



# 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: \_\_\_\_\_

Permit No.: \_\_\_\_\_

Building Address: 12103 Hayland Farm Way  
 City: Ellicott City State: MD Zip Code: 21042  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Walnut Creek  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 68  
 Tax Map: 0029 Parcel: 0049 Grid: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: 35,466 SF

Existing Use: Residential - SF  
 Proposed Use: Residential - SF (deck)  
 Estimated Construction Cost: \$ 5,000  
 Description of Work: Construct 12' x 20' open deck, No steps

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 Dr.  
 City: Columbia State: MD Zip Code: 21046  
 Phone: (301) 924-2111 Fax: \_\_\_\_\_  
 Email: angela@surdecksbytarda.com

Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: Angela Hahn  
 Address: 4512 Sandy Spring Rd.  
 City: Buttonville State: MD Zip Code: 20866  
 Phone: (301) 924-2111 Fax: \_\_\_\_\_  
 Email: angela@surdecksbytarda.com

Contractor Company: T+A Contractors, Inc.  
 Contact Person: Angela Hahn  
 Address: 4512 Sandy Spring Rd.  
 City: Buttonville State: MD Zip Code: 20866  
 License No.: 17489  
 Phone: (301) 924-2111 Fax: \_\_\_\_\_  
 Email: angela@surdecksbytarda.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:	
	2 <sup>nd</sup> floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<b>Water Supply</b>	
<input checked="" type="checkbox"/> Public	
<input type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input checked="" type="checkbox"/> Public	
<input type="checkbox"/> Private	
Electric:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Heating System</b>	
<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Grading Permit Number:	
Building Shell Permit Number:	

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

Applicant's Signature: [Signature]  
 Email Address: angela@surdecksbytarda.com

Print Name: Angela Hahn  
 Date: 7/27/16

Authorized Agent: T+A Contractors, Inc.  
 Title/Company

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

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

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA ( Zoning )		
PSZA ( Engineering )		
Health		<u>8-3-16 B. Beumel</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	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>8576</u>

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



HEALTH

Building Permit Application

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

Date Received: 5/3/16

Permit No.: B16001935

Yes/SR5-3-16

Building Address: 12103 Hayland Farm Way
City: Clarksville State: MD Zip Code: 21029
Suite/Apt. # F-08-81 SDP/WP/BA #: GP 16-56
Census Tract: Subdivision: Walnut Creek
Section: Area: Lot: 68
Tax Map: Parcel: Grid:
Zoning: Map Coordinates: Lot Size:

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: Jim Kerwin
Address: PO Box 552
City: Woodbridge State: MD Zip Code: 21797
Phone: 443-309-7792 Fax:
Email: Jim@DecaturBuildingServices.com

Contractor Company: NV Homes
Contact Person: Ryan Johnson TAYLOR Paris
Address: 9720 Patuxent Woods Drive
City: Columbia State: MD Zip Code: 21046
License No.: 56
Phone: 410-379-5956 Fax:
Email:

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

Existing Use: Vacant Lot
Proposed Use: Single family house
Estimated Construction Cost: \$ 280,000
Description of Work: New 2 story "Clifton Park II"
with 3 car garage, ELV D, Morning Room,
Bedroom 1st floor, and finished lower level
Sitting area with porch L&Z
Occupant or Tenant:
Was tenant space previously occupied? Yes No
Contact Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Table with 2 columns: Commercial Building Characteristics and Residential Building Characteristics. Includes fields for Height, No. of stories, Gross area, Area of construction, Use group, Construction type, and Roadside Tree Project Permit.

Table with 2 columns: Utilities and Heating System. Includes fields for Water Supply, Sewage Disposal, Heating System, and Sprinkler System.

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Signature: Jim Kerwin
Email Address: Jim@DecaturBuildingServices.com
Title/Company: AGENT

Print Name: Jim KERWIN
Date: 5/3/2016
RECEIVED
MAY 03 2016
LICENSES & PERMITS DIVISION

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

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

Table with 3 columns: AGENCY, DATE, SIGNATURE OF APPROVAL. Includes rows for State Highways, Building Officials, PSZA (Zoning), PSZA (Engineering), and Health.

Table with 2 columns: DPZ SETBACK INFORMATION and checkboxes for All minimum setbacks met, Is Entrance Permit Required, Historic District, Lot Coverage for New Town Zone, SDP/Red-line approval date.

Table with 2 columns: Fee Name and Amount. Includes Filing Fee (\$100.00), Permit Fee, Tech Fee, Excise Tax, PSFS, Guaranty Fund (\$50.00), Add'l per Fee, Total Fees, Sub-Total Paid, Balance Due, and Check # 2836.

Is Sediment Control approval required for Issuance? Yes No
CONTINGENCY CONSTRUCTION START



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

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

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MEMORANDUM

TO: NVR INC.  
9720 Patuxent Woods Dr.  
Columbia, MD 21046

FROM: Robert Freemon *RF*  
Well & Septic Program

RE: 12103 Hayland Farm Way  
Clarksville, MD 21029  
*Potential Basement Bedroom*

DATE: 6/2/2016

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I have reviewed the floor plans in support of Building Permit B16001935 for a new home at **12103 Hayland Farm Way Clarksville, MD 21029** and noted that there is a full bathroom in the finished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the unfinished rooms in the basement to finished living space. As this lot is connected to the shared sewage system with a **five** bedroom per lot limitation, any future building permit for converting the unfinished portion of the basement into finished living space may be denied by the Health Department if the total number of proposed bedrooms in the dwelling is above five.

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

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

## Freemon, Robert

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**From:** Dave Harward, III <DaveH@fcc-eng.com>  
**Sent:** Thursday, June 02, 2016 1:01 PM  
**To:** Freemon, Robert  
**Subject:** RE: 12103 Hayland Farm

Robert,

I just wanted to make sure you understand that NV is going to finish the basement except they will not build the Home Office (the Home Office was the concern you had as being interpreted as a possible bedroom, so they are deleting it. They will process a revised building permit thru DILP.

Let me know if you need anything additional or have any questions.

Thanks,  
Dave.



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**From:** Freemon, Robert [<mailto:rfreemon@howardcountymd.gov>]  
**Sent:** Thursday, June 02, 2016 7:50 AM  
**To:** Dave Harward, III  
**Subject:** 12103 Hayland Farm

Hi Dave,

I received copies of the revised floor plan and they look approvable. I do need the building permit to be revised as well stating the basement will be unfinished. Once the I see building permit and floor plans have been submitted through DILP I can go ahead and approve them on Accela. Let me know if you have any questions.

**Robert Freemon**  
**Howard County Health Department**  
**8930 Stanford Blvd. Columbia, MD 21045**  
**Well and Septic Program**  
**Phone: 410-313-6357**  
**Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)**

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Thanks,  
Dave.



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**To:** Dave Harward, III  
**Subject:** 12103 Hayland Farm

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**Robert Freemon**  
**Howard County Health Department**  
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**Well and Septic Program**  
**Phone: 410-313-6357**  
**Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)**

plans you sent are missing the second floor and still mention the bedrooms in the basement and the first floor as possible options. The building summary on Accela also makes mention of 6 bedrooms. The shared septic system on this lot allows for five bedrooms to be built per single family dwelling. As for the sewer house connection I want to make sure the Grinder pit invert for this lot was field run topography and not based off an old plan. Let me know if you have any questions.

## Freemon, Robert

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**From:** Dave Harward, III <DaveH@fcc-eng.com>  
**Sent:** Tuesday, May 17, 2016 4:24 PM  
**To:** Freemon, Robert  
**Subject:** RE: B16001935 for 12103 Hayland Farm Way

Robert,

Thanks for contacting me.

I just got off the phone with Taylor Faris with NV Homes. He said you should have a copy of a full set of architectural plans that have all the bedrooms being proposed to be constructed, highlighted. There is an option for a bedroom in the basement, but that is not being constructed. There is a media room being proposed in the basement, but no bedrooms. NV Homes is fully aware that the maximum no. of bedrooms is 5. If you do not find those architectural plans, let me know, and I'll make sure another highlighted set gets to you.

As for the elevations proposed for the sewer connections. We have asbuilt elevations for the top of each grinder pump. Each grinder has a standard depth from the top to the invert in of 6.9 ft. (extensions have not been installed on any grinders). So the elevations (proposed inverts) for the sewer house connection were computed based on the surveyed elevations of each grinder pump.

Again, if you need anything additional, please email me again.

Thank You,  
Dave.



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**From:** Freemon, Robert [<mailto:rfreemon@howardcountymd.gov>]  
**Sent:** Tuesday, May 17, 2016 4:08 PM  
**To:** Dave Harward, III  
**Subject:** RE: B16001935 for 12103 Hayland Farm Way

Dave,

I am not sure what the floor plans you sent are showing in comparison to the ones submitted with the permit. The floor plans you sent are missing the second floor and still mention the bedrooms in the basement and the first floor as possible options. The building summary on Accela also makes mention of 6 bedrooms. The shared septic system on this lot allows for five bedrooms to be built per single family dwelling. As for the sewer house connection I want to make sure the Grinder pit invert for this lot was field run topography and not based off an old plan. Let me know if you have any questions.

Robert Freemon  
Howard County Health Department  
8930 Stanford Blvd. Columbia, MD 21045  
Well and Septic Program  
Phone: 410-313-6357  
Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)

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**From:** Dave Harward, III [<mailto:DaveH@fcc-eng.com>]  
**Sent:** Tuesday, May 17, 2016 8:00 AM  
**To:** Freemon, Robert  
**Cc:** Faris, Taylor; Jim Kerwin  
**Subject:** B16001935 for 12103 Hayland Farm Way

Robert,

The permit processor for NV Homes forwarded me your comments on this Permit Site Plan (I have pasted them below). I have shown a detail on the Permit Plan for sleeving of the sewer house connection for the portion that runs under the driveway. I'm a bit confused about your question about the sewer house connection elevations. The elevations on the sewer house connection are proposed elevations based on the elevation of the grinder pump that is installed. The topo for this project is aerial topography.

I have a new Permit Site Plan attached. I will have a copy delivered to you as well. I also have attached the architectural plans here for your review.

If you have any questions or comments, please contact me by email.

Thanks,

Dave



I have reviewed the building permit B16001935 for 12103 Hayland Farm Way and have a couple of comments. On the site plan there needs to be a sleeve illustrated on the portion of the sewer house connection underneath

the drive way. Are the sewer house connection elevations field run topography? Also are the bathrooms in the basement and on the first floor both full baths?

# Building Summary

<b>Property</b> NVR, Inc. TBD Columbia, MD 21045	<b>Organization</b> PEG 703-934-2777 William Johnson	<b>HERS</b> Projected Rating Rating No:MDE Clifton Park II Worst Case Rater ID:3898908
<b>Weather:</b> Baltimore, MD MDE Clifton Park II Worst Case MDE Clifton Park II Worst Case.blg	<b>Builder</b> NVR, Inc	

## General Building Information

Area of Conditioned. Space(sq ft)	8954
Volume of Conditioned. Space	88581
Year Built	2015
Housing Type	Single-family detached
Level Type(Apartments Only)	None
Floors on or Above-Grade	3+
Number of Bedrooms	6
Foundation Type	Conditioned basement
Enclosed Crawl Space Type	N/A
Thermal Boundary Location	N/A

