



Health

# 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: 11/26/18

Permit No.: B14004000

G14000305

Building Address: 12224 Pleasant Springs Ct.  
 City: Highland State: MD Zip Code: 20777  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Highland Reserve aka Regan Property  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 17  
 Tax Map: 34 Parcel: 200 Grid: 24  
 Zoning: RR-DEO Map Coordinates: \_\_\_\_\_ Lot Size: .932 acres

Existing Use: Vacant  
 Proposed Use: Single Family Dwelling  
 Estimated Construction Cost: \$ 475,000  
 Description of Work: Foxridge - C Elevation - includes 3 car garage  
Front porch - Deluxe Rear extension (pg. 3B) - Family Loft (pg. 4A) Walkout Basement  
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 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 Highland Reserve LLC  
 Address: 1686 E. Gude Drive AND Vicky Meyer  
 City: Rockville State: MD Zip Code: 20850  
 Phone: 301-762-9511 ext. 318 Fax: 301-610-9564  
 Email: MQuint@mitchellbest.com Mabldgpermits@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: \_\_\_\_\_  
 Responsible Design Professional: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

RECEIVED  
NOV 26 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:	Depth Width	
Gross area, sq. ft./floor:	1 <sup>st</sup> floor: 66'	78'
	2 <sup>nd</sup> floor: 57'	40'
Area of construction (sq. ft.):	Basement: 66'	78'
Use group:	<input type="checkbox"/> Finished Basement	
	<input checked="" 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 type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: G14000305	
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.

Applicant's Signature: V. Meyer  
MD Bldg Permits @ Comcast, Net  
 Email Address: \_\_\_\_\_  
Agent, MD Bldg, Permits, INC,  
 Title/Company: \_\_\_\_\_

Print Name: Vicky Meyer  
 Date: 11/26/18

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>[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	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# 003319

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

# BENCHMARK

ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS

## ENGINEERING, INC.

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

### LETTER OF TRANSMITTAL

DATE	10/21/18	PROJECT No.	2171
ATTENTION	Vana Bernard		
RE:	Regan Property		
	Lot 17		
	12224 Pleasant Spring Ct		

TO: Health Dept

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
3	3	OSDS, Permit Plan
11	1	Architectural Plans

THESE ARE TRANSMITTED as checked below

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

REMARKS: This lot is served by  
the public BAT.

COPY TO: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

SIGNED: John Arroyo

If enclosures are not as noted, kindly notify us at once.

**COMPLETE THIS FORM WHEN DROPPING OFF ANY  
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY  
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 12/12/18  
To: Dana Bernard - Health Dept.  
(Person's Name and Division)  
From: Marc Quint 301, 762-9511 ext 318  
(Your Name, Company Name and Telephone Number)  
Subject: Project name Highland Reserve - Regan Property  
Project site address 12224 Pleasant Springs Court  
Permit # B18004600 SDP # \_\_\_\_\_  
Other information pertinent to this project \_\_\_\_\_

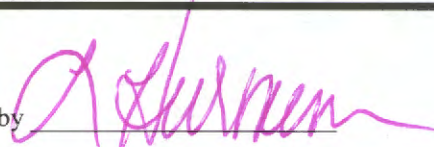
Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Letter Summarizing Changes
- Energy conservation calculations
- Copies of Floor Plans (be specific). Corrected Upper Floor for Bedroom count of 5
- Health Department Request  DPZ/ DED Request  Applicant's Request
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # \_\_\_\_\_
- Other \_\_\_\_\_

**Contact Person Information: (Required)**

Marc Quint  
Please Print Name  
Telephone No: 301-762-9511 Ext. 318  
E-Mail Address: MQuint@MitchellBest.com

**PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.**

Received by 

DILP 2018 DEC 12 PM 12:1



# Building Permit Application

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

DILP 2019 MAR 6 PM 1:46  
Date Received: \_\_\_\_\_

G14000305

Permit No.: **B19000581**

Building Address: 12224 Pleasant Springs Ct.  
City: Highland State: MD Zip Code: 20777  
Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
Census Tract: \_\_\_\_\_ Subdivision: Highland Reserve aka Regan Property  
Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 17  
Tax Map: 34 Parcel: 200 Grid: 24  
Zoning: RR-DEO Map Coordinates: \_\_\_\_\_ Lot Size: .932 acres

Existing Use: Vacant  
Proposed Use: Single Family Dwelling  
Estimated Construction Cost: \$ 3,500.00  
Description of Work: Install one - 1000 gallon Propane Tank; In-Ground

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:	<b>Depth</b>	<b>Width</b>
Gross area, sq. ft./floor:	1 <sup>st</sup> floor: 66'	78'
Area of construction (sq. ft.):	2 <sup>nd</sup> floor: 57'	40'
Use group:	Basement: 66'	78'
<b>Construction type:</b>	<input type="checkbox"/> Finished Basement	
<input type="checkbox"/> Reinforced Concrete	<input checked="" 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: 5	
<input type="checkbox"/> State Certified Modular	<b>Multi-family Dwelling</b>	
	No. of efficiency units:	
	No. of 1 BR units:	
	No. of 2 BR units:	
	No. of 3 BR units:	
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	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	

Property Owner's Name: MB Highland Reserve 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 Highland Reserve LLC  
Address: 1686 E. Gude Drive  
City: Rockville State: MD Zip Code: 20850  
Phone: 301-762-9511 ext. 318 Fax: 301-610-9564  
Email: MQuint@mitchellbest.com

Contractor Company: National Propane Buyers Co-Op  
Contact Person: David Jaray  
Address: 1686 E. Gude Drive  
City: Boyds State: MD Zip Code: 20841  
License No.: 67631  
Phone: 301-515-0098 Fax: \_\_\_\_\_  
Email: NPBC@NBPCgas.net

