

RECEIVED

PERMIT NUMBER: B23000909

DATE ACCEPTED:

MAR 14 2023



## RESIDENTIAL BUILDING PERMIT APPLICATION

LICENSES &amp; 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: 10629 Reynolds Court		Unit:
City: Ellicott City	State: MD	Zip Code: 21042
Subdivision/Village/Complex Name: Kings Forest		SDP/WP/BA #:
Lot: 8	Tax Map:	Parcel:
Grading Permit #:		

## DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant Lot	Proposed Use: SFD	Estimated Cost: \$ 300,000
Trade Work to Be Completed (Separate Permits Required): <input type="checkbox"/> Mechanical (HVACR) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> None		
New 2 story "Kalorama" modern farmhouse EU, with 2 car side load garage, 2 car side attached garage, Grand multi-gen suite, multi-gen suite, luxury covered Deck, Prep Kitchen, Expanded Closet and unfinished lower level		

## PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Toll Mid Atlantic Lp. Co. Inc. Contact: Summer Riley		Primary Residence: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Owner's Street Address: 250 Gibraltar Road		
City: Horsham	State: PA	Zip Code: 19044
Phone: (410) 872-9105	Email: sriley1@tollbrothers.com	

## APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Decatur Building Services		Contact Name: Jim Kerwin
Street Address: PO Box 552		
City: Woodbine	State: MD	Zip Code: 21797
Phone: (410) 309-7792	Email: jim@decaturbuildingservices.com	

## CONTRACTOR INFORMATION REQUIRED

Business Name: Toll Brothers		Contact Name: Summer Riley
Licensee's Name: Toll Mid Atlantic Lp. Co. Inc.		License #: 8220
Street Address: 6731 Columbia Gateway Drive, Suite 120		
City: Columbia	State: MD	Zip Code: 21046
Phone: (410) 872-9105	Email: sriley1@tollbrothers.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 checked="" 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 checked="" 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: "Kalorama" modern farmhouse (2) 2 car garages, Grand + multi-gen add, covered Deck U/L				
# of Bedrooms (SF): 6	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms: 12	# Full Baths: 6	# Half Baths: 1	# Fireplaces: 1	
Garage/Carport Info: <input checked="" 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 checked="" type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial				
1st Fl Width: 104	1st Fl Depth: 81	2nd Fl Width: 67	2nd Fl Depth: 63	Basmt Width: 82
Energy Method: <input type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 11,037 sq ft	Occupiable Area: 10,541 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:

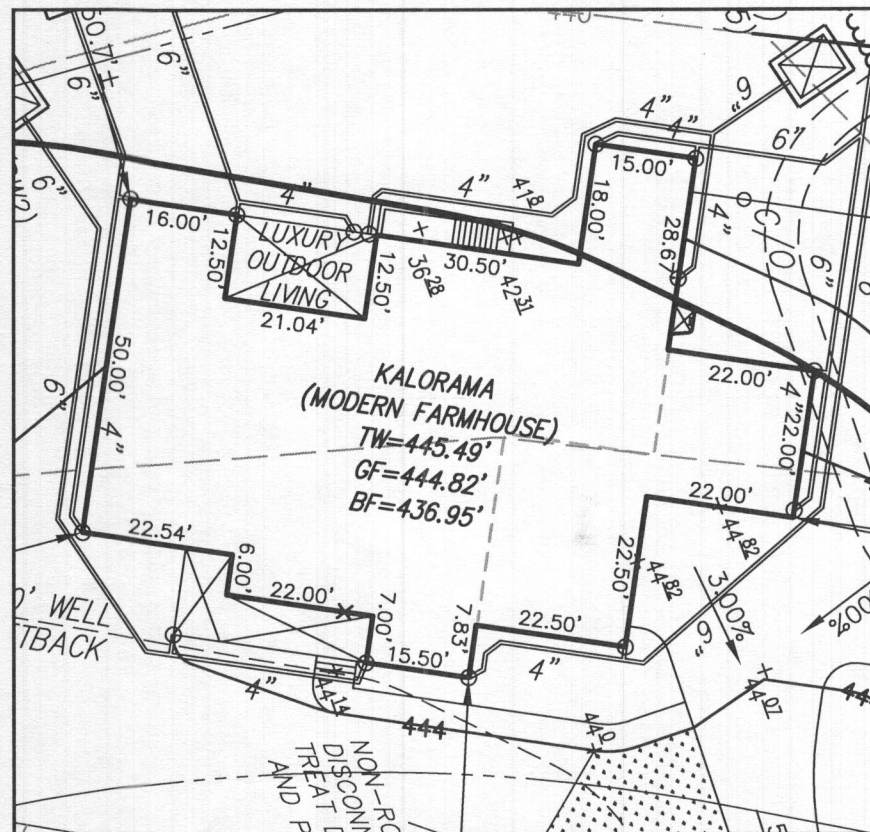
<input checked="" type="checkbox"/> PR	<input checked="" type="checkbox"/> OPZ	<input checked="" type="checkbox"/> DED	<input checked="" type="checkbox"/> Health <i>Debernard</i>	<input type="checkbox"/> SHA	<input checked="" type="checkbox"/> CID
SUBMITTAL FEES: \$150		PAYMENT: Toll #00256363		ACCEPTED BY:	

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) = 46,573 SQ. FT.

Approved Septic System Plan  
Howard County Health Department  
Signature *DBernard* Date *4-3-23*  
*B23000909*



HOUSE ENLARGEMENT  
NOT TO SCALE

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

HOUSE TYPE: KALORAMA (MODERN FARMHOUSE)

TWO CAR SIDE ENTRY GARAGE  
DAYLIGHT BASEMENT  
WET BAR ROUGH-IN  
ADDITIONAL TWO CAR FRONT ENTRY GARAGE  
MULTI GENERATIONAL SUITE  
GRAND MULTI GENERATIONAL SUITE  
EXPANDED CLOSET  
PREP KITCHEN  
LUXURY OUTDOOR LIVING SPACE  
DAYLIGHT WINDOW/WELL  
DOUBLE WIDE DRIVEWAY TAIL

OPTION No. 012  
OPTION No. 018  
OPTION No. 048246  
OPTION No. 263019  
OPTION No. 263073  
OPTION No. 263075  
OPTION No. 263111  
OPTION No. 263158  
OPTION No. 263165  
OPTION No. 543  
OPTION No. 851

WELL NUMBER: HO-18-0185

ADDRESS: 10629 REYNOLDS COURT  
ELLICOTT CITY, MD 21042

10629 Reynolds Court  
PLOT PLAN

LOT 8  
KINGS FOREST

LIBER 20039, FOLIO 212  
PLAT NO. 25765  
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: 03/04/2023

SCALE: 1" = 40'

FILE: PP LOT 8 - KALORAMA M.F.

CHK'D: M.J.B.

JOB NO: 3502

DRAWN: R.C.K.

- 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 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 5'-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

multi gen  
suite above  
19-10"

10629 Reynolds Court  
Lot 8  
Kings Forest

B23000909

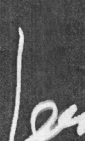
Grand  
multi-gen  
Swiss

Luxury  
covered  
Deck Above

UNfinished lower Level

OPT. 263102 ONE CAR GARAGE.  
OPT. 263109 TWO CAR GARAGE

ARCHITECT



**lessard**  
DESIGN

8521 Leesburg Pike  
Suite 700 | Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
[www.lessarddesign.com](http://www.lessarddesign.com)

PHOTO: JEFFREY M. HARRIS

SEAL &amp; SIGNATURE

OWNER:

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

KALORAMA

## FLOOR PLANS

PROJECT NAME:

SHEET TITLE:

