



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: 5/2/19

GP-19-084

Permit No.: B19001322

Building Address: 12407 All Daughters Lane
 City: Highland State: MD Zip Code: 20777
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Highland Reserve aka Regan Property
 Section: _____ Area: _____ Lot: 2
 Tax Map: 40 Parcel: 178 Grid: 18
 Zoning: RR-DEO Map Coordinates: _____ Lot Size: 1.13 acres

Existing Use: Vacant
 Proposed Use: Single Family Dwelling
 Estimated Construction Cost: \$ 425,000
 Description of Work: Ashbrooke - F Elevation - Guest Bedroom on 1st floor; 3 car garage - 2' Front ext. - 4' rear ext. - Finished Basement; Rear Sunroom; Areaway #2 10R; 6BR (includes basement); 4FB/2 Half Bath; fireplace
 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 Brown's 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 Brown's 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 (Vicky 443-250-3690)

Contractor Company: MB Development Company
 Contact Person: Marc Quint
 Address: 1686 E. Gude Drive
 City: Rockville State: _____ 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: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor: 54'	62'
Area of construction (sq. ft.):	2 nd floor: 54'	62'
Use group:	Basement: 54'	62'
Construction type:	<input checked="" type="checkbox"/> Finished Basement	
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement	
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space	
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Wood Frame	No. of Bedrooms: <u>6</u>	
<input type="checkbox"/> State Certified Modular	Multi-family Dwelling	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	No. of efficiency units:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No. of 1 BR units:	
Roadside Tree Project Permit #	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
	Footings:	
	Roof:	
	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Water Supply	NO WORKSHEET SUBMITTED
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<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	
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:	
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 Print Name: Vicky Meyer
 Email Address: md Bldg Permits @ COMCAST Date: 5/1/19
 Title/Company: Agent, MD Bldg Permits 'Net IAC

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-
 LICENSES & PERMITS DIVISION

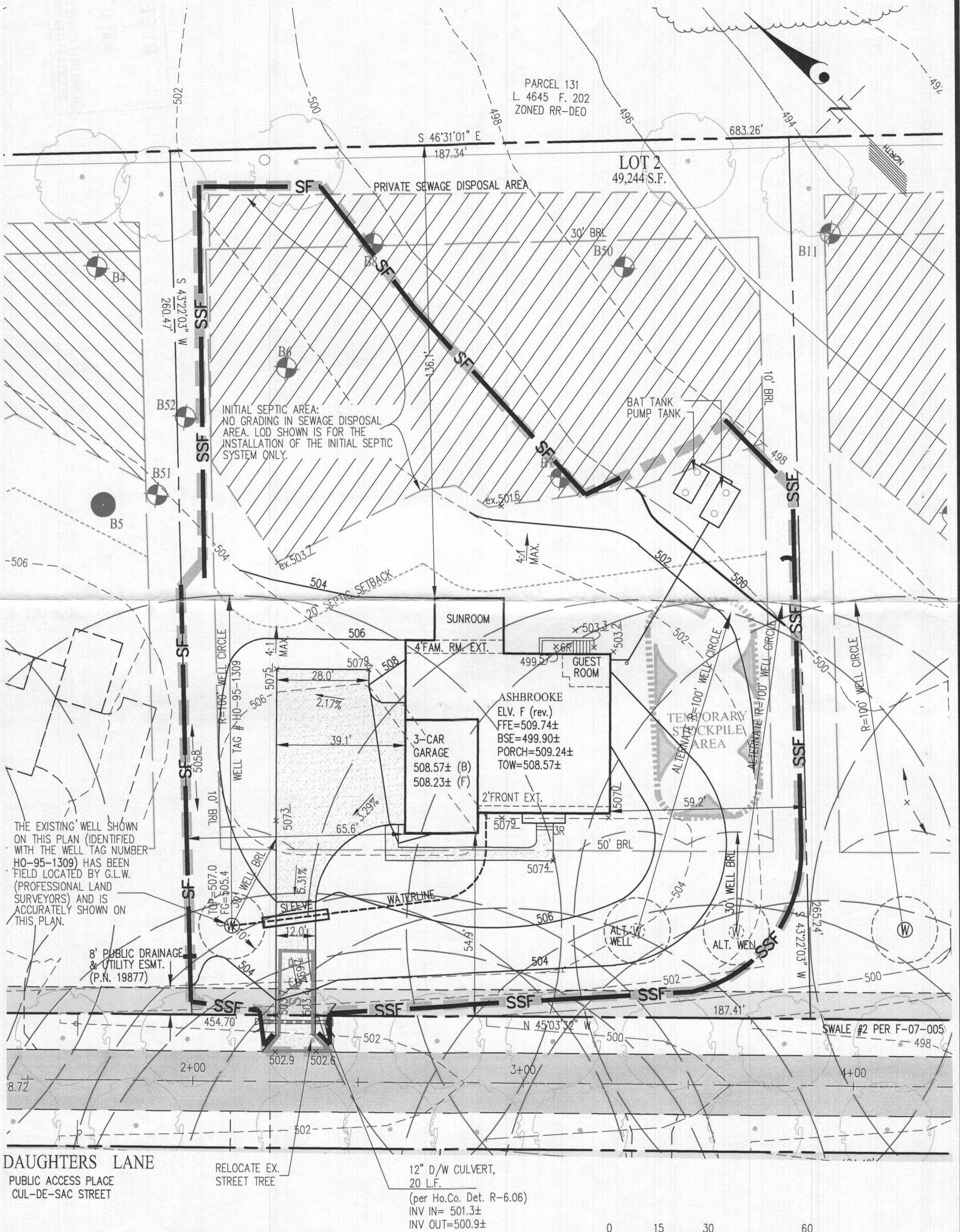
AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>5/15/19</u>	<u>[Signature]</u>

