



# 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: 1/17/17

Permit No.: B17000155

Building Address: 12199 Hayland Farm Way  
 City: Clarksville State: MD Zip Code: 21029  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: G P 17-28  
 Census Tract: \_\_\_\_\_ Subdivision: Walnut Creek  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 100  
 Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: Vacant lot  
 Proposed Use: Single Family Home  
 Estimated Construction Cost: \$ 230,000  
 Description of Work: New 2 story "Cl. Front Park II" with 3 car garage, morning room, conservatory, sitting area w/ covered porch, 1st floor bedroom, 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 type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
	<input type="checkbox"/> Slab on Grade	
<b>Construction type:</b>	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> Reinforced Concrete	Multi-family Dwelling	
<input type="checkbox"/> Structural Steel	No. of efficiency units:	
<input type="checkbox"/> Masonry	No. of 1 BR units:	
<input type="checkbox"/> Wood Frame	No. of 2 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	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	

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

Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: Decatur Building Services  
 Address: PO Box 552  
 City: Woodbine State: MD Zip Code: 21797  
 Phone: 413-309-7792 Fax: \_\_\_\_\_  
 Email: Jim@DecaturBuildingServices.com

Contractor Company: NV Homes  
 Contact Person: Taylor Boris  
 Address: 9720 Patuxent Woods Drive  
 City: Columbia State: MD Zip Code: 21046  
 License No.: 56  
 Phone: 410-379-5956 Fax: \_\_\_\_\_  
 Email: T.Boris@NVR.Fac.com

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

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

Jim KEAWIN  
 Print Name  
1/17/2017  
 Date  
**RECEIVED**  
 JAN 17 2017  
 LICENSES & PERMITS  
 DIVISION

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

AGENCY	DATE	SIGNATURE OF APPROVAL
<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>1/23/17</u>	<u>H. O'Connell</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?  Yes  No  
 Is Entrance Permit Required?  Yes  No  
 Historic District?  Yes  No  
 Lot Coverage for New Town Zone: \_\_\_\_\_  
 SDP/Red-line approval date: \_\_\_\_\_

Filing Fee	\$ 100.00
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSPS	\$
Guaranty Fund	\$ 50.00
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>962451</u>

## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Monday, January 23, 2017 9:12 AM  
**To:** 'Faris, Taylor'  
**Subject:** RE: B17000155\_12199 Hayland Farm Way\_Floor Plan  
**Attachments:** Basement bedroom memo\_12199 Hayland Farm Way.pdf

Mr. Faris:

Thanks for the clarification. Please see attached basement bedroom memo. Should you have any questions, please don't hesitate to ask. Building permit # B17000155 has been approved by the Health Department.

Hank

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**From:** Faris, Taylor [<mailto:tfaris@nvrinc.com>]  
**Sent:** Monday, January 23, 2017 8:39 AM  
**To:** Oswald, Hank  
**Subject:** RE: B17000155\_12199 Hayland Farm Way\_Floor Plan

Yes, this house will have a 3 piece rough in the basement for a future bath

**Taylor Faris**  
Construction Cost Manager  
Maryland East Division



P: 410-379-5956  
C: 443-864-3479  
F: 410-379-2430

9720 Patuxent Woods Drive  
Columbia, MD 21046

[tfaris@nvrinc.com](mailto:tfaris@nvrinc.com)  
[www.nvhomes.com](http://www.nvhomes.com)  
Follow us on [Facebook](#)

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**From:** Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]  
**Sent:** Monday, January 23, 2017 8:25 AM  
**To:** Faris, Taylor  
**Subject:** B17000155\_12199 Hayland Farm Way\_Floor Plan

Hi Mr. Faris:

I have a quick question about the floor plan for 12199 Hayland Farm Way. Does the basement have a full bath rough-in?