## Foundation Wall Information

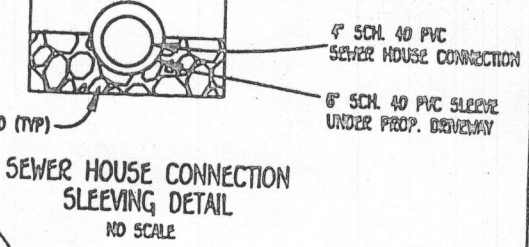
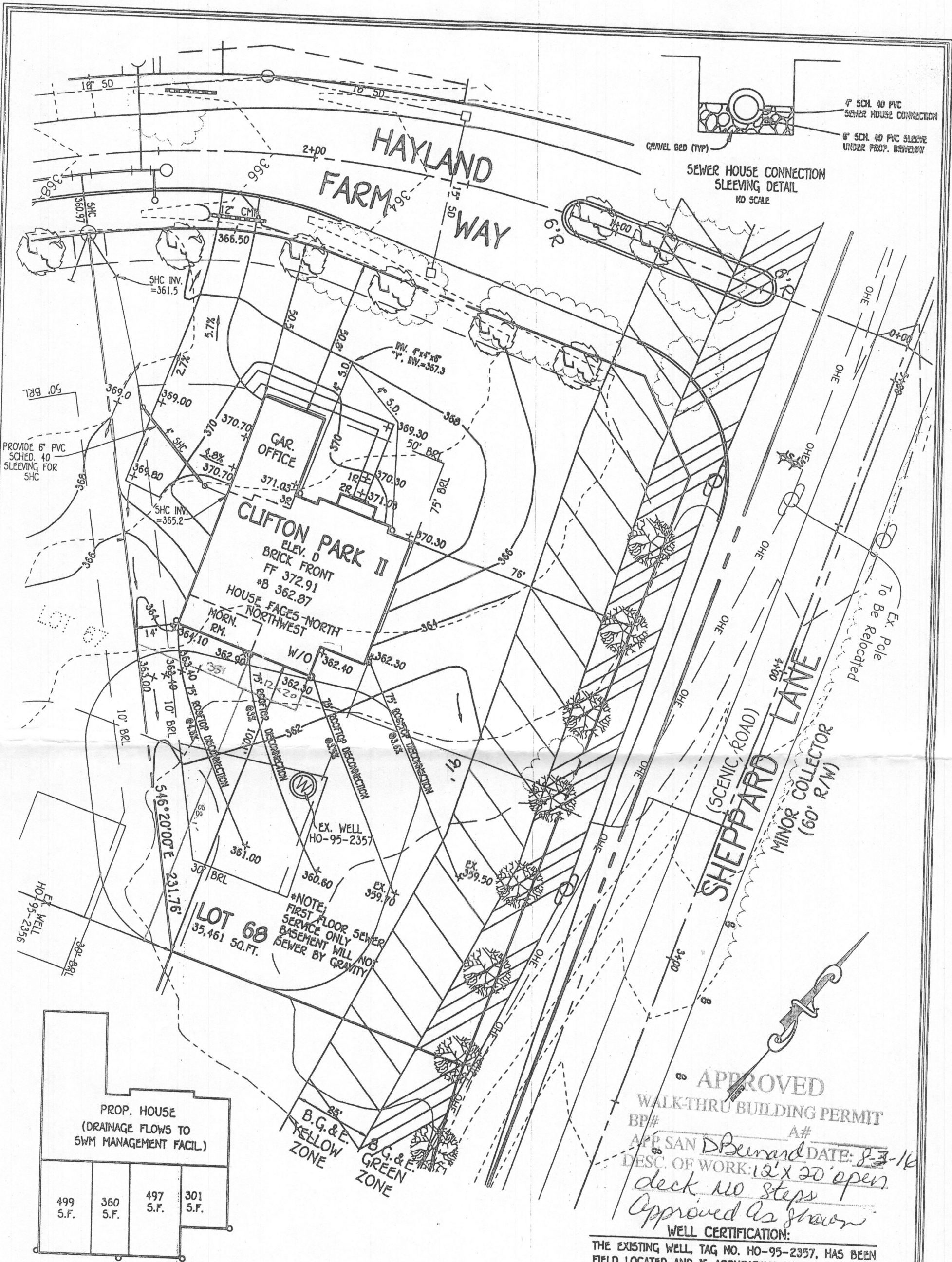
Name	Library Entry	Location	Length(ft)	Total Height(ft)	Depth Below Grade(ft)	Height Above Grade(ft)	Uo Value Combo*	Uo Value (wall only)
Ambient below	R-13 Finished GI	Cond->ambient/grr	139.0	9.0	7.0	2.0	0.064	0.097
Ambient on	R-13 Finished GI	Cond->ambient/grr	90.0	9.0	0.0	9.0	0.089	0.097
Garage	R-11 Draped Full GI	Cond->garage/gmd	41.0	9.0	7.0	2.0	0.058	0.086

\* Uo Value Combo combines wall, airfilm, and soil path

## Foundation Wall Library List

### Foundation Wall: R-13 Finished GI

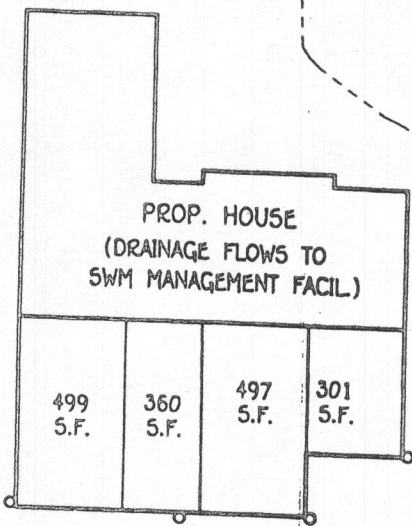
Type	Solid concrete or stone
Thickness(in)	3.5
Studs	Wood, 2x4, 16" o.c.
Interior Insulation	
Continuous R-Value	0.0
Frame Cavity R-Value	13.0
Cavity Insulation Grade	1
Ins top	0.0 ft from top of wall
Ins Bottom	0.0 ft from bottom of wall
Exterior Insulation	
R-Value	0.0



PROVIDE 6" PVC SCHED. 40 SLEEVING FOR SHC

**LOT 68**  
35,461 SQ. FT.

\*NOTE: FIRST FLOOR SEWER SERVICE ONLY. BASEMENT WILL NOT SEWER BY GRAVITY.



**DRAINAGE AREAS TO REAR DOWNSPOUTS FOR ROOFTOP DISCONNECTIONS**

SCALE: 1"=30'

**PLAN**

SCALE: 1"=30'

**APPROVED WALK-THRU BUILDING PERMIT**

BP# \_\_\_\_\_ A# \_\_\_\_\_

APP SAN D. Bernard DATE: 8-3-16

DESC. OF WORK: 12' x 20' open deck no steps

*Approved as shown*

**WELL CERTIFICATION:**

THE EXISTING WELL, TAG NO. HO-95-2357, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2855

**OWNER**

NV HOMES INC.  
9720 PATUXENT WOODS  
COLUMBIA, MARYLAND 21046

**PERMIT SITE PLAN**  
LOT 68  
12103 HAYLAND FARM WAY  
**WALNUT CREEK**  
PHASE TWO  
ZONED: RC-DEO

TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: JUNE 21, 2016



Approved for Building Permit  
RSF  
B16001935 B16001935

Lot 68  
5 Bedrooms

revised

# CLIFTON PARK II



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

	FULL BASEMENT							CRAWL SPACE						ATTACHED GARAGES			OPTIONAL ROOMS				DETAILS STANDARD			
	STD. DIMS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "D"	ELEV. "K"	ELEV. "L"	STD. DIMS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "D"	ELEV. "K"	ELEV. "L"	THREE CAR SIDE ENTRY TWO CAR SIDE ATTACHED	CONSERVATORY SUITE FIRST FLOOR	MORNING ROOM	BONUS ROOM						
NOTE SHEET	2							2															D-1	
FRONT ELEVATIONS - SIDING		3							3														D-2	
FRONT ELEVATIONS - BRICK		4		7	8				4		7	8											D-3	
FRONT ELEVATIONS - SIDING/STONE		5	6		9	10.1	10.2		5	6		9	10.1	10.2									D-4	
RIGHT SIDE ELEVATIONS - SIDING OR SIDING/STONE		11	13	14	16	18.1	18.2		11	13	14	16	18.1	18.2									D-5	
RIGHT SIDE ELEVATIONS - BRICK		12		15	17				12		15	17											D-6	
LEFT SIDE ELEVATIONS - SIDING OR SIDING/STONE		19	21	22	24	26.1	26.2		19	21	22	24	26.1	26.2									D-7	
LEFT SIDE ELEVATIONS - BRICK		20		23	25				20		23	25											D-8	
REAR ELEVATIONS - SIDING		27	24	30	32	34.1	34.2		27	24	30	32	34.1	34.2									D-9	
REAR ELEVATIONS - BRICK		28		31	33				28		31	33											D-10	
FOUNDATION		35	36	37.1	37.2	37.1	41.2		39	40	40	41.1	41.1	41.2	38	38	38	42					D-11	
HOLD DOWN DETAILS		43							43														D-12	
PLUMBING GROUND WORKS		44							45														D-12B	
BASEMENT PLAN		46.1	46.1	46.1	46.2	46.2	46.3		47		48	48	49.1	49.1	49.2									D-13
FIRST FLOOR PLAN		47		48	48	49.1	49.1	49.2		50		50	50											D-14
FIRST FLOOR PLAN PARTIALS		50							50														D-15	
SECOND FLOOR PLAN		54		56	56	56	56	56		54		56	56	56	56									D-15B
SECOND FLOOR PLAN PARTIALS		57							57														D-16	
BUILDING SECTION AT FOYER		58							58														D-16B	
BUILDING SECTION AT GARAGE		60							60														D-17	
STAIR SECTION (FRONT STAIR) - STANDARD		62							62														D-17B	
STAIR SECTION (FRONT STAIR) - UPGRADE		64							64														D-18	
STAIR SECTION (FRONT STAIR) - UPGRADE W/ METAL		66, 67.1							66, 67.1														D-18B	
STAIR SECTION (FRONT STAIR) - UPGRADE W/ CRAFTSMAN		67.2, 67.3							67.2, 67.3														D-20	
STAIR SECTION (REAR STAIR) - STANDARD		68							68														D-21	
STAIR SECTION (REAR STAIR) - UPGRADE		69.1							69.1														D-22	
STAIR SECTION (REAR STAIR) - UPGRADE W/ CRAFTSMAN		69.2							69.2														D-22B	
KITCHEN PLANS - CABINET HOOD "B"		70							70														D-27	
KITCHEN PLANS - CABINET HOOD "C"		72							72														D-28	
KITCHEN PLANS - GOURMET		74							74														D-28B	
KITCHEN PLANS - ISLANDS		76							76														D-29	
WET BAR, LAUNDRY, CHARGING CENTER		77							77														D-30	
INTERIOR DETAILS - BATH ELEVATIONS		78							78														D-34	
INTERIOR DETAILS - COLUMNS / BULKHEAD		79							79														D-35	
INTERIOR DETAILS - FOYER AND FAMILY ROOM WINDOWS		80	80	80	80	80	81		80	80	80	80	80	81									D-36	
INTERIOR DETAILS - FIREPLACE DETAILS		82							82														D-37	
INTERIOR DETAILS - FIREPLACE DETAILS W/ BONUS RM.		83							83														D-40	
INTERIOR MISC. DETAILS		84							84														D-40B	
EXTERIOR ELEVATION DETAILS			85	85	86.1	86.2				85	85	86.1	86.2										D-44	
EXTERIOR MISC. DETAILS		87							87														D-45	
BASEMENT ELECTRICAL		88.1	88.1	88.2	88.2	88.3	88.3		89	90	90	91.1	91.1	91.2									WB-1	
FIRST FLOOR ELECTRICAL		90		90	91.1	91.1	91.2		92		92												WB-2	
FIRST FLOOR ELECTRICAL PARTIALS		92							92														F-1	
SECOND FLOOR ELECTRICAL		96		98	98	98	98		96		98	98	98	98										
SECOND FLOOR ELECTRICAL PARTIALS		99							99															
FIRST FLOOR JOIST LAYOUT		100	101	101	102	102	102		103	104	104	105	105	105									SP-1	
SECOND FLOOR JOIST LAYOUT		106	108	108	109	109	109		106	108	108	109	109	109									SP-2	
ROOF FRAMING		110	111	112	113	114.1	114.2		110	111	112	113	114.1	114.2	115	115	115	116					SEP-1	
TRUSS BRACING		119	120				120.2		119	120				120.2									SEP-2	
BRACED WALL		121	122						121	122													SEP-3	
ROOF VENTILATION		123	124	125	126	127.1	127.2		123	124	125	126	127.1	127.2									SEP-4	
BASEMENT HVAC PLAN		128.1	128.2						129															
CRAWL SPACE HVAC PLAN									131															
FIRST FLOOR HVAC PLAN		130							131															
SECOND FLOOR HVAC PLAN		131							132															

REVISED  
Date: 5/31/14  
Comments: B16001935  
PER HEALTH

BASE SQUARE FOOTAGE		
FIRST FLOOR	GROSS SQ. FT.	2480
SECOND FLOOR	GROSS SQ. FT.	1987
HOUSE TOTAL	GROSS SQ. FT.	4467

ELEVATIONS SQ. FT.		
ELEVATION "A"	GROSS SQ. FT.	+0
ELEVATION "B"	GROSS SQ. FT.	+20
ELEVATION "C"	GROSS SQ. FT.	+120
ELEVATION "D"	GROSS SQ. FT.	+219
ELEVATION "K"	GROSS SQ. FT.	+82
ELEVATION "L"	GROSS SQ. FT.	-146

ADDITIONAL SQ. FT.		
MORNING ROOM	GROSS SQ. FT.	+160
CONSERVATORY OR SUITE FIRST FLOOR	GROSS SQ. FT.	+352
SIDE ATTACHED GARAGE	GROSS SQ. FT.	+137
SIDE ATTACHED GARAGE W/ FAMILY OFFICE	GROSS SQ. FT.	+233
5TH BEDROOM LAYOUT	GROSS SQ. FT.	+352
SITTING AREA	GROSS SQ. FT.	+165
BONUS ROOM / BEDROOM	GROSS SQ. FT.	+348
2ND FLOOR LAUNDRY		
- ELEVATION "A"	GROSS SQ. FT.	+105
- ELEVATION "B"	GROSS SQ. FT.	+125
- ELEVATION "C"	GROSS SQ. FT.	+123
- ELEVATION "D"	GROSS SQ. FT.	+141
- ELEVATION "K"	GROSS SQ. FT.	+82
- ELEVATION "L"	GROSS SQ. FT.	+82

MAXIMUM FINISHED SQ. FT.		
HOUSE TOTAL	GROSS SQ. FT.	6349
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT		

FINISHED BASEMENT SQ. FT.		
RECREATION ROOM	GROSS SQ. FT.	+1294
MEDIA ROOM	GROSS SQ. FT.	+317
HOME OFFICE	GROSS SQ. FT.	+233
BASEMENT BATH	GROSS SQ. FT.	+68
BASEMENT CLOSET	GROSS SQ. FT.	+44
EXERCISE ROOM	GROSS SQ. FT.	+219