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

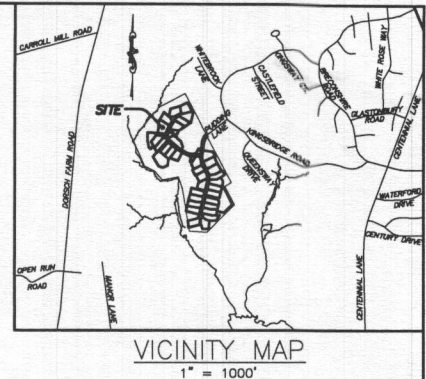
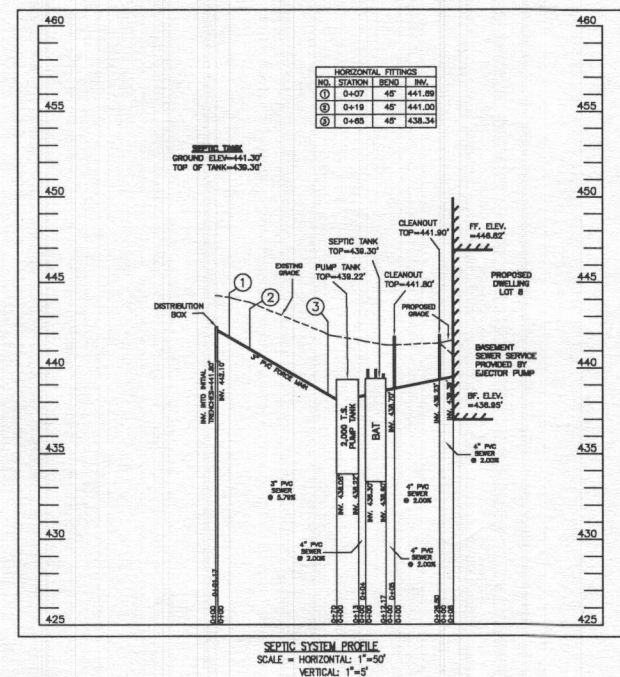
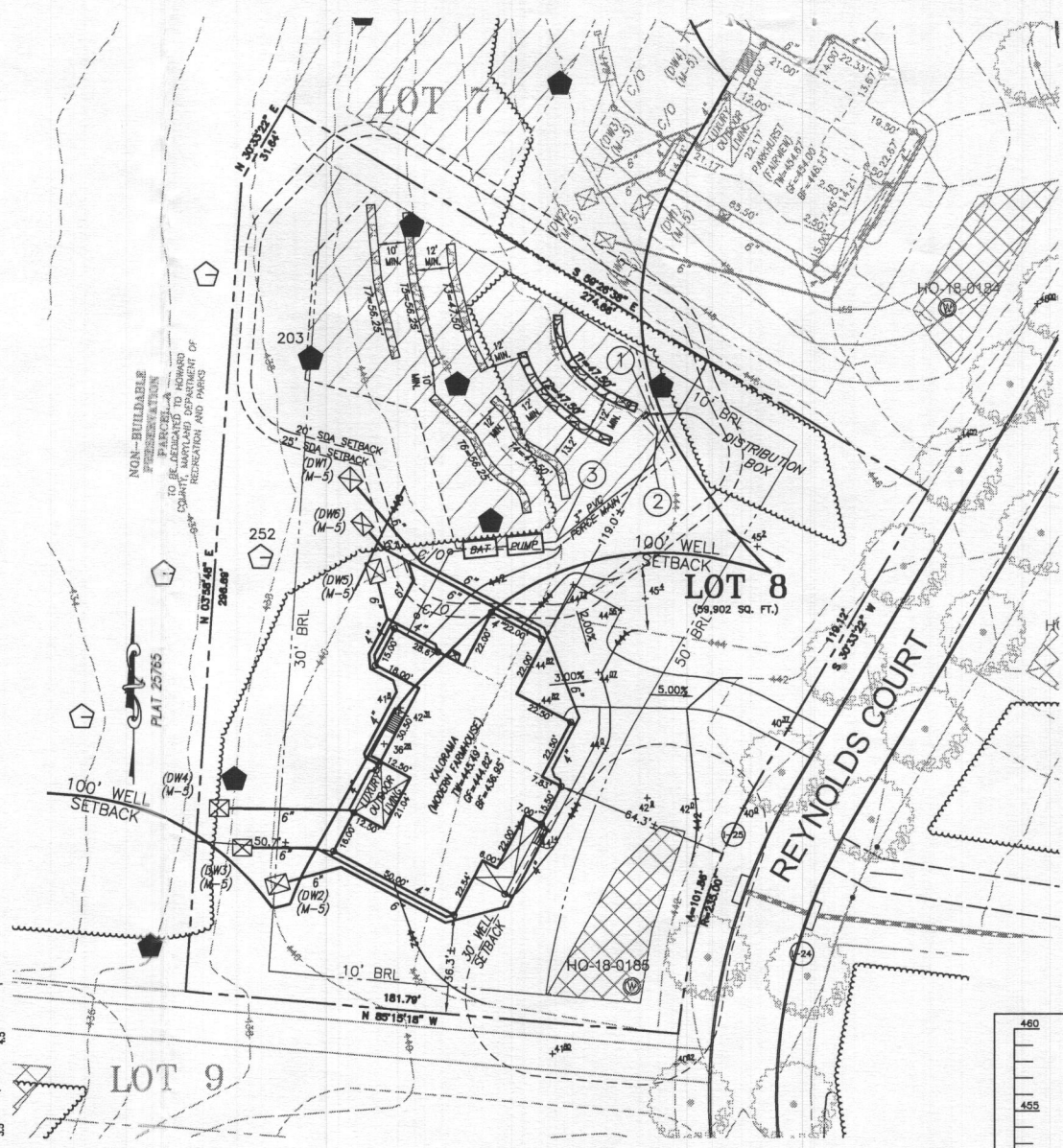
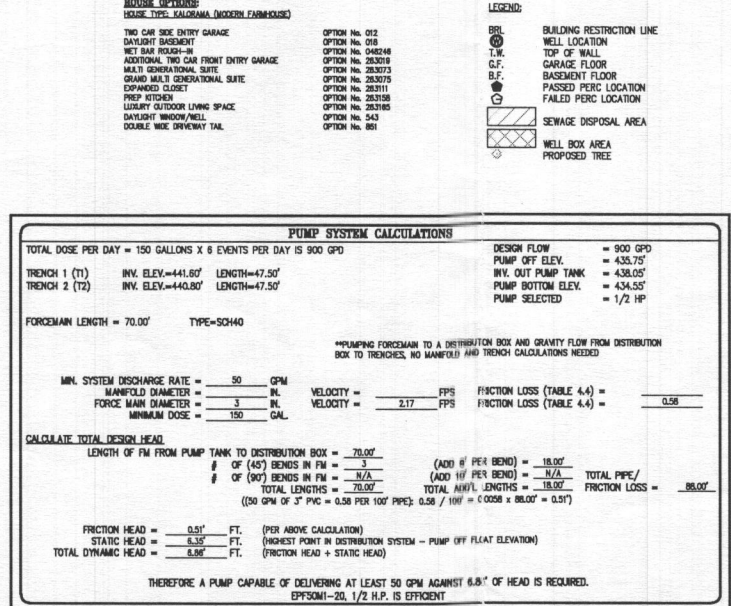
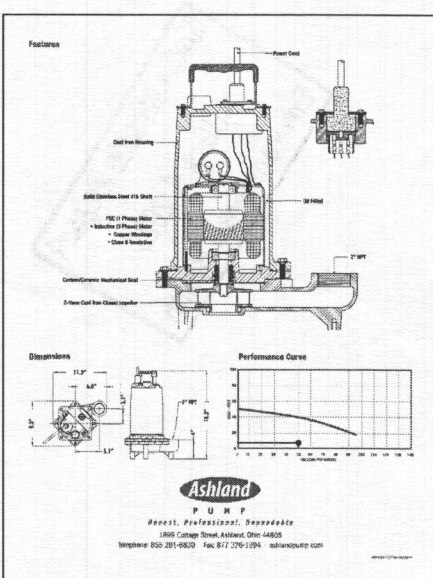
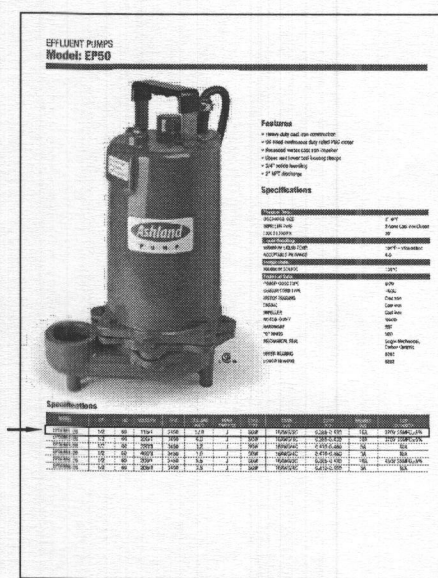
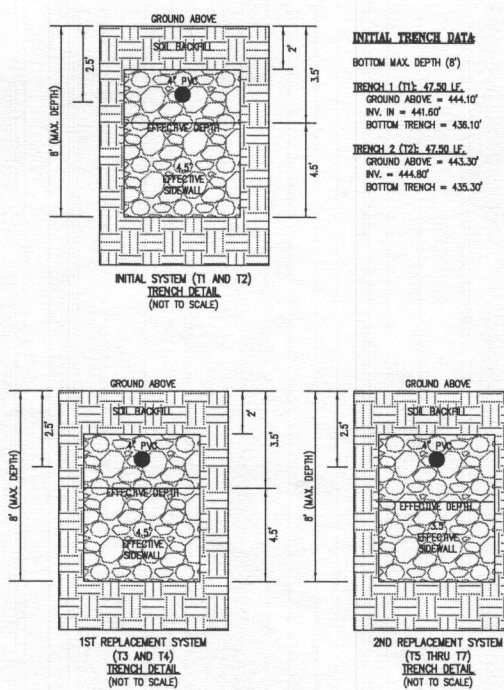
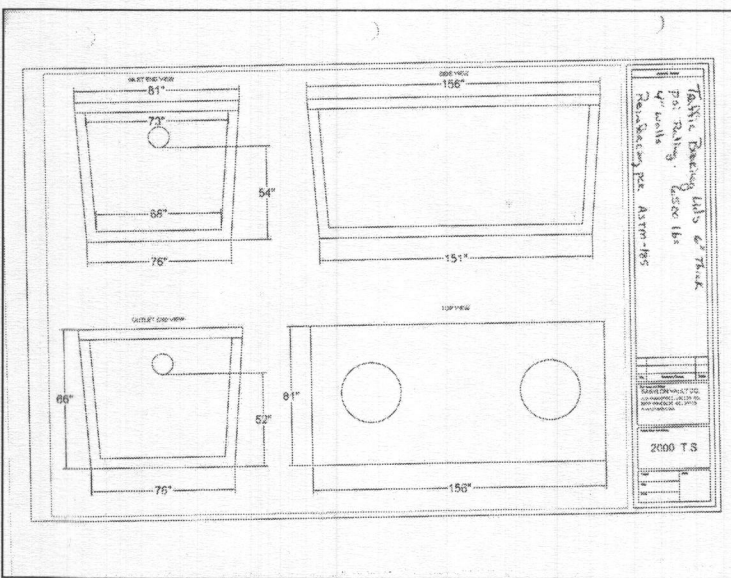
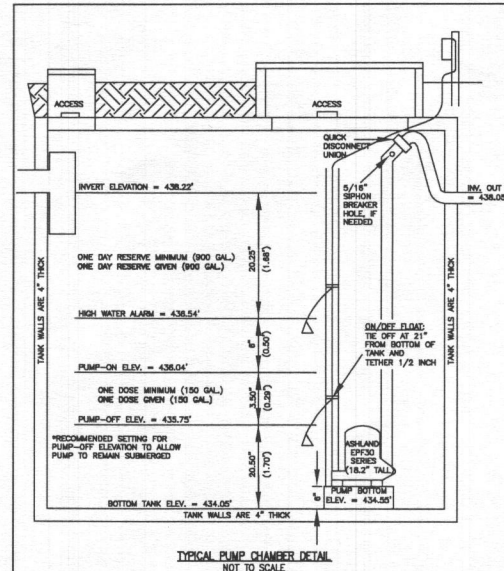
PROJECT No:	TOL019c
DRAWN BY:	AC & AN
CHECKED BY:	RN & AP
PLOT DATE:	Dec. 17, 2020
FILE NAME:	TOL019c A100.dwg

A-100

1 BASEMENT PLAN  
A-100 SCALE: 1/4"=1'-0"  
TOL019C\_A100.DWG

@ ELEV. 1 - CRAFTSMAN  
UNFINISHED BASEMENT

See "Modern Farmhouse" elev.



- ## GENERAL NOTES:
1. ZZZZE FEET ARE DESIGNATE A PRIVATE RESERVE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISCHARGE, 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 SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE AREA. REHABILITATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
  2. EXISTING WELLS, SEPTIC SYSTEMS, AND SEPTIC RESERVE AREAS WITHIN 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEPTIC RESERVE AREAS ARE BEING SHOWN.
  3. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
  4. BUILDING SETBACKS (B.U.L.'s) SHOWN HEREIN PER SITE DEVELOPMENT PLAN. SETBACK DISTANCES SHOWN HEREIN AS "5'" HAVE AN ACCURACY OF ±0.1' FOOT.
  5. 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.
  6. THE MAXIMUM EARTH COVER OVER THE TANK IS THREE (3) FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
  7. THE LOT SHOWN HEREIN COMPLIES WITH THE MINIMUM DIMENSION, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  8. THE EXISTING TOPOGRAPHY SHOWN HEREIN IS FROM HOWARD COUNTY GIS, 2' CONTOUR INTERVAL, AND FIELD VERIFIED BY BENCHMARK ENGINEERING, INC., IN FEBRUARY 2014.
  9. LOTS SHOWN HEREIN 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 HDRM):

