

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Deck	B23002642	07/13/2023
Description of Work		
SFD/ CONSTRUCT 5' x 5' landing w/ (2) 5' steps to grade, Trex rails (compliance code attached)		

Approved R1E
7/14/2023

[check spelling](#)

Address * (This section is required.)

Search	Reset	Clear	Get Parcel & Owner
Street #	Street Name	Street Type	
10634	REYNOLDS	CT	✓
Unit Type	Unit #	X Coordinate	Y Coordinate
-Select-		-76.88361	39.25961
City	State	Zip Code	Primary
ELLICOTT CITY	MD	21042	Yes ✓

Parcel * (This section is required.)

Search	Reset	Clear	Get Address & Owner			
GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
926124	148	97.74	22600	22600	0	RURAL
Legal Description						
PAR K 97.74 A NONBU[]PUDDING LANE[]CARROLL-ZIEGLER PROP RSB						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	PAR K	602303	1				
Plan Area	State Tax Id	Subdivision Name					
	1403352110	Carroll-Ziegler Property					
Section	Area	Tax Map					
		23					
Grid	Zoning District	ADC Map					
23-18	RC-DEO	4814-J9					
SDP No.	Final Plan No.	WP File No.					
	ECP-14-046						
Record Plat No.	WS Contract No.	FDP No.	Primary				
19789			Yes	✓			
Owner Occupied	Year Built	Historic District					
☐ Yes ☒ No		☒ Yes ☐ No					
Historic District Registry No.	Stat Area	Flood Plain					
	2-08B	☐ Yes ☒ No					
Building No							

Owner * (This section is required.)

Search	Reset	Clear
Name *		
SOPHIE A. ZIEGLER C/O SOPHIE ZIEGLER		
Address Line 1		
730 DOLORES ST		
Address Line 2		
Address Line 3		
Mail City	Mail State	Mail Zip Code
SAN FRANCISCO	CA	94110
Phone	Primary	
301-606-7195	Yes	✓
E-mail		

Cell Number Fax Number

Professionals *(This section is not required.)*

License # 08010096538	Business Name SENECA VALLEY BUILDERS			
License Type * MHIC Ind	First Name RAYMOND	Middle Name	Last Name BEDNAR	
Primary Yes	Address Line 1 2526 WEST BOSS ARNOLD RD			
	Address Line 2			
	City KNOXVILLE		State MD	ZIP Code 21758
	Phone 1 3014618023	Phone 2	Fax	
	E-mail RBFDP152@LIVE.COM			

Applicant *(This section is not required.)*

Search **As Owner** **As Lic. Prof** **As Contact**

Type * Applicant	First Name Kelly	MI	Last Name Foy	
Relationship Applicant	Full Name Kelly Foy			
Primary Yes	Organization Name			
	Street Address 6224 Cliffside Terrace			
	Address Line 2			
	City Frederick		State MD	Zip Code 21701
	Phone 240-994-8797	Cell	Fax	
	E-mail kelly@senecavalleybuilders.com			

Addtl Info

Est Construction Cost * 500	Housing Units * 0	Number of Buildings * 0	Public Owned No
Construction Type --Select--			

MISC PERMIT INFO

MISCELLANEOUS PERMIT INFORMATION

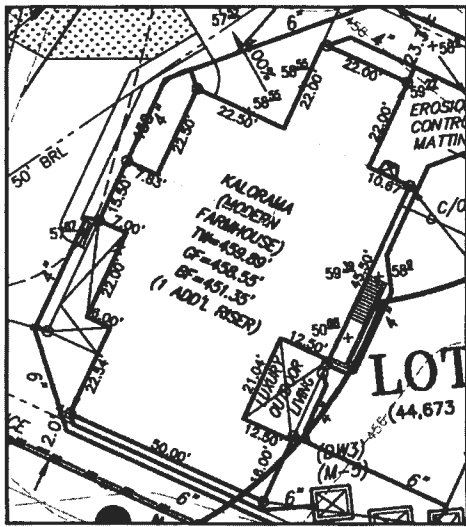
Capital Project-No Fee ☐ Yes ☒ No	Capital Project Number	Fee Exempt * ☐ Yes ☒ No	Roadside Tree Project Permit * ☐ Yes ☒ No	Roadside Tree Project Permit #
Existing Use SFD	Water Private	Sewage Private	Expiration Date 1/10/2024	

Submit **Cancel**

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 1/8/25.

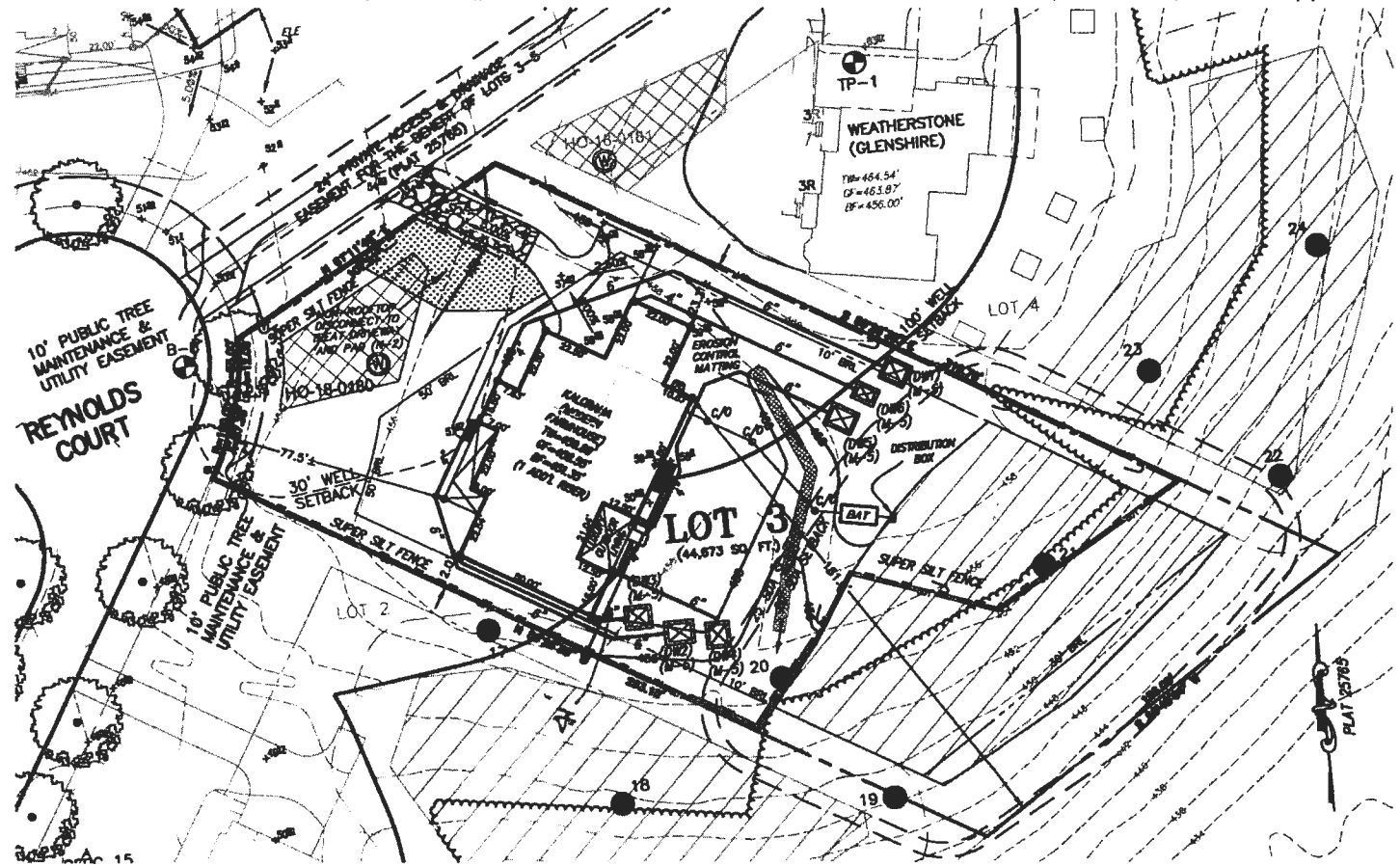
- LEGEND:**
- B.L. BUILDING RESTRICTION LINE
 - W.L. WELL LOCATION
 - T.M. TOP OF WALL
 - C.F. GARAGE FLOOR
 - B.F. BASEMENT FLOOR
 - P.F. PASSED PERC LOCATION
 - F.L. FAILED PERC LOCATION
 - SEWAGE DISPOSAL AREA
 - WELL BOX AREA
 - SILT FENCE
 - SUPER SILT FENCE
 - LIMITS OF DISTURBANCE
 - PROPOSED TREE
 - STONE CONSTRUCTION ENTRANCE

NOTE:
TOTAL LIMITS OF DISTURBANCE (LOD) = 33,475 SQ. FT.



HOUSE ENLARGEMENT
NOT TO SCALE

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



WELL NUMBER: HO-18-0180 ADDRESS: 10834 REYNOLDS COURT
ELLCOTT CITY, MD 21042



HOUSE TYPE: KALORAMA (MODERN FARMHOUSE)

- TWO CAR SIDE ENTRY GARAGE
- FINISHED LOWER LEVEL
- DAYLIGHT BASEMENT
- MORNING KITCHEN
- ADDITIONAL TWO CAR FRONT ENTRY GARAGE
- POWER ROOM - FINISHED LOWER LEVEL
- SLOPE IN LIEU OF LIVING ROOM/FLEX ROOM
- GRAND MULTI-GEN SUITE ADDITION
- OPTIONAL DROP ZONE
- EXPANDED CLOSET
- ALTERNATE KITCHEN ISLAND
- PLANNING CENTER
- FINISHED THIRD FLOOR WALK-UP SPACE W/ HALF BATH
- FINISHED BASEMENT UNDER GRAND MULTI-GEN
- NET BAY
- MEDIA ROOM
- LUNARY OUTDOOR LIVING SPACE
- DAYLIGHT WINDOWS/WELL
- DOUBLE WIDE TAIL REAR OF DRIVEWAY

- OPTION No. 012
- OPTION No. 013
- OPTION No. 018
- OPTION No. 040280
- OPTION No. 263016
- OPTION No. 263036
- OPTION No. 263038
- OPTION No. 263079
- OPTION No. 263081
- OPTION No. 263111
- OPTION No. 263148
- OPTION No. 263177
- OPTION No. 263381
- OPTION No. 263386
- OPTION No. 261
- OPTION No. 262
- OPTION No. 263965
- OPTION No. 543
- OPTION No. 651

PLOT PLAN
LOT 3
KINGS FOREST
LIBER 20039, FOLIO 212
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 21048
T: 410-872-9105

DATE: 03/14/2023 SCALE: 1" = 40' FILE: PP LOT 3 - KALORAMA M.F._rev1
CHK'D: M.J.B. JOB NO: 3502 DRAWN: R.C.K.