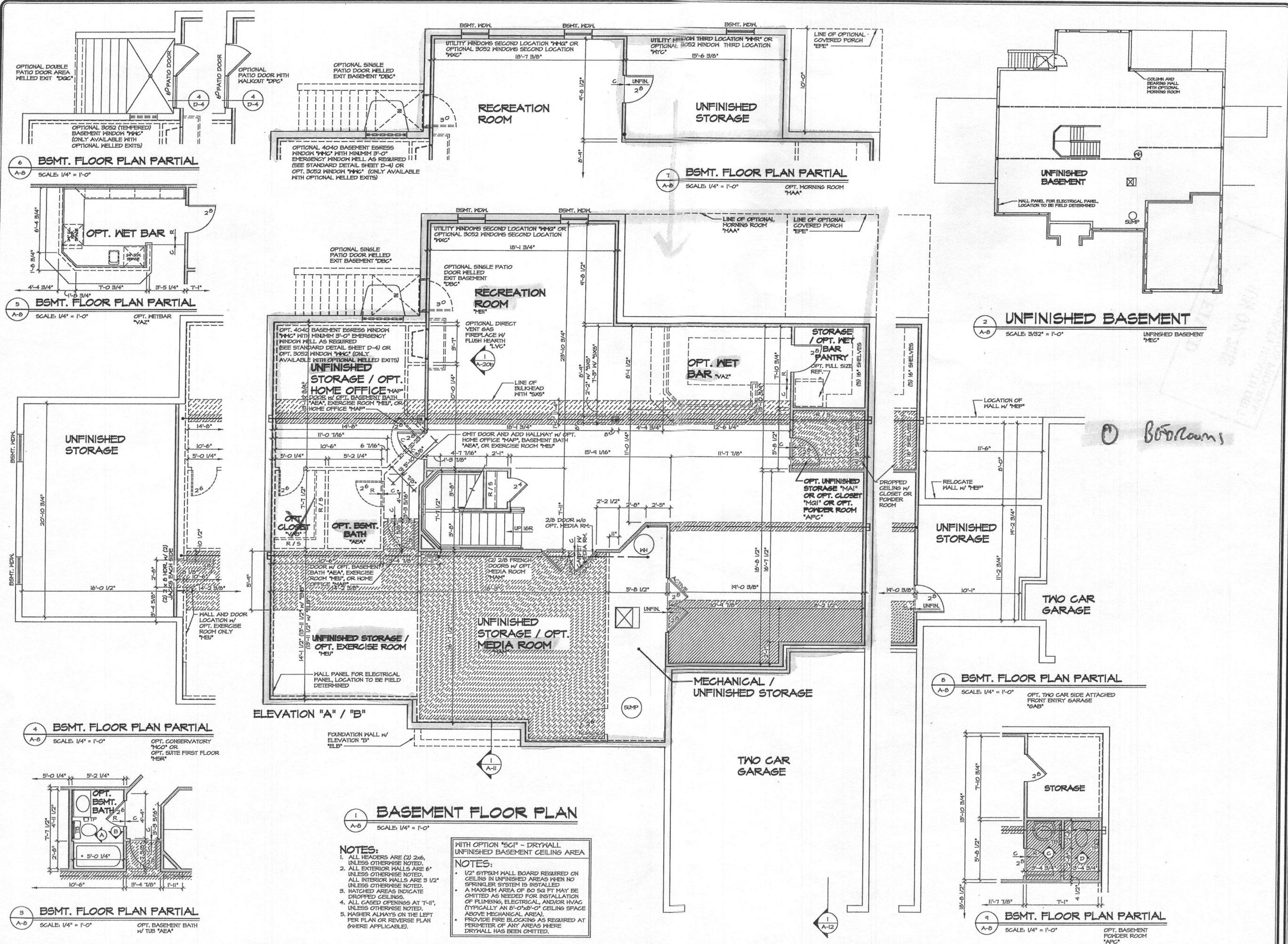
  

FOOTPRINT		
BASE HOUSE:		
WIDTH:	60'-4"	
DEPTH:	88'-4"	
MAXIMUM:		
WIDTH:	110'-8"	
DEPTH:	78'-8"	

SET - VERSION  
10300-01 CS-1

J:\DWG\NVA\DETACHED\CLIFTON PARK II\10300\_01\CS1.DWG 12/29/14 - 8:38 AM



REV. NO.	DATE	REMARKS
1	10/21/14	CEL - REVISED GRAPHICAL ERROR
2	11/25/14	156A - AUDIT REVISIONS
3	12/29/14	156A - ADDED THE MIRRORS OR TO (B) OPTIONS AT POWDER ROOM PANS 24196
4	2/27/15	156B - AUDIT RNY-5X-001
5	4/29/15	156B - TUB CONVERSION
6	4/29/15	156A - ADDED "SC1" NOTE
7	5/27/15	156 - ADDED "SC1" BULKHEAD
8	6/2/15	156 - REPLACED (7) JWS AT MORNING ROOM W/ COLUMN PANS #24694
9	6/16/15	156B - TURNED ON LAYERS THAT SHOW DOOR SIZE AND DIMENSIONS

I hereby certify that I am the author of the design and content of this drawing, and that I am a duly licensed professional engineer in the State of New York.

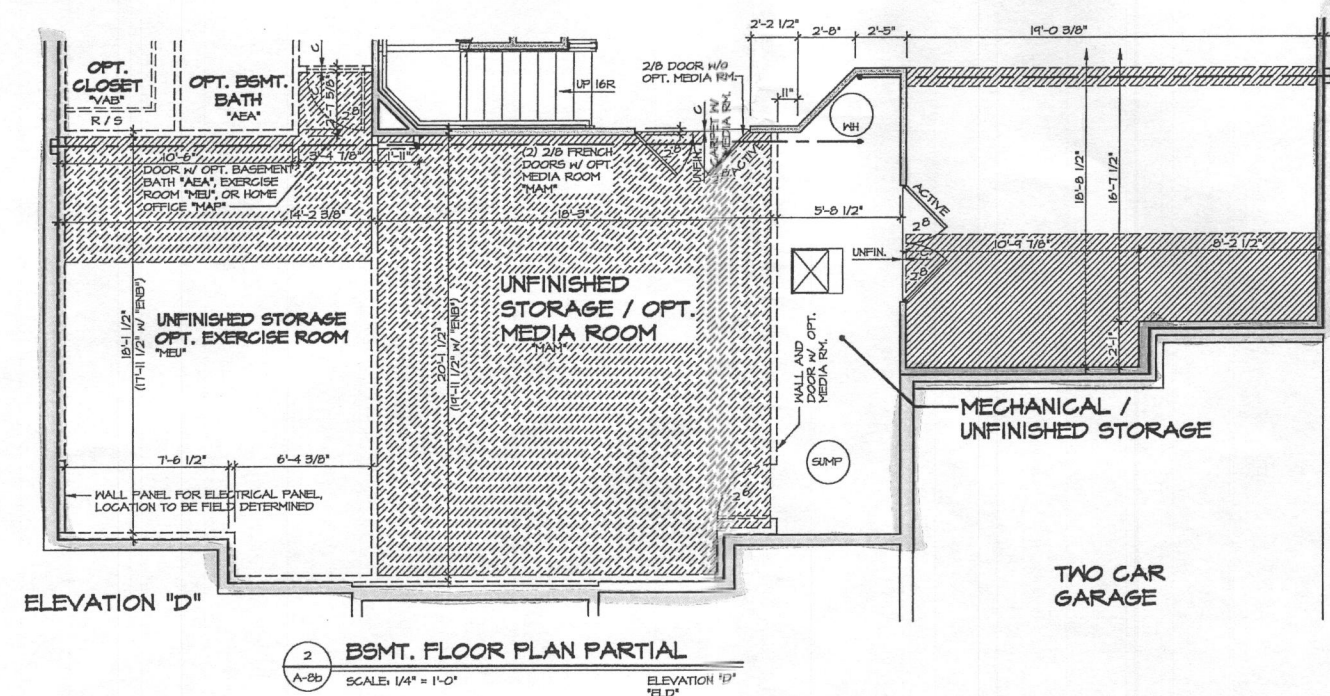
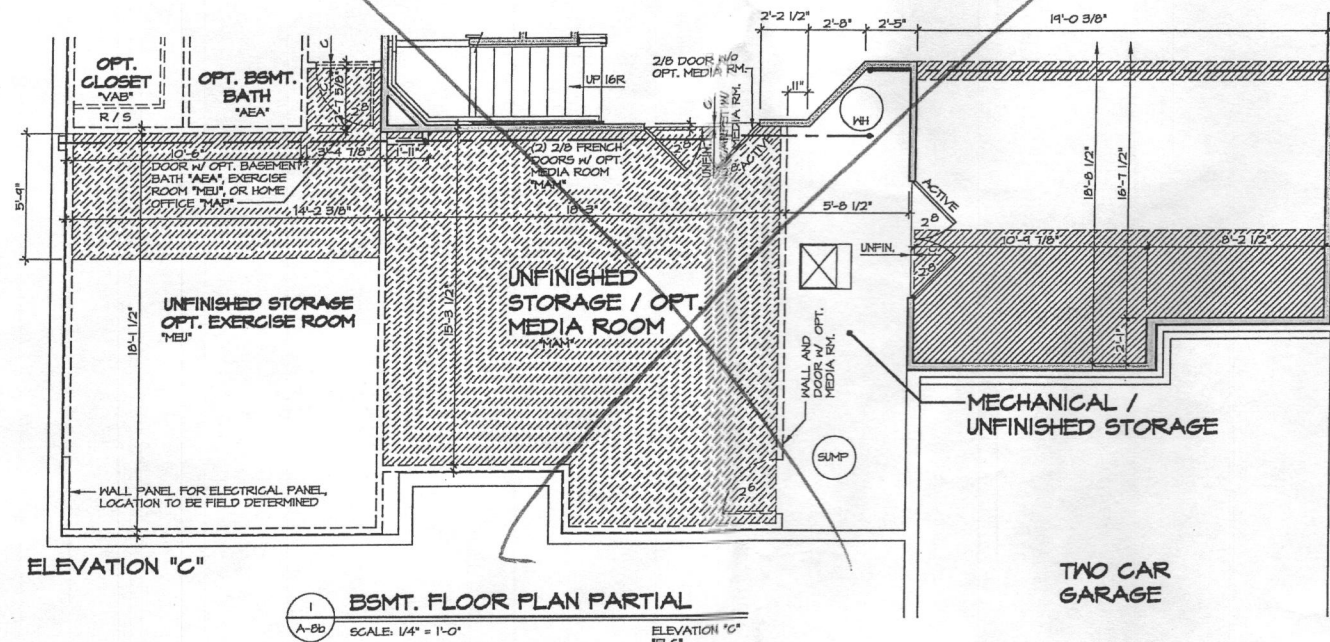
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Frederick, MD 21702

MODEL: CLIFTON PARK II  
DRAWING TITLE: BASEMENT PLAN  
OPTION: FULL BASEMENT

SHEET NO. A-8  
DATE: 1/10/15  
DRAWN BY: ALH  
OPTION: FBA

46.1

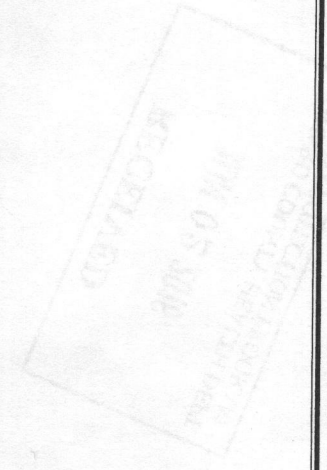


**NOTE:**  
FOR ADDITIONAL BASEMENT INFORMATION AND AVAILABLE OPTIONS, SEE SHEET A-8

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

WITH OPTION "SC1" - DRYWALL UNFINISHED BASEMENT CEILING AREA

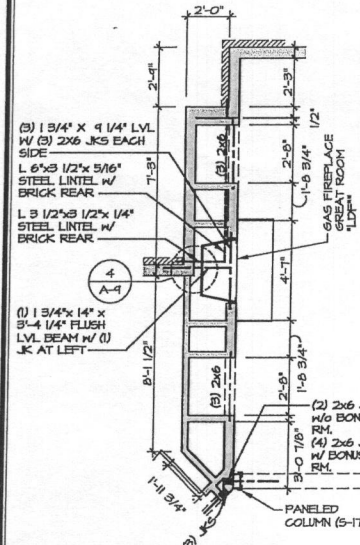
**NOTES:**  
• 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED  
• A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).  
• PROVIDE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



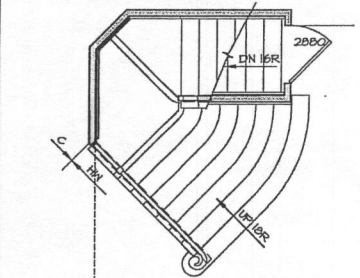
SHEET NO. <b>A-8b</b>		MODEL <b>CLIFTON PARK II</b>		SET NO. <b>10300</b>	REVISION <b>01</b>	DATE: <b>4/7/14</b>	OPTION <b>EBA</b>
DRAWING TITLE <b>BASEMENT PARTIAL PLANS</b>		DRAWN BY <b>AJH</b>		VERSION <b>01</b>	DATE: <b>4/7/14</b>	OPTION <b>ELC</b>	OPTION <b>ELD</b>
OPTION DESCRIPTION <b>ELEVATION "C"</b>		OPTION <b>EBA</b>		SHEET NO. <b>46.2</b>			
OPTION DESCRIPTION <b>ELEVATION "D"</b>		OPTION <b>ELC</b>		SHEET NO. <b>46.2</b>			
OPTION DESCRIPTION <b>ELEVATION "D"</b>		OPTION <b>ELD</b>		SHEET NO. <b>46.2</b>			
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<b>NVR</b> NVR, Inc. Architectural Services 21 B Street Frederick, MD 21702							
REVISIONS: 1. DATE: 4/29/14 DRA - ADDED "SC1" NOTE 2. DATE: 5/9/14 DRA - MOVED "ELC" TO NEXT PAGE 3. DATE: 11/29/14 DRA - ASSET REVISIONS							
REMARKS:							

