



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: 7/31/18

Permit No.: B18002753

Health

Building Address: 1020 THUNDERBIRD DRIVE
 City: WOODBINE State: MD Zip Code: 21797
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: _____
 Section: _____ Area: _____ Lot: 41
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: 1.25 AC

Existing Use: SFD
 Proposed Use: SFD W/PROPANE TANK
 Estimated Construction Cost: \$ 4,000
 Description of Work:
INSTALL 1000 GAL UNDERGROUND PROPANE TANK

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

Property Owner's Name: DAISYCOOP LLC
 Address: 2215 DUVALL ROAD
 City: WOODBINE State: MD Zip Code: 21797
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: MICHELLE CLANCY
 Address: PO BOX 310
 City: PERRY HALL State: MD Zip Code: 21128
 Phone: 443-610-7514 Fax: _____
 Email: MICHELLE@APPLIEDANDAPPROVED.COM

Contractor Company: TECH AIR
 Contact Person: DENNIS FEAGA
 Address: 1560 A-D CATON CENTER DRIVE
 City: BALTIMORE State: MD Zip Code: 21227
 License No.: 81215
 Phone: 410-984-5681 Fax: _____
 Email: _____

Engineer/Architect Company: CONTRACTOR
 Responsible Design Prof.: _____
 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:	<u>Depth</u> <u>Width</u>
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 checked="" type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
Electric:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water Supply	
<input type="checkbox"/> Public	RECEIVED
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	JUL 31 2018
<input checked="" type="checkbox"/> Private	LICENSES & PERMITS
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	DIVISION
<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:	

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]
 MICHELLE@APPLIEDANDAPPROVED.COM
 Email Address
 PERMITS
 Title/Company

Print Name: MICHELLE CLANCY
 Date: 7/30/18

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>8/10/18</u>	<u>[Signature]</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	\$
Permit Fee	\$ <u>100</u>
Tech Fee	\$ <u>10</u>
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ <u>110.00</u>
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>60275</u>

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

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: NVR Inc.
9720 Patuxent Woods Drive

FROM: Hank Oswald
Well & Septic Program

RE: 1020 Thunderbird Drive
Potential Basement Bedroom

DATE: July 12, 2018

I have reviewed the floor plans in support of Building Permit B18002379 for a new home at 1020 Thunderbird Drive and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the basement to finished living space.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned are of a dwelling unit or accessory structure that:
 - (i) Is 90 square feet or greater in size;
 - (ii) May be used as a private sleeping area; and
 - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
 - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
 - (ii) A minimum 4 foot-wide opening, without doors, into another room;
 - (iii) A half wall (4 foot maximum height) between the room and another room; or
 - (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing 4 bedroom design to accommodate a future finished basement. If you choose to only size for the existing design, any future building permit for a finished basement may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.



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: 7/10/18

(2379)
Permit No.: B1800237

Building Address: 1020 Thunderbird DR.
 City: Woodbine State: MD Zip Code: 21797
 Suite/Apt. # _____ SDP/WP/BA #: GP-18-35
 Census Tract: _____ Subdivision: Fairlane Farm
 Section: _____ Area: _____ Lot: 41
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: vacant lot
 Proposed Use: Single family home
 Estimated Construction Cost: \$ 230,000
 Description of Work: New 2 story "longwood" with 2 car side garage w/ 1 car side attached garage, unfinished basement
 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>47 x 50</u>	
Area of construction (sq. ft.):	2 nd floor: <u>39 x 50</u>	
Use group:	Basement: <u>47 x 50</u>	
Construction type:	<input type="checkbox"/> Finished Basement	
<input type="checkbox"/> Reinforced Concrete	<input checked="" 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: <u>4</u>	
<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: NVR Inc
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 Phone: 410-379-5956 Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: Decatur Building Services
 Address: PO Box 552
 City: Woodbine State: MD Zip Code: 21797
 Phone: 410-309-7792 Fax: _____
 Email: Jim@DecaturbuildingServices.com

Contractor Company: NV Homes
 Contact Person: Clint Cagle
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 License No.: 56
 Phone: 410-379-5956 Fax: _____
 Email: CCagle@NVRInc.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 checked="" 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:	<u>618000100</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.

