



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: 1/15/19

Permit No.: B19000139

Building Address: 13618 Certis Vista Way
 City: Clarksville State: MD Zip Code: 21029
 Suite/Apt. # _____ SDP/WP/BA #: GP-18-023
 Census Tract: _____ Subdivision: Brighton Mill
 Section: _____ Area: _____ Lot: 8
 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 "Stratford Hall"
 with 2 car side and 1 car attached garage, covered
 porch, bathroom 1st floor, and finished lower level
 (Rec room, Bath, area #2, and wet bar)
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

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: 443-309-7792 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@NVR-Inc.com

Engineer/Architect Company: _____
 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:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
Area of construction (sq. ft.):	2 nd floor:	
Use group:	Basement:	
	<input checked="" type="checkbox"/> Finished Basement	
	<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: 5	
<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	
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: G-18000196	
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: Jim Kerwin Print Name: Jim Kerwin
 Email Address: Jim@DecaturbuildingServices.com Date: 1/14/2019
 Title/Company: AGENT NV Homes DIVISION

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	2/1/19	R. Bricker

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	\$ 100
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# 241220

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

STRATFORD HALL



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

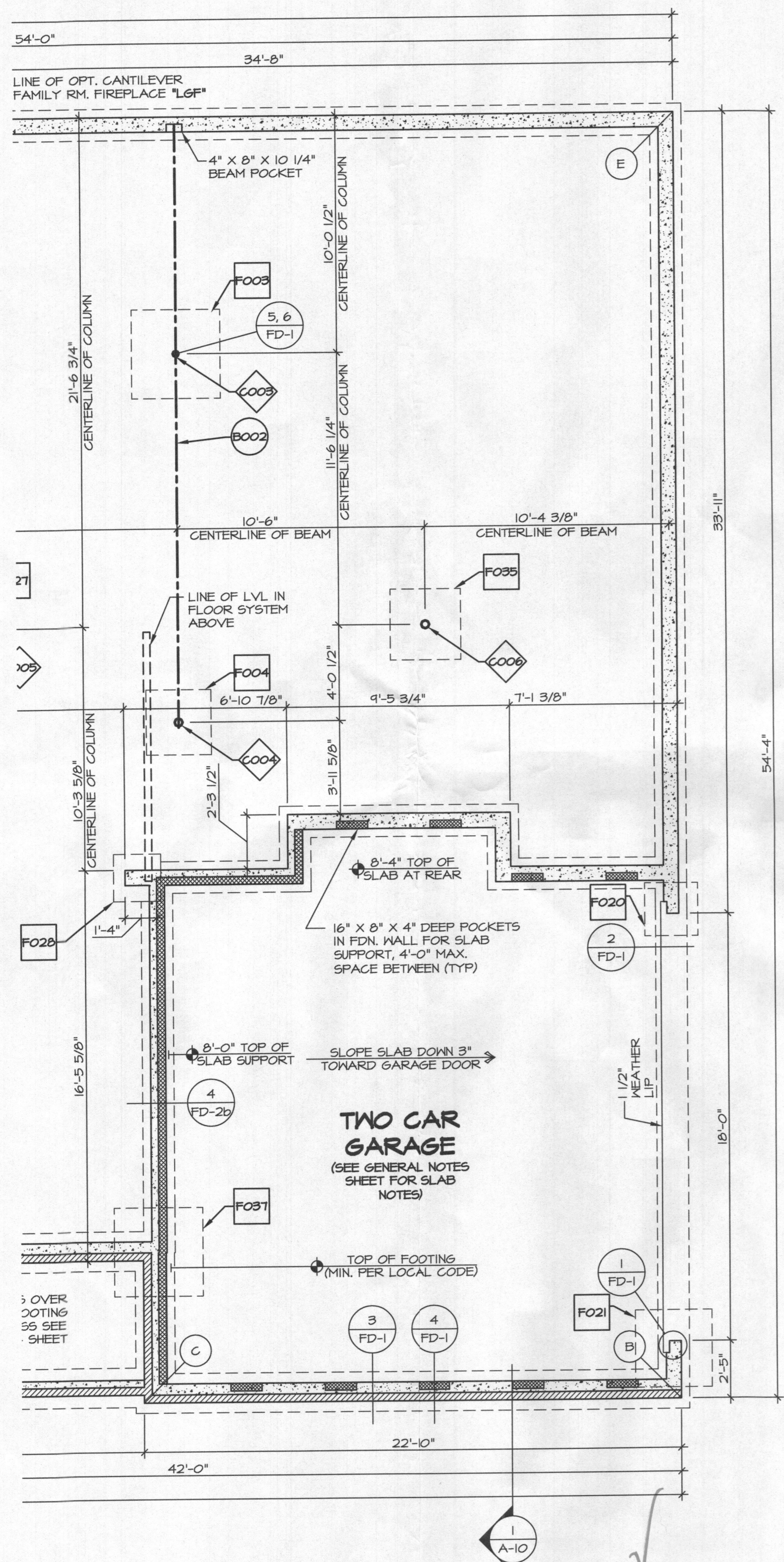
	FULL BASEMENT												CRAWL SPACE												STANDARD DETAILS
	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'K'	ELEV. 'L'	ELEV. 'R'	SIDE ELEVATIONS	REAR ELEVATIONS	OPTIONAL COVERED PORCH	OPTIONAL FIRST FLOOR SUITE	OPTIONAL GARAGE GC, GAA, GAB	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'K'	ELEV. 'L'	ELEV. 'R'	SIDE ELEVATIONS	REAR ELEVATIONS	OPTIONAL COVERED PORCH	OPTIONAL FIRST FLOOR SUITE	OPTIONAL GARAGE GC, GAA, GAB			
SPEC SHEET	95-1											95-1												AD-1	
GENERAL NOTES	2											2												AD-1b	
SCHEDULES	3											3												FD-1	
ELEVATIONS		45	6	7	8	9	10,11,11,12,12,12,2	13					45	6	7	8	9	10,11,11,12,12,12,2	13					FD-2	
FOUNDATIONS	14	14	15.1	15.1	15.2	15.2			14	14	16	17	17	18.1	18.1	18.2	18.2			17	17	19		FD-2b	
FOUNDATION GRADE BEAMS	20										20,21	20										20,21		FD-3	
FOUNDATION HOLD DOWNS	22,23,24,25											22,23,24,25												GB-1	
PLUMBING	26											26												JT-1	
BASEMENT FLOOR PLAN	27,28																							JT-3	
FIRST FLOOR PLAN	29	29	30.1	30.1	30.2	30.2			31.1	31.1	31.2	29	29	30.1	30.1	30.2	30.2			31.1	31.1	31.2		JT-3b	
SECOND FLOOR PLAN	32,1,33	32.1	33	32.1	33	33						32,1,33	32.1	33	32.1	33	33							RF-1	
BUILDING SECTIONS THROUGH FOYER	34	34	35	35	35	35						34	34	35	35	35	35							RF-1b	
BUILDING SECTIONS THROUGH GARAGE	36	36	37.1	37.1	37.1	37.1			36	37.2	37.2	36	36	37.1	37.1	37.1	37.1			36	37.2	37.2		ET-1	
STAIR SECTIONS	38,39,40											38,39,40												ET-1b	
KITCHENS - LAUNDRY	41,42,43											41,42,43												ET-1c	
BATH - ELEVATIONS	44											44												ET-1e	
BASEMENT ELECTRICAL	45,46,1,46,2																							ET-1f	
FIRST FLOOR ELECTRICAL	47	47	48	48	48	48			49.1	49.1	49.2	47	47	48	48	48	48			49.1	49.1	49.2		ET-2	
SECOND FLOOR ELECTRICAL	50	50	51	51	51	51						50	50	51	51	51	51							ET-3b	
FIRST FLOOR FRAMING	52								52	53.2	53.2,53.3	52										53.2	53,1,53.3	WD-1	
SECOND FLOOR FRAMING	54											54												WD-2	
ROOF FRAMING		55	56	57	58	59			60	60	60		55	56	57	58	59			60	60	60		WD-3	
TRUSS BRACING	61,62											61,62												DR-1	
WALL BRACING - 90 MPH	63,65											63,65												DR-2	
WALL BRACING - 100 MPH	64,66											64,66												DR-3	
HVAC LAYOUT - BASEMENT FOUNDATION - SXN	67																							FR-1	
HVAC LAYOUT - BASEMENT FOUNDATION - SX5	68																							IT-1	
HVAC LAYOUT - CRAWL FOUNDATION - SXN												69												IT-1b	
HVAC LAYOUT - CRAWL FOUNDATION - SX5												70												IT-1c	
HVAC LAYOUT - FIRST FLOOR	71																							IT-2	
HVAC LAYOUT - SECOND FLOOR - SXN	73											72												ST-1	
HVAC LAYOUT - SECOND FLOOR - SX5	74											73												ST-2	
												74												PG-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	
																								DW-2	

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	2151 SF
2ND FLOOR (BASE SF)	2133 SF
	4284 SF
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	2151 SF
1ST FLOOR SUITE (ADD. SF)	352 SF
1ST FLOOR TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	111 SF
1ST FLOOR ELEV. 'B' OR 'L' (ADD. SF)	39 SF
1ST FLOOR ONE CAR GARAGE (DEDUCT SF)	6 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	2133 SF
2ND FLOOR ELEV. 'B' OR 'L' (ADD. SF)	63 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE ELEV. 'A' OR 'K' OR 'R'	507 SF
TWO CAR GARAGE ELEV. 'B' OR 'L'	506 SF
TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	448 SF
ONE CAR SIDE ATTACHED GARAGE (ADD. SF)	314 SF
BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	1451 SF
FINISHED BASEMENT AREA #2 (ADD. SF)	429 SF
FINISHED BASEMENT AREA #2 ELEV. 'B' OR 'L' (ADD. SF)	40 SF
FINISHED BASEMENT TWO CAR SIDE ATTACHED GARAGE (DEDUCT SF)	7 SF
FINISHED BASEMENT ONE CAR GARAGE (DEDUCT SF)	6 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT (BASE SF)	2181 SF
UNFINISHED STORAGE TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	111 SF
UNFINISHED BASEMENT ELEV. 'B' OR 'L' (ADD. SF)	40 SF
UNFINISHED BASEMENT ONE CAR SIDE ATTACHED GARAGE (DEDUCT SF)	6 SF

