



# 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: 2/25/16

Permit No.: B16000682

Building Address: 11917 Northern Bell Way  
 City: Clarksville State: MD Zip Code: 21029  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: GP 15-081  
 Census Tract: \_\_\_\_\_ Subdivision: Greenberry  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 18  
 Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: Vacant lot  
 Proposed Use: Single family house  
 Estimated Construction Cost: \$ 250,000  
 Description of Work: New 2 story "Clifton Park II" with 3 car garage, Morning Room, sitting area, Suite 1st floor, and finished lower level  
 Occupant or Tenant: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: NVR Inc  
 Address: 9720 Patuxent Woods Drive  
 City: Columbia State: MD Zip Code: 21046  
 Phone: 410-379-5956 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (If other than stated herein)  
 Applicant's Name: Jim Kerwin  
 Address: PO Box 552  
 City: Woodbine State: MD Zip Code: 21796  
 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.: \_\_\_\_\_  
 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:	<b>Depth      Width</b>	
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:	
Area of construction (sq. ft.):	2 <sup>nd</sup> floor:	
Use group:	<input checked="" type="checkbox"/> Basement	
<b>Construction type:</b>	<input type="checkbox"/> Unfinished Basement	
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Craw Space	
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Masonry	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> Wood Frame	<b>Multi-family Dwelling</b>	
<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:	
<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Heating System</b>	
<input 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: <u>6-15000287</u>	
Building Shell Permit Number:	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE 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.

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

Jim Kerwin  
 Print Name  
2/25/2016  
 Date

**RECEIVED**  
 FEB 25 2016 11:25 AM

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
 \*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
 -FOR OFFICE USE ONLY-

LICENSES & PERMITS DIVISION	
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	# 908458

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	<u>3/1/16</u>	<u>R. B. [Signature]</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:	



**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**

**MEMORANDUM**

**TO: Faris Taylor, NVR Inc.**

**FROM: Robert Bricker, REHS/RS, L.E.H.S.**  
Well & Septic Program

**RE: 11917 Northern Bell Way (Greenberry subdivision Lot 18), Potential Basement Bedroom**

**DATE: March 11, 2016**

I have reviewed the floor plans in support of Building Permit **B16000682** for a new home at **11917 Northern Bell Way** and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the basement to finished living space.

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.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing **five (5)**-bedroom design to accommodate a future finished basement. If you choose to only size for the existing design, any future building permit for a finished basement may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.

B16 000 682

lot 18  
5 bedrooms

*Revised set*  
*OK RB 3/11/2016*

# 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
NOTE SHEET	2						2													D-1
FRONT ELEVATIONS - SIDING	3						3													D-2
FRONT ELEVATIONS - BRICK	4						4													D-3
FRONT ELEVATIONS - SIDING/STONE	5						5													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-5a	
RIGHT SIDE ELEVATIONS - BRICK	12						12													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						20													D-8a
REAR ELEVATIONS - SIDING	27	29	30	32	34.1	34.2	27	29	30	32	34.1	34.2							D-11	
REAR ELEVATIONS - BRICK	28						28													D-12
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-12b
HOLD DOWN DETAILS	43						43													D-12c
PLUMBING GROUND WORKS	44						45													D-13
BASEMENT PLAN	46.1	46.1	46.2	46.2	46.3	46.3														D-14
FIRST FLOOR PLAN	47	48	48	49.1	49.1	49.2	47	48	48	49.1	49.1	49.2							D-15	
FIRST FLOOR PLAN PARTIALS	50						50							50	53					D-15a
SECOND FLOOR PLAN	54	56	56	56	56	56	54	56	56	56	56	56						55	D-16	
SECOND FLOOR PLAN PARTIALS	57						57													D-16a
BUILDING SECTION AT FOYER	58						58													D-17
BUILDING SECTION AT GARAGE	60						60							60	61				60	D-17a
STAIR SECTION (FRONT STAIR) - STANDARD	62						62													D-18a
STAIR SECTION (FRONT STAIR) - UPGRADE	64						64													D-20
STAIR SECTION (FRONT STAIR) - UPGRADE w/ METAL	66, 67.1						66, 67.1													D-21
STAIR SECTION (FRONT STAIR) - UPGRADE w/ CRAFTSMAN	67.2, 67.3						67.2, 67.3													D-22
STAIR SECTION (REAR STAIR) - STANDARD	68						68													D-22a
STAIR SECTION (REAR STAIR) - UPGRADE	69.1						69.1													D-27
STAIR SECTION (REAR STAIR) - UPGRADE w/ CRAFTSMAN	69.2						69.2													D-28
KITCHEN PLANS - CABINET HOOD 'B'	70						70													D-28a
KITCHEN PLANS - CABINET HOOD 'C'	72						72													D-29
KITCHEN PLANS - GOURMET	74						74													D-30
KITCHEN PLANS - ISLANDS	76						76													D-34
NET BAR, LAUNDRY, CHARGING CENTER	77.1						77.1													D-35
INTERIOR DETAILS - BATH ELEVATIONS	78						78													D-36
INTERIOR DETAILS - COLUMNS / BULKHEAD	79						79													D-37
INTERIOR DETAILS - FOYER AND FAMILY ROOM WINDOWS	80	80	80	80	80	81	80	80	80	80	80	81							D-40	
INTERIOR DETAILS - FIREPLACE DETAILS	82						82													D-40a
INTERIOR DETAILS - FIREPLACE DETAILS w/ BONUS RM.	83						83													D-44
INTERIOR MISC. DETAILS	84						84													D-45
EXTERIOR ELEVATION DETAILS			85	85	86.1	86.2				85	85	86.1	86.2							WB-1
EXTERIOR MISC. DETAILS	87						87													WB-2
BASEMENT ELECTRICAL	88.1	88.1	88.2	88.2	88.3	88.3	89	90	90	91.1	91.1	91.2							F-1	
FIRST FLOOR ELECTRICAL	92	90	90	91.1	91.1	91.2	92	90	90	91.1	91.1	91.2							SP-1	
FIRST FLOOR ELECTRICAL PARTIALS	92						92													SP-2
SECOND FLOOR ELECTRICAL	96	98	98	98	98	98	96	98	98	98	98	98							SEP-1	
SECOND FLOOR ELECTRICAL PARTIALS	99						99													SEP-2
FIRST FLOOR JOIST LAYOUT	100	101	101	102	102	102	103	104	104	105	105	105							SEP-3	
SECOND FLOOR JOIST LAYOUT	106	108	108	109	109	109	106	108	108	109	109	109							SEP-4	
ROOF FRAMING	110	110	111	112	113	114.1	110	111	112	113	114.1	114.2								
TRUSS BRACING	119						119													
BRACED WALL	121						121													
ROOF VENTILATION	123	124	125	126	127.1	127.2	123	124	125	126	127.1	127.2								
BASEMENT HVAC PLAN	128.1	128.2					129													
CRAWL SPACE HVAC PLAN	130						131													
FIRST FLOOR HVAC PLAN	131						132													
SECOND FLOOR HVAC PLAN																				

### 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.	+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.	+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.

