



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.: B16000661

Building Address: 12330 Point Ridge Dr
 City: ITSD State: MD Zip Code: 21157
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: _____
 Section: _____ Area: _____ Lot: 2
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: _____
 Proposed Use: See Above
 Estimated Construction Cost: \$ 5,000
 Description of Work: REPAIR 1000 sq ft USE REPAIR
TRAIL FOR HOUSE FRONT
P DRIVE
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: REBECCA WEST
 Address: 186 E Gude Dr
 City: Frederick State: MD Zip Code: 20850
 Phone: 301-762-7511 Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: Ken Smith
 Address: 2601 East Hwy
 City: Frederick State: MD Zip Code: 1787
 Phone: 410-313-4325 Fax: _____
 Email: _____

Contractor Company: Ken Smith
 Contact Person: Ken Smith
 Address: 2601 East Hwy
 City: Frederick State: MD Zip Code: 1787
 License No.: 61543
 Phone: 410-313-4325 Fax: _____
 Email: _____

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 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:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<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 type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
Electric: <input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
RECEIVED FEB 23 2016 9:50 AM LICENSES & PERMITS DIVISION	
Grading Permit Number:	
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: _____
 Email Address: _____
 Title/Company: _____

Print Name: Ken Smith
 Date: 2/23/16

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>2/2/16</u>	<u>Ken Smith</u>

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input 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>110.00</u>
Permit Fee	\$ <u>110.00</u>
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check #	<u>110</u>

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



HEALTH

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: 10/6/15

Permit No.: B15004396

Building Address: 12330 Point Ridge Drive
City: Fulton State: MD Zip Code: 20759
Suite/Apt. # SDP/WP/BA #:
Consensus Tract: Subdivision: Highland Reserve aka Regan Property
Section: Area: Lot: 2
Tax Map: 34 Parcel: 200 Grid: 24
Zoning: RR-DEO Map Coordinates: Lot Size: 48,494 sf

Existing Use: Vacant
Proposed Use: Single Family Dwelling
Estimated Construction Cost: \$ 359,417

Description of Work: Hawthorne - B Elevation - In-Law suite (no stove)
3 car garage - front porch - 2' front ext. - 4' family room ext. - Finished Basement & Walkout Basement
Seeking Silver Level Certification of the NGBS-3rd party verification by Pando Alliance

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: 58'	76'
Area of construction (sq. ft.):	2 nd floor: 58'	76'
Use group:	Basement: 58'	76'
Construction type:	<input checked="" 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: 4	
<input type="checkbox"/> State Certified Modular	Multi-family Dwelling	
	No. of efficiency units:	
	No. of 1 BR units:	
	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: MB Highland Reserve
Address: 1686 E. Gude Drive
City: Rockville State: MD Zip Code: 20850
Phone: Fax:
Email:

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: Marc Quint - MB Highland Reserve LLC
Address: 1686 E. Gude Drive
City: Rockville State: MD Zip Code: 20850
Phone: 301-762-9511 Fax: 301-610-9564
Email: MQuint@mitchellbest.com

Contractor Company: MB Highland Reserve LLC
Contact Person: Marc Quint
Address: 1686 E. Gude Drive
City: Rockville State: MD Zip Code: 20850
License No.: 7316
Phone: 301-762-9511 ext. 318 Fax:
Email: MQuint@mitchellbest.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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: G14000305	
Building Shell Permit Number:	

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Applicant's Signature: [Signature]
Email Address: MQuint@mitchellbest.com
Title/Company: Operations Mgr., Mitchell & Best Homes LLC

Print Name: Marc Quint
Date: 10/6/2015

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	11-10-15	[Signature]

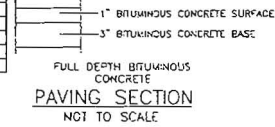
Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	<input 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	\$ 00
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# 000621

SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
	GAB	GLAUCONITE LOAM, 3 TO 8 PERCENT SLOPES
	GAC	GLAUCONITE LOAM, 8 TO 15 PERCENT SLOPES
	LQ2	MAJOR LOAM, 15 TO 25 PERCENT SLOPES

FROM MDCS WEB SOIL SURVEY 2.0, PAGE 18, CLARKSVILLE NW

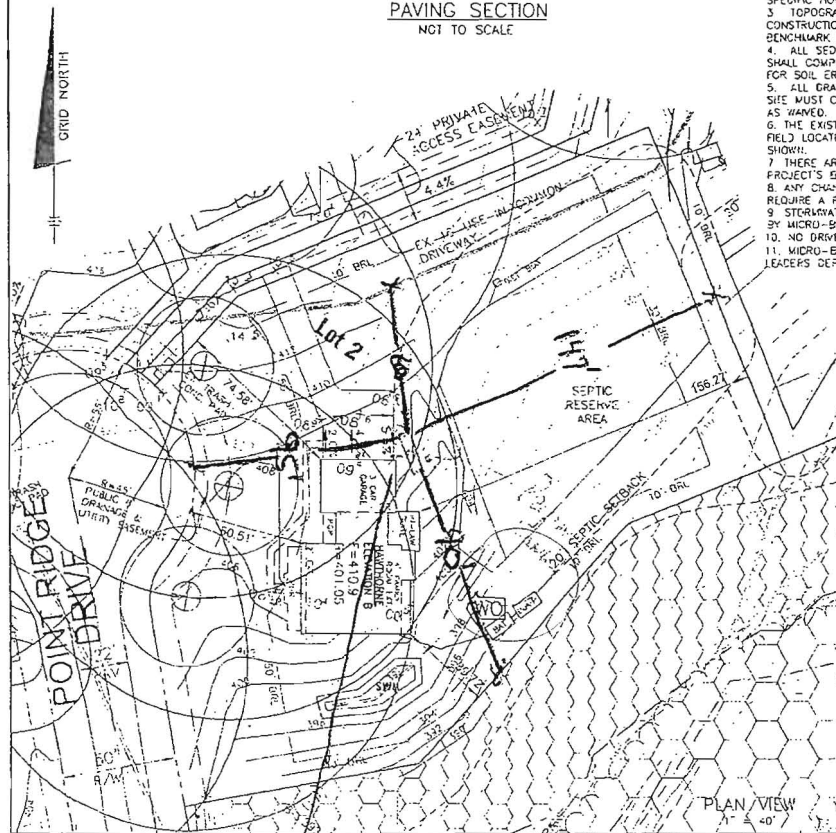


BUILDING PERMIT PLAN NOTES:

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR REGAN PROPERTY, PLAT NOS. 23063-23074. REFER TO THE PLATS FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER A GRADING PLAN AND MODIFIED FOR THIS SPECIFIC HOUSE.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS AND TOPOGRAPHIC INFORMATION PROVIDED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT JANUARY, 2012.
4. ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ALL GRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS NOTED.
6. THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-2594, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC., AND IS ACCURATELY SHOWN.
7. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
8. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED TO BE PROVIDED BY MICRO-SPORE-TENTION FACILITY (SIDE 11-S).
10. NO DRIVEWAY CULVERT IS REQUIRED FOR THIS LOT.
11. MICRO-SPORE-TENTION FACILITIES SHOULD HAVE EITHER 4" OR 6" ROOF LEADERS DEPENDING ON THE SIZE OF THE ROOFTOP AREA.

LEGEND

SOIL CLASSIFICATION	
SOIL DELINEATION	
EXISTING CONTOURS	
PROPOSED CONTOURS	
LINE OF WETLANDS	
25' WETLANDS BUFFER	
CONTROLLING OF STREAM	
STREAM BUFFER	
EXISTING WOODS LINE	
PROPOSED WOODS LINE	
PROPOSED STRUCTURE	
FOREST CONSERVATION EASEMENT	
PRIVATE WELL HEAD	
APPROXIMATE STORMWATER MANAGEMENT AREA	
NON-BOR-TOP DISCONNECT	



BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE • SUITE 315 FREDRICK CITY, MARYLAND 21043 PHONE: 410-465-6105 • FAX: 410-465-6644 BENCHMARK-ENGINEERING.COM	
OWNER/BUILDER:	PROJECT
MD HIGHLAND RESERVE, LLC 685 EAST OADE DRIVE ROCKVILLE, MD 20850 301-712-9511	REGAN PROPERTY LOT 2
LOCATION:	12330 POINT RIDGE DRIVE HIGHLAND, MD 20777
TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
TITLE:	BUILDING PERMIT PLAN
HOUSE TYPE:	HAWTHORNE
DATE:	SEPTEMBER, 2015
PROJECT NO.	2171
SCALE:	1" = 40'
DESIGN: JAC	DRAFT: JMC
	DRAWING: 1

10' From House

I. General Requirements

- A. The term "work" as used in these notes shall include all provisions as drawn or specified in these documents as well as all other provisions specifically included by the Owner in the form of drawings, specifications, and written instructions and approved by the Architect.
- B. Contractor shall visit the site to verify all plan and existing dimensions and conditions and shall notify the Architect in writing, of any discrepancies before proceeding with the work or shall be responsible for same.
- C. Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- D. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations specified in the Owner/Contractor contract is, and shall be, the Contractor's responsibility.
- E. Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- F. In the event of conflict between local, state, and national codes, the more stringent shall govern.
- G. AIA General Conditions of the Contract for Construction are a part of this project.
- H. All construction is to be in compliance with the following code: International Residential Code For One & Two Family Dwellings, 2012 Edition (As Amended by Montgomery and Howard County, MD)
- I. This project is an Owner/Builder project where the Owner is performing as the Contractor. The Owner is responsible for all construction means and methods as well as all compliance with building codes and other applicable laws, ordinances and regulations. The Architect is available to the Owner, however, all questions regarding this project must be directed to the Owner. The Architect assumes no responsibility for the means and methods of construction of the project, inasmuch as the Owner/Builder has full control and has assumed full responsibility.
- J. Use of these documents without written permission of the Architect is forbidden.
- K. Any and all drawings and specifications for sitework, plumbing supply or waste, electrical, and heating, ventilation, and air conditioning systems not contained in the "list of drawings" listed on this page are not a part of the professional services provided to the Owner by the Architect under their Agreement. Any discrepancies with these documents by any of the above listed services shown in documents by others should be indicated in writing to Architect immediately.
- L. Contractor shall be responsible for all noise attenuation requirements.

