



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: B15002297

Building Address: 12185 Hayland Farm Way
City: Fillicott City State: MD Zip Code: 21072
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: Walnut Creek
Section: _____ Area: _____ Lot: 112
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant
Proposed Use: SFD New Home
Estimated Construction Cost: \$ Rem 200,000
Description of Work: Randall 5 bedrooms 6 1/2 Bath
3 car garage

Occupant or Tenant: _____
Was tenant space previously occupied? Yes No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height: _____	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1 st floor: <u>75 x 79</u>
Area of construction (sq. ft.): _____	2 nd floor: <u>68 x 63</u>
Use group: _____	Basement: _____
Construction type: _____	<input type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood Frame	No. of Bedrooms: _____
<input type="checkbox"/> State Certified Modular	Multi-family Dwelling
<input checked="" type="checkbox"/> Roadside Tree Project Permit	No. of efficiency units: _____
<input type="checkbox"/> Yes <input type="checkbox"/> No	No. of 1 BR units: _____
Roadside Tree Project Permit # _____	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
	Footings: _____
	Roof: _____
	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Property Owner's Name: Winchester Home Inc
Address: 6905 Rockledge Dr # 800
City: Bethesda State: MD Zip Code: 20817
Phone: 3011803422 Fax: _____
Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: Steve Leckell
Address: 8905 Sweet Cup Place
City: Springfield State: VA Zip Code: 22157
Phone: 7034277221 Fax: _____
Email: peakpermits@gmail.com

Contractor Company: Winchester Home Inc
Contact Person: Leckell
Address: 6905 Rockledge Dr # 800
City: Bethesda State: MD Zip Code: 20817
License No.: 2117
Phone: _____ Fax: _____
Email: _____

Engineer/Architect Company: _____
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other: _____	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>6P15-065</u>	
Building Shell Permit Number: _____	

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 Signature: [Signature]
Email Address: peakpermits@gmail.com
Title/Company: Summit Management

Print Name: Steve Leckell
Date: 5/15/15

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY

-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>6/24/2015</u>	<u>[Signature]</u>

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$ <u>100</u>
Permit Fee	\$ _____
Tech Fee	\$ _____
Excise Tax	\$ _____
PSFS	\$ _____
Guaranty Fund	\$ <u>500</u>
Add'l per Fee	\$ _____
Total Fees	\$ _____
Sub-Total Paid	\$ _____
Balance Due	\$ _____
Check #	<u>28669</u>



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: _____

Building Address: 12185 Hayland Farm Way
 City: Ellicott City State: MD Zip Code: 21042
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Hayland Farm
 Section: _____ Area: _____ Lot: 112
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: 39,250

Existing Use: Residential - Single family
 Proposed Use: Residential - open deck
 Estimated Construction Cost: \$ 2,000 landing
 Description of Work: construct 4x4
landing with steps

Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1 st floor:
	2 nd floor:
Area of construction (sq. ft.):	Basement:
	<input type="checkbox"/> Finished Basement
Use group:	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type:	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units:
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<input type="checkbox"/> State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Property Owner's Name: Winchester Homes
 Address: 6905 Rockledge Dr.
 City: Bethesda State: MD Zip Code: 20817
 Phone: 301-924-2111 Fax: _____
 Email: courtneyt@sundecksbytandg.com

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: T+A Contractors
 Address: 4512 Sandy Spring Rd.
 City: Burtonsville State: MD Zip Code: _____
 Phone: 301-924-2111 Fax: _____
 Email: courtneyt@sundecksbytandg.com

Contractor Company: T+A Contractors
 Contact Person: Courtney Thomas
 Address: 4512 Sandy Spring Rd.
 City: Burtonsville State: MD Zip Code: _____
 License No.: 17489
 Phone: 301-924-2111 Fax: _____
 Email: courtneyt@sundecksbytandg.com

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Utilities
Water Supply
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Sewage Disposal
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Electric: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Heating System
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:
Sprinkler System:
<input type="checkbox"/> Yes <input type="checkbox"/> No
Grading Permit Number:
Building Shell Permit Number:

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Applicant's Signature: _____
 Print Name: Courtney Thomas
 Email Address: courtneyt@sundecksbytandg.com
 Date: 11/5/15
 Title/Company: T+A Contract of S
Authorized Agent