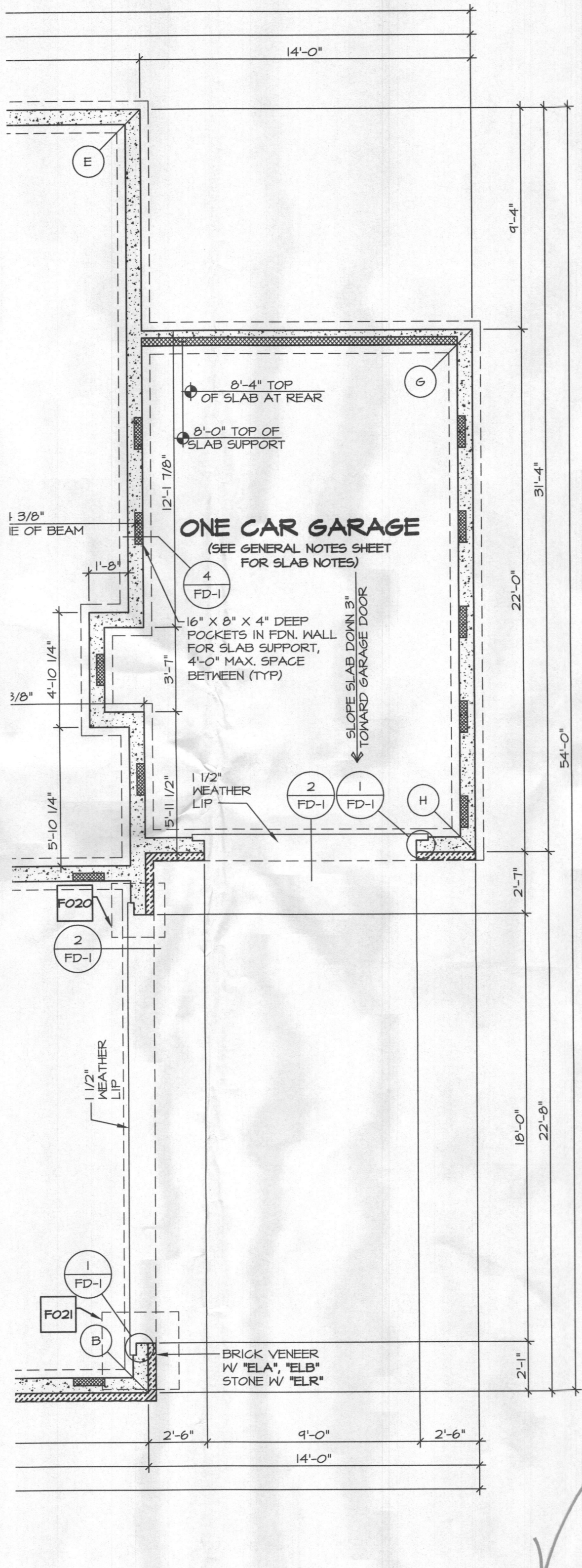
FOOTPRINT	
BASE HOUSE:	
WIDTH:	54'-0"
DEPTH:	54'-4"
MAXIMUM:	
WIDTH:	103'-0"
DEPTH:	66'-4"

Brighton Mill Lot 9
5 Bedroom Total
1 in Basement
4 on Second Floor
0 on First Floor

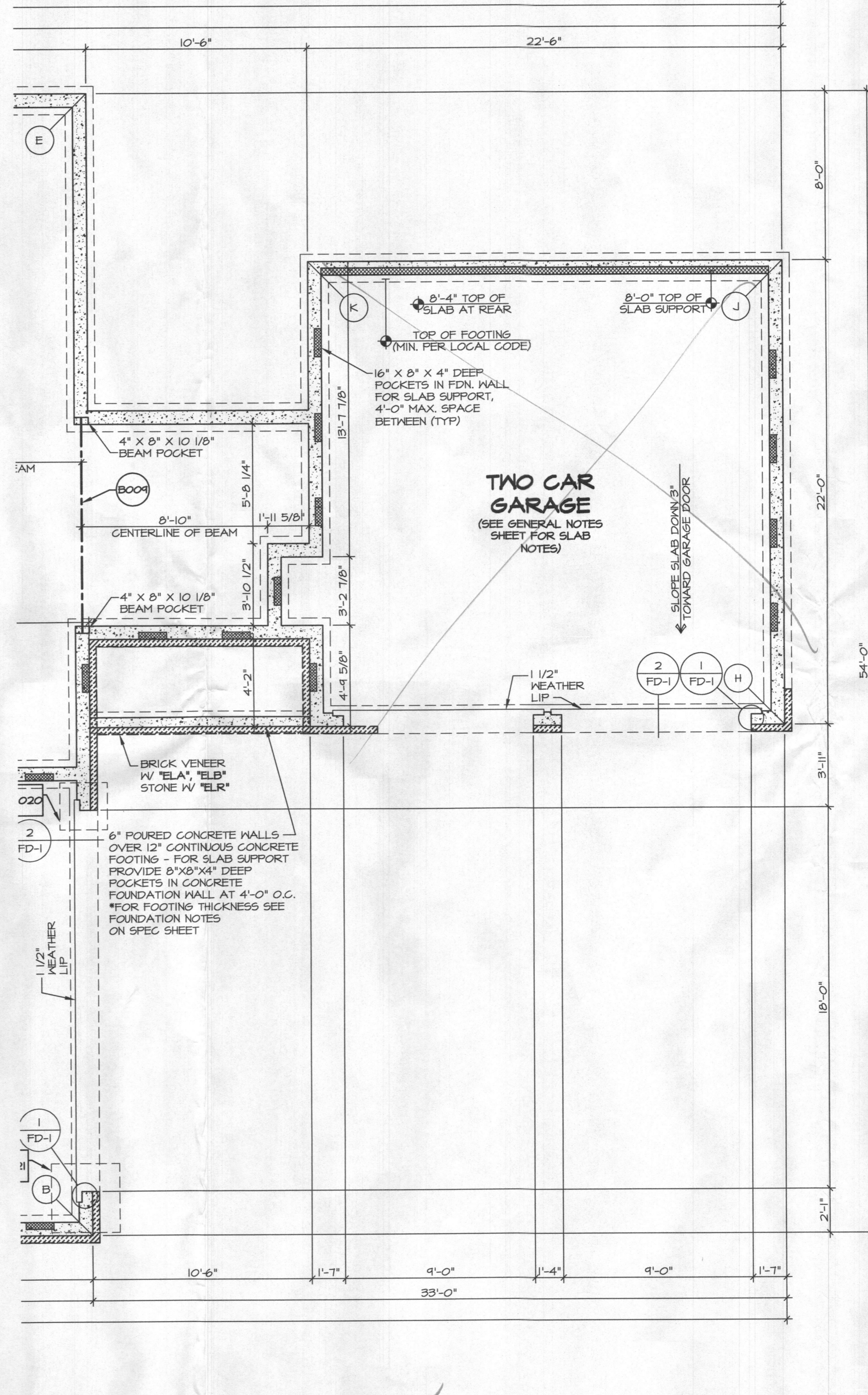
SET - VERSION
11900 - 01 **CS-1**



1 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
TWO CAR CONTIGUOUS GARAGE SIDE ENTRY *6CC*



2 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
TWO CAR CONTIGUOUS GARAGE SIDE ENTRY *6CC*
ONE CAR SIDE ATTACHED GARAGE FRONT ENTRY *6AA*



3 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
TWO CAR CONTIGUOUS GARAGE SIDE ENTRY *6CC*
TWO CAR SIDE ATTACHED GARAGE FRONT ENTRY *6AB*

- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (N-2)
 - LVL NAILING SCHEDULE (N-1)
 - SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
- 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
- SEE SHEET (A-4) FOR FOUNDATION CONNECTION INFORMATION

STEEL COLUMNS
COLUMN SIZE AND GRADE PER ENGINEERING AS SHOWN "SEA".
REVISE ALL COLUMNS TO 3"φ SCH. 40 W/ OPTION "SEB".

