



# 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: 12/9/15

Permit No.: B1500532

5024 Bee Frances Way (July 2016 revision)

Building Address: 11904 Northern Bell Way  
City: Clarksville State: MD Zip Code: 21029  
Suite/Apt. #: SDP/WP/BA #: G15-081  
Census Tract: Subdivision: Greenberry  
Section: Area: Lot: 6  
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: Woodbine State: MD Zip Code: 21799  
Phone: 443-309-7792 Fax:  
Email: Jim@DecaturBuildingServices.com

Contractor Company: NV Homes  
Contact Person: Ryan Johnson  
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.: RECEIVED  
Address:  
City: State: Zip Code:  
Phone: DEC 09 2015 Fax:  
Email:

Existing Use: Vacant Lot  
Proposed Use: Single family houses  
Estimated Construction Cost: \$ 280,000  
Description of Work: New 2 story "Monticello II" with  
2 car side garage, 2 car front garage attached, 4' ext  
to FR, Morning RM, Family Office, Conservatory, sitting area  
w/covered porch, finished lower level  
Occupant or Tenant:  
Was tenant space previously occupied?  Yes  No  
Contact Name:  
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 checked="" type="checkbox"/> Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Craw Space <input type="checkbox"/> Slab on Grade
Use group:	No. of Bedrooms: 5 <u>Multi-family Dwelling</u>
<b>Construction type:</b> <input type="checkbox"/> Reinforced Concrete <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Frame <input type="checkbox"/> State Certified Modular	No. of efficiency units: No. of 1 BR units: 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
<input checked="" type="checkbox"/> Roadside Tree Project Permit <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Roadside Tree Project Permit #	

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<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	
<b>Heating System</b>	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: G15000287	
Building Shell Permit Number:	

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

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

Print Name: Jim Kerwin  
Date: 12/9/2015

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

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

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	12/31/15	J. Bigler

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

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

Filing Fee	\$ 100.00
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50.00
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# 8582

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

# RESIDENTIAL BUILDING PERMIT PERMIT FEE AND EXCISE TAX WORKSHEET

**AMEND**

APPLICANT'S COPY

PERMIT NUMBER **B15005325**

OWNER NV Home ADDRESS CLIFTON PARK II W/MORAN RD, S17 R2

CONSTRUCTION PHASE: New  Addition \_\_\_\_\_ Alteration \_\_\_\_\_ Temporary COVERED PORCH

IRC USE GROUP: R-3 DESCRIPTION OF WORK: 1st & 2nd & 3rd

2 story full lot, 12R, 4FB, 1HS, 130R GARAGE (40R)

PRESCRIPTIVE METHOD \_\_\_\_\_ UA ALTERNATIVE \_\_\_\_\_ PERFORMANCE METHOD

BUILDING	FRONT	DEPTH	HEIGHT	AREA	AREA
1	60	78	10	3242	3152
2	60	52	10	1914	1829
3	60	78	10	2495	2495
				GSF = 7651	OGSF = 7410

Footings <u>16" x 8"</u>	Foundation <u>8" Concrete</u>	Walls <u>10.5R W/BSV 150R</u>	Roof <u>ASPH 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 =  $\frac{7651}{\text{GSF}} \times \$0.18 = \$1377^{18}$  Permit Fee  $\times 10\% \text{ (Tech Fee)} = 137^{72}$

ET =  $\frac{7410}{\text{OGSF}} \times \$1.17 = \$8669^{20}$  Excise Tax PSFS =  $\frac{7410}{\text{OGSF}} \times \$1.25 = \$9262^{50}$

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.

155	150 90 195	855 85
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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

BY: [Signature] DATE: 3/2/2016 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TAPRSECPK internal forms/res-fee-worksheet-fy16.doc Rev 07/15/2015

5024 Bee Frances Way

Name: Jim Kerwin

Street Address: PO Box 552

City, State, Zip: Woodbine MD 21797

Date: 7/5/2016

RECEIVED

JUL 05 2016

LICENSES & PERMITS  
DIVISION

Amendment, Permit # B15005325

Ms. Debbie Whalen  
Division of Plan Review  
Department of Inspections, Licenses and Permits  
Howard County Government  
3430 Court House Dr  
Ellicott City, MD 21043

Dear Ms. Whalen:

I am requesting to amend Permit # B15005325 at

11904 Northern Bell Way, Clarksville MD 21029 to

change house type to "Clifton Park II" with 3 car garage, Morning Room, sitting area, covered porch 1<sup>st</sup> + 2<sup>nd</sup> floor, and finished lower level.

Enclosed:

- Fee: 50.00
- Plot Plans
- Sets of Construction Drawings
- Other: \_\_\_\_\_

CK # 2851

INV # 453393

If there is anything we can do to assist you, please let me know.

Sincerely,

Name: Jim Kerwin

Title: AGENT NV Homes

Phone: 443-309-7792

Email: Jim@DecaturBuildingServices.com

B15005325

LOT 6  
6 bedrooms

'OK'  
RFB 7/13/16

# 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. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'K'	ELEV. 'L'	STD. DWGS.	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-5a		
LEFT SIDE ELEVATIONS - SIDING OR SIDING/STONE		19	21	22	24	26.1	26.2		19	21	22	24	26.1	26.2				D-6		
LEFT SIDE ELEVATIONS - BRICK		20		23	25				20		23	25						D-7		
REAR ELEVATIONS - SIDING		27	29	30	32	34.1	34.2		27	29	30	32	34.1	34.2				D-8c		
REAR ELEVATIONS - BRICK		28		31	33				28		31	33						D-11		
FOUNDATION		35	36	37.1	37.2	37.1	41.2		39	40	40	41.1	41.1	41.2	38.42	38.42	38.42	D-12		
HOLD DOWN DETAILS		43							43									D-12b		
PLUMBING GROUND WORKS		44							45									D-12c		
BASEMENT PLAN		46.1	46.1	46.2	46.2	46.3	46.3											D-13		
FIRST FLOOR PLAN		47		48	48	49.1	49.1	49.2		47		48	48	49.1	49.1	49.2				D-14
FIRST FLOOR PLAN PARTIALS		50							50						50	53		D-15		
SECOND FLOOR PLAN		54		56	56	56	56		54		56	56	56	56			55	D-15a		
SECOND FLOOR PLAN PARTIALS		57							57									D-16		
BUILDING SECTION AT FOYER		58							58							61		D-16a		
BUILDING SECTION AT GARAGE		60							60								60	D-17		
STAIR SECTION (FRONT STAIR) - STANDARD		62							62									D-17a		
STAIR SECTION (FRONT STAIR) - UPGRADE		64							64									D-18c		
STAIR SECTION (FRONT STAIR) - UPGRADE W/ METAL		66, 67.1							66, 67.1									D-20		
STAIR SECTION (FRONT STAIR) - UPGRADE W/ CRAFTSMAN		67.2, 67.3							67.2, 67.3									D-21		
STAIR SECTION (REAR STAIR) - STANDARD		68							68									D-22		
STAIR SECTION (REAR STAIR) - UPGRADE		69.1							69.1									D-22a		
STAIR SECTION (REAR STAIR) - UPGRADE W/ CRAFTSMAN		69.2							69.2									D-27		
KITCHEN PLANS - CABINET HOOD 'B'		70							70								71	D-28		
KITCHEN PLANS - CABINET HOOD 'C'		72							72								73	D-28a		
KITCHEN PLANS - GOURMET		74							74								75	D-29		
KITCHEN PLANS - ISLANDS		76							76									D-30		
WET BAR, LAUNDRY, CHARGING CENTER		77.1							77.1									D-34		
INTERIOR DETAILS - BATH ELEVATIONS		78							78									D-35		
INTERIOR DETAILS - COLUMNS / BULKHEAD		79							79									D-36		
INTERIOR DETAILS - FOYER AND FAMILY ROOM WINDOWS		80	80	80	80	80	81		80	80	80	80	80	81				D-37		
INTERIOR DETAILS - FIREPLACE DETAILS		82							82									D-40		
INTERIOR DETAILS - FIREPLACE DETAILS W/ BONUS RM.		83							83									D-40a		
INTERIOR MISC. DETAILS		84							84									D-44		
EXTERIOR ELEVATION DETAILS				85	85	86.1	86.2				85	85	86.1	86.2				D-45		
EXTERIOR MISC. DETAILS		87							87											
BASEMENT ELECTRICAL		88.1	88.1	88.2	88.2	88.3	88.3											WB-1		
FIRST FLOOR ELECTRICAL		89		90	90	91.1	91.1	91.2		89		90	90	91.1	91.1	91.2				WB-2
FIRST FLOOR ELECTRICAL PARTIALS		92							92						92	95				
SECOND FLOOR ELECTRICAL		96		98	98	98	98		96		98	98	98	98			97	F-1		
SECOND FLOOR ELECTRICAL PARTIALS		99							99											
FIRST FLOOR JOIST LAYOUT		100		101	101	102	102		103		104	104	105	105	105	100	103		SP-1	
SECOND FLOOR JOIST LAYOUT		106		108	108	109	109		106		108	108	109	109	109	106	109	107	SP-2	
ROOF FRAMING		110	110	111	112	113	114.1	114.2		110	111	112	113	114.1	114.2	115	116	117.2		
TRUSS BRACING		119							119							118	118			
BRACED WALL		121							121									SEP-1		
ROOF VENTILATION		123	124	125	126	127.1	127.2		123	124	125	126	127.1	127.2				SEP-2		
BASEMENT HVAC PLAN		128.1																SEP-3		
CRAWL SPACE HVAC PLAN																		SEP-4		
FIRST FLOOR HVAC PLAN		130							129											
SECOND FLOOR HVAC PLAN		131							131											

