

NOV 19 2021

DATE ACCEPTED:



LICENSING & PERMITS

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043

PHONE: (410) 313-2455 OPTION #4

www.howardcountymd.gov

BUILDING SITE ADDRESS *REQUIRED*

Street Address: 16520 Luddington Ln				Unit:	
City: Hillcrest City			State: MD		Zip Code: 21042
Subdivision/Village/Complex Name: Kings Forest				SDP/WP/BA #:	
Lot: 19	Tax Map:		Parcel:	Grading Permit #:	

DESCRIPTION OF WORK	REQUIRED
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Existing Use: <u>vacant lot</u>	Proposed Use: <u>SFD</u>	Estimated Cost: \$ <u>300,000</u>
Trade Work to Be Completed (<i>Separate Permits Required</i>): <input type="checkbox"/> Mechanical (HVAC) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> None		

[illegible]**PROPERTY OWNER INFORMATION** *REQUIRED*

Owner(s) Name(s) <i>(As it appears on tax records):</i> Full Maryland Atlantic LP (B) Inc.		Primary Residence: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Owner's Street Address: 320 Gibraltar Rd.			
City: Rockville		State: PA	Zip Code: 17041
Phone: 410-873-9405	Email: info@atlanticfull.com		

APPLICANT NAME *REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION*

Business Name: <u>Boyle Building Services</u>		Contact Name: <u>Jim Keenan</u>	
Street Address: <u>10000 Hwy 502</u>			
City: <u>Salisbury</u>		State: <u>MD</u>	Zip Code: <u>21797</u>
Phone: <u>410-381-7392</u>		Email: <u>jim@boylebuilding.com</u>	

CONTRACTOR INFORMATION REQUIRED

Business Name: Full Brothers			Contact: Summer Hill		
Licensee's Name: Full and Atlantic LPB Inc.			License #: 2220		
Street Address: 6731 Columbia Gateway Dr. Ste 120					
City: Columbia			State: MD		Zip Code: 21146
Phone: 410-273-9185			Email: full@fullbrothers.com		

ARCHITECT/ENGINEER INFORMATION *INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE*

Business Name:		Name:	
Street Address:			
City:		State:	Zip Code:
Phone:	Email:		

BUILDING CHARACTERISTICS *REQUIRED*

Primary Structure: <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> SF Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Multi-Family Dwelling (MF*)										Condo: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Utilities: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas			Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Well)				Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Septic)				
Heating System: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Other:							Roadside Tree Project: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: #				
Sprinkler System: <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input checked="" type="checkbox"/> NFPA 13D <input type="checkbox"/> None						Fire Alarm System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Voice Evac					

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options:										
# of Bedrooms (SF): 7		# of efficiency units (MF*):		# of 1 BR (MF*):		# of 2 BR (MF*):		# of 3 BR (MF*):		
# Rooms: 12		# Full Baths: 7		# Half Baths: 3		# Fireplaces: 1				
Garage/Carport Info: <input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None										
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial										
1 st Fl Width: 96.51		1 st Fl Depth: 63		2 nd Fl Width: 67		2 nd Fl Depth: 13		Bsmt Width: 82.51		
								Bsmt Depth: 63		
Energy Method: <input type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI					Gross Area: 10,965		sq ft		Occupiable Area: 10,716	
									sq ft	

AGREEMENT/ DISCALIMER REQUIRED

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 ORIGINAL SIGNATURE

DATE SIGNED _____

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

☐ PR ☐ DPZ ☐ DED ☒ Health ☐ SHA ☐ CID

SUBMITTAL FEES:	PAYMENT:	ACCEPTED BY:
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LEGEND:

- BRL BUILDING RESTRICTION LINE
- T.W. TOP OF WALL
- G.F. GARAGE FLOOR
- B.F. BASEMENT FLOOR
- PA PASSED PERC LOCATION
- FA FAILED PERC LOCATION
- SEWAGE DISPOSAL AREA
- WELL BOX AREA
- SILT FENCE
- SUPER SILT FENCE
- LIMITS OF DISTURBANCE
- PROPOSED TREE
- PROPOSED TREE
- SCE STONE CONSTRUCTION ENTRANCE

NOTE:
TOTAL LIMITS OF DISTURBANCE (LOD) = 34,707 SQ. FT.

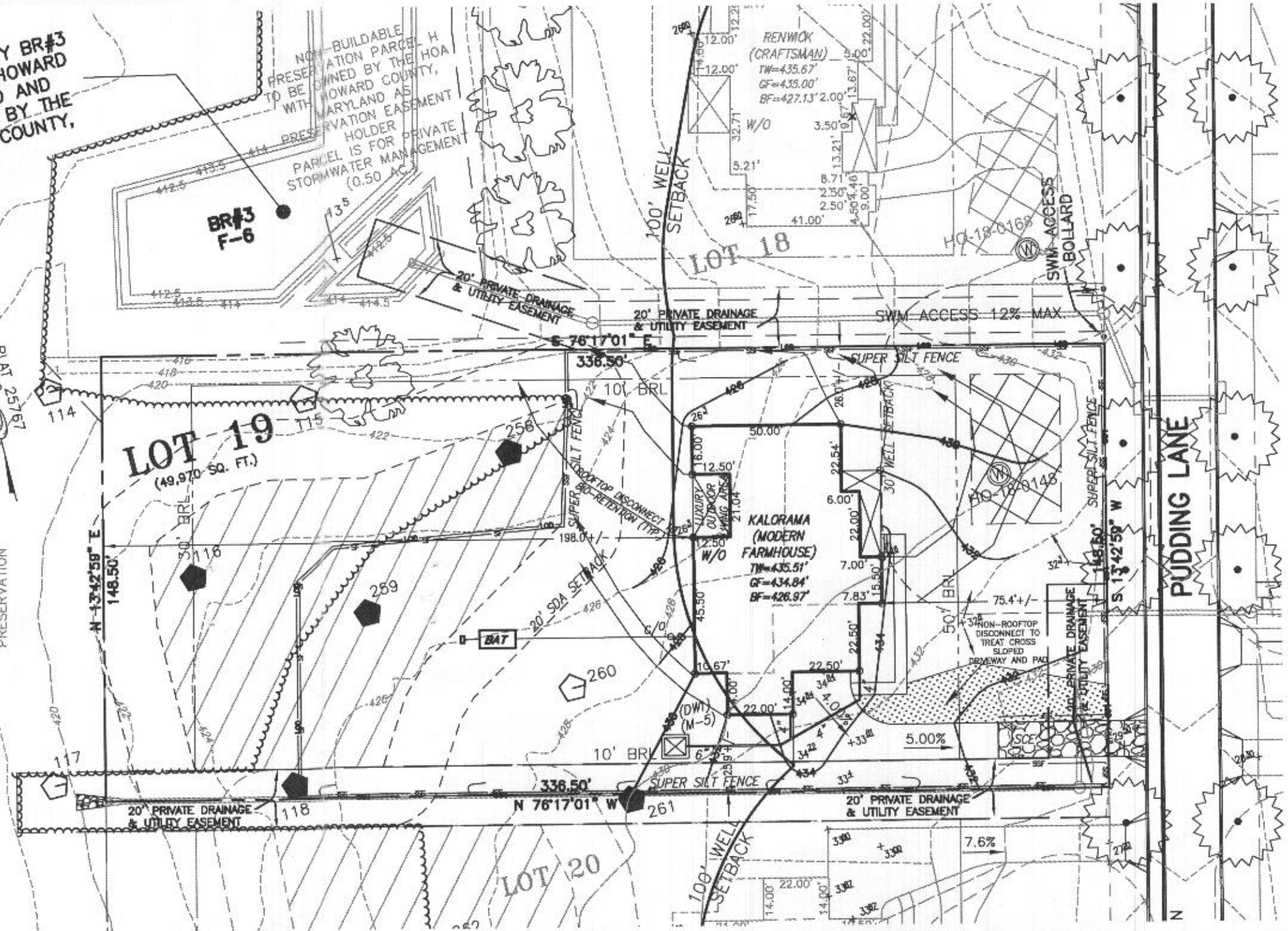


HOUSE ENLARGEMENT
NOT TO SCALE

BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN
SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.

BIO-RETENTION FACILITY BR#3
IS TO BE OWNED BY HOWARD
COUNTY, MARYLAND AND
JOINTLY MAINTAINED BY THE
HOA AND HOWARD COUNTY,
MARYLAND

NON-BUILDABLE
PRESERVATION PARCEL A
ENVIRONMENTAL
PRESERVATION



HOUSE TYPE: KALORAMA (MODERN FARMHOUSE)

TWO CAR SIDE ENTRY GARAGE
FINISHED LOWER LEVEL
WALK-OUT BASEMENT
ADDITIONAL BATH FINISHED LOWER LEVEL
WET BAR FOR LOWER LEVEL
STUDY IN LIEU OF LIVING ROOM/FLEX ROOM
GRAND MULTI-GENERATIONAL SUITE ADDITION
ADDITIONAL ONE CAR FRONT ENTRY GARAGE 14'
LUXURY OUTDOOR LIVING SPACE
BEDROOM FOR FINISHED LOWER LEVEL
FINISHED THIRD FLOOR WALK-UP SPACE WITH
HALF BATH

OPTION No. 012
OPTION No. 013
OPTION No. 017
OPTION No. 383
OPTION No. 561
OPTION No. 263038
OPTION No. 263075
OPTION No. 263102
OPTION No. 263165
OPTION No. 263216
OPTION No. 263381

WELL NUMBER: HO-18-0148

ADDRESS: 10520 PUDDING LANE
ELLICOTT CITY, MD 21042

PERMIT PLOT PLAN
LOT 19
KINGS FOREST
LIBER 11372, FOLIO 431
PLAT NO. 25767
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.

6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046

T: 410-872-9105

DATE: 09/08/2021 SCALE: 1" = 40' FILE: PP LOT 19 - KALORAMA M.F._rev2
CHK'D: M.J.B. JOB NO: 3502 DRAWN: T.B.O. / R.C.K.

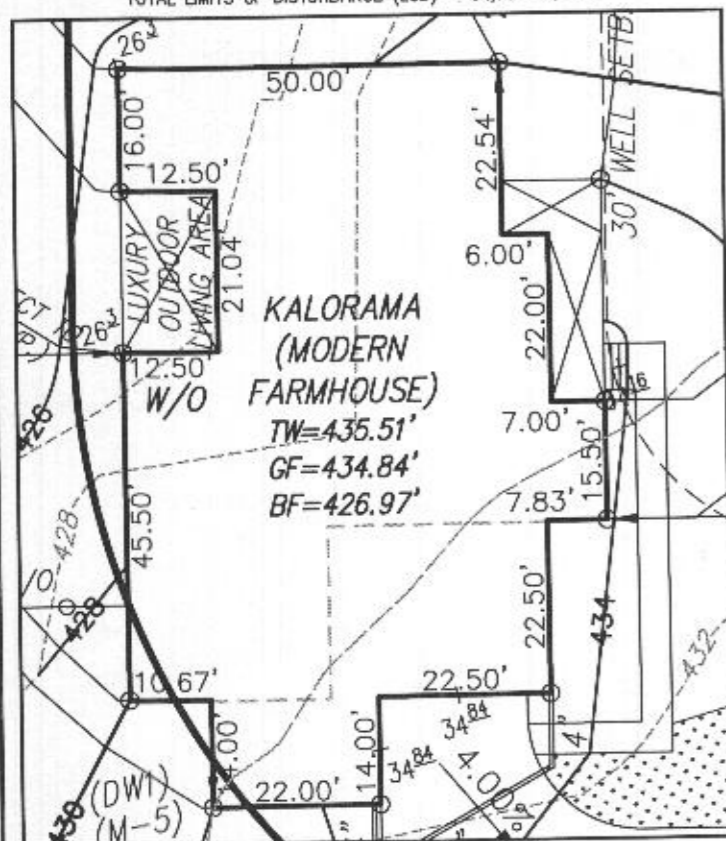


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/23.

