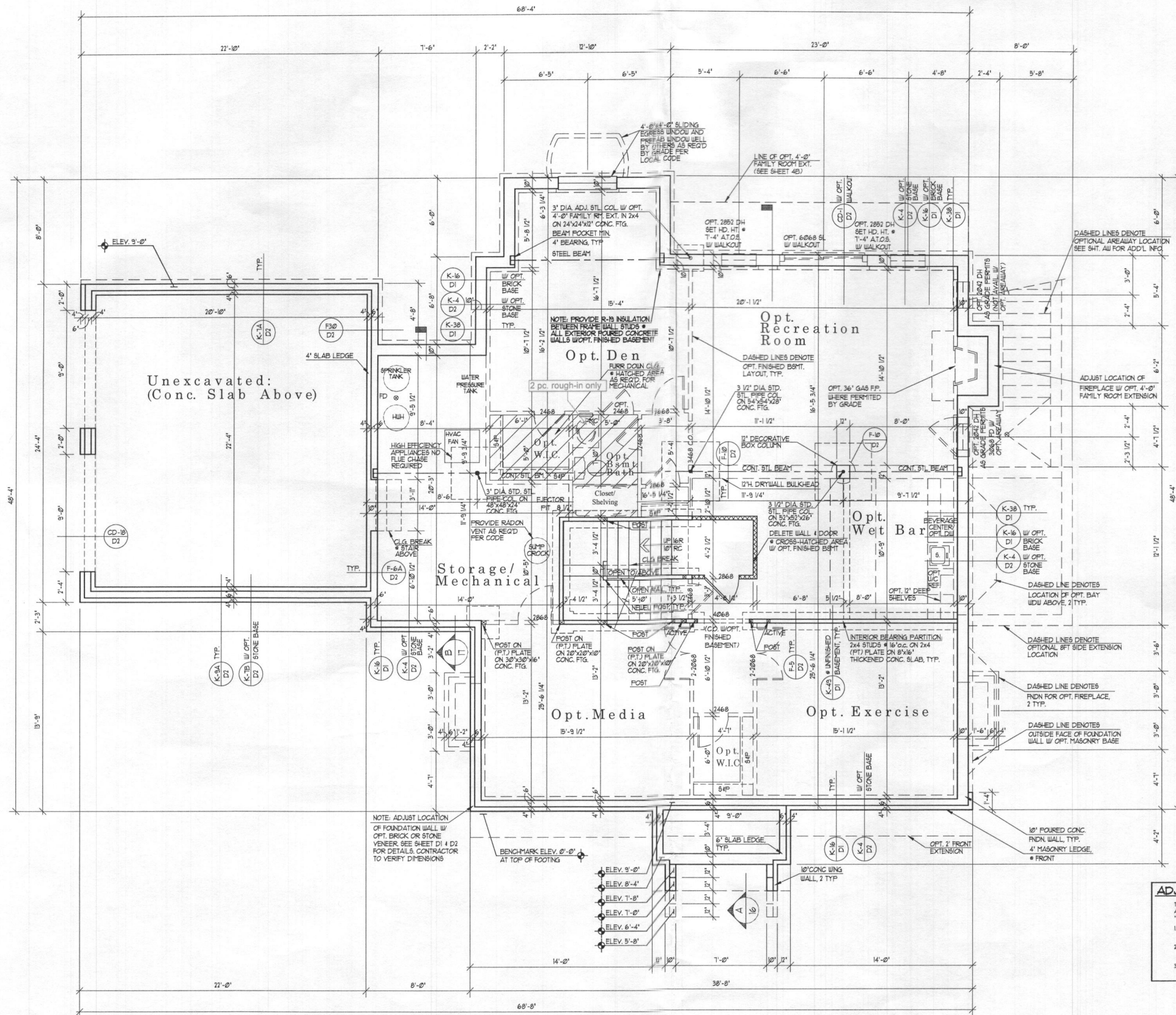
Architect

SUTTON YANTIS ASSOCIATES ARCHITECTS

4800 PARKWAY DRIVE, SUITE 700, ROCKVILLE, VA 22152
TEL: 703.753.9272 FAX: 703.447.1171
WWW.SYBALL.COM

Sheet Number

1



ADJUSTABLE STEEL COLUMNS

THE FOLLOWING ARE APPROVED 1 GAUGE (6020 IN.) ADJUSTABLE STEEL COLUMNS FOR USE AS SPECIFIED AS "ADJ. STL. COL." IN THESE CONSTRUCTION DRAWINGS:

- 1) AFRIC - TYP. ADJUSTABLE COLUMN ICC-ES REPORT: ESR-2482
- 2) AKRON - FIXED & ADJUSTABLE COLUMN ICC-ES REPORT: ESR-1161
- 3) MARSHALL - EXTEND-O-COLUMN AT-ES CODE COMPLIANCE REPORT: CORR-845

FOUNDATION/BASEMENT PLAN
W/ELEVATION "A"
 UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4" UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 8'-8" A.T.O.S.