II. Structural Specifications

A. General Requirements

- The conditions and assumptions stated in these specifications shall be verified by the Contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the Contractor shall notify the Architect in writing of the discrepancy and special engineering requirements shall be applied to insure the building's structural integrity.
- These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.
- Soil conditions shall conform to the following conditions:
Bearing capacity: Min. 2000psf, field verify, under all footings and slab.
Water Table: Min. 2'-0" below bottom of all concrete slabs and footings.
Footings, foundations, walls and slabs shall not be placed on or in Marine Clay, Peat and other organic materials.
- Bottom of all footings shall extend to below frost line of the locality or to a minimum of 2'-6" below grade.
- Free draining granular backfill shall be used against foundation walls. Equivalent fluid pressure of backfill not to exceed 30 pcf. If backfill pressures exceed 30 pcf then foundation walls must be designed for actual equivalent fluid pressure.
- All backfill under slabs and footings shall be clean, porous soil compacted in 8" layers to 95% density. Where distance from edge of foundation wall exceeds 16", but is less than 4'-0", provide backfill as described above or reinforce with #4 rebar @ 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.

B. Concrete

- All concrete shall attain the following 28 day compressive strength:
-Foundation Walls, Footings, Piers and Interior Slabs . . . 3000 psi
-All other slabs on grade (including garage slabs) . . . 3500 psi.
- Reinforcing steel shall conform to ASTM A-615, new billet, grade 60.
- Welded wire mesh shall conform to ASTM A-185, with minimum laps of 8".
- Maximum slump 5".
- All exposed exterior concrete shall be 6+/-1% air entrained or shall conform to ASTM C260.
- Walls with lateral earth pressures shall be shored or floor/roof construction shall be in place prior to backfilling.
- All concrete work shall be in accordance with ACI 318.

C. Steel

- All structural steel specified in these documents shall conform to ASTM A-36.
- Steel pipe shall conform to ASTM A-53.
- All welds shall comply with AWS standards.
- All bolts in bolted steel connections shall conform to ASTM A-325.
- All required steel anchor bolts, anchors straps, nails, caps, joint hangers shall be constructed of code approved galvanized or stainless steel. All metal nails, hangers, straps & bolts that are in direct contact with pressure treated lumber shall be fabricated from stainless steel or other non-corrosive metal approved by the Building Official.
- All connections shall conform to AISC standards.
- Fitch Beams: Unless noted otherwise, all steel fitch beams shall be assembled with 2 rows of 1/2" bolts @ 12" o.c. top and bottom, stagger rows 6". There shall be a bolt top and bottom 8" from each end.

II. STRUCTURAL SPECIFICATIONS (continued)

D. Wood

- All structural wood joists and headers shall be stressed graded #2 Hem Fir 19X M.C. in accordance with NDS by NFPA, unless noted. All wood shall comply to the following minimum specifications:
#2 Hem Fir, 19X M.C.
F_b min: 980 psi repetitive use
850 psi single member use
E min: 1,300,000 psi
F_v min: 75 psi
F_c min: 1,250 psi
F_{c1} min: 405 psi
#2 Spruce Pine Fir, 19X M.C. (#2 S.P.F.)
F_b min: 1,005 psi repetitive use
875 psi single member use
E min: 1,400,000 psi
F_v min: 70 psi
F_c min: 1,100 psi
F_{c1} min: 425 psi
#2 Southern Pine, 19X M.C. (#2 SYP.)
F_b min: 1,120 psi repetitive use
975 psi single use
E min: 1,600,000 psi
F_v min: 90 psi
F_c min: 1,450 psi
F_{c1} min: 565 psi

Note: Pressure-treated lumber shall be #2 Southern Pine KD-19 pressure treated to 40 pounds per cubic foot chemical retention and shall be denoted as (P.T.)

MCRD-LAM
F_b min: 2,600 psi
E min: 1,900,000 psi
F_v min: 285 psi
F_c min: 2,310 psi
F_{c1} min: 750 psi

Stud Grade Spruce Pine Fir 19X M.C.

F_b min: 775 psi repetitive use
675 psi single use
E min: 1,200,000 psi
F_v min: 70 psi
F_c min: 675 psi
F_{c1} min: 425 psi

All studs & wall plates in bearing walls shall conform to the following minimum specifications:

Stud Grade Spruce Pine Fir 19X M.C.

F_b min: 775 psi repetitive use
675 psi single use
E min: 1,200,000 psi
F_v min: 70 psi
F_c min: 675 psi
F_{c1} min: 425 psi

- All manufactured wood trusses and truss headers shall be designed by manufacturer according to Truss Plate Institute (TPI) and other requirements specified by local building authority. Manufacturer shall submit to Architect, shop drawings and calculations sealed by a Professional Engineer registered in the governing jurisdiction. Erection shall be in accordance with TPI "Building Component Safety Information (BCSI) Guide to Good Practice for Handling, Installing, Restraint, and Bracing of Metal Plate Connected Wood Trusses." Roof trusses and all bridging and/or lateral bracing required for structural integrity of roof truss system is to be designed by Manufacturer's drawings.
- All structural wood exposed to outside unprotected or bearing directly on concrete shall be pressure treated with approved materials to resist decay and infestation by termites and moisture.
- All wall sill plates shall be min. 2x4 and shall be anchored into foundation walls with 1/2" diameter anchor bolts min. 7" into poured in place concrete and 15" into grouted cmu. Minimum 2 anchors per section of plate and anchors shall be placed 12" from end of each plate. Maximum spacing of anchors 6'-0" on center for one and two story buildings and 4'-0" on center for buildings more than two stories in height or as required per local code. Anchor straps may be used as a substitute and shall be installed per manufacturer's specifications.
- All exterior wood framework supported on approved foundation walls shall be minimum 8" above finish grade.
- All wood framed exterior corners shall be laterally braced 4'-0" each direction from the corner with 1/2" exterior plywood or other code approved construction method.
- Provide continuous double top plate at all bearing stud walls.
- Provide blocking between all joists, 2 x 12 or greater, at intervals not to exceed 8'-0".
- All structural wood posts under beams and headers over 4'-0" span shall be min. 2-2x4 unless noted otherwise.
- All bearing partitions shall be 2x4 studs at 16" o.c. or as noted.
- Provide solid blocking at 4'-0" o.c. between rim joist and first interior parallel joist.
- All framing shall be detailed and installed in accordance with AF&PA Details for Conventional Wood Frame Construction
- All ceramic tile shall be installed per Tile Council of North America as specified in the Handbook for Ceramic Tile Installation. Contractor is responsible for providing sufficient movement joints, as per Tile Council of North America specifications, for all floor tile. Movement joint locations and details are not a part of these documents.
- Plywood subfloors shall be glued and nailed to Floor Joists with APA approved elastomeric structural adhesive and 8d common nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.
- All wood posts labeled continuous (cont.) shall be continuous from under side of beam to concrete or steel bearing.

II. STRUCTURAL SPECIFICATIONS (continued)

- Manufactured Floor Trusses: Unless otherwise noted manufactured floor trusses shall be installed in accordance with manufacturer specifications and details.
- All plywood roof, floor and wall sheathing shall be APA approved.

E. Masonry

- Materials**
Mortar: Type "S" ASTM C270
Hollow CMU: ASTM C-90
Face Brick: ASTM C-216
Grout Aggregate: ASTM C-404
- All masonry shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 40 degrees F without precautions necessary to prevent freezing. No anti-freeze admixtures shall be added to the mortar.
- Brick veneer shall be attached to wood frame with minimum #22 galvanized sheet gage corrosion-resistant metal ties min. 7/8" wide at vertical intervals max. 16" and horizontal intervals max 15". Provide weep holes at 2'-0" o.c. @ first course above grade and first course above steel lintels.
- Provide horizontal joint reinforcement (Durowall) in all masonry walls @ 8" o.c. unless otherwise specified.
- The top course of all masonry bearing walls shall be constructed of solid masonry units or grout filled hollow units or otherwise designed to insure adequate distribution of load.
- All masonry work shall conform to the applicable requirements of EIA and NCMA.

III. Doors and Windows

- Unless otherwise noted, window sizes define intended aesthetic size and type by indicating sash opening in feet and inches (L.E. 2835 DN denotes a 2'-8" wide by 5'-6" tall sash opening double hung window). Contractor shall verify that windows and doors (including overhead doors) to be installed comply with local code standards for egress, light, and ventilation, wind/impact loads.
- All glazing installed in hazardous locations, as defined by local code, shall be safety glazing and shall be provided with a visible manufacturer's label, designating the safety standard with which it complies.

IV. Thermal and Moisture Protection

- Blank
- Waterproof all exterior foundation walls below grade enclosing habitable spaces as specified by code at exterior face of wall.
- Damproof all exterior foundation walls enclosing basements and crawl spaces with dampproofing as specified by code at exterior face of wall.
- Flashing: Code approved corrosion resistant flashing shall be provided at all locations required by code in such manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Similar flashings shall be installed at the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting egs on both sides under stucco copings; under and at the ends of masonry wood or metal copings and sills; continuously above all projecting wood trim at wall and roof intersections; under built-in gutters; at junctions of chimneys and roofs; and in all roof valleys and around all roof openings. All windows and doors shall be flashed in accordance with the manufacturers written instructions.
- Building Paper: When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 15 pound felt or paper shall be attached to the sheathing with flashing whenever necessary to prevent moisture penetration behind the veneer. Approved water resistant sheathing may be substituted for building paper.