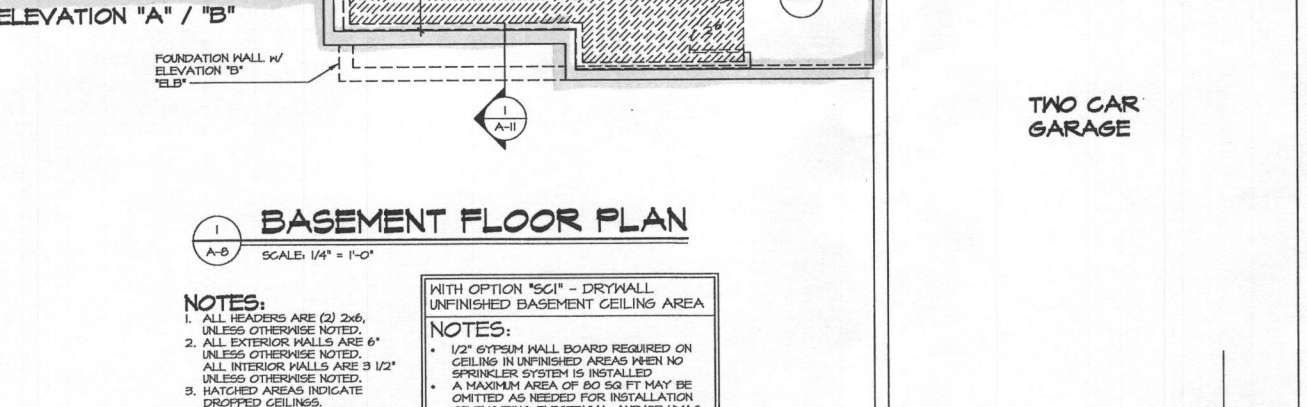
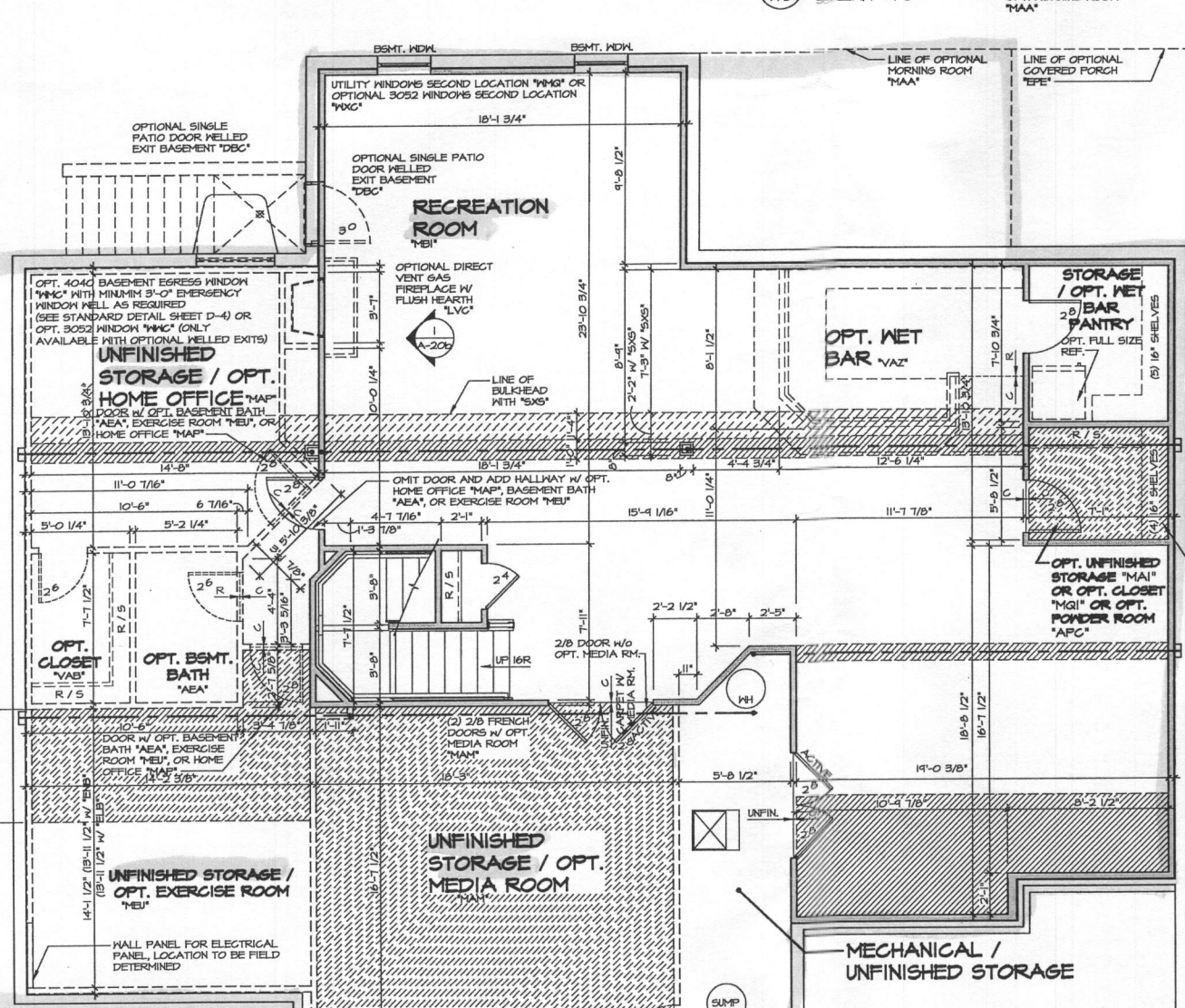
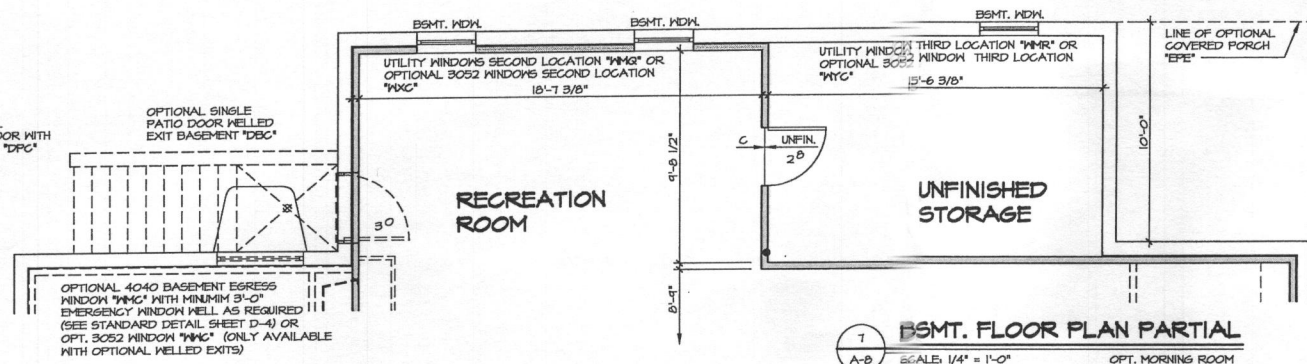
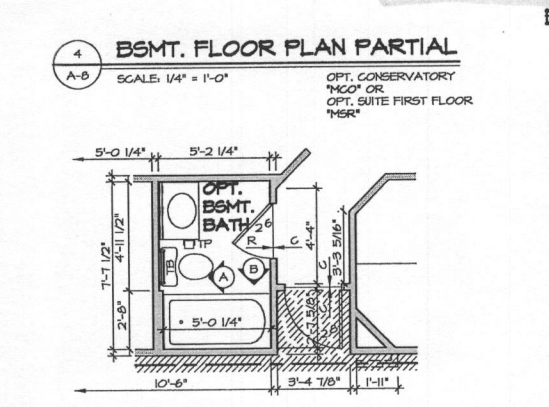
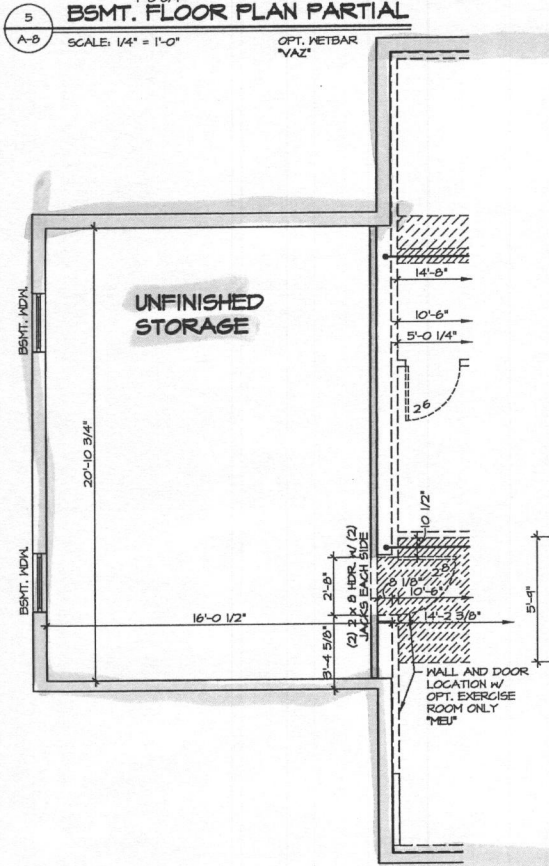
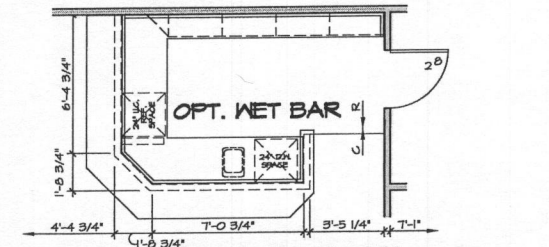
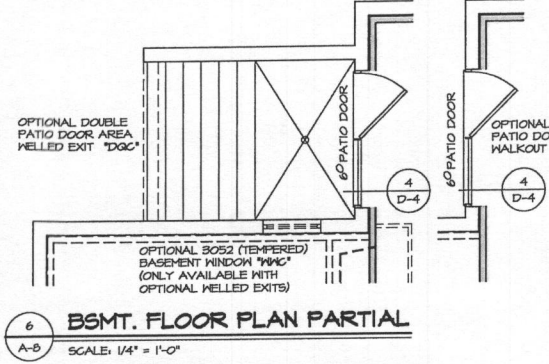
RECREATION ROOM	GROSS SQ. FT.	+1294
MEDIA ROOM	GROSS SQ. FT.	+317
HOME OFFICE	GROSS SQ. FT.	+233
BASEMENT BATH	GROSS SQ. FT.	+68
BASEMENT CLOSET	GROSS SQ. FT.	+44
EXERCISE ROOM	GROSS SQ. FT.	+219

### FOOTPRINT

BASE HOUSE:	
WIDTH:	60'-4"
DEPTH:	68'-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 12/28/14 - 8:38 am



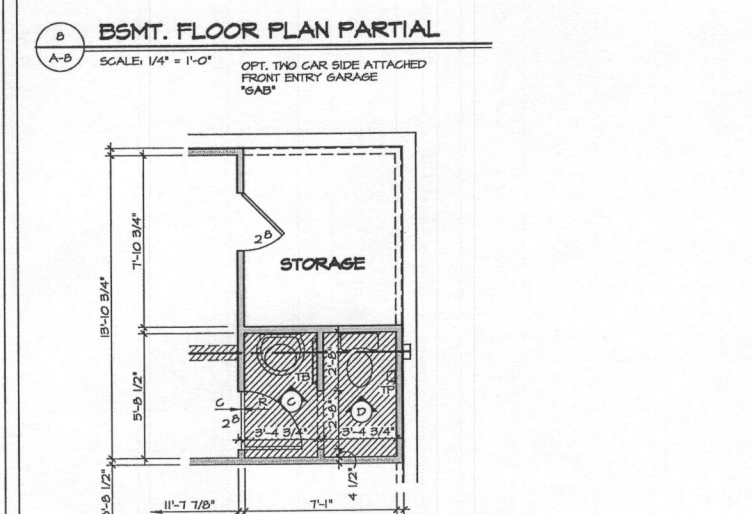
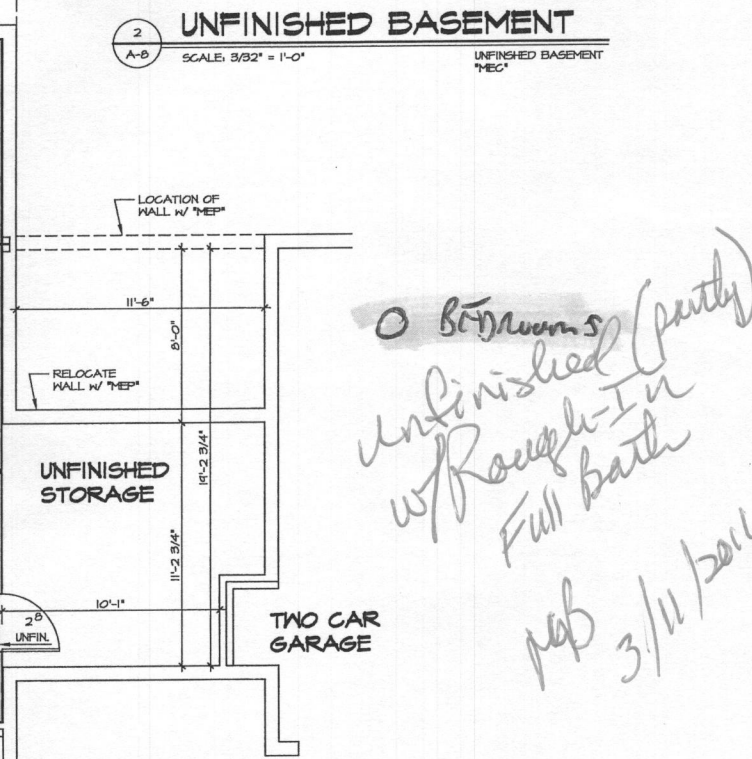
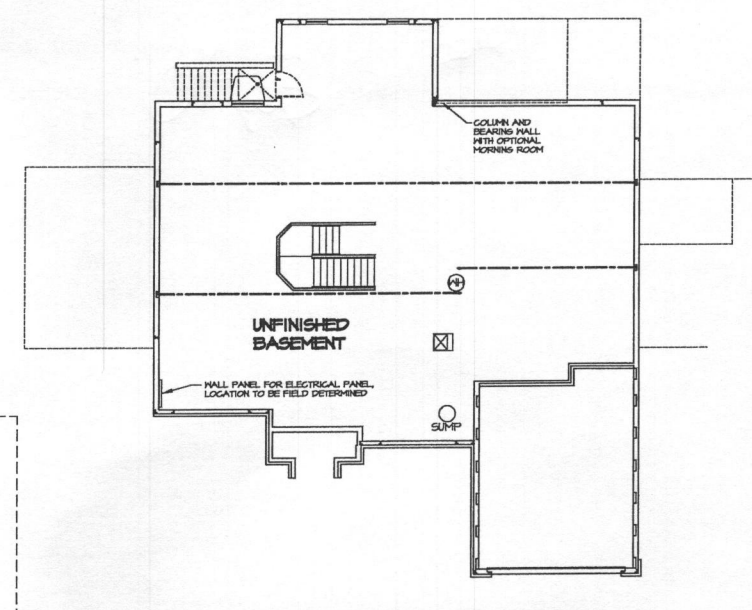
**NOTES:**

- 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 CEILINGS.
- ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
- WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