Thanks,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
410.313.1786 (Office)  
410.313.2648 (Fax)

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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](http://www.hchealth.org)

Facebook: [www.facebook.com/hccohealth](http://www.facebook.com/hccohealth)

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

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MEMORANDUM

TO: *Faris Taylor*  
*NV Homes*

FROM: *Hank Oswald*  
*Well & Septic Program*

RE: *12199 Hayland Farm Way*  
*Potential Basement Bedroom*

DATE: *January 23, 2017*

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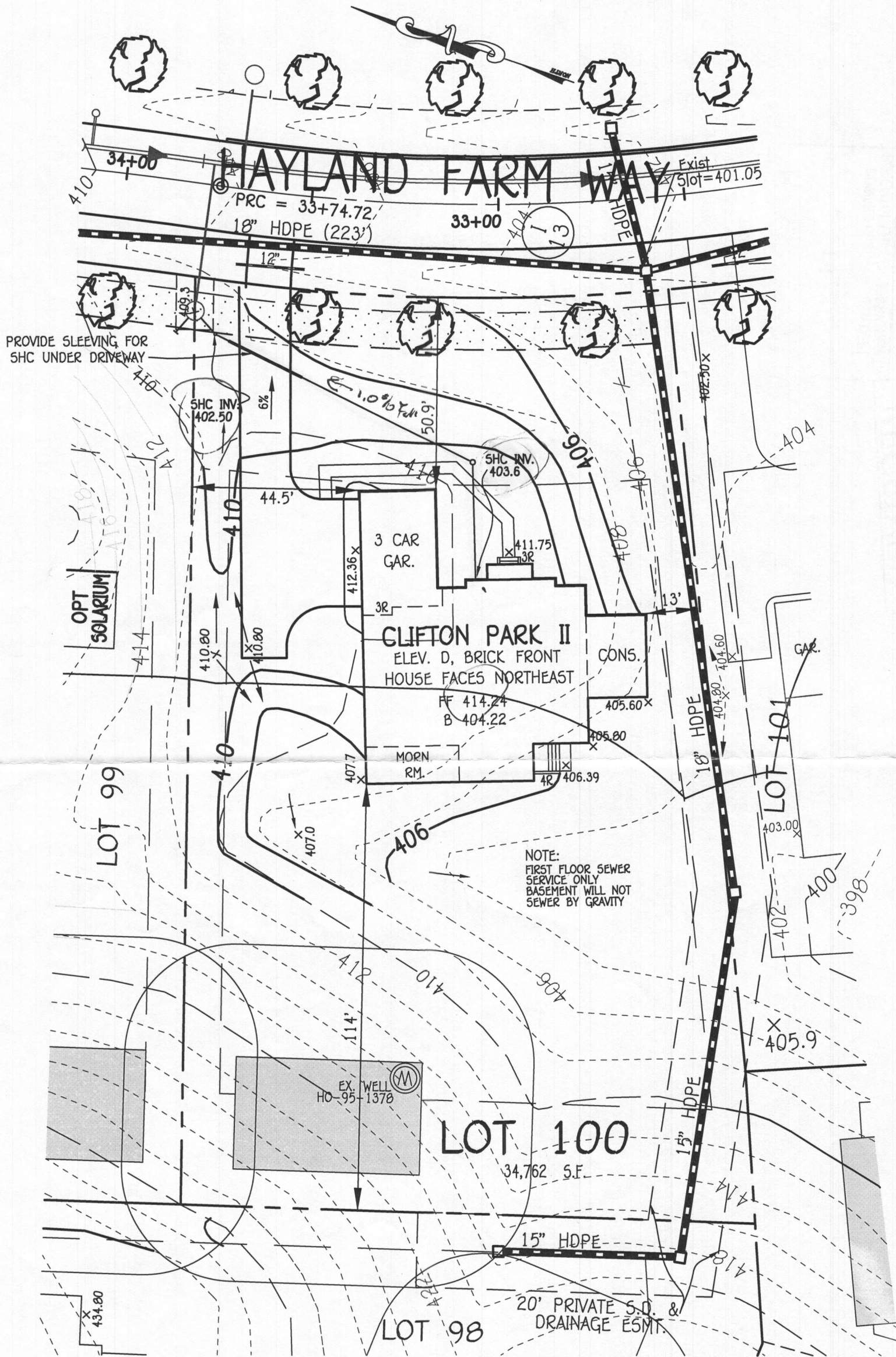
I have reviewed the floor plans in support of Building Permit B17000155 for a new home at 12199 Hayland Farm Way and noted that there is a rough-in for a full bathroom in the finished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of this bathroom 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 a 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.

