



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: 05/14/13

Permit No.: B/2001833

Building Address: 14943 Michelle Dr
 City: Columbia State: md Zip Code: 21737
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Warfields II
 Section: _____ Area: 2 Lot: 62
 Tax Map: 27 Parcel: 114 Grid: 5
 Zoning: _____ Map Coordinates: _____ Lot Size: 1.46 A

Property Owner's Name: NVR Inc
 Address: 9720 Rockcrest Woods Dr
 City: Columbia State: md Zip Code: 21046
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address (if other than stated herein)
 Applicant's Name: Jeremy Clancy
 Address: Po Box 1253
 City: Ewersburg State: md Zip Code: 21784
 Phone: 410-340-1209 Fax: _____
 Email: Jeremy@AppliedandApproved.com

Contractor Company: Valley National Gas
 Contact Person: William Greenwig
 Address: 7201 Montevideo Rd
 City: DSSUP State: md Zip Code: 20794
 License No.: 67793
 Phone: 410-799-1114 Fax: _____
 Email: _____

Existing Use: SFD
 Proposed Use: SFD w/ propane tank
 Estimated Construction Cost: \$ 8000
 Description of Work: Install 1000 gal in-ground propane
 Occupant or Tenant:
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: Dwner
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: Contractor
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1 st floor: 2 nd floor:
Area of construction (sq. ft.):	Basement:
Use group:	<input type="checkbox"/> Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab on Grade
Construction type:	No. of Bedrooms:
<input type="checkbox"/> Reinforced Concrete	Multi-family Dwelling
<input type="checkbox"/> Structural Steel	No. of efficiency units:
<input type="checkbox"/> Masonry	No. of 1 BR units:
<input type="checkbox"/> Wood Frame	No. of 2 BR units:
<input type="checkbox"/> State Certified Modular	No. of 3 BR units:
	Other Structure:
	Dimensions:
<input checked="" type="checkbox"/> Roadside Tree Project Permit <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Footings:
Roadside Tree Project Permit #:	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	
Building Shell Permit Number:	

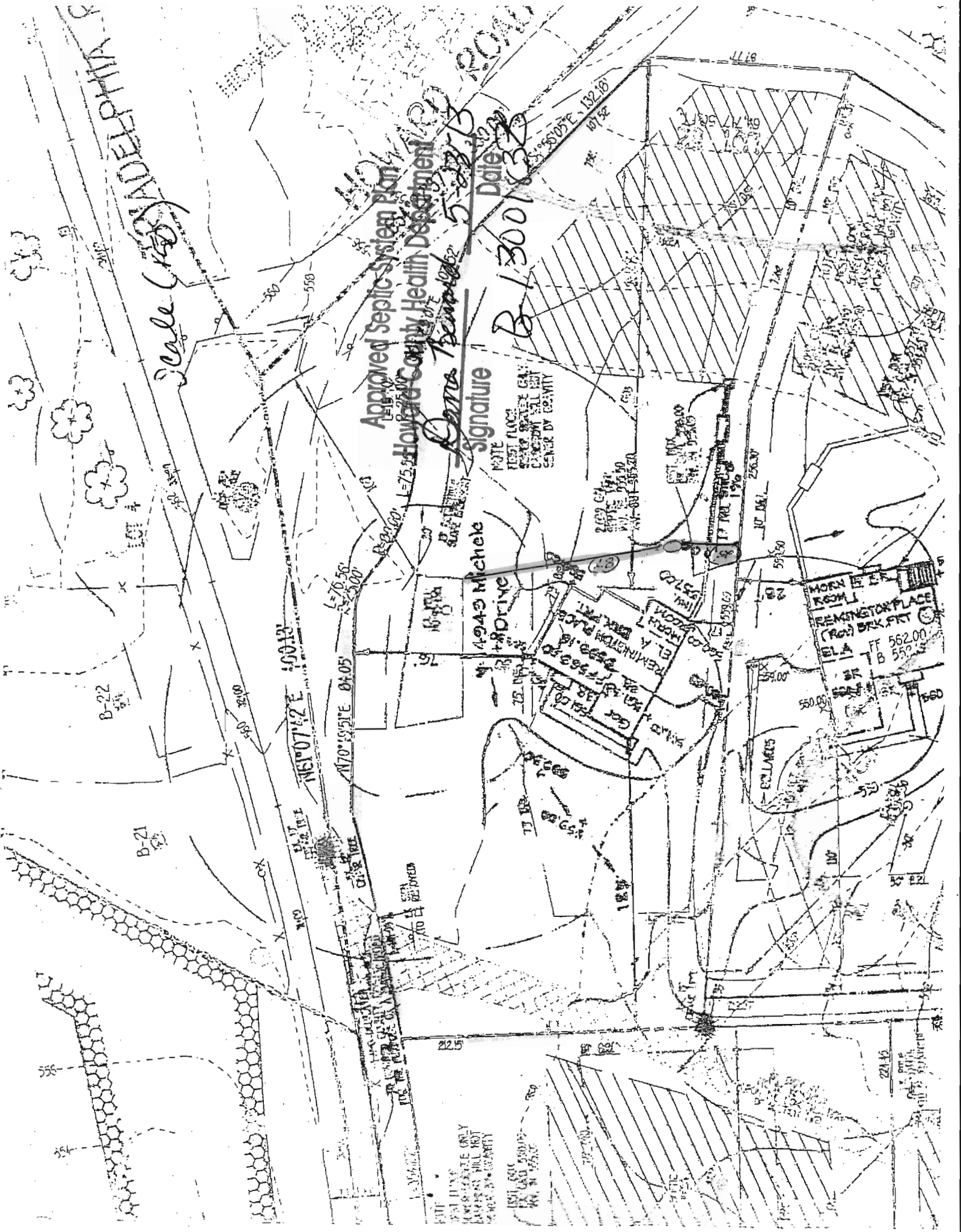
THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: _____
 Email Address: Jeremy@AppliedandApproved.com
 Title/Company: Permits

Print Name: Jeremy Clancy
 Date: 5/14/13
 RECEIVED
 MAY 14 2013
 LICENSES & PERMITS
 DIVISION

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY

AGENCY			DATE	SIGNATURE OF APPROVAL	DPZ SETBACK INFORMATION	Filing Fee	\$
<input checked="" type="checkbox"/>	State Highways				Front:		\$
<input checked="" type="checkbox"/>	Building Officials				Rear:		\$
<input checked="" type="checkbox"/>	PSZA (Zoning)				Side:		\$
<input checked="" type="checkbox"/>	PSZA (Engineering)				Side St.:		\$
<input checked="" type="checkbox"/>	Health			<u>5/31/13 Dana Bernard</u>	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:		\$
						Guaranty Fund	\$
						Add'l per Fee	\$
						Total Fees	\$ 110.00
						Sub-Total Paid	\$
						Balance Due	\$
						Check	# 3434



Scale (1" = 50')

Approved Septic System Plan

Howard County Health Department

Donna Bennett

Signature

Michele
+ RORINE

Date

B-13001832

NOTE: THIS PLAN IS FOR INFORMATION ONLY. ALL DISTANCES AND BEARINGS WILL BE CHECKED BY COUNTY ENGINEER.

THIS PLAN IS FOR INFORMATION ONLY. ALL DISTANCES AND BEARINGS WILL BE CHECKED BY COUNTY ENGINEER.