LEGEND:

- BRL BUILDING RESTRICTION LINE
- WELL LOCATION
- T.W. TOP OF WALL
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- B.F. BASEMENT FLOOR
- PASS PERC LOCATION
- FAILED PERC LOCATION
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- LIMITS OF DISTURBANCE
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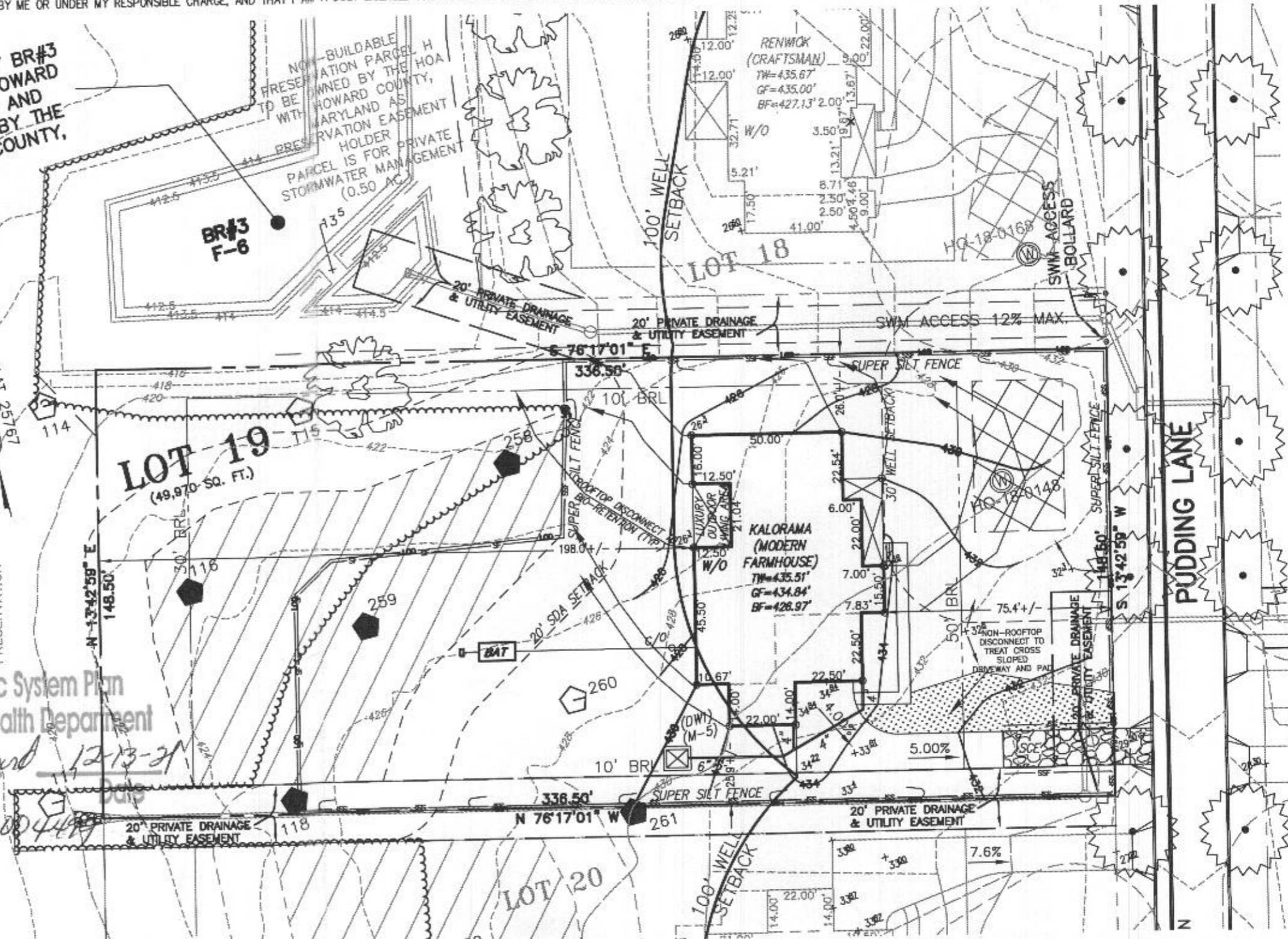


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SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.

BIO-RETENTION FACILITY BR#3
IS TO BE OWNED BY HOWARD
COUNTY, MARYLAND AND
JOINTLY MAINTAINED BY THE
HOA AND HOWARD COUNTY,
MARYLAND

Approved Septic System Plan
Howard County Health Department
Dana Bernard 12/13/21
Signature Date

B2100449



HOUSE TYPE: KALORAMA (MODERN FARMHOUSE)

TWO CAR SIDE ENTRY GARAGE
FINISHED LOWER LEVEL
WALK-OUT BASEMENT
ADDITIONAL BATH FINISHED LOWER LEVEL
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STUDY IN LIEU OF LIVING ROOM/FLEX ROOM
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WELL NUMBER: HO-18-0148

ADDRESS: 10520 PUDDING LANE
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PERMIT PLOT PLAN
LOT 19
KINGS FOREST
LIBER 11372, FOLIO 431
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T: 410-872-9105

DATE: 09/08/2021

SCALE: 1" = 40'

FILE: PP LOT 19 - KALORAMA M.F._rev2

CHK'D: M.J.B.

JOB NO: 3502

DRAWN: T.B.O. / R.C.K.

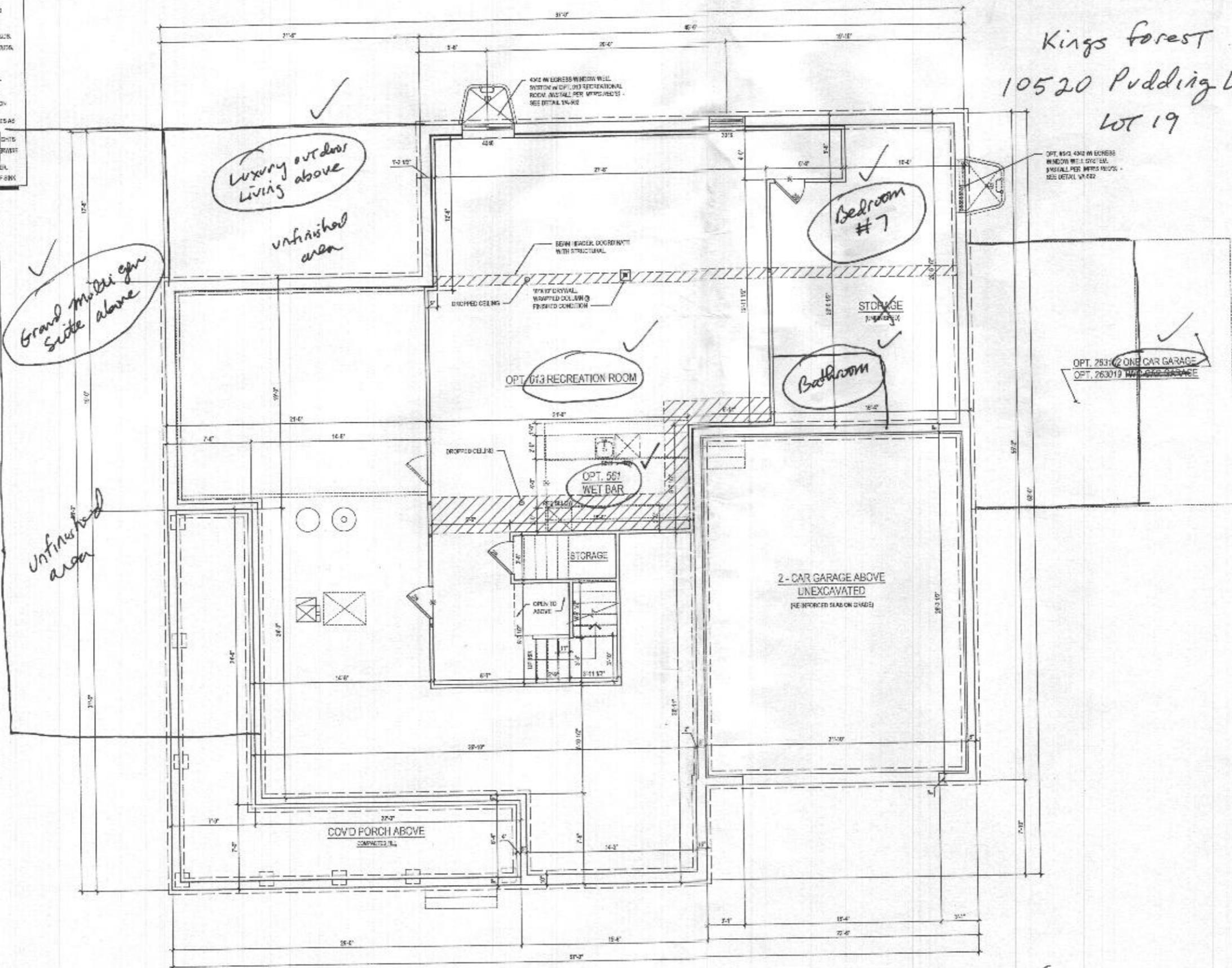
GENERAL PLAN NOTES

- ALL WOOD STUD PARTITIONS NOT MENTIONED ARE TO BE 2" TOP FOR INTERIOR AND 3" TOP FOR EXTERIOR UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
- ALL DIMENSIONS GIVEN OVER SCALE.
- ALL SMOKE DETECTORS ARE TO BE WELDED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- ENCLOSED ATTACHED SPACE UNDER STAIRS SHALL HAVE WALLS AND CEILING PROTECTED ON ONE SIDE WITH 1" OF CONCRETE OR Gypsum Board.
- ALL WINDOWS ARE TO BE 1" MINIMUM AS MEASURED FROM SASH TO SASH.
- REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- ALL DOORS ARE TO BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- TRANSFER ALWAYS TO BE ON LEFT SIDE OF SYMBOL.
- DOOR SWINGS ALWAYS TO BE ON RIGHT SIDE OF SYMBOL.

Grand multi car site above

Unfinished area

Luxury outdoor living above unfinished area



1 PART. BASEMENT PLAN
A-101 SCALE 1/4" = 1'-0"

W/ OPT. 013 - RECREATION ROOM

Craftsman shown

See add pages for "Modern farmhouse" elev

Health Dept
Kings forest
10520 Pudding Lane
LOT 19

lessard
DESIGN
8521 Lessard Pike
Suite 200 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.lessarddesign.com
SEA, & STARKITE

TOLL BROTHERS
13975 BELMONT EXECUTIVE PLAZA
SUITE 350
ASHBURN, VA 22149
P: 571.291.0018
F: 703.522.1755
CONTACT: C. BRODURA LEVLEY
CLIMLEY@tollbrothers.com

KALORAMA

FLOOR PLANS

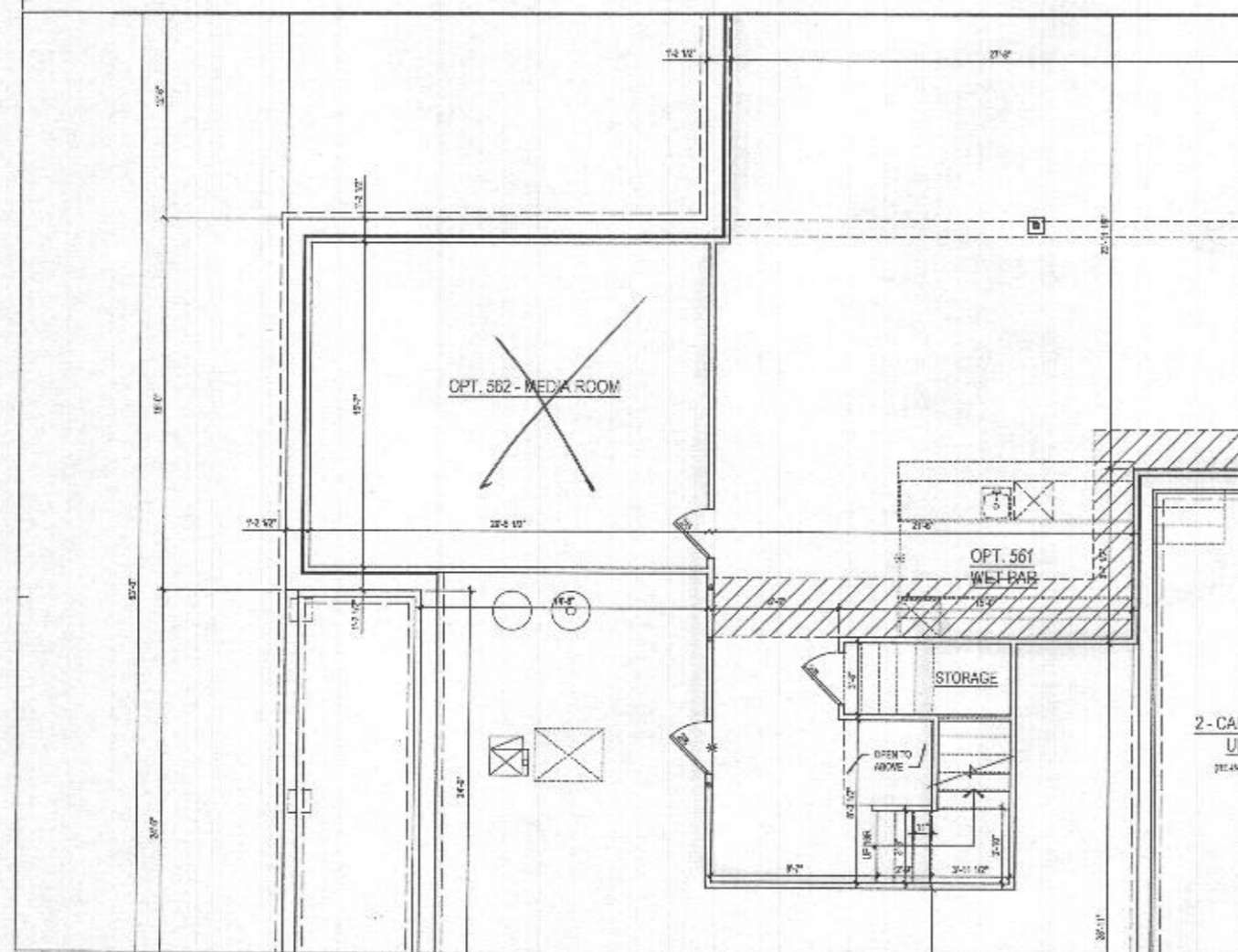
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	06.20.20
2	RED SET	06.20.20
3	YELLOW CREEK PERMIT SET	12.22.20
4	GREEN HILL PERMIT SET	12.22.20