Engineer/Architect Company: \_\_\_\_\_  
Responsible Design Prof.: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	G14000305
Building Shell Permit Number:	<b>B18004000</b>

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Applicant's Signature: M Quint  
Email Address: MQuint@MitchellBest.com  
Title/Company: Operations Manager

Print Name: Marc Quint  
Date: 3/6/19  
**RECEIVED**  
MAR 06 2019  
LICENSES & PERMITS DIVISION

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	3-2-19	<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:

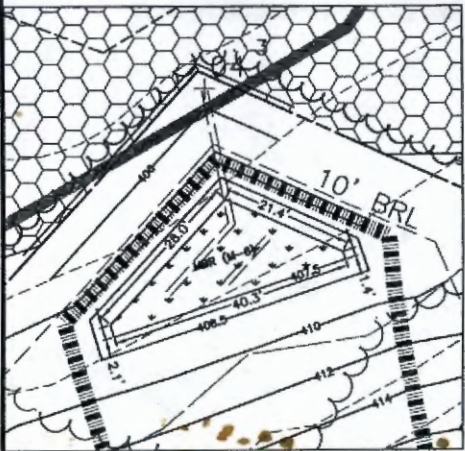
Filing Fee	\$
Permit Fee	\$ 100
Tech Fee	\$ 10
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ 110.00
Sub- Total Paid	\$
Balance Due	\$
Check	#003630

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

AKH

**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 DVIDE
- LOD/EFFECTIVE AREA



**MBR DETAIL**  
1" = 20'



**PLAN VIEW**  
1" = 50'

**BUILDING PERMIT PLAN NOTES:**

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR REGAN PROPERTY, PLAT No. 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-14-0009, 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) AND TWO NON-ROOFTOP DISCONNECTION (MDE N-2).
  10. MICRO-BIORETENTION SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.
- 11. PERMANENT MATTING IS REQUIRED IN REAR YARD SHALE.*

**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:

MB HIGHLAND RESERVE, LLC  
1686 EAST GUDE DRIVE  
ROCKVILLE, MD 20850  
301-762-9511

**BENCHMARK**

**ENGINEERS & LAND SURVEYORS & PLANNERS**

**ENGINEERING, INC.**  
6480 BALTIMORE NATIONAL PIKE 4 SUITE 315  
ELLDOTT CITY, MARYLAND 21043  
(P) 410-485-8105 & (F) 410-485-8644  
WWW.BE-CMLENGINEERING.COM

PROJECT:		REGAN PROPERTY LOT 17	
LOCATION:		12224 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597450	
TITLE:		BUILDING PERMIT PLAN	
HOUSE TYPE:		FOXRRIDGE - ELEVATION C	
DATE:	OCTOBER, 2018	PROJECT NO.	2171
SCALE:	AS SHOWN	DRAWING	1 OF 2

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: 06-08-2020.

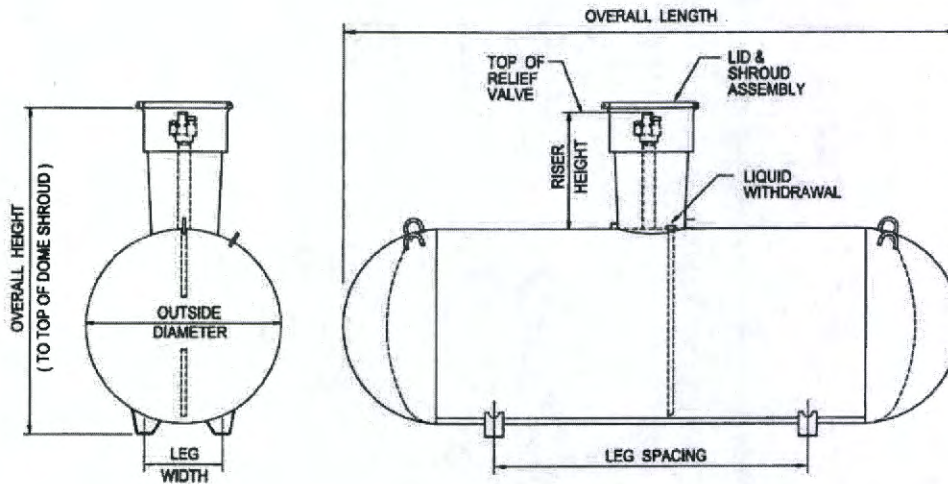


*10/19/18*



**TRINITY**  
**CONTAINERS**  
 Containing Our World's Energy™

# UNDERGROUND DOMESTIC TANKS



## General Specifications

Conforms to the latest edition of the ASME, Section VIII, Division 1. Complies with NFPA 58.

Container pressure rated at 250 psig from -20° F. to 125° F. All tanks may be evacuated to a full (14.7 psi) vacuum.

Vessel finish: Coated with TGIC red powder.

Applicable federal, state or local regulations may contain specific requirements for protective coatings and cathodic protection. The purchaser and installer are responsible for compliance with all federal, state, or local regulations. Including proper purging for first fill per NGPA 133-89 (a)

