

- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 1 1/2" FOR INTERIOR AND 5 1/2" 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 GOVERN OVER SCALE.
- E. ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- F. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- G. ALL WINDOWS SIZE ARE NOTED IN FEET + INCHES AS MEASURED FROM SASH TO SASH
- H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS
- I. ALL DOORS ARE TO BE 6'-8" HIGH UNLESS OTHERWISE NOTED
- J. WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
- K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK

Health
Dept

10601
Reynolds
Court

LOT 14

Kings forest

Grand multi-gen
Suite above

multi gen
Seite oben

UNfinished
Basement

OPT. 263102 ONE CAR GARAGE
OPT. 263019 TWO CAR GARAGE

2 - CAR GARAGE ABOVE
UNEXCAVATED
(RE-INFORCED SLAB ON GRADE)

COV'D PORCH ABOVE
COMPACTED FILL

1 BASEMENT PLAN
A-100 SCALE: 1/4"=1'-0"
TOL 0.19C A-100 0.19C

@ ELEV. 1 - CRAFTSMAN
UNFINISHED BASEMENT

See "Fairview" ELV Pages

shown

Plot By: anaik

HEALTH DEPT

KALORAMA

FLOOR PLANS

ARCHITECT:

lessard
DESIGN

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

SEAL & SIGNATURE

OWNER

TOLL BROTHERS

19775 BELMONT EXECUTIVE PLAZA
SUITE 250
ASHBURN, VA 20147
P: 571.291.8068
F: 703.327.1736
CONTACT: CHRISTINA LEMLEY
CLEMLEY@tollbrothers.com

PROJECT NAME:

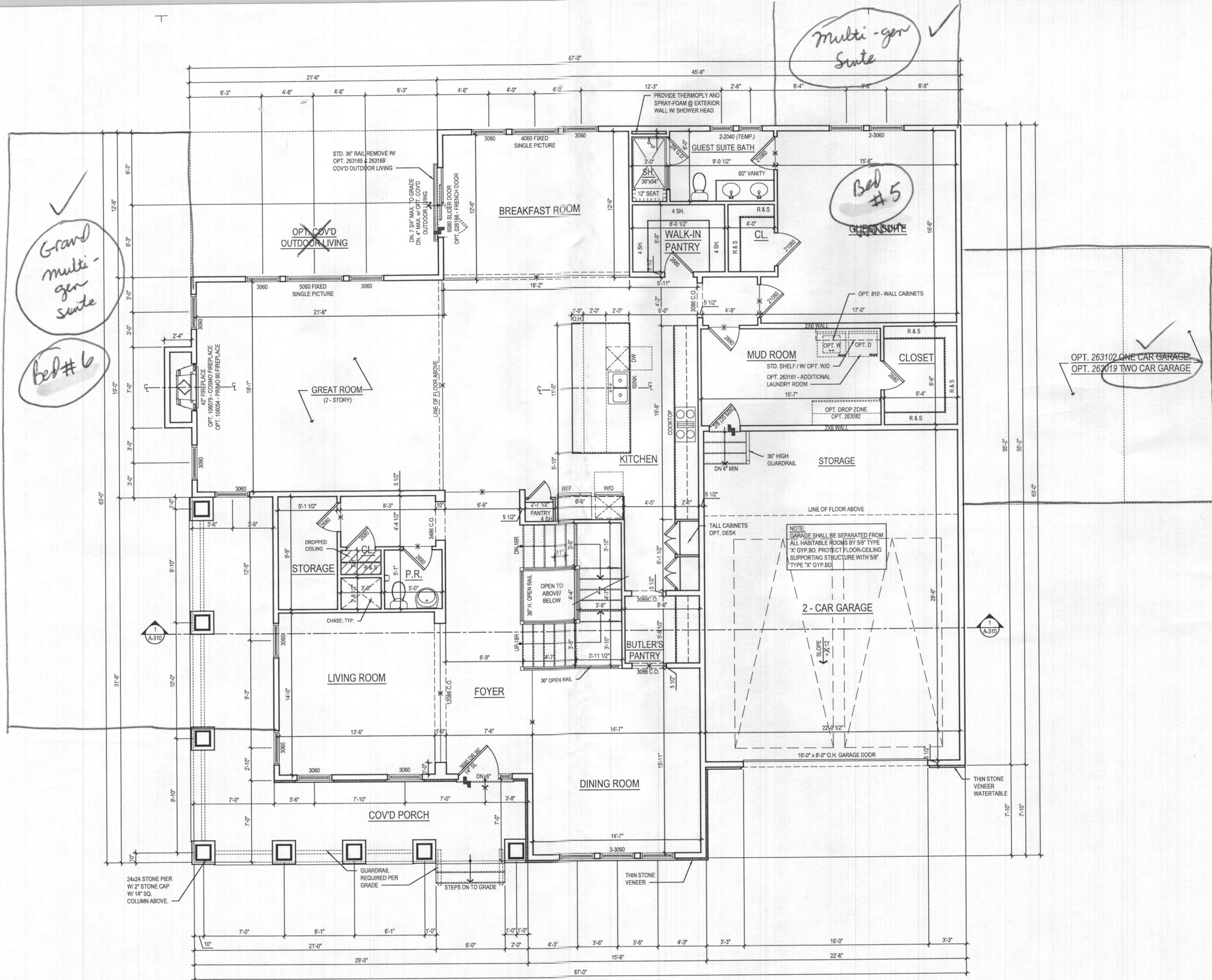
ISSUE / REVISION		
NO.	DESCRIPTION	DATE
	DESIGN DEVELOPMENT	03.23.2
	BID SET	09.30.2
	WILLOW CREEK PERMIT SET	12.22.2
	LENAH MILL PERMIT SET	12.22.2

PROJECT No:	TOL01
DRAWN BY:	AC & A
CHECKED BY:	RN & A
PLOT DATE:	Dec. 17, 20
FILE NAME:	TOL01c A100.d

A-100

GENERAL PLAN NOTES

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1 FIRST FLOOR PLAN
A-110 SCALE: 1/4"=1'-0"
TOL019C-A110.DWG

@ ELEV. 1 - CRAFTSMAN
2,766.3 SQ. FT.

See "Fairview" elev pages



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CONTACT: CHRISTINA LEMLEY
CLEMLEY@tollbrothers.com

KALORAMA

FLOOR PLANS

PROJECT NAME:

SHEET TITLE:

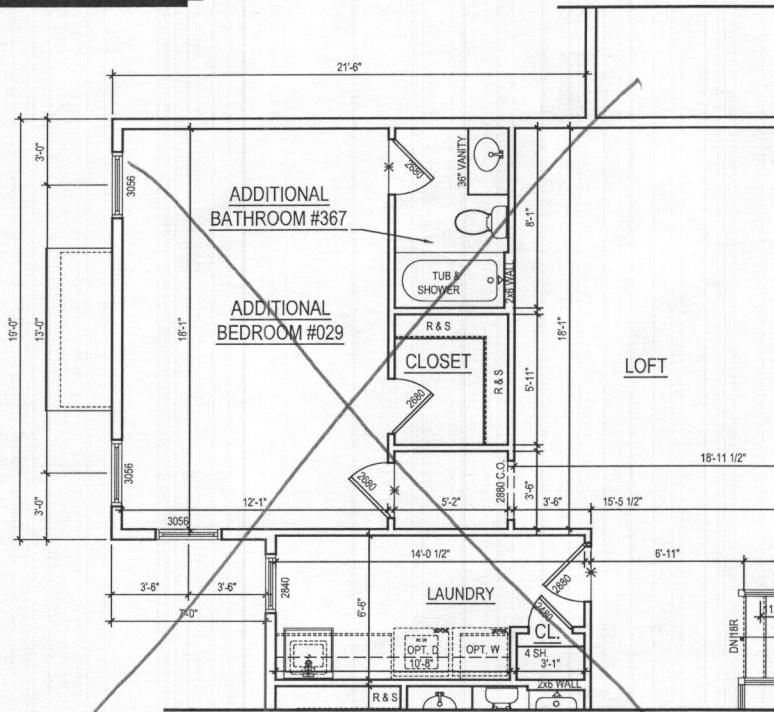
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.23.20
2	BID SET	09.30.20
3	WILLOW CREEK PERMIT SET	12.22.20
4	LENAH MILL PERMIT SET	12.22.20