A-101

B21004499

GENERAL PLAN NOTES

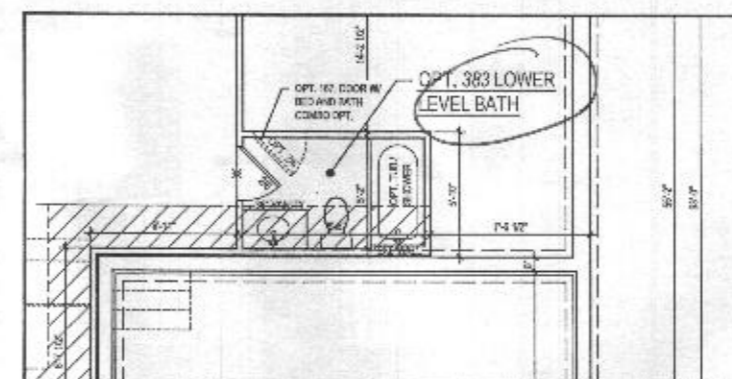
- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" HIGH EXTERIOR AND 2 1/2" FOR INTERIOR WALLS UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL DIMENSIONS GOVERN OVER SCALE.
- ALL EXISTING INTERIORS ARE TO BE WIPED IN SUCH A MANNER THAT REMOVAL OF ONE WILL NOT AFFECT THE OTHER.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND CEILING PROTECTED BY ENCLOSED SIDES WITH 1/2" DRYWALL BOARD.
- ALL WINDOWS SIZE ARE NOTED IN FEET - INCHES AND MEASURED FROM GROUND TO SILL.
- REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- ALL DOORS ARE TO BE 3'-0" HIGH UNLESS OTHERWISE NOTED.
- WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
- DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



3 PART. BASEMENT PLAN

A-103 SCALE: 1/4" = 1'-0"

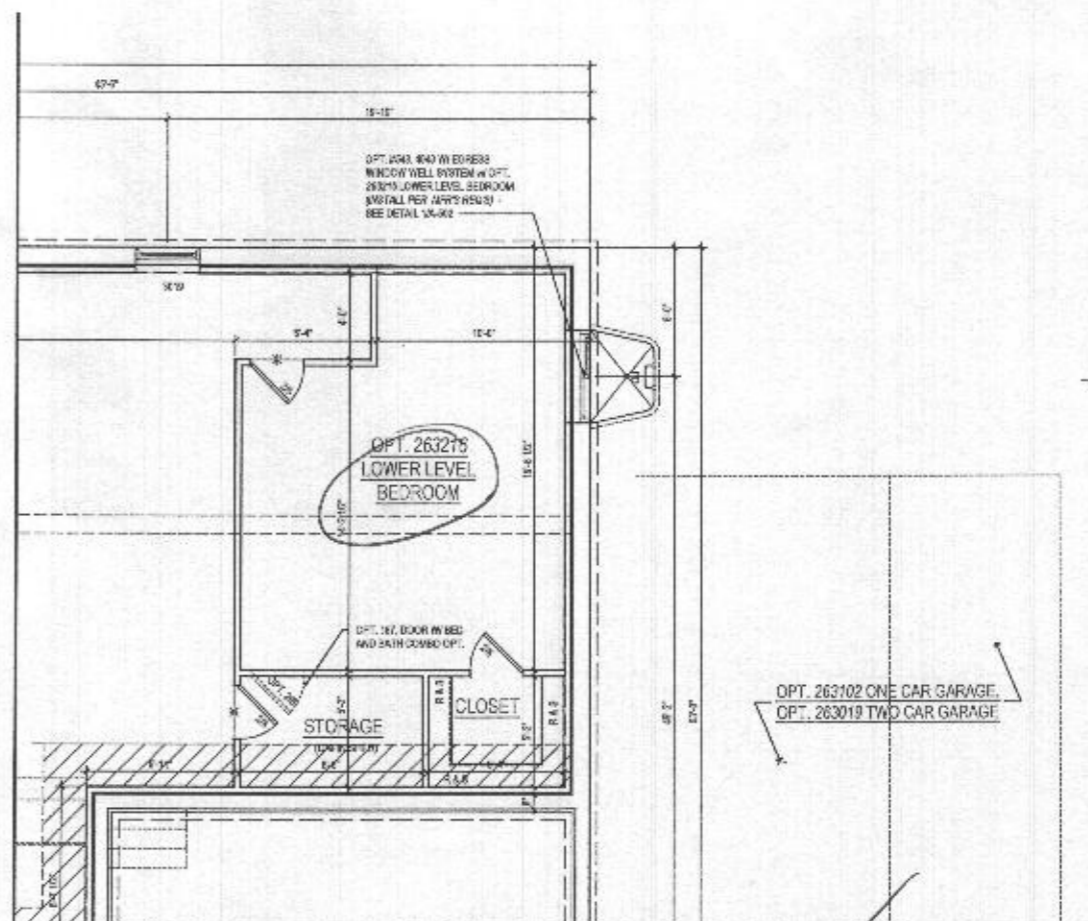
W/ OPT. 562 - MEDIA ROOM



2 PART. BASEMENT PLAN

A-103 SCALE: 1/4" = 1'-0"

W/ OPT. 383 - LOWER LEVEL BATH



1 PART. BASEMENT PLAN

A-103 SCALE: 1/4" = 1'-0"

W/ OPT. 263216 - LOWER LEVEL BEDROOM

ARCHITECT:

lessard
DESIGN

8521 Lessard Place
Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

TOLL BROTHERS
15775 BELMONT EXECUTIVE PLAZA
SUITE 200
ASHBURN, VA 20147
P: 571.291.8100
F: 703.327.1796
CONTACT: CHRISTINA JOYLEY
CJOYLEY@tollbrothers.com

KALORAMA

FLOOR PLANS

PROJECT NAME:

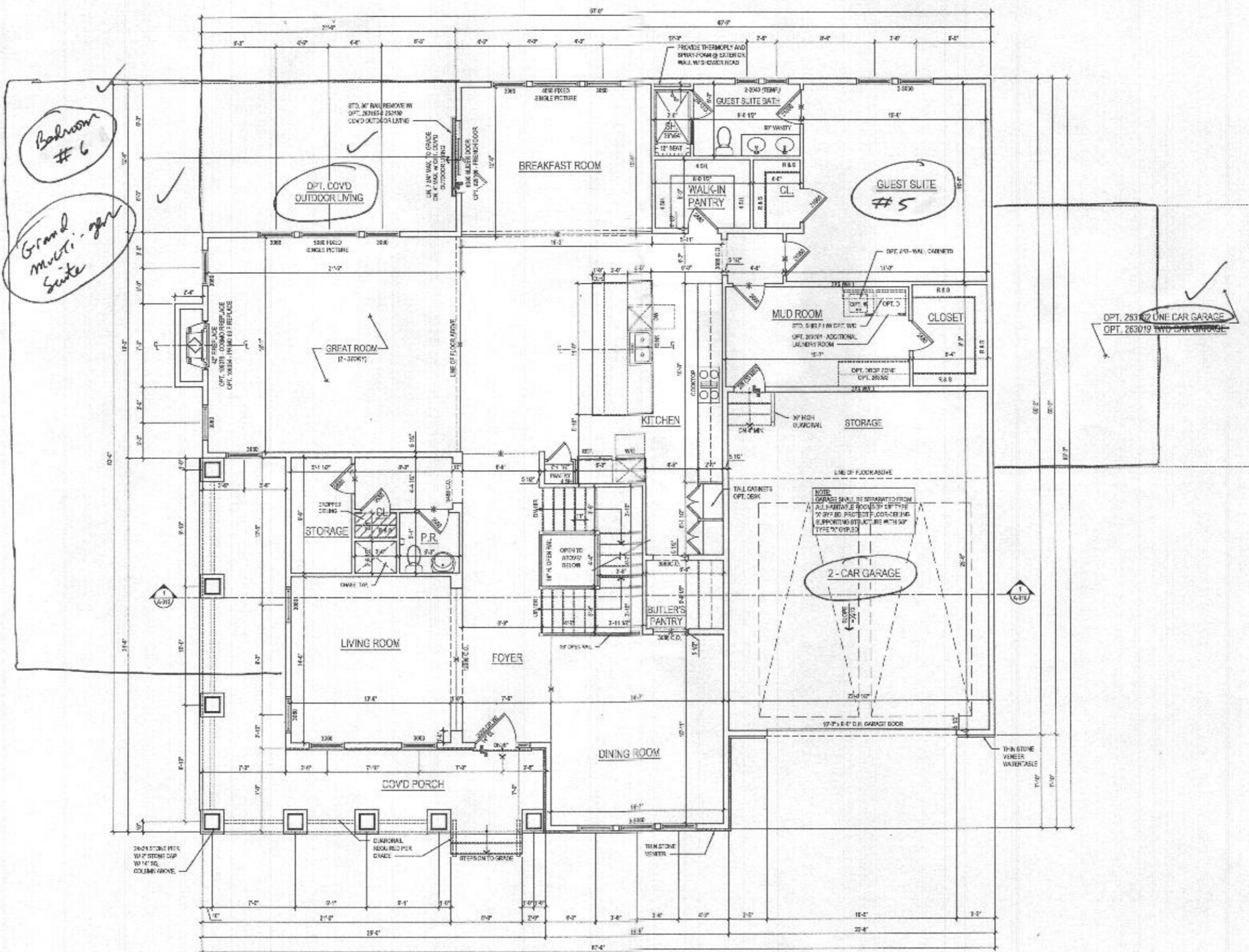
SHEET TITLE:

DATE / REVISION	DATE
DESIGN DEVELOPMENT	03.03.20
3D SET	03.05.20
WOLLOOY CREEK PERMIT SET	12.22.20
LENAH HILL PERMIT SET	12.22.20

PROJECT NO: 701-010
DRAWN BY: AC & AM
CHECKED BY: AM & AP
PLOT DATE: Dec 18, 2020
FILE NAME: 701-010-010.dwg

A-103

- GENERAL PLAN NOTES**
- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3" VP FOR INTERIOR AND 4" VP FOR 10" WIDE WALLS UNLESS OTHERWISE NOTED.
 - ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - ALL DIMENSIONS GIVEN OVER SCALE.
 - ALL WINDOW DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND DOORS PROTECTED BY ENCLOSED SPACE WITH 1/2" OVERLAP.
 - ALL WINDOWS ARE NOTED IN FEET + INCHES AS MEASURED FROM BASH TO BASH.
 - REFER TO ELEVATIONS FOR WINDOW HEAD-HEIGHTS.
 - ALL DOORS ARE TO BE 36" HIGH UNLESS OTHERWISE NOTED.
 - WASHUR ALWAYS TO BE ON LEFT SIDE OF SINK.
 - DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



1 FIRST FLOOR PLAN
A-110 SCALE: 1/8"=1'-0"

@ ELEV. 1 - CRAFTSMAN Shawn

See add pages for "Modern farmhouse" etc

ARCHITECT

lessard
DESIGN

5571 Leesburg Pike
Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE

OWNER:

TOLL BROTHERS
1975 BELMONT EXECUTIVE PLAZA
SUITE 210
ASHBURN, VA 20147
P: 571.293.8068
F: 703.327.1735
CONTACT: CHRISTINA LEMLEY
CLEVELY@tollbrothers.com

PROJECT NAME: KALORAMA

PROJECT NO: 1111

DATE: 08.11.20

DESCRIPTION: DESIGN DEVELOPMENT

DATE: 08.11.20

REVISION: 01.11.20

DESCRIPTION: REVISED PER COMMENTS

DATE: 01.11.20

REVISION: 02.11.20

DESCRIPTION: REVISED PER COMMENTS

DATE: 02.11.20

REVISION: 03.11.20

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REVISION: 71.11.20

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REVISION: 98.11.20

DESCRIPTION: REVISED PER COMMENTS

DATE: 98.11.20

REVISION: 99.11.20

DESCRIPTION: REVISED PER COMMENTS

DATE: 99.11.20

REVISION: 100.11.20

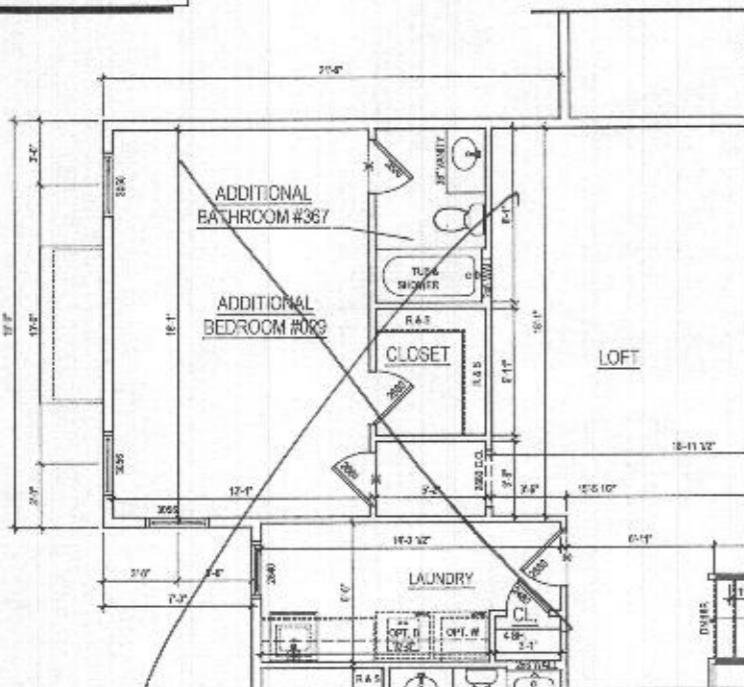
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DATE: 100.11.20