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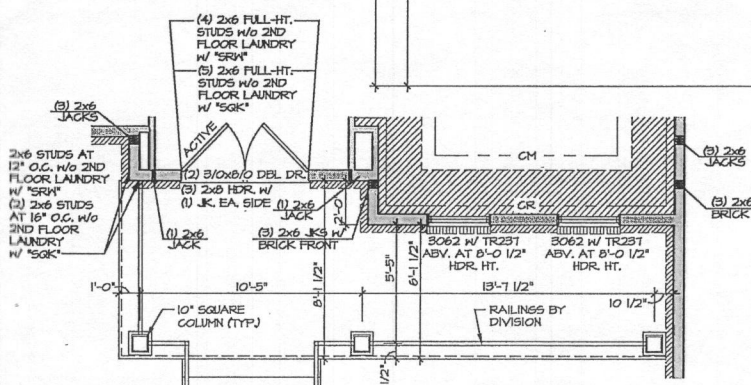
1850 Room



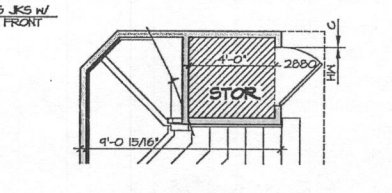
3 A-1



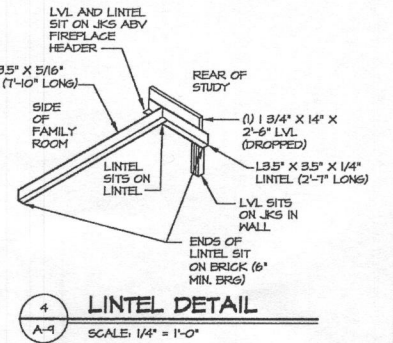
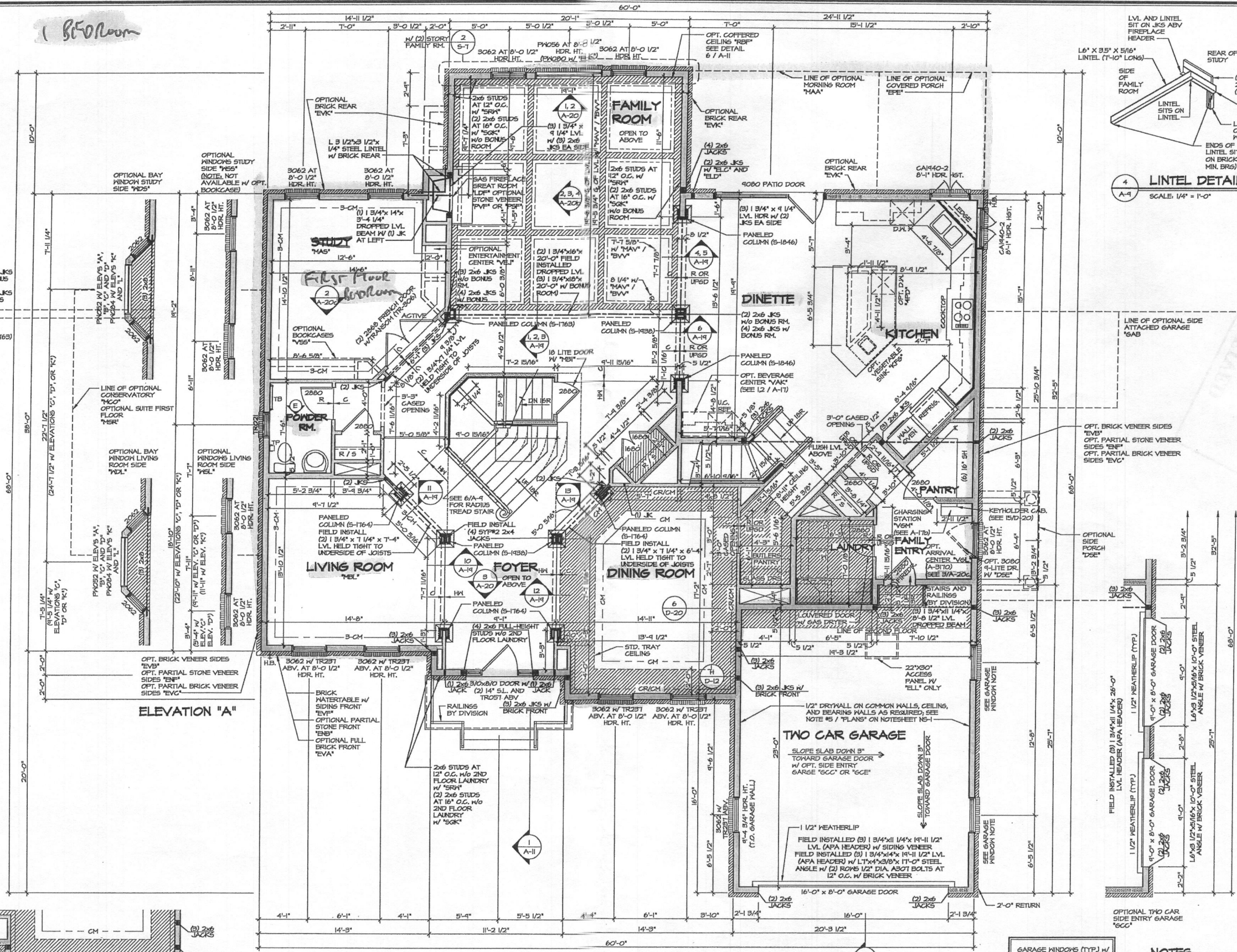
6 A-2



2 A-3



5 A-4



4 A-4

**GARAGE WINDOWS (TYP.) W/ HDR. HT. AT 9'-4 3/4" (TO GARAGE WALL).**  
ELEVATION 'A' AND 'B' - 3062 W/ TR231 ABV.  
ELEVATION 'D' - 3062 W/ TR231 ABV.  
ELEVATION 'K' AND 'L' - 3062

**GARAGE WINDOWS (TYP.) W/ HDR. HT. AT 9'-10 3/4" (TO GARAGE WALL).**  
ELEVATION 'C' - 3062 W/ HR200 ABV.

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

**NOTE:**  
SEE SHEET S-6 FOR BRACED WALL PANEL LOCATIONS

<b>REVISIONS</b>	
REV. NO.	DATE
20	7/16/15
21	8/11/15
22	8/11/15
23	8/11/15
24	8/11/15
25	8/11/15
26	8/11/15
27	8/11/15

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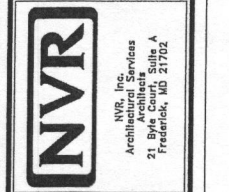
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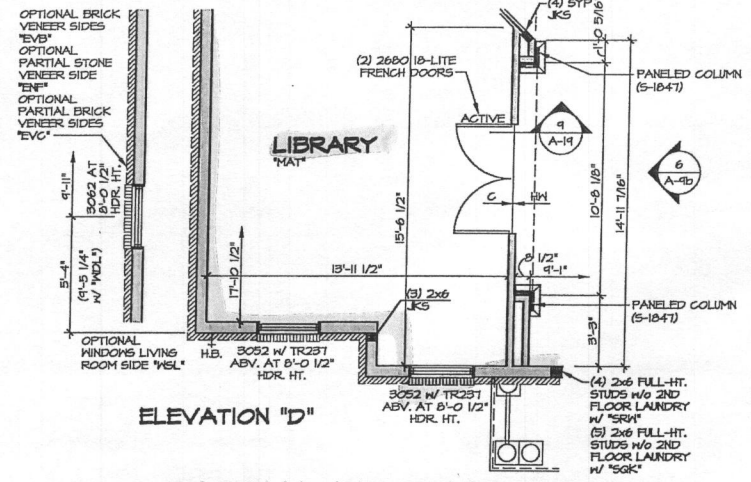
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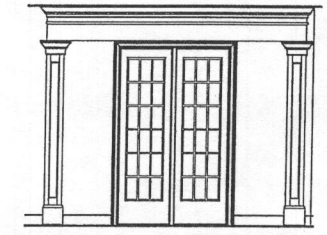


SET NO. 10800	CLIFTON PARK II
VERSION 01	FIRST FLOOR PLAN
DRAWN BY AJH	OPTION DESCRIPTION
DATE: 12/7/12	
OPTION	
SHEET NO. A-9	47

**NOTE:**  
FOR OPTIONAL BAY WINDOW LIVING ROOM SIDE "MEL" INFORMATION, SEE SHEET A-4  
FOR OPTIONAL BOOKCASE "VST" INFORMATION, SEE SHEET A-4C

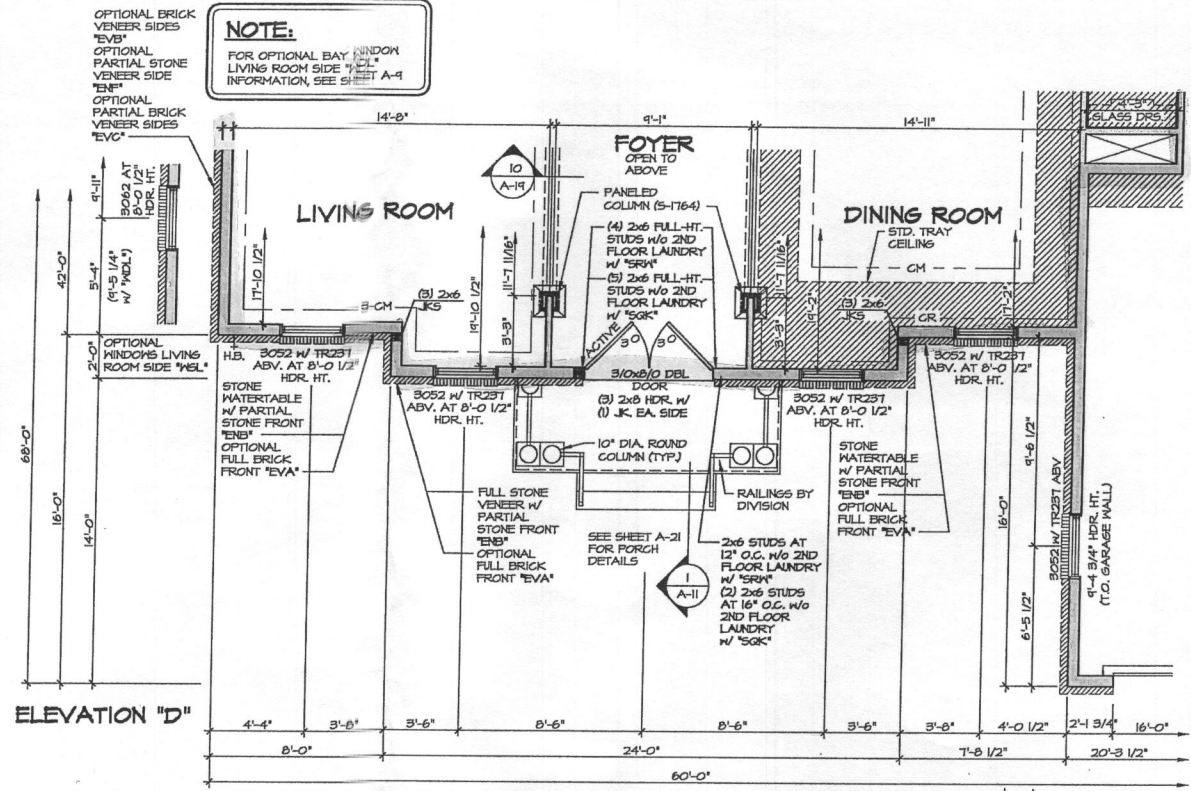


**5 PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
LIBRARY "MAT"

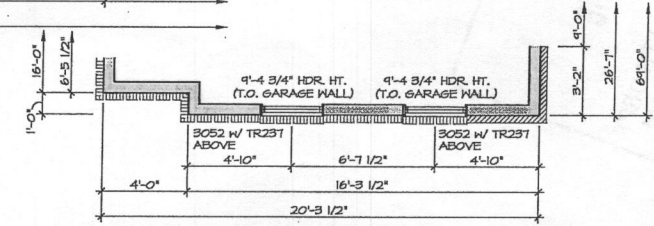


**6 PARTIAL ELEVATION**  
SCALE: 1/4" = 1'-0"  
LIBRARY "MAT" ELEVATION "D" "ELD"

**NOTE:**  
FOR OPTIONAL BAY WINDOW LIVING ROOM SIDE "MEL" INFORMATION, SEE SHEET A-4

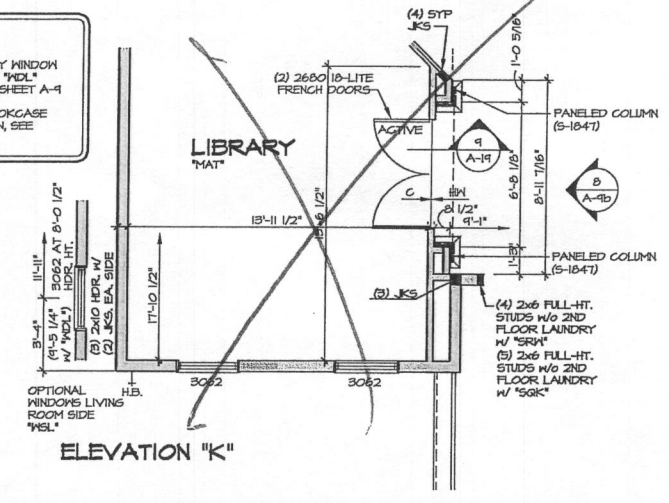


**1 PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
ELEVATION "D"

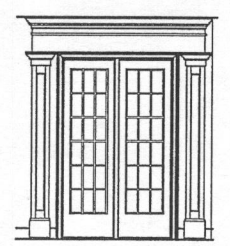


**4 PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
TWO CAR SIDE ENTRY GARAGE "GCC"

**NOTE:**  
FOR OPTIONAL BAY WINDOW LIVING ROOM SIDE "MEL" INFORMATION, SEE SHEET A-4  
FOR OPTIONAL BOOKCASE "VST" INFORMATION, SEE SHEET A-4C

