



# Building Permit Application

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

DILP 2018 JUL 10 AM 10:4

Date Received: \_\_\_\_\_

Permit No.: **B1800245**

Building Address: **1029 Thunderbird Drive**  
City: **Woodbine** State: **MD** Zip Code: **21797**  
Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: **GP 18-35**  
Census Tract: \_\_\_\_\_ Subdivision: **Fairlane Farms**  
Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: **32**  
Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: **Vacant lot**  
Proposed Use: **Single Family house**  
Estimated Construction Cost: \$ **230,000**  
Description of Work: **New 2 story Regents Park II with 3 car garage, morning room, 4' ext to family room, sitting area w/ covered porch and finished lower level**  
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: **Craig 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: \_\_\_\_\_

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 <sup>st</sup> floor: X 60
	2 <sup>nd</sup> floor: X 60
Area of construction (sq. ft.):	Basement: X 60
	<input checked="" 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: <b>5</b>
<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:
➤ 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: <b>G18000165</b>
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**  
Email Address: **Jim@DecaturbuildingServices.com**  
Title/Company: **AGENT NV Homes**

Print Name: **Jim Kerwin**  
Date: **7/2/2018**  
JUL 10 2018

LICENSES & PERMITS  
DIVISION

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<b>7/26/18</b>	<b>H. Oswald</b>

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	\$ <b>100</b>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <b>50</b>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check #	<b>177472</b>

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

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Friday, August 10, 2018 10:07 AM  
**To:** 'Dave Harward, III'  
**Cc:** Cagle, Clint (ccagle@nvrinc.com)  
**Subject:** RE: B18002457\_1029 Thunderbird Drive

Hello All:

It was brought to my attention just now that the tank is within the 100 foot well arc of the neighboring well. Please revise the plan to show the septic tank outside the well arc.

Thanks,

Hank

---

**From:** Oswald, Hank  
**Sent:** Thursday, July 26, 2018 8:04 AM  
**To:** 'Dave Harward, III'  
**Cc:** Cagle, Clint (ccagle@nvrinc.com)  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Hi Dave:

Good morning. I'm glad we were able to work it out. The OSDS plan has been approved along with the BP#18002457 for **1029 Thunderbird Drive** (Not 1019).

Thanks,

Hank

---

**From:** Dave Harward, III [<mailto:DaveH@fcc-eng.com>]  
**Sent:** Wednesday, July 25, 2018 10:20 AM  
**To:** Oswald, Hank  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Hank,

Most of these houses optional covered porches are not like this one. Sorry for that confusion on that for this house. I believe it's only the Regent's Park II that has an optional covered porch over a morning room. The rest of the house models have a "stand alone" covered porch with post footers only. We should have had that septic tank 20 ft. away from the start, as it is now on the new plan. We've moved the SWM micro-bioretenion pond as well.

I wanted to let you know that the new plan will be delivered to you just after 12 pm today.

Thanks again for your putting special attention to reviewing this quickly.

Dave.

---

**From:** Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]  
**Sent:** Tuesday, July 24, 2018 2:38 PM  
**To:** Dave Harward, III; Cagle, Clint; Tony Fertitta  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

On the plan it reads, morning room with covered porch above.

---

**From:** Dave Harward, III [<mailto:DaveH@fcc-enq.com>]  
**Sent:** Tuesday, July 24, 2018 2:18 PM  
**To:** Oswald, Hank; Cagle, Clint; Tony Fertitta  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Yes, actually is only 1 story on post footers. It's at the 1st floor level, with a walkout condition, there's space underneath the covered porch.

Let us know if there's anything else and we will get new prints to you tomorrow for approval.

Thanks again Hank for your help on this, greatly appreciated !

Dave.

---

**From:** Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]  
**Sent:** Tuesday, July 24, 2018 2:08 PM  
**To:** Dave Harward, III; Cagle, Clint; Tony Fertitta  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Dave:

A 2-story structure on only small footers with posts? If that's the case, then it can stay.

Thanks,

Hank

---

**From:** Dave Harward, III [<mailto:DaveH@fcc-enq.com>]  
**Sent:** Tuesday, July 24, 2018 2:03 PM  
**To:** Oswald, Hank; Cagle, Clint; Tony Fertitta  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Hank,

The covered porch does not have a foundation, only small footers for the posts. So I don't believe it requires a 20 ft. setback.

The SWM (micro bioretention pond we can move). Let me know if you agree that the covered porch is not an issue with the tank. Decks, & patios not on a foundation per our setback list, need only be 10 ft. from them.

Thanks for your prompt review on this.

Dave.



---

**From:** Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]  
**Sent:** Tuesday, July 24, 2018 1:57 PM  
**To:** Cagle, Clint; Tony Fertitta  
**Cc:** Dave Harward, III  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Tony - The septic tank location is now within 20 feet of the covered porch in rear. Can you make it 20 feet away and still get fall to trench? Also, can you move pond out of well arc and maintain 25 feet from SDA?

Thanks,

Hank

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**From:** Cagle, Clint [<mailto:ccagle@nvrinc.com>]  
**Sent:** Tuesday, July 24, 2018 1:44 PM  
**To:** Oswald, Hank; Tony Fertitta  
**Cc:** Dave Harward, III  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Thanks Hank

Clint Cagle | NVHomes | 301-237-5776

---

**From:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**Sent:** Tuesday, July 24, 2018 1:38 PM  
**To:** Tony Fertitta <[tonyf@fcc-eng.com](mailto:tonyf@fcc-eng.com)>; Cagle, Clint <[ccagle@nvrinc.com](mailto:ccagle@nvrinc.com)>  
**Cc:** Dave Harward, III <[DaveH@fcc-eng.com](mailto:DaveH@fcc-eng.com)>  
**Subject:** [Ext] RE: B18002457\_1019 Thunderbird Drive

Received and under review.

---

**From:** Tony Fertitta [<mailto:tonyf@fcc-eng.com>]  
**Sent:** Tuesday, July 24, 2018 8:53 AM  
**To:** Oswald, Hank; Cagle, Clint  
**Cc:** Dave Harward, III  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Will be dropped off today

---

**From:** Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]  
**Sent:** Tuesday, July 24, 2018 8:38 AM  
**To:** Cagle, Clint



**Cc:** Tony Fertitta; Dave Harward, III  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Hi Clint - Thanks for the update. If someone can let me know when the new plan has been sent to HD, I can watch out for it.

Thanks,

Hank

---

**From:** Cagle, Clint [<mailto:ccagle@nvrinc.com>]  
**Sent:** Tuesday, July 24, 2018 8:36 AM  
**To:** Oswald, Hank  
**Cc:** Tony Fertitta; Dave Harward, III  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Good Morning Hank,

Dave & Tony are working on this redesign. There was some communication between us on the options for this house.

Thanks,

**Clint Cagle** | NVHomes | 301-237-5776  
-----

**From:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**Sent:** Monday, July 23, 2018 10:15 AM  
**To:** Cagle, Clint <[ccagle@nvrinc.com](mailto:ccagle@nvrinc.com)>  
**Cc:** Tony Fertitta <[tonyf@fcc-eng.com](mailto:tonyf@fcc-eng.com)>  
**Subject:** [Ext] B18002457\_1019 Thunderbird Drive

Hello Clint:

Good morning. The building permit (B18002457) for 1019 Thunderbird Drive has been reviewed with the following comment;

- 1.) The floor plan shows a total of 6 bedrooms (optional home office in basement and 1<sup>st</sup> floor BR and 4 BR on the 2<sup>nd</sup> floor) while the OSDS Plan was sized for just 4 bedrooms. Please revise one to match the other.