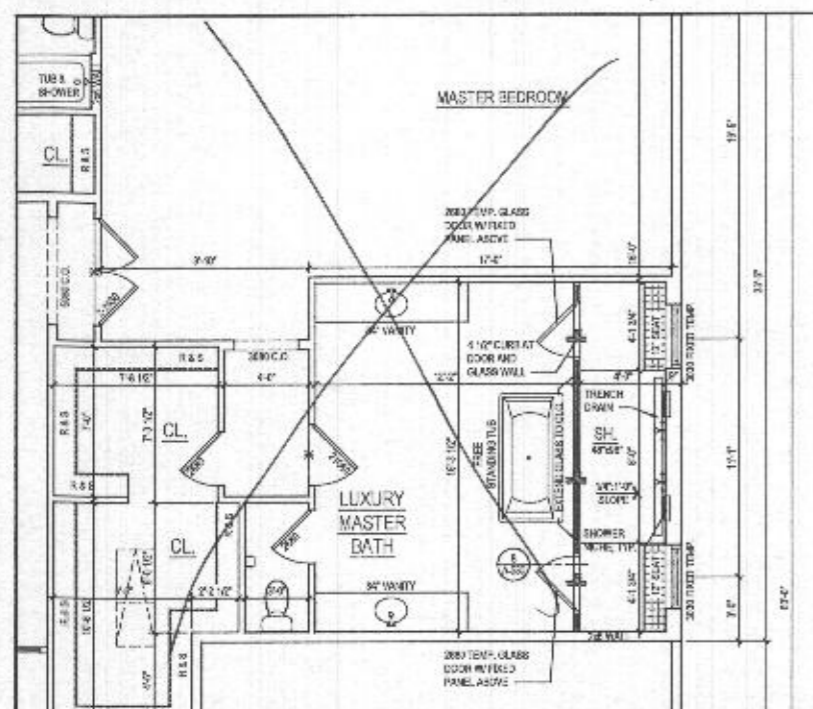
A-110

GENERAL PLAN NOTES

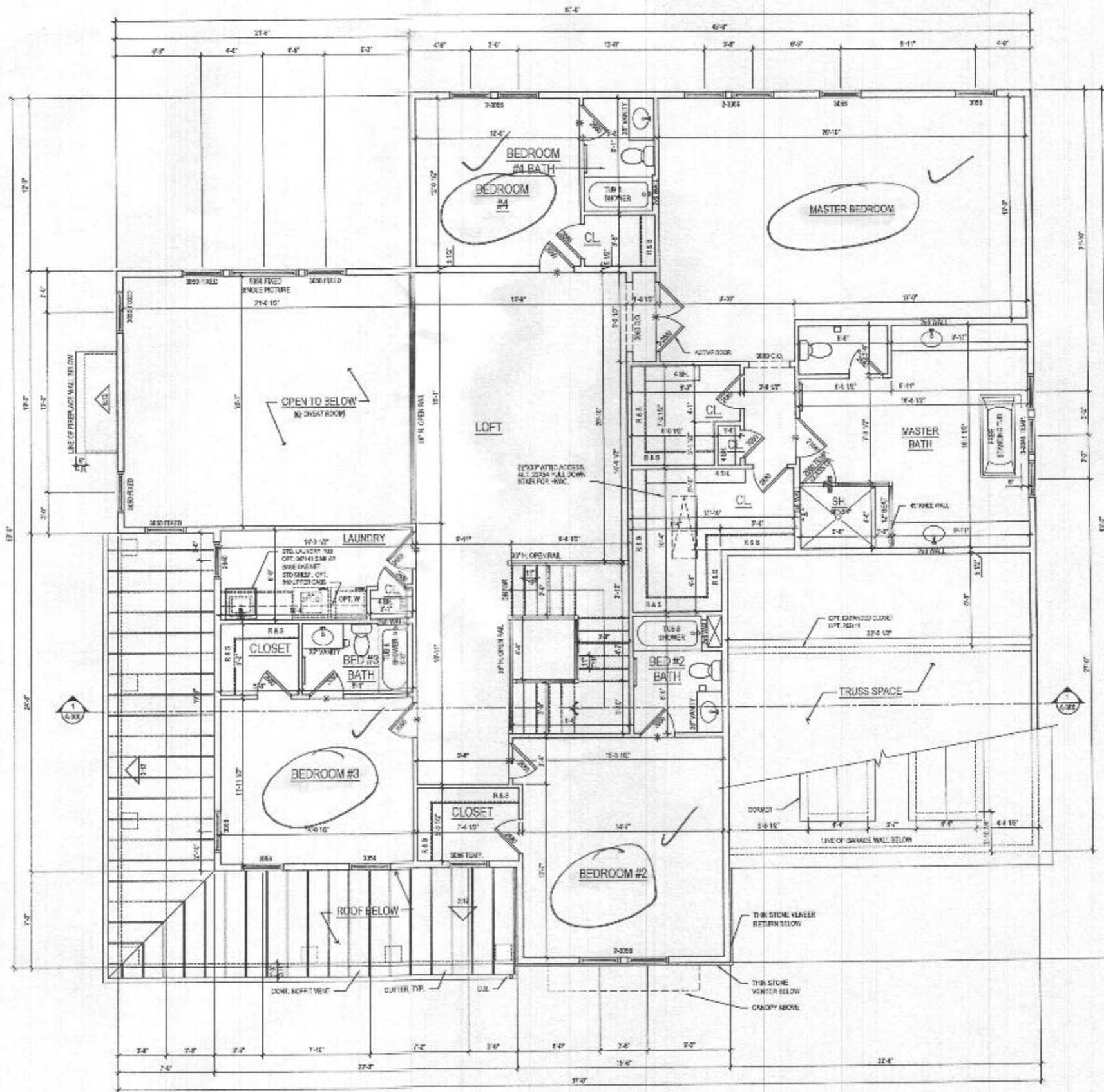
- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 2" MIN. FOR EXTERIOR AND 1" MIN. FOR INTERIOR WALLS UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
- ALL DIMENSIONS GOVERN OVER SCALE.
- ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND DOORS TO FLOOR FINISH ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- ALL WINDOWS ARE TO BE 1/2" MIN. FROM FINISH FLOOR TO SILL AND 1/2" MIN. FROM FINISH CEILING TO TOP.
- REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- ALL DOORS ARE TO BE 9'6" HIGH UNLESS OTHERWISE NOTED.
- WASHER/DRYER TO BE ON LEFT SIDE OF ENTRY.
- DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



3 PART. 2ND FLOOR PLAN w/ OPT. ADDITIONAL BEDROOM #029
A-120 SCALE: 1/8"=1'-0"
TOLSON, JAMES



2 PART. SECOND FLOOR PLAN w/ OPT. 055 - LUXURY MASTER BATH
A-120 SCALE: 1/8"=1'-0"
TOLSON, JAMES



1 SECOND FLOOR PLAN
A-120 SCALE: 1/8"=1'-0"
TOLSON, JAMES

@ ELEV. 1 - CRAFTSMAN
2,489.8 SQ. FT.

See add pages for "Modern farmhouse" SW.



lessard
DESIGN

8521 Leesburg Pike
Suite 200 | Vienna, VA 22182
703.571.8300 | 703.571.8301
www.lessarddesign.com

OWNER & ARCHITECT

OWNER

TOLL BROTHERS
10075 BELMONT EXECUTIVE PLAZA
SUITE 200
ASHBURN, VA 20147
P: 571.291.8000
F: 703.321.1796
CONTACT: CHRISTINA LEMLEY
CLEVELY@tollbrothers.com

KALORAMA

PROJECT NAME:

PROJECT TITLE:

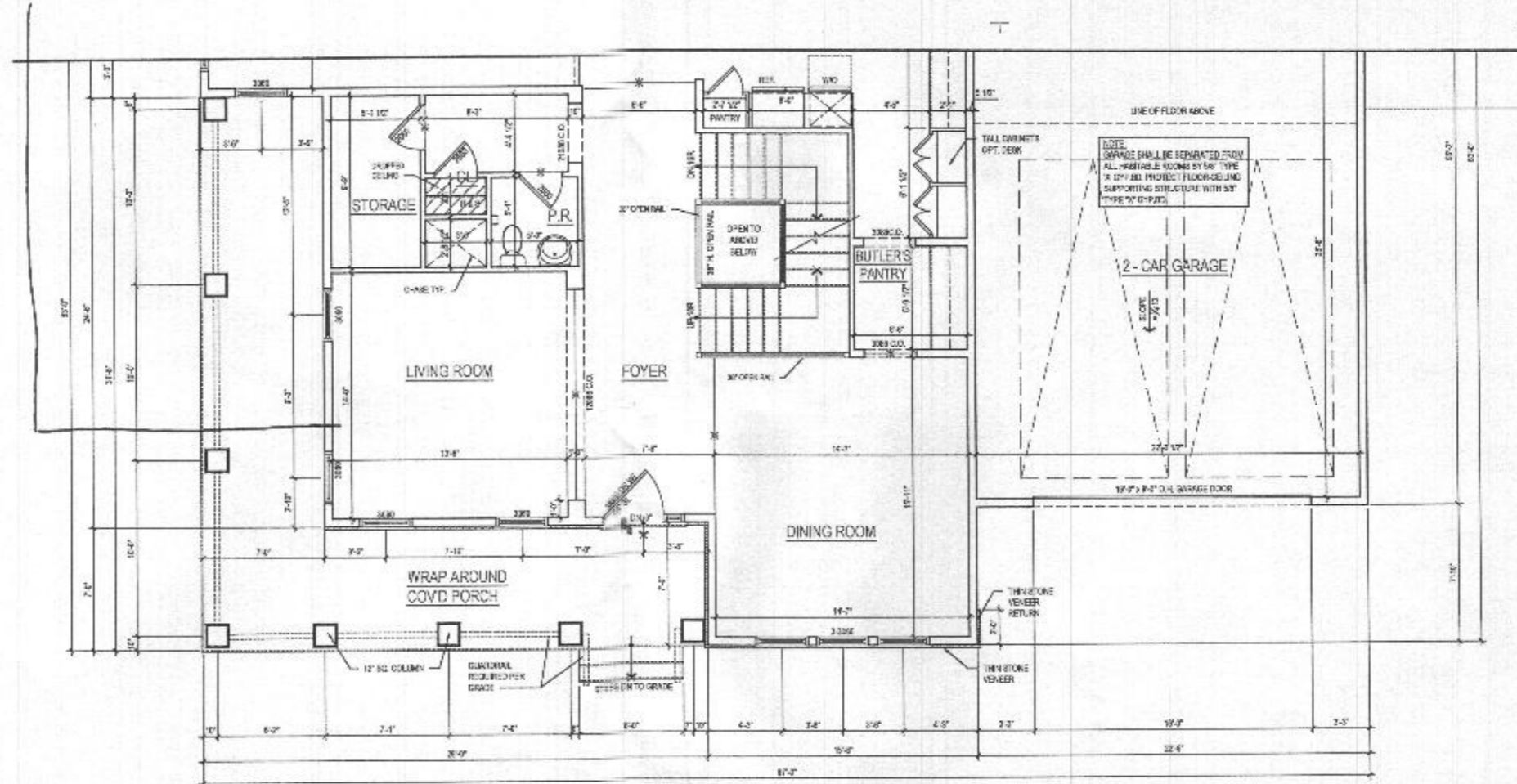
NO.	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	05.23.20
02	PERMIT DEVELOPMENT	06.30.20
03	WELDON CREEK DRIVE/RT	12.22.20
04	PERMIT DEVELOPMENT	12.22.20

