Howard County Health Department

Bureau of Environmental Health
8930 Stanford Boulevard, Columbia, MD 21045
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth

Maura J. Rossman, M.D., Health Officer

RECEIPT DATE: 12-16-19 **ONSITE SEWAGE DISPOSAL SYSTEM** P 5666496

APPROVAL DATE: 12-16-19 02/26/2020 **PERMIT: CONSTRUCTION** A

PROPERTY ADDRESS: 12244 Pleasant Springs Court

SUBDIVISION: Regan Property LOT: 21 TAX ID:

CONTRACTOR: Hatfield's Equipment EMAIL: ken@hatfieldsequipment.com

CONTRACTOR ADDRESS: P.O. Box 519 Annapolis Junction, MD 20701 PHONE: 301-490-4289

PROPERTY OWNER: MB Highland Reserve EMAIL:

OWNER ADDRESS: 1686 E. Gude Drive, Rockville, MD 20850 PHONE: 410-301-762-9511

SEPTIC TANK SIZE (GALLONS): 2000 TANK MANUFACTURER: Mayer Bros

PUMP MODEL: — PUMP SIZE — PUMP TANK CAPACITY: —

DISTRIBUTION SYSTEM: ☒ GRAVITY ☐ PRESSURE DOSED BEDROOMS: 6 APPLICATION RATE: 0.6

TRENCHES:	LINEAR FEET REQUIRED: 227	INLET DEPTH: ~~3.5~~ 2'
	TRENCH WIDTH: 3	MAXIMUM BOTTOM DEPTH: 8
	MINIMUM SPACE BETWEEN TRENCHES: 10	EFFECTIVE AREA BEGINNING DEPTH: 4.5
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:		

ISSUED BY: Dana Bernard ISSUE DATE: 12-16-19 EXPIRATION DATE: 12-16-20

NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION

NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING

NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.

NOTE: WATERTIGHT TANKS REQUIRED

NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL

NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS

NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

☐ *ELECTRICAL PERMIT ISSUED* E N/A

NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

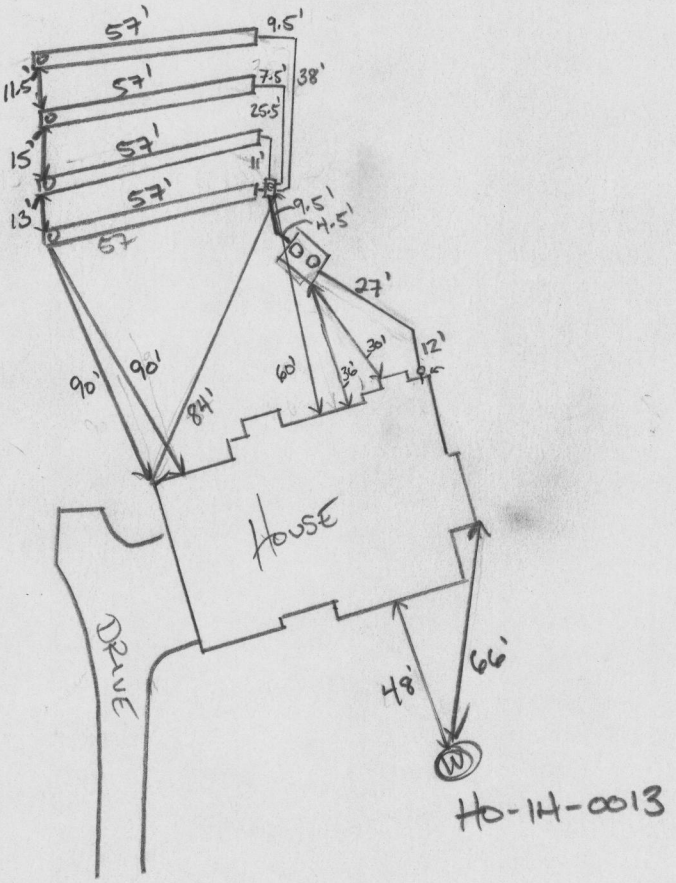
NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 TO SCHEDULE INSPECTIONS.

~~279189279189~~

NOT TO SCALE



HO-IH-0013

ROAD NAME PLEASANT SPRINGS COURT

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3	3.5'	8'

NUMBER OF TRENCHES 4

TOTAL LENGTH 228 F

ABSORPTION AREA 684 SF + SIDE WALL

DISTRIBUTION BOX LEVEL SPEED

DISTRIBUTION BOX BAFFLE YES

DISTRIBUTION BOX PORT YES

PRE-CONSTRUCTION:

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL _____

MANUFACTURER BABYLON

CAPACITY 2000 GAL

SEAM LOC TOP

TANK LID DEPTH ~2'