## UNDERGROUND VESSEL DIMENSIONAL INFORMATION

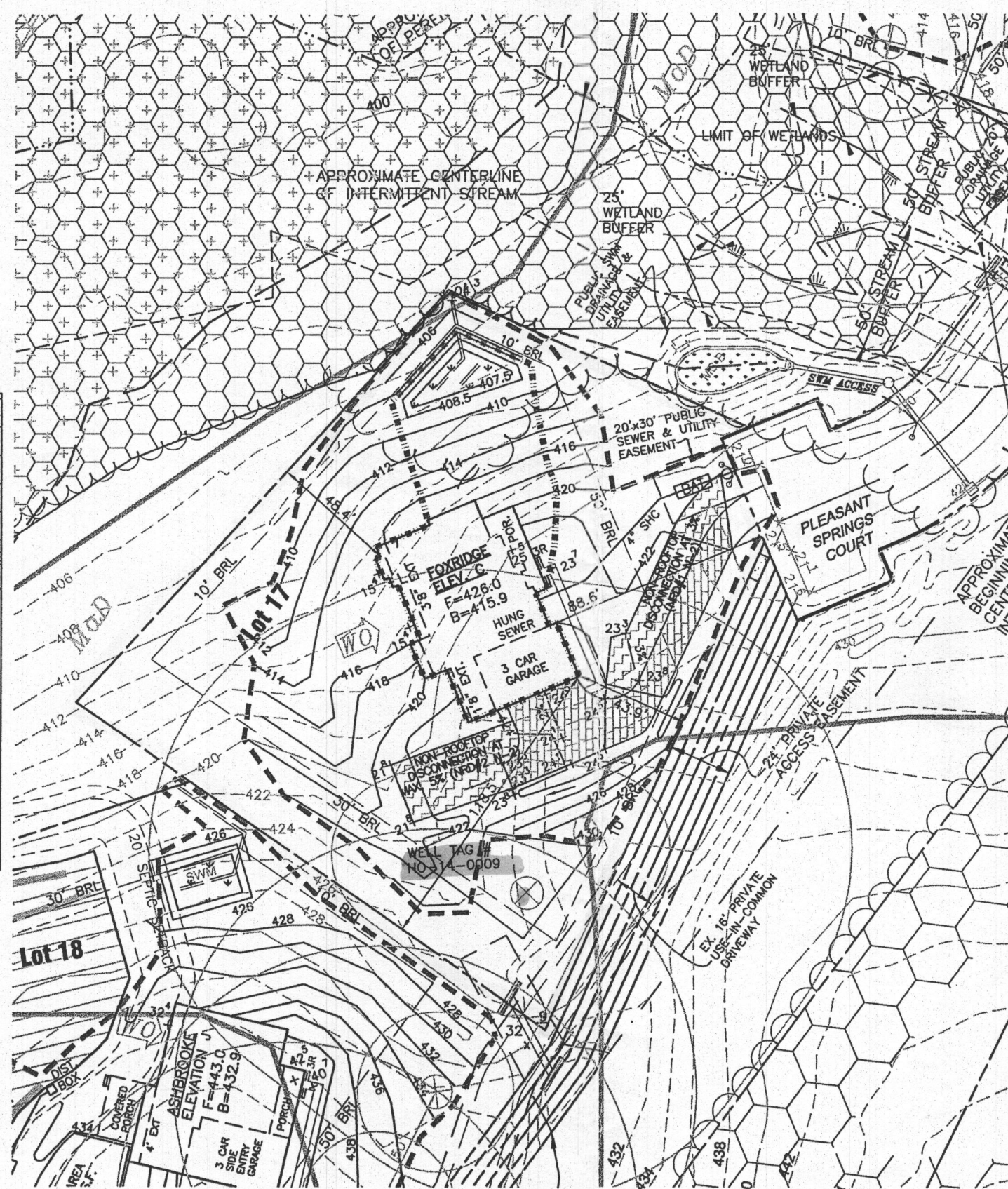
All vessels dimensions are approximate

WATER CAPACITY	OUTSIDE DIAMETER	HEAD TYPE	OVERALL LENGTH	OVERALL HEIGHT Riser Height		LEG WIDTH	LEG SPACING	WEIGHT (APPROX.)	QUANTITY	
				14"	28"				FULL LOAD	PER STACK
120 wg. 454.2 L	24" 609.6 mm	Ellip	5' - 5 7/8" 1673.2 mm	3' - 4 5/8" 1031.9 mm	4' - 6 3/4" 1390.7 mm	10 1/8" 257.2 mm	3' - 0" 914.4 mm	268 lbs. 121.6 kg.	72	9
250 wg. 946.3 L	31.5" 800.1 mm	Hemi	7' - 2 1/2" 2197.1 mm	4' - 0 5/8" 1235.1 mm	5' - 2 1/16" 1576.4 mm	12 3/4" 323.9 mm	3' - 6" 1066.8 mm	490 lbs. 222.3 kg.	42	7
320 wg. 1211.2 L	31.5" 800.1 mm	Hemi	8' - 11 3/4" 2736.9 mm	4' - 0 5/8" 1235.1 mm	5' - 2 1/16" 1576.4 mm	12 3/4" 323.9 mm	4' - 0 1/4" 1225.6 mm	610 lbs. 276.7 kg.	35	7
500 wg. 1892.5 L	37.42" 950.5 mm	Hemi	9' - 10" 2997.2 mm	4' - 6 1/2" 1384.3 mm	5' - 8 1/8" 1730.4 mm	15" 381.0 mm	5' - 0" 1524.0 mm	921 lbs. 417.7 kg	25	5
1000 wg. 3785.0 L	40.96" 1040.4 mm	Hemi	15' - 10 7/8" 4848.2 mm	4' - 9 1/2" 1460.5 mm	6' - 0" 1730.4mm	16 1/4" 412.8 mm	9' - 0" 2743.2 mm	1760 lbs. 798.3 kg	12	4
1465 wg. 5545.0 L	46.77" 1188 mm	Ellip	17' - 6 7/8" 5356.2 mm	5' - 3 7/8" 1722.4 mm	6' - 5" 1955.3 mm	21" 533.4 mm	10' - 0" 3048 mm	2830 lbs. 1283.7 kg	9	3
2000 wg. 7570.0 L	46.77" 1184 mm	Ellip	23' - 9" 7239 mm	5' - 3 7/8" 1722.4 mm	6' - 5" 1955.3 mm	21" 533.4 mm	14' - 0" 4267.2 mm	3685 lbs. 1671.5 kg	6	3