Checks payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>11/5/2015</u>	<u>R. Bricker</u>

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Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	#

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA



PLAN

SCALE: 1"=30'

Approved Septic System Plan
 Howard County Health Department
 5-Bedroom SFD
 Main Floor Guest Suite
 Full Bath in Basement
Signature
 815002297
 Date 6/24/2015

OWNER

BV BUSINESS TRUST
 P.O. BOX 482
 LISBON, MARYLAND 21765-0482

BUILDER

CAMBERLEY HOMES
 6905 ROCKLEDGE DRIVE
 BETHESDA, MARYLAND 20817
 PH. 301-803-4800

PERMIT SITE PLAN
LOT 112

12105 HAYLAND FARM WAY
WALNUT CREEK

ZONED: RC-DEO

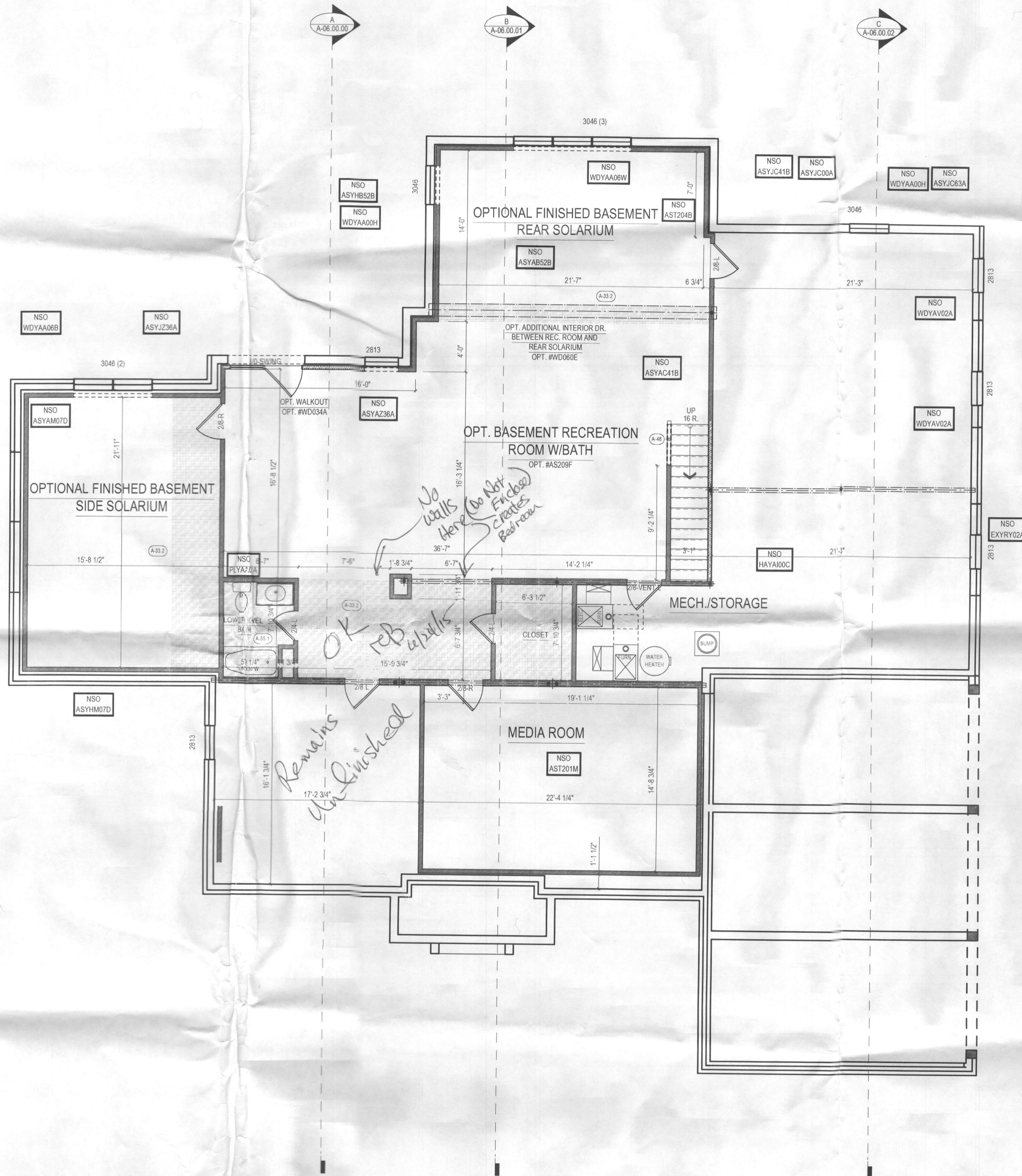
TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MAY 22, 2015