SHEET NO. A-3d	MODEL STRATFORD HALL	SET NO. 116CC	DATE: 9/7/2016
		VERSION 01	OPTION FBA GCC
DRAWING TITLE PARTIAL FOUNDATION PLAN	DRAWN BY BIM	DATE: 9/7/2016	OPTION GAA, GAB
		DATE: 9/7/2016	OPTION GAA, GAB
DRAWING DESCRIPTION TWO CAR CONTIGUOUS GARAGE SIDE ENTRY ONE/TWO CAR SIDE ATTACHED GAR. FRONT ENTRY	DRAWN BY BIM	DATE: 9/7/2016	OPTION GAA, GAB
		DATE: 9/7/2016	OPTION GAA, GAB
SHEET NO. A-3d	MODEL STRATFORD HALL	SET NO. 116CC	DATE: 9/7/2016
		VERSION 01	OPTION FBA GCC
DRAWING TITLE PARTIAL FOUNDATION PLAN	DRAWN BY BIM	DATE: 9/7/2016	OPTION GAA, GAB
		DATE: 9/7/2016	OPTION GAA, GAB
DRAWING DESCRIPTION TWO CAR CONTIGUOUS GARAGE SIDE ENTRY ONE/TWO CAR SIDE ATTACHED GAR. FRONT ENTRY	DRAWN BY BIM	DATE: 9/7/2016	OPTION GAA, GAB
		DATE: 9/7/2016	OPTION GAA, GAB
SHEET NO. A-3d	MODEL STRATFORD HALL	SET NO. 116CC	DATE: 9/7/2016
		VERSION 01	OPTION FBA GCC
DRAWING TITLE PARTIAL FOUNDATION PLAN	DRAWN BY BIM	DATE: 9/7/2016	OPTION GAA, GAB
		DATE: 9/7/2016	OPTION GAA, GAB
DRAWING DESCRIPTION TWO CAR CONTIGUOUS GARAGE SIDE ENTRY ONE/TWO CAR SIDE ATTACHED GAR. FRONT ENTRY	DRAWN BY BIM	DATE: 9/7/2016	OPTION GAA, GAB
		DATE: 9/7/2016	OPTION GAA, GAB

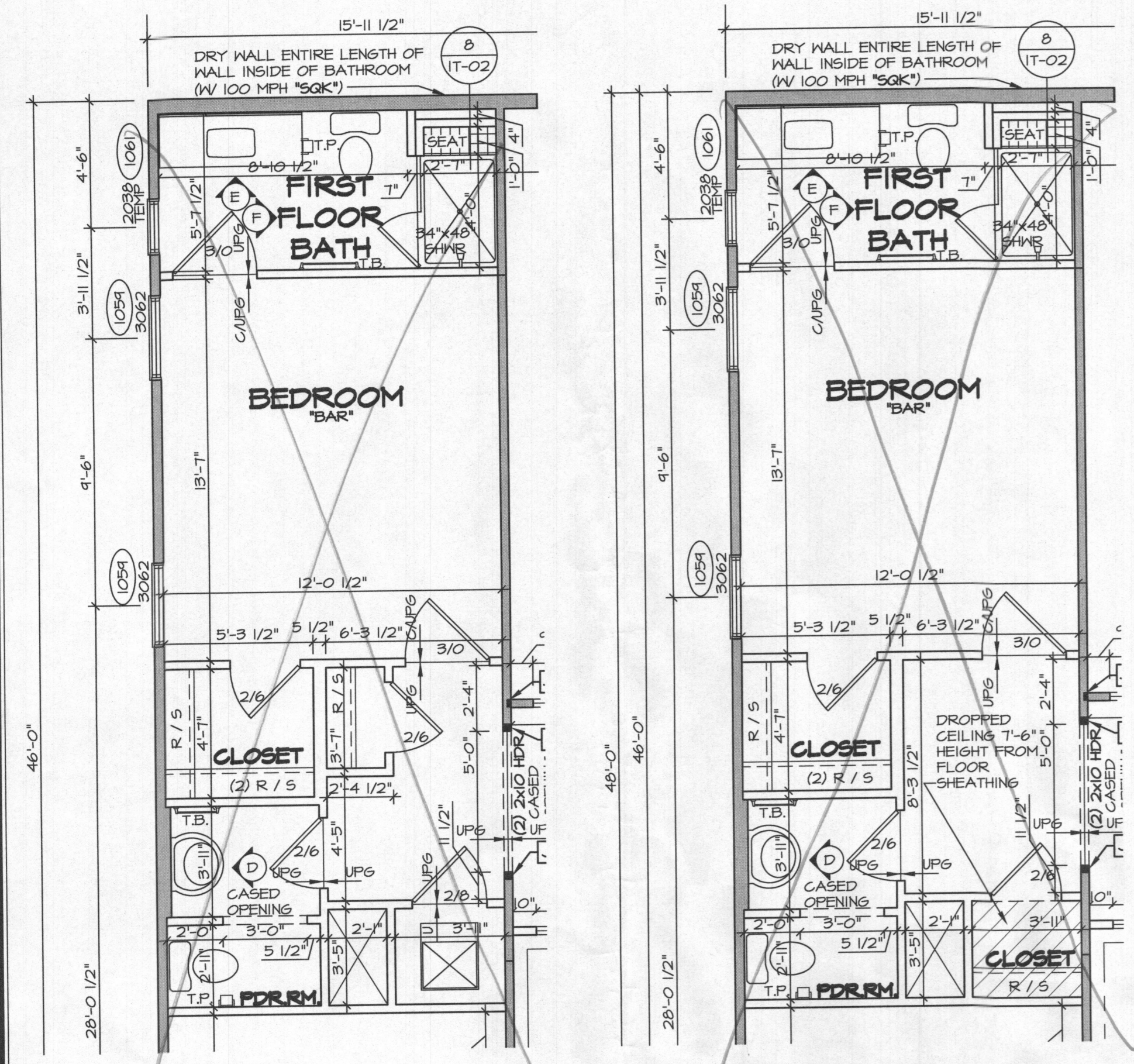
REMARKS

DATE: 1/24/17
REV. NO. 1
ON - STANDARD DETAILS 9.0
LAB - REVISED SIDE ATTACHED GARAGE TO MATCH FRONT VENEERS (PROJ. #2247)

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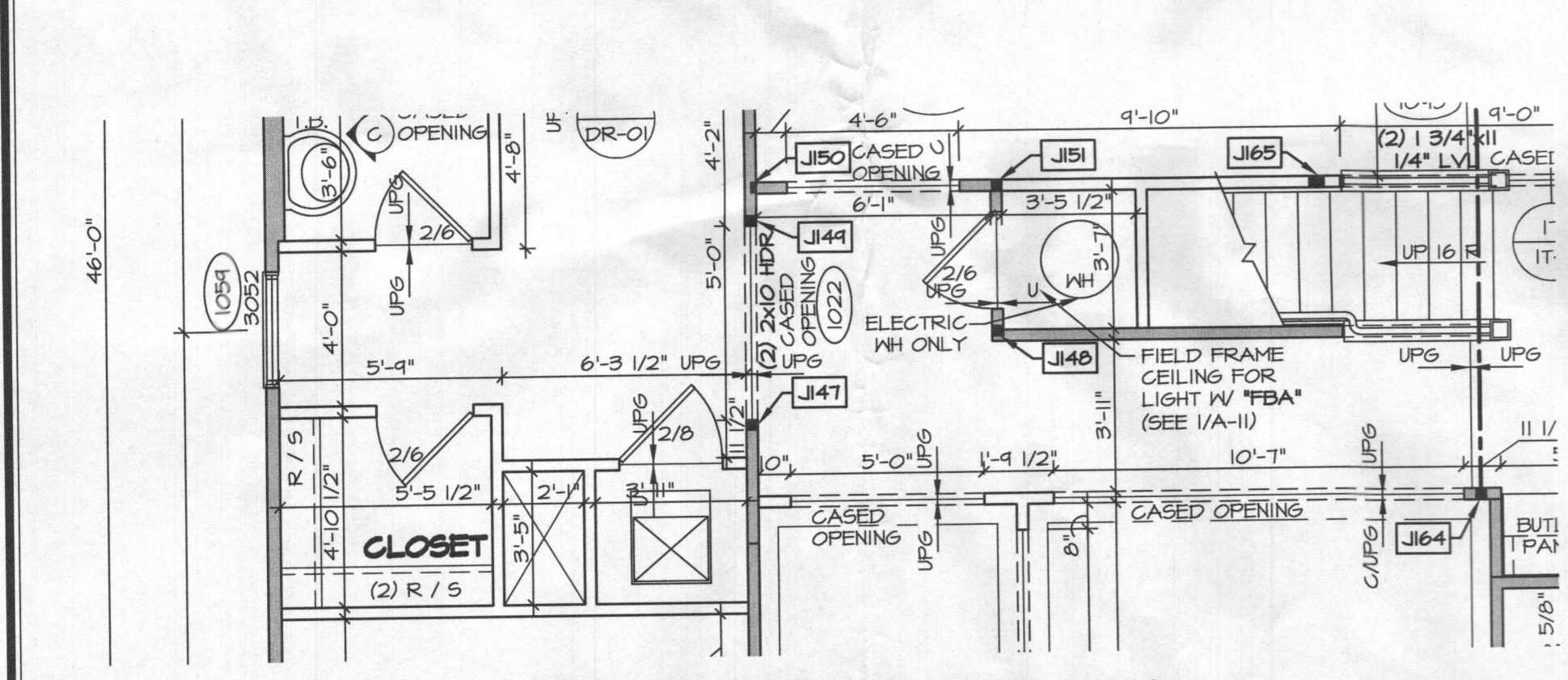
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Frederick, MD 21703

CA NVR Solves STRATFORD HALL 11900_01_52A Sheets Master Set Foundations 16 A-3d FINFB GAR.dwg 02/26/18 - 5:00 PM

