



HEALTH

Building Permit Application

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

10/9/18
Permit No.: **B18003992**

Building Address: 13615 Curtis 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: 4
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant lot
 Proposed Use: Single family house
 Estimated Construction Cost: \$ 240,000
 Description of Work: New 2 story "Regents Park II" with 3 car garage, Morning Room, 4' EXT, Conservatory, 1st floor Bedroom and unfinished 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: Glat Cagle
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 License No.: SL
 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 st floor: <u>52</u> x <u>60</u>
Area of construction (sq. ft.):	2 nd floor: <u>40</u> x <u>60</u>
Use group:	Basement: <u>52</u> x <u>60</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>5</u>
<input type="checkbox"/> State Certified Modular	Multi-family Dwelling
<input checked="" type="checkbox"/> Roadside Tree Project Permit	No. of efficiency units:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No. of 1 BR units:
Roadside Tree Project Permit #	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
	Footings:
	Roof:
	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

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 checked="" 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>G18000196</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 DESCRIBED PROPERTY UNTIL 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 BY THIS PERMIT AND POSTING NOTICES.

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

Print Name: Jim Kerwin
 Date: 10/8/2018

RECEIVED
OCT 09 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
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>10-18-18</u>	<u>Debraud</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>210351</u>

13615 Curtis Vista Way
LOT 4

REGENT'S PARK II

Health Dept
HEALTH

B18003492



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

SPEC SHEET	FULL BASEMENT							CRAWL SPACE							ATTACHED GARAGE / ROOMS							STANDARD DETAILS			
	STD. DIMS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'E'	ELEV. 'K'	ELEV. 'L'	STD. DIMS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'E'	ELEV. 'K'	ELEV. 'L'	BRDRM 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																								D-5	
SIDE ELEVATIONS		15	16	17	18	20	21		15	16	17	18	20	21										D-5a	
REAR ELEVATIONS		26	27	28	29	31	32		26	27	28	29	31	32										D-6	
FOUNDATION	37	37	34	34	34	34	34	38	38	40	40	40	40	40										D-7	
FOUNDATION HOLD DOWN LAYOUT	42							42																D-7c	
PLUMBING GROUND WORKS	43	43	44	44	44	44	44	45	45	46	46	46	46	46										D-8c	
BASEMENT PLAN	47							45	45	46	46	46	46	46										D-11	
FIRST FLOOR PLAN	44	44	44	50	50	50	50	44	44	44	50	50	50	50	50	50	51	52					48	D-12b	
SECOND FLOOR PLAN	54	54	55	55	55	55	55	54	54	55	55	55	55	55										D-12c	
BUILDING SECTION AT FOYER	59							60																D-13	
BUILDING SECTION AT GARAGE	63							64																D-14	
STAIR PLAN - STANDARD	65.1, 65.2, 66							65.1, 65.2, 66																D-15	
STAIR PLAN - UPGRADE	66.1, 66.2, 67.1, 67.2, 67.3							66.1, 66.2, 67.1, 67.2, 67.3																D-16	
STAIR PLAN - UPGRADE	69, 70.1, 70.2							69, 70.1, 70.2																D-16a	
KITCHEN PLANS - CABINET HOOD B	71							71																D-17	
KITCHEN PLANS - CABINET HOOD C	72							72																D-17a	
KITCHEN PLANS - GOURMET	73							73																D-19	
INTERIOR DETAILS	78							78																D-20	
INTERIOR DETAILS - FIREPLACE	80							80																D-21	
INTERIOR DETAILS - TRIMMED OPENINGS	82.1, 82.2							82.1, 82.2																D-22	
INTERIOR DETAILS - BATH ELEVATIONS	83							83																D-27	
EXTERIOR DETAILS	84	85	86	87	88	89	90	84	85	86	87	88	89	90										D-29	
BASEMENT ELECTRICAL	92							92																D-30	
FIRST FLOOR ELECTRICAL	93	94	94	94	94	94	94	93	94	94	94	94	94	94	94	94	95	96						D-31	
SECOND FLOOR ELECTRICAL	98	99	99	99	99	99	99	98	99	99	99	99	99	99										D-34	
FIRST FLOOR JOIST LAYOUT	103		105	105	105	105		104		106	106	106	106											D-35	
SECOND FLOOR JOIST LAYOUT	107		109	109	109	109		107		109	109	109	109											D-36	
ROOF FRAMING		111	113	115	117	119	121																	D-37	
ROOF FRAMING - ALTERNATE OWNER'S SUITE		112	114	116	118	120	122																	D-37B	
TRUSS BRACING	128, 129, 130, 131, 132, 133, 134							128, 129, 130, 131, 132, 133, 134																D-40	
BRACED WALL PANEL DETAIL	135							135																D-40E	
BASEMENT HVAC LAYOUT	137.1, 137.2, 138							139																D-44	
CRAWL FLOOR HVAC LAYOUT																								D-45	
FIRST FLOOR HVAC LAYOUT	140.1, 140.2							141																MB-1	
FIRST FLOOR HVAC LAYOUT																								SP-1	
SECOND FLOOR HVAC LAYOUT	142.1, 142.2							142.1, 142.2																SP-2	
																								SP-3	
																								SEP-1	
																								SEP-2	
																								SEP-3	
																								SEP-4	
																								F-1	

BASE SQUARE FOOTAGE

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

ELEVATIONS SQ. FT.

ELEVATION	GROSS SQ. FT.	NET SQ. FT.
ELEVATION 'B'	+0	
ELEVATION 'C'	+96	
ELEVATION 'D'	+84	
ELEVATION 'E'	+118	
ELEVATION 'K'	+0	
ELEVATION 'L'	+96	

ADDITIONAL SQ. FT.

DESCRIPTION	GROSS SQ. FT.	NET SQ. FT.
MORNING ROOM		
W/ NO SECOND FLOOR	+240	
W/ SITTING AREA	+384	
W/ ALT. OWNER'S SUITE	+452	
4' EXTENSION		
W/ NO BONUS RM. / BDRM.	+104	
BONUS RM. / BEDROOM		
W/ NO EXTENSION	+326	
W/ 4' EXTENSION	+420	
CONSERVATORY / IN-LAW'S SUITE		
W/ 4-BEDROOM	+352	
W/ 5-BEDROOM	+704	

MAXIMUM FINISHED SQ. FT.

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

FINISHED BASEMENT SQ. FT.

DESCRIPTION	GROSS SQ. FT.	NET SQ. FT.
RECREATION ROOM	1110	
W/ MORNING ROOM	+240	
W/ 4' EXTENSION	+144	
W/ MOR RM & 4' EXTEN	+334	
HOME OFFICE	248	
EXERCISE RM. ('A', 'B', 'K')	218	
EXERCISE RM. ('C', 'L')	238	
EXERCISE RM. ('D')	248	
EXERCISE RM. ('E')	244	
MEDIA RM. ('A', 'B', 'D', 'K')	402	
MEDIA RM. ('C', 'L')	430	
MEDIA RM. ('E')	433	
BASEMENT BATH	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"

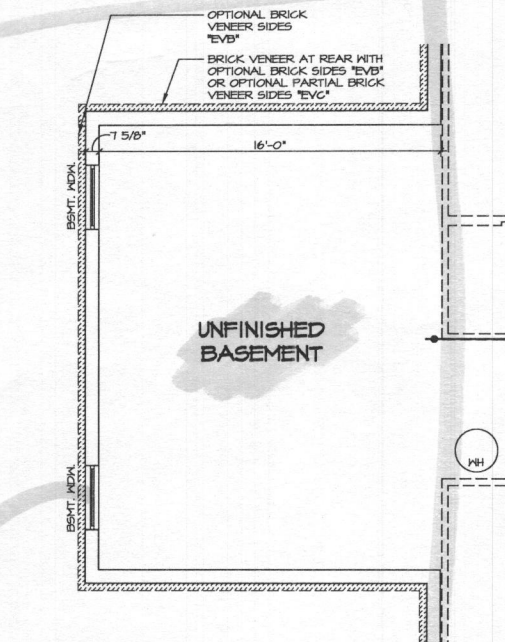
SET - VERSION

10200-01

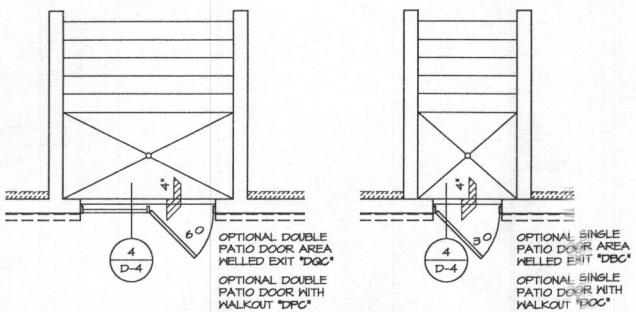
CS-1

J:\Dwg\m\DETACHED\REGENT'S PARK II_10200_01\CS1.dwg 10/23/17 - 2:50 pm

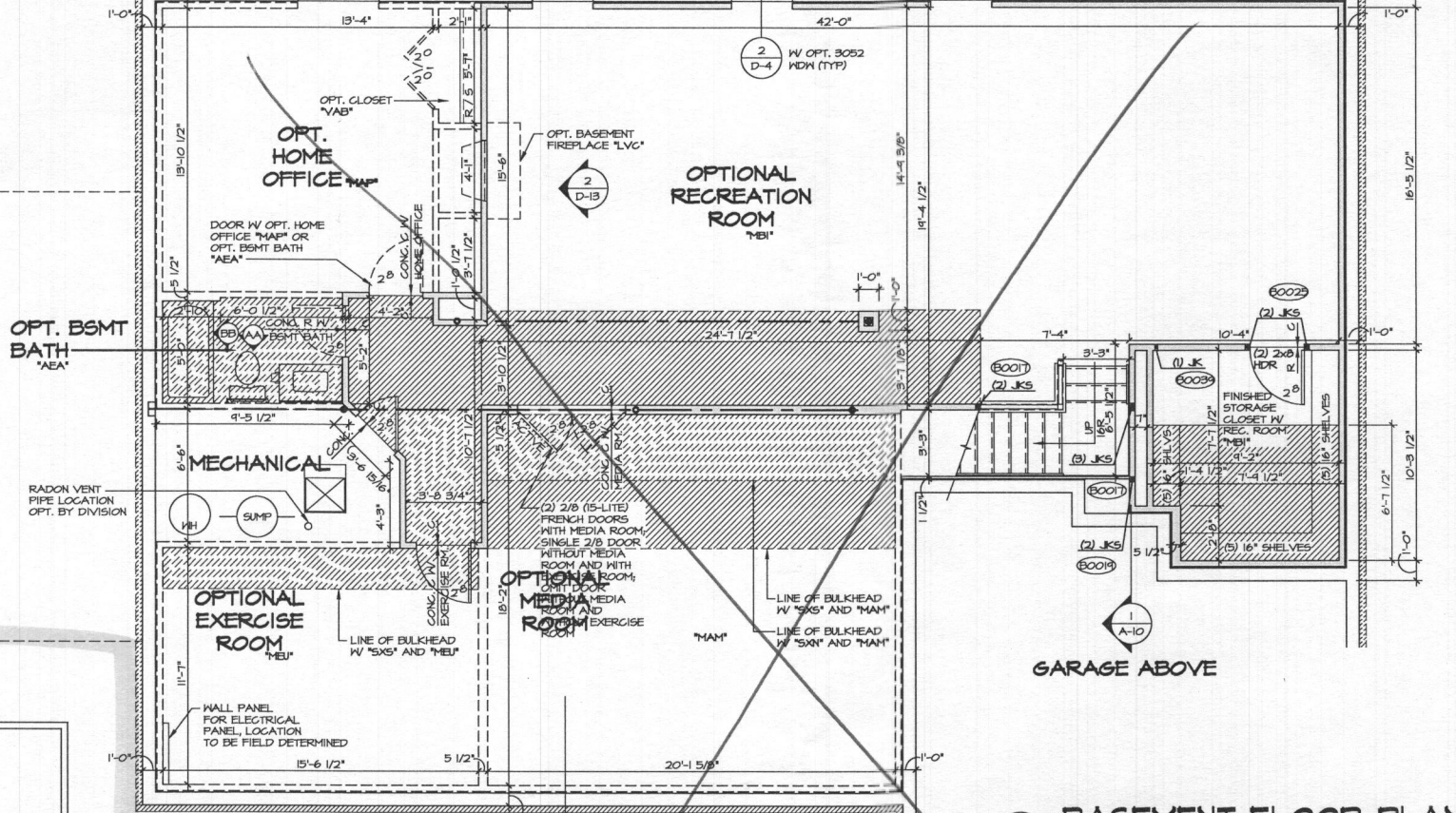
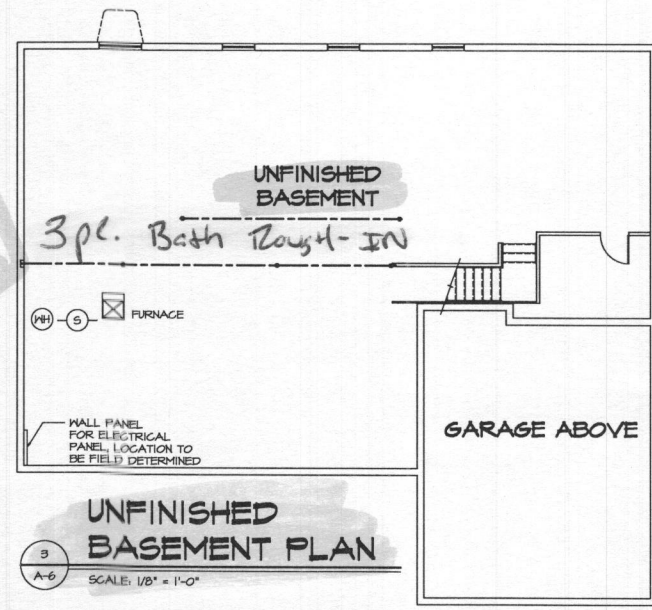
2
A-6
BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
CONSERVATORY "MCO" / FIRST FLOOR SUITE "MFR"