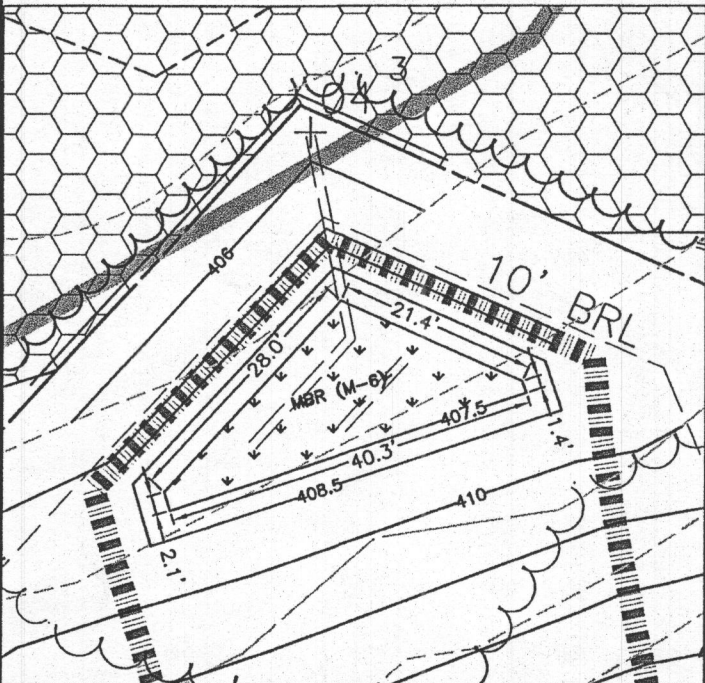
Rev. Feb. 5, 2016

**LEGEND**

- SOILS CLASSIFICATION *ChB2*
- SOILS DELINEATION
- EXISTING CONTOURS 480  
478
- PROPOSED CONTOURS 999
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- PROPOSED STRUCTURE
- SEPTIC RESERVE AREA
- SWM DRAINAGE DIVIDE
- LOD/EFFECTIVE AREA



**PLAN VIEW**  
1" = 50'



**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: 06-08-2020.



10/30/18

**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.
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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-14-0009, 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) AND TWO NON-ROOFTOP DISCONNECTION (MDE N-2).
10. MICRO-BIORETENTION SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.
11. PERMANENT STABILIZATION MATTING IS REQUIRED IN THE REAR YARD SWALE OF LOT 17.

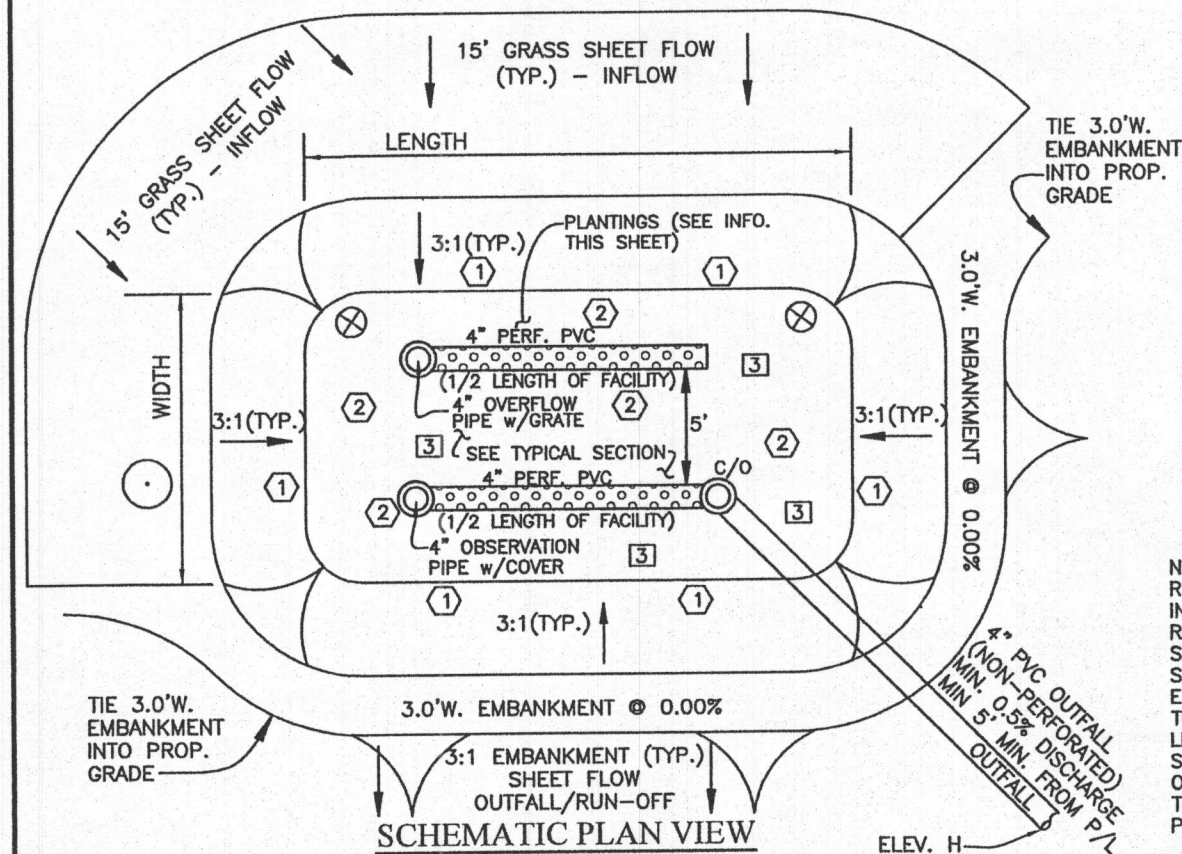
Approved Septic System Plan  
Howard County Health Department  
*D. Bernard* 12-26-18  
Signature Date  
B18004000