Jim Kerwin
 Applicant's Signature
Jim@DecaturbuildingServices.com
 Email Address
AGENT NV Homes
 Title/Company

Jim Kerwin
 Print Name
7/2/2018
 Date

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>7/12/18</u>	<u>H. OSWALD</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 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>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>121473</u>

RECEIVED
 JUL 02 2018

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, July 12, 2018 2:43 PM
To: 'Cagle, Clint'
Subject: RE: B18002379_1020 Thunderbird Drive
Attachments: Basement Bedroom Memo_2018_.pdf

Hi Clint:

The floor plan did not show one but I didn't want to assume there was one before I signed off.

Attached, please find the basement bedroom memo for 1020 Thunderbird Drive.

Building permit B18002379 has been approved by the Health Department.

Thanks,

Hank

From: Cagle, Clint [<mailto:ccagle@nvrinc.com>]
Sent: Thursday, July 12, 2018 2:36 PM
To: Oswald, Hank
Subject: RE: B18002379_1020 Thunderbird Drive

Hello Hank,
Yes there is.
Thanks,

Clint Cagle | NVHomes | 301-237-5776

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Thursday, July 12, 2018 2:20 PM
To: Cagle, Clint <ccagle@nvrinc.com>
Subject: [Ext] B18002379_1020 Thunderbird Drive

Hello Clint Cagle:

Good afternoon. I have a quick question about the floor plan for 1020 Thunderbird Drive. Is there an full bathroom rough in the basement?

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Howard County Health Department
Bureau of Environmental Health

Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
hoswald@howardcountymd.gov

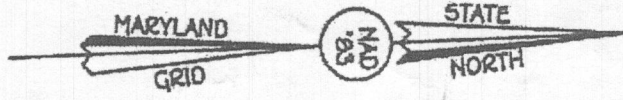
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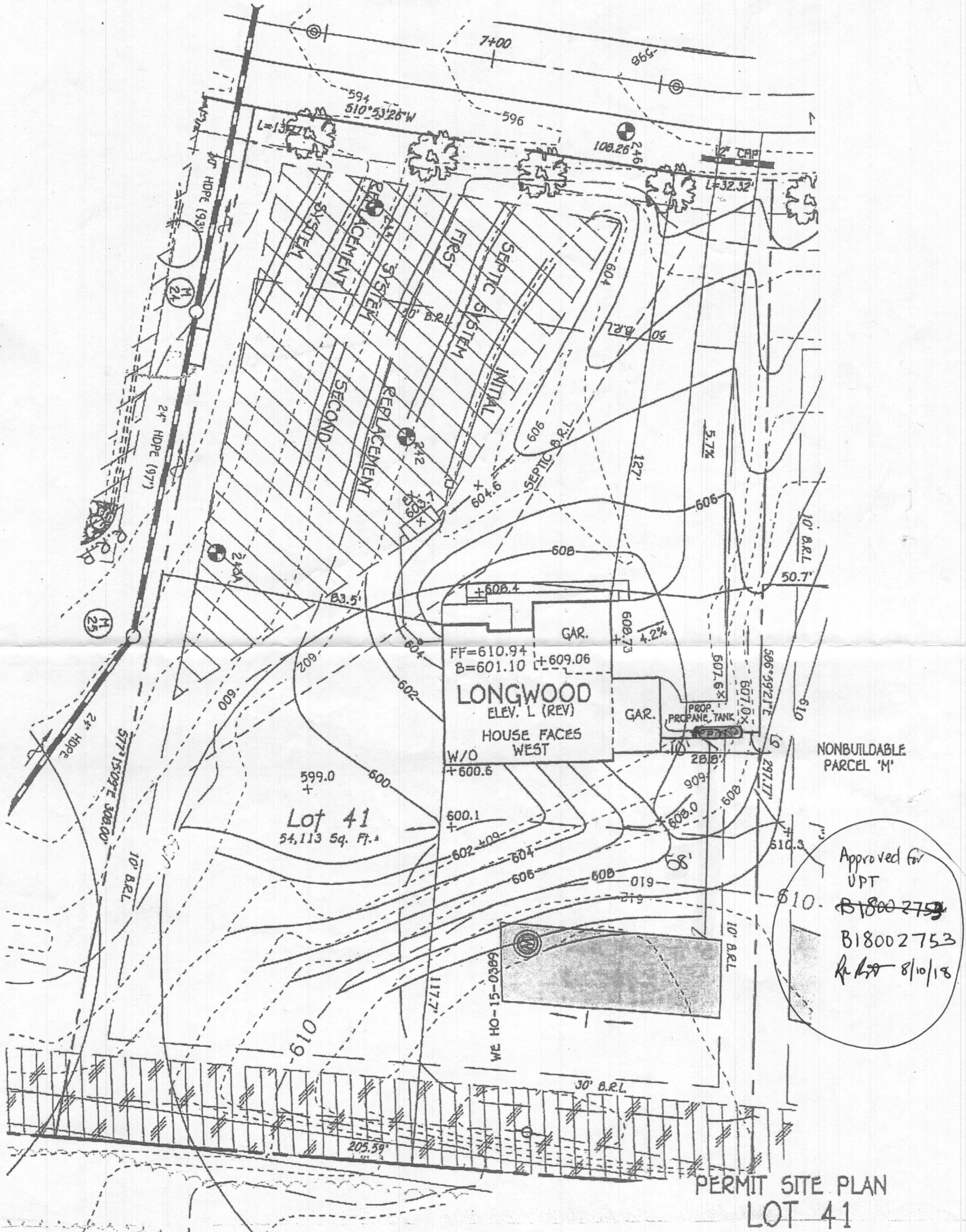
OWNER/DEVELOPER