PROJECT NO: 101-0000
DRAWN BY: AJ, B, AD
CHECKED BY: JN, JAD
PLOT DATE: Dec 19, 2020
FILE NAME: 101-0000-101.dwg

A-120

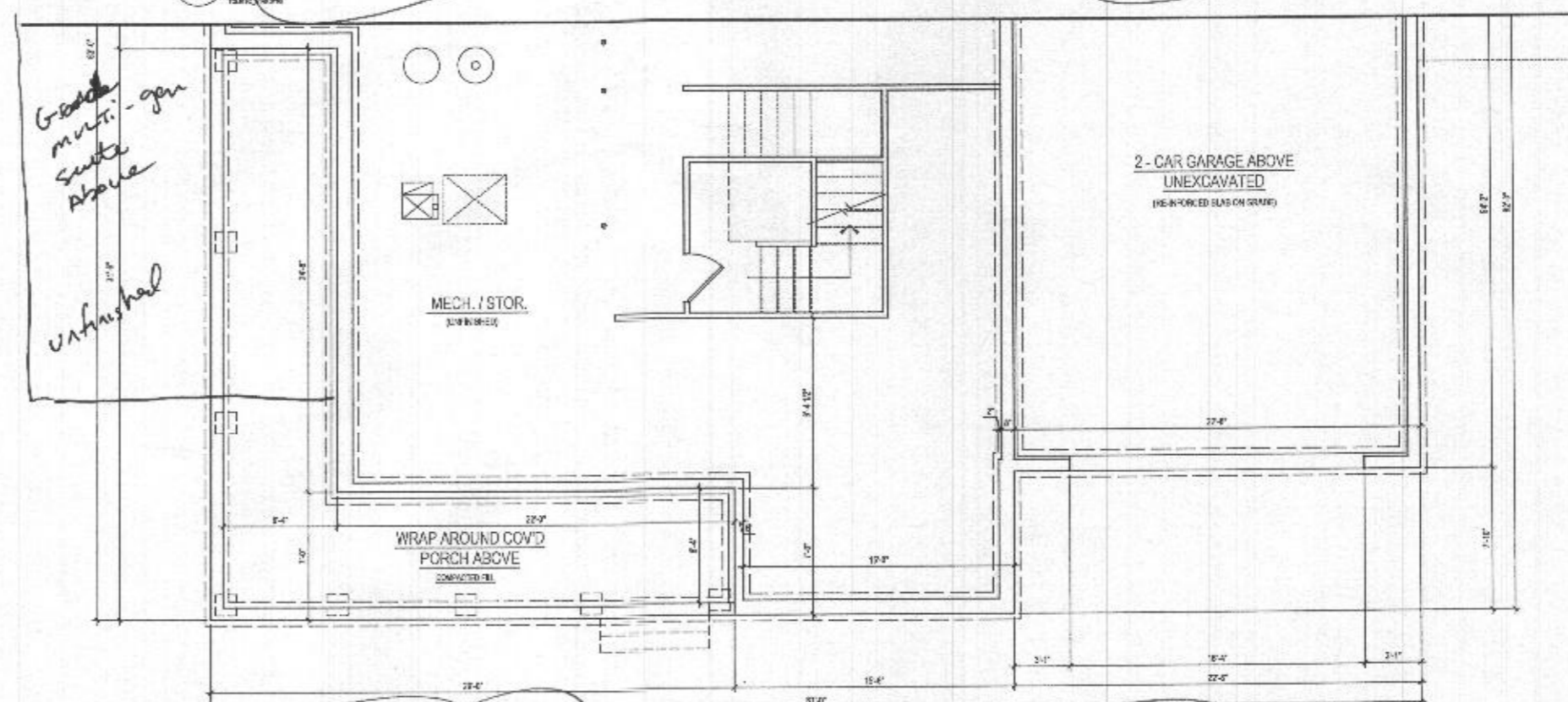
FLOOR PLANS

- GENERAL PLAN NOTES**
- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 1" X 12" FOR INTERIOR AND 1" X 12" 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 MOUNTED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THE WHOLE.
 - UNENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND ROOFING PROTECTED ON ENCLOSED SIDE WITH 1/2" GYP/ALUM BOARD.
 - ALL WINDOW SIZES ARE NOTED IN FEET & INCHES AS MEASURED FROM BASH TO BASH.
 - REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
 - ALL DOORS ARE TO BE 6'-8" HIGH UNLESS OTHERWISE NOTED.
 - WALKER ALWAYS TO BE ON LEFT SIDE OF DOOR.
 - DRINKAGE ALWAYS TO BE ON RIGHT SIDE OF RM.



2 PART. FIRST FLOOR PLAN
A-140 / SCALE: 1/4" = 1'-0"
TYPICAL WALL THICKNESS

@ ELEV. 2 - MODERN FARMHOUSE
2,183.50 S.F.



1 PART. BASEMENT FLOOR PLAN
A-140 / SCALE: 1/4" = 1'-0"
TYPICAL WALL THICKNESS

@ ELEV. 2 - MODERN FARMHOUSE
1,111.00 S.F.

ARCHITECT:

lessard DESIGN

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

OWNER:

TOLL BROTHERS
15775 BELMONT EXECUTIVE PLAZA
SUITE 250
ASHLEIGH, VA 20147
P: 571.292.8566
F: 703.327.0786
CONTACT: CHAUNCEY LEMLEY
CLEVELY@tollbrothers.com

PROJECT NAME:

KALORAMA

FLOOR PLANS

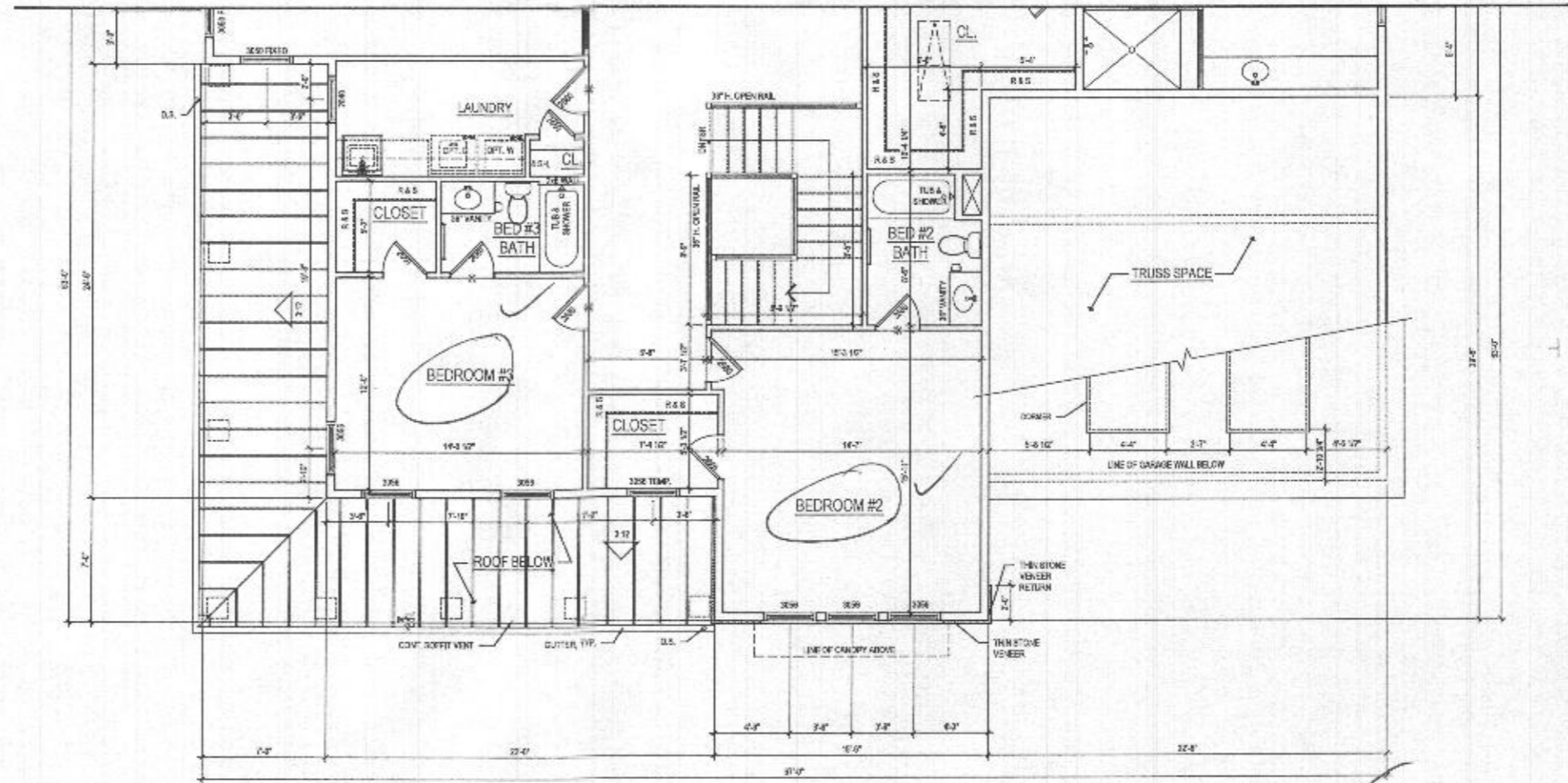
NO.	REVISION / DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	02.23.21
02	SCHEMATIC DEVELOPMENT	06.30.21
03	WALLS/DOOR PERMIT SET	11.22.21
04	MECH/ELECTRICAL PERMIT SET	11.22.21

PROJECT NO: 100-218
DRAWN BY: JAC B. AM
CHECKED BY: JAC B. AM
DATE: DEC 15, 2021
FILE NAME: KALORAMA_FLOOR PLANS

A-140

GENERAL PLAN NOTES

- ALL WOOD STUD PARTITIONS AND UNBURNED ARE TO BE 3" ON CENTER AND 16" 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 SIZE.
- ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND CEILING PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- ALL WINDOWS SIZE ARE NOTED IN FEET - INCHES AS MEASURED FROM SASH TO SASH.
- REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- ALL DOORS ARE TO BE 8'-0" HIGH UNLESS OTHERWISE NOTED.
- WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
- DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.

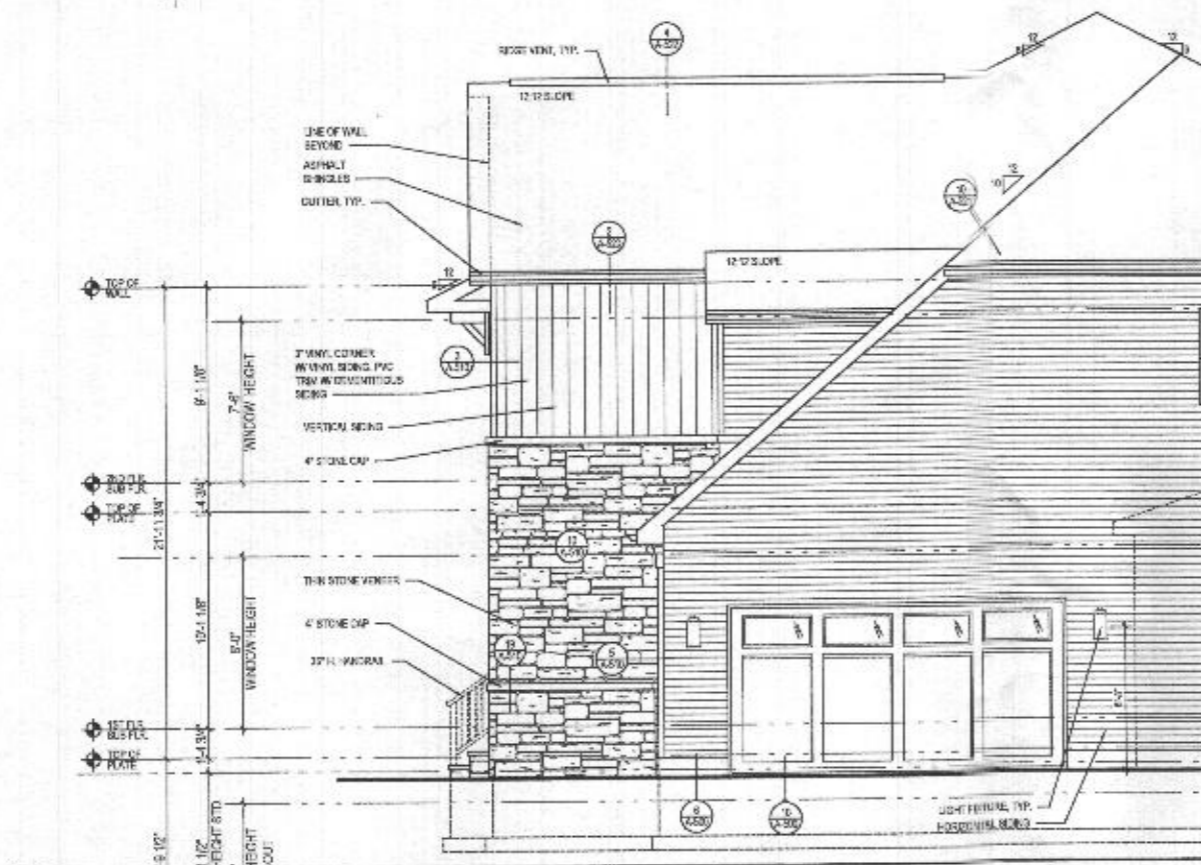


1 PART. SECOND FLOOR PLAN
A-141 SCALE: 1/4" = 1'-0"
TWO SETS: 2023

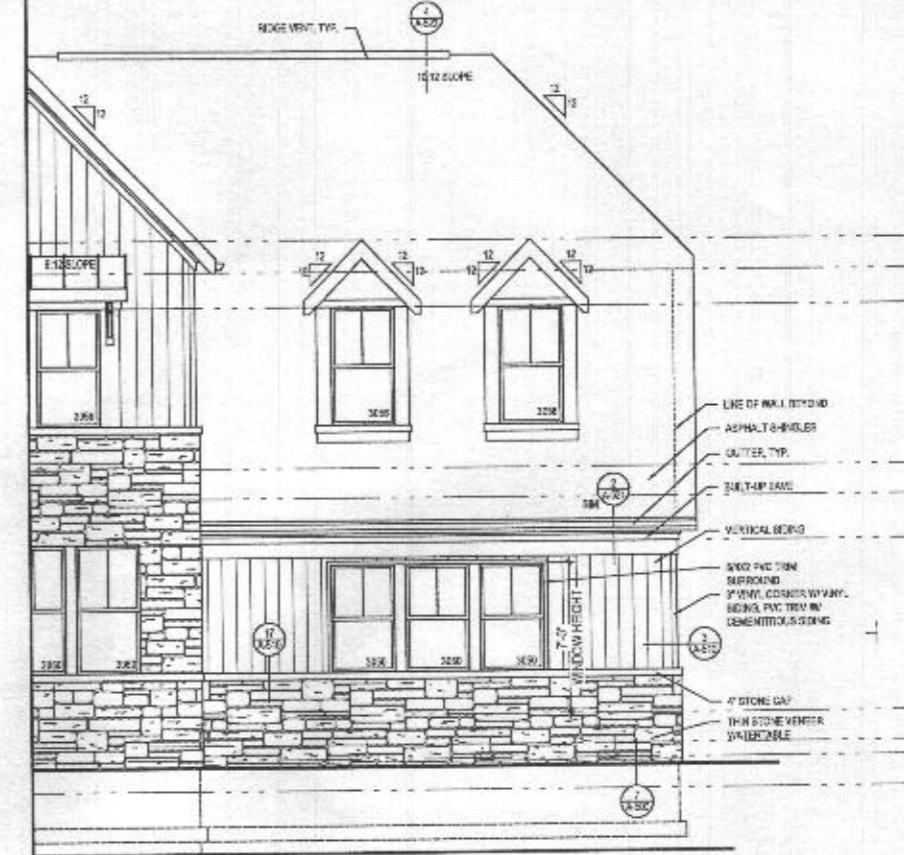
@ ELEV. 2 - MODERN FARMHOUSE
2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 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GENERAL PLAN NOTES