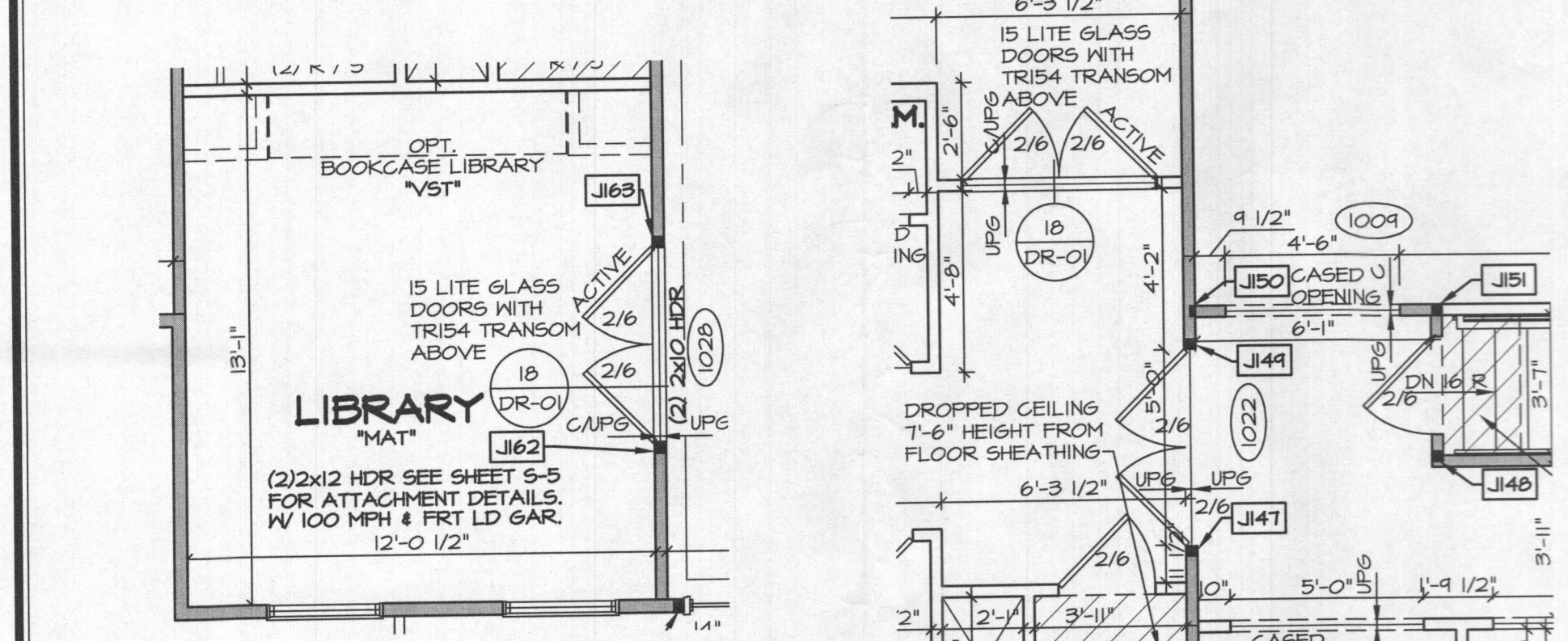


15'-11 1/2" DRY WALL ENTIRE LENGTH OF WALL INSIDE OF BATHROOM (W/ 100 MPH "SGK")

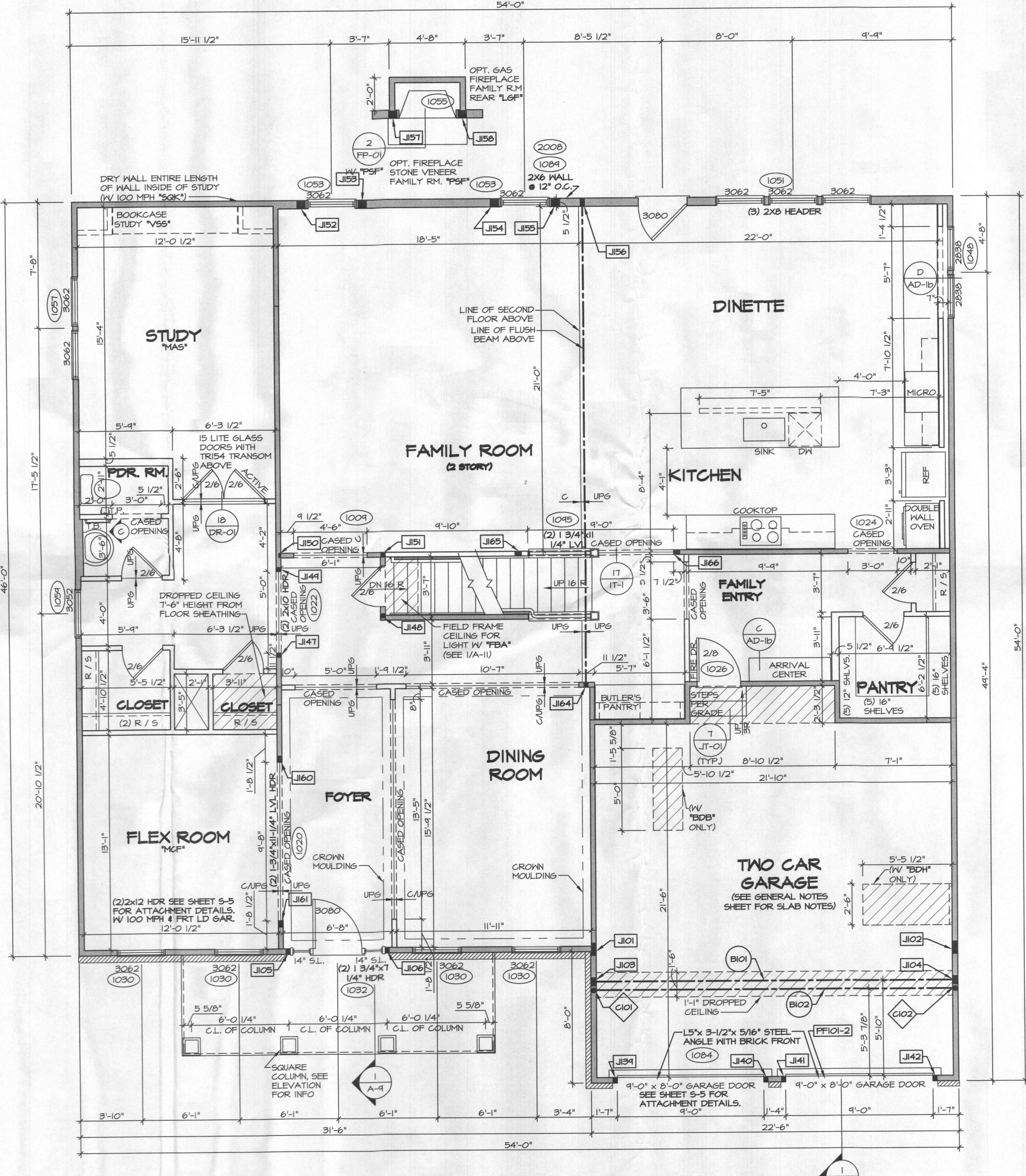
15'-11 1/2" DRY WALL ENTIRE LENGTH OF WALL INSIDE OF BATHROOM (W/ 100 MPH "SGK")



46'-0" 28'-0 1/2" 46'-0" 28'-0 1/2"



46'-0" 28'-0 1/2" 46'-0" 28'-0 1/2"



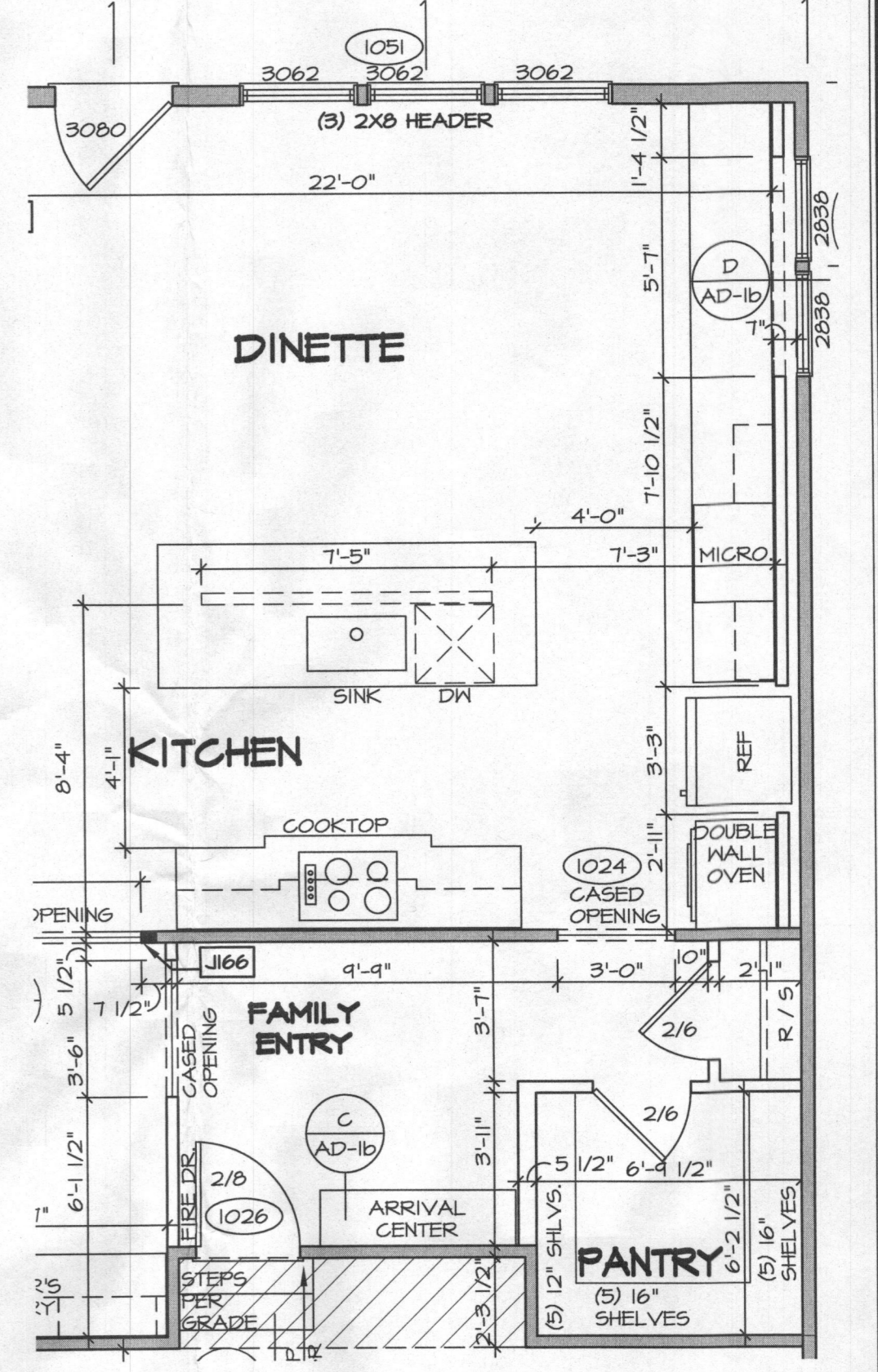
54'-0" 15'-11 1/2" 3'-1" 4'-8" 3'-7" 8'-5 1/2" 8'-0" 9'-4" 11'-5 1/2" 20'-10 1/2" 11'-5 1/2" 20'-10 1/2" 3'-10" 6'-1" 6'-1" 6'-1" 6'-1" 3'-4" 1'-7" 22'-6" 54'-0" 11'-5 1/2" 20'-10 1/2" 11'-5 1/2" 20'-10 1/2" 3'-10" 6'-1" 6'-1" 6'-1" 6'-1" 3'-4" 1'-7" 22'-6" 54'-0"

NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

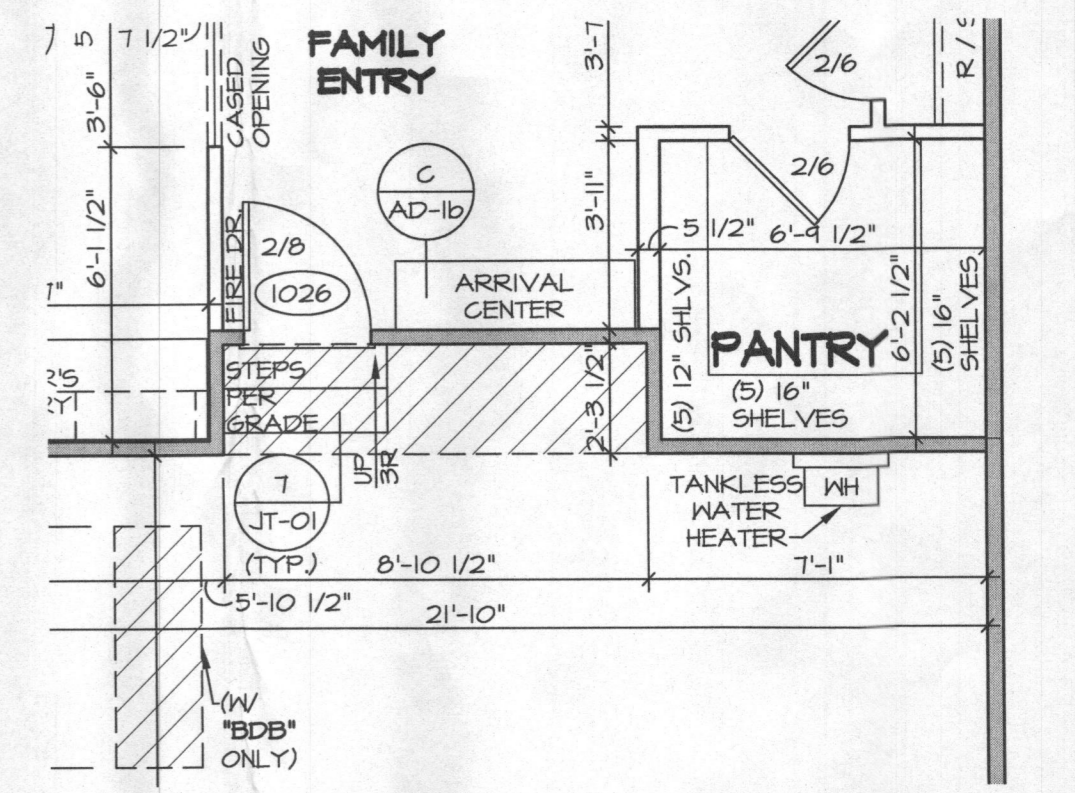
NOTE: ALL WINDOW HEADER HEIGHTS ARE 8'-0 1/2" UNLESS OTHERWISE NOTED

LEGEND

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



7 PARTIAL FIRST FLOOR PLAN



8 PART. FIRST FLOOR PLAN

Zero Bedroom

SHEET NO. A-7	MODEL STRATFORD HALL	DRAWING TITLE FIRST FLOOR PLAN	OPTION DESCRIPTION OPTION	REV. NO.	DATE	REMARKS
				1	2/2/16	ATK - ADDED NOTE FOR DROPPED CEILING HEIGHT PER PAR 50372
				2	6/2/17	ATK - REVISED BILLBOARD ABOVE GARAGE ENTRY DOOR (PAR ID 46-650)
				3	7/2/17	68E - REVISED RECESSED LIGHT AT BATH STAIRS TO LED FIXTURE PER DMR 1843
				4	7/2/17	68E - CORRECTED FRONT TO BACK DIM. OF FIRST FLOOR BATH - ROUGH AUDIT
				5	7/2/17	LAB - CORRECTED FRONT TO BACK DIMENSION AT PANTRY - ROUGH AUDIT
				6	7/2/17	LAB - ADDED ENGINEERING # TO CASED OPENING (FOTER/FAM, RM) - ROUGH AUDIT
				7	7/2/17	LAB - ADDED DETAIL TIT/HT - ROUGH AUDIT
				8	11/0/17	BRN - TANKLESS WATER HEATER PROJECT DMR 1818
				9	11/0/17	LEPH - UPDATED HALLWAY FIELD FRAME FOR LIGHT NOTE (PAR #44044)
						NVR, Inc. does not warrant, expressly or implied, the accuracy of the information contained in these plans. These plans are not to be reproduced, changed, or copied in any form or by any means, without the written consent of NVR, Inc.
						NVR NVR, Inc. Architectural Services 5285 Westview Drive, Suite 100 Frederick, MD 21703
						SET NO. 11900 VERSION 01 DRAWN BY BIM DATE: 9/7/2016 OPTION
						CA: NVR Solvers STRATFORD HALL 11900_01_52A Sheets Master Set First Floor Plan 29 A-7 PLAN.dwg 02/26/18 - 5:02 PM