PERMIT NUMBER: B23001173

DATE ACCEPTED:



RESIDENTIAL BUILDING PERMIT APPLICATION

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: 10634 Reynolds Ct		Unit:
City: Ellicott City	State: MD	Zip Code: 21042
Subdivision/Village/Complex Name: King's Forest		SDP/WP/BA #:
Lot: 3	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): ☐ Mechanical (HVACR) ☐ Electrical ☐ Plumbing ☐ None		
<i>New 2 Story "Kalerama" Modern Farm house elev, with 2 car garage, 2 car side attached garage, Grand multi-grv suite, luxury covered deck, expanded closet and finished lower level (see floor, media room, wet bar and powder room) attic walk up space</i>		

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: ☐ Yes ☒ 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	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	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:	Zip Code:
Phone:	Email:

BUILDING CHARACTERISTICS REQUIRED

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

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

Model Name & Options: <i>"Kalerama" Modern Farmhouse elev. 2 car + 2 car side, 16 multi-grv, covered deck, attic +</i>				
# of Bedrooms (SF): 6	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*): PLL
# Rooms: 14	# Full Baths: 6	# Half Baths: 2	# Fireplaces: 1	
Garage/Carport Info: ☒ Attached Garage ☐ Detached Garage ☐ Integral Garage ☐ Carport ☐ None				
Basement/Foundation Info: ☐ Slab on Grade ☐ Post & Pier ☐ Unfinished Basement ☒ Finished Basement: ☐ Full or ☒ Partial				
1st Fl Width: 105	1st Fl Depth: 63	2nd Fl Width: 67	2nd Fl Depth: 63	Bsmt Width: 83 Bsmt Depth: 63
Energy Method: ☐ Prescriptive ☒ Performance ☐ UA Alternative ☐ ERI		Gross Area: 11,401 (11,401) sq ft Occupiable Area: 10,805 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: *[Signature]* DATE SIGNED: **4/4/2023**

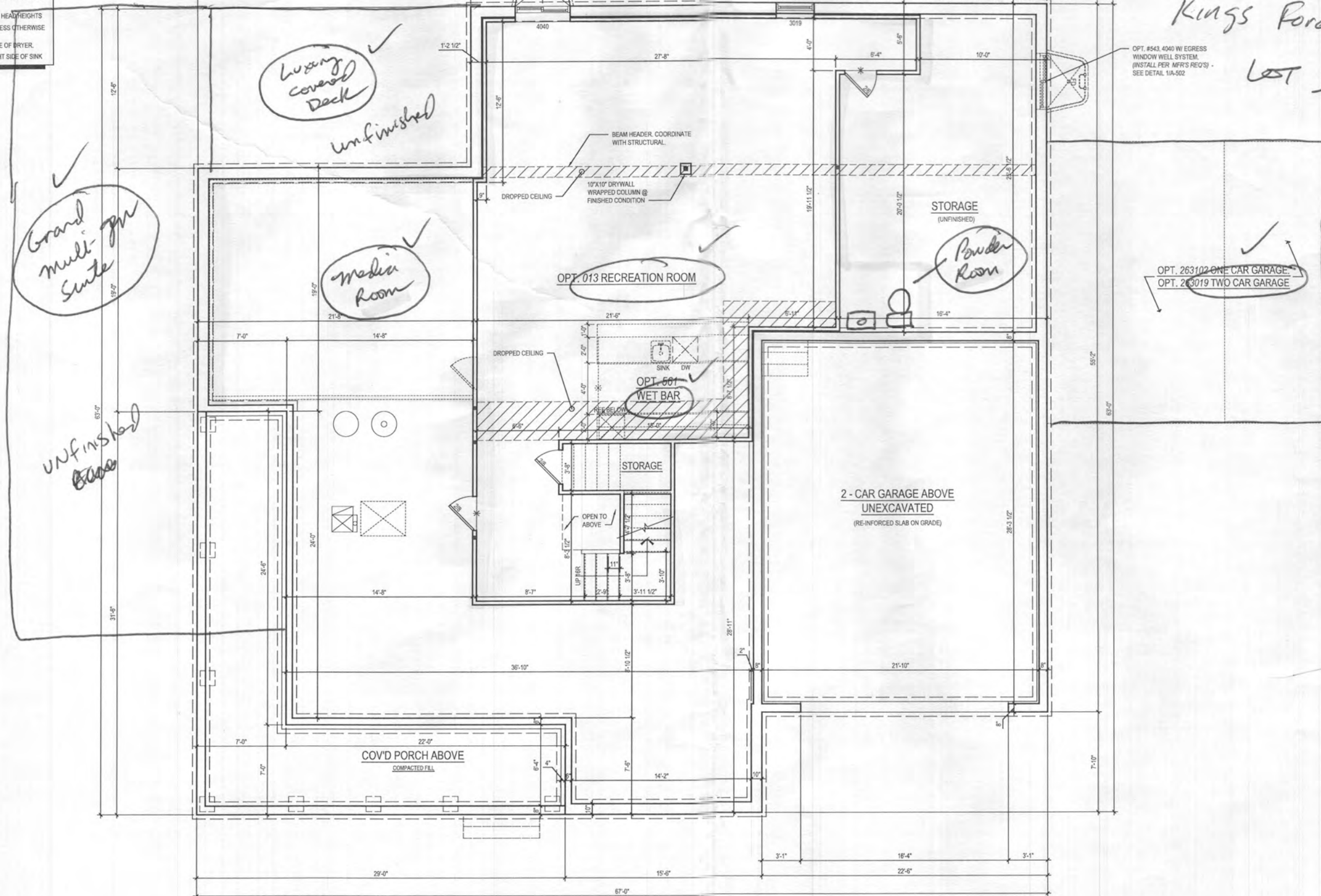
FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:				
☒ PR	☒ DPZ	☐ DED	☒ Health 4-24-23	☐ SHA ☒ CID
SUBMITTAL FEES: \$150.00		PAYMENT: Toll # 00256360		ACCEPTED BY: AKH

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.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- 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 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.