### 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.	+32
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.	+131
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.	+398
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.

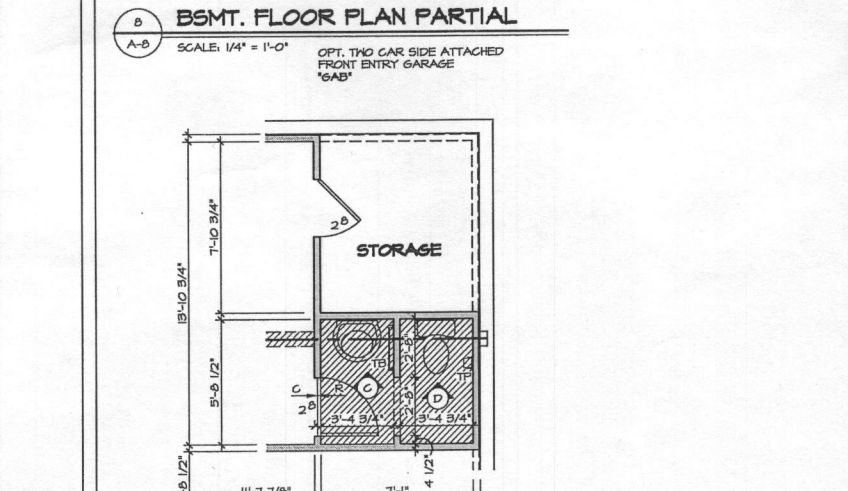
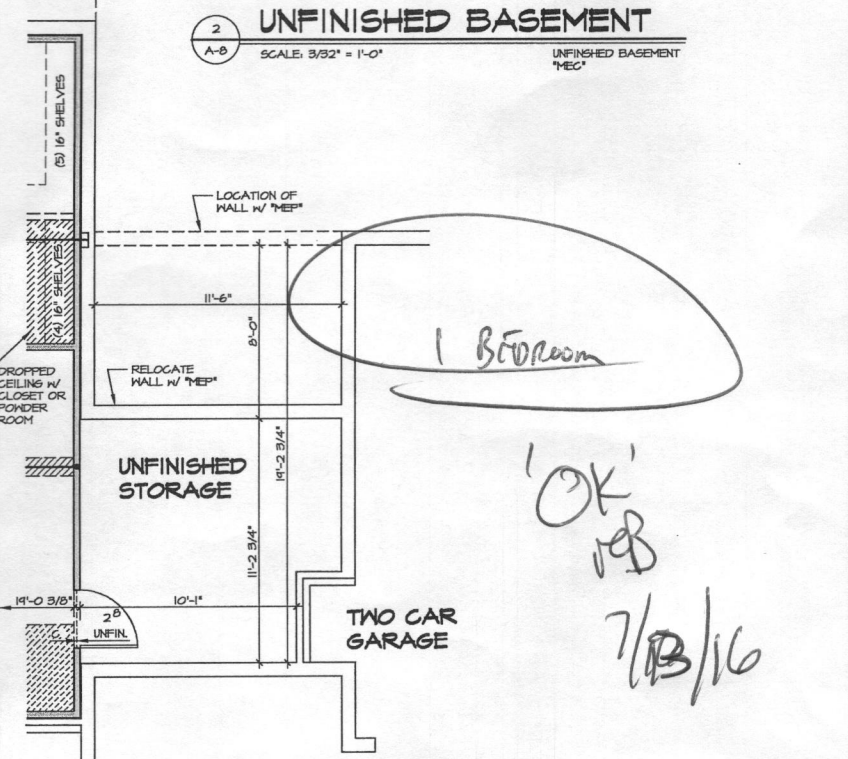
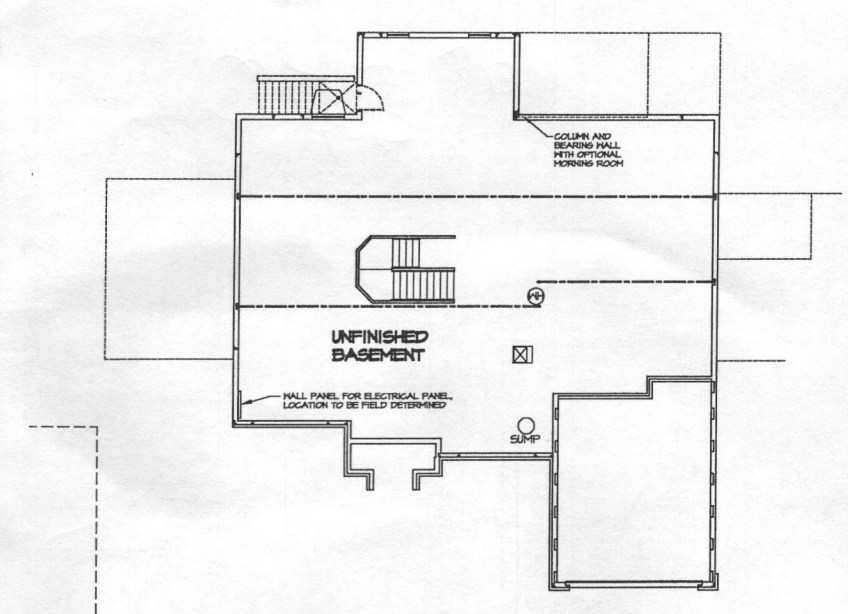
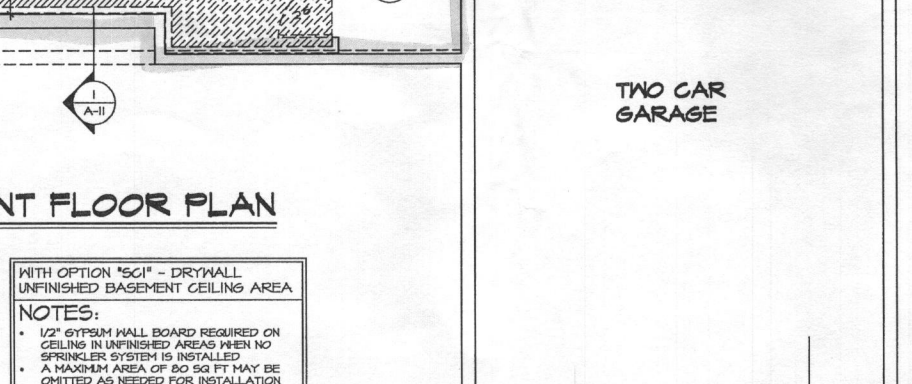
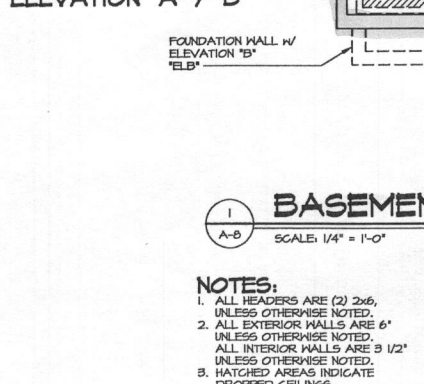