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](mailto:hoswald@howardcountymd.gov)

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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](mailto:hoswald@howardcountymd.gov)

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Lot 32 Fairlane Farms  
1029 Thunderbird Drive

# REGENT'S PARK II

HEALTH Dept

B18002457 (6 BR's)



NVR, Inc.  
Architectural Services  
Architects  
21 Byte Court, Suite A  
Frederick, MD 21702

	FULL BASEMENT								CRAWL SPACE								ATTACHED GARAGE / ROOMS										STANDARD DETAILS
	STD. DWGS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "D"	ELEV. "E"	ELEV. "K"	ELEV. "L"	STD. DWGS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "D"	ELEV. "E"	ELEV. "K"	ELEV. "L"	BEDROOM FIRST FLOOR	LIBRARY	MORNING ROOM	CONSERVATORY / SUITE FIRST FLR	SITTING AREA / ALT. OWNERS	BEDROOM #5	BONUS ROOM / BONUS BEDROOM	4'-0" EXTENSION TO FAMILY ROOM			
SPEC SHEET	2								2																		D-1
FRONT ELEVATIONS - SIDING		3	5	8						3	5	8															D-2
FRONT ELEVATIONS - PARTIAL STONE			6	9	11		13				6	9	11		13												D-3
FRONT ELEVATIONS - BRICK		4	7	10						4	7	10															D-4
FRONT ELEVATIONS - STONE AND BRICK						12	14.1	14.2						12	14.1	14.2											D-5
SIDE ELEVATIONS		15	16	17	18	20	21	22	23	24	25	25.2															D-6
REAR ELEVATIONS		26	27	28	29	31	32	33	34	35	36	36.2															D-7
FOUNDATION	37	37	34	34	34	34	34	34		38	38	40	40	40	40	40											D-8
FOUNDATION HOLD DOWN LAYOUT	42									42													41				D-9
PLUMBING GROUND WORKS	43	43	44	44	44	44	44	44		45	45	46	46	46	46	46											D-10
BASEMENT PLAN	47																										D-11
FIRST FLOOR PLAN	48	49	50	50	50	50	50	50		49	49	50	50	50	50	50	50	50	51	52				48			D-12
SECOND FLOOR PLAN	54	54	55	55	55	55	55	55		54	54	55	55	55	55	55					56	57	58	58	59		D-13
BUILDING SECTION AT FOYER	59									60														61	62		D-14
BUILDING SECTION AT GARAGE	63									64																	D-15
STAIR PLAN - STANDARD	65.1, 65.2, 68									65.1, 65.2, 68																	D-16
STAIR PLAN - UPGRADE	66.1, 66.2, 67.1, 67.2, 67.3									66.1, 66.2, 67.1, 67.2, 67.3																	D-17
STAIR PLAN - UPGRADE	69, 70.1, 70.2									69, 70.1, 70.2																	D-18
KITCHEN PLANS - CABINET HOOD B	71									71									14	17							D-19
KITCHEN PLANS - CABINET HOOD C	72									72									15	17							D-20
KITCHEN PLANS - GOURMET	73									73									16	17							D-21
INTERIOR DETAILS	78	79								78	79																D-22
INTERIOR DETAILS - FIREPLACE	80	81								80	81																D-23
INTERIOR DETAILS - TRIMMED OPENINGS	82.1, 82.2									82.1, 82.2																	D-24
INTERIOR DETAILS - BATH ELEVATIONS	83									83																	D-25
EXTERIOR DETAILS	84	85	86	87	88	89	90	90		84	85	86	87	88	89	90					91	90					D-26
BASEMENT ELECTRICAL	92																										D-27
FIRST FLOOR ELECTRICAL	93	94	94	94	94	94	94	94		93	94	94	94	94	94	94	94	94	95	96				97			D-28
SECOND FLOOR ELECTRICAL	98	99	99	99	99	99	99	99		98	99	99	99	99	99	99				100	102	102					D-29
FIRST FLOOR JOIST LAYOUT	103			105	105	105		105		104			106	106	106				51	105							D-30
SECOND FLOOR JOIST LAYOUT	107			109	109	109		109		107			109	109	109					56	109	110	110				D-31
ROOF FRAMING		111	113																								D-32
ROOF FRAMING - ALTERNATE OWNER'S SUITE		112	114	116	118	120	122.1	122.3												126	127			123, 124, 125			D-33
TRUSS BRACING	128, 129, 130, 131, 132, 133, 134									128, 129, 130, 131, 132, 133, 134																	D-34
BRACED WALL PANEL DETAIL	135									135																	D-35
BASEMENT HVAC LAYOUT	137.1, 137.2, 138																										MB-1
CRAWL FLOOR HVAC LAYOUT										139																	SP-1
FIRST FLOOR HVAC LAYOUT	140.1, 140.2																										SP-2
FIRST FLOOR HVAC LAYOUT										141																	SP-3
SECOND FLOOR HVAC LAYOUT	142.1, 142.2									142.1, 142.2																	SEP-1
																											SEP-2
																											SEP-3
																											SEP-4
																											F-1

## BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT.	2111
SECOND FLOOR	GROSS SQ. FT.	1844
HOUSE TOTAL	GROSS SQ. FT.	3955

## ELEVATIONS SQ. FT.

ELEVATION "B"	GROSS SQ. FT.	+0
ELEVATION "C"	GROSS SQ. FT.	+96
ELEVATION "D"	GROSS SQ. FT.	+89
ELEVATION "E"	GROSS SQ. FT.	+110
ELEVATION "K"	GROSS SQ. FT.	+0
ELEVATION "L"	GROSS SQ. FT.	+96

## ADDITIONAL SQ. FT.

MORNING ROOM		
W/ NO SECOND FLOOR	GROSS SQ. FT.	+240
W/ SITTING AREA	GROSS SQ. FT.	+384
W/ ALT. OWNER'S SUITE	GROSS SQ. FT.	+452
4' EXTENSION		
W/ NO BONUS RM. / BDRM.	GROSS SQ. FT.	+104
BONUS RM. / BEDROOM		
W/ NO EXTENSION	GROSS SQ. FT.	+326
W/ 4' EXTENSION	GROSS SQ. FT.	+420
CONSERVATORY / IN-LAWS SUITE		
W/ 4-BEDROOM	GROSS SQ. FT.	+352
W/ 5-BEDROOM	GROSS SQ. FT.	+104

## MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL	GROSS SQ. FT.	5743
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT		

## FINISHED BASEMENT SQ. FT.

RECREATION ROOM	GROSS SQ. FT.	1110
W/ MORNING ROOM	GROSS SQ. FT.	+240
W/ 4' EXTENSION	GROSS SQ. FT.	+44
W/ MOR RM & 4' EXTEN	GROSS SQ. FT.	+334
HOME OFFICE	GROSS SQ. FT.	248
EXERCISE RM. ("A", "B", "K")	GROSS SQ. FT.	218
EXERCISE RM. ("C", "L")	GROSS SQ. FT.	238
EXERCISE RM. ("D")	GROSS SQ. FT.	248
EXERCISE RM. ("E")	GROSS SQ. FT.	244
MEDIA RM. ("A", "B", "D", "K")	GROSS SQ. FT.	402
MEDIA RM. ("C", "L")	GROSS SQ. FT.	430
MEDIA RM. ("E")	GROSS SQ. FT.	433
BASEMENT BATH	GROSS SQ. FT.	57

## UNFINISHED SQ. FT.

TWO CAR GARAGE (W/ "A")	GROSS SQ. FT.	554
THREE CAR GARAGE (W/ "A")	GROSS SQ. FT.	824

## FOOTPRINT

BASE HOUSE:		
WIDTH:	60'-0"	
DEPTH:	52'-0"	
MAXIMUM:		
WIDTH:	76'-8"	
DEPTH:	76'-8"	