REMINISTOR PLACE
(Rear) BRK PKT
ELA FF 562.00
TB 552.00

B-22

B-21

225

224.45

N107°42' E 100.12'

N70°55' E 04.05'

L=70.50'

L=22.00'

L=22.00'

L=22.00'

L=22.00'

L=22.00'

L=22.00'

L=22.00'

L=22.00'

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L=22.00'

L=22.00'

Permits: 410-313-2455
 Inspections: 410-313-1810
 Automated Line: 410-313-3800

Howard County Building/Fire Permit Application
 Department of Inspections, Licenses & Permits
 3430 Court House Drive
 Ellicott City, MD 21043

Permit Number:

B12001258

612000113

Building Address: 14943 Michele Drive
Glenely, MD 21737
 Suite/Apt. # _____ SDP/WP/BA #: GP 10-92
 Census Tract: _____ Subdivision: Warfield Estates
 Section: _____ Area: _____ Lot: 62
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Property Owner's Name: NVA Inc.
 Address: 9720 Patuxent Woods Dr.
 City: Columbia State: MD Zip Code: 21046
 Home Phone: _____ Work Phone: 410-379-5950
 Applicant's Name & Mailing Address, (if other than stated herein):
Jim Kerwin
P.O. Box 552, Woodbine, MD 21797
 Phone: 443-309-792 Fax: _____
 Email: _____

Existing Use: Vacant lot
 Proposed Use: Single family home
 Estimated Construction Cost: \$ 300,000
 Description of Work: New 2 story "Remington Place" 19'
with 3 car garage, morning room, bonus
room, finished basement, 4' EXT to family
room
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Contractor Company: NV Homes
 Contact Person: Ryan Johnson
 Address: 9720 Patuxent Woods Dr.
 City: Columbia State: MD Zip Code: 21046
 License No.: SL6
 Phone: 410-379-5950 Fax: 410-379-2430
 Email: _____

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

BUILDING DESCRIPTION - COMMERCIAL	
Building Characteristics	Utilities
Height:	<u>Water Supply</u>
No. of stories:	<input type="checkbox"/> Public
Gross area, sq. ft./floor:	<input type="checkbox"/> Private
	<u>Sewage Disposal</u>
Area of construction (sq. ft.):	<input type="checkbox"/> Public
	<input type="checkbox"/> Private
Use group:	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<u>Construction type:</u>	<u>Heating System</u>
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Masonry	<u>Sprinkler System:</u>
<input type="checkbox"/> Wood Frame	<input type="checkbox"/> N/A
<input type="checkbox"/> State Certified Modular	<input type="checkbox"/> Full
<input type="checkbox"/> Roadside Tree Project Permit	<input type="checkbox"/> Partial
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Other Suppression
Roadside Tree Project Permit #	No. of Heads:

BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities
<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	<u>Water Supply</u>
Depth Width	<input type="checkbox"/> Public
1 st floor:	<input checked="" type="checkbox"/> Private
2 nd floor:	<u>Sewage Disposal</u>
Basement:	<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Finished Basement	<input checked="" type="checkbox"/> Private
<input type="checkbox"/> Unfinished Basement	Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Crawl Space	Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Slab on Grade	<u>Heating System</u>
No. of Bedrooms: <u>5</u>	<input checked="" type="checkbox"/> Electric
<u>Multi-family Dwelling</u>	<input type="checkbox"/> Oil
No. of efficiency units:	<input type="checkbox"/> Natural Gas
No. of 1 BR units:	<input checked="" type="checkbox"/> Propane Gas
No. of 2 BR units:	
No. of 3 BR units:	
Other Structure:	
Dimensions:	
Footings:	<input checked="" type="checkbox"/> Roadside Tree Project Permit
Roof:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> State Certified Modular	Roadside Tree Project Permit #
<input type="checkbox"/> Manufactured Home	

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Applicant's Signature: Jim Kerwin
 Email Address: agent@NV Homes
 Title/Company: _____

Print Name: Jim Kerwin
 Date: 4/16/2012

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>5/1/12</u>	<u>[Signature]</u>
Fire Protection		

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$

Bed rooms reduced to 4, 1/3/2013 rcb

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/New/SFD	B12001258	04/20/2012
Description of Work		
SFD/MODEL 'REMINGTON PLACE' WITH MORNING ROOM, FAMILY ROOM EXTENSION, GARAGE, BONUS ROOM/2-STORY, FULL BSMT, 12 R, 3 FB, 1 HB, FP AND 3-CAR GARAGE (4 BR), FINISH L/L/**12-21-2012 AMENDMENT REQUEST TO REMOVE OPTIONAL 3-CAR GARAGE, 4' EXTENSION TO FAMILY ROOM, BONUS ROOM AND FINISHED LOWER LEVEL**//1-28-2013 REVISED PLOT PLAN PER HEALTH DEPT**		

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
14943	MICHELE	DR
Unit Type	Unit #	X Coordinate
--Select--		-77.01363
City	State	Zip Code
GLENELG	MD	21737
	Y Coordinate	Primary
	39.25589	Yes

Parcel (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value
927367	55,56,10	0	0	0	0

Legal Description

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Supervisor Dist	Map #	DAP Zone	Primary
	62	605101	5				Yes
Plan Area	State Tax Id	Subdivision Name					
		The Warfields II					
Section	Area	Tax Map					
		21					
Grid	Zoning District	ADC Map					
21-23	RC-DEO	4812-H10					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.					
20247-20254							
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-01	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
NVR INC

Address Line 1
9720 PATUXENT WOODS DRIVE

Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
COLUMBIA	MD	21046
Phone	Primary	
410-796-0980	Yes	
Cell Number	Fax Number	eMail

Professionals (This section is not required.)

Search Reset Clear

Lot 62 Warfields

RESIDENTIAL BUILDING PERMIT PERMIT FEE AND EXCISE TAX WORKSHEET

~~B12 004002~~

PERMIT NUMBER _____

OWNER NVR ADDRESS MOORE: REMINGTON PLACE W/ MOORE RD

CONSTRUCTION PHASE: New Addition _____ Alteration _____ Temporary _____ (3 CAR)

IRC USE GROUP: R-3 DESCRIPTION OF WORK: unfinished lower level

2 story full blk, 11R, 2 FB, 1 HB, 6P & 3 CAR GARAGE (4 BR) 2 car only!

BUILDING	FRONT	DEPTH	HEIGHT	AREA	AREA
1	54	62	10	2424	
2	54	32	10	1218	
3	54	44	10	1723	
				GSF = 5365	OGSF =

Footings <u>16" x 8"</u>	Foundation <u>8" concrete</u>	Walls <u>1/2" PL W/ 1/2" & 5/8" DIA</u>	Roof <u>GABLE</u>	Other
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Residential Fee Calculations:

Residential - A building which contains one or more dwelling unit, including boarding houses but not including transient accommodations such as hotels, country inns or bed and breakfast inns. Residential includes uses accessory to building units such as attached garages or home occupations, but does not include non-residential uses in mixed use structures.

BPF = $\frac{5365}{GSF} \times \$1.8 = \$965.20$ Permit Fee $\times 10\%$ (Tech Fee) = 96.52

ET = $\frac{5365}{OGSF} \times \$0.90 = \$4828.50$ Excise Tax $PSFS = \frac{5365}{OGSF} \times \$1.14 = \$6116.10$

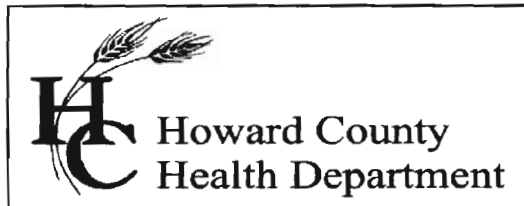
BPF = Building Permit Fee OGSF = Occupiable Gross Square Feet GSF = Gross Square Feet ET = Excise Tax PSFS = Public School Facilities Surcharge
Note: OGSF calculations may differ from GSF calculations when computing excise tax.