BAFFLES YES

BAFFLE FILTER NO

MANHOLE LOC FRONT/BACK

6" PORT LOC —

WATERTIGHT TEST —

SLOTTED YES

DATE ON LID 12/23/2019

PUMP/SEPTIC TANK LEVEL _____

MANUFACTURER _____

CAPACITY _____ GAL

SEAM LOC _____

TANK LID DEPTH _____

BAFFLES _____

BAFFLE FILTER _____

MANHOLE LOC _____

6" PORT LOC _____

WATERTIGHT TEST _____

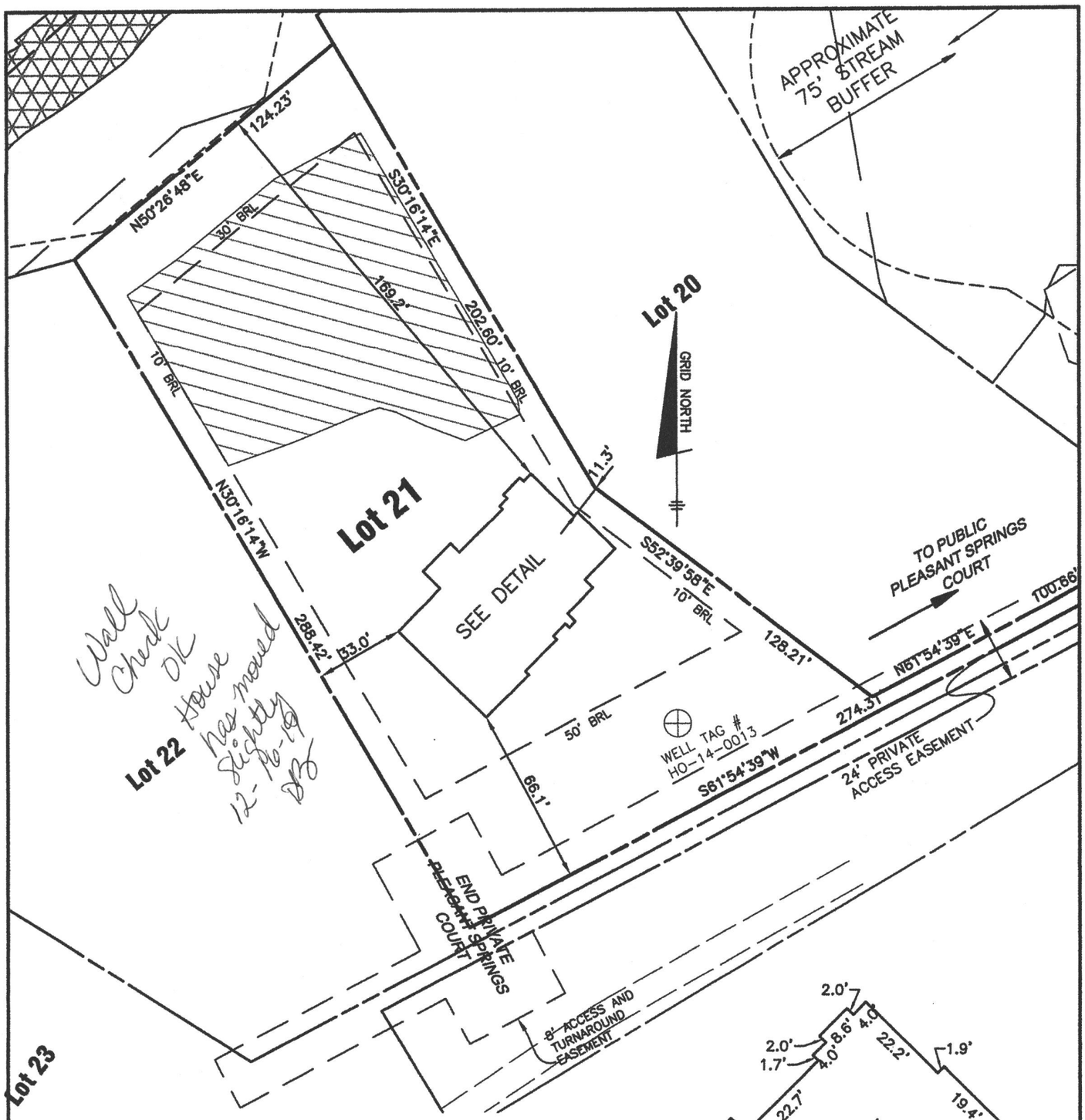
SLOTTED _____

DATE ON LID _____

02/21/2020 TANK AND SDA STAKED. FILL ON PROX. END OF DRAINFIELD USE LASER LEVEL FROM DISTAL END. (P)

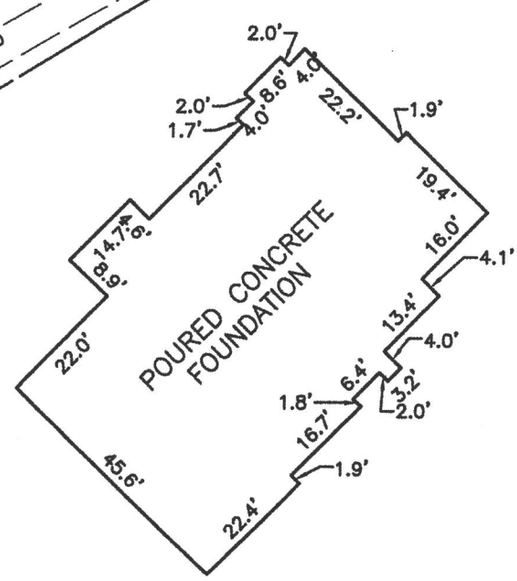
INSTALLATION: 02/26/2020 MUCH WORK DONE ON DAY PRIOR. CANCELLED IN BOOK(C). RECORDED AS BUILT SPECS. LEVELED D BOX W/ SPEED LEVEL. CONT HAD A TYPO ON PERMIT FOR 3.5' INLET (@ EFFECTIVE AREA. HAS BEEN RAINING, WILL NOT MAKE RASE TO 2' INLET, CONT. SAYS COULD HAVE MADE A 2'. (P)

FINAL INSPECTOR _____ DATE OF APPROVAL 02/26/2020



Wall Check OK
House has moved slightly
12-16-19
DB

TOP OF FOUNDATION WALL = 439.7'
OFFSET DIMENSIONS TO PROPERTY LINES ARE ± 0.1'



FOUNDATION DETAIL
SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2021 AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE DIMENSIONS OF THE BUILDING WALLS SHOWN HEREON ARE CORRECT; THAT THEY ARE BASED ON A FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON 12/12/2019.