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-14-0043, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855



- NSO NOTES**
- AST201M Temporary option for finished basement Media room AS201M. Includes recessed lighting and standard carpet and pad.
 - AST204B Temporary option for finished basement below Rear Solarium AS204B. Includes recessed lighting and standard carpet and pad.
 - ASYAB52B Expand the optional finished basement below the optional Rear Solarium approximately 5-feet to the side to align the side wall of the Breakfast room and reduce the depth of the finished basement below the Solarium to 14-feet.
 - ASYAC41B Expand the optional basement Recreation Room under the 4-foot expanded Family room to optional expanded Breakfast room.
 - ASYAM07D Finish the basement space under the 24x16 Guest suite to the side of the Living room above. Includes a wall with solid door separating the space from the Recreation Room. Includes electrical outlets per code and one switched outlet.
 - ASYAZ36A Expand and re-design the optional basement Recreation room with the 3-foot side expanded Living room, Powder room, and Study; and 6-foot rear expanded Study above.
 - ASYHBM7D Expand the optional Rear Solarium approximately 5-feet to the side to align with the side wall of the Breakfast room and reduce the depth of the Solarium to 14-feet, including the unfinished basement below.
 - ASYHM07D Install a 24x16 Guest suite on the side, connected through a hallway behind the Living room. Includes a Bedroom with walk-in closet, and a 3-piece bath with shower/seal; standard toilet, and vanity cabinet with cultured marble integral sink and rectangular wall mirror with strip light above. New Bath includes 4x4 white/bone ceramic tile floor, 4x4 white/bone ceramic tile wall surround at shower, and standard bath hardware. Bedroom includes standard carpet/pad, electrical outlets per code, and one switched outlet. Walk-in closet includes a standard ceiling mounted light fixture on a single switch and standard wire shelving. HVAC system to be revised to include a separate thermostat for the Guest suite and re-configured in accordance with ACCA
 - ASYJC00A Expand the Breakfast room including the second floor above and unfinished basement below to square-off the rear angled walls. Space on second floor to be added to the Owner's Bedroom, expanding the tray ceiling to be offset from the new rear wall. Windows re-designed to accommodate.
 - ASYJC41B Expand the Family room including the egress door 4-feet to the rear to the optional expanded Breakfast room. Includes the open second floor above and unfinished basement below.
 - ASYJC63A Expand the Kitchen/Breakfast area including the Owner's Bedroom above and unfinished basement below 6-feet to the rear.
 - ASYJZ36A Expand and the Living room, Powder room, and Study 3-feet to the side; and the Study 6-feet to the rear, including the second floor above and unfinished basement below. Space on second floor to be added to the Bath, Bedrooms, and closets; maintaining the standard hall configuration.
 - BPYEX035 Install full-height brick on BOTH side elevations to the gable trim in lieu of the standard brick waterable with vinyl siding above per community high-impact lot requirements. Includes revising all side elevation window and door heads to accommodate.
 - EXYRY02A Install a 4-foot x 4-foot upper landing and 48-inch wide steps to grade, off an exterior egress door (estimated 5 risers). Stairs include standard vinyl rail system and composite stair treads.
 - HAYAI00C Re-locate the interior HVAC equipment with the optional rear Solarium to the main house Utility room, re-designing the ductwork to accommodate. Equipment to remain per standard specs.
 - PLYAA01A Re-locate the standard slab rough-in drain piping for a future basement bath. Includes 3-pipes; tub, toilet, and sink.
 - WDYAA00H Install a single 3046 hung window in the basement.
 - WDYAA06B Install a twin 3046 hung window in the basement.
 - WDYAA06W Install a triple 3046 hung window in the basement.
 - WDYAA02A Re-locate a standard hopper window in the basement.
- KEY NOTES**
- A-33.2 DROP CLG DUE TO STEEL BEAMS
 - A-48 WOOD RAIL
 - A-50.1 ALL WALLS WITH CEMENT BOARD AND TILE ARE TO BE FRAMED AT 16" O.C.
 - A-55.1 REFER TO BATH LAYOUTS FOR ADDITIONAL BATH CABINET INFO.
 - E-4 DIMENSIONS AT RECESSED LIGHT FIXTURES SHOULD BE HELD AS CLOSE AS POSSIBLE. BUT MAY HAVE TO VARY DUE TO FIELD CONDITIONS.
 - E-12 ALL OUTLETS TO BE PLACED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL ELECTRICAL CODES.
 - G-4 CONTINUOUS HANDRAILS IN STAIRWELLS AS REQUIRED BY LOCAL JURISDICTIONS.
 - G-7 SHADED AREAS INDICATE CEILINGS TO BE FRAMED TO A HEIGHT OF NO LESS THAN 8', U.N.O.
 - G-8 SOLID LINES BETWEEN ANY ROOM OR HALL INDICATE FLOORING CHANGES UNLESS OTHERWISE NOTED.
 - G-22 ALL INT. WALLS INDICATED ARE TO BE 2x4 WOOD STUDS @24 o.c. UNLESS OTHERWISE NOTED (TYP.)
 - G-23 FRAMING DIMENSIONS VARY WITH FND. CONDITIONS