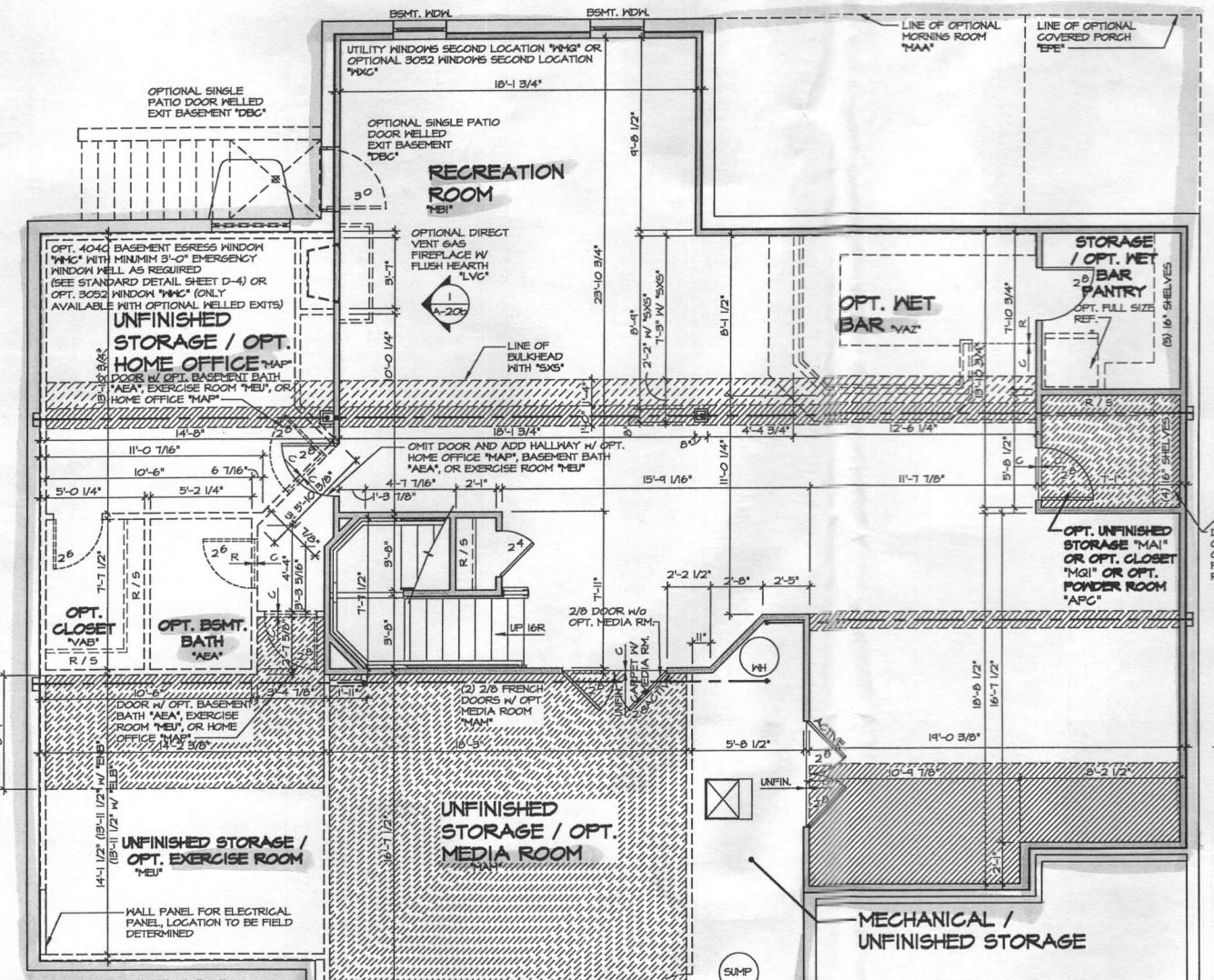
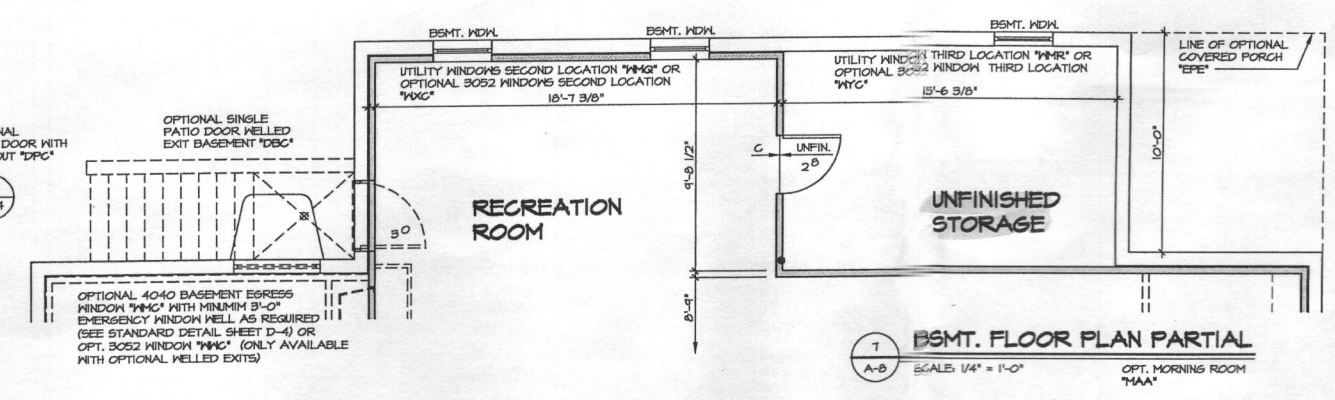
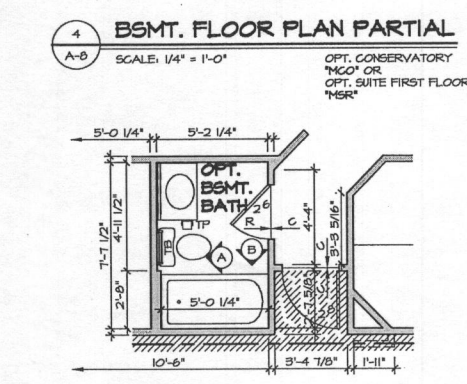
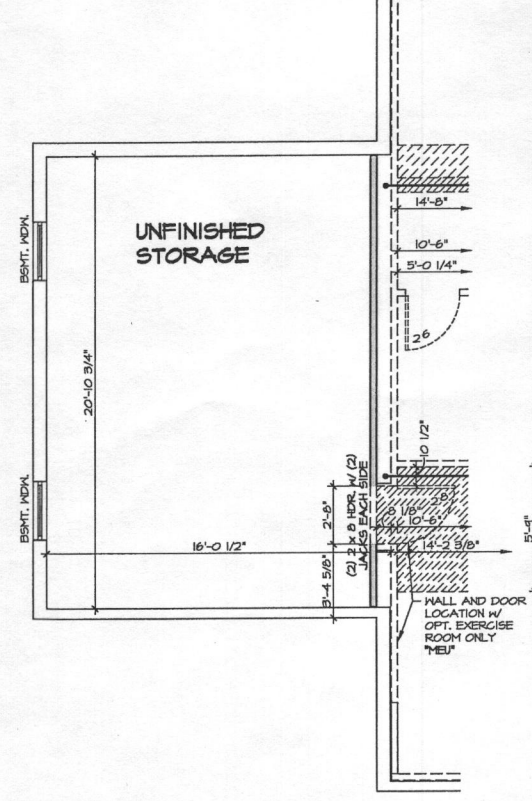
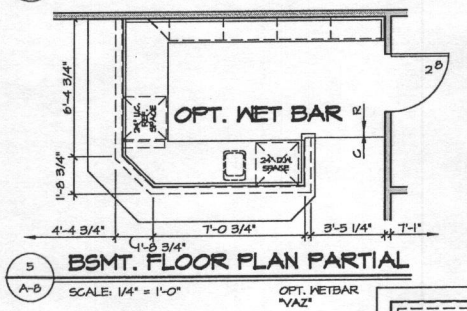
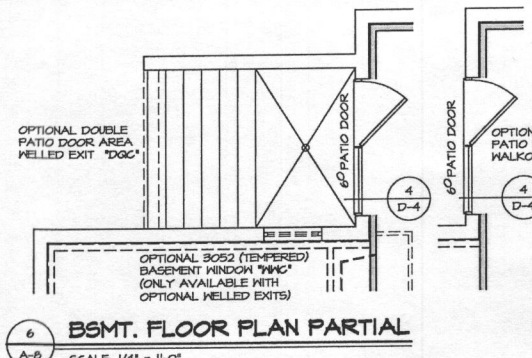
RECREATION ROOM	GROSS SQ. FT.	+1244
MEDIA ROOM	GROSS SQ. FT.	+317
HOME OFFICE	GROSS SQ. FT.	+233
BASEMENT BATH	GROSS SQ. FT.	+60
BASEMENT CLOSET	GROSS SQ. FT.	+44
EXERCISE ROOM	GROSS SQ. FT.	+219