Health Dept

10634 Reynolds Court

Kings Forest

LOT 3

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 HILL PERMIT SET	12.22.20

PROJECT NO: TOL019c
DRAWN BY: AC & AN
CHECKED BY: RN & AP
PLOT DATE: Dec. 17, 2020
FILE NAME: TOL019c A101.dwg

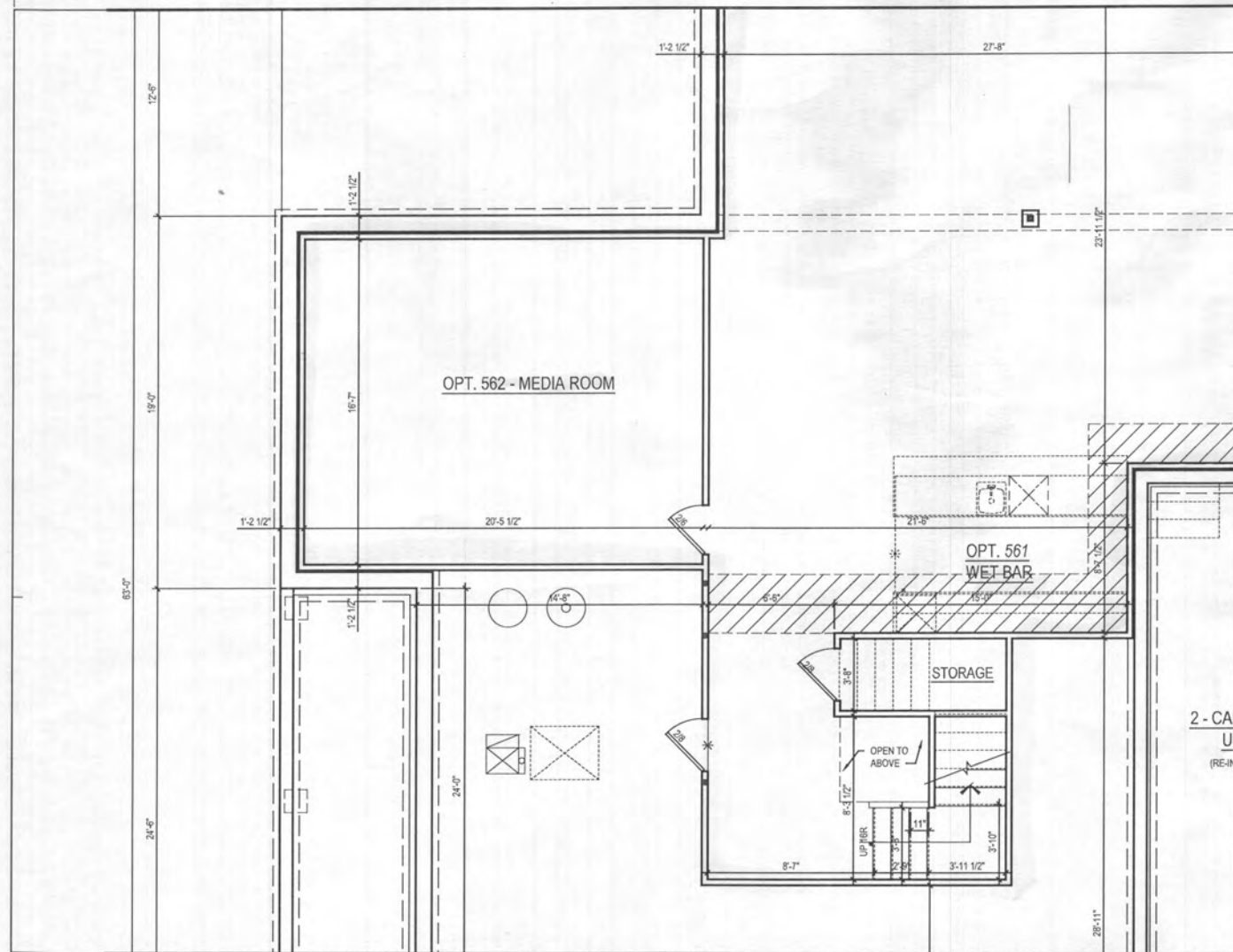
A-101

1 PART. BASEMENT PLAN
SCALE: 1/4"=1'-0"
TOL019c_A101.dwg

W/ OPT. 013 - RECREATION ROOM

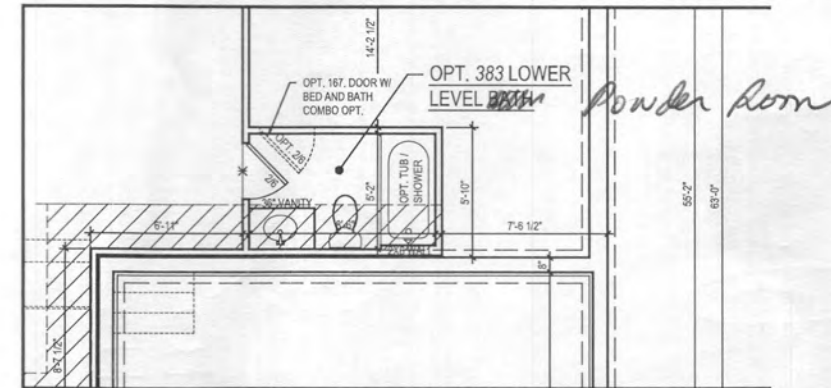
GENERAL PLAN NOTES

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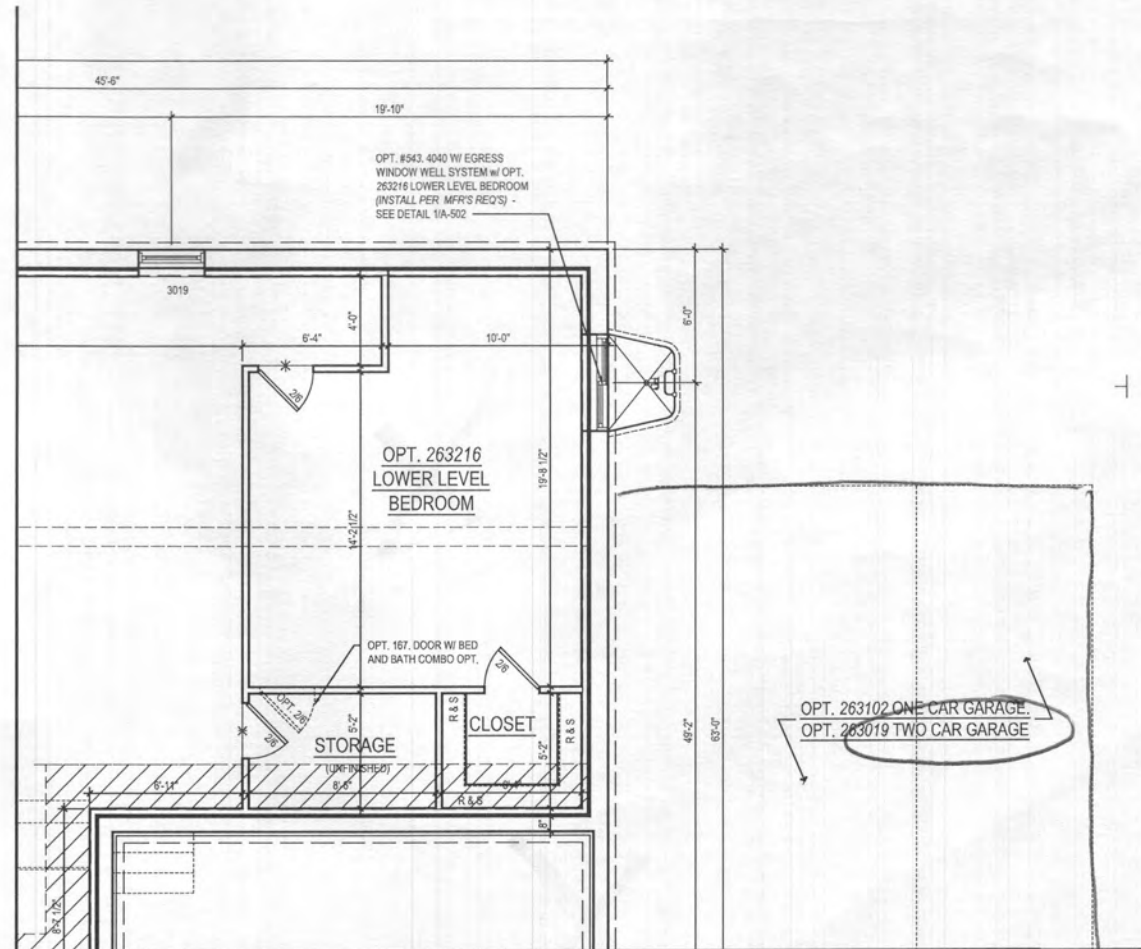
3 PART. BASEMENT PLAN
A-103 SCALE: 1/4"=1'-0"
TOL019C_A103.DWG

W/ OPT. 562 - MEDIA ROOM



2 PART. BASEMENT PLAN
A-103 SCALE: 1/4"=1'-0"
TOL019C_A103.DWG

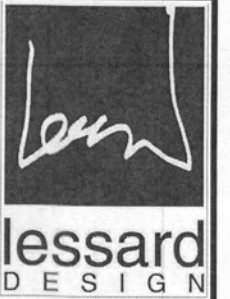
W/ OPT. 383 - LOWER LEVEL POWDER ROOM



1 PART. BASEMENT PLAN
A-103 SCALE: 1/4"=1'-0"
TOL019C_A103.DWG

W/ OPT. 263216 - LOWER LEVEL BEDROOM

ARCHITECT:



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

SEAL & SIGNATURE:

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KALORAMA

FLOOR PLANS

PROJECT NAME:

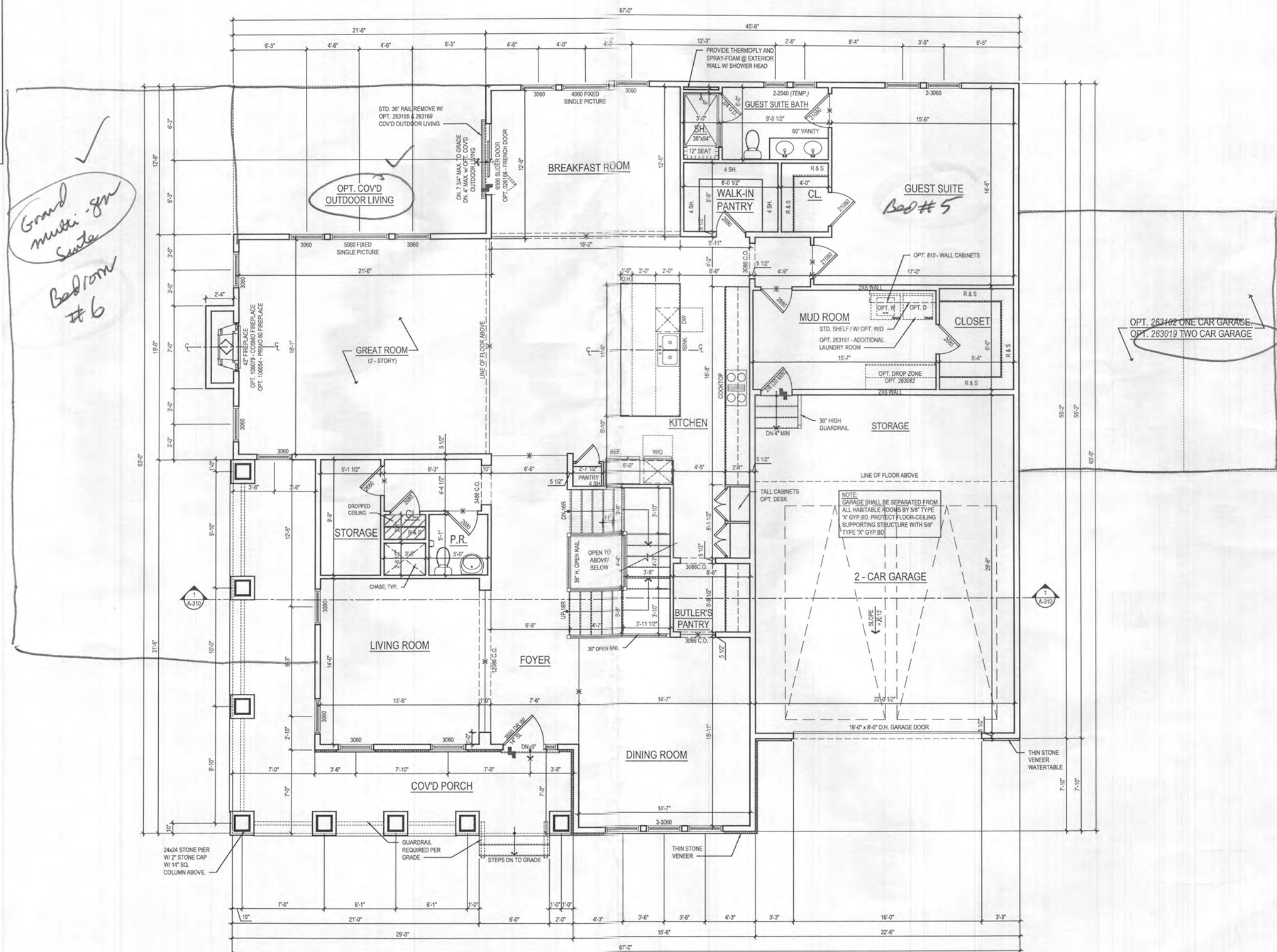
SHEET TITLE:

ISSUE / REVISION		
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.23.20
2	BID SET	09.30.20
3	WYLLIW 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_A103.dwg

A-103

- 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.
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- H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS
- I. ALL DOORS ARE TO BE 6'-8" HIGH UNLESS OTHERWISE NOTED
- J. WASHES 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"
TOL219C, A110.DWG

@ ELEV. 1 - CRAFTSMAN

See "Modern farmhouse" elev. @ ELEV. 1 - CRAFTSMAN *shown*
2,766.3 SQ. FT.