rdt
residential design team

WINCHESTER HOMES, INC.
6905 ROCKLEDGE DR.
SUITE 800
BETHESDA
MARYLAND 20817
(301) 803-4800

WHI
YOUR HOME + YOUR WAY
11100112

SET NUMBER: 09RA94
PRINT DATE: 03/23/2015
FINISHED BASEMENT PLAN

A
02.04.00

*B/5002297
128874/land Farm Way
(LOT 112)*

5 bedroom Full Bath in basement



- NSO NOTES**
- APCQJ22A Install KitchenAid 36-inch under-cabinet commercial-style hood model KXW8736YSS above a 36-inch upgrade cooktop or range in lieu of the standard telescoping downdraft with level 2 cooktop. Includes stainless steel styling and model UXB120DYS internalblower with 1200 CFM exhaust ducted to the outside, providing 48-54 inches of clearance between cooking surface below and bottom of cabinet at hood. Wall cabinets re-designed to accommodate. NO range/cooktop included in this pricing.
 - ASYH52B Expand the optional Rear Solarium approximately 5-feet to the side to align with the side wall of the Breakfast room and reduce the depth of the Solarium to 14-feet, including the unfinished basement below.
 - ASYHM07D Install a 24x16 Guest suite on the side, connected through a hallway behind the Living room. Includes a Bedroom with walk-in closet, and a 3-piece bath with shower/seal; standard toilet; and vanity cabinet with cultured marble integral sink and rectangular wall mirror with strip light above. New Bath includes 4x4 white/bone ceramic tile floor, 4x4 white/bone ceramic tile wall surround at shower, and standard bath hardware. Bedroom includes standard carpet/pad, electrical outlets per code, and one switched outlet. Walk-in closet includes a standard ceiling mounted light fixture on a single switch and standard wire shelving. HVAC system to be revised to include a separate thermostat for the Guest suite and re-configured in accordance with ACCA
 - ASYJC00A Expand the Breakfast room including the second floor above and unfinished basement below to square-off the rear angled walls. Space on second floor to be added to the Owner's Bedroom, expanding the tray ceiling to be offset from the new rear wall. Windows re-designed to accommodate.
 - ASYJC41B Expand the Family room including the egress door 4-feet to the rear to the optional expanded Breakfast room. Includes the open second floor above and unfinished basement below.
 - ASYJC63A Expand the Kitchen/Breakfast area including the Owner's Bedroom above and unfinished basement below 6-feet to the rear.
 - ASYJZ36A Expand and the Living room, Powder room, and Study 3-feet to the side; and the Study 6-feet to the rear, including the second floor above and unfinished basement below. Space on second floor to be added to the Bath, Bedrooms, and closets; maintaining the standard hall configuration.
 - ASYRG01F Re-design the Mud room to re-locate the Laundry room from the second floor to the space between the Garage entry door and the side exterior wall of the Mud room. Includes re-locating the Pantry and Kitchen to the rear, revising the Pantry to delete the door to the Mud room. Door from Mud room to rear hall revised to a caset opening.