LEGEND

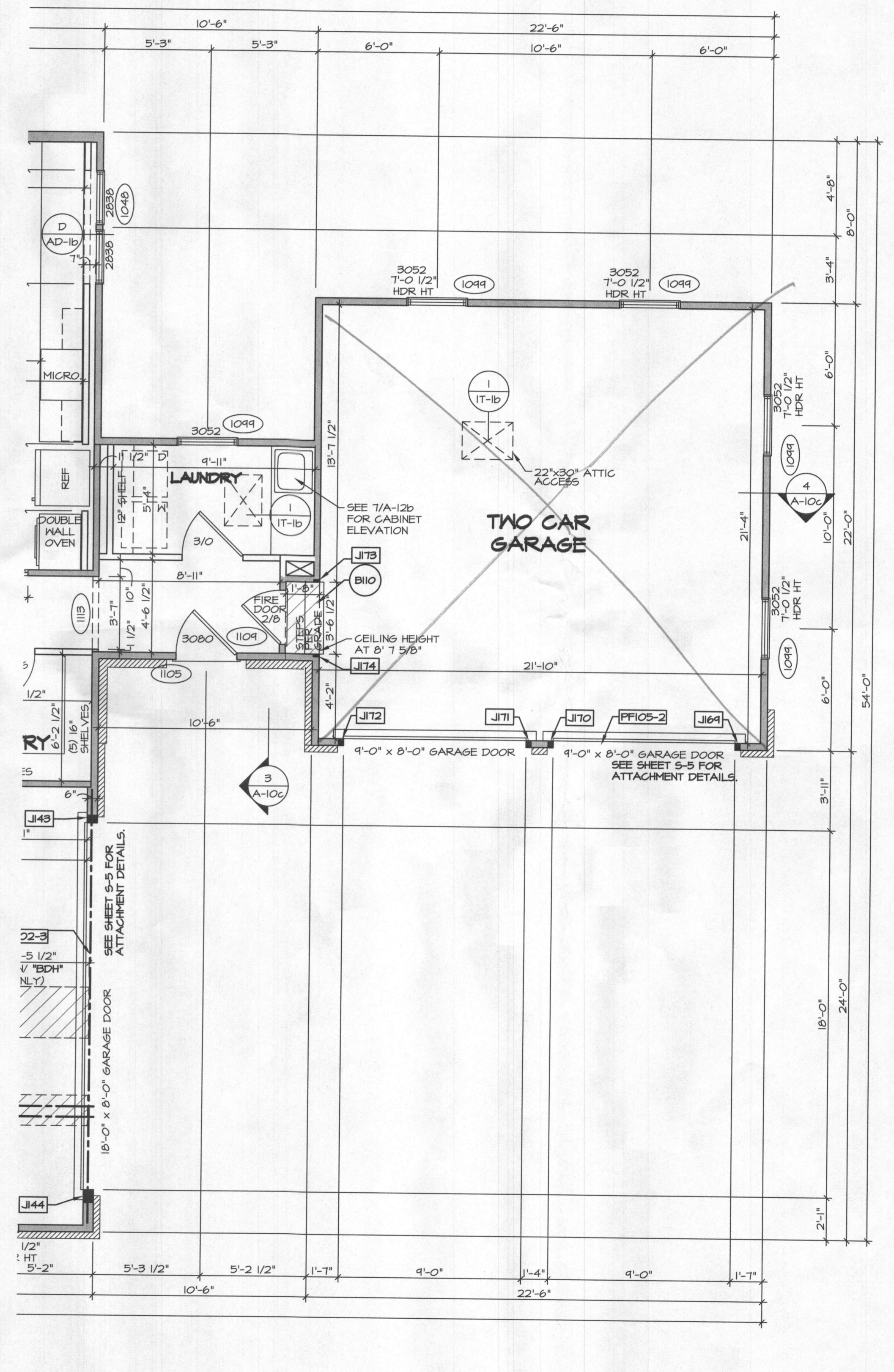
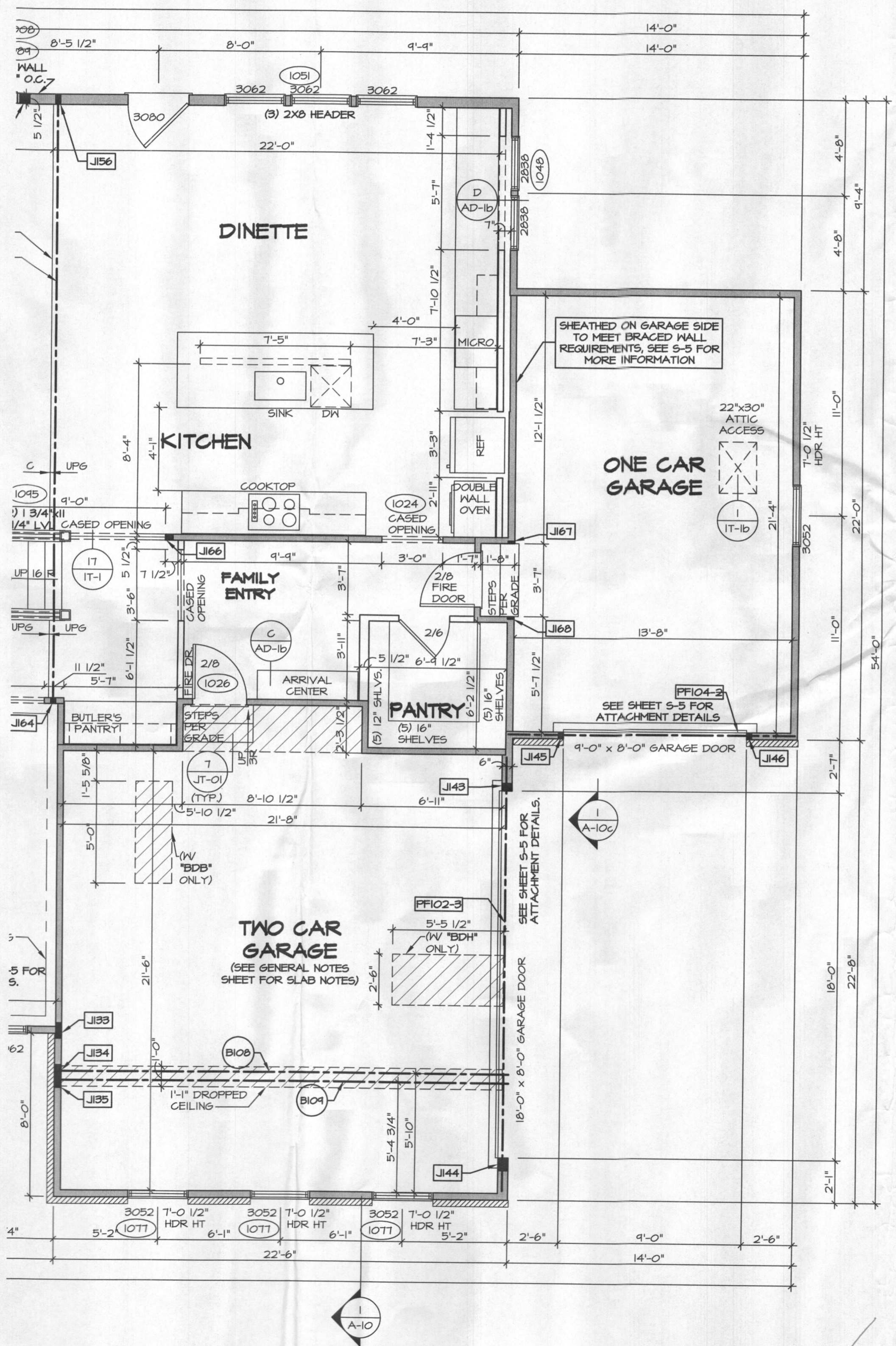
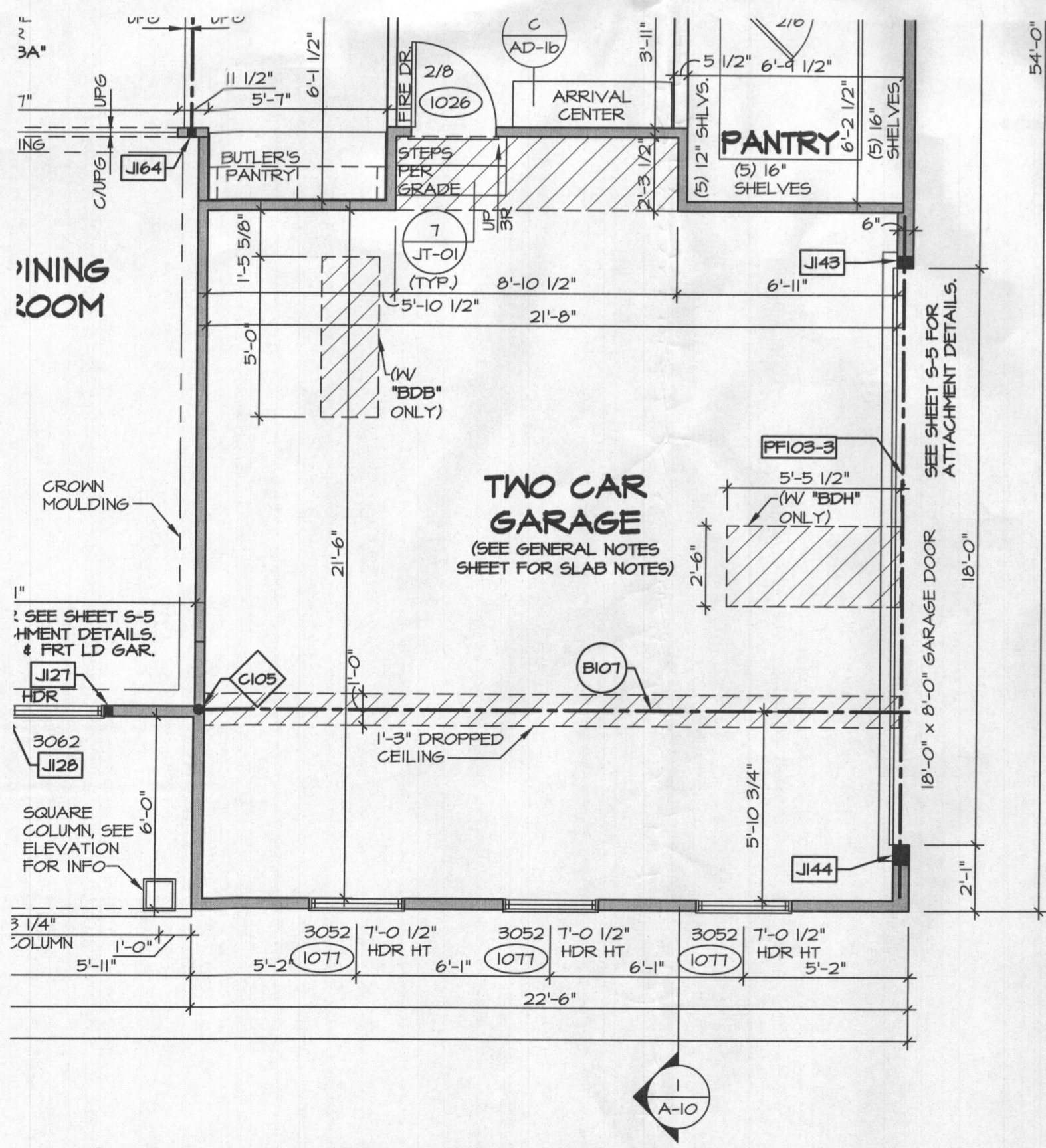
- BEARING WALL
- - - NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- ⌞ JACKS
- ⊖ BEAM/HEADER
- ⊞ PAD FOOTING
- ⊞ STEEL COLUMN
- ⊞ PORTAL FRAME
- ⊞ JOIST/TRUSS
- LVL
- ⊞ ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

NOTES:

- GENERAL NOTES (N-1)
- SCHEDULES (N-2)
- LVL NAILING SCHEDULE (N-1)
- SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