V. Other

- In locations required by local code, window opening limiting devices are to be installed by window manufacturer in compliance with code section R312.2.2.
- Residential Energy Efficiency compliance is per the Total UA Alternative Method per the 2012 International Energy Conservation Code for climate zone 4A. Refer to REScheck Compliance Certificate and to "N" sheets (Energy Plans) for additional information.
- NOTE: Structural Design is for Gravity Loads ONLY. Structural Engineering for Lateral Load Design requirements specified per Building Code is NOT included in these documents and shall be provided by others.
- Whole house ventilation system to be installed (by others).

Symbols	
	Duplex Outlet
	Duplex Outlet, Weather Proof on GFI circuit
	Duplex Outlet, Floor Mounted
	Duplex Outlet, Switch Operated
	Range Outlet
	Gas Outlet
	Ceiling Mounted Incandescent
	Junction Box
	Eyeball Light
	Wall Washer Light (Recessed)
	Recessed Light
	2" Fluorescent Light
	4" Fluorescent Light
	Exterior Flood Lights
	Wall Mounted Incandescent
	Pull Switch Light
	One Way Switch
	Three Way Switch
	Four Way Switch
	Switch w/ Rheostat
	Smoke Detector
	Chime
	Bathroom Exhaust Fan
	Television Outlet
	Telephone Outlet
	Medicine Cabinet
	Frost Proof Hose Bib
	Recessed Waterproof Light
	Dedicated Circuit Outlet
	Steel Angle (Listed)
	Structural Post
	Smoke/Carbon Monoxide Detector
	Fan/Light

List of Abbreviations

ADJ.	Adjustable	MC	Medicine Cabinet
A.S.F.	Above Subfloor	MFG.	Manufacturing
BL	Blind	O.A.	Overall
BM	Beam	O.C.	On Center
B.O.J.	Bottom of Joist	OPT.	Optional
B.W.L.	Braced Wall Line	PART.	Partial
CL	Ceiling	PLYWD	Plywood
CMU	Concrete Masonry Unit	P.T.	Pressure Treated
C.O.	Cased Opening	R/A	Return Air
COL.	Column	R.C.	Rough Cut
CONC.	Concrete	REF.	Refrigerator
CONT.	Continuous	R/O	Range Oven
CS	Casement	SF	Square Feet
CVAC	Central Vacuum	SHWR	Shower
DEL.	Double	SM	Similar
DES.	Design	S.L.	Sliding Door/Window
DH	Double Hung	STD.	Standard
DTL	Detail	STL	Steel
DW	Dishwasher	S&P	Shaft & Pole
FD	Floor Drain/French Door	S.V.B.	Solid Valley Blocking
F.P.	Fireplace	T&G	Tongue & Groove
FIS.	Finishing	T.B.D.	To Be Determined
GF	Ground Fault Circuit Interrupter	T.O.S.	Top of Slab
GPWD	Gypsum Drywall	T.O.W.	Top of Wall
HD/HGT	Window Head Height	TR	Trim
HR	Header	Typ.	Typical
HFL	Heat/Fan/Light	V.I.F.	Verify in Field
HWH	Hot Water Heater	WD	Wood
INSUL.	Insulation	W/O	Wall Oven
L.I.F.	Locate in Field	W.M.	Welded Wire Mesh
LT.	Laundry Tub		

Area Calculations

Area Calculations include gross floor area to exterior face of wall for all conditioned spaces and exclude upper levels of multi-story spaces.

	LOWER	UPPER	BASEMENT
BASE HOUSE	1844 SF	1842 SF	102 SF
OPT. FINISHED BASEMENT			+1525 SF
OPT. 2' FRONT EXTENSION	+76 SF	+76 SF	+77 SF
OPT. 3' SIDE EXTENSION	+97 SF	+97 SF	+104 SF
OPT. 3-CAR SIDELOAD GARAGE	+140 SF		
OPT. HOME OFFICE/IN-LAW SUITE W/3-CAR SIDELOAD GARAGE		+372 SF	
AL. ELEV.		+76 SF	+60 SF
BONUS ROOM OVER GARAGE			+247 SF
OPT. 6'-0" FAMILY DINING EXTENSION	+77 SF	+77 SF	+77 SF
OPT. 4'-0" FAMILY ROOM EXTENSION	+82 SF	+82 SF	+82 SF
OPT. ATTIC			+697 SF
OPT. BAY WINDOW	+16 SF		
MAX. SQ. FOOTAGE FOR BASE HOUSE W/ ALL AVAILABLE OPTIONS: 7,747 SF			

List of Drawings

1 General Notes & Specifications	10 Prt1 Upper Floor Plan W/Alt. Elev. "A"	29 Prt1 Left & Right Side Elevations	E3 Upper Floor Electrical Plan
D1 Foundation/Framing Details	11 Prt1 Fndm/Bsmt Fir Pin W/Alt. Elev. "C"	W/Opt. Alt. Elevation "C"	E3A Prt1 Upper Floor Electrical Plan
D2 Foundation/Framing Details	11A Prt1 Fndm/Bsmt Fir Pin W/Alt. Elev. "C"	30 Alternate Front Elevation "D"	W/Opt. Attic and Opt. Attic Floor Electrical Plan
D3 Accessory Details	W/Opt. Bit Extension	31 Prt1 Left & Right Side Elevations	E3B Prt1 Bsmt Lower & Upper Floor Electrical Plans W/Opt. 8 Ft. Extension
H1 Trim Details	12 Prt1 Lower Floor Plan W/Alt. Elev. "C"	W/Opt. Alt. Elevation "D"	E4 Prt1 Bsmt Lower & Upper Floor Electrical Plans W/Opt. 8 Ft. Side Extension
H2 Trim Details	12A Prt1 Lower Floor Plan W/Alt. Elev. "C"	32 Lower Floor Framing Plan	E5 Prt1 Bsmt & Lower Floor Electrical Plans W/Opt. 3 Car SideLoad Garage
H3 Trim Details	W/Opt. Bit Extension	33 Upper Floor Framing Plan	E6 Prt1 Bsmt & Lower Floor Electrical Plans W/Opt. 3 Car SideLoad Garage & Opt. Home Office/In-Low Suite
H4 Trim Details	13 Prt1 Upper Floor Plan W/Alt. Elev. "C"	34 Roof Framing Plan	E6A Prt1 Lower & Upper Floor Electrical Plans W/Opt. Bonus Room over Garage
H5 Trim Details	13A Prt1 Upper Floor Plan W/Alt. Elev. "C"	W/Opt. 3 Car SideLoad Garage	E7 Prt1 Lower Floor Electrical Plans
H6 Trim Details	13B Prt1 Upper Floor Plan W/Alt. Elev. "C"	35 Prt1 Lower, Upper & Roof Framing Plans W/Opt. BEI Side Extension	W/Opt. Rear Covered Porch
H7 Trim Details	13C Prt1 Upper Floor Plan W/Alt. Elev. "C"	W/Opt. 3 Car SideLoad Garage	E8 Prt1 Bsmt & Lower Floor Electrical Plans W/Alt. Elevation "C"
DK Deck Details	14 Prt1 Fndm/Bsmt & Lower Floor Plan W/Alt. Elev. "D"	36 Prt1 Lower & Roof Framing Plans W/Opt. 3 Car SideLoad Garage	E9 Prt1 Upper Floor Electrical Plan W/Alt. Elevation "B"
1 Fndm/Bsmt Plan W/Elev. "A"	15 Prt1 Upper Floor Plan W/Alt. Elev. "D"	37 Prt1 Lower, Upper & Roof Framing Plans W/Opt. Bonus Room over Garage	E10 Prt1 Bsmt Electrical Plan W/Alt. Elevation "C"
2 Lower Floor Plan W/Elev. "A"	16 Building Section "A"	38 Prt1 Lower, Upper & Roof Framing Plans W/Opt. 3 Car SideLoad Garage	E11 Prt1 Lower Floor Electrical Plan W/Alt. Elevation "C"
3 Upper Floor Plan W/Elev. "A"	17 Building Section "B"	39 Prt1 Lower, Upper & Roof Framing Plans W/Opt. 3 Car SideLoad Garage	E12 Prt1 Upper Floor Electrical Plan W/Alt. Elevation "C"
4A Alt. Upper Floor W/Opt. Attic & Opt. Attic	18 Building Section "C" & "D"	40 Prt1 Lower, Upper & Roof Framing Plans W/Alt. Elevation "B"	E13 Prt1 Bsmt & Lower Floor Electrical Plan W/Alt. Elevation "D"
4B Prt1 Fnd/Bsmt Lower & Upper Fir Pin w/Opt. Bit Extension & Opt. 4'-0" Family Room Extension	19 Front Elevation "A"	41 Prt1 Roof Framing Plan W/Alt. Elevation "D"	E14 Prt1 Upper Floor Electrical Plan W/Alt. Elevation "D"
5 Prt1 Fndm/Bsmt Plan Lower & Upper Floor Plans W/Opt. 80 Side Extension	20 Rear Elevation	42 Prt1 Upper Floor Framing W/Alt. Elevation "C"	
6 Prt1 Fndm/Bsmt & Lower Floor Plan W/Opt. Attached 3 Car Garage	21 Left Side Elevation	43 Prt1 Roof Framing Plan W/Alt. Elevation "D"	
7 Prt1 Fndm/Bsmt & Lower Floor Plan W/Opt. Attached 3 Car Garage and W/Opt. Bonus Room over Garage	22 Right Side Elevation	44 Prt1 Lower & Upper Floor Framing W/Alt. Elevation "D"	
7A Prt1 Fndm/Bsmt & Lower Floor Plan W/Opt. Attached 3 Car Garage and W/Opt. Bonus Room over Garage	23 Prt1 Front & Right Side Elevations	45 Prt1 Roof Framing Plan W/Alt. Elev. "D"	
8 Prt1 Fndm & Lower Floor Plan W/Opt. Rear Covered Porch	24 Prt1 Front, Rear & Left Side Elev. W/Opt. 3 Car SideLoad Garage	E1 Basement Electrical Plan	
9 Prt1 Fndm/Bsmt & Lower Floor Plan W/Alt. Elev. "B"	24A Prt1 Rear & Left Side Elevations W/Opt. 3 Car SideLoad Garage & W/Opt. Bonus Room	E2 Lower Floor Electrical Plan	
	25 Prt1 Rear & Right Side Elevations W/Opt. Rear Covered Porch		
	26 Alternate Front Elevation "D"		
	27 Prt1 Left & Right Side Elevations W/Opt. Alt. Elevation "B"		
	28 Alternate Front Elevation "C"		