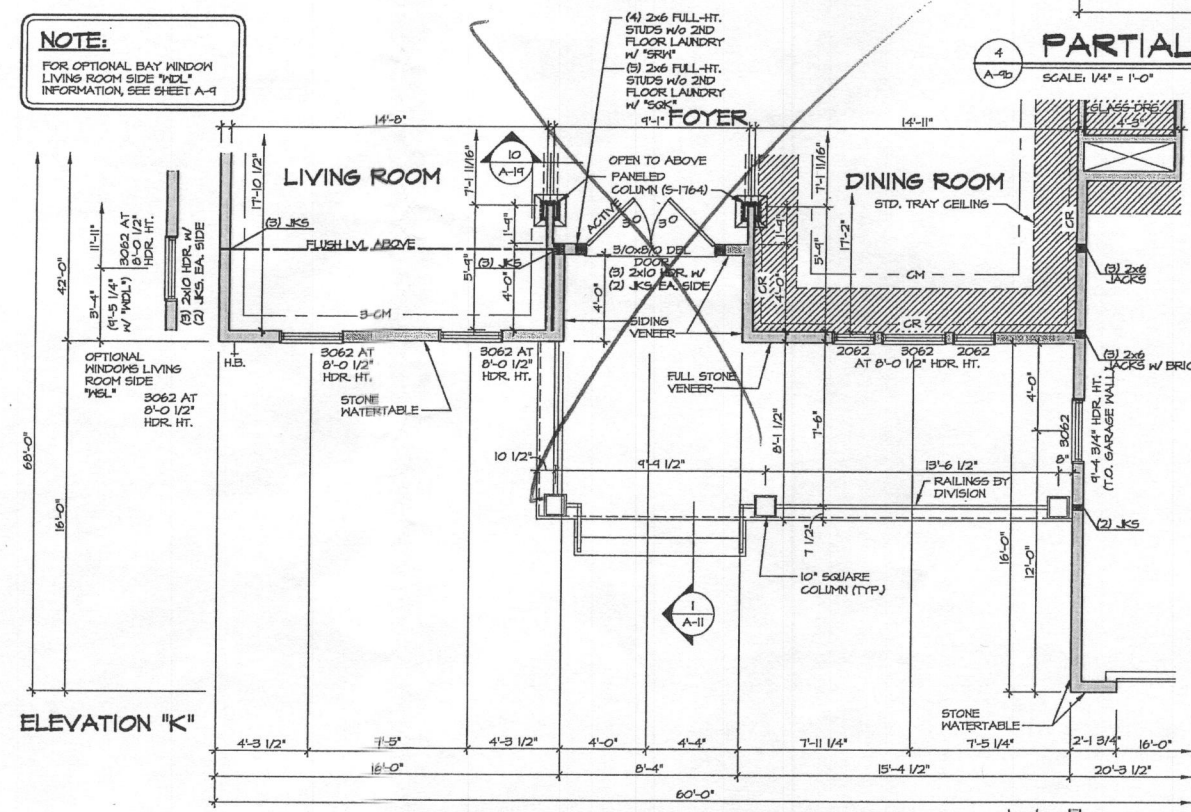


**7 PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
LIBRARY "MAT"

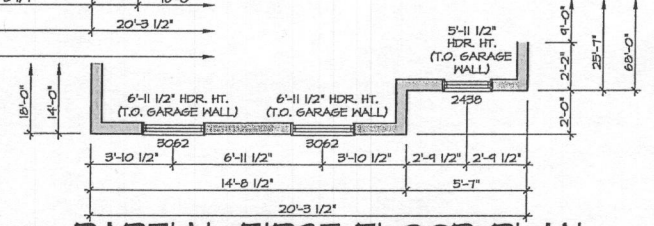


**8 PARTIAL ELEVATION**  
SCALE: 1/4" = 1'-0"  
LIBRARY "MAT" ELEVATION "K" "ELK"

**NOTE:**  
FOR OPTIONAL BAY WINDOW LIVING ROOM SIDE "MEL" INFORMATION, SEE SHEET A-4



**3 PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
ELEVATION "K"



**3 PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
TWO CAR SIDE ENTRY GARAGE "GCC"

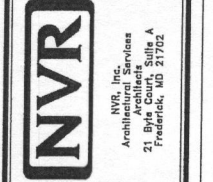
**NOTE:**  
FOR ADDITIONAL GARAGE AND FIRST FLOOR INFORMATION, SEE SHEET A-4

- 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 CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
  5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

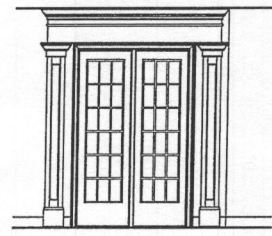
**NOTE:**  
SEE SHEET S-6 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
1	12/17/19	955 - PAR 186584 - REVISED GARAGE SLAB HEIGHT
2	12/16/19	955 - ADDED VENEER NOTES TO ELK (PAR 87893)
3	5/26/14	955 - CHANGED PASE NUMBER
4	6/26/14	JLR - REVISED ELEVATION "D" PORCH
5	10/21/14	CEL - ADDED JACKS AT ELK PORCH BRAM
6	10/19/19	SKL - REVISED WINDOW FOR "ELD" LEFT SIDE WINDOW "MEL" PAR. 80126
7	5/7/19	SMH - ADDED ACTIVE TO LEFT FRONT DOOR ELEVATION PAR 82824
8	8/6/19	ANS - REVISED CHASE BEHIND BUILDERS PANTRY TO BE 3" DEEPER (PAR 898)
9	5/16/19	C95 - FIELD AUDIT REVISIONS

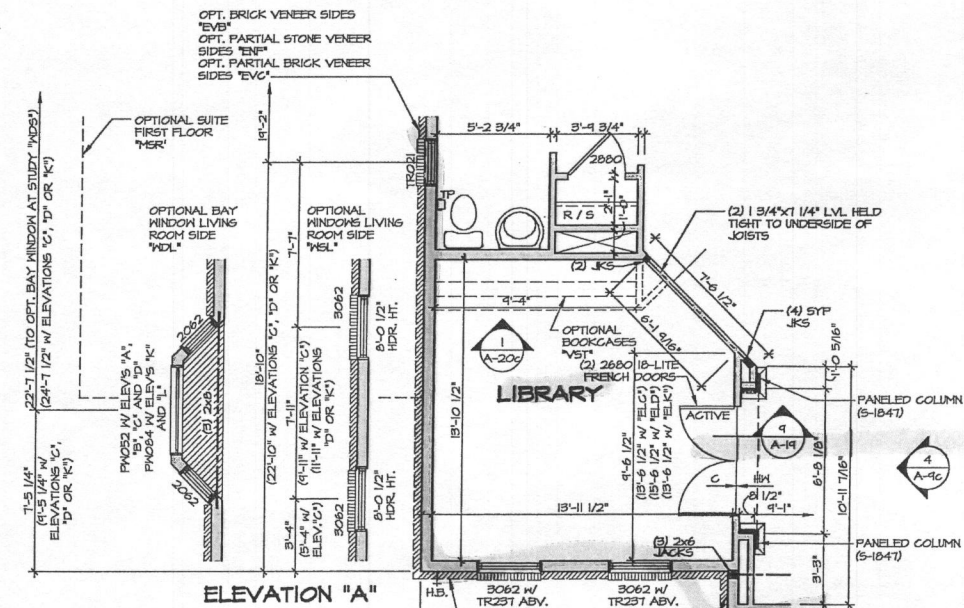
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SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION
A-9b	CLIFTON PARK II	10800	01	AJH	12/21/12	ELK
DRAWING TITLE	DESCRIPTION					
FIRST FLOOR PARTIAL PLANS	ELEVATION "D" ELEVATION "K"					
49.1						



**4 PARTIAL ELEVATION**  
SCALE: 1/4" = 1'-0"  
LIBRARY 'MAT'

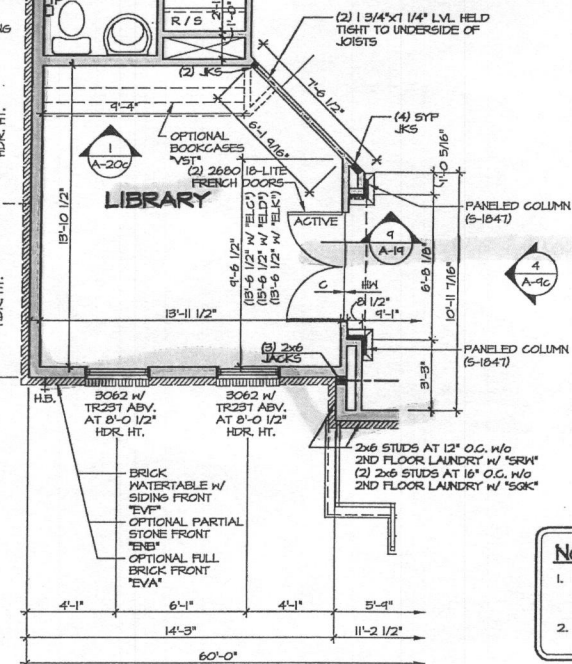


**ELEVATION 'A'**

- 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 CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
  5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

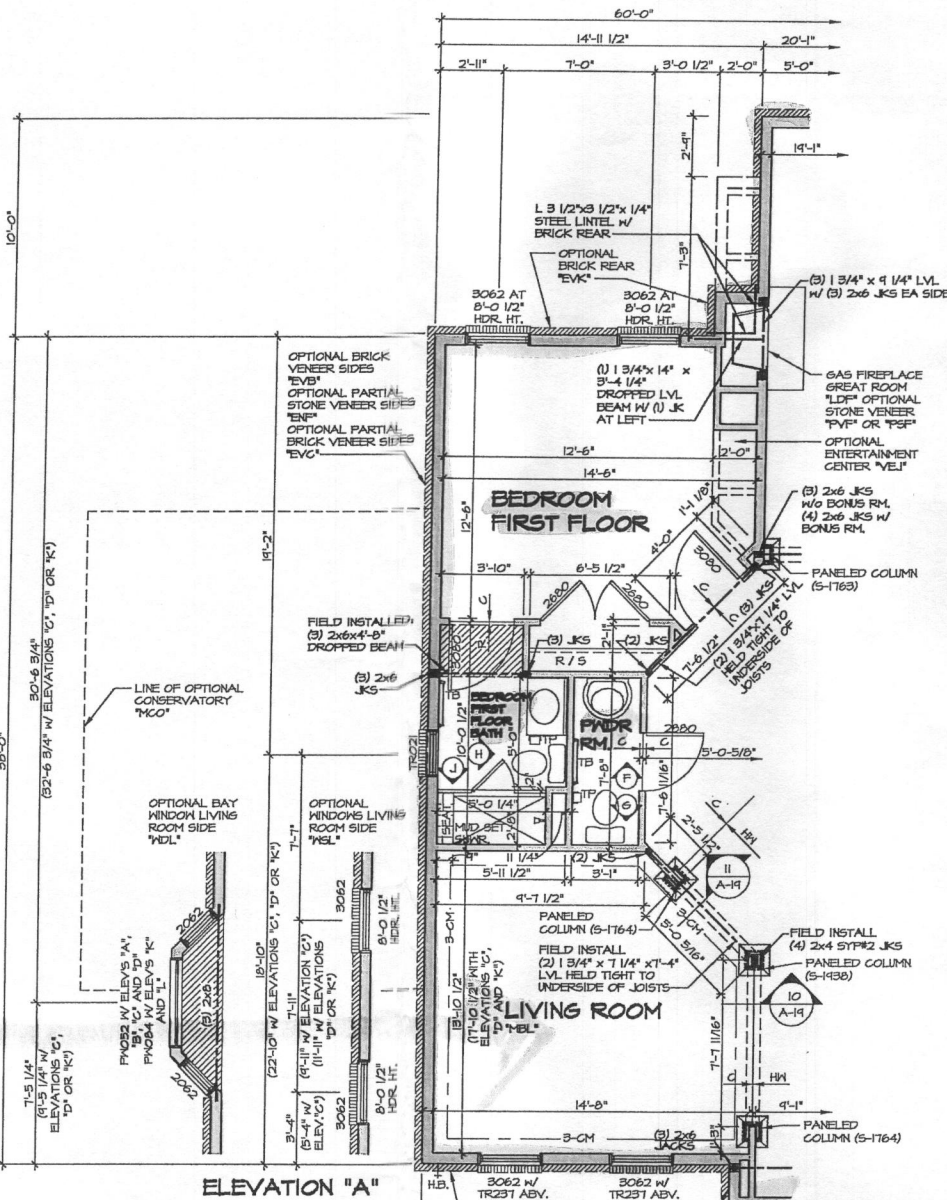
**NOTE:**  
SEE SHEET 5-6 FOR BRACED WALL PANEL LOCATIONS