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

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$ <u>100</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>001514</u>

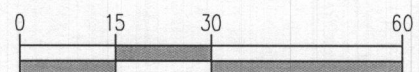
Approved B15001322
R12 5/15/2019



ALL DAUGHTERS LANE
PUBLIC ACCESS PLACE
CUL-DE-SAC STREET

RELOCATE EX.
STREET TREE

12" D/W CULVERT,
20 L.F.
(per Ho.Co. Det. R-6.06)
INV IN= 501.3±
INV OUT=500.9±



GRAPHIC SCALE

BUILDING PERMIT PLOT PLAN



DES.
DRN.
CHK.

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

ORCHARD ESTATES
LOT 2
12407 ALL DAUGHTERS LANE

G. L. W. No.	15112
ZONING	RR-DEO
TAX MAP/GRID	40 - 18
DATE	APRIL 2019
SCALE	1"=30'
SHEET	1 OF 1

B19001322

HEALTH DEPT

Date	12/15/16	12/15/16	12/15/16
12/15/16	12/15/16	12/15/16	12/15/16
12/15/16	12/15/16	12/15/16	12/15/16
12/15/16	12/15/16	12/15/16	12/15/16

Project Number: 12051-01

ASHBROOKE MITCHELL BEST HOMES

Architect

SUTTON YANTIS ASSOCIATES ARCHITECTS

8000 Browne Blvd. Tel: 703.274.0733
 Virginia, VA 22182 Fax: 703.274.0711

WWW.SYASIA.COM

Sheet Number 1

I. General Requirements

- A. The term "work" as used in these notes shall include all provisions as drawn or specified in these documents as well as all other provisions specifically included by the Owner in the form of drawings, specifications, and written instructions and approved by the Architect.
- B. Contractor shall visit the site to verify all plan and existing dimensions and conditions and shall notify the Architect in writing, of any discrepancies before proceeding with the work or shall be responsible for same.
- C. Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- D. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations specified in the Owner/Contractor contract is, and shall be, the Contractor's responsibility.
- E. Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- F. 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 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. 2000 pcf, 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 C280.
- 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, 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 NFPA, 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 _{cL} 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
E min:	1,400,000 psi
F _v min:	70 psi
F _c min:	1,100 psi
F _{cL} min:	425 psi

#2 Southern Pine, 19% M.C. (#2 S.P.F.)