- PROPOSED INVERT AT FOUNDATION WALL: 439.39'  
1. EX. GRADE OVER TANK: 441.30'  
PROPOSED GRADE OVER TANK: 441.30'  
INVERT IN: 438.60' INVERT OUT: 438.30'
2. DISTRIBUTION BOX  
EXISTING GRADE OVER TANK: 444.20'  
PROPOSED GRADE OVER TANK: 444.20'  
INVERT IN: 442.10' INVERT OUT: 441.80'
3. INITIAL TRENCH DESIGN (8 BORM x 150 GPD/BORM = 900 GPD)  
900 GPD ÷ 1.2 APP. RATE = 750 SF  
USE 3' WIDE TRENCH WITH 10" GRAVEL BELOW PIPE  
12' MIN. SPACING BETWEEN TRENCH EDGES  
750 SF ÷ 3' WIDTH = 250 LF x 0.38 (SIDEWALL REDUCTION) = 95.00 LF MIN.  
USE 2 47.50' LONG TRENCHES = 95.00 LF
4. 1ST REPLACEMENT TRENCH DESIGN (8 BORM x 150 GPD/BORM = 900 GPD)  
900 GPD ÷ 1.2 APP. RATE = 750 SF  
USE 3' WIDE TRENCH WITH 10" GRAVEL BELOW PIPE  
12' MIN. SPACING BETWEEN TRENCH EDGES  
750 SF ÷ 3' WIDTH = 250 LF x 0.38 (SIDEWALL REDUCTION) = 95.00 LF MIN.  
USE 2 47.50' LONG TRENCHES = 95.00 LF
5. 2ND REPLACEMENT TRENCH DESIGN (8 BORM x 150 GPD/BORM = 900 GPD)  
900 GPD ÷ 0.8 APP. RATE = 1,125 SF  
USE 3' WIDE TRENCH WITH 10" GRAVEL BELOW PIPE  
10' MIN. SPACING BETWEEN TRENCH EDGES  
1,125 SF ÷ 3' WIDTH = 375 LF x 0.45 (SIDEWALL REDUCTION) = 168.75 LF MIN.  
USE 3 56.25' LONG TRENCHES = 168.75 LF

WELL LOCATION CERTIFICATION:

THE EXISTING WELL SHOWN FOR LOT 8 (TAG NO. HD-18-0185)  
HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN HEREON.

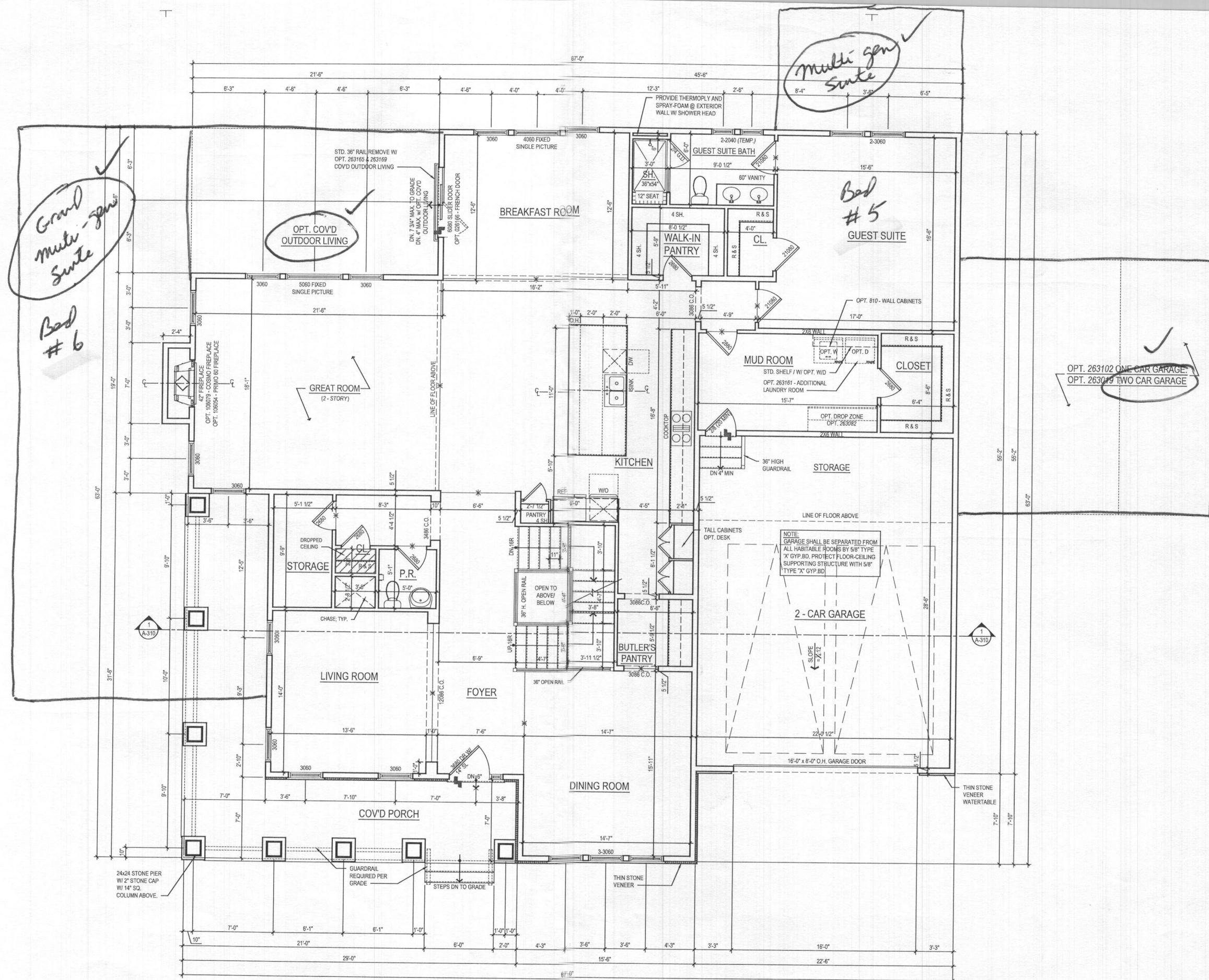
SITE PLAN FOR BAT INSTALLATION  
LOT 8  
**KINGS FOREST**  
LIBER 20039, FOLIO 212  
PLAT NO. 25765  
ELECTION DISTRICT No. 2  
HOWARD COUNTY, MARYLAND  
ADDRESS: 10629 REYNOLDS COURT  
ELLICOTT CITY, MARYLAND 21042

# ESE CONSULTANTS

ESE Consultants, Inc.  
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046  
T: 410-872-9105

DATE: 03/08/2023	SCALE: 1"=30'	FILE: BAT LOT 8
CHK'D: M.J.B	JOB NO: 3502	DRAWN: R.C.K

- 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.
  - 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.



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

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

*see "Modern farmhouse" elev*

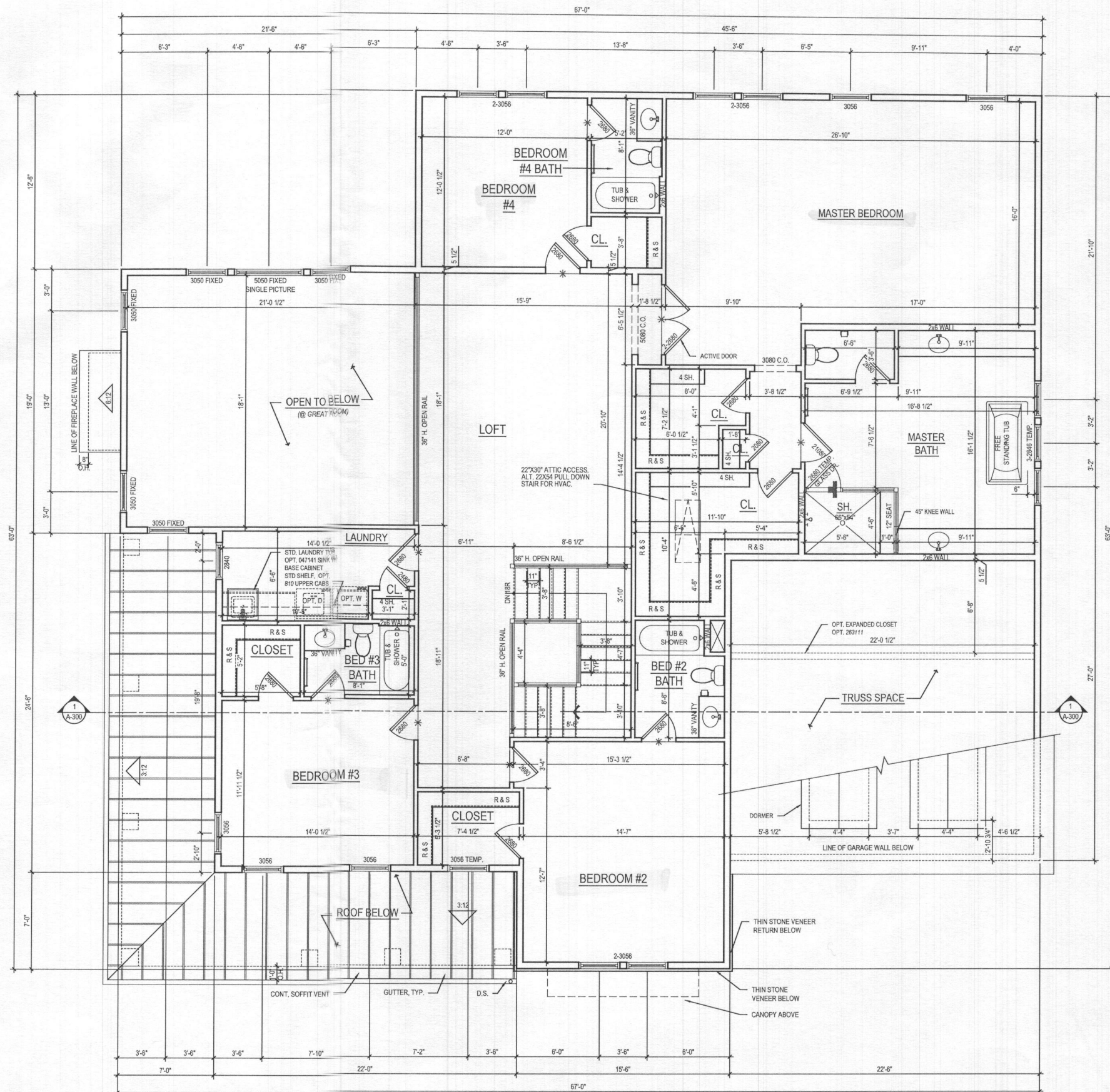
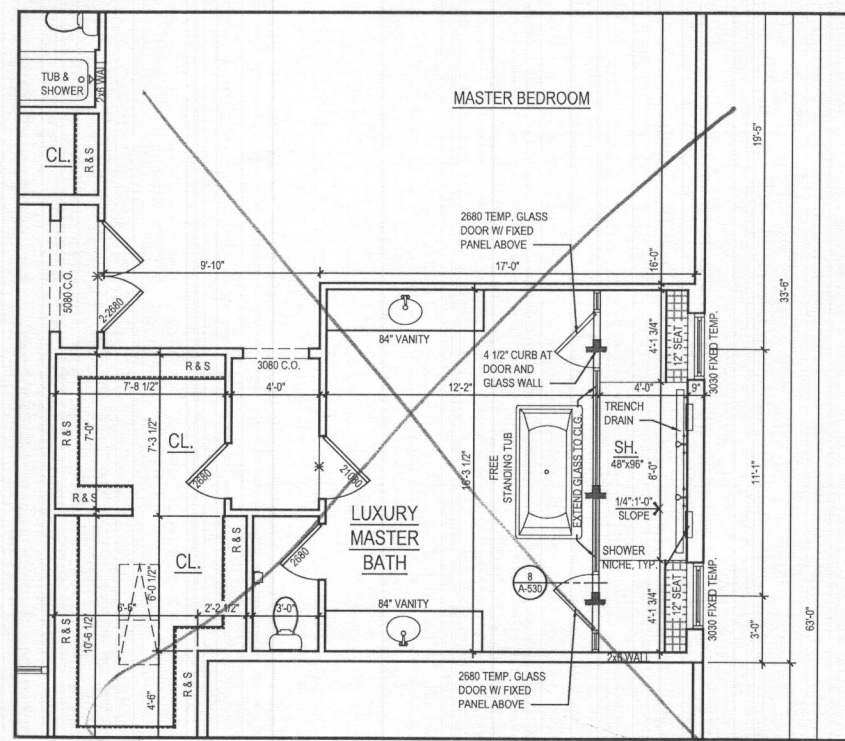
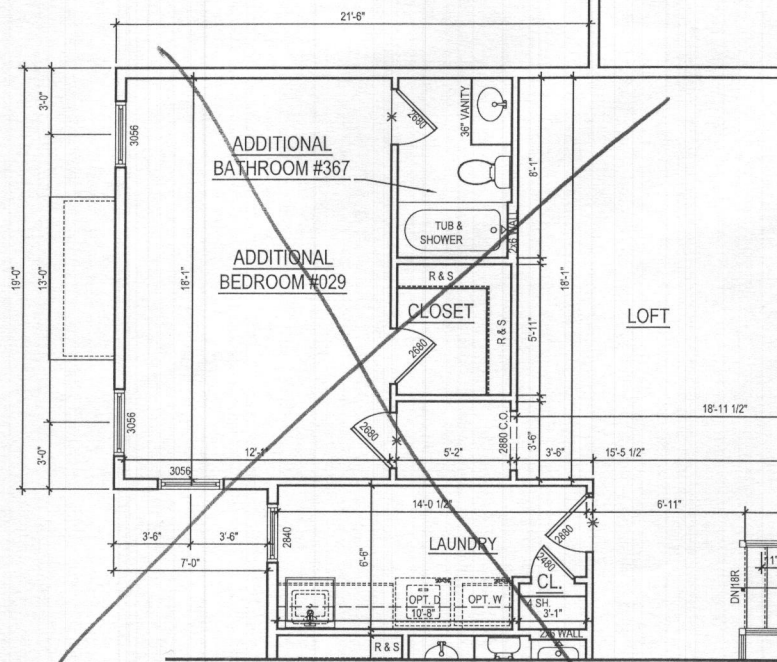
ARCHITECT:  
**lessard DESIGN**  
8521 Leesburg Pike  
Suite 700 | Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
www.lessarddesign.com