1/4" = 1'-0"

Date	REV.	BY	CHK.
AC 10/15/07 BCB	REV. 07/02/12 JS	REV. 07/02/12 JS	REV. 07/02/12 JS
AC 11/01/10 JT	REV. 07/17/12 JS	REV. 07/17/12 JS	REV. 07/17/12 JS
AC 12/01/10 JT	REV. 04/02/13 JS	REV. 04/02/13 JS	REV. 04/02/13 JS
PS 12/15/10 JT	PS. 05/09/13 JS	PS. 05/09/13 JS	PS. 05/09/13 JS
CS 01/03/11 MJC3	PS. 06/19/13 JS	PS. 06/19/13 JS	PS. 06/19/13 JS
REV. 02/09/11 MJC3	REV. 10/16/13 JS	REV. 10/16/13 JS	REV. 10/16/13 JS
REV. 06/10/11 DG	REV. 10/09/14 JR	REV. 10/09/14 JR	REV. 10/09/14 JR

Project Number: 07096-01

HAWTHORNE
MITCHELL BEST HOMES

Architect

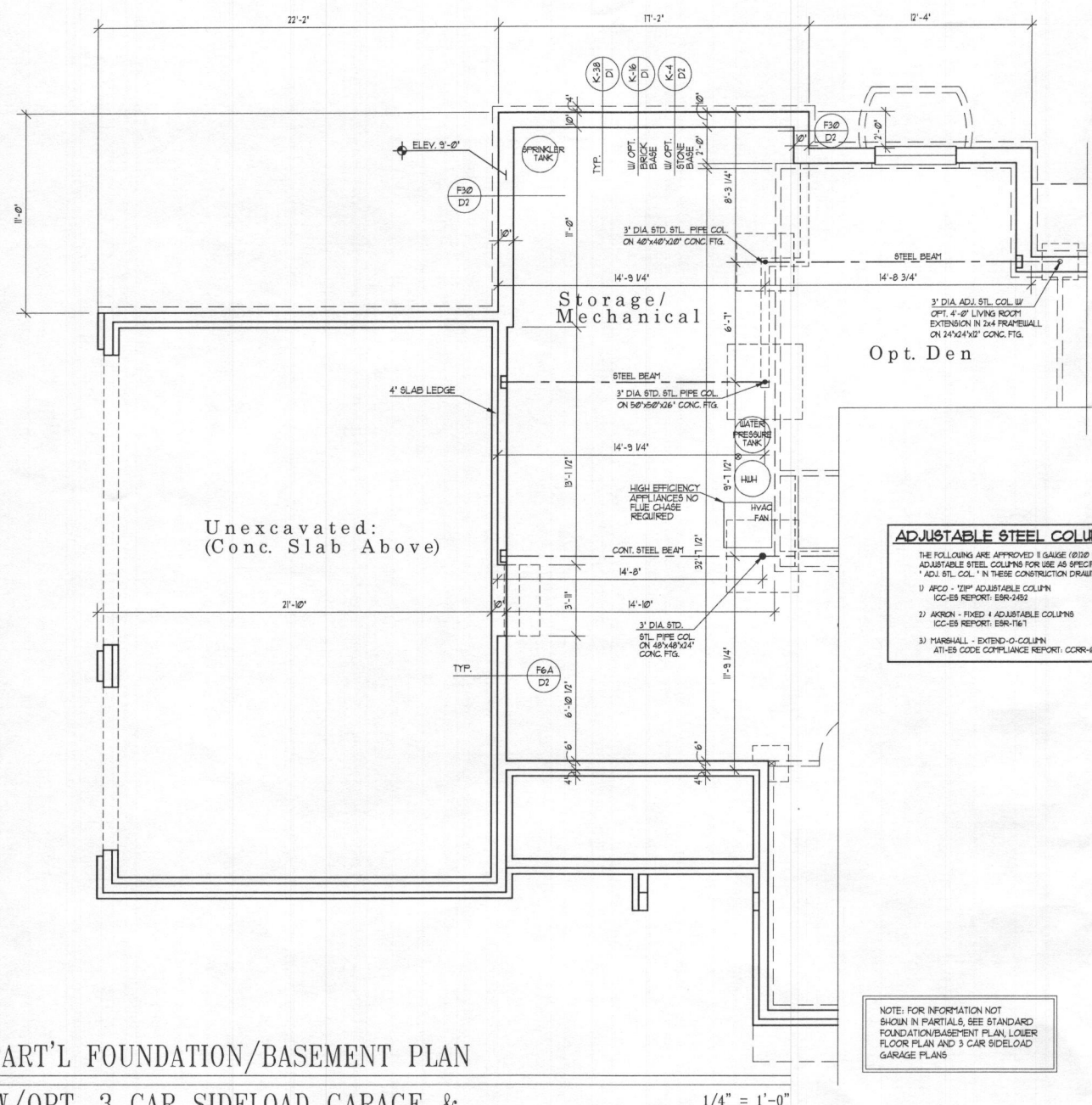
SUTTON YANTIS ASSOCIATES ARCHITECTS

RENOVATION DIV. TEL 703.748.9723
 WYTHE, VA 22182 FAX 703.847.0171

WWW.SYBAI.COM

Sheet Number

2



PART'L FOUNDATION/BASEMENT PLAN

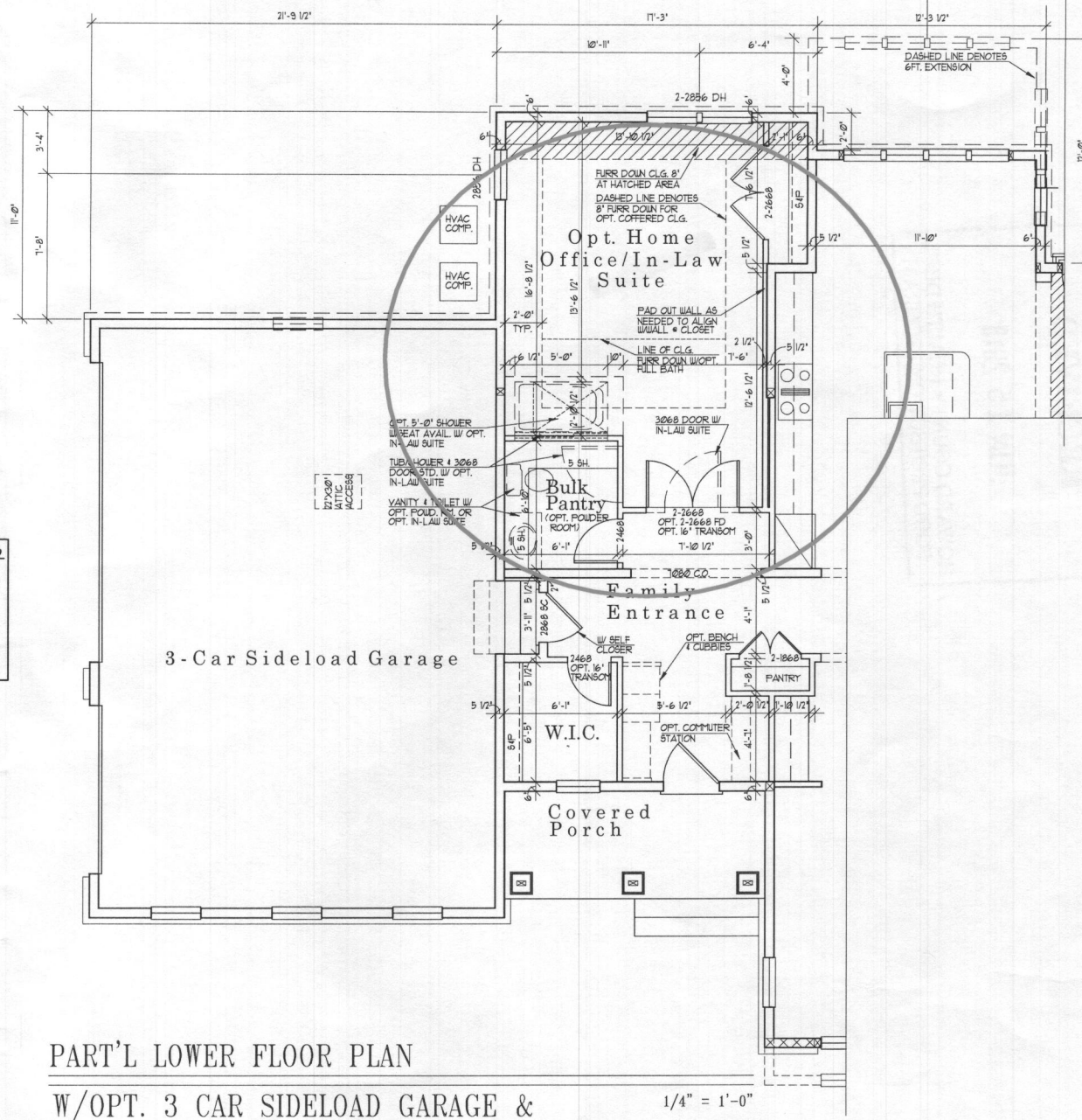
W/OPT. 3 CAR SIDELOAD GARAGE & OPT. HOME OFFICE /IN-LAW SUITE