### FOOTPRINT

BASE HOUSE:	
WIDTH:	60'-4"
DEPTH:	68'-4"
MAXIMUM:	
WIDTH:	110'-8"
DEPTH:	78'-8"

SET - VERSION  
**10300-01** CS-1

J:\DWG\04\DETACHED\CLIFTON PARK II\10300\_01.CST.DWG 12/29/14 - 8:36 am



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

*Handwritten notes:*

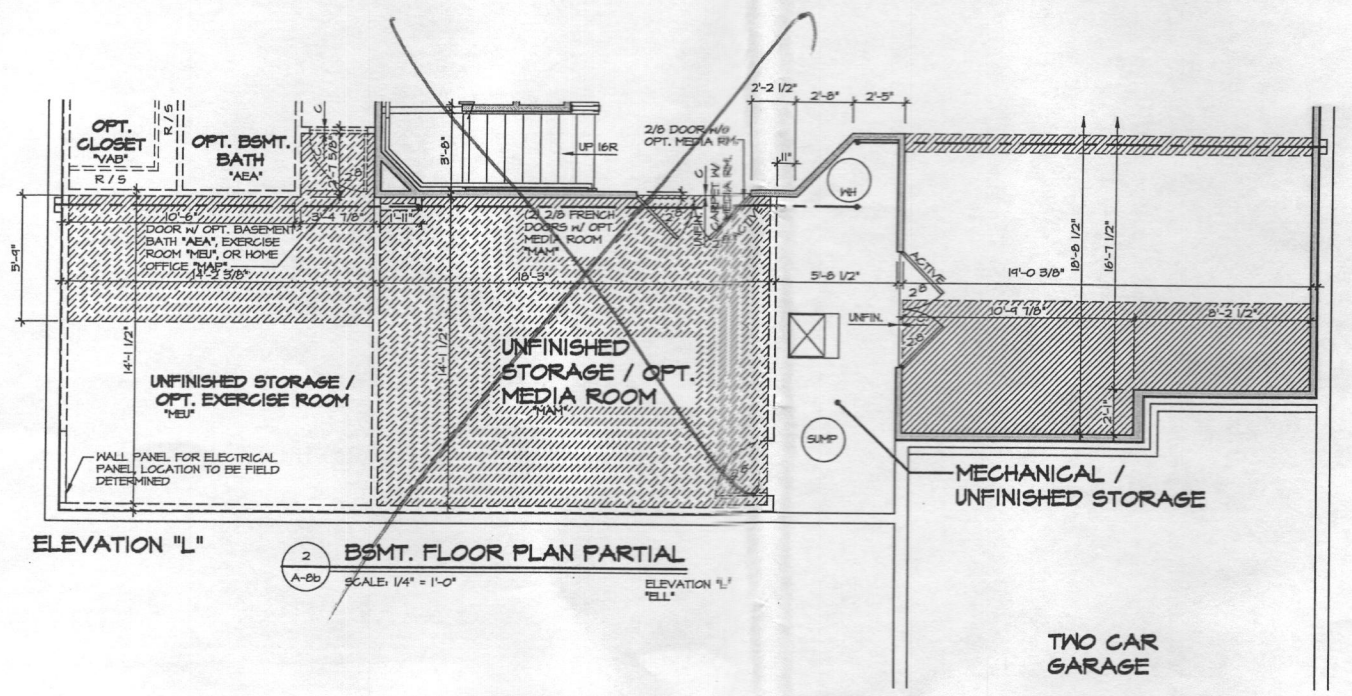
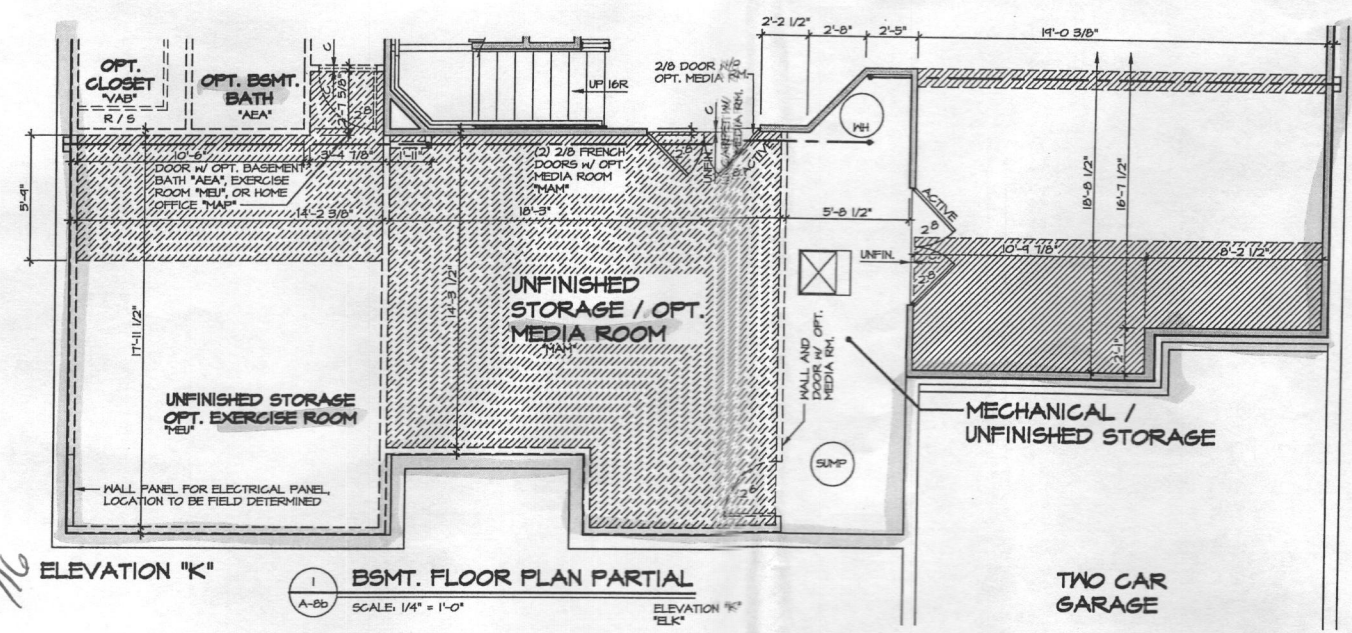
1 Bedroom