**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.

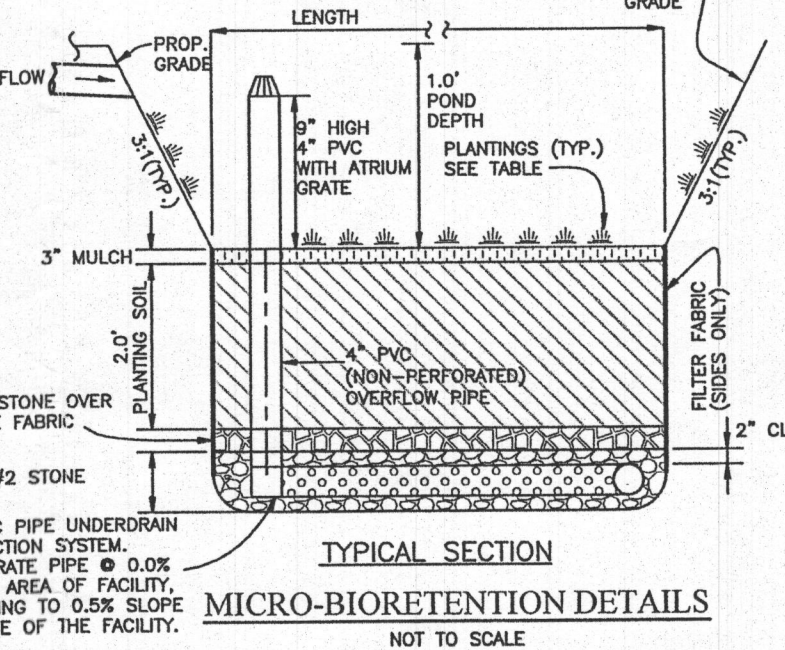
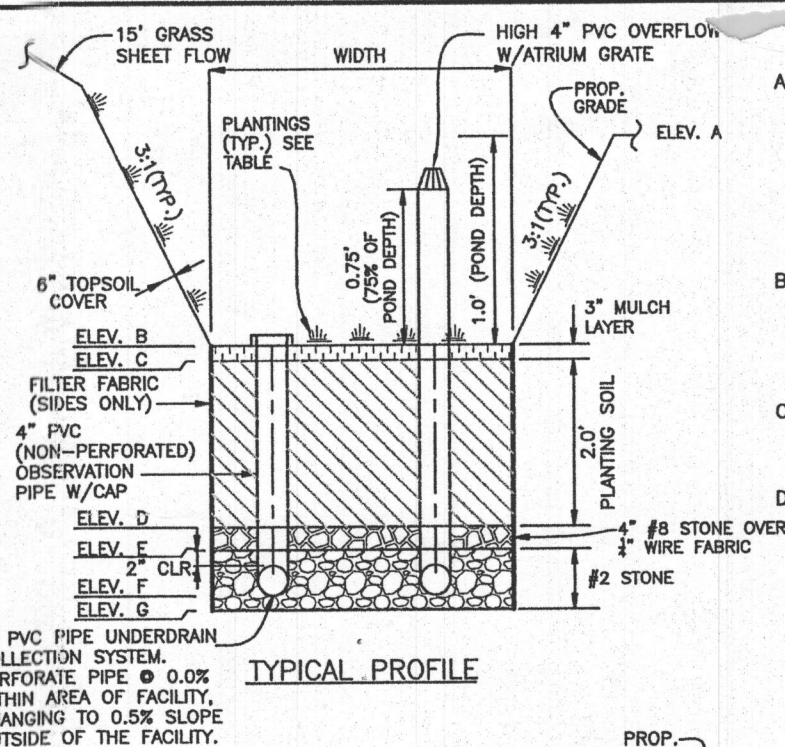
OWNER/BUILDER:		BENCHMARK ENGINEERS LAND SURVEYORS PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLCOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CVLENGINEERING.COM	
PROJECT:		REGAN PROPERTY LOT 17	
LOCATION:		12224 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597450	
TITLE:		BUILDING PERMIT PLAN	
HOUSE TYPE:		FOXBRIDGE - ELEVATION C	
DATE:	OCTOBER, 2018	PROJECT NO.	2171
SCALE:	AS SHOWN	DRAWING	1 OF 2

### ON-LOT BIORETENTION DIMENSIONS

FACILITY	A	B	C	D	E	F	G	H	LENGTH	WIDTH	FILTER (A#)	PLANTINGS			LINER
												1	2	3	
MBR	408.50	407.50	407.25	405.25	404.92	404.42	403.59	404.30	VARIABLE	VARIABLE	355	39	39	20	NO



NOTE: IMPERMEABLE LINER REQUIRED WHEN FACILITY IS INSTALLED IN THE 100' WELL RADIUS. THIS LINING SHOULD INCLUDE ENTIRE SIDES AND BOTTOM OF THE EXCAVATION AND EXTEND TO TOP OF EMBANKMENT. LINING ON SIDE SLOPES SHALL BE BELOW A MINIMUM OF 6" OF TOP SOIL. LINING TO BE CLAY OR 30 MIL POND LINER



- #### OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)
- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
  - THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
  - THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
  - THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

