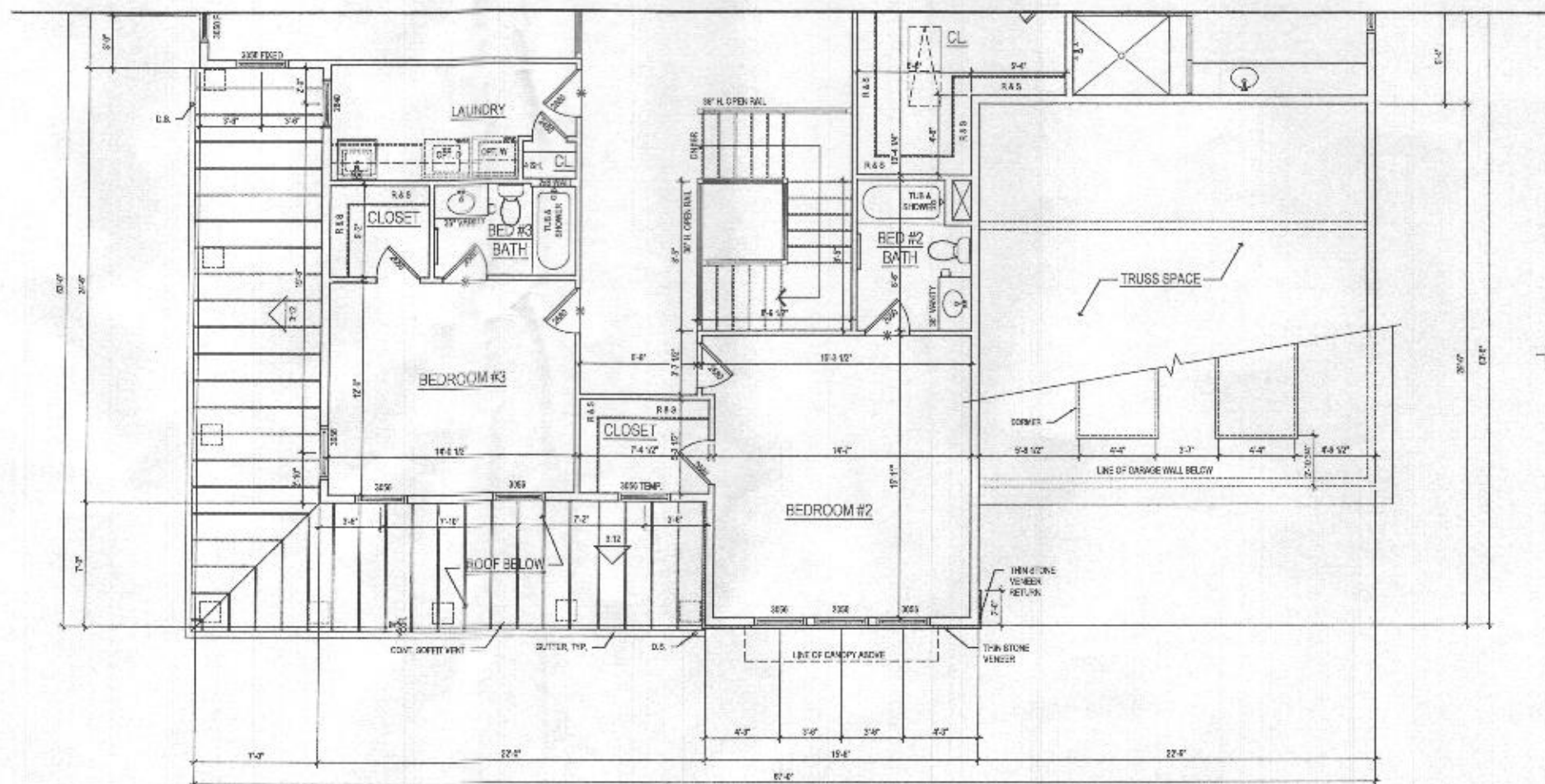


GENERAL PLAN NOTES

- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 2" X 4" FOR INTERIOR AND 6" X 6" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL DIMENSIONS GOVERN OVER SCALES.
- ALL DIMENSIONS GOVERN OVER SCALES.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND BOARDS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- ALL WINDOW SIZES ARE NOTED IN FEET + INCHES AS MEASURED FROM FINISH TO FINISH.
- REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- ALL DOORS ARE TO BE 4'-0" HIGH UNLESS OTHERWISE NOTED.
- WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
- DSE WASHER ALWAYS TO BE ON RIGHT SIDE OF DRYER.



1 PART. SECOND FLOOR PLAN
A-141 SCALE 1/4" = 1'-0"

@ ELEV. 2 - MODERN FARMHOUSE
24883.921 FT.

lessard
DESIGN

8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.lessardesign.com

SEA. & SIGNATURE

OWNER:

TOLL BROTHERS
15075 BELMONT EXECUTIVE PLAZA
SUITE 200
ASHBURV, VA 20147
P: 571.201.0056
F: 703.522.1735
CONTACT: CHRISTINA LENTLEY
CLEVELY@tollbrothers.com

PROJECT NAME: **KALORAMA**

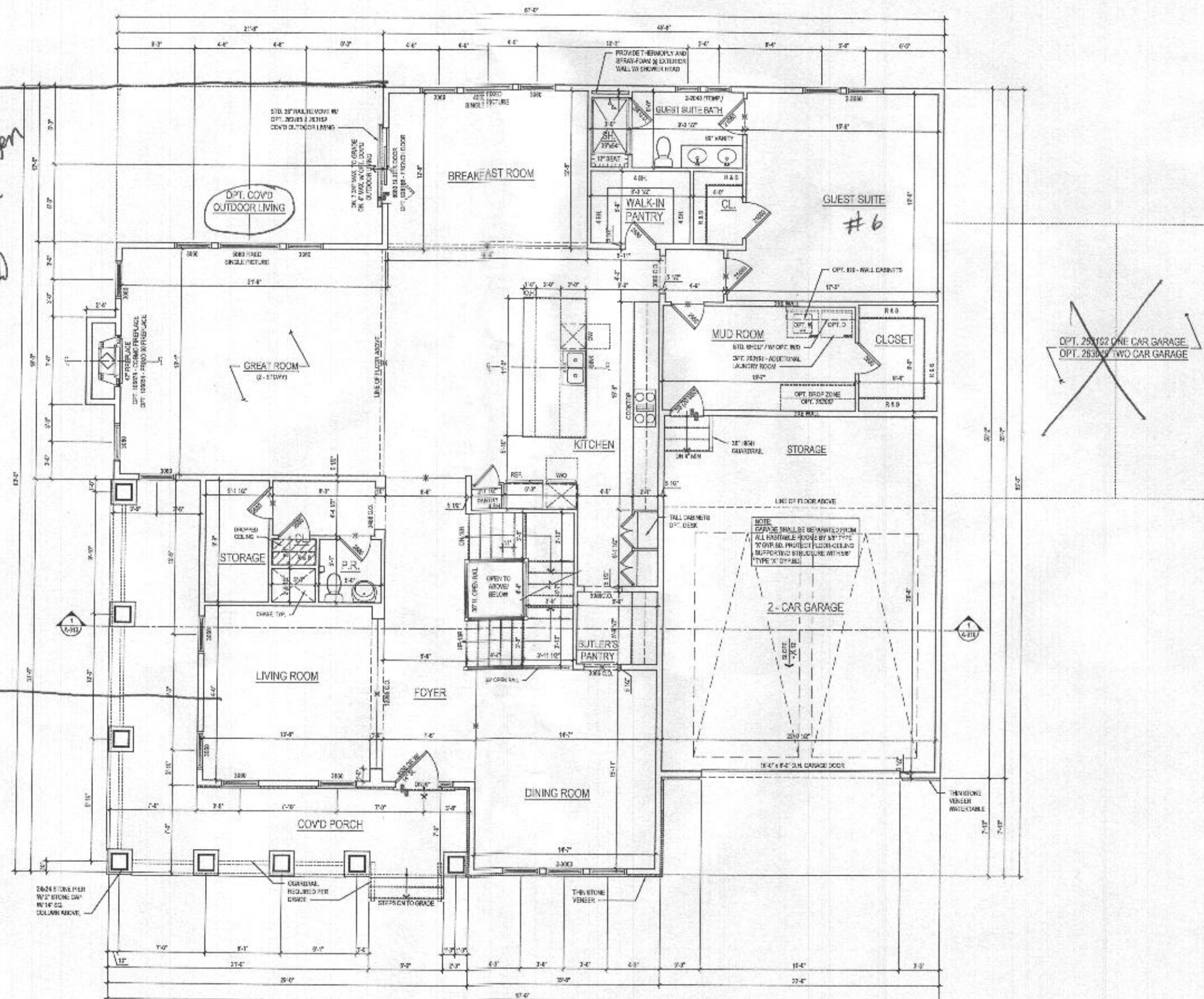
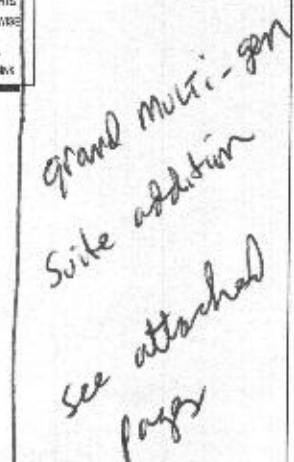
SHEET TITLE: **FLOOR PLANS**