F _b min:	1,120 psi repetitive use 975 psi single use
E min:	1,600,000 psi
F _v min:	90 psi
F _c min:	1,450 psi
F _{cL} min:	565 psi

Note: Pressure-treated lumber shall be #2 Southern Pine KD-19 pressure and shall

To: Health Department
 Re: 12407 All Daughters Lane at Orchard Estates Highland, MD 20777
 5 Bedroom Septic - (Basement only has a Powder Room)

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

II. STRUCTURAL SPECIFICATIONS (continued)

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.
- 5. 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.
- 6. All masonry work shall conform to the applicable requirements of BIA and NCM.

III. Doors and Windows

- 1. 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 by 5'-6" tall sash opening double hung window). Contractor shall verify that windows and doors (including overhead doors) to be installed comply with local code standards for egress, light, and ventilation, wind/impact loads.
- 2. All glazing installed in hazardous locations, as defined by local code, shall be safety glazing and shall be provided with a visible manufacturer's label, designating the safety standard with which it complies.

IV. Thermal and Moisture Protection

- 1. All slabs on grade in conditioned spaces shall be insulated with min. R10 rigid insulation from top of slab downward to 24" below slab or inward 24" from exterior of slab at all slab perimeter areas.
- 2. Waterproof all exterior foundation walls below grade enclosing habitable spaces as specified by code at exterior face of wall.
- 3. Dampproof all exterior foundation walls enclosing basements and crawl spaces with dampproofing as specified by code at exterior face of wall.
- 4. Flashing: Code approved corrosion resistive flashing shall be provided at all locations required by code in such manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Similar 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.
- 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
- 3. Whole house ventilation system to be installed (by others).
- 4. House to be sprinklered per local code.

Approved for SBRs
 B19001322 R1E
 5/15/2019

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	FIN. BASEMENT
BASE HOUSE			
OPT. FINISHED BASEMENT	2,071 SF	2,216 SF	+1,881 SF
ELEV. F	+54 SF	+54 SF	+26 SF
ELEV. I	+32 SF	+28 SF	-5 SF
ELEV. J	+22 SF	+28 SF	-5 SF
OPT. 2' FRONT EXTENSION	+80 SF	+54 SF	+54 SF
OPT. 4' REAR EXTENSION	+119 SF	+136 SF	+119 SF
OPT. SUNROOM	+272 SF		+272 SF
OPT. GUEST BEDROOM	+139 SF		+139 SF
OPT. DORMER @ BEDROOM #3		+44 SF	
OPT. BAY WINDOW	+19 SF		