SET - VERSION

10200-01

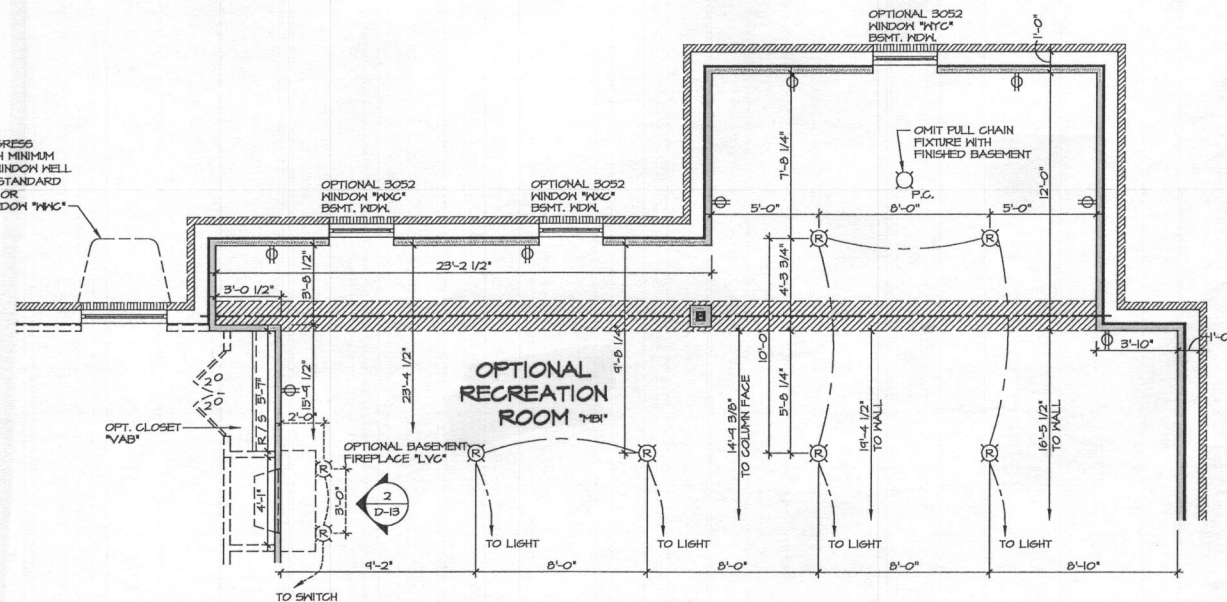
CS-1



J:\Dwg\NY\DETACHED\REGENTS PARK II\10200\_01\BSMTFB.dwg 05/08/17 - 8:29 am



4040 BASEMENT EGRESS WINDOW "MMC" WITH MINIMUM 3'-0" EMERGENCY WINDOW HELL AS REQUIRED (SEE STANDARD DETAIL SHEET D-4) OR OPTIONAL 3052 WINDOW "MMC"



2 BASEMENT PLAN PARTIAL  
A-6b SCALE: 1/4" = 1'-0"  
OPTIONAL RECREATION ROOM "MBI" W/ 4'-0" FAMILY ROOM EXTENSION "EEN"

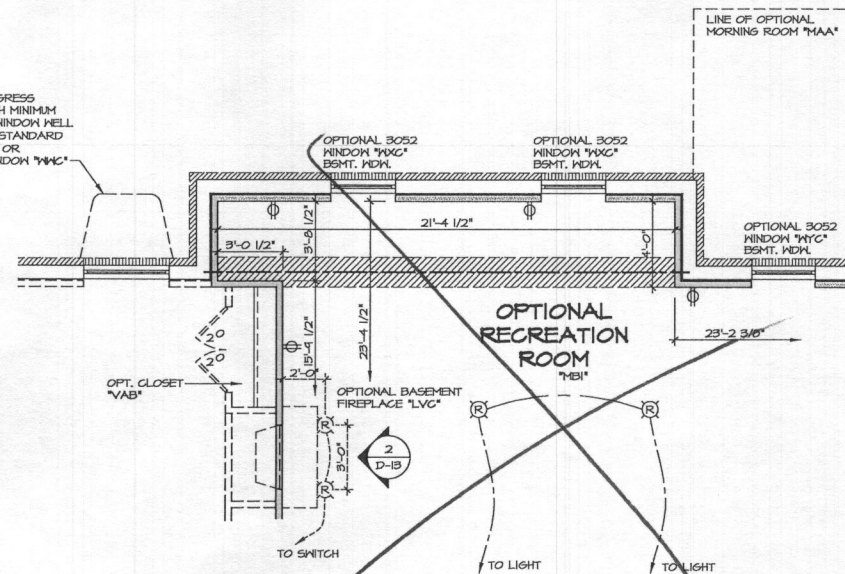
- NOTE:  
1. ELECTRICAL PLAN FOR ELECTRICAL DATA ONLY  
2. LOCATION OF ELECTRICAL FEATURES ARE APPROXIMATE  
3. INCLUDE ADDITIONAL OUTLET AT PANEL BOX LOCATION AS REQUIRED  
4. OPTIONAL PENDANT LIGHTING TO BE 30"-36" ABOVE COUNTERTOP  
5. OPTIONAL UNDER CABINET LIGHTS, SEE KITCHEN LAYOUT DRAWING FOR WALL CABINET SIZES AND LOCATION

#### ELECTRICAL LEGEND

⚡	SINGLE POLE SWITCH	⚡	EXHAUST FAN MOTOR WITH LIGHT
⚡	THREE WAY SWITCH	⚡	DOOR CHIME
⚡	FOUR WAY SWITCH	⚡	LIGHT FIXTURE - HALL MOUNTED
⚡	DUPLEX RECEPTACLE	⚡	LIGHT FIXTURE - CEILING MOUNTED
⚡	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED	⚡	LIGHT FIXTURE - RECESSED
⚡	DUPLEX RECEPTACLE - FLOOR MOUNTED	⚡	LIGHT FIXTURE - RECESSED WEATHER PROOF
⚡	RECEPTACLE - 220V	⚡	LIGHT FIXTURE - HANGING
⚡	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT	⚡	LIGHT FIXTURE - PENDANT
⚡	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT	⚡	LIGHT FIXTURE - FLUORESCENT
⚡	SMOKE DETECTOR - WIRED IN SERIES	⚡	LIGHT FIXTURE - UNDER CABINET LIGHT
⚡	CARBON MONOXIDE DETECTOR	⚡	PULLCHAIN LAMPHOLDER
⚡	EXHAUST FAN MOTOR	⚡	KEYLESS LAMPHOLDER

NOTE:  
ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.

4040 BASEMENT EGRESS WINDOW "MMC" WITH MINIMUM 3'-0" EMERGENCY WINDOW HELL AS REQUIRED (SEE STANDARD DETAIL SHEET D-4) OR OPTIONAL 3052 WINDOW "MMC"



1 BASEMENT PLAN PARTIAL  
A-6b SCALE: 1/4" = 1'-0"  
OPTIONAL RECREATION ROOM "MBI" W/ 4'-0" FAMILY ROOM EXTENSION "EEN"

WITH OPTION "SGI" - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:  
1. 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED  
2. 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)  
3. PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

- NOTES:  
1. ALL HEADERS ARE (B) 2x6, UNLESS OTHERWISE NOTED.  
2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.  
3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.  
4. HATCHED AREAS INDICATE DROPPED CEILINGS.  
5. ALL CASED OPENINGS AT T-11", UNLESS OTHERWISE NOTED.  
6. WALKER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

NOTE:  
SEE SHEET S-3 FOR BRACED WALL PANEL LOCATIONS

MODEL REGENT'S PARK II	SET NO. 10200	DATE: 11/2/15	OPTION EEN MAA
DRAWING TITLE BASEMENT FLOOR PLAN PARTIALS	VERSION 01	DRAWN BY CHB	
OPTION DESCRIPTION 4'-0" EXTENSION TO FAMILY ROOM MORNING ROOM			
SHEET NO. A-6b			
48			

REV.	NO.	DATE	REMARKS
1	1	8/24/14	CEL - INTERNAL AUDIT
2	2	2/24/15	CEL - ADDED NOTE FOR "SGI" OPTION (PARK ID 9197)

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Architectural Services  
21 Bay View  
Frederick, MD 21702