PROJECT NO: TOL019C
DRAWN BY: AC & AN
CHECKED BY: RN & AP
PLOT DATE: Dec. 16, 2020
FILE NAME: TOL019C-A110.dwg

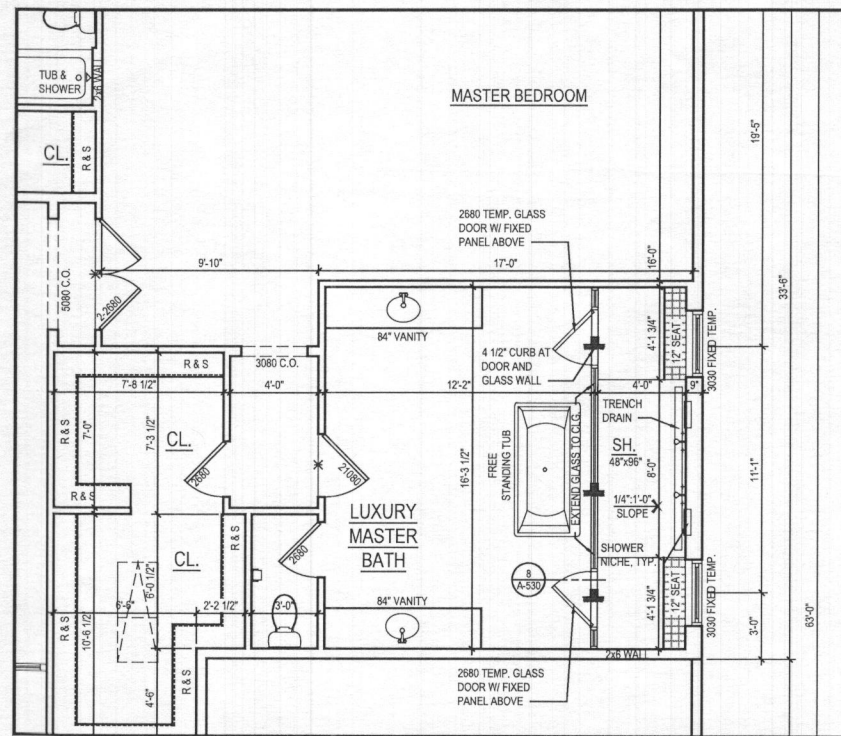
A-110

GENERAL PLAN NOTES

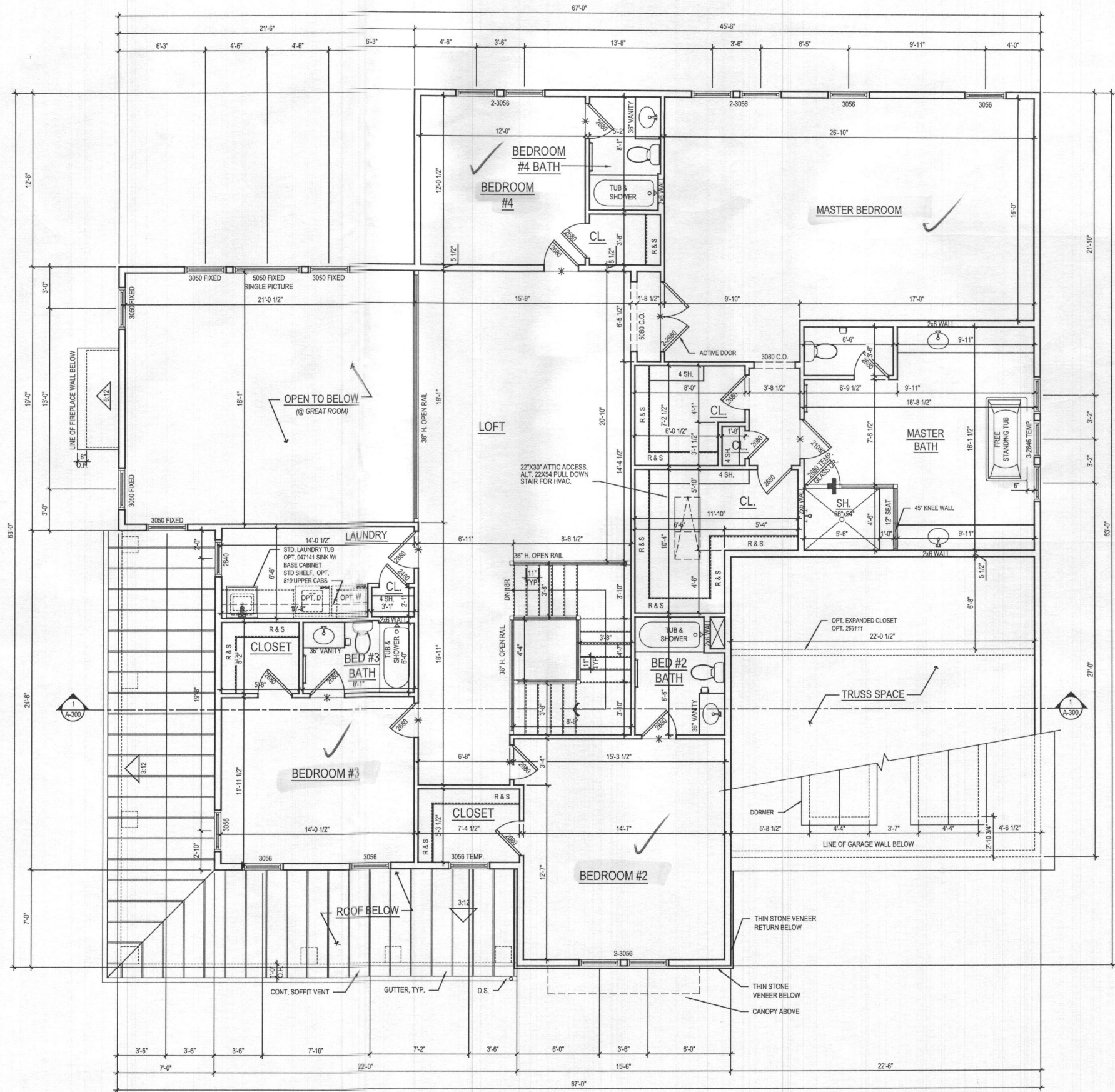
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3 PART. 2ND FLOOR PLAN w/ OPT. ADDITIONAL BEDROOM #029
A-120 SCALE: 1/4"=1'-0"
TOL019C_A120.DWG



2 PART. SECOND FLOOR PLAN w/ OPT. 055 - LUXURY MASTER BATH
A-120 SCALE: 1/4"=1'-0"
TOL019C_A120.DWG

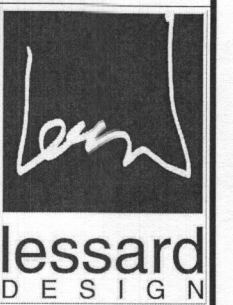


1 SECOND FLOOR PLAN
A-120 SCALE: 1/4"=1'-0"
TOL019C_A120.DWG

@ ELEV. 1 - CRAFTSMAN
2,408.8 SQ. FT.

See "Furniture" elev pages

ARCHITECT:



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KALORAMA

FLOOR PLANS

PROJECT NAME:

SHEET TITLE:

ISSUE / REVISION		
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.23.20
2	BID SET	09.30.20
3	WILLOW CREEK PERMIT SET	12.22.20
4	LENAH MILL PERMIT SET	12.22.20

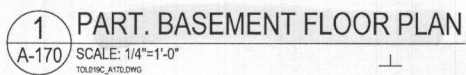
PROJECT No: TOL019C
DRAWN BY: AC & AN
CHECKED BY: RN & AP
PLOT DATE: Dec. 16, 2020
FILE NAME: TOL019C_A120.dwg

A-120

- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
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- K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK



@ ELEV. 5 - FAIRVIEW
2,781.3 SQ. FT.



@ ELEV. 5 - FAIRVIEW

ARCHITECT:

lessard
DESIGN

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KALORAMA

FLOOR PLANS

PROJECT NAME:

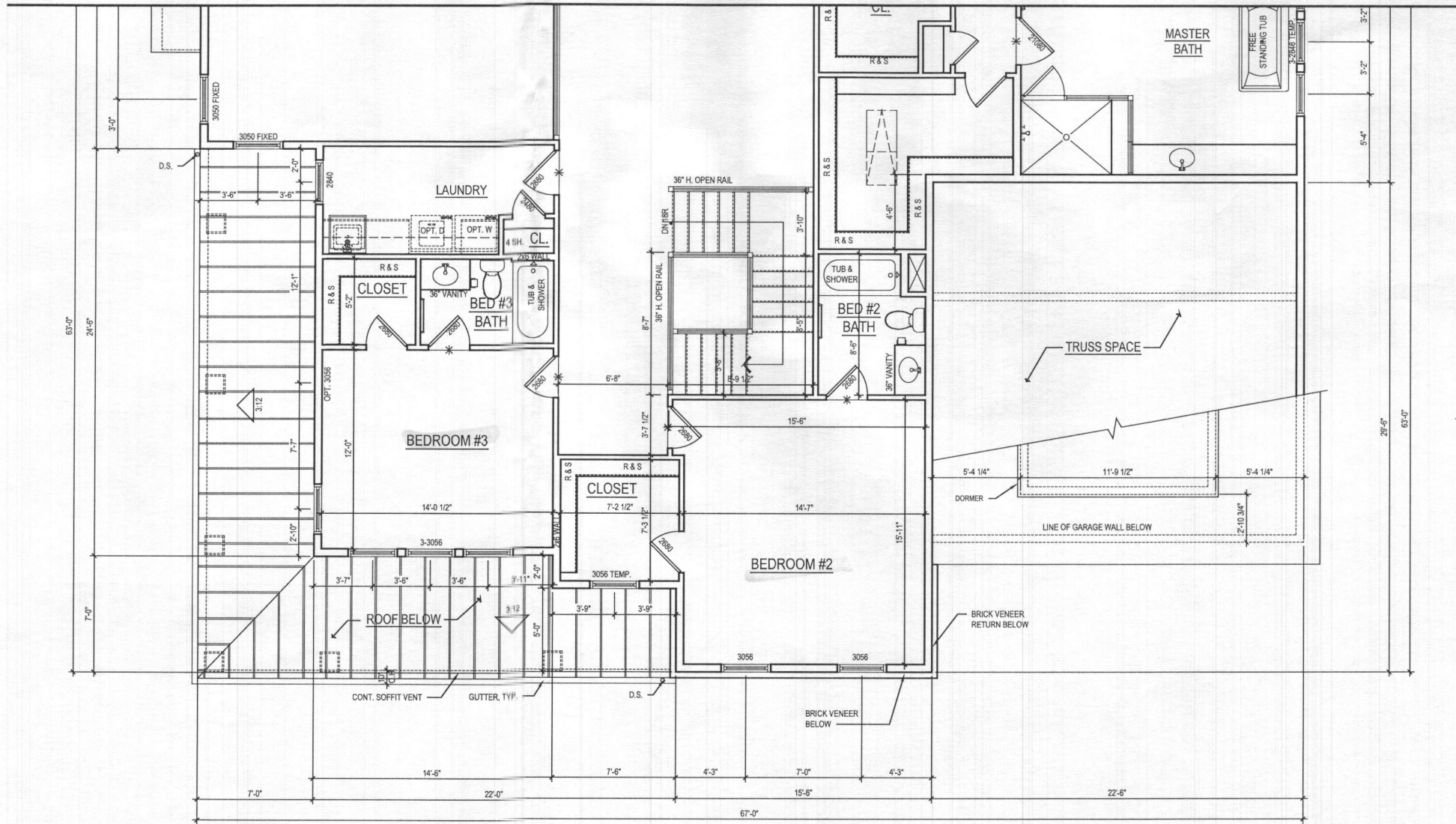
ISSUE / REVISION		
NO.	DESCRIPTION	DATE
	DESIGN DEVELOPMENT	03.23.20
	BID SET	09.30.20
	WILLOW CREEK PERMIT SET	12.22.20
	LENAH MILL PERMIT SET	12.22.20

PROJECT No:	TOL019c
DRAWN BY:	AC & AN
CHECKED BY:	RN & AP
PLOT DATE:	Dec. 16, 2020
FILE NAME:	TOL019c_A170.dwg

A-170

GENERAL PLAN NOTES

- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
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1 PART. SECOND FLOOR PLAN
A-171 SCALE: 1/4"=1'-0"
TOL019C_A171.DWG

@ ELEV. 5 - FAIRVIEW
2,423.8 SQ. FT.