 - ASYRG04A Re-design the Kitchen to install the cooktop in a wall application at the refrigerator wall backing to the Pantry. Refrigerator re-located to the sink wall to accommodate. Includes deleting the countertop backsplash and installing a white 6x6 ceramic tile backsplash from the countertop to the underside of the appliance or cabinet above at the cooktop. Installs an under cabinet light below the cabinet above on a single switch if no hood selected. Cabinets modified to accommodate.
 - ASYR02C Install walls with a 2868 door between the Family room hall and the Stairwell to the basement. Deletes standard railings.
 - ASYRT07A Re-design the main stair to be a 42-inch wide angled run oak stair in lieu of the standard oak straight stairs. Re-locates stair to the Living room side of the Foyer to accommodate. Stair stringers and railings to remain per the standard stair specs.
 - ASYVK00A Install 10-foot tall first floor walls with the BASE house. All cased openings, doors, and windows to remain at standard size and height.
 - ASYVK00B Install 10-foot tall first floor walls with the optional rear Solarium. Requires that all exterior walls and interior bearing walls become 2x6 walls. Additional space for walls to be taken from interior spaces of rooms without modification to the overall exterior footprint. All cased openings, doors, and windows to remain at standard size and height.
 - ASYVK00C Install 10-foot tall first floor walls with the optional side Solarium. All cased openings, doors, and windows to remain at standard size and height.
 - BPYEX035 Install full-height brick on BOTH side elevations to the gable trim in lieu of the standard brick watertable with vinyl siding above per community high-impact lot requirements. Includes revising all side elevation window and door heads to accommodate.
 - BPYWD022 Install Amarr Oak summit 2000 series 16x8 and 9x8 Garage overhead doors in lieu of the standard three 9x8 doors with optional 3-car side-load Garage per community high-impact lot requirements.
 - EXYRY02A Install a 4-foot x 4-foot upper landing and 48-inch wide steps to grade off an exterior egress door [estimated 5 risers]. Stairs include standard vinyl rail system and composite stair treads.
 - HAYOX00A Install a one story, 12x12 metal duct laundry chute in the Owner's Bedroom walk-in closet to the ceiling of the Laundry room below. Includes DECORA "Baltimore" cabinet door unit [FFD1515 white thermofoil] for the chute door, bottom located at 36-inches above the floor. Laundry room ceiling includes casing trim around the chute duct.
 - INYAB80A Install 8-foot high doors and cased openings in lieu of the standard interior doors on the first floor. Includes revising the Study to double 2080 12-lite glass doors with NO transom in lieu of standard glass doors with transom.