NO.	REVISION / DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	08.23.20
2	RED SET	09.20.20
3	WILLOW CREEK PERMIT SET	12.23.20
4	LENN+HILL PERMIT SET	12.23.20

PROJECT NO: TOLLBRO
DRAWN BY: AC & AS
CHECKED BY: SR & AS
PLOT DATE: Dec 28, 2023
FILE NAME: 118-0106_A141.dwg

A-141

- A. ALL WALLS TO BE FINISHED AND REFINISHED
- B. ALL TO BE FINISHED INTERIOR AND EXTERIOR
- C. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDIOS
- D. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDIOS
- E. ALL DIMENSIONS GIVEN ON OVER SCALE
- F. ALL SHOWN DETAILINGS ARE TO BE FINISHED BY SUCH A MANNER THAT PROTECTION OF ONE WILL AFFECT THE OTHER
- G. FINISH ON ACCESSIBLE PORTALS UNDER STAIRS SHALL HAVE WALLS AND DOORS PROTECTED BY ENCLOSED GLASS WITH 1/2" THICK POLY CARBON
- H. ALL WINDOWS ARE NOTED IN FEET + INCHES AS NOTED FROM SHOWN TO SHOWN
- I. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS
- J. ALL DOORS ARE TO BE 34" MINIMUM FROM OTHERS AND NOTED
- K. WALKWAY LIGHTS TO BE ON LEVEL OF OFFICE
- L. COR. WALKWAY ALWAYS TO BE ON HEIGHT SIDE OF SHOWN



1 FIRST FLOOR PLAN
A-110 SCALE: 1/4"=1'-0"
30x60 MILLIM.

@ ELEV. 1 - CRAFTSMAN

see attached pages for
"Modern Farmhouse" Elev.

ARCHITECT



lessard
DESIGN

8521 Lonsburg Pike
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www.lessarddesign.com

SEAL & STEWART

CHINESE

TOLL BROTHERS

19775 BELMONT EXECUTIVE PLAZA
SUITE 250
ASHBURN, VA 20147
P: 571.391.0055
F: 703.327.1735
CONTACT: CHRISTINA LEMLEY
CLEMLEY@aolbrothers.com

KALORAMA

FLOOR PLANS

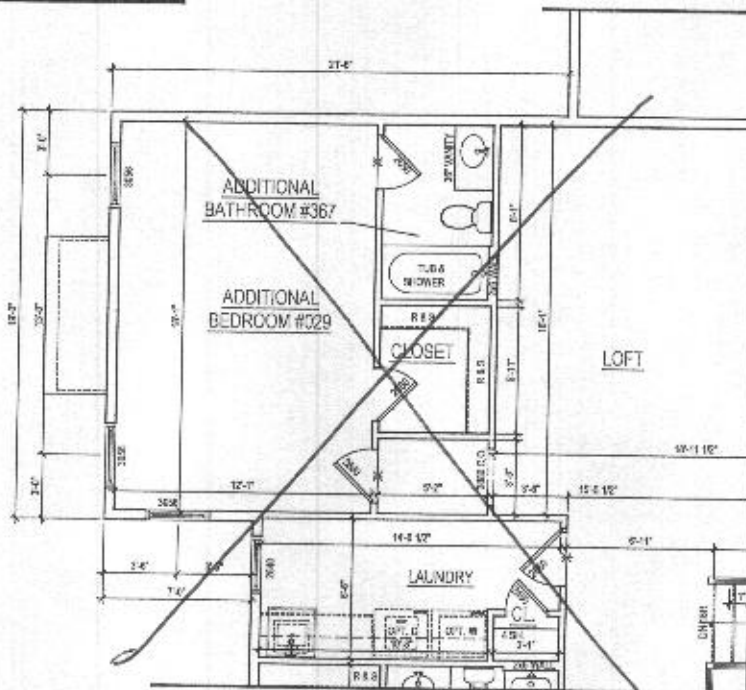
ISSUE / REVISION		
NO.	DESCRIPTION	DATE
	DESIGN DEVELOPMENT	03.12.00
	RUE SET	09.10.00
	WILLOW CREEK R/W SET	12.12.00
	LEMMING HILL PERMIT SET	12.12.00

PROJECT NO.	110-0106
DRAWN BY	EE, R. ROY
CHECKED BY	EE, A. FAY
PLT DATE	DEC. 14, 2000
FILE NAME:	110-0106-AL10-000

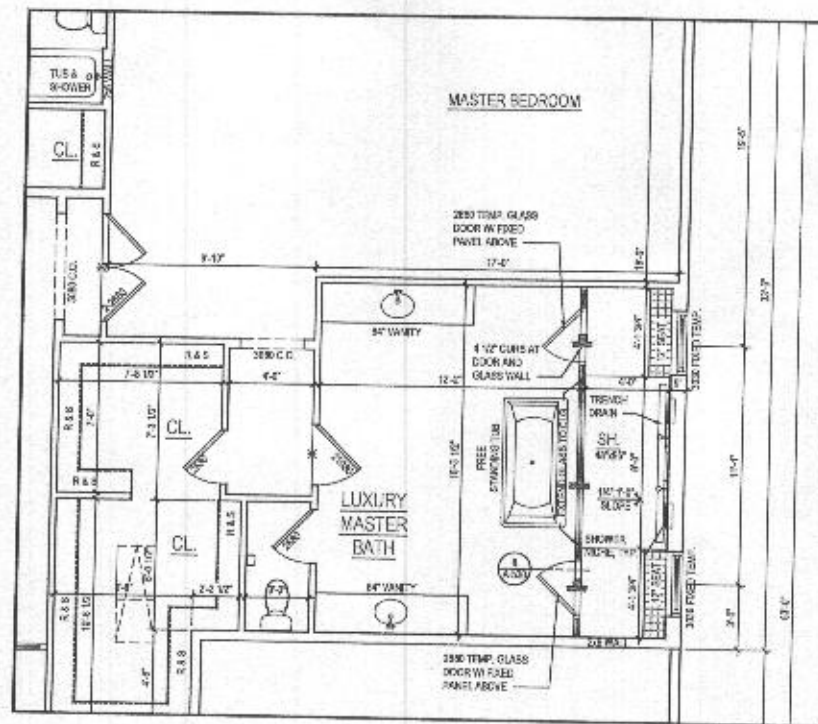
A-110

GENERAL PLAN NOTES

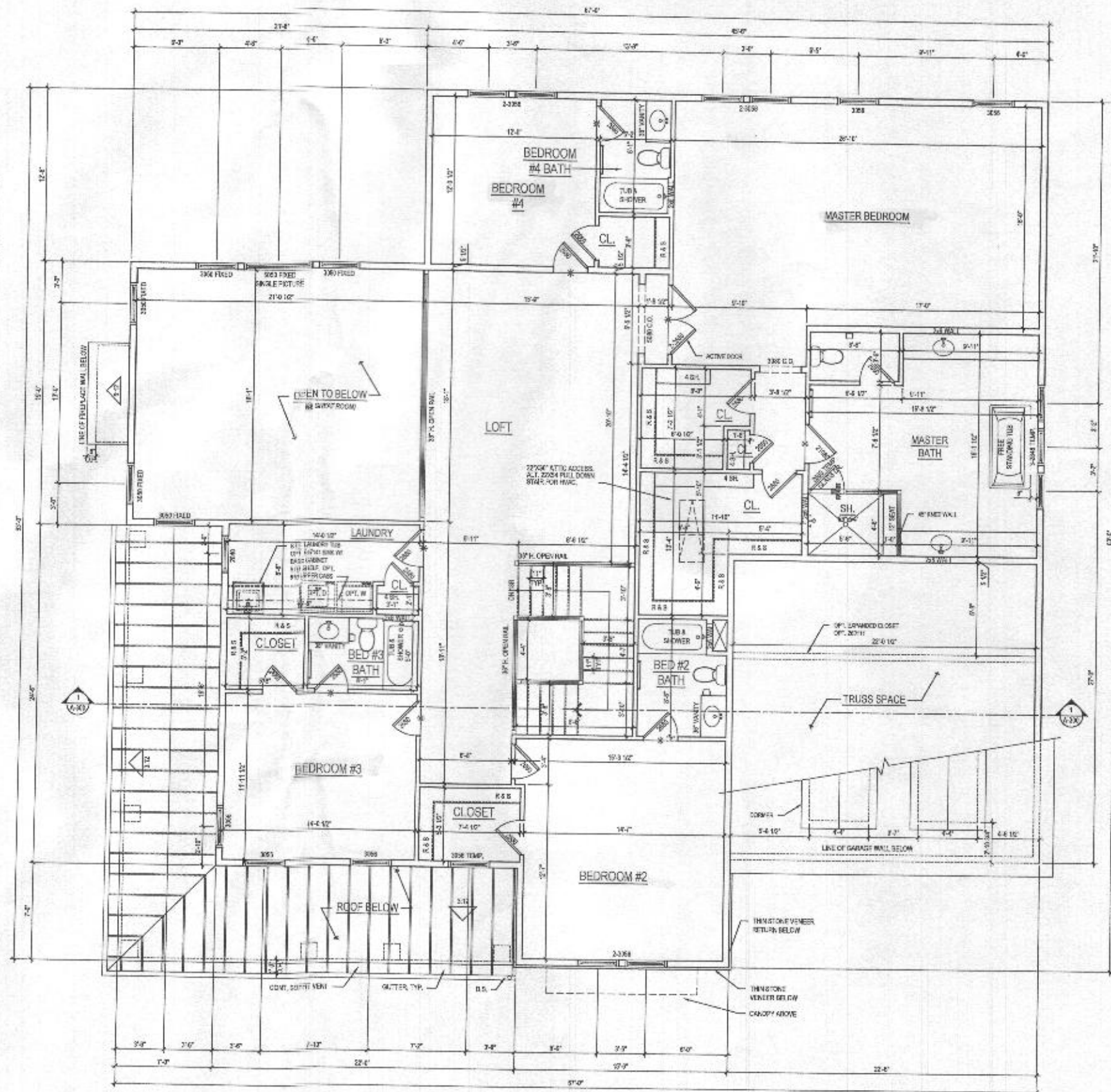
- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 2" X 4" FOR INTERIOR AND 2" X 6" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- D. ALL DIMENSIONS OVER 10' OVER SCALE.
- E. ALL SPOKE DETAILERS ARE TO BE WELDED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- F. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SPOKE'S PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- G. ALL WINDOWS ARE TO BE 1/2" X 6" UNLESS OTHERWISE NOTED.
- H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- I. ALL DOORS ARE TO BE 6' 8" UNLESS OTHERWISE NOTED.
- J. WASHERS ALWAYS TO BE ON LEFT SIDE OF DOOR.
- K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