NOTE: ALL WINDOW HEADER HEIGHTS ARE 8'-0 1/2" UNLESS OTHERWISE NOTED



REVISIONS

REV. NO.	DATE	DESCRIPTION
1	01/24/17	TY - STANDARD DETAILS 3.0
2	6/2/17	ATK - REVISED BULKHEAD ABOVE GARAGE ENTRY DOOR (PAR ID 46459)
3	7/2/17	ATK - REVISED BULKHEAD ABOVE GARAGE ENTRY DOOR (PAR ID 46459)
4	7/2/17	JAB - ADDED LAUNDRY ROOM WALL FOR DRYER VENT (PAR ID 47129)
5	8/1/17	ATK - REVISED LAUNDRY ROOM WALL FOR DRYER VENT (PAR ID 47129)
6	11/20/17	SPN - REPLACED FIRE RATED ATTIC ACCESS W/ STD. ACCESS (GC ITEM #9693)
7	11/20/17	SPN - REMOVED 2x8 CASED OPENING AT FAMILY ENTRY AND 'GAB' PER CODE
8	1/16/18	ATK - REMOVED FLUSH BEAM WITH NOTE AND JACKS (PAR ID 46944)
9	1/16/18	ATK - ADDED ELEVATION REFERENCE TO LAUNDRY WITH GAB (PAR ID 46955)

REMARKS

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

SET NO. 11900
VERSION 01
DRAWN BY M56
DATE: 9/13/16
OPTION
GCC
GAA
GAB

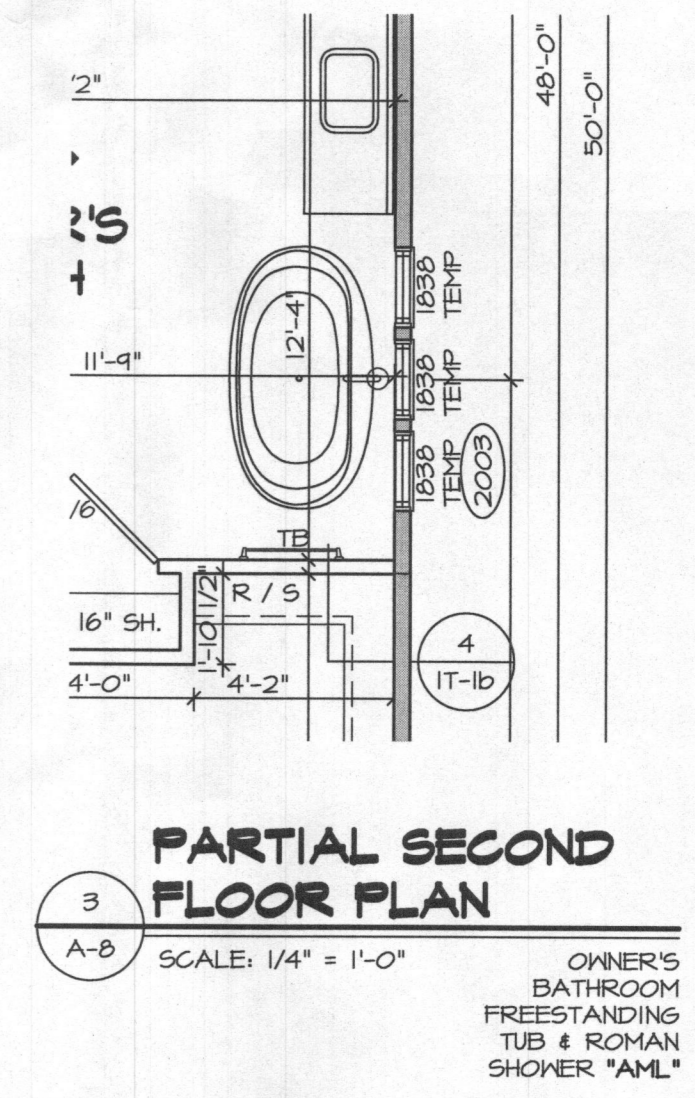
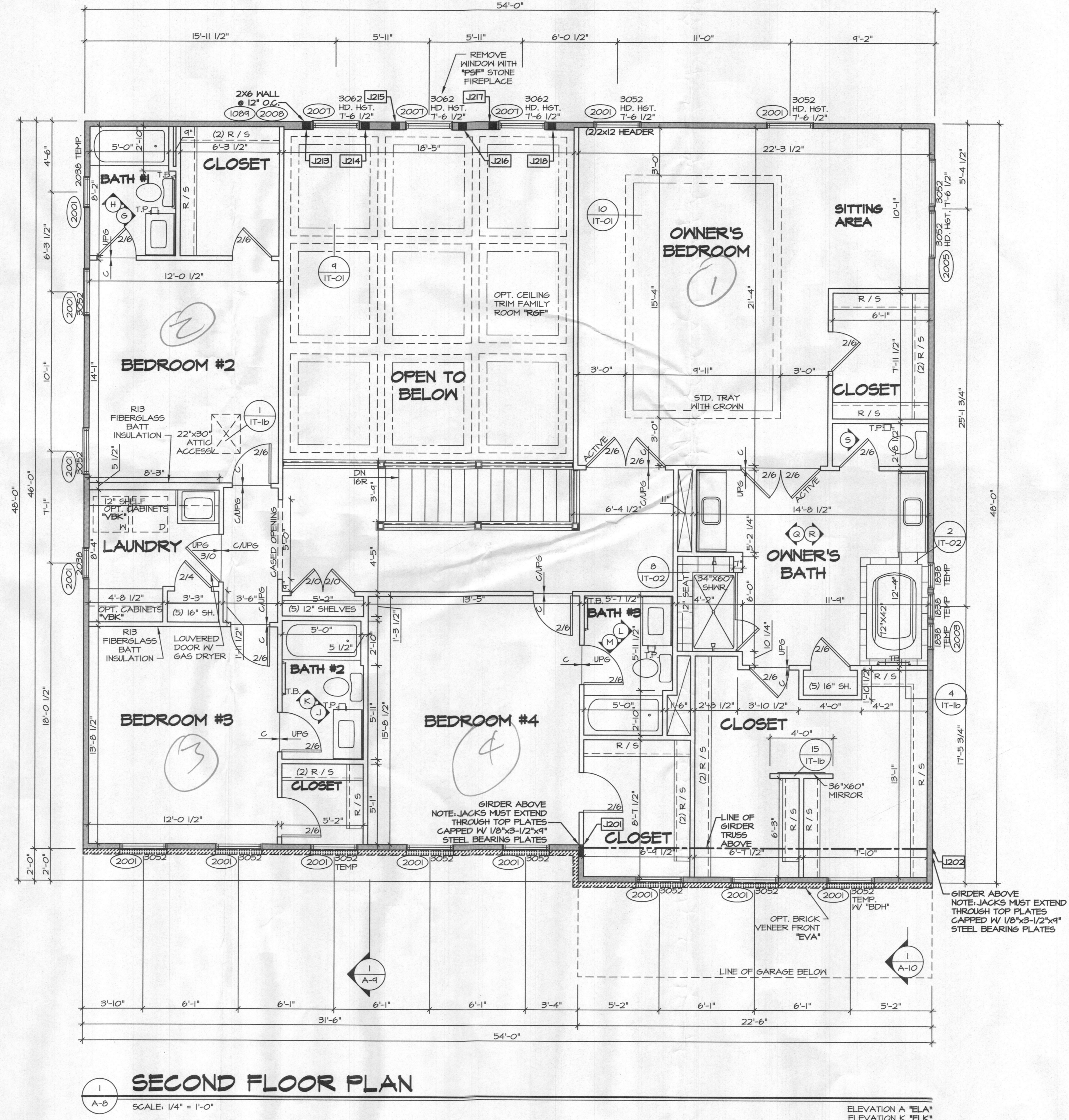
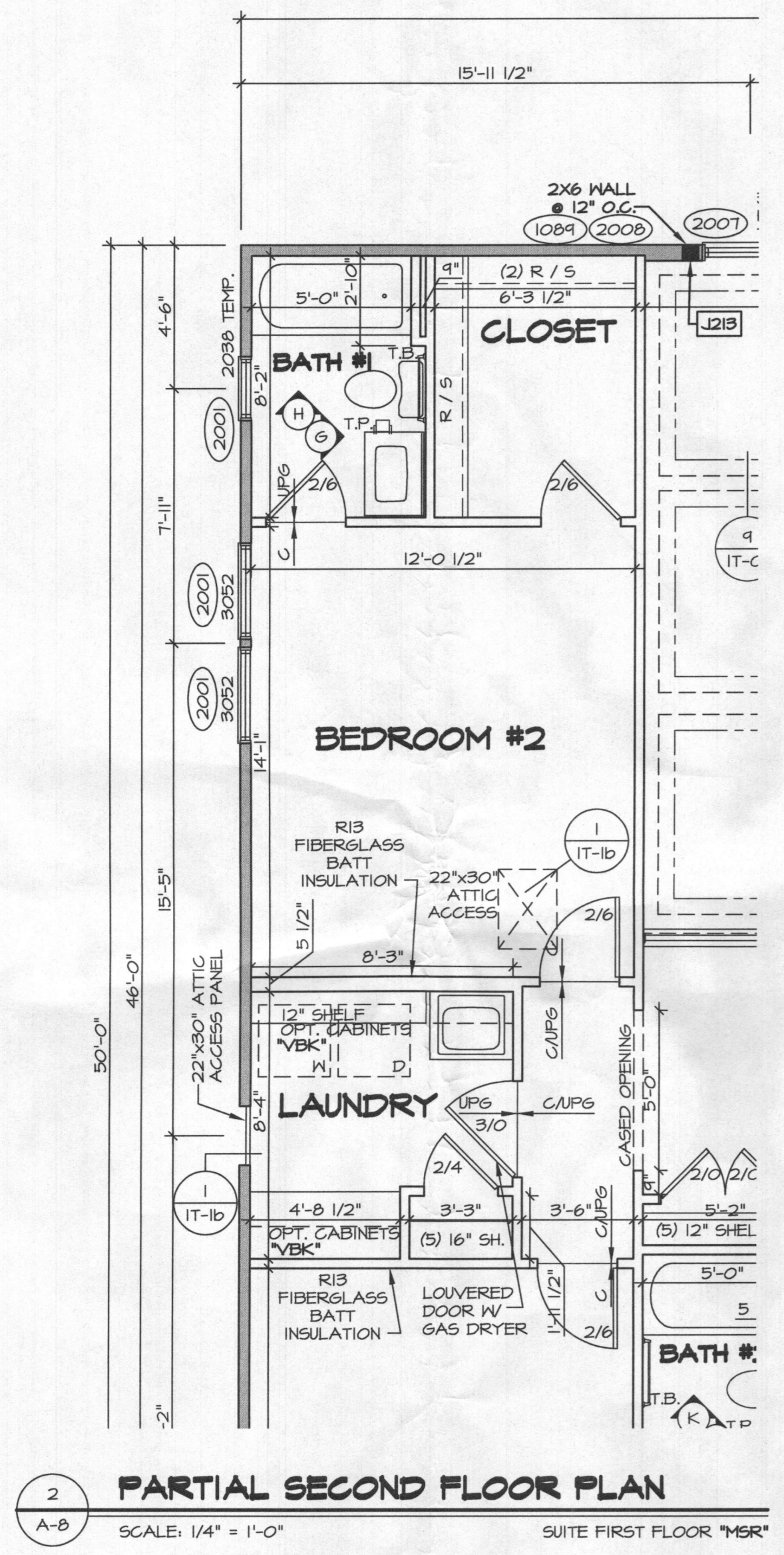
STRATFORD HALL
FIRST FLOOR PLAN PARTIALS