ARCHITECT:



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CONTACT: CHRISTINA LEMLEY
CLEMLEY@tollbrothers.com

PROJECT NAME:
KALORAMA

SHEET TITLE:

FLOOR PLANS

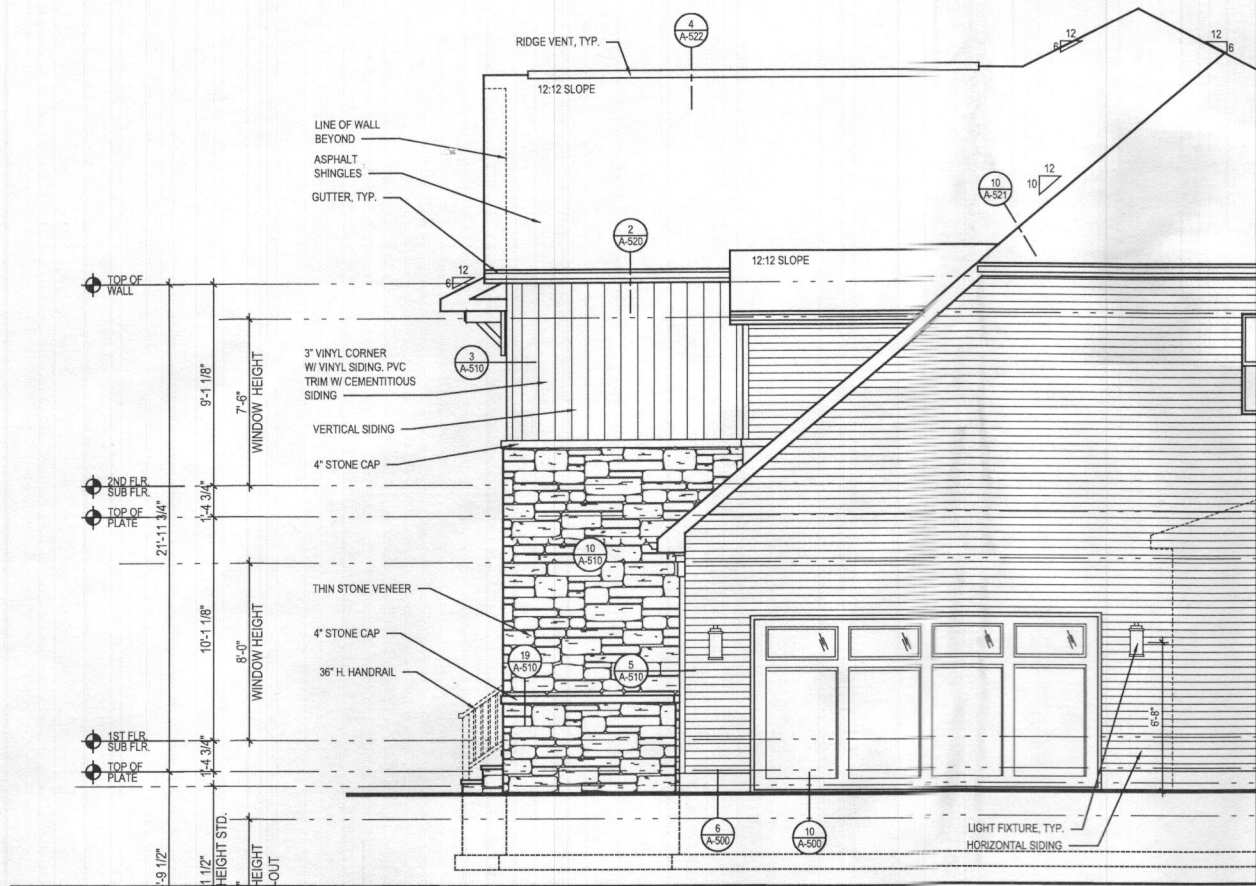
ISSUE / REVISION		
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.23.20
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3	WILLOW CREEK PERMIT SET	12.22.20
4	LENAH MILL PERMIT SET	12.22.20

PROJECT NO: TOL019C
DRAWN BY: AC & AN
CHECKED BY: RN & AS
PLOT DATE: Dec. 16, 2020
FILE NAME: TOL019C_A171.dwg

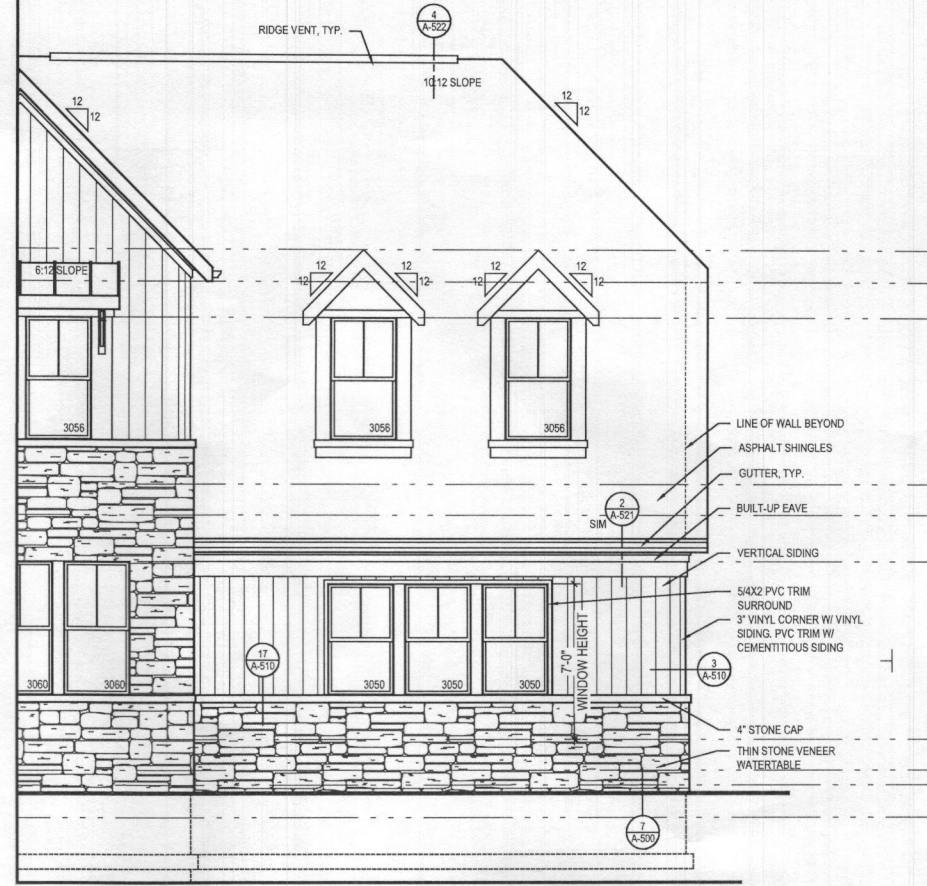
A-171

GENERAL PLAN NOTES

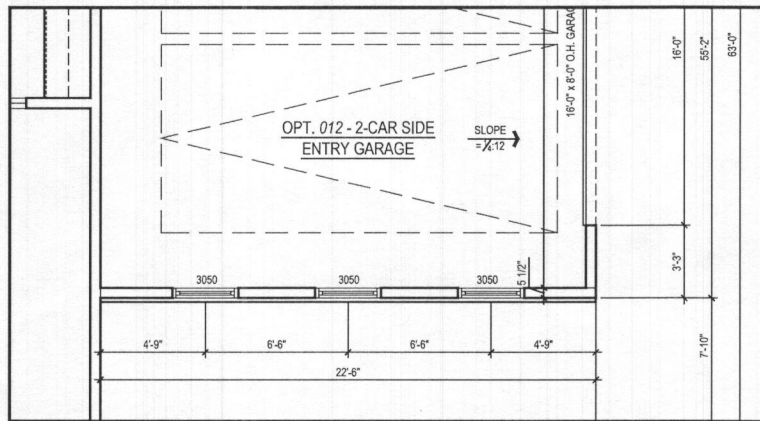
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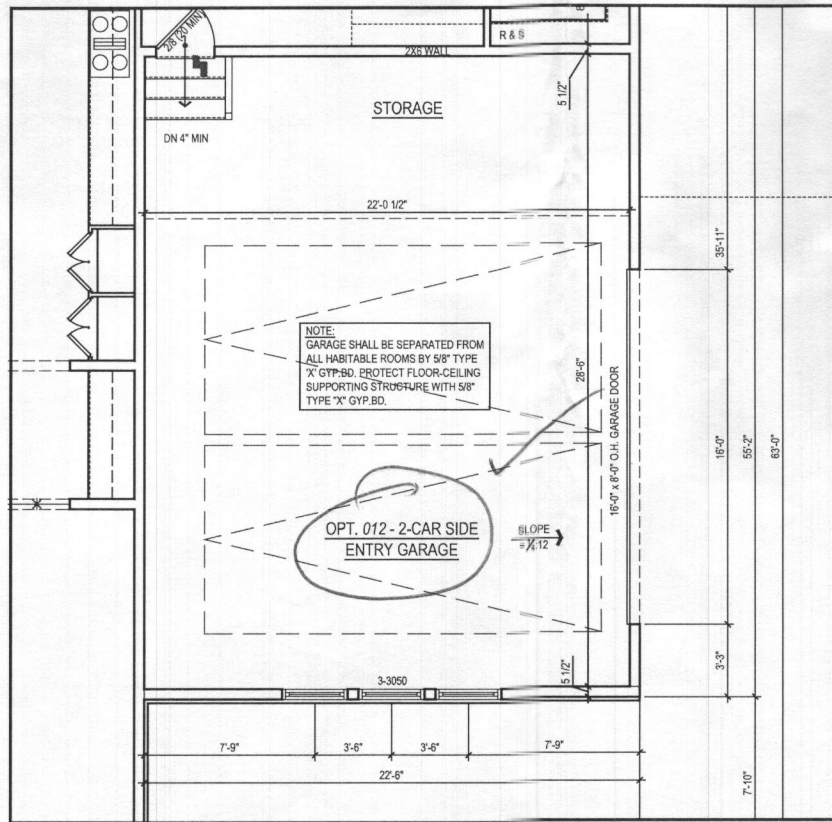
4 PART. RIGHT SIDE ELEVATION w/ OPT. 012 - TWO CAR SIDE ENTRY GARAGE
A-400 SCALE: 1/4"=1'-0" CRAFTSMAN