Symbols

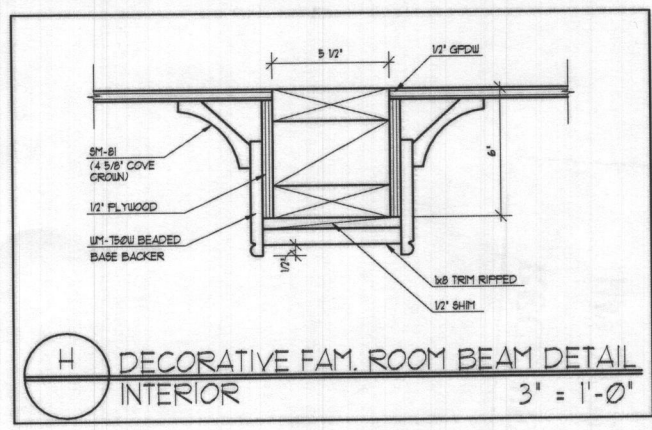
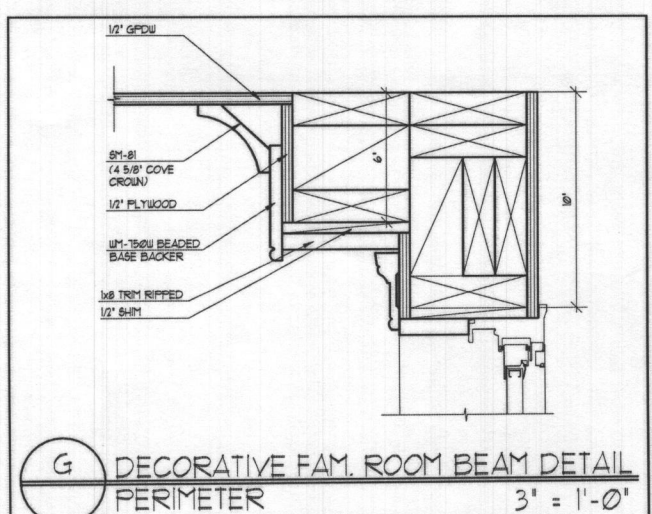
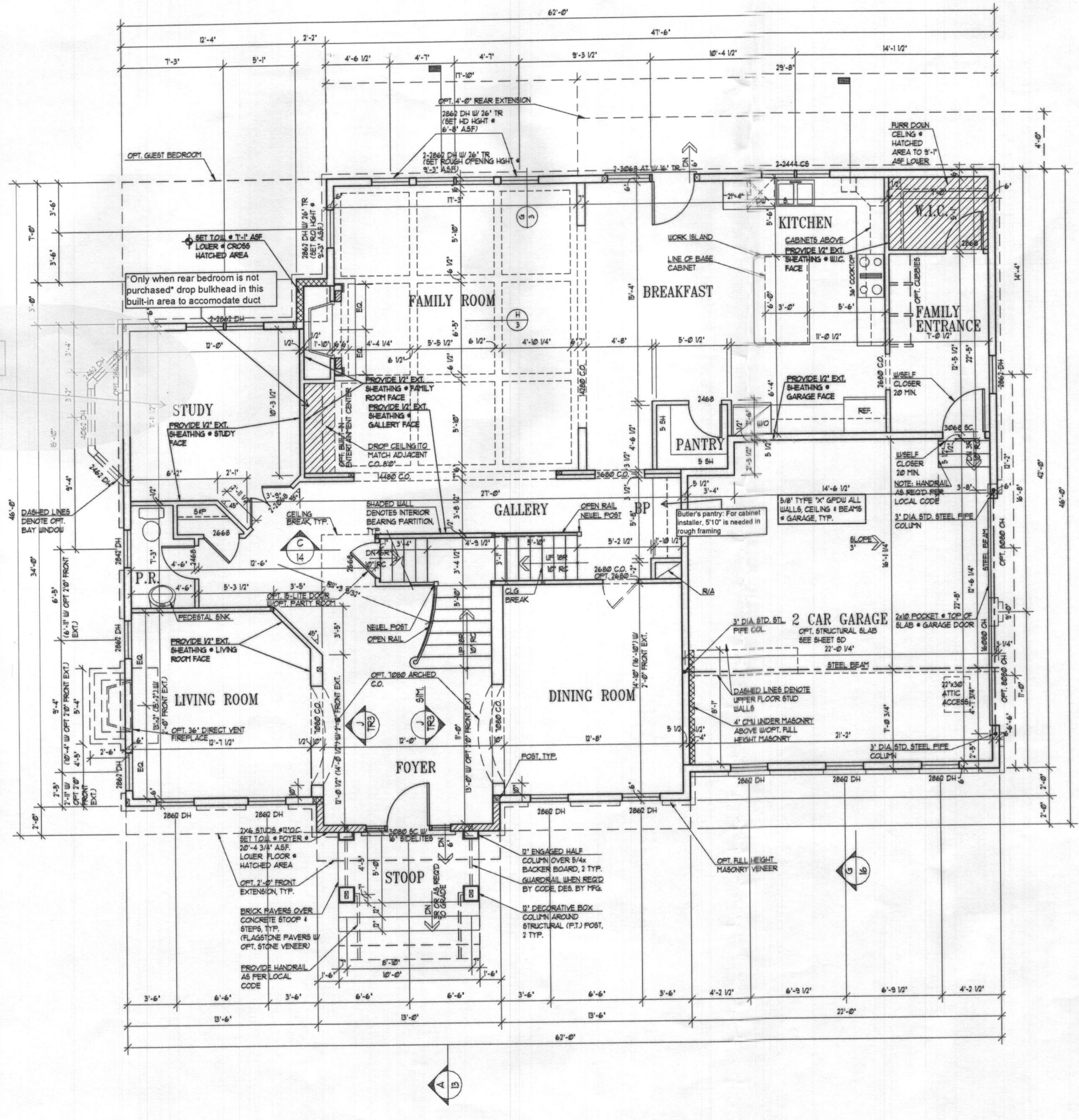
⊕	Duplex Outlet	⊕	One Way Switch
⊕	Duplex Outlet, Weather Proof on GF circuit	⊕	Three Way Switch
⊕	Duplex Outlet, Floor Mounted	⊕	Four Way Switch
⊕	Duplex Outlet, Switch Operated	⊕	Switch w/ Rheostat
⊕	Range Outlet	⊕	Smoke Detector
⊕	Gas Outlet	⊕	Chime
⊕	Ceiling Mounted Incandescent	⊕	Bathroom Exhaust Fan
⊕	Junction Box	⊕	Television Outlet
⊕	Eyeball Light	⊕	Telephone Outlet
⊕	Wall Washer Light (Recessed)	⊕	Medicine Cabinet
⊕	Recessed Light	⊕	Frost Proof Hose Bib
⊕	2 ^Ø Fluorescent Light	⊕	Recessed Waterproof Light
⊕	4 ^Ø 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.	Partial
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
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		