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

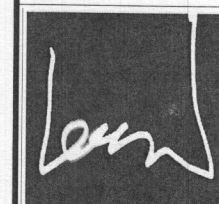
PROJECT NAME:		
KALORAMA		
SHEET TITLE:		
FLOOR PLANS		
ISSUE / REVISION		
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.23.20
2	BID SET	09.30.20
3	WILLOW CREEK PERMIT SET	12.22.20
4	LENAH MILL PERMIT SET	12.22.20
PROJECT NO: TOL019C		
DRAWN BY: AC & AN		
CHECKED BY: RN & AP		
PLOT DATE: Dec. 16, 2020		
FILE NAME: TOL019C-A110.dwg		
A-110		

# GENERAL PLAN NOTES

- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
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- 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 SOFFITS 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 6'-8" HIGH UNLESS OTHERWISE NOTED.
- WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
- DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



ARCHITECT:



**lessard**  
DESIGN

8521 Leesburg Pike  
Suite 700 | Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
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

KALORAMA

FLOOR PLANS

PROJECT NAME:

SHEET TITLE:

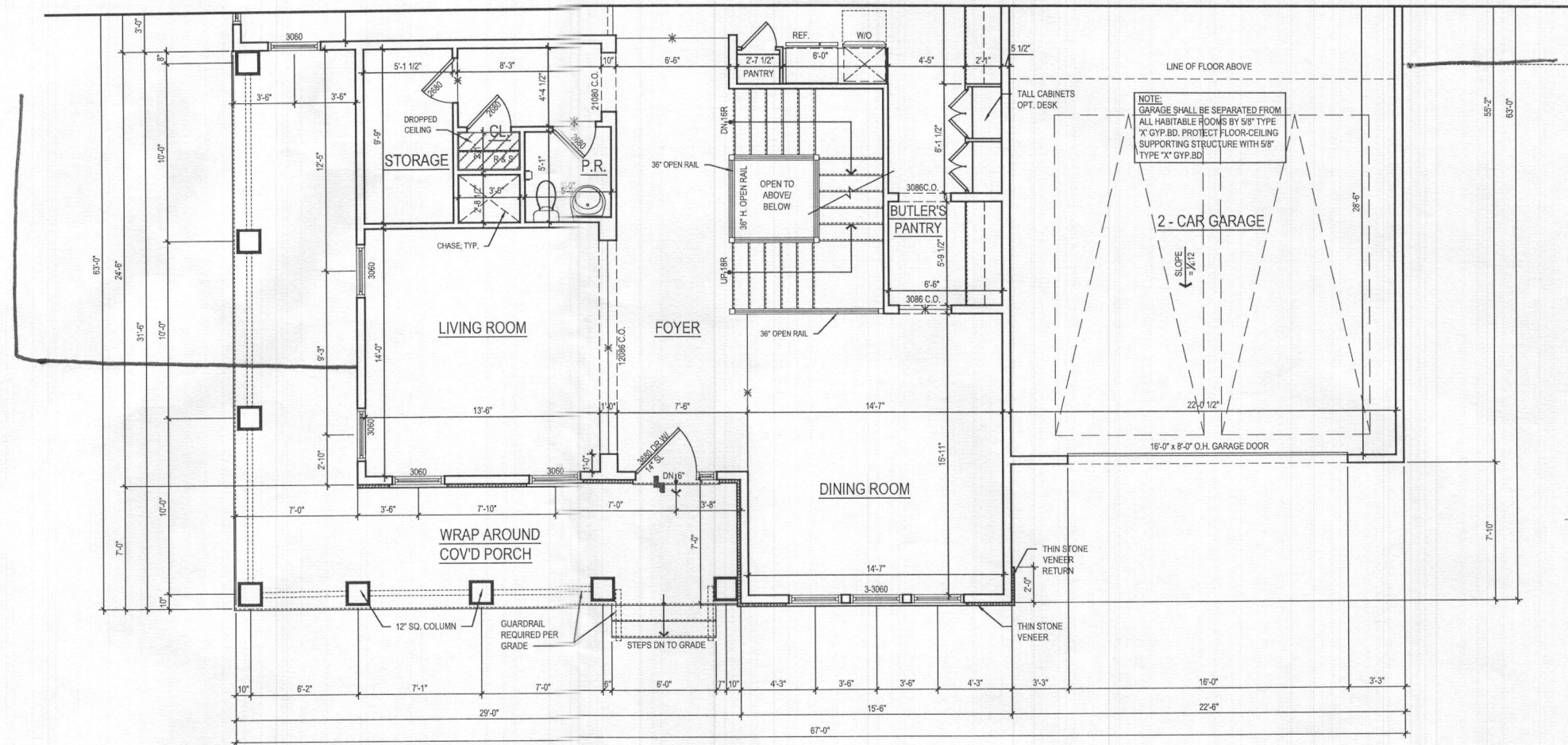
ISSUE / REVISION		
NO.	DESCRIPTION	DATE
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2	BID SET	09.30.20
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4	LENAH MILL PERMIT SET	12.22.20

PROJECT NO: TOL019C  
DRAWN BY: AC & AN  
CHECKED BY: RN & AP  
PLOT DATE: Dec. 16, 2020  
FILE NAME: TOL019C\_A120.dwg

A-120

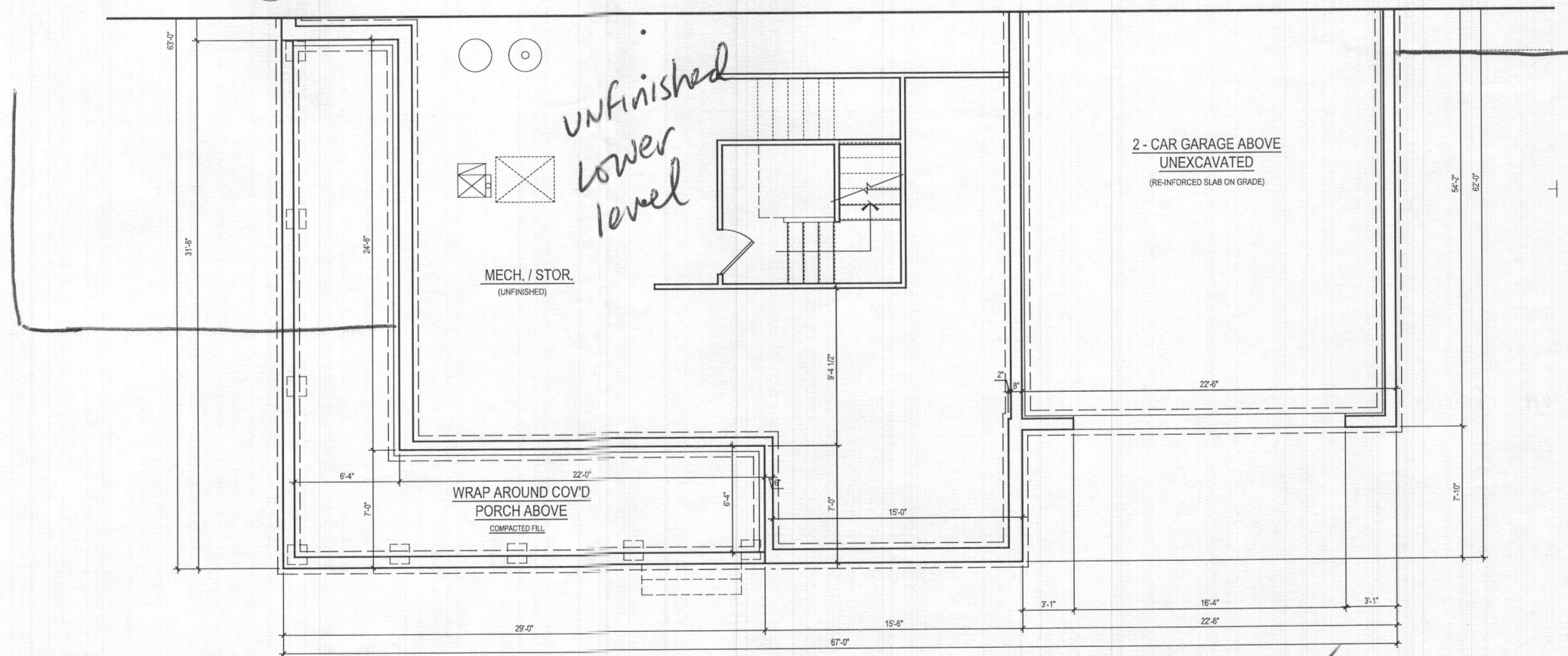
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**2 PART. FIRST FLOOR PLAN**  
A-140 SCALE: 1/4"=1'-0"  
TOL019C\_A140.DWG

@ ELEV. 2 - MODERN FARMHOUSE  
2,766.3 SQ. FT.