**1 PARTIAL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
LIBRARY 'MAT'  
NOTE: N/A W/ OPT. CONSERVATORY 'MCO'



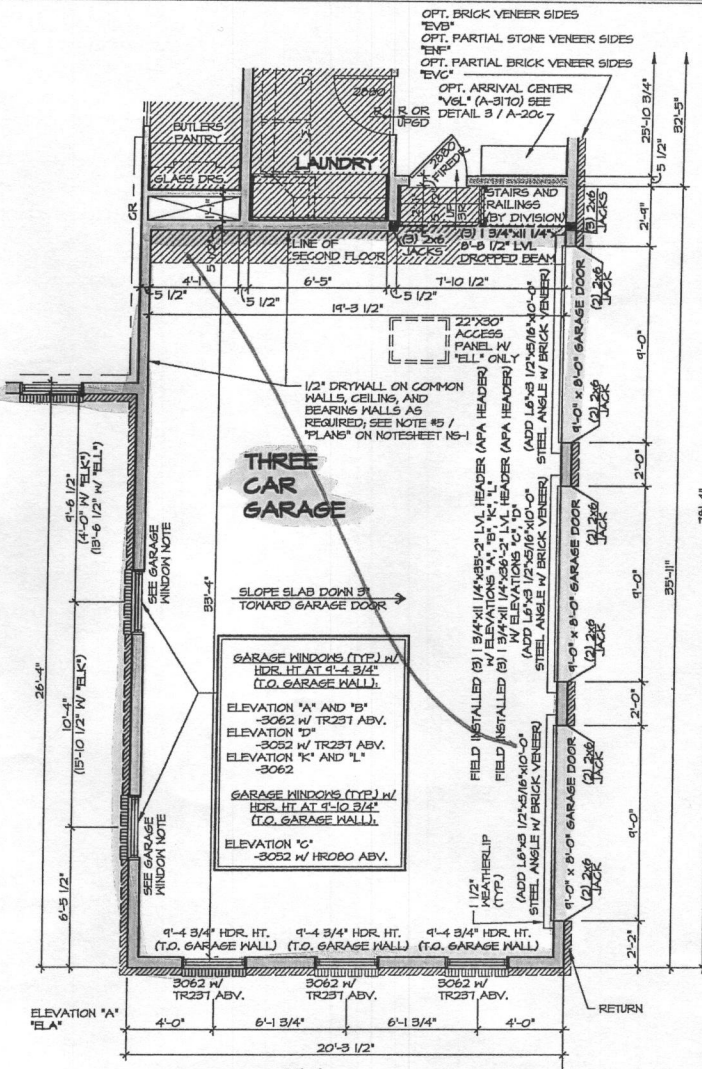
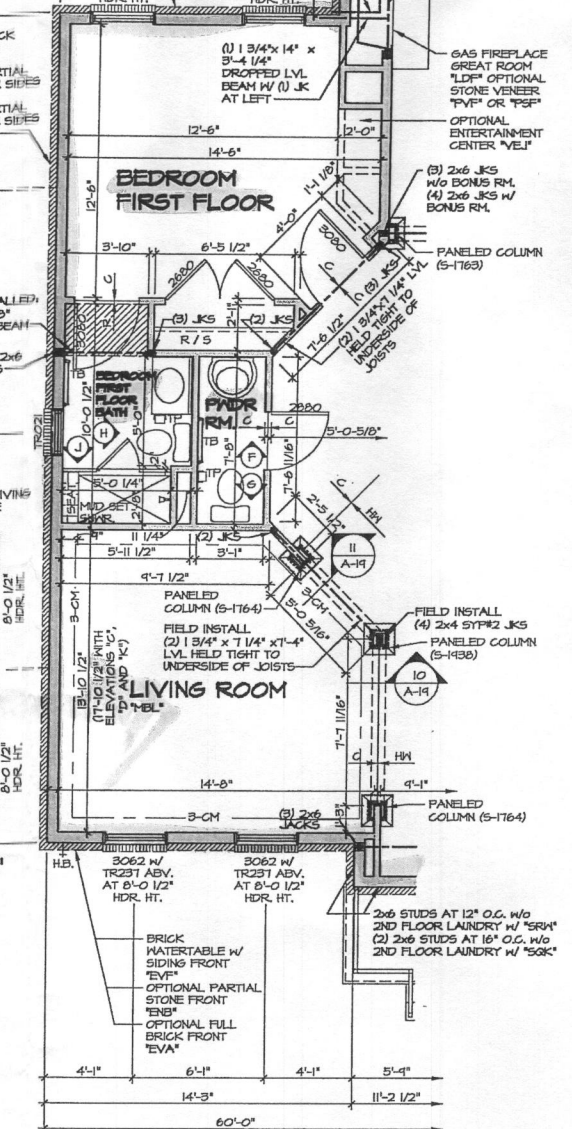
**NOTE:**

1. PARTIAL PLANS SHOWN W/ ELEVATION 'A'. SEE SHEET A-4 AND A-6 FOR ADDITIONAL INFORMATION.
2. MATCH VENEER ACCORDING TO SELECTED ELEVATION.



**ELEVATION 'A'**

**2 PARTIAL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
BEDROOM FIRST FLOOR 'BDR'  
NOTE: N/A W/ OPT. SUITE FIRST FLOOR 'MR'



**ELEVATION 'A'**

**ELEVATION 'B'**

**ELEVATION 'C'**

**ELEVATION 'D'**

**ELEVATION 'E'**

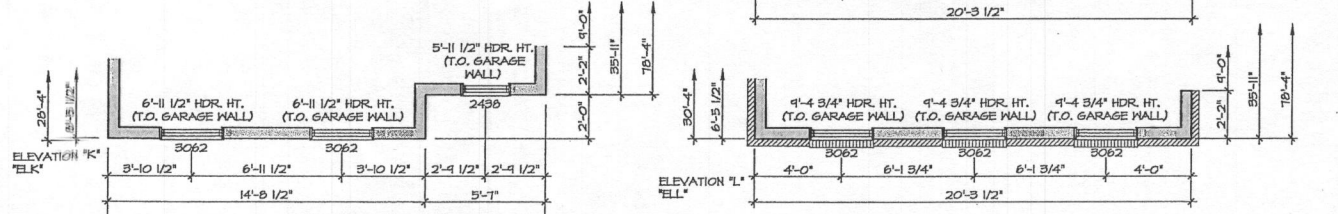
**ELEVATION 'F'**

**ELEVATION 'G'**

**ELEVATION 'H'**

**ELEVATION 'I'**

**3 PARTIAL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
THREE CAR GARAGE SIDE ENTRY 'GCE'



REV. NO.	DATE	REMARKS
10	11/21/14	ELEV. B - REVISED SHOWER NITRIL IN BEDROOM FIRST FLOOR BATH (PAR#20485)
11	11/21/14	55A - ANNOT REVISIONS
12	4/28/15	55A - PAR #52476 - ROTATED JACKS IN FLOOR COLUMNS & REVISED TO FIELD INSTALLED
13	6/10/15	6.5 - SHIFTED DOOR INTO FIRST FLOOR BEDROOM FOR CASING (PAR ID 29554)
14	6/10/15	6.5 - PLANT BUILT ARRIVAL CENTER PROTECT
15	6/10/15	6.5 - REVISED FIREDOOR INTO GARAGE TO A. 2862 (PAR ID 34539)
16	12/15/15	6.5 - REVISED GARAGE SLAB HEIGHT
17	12/15/15	6.5 - PAR #6884 - REVISED GARAGE SIDE ENTRY GARAGE HEAD
18	10/21/14	CEL. - REVISED THREE CAR SIDE ENTRY GARAGE HEAD

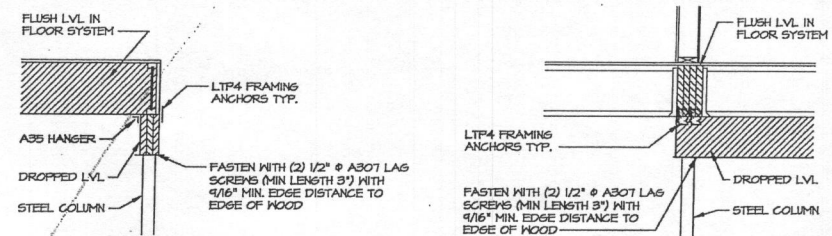
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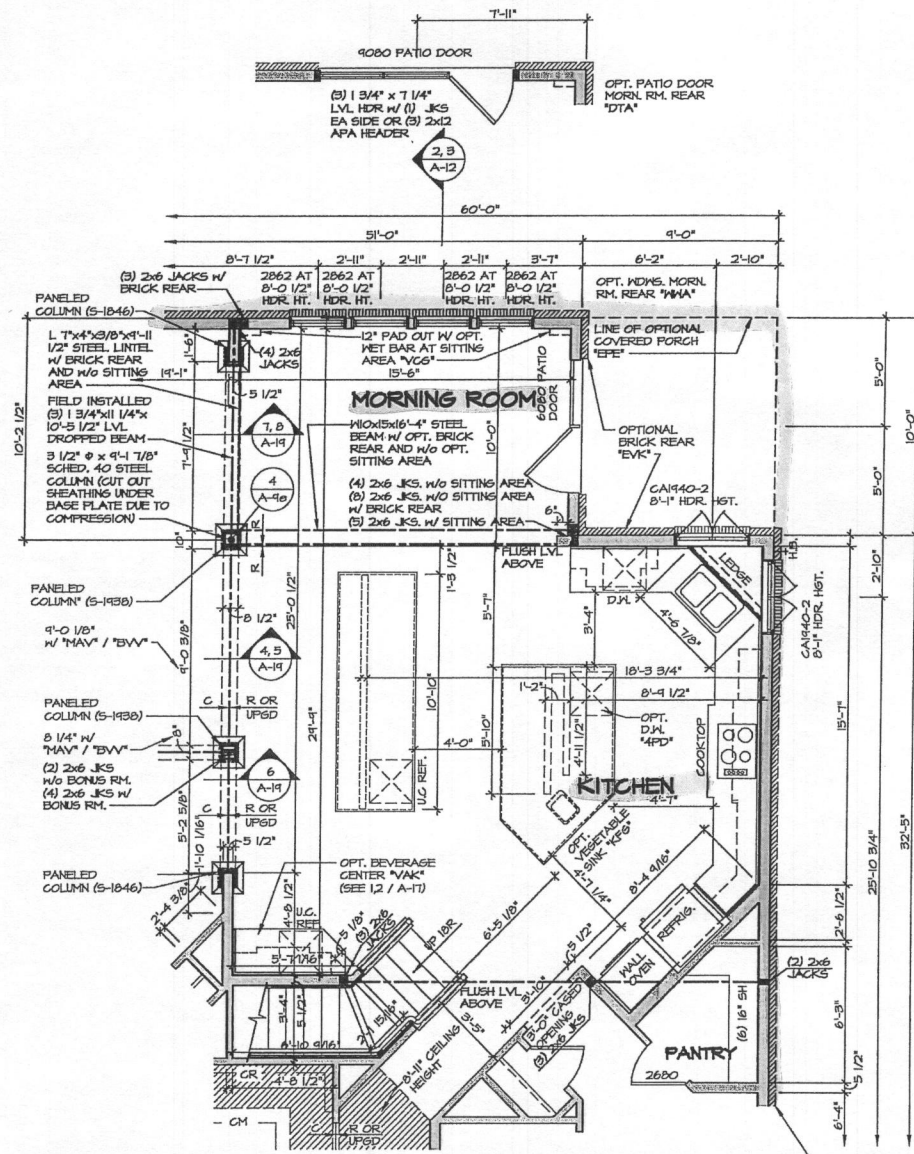
**MODEL:** CLIFTON PARK II  
**DRAWING TITLE:** FIRST FLOOR PARTIAL PLANS  
**OPTION DESCRIPTION:** LIBRARY, BEDROOM FIRST FLOOR, THREE CAR SIDE ENTRY GARAGE

**SHEET NO.:** A-9c  
**50**

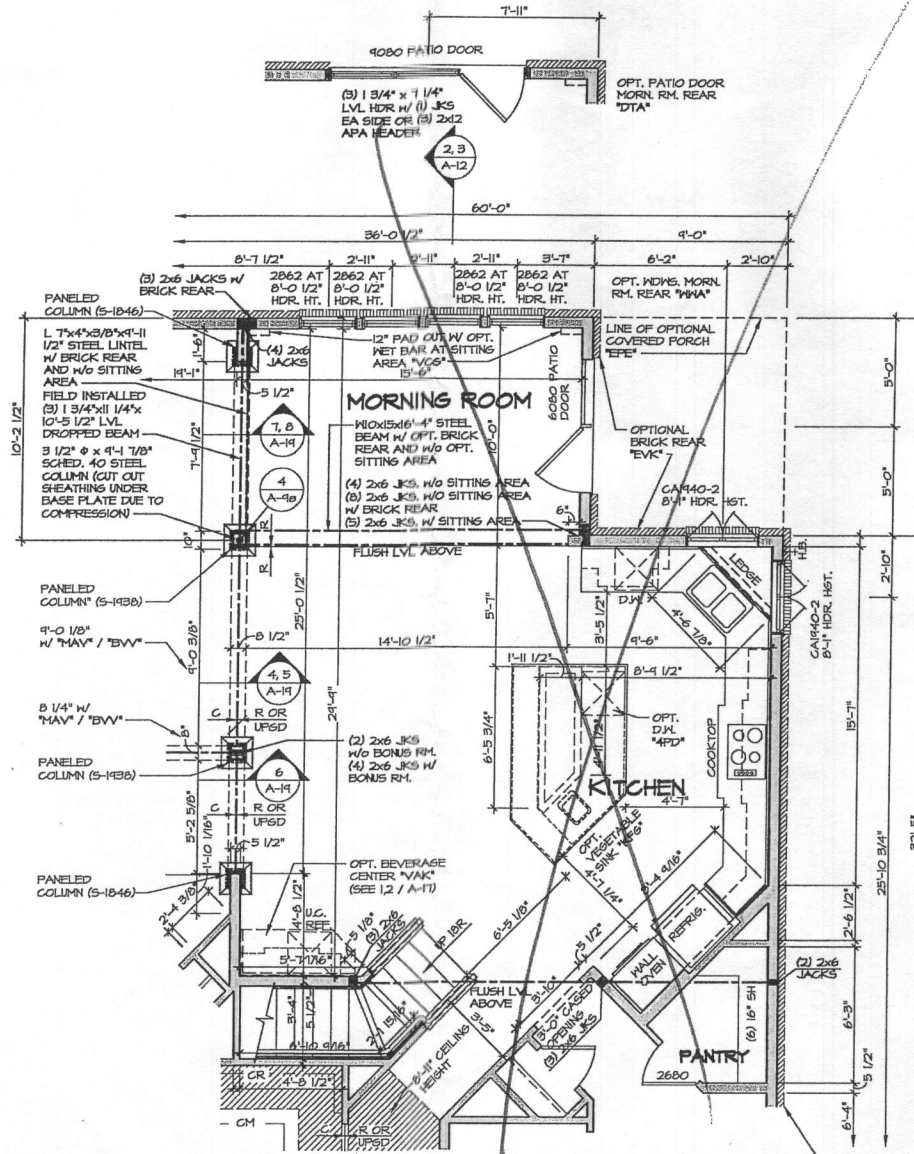
3A.DWG\14.DETACHED\CLIFTON PARK II.10500.01A.PLAN.MAT.DWG 12/28/15 - 2:37 PM