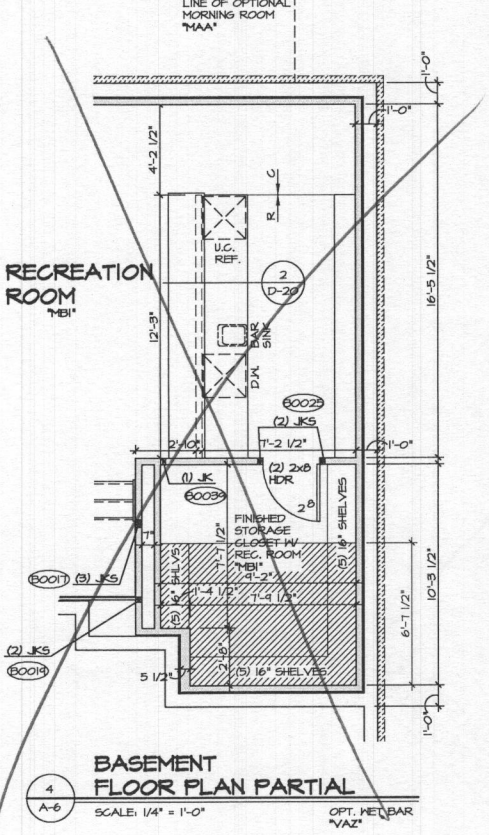
5
A-6
FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"



3
A-6
UNFINISHED BASEMENT PLAN
SCALE: 1/8" = 1'-0"



1
A-6
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



4
A-6
BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPT. MET BAR "VAZ"

WITH OPTION "SCI" - 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" x 8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

- NOTES:**
- ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 8 1/2" UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILINGS.
 - ALL CASSED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 - WASHER 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
10	2/24/15	GLS - ADDED NOTE FOR "SCI" OPTION (PAR ID: 8197)
11	4/22/15	1917 - RELOCATED THE MET BAR (PAR ID: 82449)
12	9/17/15	ADDT REVISION ADD "MCA" LINE
13	10/19/15	899 - PAR 899/04 - REVISED "MCO" DOOR LOCATION FOR TRIM
14	11/19/15	899 - PAR 899/04 - MECHANICAL DOOR STD CLASSIFIED MEDIA ROOM DOOR NOTE (PAR 899/0)
15	12/10/15	899 - PAR 899/04 - REVISED WALLS / PANELS TO MATCH FOR UNFINISHED STAIR
16	3/9/17	840 - ADDED BRASS DOOR VANITIES (PAR 840/0)
17	11/17/14	GEL - ADDT - ADDED NOTE TO HOME OFFICE DOOR
18	11/19/15	887 - ADDED BUILT DOWN CEILING IN STORAGE CLOSET FOR HVAC PAR 808/0

SET NO. 10200
VERSION 01
DRAWN BY JEA
DATE: 3/14/13
OPTION

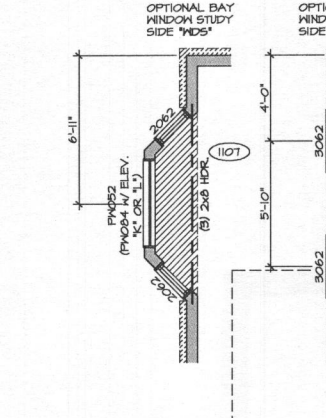
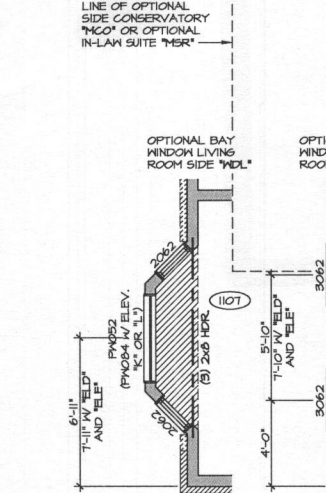
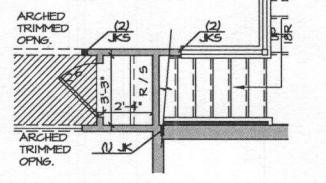
REGENT'S PARK II
DRAWING TITLE
BASEMENT FLOOR PLAN

SHEET NO. **A-6**
OPTION DESCRIPTION
4-7

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

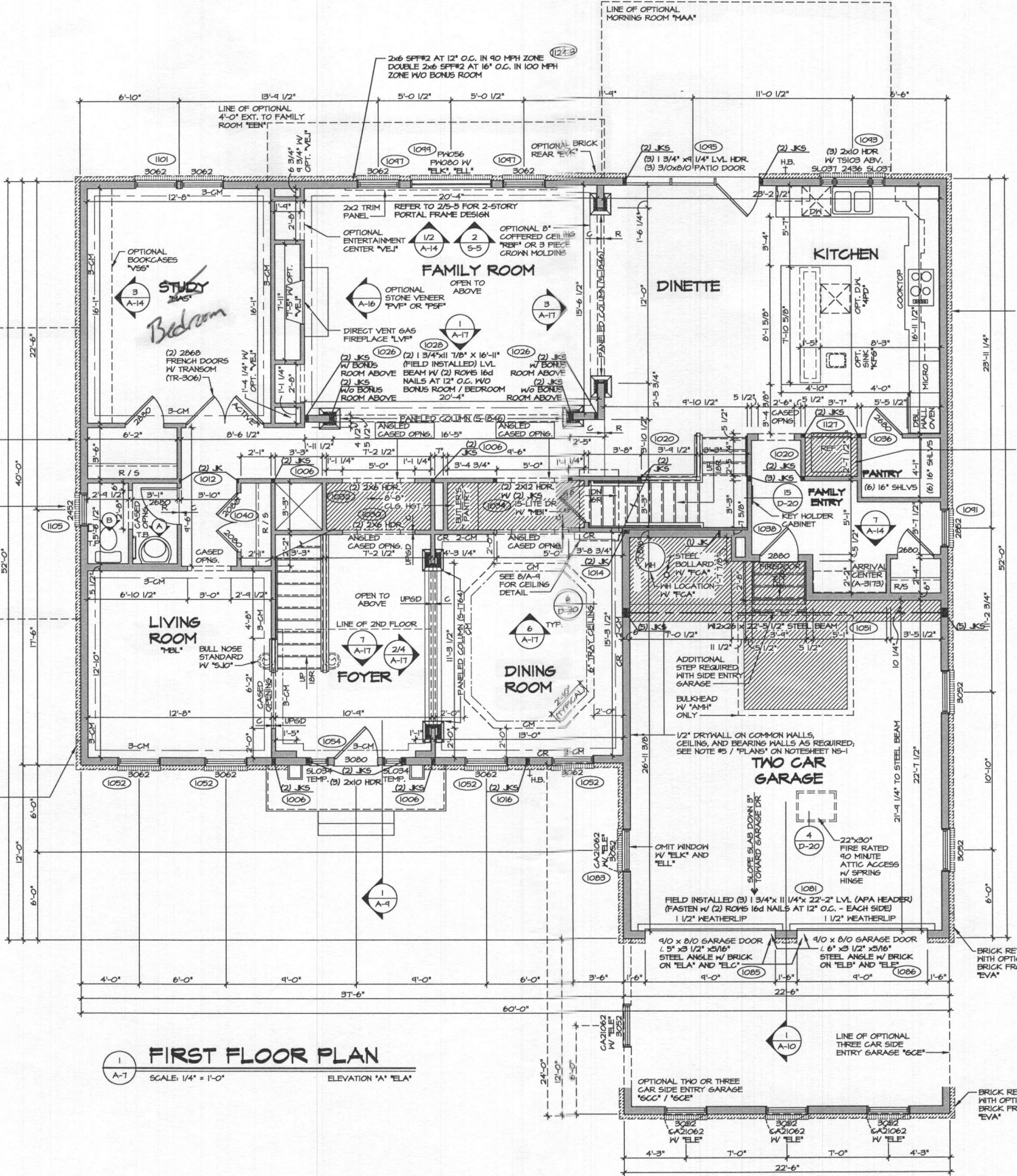
FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" GRAVEL FOUNDATION 'FGA'

2
A-7



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

1
A-7



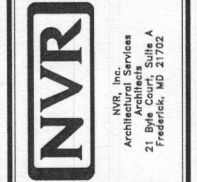
- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL HEADERS TO BE AT T-0 1/2", UNLESS OTHERWISE NOTED.
 5. ALL CASED OPENINGS AT 8'-3", UNLESS OTHERWISE NOTED.
 6. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 7. JACKS MUST EXTEND THROUGH TOP PLATES OF HALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED

NOTE:
SEE SHEET 5-5 FOR BRACED HALL PANEL LOCATIONS

REVISIONS

REV. NO.	DATE	DESCRIPTION
10	4/1/05	DOB - ADIT REVISIONS
11	4/1/05	REB - ADDED NOTE THAT GARAGE BULKHEAD IS WITH 'AMB' ONLY (PAR 54792)
12	5/22/06	REB - ADDED NOTE THAT GARAGE BULKHEAD IS WITH 'AMB' ONLY (PAR 54792)
13	5/22/06	REB - ADDED NOTE THAT GARAGE BULKHEAD IS WITH 'AMB' ONLY (PAR 54792)
14	5/22/06	REB - ADDED NOTE THAT GARAGE BULKHEAD IS WITH 'AMB' ONLY (PAR 54792)
15	5/22/06	REB - ADDED NOTE THAT GARAGE BULKHEAD IS WITH 'AMB' ONLY (PAR 54792)
16	5/22/06	REB - ADDED NOTE THAT GARAGE BULKHEAD IS WITH 'AMB' ONLY (PAR 54792)
17	5/22/06	REB - ADDED NOTE THAT GARAGE BULKHEAD IS WITH 'AMB' ONLY (PAR 54792)
18	5/22/06	REB - ADDED NOTE THAT GARAGE BULKHEAD IS WITH 'AMB' ONLY (PAR 54792)