**1 PART. BASEMENT FLOOR PLAN**  
A-140 SCALE: 1/4"=1'-0"  
TOL019C\_A140.DWG

@ ELEV. 2 - MODERN FARMHOUSE

ARCHITECT:

**lessard**  
DESIGN

8521 Leesburg Pike  
Suite 700 | Vienna, VA 22182  
P: 571.830.1800 | F: 571.830.1801  
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

KALORAMA

FLOOR PLANS

PROJECT NAME:

SHEET TITLE:

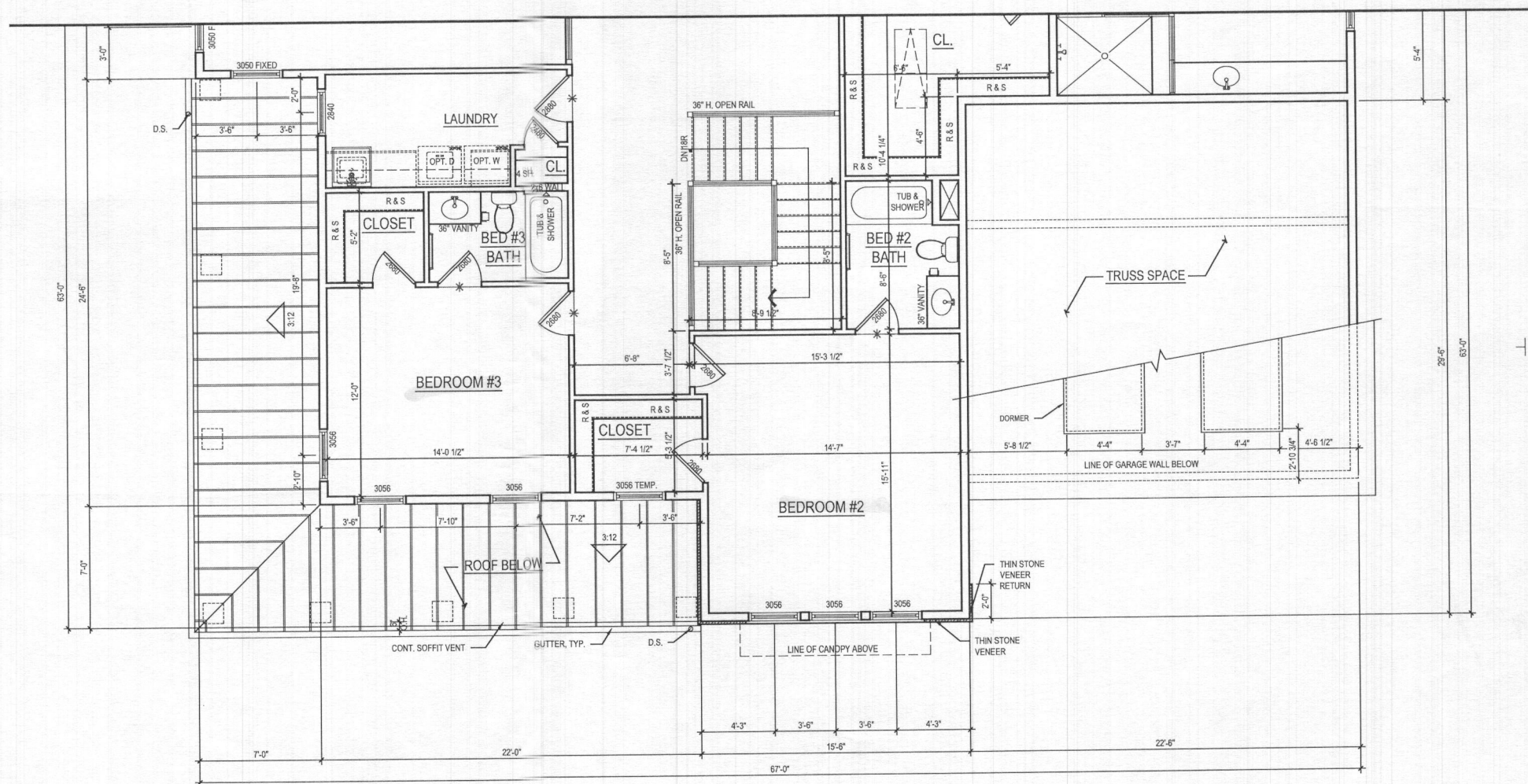
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.23.20
2	BID SET	09.30.20
3	WILLOW CREEK PERMIT SET	12.22.20
4	LENAH MILL PERMIT SET	12.22.20

PROJECT No: TOL019C  
DRAWN BY: AC & AN  
CHECKED BY: RN & AP  
PLOT DATE: Dec. 16, 2020  
FILE NAME: TOL019C\_A140.dwg

**A-140**

## GENERAL PLAN NOTES

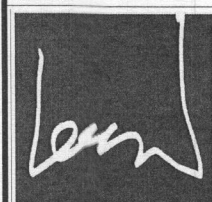
- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- D. ALL DIMENSIONS GOVERN OVER SCALE.
- E. ALL SMOKE DETECTORS ARE TO 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.



1 PART. SECOND FLOOR PLAN  
A-141 SCALE: 1/4"=1'-0"  
TOL019C\_A141.DWG

@ ELEV. 2 - MODERN FARMHOUSE  
2,408.8 SQ. FT.

ARCHITECT:



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DESIGN

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F: 703.327.1736  
CONTACT: CHRISTINA LEMLEY  
CLEMLEY@tollbrothers.com

PROJECT NAME:  
KALORAMASHEET TITLE:  
FLOOR PLANS

PROJECT NAME:

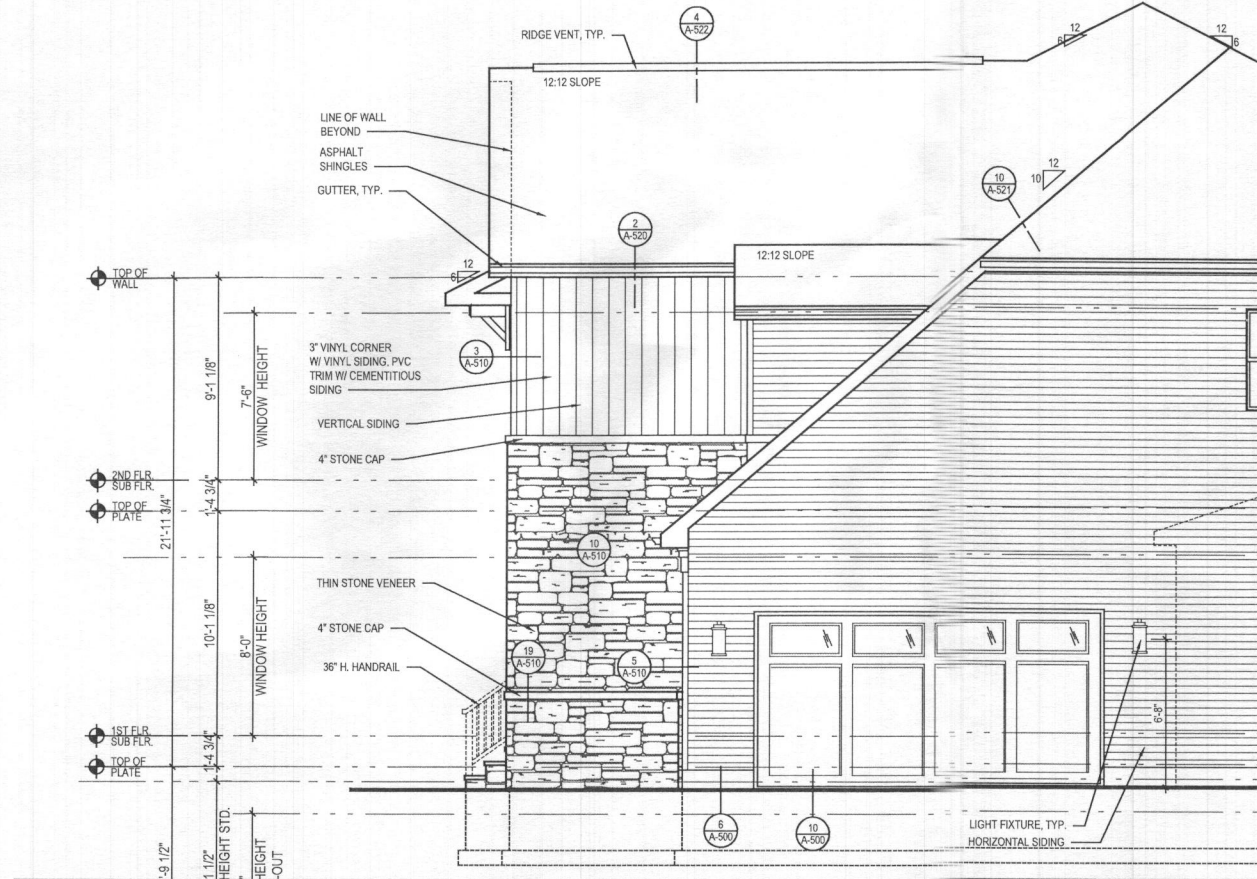
SHEET TITLE:

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

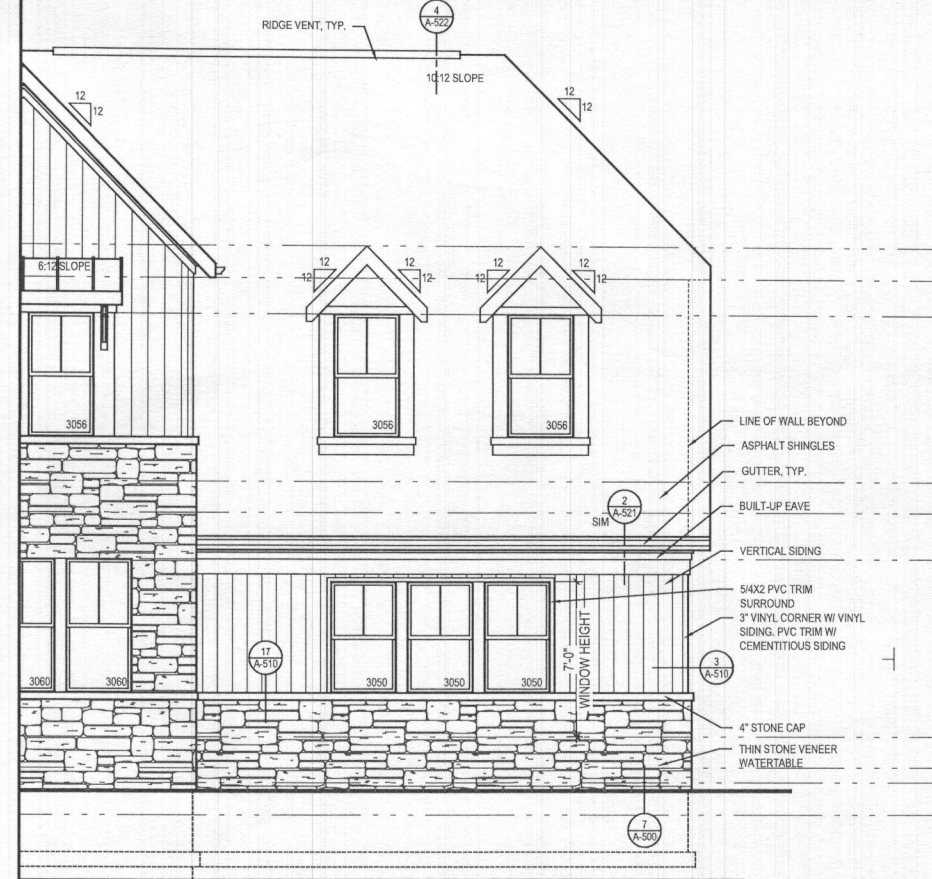
PROJECT NO: TOL019C  
DRAWN BY: AC & AN  
CHECKED BY: RN & AP  
PLOT DATE: Dec. 16, 2020  
FILE NAME: TOL019C\_A141.dwg