STATE OF MARYLAND DONALD ALAN MASON No. 21320 PROFESSIONAL LAND SURVEYOR

12/13/19

DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. No. 21320

FEMA FIRM No. 24027C0140D
ZONE: X
DATED: 11/06/2013

BENCHMARK
ENGINEERS LAND SURVEYORS PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 ▲ (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

WALL CHECK

REGAN PROPERTY
LOTS 2 THRU 23
PLAT No. 23067
LOT No. 21

12244 PLEASANT SPRINGS COURT

5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FIELD OBS. BY PJ
COMP. BY EWF
DRAWN BY EWF SCALE: 1" = 50' DATE: 12/12/2019

12244 Pleasant Springs Ct.

Menu Save Reset Cancel Help

On-Line Permit

Record Detail * *(This section is required.)*

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Porch	B19004099	12/02/2019

Description of Work

SFD/BUILD APPROX. 12' X '32' DECK WITH 12' X 27' OPEN PORCH ON DECK W/STEPS TO GRADE

check spelling

Address * *(This section is required.)*

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
12244	PLEASANT SPRINGS	CT

Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.94432	39.18164

City	State	Zip Code	Primary
FULTON	MD	20759	Yes

Parcel * *(This section is required.)*

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
1103528	200	1.03	200300	200300	0	RURAL

Legal Description

LOT 21 1.034 A.[ ]12244 PLEASANT SPRINGS C[ ]REGAN PROPERTY

check spelling

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	21	605102	4				

Plan Area	State Tax Id	Subdivision Name
	1405597454	Regan Property

Section	Area	Tax Map
		40

Grid	Zoning District	ADC Map
40-6	RR-DEO	5051-J1

SDP No.	Final Plan No.	WP File No.	Primary
	ECP-12-045		Yes

Record Plat No.	WS Contract No.	FDP No.
23063-2307		

Owner Occupied	Year Built	Historic District
○ Yes ◉ No		○ Yes ◉ No

Historic District Registry No.	Stat Area	Flood Plain
	5-15A	○ Yes ◉ No

Building No

Owner * *(This section is required.)*

Search Reset Clear

Name *
MB HIGHLAND RESERVE LLC

Address Line 1
1686 E GUDE DR

Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
ROCKVILLE	MD	20850

Phone	Primary
301-762-9511	Yes

E-mail

Cell Number	Fax Number

Professionals *(This section is not required.)*

Search Reset Clear

License # *: 08010020247
Business Name: PRO BUILT CONSTRUCTION
License Type *: MHIC Ind
First Name: EDWARD
Middle Name:
Last Name: PACYLOWSKI
Primary: Yes
Address Line 1: 13330 CLARKSVILLE PIKE
Address Line 2:
City: HIGHLAND
State: MD
ZIP Code: 20777-9701
Phone 1: 3018540821
Phone 2:
Fax: 3018549632
E-mail: EDWARD@PROBUILTCONSTRUCTION.COM

Applicant *(This section is not required.)*

Search As Owner As Lic. Prof As Contact

Type *: Applicant
First Name: EDWARD
MI:
Last Name: PACYLOWSKI
Relationship: Applicant
Full Name: EDWARD PACYLOWSKI
Primary: Yes
Organization Name: PRO BUILT CONSTRUCTION
Street Address: 13330 CLARKSVILLE PIKE
Address Line 2:
City: HIGHLAND
State: MD
Zip Code: 20777-9701
Phone: 3018540821
Cell:
Fax: 3018549632
E-mail *: EDWARD@PROBUILTCONSTRUCTION.COM

Addtl Info

Est Construction Cost *: 15000
Housing Units *: 0
Number of Buildings *: 0
Public Owned: No
Construction Type: 434 - Additions, Alterations and Conversions - Residential

PORCH INFORMATION

PORCH INFORMATION

Capital Project-No Fee *: ○ Yes ◉ No
Capital Project Number:
Fee Exempt *: ○ Yes ◉ No
Roadside Tree Project Permit *: ○ Yes ◉ No
Roadside Tree Project Permit #:
Existing Use *: SFD
Type of Porch *: Open Porch
Type of Porch Foundation *: New Deck
Total Square Footage *: 324 SQFT
Water Supply: Private
Sewage Disposal: Private
Expiration Date: 5/31/2020

PAYMENT INFORMATION

Check 1:
Payee 1:
Check 2:
Payee 2:
SAP Doc No:
SAP Entered:

Submit Cancel

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 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.

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 superceded 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 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.

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 bille, 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. Flitch Beams: Unless noted otherwise, all steel flitch 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.

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
$F_{c\perp}$ 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
$F_{c\perp}$ min:	425 psi

#2 Southern Pine, 19% M.C. (#2 S.Y.P.)	
F_b min:	1,120 psi repetitive use 975 psi single use
F_c min:	2,310 psi
$F_{c\perp}$ min:	750 psi

All Studs in bearing walls shall conform to the following minimum specifications:

Stud Grade Spruce Pine Fir 19% M.C.	
F_b min:	775 psi repetitive use 675 psi single use
E min:	1,200,000 psi
F_v min:	70 psi
F_c min:	675 psi
$F_{c\perp}$ 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 labeled continuous (cont.) shall be continuous from under side of beam to concrete or steel bearing.

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–resistive 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 NCMA.

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 [illegible] doors) to be installed comply with local code [illegible]ion, wind/impact loads.
   [illegible]ons, as defined by local code, shall be [illegible]h a visible manufacturer's label, designating [illegible]lies.

[illegible]sture Protection

[illegible] below grade enclosing habitable spaces as [illegible] wall.

[illegible] enclosing basements and crawl spaces with [illegible]xterior face of wall.

[illegible]istive flashing shall be provided at all [illegible]nner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Similar flashings shall be installed at the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings; under and at the ends of masonry wood or metal copings and sills; continuously above all projecting wood trim at wall and roof intersections; under built–in gutters; at junctions of chimneys and roofs; and in all roof valleys and around all roof openings. All windows and doors shall be flashed in accordance with the manufacturers written instructions.

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.