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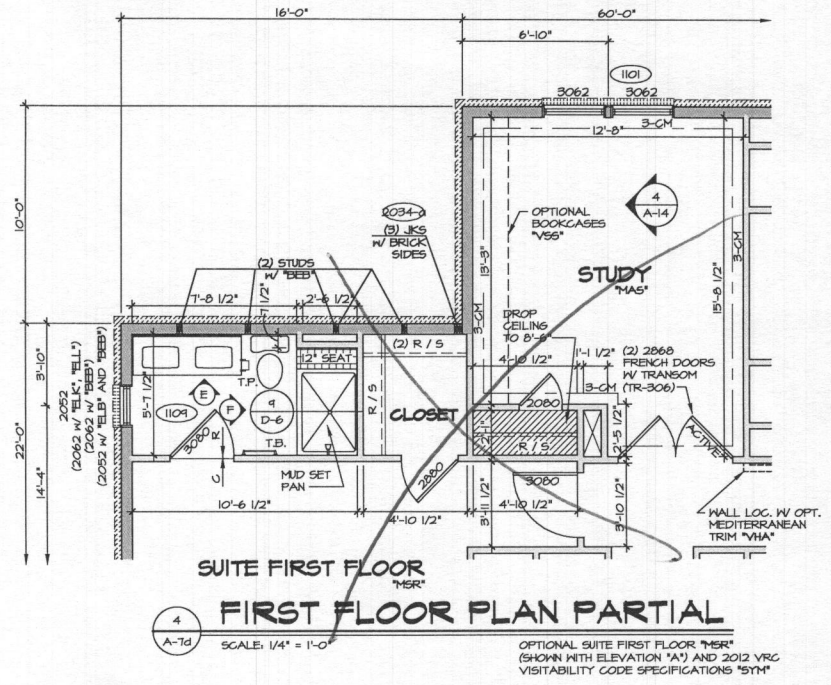
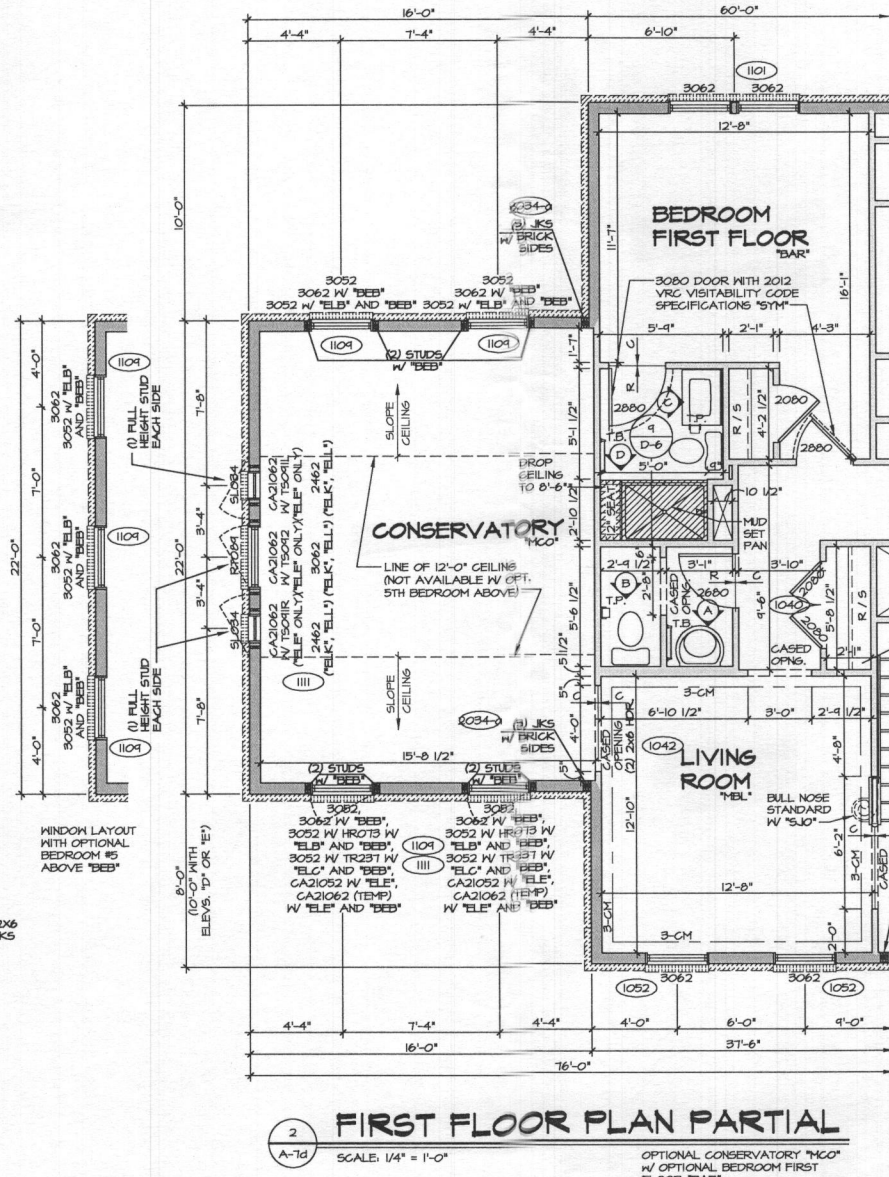
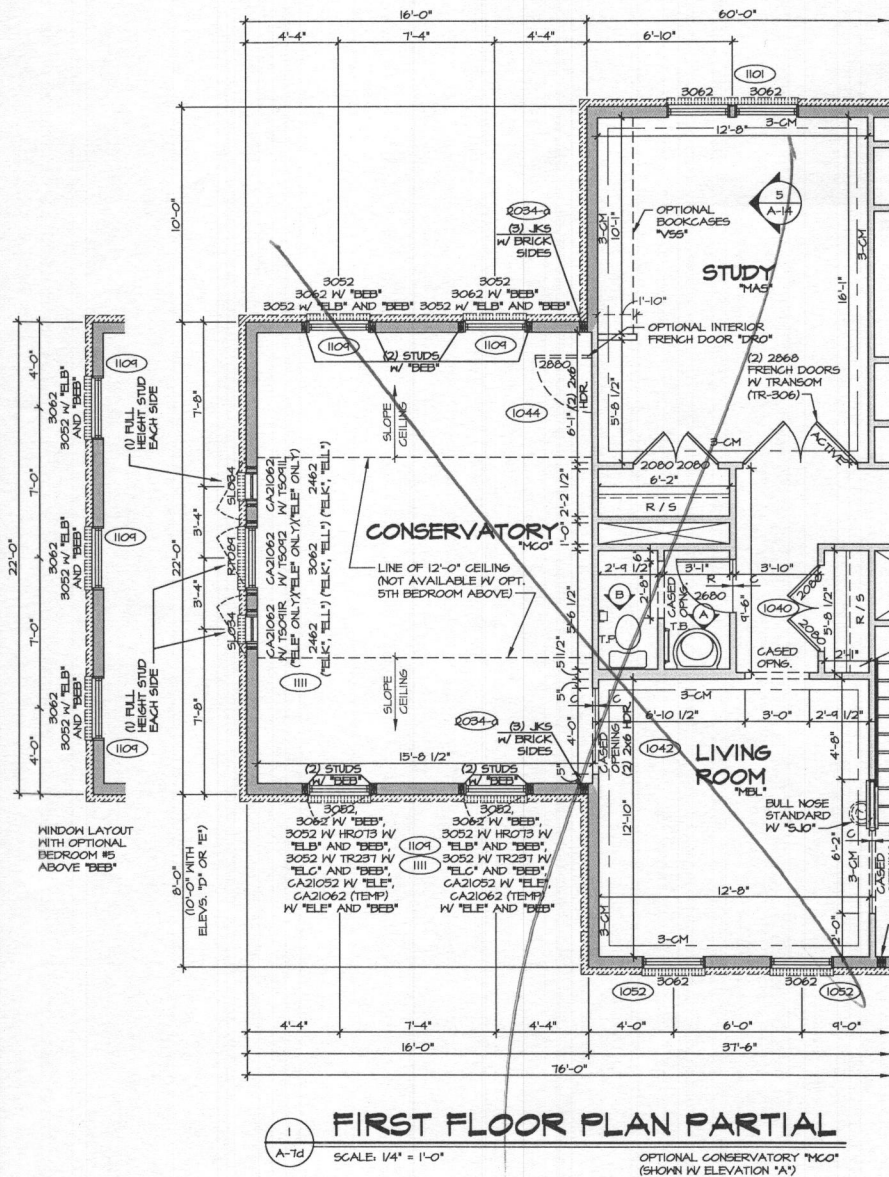


SET NO. 10200
VERSION 01
DRAWN BY DRA
DATE: 9/25/14
OPTION

MODEL: REGENT'S PARK II
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION: 49.1

- 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 CEILINGS.
 5. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 6. HATCHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 7. JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

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

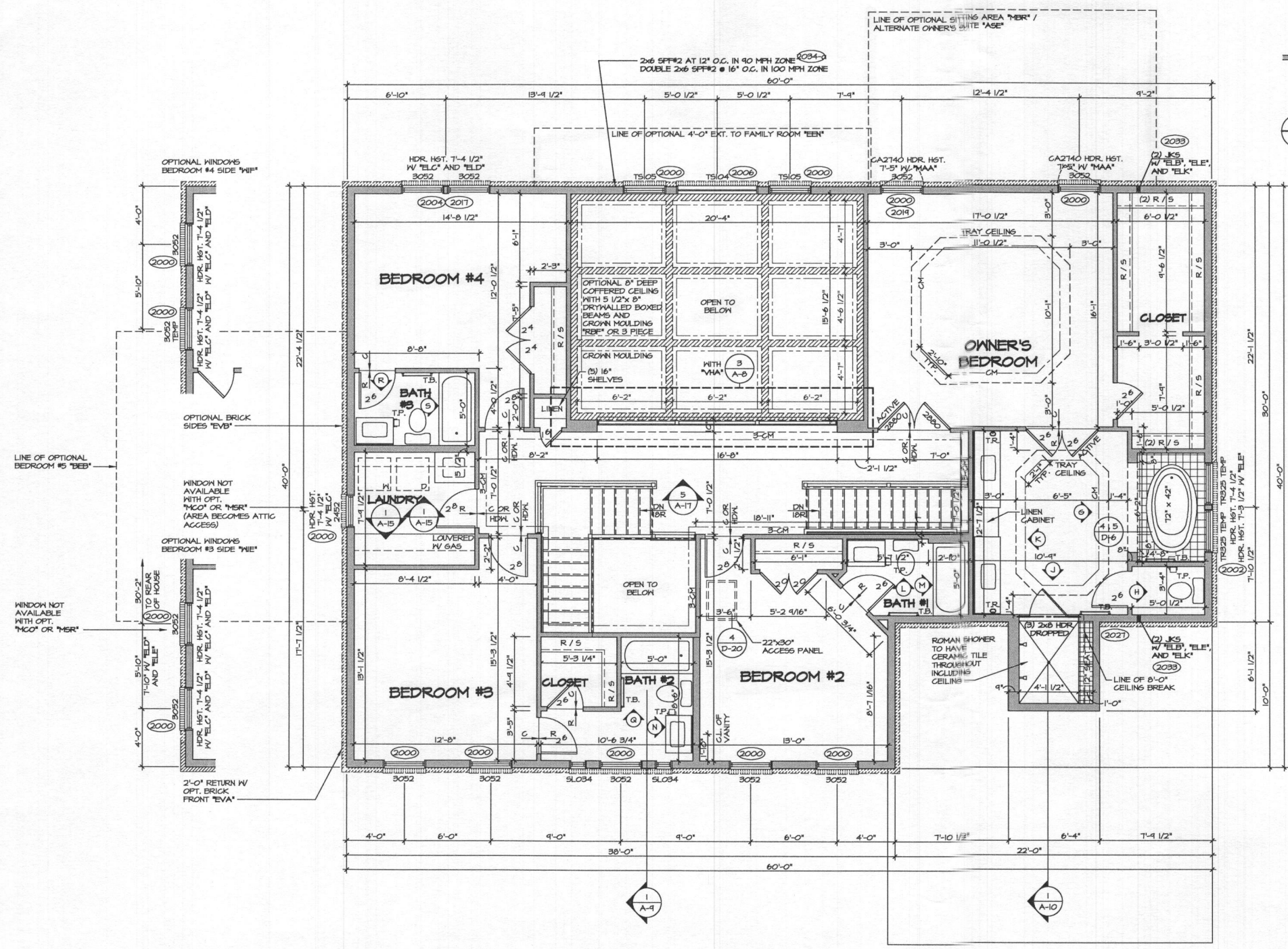
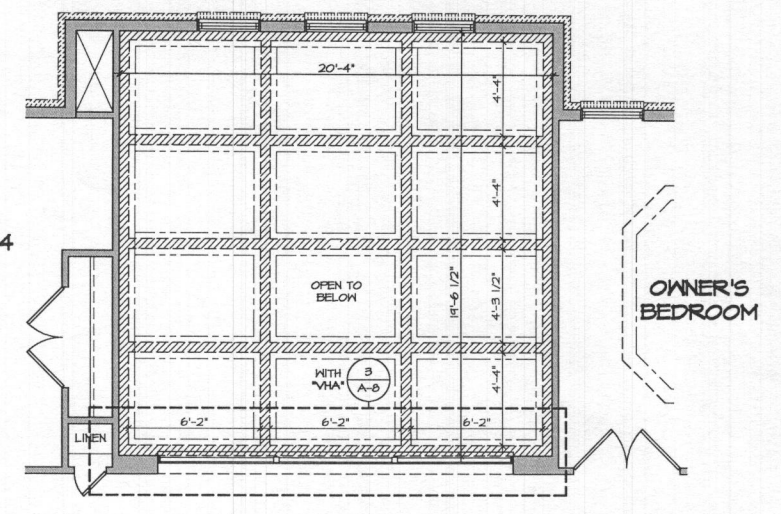
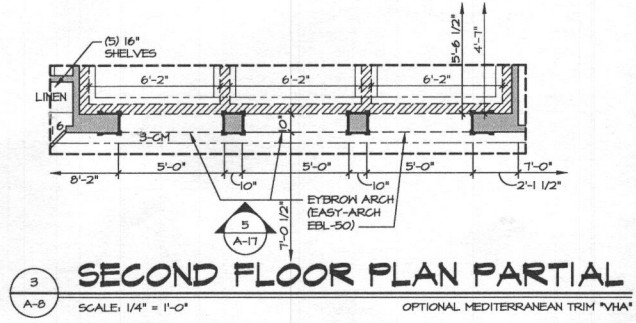