A-141

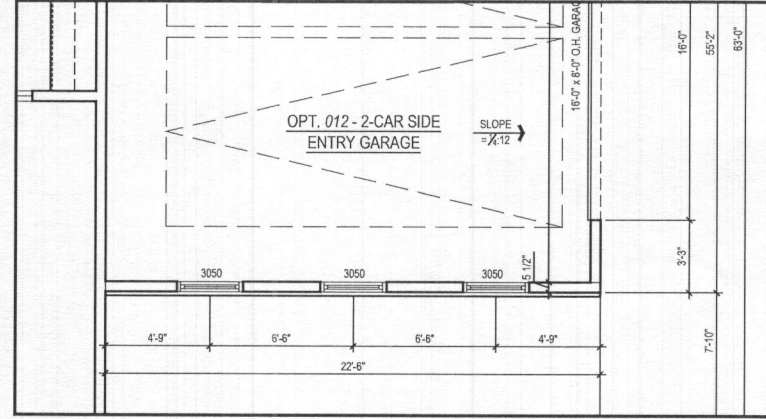
- GENERAL PLAN NOTES
- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- D. ALL DIMENSIONS GOVERN OVER SCALE.
- E. ALL 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.



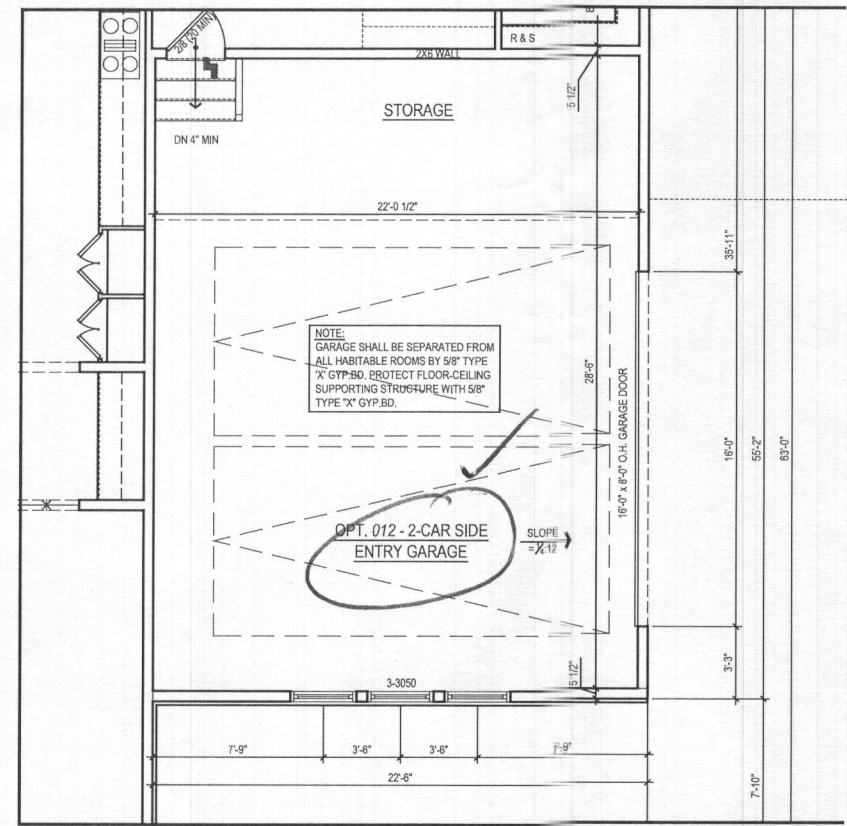
4 PART. RIGHT SIDE ELEVATION w/ OPT. 012 - TWO CAR SIDE ENTRY GARAGE  
A-400 SCALE: 1/4"=1'-0" CRAFTSMAN



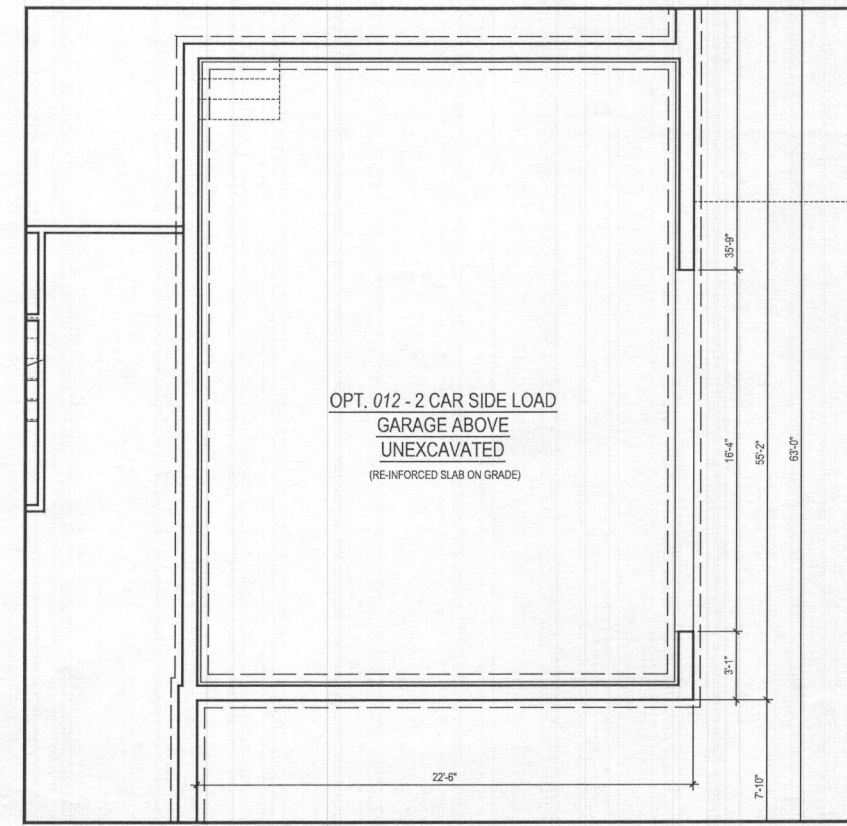
3 PART. FRONT ELEVATION w/ OPT. 012 - TWO CAR SIDE ENTRY GARAGE  
A-400 SCALE: 1/4"=1'-0" CRAFTSMAN



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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DESIGN

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CONTACT: CHRISTINA LEMLEY  
CLEMLEY@tollbrothers.com

PROJECT NAME:

**KALORAMA**

SHEET TITLE:

**#012 - TWO CAR SIDE ENTRY GARAGE**  
**ILO STANDARD GARAGE**

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 HILL PERMIT SET	12.22.20

PROJECT No: TOL019C  
DRAWN BY: AC & AN  
CHECKED BY: RN & AP  
PLOT DATE: Dec. 16, 2020  
FILE NAME: TOL019C\_A400.dwg

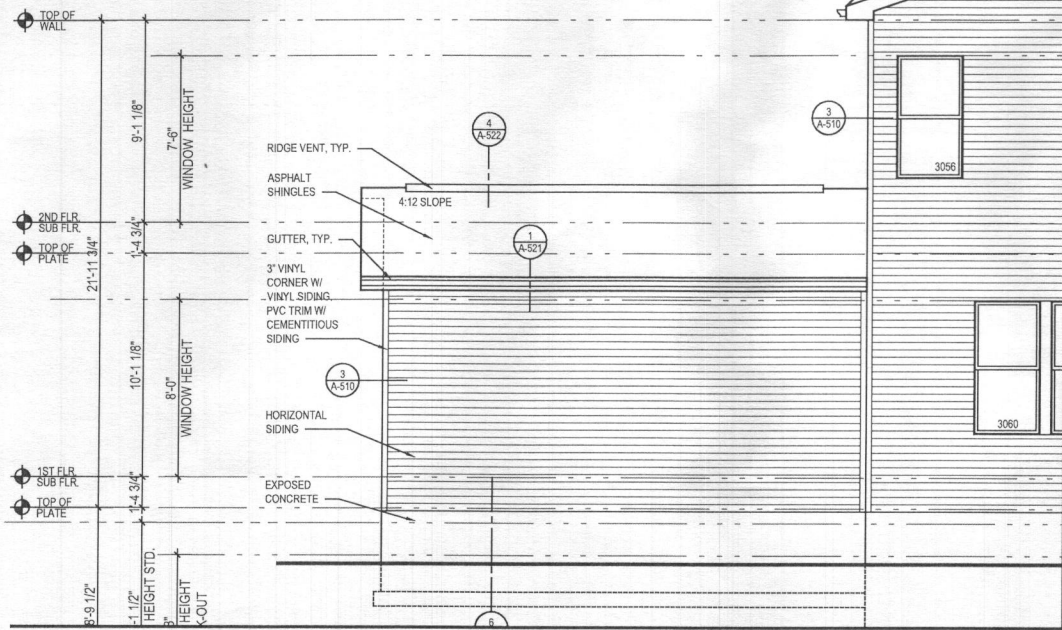
A-400

- 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.
  - 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

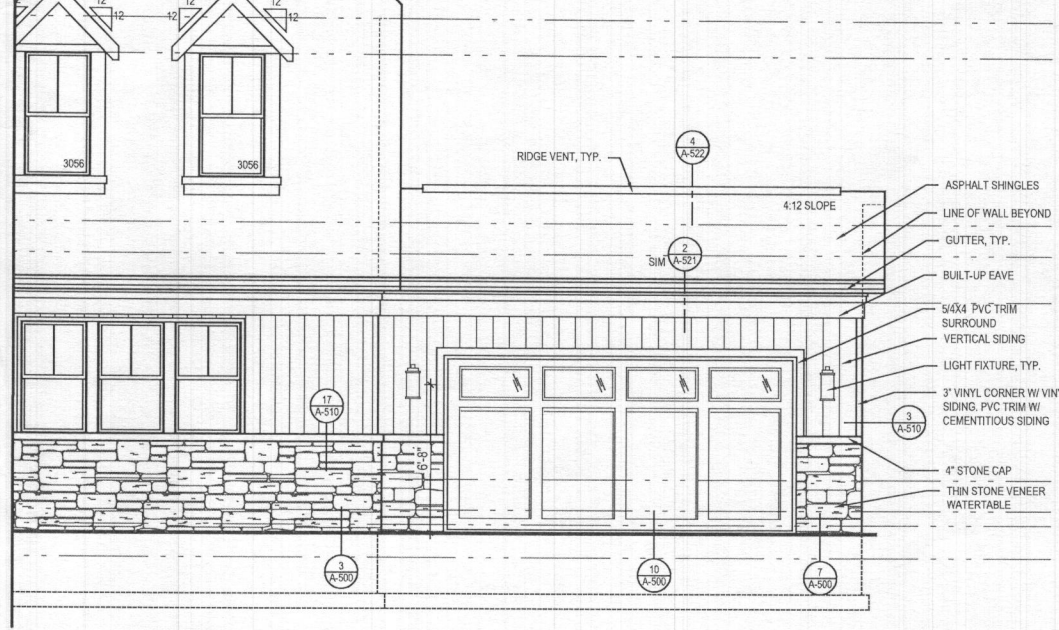
ROOF VENTILATION CALCULATIONS - ADDITIONAL TWO CAR GARAGE

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.)	=	25.81FT.
SOFFIT VENT - PROVIDED	=	48.00FT.