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PERMIT FEE, TECHNOLOGY FEE, SCHOOL SURCHARGE AND EXCISE TAX TOTAL: \$ _____

References: Chapter 285, Acts of the Maryland General Assembly of 1992; Howard County Code Sections 20.503; County Council Resolution 58-2008; 2004 Legislation House Bill 1445; 2006 International Residential Code for One and Two Family Dwellings

B: [Signature] DATE: 6/10/09 CHECKED BY: _____ DATE: _____



Bureau of Environmental Health

7178 Columbia Gateway Drive, Columbia, MD 21046-2147

Main: 410-313-6300 | Fax: 410-313-6303

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

January 23, 2013

To: Jim Kerwin, Jpkerwin2000@yahoo.com

From: Robert Bricker, REHS/R.S.
Environmental Sanitarian
Well and Septic Program

RE: 14943 Michele Drive, B12001258 revision (1/4/2013), Health Dept. comment

The proposed revision is 'On Hold'. The foundation of the dwelling proposed at the subject address encroaches on the 30-foot setback to the wellbox.

- a. The dwelling may be rotated to avoid the encroachment and a revised Plot Plan submitted to DILP.

OR

- b. A re-configuration of the wellbox or proposal of two alternate well locations may be submitted directly to the Health Department on a revision of the Percolation Certification Plan.

Floor plans, including the basement improvements must be submitted to the Health Department for review. These plans may be submitted as a PDF, via email.

RB

Copy: Ryan Johnson, NV Homes, fax 410-379-2430
file

REMINGTON PLACE



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

	CRAWL SPACE								FULL BASEMENT								ATTACHED GARAGE / ROOMS						STANDARD DETAILS	
	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'E'	ELEV. 'F'	ELEV. 'G'	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'E'	ELEV. 'F'	ELEV. 'G'	TWO CAR SIDE ENTRY	THREE CAR SIDE ENTRY	MORNING ROOM	CONSERVATORY	BONUS ROOM #1	BONUS BEDROOM #1		
NOTE SHEET	2								2															D-1
FRONT ELEVATIONS - SIDING		3	6	4	12	14	16	17		3	6	4	12	14	16	17								D-2
FRONT ELEVATIONS - PARTIAL STONE		4	7	10						4	7	10												D-3
FRONT ELEVATIONS - BRICK		5	8	11	13	15				5	8	11	13	15										D-4
SIDE AND REAR ELEVATIONS - SIDING		18	20	22	24	26	28	29		18	20	22	24	26	28	29								D-5
SIDE AND REAR ELEVATIONS - BRICK / STONE		19	21	23	25	27				19	21	23	25	27										D-5a
FOUNDATION	30								31															D-6
FOUNDATION DETAILS	31-32								32-33															D-7
PLUMBING GROUND WORKS	36								37															D-8
BASEMENT PLAN									38															D-9
FIRST FLOOR PLAN	39								39								40	40						D-11
SECOND FLOOR PLAN	43	40	40	40	40	40	40		43	40	40	40	40	40	40									D-12
SECOND FLOOR PLAN - WITH SITTING AREA	45.1	45.2	45.2	45.2	45.2	45.2	45.2		45.1	45.2	45.2	45.2	45.2	45.2	45.2									D-13
BONUS ROOM FLOOR PLAN	46								46															D-14
BUILDING SECTION THROUGH FOYER	47								47															D-15
BUILDING SECTION THROUGH GARAGE	48								48															D-16
BUILDING SECTION THROUGH GARAGE - ALT. OWN. BATH	49								49															D-17
STAIR PLANS AND SECTIONS - STANDARD	50-52								50-52															D-18
STAIR PLANS AND SECTIONS - UPGRADE	53-54								53-54															D-19
STAIR PLANS AND SECTIONS - METAL BALUSTERS	55-56								55-56															D-20
KITCHEN PLANS - HOOD 'A'	57-60								57-60															D-21
KITCHEN PLANS - HOOD 'B'	61-66								61-66															D-22
KITCHEN PLANS - HOOD 'C'	67-72								67-72															D-23
MISC. CABINET DETAILS	73								73															D-24
BATH ELEVATIONS	74								74															D-25
INTERIOR DETAILS	75								75															D-26
EXTERIOR DETAILS		76	77	78	79	80	81	82		76	77	78	79	80	81	82								D-28
BASEMENT ELECTRICAL	83								83															D-29
FIRST FLOOR ELECTRICAL	84								84															D-30
SECOND FLOOR ELECTRICAL	85	45.2	45.2	45.2	45.2	45.2	45.2		85	45.2	45.2	45.2	45.2	45.2	45.2									D-31
SECOND FLOOR ELECTRICAL - WITH SITTING AREA	87	45.2	45.2	45.2	45.2	45.2	45.2		87	45.2	45.2	45.2	45.2	45.2	45.2									D-32
FIRST FLOOR JOIST LAYOUT	88	90	90	90	90	90	90		88	91	91	91	91	91	91									D-33
SECOND FLOOR JOIST LAYOUT	92	93	93	93	93	93	93		92	93	93	93	93	93	93									D-34
ROOF FRAMING - NO BONUS ROOM	94	95	95	95	95	95	95		94	95	95	95	95	95	95									D-35
ROOF FRAMING - BONUS ROOM	96	96	96	96	96	96	96		96	96	96	96	96	96	96									D-36
TRUSS BRACING	116								116															D-37
BRACED WALL PANEL DETAIL - 90 MPH	117								117															D-38
BRACED WALL PANEL DETAIL - 110 MPH	118								118															D-39
ROOF VENTILATION	121	121.2	121.3	121.4	121.5	121.6	121.7	121.5	121	121.2	121.3	121.4	121.5	121.6	121.7	121.5								D-40
CRAWL/BASEMENT HVAC LAYOUT	122								123															SEP-1
FIRST FLOOR HVAC LAYOUT	124								125															SEP-2
SECOND FLOOR HVAC LAYOUT	126								126															SEP-3
SECOND FLOOR HVAC LAYOUT - WITH SITTING AREA	127								127															SEP-4
SECOND FLOOR HVAC LAYOUT - WITH BONUS ROOM	128								128															
BONUS ROOM HVAC LAYOUT	129								129															

BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT.	1721
SECOND FLOOR	GROSS SQ. FT.	1390
HOUSE TOTAL	GROSS SQ. FT.	3111

ELEVATIONS SQ. FT.

ELEVATION 'A'	GROSS SQ. FT.	40
ELEVATION 'B'	GROSS SQ. FT.	125
ELEVATION 'C'	GROSS SQ. FT.	142
ELEVATION 'D'	GROSS SQ. FT.	1100
ELEVATION 'E'	GROSS SQ. FT.	1100
ELEVATION 'F'	GROSS SQ. FT.	40
ELEVATION 'G'	GROSS SQ. FT.	1100

ADDITIONAL SQ. FT.