Symbols

	Duplex Outlet		One Way Switch
WP	Duplex Outlet, Weather Proof on GFI circuit	3	Three Way Switch
	Duplex Outlet, Floor Mounted	4	Four Way Switch
SW	Duplex Outlet, Switch Operated		Switch w/ Rheostat
RO	Range Outlet	SD	Smoke Detector
G	Gas Outlet	CH	Chime
	Ceiling Mounted Incandescent	F	Bathroom Exhaust Fan
J	Junction Box	E	Television Outlet
	Eyeball Light		Telephone Outlet
	Wall Washer Light (Recessed)	M	Medicine Cabinet
R	Recessed Light	HB	Frost Proof Hose Bib
	2' Fluorescent Light	R WP	Recessed Waterproof Light
	4' Fluorescent Light		Dedicated Circuit Outlet
	Exterior Flood Lights		Steel Angle (Lintel)
	Wall Mounted Incandescent		Structural Post
	Pull Switch Light	SD	Smoke/Carbon Monoxide Detector
		F	Cont. Running Mech Fan

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
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	SF	Square Feet
DBL.	Double	SHWR	Shower
DES.	Design	SIM.	Similar
DH	Double Hung	S.L.	Sliding Door/Window
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 Interupter	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	WD	Wood
HWH	Hot Water Heater	W/O	Wall Oven
INSUL.	Insulation	W.W.M.	Welded Wire Mesh
L.T.	Loundry Tub	B.W.L.	Braced 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.	59 SF
OPT. FAMILY LOFT	436 SF

List of Drawings

1	General Notes & Specifications
RC	REScheck Compliance Certificate
D1	Foundation/Framing Details
D2	Foundation/Framing Details
AW	Areaway Details
DK1	Deck Details
DK2	Deck Details
DK3	Deck Details
SP1	Optional Stoop Partial Fndn Plans
SP2	Optional Stoop Partial Fndn Plans
SP3	Optional Stoop Partial Lower Fl Plans
SD	Structural Slab Details
TR1	Exterior Trim Details
TR1A	Fireplace Trim Details
TR2	Fireplace Trim Details
TR3	Interior Trim Details
TR4	Intentionally Removed from Set
2	Std Fndn/Bsmt Plans
2A	Partial Fndn/Bsmt Plans w/ Opt. Rear Ext. & Opt. Morning Room Ext.
2B	Intentionally Removed from Set
3	Std Lower Floor Plans w/ Elev C
3A	Partial Lower Floor Plans w/ Elev C w/ Alt. Kitchen, Library Built–ins And Opt. Loft
3B	Partial Lower Floor Plans w/ Opt Deluxe Rear Ext.
3C	Partial Lower Floor Plans & Upper Floor Plans w/ Opt. Deluxe Rear Ext. & Opt. Morning Room Ext.
3D	Intentionally Removed from Set
4	Std Upper Floor Plans w/ Elev C
4A	Alt. Upper Floor Plans W/Upper Floor Master Suite & Opt. Family Loft
5	Opt. Bonus Room & Back Stair Floor Plans with Elevation C
5A	Intentionally Removed from Set
5B	Intentionally Removed from Set
6	Building Section "A"
6A	Part'l Building Sections F & G w/ Opt. Deluxe Rear Extension & w/ Opt. Family Loft
6B	Intentionally Removed from Set
7	Building Section "B"
8	Part'l Building Sections C, D & E
8A	Intentionally Removed from Set
8B	Intentionally Removed from Set
9	Front Elevation w/ Elevation C
9A	Intentionally Removed from Set
10	Rear Elevation w/ Elevation C
10A	Partial Rear Elevations w/ Alt. Upper Floor Master Suite & w/Opt. Family Loft
10B	Intentionally Removed from Set
11	Left Side Elevation w/ Elev. C & Partial Left Side Elevation w/ Opt. Loft
11A	Partial Left Side Elevation w/ Opt. Deluxe Rear Extension w/ Elev C & W/Opt. Loft
11B	Intentionally Removed from Set
12	Right Side Elevation & Partial Right Side Elevation w/ Opt. Deluxe Rear Extension w/ Elev C
12A	Intentionally Removed from Set
13	Lower Floor Framing Plan w/ Elev C
13A	Partial Lower Flr Framing Plan w/ Opt. Deluxe Rear Ext. & Opt. Morning Rm. Ext.
13B	Intentionally Removed from Set
14	Upper Floor Framing Plan w/ Elev C
15	Partial Opt. Bonus Room, Opt. Bath #4 & Alt. Upper Floor Framing Plans
15A	Intentionally Removed from Set
15B	Partial Upper Floor Framing Plan W/Opt. Loft
16	Roof Framing Plan w/Elevation C
16A	Partial Roof Framing Plan w/ Opt. Deluxe Rear Extension w/ Elev. C
17	Partial Opt. Bonus Room and Opt. Back Stair Roof Framing Plans
18	Partial Opt. Bonus Room w/ Opt. Bath #4 & Alt. Upper Flr Roof Framing Plans
19	Partial Roof Framing Plans w/ Opt. Deluxe Rear Ext. & Opt. Morning Room Ext. w/ Elev. C
20	Intentionally Removed from Set
21	Intentionally Removed from Set
22	Intentionally Removed from Set
23	Roof Framing Plans w/Opt Loft
TJ	Truss Joist Details
E1	Std. Bsmt Electrical Plan
E2	Std. Lower Floor Electrical Plan
E2A	Partial Lower Floor Electrical Plan w/ Opt. Deluxe Rear Extension
E2B	Partial Lower Floor Electrical Plan w/ Opt. Morning Room Extension & Deluxe Rear Extension & Opt. Loft
E3	Std. Upper Floor Electrical Plan
E3A	Partial Alt. Upper Floor Electrical Plan & Partial Upper Flr Electrical Plan W/Opt. Loft
E4	Partial Opt. Bonus Room, Library w/ Opt. Built–ins @ Sides, Opt. Back Stair and Alt. Kitchen Electrical Plans
E5	Intentionally Removed from Set
E6	Intentionally Removed from Set
N1	Energy Plans
N2	Energy Plans
N3	Energy Plans
N4	Energy Section "A"

Date	
A.C. 09/07/03 GTO	REV. 12/22/05 TH
C.B. 10/16/03 GTO	REV. 01/04/07 BKB
C.B. 04/15/04 YA	REV. 06/15/07 BKB
REV. 07/24/04 EH	REV. 07/16/07 BKB
REV. 12/20/04 BB	REV. 04/09/09 JM
REV. 07/16/05 DG	REV. 04/15/09 JM
REV. 09/06/05 TH	REV. 04/07/09 GH
	REV. 09/09/09 DG
	REV. 10/09/09 JG
	REV. 10/16/09 JG
	REV. 01/26/10 JR

Project Number: 0009-01

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MITCHELL BEST HOMES

Professional Certification. I, Martin G. Yantis, certify that this document was prepared or approved by me and that I am a duly licensed architect under the laws of the State of Maryland License No. 6100. Expiration Date: December 24, 2016.