**NOTES:**

1. ALL HEADERS ARE (3) 2x6,  
UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS ARE 6",  
UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS ARE 3 1/2",  
UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE  
DROPPED CEILINGS.
5. ALL GABLE OPENINGS AT 8'-3",  
UNLESS OTHERWISE NOTED.
6. WAGHER ALWAYS ON THE LEFT  
PER PLAN OR REVERSE PLAN  
OF GABLE TRUSS.
7. JACKS MUST EXTEND THROUGH  
TOP PLATES OF WALL TO BEAR  
DIRECTLY ON BOTTOM CHORD  
OF GABLE TRUSS  
AT LOCATIONS NOTED

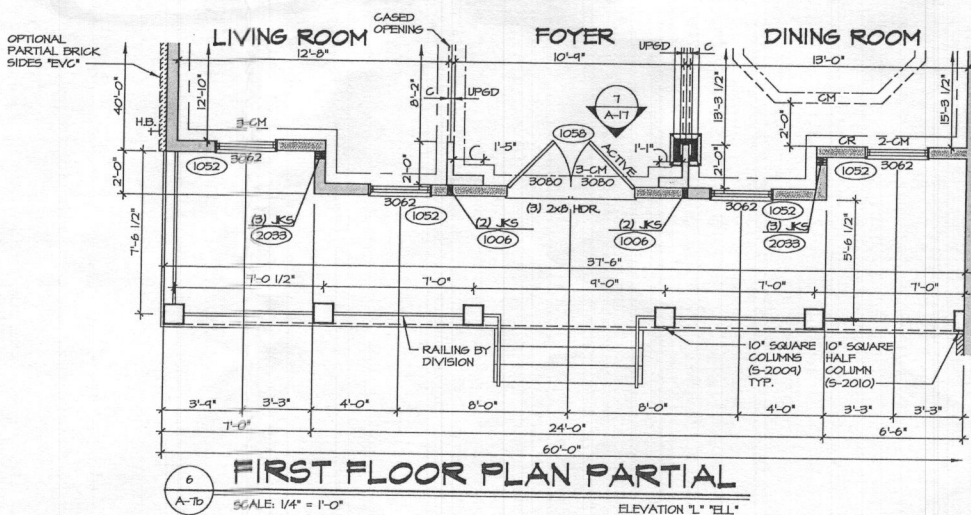
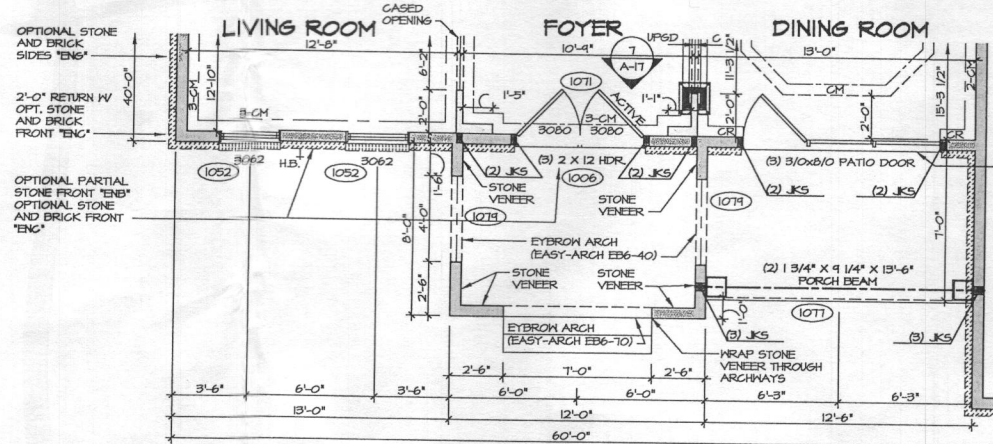
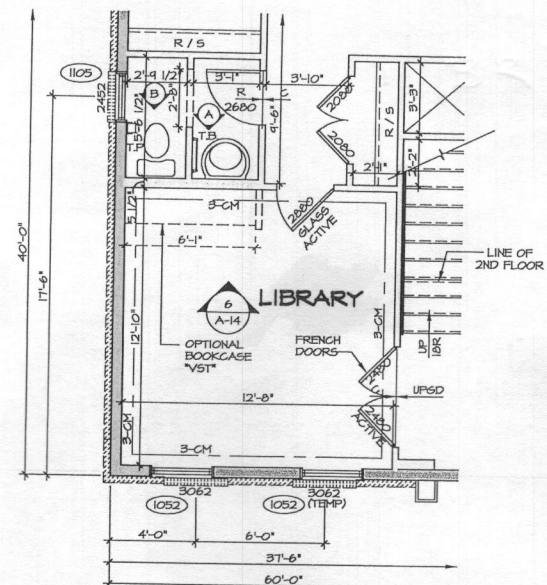
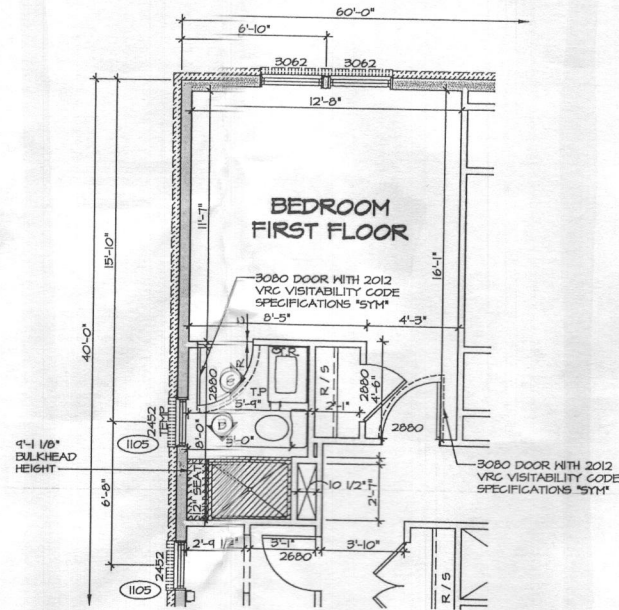
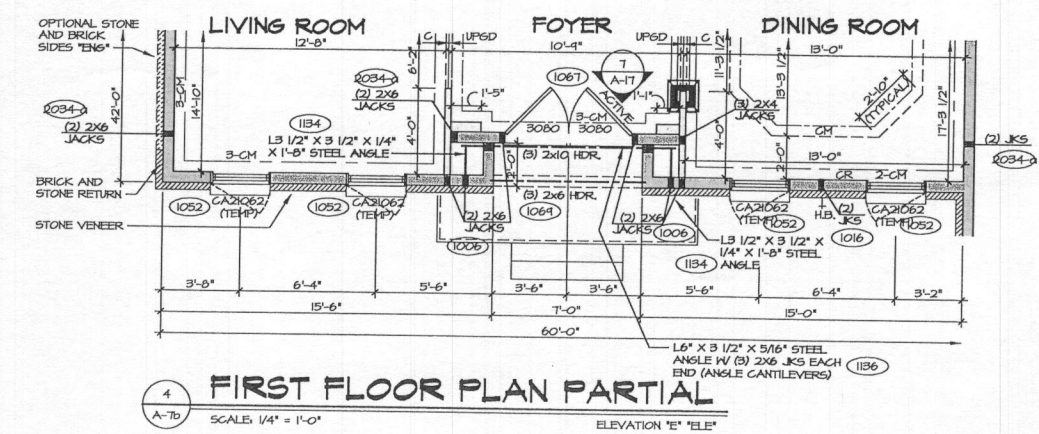
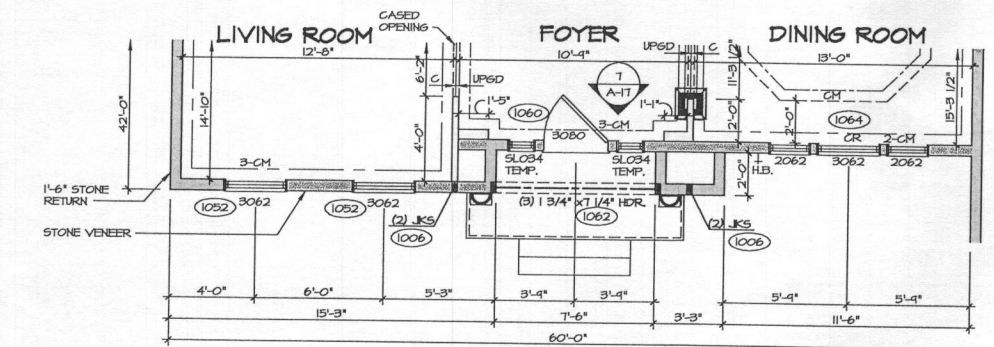
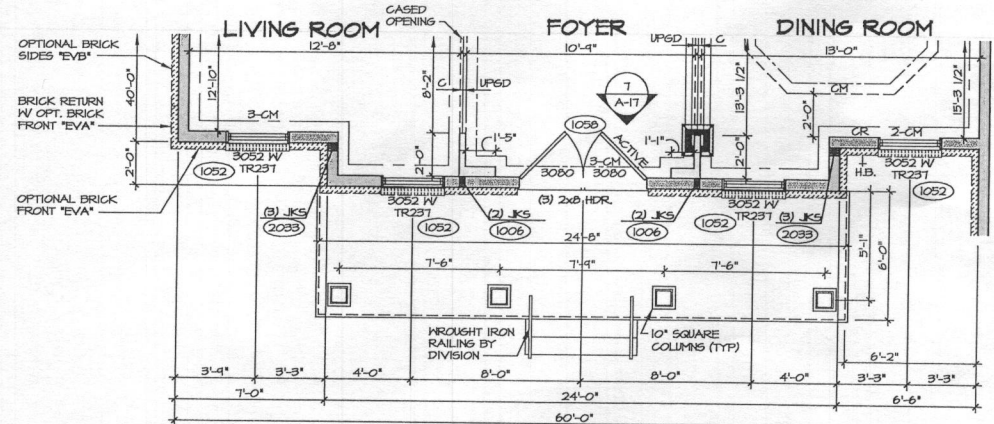
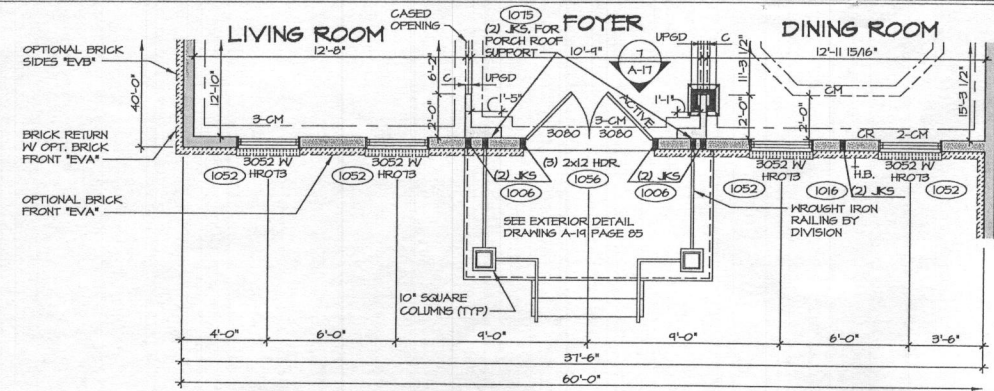
**NOTE:**