**WELL CERTIFICATION:**

THE EXISTING WELL, TAG NO. HO-95-1278, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.



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

1/23/17 - Site plan is approved as shown for B17000155 (SFD) -H.O.

**BUILDER**

NV HOMES INC.  
9720 PATUXENT WOODS  
COLUMBIA, MARYLAND 21046

**OWNER**

BV BUSINESS TRUST  
P.O. BOX 482  
LISBON, MARYLAND 21765-0482

**PERMIT SITE PLAN  
LOT 100**  
12199 HAYLAND FARM WAY  
**WALNUT CREEK**

ZONED: RC-DEO

TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: JAN. 4, 2017

**PLAN**

SCALE: 1"=30'

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461 - 2855

B17000155

AL LOT 100

12199 Hayland Farm Way

5 Bedrooms

# 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. "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	38	38	42	38	38	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	47		48	48	49.1	49.1									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	56									D-15a
SECOND FLOOR PLAN PARTIALS		57						57														D-16
BUILDING SECTION AT FOYER		58						58														D-16a
BUILDING SECTION AT GARAGE		60						60														D-17
STAIR SECTION (FRONT STAIR) - STANDARD		62						62														D-17a
STAIR SECTION (FRONT STAIR) - UPGRADE		64						64														D-18a
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-22b
KITCHEN PLANS - CABINET HOOD "B"		70						70														D-28
KITCHEN PLANS - CABINET HOOD "C"		72						72														D-28a
KITCHEN PLANS - GOURMET		74						74														D-24
KITCHEN PLANS - ISLANDS		76						76														D-30
NET BAR, LAUNDRY, CHARGING CENTER		77						77														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														D-45a
BASEMENT ELECTRICAL		88.1	88.1	88.2	88.2	88.3	88.3															ME-1
FIRST FLOOR ELECTRICAL		89	90	90	91.1	91.1	91.2	89	90	90	91.1	91.1	91.2									ME-2
FIRST FLOOR ELECTRICAL PARTIALS		92						92						92	95							F-1
SECOND FLOOR ELECTRICAL		96	98	98	98	98	98	96	98	98	98	98	98									F-1
SECOND FLOOR ELECTRICAL PARTIALS		99						99														F-1
FIRST FLOOR JOIST LAYOUT		100	101	101	102	102	102	103	104	104	105	105	105	100	103	100	100	100	100	100	100	SP-1
SECOND FLOOR JOIST LAYOUT		106	108	108	109	109	109	106	108	108	109	109	109	106	108	106	106	106	106	106	106	SP-2
ROOF FRAMING		110	111	112	113	114.1	114.2	110	111	112	113	114.1	114.2	115	115	116	117	116	116	117	117	SP-2
TRUSS BRACING		118	120					118	120					118	118	118						SEP-1
BRACED WALL		121	122					121	122					121	122							SEP-2
ROOF VENTILATION		123	124	125	126	127.1	127.2	123	124	125	126	127.1	127.2									SEP-3
BASEMENT HVAC PLAN		128.1	128.2																			SEP-4
CRAWL SPACE HVAC PLAN								129														
FIRST FLOOR HVAC PLAN		130						131														
SECOND FLOOR HVAC PLAN		131						132														

### 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.	+20
ELEVATION "D"	GROSS SQ. FT.	+214
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.	+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.	6344
**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.	+214