### MATERIALS & SPECIFICATIONS FOR MICRO-BIORETENTION

MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS	SEE APPENDIX A; TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-65% COMPOST 35-40% OR SANDY LOAM 30% COARSE SAND 30% & COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN 10% BY DRY WEIGHT ASTM D 2974		
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
GEOTEXTILE (CLASS "C")		N/A	PE TYPE 1 NONWOVEN
GEOTEXTILE (1/4" WIRE MESH)		1/4" WIRE MESH	1/4" WIRE MESH
UNDERDRAIN GRAVEL	AASHTO M-43	NO. 57 OR NO. 6 0.375" TO 0.750"	
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	4" TO 6" RIGID SCH.40 PVC, SDR35 OR HDPE	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES. PIPE SHALL BE WRAPPED WITH 1/4-INCH GALVANIZED HARDWARE CLOTH
IMPERVIOUS LINER	ASTM-D-4833 (THICKNESS) ASTM-D-412 (TENSILE STRENGTH 1,100 LB., ELONGATION 200%) ASTM-D-624 (TEAR RESISTANCE - 150 LB./IN) ASTM-D-471 (WATER ADSORPTION: +8 TO -2% MASS)	30 MIL. THICK	LINER TO BE ULTRAVIOLET RESISTANT. A GEOTEXTILE FABRIC SHOULD BE USED TO PROTECT THE LINER FROM PUNCTURE.
GEOTEXTILE (BELOW IMPERV. LINER)	ASTM-D-4833 (PUNCTURE STRENGTH 125LB) ASTM-D-4632 (TENSILE STRENGTH 300 LB.)		

### MICROBIORETENTION PLANTING SCHEDULE

- (PLANTING SPECIES AND DENSITY CAN BE CHANGED OR SUBSTITUTED BY A LANDSCAPE ARCHITECT OR QUALIFIED DESIGNER)
- 1 IRIS FULVA (COPPER IRIS) (1 PER SY)
  - 2 LOBELIA CARDINALIS (CARDINAL FLOWER) (1 PER SY)
  - 3 RUDBECKIA SUBTOMENTOSA (SWEET CONEFLOWER) (1 PER 2 SY)
  - ⊗ CALLUNA VULGARIS (HEATHER) (1 PER FACILITY)
  - ACER GINNALA (ARMUR MAPLE) (1 PER FACILITY)

### MICROBIORETENTION PLANTING DATA

- PLANTINGS WITHIN THE PONDING AREA OF THE FACILITY ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE
- PLANTINGS ALONG THE PERIMETER (BERM) AREA OF THE FACILITY ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE
- AVOID PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE RAIN GARDEN NEAR O.B. PIPE AND UNDERDRAIN.

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: 06-08-2020.



OWNER/BUILDER:  
MB HIGHLAND RESERVE, LLC  
1686 EAST GUDE DRIVE  
ROCKVILLE, MD 20850  
301-762-9511

**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-CMLENGINEERING.COM

PROJECT:	REGAN PROPERTY LOT 17	
LOCATION:	12224 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597450	
TITLE:	BUILDING PERMIT & STORMWATER MANAGEMENT NOTES & DETAILS	
HOUSE TYPE:	FOXRIDGE - ELEVATION C	
DATE:	OCTOBER, 2018	PROJECT NO. 2171
SCALE:	NOT TO SCALE	DRAWING 2 OF 2

CORRECTED UPPER FLOOR FOR SBR  
 REVISED  
 Date: 12/12/10  
 Comments: B18004000

## I. General Requirements

- 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.
- 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.
- Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- 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.
- 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.
- If in the event of conflict between local, state, and national codes, the more stringent shall govern.
- AIA General Conditions of the Contract for Construction are a part of this project.
- 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 County, MD)
- 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.
- Use of these documents without written permission of the Architect is forbidden. © Copyright 2003 Sutton Yantis Associates Architects, P.C.
- Any and all drawings and specifications for site work, 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.
- 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. 2000 psf, 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 psf. If backfill pressures exceed 30 psf 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 6".
- 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 <sub>b</sub> min:	980 psi repetitive use 850 psi single member use
E min:	1,300,000 psi
F <sub>v</sub> min:	75 psi
F <sub>c</sub> min:	1,250 psi
F <sub>cL</sub> min:	405 psi
#2 Spruce Pine Fir 19% M.C. (#2 S.P.F.)	
F <sub>b</sub> min:	1,005 psi repetitive use 875 psi single member use
E min:	1,400,000 psi
F <sub>v</sub> min:	70 psi
F <sub>c</sub> min:	1,100 psi
F <sub>cL</sub> min:	425 psi
#2 Southern Pine, 19% M.C. (#2 S.P.F.)	
F <sub>b</sub> min:	1,120 psi repetitive use 975 psi single use

**To: Health Dept**  
**Re: 12224 Pleasant Springs Ct.**  
**Highland Reserve - Lot 17 (Regan Property**  
**5 SEPTIC BEDROOMS**  
**(1 Basement; 1 Main Level Master; 3 Upstairs)**

F <sub>c</sub> min:	2,310 psi
F <sub>cL</sub> min:	750 psi
All Studs in bearing walls shall conform to the following minimum specifications:	
Stud Grade Spruce Pine Fir 19% M.C.	
F <sub>b</sub> min:	775 psi repetitive use 675 psi single use
E min:	1,200,000 psi
F <sub>v</sub> min:	70 psi
F <sub>c</sub> min:	675 psi
F <sub>cL</sub> 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 and 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 required per local code. Anchor straps may be used as a substitute and shall be installed per manufacturer's 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 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.
- Provide horizontal joint reinforcement (Durowall) in all masonry walls @ 8" o.c. unless otherwise specified.
- The top course of all masonry bearing walls shall be constructed of solid masonry units or grout filled hollow units or otherwise designed to insure adequate distribution of load.
- All masonry work shall conform to the applicable requirements of BIA and NCMA.

## III. Doors and Windows

- Unless otherwise noted, window sizes define intended aesthetic size and type by indicating sash opening in feet and inches (i.e., 2856 DH denotes a 2'-8" wide window). Contractor shall verify that doors to be installed comply with local code on, wind/impact loads. sion, as defined by local code, shall be in a visible manufacturer's label, designating size.

### Stucco Protection

below grade enclosing habitable spaces as well as enclosing basements and crawl spaces with exterior face of wall.

- Stucco flashing shall be provided at all exterior openings to prevent entry of water into 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.