WITH OPTION "SG1" - DRYWALL UNFINISHED BASEMENT CEILING AREA

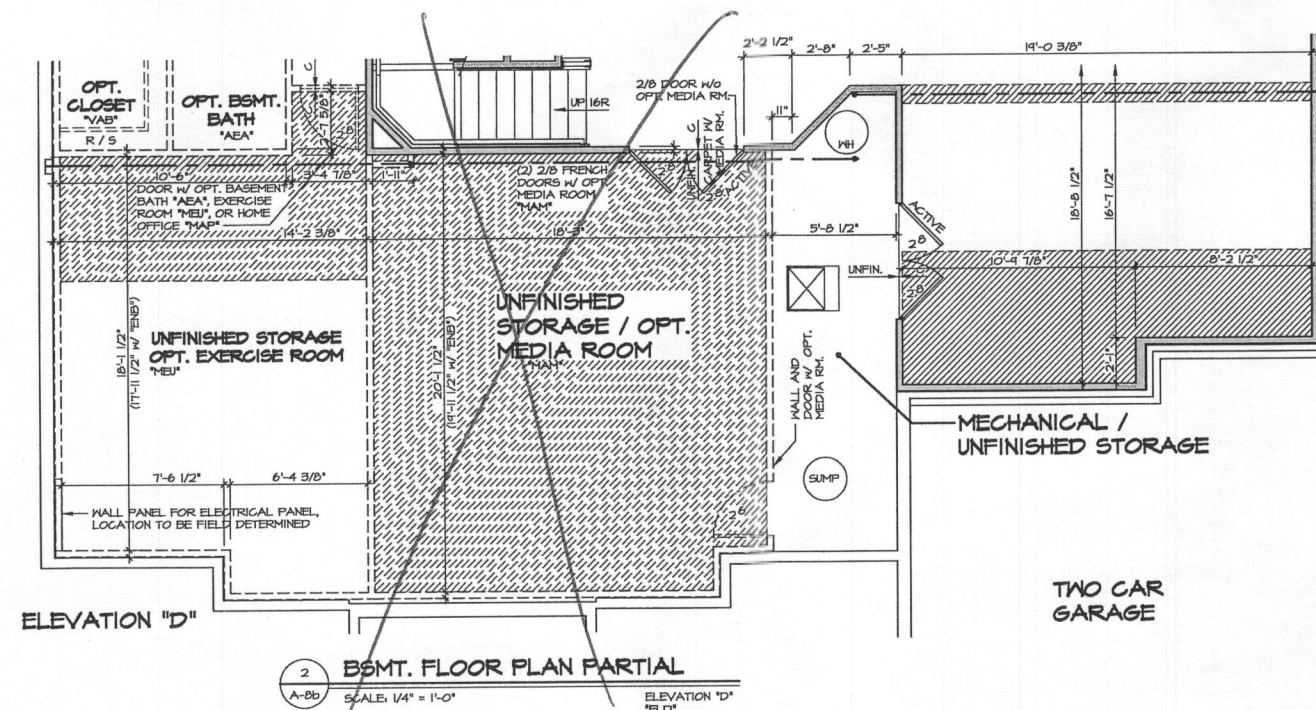
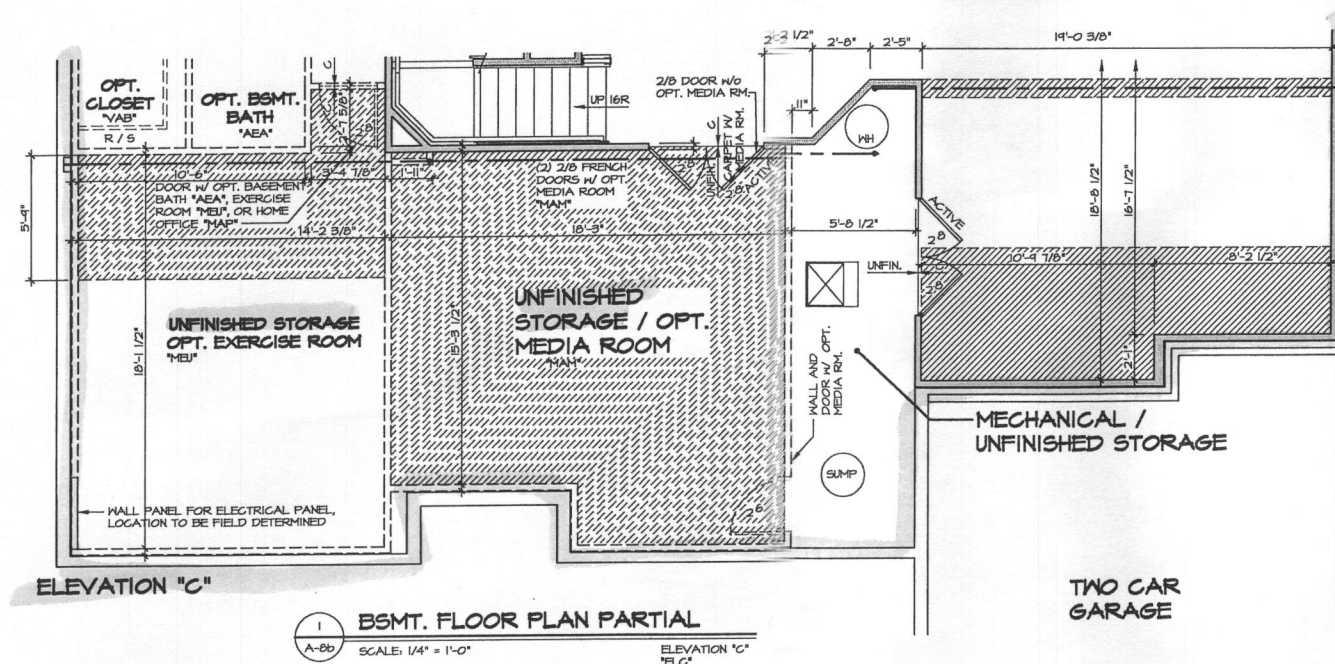
**NOTES:**

- 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.



*0 Bedrooms  
Unfinished (party)  
w/ Rough-In  
Full Bath  
MFB 3/11/2016*

SHEET NO. <b>A-8</b>	MODEL <b>CLIFTON PARK II</b>	SET NO. 10500	REV. NO. 10	DATE 10/20/14	REMARKS
		VERSION 01	11	10/20/14	REVISED GEOMETRICAL ERROR
DRAWING TITLE <b>BASEMENT PLAN</b>	OPTION <b>FULL BASEMENT</b>	DRAWN BY AJH	12	12/29/14	12/29/14 BRN - ADDED REVISIONS
		DATE: 1/10/19	13	1/10/19	1/10/19 BRN - ADDED REVISIONS
OPTION DESCRIPTION <b>FULL BASEMENT</b>	DRAWN BY <b>FBA</b>	DATE: 1/10/19	14	1/10/19	1/10/19 BRN - ADDED REVISIONS
		DATE: 1/10/19	15	1/10/19	1/10/19 BRN - ADDED REVISIONS
46.1	OPTION DESCRIPTION <b>FULL BASEMENT</b>	DATE: 1/10/19	16	1/10/19	1/10/19 BRN - ADDED REVISIONS
		DATE: 1/10/19	17	1/10/19	1/10/19 BRN - ADDED REVISIONS
PROJECT NO. 10300-01A BSMT.DWG		DATE: 1/10/19	18	1/10/19	1/10/19 BRN - ADDED REVISIONS
PROJECT NO. 10300-01A BSMT.DWG		DATE: 1/10/19	19	1/10/19	1/10/19 BRN - ADDED REVISIONS



**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 1'-11", UNLESS OTHERWISE NOTED.  
 S. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

**WITH OPTION "SCI" - DRYWALL UNFINISHED BASEMENT CEILING AREA**

**NOTES:**

- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"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. 10300	REVISIONS
	DRAWING TITLE BASEMENT PARTIAL PLANS	VERSION 01	DATE
	OPTION DESCRIPTION FULL BASEMENT ELEVATION "C" ELEVATION "D"	DRAWN BY AJH	DATE: 4/7/14
46.2		OPTION FBA ELC ELD	REVISIONS
			1 4/29/14 DSA - ADDED 'SC1' NOTE
			2 5/6/14 JGS - MOVED 'ELC' TO NEXT PAGE
			3 11/29/14 JGS - AUDIT REVISIONS

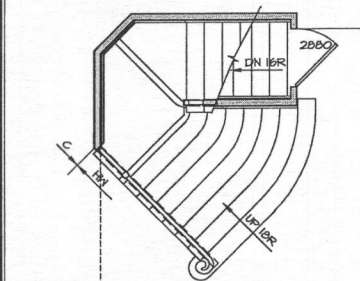
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**NVR**  
 NVR, Inc.  
 Architectural Services  
 21 Byle Court, Suite A  
 Frederick, MD 21702

1 Bedroom

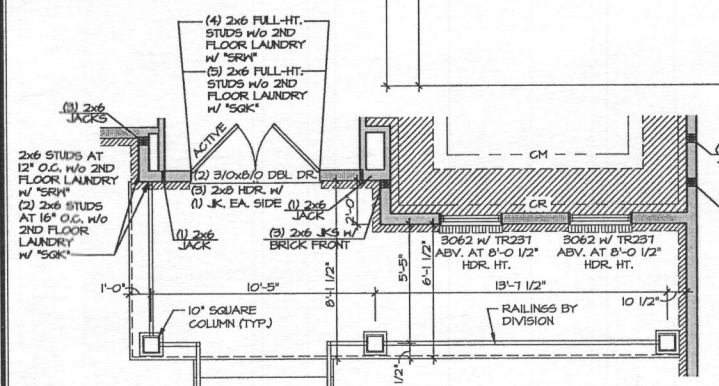
**FIRST FLOOR PARTIAL PLAN**  
SCALE: 1/4" = 1'-0"

OPTIONAL ENTERTAINMENT CENTER VEH



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

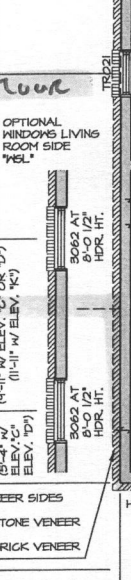
SPRAYED STAIR WITH RADIUS TREAD W/ SOUTHWEST SPECIFICATIONS "505"



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

OPT. PARTIAL PORCH W/ ELEVATION "A" "EPB" / "ELA"

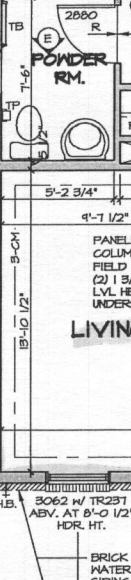
**ELEVATION "A"**



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

W/ GRAVE SPACE "PCA"

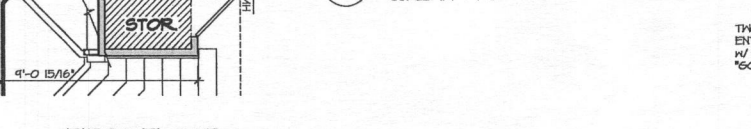
**FIRST FLOOR PARTIAL PLAN**  
SCALE: 1/4" = 1'-0"



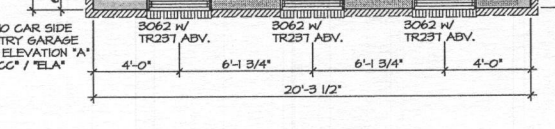
**FIRST FLOOR PARTIAL PLAN**  
SCALE: 1/4" = 1'-0"