3 PART. 2ND FLOOR PLAN w/ OPT. ADDITIONAL BEDROOM #029
A-120 SCALE: 1/4" = 1'-0"



2 PART. SECOND FLOOR PLAN w/ OPT. 055 - LUXURY MASTER BATH
A-120 SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
A-120 SCALE: 1/4" = 1'-0"

@ ELEV. 1 - CRAFTSMAN
2,400 S.F. SEE ATTACHED
PAGES FOR
"MODERN FARMHOUSE" ELEV.

lessard DESIGN
8521 Leesburg Pike
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P: 571.630.1800 | F: 571.630.1801
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REAL & SQUARED

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ASHFORD, VA 20147
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F: 571.227.1756
CONTACT: CHRISTINA LEMLEY
CLEMLEY@tollbrothers.com

KALORAMA

FLOOR PLANS

PROJECT NAME: SHEET TITLE:

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	07.25.20
2	3D SET	09.30.20
3	WALLOW CRACK PERFECT SET	12.22.20
4	LEADY HILL PERFECT SET	12.22.20

PROJECT NO.: 104000
DRAWN BY: J.C. & K.
CHECKED BY: J.C. & K.
DATE: Dec 16, 2020
FILE NAME: 104000 - A-120.dwg

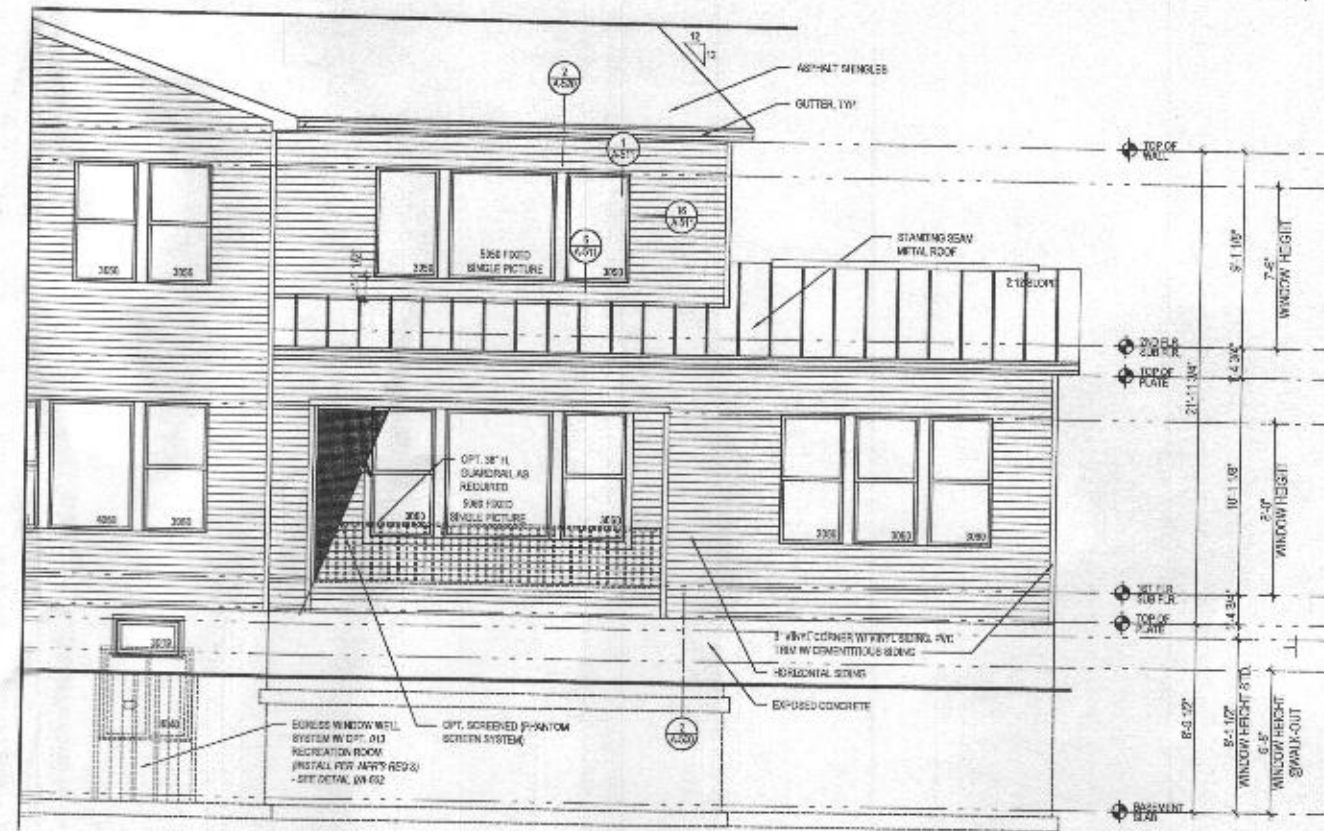
A-120

GENERAL PLAN NOTES

- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 2" X 4" FOR INTERIOR AND 2" X 6" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
- C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
- D. ALL DIMENSIONS GOVERN OVER SCALE.
- E. ALL SMOKE DETECTORS ARE TO BE INSTALLED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- F. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND ROOF PROTECTED ON ENCLOSED SIDE WITH 1/2" Gypsum Board.
- G. ALL WINDOWS ARE NOTED IN PLAN - DIMENSIONS AS MEASURED FROM FINISH TO FINISH.
- H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- I. ALL DOORS ARE TO BE 6'-8" HIGH UNLESS OTHERWISE NOTED.
- J. HANDS ALWAYS TO BE ON LEFT SIDE OF DOOR.
- K. TURNKNOB ALWAYS TO BE ON RIGHT SIDE OF DOOR.

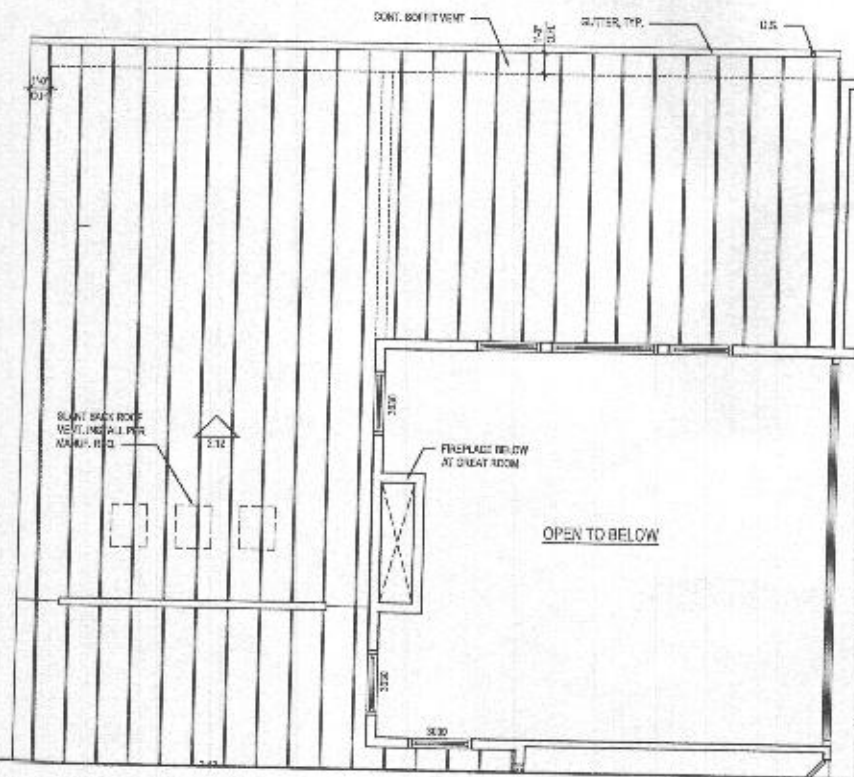
ROOF VENTILATION CALCULATIONS - G.M.G. AND LOL COMBO

ROOF AREA	=	5175.39 SQ. FT.
1/2" x 12"	=	3.82 SQ. FT.
1/2" x 12"	=	384.95 SQ. IN.
SOL. (VOLUME)	=	282.06 CU. IN.
ROOF VENT - REQUIRED INTAKE @ 5.00 IN. (1" x 1")	=	31.34 FT.
ROOF VENT - PROVIDED	=	31.34 FT.
SOL. (OUTLINE)	=	282.06 CU. IN.
ROOF VENT - PROVIDED	=	31.34 FT.
ROOF VENT - PROVIDED	=	3
ROOF VENT - PROVIDED	=	156.03 FT.
TOTAL OUTLINE PROVIDED	=	308.03 FT.