Date	REV. 0001A JS	REV. 0002A JS	REV. 0003A JS	REV. 0004A JS	REV. 0005A JS	REV. 0006A JS
PA 04/06/10 JUCS	PA 04/06/10 JS	PA 04/06/10 JS	PA 04/06/10 JS	PA 04/06/10 JS	PA 04/06/10 JS	PA 04/06/10 JS
CA 07/01/10 JUCS	REV. 07/01/10 JS	REV. 07/01/10 JS	REV. 07/01/10 JS	REV. 07/01/10 JS	REV. 07/01/10 JS	REV. 07/01/10 JS
REV. 07/01/10 JUCS	REV. 07/01/10 JS	REV. 07/01/10 JS	REV. 07/01/10 JS	REV. 07/01/10 JS	REV. 07/01/10 JS	REV. 07/01/10 JS
REV. 04/06/10 JUCS	REV. 04/06/10 JS	REV. 04/06/10 JS	REV. 04/06/10 JS	REV. 04/06/10 JS	REV. 04/06/10 JS	REV. 04/06/10 JS

Project Number: 076-04

HAWTHORNE
MITCHELL BEST HOMES

Architect

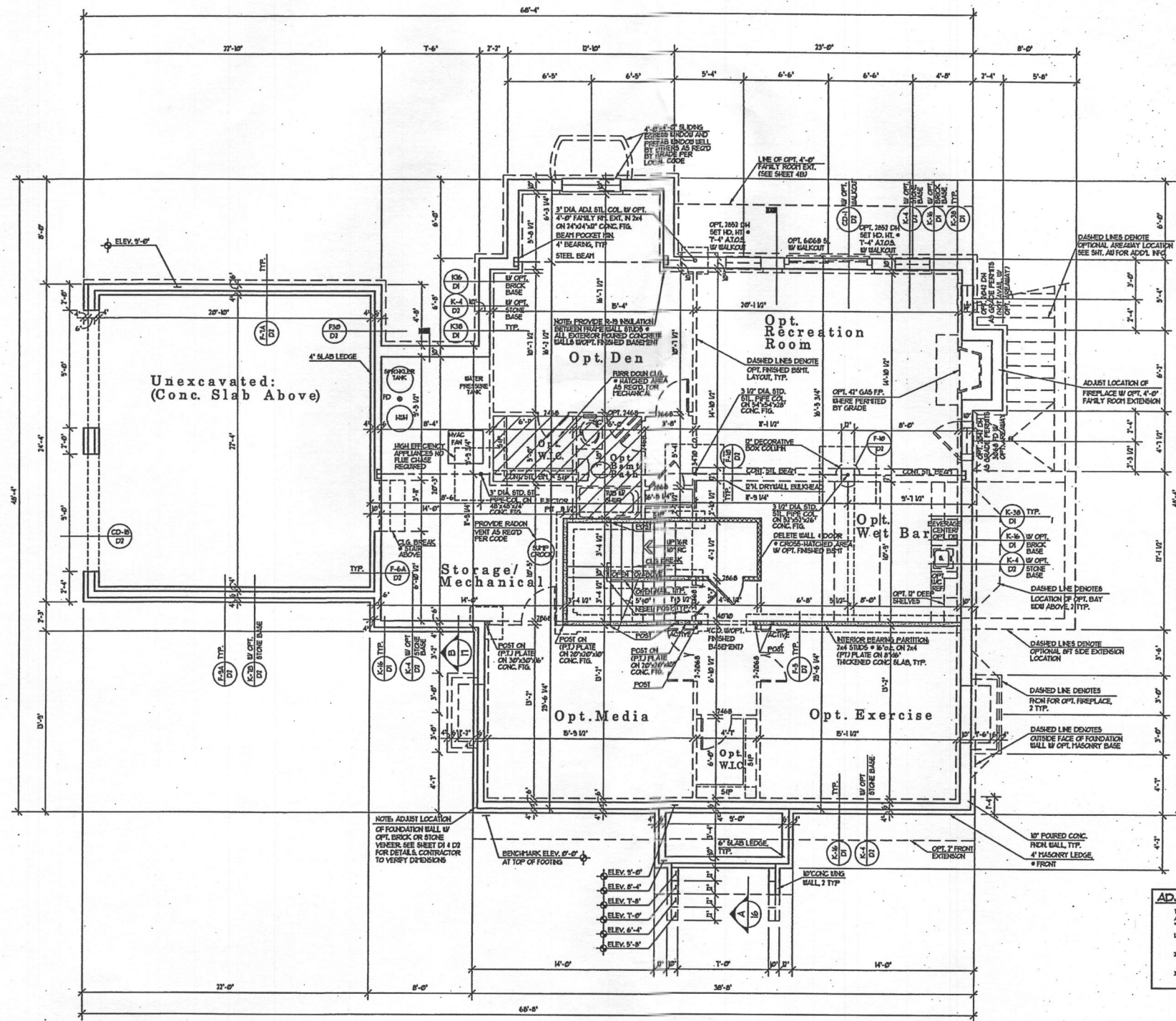
SUTTON YANTIS ASSOCIATES ARCHITECTS

8200 BOONE BLVD. TEL: 703.774.0700
VIENNA, VA 22186 FAX: 703.774.0711

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Sheet Number

1



ADJUSTABLE STEEL COLUMNS
 THE FOLLOWING ARE APPROVED & GRADE (GDD) BY
 ADJUSTABLE STEEL COLUMNS FOR USE AS SPECIFIED AS
 *ADJ. STL. COL. IN THESE CONSTRUCTION DRAWINGS.
 1) ARCO - 2" ADJUSTABLE COLUMN
 EC-ES REPORT: ESR-1483
 2) ARCO - 4" ADJUSTABLE COLUMN
 EC-ES REPORT: ESR-1481
 3) MARSHALL - EXTEND-O-COLUMN
 AT-ES CODE COMPLIANCE REPORT: CCR-645

FOUNDATION/BASEMENT PLAN

W/ELEVATION "A"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4" TYP.
 UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 8'-0" AT/OA.

1/4" = 1'-0"

Date	REV. #	REV. BY	REV. DATE
	1	AC. W/0017 JG	
	2	AC. W/0017 JG	
	3	AC. W/0017 JG	
	4	AC. W/0017 JG	
	5	AC. W/0017 JG	
	6	AC. W/0017 JG	
	7	AC. W/0017 JG	
	8	AC. W/0017 JG	
	9	AC. W/0017 JG	
	10	AC. W/0017 JG	