MORNING ROOM	GROSS SQ. FT.	+241
CONSERVATORY	GROSS SQ. FT.	+340
4'-0" FAMILY ROOM EXT.	GROSS SQ. FT.	+81
4 BEDRM W/ SITTING AREA	GROSS SQ. FT.	+314
SITTING AREA W/ COVERED PORCH	GROSS SQ. FT.	
BONUS ROOM #2	GROSS SQ. FT.	+314
W/ 4' EXTENSION	GROSS SQ. FT.	+395
BONUS BEDROOM #2	GROSS SQ. FT.	+314
W/ 4' EXTENSION	GROSS SQ. FT.	+395
ALT. OWNER'S BATH "AME"	GROSS SQ. FT.	
W/ 2 CAR GARAGE	GROSS SQ. FT.	+190
W/ 3 CAR GARAGE	GROSS SQ. FT.	+310
BONUS ROOM	GROSS SQ. FT.	+448
OPT. BATH #2 ALT. DESIGN	GROSS SQ. FT.	+95

MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL	GROSS SQ. FT.	5170
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT		

FINISHED BASEMENT SQ. FT.

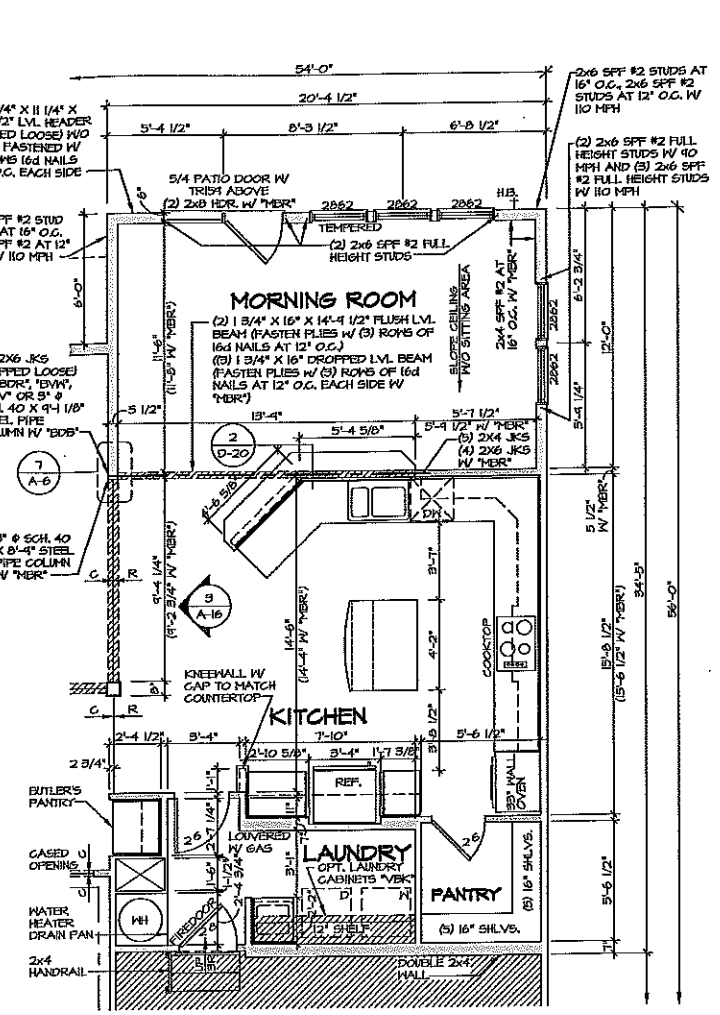
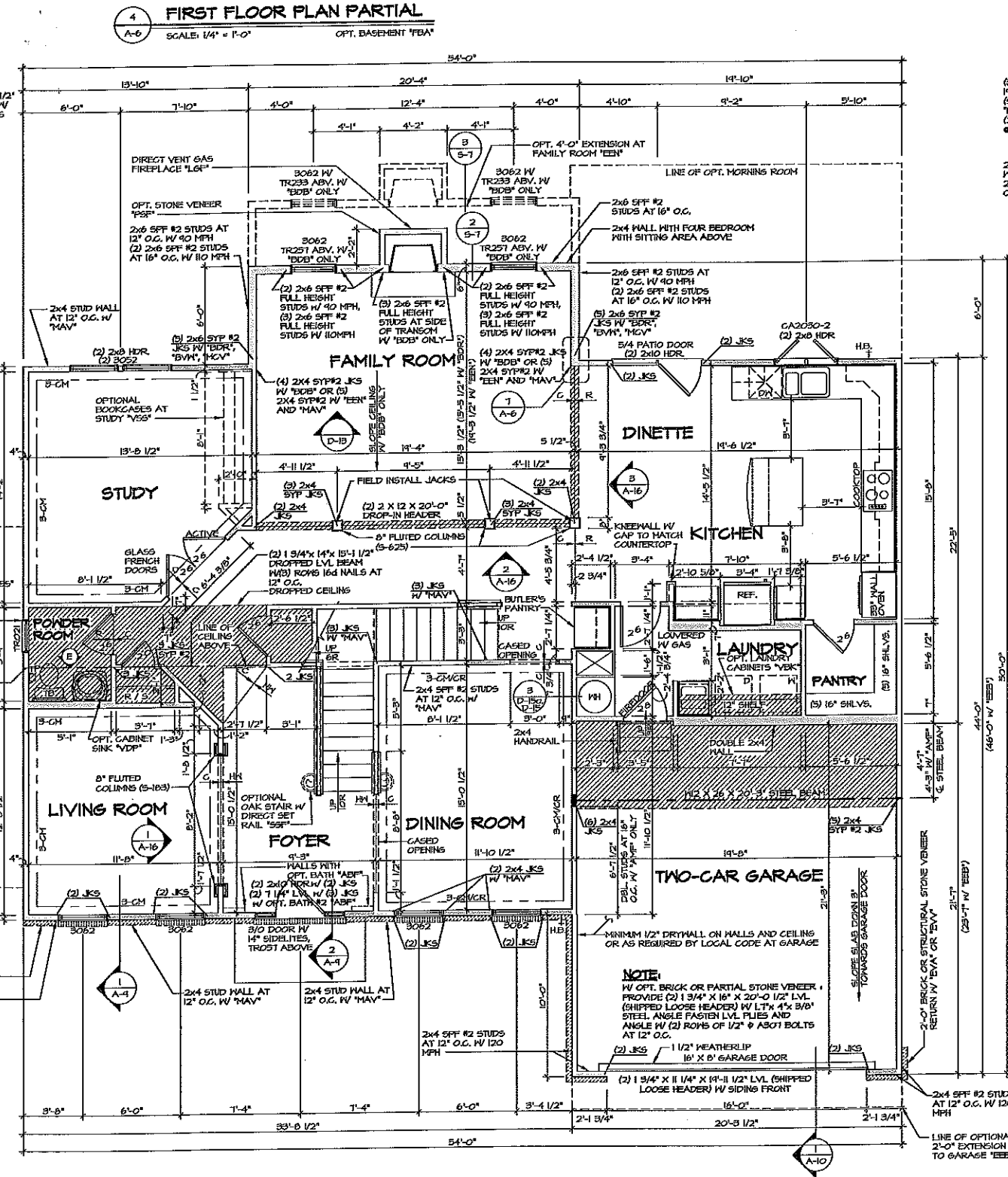
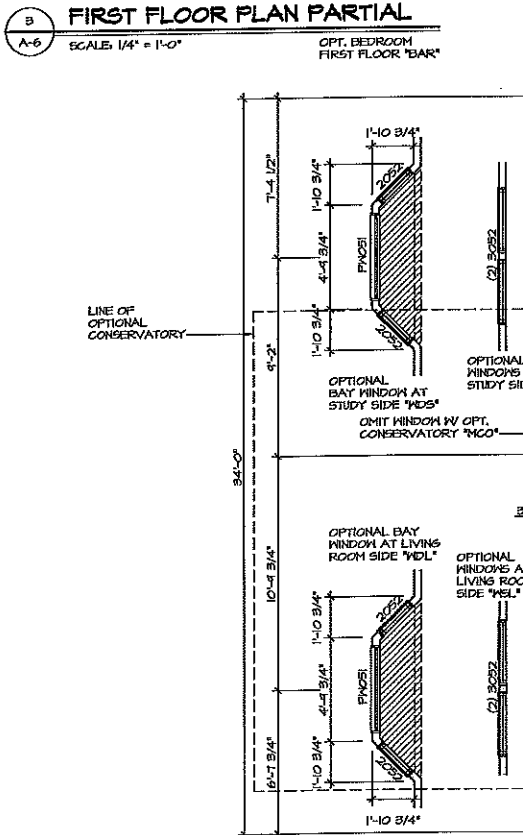
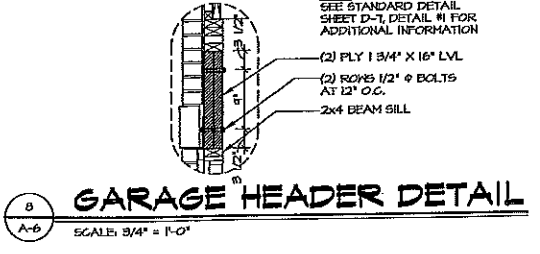
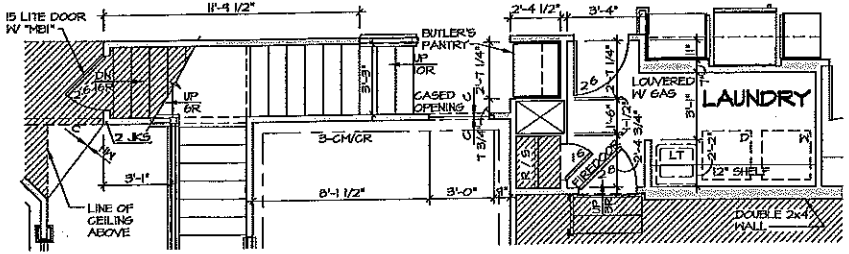
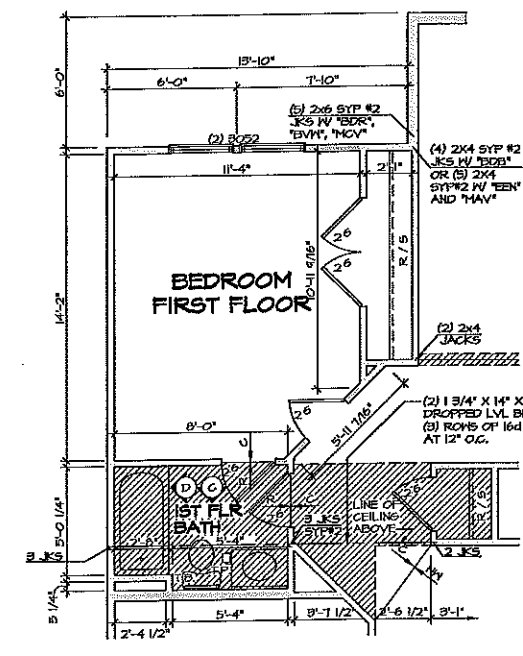
RECREATION ROOM	GROSS SQ. FT.	+806
W/ MORNING ROOM	GROSS SQ. FT.	+241
HOME OFFICE	GROSS SQ. FT.	+243
W/ CLOSET	GROSS SQ. FT.	+33
W/ BASEMENT BATH	GROSS SQ. FT.	+114
MEDIA ROOM	GROSS SQ. FT.	+241