REV. NO.	DATE	REMARKS
10	4/25/19	J.L.R. - REV. CENTER GABLE WINDOW OF CONSERVATORY TO ROOM (PAR 19356)
11	10/22/19	BBP - 2019 VA CODE UPDATES
12	5/07/21	KAD - ADDED SQUARE BOWL VANITIES (PAR 14584)
13	6/07/21	BRK - REVISED "BAR" BATH TO HAVE B-T-PASS SHOWER DOOR (PAR 14646)
14	6/07/21	BRK - REVISED FRONT WINDOWS "TEL" TO BE TEMPERED (PAR 14646)
15	5/28/24	DAB - QUALITY CHECK
16	6/27/24	BBP - ADDED NOTE THAT BULL NOSE IS STANDARD W/ "SLD" OPTION
17	9/22/24	BBP - REDUCED FRONT AND SIDE WINDOW SIZE W/ "ELB" AND "DEB"
18	10/10/24	CAB - REVISIONS PER PAR 14749

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

MODEL	REGENT'S PARK II
DRAWING TITLE	FIRST FLOOR PLAN PARTIAL
OPTION DESCRIPTION	CONSERVATORY SUITE FIRST FLOOR
SHEET NO.	52
SET NO.	10200
VERSION 01	
DRAWN BY	JEA
DATE:	9/14/19
OPTION	MCO MSR



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

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

- 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. ALL GATED OPENINGS AT 6'-11", UNLESS OTHERWISE NOTED.
 5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

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

REVISIONS

DATE	REV. NO.	DESCRIPTION
6/10/15	1	FOR AUDIT REVISIONS
8/27/15	2	ADD - PROJECT NOTES - ADDED CORNERPOST LAYOUT FOR OWNER'S BATH
8/27/15	3	REB - REVOKED THE TRIPPERED WINDOW AT BEDROOM #3 (SEE CODE (PAR 3032))
10/26/15	4	REB - SHORTENED REAR STAIRS (1' FOUND THRU PAR 3035)
11/11/15	5	TRM - TRIM ADJUST REVISIONS
2/20/16	6	ADD - ADDED DETAIL FOR TUB ACCESS PANEL PAR 3032
8/17/16	7	ADD - ADDED PAD HALL TO OWNER'S SHOWER
4/22/16	8	PAR 3034 - CENTERED DOOR TO LAUNDRY ROOM
5/29/16	9	REB - SHIFTED LAUNDRY / BATH TO ACCOMMODATE DOOR TRIM (PAR 3034)

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SET NO. 10200	VERSION 01
DRAWN BY DRA	DATE: 5/14/15
OPTION	

MODEL: REGENT'S PARK II	DRAWING TITLE: SECOND FLOOR PLAN
SHEET NO. A-B	OPTION DESCRIPTION: 54

13615 Curtis Vista Way
Lot 4

REGENT'S PARK II

Health Dept.
HEALTH

B18003492



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	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-4	
FRONT ELEVATIONS - BRICK		4	7	10						4	7	10														D-5	
FRONT ELEVATIONS - STONE AND BRICK					12	14.1	14.2					12	14.1	14.2											D-6		
SIDE ELEVATIONS		15	16	17	18	20	21	22	23	24	25.2					15	16	17	18	20	21	22	23	24	25.2	D-6	
REAR ELEVATIONS		26	27	28	29	31	32	33	34	35	36.2					26	27	28	29	31	32	33	34	35	36.2	D-7	
FOUNDATION	37	37	37	37	37	37	37	37	37	37	37					38	38	40	40	40	40	40	40	40		D-8c	
FOUNDATION HOLD DOWN LAYOUT	42															42									41	D-11	
PLUMBING GROUND WORKS	43	43	44	44	44	44	44	44	44	44	44					45	45	46	46	46	46	46	46	46		D-12a	
BASEMENT PLAN	47																									D-12c	
FIRST FLOOR PLAN	49.1	49.1	50	50	50	50	50	50	50	50	50					50	50	51	52	52	52	52	52	48	D-13		
SECOND FLOOR PLAN	54	54	55	55	55	55	55	55	55	55	55					54	54	55	55	55	55	55	55	55		D-14	
BUILDING SECTION AT FOYER	59															60								61	D-15		
BUILDING SECTION AT GARAGE	63															64								62	D-16		
STAIR PLAN - STANDARD	65.1, 65.2, 66															65.1, 65.2, 66									D-16a		
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-17a		
KITCHEN PLANS - CABINET HOOD B	71															71									D-19		
KITCHEN PLANS - CABINET HOOD C	72															72									D-20		
KITCHEN PLANS - GOURMET	73															73									D-21		
INTERIOR DETAILS	78															78									D-22		
INTERIOR DETAILS - FIREPLACE	80															80									D-27		
INTERIOR DETAILS - TRIMMED OPENINGS	82.1, 82.2															82.1, 82.2									D-29		
INTERIOR DETAILS - BATH ELEVATIONS	83															83									D-30		
EXTERIOR DETAILS	84	85	86	87	88	89.1	89.2	90								84	85	86	87	88	89.1	89.2	90	91	90	D-31	
BASEMENT ELECTRICAL	92															92									D-34		
FIRST FLOOR ELECTRICAL	93.2	94	94	94	94	94	94	94	94	94	94					93.2	94	94	94	94	94	94	94	94	D-35		
SECOND FLOOR ELECTRICAL	98	99	99	99	99	99	99	99	99	99	99					98	99	99	99	99	99	99	99	99	D-36		
FIRST FLOOR JOIST LAYOUT	103			105	105	105	105	105	105	105	105					104								105	D-37		
SECOND FLOOR JOIST LAYOUT	107			109	109	109	109	109	109	109	109					107								109	D-38b		
ROOF FRAMING		111	113	115	117	119	121	122.2																126	D-40		
ROOF FRAMING - ALTERNATE OWNER'S SUITE		112	114	116	118	120	122.1	122.3																123, 124, 125	D-40b		
TRUSS BRACING	128, 129, 130, 131, 132, 133, 134															128, 129, 130, 131, 132, 133, 134									D-44		
BRACED WALL PANEL DETAIL	135															135									D-45		
BASEMENT HVAC LAYOUT	137.1, 137.2, 138															139									MB-1		
CRAWL FLOOR HVAC LAYOUT																									SP-1		
FIRST FLOOR HVAC LAYOUT	140.1, 140.2															141									SP-2		
SECOND FLOOR HVAC LAYOUT	142.1, 142.2															142.1, 142.2									SP-3		
																									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.	+118
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.	+704