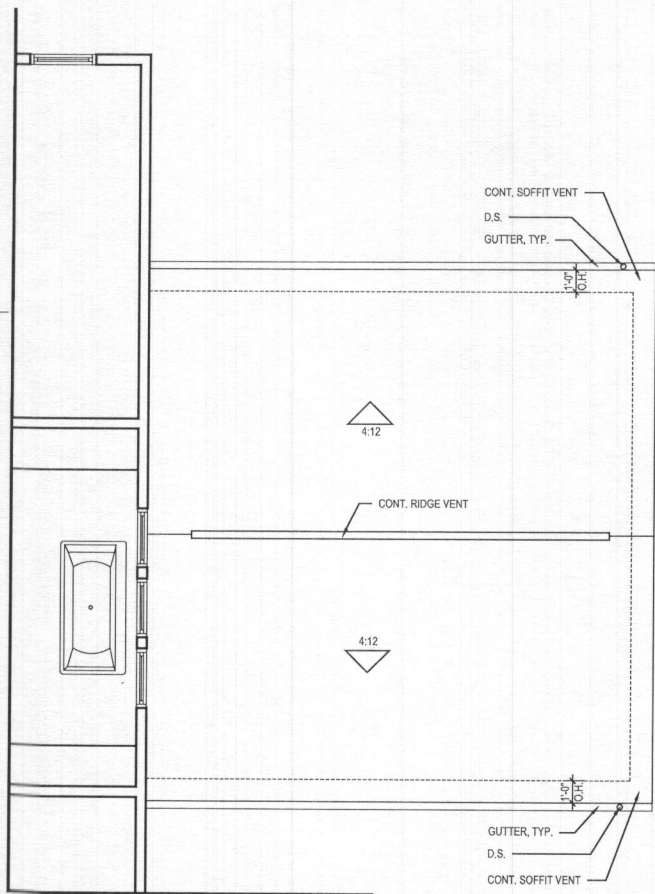
REFER TO A-401 FOR SIDE ELEVATION. SAME AS ONE CAR GARAGE



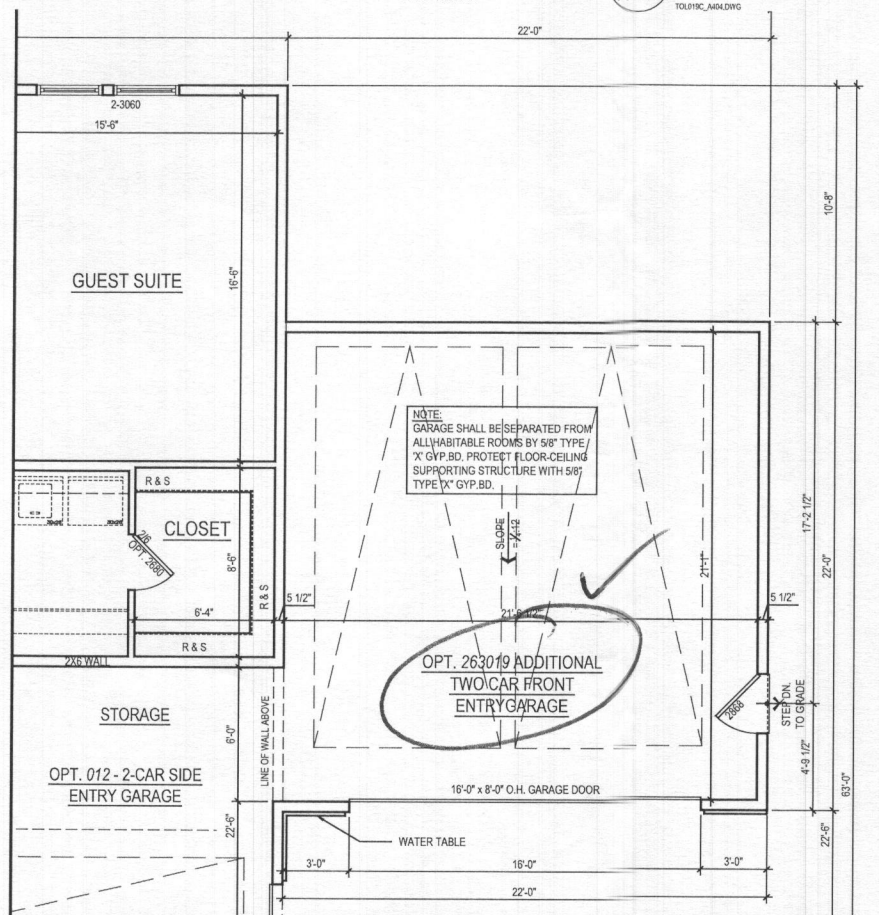
5 PART. REAR ELEVATION w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE  
A-404 SCALE: 1/4"=1'-0" TOL019C\_ARCH.DWG CRAFTSMAN



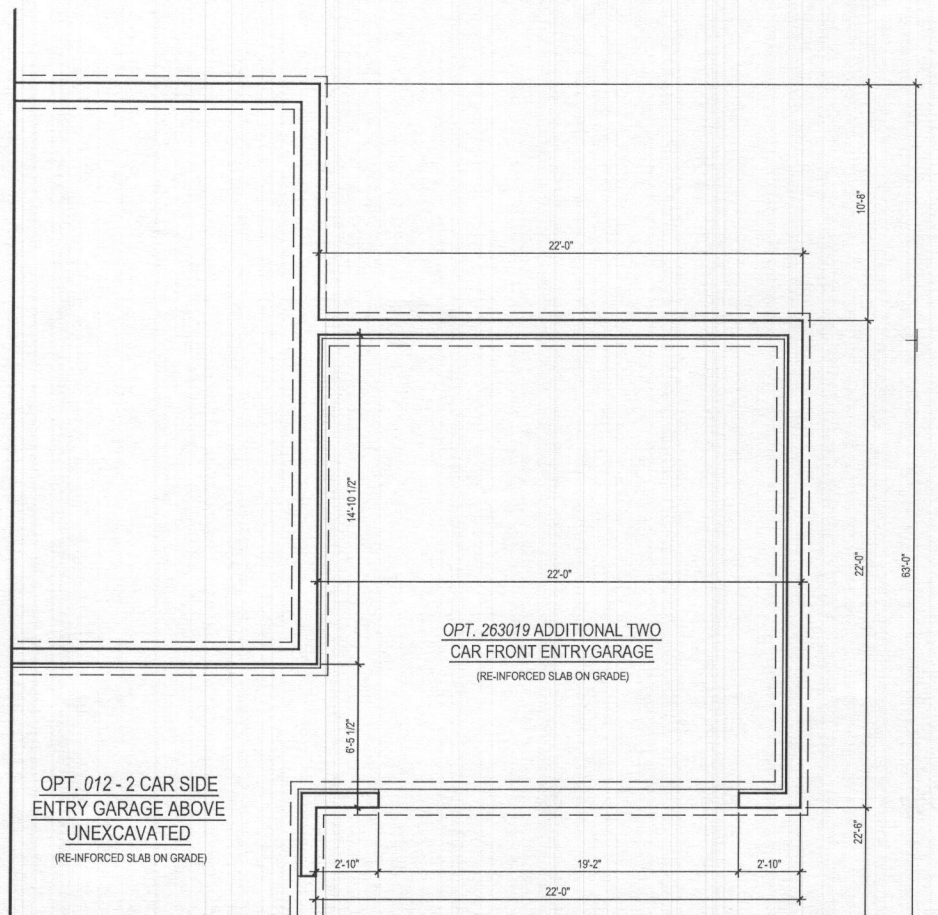
4 PART. FRONT ELEVATION w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE  
A-404 SCALE: 1/4"=1'-0" TOL019C\_ARCH.DWG CRAFTSMAN



3 P. SECOND FLOOR w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE  
A-404 SCALE: 1/4"=1'-0" TOL019C\_ARCH.DWG



2 PART. FIRST FLOOR PLAN w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE  
A-404 SCALE: 1/4"=1'-0" TOL019C\_ARCH.DWG



1 PART. BASEMENT FLOOR PLAN w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE  
A-404 SCALE: 1/4"=1'-0" TOL019C\_ARCH.DWG

ARCHITECT:  
**lessard**  
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Suite 700 | Vienna, VA 22182  
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SEAL & SIGNATURE:

OWNER:

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ASHBURN, VA 20147  
P: 571.291.8068  
F: 703.327.1736  
CONTACT: CHRISTINA LEMLEY  
CLEMLEY@tollbrothers.com

KALORAMA

PROJECT NAME:

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

ISSUE / REVISION

NO.	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	03.23.20
02	BID SET	09.30.20
03	WILLOW CREEK PERMIT SET	12.22.20
04	LENAH MILL PERMIT SET	12.22.20

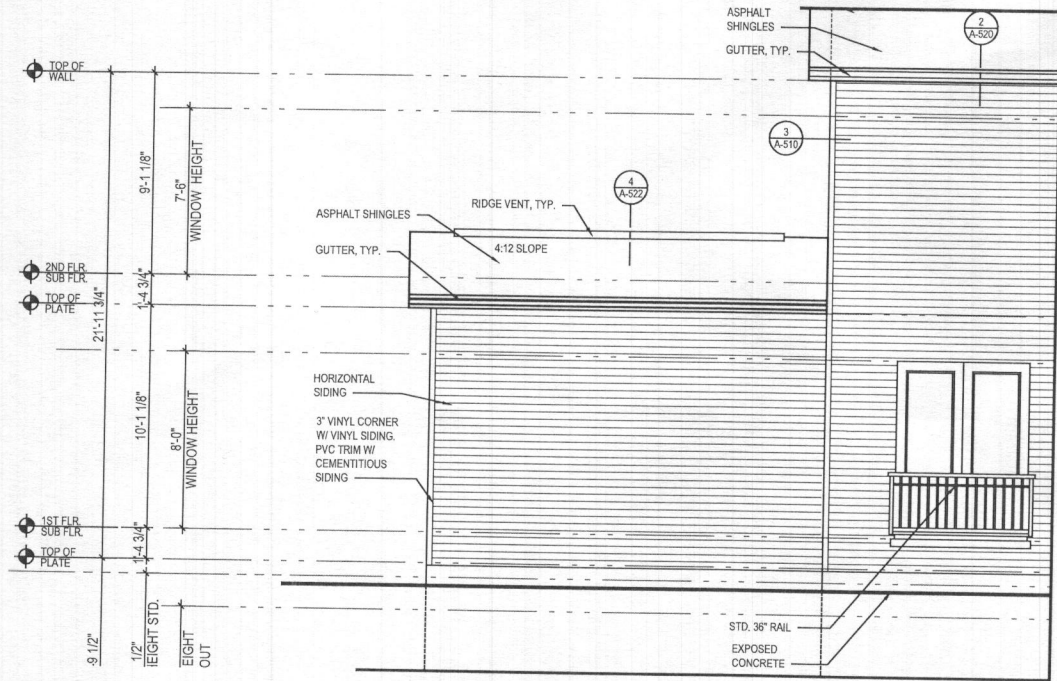
PROJECT NO: TOL019C  
DRAWN BY: AC & AN  
CHECKED BY: RN & AP  
PLOT DATE: Dec 16, 2020  
FILE NAME: TOL019C\_A404.dwg

**A-404**

- 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.
  - 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.