FOOTPRINT

BASE HOUSE:	
WIDTH:	54'-0"
DEPTH:	50'-0"
MAXIMUM:	
WIDTH:	70'-0"
DEPTH:	66'-4"

SET - VERSION
08800-19 **CS-1**

J:\08800\08800-19\CS1.dwg 09/24/12 - 2:40 PM



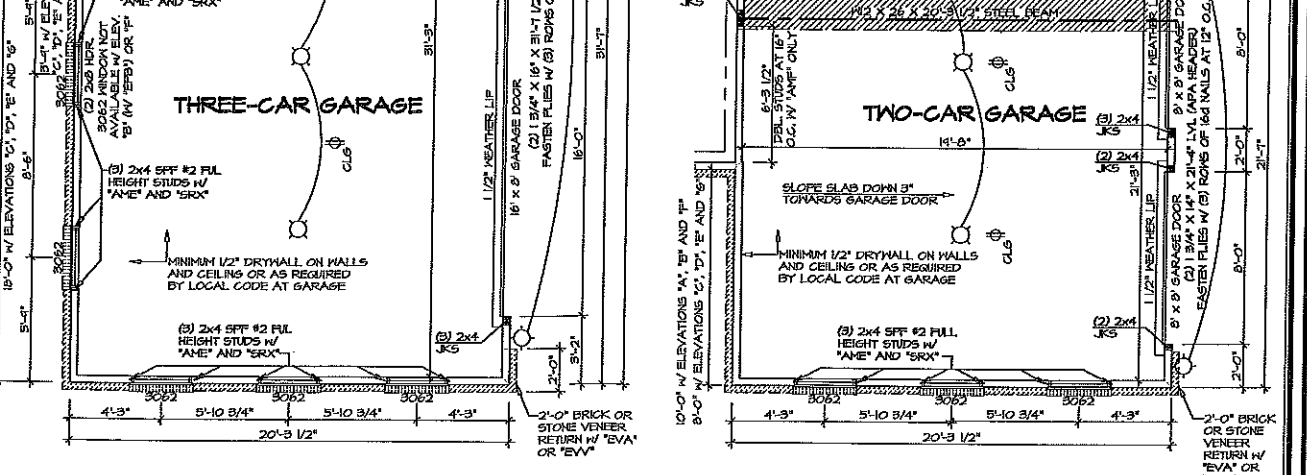
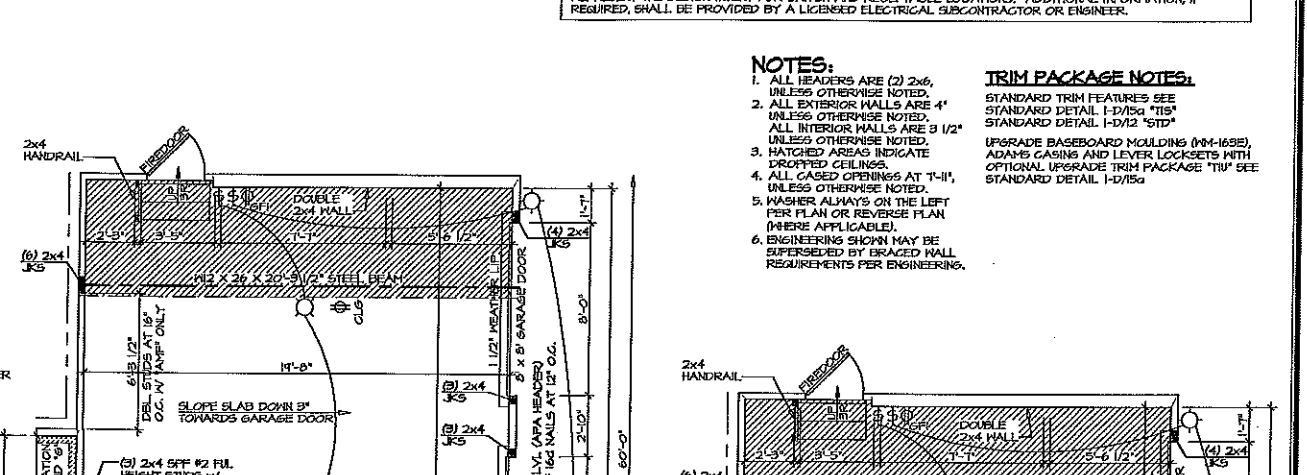
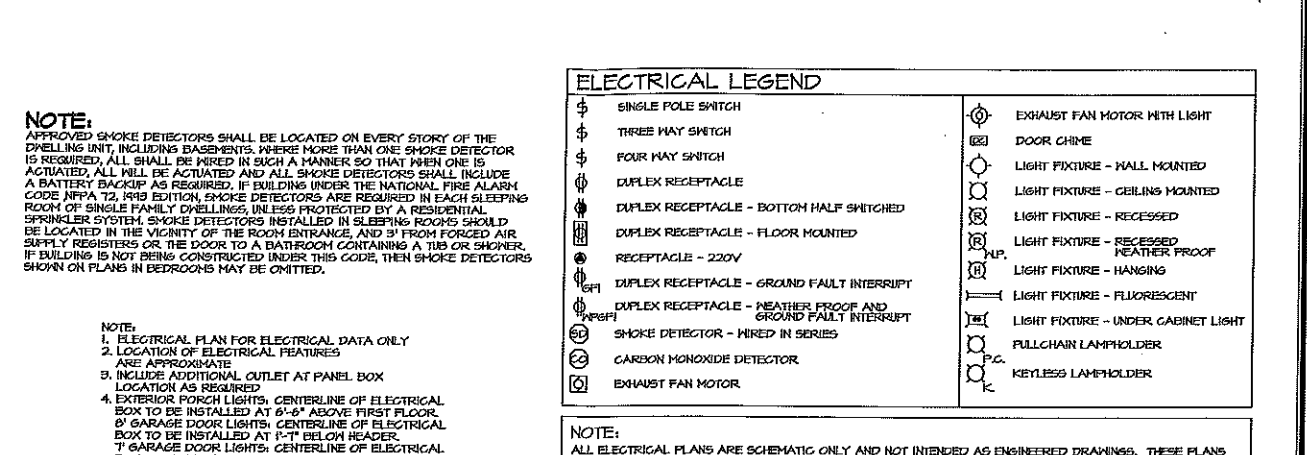
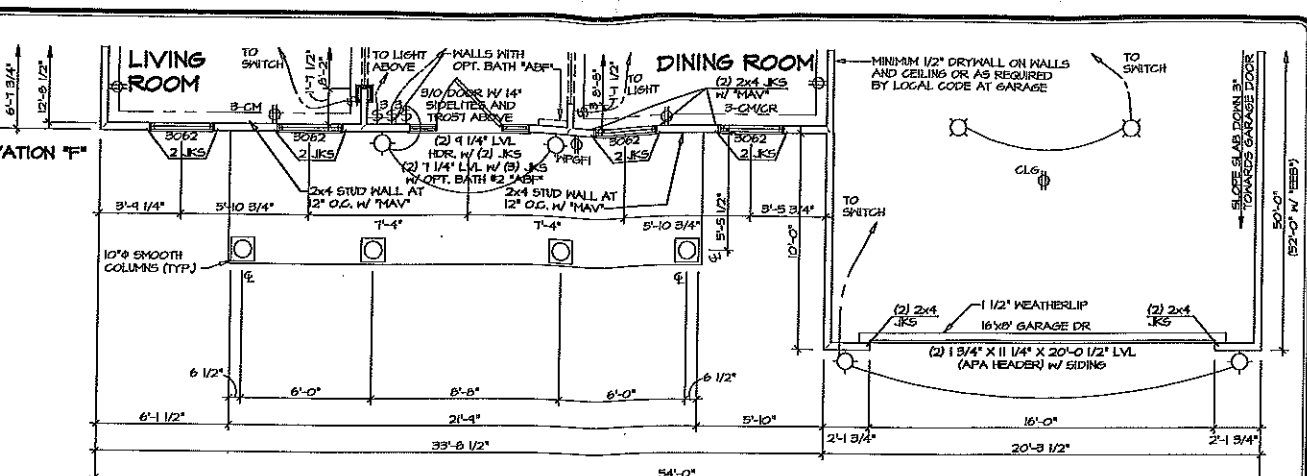
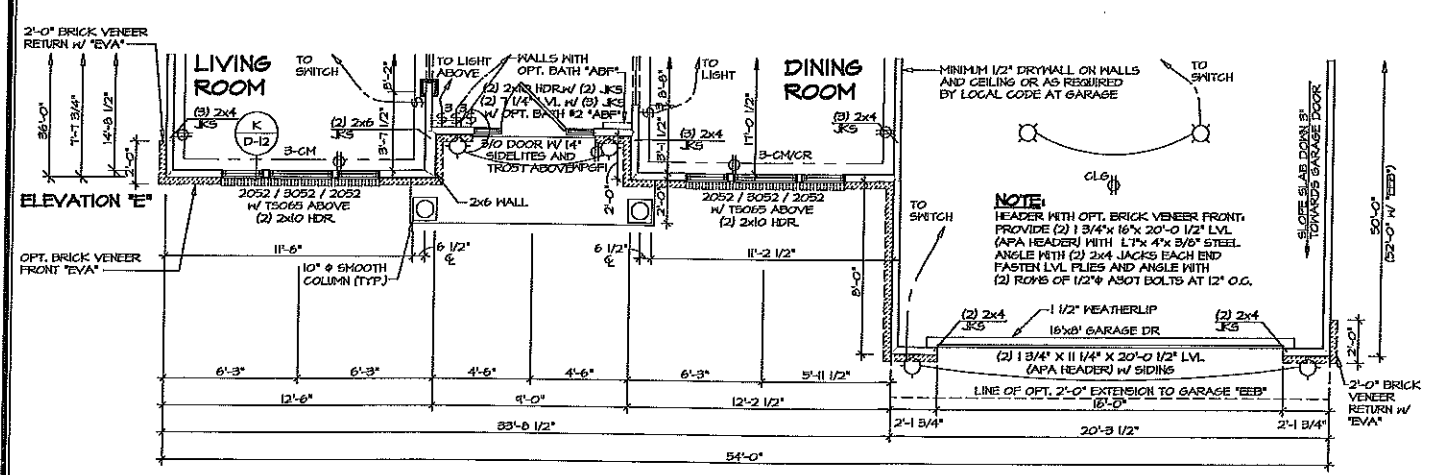
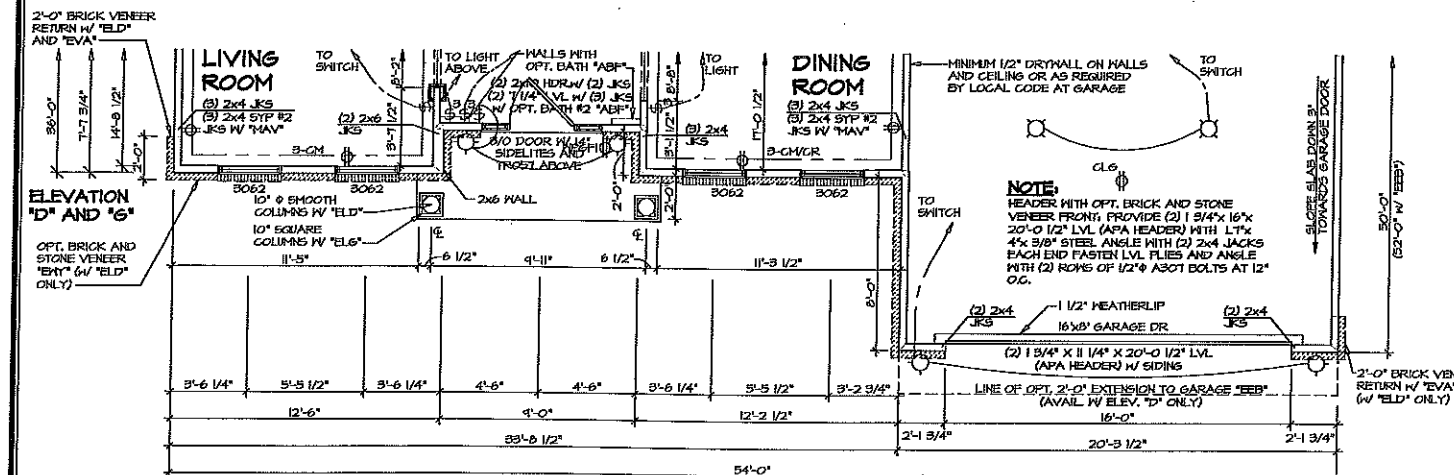