'OK'

1/3/16

SHEET NO.	CLIFTON PARK II	
	DRAWING TITLE	
A-8	BASEMENT PLAN	
	OPTION DESCRIPTION	
46.1	FULL BASEMENT	
REV. NO.	DATE	REMARKS
1	10/21/14	CEL - REVISED ARCHITECTURAL ERROR
2	11/25/14	56A - ADJUST DIMENSIONS
3	12/29/14	56A - ADJUST THE HOBBS OR TO (B) OPTIONS AT POWER ROOM PAR 24086
4	1/27/15	595 - ADJUST 8X4-5/8-5/8
5	4/29/14	10A5 - 11B CON. REVISION
6	4/29/14	10A5 - ADDED 3/4" NOTE
7	5/29/14	455 - ADDED 3/8" BLU-HEAD
8	6/29/14	JUR - RELOCATED JKS AT MORNING ROOM W/ COLUMN (PAR #24854)
9	8/29/14	50B - TURNED ON LANTERS THAT SHOW DOOR SIZE AND DIMENSIONS

Window  
 bathroom  
 7/13/16

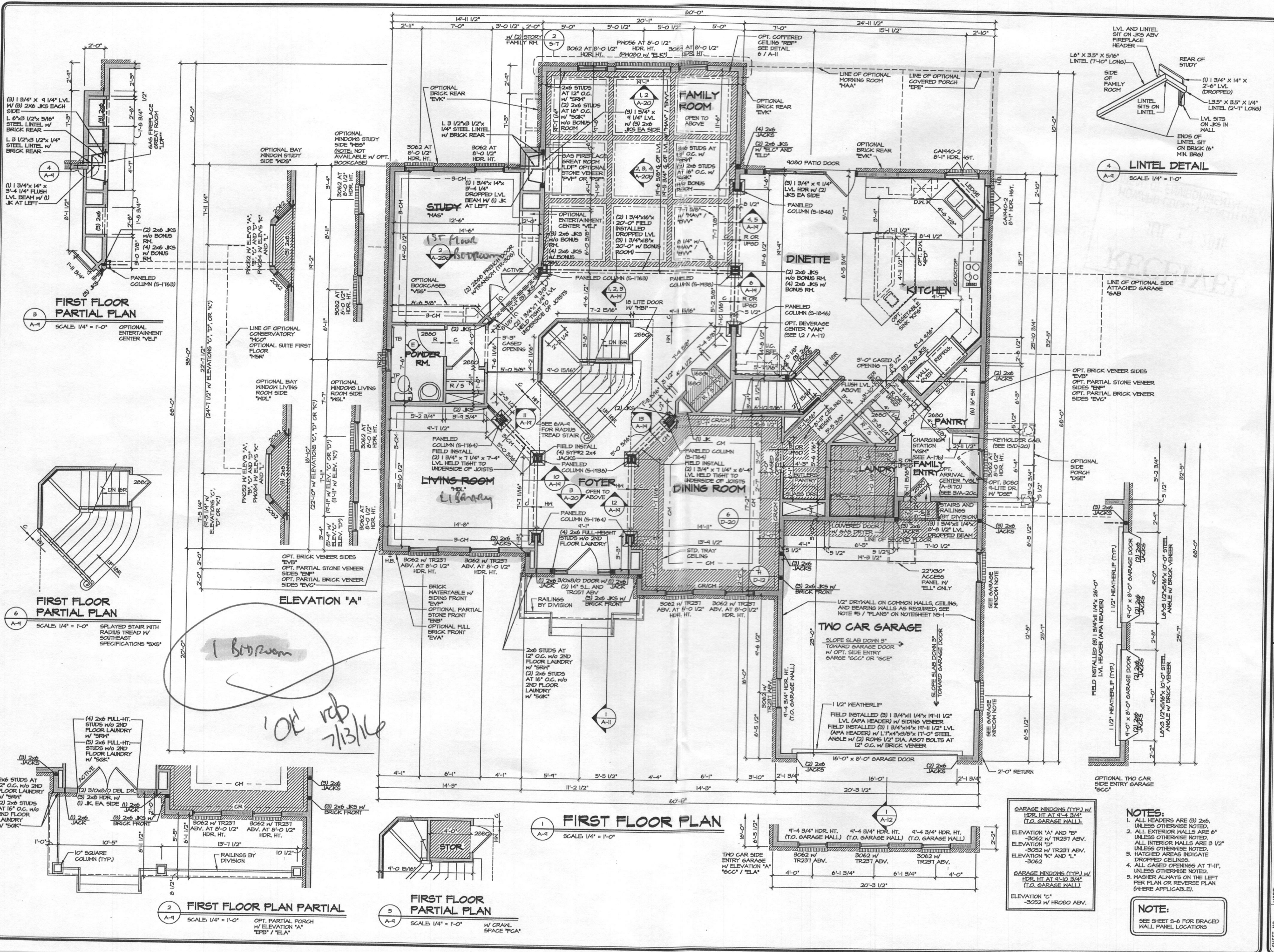


**NOTE:**  
 FOR ADDITIONAL BASEMENT INFORMATION AND AVAILABLE OPTIONS, SEE SHEET A-8

**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 CASED 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. 10500	REVISION 01	DATE 5/29/14	OPTION FBA ELK ELL
	DRAWING TITLE BASEMENT PARTIAL PLANS	DRAWN BY ALJ	DATE 5/29/14	OPTION FBA ELK ELL	
46.3	OPTION DESCRIPTION FULL BASEMENT ELEVATION "K" ELEVATION "L"				
<p>REMARKS</p> <p>11/29/14 95A - ADMIT REVISIONS</p>					