ARCHITECT

lessarc
DESIGN

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P:571.830.1800 | F:571.830.1800
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SEAL & SIGNATURE

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KALORAMA

FLOOR PLANS

[illegible]

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

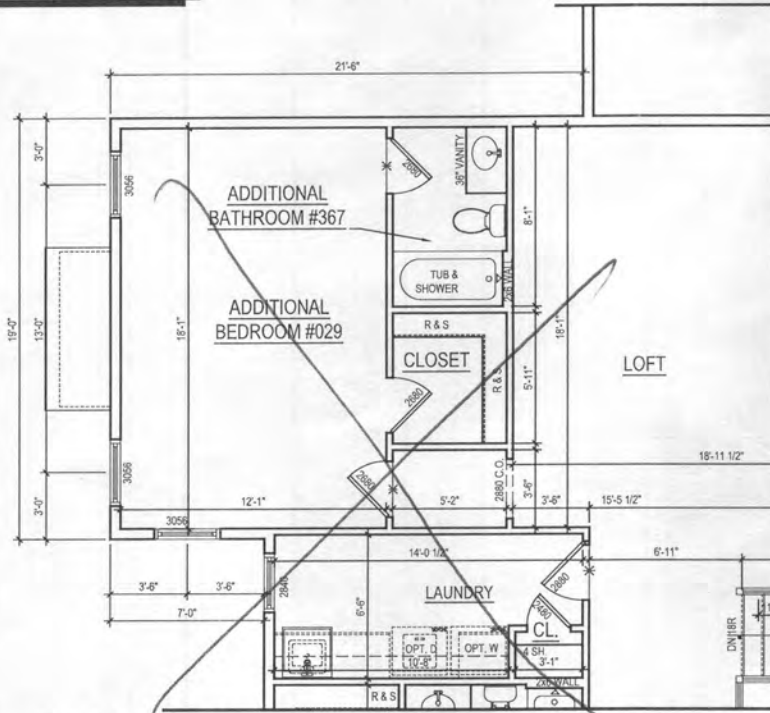
ISSUE / REVISION		
NO.	DESCRIPTION	DATE
	DESIGN DEVELOPMENT	03.23.20
	BID SET	09.30.20
	WILLOW CREEK PERMIT SET	12.22.20
	LENAH MILL PERMIT SET	12.22.20

PROJECT No:	TOL019
DRAWN BY:	AC & A
CHECKED BY:	RN & A
PLOT DATE:	Dec. 16, 20
FILE NAME:	TOL019: A110.dwg

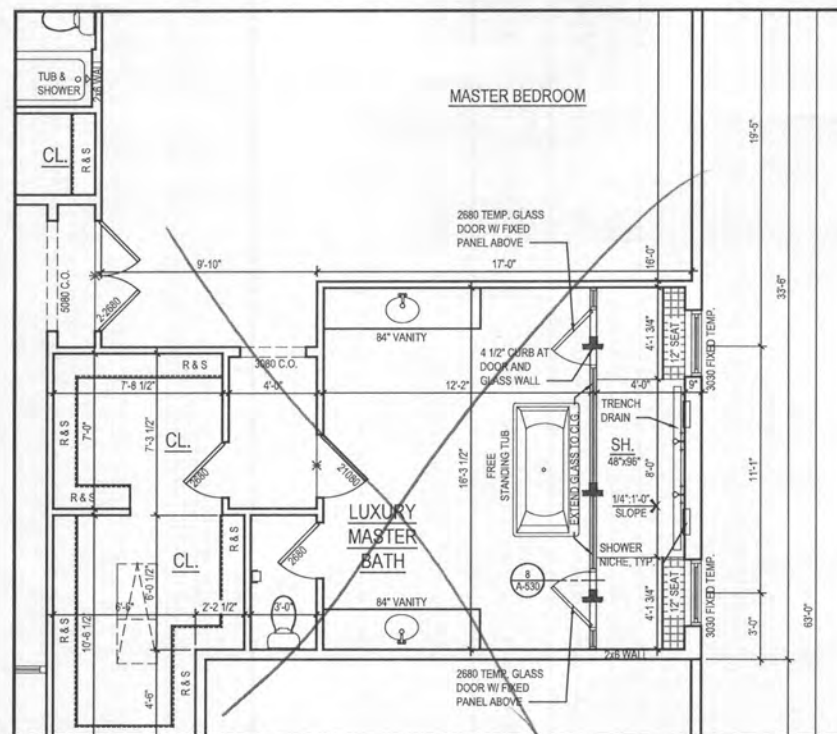
A-110

GENERAL PLAN NOTES

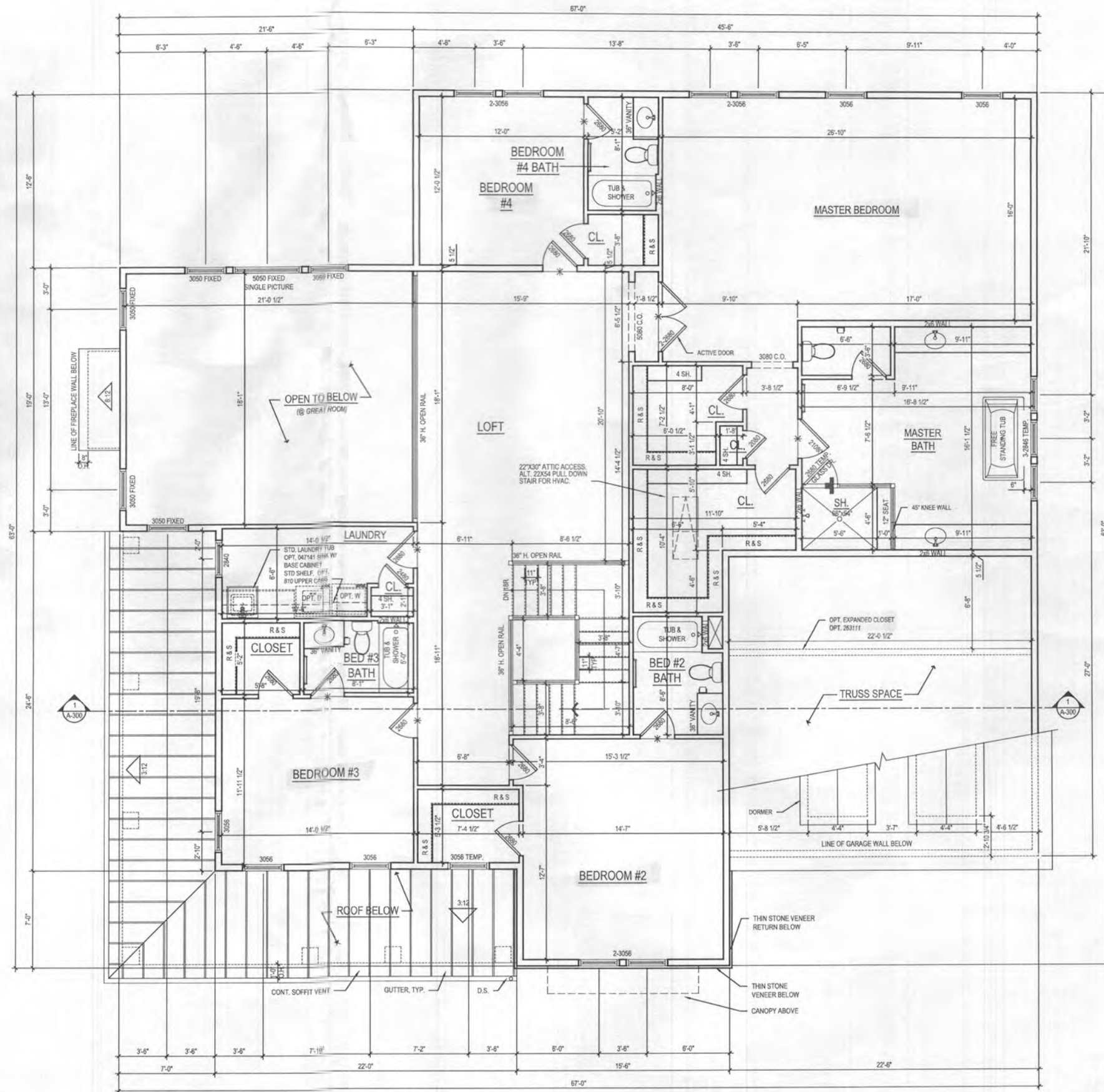
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3 PART: 2ND FLOOR PLAN w/ OPT. ADDITIONAL BEDROOM #029
A-120 SCALE: 1/4"=1'-0"
TOL191C_A120.DWG



2 PART: SECOND FLOOR PLAN w/ OPT. 055 - LUXURY MASTER BATH
A-120 SCALE: 1/4"=1'-0"
TOL191C_A120.DWG



1 SECOND FLOOR PLAN
A-120 SCALE: 1/4"=1'-0"
TOL191C_A120.DWG

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

See "Modern Farmhouse" elev

ARCHITECT:



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SEAL & SIGNATURE:

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

KALORAMA

PROJECT NAME:

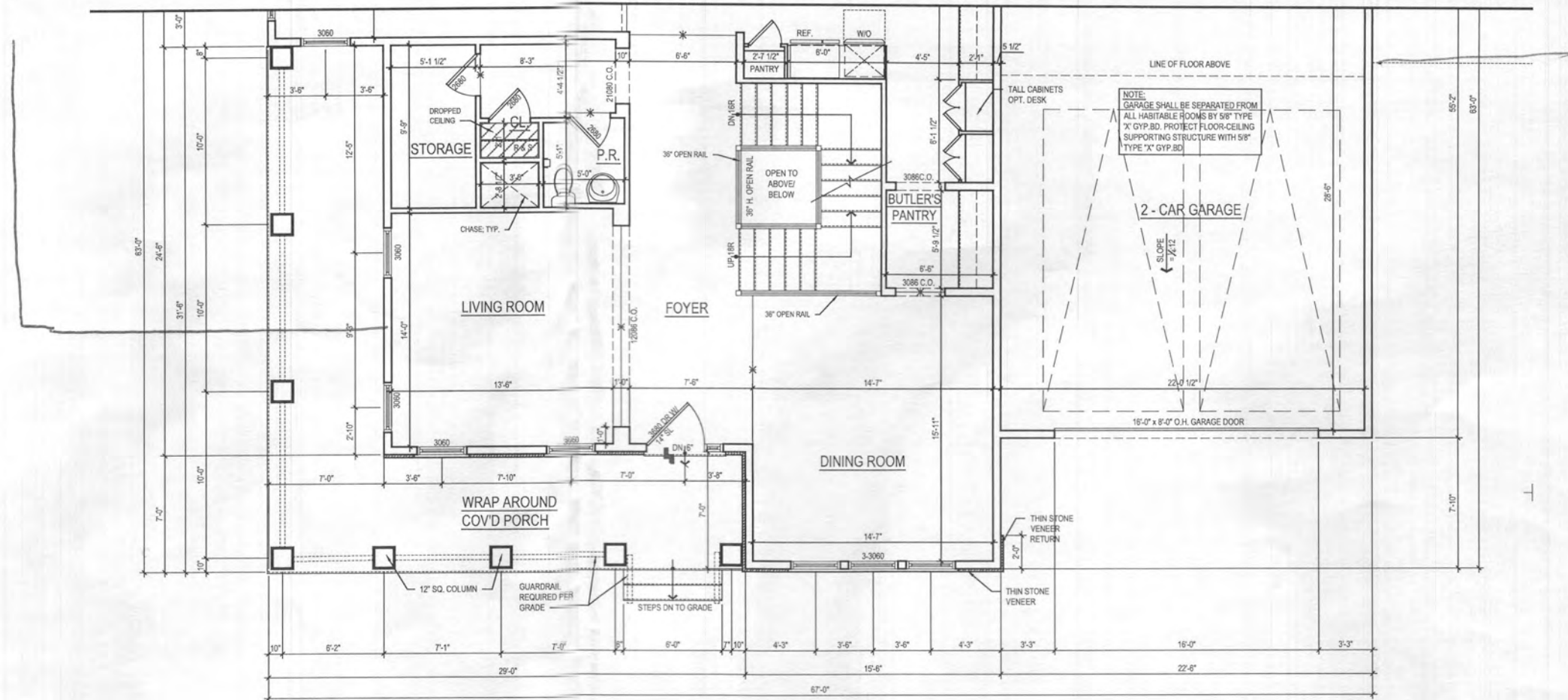
SHEET TITLE:

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: TOL191C
DRAWN BY: AC & AN
CHECKED BY: RN & AP
PLOT DATE: Dec. 16, 2020
FILE NAME: TOL191C_A120.dwg

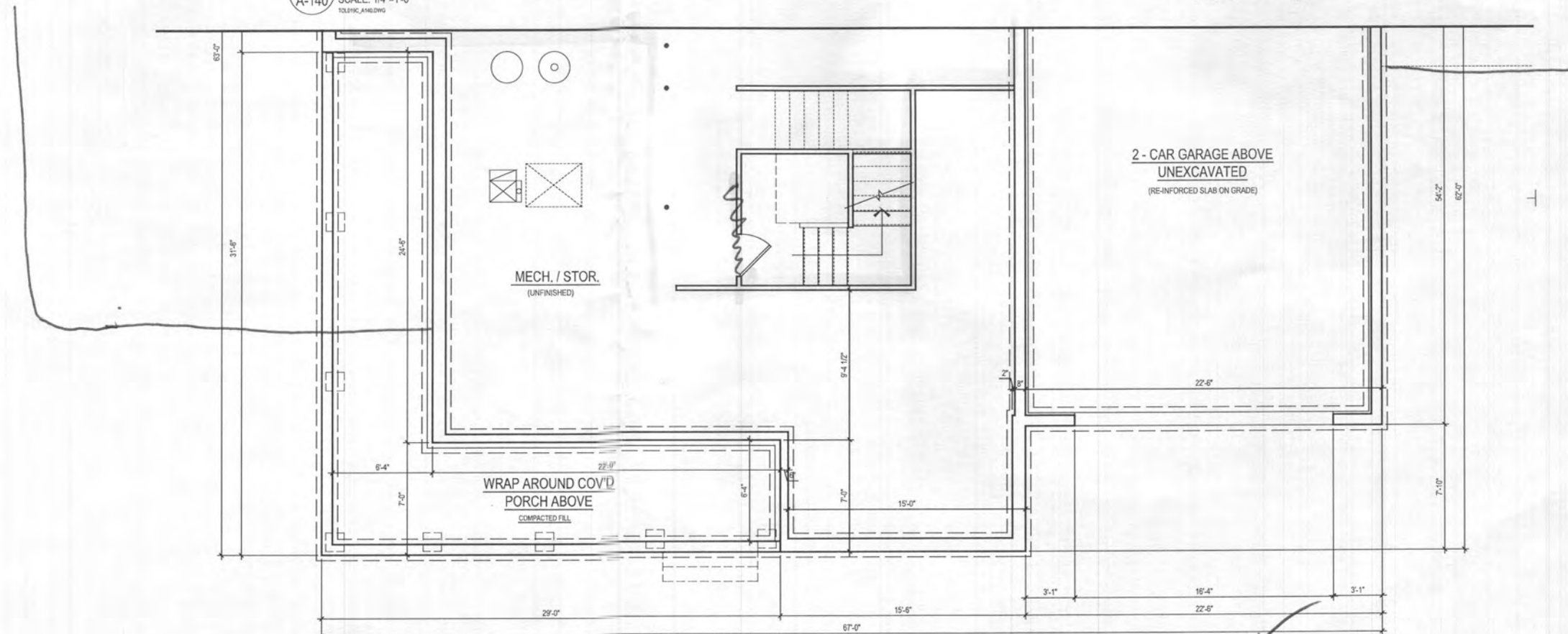
A-120

- GENERAL PLAN NOTES
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 - K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



2 PART. FIRST FLOOR PLAN
A-140 SCALE: 1/4"=1'-0"
TOL199C_A140.DWG

@ ELEV. 2 - MODERN FARMHOUSE
2,786.3 SQ. FT.



1 PART. BASEMENT FLOOR PLAN
A-140 SCALE: 1/4"=1'-0"
TOL199C_A140.DWG

@ ELEV. 2 - MODERN FARMHOUSE

ARCHITECT:

lessard
DESIGN

8521 Leesburg Pike
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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
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:	TOL199C
DRAWN BY:	AC & AN
CHECKED BY:	RN & AP
PLOT DATE:	Dec. 16, 2020
FILE NAME:	TOL199C_A140.dwg

A-140

- 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 EXTERIOR 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 AVAILABLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- G. ALL WINDOWS SIZE WITH 10" 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. WASHALWAYS TO BE ON LEFT SIDE OF DRYER.
- K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK

ARCHITECT:



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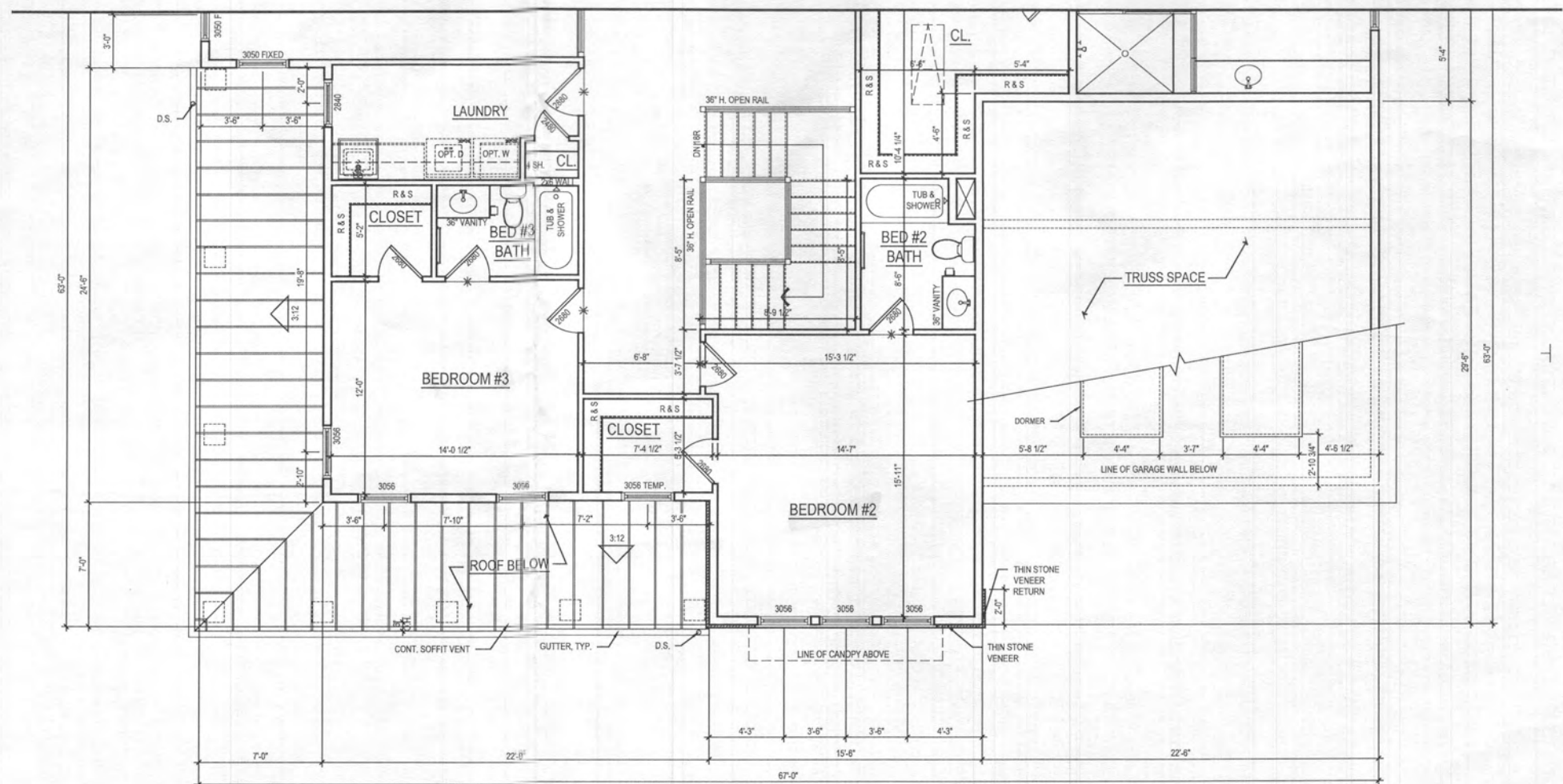
KALORAMA