Architect

JAN 29 2016

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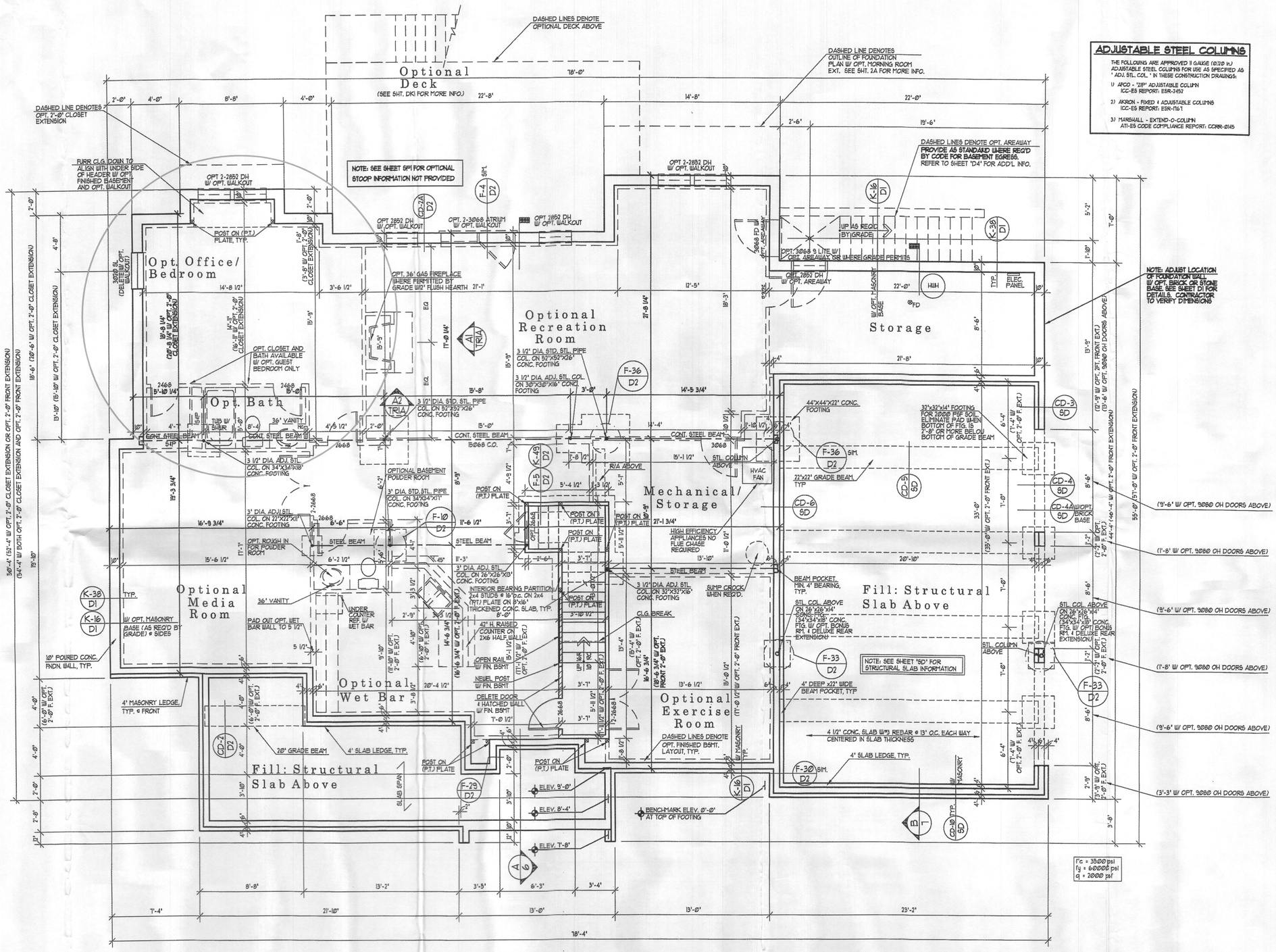
Sheet Number 1



ADJUSTABLE STEEL COLUMNS

THE FOLLOWING ARE APPROVED 11 GAUGE (0.120 in.) ADJUSTABLE STEEL COLUMNS FOR USE AS SPECIFIED AS ' ADJ. STL. COL. ' IN THESE CONSTRUCTION DRAWINGS:

1) ARCO - '7IP' ADJUSTABLE COLUMN
ICC-ES REPORT: ESR-2452

2) ACRON - FIXED & ADJUSTABLE COLUMNS
ICC-ES REPORT: ESR-1761

3) MARSHALL - EXTEND-O-COLUMN
ATI-ES CODE COMPLIANCE REPORT: CCRR-0145

BASEMENT / FOUNDATION PLAN

STANDARD- SHOWN W/ ELEVATION "C"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"
UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 6'-8" A.S.F.

1/4" = 1'-0"

Date	
A.C. 09/07/03 GTO	REV. 07/16/07 BGB
C.G. 10/10/03 GTO	REV. 04/08/03 JT
REV. 06/15/04 VA	REV. 04/07/05 GT
REV. 07/14/04 EH	REV. 10/07/05 JG
REV. 12/30/04 BO	REV. 01/06/06 JR
REV. 07/07/05 TM	
REV. 06/15/07 BGB	

Professional Certification. I, Martin G. Yantis, certify that these documents were prepared or approved by me and that I am a duly licensed architect under the laws of the State of Illinois. License number 001-019999. Expiration Date: December 24, 2016.