REV. NO.	DATE	REMARKS
1	7/16/15	JACKS - MOVED RIGHT REAR HOSE BIB TO SIDE (B4C44)
2	8/10/15	GLS - REVISED FIREDOOR INTO GARAGE TO A 2800 (PAR TO B4B26)
3	8/10/15	JACKS - REVISED CHASE BEHIND BUTLERS PANTRY TO BE ST. DEEBER (B4B93)
4	8/10/15	SPIN - REVISED ELEV. "A" W/ "EP" PORCH COLUMNS TO SQUARE PER DNR #102
5	12/17/15	1985 - PAR 1985/84 - REVISED GARAGE SLAB HEIGHT
6	4/26/16	1985 - PAR 1985/84 - REVISED MALL CABINET LAYOUT
7	6/22/2015	DLR - REV. STAIR RISER 5-11/4 TO KINDER (PAR B3B03)
8	6/10/15	DLR - PLANT BUILT ARRIVAL CENTER PRO. BCT

SET NO. 10300	MODEL CLIFTON PARK II
VERSION 01	DRAWING TITLE FIRST FLOOR PLAN
DRAWN BY A-JH	OPTION DESCRIPTION
DATE: 12/17/12	
OPTION	

SHEET NO. A-9	47
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**NVR**  
 NVR, Inc.  
 Architectural Services  
 21 Bryn Mawr Ave.  
 Frederick, MD 21702

**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 GASED OPENINGS AT 1'-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

**GARAGE WINDOWS (TYP.) W/ HDR. HT. AT 9'-4 3/4" (T.O. 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" (T.O. GARAGE WALL)**  
 ELEVATION "C"  
 -3052 W/ HRO30 ABV.

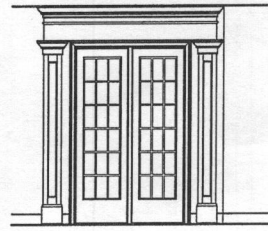
**FIRST FLOOR PARTIAL PLAN**  
 SCALE: 1/4" = 1'-0"  
 OPT. PARTIAL PORCH W/ ELEVATION "A" "EPB" / "ELA"  
 W/ GRAVL SPACE "FGA"

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

**FIRST FLOOR PARTIAL PLAN**  
 SCALE: 1/4" = 1'-0"  
 SPUN STAIR WITH RADIUS TREAD W/ SOUTHEAST SPECIFICATIONS "SXS"

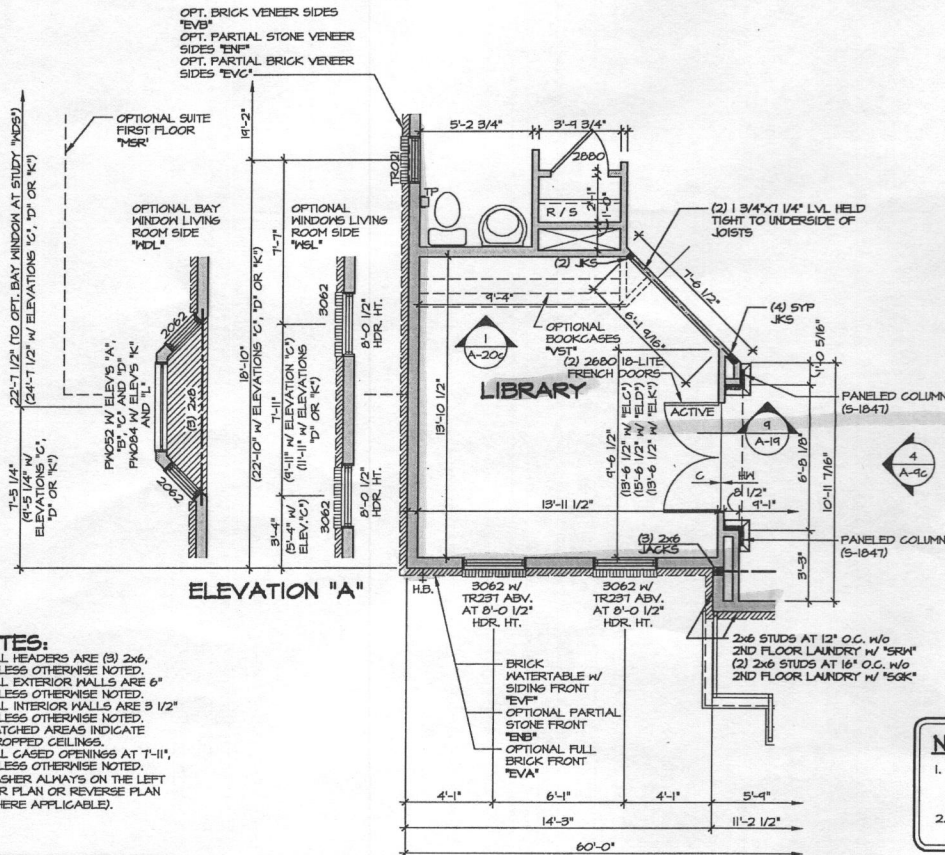
**FIRST FLOOR PARTIAL PLAN**  
 SCALE: 1/4" = 1'-0"  
 OPTIONAL ENTERTAINMENT CENTER "VEJ"





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

*OK  
1/8  
2/13/16*



**ELEVATION "A"**

**ELEVATION "A"**

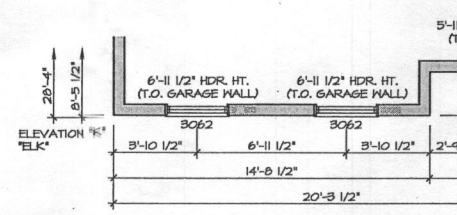
- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
  2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
  3. HATCHED AREAS INDICATE DROPPED CEILINGS.
  4. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
  5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

- NOTE:**
1. PARTIAL PLANS SHOWN W/ ELEVATION "A". SEE SHEET A-4 AND A-8 FOR ADDITIONAL INFORMATION.
  2. MATCH VENEER ACCORDING TO SELECTED ELEVATION.