### FOOTPRINT

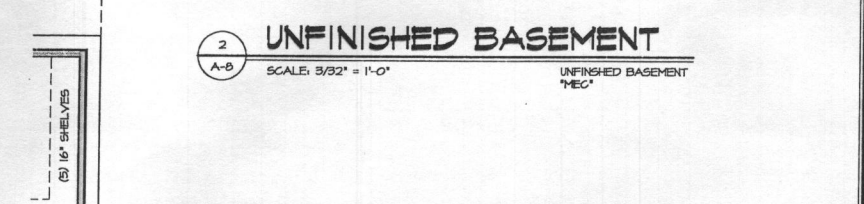
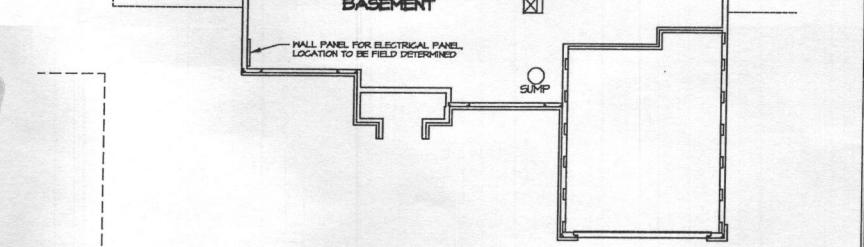
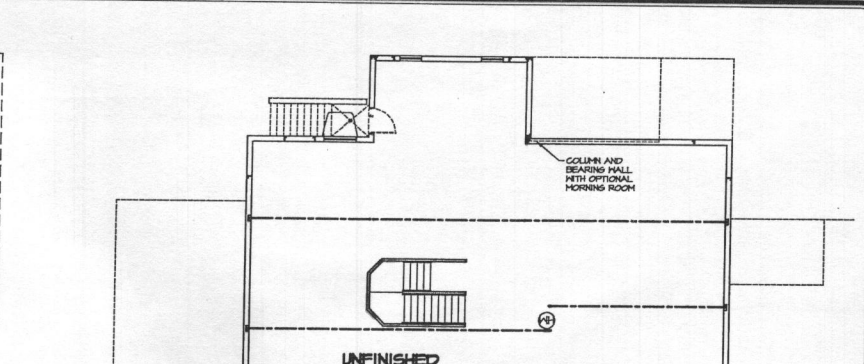
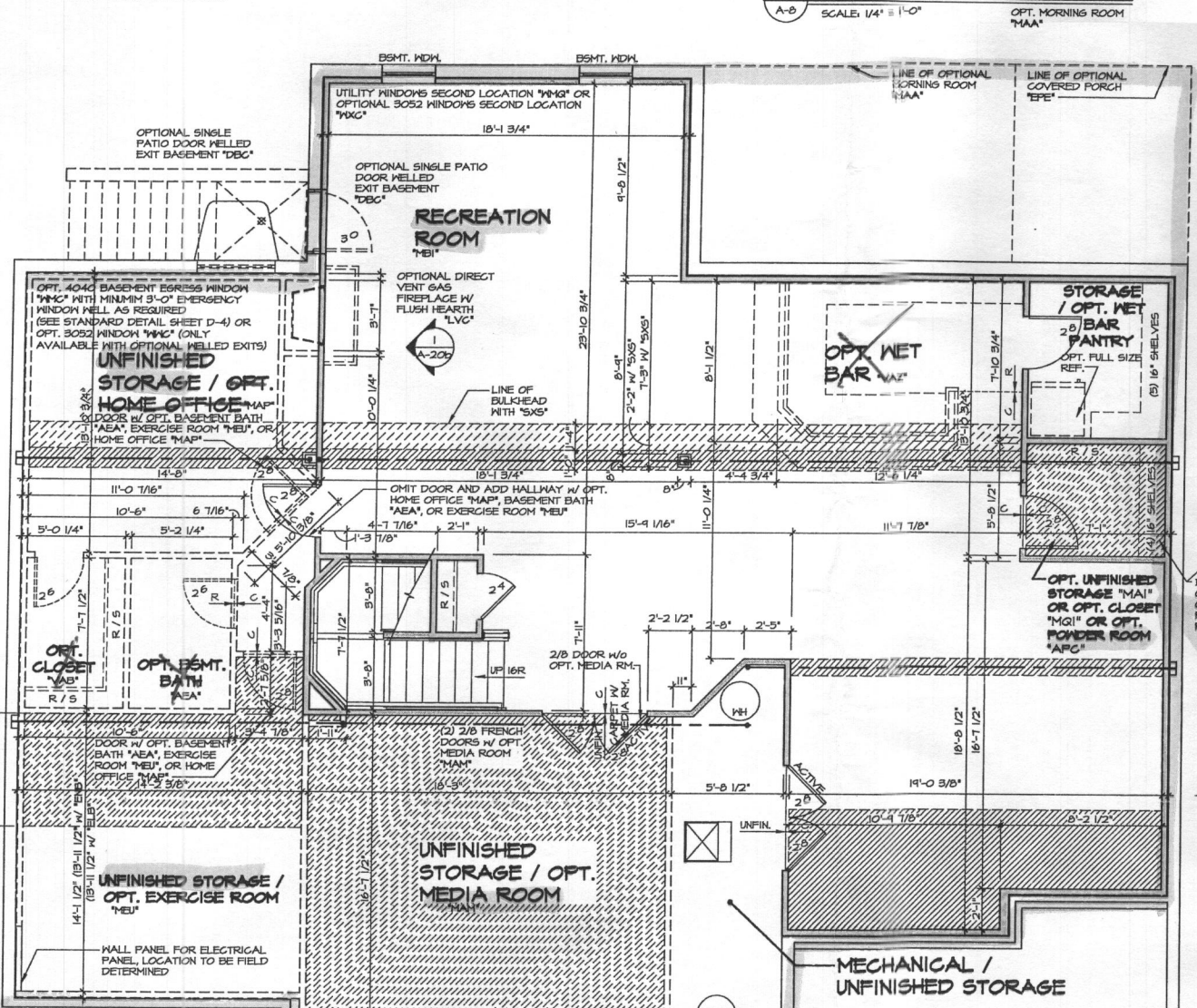
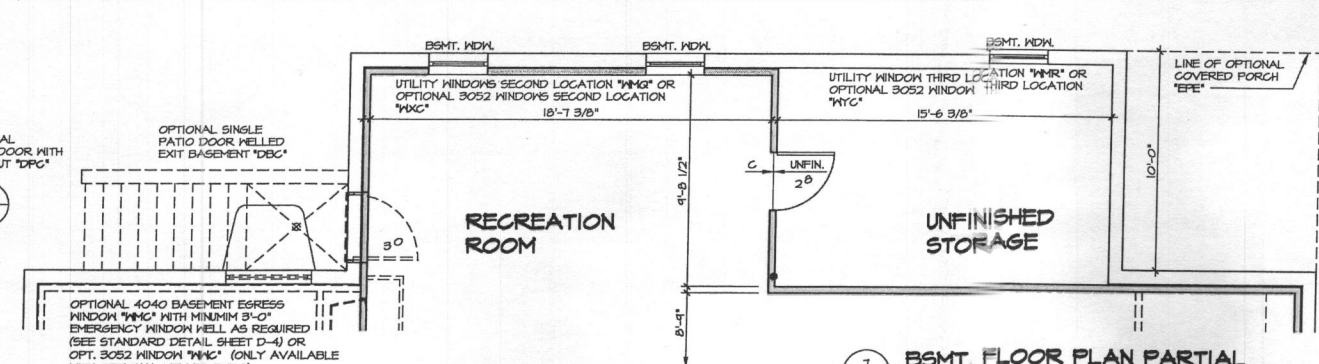