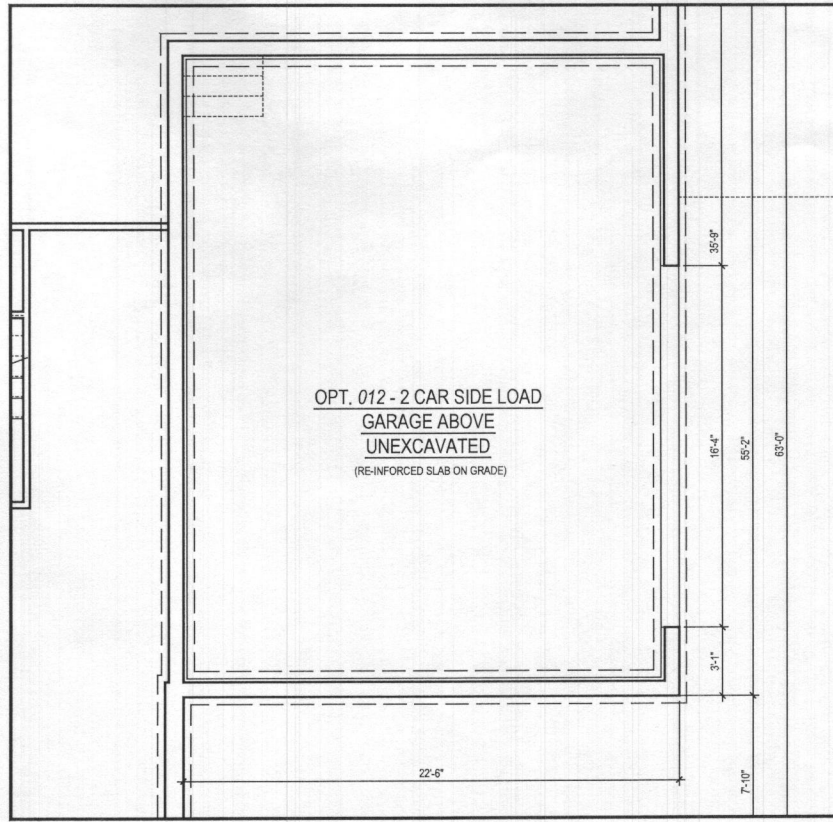
3 PART. FRONT ELEVATION w/ OPT. 012 - TWO CAR SIDE ENTRY GARAGE
A-400 SCALE: 1/4"=1'-0" CRAFTSMAN



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



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" @ ALL ELEV.

ARCHITECT:



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ASHBURN, VA 20147
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KALORAMA

PROJECT NAME:

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.23.20
2	BID SET	09.30.20
3	WILLOW CREEK PERMIT SET	12.22.20
4	LENAH MILL PERMIT SET	12.22.20

PROJECT No: TOL019c_A400.dwg
DRAWN BY: AC & AN
CHECKED BY: RN & AP
PLOT DATE: Dec. 16, 2020
FILE NAME: TOL019c_A400.dwg

A-400

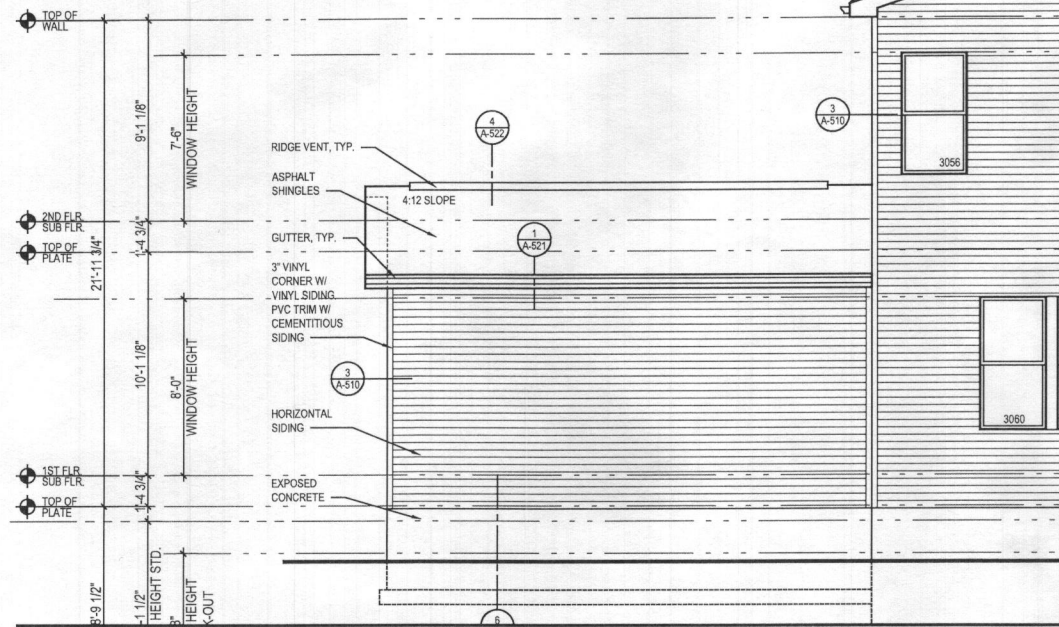
GENERAL PLAN NOTES

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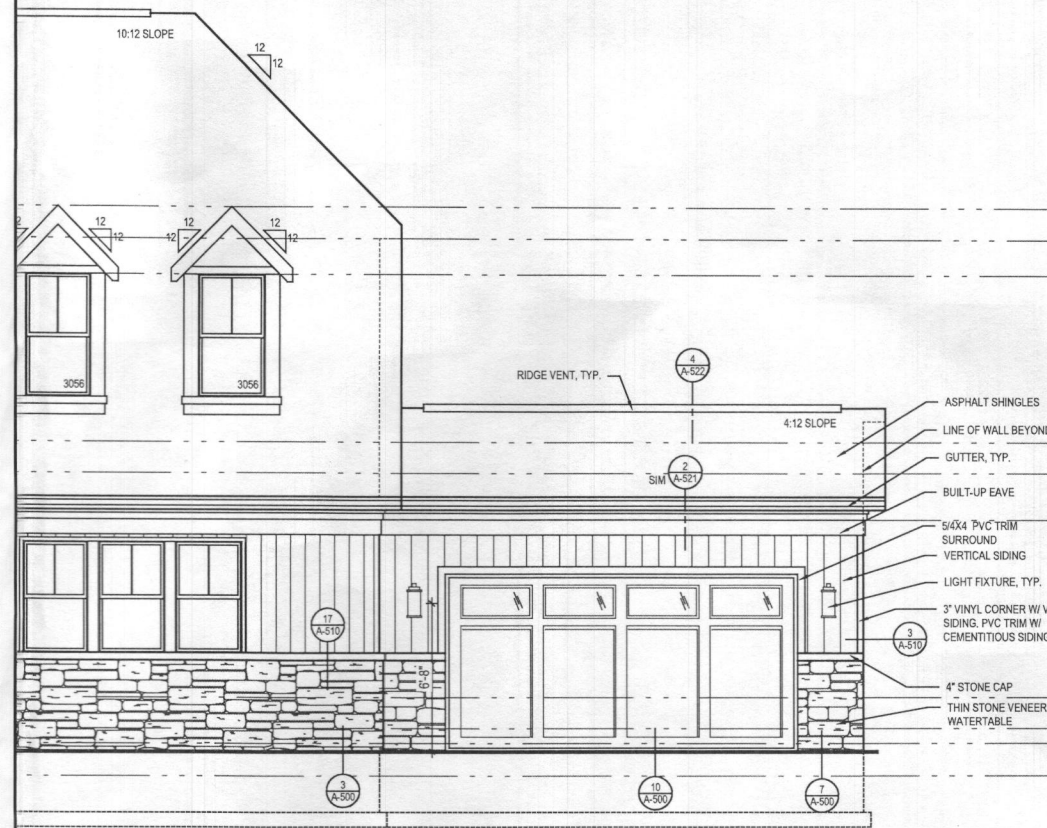
ROOF VENTILATION
CALCULATIONS - ADDITIONAL
TWO CAR GARAGE

ROOF AREA	=	484.00 SQ. FT.
/ 300	=	1.61 SQ. FT.
x 12 x 12	=	232.32 SQ. IN.
SOFFIT VENT - REQUIRED (INTAKE @ 9 SQ. IN. / FT.)	=	25.81 FT.
SOFFIT VENT - PROVIDED	=	46.00 FT.