Project Number: 0706-02

HAWTHORNE
MITCHELL BEST HOMES

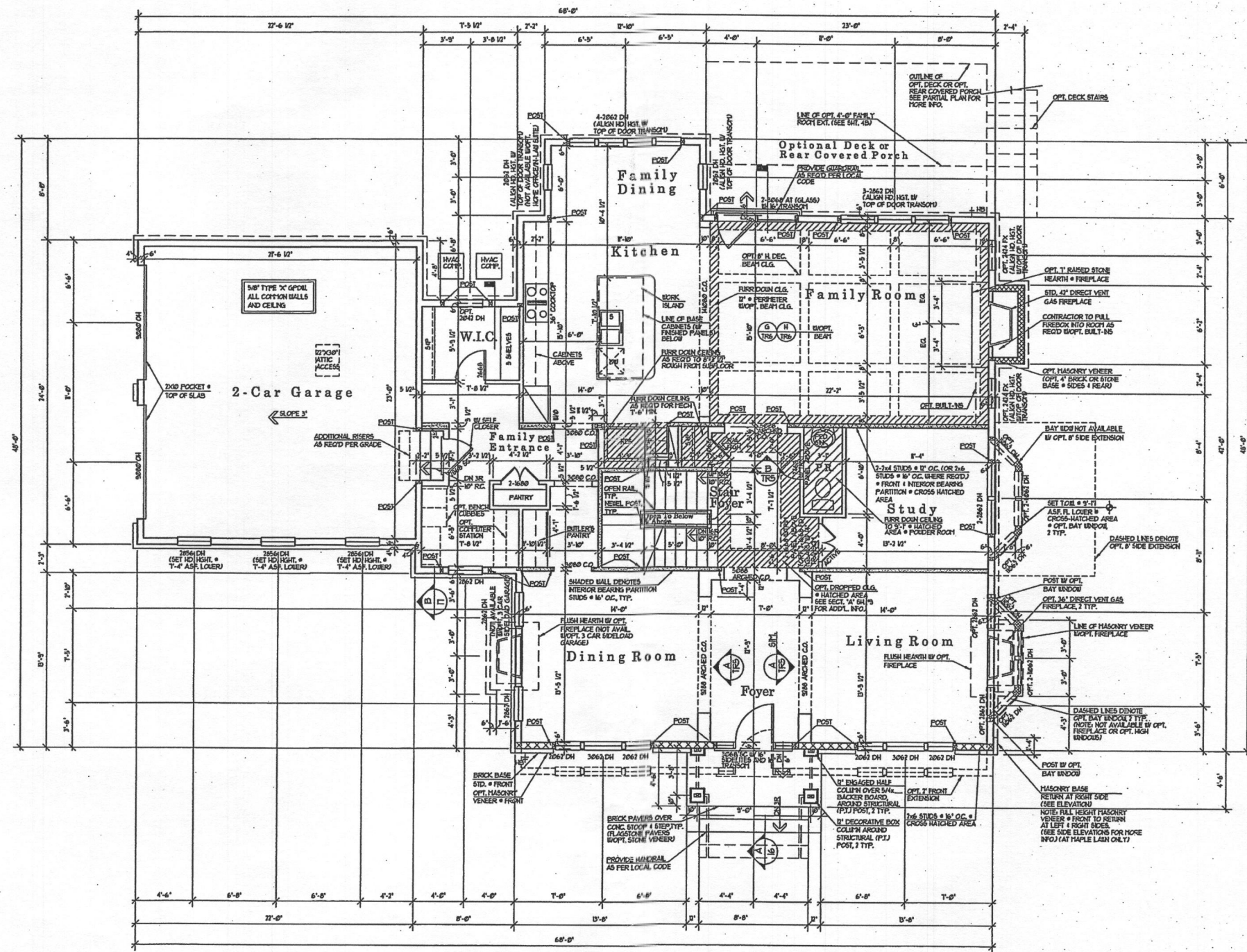
Architect

SUTTON
YANTIS
ASSOCIATES
ARCHITECTS

6500 Bonham Blvd., 7th Floor, Dallas, TX 75248
 Phone: 214.343.2272
 Fax: 214.343.2271
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Sheet Number

2



LOWER FLOOR PLAN

W/ELEVATION "A"

1/4" = 1'-0"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"
UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 8'-0" ASH.
UNLESS OTHERWISE NOTED PROVIDE 2-2x4 POSTS BETWEEN ALL MULTIPLE WINDOWS.

Date	REV.	BY	CHK.
	01/20/09	AS	AS
	02/02/09	AS	AS
	02/10/09	AS	AS
	02/10/09	AS	AS
	02/10/09	AS	AS
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	02/10/09	AS	AS
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Project Number: 0706-03

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Architect

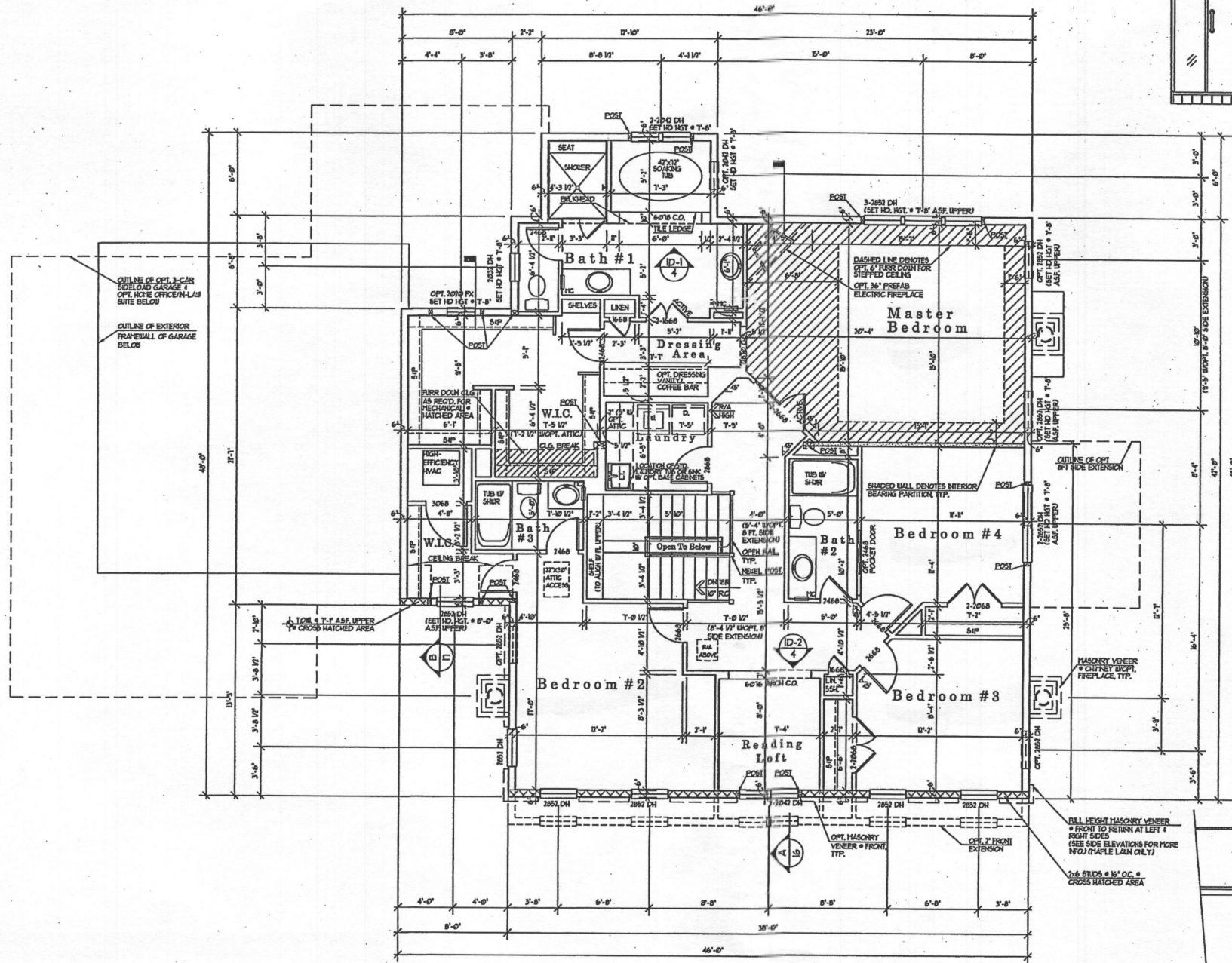
SUTTON
YANTIS
ASSOCIATES

ARCHITECTS

8200 BOYD BLVD. TEL: 703.724.0700
VERONA, VA 22181 FAX: 703.547.0171
WWW.SY918.COM

Sheet Number

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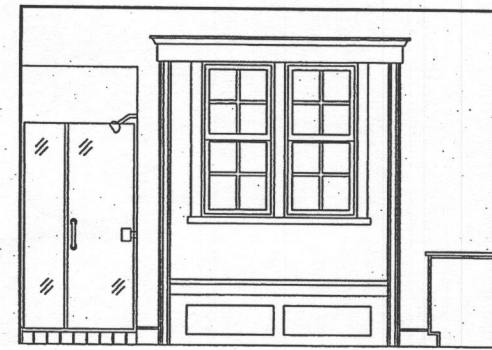


UPPER FLOOR PLAN

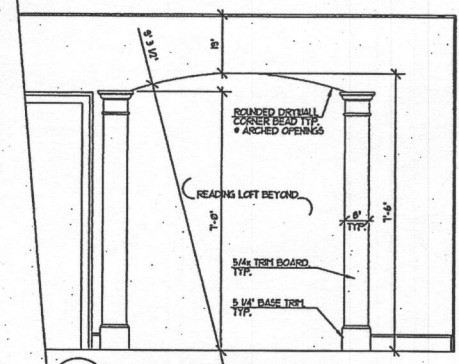
W/ELEVATION "A"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4" TYP.
 UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 7'-0" ASS.
 UNLESS OTHERWISE NOTED PROVIDE 2x4 POSTS BETWEEN ALL MULTIPLE WINDOWS.

1/4" = 1'-0"



ID-1 Interior Elevation
 Master Bath 1/2" = 1'-0"



ID-2 Interior Elevation
 Reading Loft Cased Opening 1/2" = 1'-0"

Date	REV.	BY	CHK.
	REV. 07/20/10	JG	
	REV. 07/20/10	JG	
	REV. 07/20/10	JG	
	REV. 07/20/10	JG	
	REV. 07/20/10	JG	
	REV. 07/20/10	JG	
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Project Number: 0758-04

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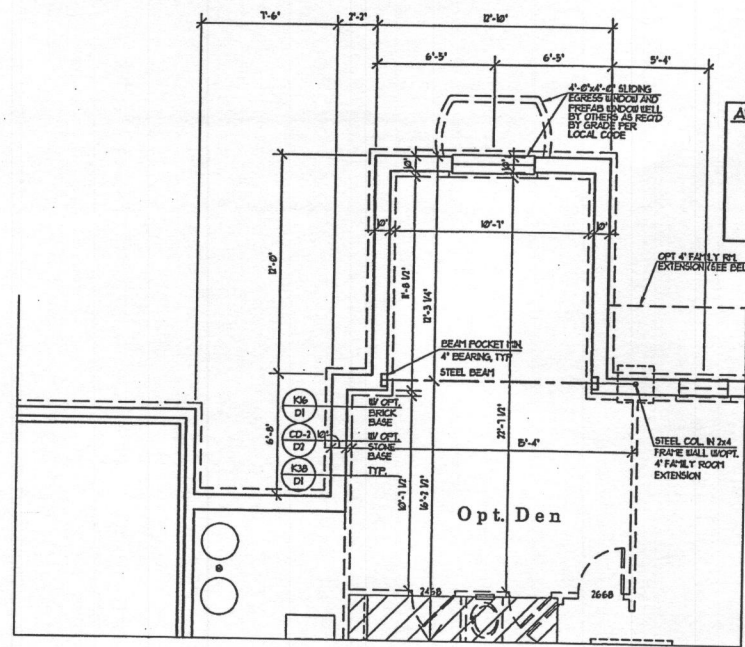
Architect