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"

1/4" = 1'-0"

ADJUSTABLE STEEL COLUMNS
 THE FOLLOWING ARE APPROVED 1 GAUGE (0.110 IN) ADJUSTABLE STEEL COLUMNS FOR USE AS SPECIFIED AS "ADJ. STL. COL." IN THESE CONSTRUCTION DRAWINGS:
 1) ARCO - 78" ADJUSTABLE COLUMN ICC-ES REPORT: ESR-1462
 2) AKRON - FIXED 4 ADJUSTABLE COLUMNS ICC-ES REPORT: ESR-1161
 3) MARSHALL - EXTEND-O-COLUMN ATI-ES CODE COMPLIANCE REPORT: CORR-0149

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

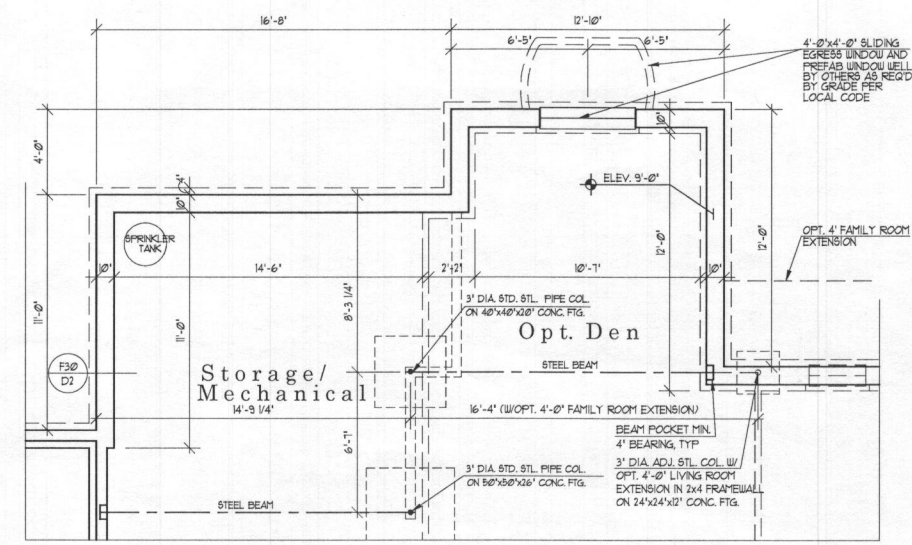


PART'L LOWER FLOOR PLAN

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 1/2"
 UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 8'-0" AS5.
 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 1/2"

1/4" = 1'-0"

Date	REV.	DESCRIPTION
AC. 10/10/10	01	REV. 01/10/10 JS
AC. 11/10/10	02	REV. 02/10/10 JS
AC. 01/10/11	03	REV. 03/10/11 JS
PA. 03/10/11	04	REV. 04/10/11 JS
CA. 03/11/11	05	REV. 05/11/11 JS
REV. 01/09/11	06	REV. 06/09/11 JS
REV. 06/10/11	07	REV. 07/10/11 JS