Project Number: 00000-00

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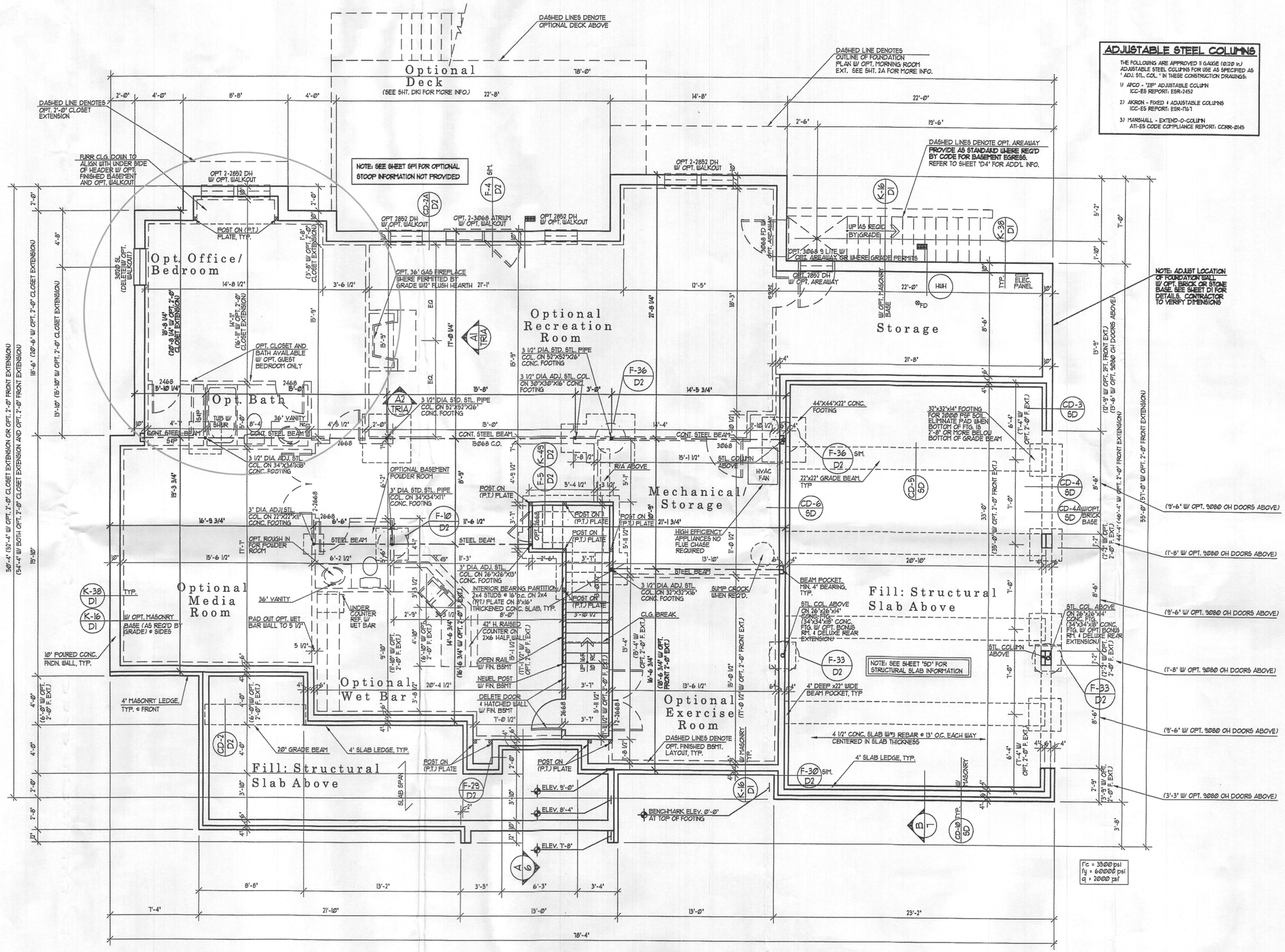
Sheet Number 2



BASEMENT/FOUNDATION PLAN

STANDARD- SHOWN W/ ELEVATION "C"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"
UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 6'-8" A.S.F.

1/4" = 1'-0"

ADJUSTABLE STEEL COLUMNS

THE FOLLOWING ARE APPROVED 11 GAUGE (0.120 in.) ADJUSTABLE STEEL COLUMNS FOR USE AS SPECIFIED AS ' ADJ. STL. COL. ' IN THESE CONSTRUCTION DRAWINGS:

1) ARCO - "2B" ADJUSTABLE COLUMN ICC-ES REPORT: ESR-2452
2) AKRON - FIXED & ADJUSTABLE COLUMNS ICC-ES REPORT: ESR-1761
3) MARSHALL - EXTEND-O-COLUMN ATI-ES CODE COMPLIANCE REPORT: CCRR-0145

Date	
A.C. 09/07/03 GTO	REV. 07/16/07 BGS
C.S. 10/10/03 GTO	REV. 04/09/09 JT
REV. 06/15/04 VA	REV. 04/27/09 GT
REV. 09/24/04 EH	REV. 10/19/09 JG
REV. 12/20/04 EO	REV. 10/30/09 JG
REV. 01/03/05 TM	REV. 01/04/10 JR
REV. 06/15/07 BGS	

Professional Certification. I, Martin G. Yantis, certify that these documents were prepared or approved by me and that I am a duly licensed architect under the laws of the State of Maryland, License No. 10198. Expiration Date: December 24, 2016.