 - INYAF06C Install a pair of 2668 15-lite glass doors [5068 overall] in lieu of a standard cased opening.
 - INYAF06F Install a pair of 2068 10-lite glass doors [4068 overall] in lieu of a standard cased opening.
 - INYFD06A Install a 4080 Cased Opening in lieu of the standard door to the Study. Double 2068 glass door w/transom.
 - INYJ00D Delete the 2 centermost round columns between the Family room and Rear Hall.
 - WDYAA02B Re-locate a single hung window in an exterior framed wall.
 - WDYAA02S Install a 2856 hung window in lieu of a standard 2852 hung window in an exterior framed wall. Transom above to remain and exterior trim/shutters revised to accommodate [if applicable].
 - WDYAA07B Install two single 2856 hung windows with 12-inch high rectangular transoms above in the side wall of the Living room.
 - WDYDG01B Install a 3068 half-glass, 9-lite with 2-panels below egress door from living space. Includes exterior light fixture. Safety rail installed if grade is greater than 8-inches below the door threshold.
- KEY NOTES**
- A-24 PROVIDE RAILING WHEN UPPER LANDING IS 2'-0" OR GREATER ABOVE LOWER LANDING. SECURE TO WALL AS REQUIRED.
 - A-26 FIRE RATED DOOR WITH SELF CLOSING HINGES. REFER TO SPECS FOR RATING.
 - A-27 REFER TO GENERAL SPECS FOR HANDRAIL REQUIRED.
 - A-28.1 LINE OF FLOOR ABOVE
 - A-29 REFER TO CONSTRUCTION SPEC. 13 FOR GARAGE WALL AND CEILING FINISHES
 - A-33.6 STD. TRAY CEILING
 - A-36 THE FIREPLACE MODEL THAT IS INSTALLED MUST MEET ALL CLEARANCE CODES AT THE SIDES AND REAR OF THE FIREBOX AND THE CHIMNEY CHASE AS PER THE MANUFACTURERS SPECS.
 - A-48.1 WOOD RAIL AND POSTS
 - A-49 MECHANICAL CHASE
 - A-50 FRAME SHOWER SEAT 18" AFFAND SLOPE SEAT 1/4in/FT BACKTO FRONT
 - A-50.1 ALL WALLS WITH CEMENT BOARD AND TILE ARE TO BE FRAMED AT 16" O.C.
 - A-55 REFER TO KITCHEN LAYOUTS FOR ADDITIONAL KITCHEN CABINET INFO.
 - A-55.1 REFER TO BATH LAYOUTS FOR ADDITIONAL BATH CABINET INFO.
 - A-55.2 REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL CABINET INFO.
 - E-4 DIMENSIONS AT RECESSED LIGHT FIXTURES SHOULD BE HELD AS CLOSE AS POSSIBLE. BUT MAY HAVE TO VARY DUE TO FIELD CONDITIONS.
 - E-12 ALL OUTLETS TO BE PLACED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL ELECTRICAL CODES.
 - G-4 CONTINUOUS HANDRAILS IN STAIRWELLS AS REQUIRED BY LOCAL JURISDICTIONS.
 - G-7 SHADED AREAS INDICATE CEILINGS TO BE FRAMED TO A HEIGHT OF NO LESS THAN 8' U.N.O.
 - G-8 SOLID LINES BETWEEN ANY ROOM OR HALL INDICATE FLOORING CHANGES UNLESS OTHERWISE NOTED.
 - G-9 ALL TOWEL BARS TO BE INSTALLED AT 48" AFF (TYP)
 - G-10 ALL CASSED OPENINGS TO BE AT 7'-10 7/8" UNLESS OTHERWISE NOTED.
 - G-11 REFER TO FLOOR JOIST LAYOUT FOR PLUMBING DROP LOCATIONS.
 - G-14 FOLLOW MANUFACTURERS SPECS FOR ALL TOP CUT OUTS FOR SINKS AND COOKTOPS ON SHEET: CENTERLINES ARE PROVIDED ON COUNTERTOP PLANS ON NOTE A-7.0.0
 - G-15 ALL END SPLASHES ARE TO BE SHIPPED LOOSE AND FIELD INSTALLED.