Project Number: 0706

HAWTHORNE

MITCHELL BEST HOMES

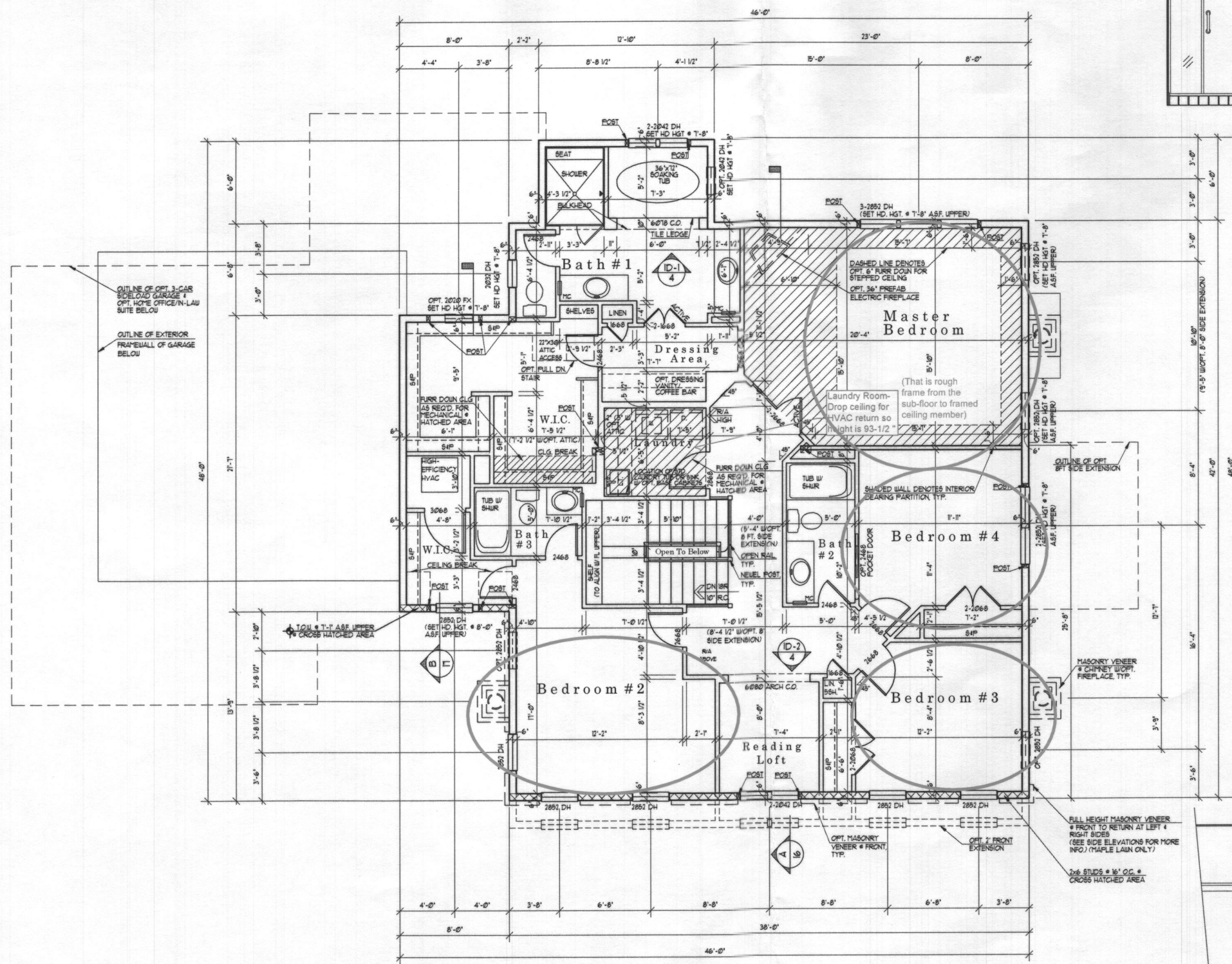
Architect

SUTTON YANTIS ASSOCIATES ARCHITECTS

1000 Westwood Blvd. Fairfax, VA 22031
 Tel: 703.774.0373 Fax: 703.447.0171
 www.syarb.com

Sheet Number

7



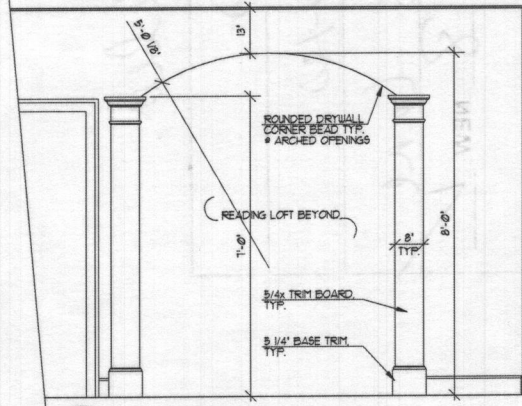
UPPER FLOOR PLAN
W/ELEVATION "A"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"
UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 7'-0" ASB.
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"



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

Date	REV.	BY	CHK.
AC. 01/01/01	005	JG	JG
AC. 01/01/01	006	JG	JG
AC. 01/01/01	007	JG	JG
AC. 01/01/01	008	JG	JG
CA. 01/01/01	009	JG	JG
REV. 01/01/01	010	JR	JR
REV. 01/01/01	011	JG	JG

Project Number: 0706-04

HAWTHORNE
MITCHELL BEST HOMES

Architect

SUTTON
YANTIS
ASSOCIATES
ARCHITECTS

MEMPHIS, TN 38103
WWW.SYAB1.COM

Sheet Number

4