W/ GRAVE SPACE "PCA"

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



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



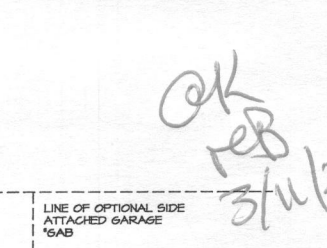
**FIRST FLOOR PARTIAL PLAN**  
SCALE: 1/4" = 1'-0"

OPT. PARTIAL PORCH W/ ELEVATION "A" "EPB" / "ELA"

**NOTES:**  
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.  
2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.  
3. HATCHED AREAS INDICATE DROPPED CEILING.  
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 5-6 FOR BRACED WALL PANEL LOCATIONS

**LINTEL DETAIL**  
SCALE: 1/4" = 1'-0"



REV. NO.	DATE	DESCRIPTION
1	04/10/08	ISSUED FOR PERMITS
2	04/10/08	ISSUED FOR PERMITS
3	04/10/08	ISSUED FOR PERMITS
4	04/10/08	ISSUED FOR PERMITS
5	04/10/08	ISSUED FOR PERMITS
6	04/10/08	ISSUED FOR PERMITS
7	04/10/08	ISSUED FOR PERMITS
8	04/10/08	ISSUED FOR PERMITS
9	04/10/08	ISSUED FOR PERMITS
10	04/10/08	ISSUED FOR PERMITS
11	04/10/08	ISSUED FOR PERMITS
12	04/10/08	ISSUED FOR PERMITS
13	04/10/08	ISSUED FOR PERMITS
14	04/10/08	ISSUED FOR PERMITS
15	04/10/08	ISSUED FOR PERMITS
16	04/10/08	ISSUED FOR PERMITS
17	04/10/08	ISSUED FOR PERMITS
18	04/10/08	ISSUED FOR PERMITS
19	04/10/08	ISSUED FOR PERMITS
20	04/10/08	ISSUED FOR PERMITS
21	04/10/08	ISSUED FOR PERMITS

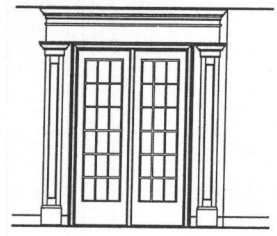
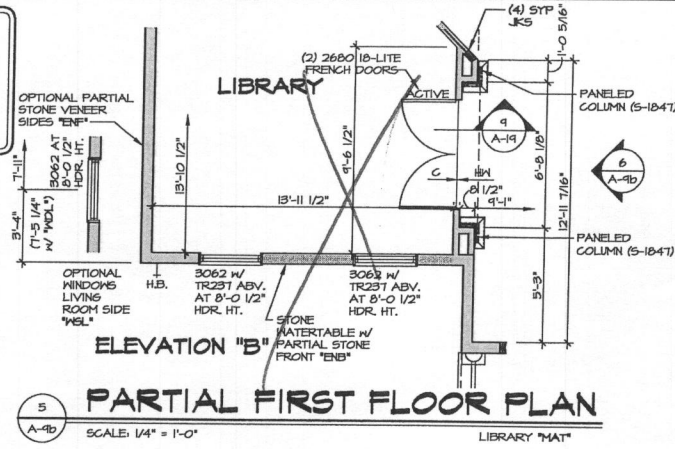
**NVR**  
Architectural Services  
21 1/2 Court, Suite A  
Frederick, MD 21702

**CLIFTON PARK II**  
DRAWING TITLE  
FIRST FLOOR PLAN

SET NO. 10500  
VERSION 0  
DRAWN BY ALJ  
DATE: 12/7/12  
OPTION

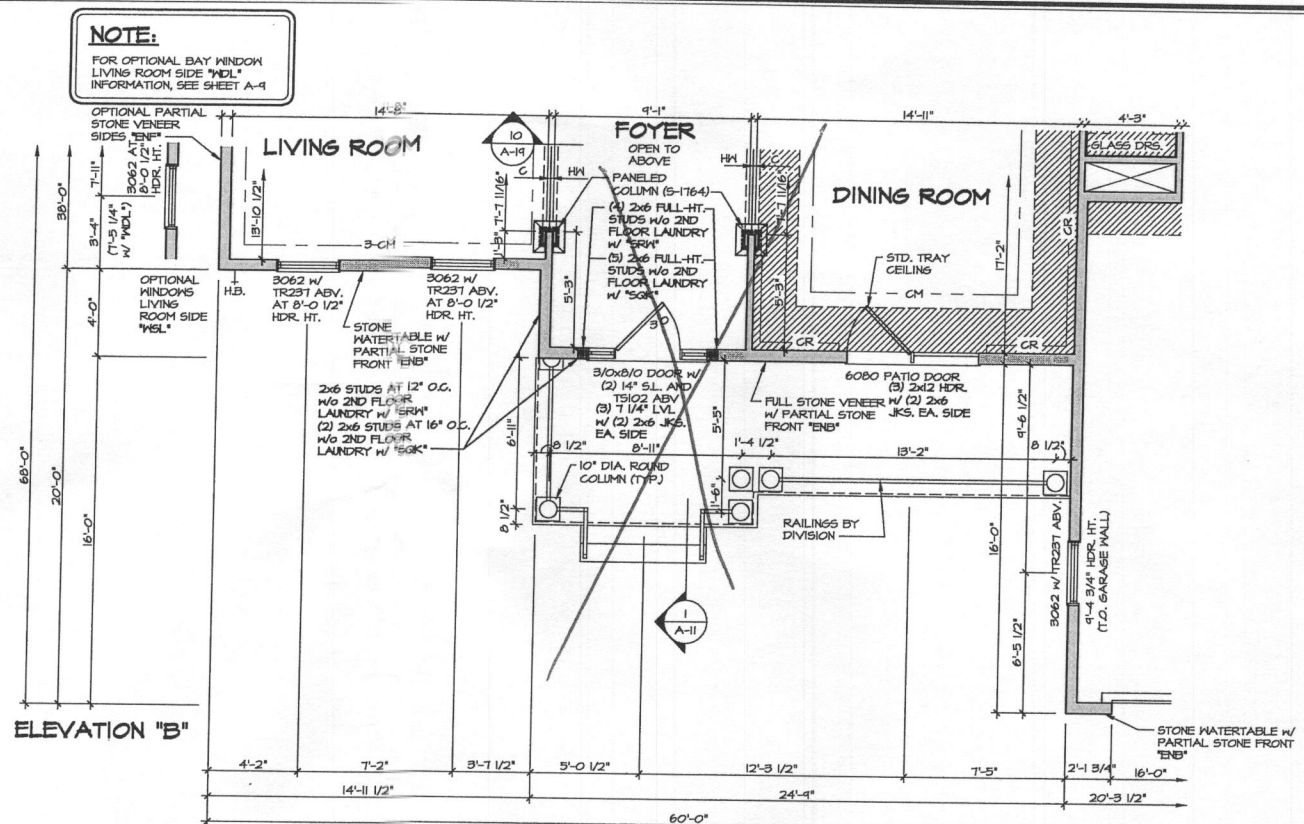
SHEET NO. A-9  
OPTION DESCRIPTION  
47

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



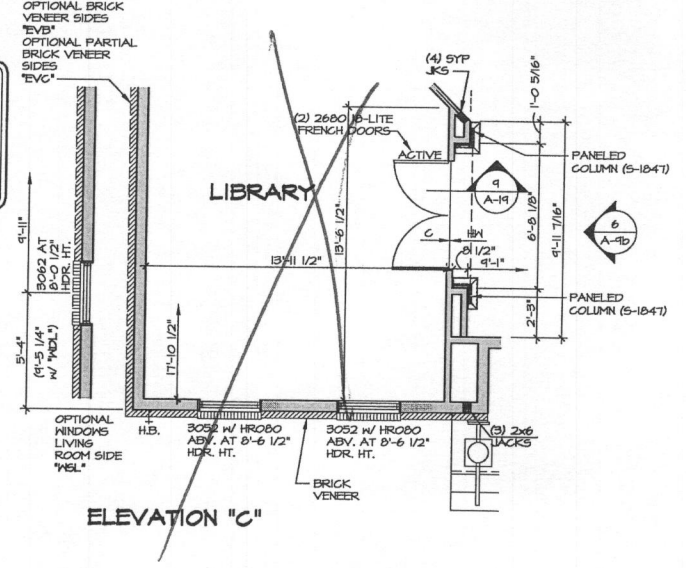
**PARTIAL ELEVATION**  
SCALE: 1/4" = 1'-0"  
LIBRARY "MAT"

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



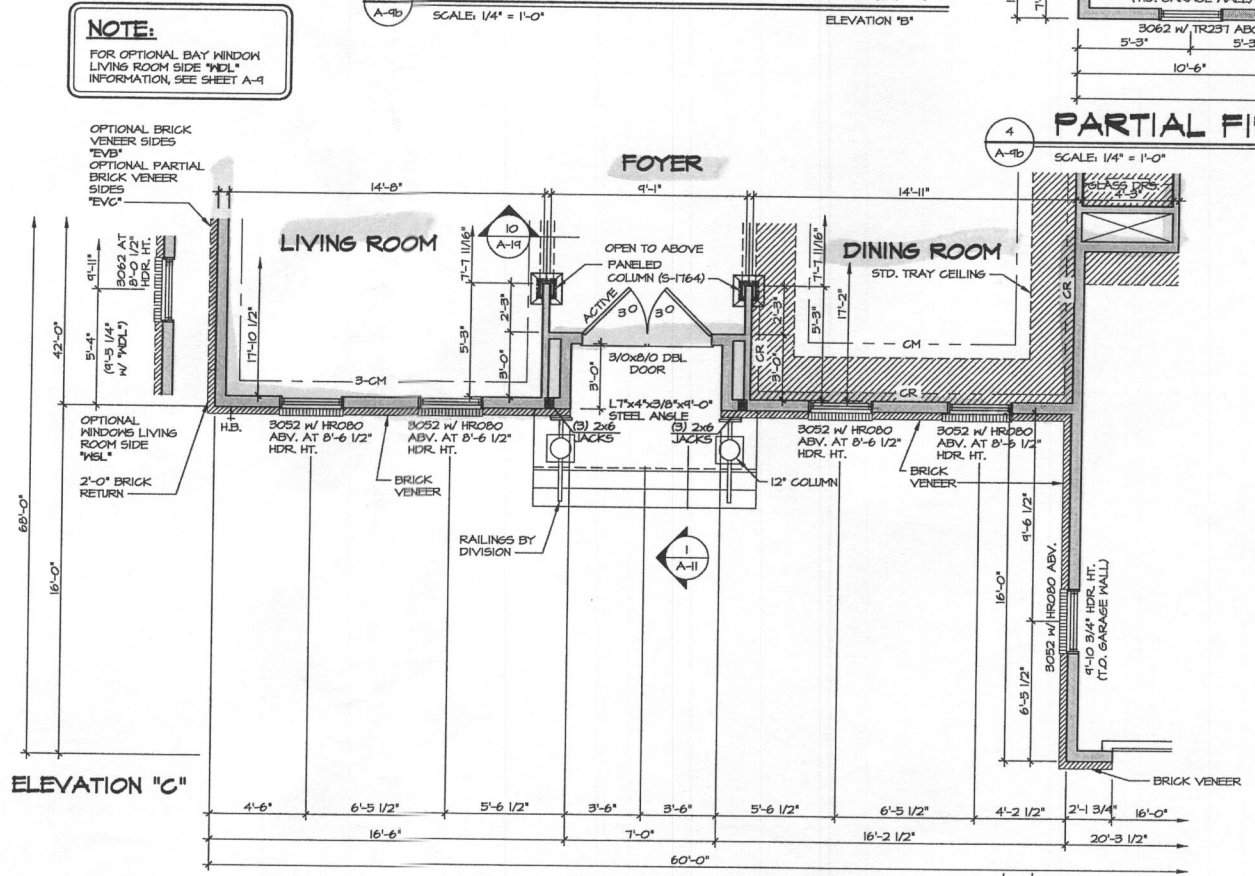
**PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
ELEVATION "B"