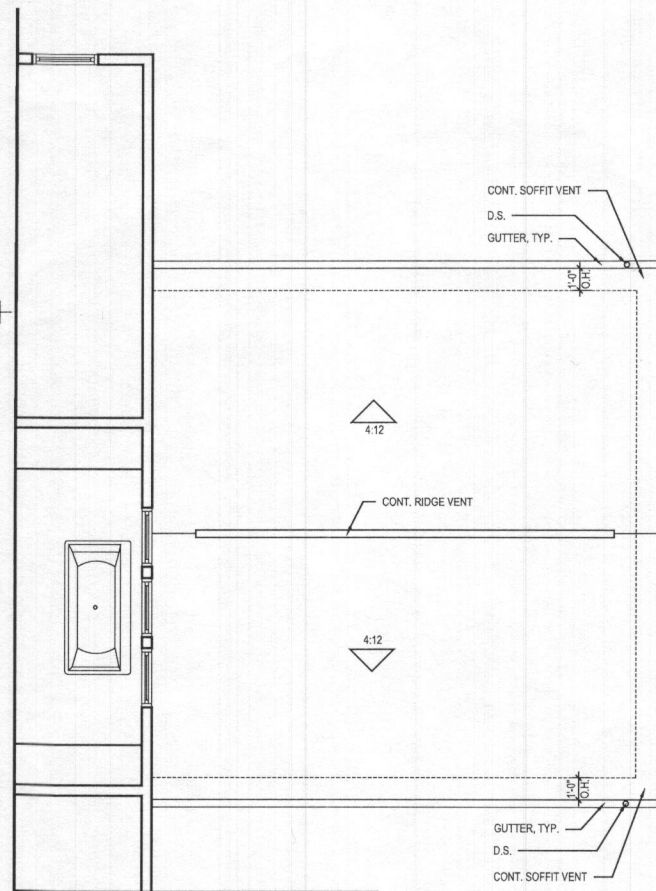
REFER TO A-401 FOR
SIDE ELEVATION.
SAME AS ONE CAR
GARAGE



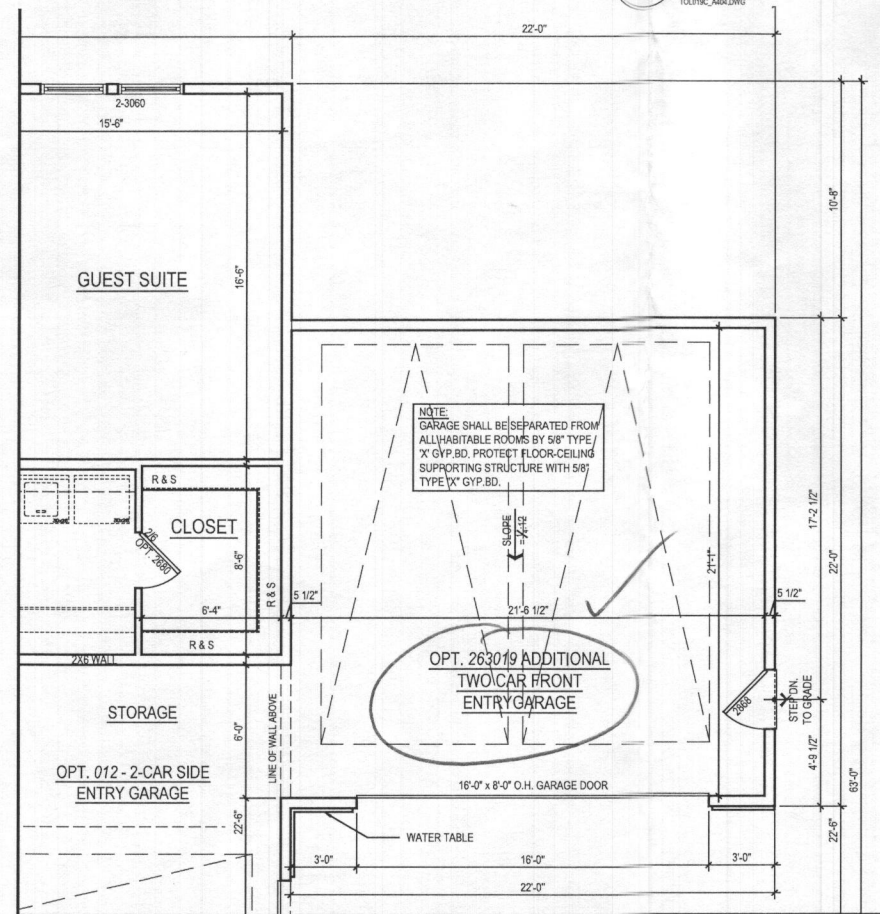
5 PART. REAR ELEVATION w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE
A-404 SCALE: 1/4"=1'-0" TOL1919C_A404.DWG CRAFTSMAN



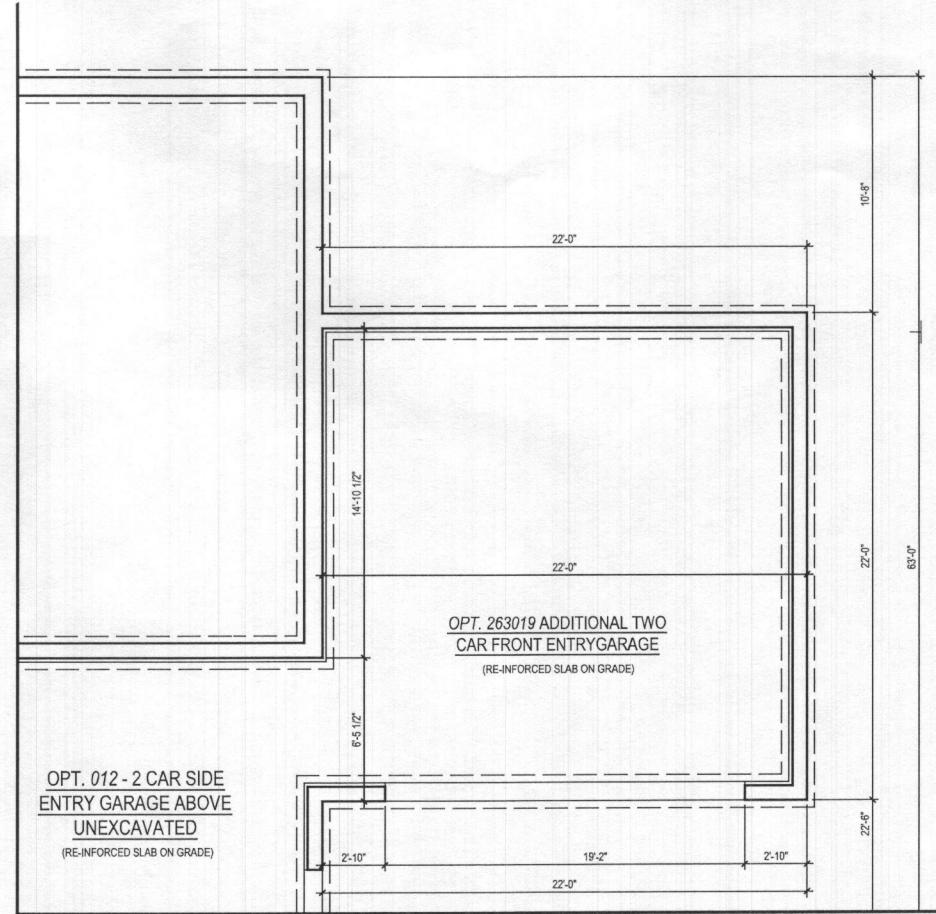
4 PART. FRONT ELEVATION w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE
A-404 SCALE: 1/4"=1'-0" TOL1919C_A404.DWG CRAFTSMAN



3 P. SECOND FLOOR w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE
A-404 SCALE: 1/4"=1'-0" TOL1919C_A404.DWG



2 PART. FIRST FLOOR PLAN w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE
A-404 SCALE: 1/4"=1'-0" TOL1919C_A404.DWG



1 PART. BASEMENT FLOOR PLAN w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE
A-404 SCALE: 1/4"=1'-0" TOL1919C_A404.DWG

ARCHITECT:

lessard
DESIGN

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CLEMLEY@tollbrothers.com

KALORAMA

PROJECT NAME:

SHEET TITLE:
**#263019 - ADDITIONAL TWO CAR
FRONT ENTRY GARAGE**

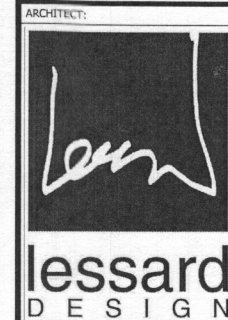
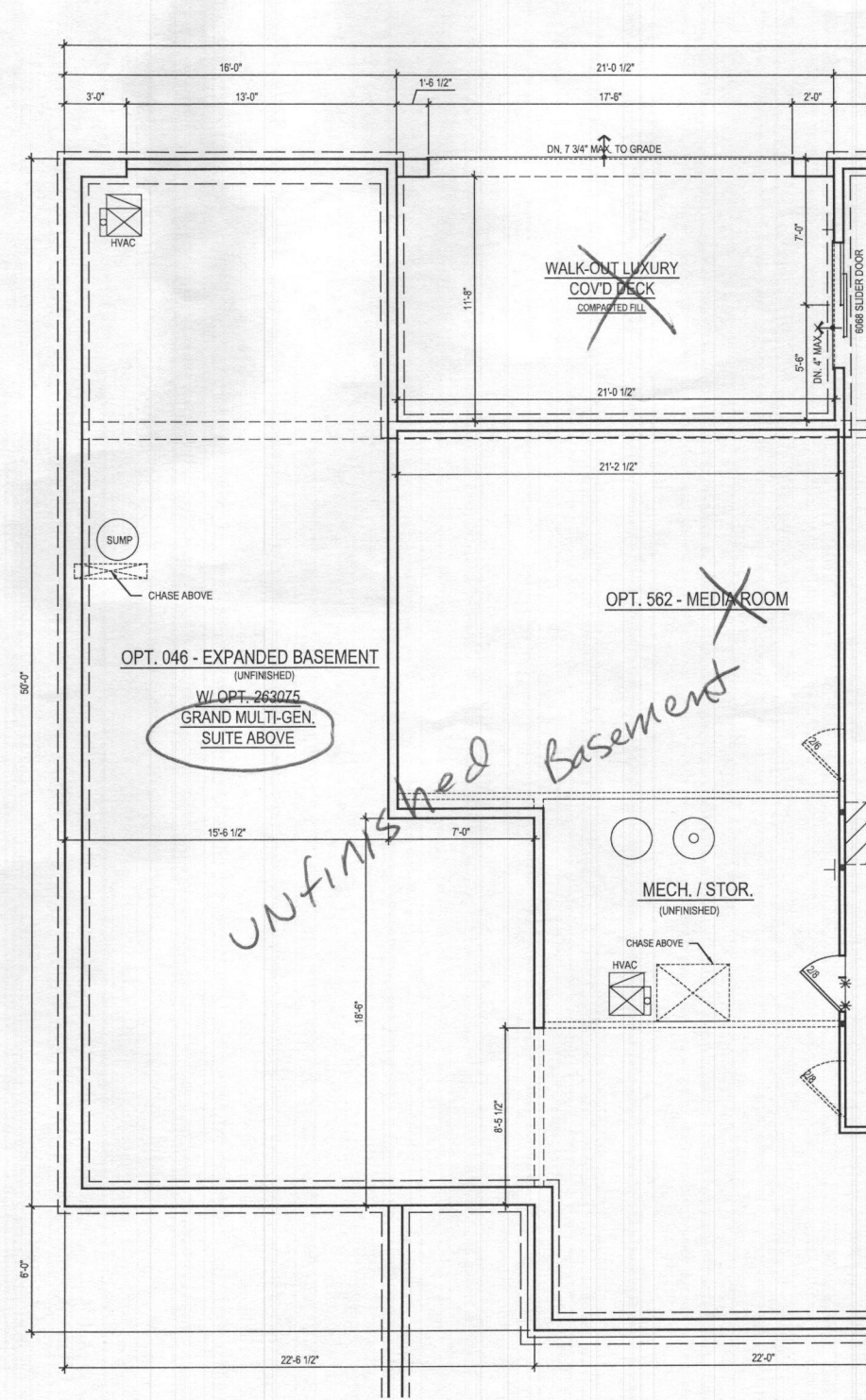
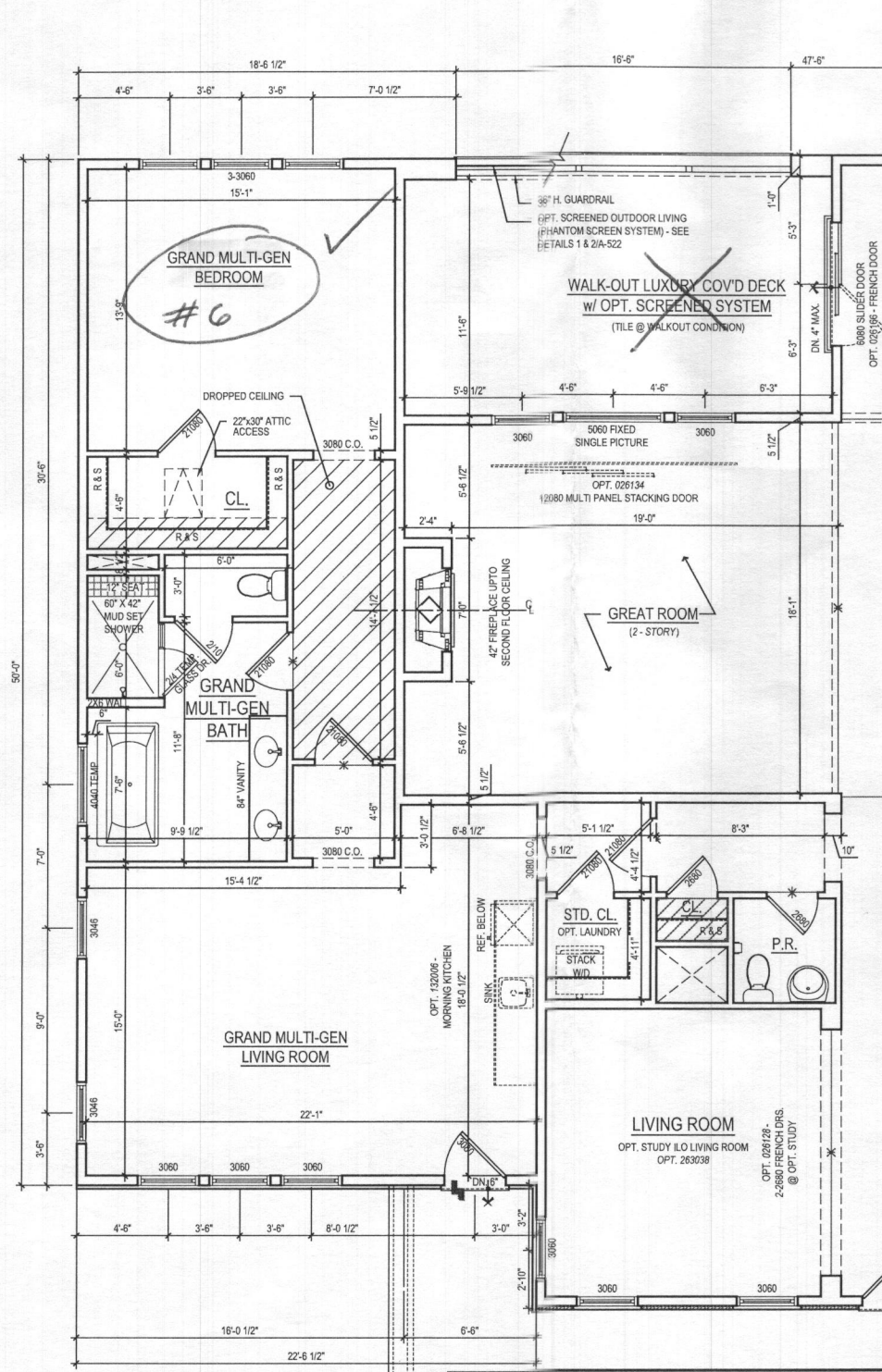
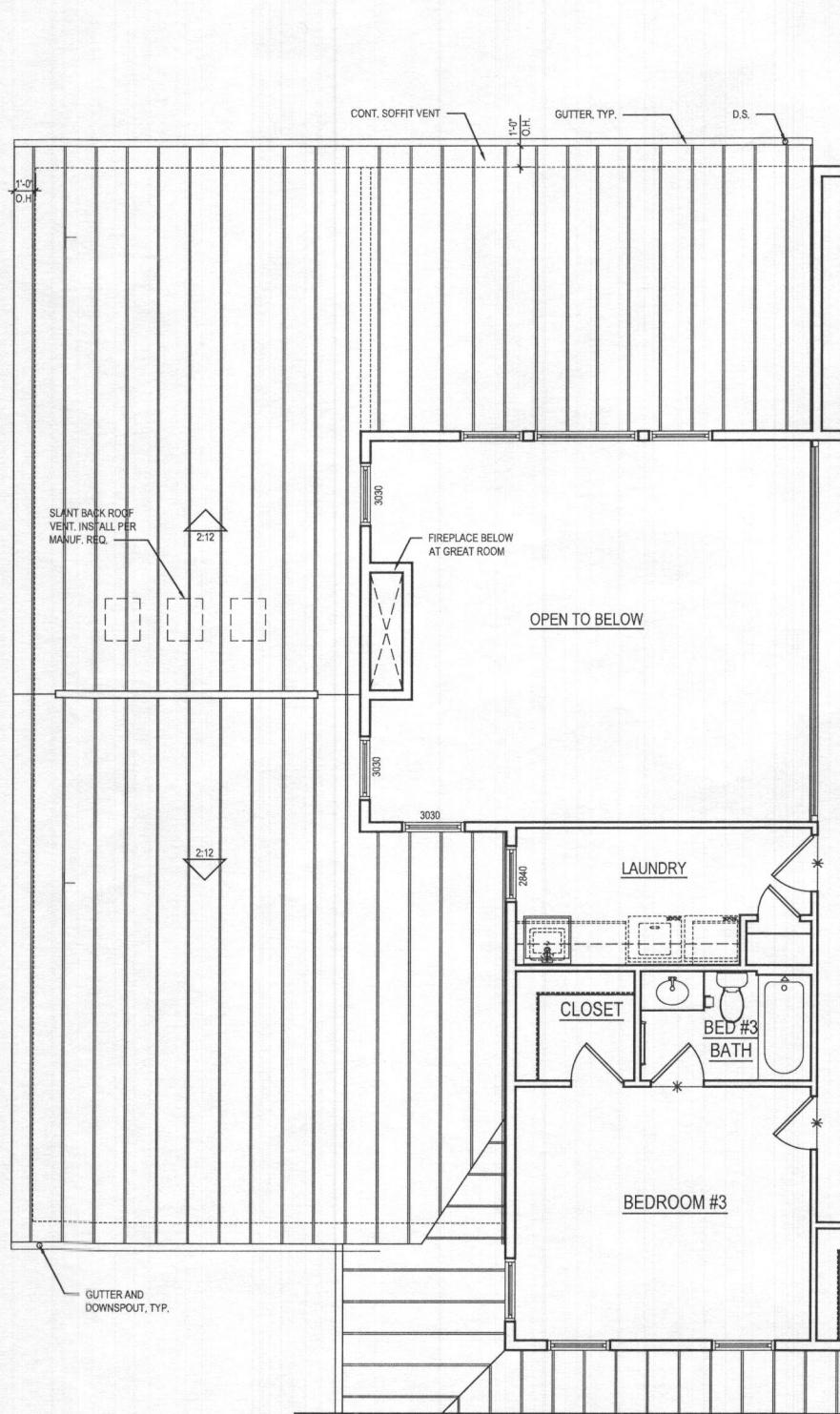
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.23.20
2	BID SET	09.30.20
3	WILLOW CREEK PERMIT SET	12.22.20
4	LENAH MILL PERMIT SET	12.22.20

PROJECT NO: TOL1919C
DRAWN BY: AC & AN
CHECKED BY: RN & AP
PLOT DATE: Dec. 16, 2020
FILE NAME: TOL1919C_A404.DWG

A-404

GENERAL PLAN NOTES

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KALORAMA

PROJECT NAME:

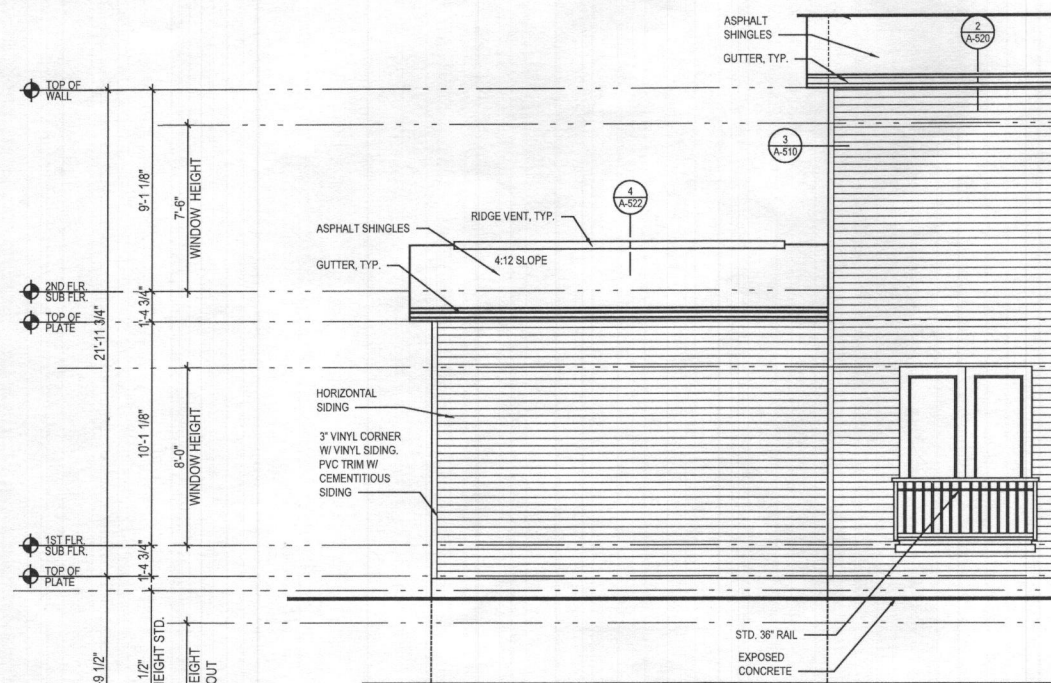
NO.	DESCRIPTION	DATE
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4	LENAH MILL PERMIT SET	12.22.20