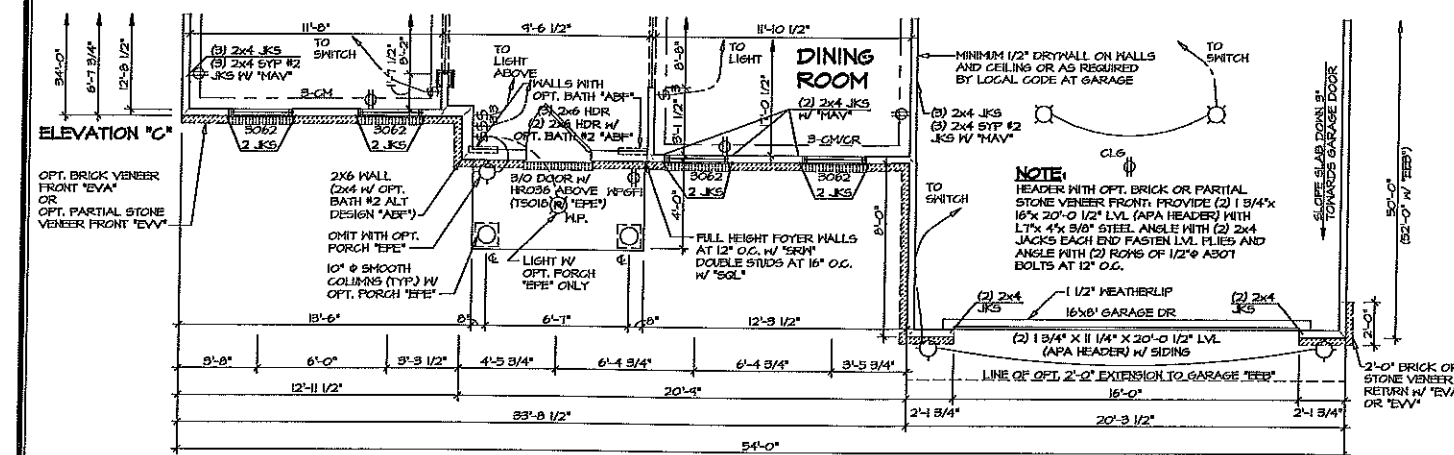
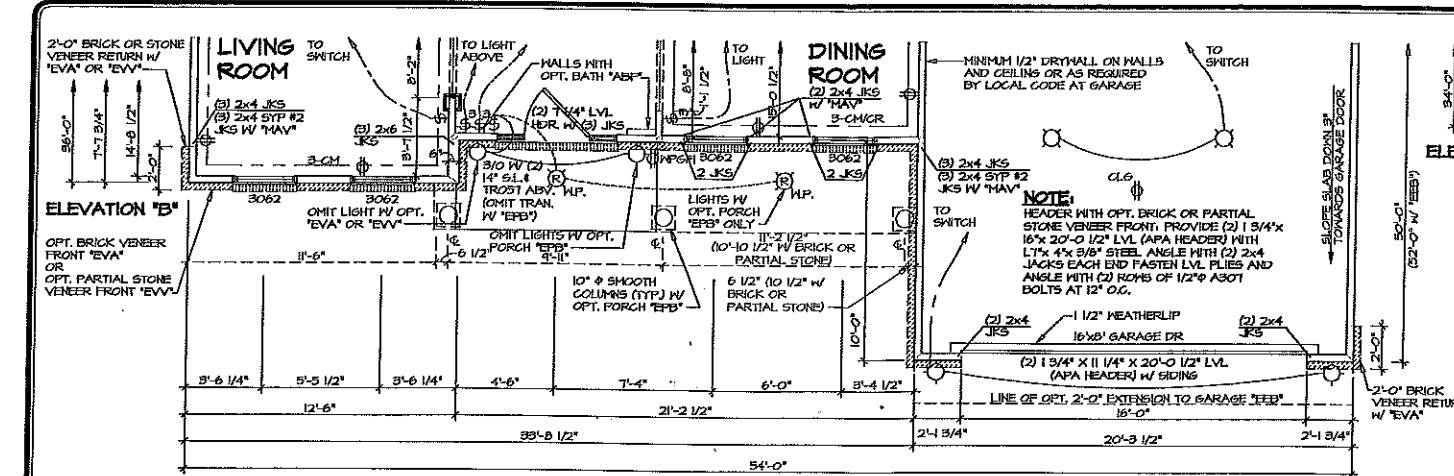
NOTE:
W/ OPT. BRICK OR PARTIAL STONE VENEER PROVIDE (2) 1 3/4" X 16" X 2'-0" 1/2" LVL (SHIPPED LOOSE HEADER) W/ LTK 4" X 3/8" STEEL ANGLE FASTEN LVL PLIES AND ANGLE W/ (2) ROWS OF 1/2" X 8071 BOLTS AT 12" O.C.
(2) JKS 1 1/2" WEATHERLIP 16" X 8" GARAGE DOOR
(2) 1 3/4" X 11 1/4" X 14'-11 1/2" LVL (SHIPPED LOOSE HEADER) W/ SIDING FRONT