ROOF VENTILATION CALCULATIONS - MULTI GEN. SUITE

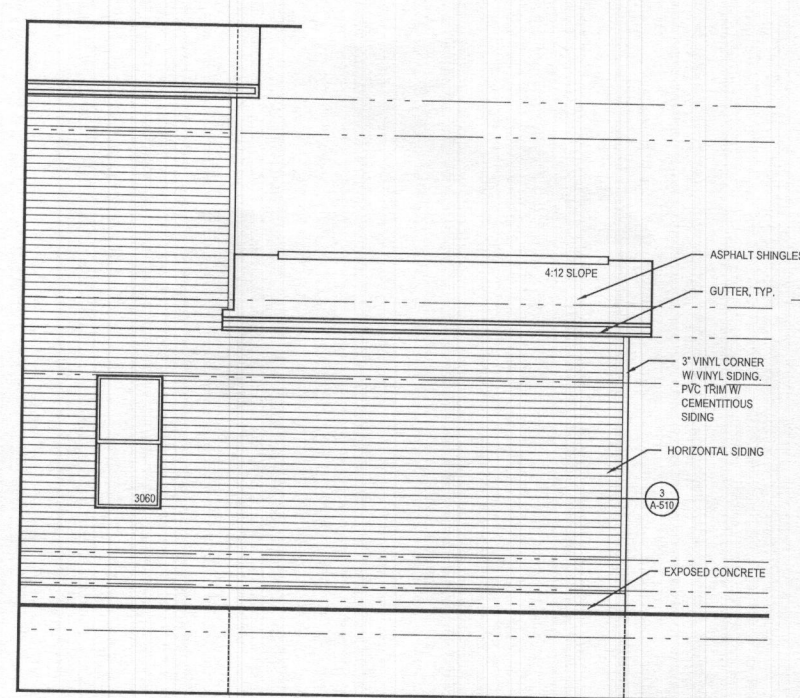
ROOF AREA	=	270.00 SQ. FT.
/ 300	=	0.90 SQ. FT.
x 12 x 12	=	129.60 SQ. IN.
50% (INTAKE)	=	64.80 SQ. IN.
SOFFIT VENT - REQUIRED (INTAKE @ 9 SQ. IN. / FT.)	=	7.20FT.
SOFFIT VENT - PROVIDED	=	38.00FT.
50% (OUTTAKE)	=	64.80 SQ. IN.
RIDGE VENT - REQUIRED (OUTTAKE @ 14.1 SQ. IN. / FT.)	=	4.60FT.
RIDGE VENT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



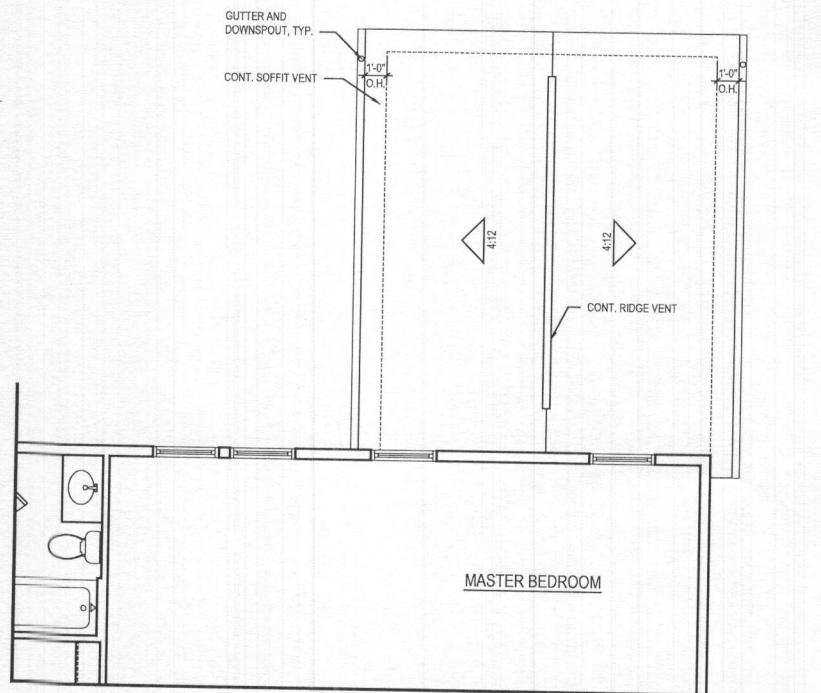
6 PART. LEFT SIDE ELEV. w/ OPT. 263073 - MULTI-GEN SUITE ADDITIONAL  
A-406 SCALE: 1/4"=1'-0"  
TOL019C\_A406.DWG



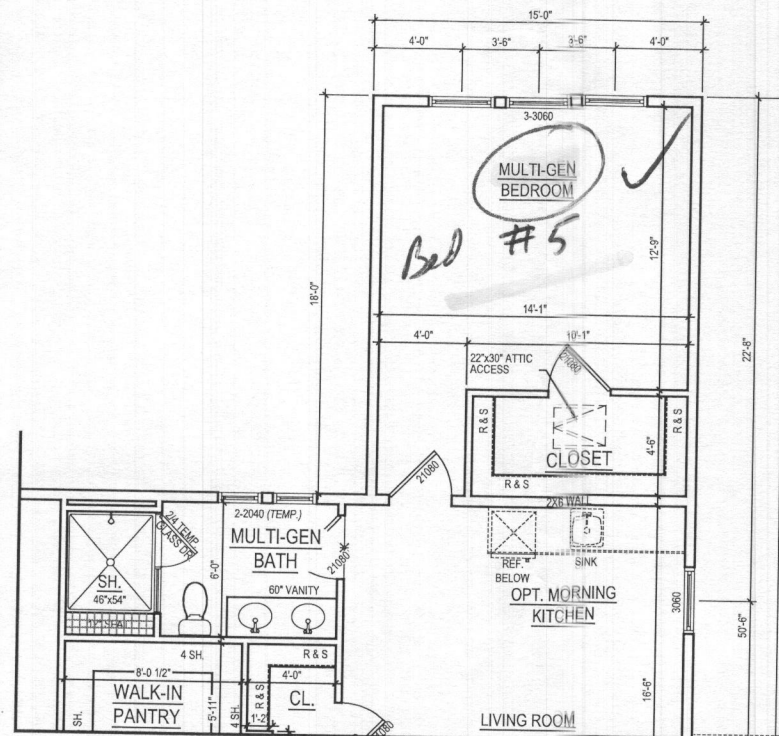
5 PART. REAR ELEVATION w/ OPT. 263073 - MULTI-GEN SUITE ADDITIONAL  
A-406 SCALE: 1/4"=1'-0"  
TOL019C\_A406.DWG



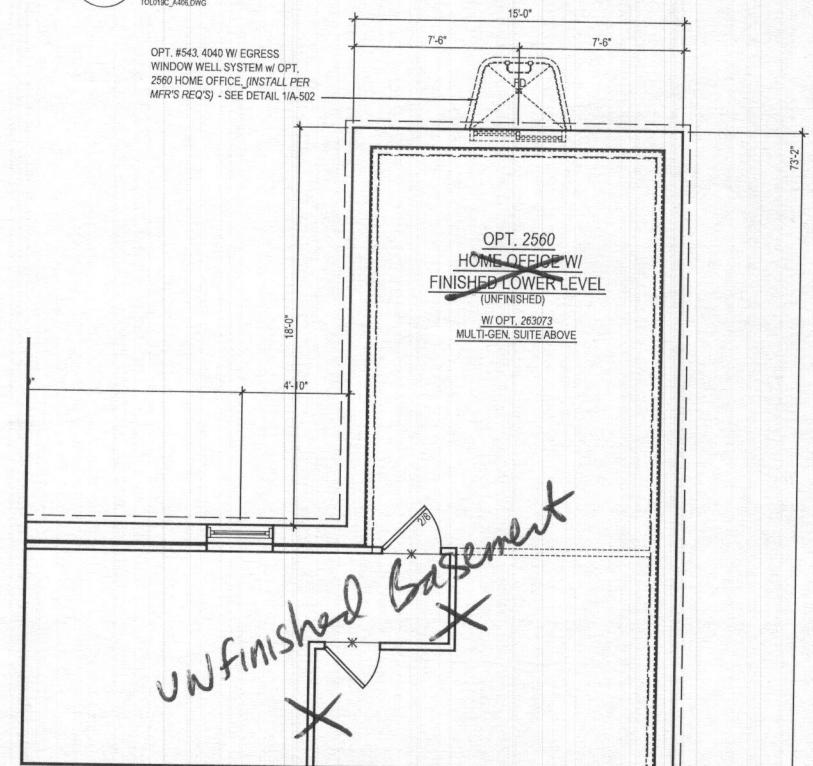
4 PART. RIGHT SIDE ELEV. w/ OPT. 263073 - MULTI-GEN SUITE ADDITIONAL  
A-406 SCALE: 1/4"=1'-0"  
TOL019C\_A406.DWG



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"  
TOL019C\_A406.DWG



1 PART. BASEMENT FLOOR PLAN w/ OPT. 263073 - MULTI-GEN SUITE ADDITIONAL  
A-406 SCALE: 1/4"=1'-0"  
TOL019C\_A406.DWG

ARCHITECT:  
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ASHBURN, VA 20147  
P: 571.291.8068  
F: 703.327.1736  
CONTACT: CHRISTINA LEMLEY  
CLEMLEY@tollbrothers.com

PROJECT NAME: **KALORAMA**  
SHEET TITLE: **#263073 - MULTI-GEN SUITE ADDITIONAL**

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\_A406.DWG

**A-406**