SHEET TITLE:

[illegible]

PROJECT No:	TOL019
DRAWN BY:	AC & AJ
CHECKED BY:	RN & AJ
PLOT DATE:	Dec. 16, 202
FILE NAME:	TOL019c A141.dwg

A-141



1 PART. SECOND FLOOR PLAN
A-141 SCALE: 1/4"=1'-0"
TOL019C A141.DWG

@ ELEV. 2 - MODERN FARMHOUSE

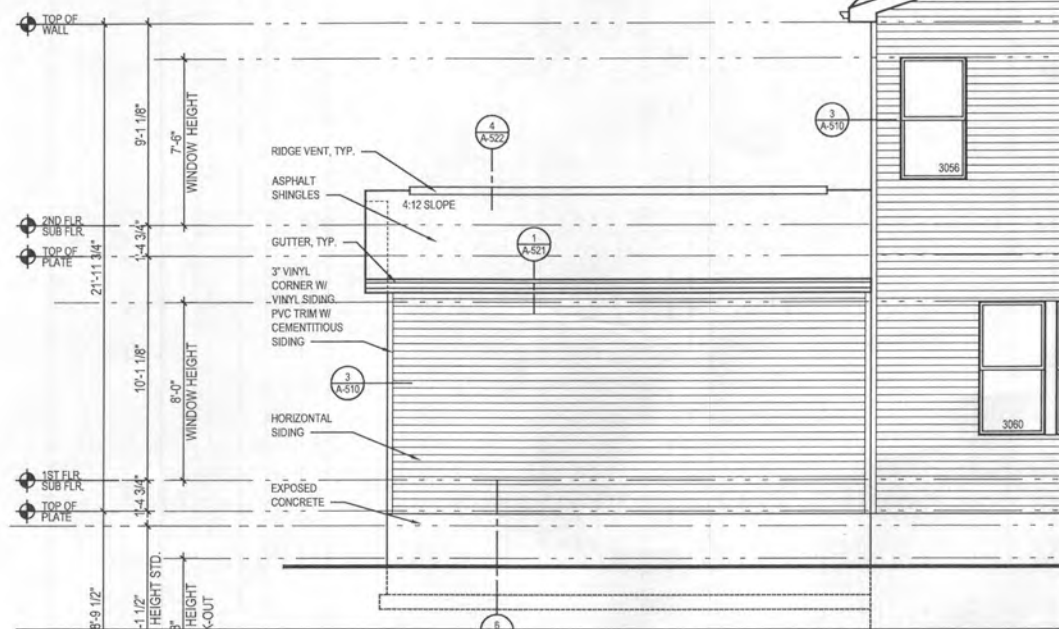
GENERAL PLAN NOTES

- 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.)	=	25.81 FT.
SOFFIT VENT - PROVIDED	=	46.00 FT.

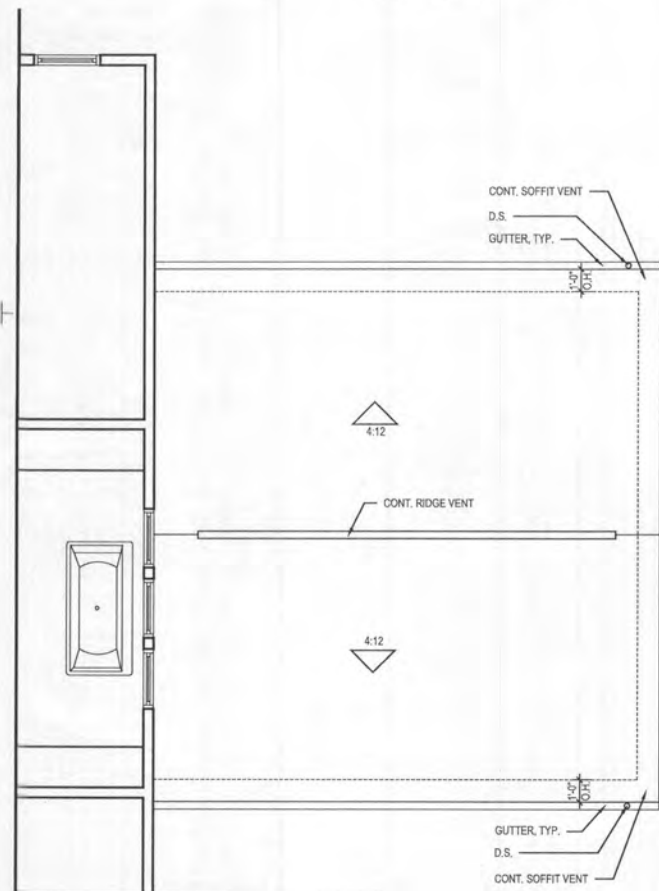
REFER TO A-401 FOR
SIDE ELEVATION.
SAME AS ONE CAR
GARAGE



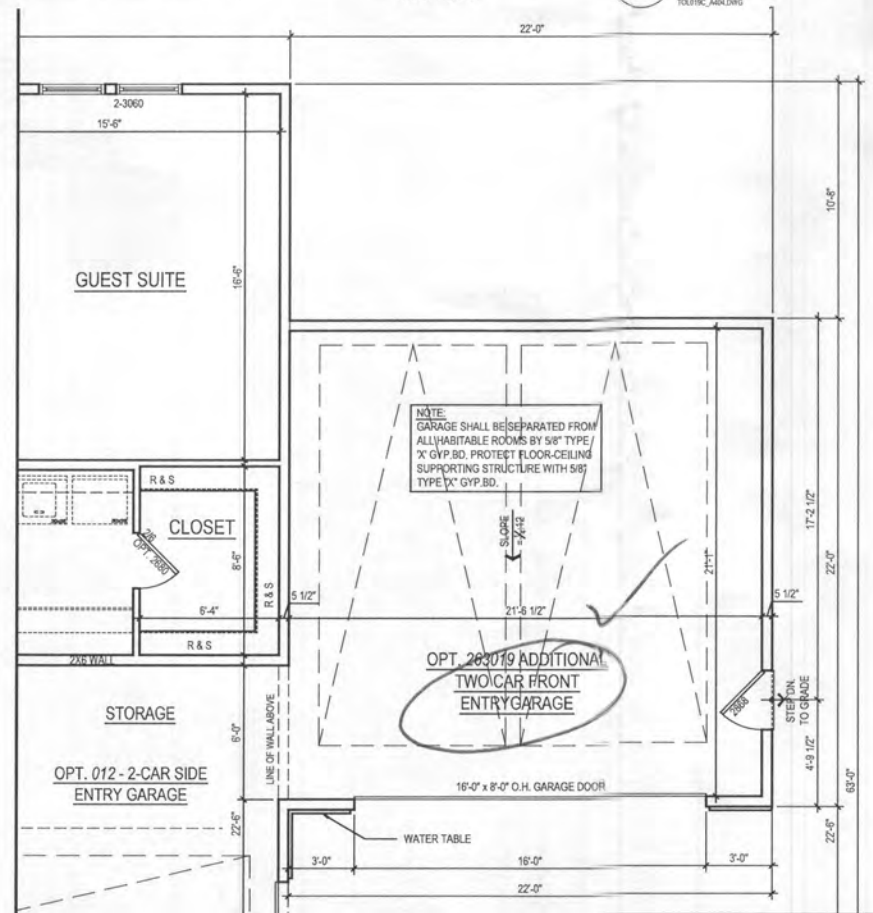
5 PART. REAR ELEVATION w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE
A-404 SCALE: 1/4"=1'-0"
TOLUINC, ARK/DWG



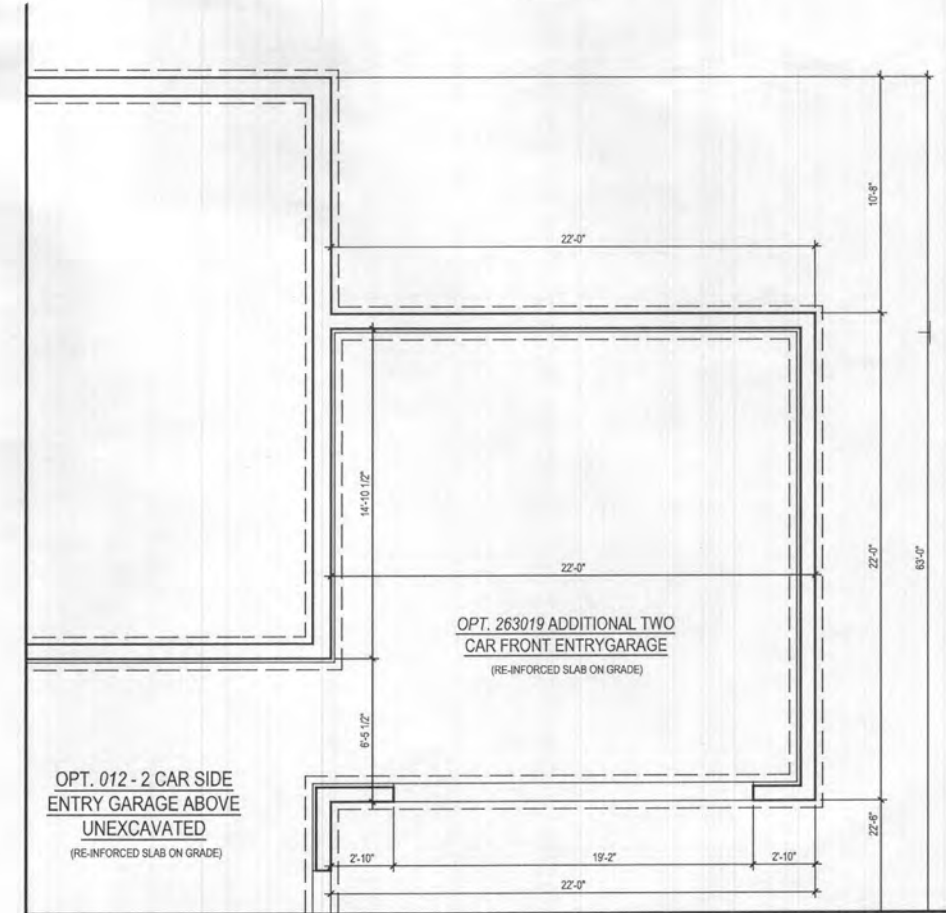
4 PART. FRONT ELEVATION w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE
A-404 SCALE: 1/4"=1'-0"
TOLUINC, ARK/DWG