A-7d
31.2

C:\NVR\Salinas\STRATFORD HALL_11900_01_52\Sheets\Master Set\Floor Plans\31.2 A-7d PLNT - GAR.dwg 02/26/18 - 5:03 PM

- NOTES:**
1. GENERAL NOTES (N-1)
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-3)
 4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARINGS 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

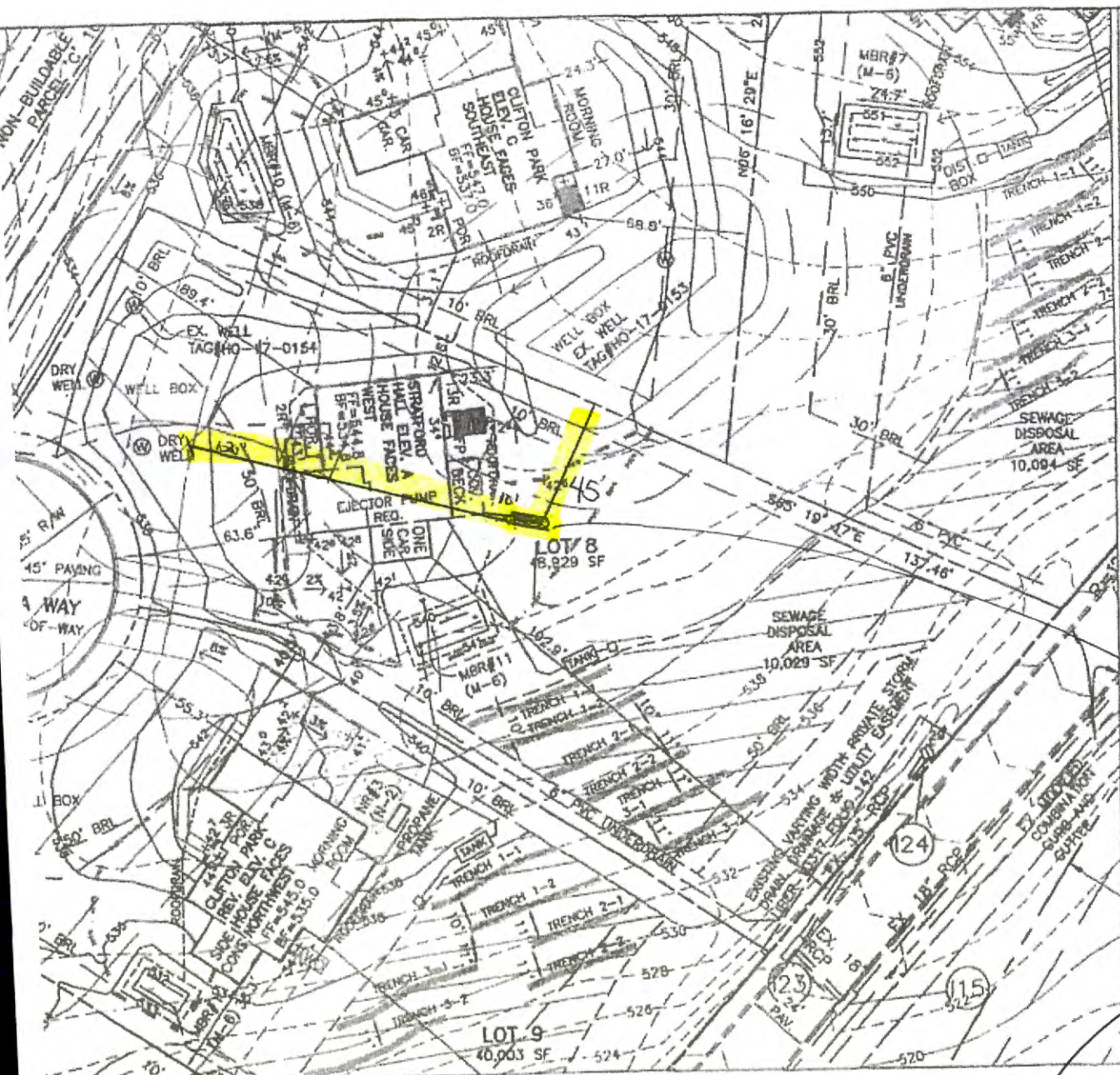


4 Bedrooms This Floor

REV. NO.	DATE	REMARKS
1	01/24/11	TH - STANDARD DETAILS B.O
2	6/12/11	MS6 - ADDED ACCESS PANEL IN LAUN. TO REACH "MSR" ATTIC (PAR #46317)
3	07/03/11	ING - ADDED CEILING TRIM OPTION
4	10/20/11	MS6 - ADDED TB, REMOVED TR'S FROM OWNER'S BATH (PAR #46834)

SET NO. 11400	VERSION 01
DRAWN BY BIM	DATE: 3/7/2016
OPTION	OPTION

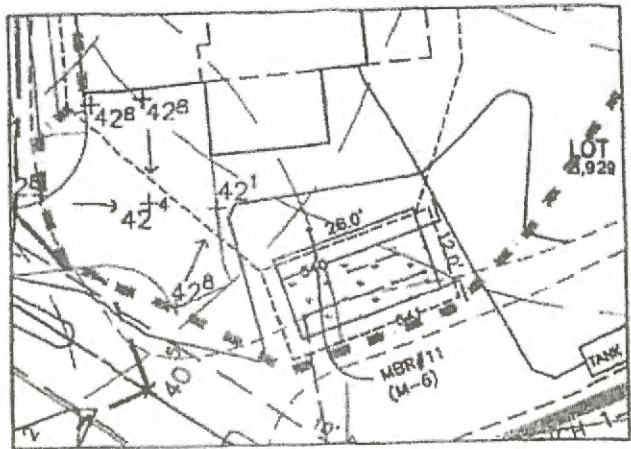
MODEL STRATFORD HALL	DRAWING TITLE SECOND FLOOR PLAN
SHEET NO. A-8	OPTION DESCRIPTION
	32.1



LEGEND

SOILS CLASSIFICATION	GgC
SOILS DELINEATION	—
PROPOSED CONTOURS	— 180 — — 178 —
EXISTING CONTOURS	— 180 — — 178 —
LIMIT OF WETLANDS	—
EXISTING WOODS LINE	—
PROPOSED WOODS LINE	—
EXISTING STRUCTURE	—
EXISTING WELL	⊗
EXISTING WELL BOX	□
EXISTING SEWAGE DISPOSAL AREA	—
EXISTING PRIVATE PIPE LINE EASEMENT AREA	—

- BUILDING PERMIT PLAN NOTES:**
1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR BRIGHTON MILL II, PLAT Nos. 24469-24474. REFER TO THE PLATS FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
 2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION
 3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS AND TOPOGRAPHIC INFORMATION PROVIDED BY F-17-054, ON OR ABOUT MAY, 2017. 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.
 4. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
 5. THE EXISTING WELL SHOWN ON THIS PLAN, HD-17-0156, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC., AND IS ACCURATELY SHOWN.
 6. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
 7. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 8. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED AND PROVIDED BY ONE MICRO-BIORETENTION FACILITY AND THE BIORETENTION FACILITY ON PARCEL B. MICRO-BIORETENTION SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.
 9. THE SEPTIC TANK WILL HAVE A 2000 GALLON 2 COMPARTMENT TANK.



MBR-11 (M-6) DETAIL
1" = 30'

1000 feet underground proposed trench

Approved for OPT
 B19000422
 KHT 2/27/19

I hereby certify that these documents are true and correct, and that I am a duly licensed professional engineer in the State of Maryland, expiration date: 06/04/2020

RYLAND
ENGINEERING
INC.

PLAN VIEW
1" = 50'

Scale
1" = 60'

BUILDER:	OWNER:	BENCHMARK:
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PROJECT:	BRIGHTON MILL II LOT 8
LOCATION:	TAX MAP: 34, GRID: 2, PARCEL: 16 ZONED: RR-DEO 13818 CURTIS VISTA WAY CLARKSVILLE, MD 21029 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID #600589
TITLE:	BUILDING PERMIT PLAN