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

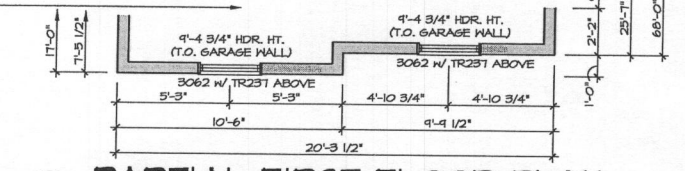


**PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
LIBRARY "MAT"

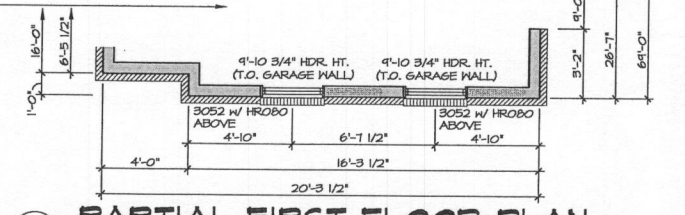
**NOTE:**  
FOR OPTIONAL BAY WINDOW LIVING ROOM SIDE "MCL" INFORMATION, SEE SHEET A-4



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



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



**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 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

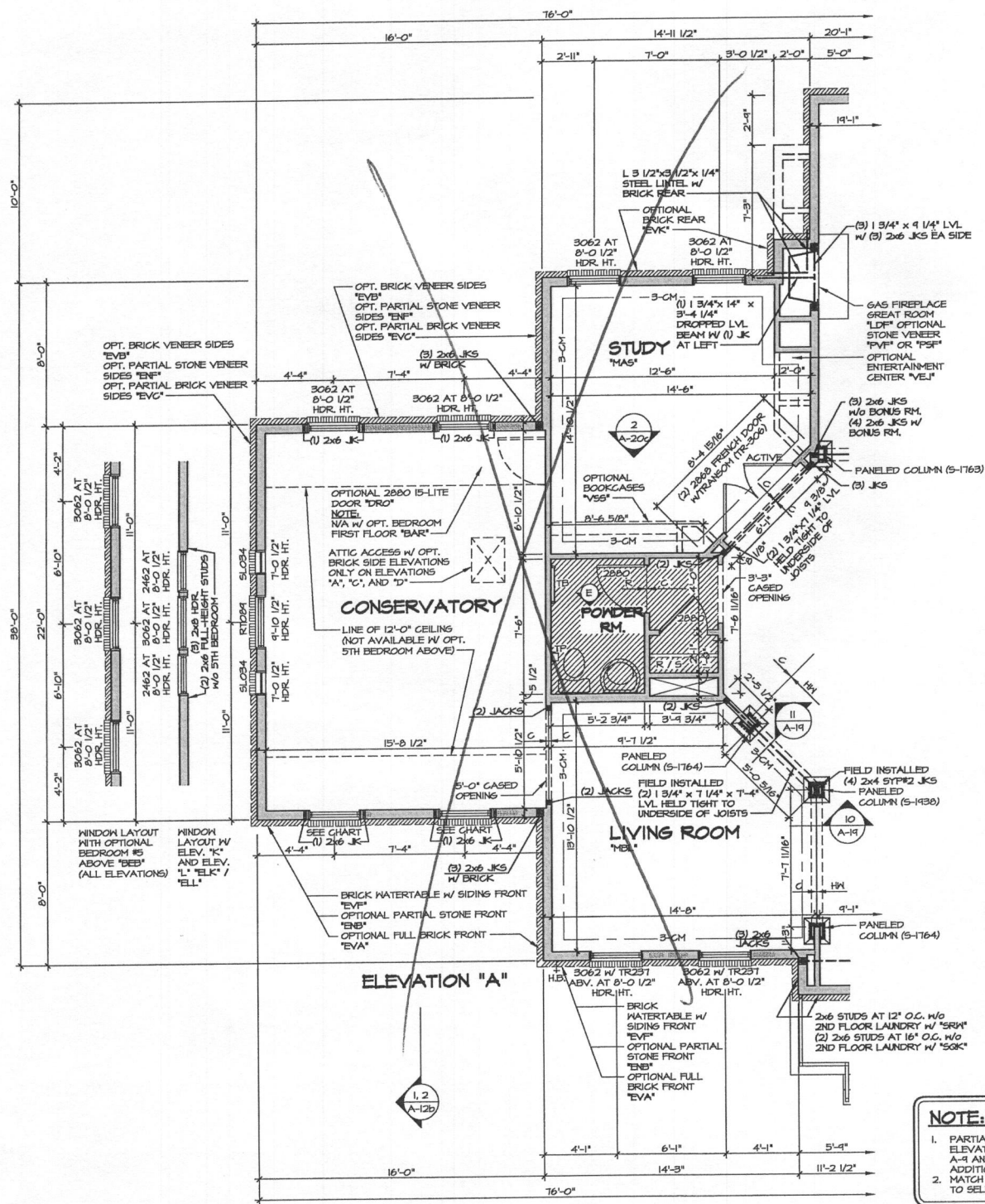
REV. NO.	DATE	REMARKS
1	3/28/04	A.J.H. - ADIT. REV. 5X COI
2	6/6/05	ARS - REVISED CHASE BEHIND BUTLERS PANTRY TO BE 3" DEEPER (04-09-03)
3	12/1/05	995 - PAR #56364 - REVISED GARAGE SLAB HEIGHT

SET NO.	10300
VERSION	01
DRAWN BY	A.J.H.
DATE	12/2/12
OPTION	ELB
	ELC

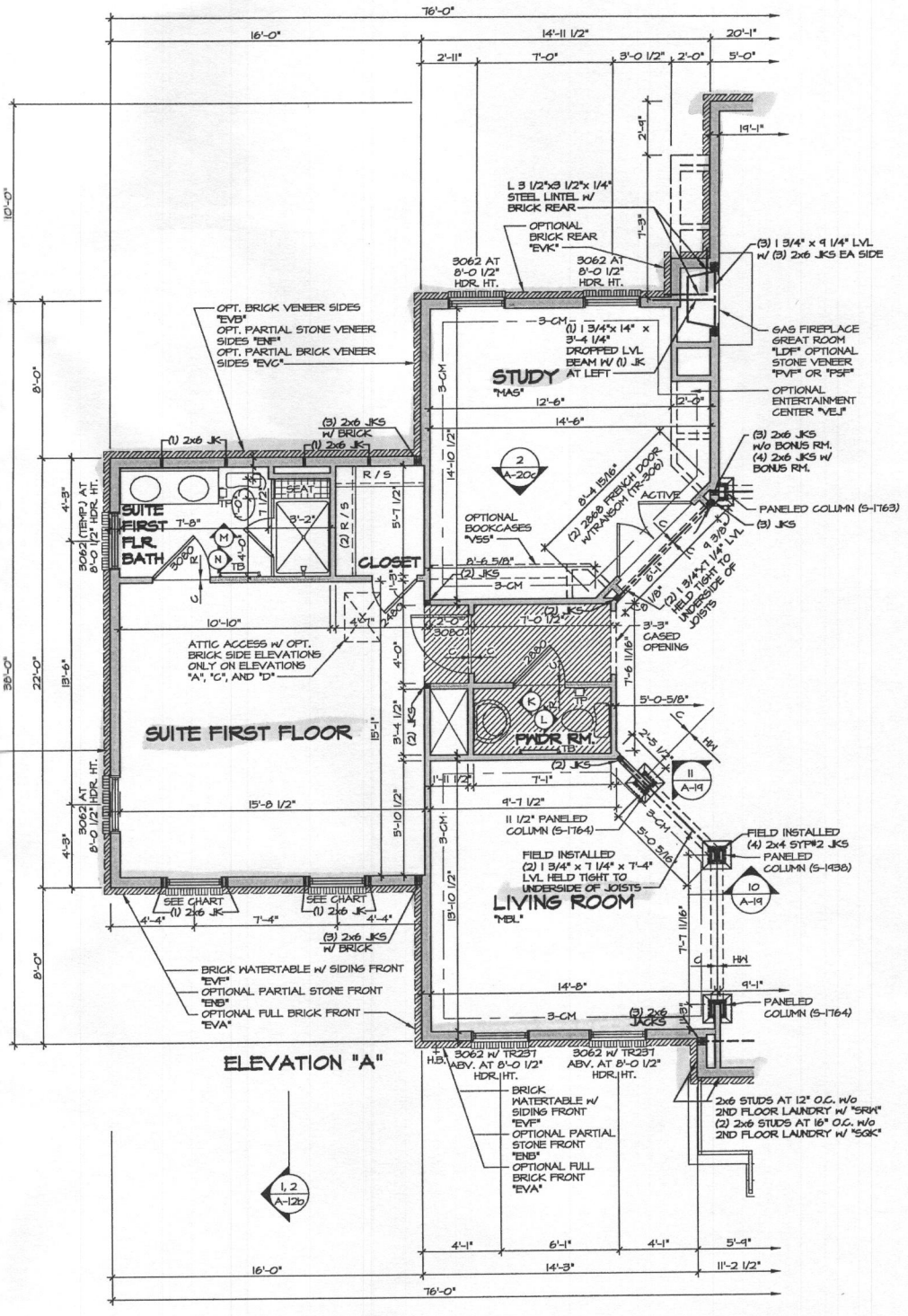
SHEET NO.	MODEL	DRAWING TITLE	OPTION DESCRIPTION
A-9b	CLIFTON PARK II	FIRST FLOOR PARTIAL PLANS	ELEVATION "B" ELEVATION "C"
48			



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

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

FRONT WINDOWS OF CONSERVATORY OR SUITE FIRST FLOOR (TYP.) W/ STANDARD FOUR BEDROOM PLAN AT 1'-0" 1/2" HDR. HT.	FRONT WINDOWS OF CONSERVATORY OR SUITE FIRST FLOOR (TYP.) W/ OPTIONAL FIVE BEDROOM PLAN AT 8'-0" 1/2" HDR. HT.
ELEVATION "A" AND "B" -3062	ELEVATION "A" AND "B" -3062 W/ TR231 ABV.
ELEVATION "C", "D", "K", AND "L" -3052	ELEVATION "C", "K" AND "L" -3062
	ELEVATION "D" -3052 W/ TR231 ABV.