## List of Drawings

1 General Notes & Specifications	5 Opt. Bonus Room & Back Stair Floor Plans with Elevation C	15 Partial Opt. Bonus Room, Opt. Bath #4 & All Upper Floor Framing Plans	F4 Partial Opt. Bonus Room, Library w/ Opt. Built-ins @ Sides, Opt. Back Stair and All Kitchen Electrical Plans
RC RE-Check Compliance Certificate	5A Intentionally Removed from Set	15A Intentionally Removed from Set	E5 Intentionally Removed from Set
D1 Foundation/Framing Details	5B Intentionally Removed from Set	15B Partial Upper Floor Framing Plan w/Opt. Loft	E8 Intentionally Removed from Set
D2 Foundation/Framing Details	6 Building Section "A"	16 Roof Framing Plan w/Elevation C	N1 Energy Plans
AW Acreage Details	6A Part'l Building Sections F & G w/Opt. Deluxe Rear Extension & w/Opt. Family Loft	16A Partial Roof Framing Plan w/Opt. Deluxe Rear Extension w/ Elev. C	N2 Energy Plans
DK Deck Details	6B Intentionally Removed from Set	17 Partial Opt. Bonus Room and Opt. Back Stair Roof Framing Plans	N3 Energy Plans
DK2 Deck Details	7 Building Section "B"	18 Partial Opt. Bonus Room w/Opt. Bath #4 & All Upper Fir Roof Framing Plans	N4 Energy Section "A"
DK3 Deck Details	8 Part'l Building Sections C, D & F	19 Partial Roof Framing Plans w/Opt. Opt. Deluxe Rear Ext. & Opt. Morning Room Ext. w/ Elev. C	
SP1 Optional Stoop Partial Fdn Plans	8A Intentionally Removed from Set	20 Intentionally Removed from Set	
SP2 Optional Stoop Partial Fdn Plans	9 Front Elevation w/ Elevation C	21 Intentionally Removed from Set	
SP3 Optional Stoop Partial Lower Fl Plans	9A Intentionally Removed from Set	22 Intentionally Removed from Set	
SU Structural Slab Details	10 Rear Elevation w/ Elevation C	23 Roof Framing Plans w/Opt. Loft	
TR Exterior Trim Details	10A Partial Rear Elevations w/ All Upper Floor Master Suite & w/Opt. Family Loft	24 Intentionally Removed from Set	
TR2 Exterior Trim Details	10B Intentionally Removed from Set	25 Intentionally Removed from Set	
TR3 Interior Trim Details	11 Left Side Elevation w/ Elev. C & Partial Left Side Elevation w/Opt. Loft	26 Intentionally Removed from Set	
TR4 Intentionally Removed from Set	11A Partial Left Side Elevation w/Opt. Deluxe Rear Extension w/ Elev. C & w/Opt. Loft	27 Intentionally Removed from Set	
2 Std Fdn/Bsm'l Plans	11B Intentionally Removed from Set	28 Intentionally Removed from Set	
2A Partial Fdn/Bsm'l Plans w/Opt. Rear Ext. & Opt. Morning Room Ext.	12 Right Side Elevation & Partial Right Side Elevation w/Opt. Deluxe Rear Extension w/ Elev. C	29 Intentionally Removed from Set	
2B Intentionally Removed from Set	12A Intentionally Removed from Set	30 Intentionally Removed from Set	
3 Std Lower Floor Plans w/ Elev. C	13 Lower Floor Framing Plan w/ Elev. C	31 Partial Lower Floor Plans w/Opt. Deluxe Rear Ext.	
3A Partial Lower Floor Plans w/ Elev. C w/ All Kitchen, Library Built-ins and Opt. Loft	13A Partial Lower Fir Framing Plan w/Opt. Deluxe Rear Ext. & Opt. Morning Rm Ext.	32 Intentionally Removed from Set	
3B Partial Lower Floor Plans w/Opt. Deluxe Rear Ext.	13B Intentionally Removed from Set	33 Intentionally Removed from Set	
3C Partial Lower Floor Plans & Upper Floor Plans w/Opt. Deluxe Rear Ext. & Opt. Morning Room Ext.	14 Upper Floor Framing Plan w/ Elev. C		
3D Intentionally Removed from Set			
4 Std Upper Floor Plans w/ Elev. C			
4A All Upper Floor Plans w/Upper Floor Master Suite & Opt. Family Loft			

## Symbols

	Duplex Outlet		One Way Switch
	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
	2" Fluorescent Light		Recessed Waterproof Light
	4" Fluorescent Light		Dedicated Circuit Outlet
	Exterior Flood Lights		Steel Angle (Lintel)
	Wall Mounted Incandescent		Structural Post
	Pull Switch Light		Smoke/Carbon Monoxide Detector
			Cont. Running Mech Fan

## List of Abbreviations

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

## 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.

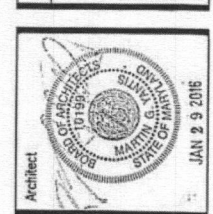
LOWER FLOOR :	2580 SF
UPPER FLOOR :	1217 SF
TOTAL :	3797 SF
OPT. BACK STAIR :	60 SF
OPT. BONUS ROOM W/ BACK STAIR :	334 SF
OPT. BONUS ROOM W/ BACK STAIR AND BATH #4 :	380 SF
FIN. BSMT :	2603 SF
LOWER FLOOR W/ OPT. CLOSET EXTENSION :	2613 SF
OPT. DELUXE REAR EXT. :	279 SF
OPT. MORNING ROOM EXT. :	69 SF
OPT. FAMILY LOFT :	436 SF

Date	REV.	BY	DATE	REV.	BY	DATE	REV.	BY	DATE
AC 04/07/09	GTO	REV.	04/07/09	GTO	REV.	04/07/09	GTO	REV.	04/07/09
CA 04/07/09	GTO	REV.	04/07/09	BBB	REV.	04/07/09	BBB	REV.	04/07/09
REV.	04/07/09	VA	REV.	04/07/09	BBB	REV.	04/07/09	BBB	REV.
REV.	04/07/09	BB	REV.	04/07/09	JT	REV.	04/07/09	JT	REV.
REV.	04/07/09	BB	REV.	04/07/09	BB	REV.	04/07/09	BB	REV.
REV.	04/07/09	JH	REV.	04/07/09	JH	REV.	04/07/09	JH	REV.