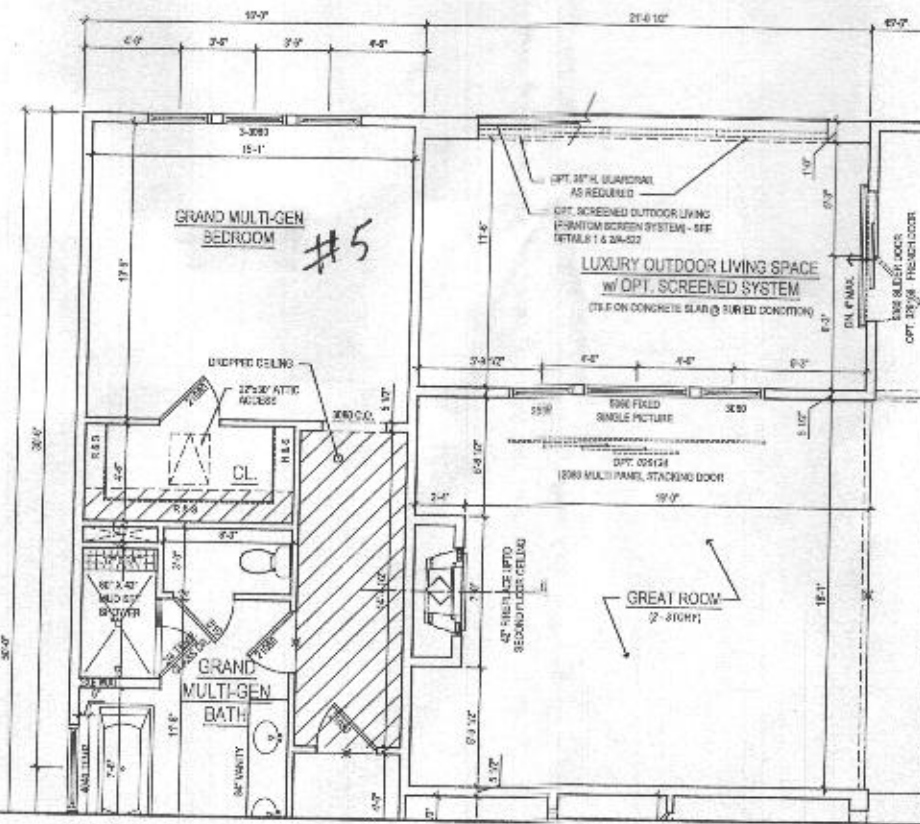
4 PART. REAR ELEVATION
A-408 SCALE: 1/4"=1'-0"

OPT. 283075 - GRAND MULTI-GEN SUITE ADD.
W/ LUXURY OUTDOOR LIVING SPACE
2. SURFED CONCRETE
1. ALL FLOOR



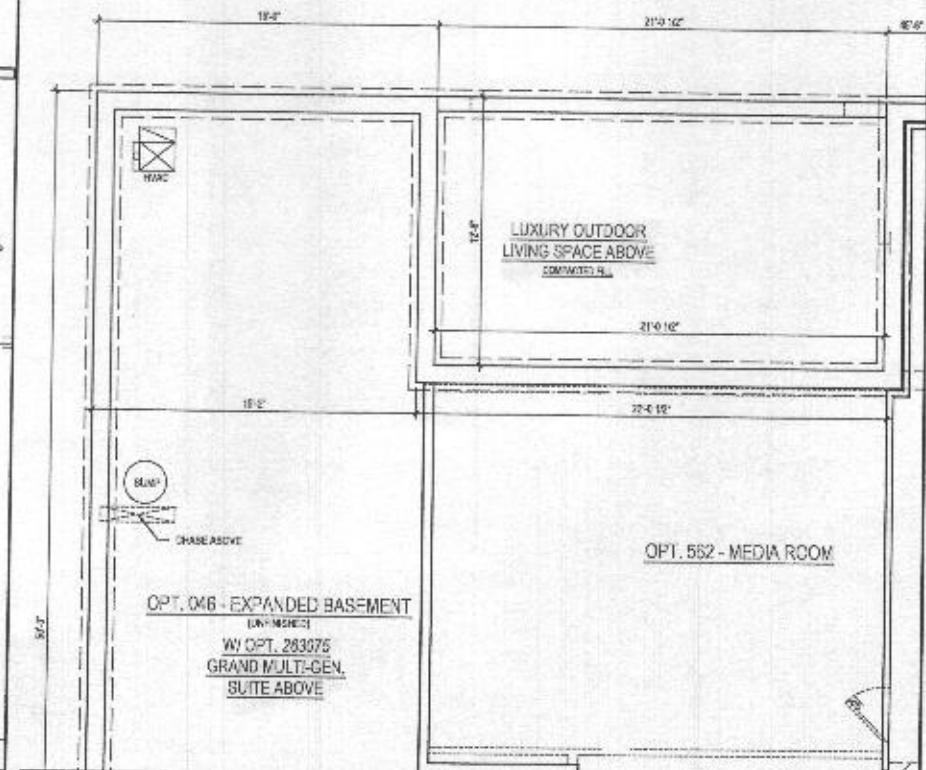
3 PART. SECOND FLOOR PLAN
A-408 SCALE: 1/4"=1'-0"

OPT. 283075 - GRAND MULTI-GEN SUITE ADD.
W/ LUXURY OUTDOOR LIVING SPACE
2. SURFED CONCRETE
1. ALL FLOOR



2 PART. FIRST FLOOR PLAN
A-408 SCALE: 1/4"=1'-0"

OPT. 283075 - GRAND MULTI-GEN SUITE ADD.
W/ LUXURY OUTDOOR LIVING SPACE
2. SURFED CONCRETE
1. ALL FLOOR



1 PART. BASEMENT FLOOR PLAN
A-408 SCALE: 1/4"=1'-0"

OPT. 283075 - GRAND MULTI-GEN SUITE ADD.
W/ LUXURY OUTDOOR LIVING SPACE
2. SURFED CONCRETE
1. ALL FLOOR

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www.lessarddesign.com

OWNER:
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19775 RITUMORE EXECUTIVE PLAZA
SUITE 202
ASHBURN, VA 20147
P: 571.291.2028
F: 703.277.1710
CONTACT: CHRISTINA LEMLEY
CLEM@tollbrothers.com

PROJECT NAME:
KALORAMA
PROJECT TITLE:
**GRAND MULTI-GEN SUITE ADD. W/
LUXURY OUTDOOR LIVING SPACE**

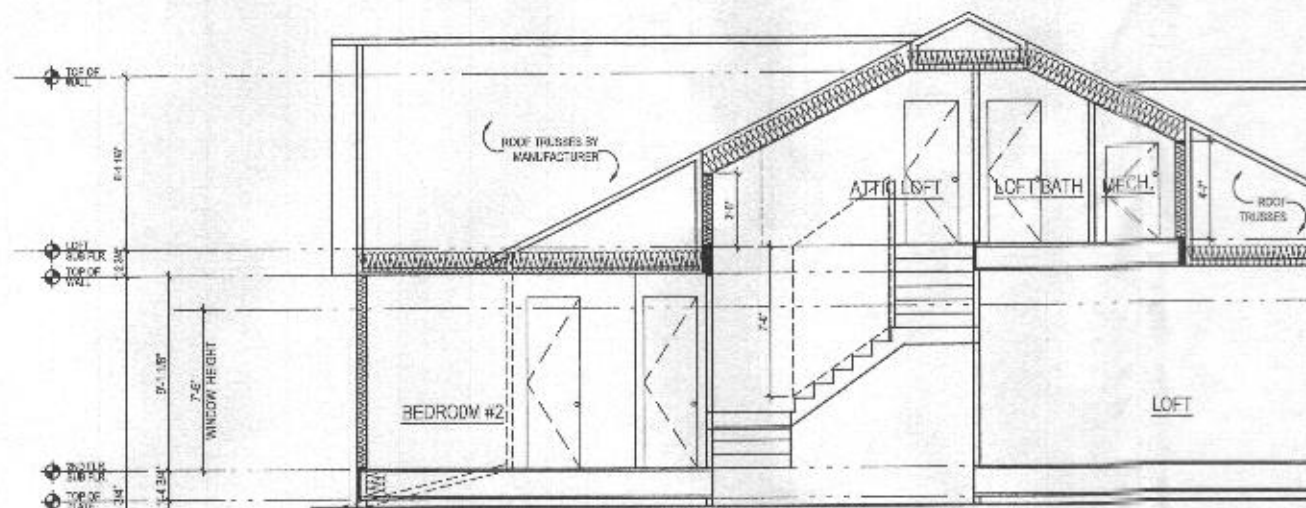
NO.	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	11.23.20
02	SCHEMATIC DEVELOPMENT	12.23.20
03	WILLIAM CREEK PUMP SET	12.23.20
04	LEWIS HILL PUMP SET	12.23.20