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Sheet Number

4



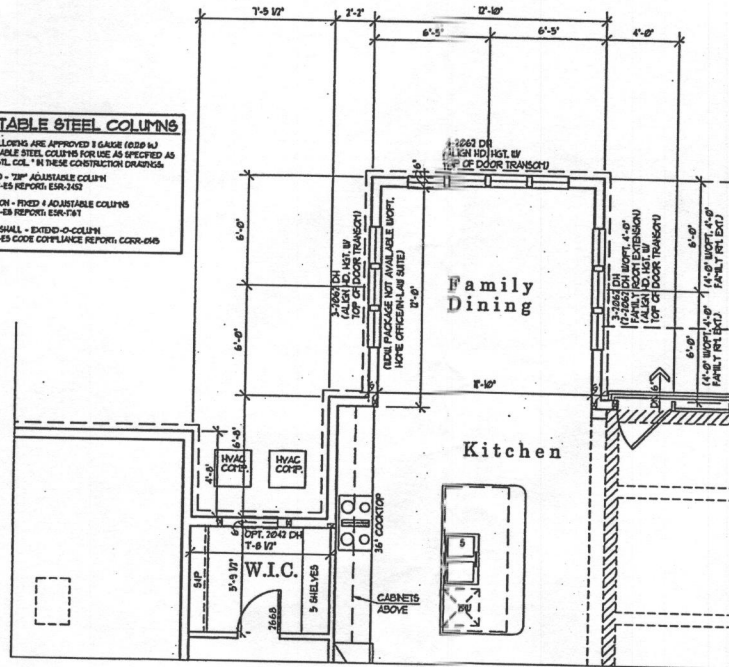
PART'L FNDN/BSMT FLOOR PLAN

W/OPT. 6FT. FAMILY DINING EXTENSION

1/4" = 1'-0"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"

ADJUSTABLE STEEL COLUMNS
 THE FOLLOWING ARE APPROVED SIZES (AS PER 1609.10)
 ADJUSTABLE STEEL COLUMNS FOR USE AS SPECIFIED AS
 "ADJ. STL. COL." IN THESE CONSTRUCTION DRAWINGS.
 1) AISC - 24" ADJUSTABLE COLUMN
 ICC-ES REPORT ESR-1412
 2) AISC - 30" ADJUSTABLE COLUMN
 ICC-ES REPORT ESR-1412
 3) MARSHALL - EXTEND-O-COLUMN
 AISC CODE COMPLIANCE REPORT CCR-01-010



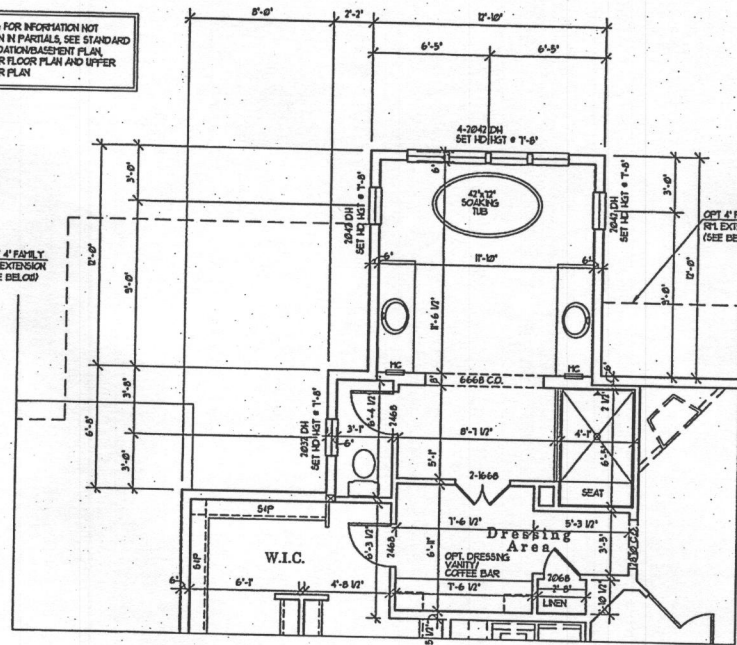
PART'L LOWER FLOOR PLAN

W/OPT. 6FT. FAMILY DINING EXTENSION

1/4" = 1'-0"

UNLESS OTHERWISE NOTED PROVIDE 2-3/4" POSTS BETWEEN ALL MULTIPLE WINDOWS.

NOTE: FOR INFORMATION NOT SHOWN IN PARTIALS, SEE STANDARD FOUNDATION/BASEMENT PLAN, LOWER FLOOR PLAN AND UPPER FLOOR PLAN

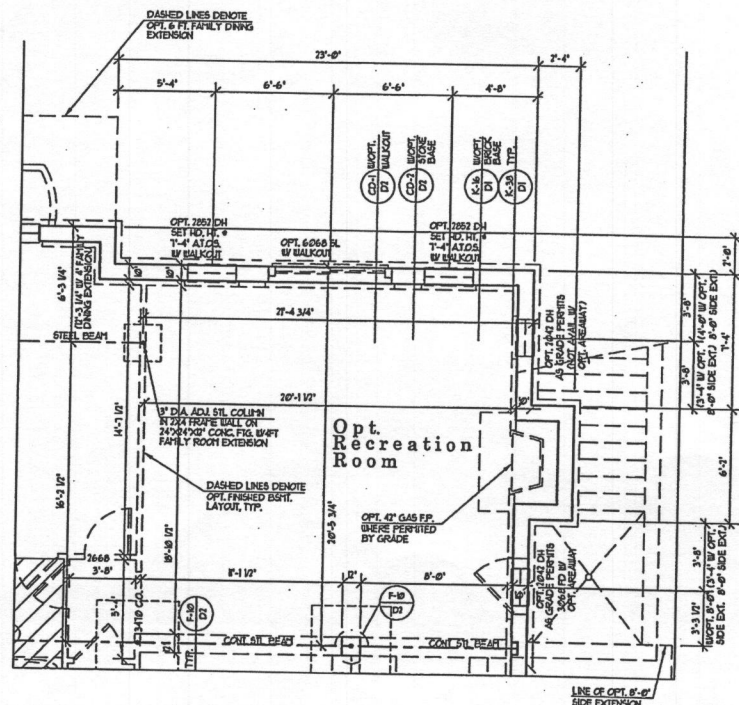


PART'L UPPER FLOOR PLAN

W/OPT. 6FT. FAMILY DINING EXTENSION

1/4" = 1'-0"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"

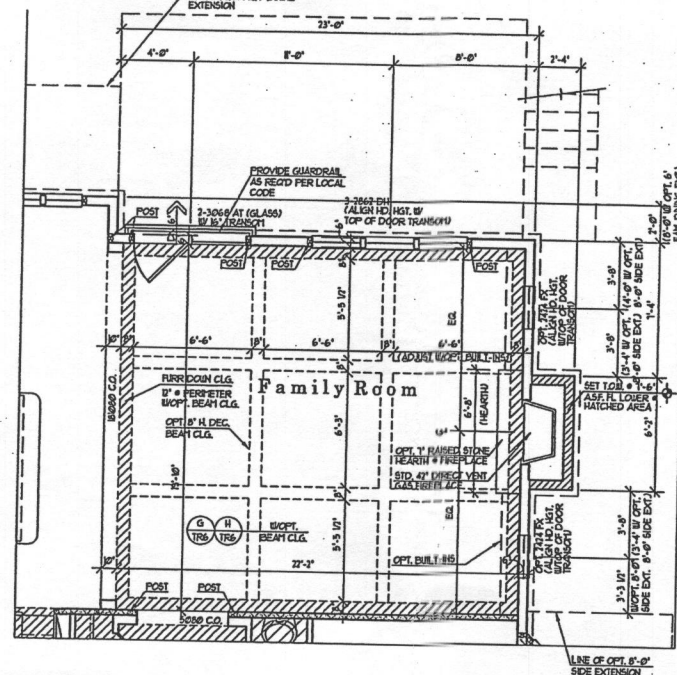


PARTIAL FNDN/BASEMENT FLOOR PLAN

W/OPT. 4FT. FAMILY ROOM EXTENSION

1/4" = 1'-0"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"

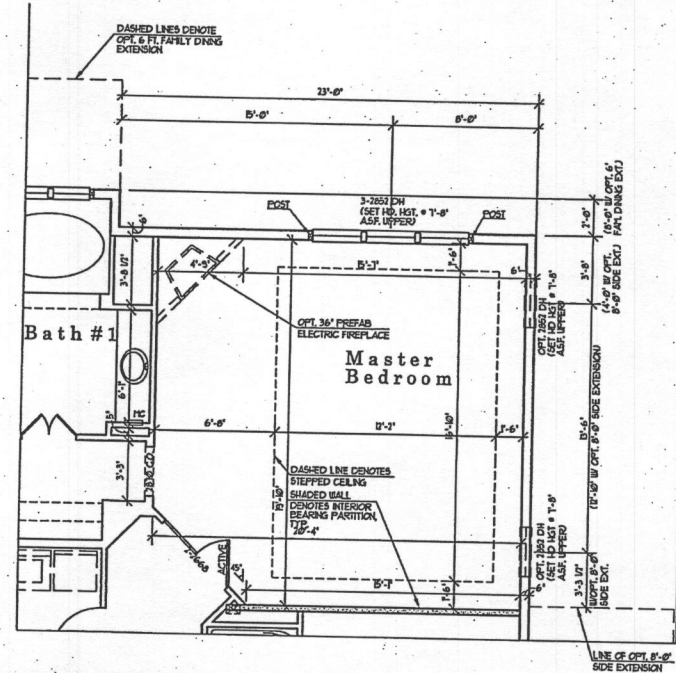


PARTIAL LOWER FLOOR PLAN

W/OPT. 4FT. FAMILY ROOM EXTENSION

1/4" = 1'-0"

UNLESS OTHERWISE NOTED PROVIDE 2-3/4" POSTS BETWEEN ALL MULTIPLE WINDOWS.