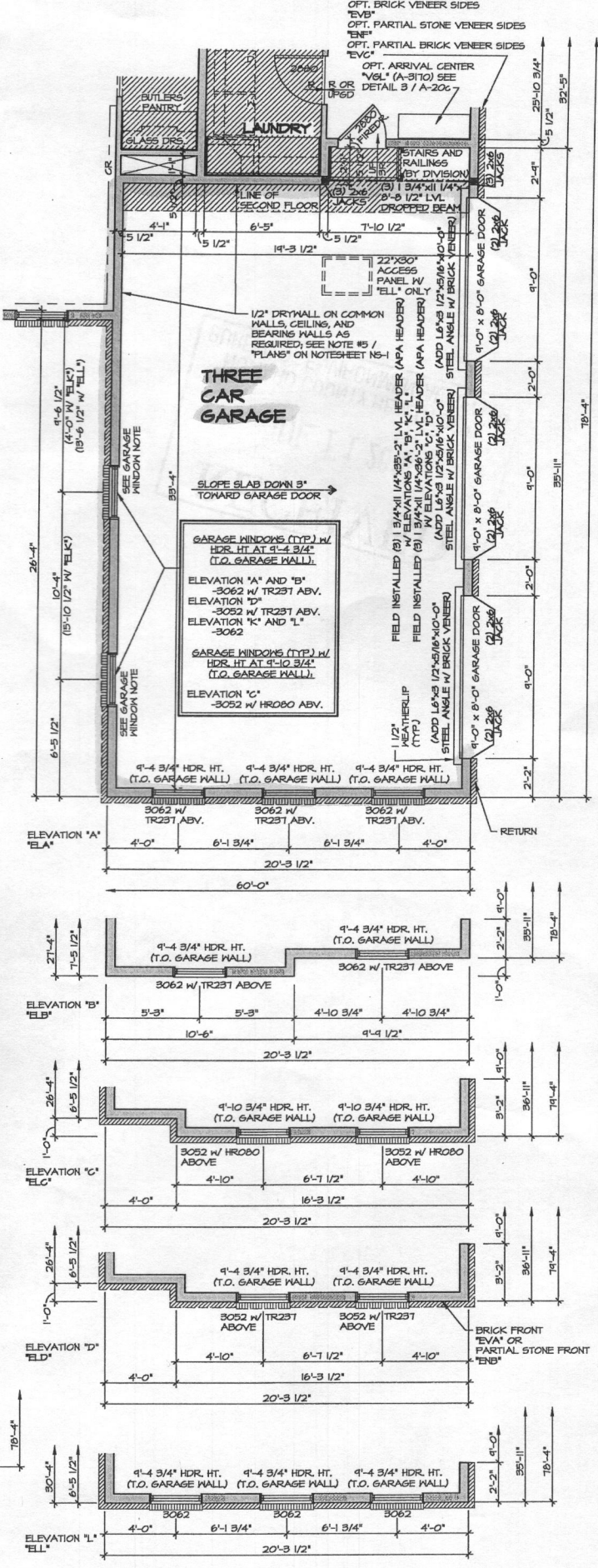
**NOTE:**  
SEE SHEET S-6 FOR BRACED WALL PANEL LOCATIONS

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

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



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



**REVISIONS**

REV. NO.	DATE	DESCRIPTION
1	1/22/14	ISSUE - REVISED SHOWER NUT IN BEDROOM FIRST FLOOR BATH (PAR2888)
2	1/22/14	ISSUE - ADDIT. REVISIONS
3	4/28/15	ISSUE - PAR 82416 - ROTATED JACKS IN FOSTER COLUMNS & REVISED TO FIELD INSTALLED
4	6/16/15	ISSUE - PLANT BUILT ARRIVAL CENTER PRO-BEAT
5	6/16/15	ISSUE - REVISED FIREDOOR INTO GARAGE TO A 2880 PAR ID 34928
6	10/15/15	ISSUE - 2012 VA CODE UPDATE
7	12/17/15	ISSUE - PAR 82416 - REVISED GARAGE 9'4" AS HEIGHT
8	10/21/16	ISSUE - REVISED THREE CAR SIDE ENTRY GARAGE HEADER