PROJECT NO.:
DRAWN BY: AC & JN
CHECKED BY: RV & AP
DATE: DEC 23, 2020
FILE NAME: TOLLBROTHERS

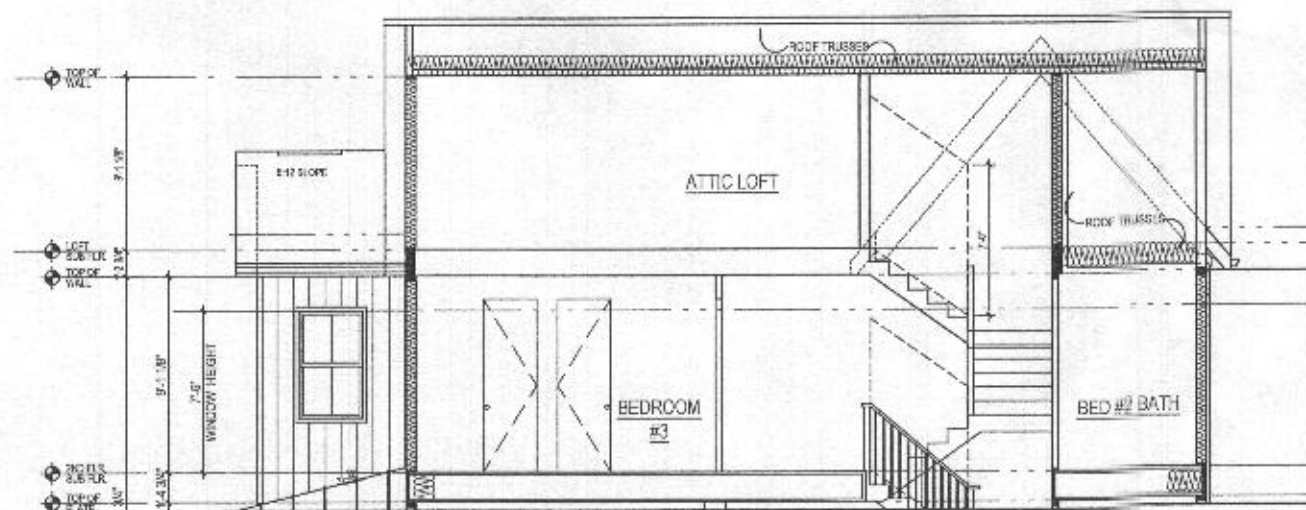
A-408

GENERAL PLAN NOTES

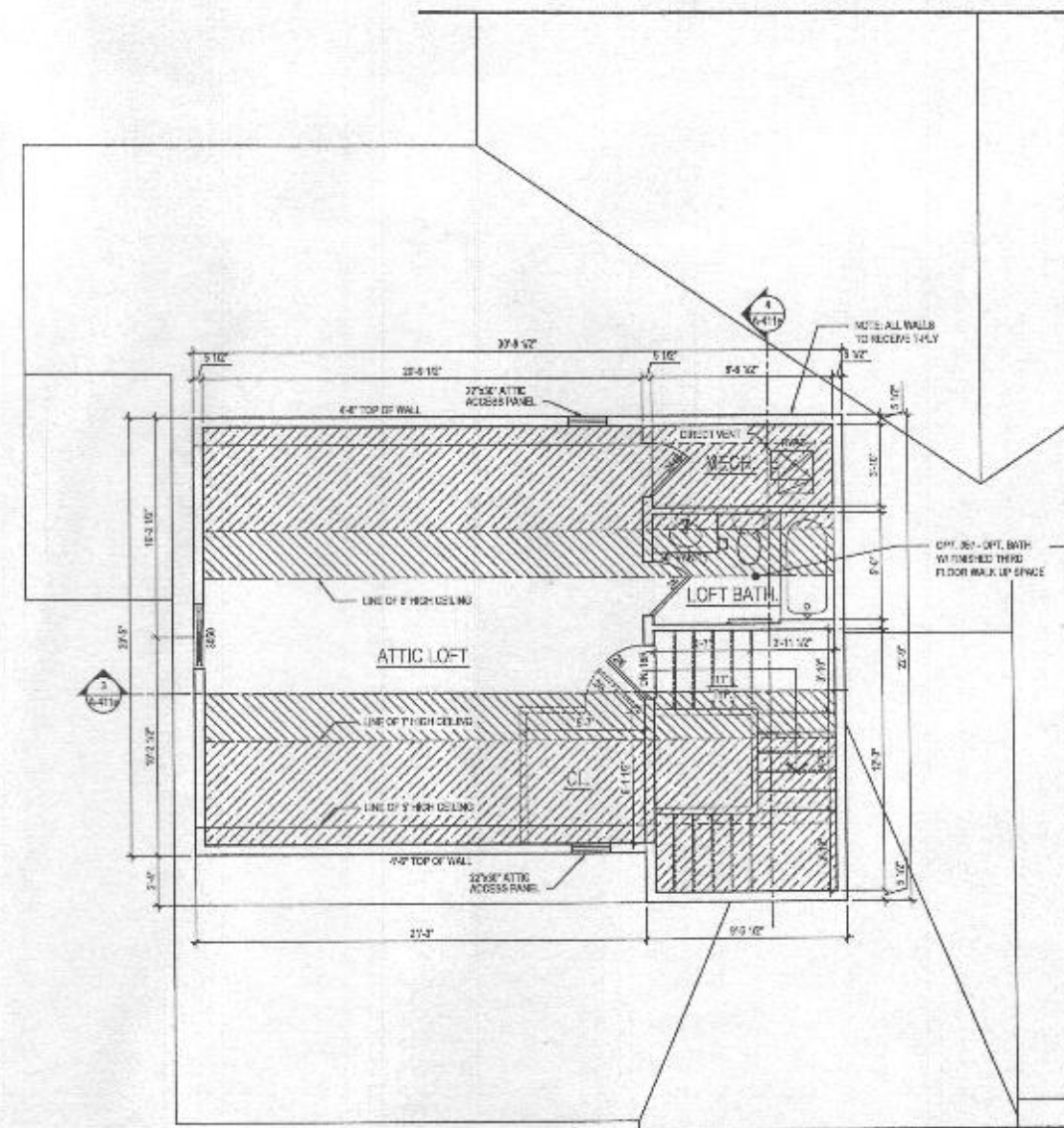
- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 16" FOR INTERIOR AND 2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL DIMENSIONS GOVERN OVER SCALE.
- ALL SMOKE DETECTORS ARE TO BE INSTALLED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- EXPOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE HANDRAILS AND SHALL BE PROTECTED ON EXPOSED SIDE WITH 1/2" ROUNDED BOARD.
- ALL WINDOW SIZES ARE NOTED IN FEET - INCHES AS MEASURED FROM RASH TO RASH.
- REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- ALL DOORS ARE TO BE 3'0" UNLESS OTHERWISE NOTED.
- WASHER & DRYER TO BE ON LEFT SIDE OF ENTRY.
- DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



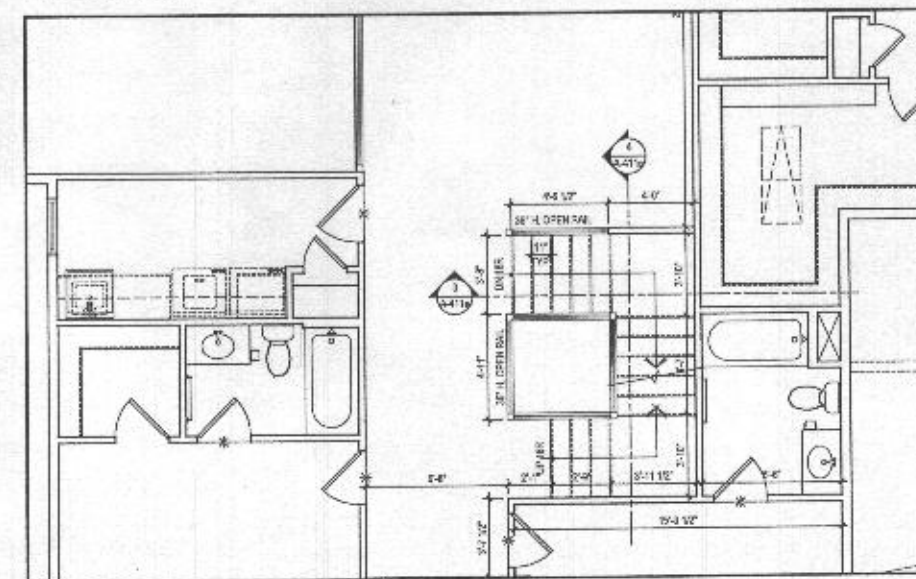
4 PART. SECTION
A-411a SCALE: 1/4"=1'-0"
w/ OPT. 539 : THIRD FLOOR WALK UP SPACE
@ ELEV. 2 - MODERN FARMHOUSE (SIM. @ ELEV. 5 - FAIRVIEW)



3 PART. SECTION
A-411a SCALE: 1/4"=1'-0"
w/ OPT. 539 : THIRD FLOOR WALK UP SPACE
@ ELEV. 2 - MODERN FARMHOUSE (SIM. @ ELEV. 5 - FAIRVIEW)



2 PART. 2ND FLOOR PLAN
A-411a SCALE: 1/4"=1'-0"
w/ OPT. 539 : THIRD FLOOR WALK UP SPACE
@ ELEV. 2 - MODERN FARMHOUSE (SIM. @ ELEV. 5 - FAIRVIEW)
550.000 FT. (16' 8" AFF.)