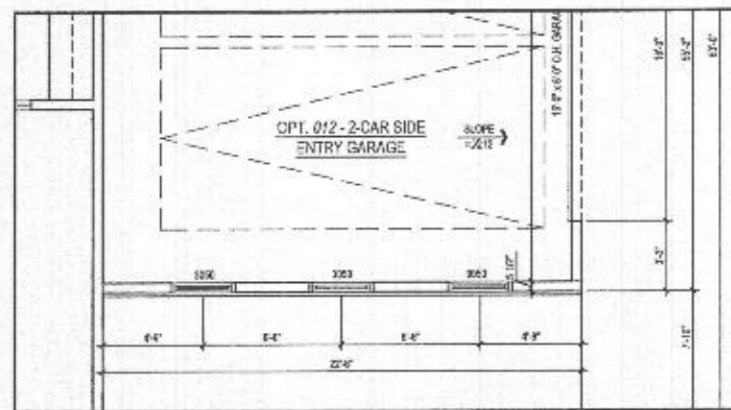
- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 2"X12" FOR INTERIOR AND 4"X12" FOR EXTERIOR UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL DIMENSIONS GIVEN OVER SCALE.
- ALL DIMENSIONS DETECTED TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFIT PROTECTED ON ENCLOSED SIDE WITH 1/2" GYP. BOARDING.
- ALL WINDOWS ARE AS NOTED IN PLAN + INCHES ARE MEASURED FROM FINISH TO FINISH.
- REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- ALL DOORS ARE TO BE 6'-8" HIGH UNLESS OTHERWISE NOTED.
- WASHERS ALWAYS TO BE ON LEFT SIDE OF DRIVE.
- DRINKING FOUNTAINS ALWAYS TO BE ON RIGHT SIDE OF ENTRY.



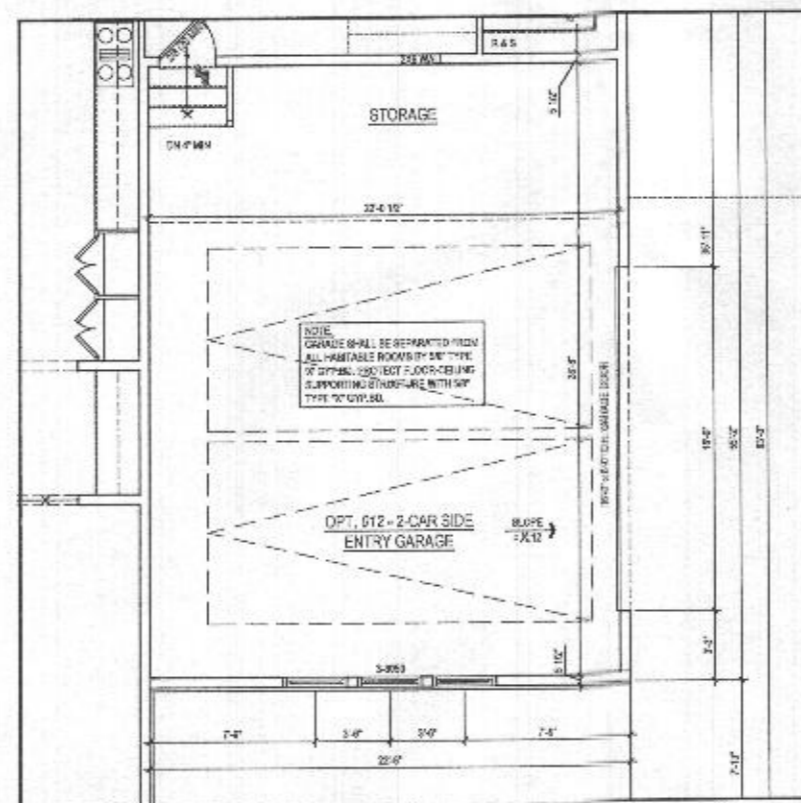
4 PART. RIGHT SIDE ELEVATION w/ OPT. D12 - TWO CAR SIDE ENTRY GARAGE
A-400 SCALE: 1/4"=1'-0"
CRAFTSMAN



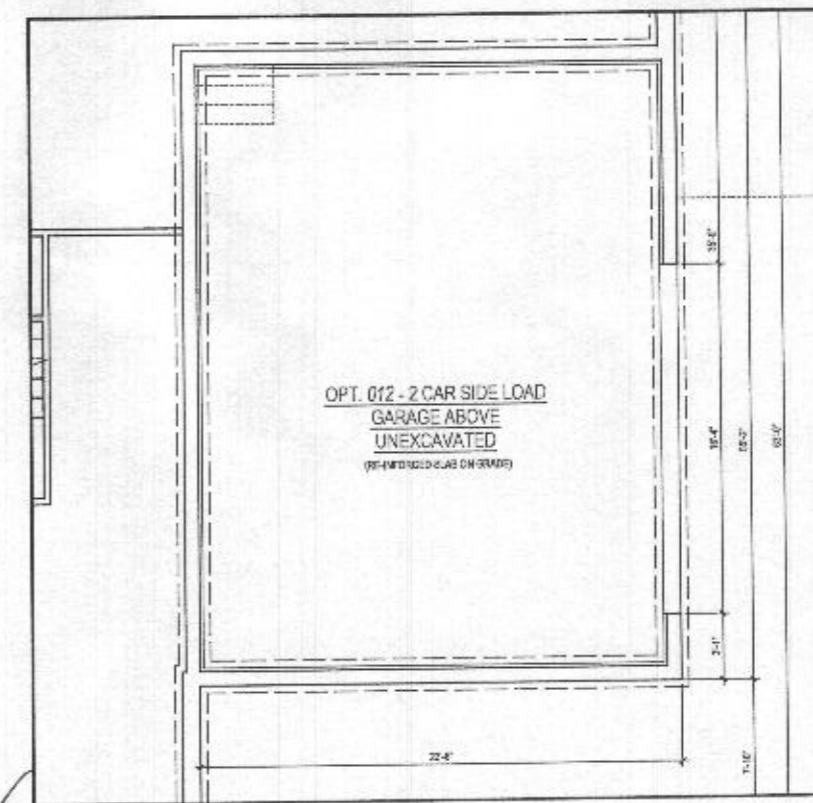
3 PART. FRONT ELEVATION w/ OPT. D12 - TWO CAR SIDE ENTRY GARAGE
A-400 SCALE: 1/4"=1'-0"
CRAFTSMAN



2a PART. FIRST FLOOR PLAN w/ OPT. 012 - TWO CAR SIDE ENTRY GARAGE
A-400 SCALE: 1/4"=1'-0"
CRAFTSMAN



2 PART. FIRST FLOOR PLAN w/ OPT. 012 - TWO CAR SIDE ENTRY GARAGE
A-400 SCALE: 1/4"=1'-0"
CRAFTSMAN



1 PART. BASEMENT FLOOR PLAN w/ OPT. 012 - TWO CAR SIDE ENTRY GARAGE
A-400 SCALE: 1/4"=1'-0"
CRAFTSMAN



5521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
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SEAL & SIGNATURE

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F: 703.327.3738
CONTACT: CHRISTINA LOHLEY
C.LOHELY@TOLLBROTHERS.COM

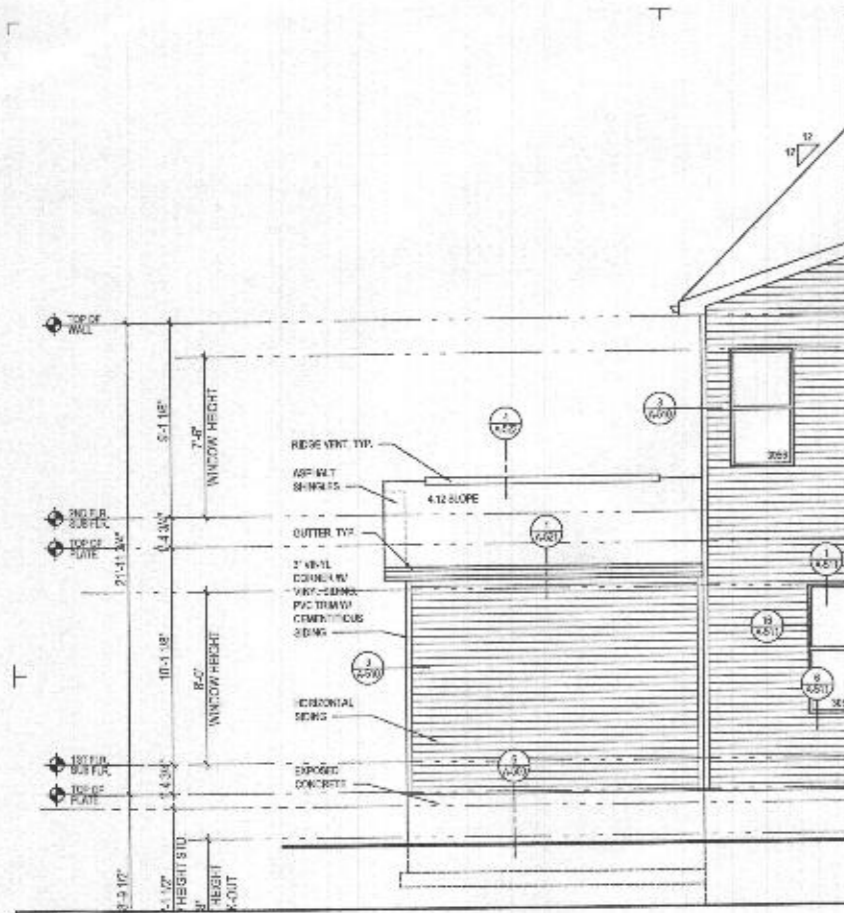
KALORAMA

PROJECT NAME:

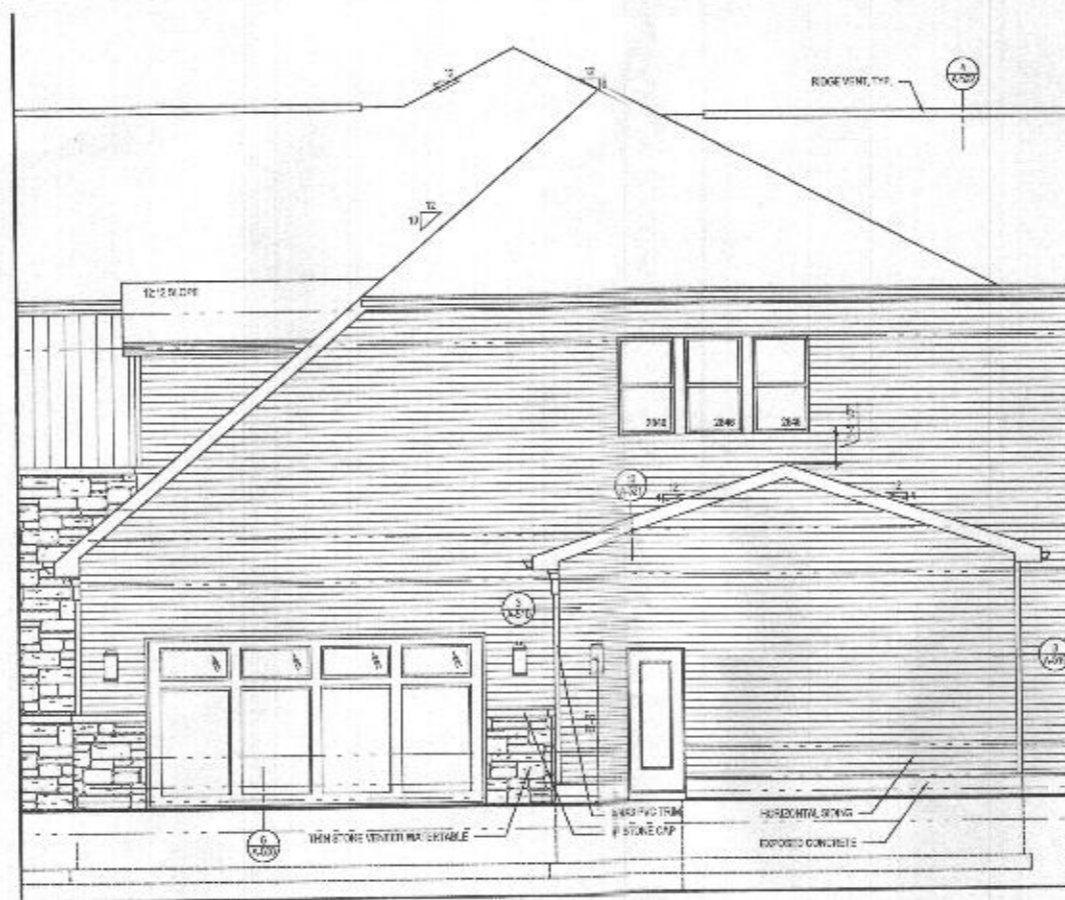
#012 - TWO CAR SIDE ENTRY GARAGE
ILO STANDARD GARAGE