residential design team

WINCHESTER HOMES, INC.
6905 ROCKLEDGE DR.
SUITE 800
BETHESDA
MARYLAND 20814
(301) 803-4800

WHI
YOUR HOME + YOUR WAY
11100112

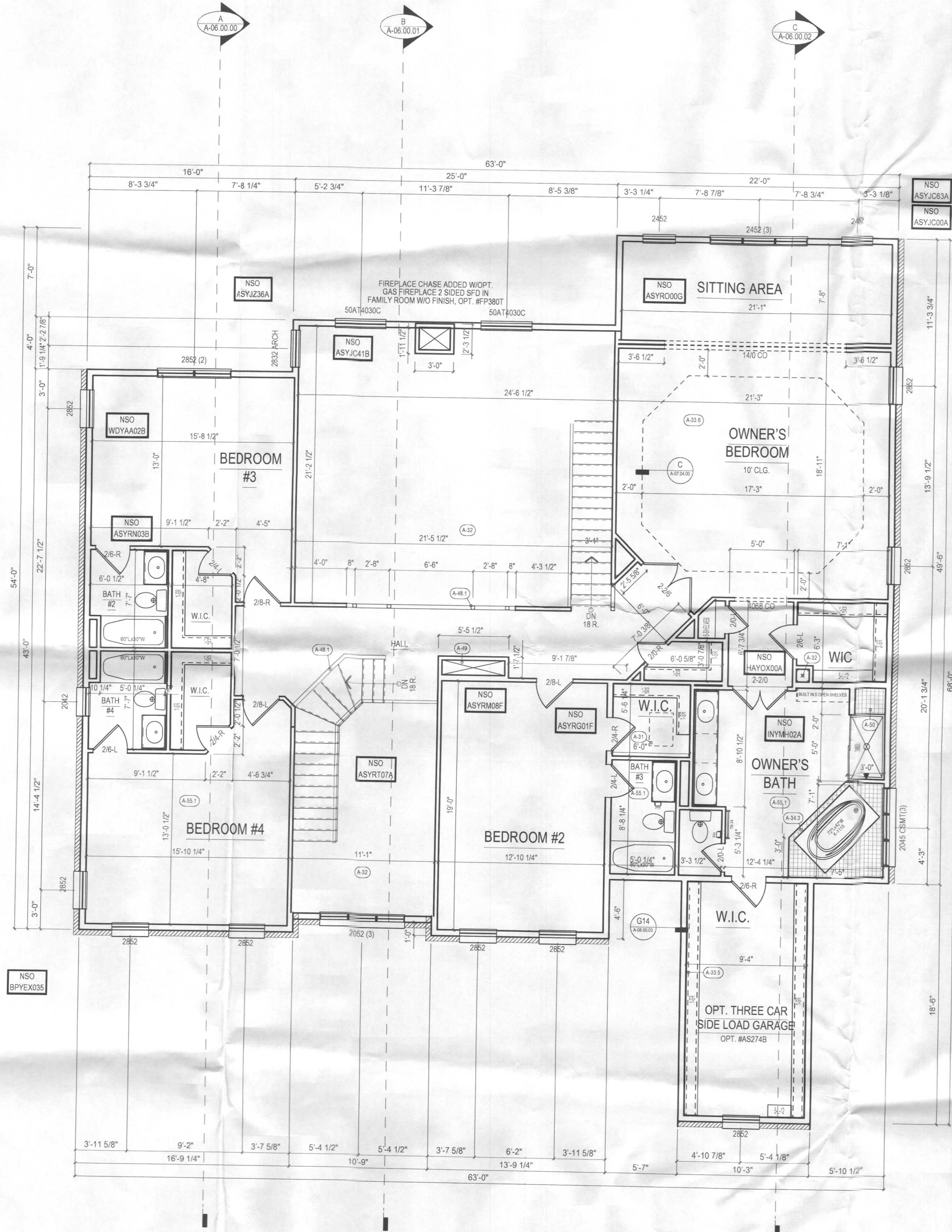
PRINT DATE: 03/23/2015

SET NUMBER: 09RA94

FIRST FLOOR PLAN

A
03.00.00

SCALE: 3/16" = 1'-0"

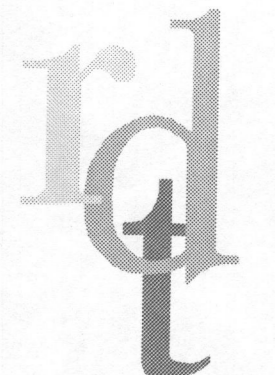
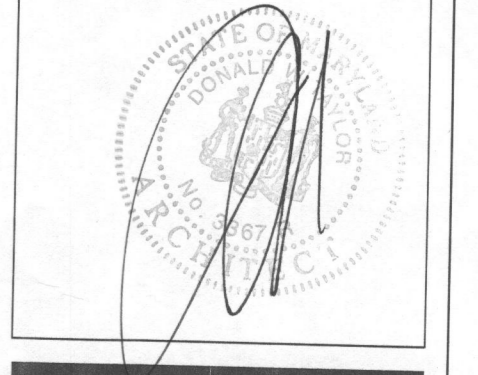