NY HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MD 21046
410-379-9956



STORMWATER MANAGEMENT NOTES

STORMWATER MANAGEMENT FOR ALL IMPERVIOUS AREA OF LOT 41 IS BEING PROVIDED BY BMP NO. 4, LOCATED ON NONBUILDABLE PARCEL 'M'.



NONBUILDABLE PARCEL 'M'

Approved for
UPT
~~B18002753~~
B18002753
R. L. 8/10/18

NOTE: THE EXISTING WELL SHOWN ON THIS PLAN, HO-15-0389, HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 1027E BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 681-2895

PLAN
SCALE: 1" = 30'

PERMIT SITE PLAN
LOT 41
1020 THUNDERBIRD DRIVE
FAIRLANE FARMS
PHASE TWO
ZONED: RC-DEO
TAX MAP NO.: 8 GRID NO.: 2 PARCEL NO.: 8
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: JUNE 5, 2018
SHEET 1 OF 1

LOT 41 Fairlane Farms
1020 Thunderbird Drive

LONGWOOD

HEALTH Dept

B18002379



NVR, Inc.
Architectural Services
Architects
5285 Westview Drive, Suite 100
Frederick, MD 21703

FULL BASEMENT		STANDARD DETAILS
	STD. DIMS.	
OPTIONS	0P-1	
SPEC SHEET	SS-1	
ELEVATIONS	5	AD-1
FOUNDATIONS	14	FD-1
FOUNDATION HOLD DOWNS	4/20	FD-2
PLUMBING	21	FD-2b
BASEMENT FLOOR PLAN	22	FD-3
FIRST FLOOR PLAN	24	GB-1
SECOND FLOOR PLAN	26	JT-1
BUILDING SECTIONS	30/32	JT-3
STAIR SECTIONS	34	JT-3b
KITCHEN LAYOUT	37	RF-1
LAUNDRY CABINET LAYOUT	39	RF-1b
CABINET LAYOUT (OPTIONAL)	40	ET-1
BATH ELEVATIONS	41	ET-1b
BASEMENT ELECTRICAL	42	ET-1c
FIRST FLOOR ELECTRICAL	44	ET-1d
SECOND FLOOR ELECTRICAL	46	ET-1f
FIRST FLOOR FRAMING	50	ET-1h
SECOND FLOOR FRAMING	51	ET-2
ROOF FRAMING	53	ET-3
ROOF FRAMING (OPTIONAL)	54	ET-3b
TRUSS BRACING	58	MD-1
WALL BRACING LAYOUT	60	MD-2
BASEMENT HVAC LAYOUT	64/65	MD-3
CRAWL SPACE HVAC LAYOUT	66/67	DR-1
FIRST FLOOR HVAC LAYOUT	68/69/70/71	DR-2
SECOND FLOOR HVAC LAYOUT	72/73	DR-3
		FP-1
		IT-1
		IT-1b
		IT-1c
		IT-2
		ST-1
		ST-2
		ST-3b
		MS-1
		KT-1
		SP-1
		SP-2
		SP-3
		SEP-1
		SEP-2
		SEP-3
		SEP-4
		F-1
		FC-1
		FC-2
		FC-4
		WB-1
		WB-2