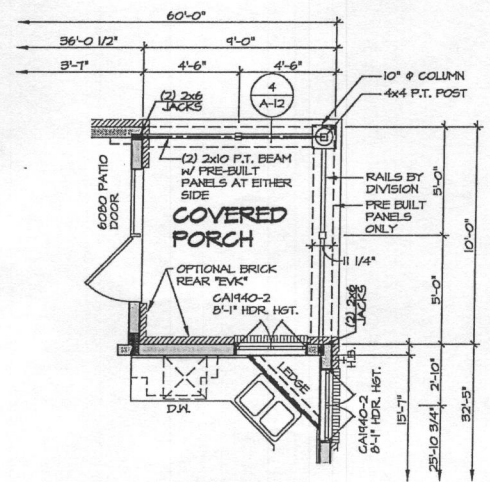
4 ATTACHMENT DETAIL  
SCALE: 1/2" = 1'-0"



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



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



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

**NOTE:**

- PARTIAL PLANS SHOWN W/ ELEVATION 'A'. SEE SHEET A-1 AND A-2 FOR ADDITIONAL INFORMATION.
- MATCH VENEER ACCORDING TO SELECTED ELEVATION.

**NOTES:**

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

**NOTE:**

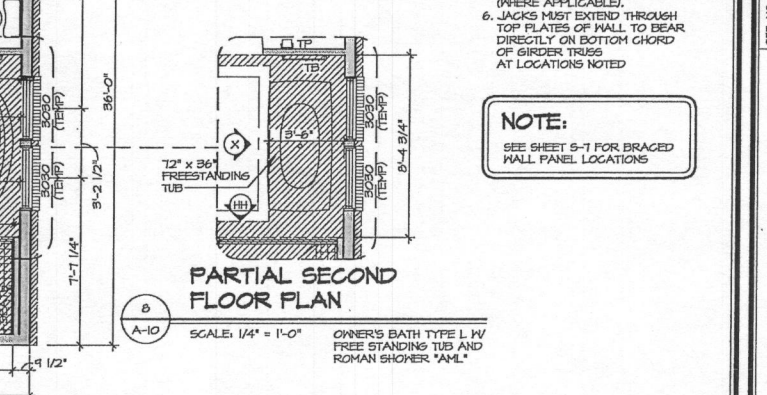
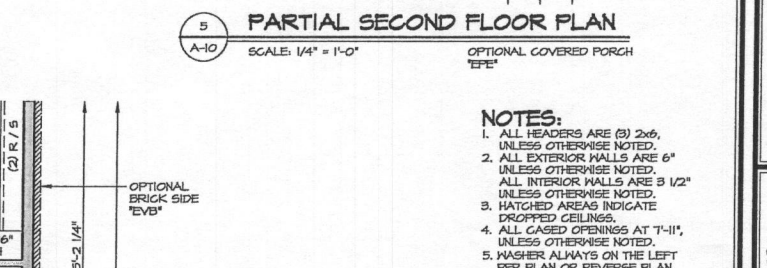
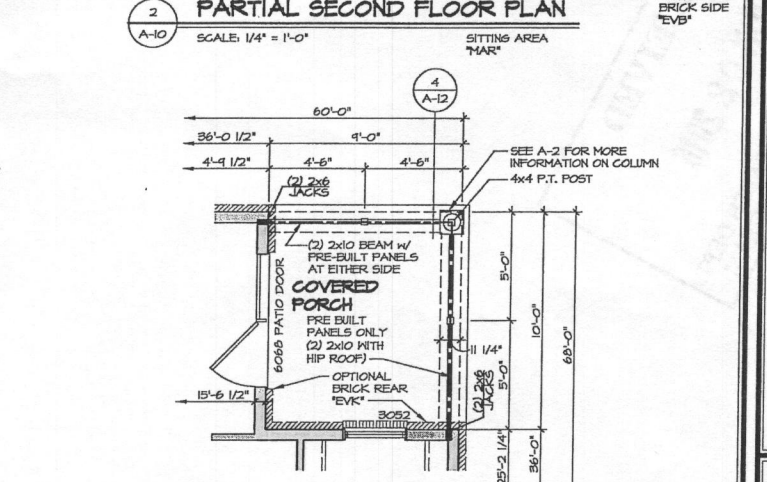
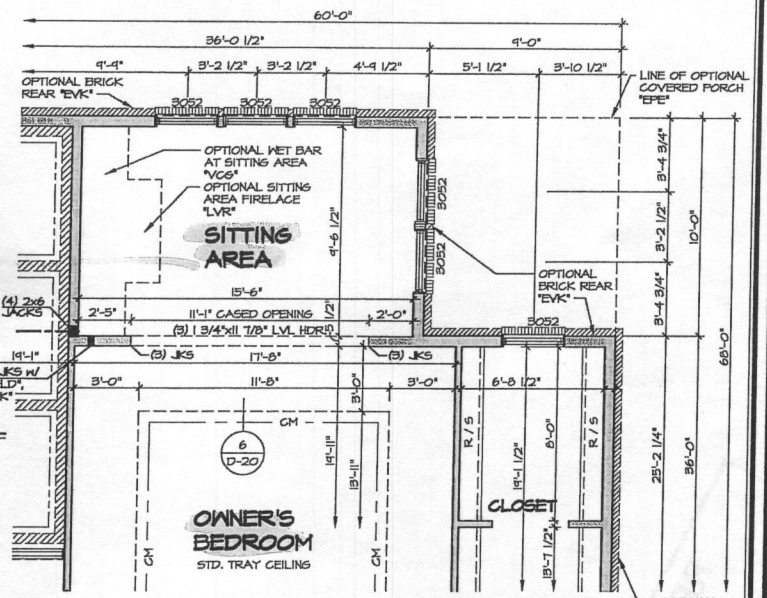
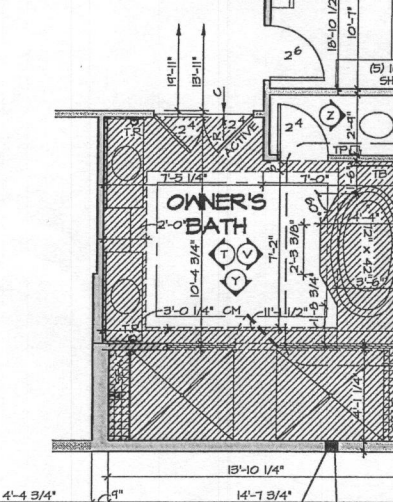
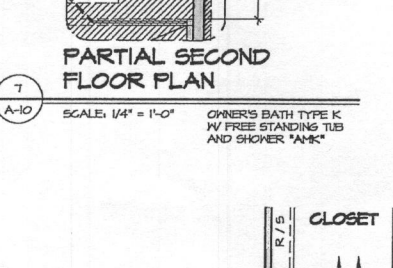
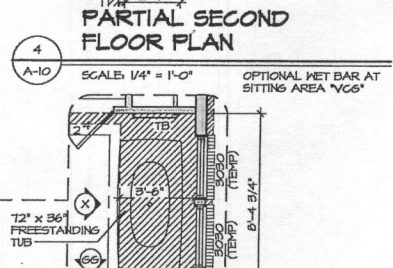
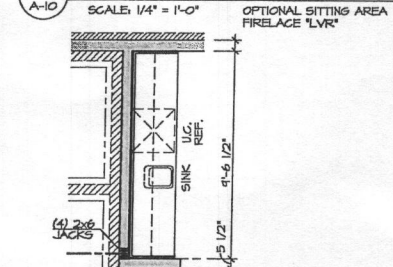
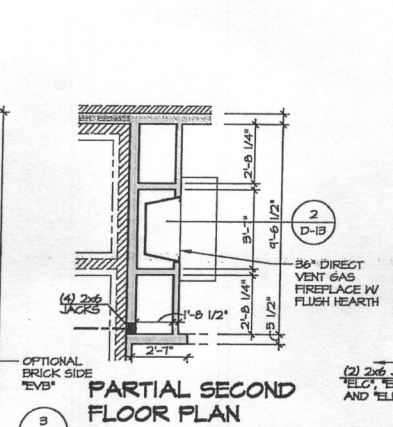
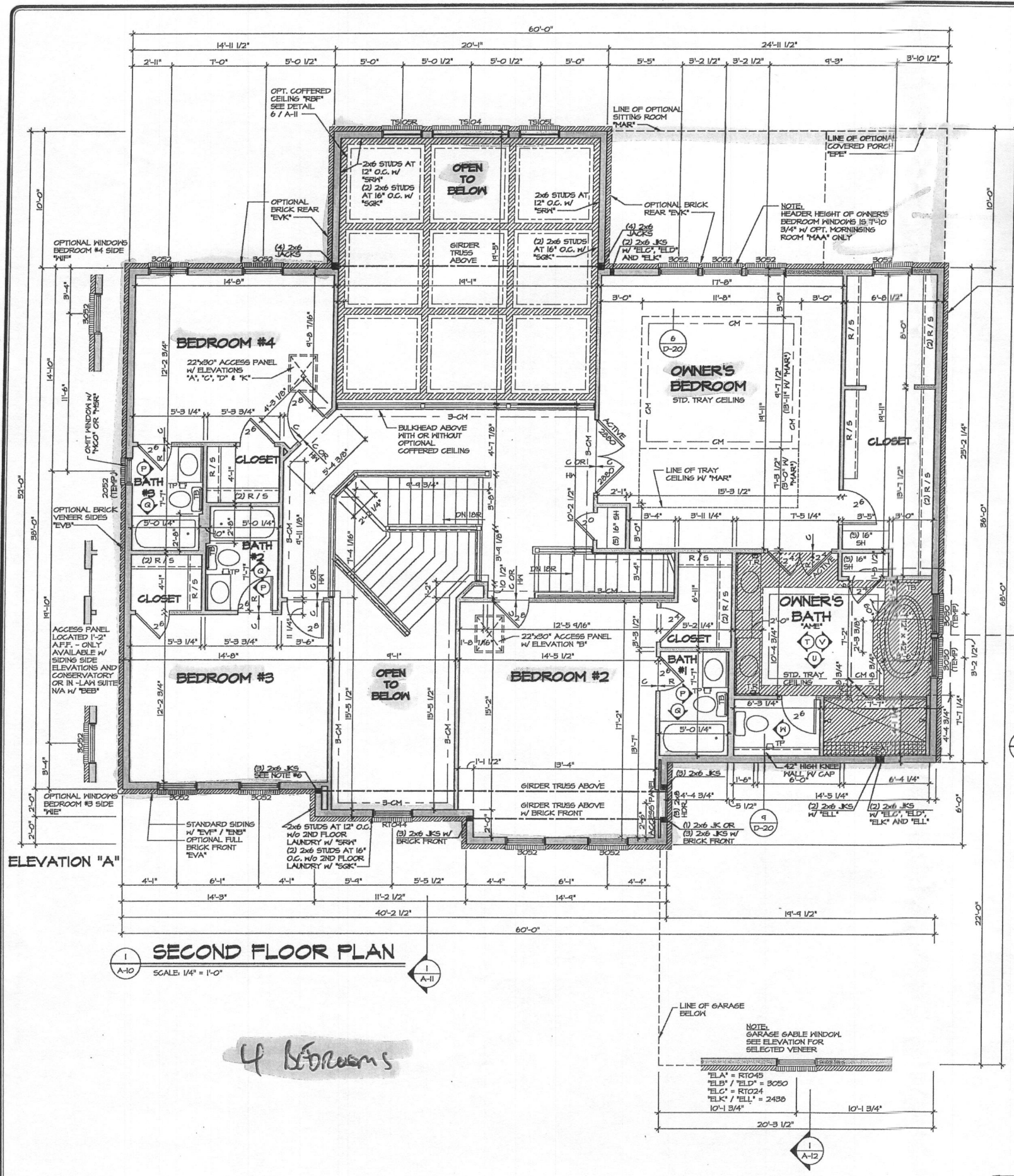
SEE SHEET S-6 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
10	10/21/14	CEL - ADDED DIMENSION FOR 9080 PATIO DOOR
11	11/24/14	CEL - ADDED ATTACHMENT DETAIL 4/A-9b (PAR ID 28586)
12	11/26/14	BGA - AUDIT REVISIONS
13	11/26/14	LEA - REVISED HANDRAIL IN REAR STAIR (PAR 28483)
14	3/6/15	PSK - REVISED MALL CABINET LAYOUT AND ADDED #2 TO MALL FOR CABINETS
15	7/6/15	ARD - MOVED RIGHT REAR HOSE BID TO BEIE (2404)
16	7/6/15	LEB - FIELD AULT REVISIONS
17	10/1/14	LIS - MOVED BOTTOM OF REAR STAIR IN 3" TO UNDER MEETS CODE (PAR 28078)
18	10/21/14	CLS - REVISED LEASER HEIGHT OF GARAGE-2 STAIR WINDUP (PAR ID 28212)