Project Number: 00060-02

FOXRIDGE
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SOUTH CAROLINA ARCHITECTS 10198 MARTIN G. YANTIS MARYLAND STATE OF MARYLAND

JAN 29 2016

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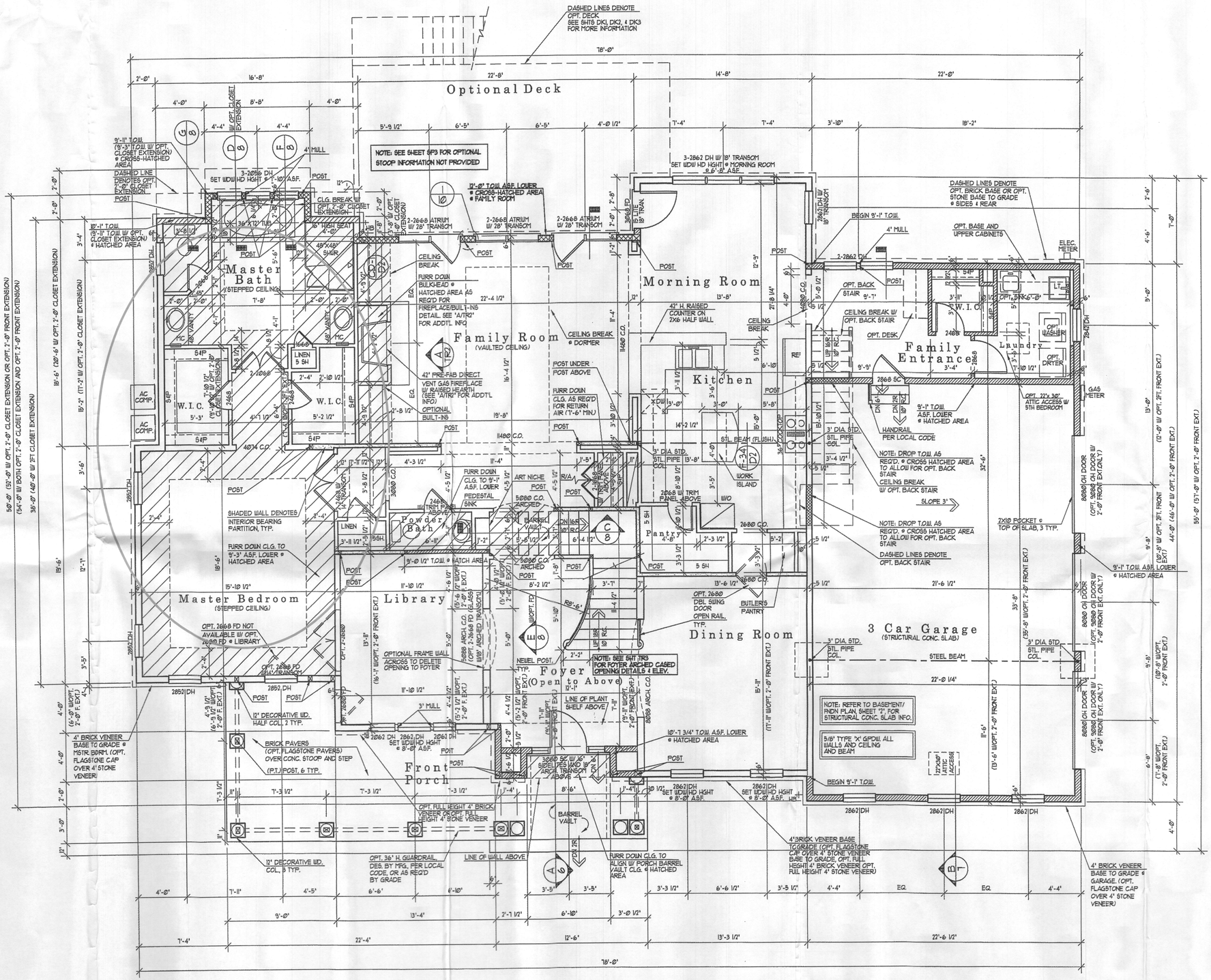
Sheet Number 2



LOWER FLOOR PLAN

STANDARD- SHOWN W/ ELEVATION "C"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"
UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 1'-4" A.S.F.

1/4" = 1'-0"

Date	
A.C. 09/07/03 GTO	REV. 07/16/07 BGB
C.G. 10/16/03 GTO	REV. 04/16/09 JH
REV. 09/24/04 EH	REV. 04/16/09 JH
REV. 12/30/04 EO	REV. 04/27/09 GH
REV. 09/27/05 TH	REV. 09/08/09 DG
REV. 03/23/06 TH	REV. 10/07/11 JG
REV. 03/22/06 TH	REV. 10/10/12 JG
REV. 06/15/07 BGB	REV. 01/26/15 JR

Project Number: 06006-03

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Professional Certification, I, Martin G. Yantis, certify that the documents were prepared or approved by me and that I am a duly licensed architect under the laws of the State of Virginia, License number: 10199. Expiration Date: December 31, 2016.