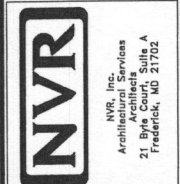


**2 PARTIAL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 SUITE FIRST FLOOR  
 "NER"  
 NOTE: N/A W/ BEDROOM FIRST FLOOR "BAR"

**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 T-11", UNLESS OTHERWISE NOTED.  
 5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

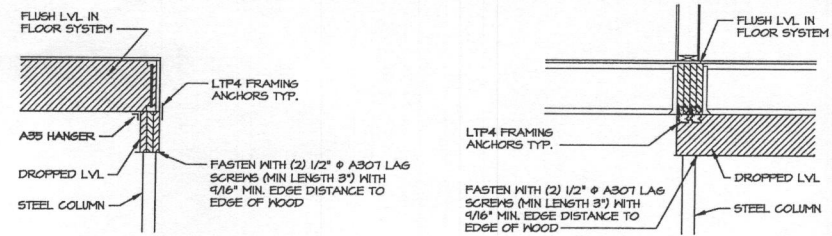
**NOTE:**  
 SEE SHEET 5-6 FOR BRACED WALL PANEL LOCATIONS

SHEET NO.	MODEL	SET NO.	DATE	DATE	REV.	NO.	DATE	DESCRIPTION
A-9d	CLIFTON PARK II	10900	1/2/15	12/08/15	1	10/15	10/15	SHIFTED WINDOWS FOR SUITE FIRST FLOOR, "NER", 3" PAR. 2027
		01			2	10/15	10/15	PAR. 2027 - PAR. 2027 - ROTATED JACKS IN POTTER COLUMNS 1 REVISED TO FIELD INSTALLED
					3	10/15	10/15	2012 VA. CODE UPDATE
					4	4/14	4/14	ZDM - ADDED SHOWER DOOR - PAR. 2215
					5	4/14	4/14	ZDM - TIB CONVERSION
					6	4/14	4/14	5/5 - ADJUSTED WALLS AT STUDY BOOKCASE AREA
					7	5/14	5/14	A.J.H. - PAR. 2254 ADDED ATTIC ACCESS
					8	5/14	5/14	A.J.H. - ADDED ELEVATION "L" TO SET
					9	5/14	5/14	A.J.H. - REVISED FULL COLUMN FROM 5-T162 TO 5-T165 (PAR. 2066/1)

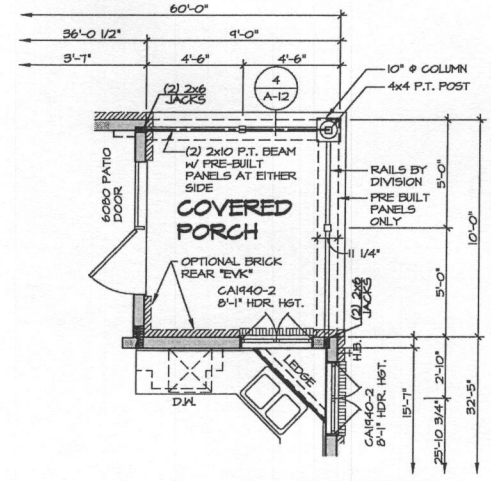


SET NO. 10900  
 VERSION 01  
 DRAWN BY A.J.H.  
 DATE: 1/2/15  
 MCO  
 MBR

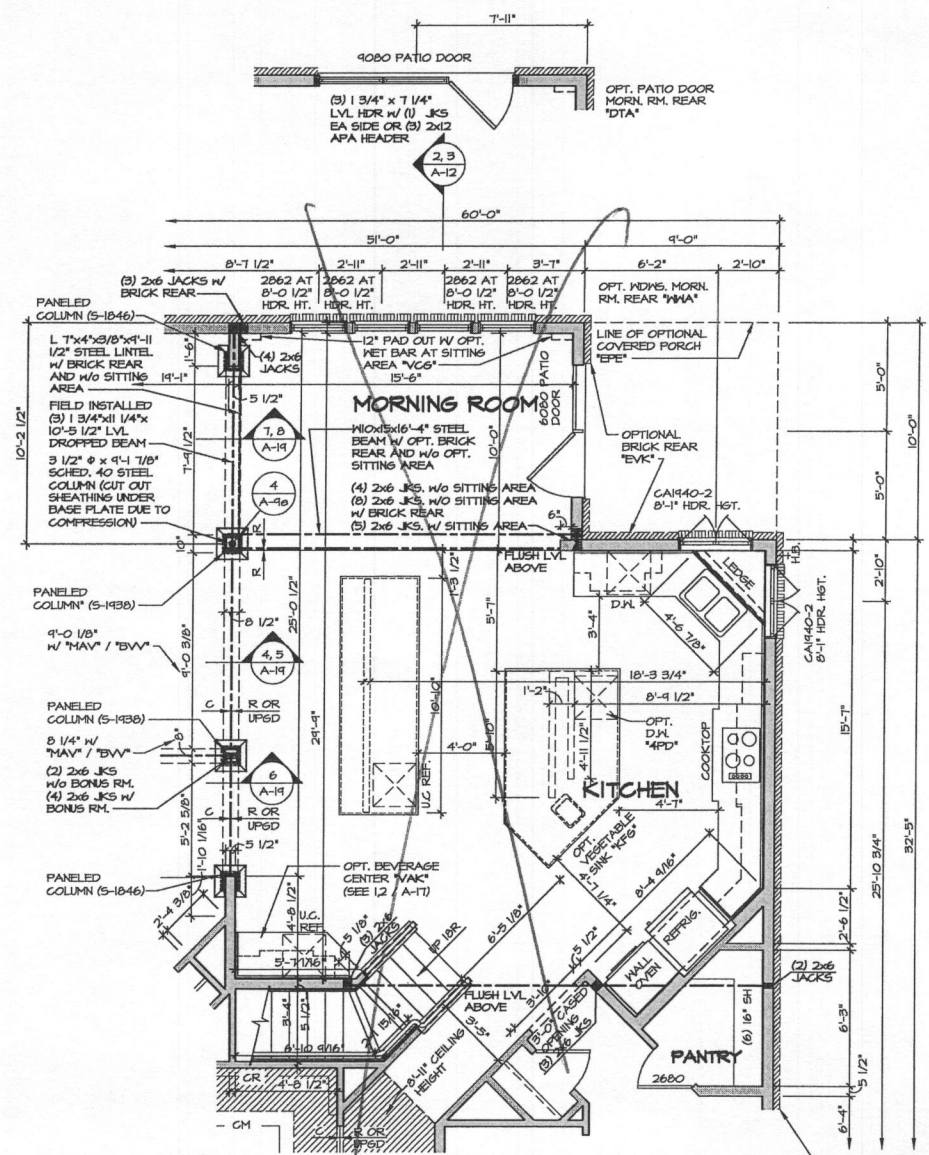
OPTION DESCRIPTION  
 CONSERVATORY  
 SUITE FIRST FLOOR



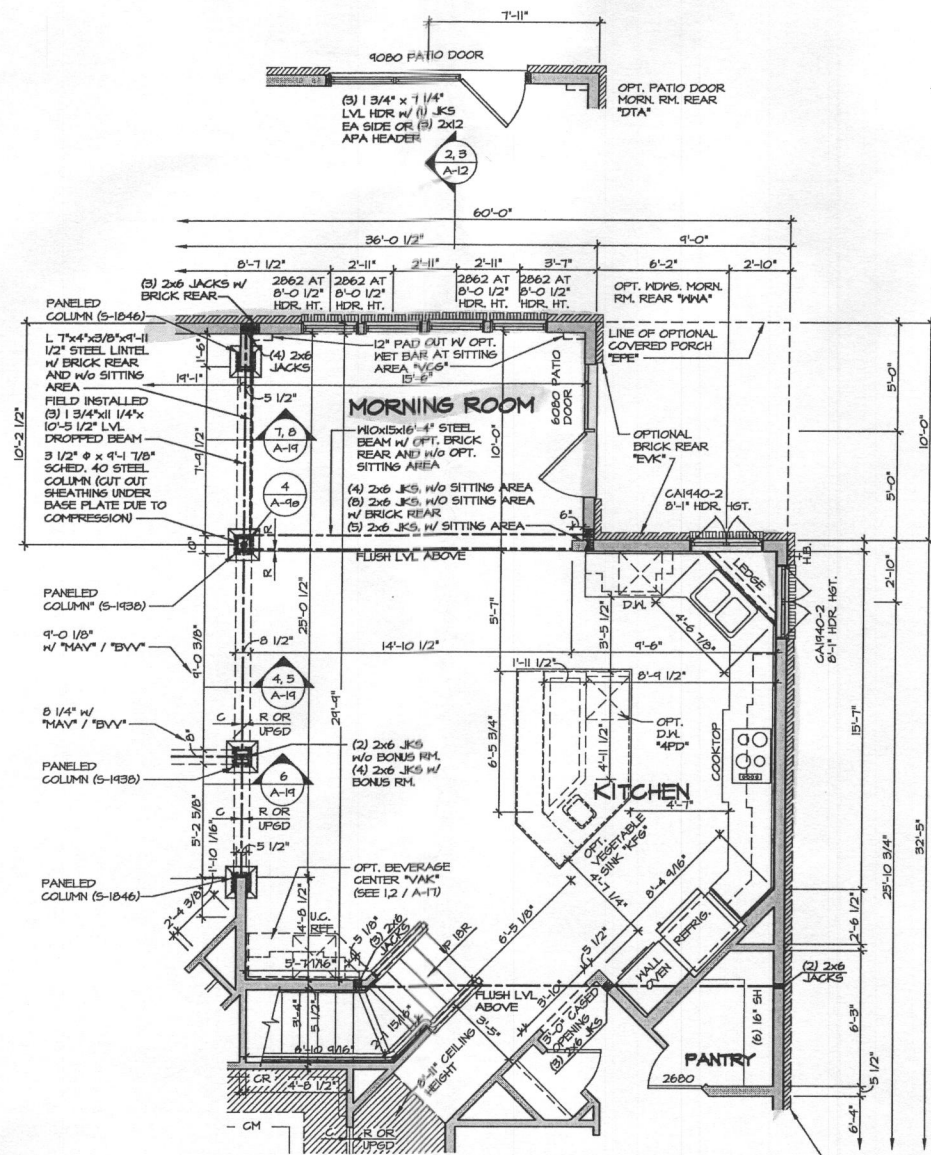
4 ATTACHMENT DETAIL  
SCALE: 1/2" = 1'-0"



3 PARTIAL FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
COVERED PORCH  
NOTE: ONLY AVAILABLE W/ 'MAA'



2 PARTIAL FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
MORNING ROOM W/ GOURMET ISLAND  
'MAA' / 'KFF'



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

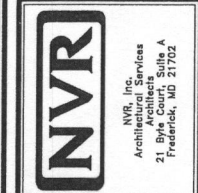
**NOTE:**  
1. PARTIAL PLANS SHOWN W/ ELEVATION 'A'. SEE SHEET A-4 AND A-6 FOR ADDITIONAL INFORMATION.  
2. MATCH VENEER ACCORDING TO SELECTED ELEVATION.