SEE SHEET 5-5 FOR BRACED  
WALL PANEL LOCATIONS



SHEET NO.  <b>A-7</b>	MODEL <b>REGENT'S PARK II</b>	SET NO. 10200 VERSION 01		NVR, Inc. Architectural Services Architect & Sales 21 Bay View Frederick, MD 21702
	DRAWING TITLE <b>FIRST FLOOR PLAN</b>	DRAWN BY <b>JEK</b>		
49.2	OPTION DESCRIPTION <b>MEDITERRANEAN TRIM</b>	DATE: <b>3/4/13</b>	NVR, Inc. expressly reserves its common law copyright and all other intellectual property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of NVR, Inc.	
		OPTION <b>VHA</b>		
J:\DWG\IN\DETACHED\REGENT'S PARK II 10200-01\PLAN_ML.dwg 04/19/17 - 1:24 pm				





- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
  2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
  3. ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILING.
  5. ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
  6. ALL HEADERS ARE AT T-10 1/2, UNLESS OTHERWISE NOTED.
  7. JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

**NOTE:**  
SEE SHEET 5-5 FOR BRACED WALL PANEL LOCATIONS

REV.	NO.	DATE	REMARKS
1	1	2/16/16	SM - REV FAMILY RM WALLS ON BEDRM PARTIAL PAR 87107
2	2	2/16/16	KAD - ADDED SQUARE BOWL VANITIES (PAR 84584)
3	3	6/1/17	BRN - REVISED "BAR" BATH TO HAVE BY-PASS SHOWER DOOR (PAR 844463)
4	4	6/1/17	BRN - MODIFIED FRONT WINDOWS "TILE" TO BE TEMPLER (PAR 844463)
5	5	4/20/15	GEL - ADIT - REVISED BRICK AND STONE RETURN
6	6	4/20/15	SBS - PAR 82402 - ADDED TEMP TO 2452 IN BAR BATH
7	7	8/6/15	JLR - ADDED TEMP TO FRONT DOOR SLOUGHTS (PAR 82668)
8	8	10/2/15	SPM - REVISED ELEV "B" 1' x 1' PORCH COLUMNS TO SQUARE PER PAR 8102
9	9	10/2/15	EBP - 2015 VA CODE CHANGE UPDATE

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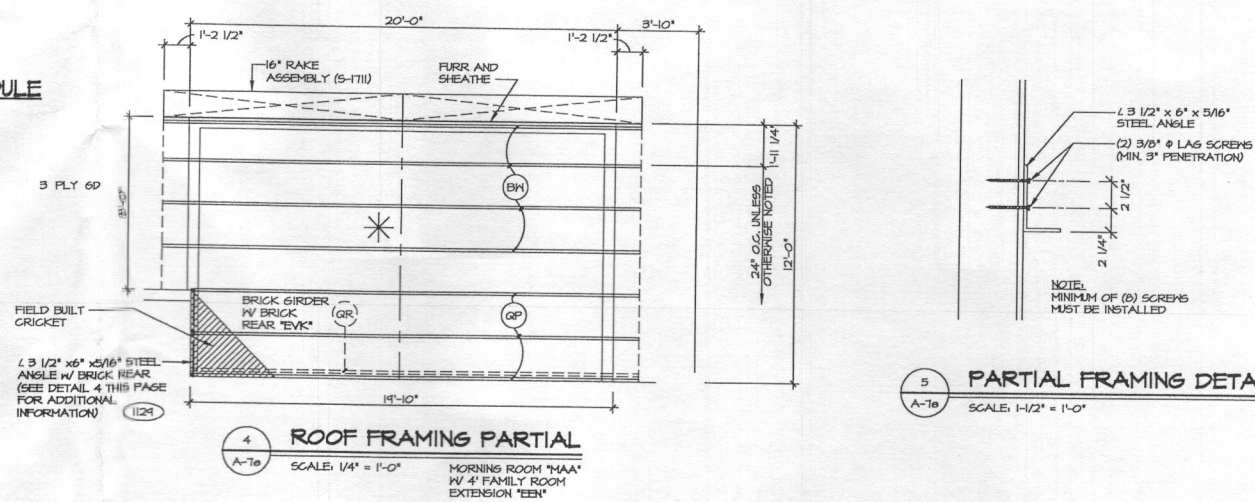
SHEET NO.	MODEL	SET NO. 10200
A-7b	REGENT'S PARK II	VERSION 01
	DRAWING TITLE	DRAWN BY JEA
	FIRST FLOOR PLAN PARTIAL	DATE: 5/14/15
	OPTION	OPTION
50	ELEVATION "B", ELEVATION "C", ELEVATION "D", ELEVATION "E", ELEVATION "F", ELEVATION "I", LIBRARY, BEDROOM FIRST FLOOR	ELB, ELD, ELI, ELK, ELL, ELN, ELM, ELP, ELQ, ELR, ELT, ELU, ELV, ELW, ELX, ELY, ELZ, ELA, ELB, ELC, ELD, ELE, ELF, ELG, ELH, ELI, ELJ, ELK, ELL, ELM, ELN, EL