PARTIAL UPPER FLOOR PLAN

W/OPT. 4FT. FAMILY ROOM EXTENSION

1/4" = 1'-0"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"

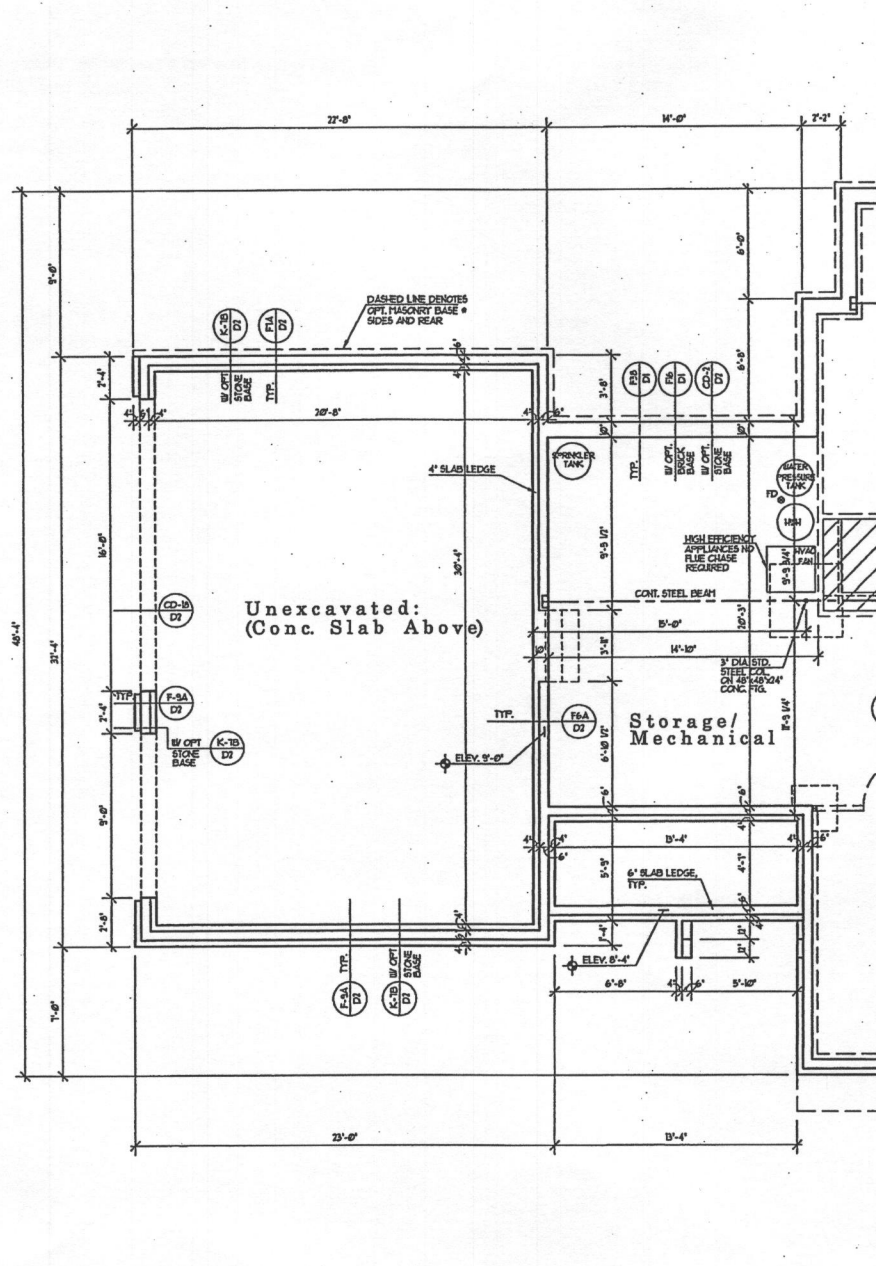
Date	
REV. 05/2015 JS	
REV. 06/2015 JS	
REV. 09/2014 JR	
REV. 02/2015 JR	

Project Number: 0104-03
HAWTHORNE
MITCHELL BEST HOMES

Architect

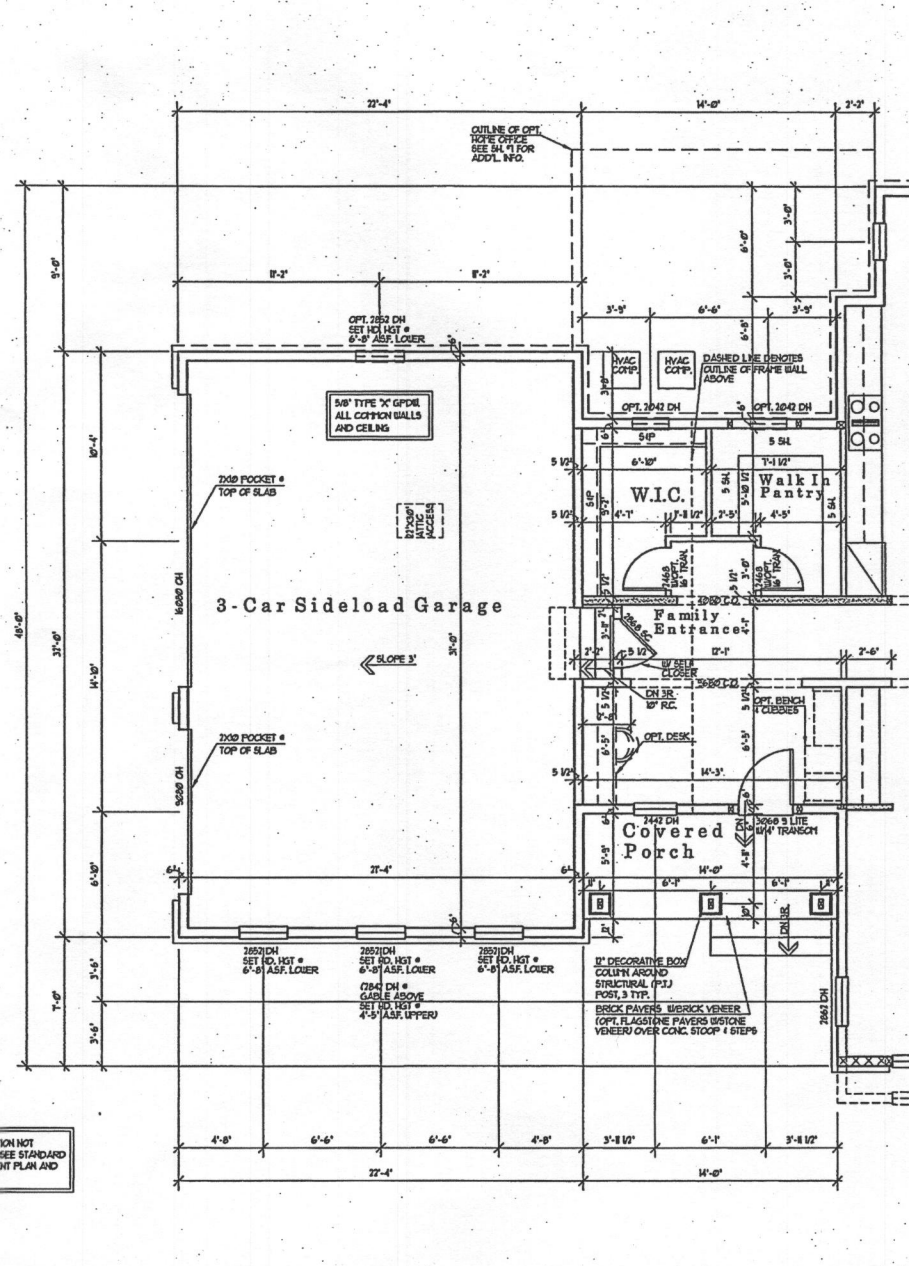
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 Fax: 703.841.9171

Sheet Number
4B



PART'L FOUNDATION/BASEMENT PLAN
 W/OPT. 3 CAR SIDELOAD GARAGE
 UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4"

1/4" = 1'-0"



PART'L LOWER FLOOR PLAN
 W/OPT. 3 CAR SIDELOAD GARAGE
 UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4"

1/4" = 1'-0"

NOTE: FOR INFORMATION NOT SHOWN IN PARTIALS, SEE STANDARD FOUNDATION/BASEMENT PLAN AND LOWER FLOOR PLAN

Date	REV. DRAWN BY	REV. DRAWN BY
	AC. 10/10/07 DGB	REV. 02/10/08 JR
	AC. 10/10/07 JT	REV. 02/10/08 JS
	AC. 10/10/07 ST	REV. 02/10/08 JS
	PA. 10/10/07 JT	REV. 02/10/08 JS
	CA. 07/01/08 JHCS	PA. 06/10/08 JS
	REV. 02/10/08 JHCS	PA. 06/10/08 JS
	REV. 06/10/08 DG	REV. 10/29/08 JR