NO.	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	03.23.20
02	SCHEMATIC	06.20.20
03	WYLLIOW CREEK PERMIT SET	12.23.20
04	LEAH HILL PERMIT SET	12.23.20

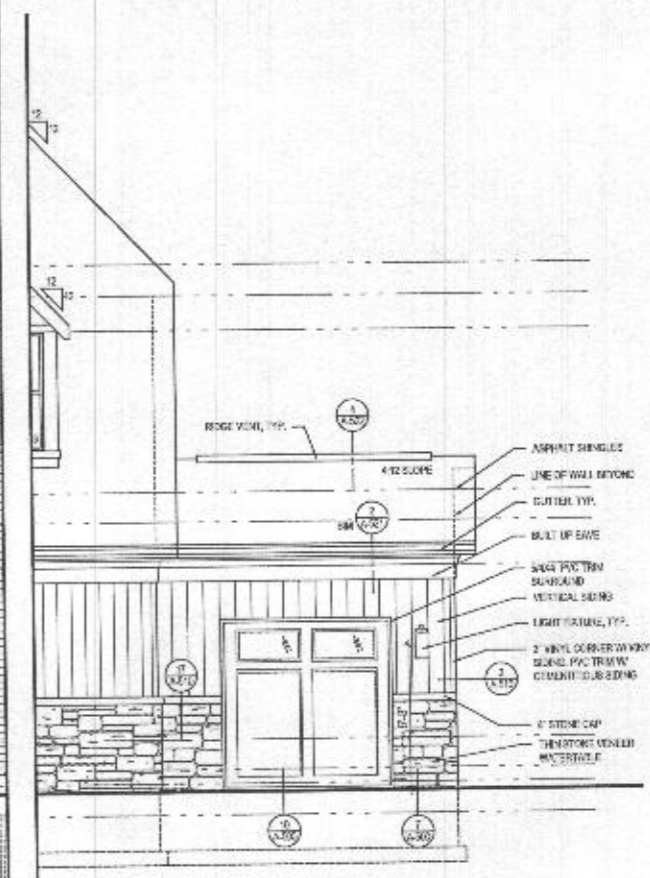
A-400



6 PART. REAR ELEV. w/ OPT. 263102 - ONE CAR FRONT ENTRY GARAGE
A-401 SCALE: 1/4"=1'-0"
TYPICAL WALL



5 PART. RIGHT SIDE ELEV. w/ OPT. 263102 - ONE CAR FRONT ENTRY GARAGE
A-401 SCALE: 1/4"=1'-0"
TYPICAL WALL

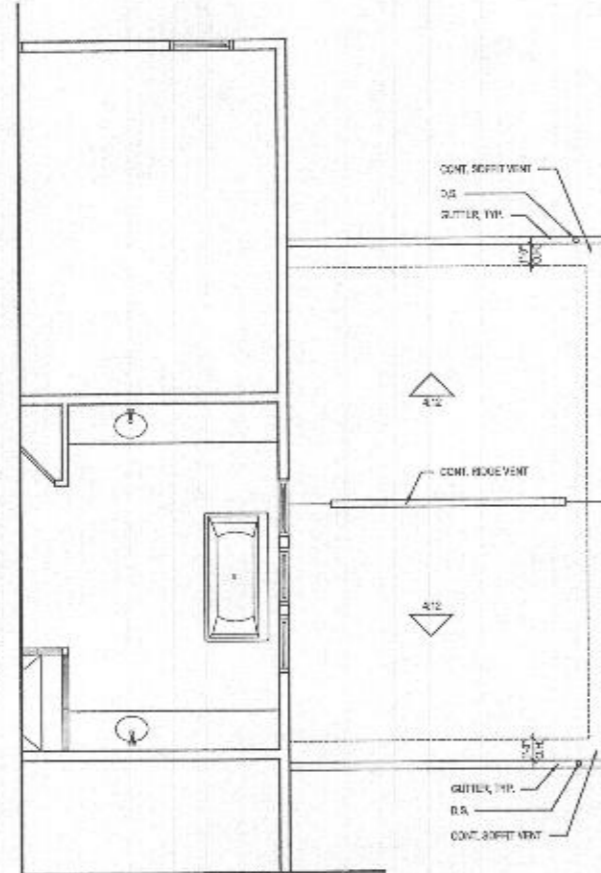


4 PART. FRONT ELEV. w/ OPT. 263102 - ONE CAR FRONT ENTRY GARAGE
A-401 SCALE: 1/4"=1'-0"
TYPICAL WALL

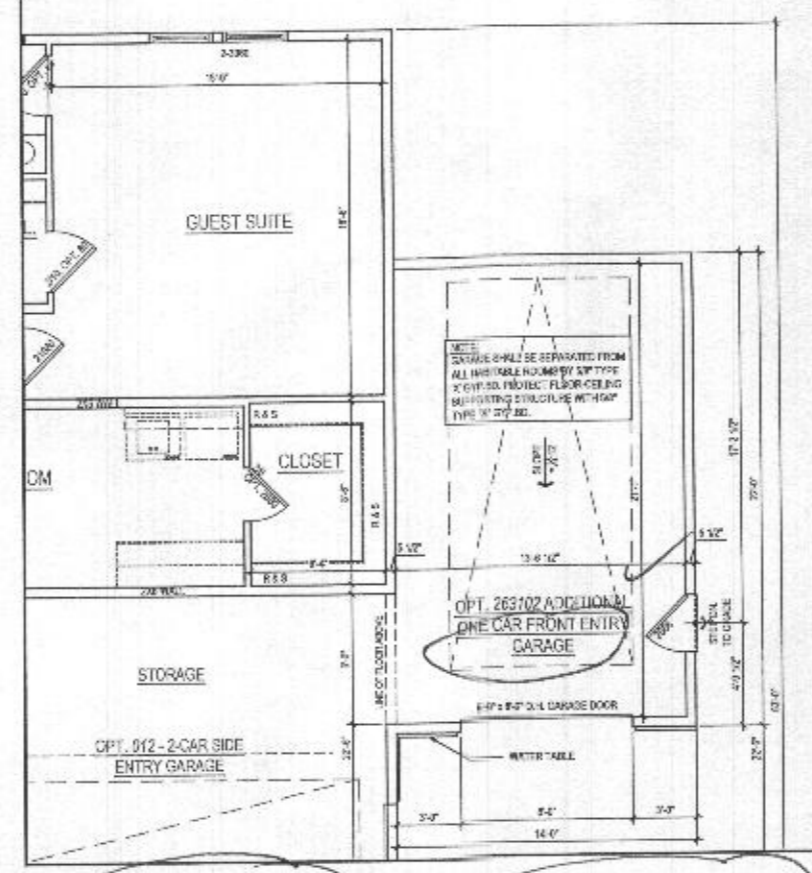
- GENERAL PLAN NOTES**
- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3" X 12" FOR INTERIOR AND 6" X 12" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
 - ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - ALL DIMENSIONS GOVERN OVER SCALE.
 - ALL SMOKE DETECTORS ARE TO BE WIRE-IN, 30" X 30" SQUARE, WITH A MINIMUM OF ONE IN EACH ROOM.
 - ENCLOSED ADDITIONAL SPACE UNDER STAIRS SHALL HAVE WALLS AND FLOORING PROTECTED ON ENCLOSED SIDE WITH 1/2" GYP-SUM BOARD.
 - ALL WINDOWS ARE TO BE 10" X 10" UNLESS OTHERWISE NOTED.
 - REFER TO ELEVATIONS FOR WINDOW AND DOOR HEIGHTS.
 - ALL DOORS ARE TO BE 6' X 8' UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
 - DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.

ROOF VENTILATION CALCULATIONS - ADDITIONAL ONE CAR GARAGE

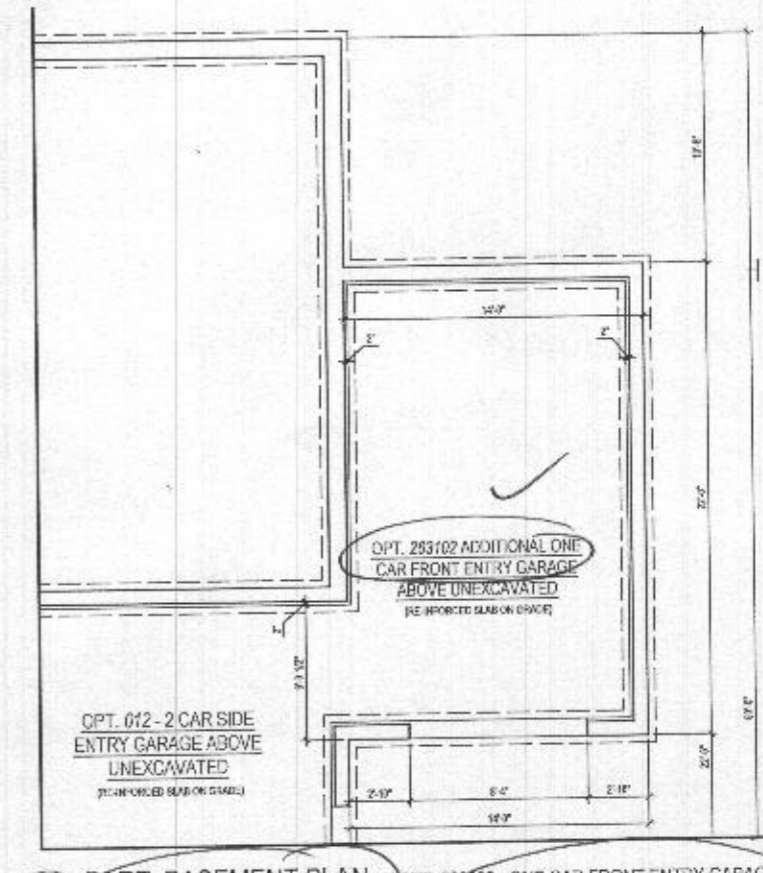
ROOF AREA	=	2000 SQ. FT.
VOLUME	=	1,000 CU. FT.
12 x 12	=	144 SQ. IN.
ROOF VENT - REQUIRED (ENRAGE @ 1 SQ. IN. / 1 FT.)	=	15 SQ. FT.
ROOF VENT - PROVIDED	=	23 SQ. FT.