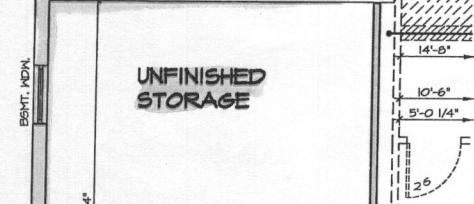
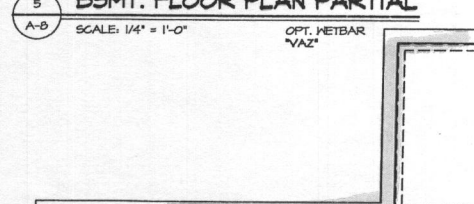
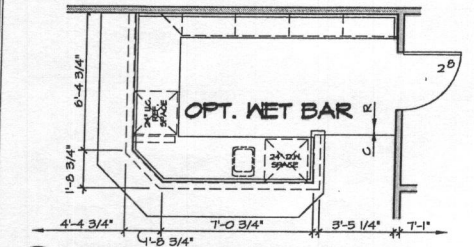
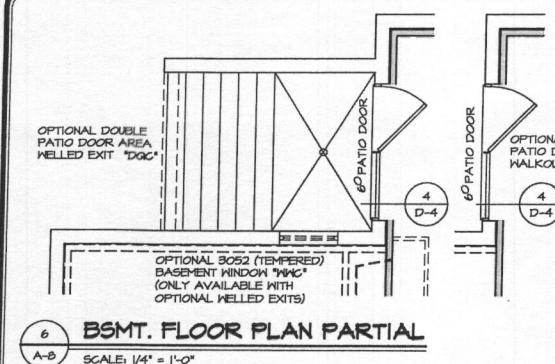
BASE HOUSE:	
WIDTH:	60'-4"
DEPTH:	68'-4"
MAXIMUM:	
WIDTH:	110'-8"
DEPTH:	78'-8"