NSO NOTES

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- ASYJC41B Expand the Family room including the egress door 4-feet to the rear to the optional expanded Breakfast room. Includes the open second floor above and unfinished basement below.
- ASYJC63A Expand the Kitchen/Breakfast area including the Owner's Bedroom above and unfinished basement below 6-feet to the rear.
- ASYJZ36A Expand and the Living room, Powder room, and Study 3-feet to the side, and the Study 6-feet to the rear, including the second floor above and unfinished basement below. Space on second floor to be added to the Bath, Bedrooms, and closets; maintaining the standard hall configuration.
- ASYRG01F Re-design the Mud room to re-locate the Laundry room from the second floor to the space between the Garage entry door and the side exterior wall of the Mud room. Includes re-locating the Pantry and Kitchen to the rear, revising the Pantry to delete the door to the Mud room. Door from Mud room to rear hall revised to a caset opening.
- ASYRM08F Re-design Bedroom 2 with the YHYW re-located Laundry room to re-locate the walk-in closet to the original Laundry room space and re-locate Bath 3 to the original walk-in closet space. Includes revising the hall Linen to a walk-in configuration at the angled wall in the hall to the Owner's Bedroom.
- ASYRN03B Redesign Bath 2 from a shared bath to be a private bath for Bedroom 3 and install a new bath [Bath 4] as a private bath for Bedroom 4. Includes deleting the linen closet and installing an expanded closet in each Bedroom, revising the entries into the new Baths to accommodate.
- ASYR000G Install a double wall and caset opening between the Owner's Bedroom and Sitting area.
- ASYRT07A Re-design the main stair to be a 42-inch wide angled run oak stair in lieu of the standard oak straight stairs. Re-locates stair to the Living room side of the Foyer to accommodate. Stair stringers and railings to remain per the standard stair specs.
- BPYEX035 Install full-height brick on BOTH side elevations to the gable trim in lieu of the standard brick waterable with vinyl siding above per community high-impact lot requirements. Includes revising all side elevation window and door heads to accommodate.
- HAYOX00A Install a one story, 12x12 metal duct laundry chute in the Owner's Bedroom walk-in closet to the ceiling of the Laundry room below. Includes DECORA "Biltmore" cabinet door unit [FFD1515 white thermofoil] for the chute door, bottom located at 36-inches above the floor. Laundry room ceiling includes casing trim around the chute duct.
- INYM02A Install five wood shelves approx 4-foot wide with an end panel backing to a wall in the Owner's Bath.
- WDYAA02B Re-locate a single hung window in an exterior framed wall.

KEY NOTES

- A-31 LOCATION OF ATTIC ACCESS OR PULLDOWN STAIRS.
- A-32 OPEN TO AREA BELOW
- A-33.5 SLOPED CEILING
- A-33.6 STD. TRAY CEILING
- A-34.3 FRAMED HEIGHT OF TUB PLATFORM TO BE 18-1/2"
- A-48.1 WOOD RAIL AND POSTS
- A-49 MECHANICAL CHASE
- A-50 FRAME SHOWER SEAT 18" AFFAND SLOPE SEAT 1/4in/FT BACKTO FRONT
- A-50.1 ALL WALLS WITH CEMENT BOARD AND TILE ARE TO BE FRAMED AT 16" O.C.
- A-55.1 REFER TO BATH LAYOUTS FOR ADDITIONAL BATH CABINET INFO.
- E-4 DIMENSIONS AT RECESSED LIGHT FIXTURES SHOULD BE HELD AS CLOSE AS POSSIBLE. BUT MAY HAVE TO VARY DUE TO FIELD CONDITIONS.
- E-12 ALL OUTLETS TO BE PLACED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL ELECTRICAL CODES.
- G-4 CONTINUOUS HANDRAILS IN STAIRWELLS AS REQUIRED BY LOCAL JURISDICTIONS.
- G-7 SHADED AREAS INDICATE CEILINGS TO BE FRAMED TO A HEIGHT OF NO LESS THAN 8' U.N.O.
- G-8 SOLID LINES BETWEEN ANY ROOM OR HALL INDICATE FLOORING CHANGES UNLESS OTHERWISE NOTED.
- G-9 ALL TOWEL BARS TO BE INSTALLED AT 48" AFF (TYP)
- G-10 ALL CASED OPENINGS TO BE AT 7'-10 7/8" UNLESS OTHERWISE NOTED.
- G-11 REFER TO FLOOR JOIST LAYOUT FOR PLUMBING DROP LOCATIONS.
- G-14 FOLLOW MANUFACTURERS SPECS FOR ALL TOP CUT OUTS FOR SINKS AND COOKTOPS NOTE: CENTERLINES ARE PROVIDED ON COUNTERTOP PLANS ON SHEET A-7.0.0
- G-15 ALL END SPLASHES ARE TO BE SHIPPED LOOSE AND FIELD INSTALLED.



residential design team

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SECOND FLOOR PLAN

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SCALE: 3/16" = 1'-0"