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

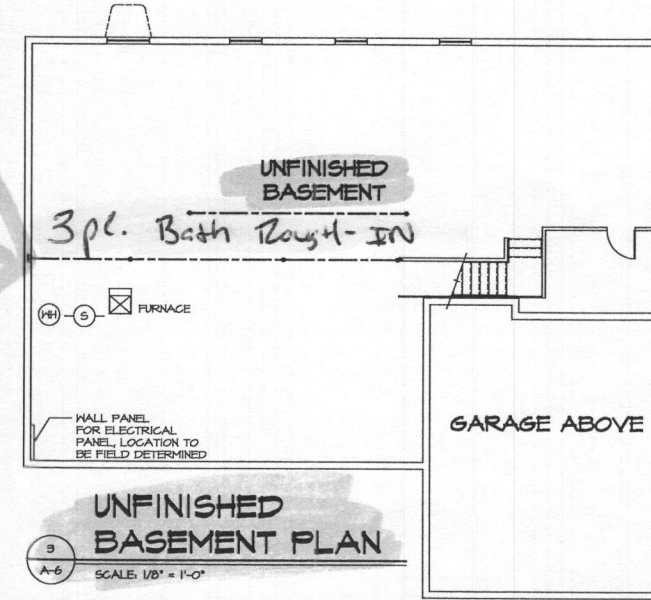
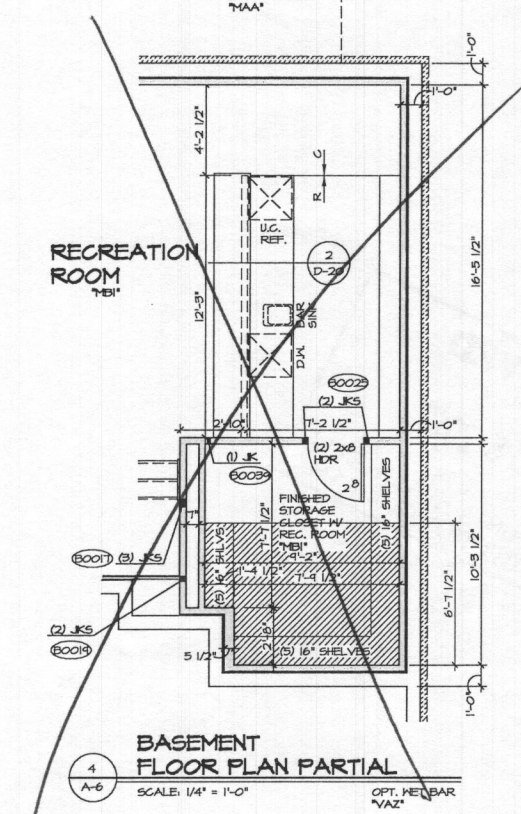
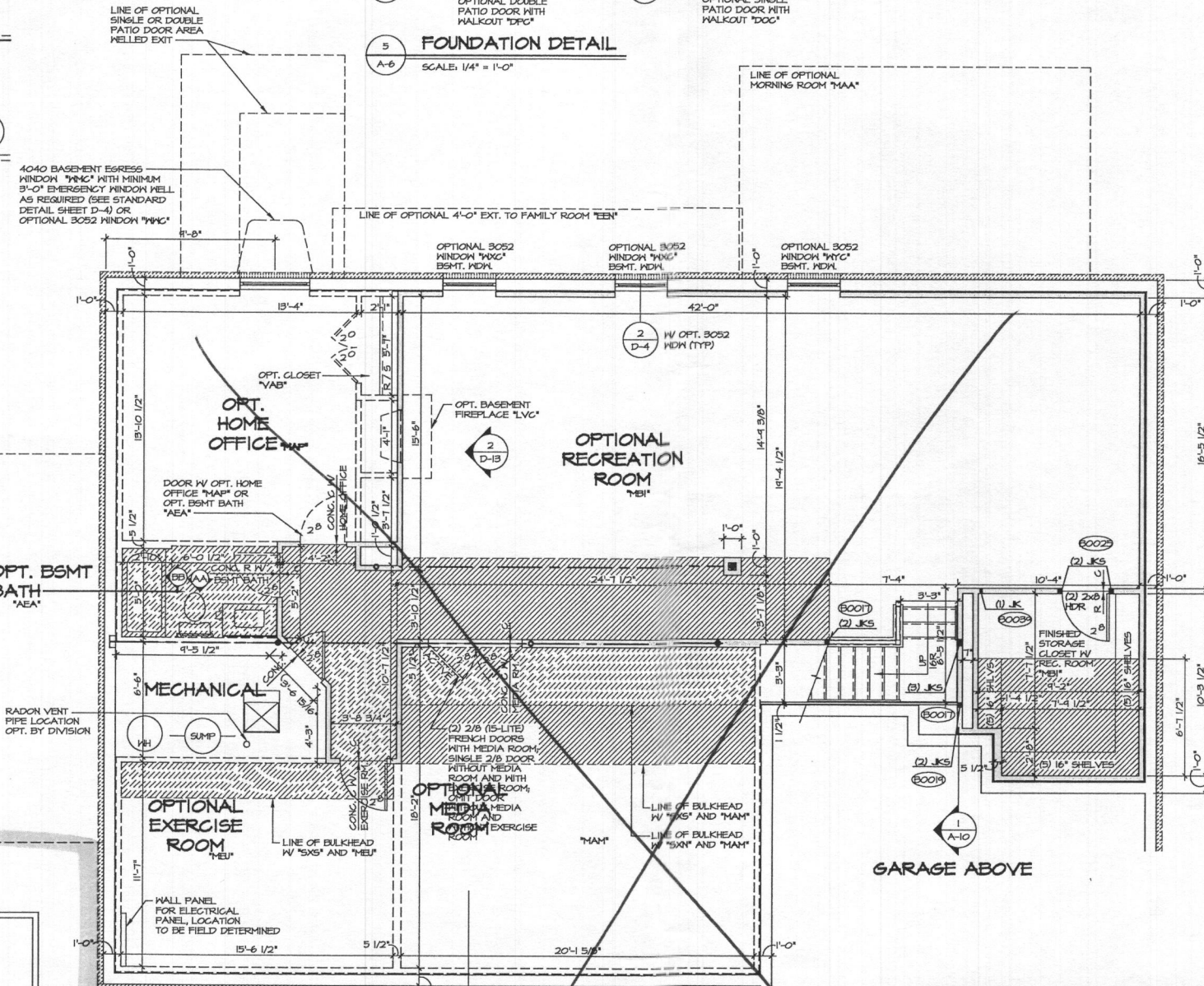
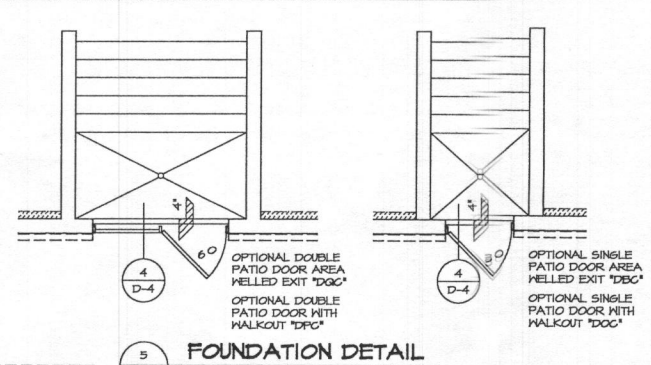
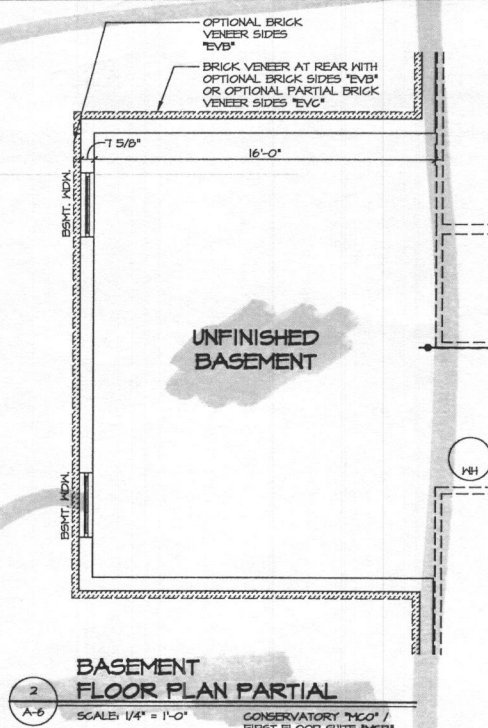
FINISHED BASEMENT SQ. FT.		
RECREATION ROOM	GROSS SQ. FT.	1110
W/ MORNING ROOM	GROSS SQ. FT.	+240
W/ 4' EXTENSION	GROSS SQ. FT.	+44
W/ MOR RM & 4' EXTEN	GROSS SQ. FT.	+334
HOME OFFICE	GROSS SQ. FT.	246
EXERCISE RM. ('A', 'B', 'K')	GROSS SQ. FT.	218
EXERCISE RM. ('C', 'L')	GROSS SQ. FT.	236
EXERCISE RM. ('D')	GROSS SQ. FT.	246
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
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J:\Dwg\DETACHED\REGENT'S PARK II\10200_01\051.dwg 10/23/17 1:25:50 PM



WITH OPTION "SGI" - 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" X 8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

NOTES:

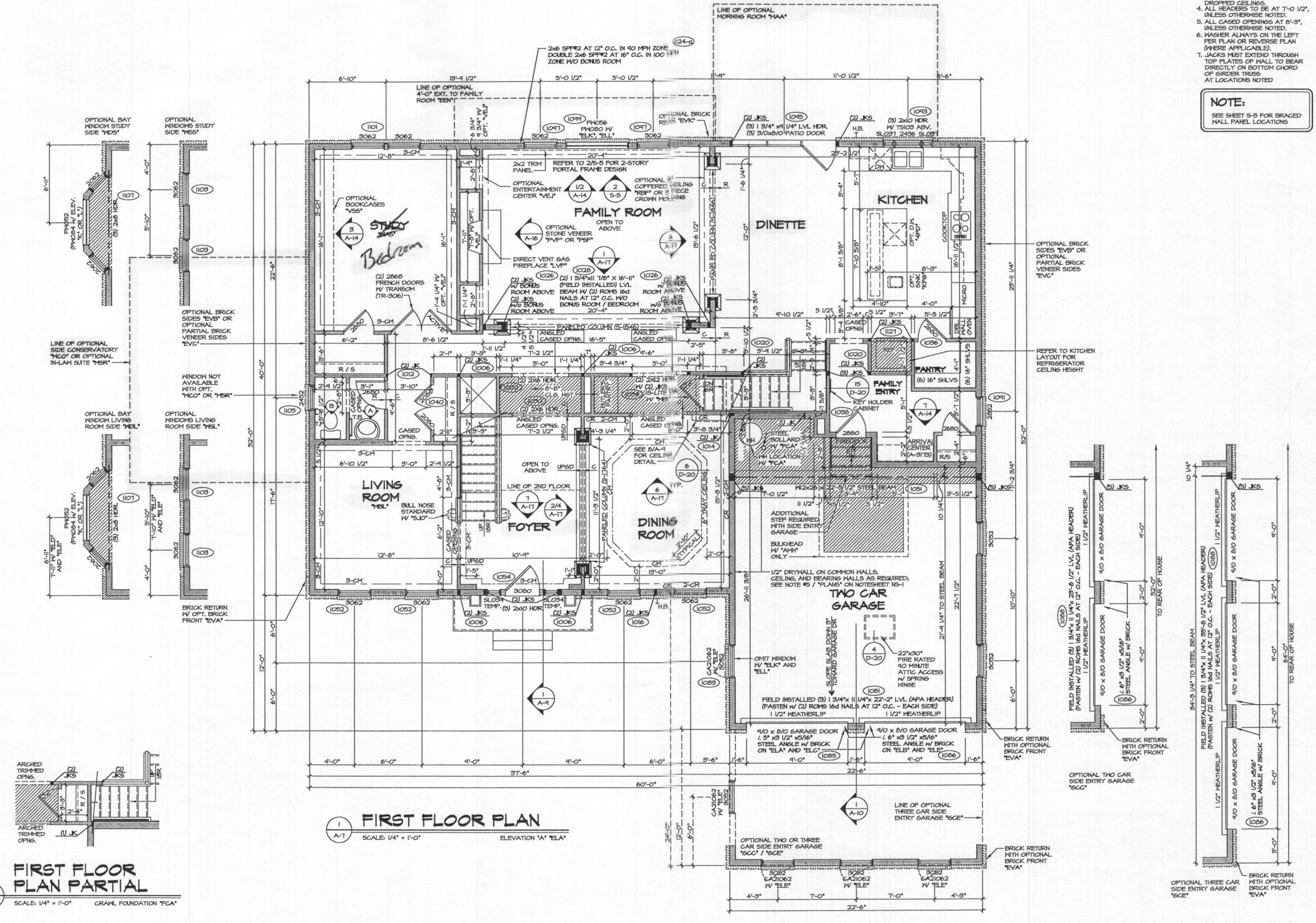
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILING.
5. ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
6. WASHES ALWAYS ON THE LEFT PER PLAN OR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

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

MODEL	REGENT'S PARK II
DRAWING TITLE	BASEMENT FLOOR PLAN
DRAWN BY	JEA
DATE	5/14/13
OPTION	
SHEET NO.	A-6
OPTION DESCRIPTION	47

- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL HEADERS TO BE AT 1'-0" 1/2", UNLESS OTHERWISE NOTED.
 5. ALL CASING OPENINGS AT 8'-3", UNLESS OTHERWISE NOTED.
 6. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 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



FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" CRAWL FOUNDATION 'FCA'

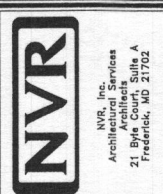
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION 'A-A' 'ELA'

REV. NO.	DATE	REVISIONS
1	4/1/15	DD - ADIT REVISIONS
2	4/1/15	BBB - ADDED NOTE THAT GARAGE BELIEVED IS WITH 'MAA' ONLY (PAR 547E)
3	3/27/16	BBB - ADDED ADDITIONAL RISER AT GARAGE PAR 3066G
4	4/16/17	CLB - REVISED WIDTH OF FAMILY ROOM/HALL OPENING TO 16'-5" (PAR ID 488-47)
5	6/30/17	CLB - CLARIFIED THE STUD SPACINGS AT REAR OF FAMILY ROOM (PARM47862)
6	4/20/19	JLB - PAR #33910 - ADDED ATTIC ACCESS TO GARAGE
7	4/20/19	JLB - ADDED TRIM, TO FRONT DOOR Sidelights (PAR #32648)
8	5/26/19	JLB - PAR #3196 - ADDED 2x3 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
9	6/10/19	65E - P. PLANT BUILT ARRIVAL CENTER PROECT

SET NO.	MODEL	DRAWING TITLE	OPTION DESCRIPTION
10200	REGENT'S PARK II	FIRST FLOOR PLAN	
10200	REGENT'S PARK II	FIRST FLOOR PLAN	OPTION

REV. NO.	DATE	REVISIONS
1	4/1/15	DD - ADIT REVISIONS
2	4/1/15	BBB - ADDED NOTE THAT GARAGE BELIEVED IS WITH 'MAA' ONLY (PAR 547E)
3	3/27/16	BBB - ADDED ADDITIONAL RISER AT GARAGE PAR 3066G
4	4/16/17	CLB - REVISED WIDTH OF FAMILY ROOM/HALL OPENING TO 16'-5" (PAR ID 488-47)
5	6/30/17	CLB - CLARIFIED THE STUD SPACINGS AT REAR OF FAMILY ROOM (PARM47862)
6	4/20/19	JLB - PAR #33910 - ADDED ATTIC ACCESS TO GARAGE
7	4/20/19	JLB - ADDED TRIM, TO FRONT DOOR Sidelights (PAR #32648)
8	5/26/19	JLB - PAR #3196 - ADDED 2x3 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
9	6/10/19	65E - P. PLANT BUILT ARRIVAL CENTER PROECT