Project Number: 0766

HAWTHORNE
MITCHELL BEST HOMES

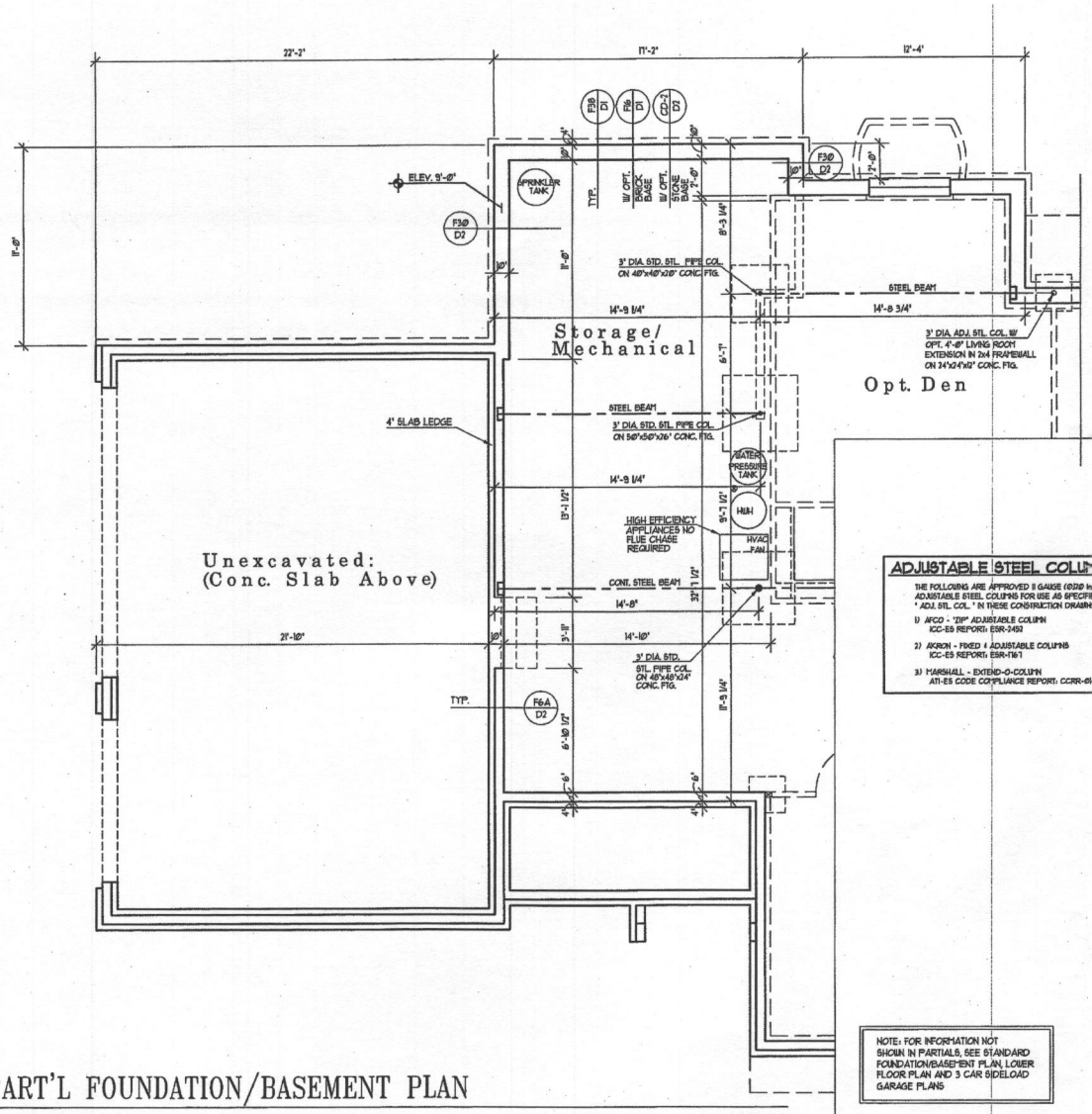
Architect

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ARCHITECTS

6000 BROWNS BLVD. THE VILLAS AT BAYVIEW
 HOUSTON, TEXAS 77055 TEL: 713.861.1211
 WWW.SYAS.COM

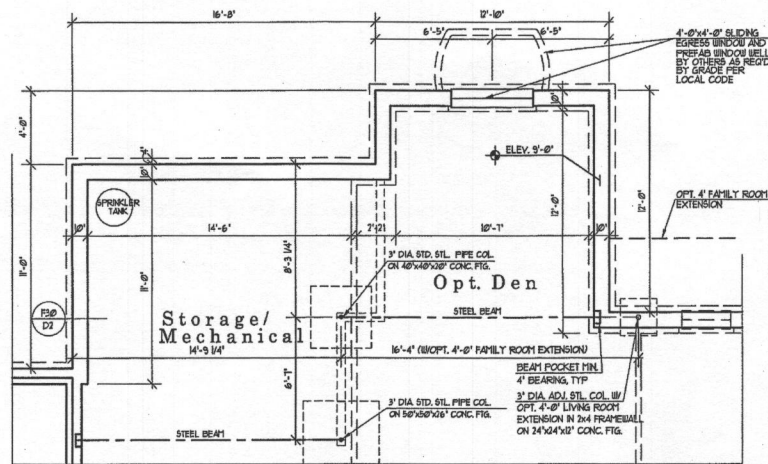
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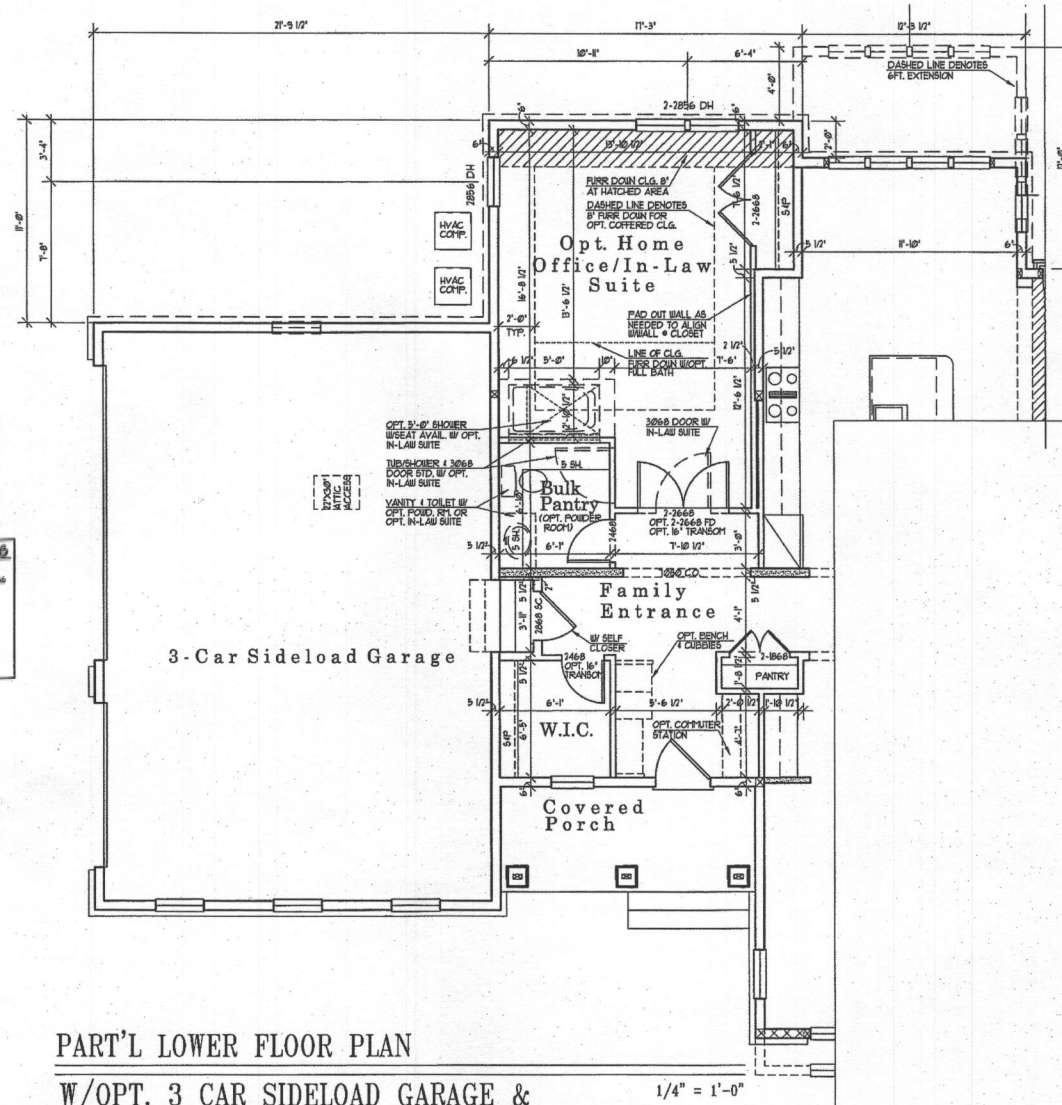
PART'L FOUNDATION/BASEMENT PLAN
W/OPT. 3 CAR SIDELOAD GARAGE &
OPT. HOME OFFICE /IN-LAW SUITE
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4"

1/4" = 1'-0"



PART'L FOUNDATION/BASEMENT PLAN
W/OPT. HOME OFFICE/ IN-LAW SUITE
& 6 FT. EXTENSION
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4"

1/4" = 1'-0"



PART'L LOWER FLOOR PLAN
W/OPT. 3 CAR SIDELOAD GARAGE &
OPT. HOME OFFICE /IN-LAW SUITE
(NOT AVAILABLE W/OPT. BONUS ROOM)
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4"
UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 8'-0" A.S.F.
UNLESS OTHERWISE NOTED PROVIDE 2-2x4 POSTS BETWEEN ALL MULTIPLE WINDOWS

1/4" = 1'-0"

Date	REV.	DESCRIPTION
AC. 06/09/09	AS	REV. 06/09/09 AS
AC. 06/09/09	BT	REV. 06/09/09 BT
AC. 06/09/09	BT	REV. 06/09/09 BT
CA. 06/09/09	AS	REV. 06/09/09 AS
CA. 06/09/09	BT	REV. 06/09/09 BT
REV. 06/09/09	MJCS	REV. 06/09/09 MJCS
REV. 06/09/09	DR	REV. 06/09/09 DR
REV. 06/09/09	DR	REV. 06/09/09 DR

Project Number: 0706

HAWTHORNE
MITCHELL BEST HOMES

Architect

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7