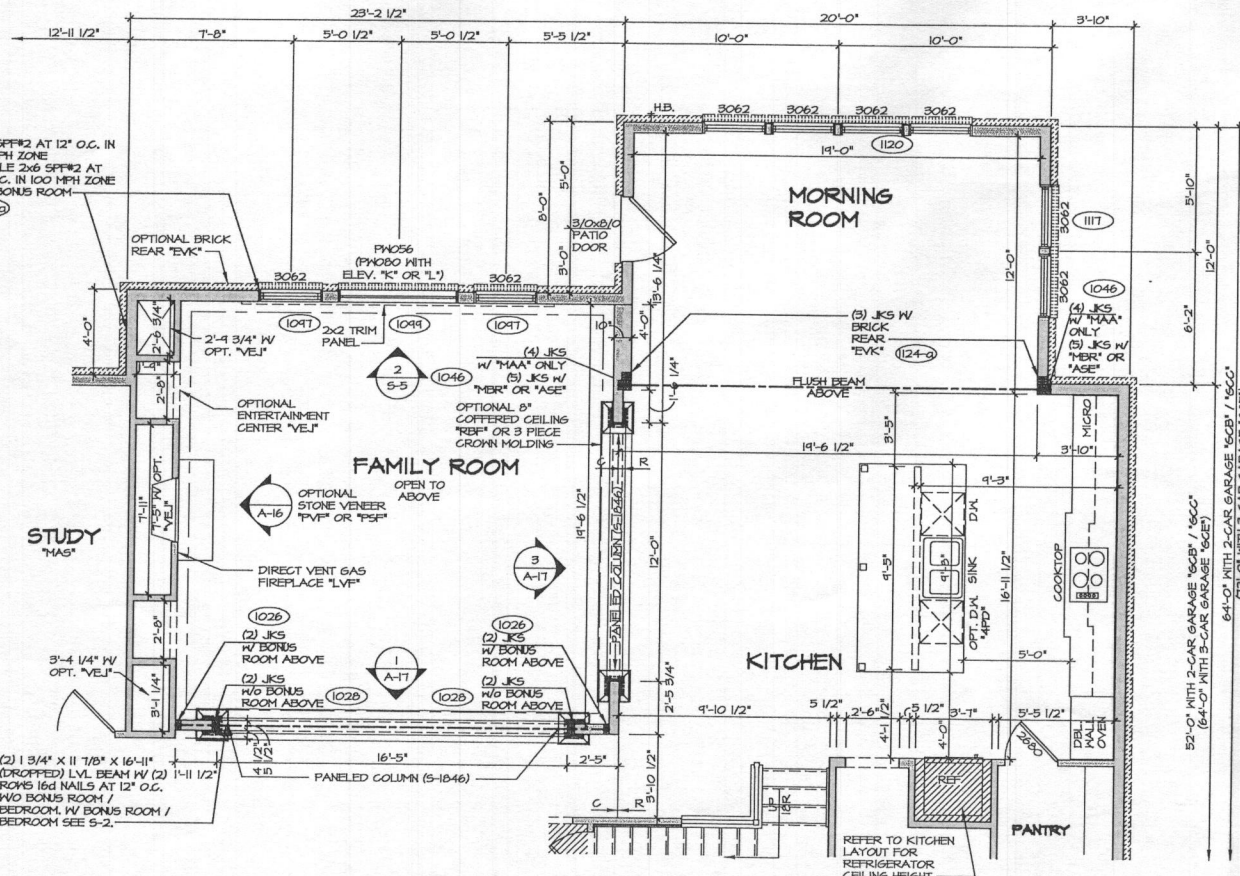


	NV 5301	NV 5001	<u>TRUSS SCHEDULE</u>	
BN	NV-00066	NS-00066	14'-11"	5/12
GP	NV-01303	NS-01303	14'-9 1/2"	5/12
QR	NV-01304	NS-01304	14'-9 1/2"	5/12

ROOF VENTILATION		(A/300)
TOTAL PLAN AREA:	42,637	SQ./IN.
TOTAL VENTILATION REQ'D:	142	SQ./IN.
ACTUAL VENTILATION:		
RIDGE VENT:	262	SQ./IN.
ROOF VENT - HIGH:		SQ./IN.
SOFFIT VENT:	72	SQ./IN.
ROOF VENT - LOW:		SQ./IN.
ACTUAL VENTILATION TOTAL:	334	SQ./IN.



5 PARTIAL FRAMING DETAIL  
A-7e SCALE: 1-1/2" = 1'-0"

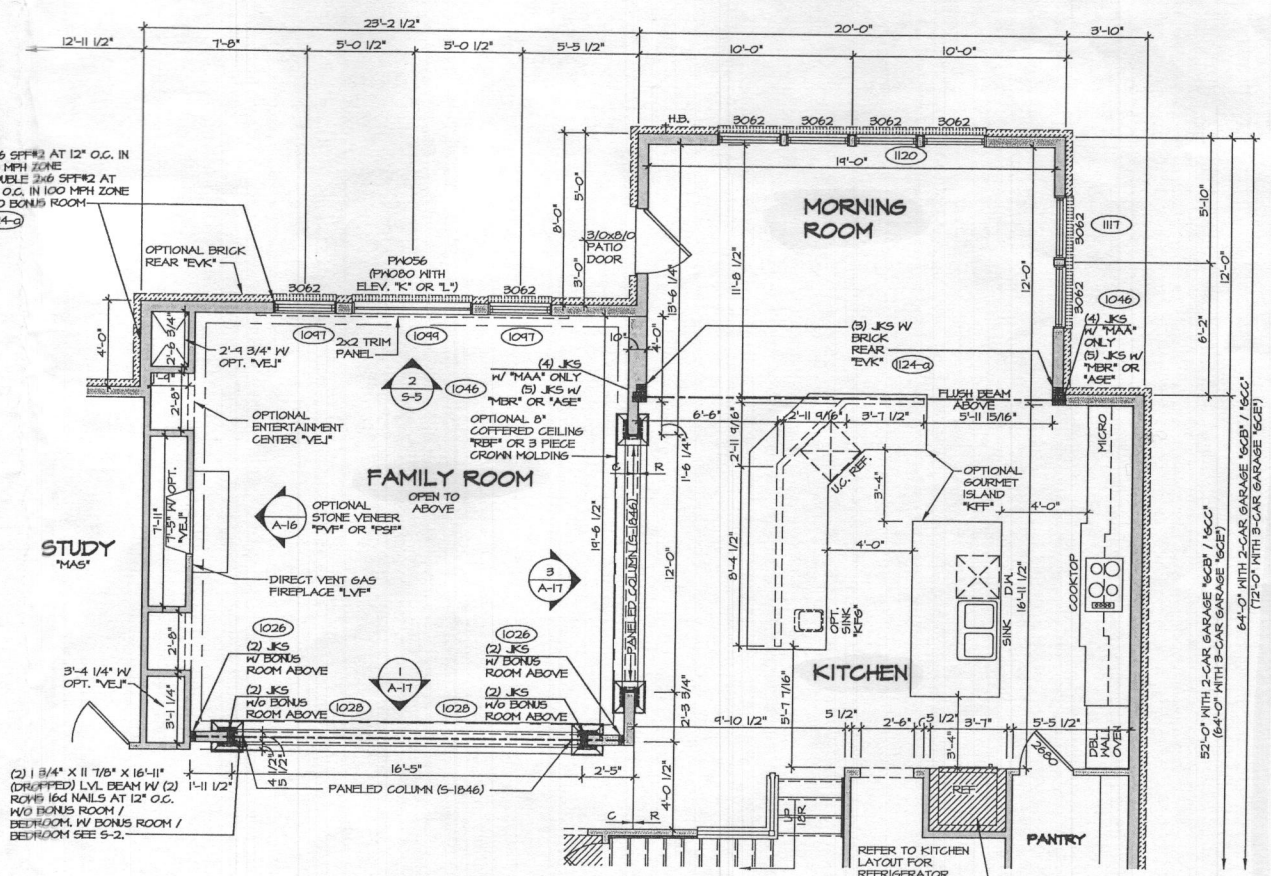


2  
A-7e

FIRST FLOOR PLAN PARTIAL

SCALE: 1/4" = 1'-0"