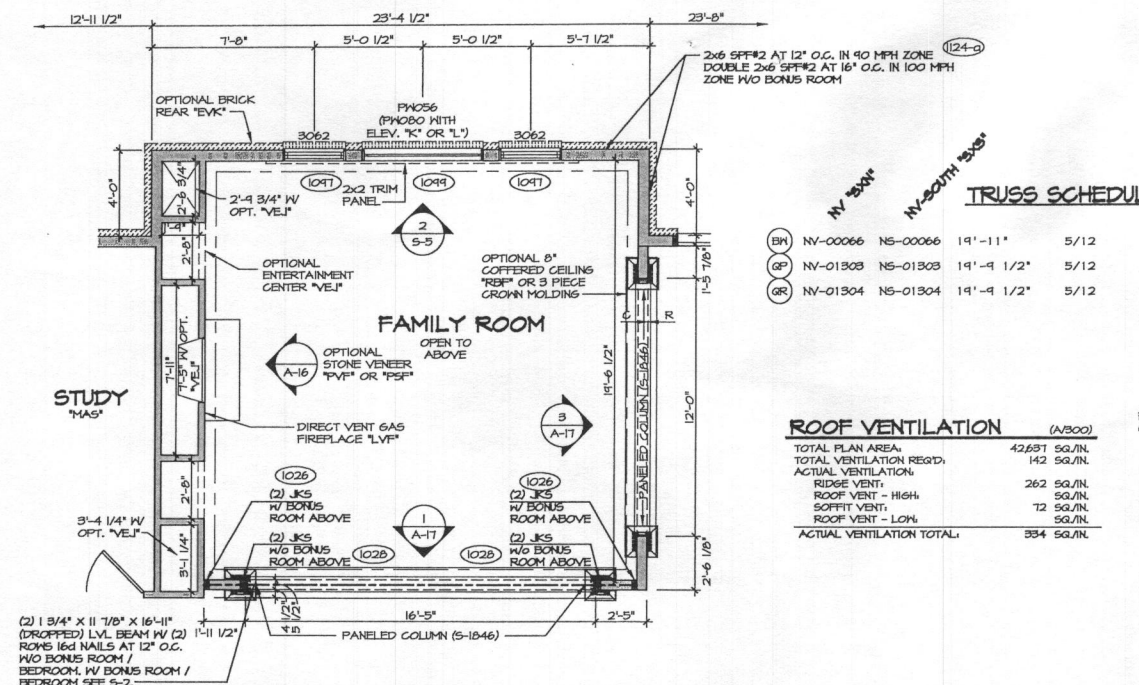
REV. NO.	DATE	REVISIONS
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2	4/1/15	BBB - ADDED NOTE THAT GARAGE BELIEVED IS WITH 'MAA' ONLY (PAR 547E)
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8	5/26/19	JLB - PAR #3196 - ADDED 2x3 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
9	6/10/19	65E - P. PLANT BUILT ARRIVAL CENTER PROECT



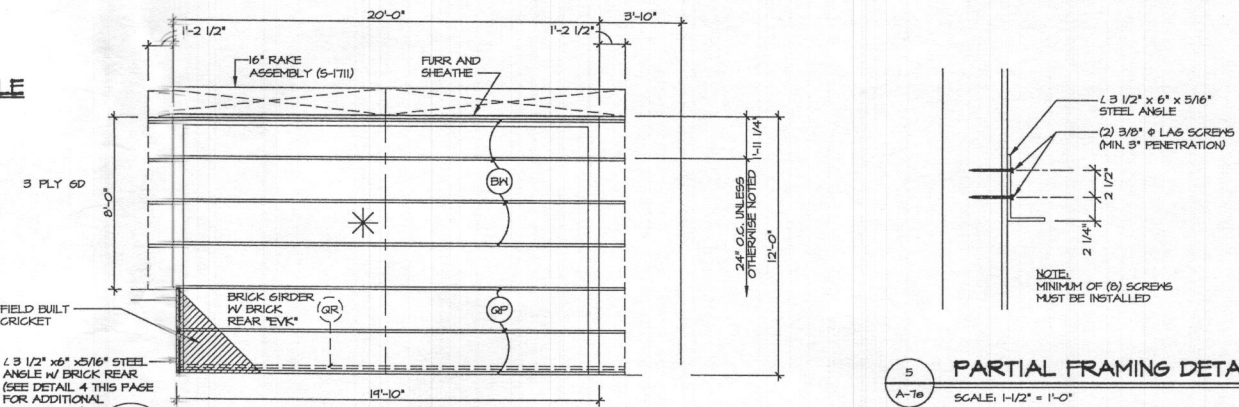
SET NO. 10200
DRAWN BY: DRA
DATE: 4/25/14
OPTION

SHEET NO. A-7
41.1

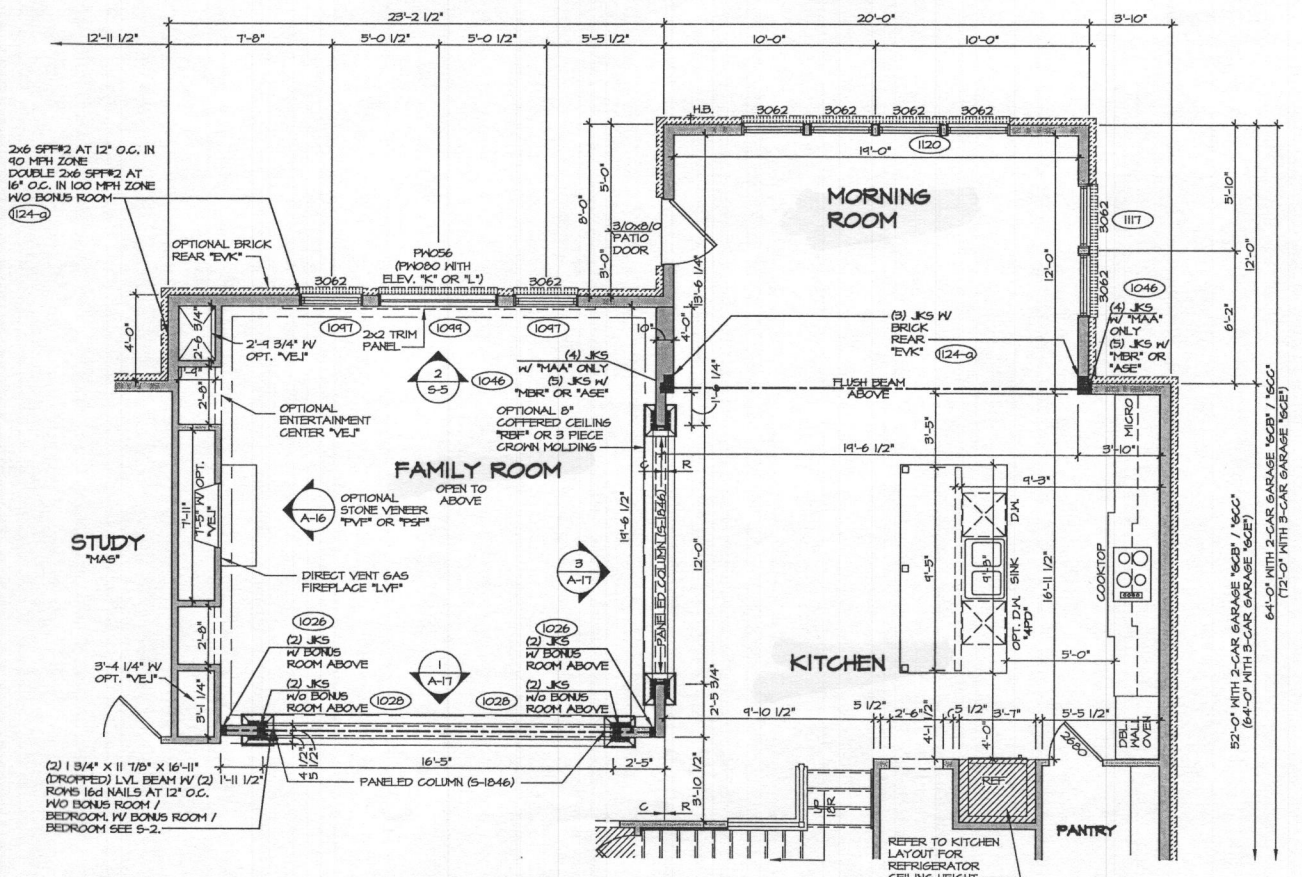
REGENT'S PARK II
FIRST FLOOR PLAN
OPTION



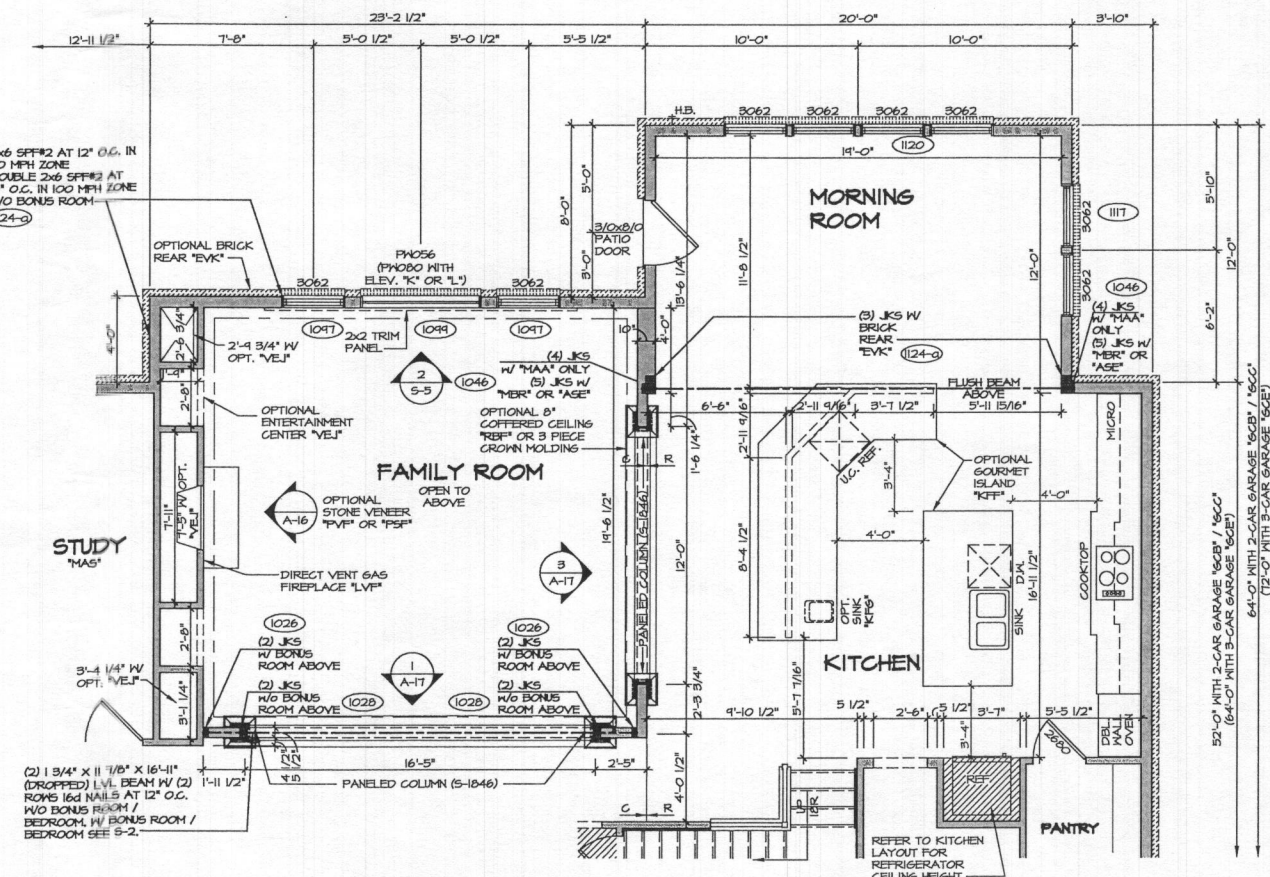
1 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL 4'-0" EXT. TO FAMILY ROOM "EEN"



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



2 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL 4'-0" EXT. TO FAMILY ROOM "EEN"
OPTIONAL MORNING ROOM "MAA"



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

REMARKS

REV. NO.	DATE	DESCRIPTION
1	2/24/09	8/4/4 - REVISED KITCHEN ISLAND W/ OPTION "KFF" PAR 307132
2	5/20/09	8/6/8 - PAR 30956 - ADDED 2x2 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
3	4/16/11	CLB - REVISED WIDTH OF FAMILY ROOM / HALL OPENING TO 16'-3" (PAR 10 48847)
4	8/30/11	CLB - CLARIFIED THE STUD SPACINGS AT REAR OF FAMILY ROOM (PAR 11662)
5	6/18/14	8/8 - ADDED HOSE RIB LOCATIONS
6	4/28/14	DRA - REVISED TRIMMED OPENINGS
7	10/21/14	RLK - INTERNAL AUDIT
8	12/16/14	8/4 - REVISED ISLAND DIM. TO MATCH KITCHEN DIMS. PAR 24714
9	1/11/19	8/4 - ADDED OPT. DIMENSIONS FOR "VEL" PAR 24911