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SHEET NO.	MODEL	SET NO.	DATE	OPTION
A-9b	CLIFTON PARK II	10300	1/4/15	MAA
DRAWING TITLE	DRAWN BY	VERSION	DATE	OPTION
FIRST FLOOR PARTIAL PLANS	AJH	01	1/4/15	MAA
MORNING ROOM				
52				



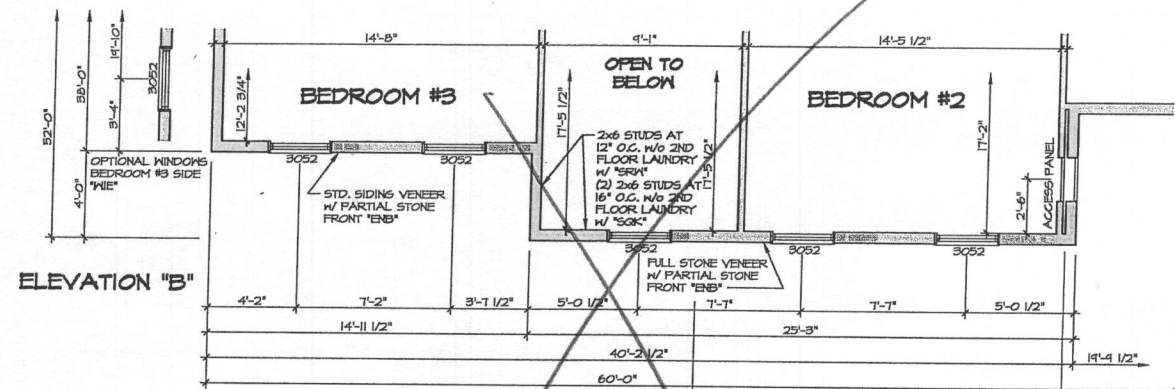
- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
  2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3/2" UNLESS OTHERWISE NOTED.
  3. HATCHED AREAS INDICATE DROPPED CEILINGS.
  4. ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
  5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
  6. JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

**NOTE:**  
SEE SHEET S-1 FOR BRACED WALL PANEL LOCATIONS

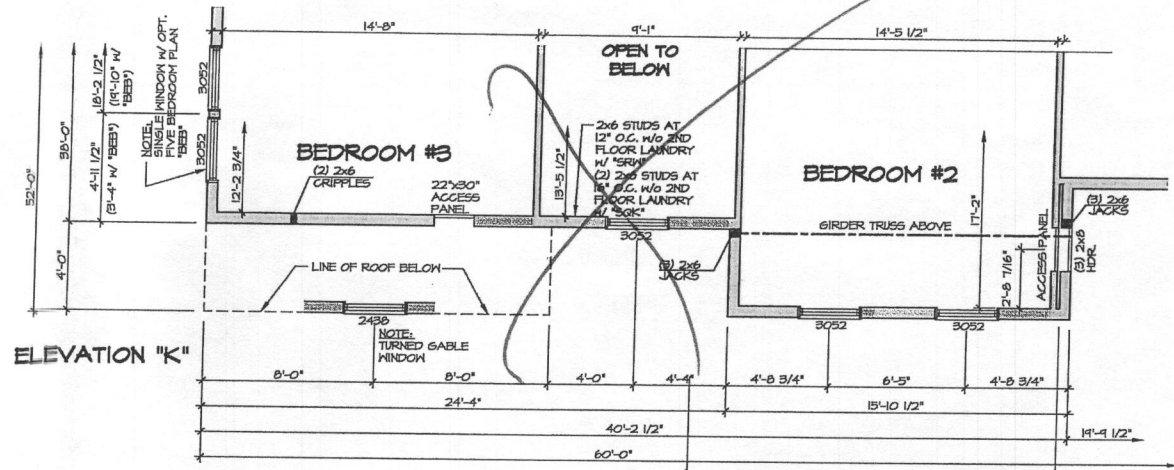
REV. NO.	DATE	REMARKS
1	07/14/14	CVS - MATCHED DIMENSIONS
2	07/14/14	CLS - REVISED TRAY CEILING W/ 'MAR' TO MATCH ROOF DRAWING (PAR ID: 25211)
3	07/14/14	BSA - AUDIT REVISIONS
4	07/14/14	BSA - AUDIT REVISIONS
5	07/14/14	BSA - AUDIT REVISIONS
6	07/14/14	BSA - AUDIT REVISIONS
7	07/14/14	BSA - AUDIT REVISIONS
8	07/14/14	BSA - AUDIT REVISIONS
9	07/14/14	BSA - AUDIT REVISIONS

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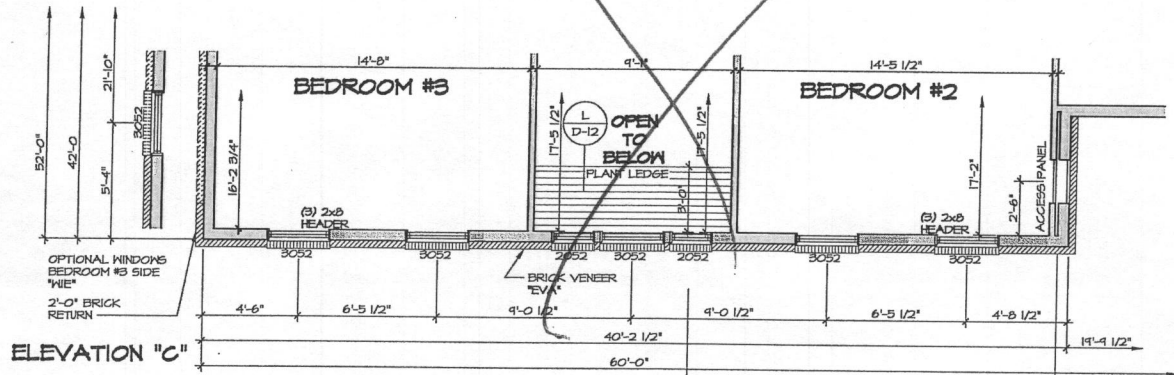
MODEL	CLIFTON PARK II
SHEET NO.	A-10
SET NO.	10500
VERSION	01
DRAWN BY	AJH
DATE	12/21/12
OPTION	
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	



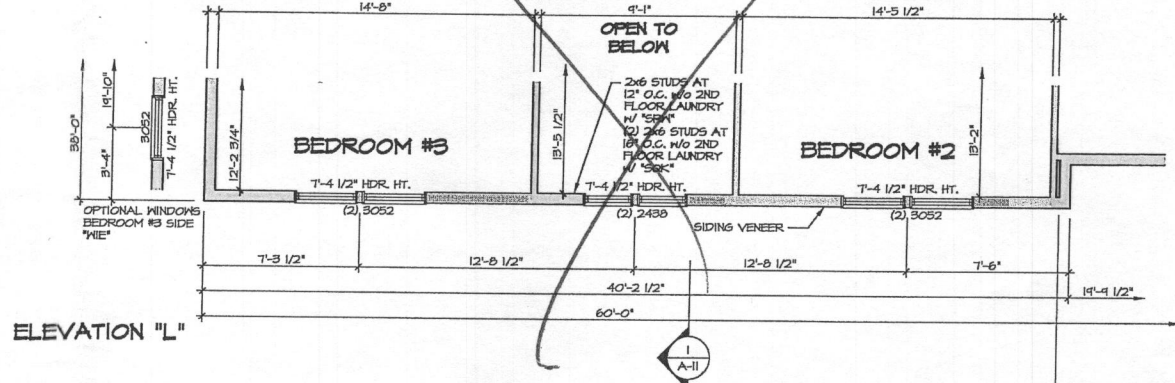
1 PARTIAL SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
ELEVATION "B"  
"ELB"



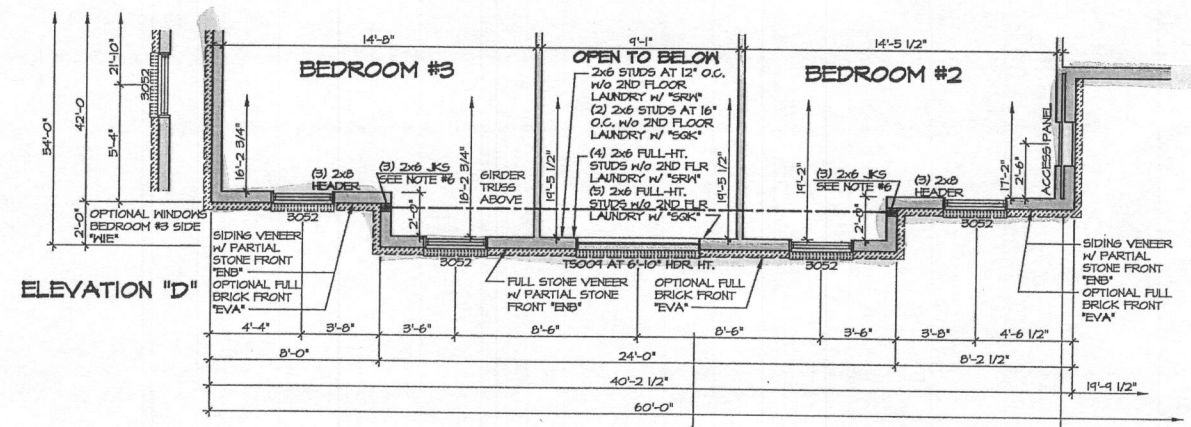
4 PARTIAL SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
ELEVATION "K"  
"ELK"



2 PARTIAL SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
ELEVATION "C"  
"ELC"



5 PARTIAL SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
ELEVATION "L"  
"ELL"



3 PARTIAL SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
ELEVATION "D"  
"ELD"

- 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 CASING OPENINGS AT T-11, 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:**  
FOR GARAGE GABLE WINDOW AND ADDITIONAL INFORMATION, SEE SHEET A-10

**NOTE:**  
SEE SHEET S-7 FOR BRACED WALL PANEL LOCATIONS

<p><b>REVISIONS:</b></p> <table border="1"> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>11/19/18</td> <td>1804 - ADDED PLANT LEDGE DETAIL</td> </tr> <tr> <td>2</td> <td>5/21/14</td> <td>A.J.H. - ADDED ELEVATION "L", ADDED ATTIC ACCESS PANEL</td> </tr> <tr> <td>3</td> <td>10/29/14</td> <td>G.E.L. - REVISED GRAPHICAL ERROR WITH SIDE WINDOWS</td> </tr> <tr> <td>4</td> <td>10/29/14</td> <td>G.E.L. - ADDED ATTIC ACCESS TO FRONT WALL OF BEDROOMS WITH "ELK" (180427)</td> </tr> <tr> <td>5</td> <td>10/29/14</td> <td>B.L.K. - REVISED WINDOW LOCATION FOR "ELL" LEFT SIDE WINDOW "ELK" (PAR. 30120)</td> </tr> </table>		REV. NO.	DATE	DESCRIPTION	1	11/19/18	1804 - ADDED PLANT LEDGE DETAIL	2	5/21/14	A.J.H. - ADDED ELEVATION "L", ADDED ATTIC ACCESS PANEL	3	10/29/14	G.E.L. - REVISED GRAPHICAL ERROR WITH SIDE WINDOWS	4	10/29/14	G.E.L. - ADDED ATTIC ACCESS TO FRONT WALL OF BEDROOMS WITH "ELK" (180427)	5	10/29/14	B.L.K. - REVISED WINDOW LOCATION FOR "ELL" LEFT SIDE WINDOW "ELK" (PAR. 30120)
REV. NO.	DATE	DESCRIPTION																	
1	11/19/18	1804 - ADDED PLANT LEDGE DETAIL																	
2	5/21/14	A.J.H. - ADDED ELEVATION "L", ADDED ATTIC ACCESS PANEL																	
3	10/29/14	G.E.L. - REVISED GRAPHICAL ERROR WITH SIDE WINDOWS																	
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5	10/29/14	B.L.K. - REVISED WINDOW LOCATION FOR "ELL" LEFT SIDE WINDOW "ELK" (PAR. 30120)																	
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<p>SHEET NO. <b>A-10b</b></p>	<p>MODEL <b>CLIFTON PARK II</b></p>																		
<p>VERSION <b>01</b></p>	<p>DRAWING TITLE <b>SECOND FLOOR PARTIAL PLANS</b></p>																		
<p>DATE <b>12/27/12</b></p>	<p>OPTION <b>ELB, ELC, ELD, ELK, ELL</b></p>																		
<p>DRAWN BY <b>A.J.H.</b></p>	<p>OPTION DESCRIPTION <b>ELEVATION "B", ELEVATION "C", ELEVATION "D", ELEVATION "K", ELEVATION "L"</b></p>																		
<p>56</p>	<p>SEE SHEET S-7 FOR BRACED WALL PANEL LOCATIONS</p>																		