OPTIONAL 4'-0" EXT. TO FAMILY ROOM "BB"  
OPTIONAL MORNING ROOM "AAA"



3 FIRST FLOOR PLAN PARTIAL  
A-10 SCALE: 1/4" = 1'-0" OPTIONAL 4'-0" EXT. TO FAMILY ROOM "EEN"  
OPTIONAL MORNING ROOM "MAA"  
OPTIONAL GOURMET ISLAND "KFF"

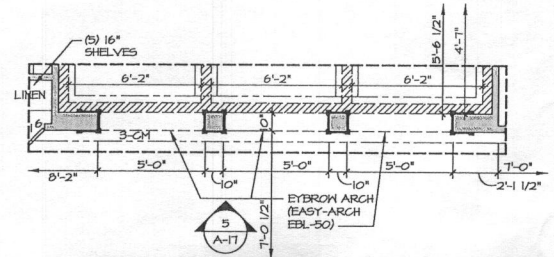
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Frederick, MD 21702

SHEET NO.	MODEL	SET NO. 10200
A-70	DRAWING TITLE	VERSION Q1
	FIRST FLOOR PLAN PARTIAL	DRAWN BY JEA
	OPTION DESCRIPTION	DATE: 9/14/13
53	4'-0" EXTENSION TO FAMILY ROOM	OPTION EEN

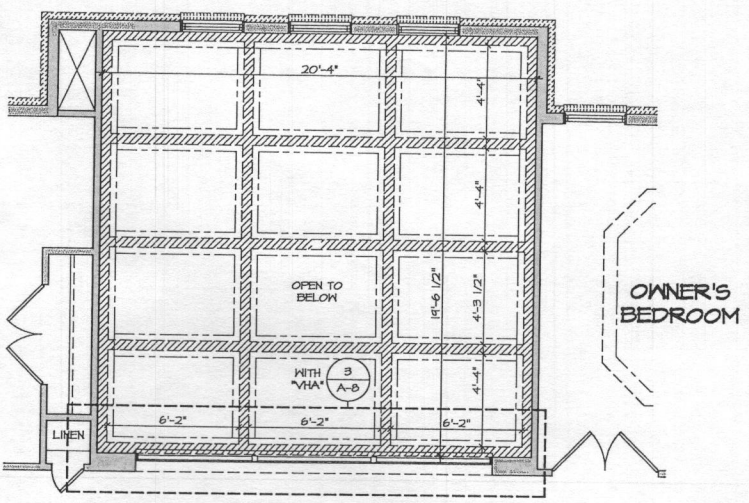




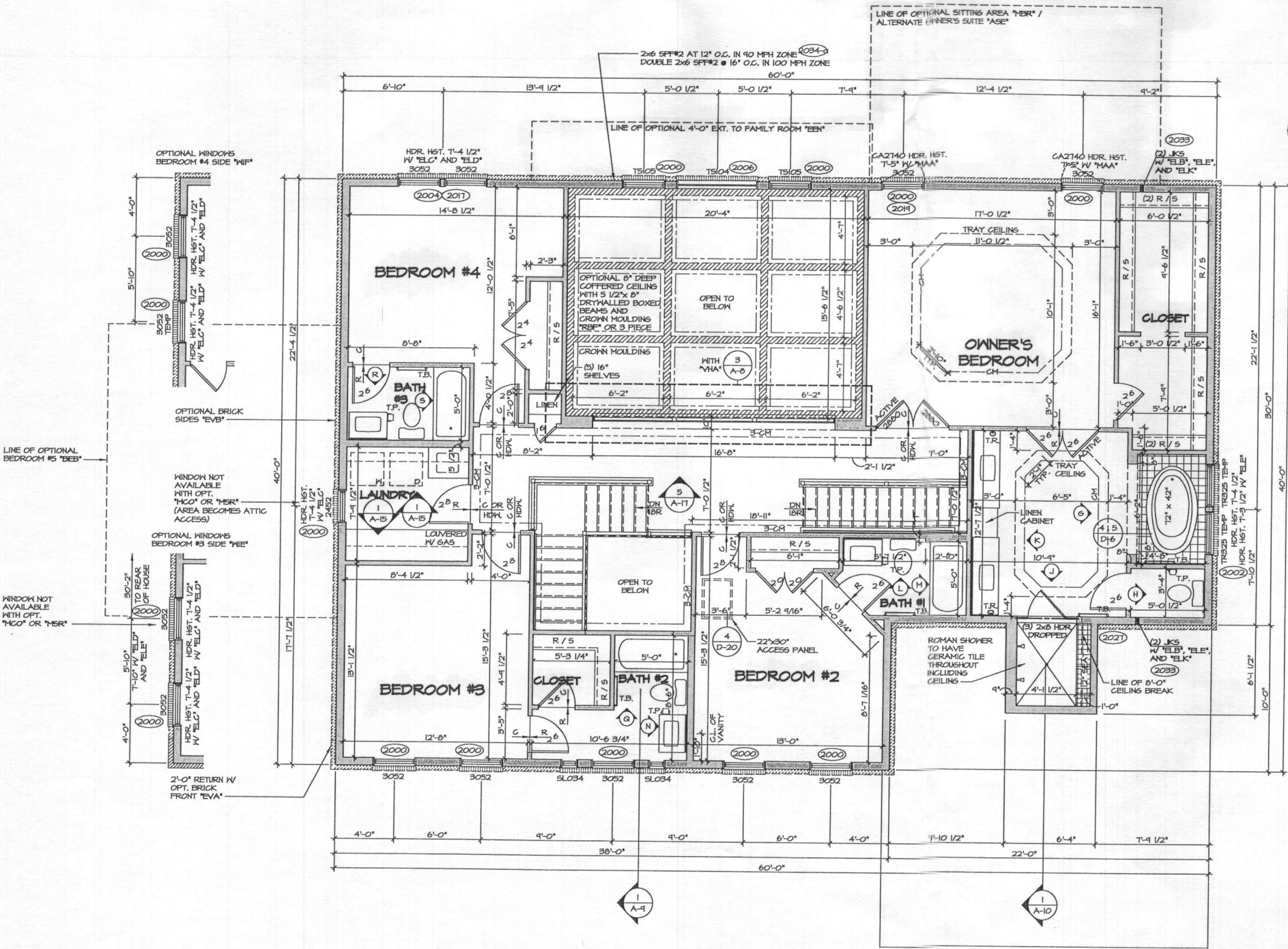
**3 SECOND FLOOR PLAN PARTIAL**  
SCALE: 1/4" = 1'-0"  
OPTIONAL MEDITERRANEAN TRIM "VHA"

4 BR

BEDROOM #4



**2 SECOND FLOOR PLAN PARTIAL**  
SCALE: 1/4" = 1'-0"  
OPTIONAL COFFERED CEILING "RBT" AND 4'-0" EXTENSION TO FAMILY ROOM "TEB"



**1 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
ELEVATION "A" "ELA"

- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
  2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
  3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILING.
  5. ALL CAGED OPENINGS AT 6'-11", UNLESS OTHERWISE NOTED.
  6. HATCHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

**NOTE:**  
SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS

REV. NO.		DATE	REMARKS
1	10	9/1/13	DD - AUDIT REVISIONS
2	11	9/1/13	KAD - PROJECT #559 - ADDED COUNTERTOP LAYOUT FOR OWNER'S BATH
3	12	9/1/13	DEB - REMOVED THE TEMPERED WINDOW AT BEDROOM #3 PER CODE (PAR 5032)
4	13	10/1/14	L.R. - SHORTENED REAR STAIRS 1' FROM THRU PAR 5031
5	14	10/1/14	DEB - TRIM AUDIT REVISIONS
6	15	10/1/14	DEB - ADDED DETAIL BUBBLE FOR TUB ACCESS PANEL PAR 5032
7	16	9/1/13	DEB - ADDED PAD MALL TO OWNER'S SHOWER
8	17	9/1/13	DEB - ADDED PAD MALL TO LAUNDRY ROOM
9	18	9/1/13	DEB - SHIFTED LAUNDRY / BATH TO ACCOMMODATE DOOR TRIM (PAR 3204)