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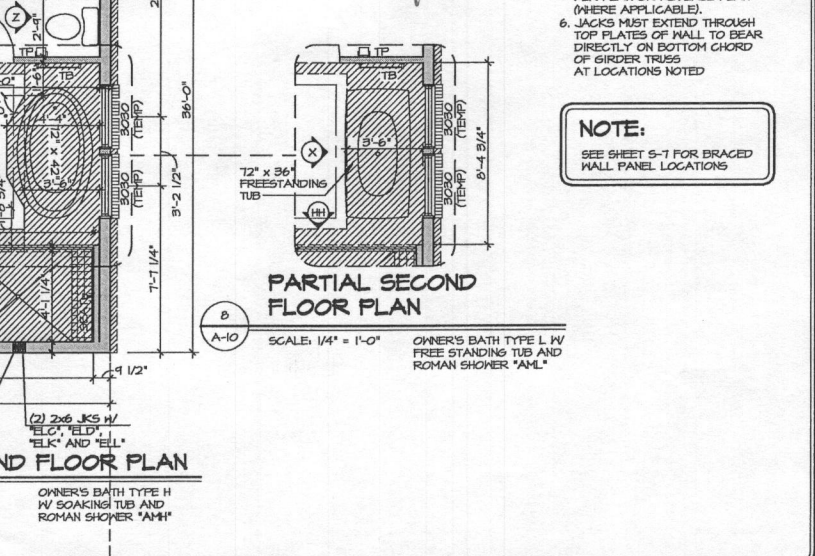
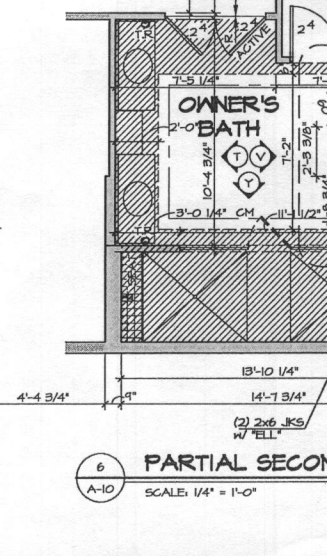
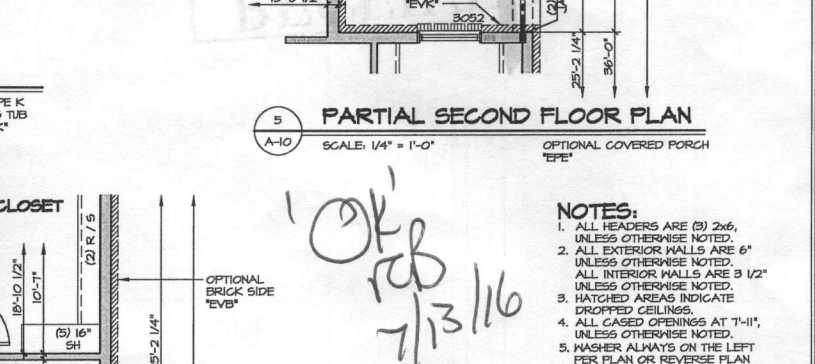
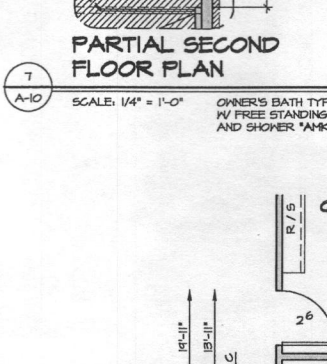
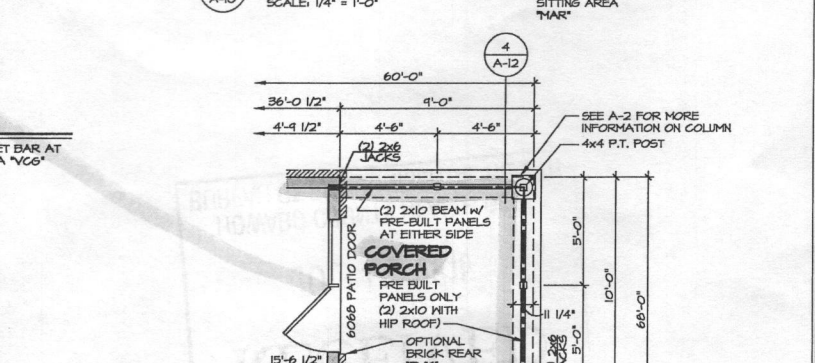
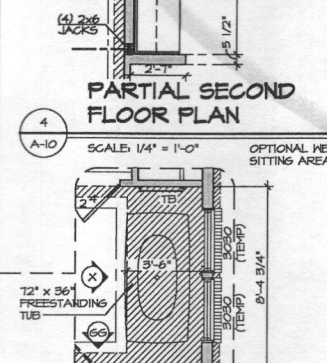
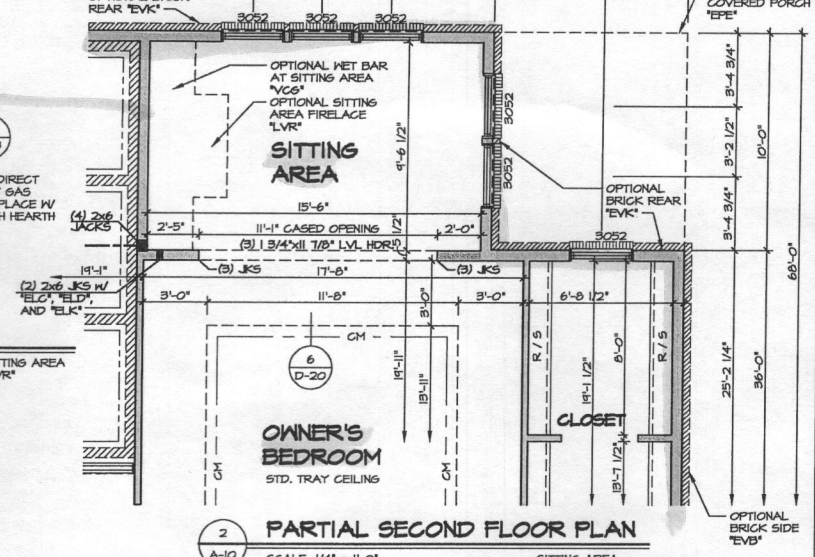
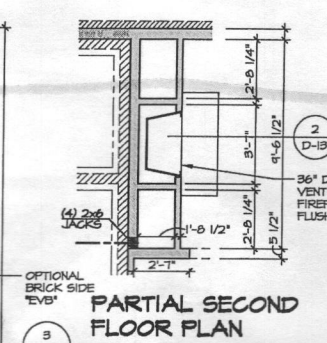
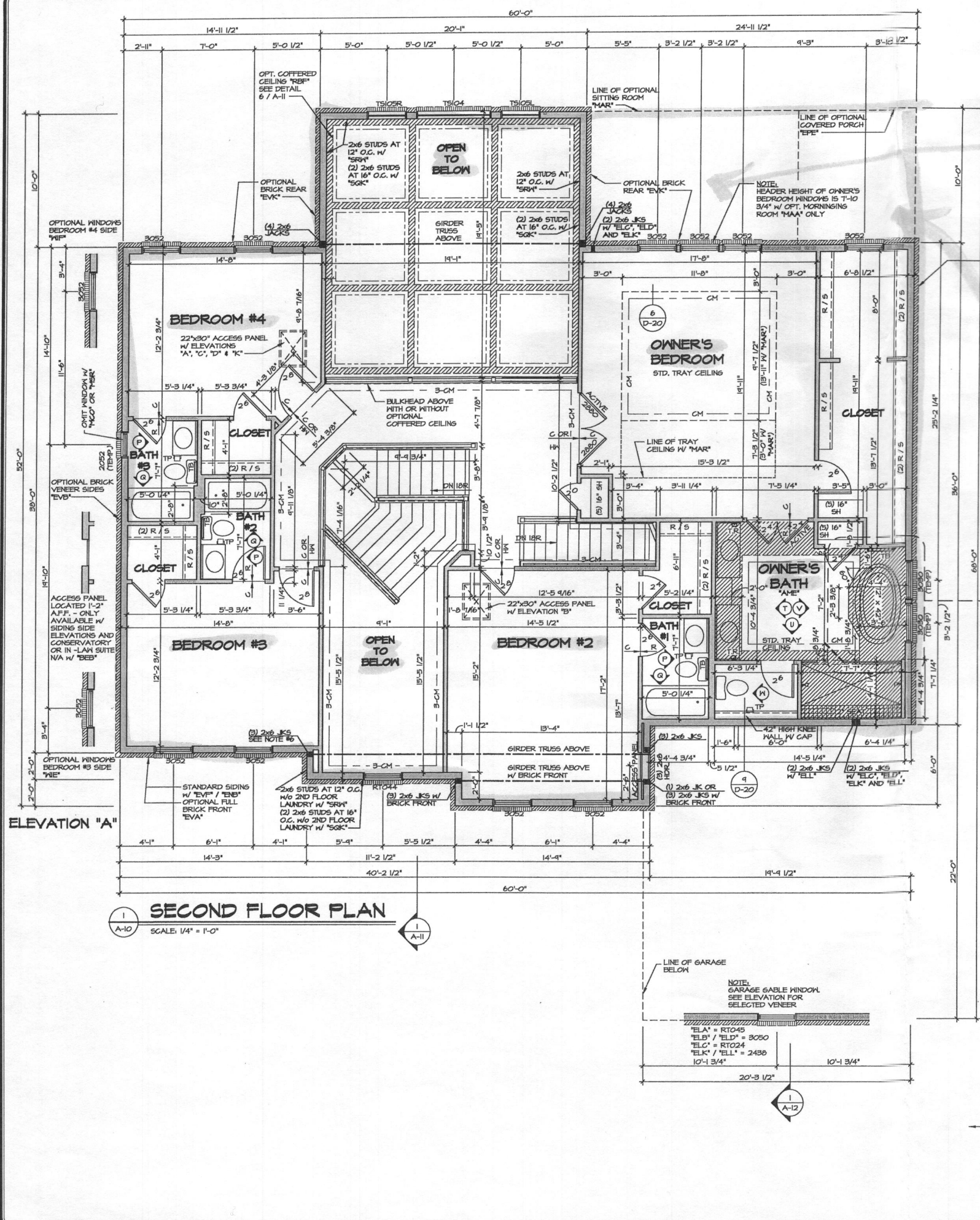
SET NO. 10300  
VERSION 01  
DRAWN BY A-JH  
DATE: 1/2/15  
OPTION MAT  
BAR  
GCE

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

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REV. NO.	DATE	DESCRIPTION
01	09/14	CVB - MATCHED DIMENSIONS
02	10/14/14	CLS - REVISED TRAY CEILING W/ "MAR" TO MATCH ROOF DRAWING (PAR 12 2921)
03	11/25/14	SKA - ADULT REVISIONS
04	12/15/14	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
05	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
06	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
07	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
08	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
09	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
10	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
11	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
12	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
13	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
14	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
15	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
16	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
17	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
18	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
19	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)
20	02/23/15	LEA - REVISED HANGING IN REAR STAIR (PAR 2468)

REVISIONS

SET NO. 10300  
VERSION 01  
DRAWN BY A-JH  
DATE: 12/21/12  
OPTION

MODEL: CLIFTON PARK II  
DRAWING TITLE: SECOND FLOOR PLAN  
OPTION DESCRIPTION:

SHEET NO. A-10  
54

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