List of Drawings

1	General Notes & Specifications	25	Front Elevation & Partial Left Side Elevation w/ Elev. F
D1	Foundation/Framing Details	26	Front Elevation & Partial Left Side Elevation w/ Elev. F
D2	Foundation/Framing Details	27	Front Elevation & Partial Left Side Elevation w/ Elev. F
D3	Masonry Details	28	Lower Floor Framing Plans w/ Elev. A
AW1	Areaway Details	29	Upper Floor Framing Plans w/ Elev. A
AW2	Areaway Details	30	Roof Framing Plans w/ Elev. A
SD	Structural Slab Details	31	Roof Framing Plans "Hip Roof" w/ Elev. A
DK1	Deck/Patio Details	32	Partial Framing Plans w/ Opt. Rear Sunroom & 3-Car Sideload Garage
DK2	Deck/Patio Details	32A	Partial Framing Plans w/ Opt. Rear Sunroom
TR1	Trim Details	33	Partial Framing Plans w/ Elev. F
TR2	Trim Details	34	Partial Framing Plans w/ Elev. I
TR3	Trim Details	35	Partial Framing Plans w/ Elev. J
TR4	Trim Details	TJ	Truss Joist Details
2	Foundation/Basement Plan	S-1	Wall Bracing Details
3	Lower Floor Plan	S-2	Wall Bracing Details
4	Upper Floor Plan & Opt. Bedroom #5 & Opt. Dormer	S-3	Wall Bracing Details
5	Partial Floor Plans w/Opt. 4'-0" Rear Extension	S-4	Wall Bracing Details
6	Partial Floor Plans w/Opt. Guest Bedroom	S-5	Lower Floor Wall Bracing Diagrams
7	Partial Floor Plans w/Opt. Sunroom	S-6	Partial Lower Floor Bracing Diagrams w/ 3-Car Sideload Garage & Rear Sunroom
8	Partial Floor Plans w/Opt. Rear Porch	S-7	Upper Floor Wall Bracing Diagrams
9	Partial Floor Plans w/ Opt. 3-Car Sideload Garage	S-8	Partial Lower & Upper Floor Bracing Diagrams w/ Elev. F
10	Partial Floor Plans w/ Elev. F	S-9	Partial Lower & Upper Floor Bracing Diagrams w/ Elev. I
11	Partial Floor Plans w/ Elev. J	S-10	Partial Lower & Upper Floor Bracing Diagrams w/ Elev. J
12	Partial Floor Plans w/ Elev. J	E1	Basement Electrical Plans
13	Building Section "A"	E2	Lower Floor Electrical Plans
14	Partial Building Section "B" & "C"	E3	Upper Floor Electrical Plans
15	Partial Building Sections "D", "E" & "F"	E4	Partial Electrical Plans w/ 4'-0" Rear Extension
16	Building Section "G"	E5	Opt. Rear Sunroom Electrical Plans w/ Guest Bedroom
17	Front Elevation "A"	E6	Partial Electrical Plans w/ Opt. Rear Sunroom
18	Rear Elevation & Partial Rear Elevation w/ Opt. 4'-0" Rear Ext.	E7	Partial Electrical Plans w/ Opt. Covered Porch & 3-Car Sideload Garage
19	Right and Left Side Elevations "A"		
20	Partial Side & Rear Elevations w/ Opt. Guest Bedroom		
21	Partial Side & Rear Elevations w/ Opt. Rear Sunroom		
22	Partial Right Side & Rear Elevations w/ Opt. Rear Porch		
23	Partial Front Elevation w/ 3-Car Sideload Garage		
24	Partial Right Side Elevation w/ 3-Car Sideload Garage		