SET - VERSION

10300-01

CS-1

J:\DWG\W\DETACHED\CLIFTON PARK II\10300\_01\CS1.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 CASING 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.

0 Bedrooms

REV. NO.	DATE	REMARKS
1	10/21/14	CEL - REVISED GRAPHICAL ERROR
2	11/25/14	SEA - ADJUST REVISIONS
3	12/30/14	SKA - ADDED THE HATCHES OR TO (B) OPTIONS AT POWER ROOM PAR 21066
4	1/27/15	SEA - ADJUST RIN-5X-0211
5	4/23/14	DAG - TIB CONVERSION
6	4/29/14	DRA - ADDED "SC1" NOTE
7	5/29/14	SEA - ADDED "SSS" BULKHEAD
8	6/23/14	JLR - REPLACED T1, K5 AT MORNING ROOM BY COLUMN (PAR 214854)
9	8/16/14	LOVB - TURNED ON LAYERS THAT SHOW DOOR SIZE AND DIMENSIONS

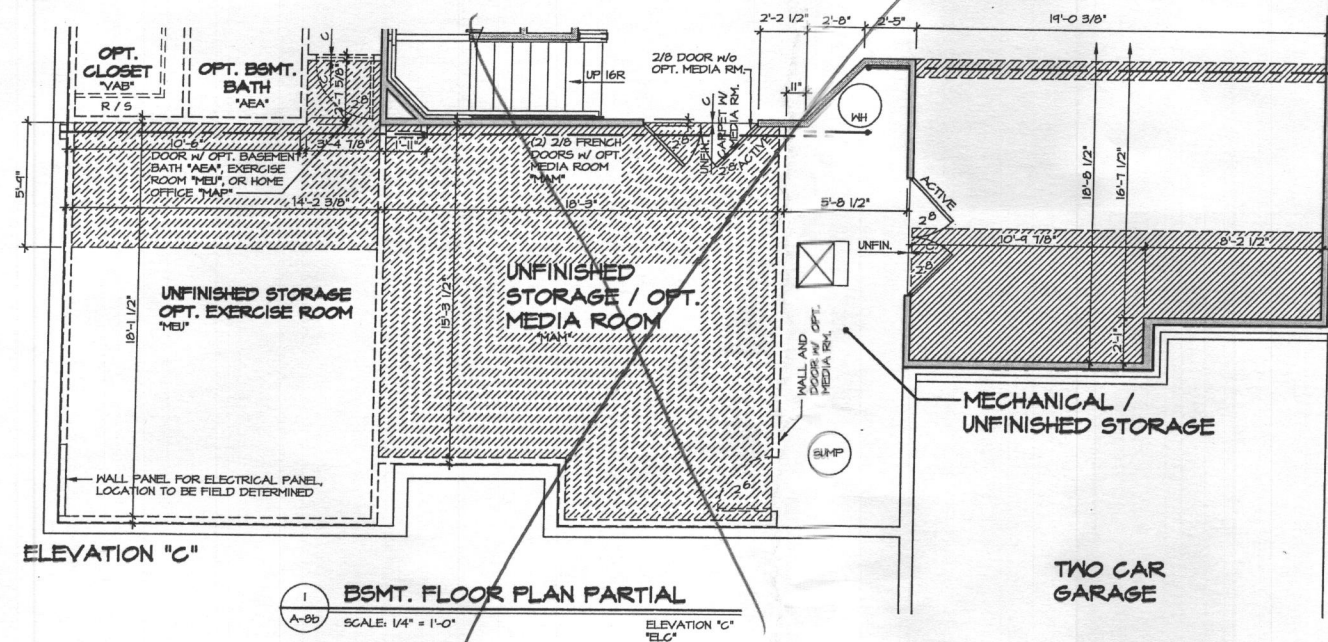
SET NO. 10500  
VERSION 01  
DRAWN BY A-JH  
DATE: 1/10/13  
OPTION FEA