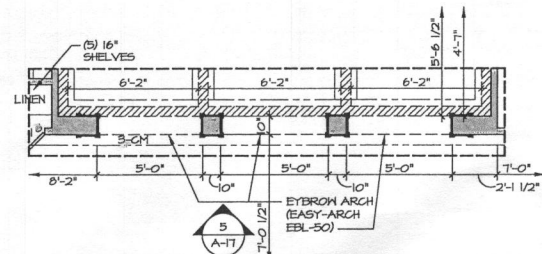
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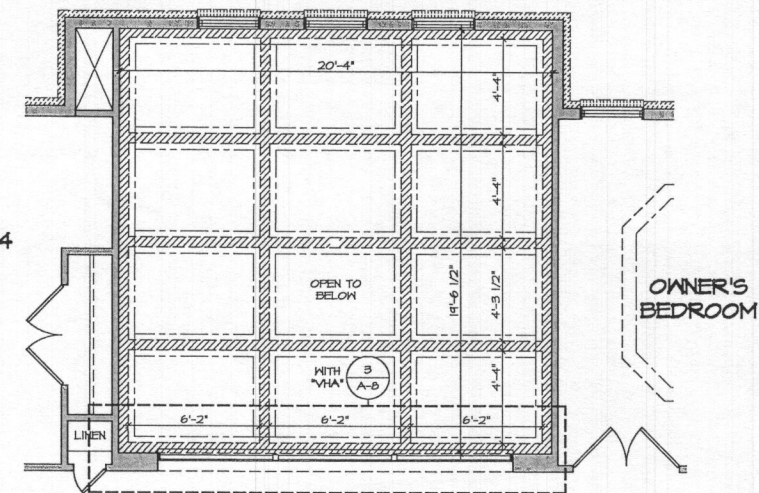
MODEL REGENT'S PARK II
DRAWING TITLE FIRST FLOOR PLAN PARTIAL
OPTION DESCRIPTION 4'-0" EXTENSION TO FAMILY ROOM

SET NO.	10200
VERSION	0
DRAWN BY	JEA
DATE	9/14/13
OPTION	EEN

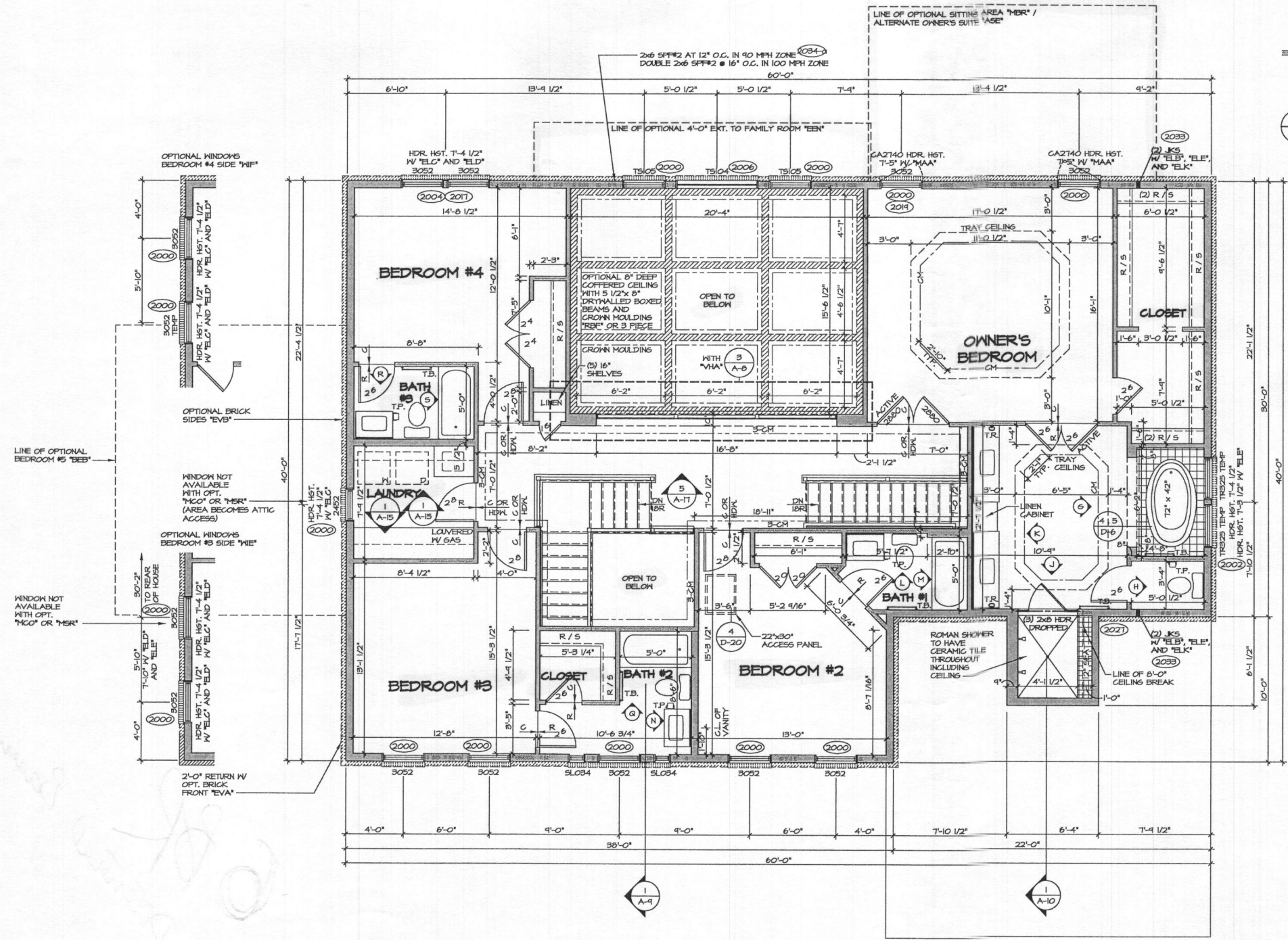
SHEET NO. **A-7e**
53



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



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



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. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILINGS.
 4. ALL CASED OPENINGS AT 6'-11", UNLESS OTHERWISE NOTED.
 5. WASHER 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	9/05	DCB - ADJUST REVISIONS
2	9/05	KAD - PROJECT WBS - ADDED CENTERCUP LAYOUT FOR OWNER'S BATH
3	9/05	BEB - RECOVERED THE TERRAZZO FINISH AT BEDROOM #3 PER CODE (PAR 30020)
4	10/04	LEB - SHORTENED BEAR STAIRS TO TYP. TRU PAR 32010
5	11/04	CEB - TRIM ADJUST REVISIONS
6	12/05	1904 - ADDED DETAIL BUBBLE FOR TRU ACCESS PANEL PAR 30052
7	12/05	1905 - ADDED PAD HALL TO OWNER'S SHOWER
8	12/05	1906 - PAR REPAIRS - CENTERED DOOR TO LAUNDRY ROOM
9	12/05	1907 - SHIFTED LAUNDRY / BATH TO ACCOMMODATE DOOR TRU (PAR 32010)

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 Frederick, MD 21702

MODEL NO. 10200	VERSION 01
DRAWN BY DRA	DATE: 9/14/15
OPTION	

SHEET NO. A-9	DESCRIPTION SECOND FLOOR PLAN
54	

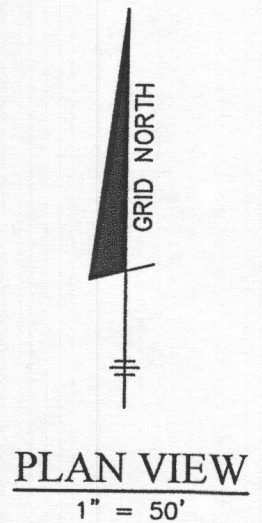
LEGEND

- SOILS CLASSIFICATION *GgC*
- SOILS DELINEATION
- PROPOSED CONTOURS 480
- EXISTING CONTOURS 480
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- EXISTING STRUCTURE
- EXISTING WELL
- EXISTING WELL BOX
- EXISTING SEWAGE DISPOSAL AREA



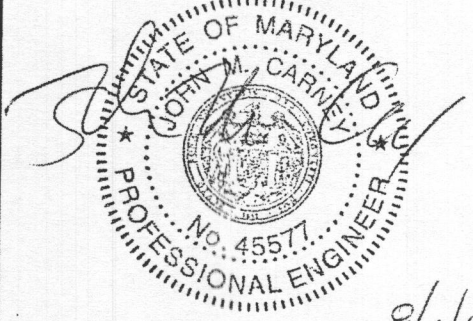
ONSITE SEWAGE DISPOSAL PLAN NOTES:

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.
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 DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
6. THE EXISTING WELL SHOWN ON THIS PLAN, HO-17-0150, 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 DISPOSAL AREA OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED AND PROVIDED BY TWO DRY-WELLS (M-5), AND ONE MICRO-BIORETENTION FACILITY (M-6).
10. MICRO-BIORETENTION SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.
11. THE SEPTIC TANK WILL HAVE A 2000 GALLON 2 COMPARTMENT TANK.
12. FOR DEVELOPMENT LANDSCAPING SEE ROAD CONSTRUCTION PLAN F-17-054.



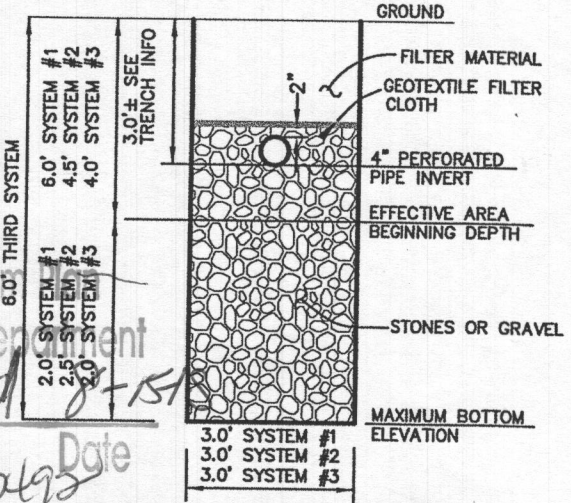
PLAN VIEW
1" = 50'

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45577, Expiration Date: 06-08-2020.