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1654 SF
1ST FLOOR ELEV. "L" OR "R" (ADD SF)	28 SF
	1682 SF

SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1861 SF
2ND FLOOR ELEV. "L" (ADD. SF)	28 SF
2ND FLOOR ELEV. "L" AT OWNERS BEDROOM (ADD. SF)	20 SF
	1909 SF

GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
GARAGE	460 SF
ONE CAR SIDE ATTACHED GARAGE	324 SF
	784 SF

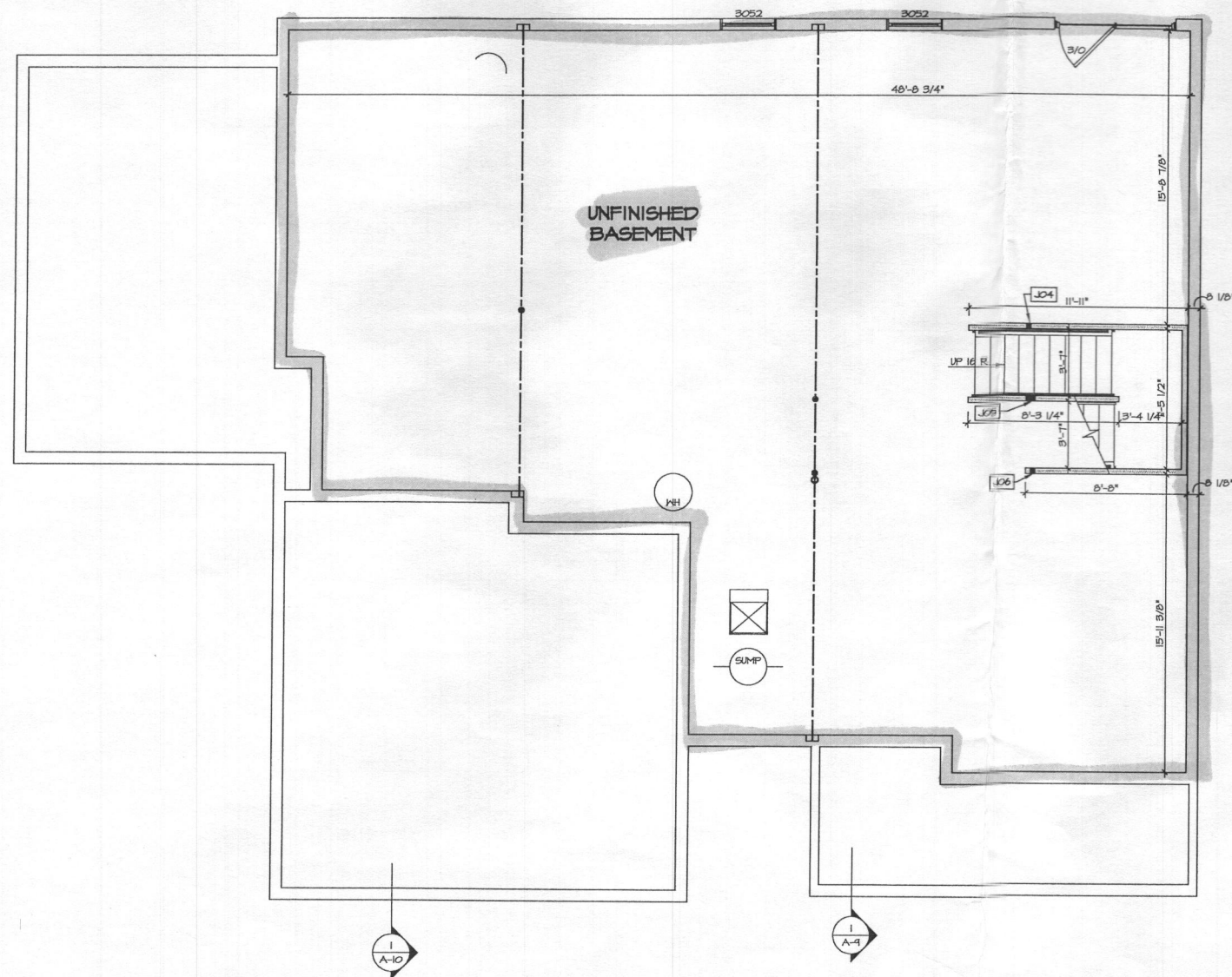
BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT	1675 SF
UNFINISHED BASEMENT ELEV. "L" OR "R" (ADD. SF)	29 SF
	1704 SF

TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1654 SF
1ST FLOOR ELEV. "L" OR "R" (ADD SF)	28 SF
2ND FLOOR (BASE SF)	1861 SF
2ND FLOOR ELEV. "L" (ADD. SF)	28 SF
2ND FLOOR ELEV. "L" AT OWNERS BEDROOM (ADD. SF)	20 SF
	3891 SF

SET - VERSION
14000 - 01

CS-1

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BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE T-C 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.

GYPSUM NOTES

- AT GARAGE:**
5/8" DRYWALL ON COMMON WALLS, CEILINGS, AND BEARING WALLS AS REQUIRED.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET
- WITH OPTION "SG1" - DRYWALL UNFINISHED BASEMENT CEILING AREA**

NOTES:

- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM-HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

BASEMENT JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J04	JACK - (2) 2X4 SFF STUD GRADE	MEG	BO020	
J05	JACK - (4) 2X4 SFF STUD GRADE	MEG	BO016, BO018	
J06	JACK - (2) 2X4 SFF STUD GRADE	MEG	BO016	

REMARKS

REV. NO. DATE

NVR, Inc., owner, expressly warrants that the information on these plans and other property rights in these plans. These plans are not to be used for any other project without the written consent of NVR, Inc.

NVR
Architectural Services
21 Byle Court, Suite A
Frederick, MD 21702

MODEL	LONGWOOD	SET NO.	14000
DRAWING TITLE	BASEMENT FLOOR PLAN	VERSION	C1
DRAWN BY	NGB	DATE:	
OPTION DESCRIPTION		OPTION	
SHEET NO.	A-6		
			22

ALL WINDOWS HAVE 8'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
5. SEE BRACED WALL PANEL DETAIL SHEET FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.

GYPSUM NOTES

- AT GARAGE:**
5/8" DRYWALL ON COMMON WALLS, CEILING, AND BEARING WALLS AS REQUIRED.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET
- WITH OPTION "SC1" - DRYWALL UNFINISHED BASEMENT CEILING AREA**

NOTES:

- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA)
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

LEGEND

- ▬ BEARING WALL
 - ▬ NON BEARING WALL
 - ⊗ INDICATES BEARINGS FROM POINT-LOAD ABOVE
 - ⊥ JACKS
 - ⊖ BEAM/HEADER
 - ⊕ PAD FOOTINGS
 - ⊙ STEEL COLUMN
 - ⊞ PORTAL FRAME
 - ⊞ JOIST/TRUSS
 - ⊞ LVL
 - ⊞ ENGINEERING PAGE NUMBER
- SEE FG DETAILS FOR FRAMING CONNECTORS