NOTE:
 • SEE DETAIL T40 AT SHEET TR4 FOR WINDOW ROUGH OPENING HEIGHT
 • SEE DETAIL T41 AT SHEET TR4 FOR CASED OPENING HEIGHT
 • SEE DETAIL T42 AT SHEET TR4 FOR INTERIOR DOOR HEIGHT DETAIL
 • SEE DETAIL T43 AT SHEET TR4 FOR EXTERIOR DOOR ROUGH OPENING HEIGHT DETAIL

NOTE:
 FOR LATERAL WALL BRACING INFORMATION & REQUIREMENTS, REFER TO S-X SHEETS.

Date	A.C. 03/07/16 C3
P.S.	05/04/16 AH
E.S.	05/01/16 JR
C.S.	10/06/18 JSU

Project Number: 190571-03

ASHBROOKE MITCHELL BEST HOMES

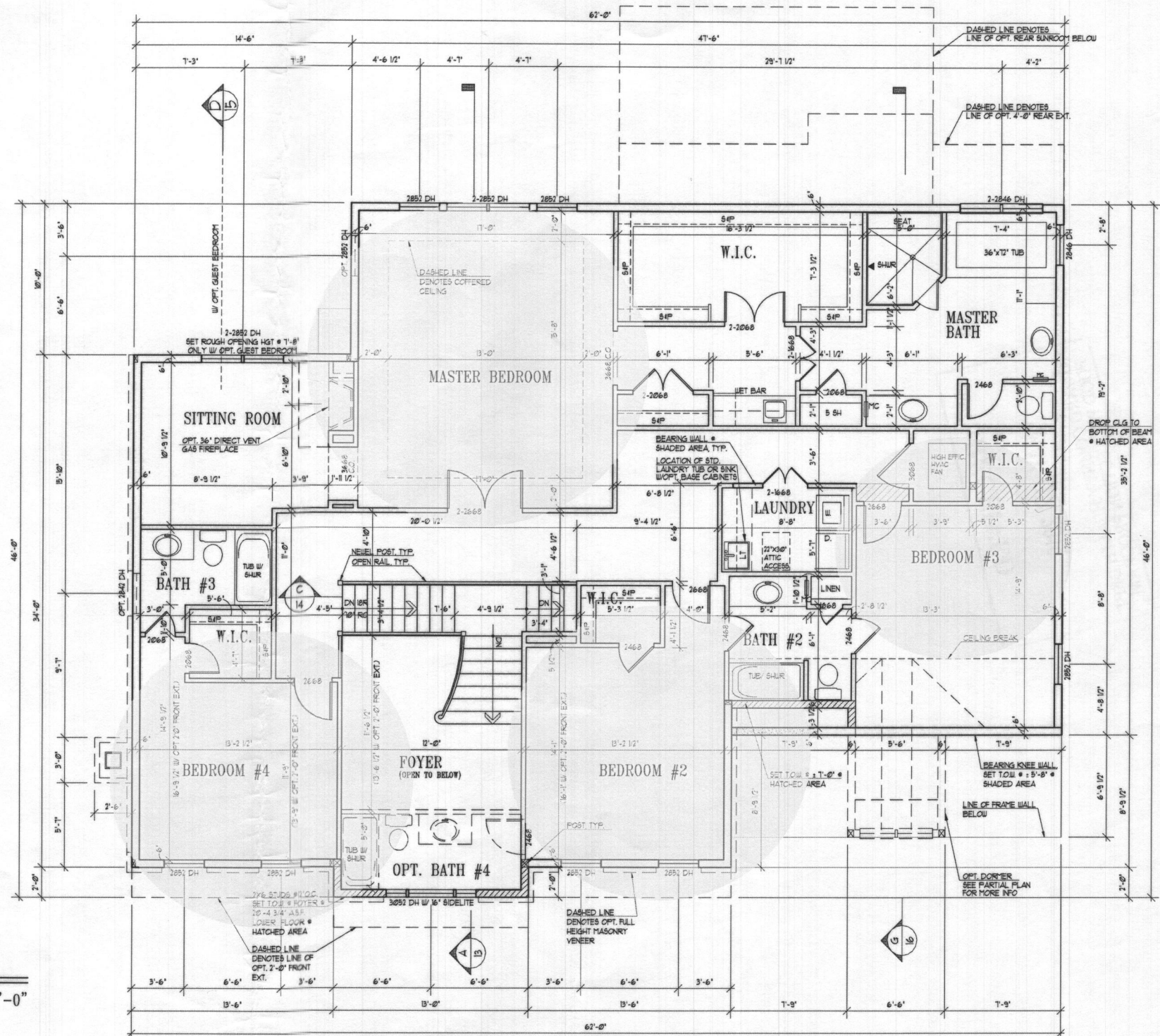
Architect

SUTTON YANTIS ASSOCIATES ARCHITECTS

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UPPER FLOOR PLAN

W/ ELEVATION A

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"
UNLESS OTHERWISE NOTED WINDOW ROUGH OPENING HEIGHT TO BE T-0" ASIF. AT FRONT AND T-4" ASIF. • SIDES AND REAR

1/4"=1'-0"

NOTE:

- SEE DETAIL T40 AT SHEET TR4 FOR WINDOW ROUGH OPENING HEIGHT
- SEE DETAIL T41 AT SHEET TR4 FOR CASSED OPENING HEIGHT
- SEE DETAIL T42 AT SHEET TR4 FOR INTERIOR DOOR HEIGHT DETAIL
- SEE DETAIL T43 AT SHEET TR4 FOR EXTERIOR DOOR ROUGH OPENING HEIGHT DETAIL

NOTE:
FOR LATERAL WALL BRACING INFORMATION & REQUIREMENTS, REFER TO 4-x SHEETS.

Date	AC: 09/07/16 CS
	PS: 09/04/16 AT
	BS: 09/07/16 JR
	CS: 07/06/16 JSU

Project Number: 15051-04

**ASHBROOKE
MITCHELL BEST HOMES**

Architect

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