**NOTES:**  
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.  
2. ALL EXTERIOR WALLS ARE 6\"/>

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

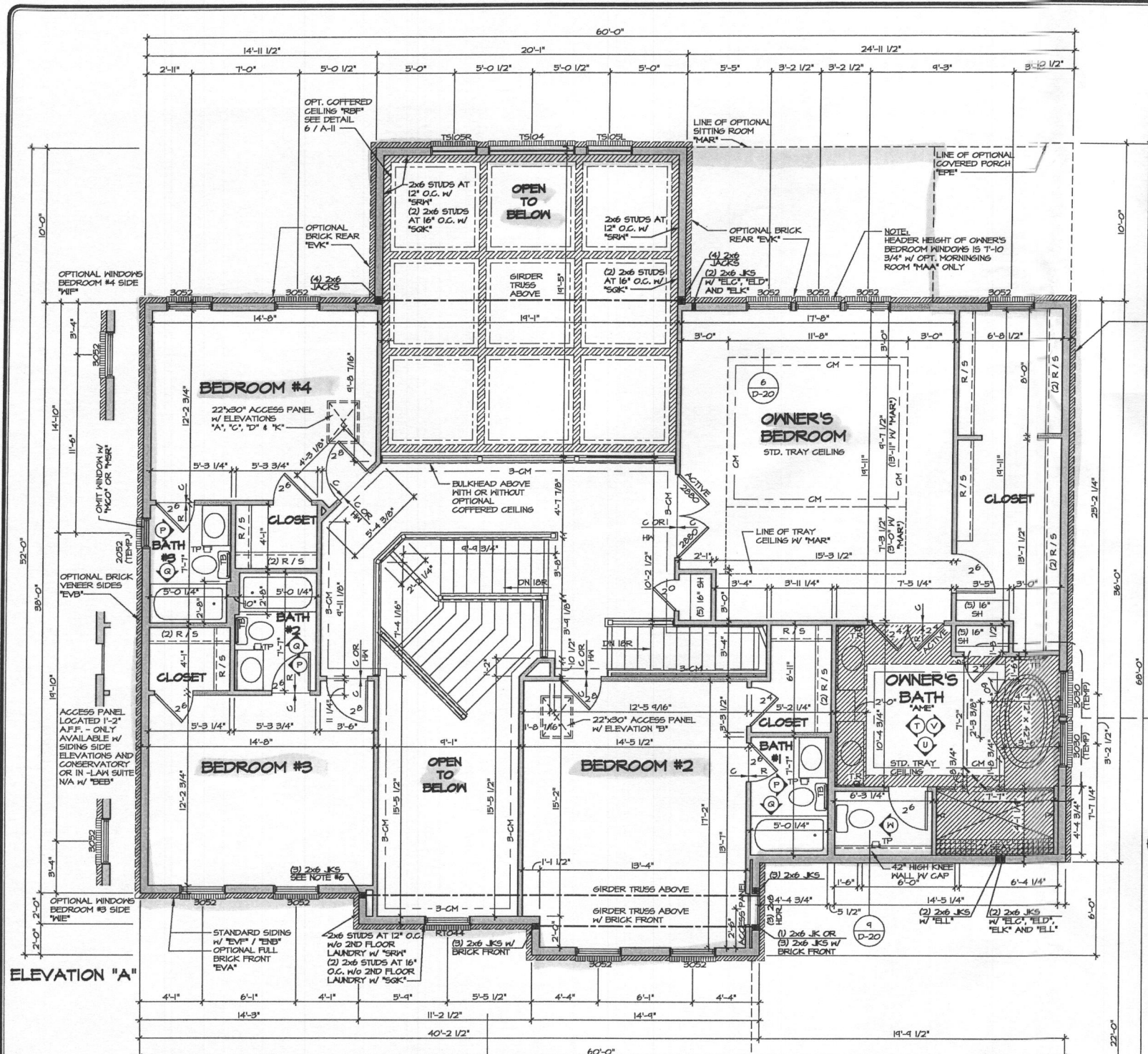
REV. NO.	DATE	REMARKS
10	10/21/14	CEL - ADDED DIMENSION FOR 9090 PATIO DOOR
11	11/04/14	CEL - ADDED ATTACHMENT DETAIL 4/ A-6 (PAR ID 28586)
12	11/29/14	SEA - ALERT REVISIONS
13	11/25	SEA - REVISED HANDRAIL IN REAR STAIR (PAR 24065)
14	10/05	SEA - REVISED HALL CABINET LAYOUT AND ADDED 8\"/>
15	10/05	SEA - MOVED RIGHT REAR NOSE BID TO SIDE (19424)
16	08/05	SEA - FIELD ALERT REVISIONS
17	10/14	J.R. - MOVED BOTTOM OF REAR STAIR IN 9\"/>
18	10/14	CEL - REVISED HEADRIL HEIGHT OF GARAGE-3 (PAR ID 28212)

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SET NO. 10500  
VERSION C1  
DRAWN BY AJH  
DATE: 1/4/13  
OPTION MAA

SHEET NO. A-90  
MODEL CLIFTON PARK II  
DRAWING TITLE FIRST FLOOR PARTIAL PLANS  
OPTION DESCRIPTION MORNING ROOM  
52

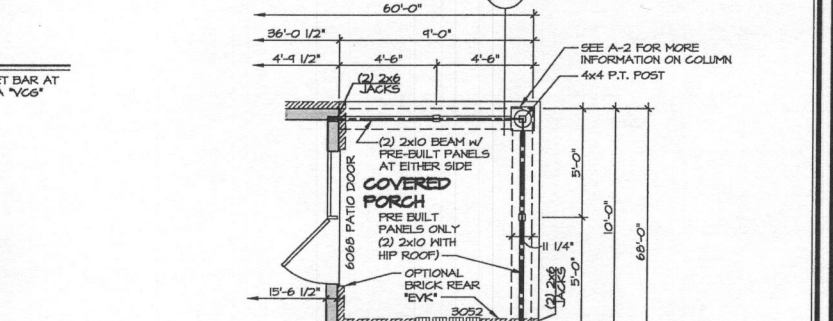
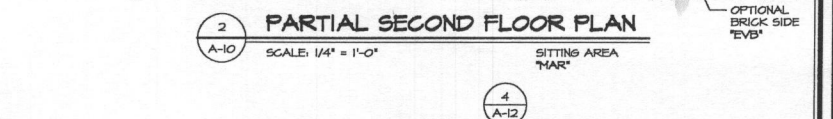
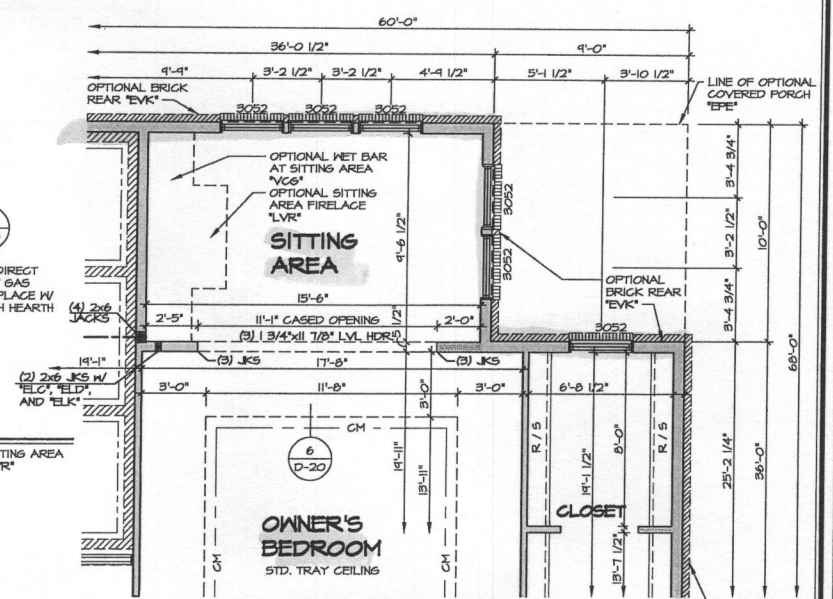
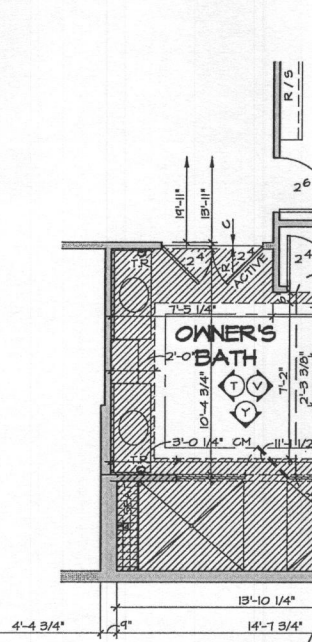
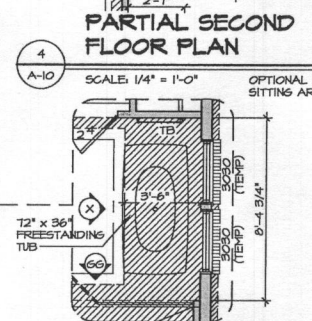
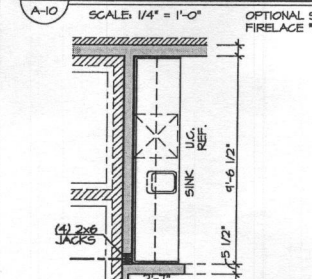
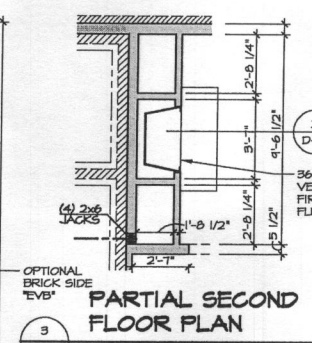


ELEVATION "A"

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

4 Bedrooms

OK  
MB  
3/11/2016

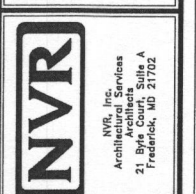


- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
  2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
  3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILING.
  5. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
  6. MASHER ALWAYS ON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