LVL FLY TO FLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- 1A - (2) FLY UP TO AND INCLUDING 11 7/8" TALL. FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2A - (2) FLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE). FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3A - (2) FLY 20" TALL AND OVER. FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4A - (3) FLY UP TO AND INCLUDING 11 7/8" TALL. FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5A - (3) FLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE). FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6A - (3) FLY 20" TALL AND OVER. FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

FIRST FLOOR BEAM/HEADER SCHEDULE

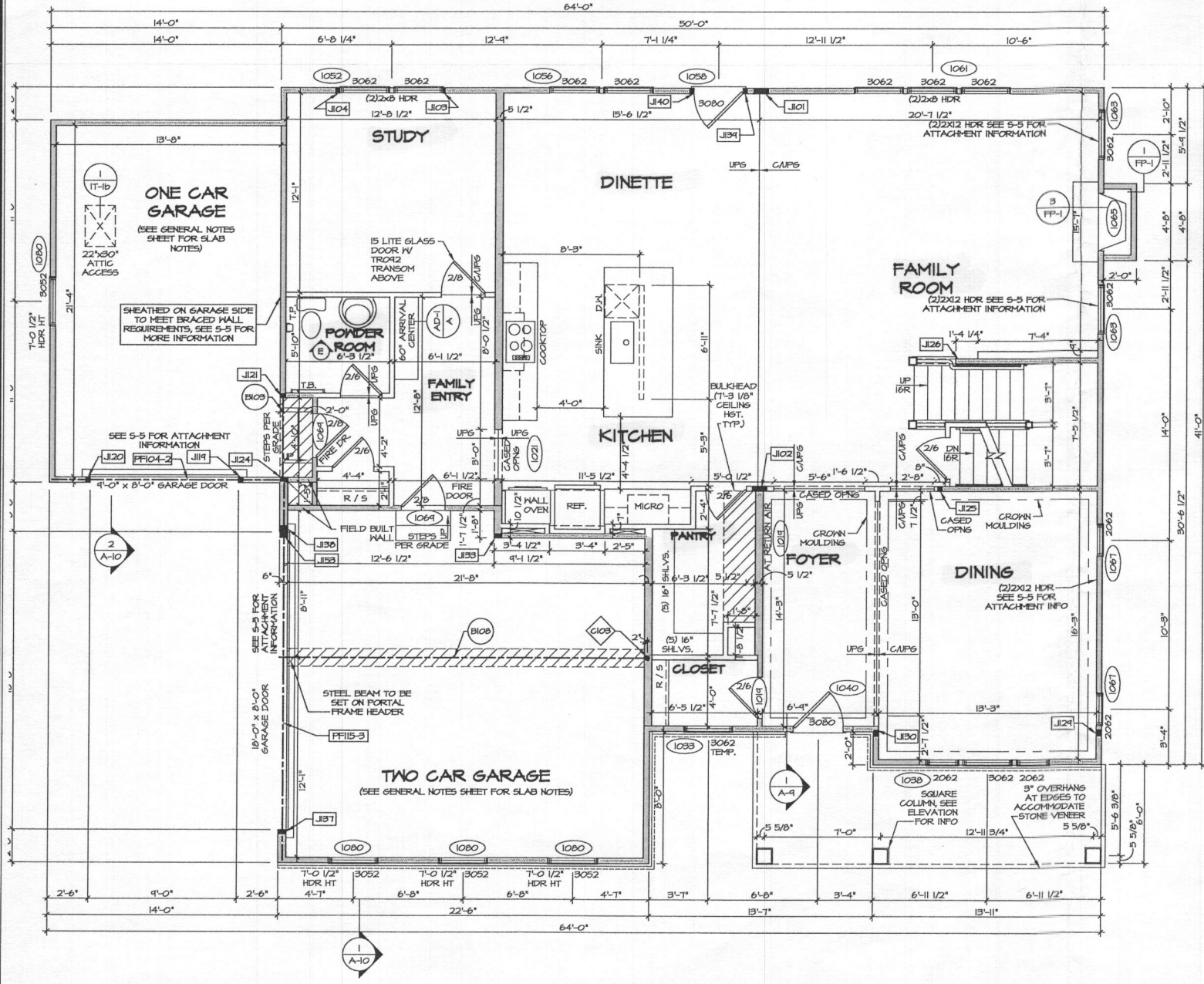
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B103	INT HEADER - 2X6 - 2 PLY	5'-4"	GAA	1031	
B108	BEAM STEEL - M10X44	22'-5"	GCC	1071, 1075, 107B	
PF104-2	LVL - 11-04	13'-4"	GAA	1085	PORTAL FRAME - 1A
PF115-3	LVL - 22	22'-4 1/2"	GCC/GAA	1087, 1089, 1091	PORTAL FRAME - 6A