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



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



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

ARCHITECT:

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CLEMLEY@tollbrothers.com

PROJECT NAME:
KALORAMA

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

PROJECT NAME:

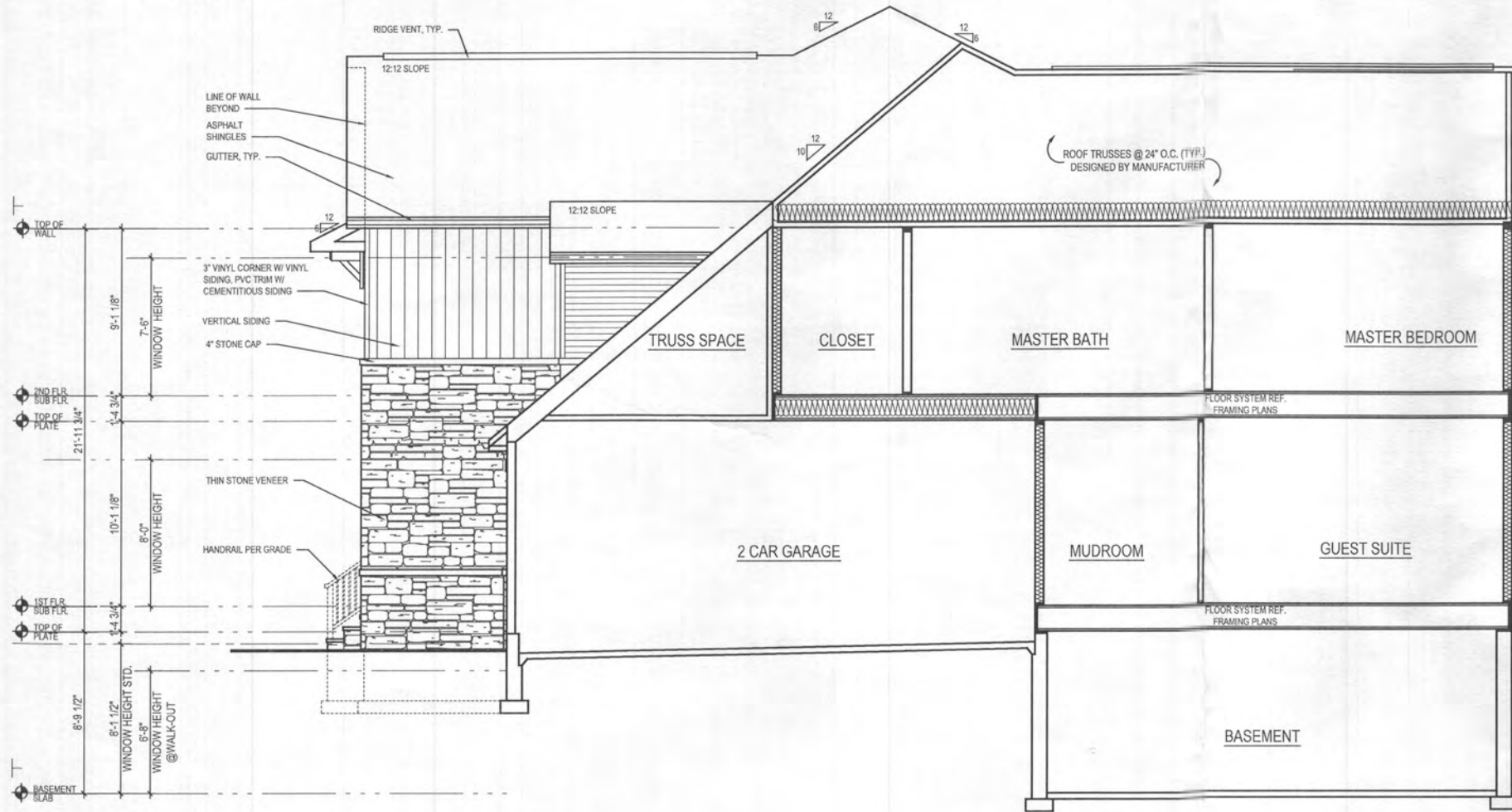
NO.	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	03.23.20
02	BID SET	09.30.20
03	WILLOW CREEK PERMIT SET	12.22.20
04	LENAH MILL PERMIT SET	12.22.20

PROJECT No: TOL-019C
DRAWN BY: AC & AN
CHECKED BY: RN & AP
PLOT DATE: Dec. 16, 2020
FILE NAME: TOL019C_A404.dwg

A-404

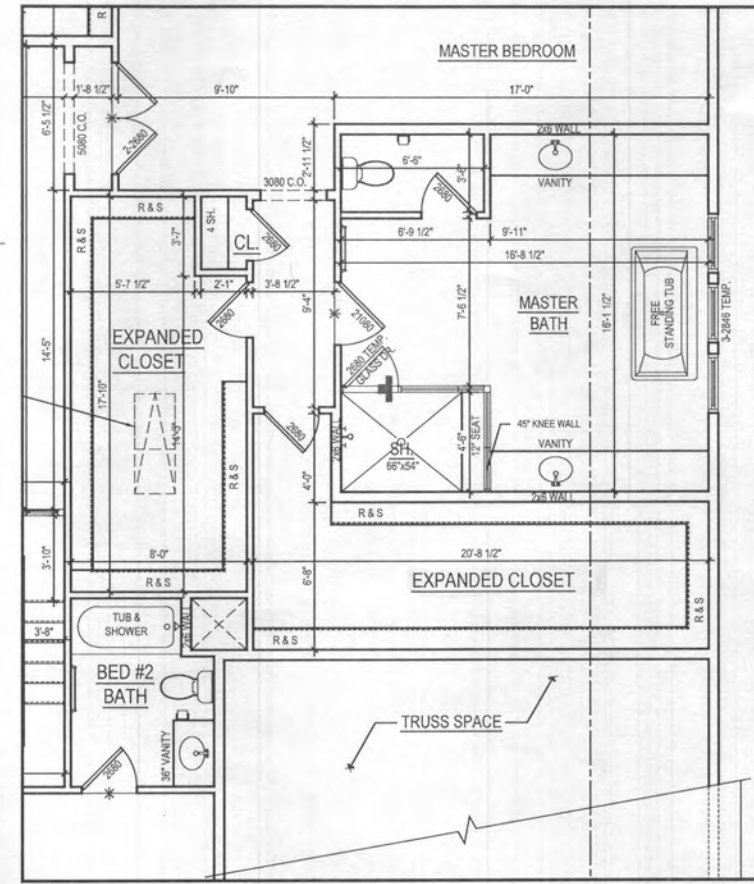
GENERAL PLAN NOTES

- 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.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- 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 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.



2 BUILDING SECTION
A-405 SCALE: 1/4"=1'-0"
TOL019C_A405.dwg

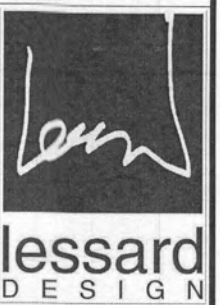
W/ OPT. 263111 EXPANDED CLOSET



1 PART. SECOND FLOOR PLAN
A-405 SCALE: 1/4"=1'-0"
TOL019C_A405.dwg

W/ OPT. 263111 EXPANDED CLOSET
160.4 SQ. FT.

ARCHITECT:



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CLEMLEY@tollbrothers.com

KALORAMA

PROJECT NAME:

#263111 - EXPANDED CLOSET

SHEET TITLE:

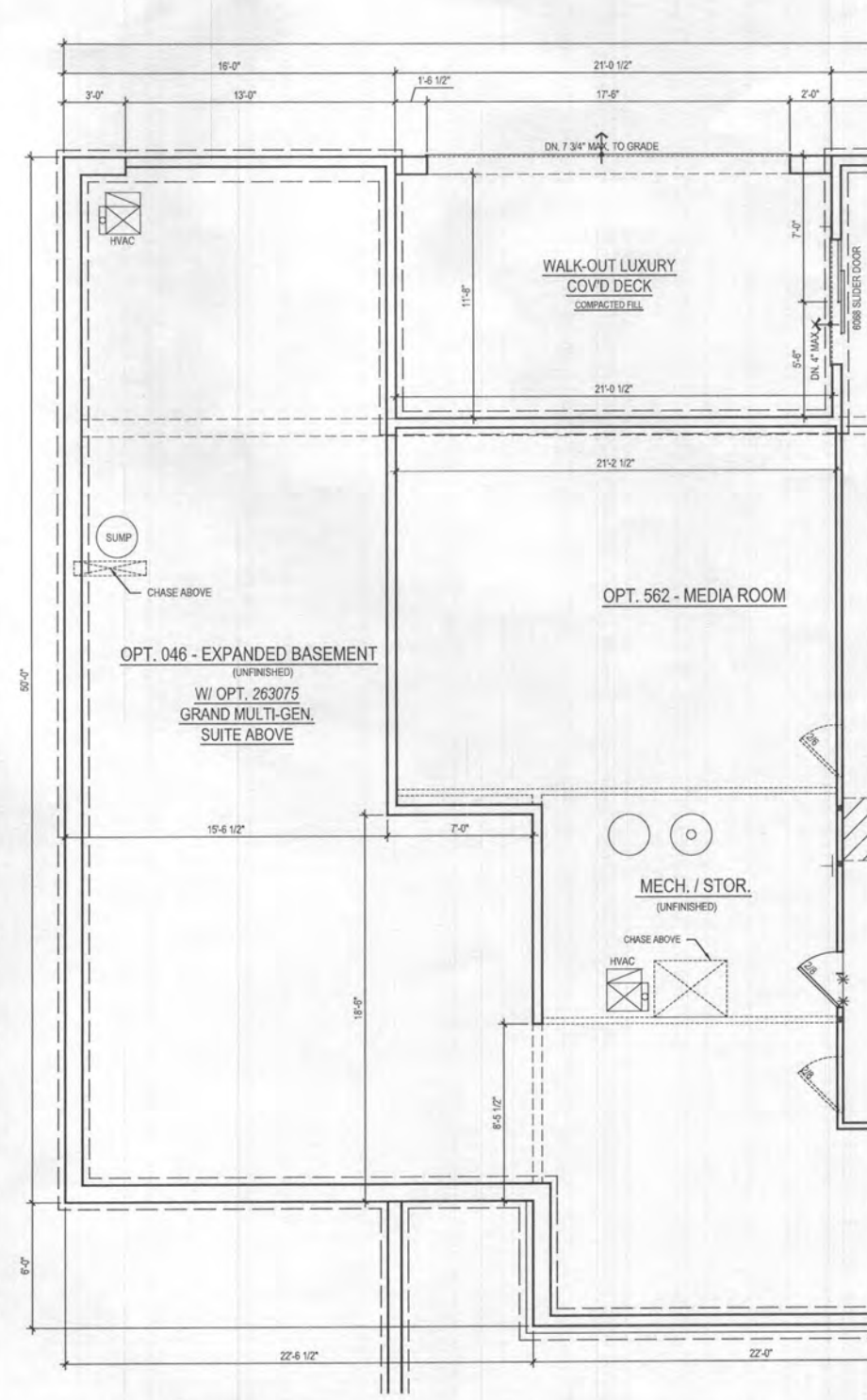
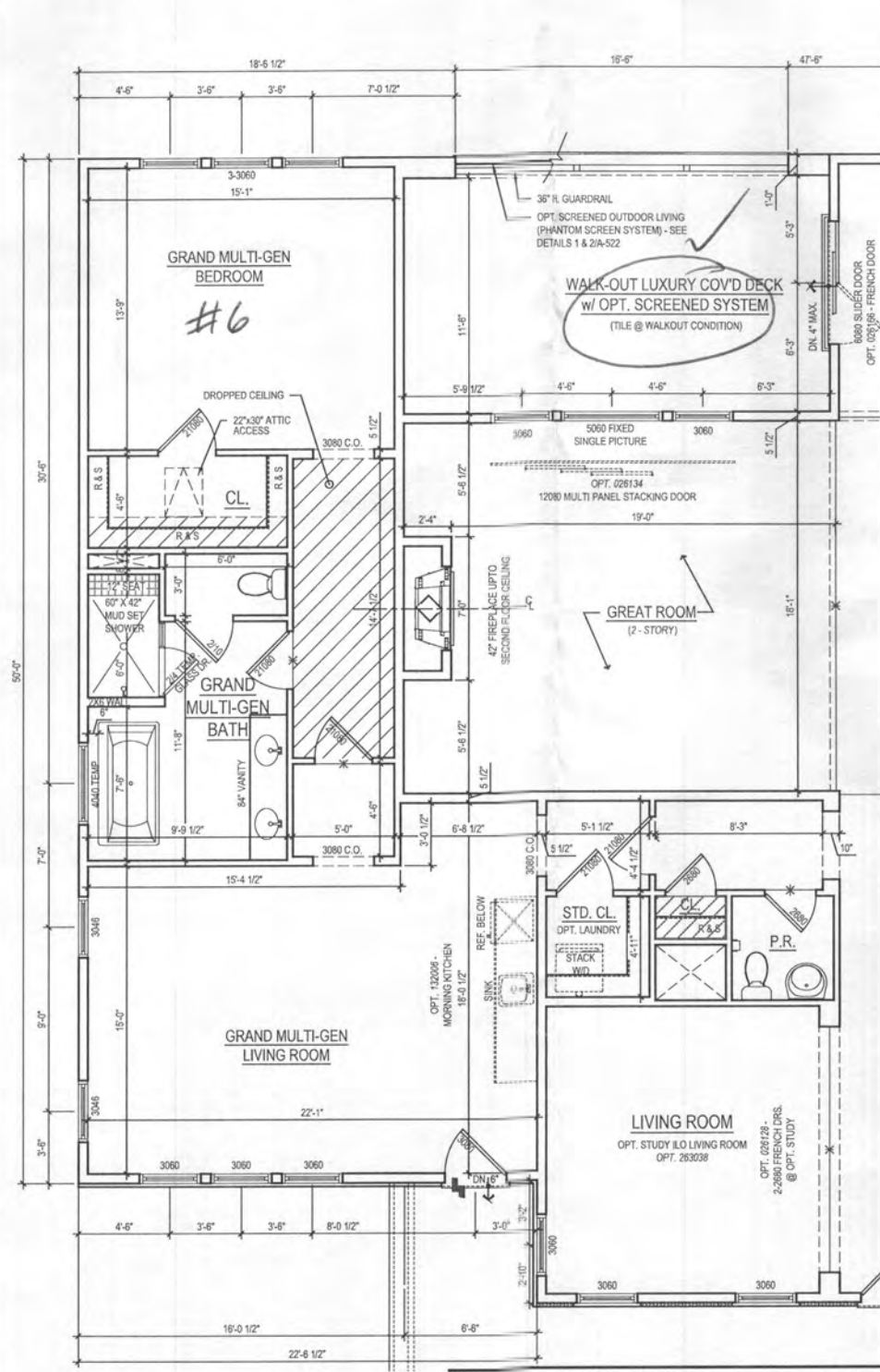
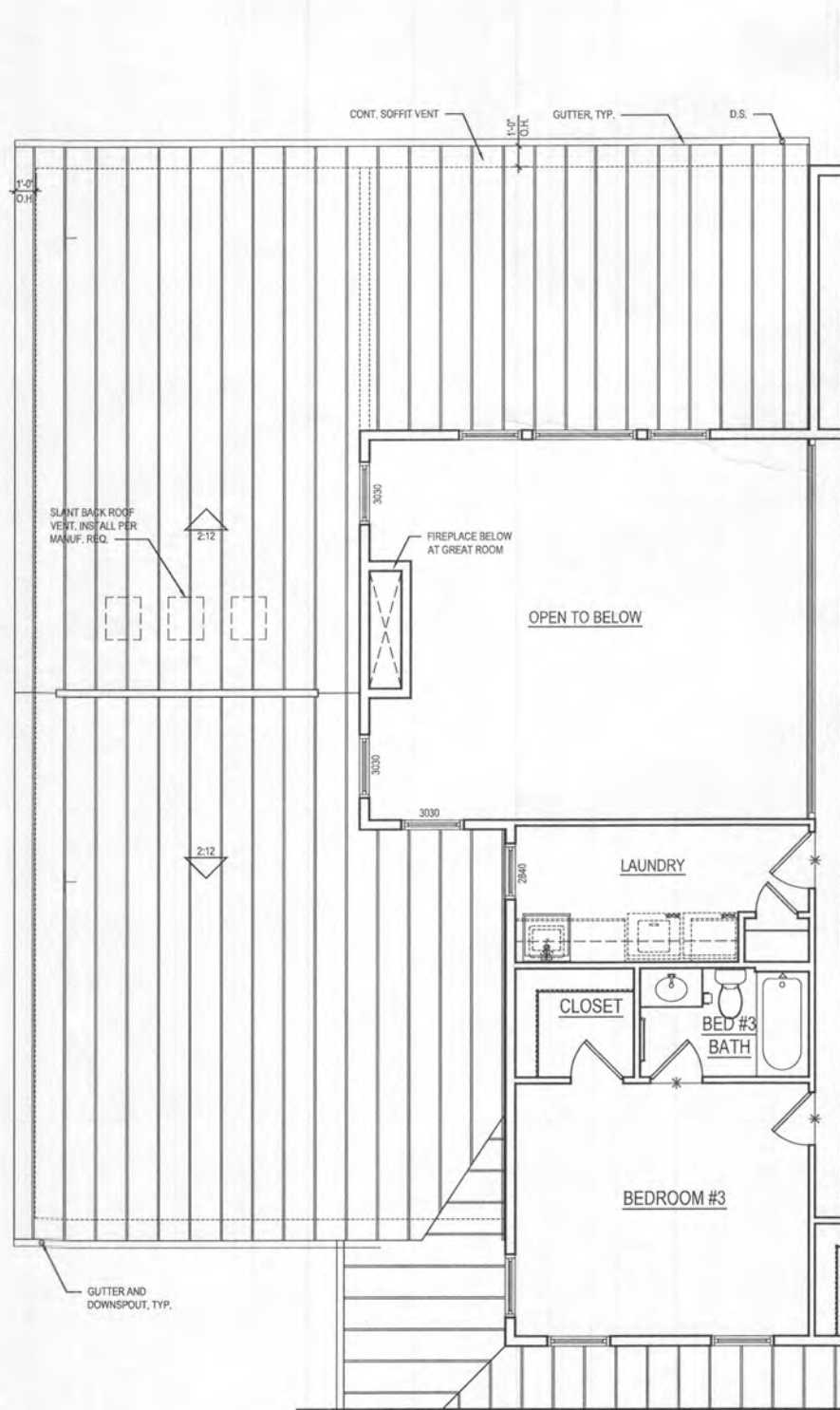
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.23.20
2	BID SET	09.30.20
3	WILLOW CREEK PERMIT SET	12.22.20
4	LENAH HILL PERMIT SET	12.22.20

PROJECT No: TOL019C
DRAWN BY: AC & AN
CHECKED BY: RN & AP
PLOT DATE: Dec. 16, 2020
FILE NAME: TOL019C_A405.dwg

A-405

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.
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- 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.



3 PART. SECOND FLOOR PLAN OPT. 263075 - GRAND MULTI-GEN SUITE ADD.
w/ WALK-OUT LUXURY COVD DECK @ WALK-OUT CONDITION
SCALE: 1/4"=1'-0"

2 PART. FIRST FLOOR PLAN OPT. 263075 - GRAND MULTI-GEN SUITE ADD.
w/ WALK-OUT LUXURY COVD DECK @ WALK-OUT CONDITION
SCALE: 1/4"=1'-0"

1 PART. BASEMENT FLOOR PLAN OPT. 263075 - GRAND MULTI-GEN SUITE ADD.
w/ WALK-OUT LUXURY COVD DECK @ WALK-OUT CONDITION
SCALE: 1/4"=1'-0"

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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_A409.dwg
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.
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KALORAMA

w/ OPT. 539 : THIRD FLOOR WALK UP SPACE

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:	TOL019c
DRAWN BY:	AC & A
CHECKED BY:	RN & A
PLOT DATE:	Dec. 16, 2011
FILE NAME:	TOL019c_A411a.dwg

A-411a