1 PART. 2ND FLOOR PLAN
A-411a SCALE: 1/4"=1'-0"
w/ OPT. 539 : THIRD FLOOR WALK UP SPACE
@ ELEV. 2 - MODERN FARMHOUSE (SIM. @ ELEV. 5 - FAIRVIEW)

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ASHBURY, VA 20147
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F: 703.222.1215
CONTACT: CHRISTINA LEMLEY
CLEMLEY@tollbrothers.com

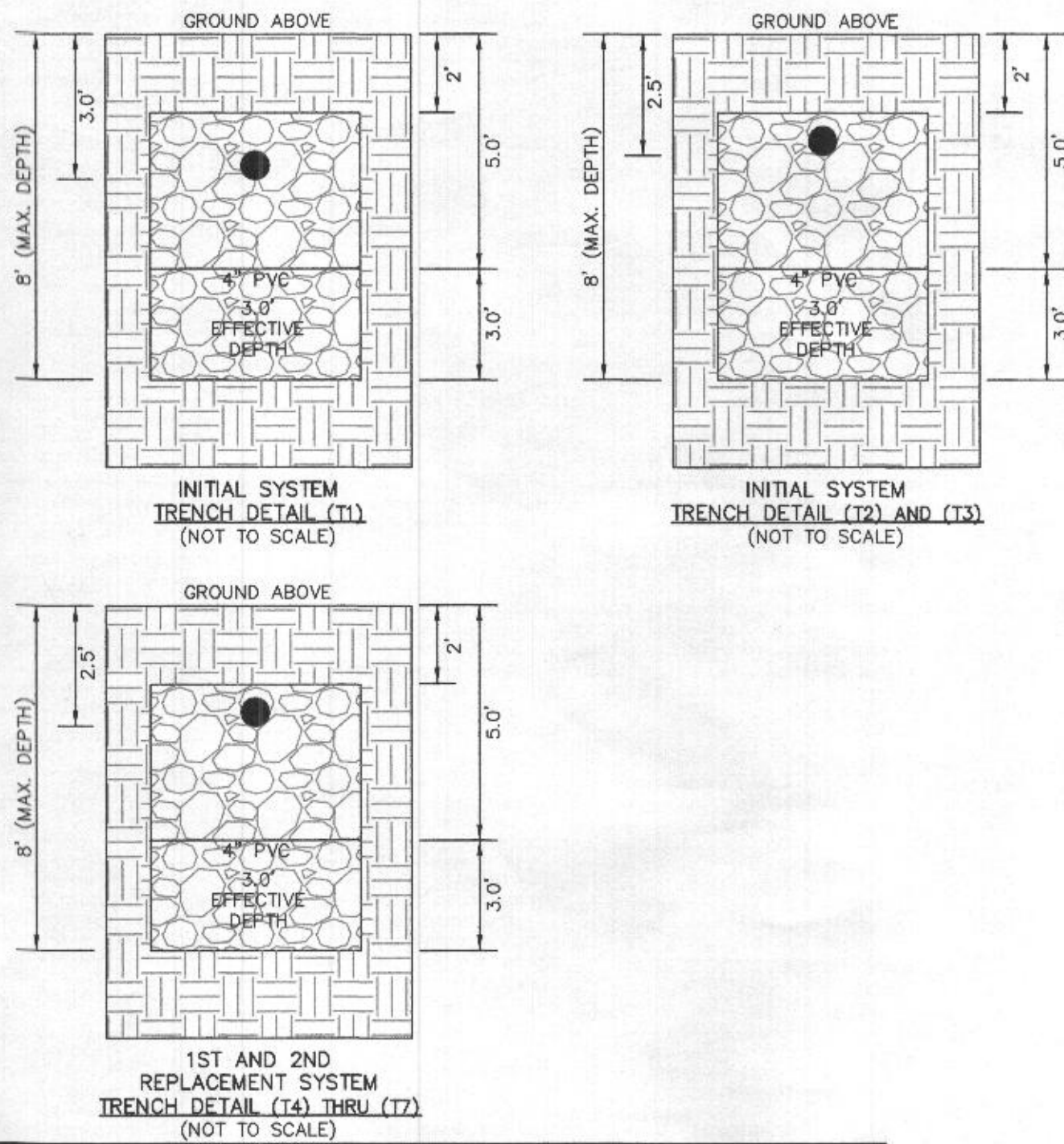
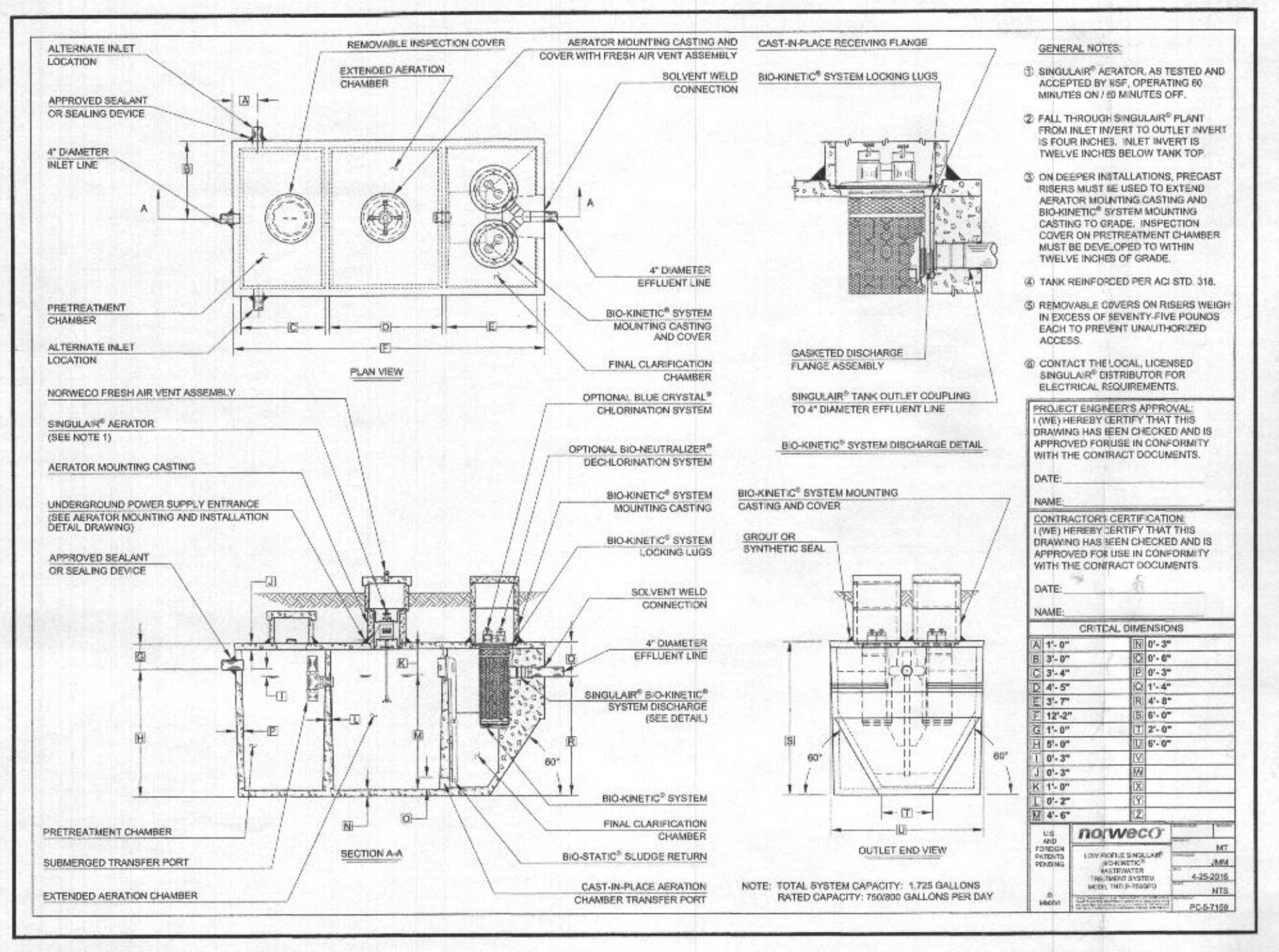
KALORAMA
w/ OPT. 539 : THIRD
FLOOR WALK UP SPACE