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C103	STANCHION - 3 IN SCHED 40	8'-1 5/8"	GCC	1071, 1075, 107B	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (1) 2X4 SPM		1024	
J102	JACK - (1) 2X4 SFF STUD GRADE		1024	
J103	JACK - 2X4 SFF STUD GRADE		1052	
J104	JACK - (2) 2X4 SFF STUD GRADE		1052	
J111	JACK - (2) 2X4 SFF STUD GRADE	GAA	1085	
J120	JACK - (2) 2X4 SFF STUD GRADE	GAA	1085	
J121	JACK - (2) 2X4 SFF STUD GRADE	GAA	1031	
J124	JACK - (2) 2X6 SFF STUD GRADE	GAA	1031	
J125	JACK - (2) 2X4 SFF STUD GRADE		1011	
J126	JACK - (2) 2X4 SFF STUD GRADE		1013	
J128	JACK - (3) 2X4 SPM	ELL	200B	
J130	JACK - (3) 2X4 SPM	ELL	200B	
J133	JACK - (2) 2X6 SFF STUD GRADE	ELB, ELK, ELL, ELR	1017	
J137	JACK - (2) 2X6 SFF STUD GRADE	GCC	1087, 1089, 1091	
J138	JACK - (3) 2X6 SFF STUD GRADE	GCC	1087, 1089, 1091	
J139	JACK - (2) 2X4 SFF STUD GRADE		1058	
J140	JACK - (2) 2X4 SFF STUD GRADE		1058	
J153	JACK - (2) 2X6 SFF STUD GRADE	GCC, ELB/ELK/ELL/ELR	1017	CRIPPLES