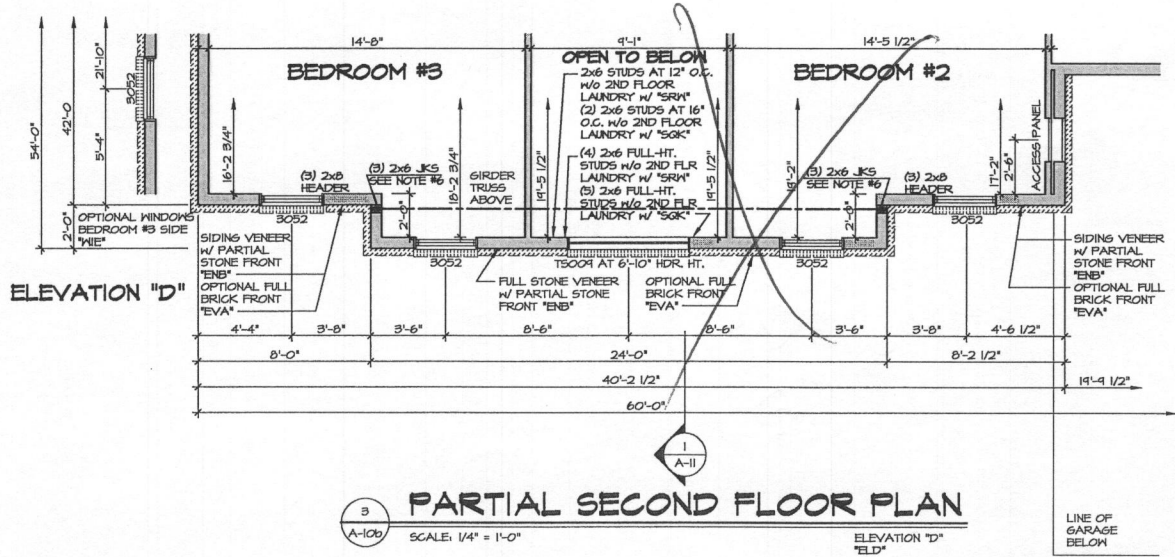
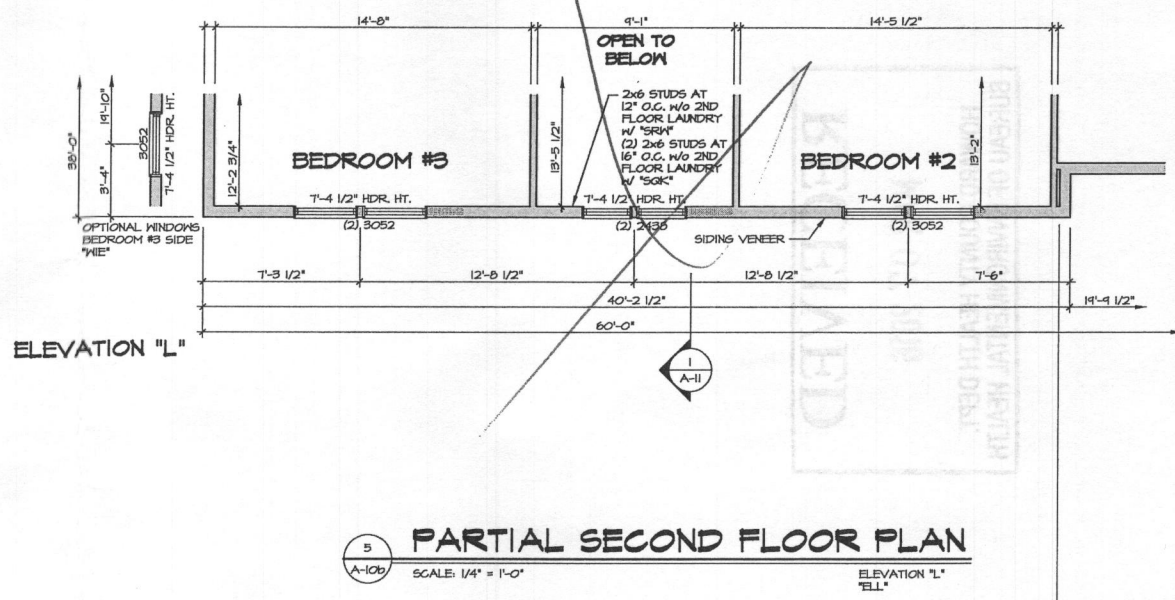
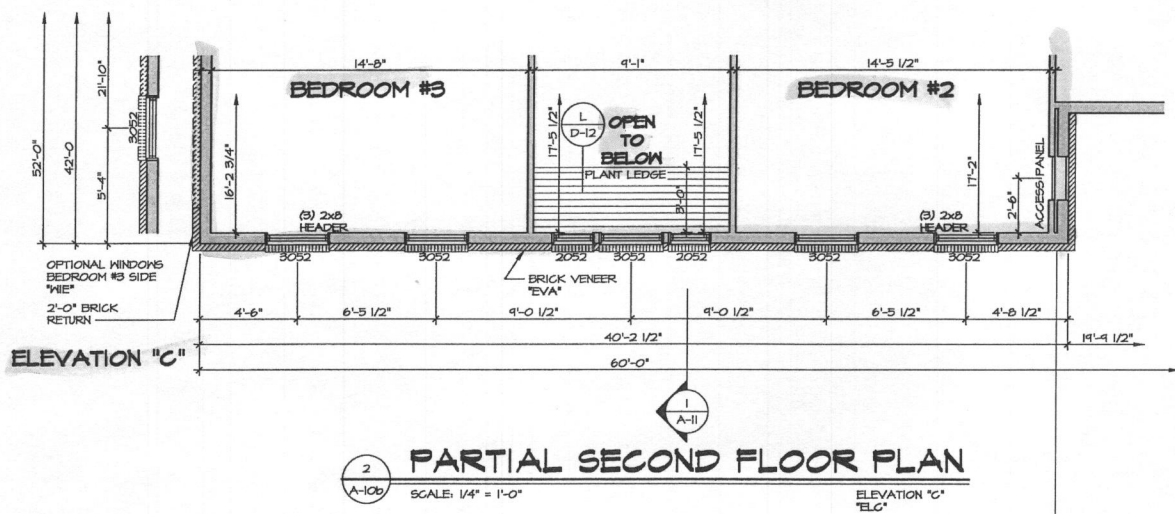
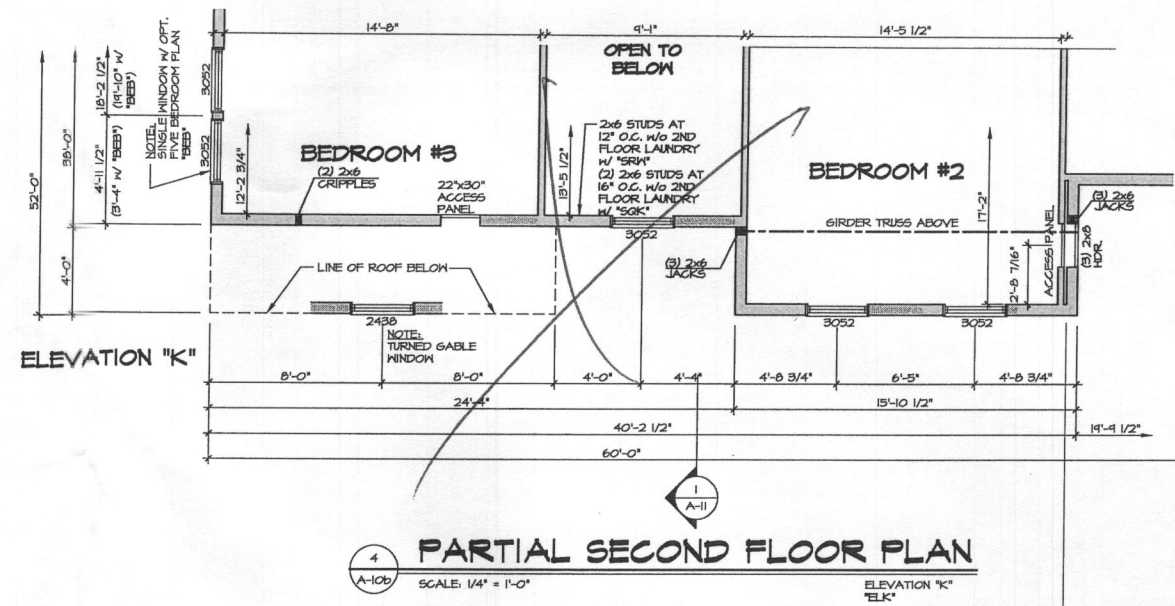
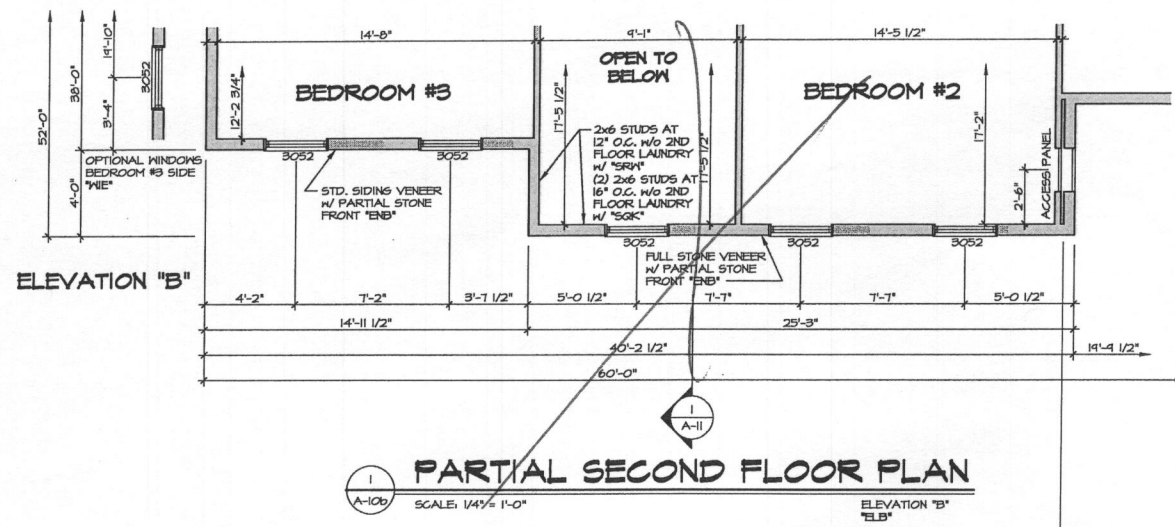
**NOTE:**  
SEE SHEET 5-1 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
0	08/24	08/24 CMB - MATCHED DIMENSIONS
1	10/14/14	GLS - REVISED TRAY CEILING W/ MAR TO MATCH ROOF DRAWING (PAR ID 2821)
2	11/26/14	SEA - ADIT REVISIONS
3	12/15/14	LEA - REVISED HANDRAIL IN REAR STAIR (PAR 28499)
4	02/27/15	LEA - REVISED HANDRAIL IN REAR STAIR (PAR 28499)
5	12/22/15	LEA - REVISED REAR PORCH COLUMN NOTES
6	03/22/16	DLR - REVISED STAIR RISER PLATFORM TO ACCOMMODATE (PAR 35320)
7	02/24/16	DLR - REVISED STAIR RISER PLATFORM TO ACCOMMODATE (PAR 35320)
8	02/24/16	DLR - REVISED STAIR RISER PLATFORM TO ACCOMMODATE (PAR 35320)
9	02/24/16	DLR - REVISED STAIR RISER PLATFORM TO ACCOMMODATE (PAR 35320)

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SHEET NO.	MODEL	VERSION	DATE	OPTION
A-10	CULIFTON PARK II	C1	12/21/12	OPTION
A-10	DRAWING TITLE	BY		
A-10	SECOND FLOOR PLAN	AJH		
54	OPTION DESCRIPTION			



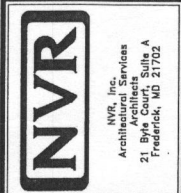
- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
  2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
  3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILING.
  5. ALL CAGED OPENINGS AT T-11", UNLESS OTHERWISE NOTED.
  6. WASHER ALWAYS ON 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-1 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
1	7/17/19	1904 - ADDED PLANT LEDGE DETAIL
2	5/9/14	A-11 - ADDED ELEVATION L, LADDER ATTIC ACCESS PANEL
3	10/24/14	CEL - RESUBMITTED BRACKETING ERROR WITH SIDE WINDOWS
4	10/24/14	ASB - ADDED ATTIC ACCESS TO FRONT HALL OF BEDROOMS WITH "ELC" (10/24/17)
5	1/19/18	ELK - RESUBMITTED WINDOW LOCATION FOR "ELD" LEFT SIDE WINDOW "PANEL" (PANEL 3019)

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SET NO. 10900	VERSION C1
DRAWN BY AJH	DATE: 12/27/12
OPTION	ELEV. ELC
	ELEV. ELK
	ELEV. ELD
	ELEV. ELL

MODEL CLIFTON PARK II	DRAWING TITLE SECOND FLOOR PARTIAL PLANS
SHEET NO. A-100	OPTION DESCRIPTION ELEVATION "B", ELEVATION "C", ELEVATION "D", ELEVATION "K", ELEVATION "L"
56	