PROJECT No: TOL019C
DRAWN BY: AC & AN
CHECKED BY: RN & AP
PLOT DATE: Dec. 16, 2020
FILE NAME: TOL019C_A409.dwg

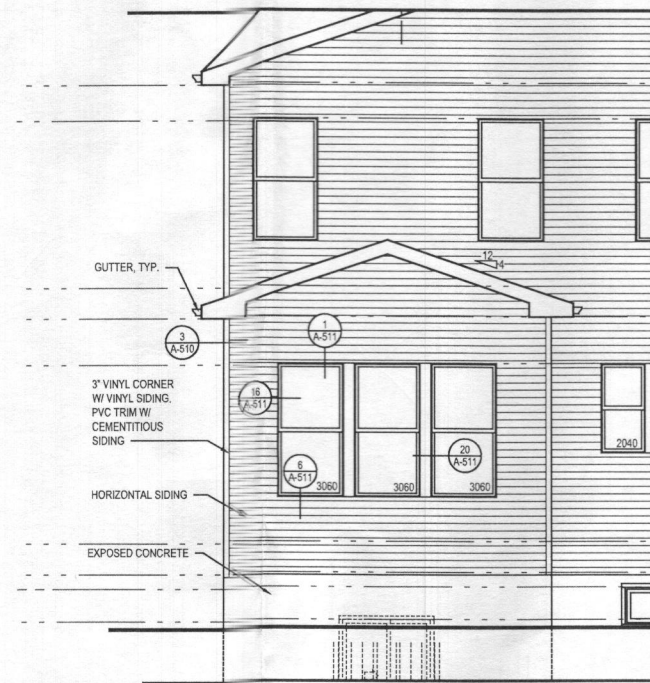
A-409

- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" 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 GOVERN OVER SCALE.
- E. ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- F. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- G. ALL WINDOWS SIZE WITH NOTED IN FEET + INCHES AS MEASURED FROM SASH TO SASH
- H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS
- I. ALL DOORS ARE TO BE 6'-8" HIGH UNLESS OTHERWISE NOTED
- J. WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
- K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK

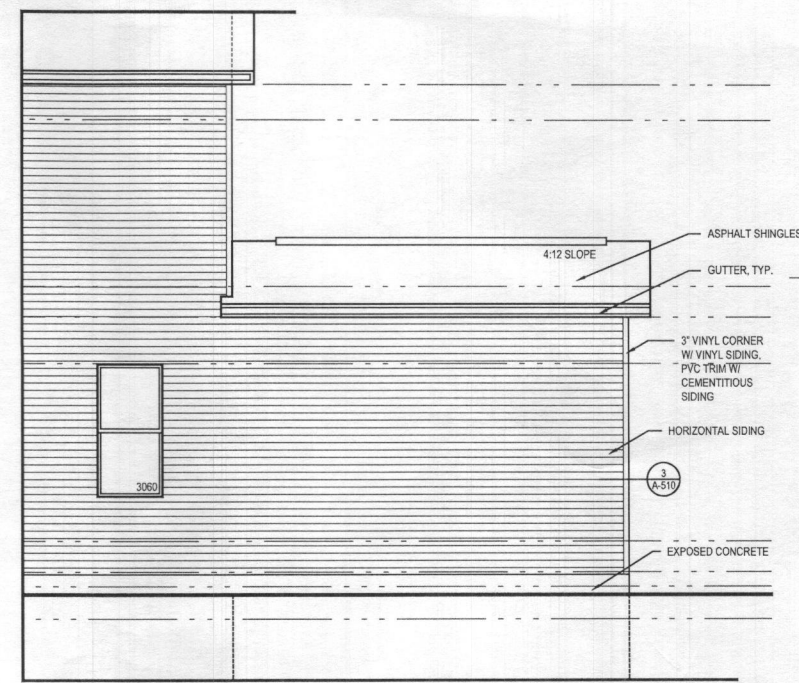
ROOF AREA	=	270.00 SQ. FT.
/ 300	=	0.90 SQ. FT.
x 12 x 12	=	129.60 SQ. IN.
50% (INTAKE)	=	64.80 SQ. IN.
SOFFIT VENT - REQUIRED (INTAKE @ 9 SQ. IN. / FT.)	=	7.20FT.
SOFFIT VENT - PROVIDED	=	38.00FT.
50% (OUTTAKE)	=	64.80 SQ. IN.
RIDGE VENT - REQUIRED (OUTTAKE @ 14.1 SQ. IN./ FT.)	=	4.60FT.
RIDGE VENT - PROVIDED	=	15.00FT.



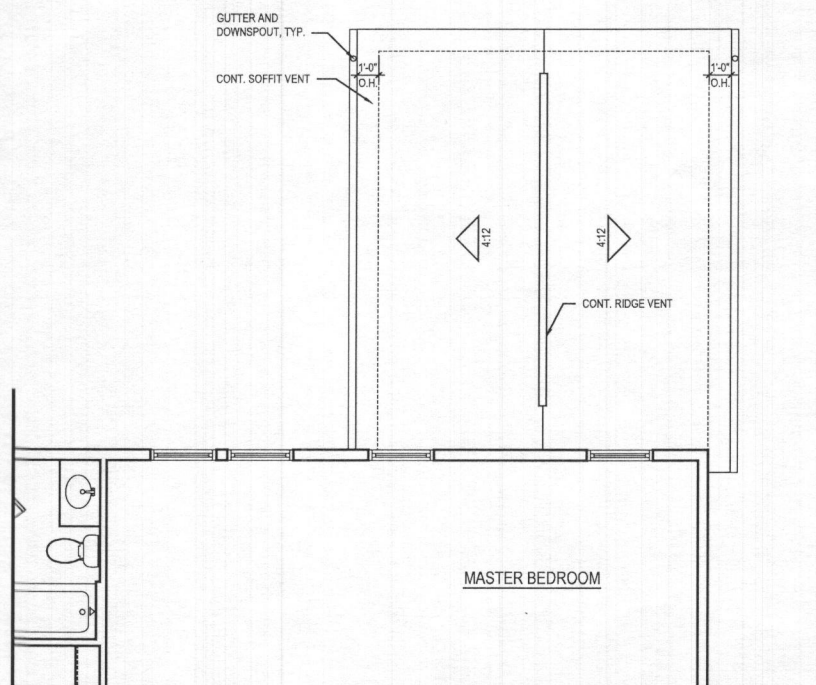
6 PART. LEFT SIDE ELEV. w/ OPT. 263073 - MULTI-GEN SUITE ADDITIONAL
A-406 SCALE: 1/4"=1'-0"
TOL019C A406.DWG



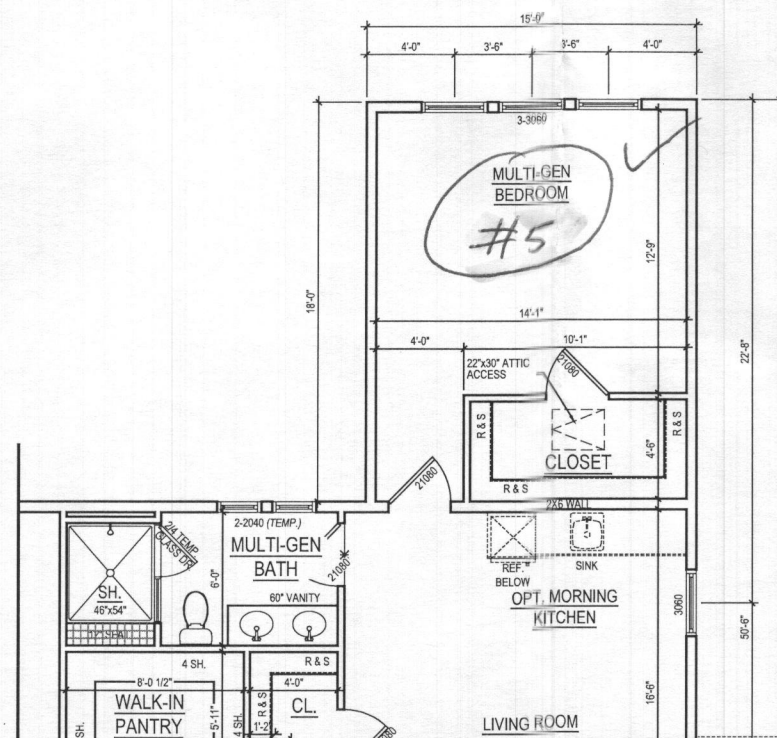
5 PART. REAR ELEVATION w/ OPT. 263073 - MULTI-GEN SUITE ADDITIONAL
A-406 SCALE: 1/4"=1'-0"
TOL019C_A406.DWG