3 PART. 2ND FLOOR w/ OPT. 263102 - ONE CAR FRONT ENTRY GARAGE
A-401 SCALE: 1/4"=1'-0"
TYPICAL WALL



2 PART. 1ST FLOOR w/ OPT. 263102 - ONE CAR FRONT ENTRY GARAGE
A-401 SCALE: 1/4"=1'-0"
TYPICAL WALL



1 PART. BASEMENT PLAN w/ OPT. 263102 - ONE CAR FRONT ENTRY GARAGE
A-401 SCALE: 1/4"=1'-0"
TYPICAL WALL



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P: 571.331.0000
F: 571.332.5775
CONTACT: CHRISTINA LINDLEY
CLINDLEY@tollbrothers.com

KALORAMA

PROJECT NAME:

#263102 ADDITIONAL ONE CAR
FRONT ENTRY GARAGE 14'-0"

ISSUE / REVISION

NO.	DESCRIPTION	DATE
01	PROVIDE DEVELOPER	08.21.20
02	REV. SET	09.20.20
03	REV. LOW CREEK TRAVEL SET	12.22.20
04	FINAL SET, PERMIT SET	12.22.20

PROJECT NO: 201414
DRAWN BY: AC & AM
CHECKED BY: AM & AM
DATE: 12.22.20
FILE NAME: TOLLBROTHERS

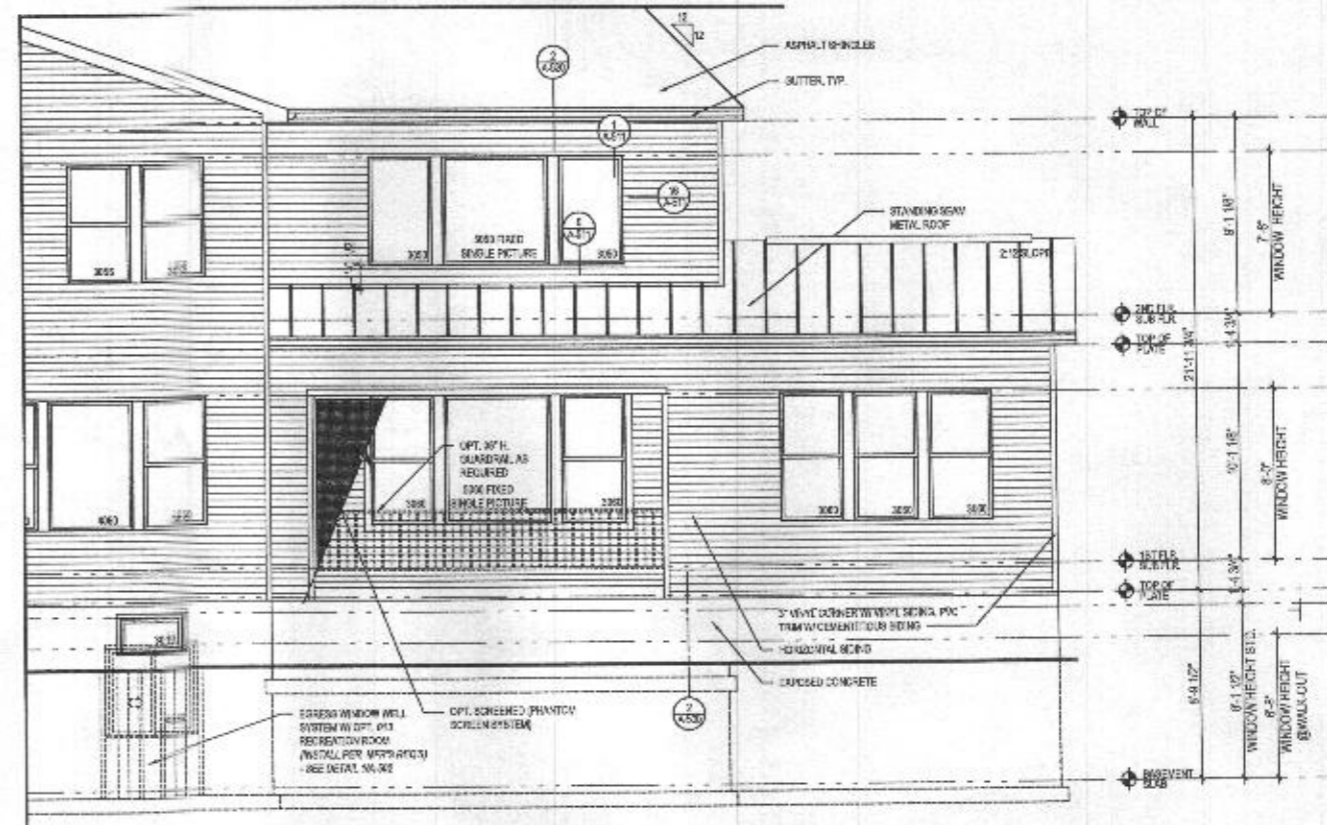
A-401

GENERAL PLAN NOTES

- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 1 1/2" FOR INTERIOR AND 2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
- ALL DIMENSIONS GOVERN OVER NOTES.
- ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- DO NOT ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SMOKE DETECTORS ON ENCLOSED SIDE WITH 1/2" OF STAIR DECK.
- ALL WINDOWS ARE NOTED IN FEET - INCHES AS MEASURED FROM FINISH TO FINISH.
- REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- ALL DOORS ARE TO BE 3'-0" HIGH UNLESS OTHERWISE NOTED.
- WALKER ALWAYS TO BE ON LEFT SIDE OF DOOR.
- DOORSWITCH ALWAYS TO BE ON RIGHT SIDE OF DOOR.

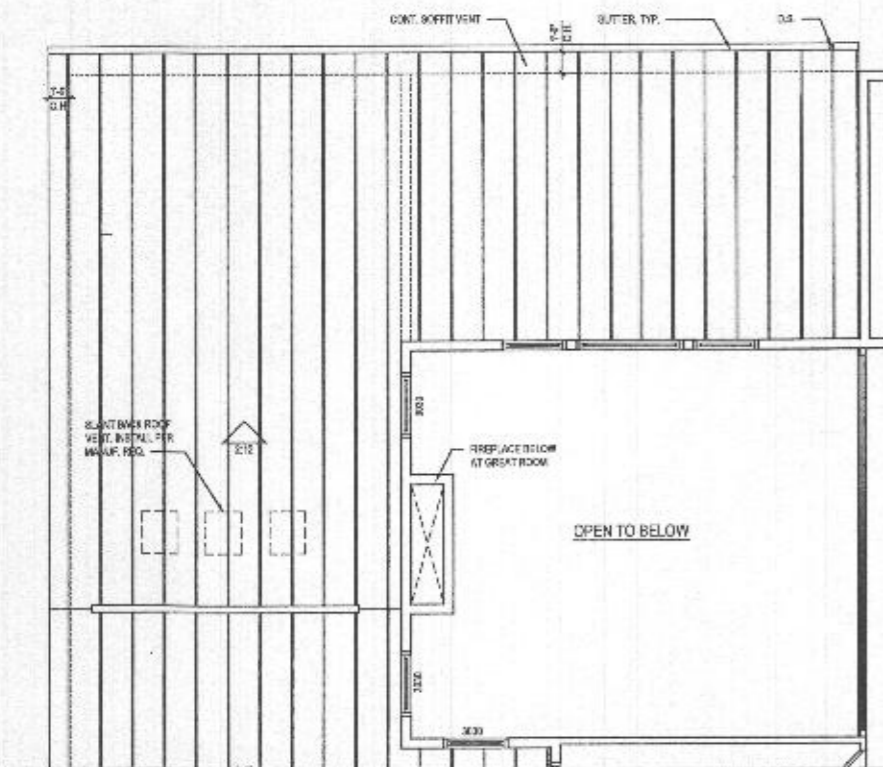
ROOF VENTILATION CALCULATIONS - G.M.G. AND LOL COMBO

ROOF AREA	=	1473.30 SQ. FT.
1200	=	3.92 SQ. FT.
12 x 12	=	99.18 SQ. IN.
SEN (INTAKE)	=	282.08 SQ. IN.
SOFFIT VENT - REQUIRED (INTAKE @ 9 SQ. IN. / FT.)	=	31.24 FT.
SOFFIT VENT - PROVIDED	=	31.75 FT.
SEN (OUTTAKE)	=	282.08 SQ. IN.
ROOF VENT - PROVIDED	=	12.50 FT.
@14" SQ. IN. / FT.	=	178.25 FT.
ROOF VENT PROVIDED	=	3
@8" SQ. IN. / FT.	=	108.00 FT.
TOTAL OUTTAKE PROVIDED	=	226.05 FT.



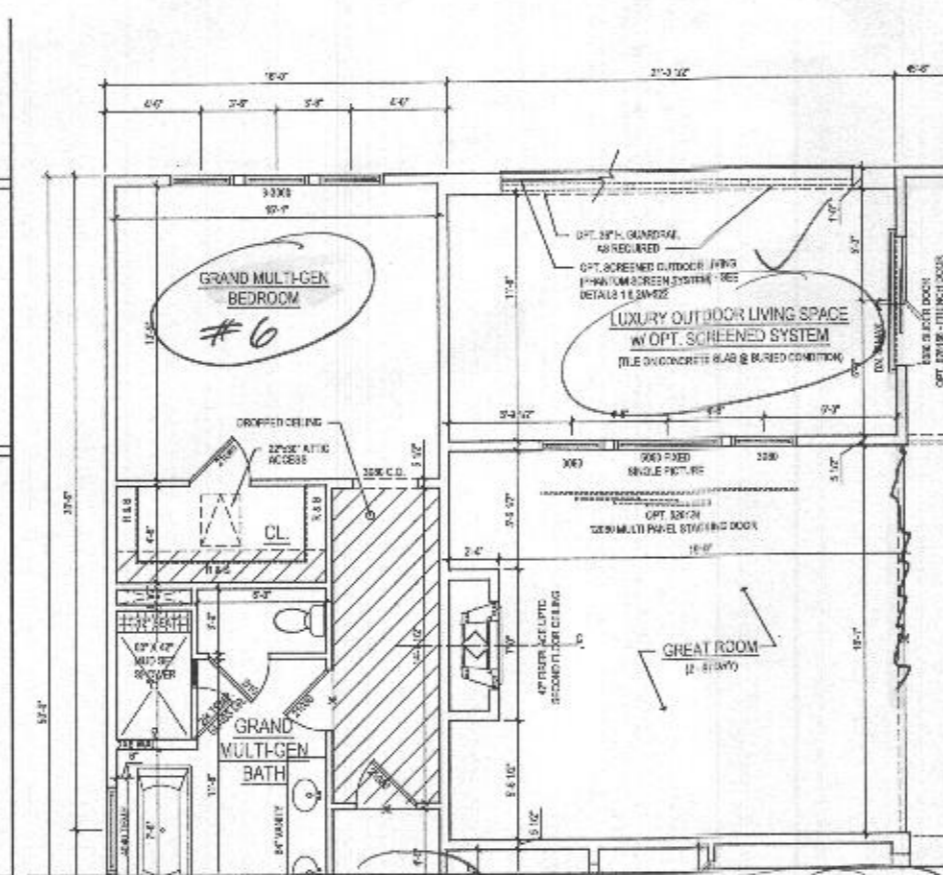
4 PART. REAR ELEVATION
A-408 SCALE: 1/4"=1'-0"

OPT. 263075 - GRAND MULTI-GEN SUITE ADD.
W/ LUXURY OUTDOOR LIVING SPACE
& BURRED CONCRETE
@ 1/4" SLICK.



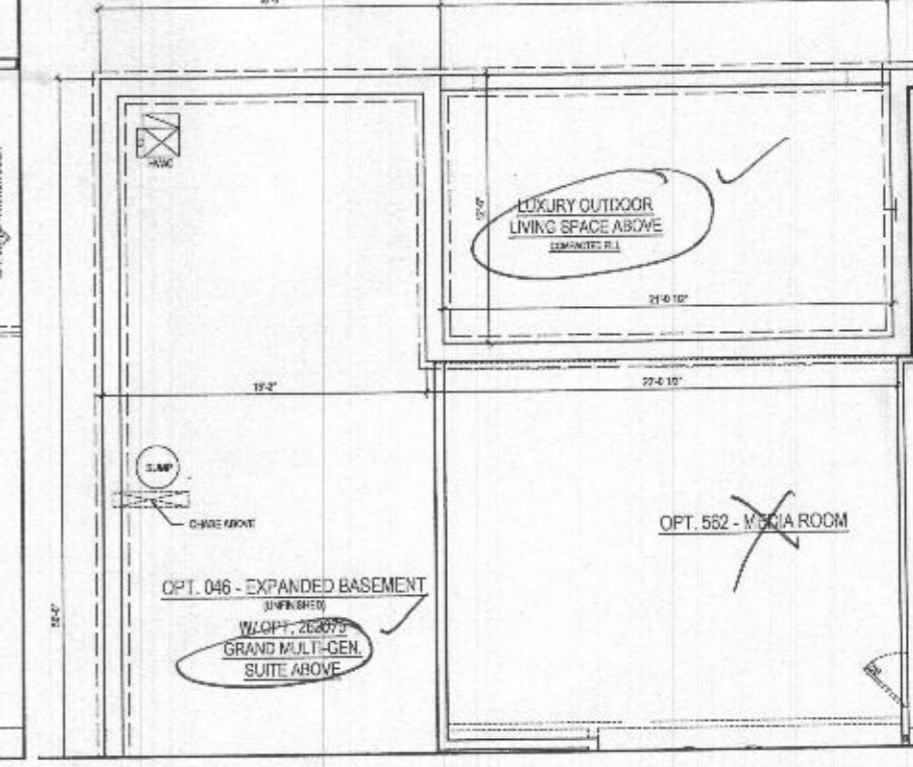
3 PART. SECOND FLOOR PLAN
A-408 SCALE: 1/4"=1'-0"

OPT. 263075 - GRAND MULTI-GEN SUITE ADD.
W/ LUXURY OUTDOOR LIVING SPACE
& BURRED CONCRETE



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

OPT. 263075 - GRAND MULTI-GEN SUITE ADD.
W/ LUXURY OUTDOOR LIVING SPACE
& BURRED CONCRETE



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

OPT. 263075 - GRAND MULTI-GEN SUITE ADD.
W/ LUXURY OUTDOOR LIVING SPACE
& BURRED CONCRETE

lessard
DESIGN

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CONTACT: CHRISTINA LEMLEY
CLEMLEY@tollbrothers.com

PROJECT NAME:

KALORAMA

SHEET TITLE:

GRAND MULTI-GEN SUITE ADD. W/
LUXURY OUTDOOR LIVING SPACE

ISSUE / REVISION

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	11.23.20
2	W/ SET	11.23.20
3	W/ LOW CRACK PERMIT SET	11.23.20
4	W/ LOW CRACK PERMIT SET	11.23.20

PROJECT NO: 171707
DRAWN BY: AC & AN
CHECKED BY: RS & AP
PLOT DATE: Dec. 16, 2020
FILE NAME: 171707_KALORAMA

A-408