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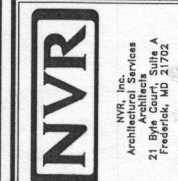
MODEL	SET NO. 10200
DRAWING TITLE	VERSION 01
DRAWN BY	DRA
DATE	9/14/13
OPTION	OPTION
SHEET NO.	A-8
DESCRIPTION	54





**NOTE:**  
SEE SHEET S-5 FOR BRACED  
WALL PANEL LOCATIONS

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SHEET NO.	MODEL	SET NO. 10200
A-8b	REGENT'S PARK II	VERSION 01
	DRAWING TITLE	DRAWN BY JEA
	SECOND FLOOR PLAN PARTIAL	DATE: 3/14/13
55	OPTION DESCRIPTION	OPTION
	ELEVATION "9", ELEVATION "C",	ELB, ELC,
	ELEVATION "D", ELEVATION "E",	ELD, ELE,
	ELEVATION "K", ELEVATION "L",	ELK, ELL

10200 01 PLN2 FL dwg 03/26/8 - 7:28 am  
ELEVATION A, ELEVATION L

## Oswald, Hank

---

**From:** Dave Harward, III <DaveH@fcc-eng.com>  
**Sent:** Thursday, July 26, 2018 8:06 AM  
**To:** Oswald, Hank  
**Cc:** Cagle, Clint (ccagle@nvrinc.com)  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Awesome, Thanks Hank !

---

**From:** Oswald, Hank [mailto:hoswald@howardcountymd.gov]  
**Sent:** Thursday, July 26, 2018 8:04 AM  
**To:** Dave Harward, III  
**Cc:** Cagle, Clint (ccagle@nvrinc.com)  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Hi Dave:

Good morning. I'm glad we were able to work it out. The OSDS plan has been approved along with the BP#18002457 for **1029 Thunderbird Drive** (Not 1019).

Thanks,

Hank

---

**From:** Dave Harward, III [mailto:DaveH@fcc-eng.com]  
**Sent:** Wednesday, July 25, 2018 10:20 AM  
**To:** Oswald, Hank  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Hank,

Most of these houses optional covered porches are not like this one. Sorry for that confusion on that for this house. I believe it's only the Regent's Park II that has an optional covered porch over a morning room. The rest of the house models have a "stand alone" covered porch with post footers only. We should have had that septic tank 20 ft. away from the start, as it is now on the new plan. We've moved the SWM micro-bioretenention pond as well.

I wanted to let you know that the new plan will be delivered to you just after 12 pm today.

Thanks again for your putting special attention to reviewing this quickly.

Dave.

---

**From:** Oswald, Hank [mailto:hoswald@howardcountymd.gov]  
**Sent:** Tuesday, July 24, 2018 2:38 PM  
**To:** Dave Harward, III; Cagle, Clint; Tony Fertitta  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

On the plan it reads, morning room with covered porch above.



---

**From:** Dave Harward, III [mailto:DaveH@fcc-eng.com]  
**Sent:** Tuesday, July 24, 2018 2:18 PM  
**To:** Oswald, Hank; Cagle, Clint; Tony Fertitta  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Yes, actually is only 1 story on post footers. It's at the 1st floor level, with a walkout condition, there's space underneath the covered porch.

Let us know if there's anything else and we will get new prints to you tomorrow for approval.

Thanks again Hank for your help on this, greatly appreciated !

Dave.

---

**From:** Oswald, Hank [mailto:hoswald@howardcountymd.gov]  
**Sent:** Tuesday, July 24, 2018 2:08 PM  
**To:** Dave Harward, III; Cagle, Clint; Tony Fertitta  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Dave:

A 2-story structure on only small footers with posts? If that's the case, then it can stay.

Thanks,

Hank

---

**From:** Dave Harward, III [mailto:DaveH@fcc-eng.com]  
**Sent:** Tuesday, July 24, 2018 2:03 PM  
**To:** Oswald, Hank; Cagle, Clint; Tony Fertitta  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Hank,

The covered porch does not have a foundation, only small footers for the posts. So I don't believe it requires a 20 ft. setback.

The SWM (micro bioretention pond we can move). Let me know if you agree that the covered porch is not an issue with the tank. Decks, & patios not on a foundation per our setback list, need only be 10 ft. from them.

Thanks for your prompt review on this.

Dave.



---

**From:** Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]  
**Sent:** Tuesday, July 24, 2018 1:57 PM  
**To:** Cagle, Clint; Tony Fertitta  
**Cc:** Dave Harward, III  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Tony - The septic tank location is now within 20 feet of the covered porch in rear. Can you make it 20 feet away and still get fall to trench? Also, can you move pond out of well arc and maintain 25 feet from SDA?

Thanks,

Hank

---

**From:** Cagle, Clint [<mailto:ccagle@nvrinc.com>]  
**Sent:** Tuesday, July 24, 2018 1:44 PM  
**To:** Oswald, Hank; Tony Fertitta  
**Cc:** Dave Harward, III  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Thanks Hank

Clint Cagle | NVHomes | 301-237-5776  
-----

---

**From:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**Sent:** Tuesday, July 24, 2018 1:38 PM  
**To:** Tony Fertitta <[tonyf@fcc-eng.com](mailto:tonyf@fcc-eng.com)>; Cagle, Clint <[ccagle@nvrinc.com](mailto:ccagle@nvrinc.com)>  
**Cc:** Dave Harward, III <[DaveH@fcc-eng.com](mailto:DaveH@fcc-eng.com)>  
**Subject:** [Ext] RE: B18002457\_1019 Thunderbird Drive

Received and under review.

---

**From:** Tony Fertitta [<mailto:tonyf@fcc-eng.com>]  
**Sent:** Tuesday, July 24, 2018 8:53 AM  
**To:** Oswald, Hank; Cagle, Clint  
**Cc:** Dave Harward, III  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Will be dropped off today

---

**From:** Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]  
**Sent:** Tuesday, July 24, 2018 8:38 AM  
**To:** Cagle, Clint  
**Cc:** Tony Fertitta; Dave Harward, III  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Hi Clint - Thanks for the update. If someone can let me know when the new plan has been sent to HD, I can watch out for it.

Thanks,

Hank

**From:** Cagle, Clint [<mailto:ccagle@nvrinc.com>]  
**Sent:** Tuesday, July 24, 2018 8:36 AM  
**To:** Oswald, Hank  
**Cc:** Tony Fertitta; Dave Harward, III  
**Subject:** RE: B18002457\_1019 Thunderbird Drive

Good Morning Hank,

Dave & Tony are working on this redesign. There was some communication between us on the options for this house.

Thanks,

**Clint Cagle** | NVHomes | 301-237-5776  
-----

**From:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**Sent:** Monday, July 23, 2018 10:15 AM  
**To:** Cagle, Clint <[ccagle@nvrinc.com](mailto:ccagle@nvrinc.com)>  
**Cc:** Tony Fertitta <[tonyf@fcc-eng.com](mailto:tonyf@fcc-eng.com)>  
**Subject:** [Ext] B18002457\_1019 Thunderbird Drive

Hello Clint:

Good morning. The building permit (B18002457) for 1019 Thunderbird Drive has been reviewed with the following comment;

- 1.) The floor plan shows a total of 6 bedrooms (optional home office in basement and 1<sup>st</sup> floor BR and 4 BR on the 2<sup>nd</sup> floor) while the OSDS Plan was sized for just 4 bedrooms. Please revise one to match the other.

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](mailto:hoswald@howardcountymd.gov)

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