NOTES:
1. ALL HEADERS ARE (2) 2x6 UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS ARE 8 1/2" UNLESS OTHERWISE NOTED.
4. ALL CAGED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
5. HATCHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
6. ENGINEERING SHOWN MAY BE SUPERSEDED BY BRACED WALL REQUIREMENTS PER ENGINEERING.

TRIM PACKAGE NOTES:
STANDARD TRIM FEATURES SEE STANDARD DETAIL 1-D/15a 'TIS' STANDARD DETAIL 1-D/12 'STD'
UPGRADE BASEBOARD MOLDING (PM-163B), ADAMS CASING AND LEVER LOCKSETS WITH OPTIONAL UPGRADE TRIM PACKAGE 'TP' SEE STANDARD DETAIL 1-D/5a

MODEL	REMINGTON PLACE
SET NO.	08800
VERSION	V1
DRAWN BY	DRA
DATE	12/22/11
OPTION	OPTION
SHEET NO.	A-6
DESCRIPTION	FIRST FLOOR PLAN
DATE	12/16/12
BY	BT
DATE	12/16/12
BY	BT





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

FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 THREE CAR SIDE GARAGE '6CE'

FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 TWO CAR SIDE ENTRY GARAGE '6CC'

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 - FLUORESCENT
⊕	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT	⊕	LIGHT FIXTURE - UNDER CABINET LIGHT
⊕	SMOKE DETECTOR - HIRED IN SERIES	⊕	FULL CHAIN LAMPHOLDER
⊕	CARBON MONOXIDE DETECTOR	⊕	KEYLESS LAMPHOLDER
⊕	EXHAUST FAN MOTOR		

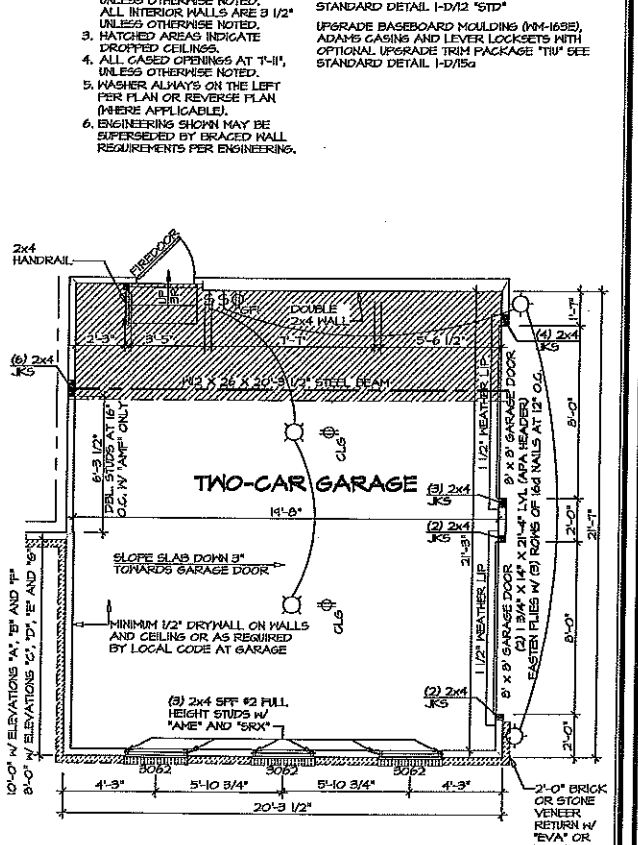
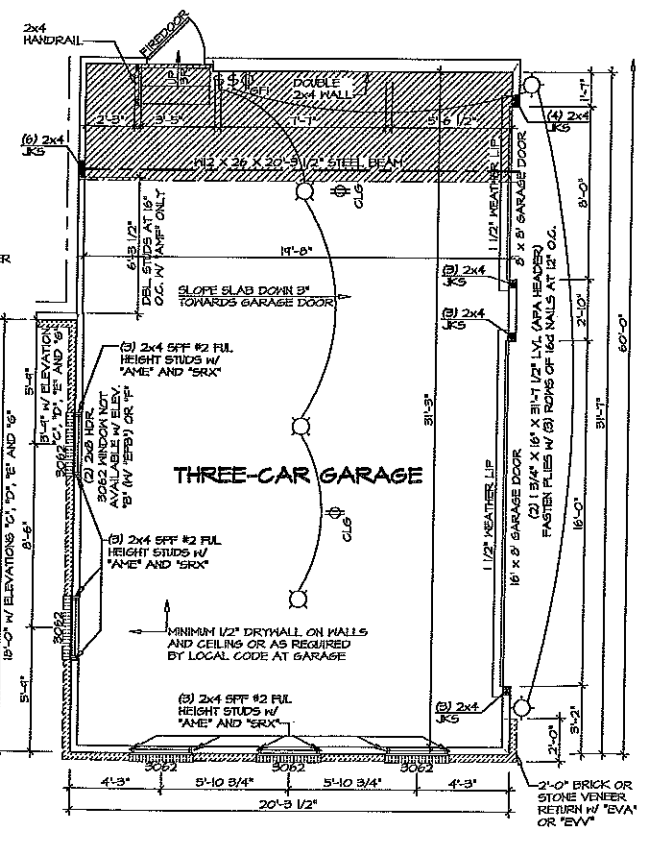
NOTE:
 ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.

NOTE:
 APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT, INCLUDING BASEMENTS, WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED, ALL SHALL BE WIRED IN SUCH A MANNER SO THAT WHEN ONE IS ACTIVATED, ALL WILL BE ACTIVATED AND ALL SMOKE DETECTORS SHALL INCLUDE A BATTERY BACKUP AS REQUIRED, IF BUILDING UNDER THE NATIONAL FIRE ALARM CODE NFPA 72, 1998 EDITION, SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM OF SINGLE FAMILY DWELLINGS, UNLESS PROTECTED BY A RESIDENTIAL SPRINKLER SYSTEM. SMOKE DETECTORS INSTALLED IN SLEEPING ROOMS SHOULD BE LOCATED IN THE VICINITY OF THE ROOM ENTRANCE, AND 3' FROM FORCED AIR SUPPLY REGISTERS OR THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER. IF BUILDING IS NOT BEING CONSTRUCTED UNDER THIS CODE, THEN SMOKE DETECTORS SHOWN ON PLANS IN BEDROOMS MAY BE OMITTED.

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. EXTERIOR PORCH LIGHTS: CENTERLINE OF ELECTRICAL BOX TO BE INSTALLED AT 6'-6" ABOVE FIRST FLOOR.
 5. GARAGE DOOR LIGHTS: CENTERLINE OF ELECTRICAL BOX TO BE INSTALLED AT 1'-1" BELOW HEADER.
 6. GARAGE DOOR LIGHTS: CENTERLINE OF ELECTRICAL BOX TO BE INSTALLED AT 0'-7" BELOW HEADER.

NOTES:
 1. ALL HEADERS ARE (2) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 4" 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. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 7. ENGINEERING SHOWN MAY BE SUPERSEDED BY ERASED WALL REQUIREMENTS PER ENGINEERING.

TRIM PACKAGE NOTES:
 STANDARD TRIM FEATURES SEE STANDARD DETAIL 1-D/15a "TIS"
 STANDARD DETAIL 1-D/12 "STD"
 UPGRADE BASEBOARD MOULDING (MM-163E), ADAMS CASING AND LEVER LOCKSETS WITH OPTIONAL UPGRADE TRIM PACKAGE "TUP" SEE STANDARD DETAIL 1-D/15a



REVISIONS

REV.	NO.	DATE	DESCRIPTION
1	1	12/22/11	ISSUED FOR CONSTRUCTION
2	2	1/10/12	ISSUED FOR CONSTRUCTION
3	3	1/10/12	ISSUED FOR CONSTRUCTION

ISSUED FOR CONSTRUCTION

NHomes
 An American Home
 11111 North Central Expressway
 Dallas, TX 75243

SET NO. 028800
 DRAWN BY DRA
 DATE: 12/22/11
 OPTION: ELEV. ELD, ELE. ELF, GCC
 GCE

REMINGTON PLACE
 DRAWING TITLE: FIRST FLOOR PLAN
 OPTION DESCRIPTION: ELEVATIONS 'B', 'C', 'D', 'E', AND 'F', TWO CAR SIDE ENTRY GARAGE, THREE CAR SIDE ENTRY GARAGE

SHEET NO. **A-60**
 40

11111 NORTH CENTRAL EXPRESSWAY, DALLAS, TEXAS 75243 01/18/13 - 3229.BM