PROJECT NAME:
SHEET 11 OF 11

NO.	REVISION	DATE
1	ISSUE 1 - APPROVED	11.21.20
2	ISSUE 2 - APPROVED	11.22.20
3	ISSUE 3 - APPROVED	11.22.20
4	ISSUE 4 - APPROVED	11.22.20

PROJECT NO.:
DRAWN BY:
CHECKED BY:
PLOT DATE:
FILE NAME:

A-411a



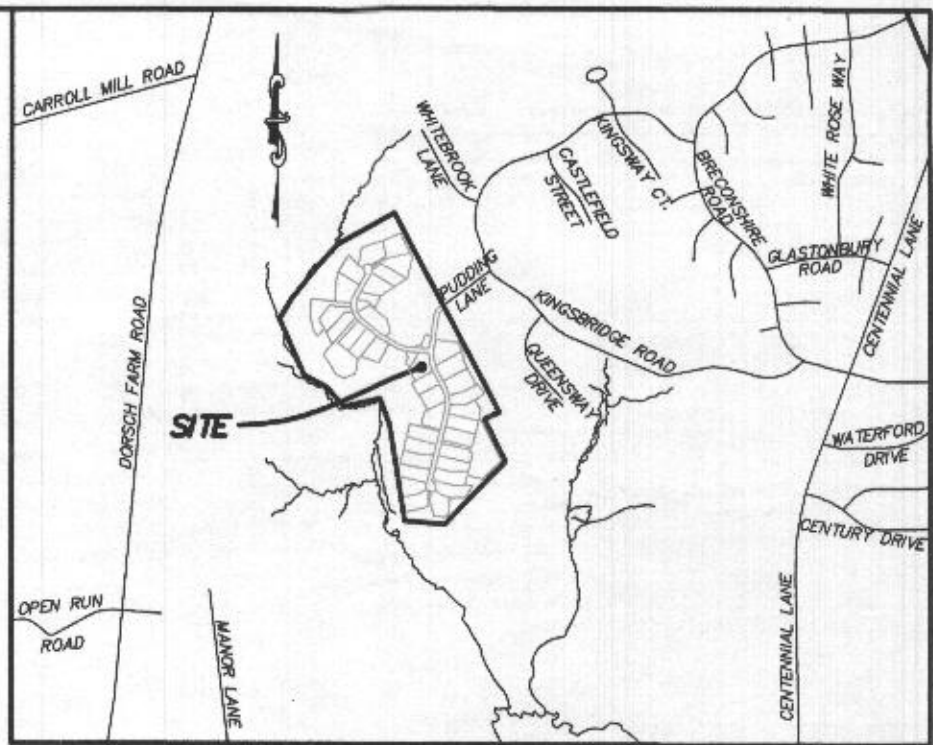
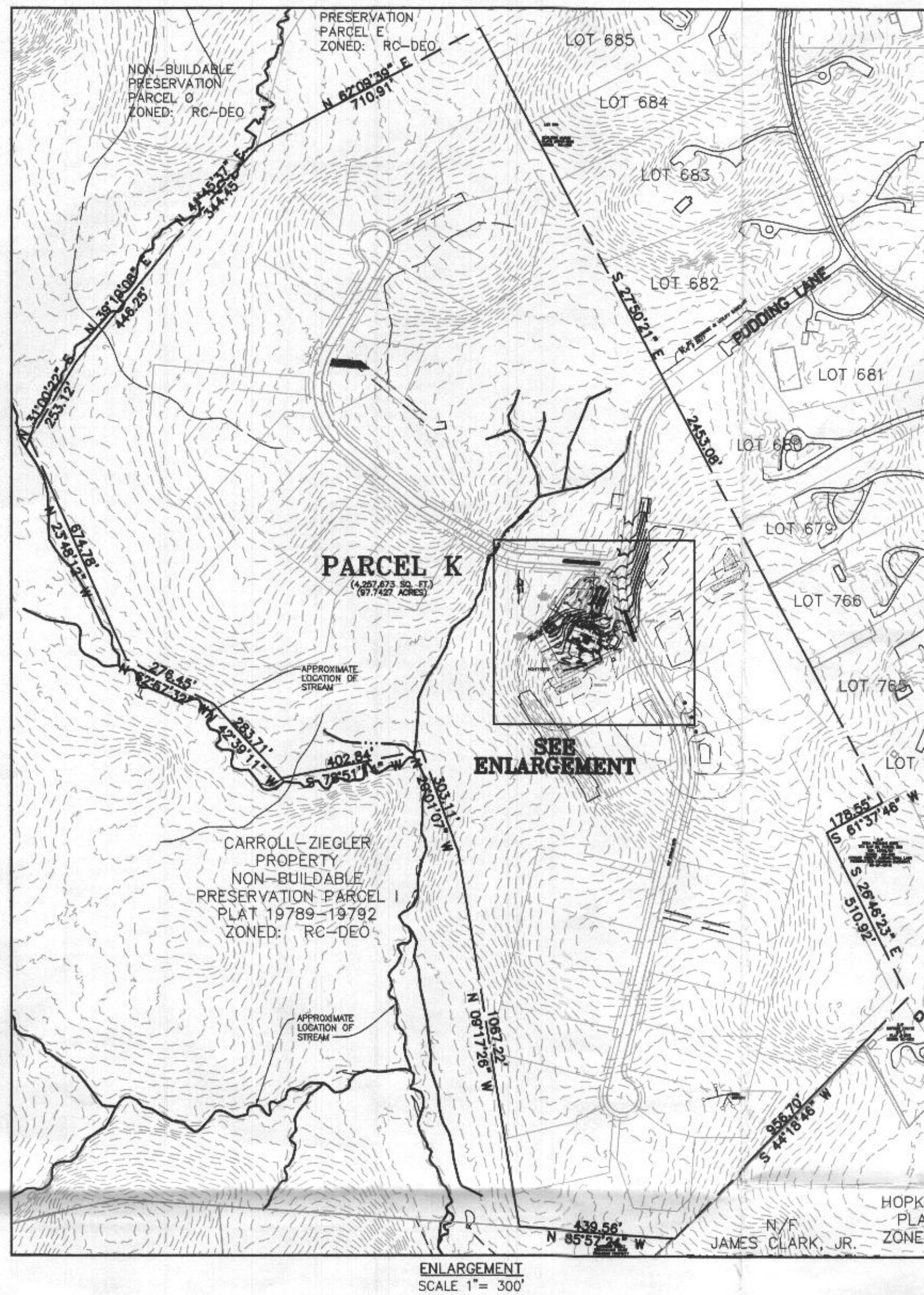
INITIAL TRENCH DATA

BOTTOM MAX. DEPTH (8')