COMMONWEALTH OF VIRGINIA
10199
MARTIN G. YANTIS
LICENSED ARCHITECT
JAN 29 2016

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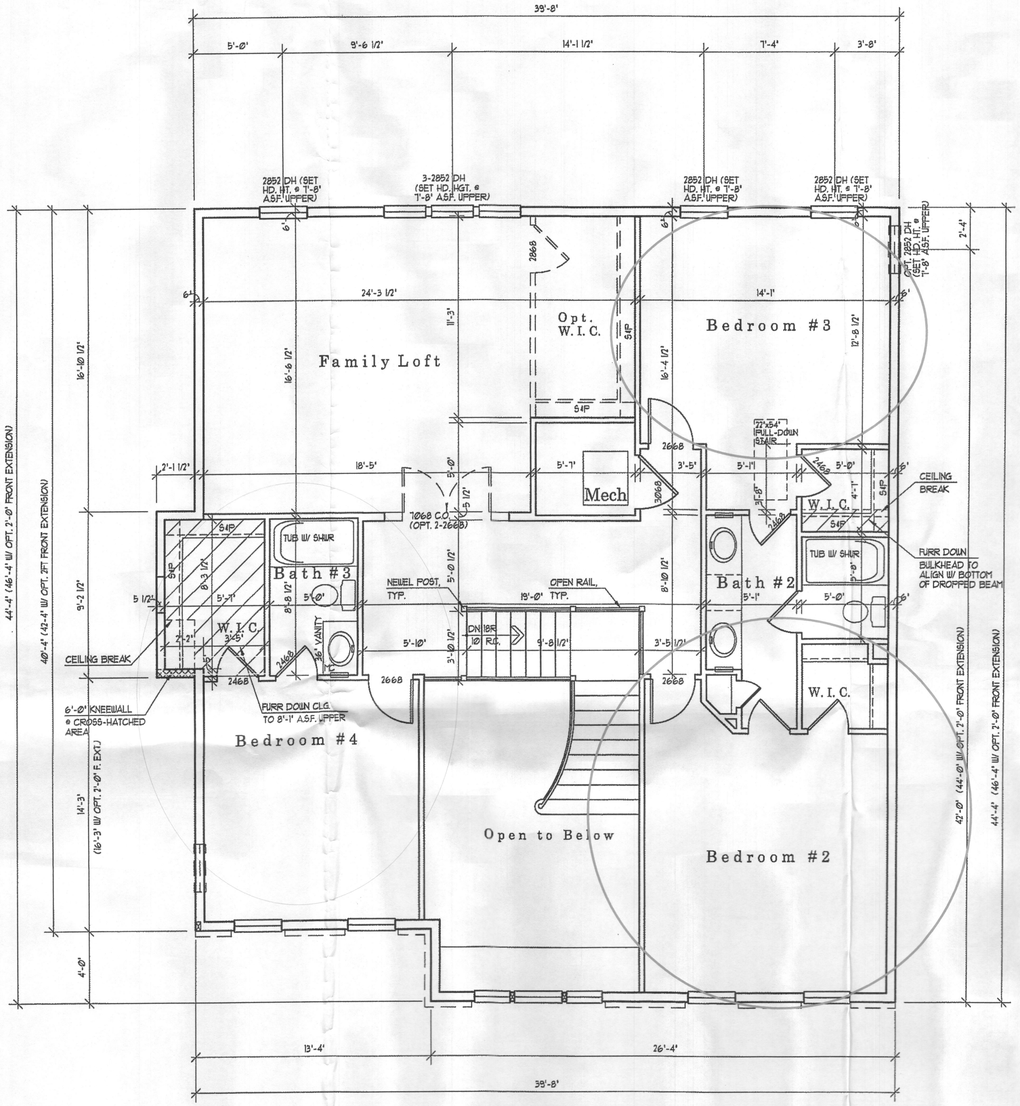
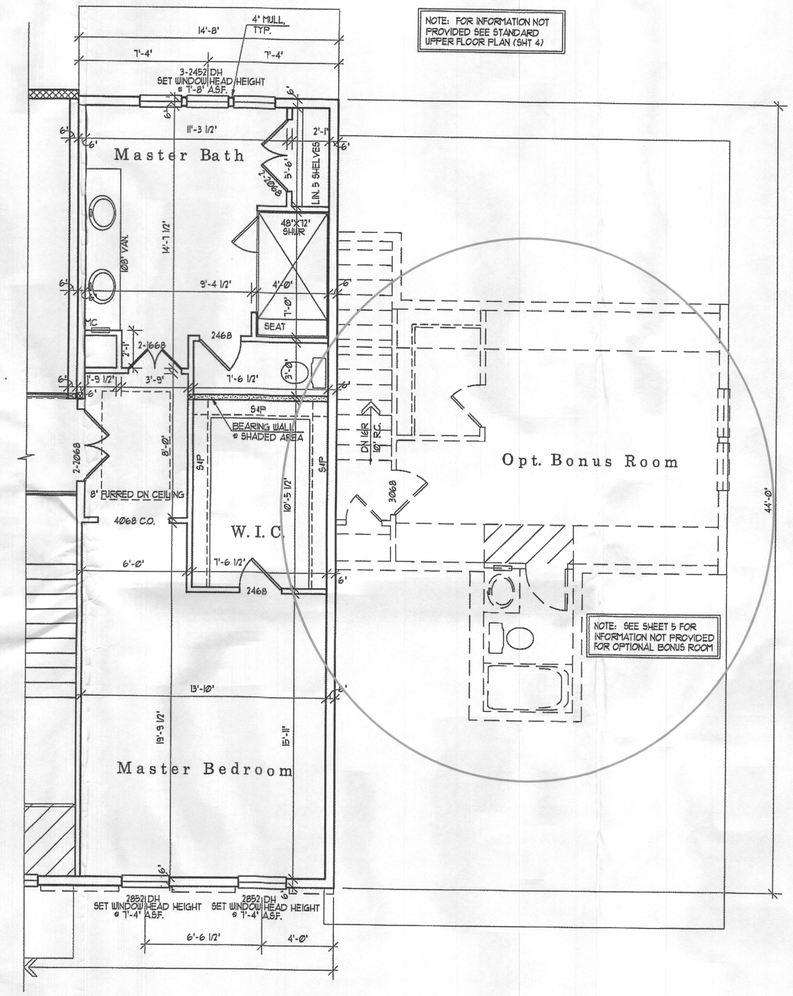
Sheet Number 3



UPPER FLOOR PLAN

W/ LOFT

1/4" = 1'-0"



SEE STANDARD UPPER FLOOR PLAN FOR INFORMATION NOT PROVIDED

NOTE: OPTIONAL BACK STAIR AVAILABLE ONLY WITH OPTIONAL BONUS ROOM W/ UPPER FLOOR MASTER BEDROOM

PARTIAL UPPER FLOOR PLAN

W/ UPPER FLOOR MASTER BEDROOM
SHOWN W/ ELEVATION C

1/4" = 1'-0"

Date	
REV. 03/07/05	KJ
REV. 06/15/07	BGB
REV. 07/16/07	BGB
REV. 10/09/12	JG
REV. 10/10/12	JG
REV. 01/06/16	JR

Professional Certification. I, Martin G. Yantis, certify that these documents were prepared or approved by me and that I am a duly licensed architect under the laws of the State of Maryland, License number: 10199. Expiration Date: December 24, 2016.

Project Number: 000069-04A

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MITCHELL BEST HOMES

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Sheet Number

4A