8/1/19

LOT 4

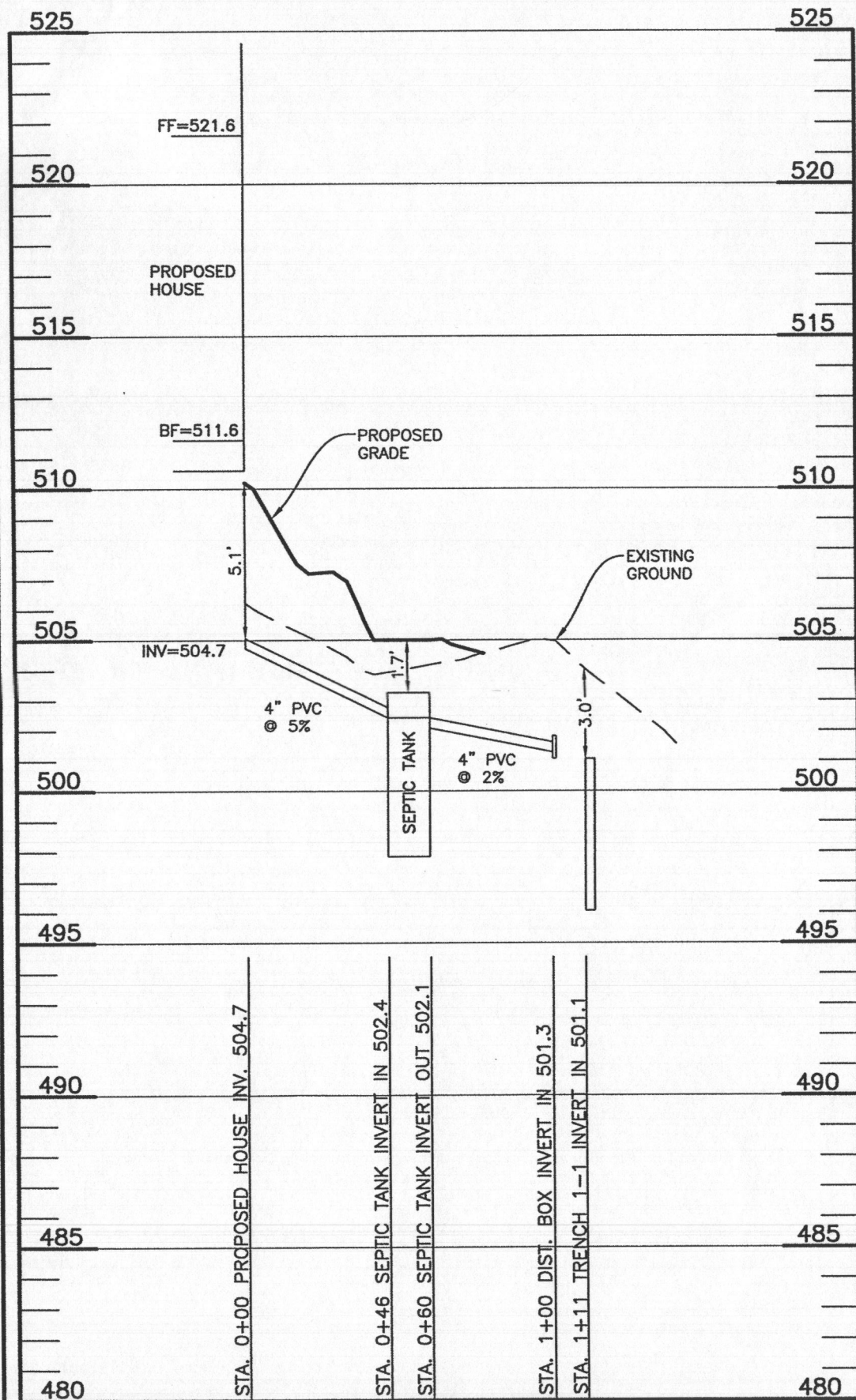


TYPICAL TRENCH DETAIL
NOT TO SCALE

Approved Septic System
Howard County Health Department
Diana Bernard
Signature *B-18 00269* Date

BUILDER: NV HOMES, INC. 9720 PATUXENT WOODS DRIVE SUITE 100 COLUMBIA, MD 21046 410-379-5956	OWNER: HIGHLAND DEVELOPMENT CORP P.O. BOX 228 CLARKSVILLE, MARYLAND 21029 410-365-0414	BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLCOTT CITY, MARYLAND 21043 (P) 410-465-6105 ▲ (F) 410-465-6644 WWW.BEI-CMLENGINEERING.COM
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PROJECT: BRIGHTON MILL II LOT 4	
LOCATION: TAX MAP: 34, GRID: 2, PARCEL: 16 ZONED: RR-DEO 13615 CURTIS VISTA WAY CLARKSVILLE, MD 21029 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID #05-600585	
TITLE: ONSITE SEPTIC DESIGN SYSTEM PLAN	
HOUSE TYPE: REGENTS PARK II - ELEVATION E	
DATE: JULY, 2018	PROJECT NO. 2627
SCALE: AS SHOWN	DRAWING 1 OF 2



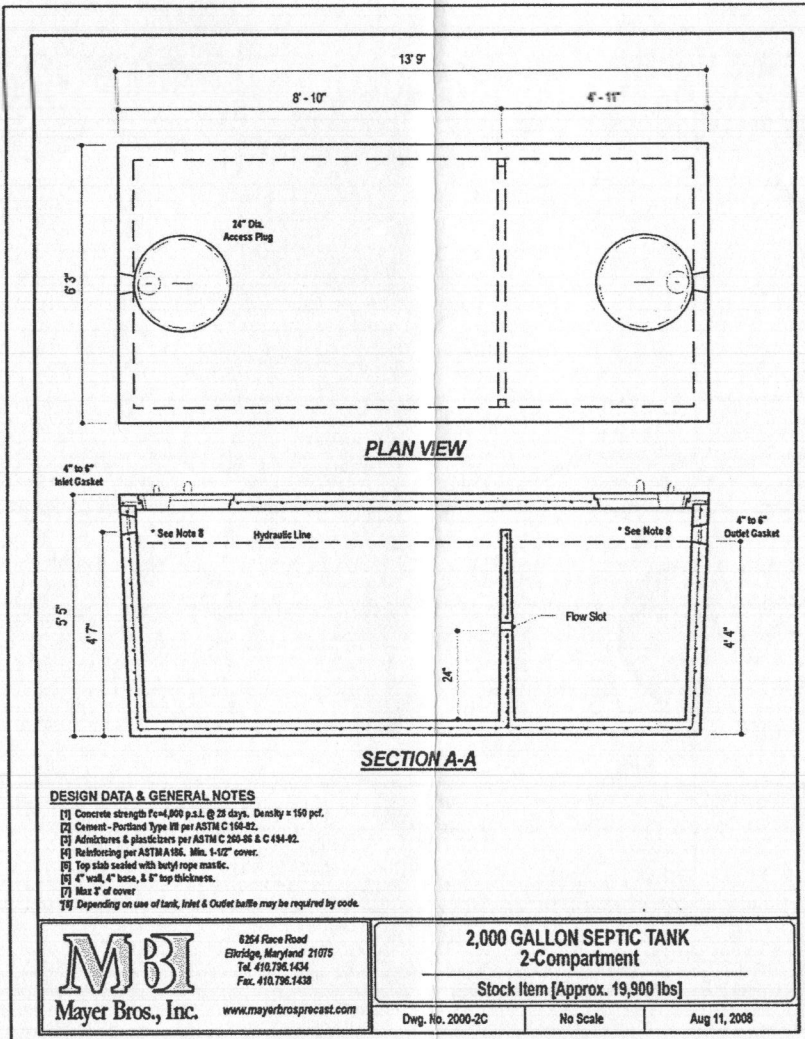
LOT 4 SEPTIC PROFILE
SCALE: 1"=50' HORIZ., 1"=5' VERT.

TRENCH DATA - LOT 4					
INITIAL SYSTEM		FIRST REPLACEMENT		SECOND REPLACEMENT	
TRENCH 1-1		TRENCH 2-1		TRENCH 3-1	
LENGTH	46.9 ft	LENGTH	52.1 ft	LENGTH	73 ft
GROUND ELEVATION	504.1	GROUND ELEVATION	504.5	GROUND ELEVATION	498.0
INVERT ELEVATION	501.1	INVERT ELEVATION	501.5	INVERT ELEVATION	495.0
MAX BOTTOM ELEVATION	496.1	MAX BOTTOM ELEVATION	497.5	MAX BOTTOM ELEVATION	492.0
TRENCH 1-2		TRENCH 2-2		TRENCH 3-2	
LENGTH	46.9 ft	LENGTH	52.1 ft	LENGTH	85 ft
GROUND ELEVATION	502.8	GROUND ELEVATION	503.0	GROUND ELEVATION	496.4
INVERT ELEVATION	499.8	INVERT ELEVATION	500.0	INVERT ELEVATION	493.4
MAX BOTTOM ELEVATION	494.8	MAX BOTTOM ELEVATION	496.0	MAX BOTTOM ELEVATION	490.4
TRENCH 1-3		TRENCH 2-3		TRENCH 3-3	
LENGTH	46.9 ft	LENGTH	52.1 ft	LENGTH	73 ft
GROUND ELEVATION	501.5	GROUND ELEVATION	501.2	GROUND ELEVATION	498.0
INVERT ELEVATION	498.5	INVERT ELEVATION	498.2	INVERT ELEVATION	495.0
MAX BOTTOM ELEVATION	493.5	MAX BOTTOM ELEVATION	494.2	MAX BOTTOM ELEVATION	490.4
TRENCH 1-4		TRENCH 2-4		TRENCH 3-4	
LENGTH	46.9 ft	LENGTH	52.1 ft	LENGTH	73 ft
GROUND ELEVATION	499.8	GROUND ELEVATION	499.5	GROUND ELEVATION	498.0
INVERT ELEVATION	496.8	INVERT ELEVATION	496.5	INVERT ELEVATION	495.0
MAX BOTTOM ELEVATION	491.8	MAX BOTTOM ELEVATION	492.5	MAX BOTTOM ELEVATION	490.4
TRENCH 1-5		TRENCH 2-5		TRENCH 3-5	
LENGTH	46.9 ft	LENGTH	52.1 ft	LENGTH	73 ft
GROUND ELEVATION	498.4	GROUND ELEVATION	498.1	GROUND ELEVATION	496.6
INVERT ELEVATION	495.4	INVERT ELEVATION	495.1	INVERT ELEVATION	492.6
MAX BOTTOM ELEVATION	490.4	MAX BOTTOM ELEVATION	491.1	MAX BOTTOM ELEVATION	488.6

SEPTIC INVERT CHART - LOT 4	
INV @ HOUSE	504.7
GROUND @ HOUSE	510.2
INV IN TANK	502.4
INV OUT TANK	502.1
TOP OF TANK	503.3
GROUND OVER TANK	505.0
INV IN DIST BOX	501.3
INV OUT DIST BOX	501.2
GROUND AT DIST BOX	505.0

Health Department Spec Sheet information			
System	Application Rate	Effective Depth	Bottom Depth
Initial	0.8	6.0	8.0
1st Replacement	0.8	4.5	7.0
2nd Replacement	1.2	4.0	6.0

INITIAL SYSTEM - LOT 4	
Number of Bedrooms	6
Application Rate	0.8 gpd/sf
Effective Area Beginning Depth	6.0 ft
Bottom Max Depth	8.0 ft
Design Flow	900 gpd
Drainage Field square footage	1125 sf
Sidewall Reduction Credit	0.63
Trench width	3 ft
Effective Area Depth	2 ft
Trench Spacing	10 ft
Linear Length of trench Required	234 lf
1st REPLACEMENT SYSTEM	
Number of Bedrooms	6
Application Rate	0.8 gpd/sf
Effective Area Beginning Depth	4.5 ft
Bottom Max Depth	7.0 ft
Design Flow	900 gpd
Drainage Field square footage	1125 sf
Sidewall Reduction Credit	0.56
Trench width	3 ft
Effective Area Depth	2.5 ft
Trench Spacing	10 ft
Linear Length of trench Required	208 lf
2nd REPLACEMENT SYSTEM	
Number of Bedrooms	6
Application Rate	1.2 gpd/sf
Effective Area Beginning Depth	4.0 ft
Bottom Max Depth	6.0 ft
Design Flow	900 gpd
Drainage Field square footage	750 sf
Sidewall Reduction Credit	0.63
Trench width	3 ft
Effective Area Depth	2 ft
Trench Spacing	10 ft
Linear Length of trench Required	156 lf



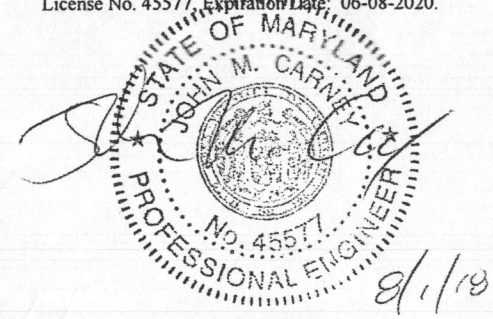
BUILDER:
 NV HOMES, INC.
 9720 PATUXENT WOODS DR.
 SUITE 100
 COLUMBIA, MD 21046
 410-379-5956

OWNER:
 HIGHLAND DEVELOPMENT CORP
 P.O. BOX 228
 CLARKSVILLE, MARYLAND 21029
 410-365-0414

SEE MANUFACTURERS SPECIFICATIONS FOR DETAILS. WWW.MAYERPRECAST.COM EQUIVALENT FROM OTHER MANUFACTURERS CAN BE SUBSTITUTED.

SIGNATURE AND SEAL ARE FOR SEPTIC PROFILE AND CALCULATIONS ONLY, TANK AND DETAILS WERE NOT DESIGNED OR REVIEWED BY THE ENGINEER:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45577, Expiration Date: 06-08-2020.



BENCHMARK ENGINEERS, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 • (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

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DATE:	JULY, 2018	PROJECT NO. 2627
SCALE:	AS SHOWN	DRAWING 2 OF 2

THIS PLAN IS FOR SEPTIC DESIGN ONLY