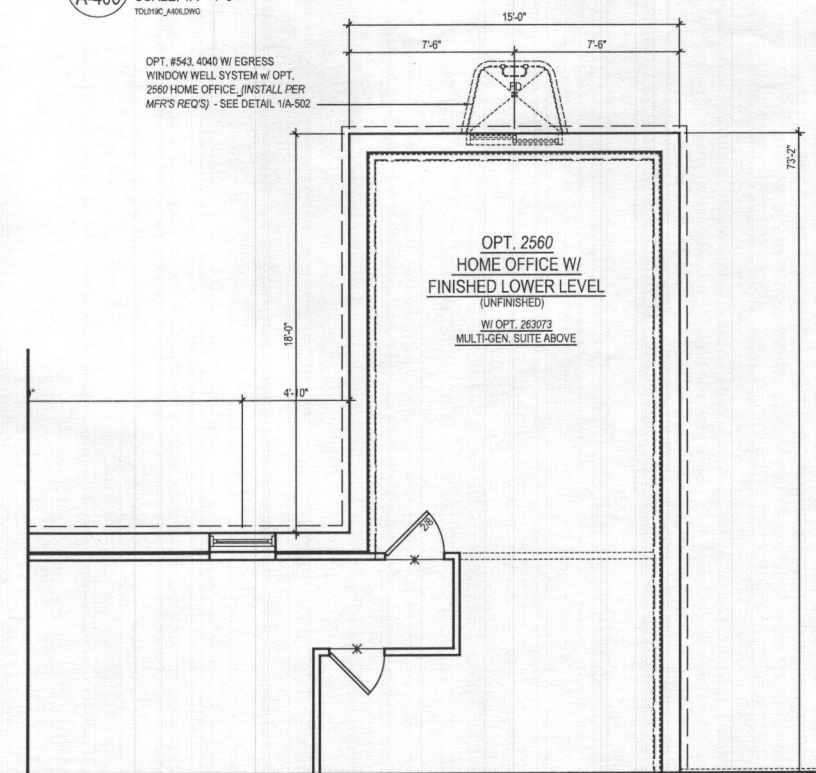
4 PART. RIGHT SIDE ELEV. w/ OPT. 263073 - MULTI-GEN SUITE ADDITIONAL
A-406 SCALE: 1/4"=1'-0"
TOL019C_A406.DWG



3 PART. 2ND FLOOR PLAN w/ OPT. 263073 - MULTI-GEN SUITE ADDITIONAL
A-406 SCALE: 1/4"=1'-0"
TOL019C_A406.DWG



2 PART. 1ST FLOOR PLAN w/ OPT. 263073 - MULTI-GEN SUITE ADDITIONAL
A-406 SCALE: 1/4"=1'-0" 270 SQ. FT.
TCL/SHC/AAO/DWG

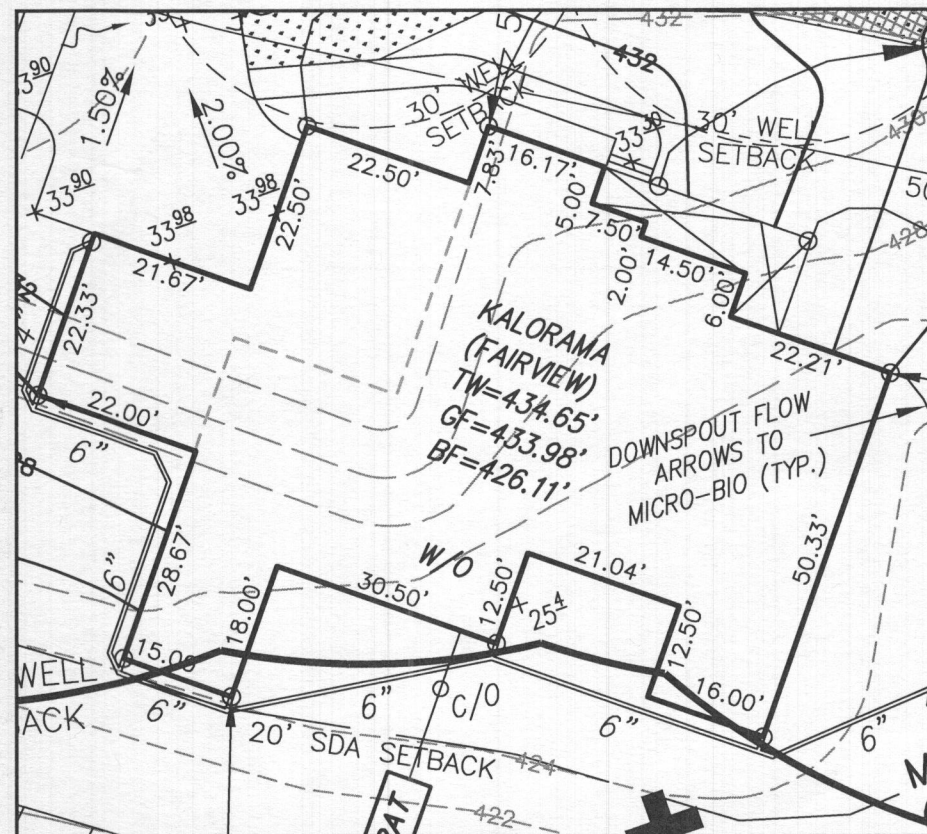


1 PART. BASEMENT FLOOR PLAN w/ OPT. 263073 - MULTI-GEN SUITE ADDITIONAL
A-406 SCALE: 1/4"=1'-0"
TOL191C_A406.DWG

LEGEND:

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

NOTE:
TOTAL LIMITS OF DISTURBANCE (LOD) = 32,379 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.

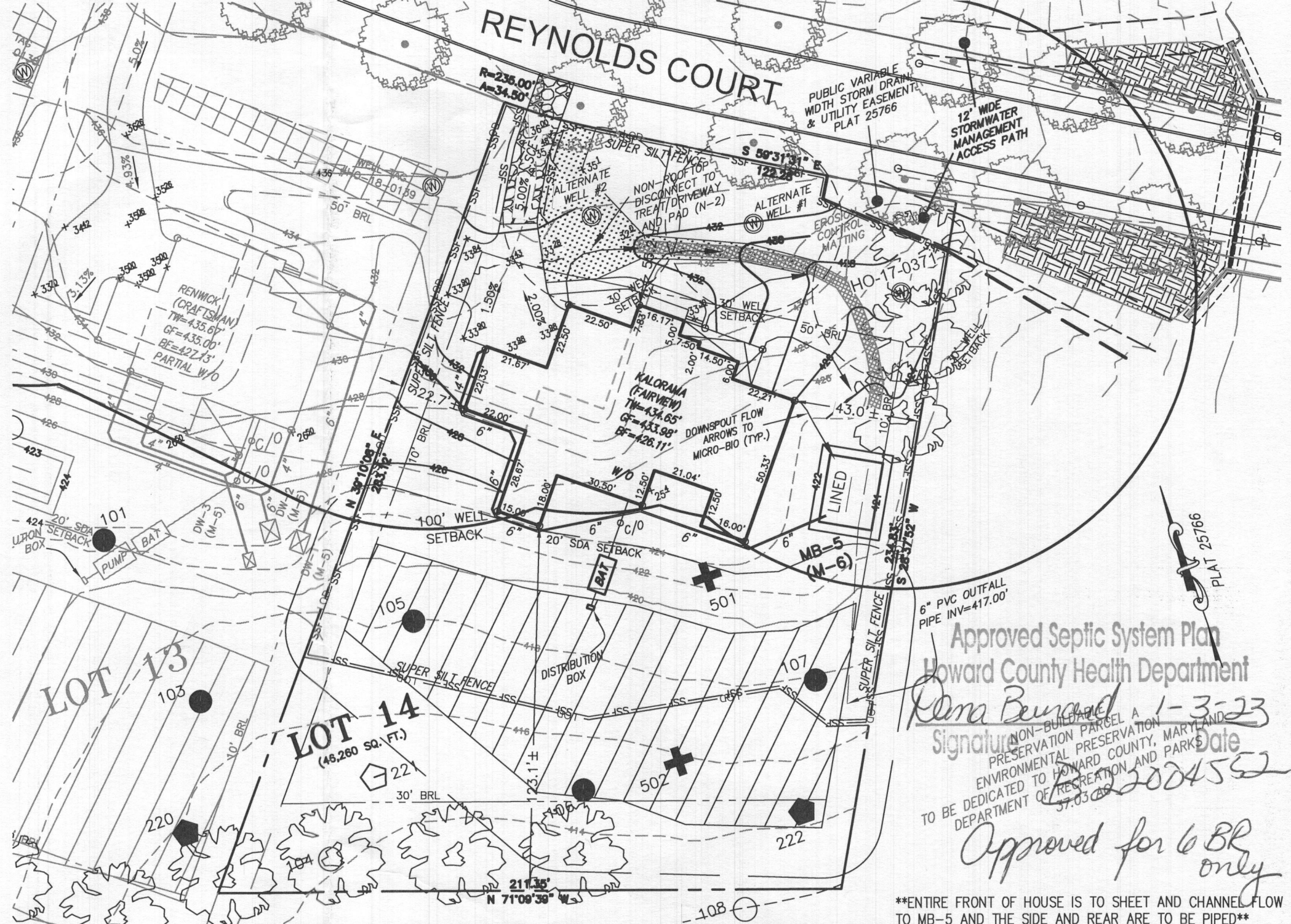
HOUSE TYPE: KALORAMA (FAIRVIEW)

TWO CAR SIDE ENTRY GARAGE
WALK-OUT BASEMENT
ADDITIONAL TWO CAR FRONT ENTRY GARAGE
MULTI GEN SUITE ADDITION
GRAND MULTI GEN SUITE ADDITION
EXPANDED CLOSET
ALTERNATE KITCHEN ISLAND DESIGN
DOUBLE WIDE DRIVEWAY TAIL (MODIFIED)

OPTION No. 012
OPTION No. 017
OPTION No. 263019
OPTION No. 263073
OPTION No. 263075
OPTION No. 263111
OPTION No. 263149
OPTION No. 851

WELL NUMBER: HO-17-0371

ADDRESS: 10601 REYNOLDS COURT
ELLICOTT CITY, MD 21042



Approved Septic System Plan
Howard County Health Department
Signature: *Rona Beard* 1-3-23
Date: 12/20/2024
Approved for 6 BR only

**ENTIRE FRONT OF HOUSE IS TO SHEET AND CHANNEL FLOW
TO MB-5 AND THE SIDE AND REAR ARE TO BE PIPED**



PLOT PLAN
LOT 14
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25766
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: 12/07/2022

SCALE: 1" = 40'

FILE: PP LOT 14 - KALORAMA FAIR.

CHK'D: M.J.B.

JOB NO: 3502

DRAWN: R.C.K.