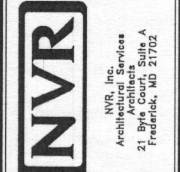


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

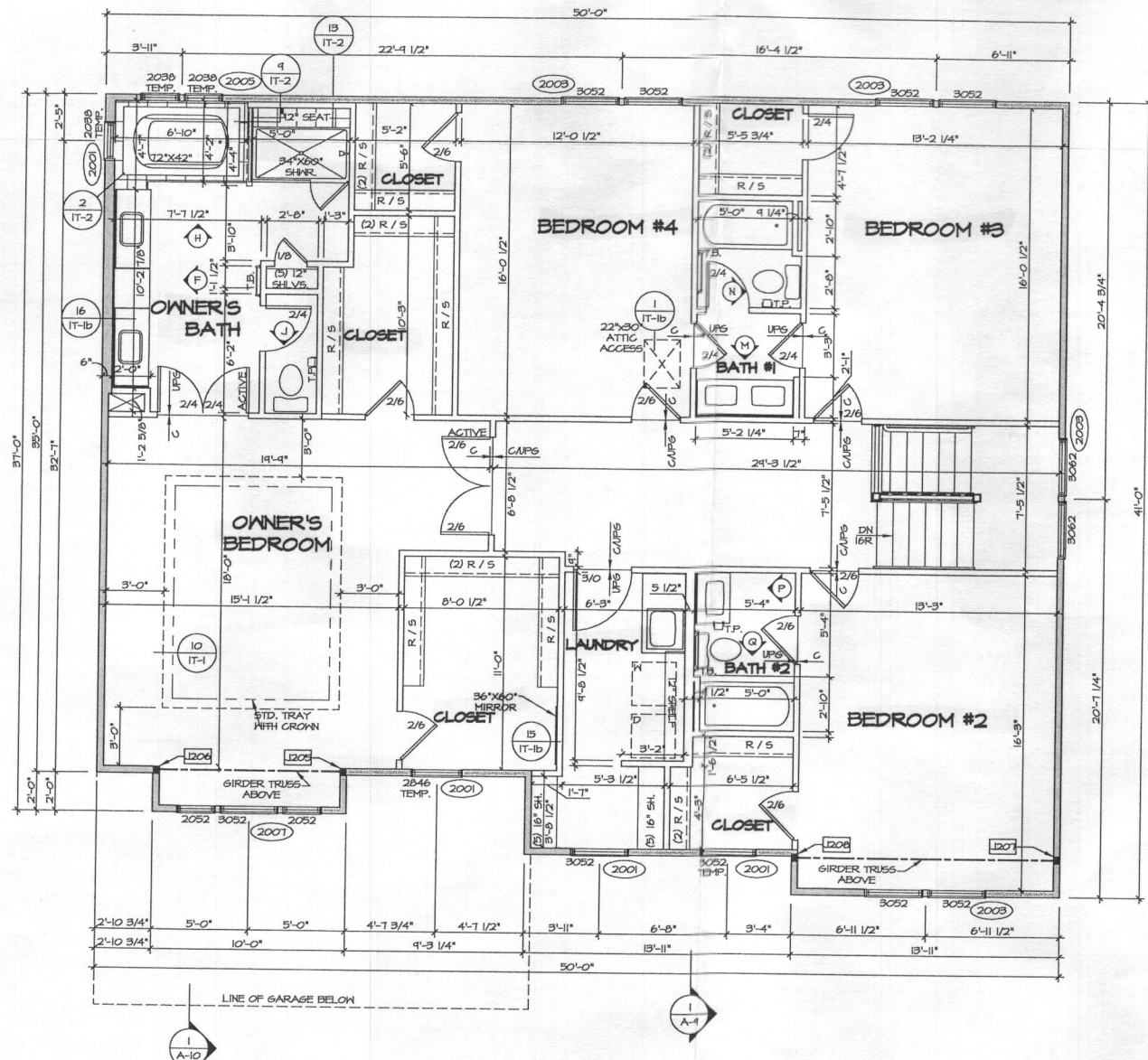
REMARKS

REV. NO.	DATE	DESCRIPTION

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SHEET NO.	MODEL	SET NO.	DATE
A-7	LONGWOOD	14000_01.MDF-FE-0041.03.5773_Sheets.Lot_Specific.24_A-7_PLN.LS.dwg	05/21/18 - 4:07 PM
24	DRAWING TITLE	DRAWN BY	OPTION
	FIRST FLOOR PLAN	NSB	



1
A-8
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEETS FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL CASING OPENINGS AT T-11", UNLESS OTHERWISE NOTED.

GYPSON NOTES

- AT GARAGE:**
5/8" DRYWALL ON COMMON WALLS, CEILING, AND BEARING WALLS AS REQUIRED.
- AT STAIRS:**
1/2" GYPSON BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

LEGEND

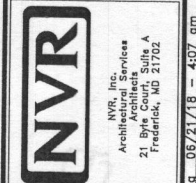
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM-HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J205	JACK - (3) 2X4 SFF STUD GRADE	ELL	2008	
J206	JACK - (3) 2X4 SFF STUD GRADE	ELL	2008	
J207	JACK - (3) 2X4 SFF#1	ELL	2008	EXTEND THRU TOP PLATE
J208	JACK - (3) 2X4 SFF#1	ELL	2008	EXTEND THRU TOP PLATE

REV. NO.	DATE	REMARKS

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SHEET NO. A-8	MODEL LONGWOOD	SET NO. 14000	VERSION 01
	DRAWING TITLE SECOND FLOOR PLAN	DRAWN BY CAP	DATE:
26	OPTION DESCRIPTION	OPTION	