Professional Certification, L. Martin G. Yantis, certifies that these documents were prepared by him or under his direct supervision and that he is a duly licensed architect under the laws of the State of Maryland. License number: 01096. Expiration Date: December 31, 2016.

Project Number: 00004-01

**FOXTRIDGE MITCHELL BEST HOMES**



Architect

**SUTTON YANTIS ASSOCIATES ARCHITECTS**

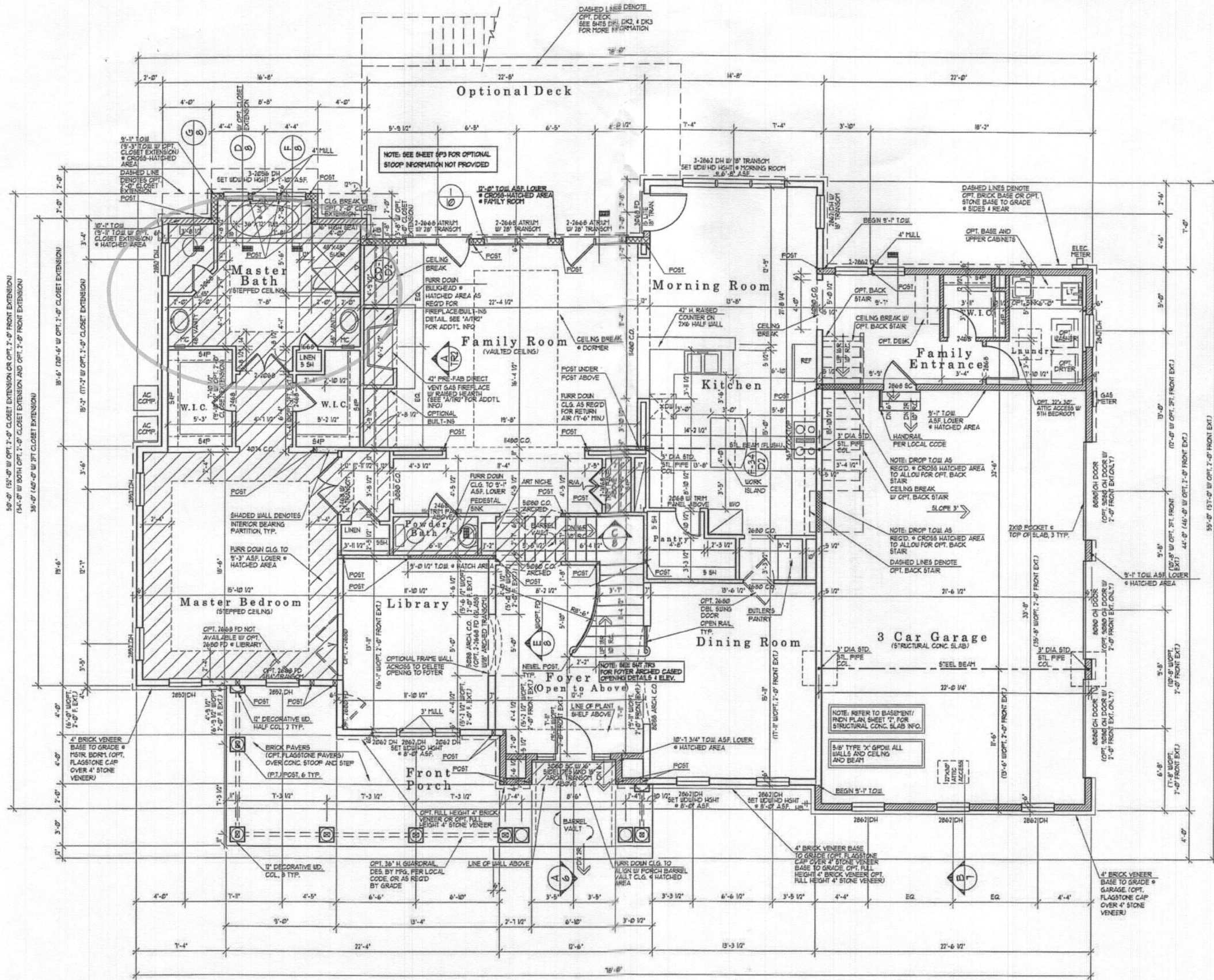
6300 BROADWAY, TEL: 703.234.0733  
 VICTORIA, VA 22181, FAX: 703.887.8171

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REVISED  
 Date: 12/12/18  
 Comments: B18004000



Date	REV. 07/16/07 BGS	REV. 04/06/08 JH	REV. 04/18/09 JH	REV. 04/07/09 GT	REV. 03/04/04 BH	REV. 03/06/03 DS	REV. 03/06/03 JH	REV. 03/06/03 JH	REV. 04/06/07 BGS
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CA. 04/06/03 GTO									
REV. 03/04/04 BH									
REV. 03/06/03 DS									
REV. 03/06/03 JH									
REV. 04/06/07 BGS									

Professional Certification: L. Mitchell G.  
 prepared or approved by me in accordance with the laws of the State of Virginia, license number: 10189.  
 Expired Date: December 31, 2016.

Project Number: 00000-03

**FOXTRIDGE MITCHELL BEST HOMES**



**SUTTON YANTIS ASSOCIATES ARCHITECTS**

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