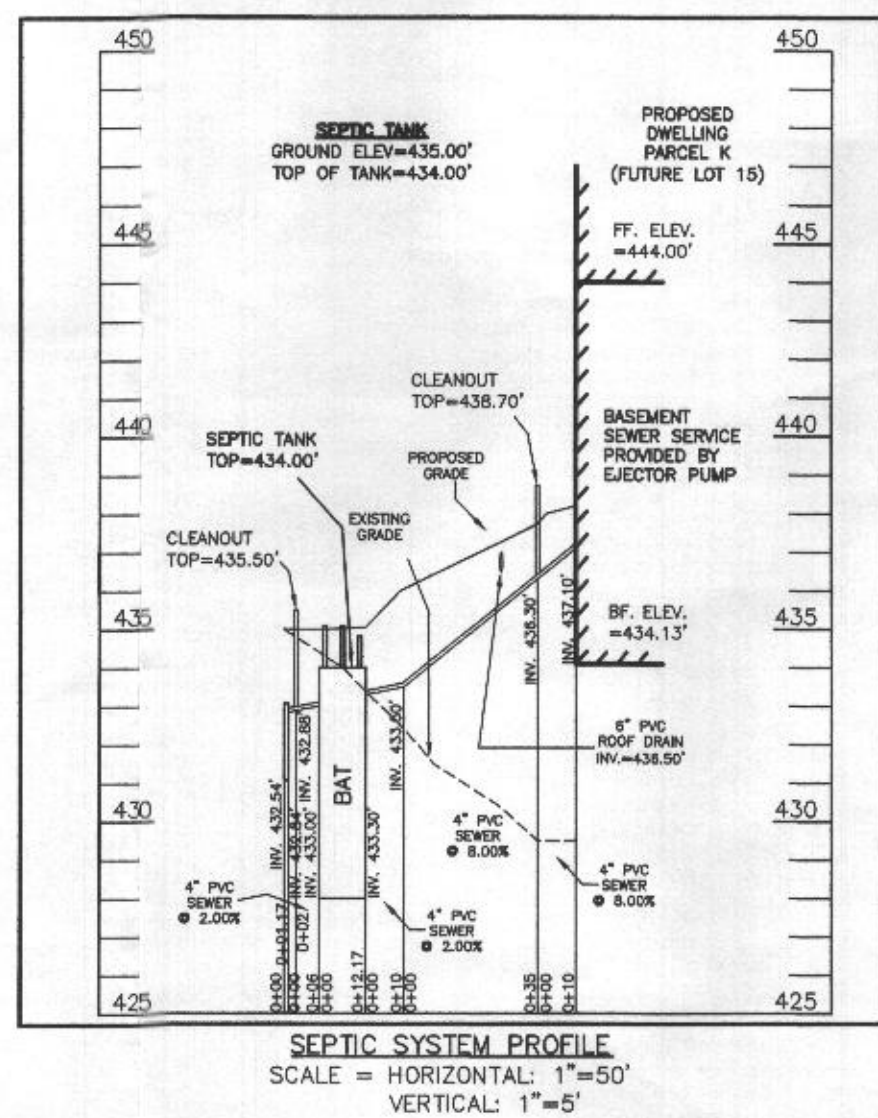
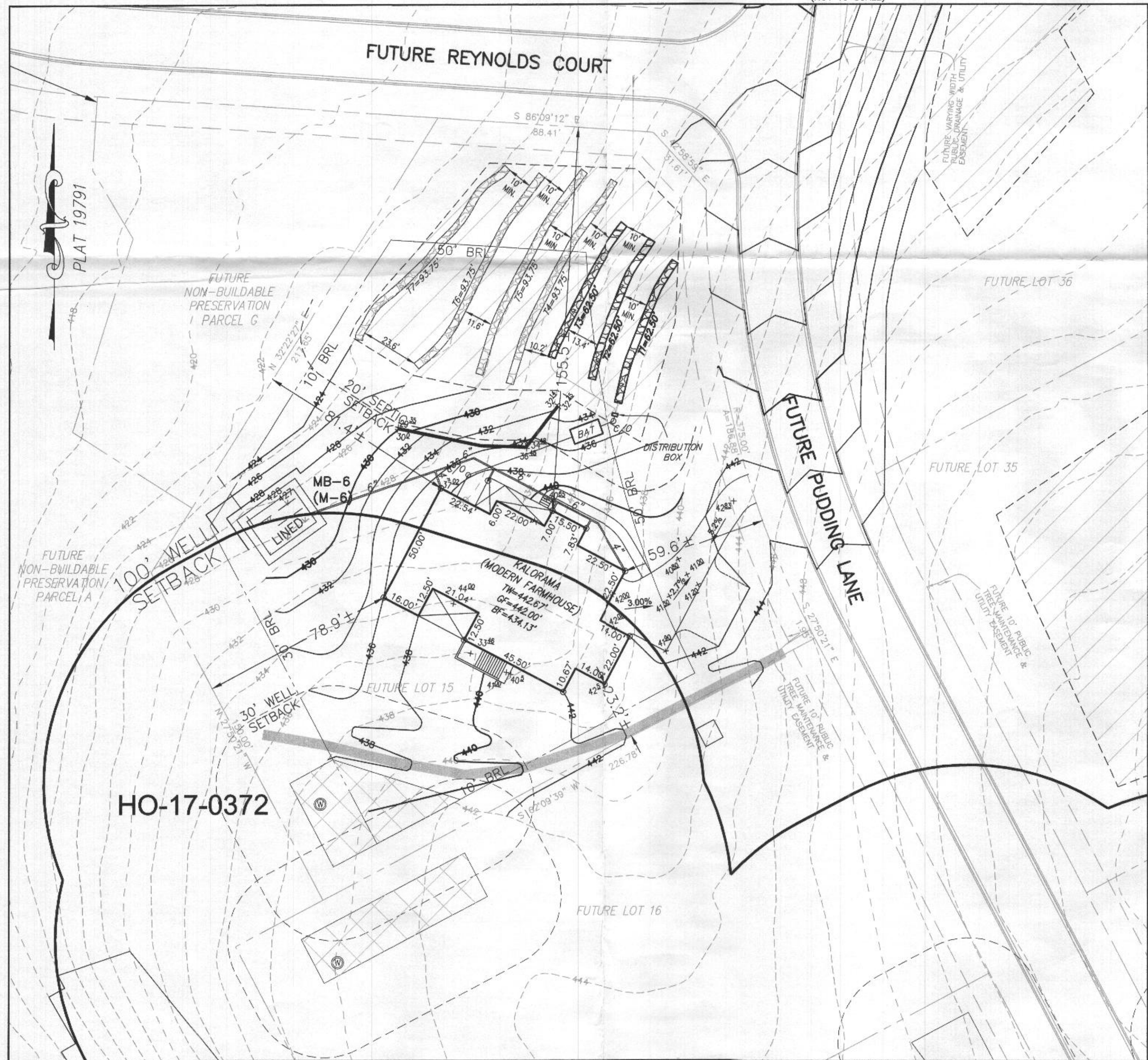
TRENCH 1 (T1): 62.50 L.F.
GROUND ABOVE = 435.20'
INV. IN = 432.20'
BOTTOM TRENCH = 427.20'

TRENCH 2 (T2): 62.50 L.F.
GROUND ABOVE = 433.25'
INV. IN = 430.75'
BOTTOM TRENCH = 425.25'

TRENCH 2 (T2): 62.50 L.F.
GROUND ABOVE = 431.30'
INV. IN = 428.80'
BOTTOM TRENCH = 423.30'



- GENERAL NOTES:**
- THESE AREAS DESIGNATE A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE AREA. RECONSTRUCTION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 - EXISTING WELLS, SEPTIC SYSTEMS, AND SEWAGE DISPOSAL AREAS WITHIN 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
 - ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.
 - ANY CHANGES TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
 - THE MAXIMUM EARTH COVER OVER THE TANK IS THREE (3) FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
 - THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY GIS, 2' CONTOUR INTERVAL AND FIELD VERIFIED BY BENCHMARK ENGINEERING, INC., IN FEBRUARY 2014.
 - LOTS SHOWN HEREON ARE PER THE F-19-014 PLAN, APPROVED ON MARCH 5, 2020. RECORD PLATS ARE NOT RECORDED AT THIS TIME BUT ARE IN PROCESS THEREOF.



SEWAGE DISPOSAL SYSTEM DATA (6 BDRM)

- PROPOSED INVERT AT FOUNDATION WALL: 436.14'
- EX. GRADE OVER TANK: 434.00'
PROPOSED GRADE OVER TANK: 435.00'
INVERT IN: 433.30' INVERT OUT: 433.00'
 - DISTRIBUTION BOX
EXISTING GRADE OVER TANK: 435.00'
PROPOSED GRADE OVER TANK: 435.00'
INVERT IN: 432.84' INVERT OUT: 432.54'
 - INITIAL TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
900 GPD x 0.8 APP. RATE = 1,125 SF
USE 3' WIDE TRENCH WITH 60" GRAVEL BELOW PIPE
10' MIN. SPACING BETWEEN TRENCH EDGES
1,125 SF x 3' WIDTH = 375 LF x 0.50 (SIDEWALL REDUCTION) = 187.50 LF MIN.
USE 3 62.50' LONG TRENCHES = 187.50 LF
 - 1ST REPLACEMENT TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
900 GPD x 0.8 APP. RATE = 1,125 SF
USE 3' WIDE TRENCH WITH 60" GRAVEL BELOW PIPE
10' MIN. SPACING BETWEEN TRENCH EDGES
1,125 SF x 3' WIDTH = 375 LF x 0.50 (SIDEWALL REDUCTION) = 187.50 LF MIN.
USE 2 93.75' LONG TRENCHES = 187.50 LF
 - 2ND REPLACEMENT TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
900 GPD x 0.8 APP. RATE = 1,125 SF
USE 3' WIDE TRENCH WITH 60" GRAVEL BELOW PIPE
10' MIN. SPACING BETWEEN TRENCH EDGES
1,125 SF x 3' WIDTH = 375 LF x 0.50 (SIDEWALL REDUCTION) = 187.50 LF MIN.
USE 3 62.50' LONG TRENCHES = 187.50 LF

- LEGEND:**
- BRL BUILDING RESTRICTION LINE
 - WELL LOCATION
 - TOP OF WALL
 - G.F. GARAGE FLOOR
 - B.F. BASEMENT FLOOR
 - PAVED PERC LOCATION
 - FAILED PERC LOCATION
 - SEPTIC RESERVE AREA
 - WELL BOX AREA
 - PROPOSED TREE
 - PROPOSED TREE
 - PROPOSED TREE

WELL LOCATION CERTIFICATION:

THE EXISTING WELL SHOWN FOR FUTURE LOT 15 (TAG NO. HO-17-0372) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN HEREON.

STE PLAN FOR BAT INSTALLATION
PARCEL K (FUTURE LOT 15)
KINGS FOREST
LIBER 11372, FOLIO 431
PLAT NO. 19791
ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND
ADDRESS: 10500 PUDDING LANE
ELLICOTT CITY, MARYLAND 21042

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

DATE: 06/03/2021 SCALE: 1" = SEE PLAN FILE: OSDS FUTURE LOT 15
CHK'D: M.J.B. JOB NO: 3502 DRAWN: V.K.P.