**CLIFTON PARK II**  
DRAWING TITLE  
BASEMENT PLAN  
OPTION DESCRIPTION  
FULL BASEMENT

SHEET NO. **A-8**  
46.1

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

J:\DWG\DETACHED\CLIFTON PARK II\10500\_01\_BSMT.dwg 07/15/16 - 10:33 am

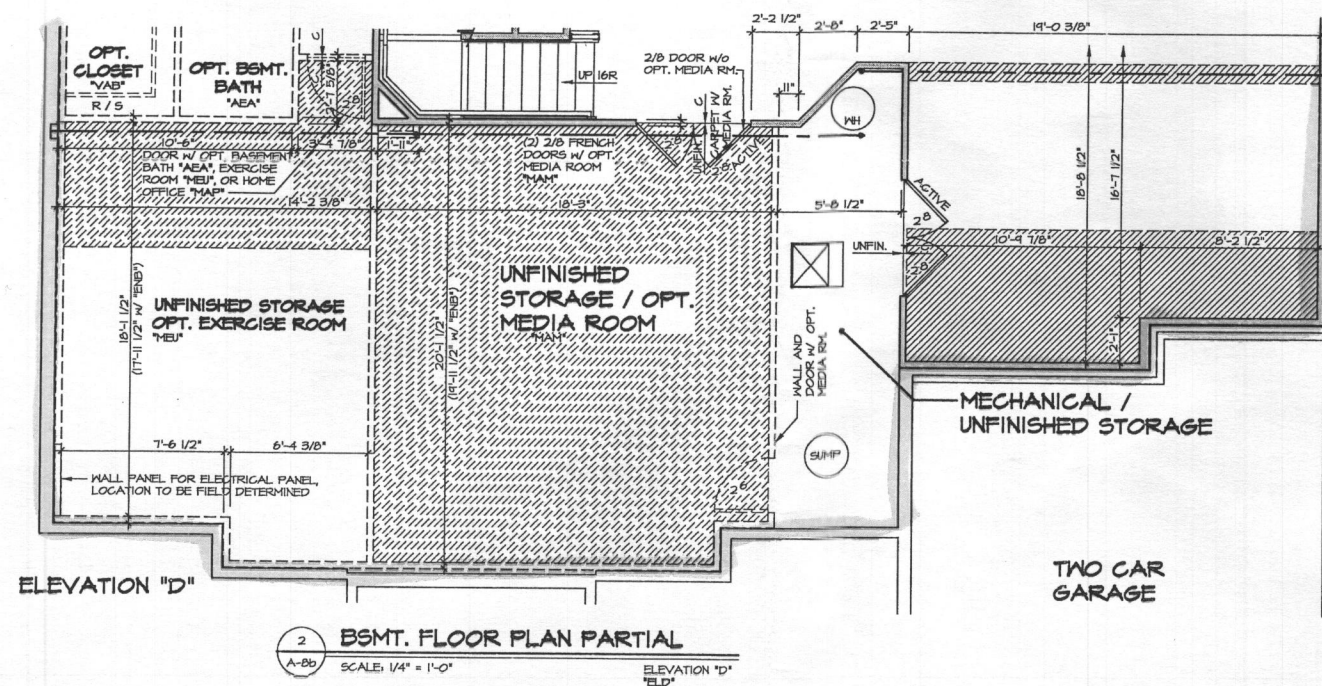


ELEVATION "C"

1 BSMT. FLOOR PLAN PARTIAL  
A-Bb SCALE: 1/4" = 1'-0"

ELEVATION "C"  
"ELC"

TWO CAR GARAGE



ELEVATION "D"

2 BSMT. FLOOR PLAN PARTIAL  
A-Bb SCALE: 1/4" = 1'-0"

ELEVATION "D"  
"ELD"

TWO CAR GARAGE

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

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

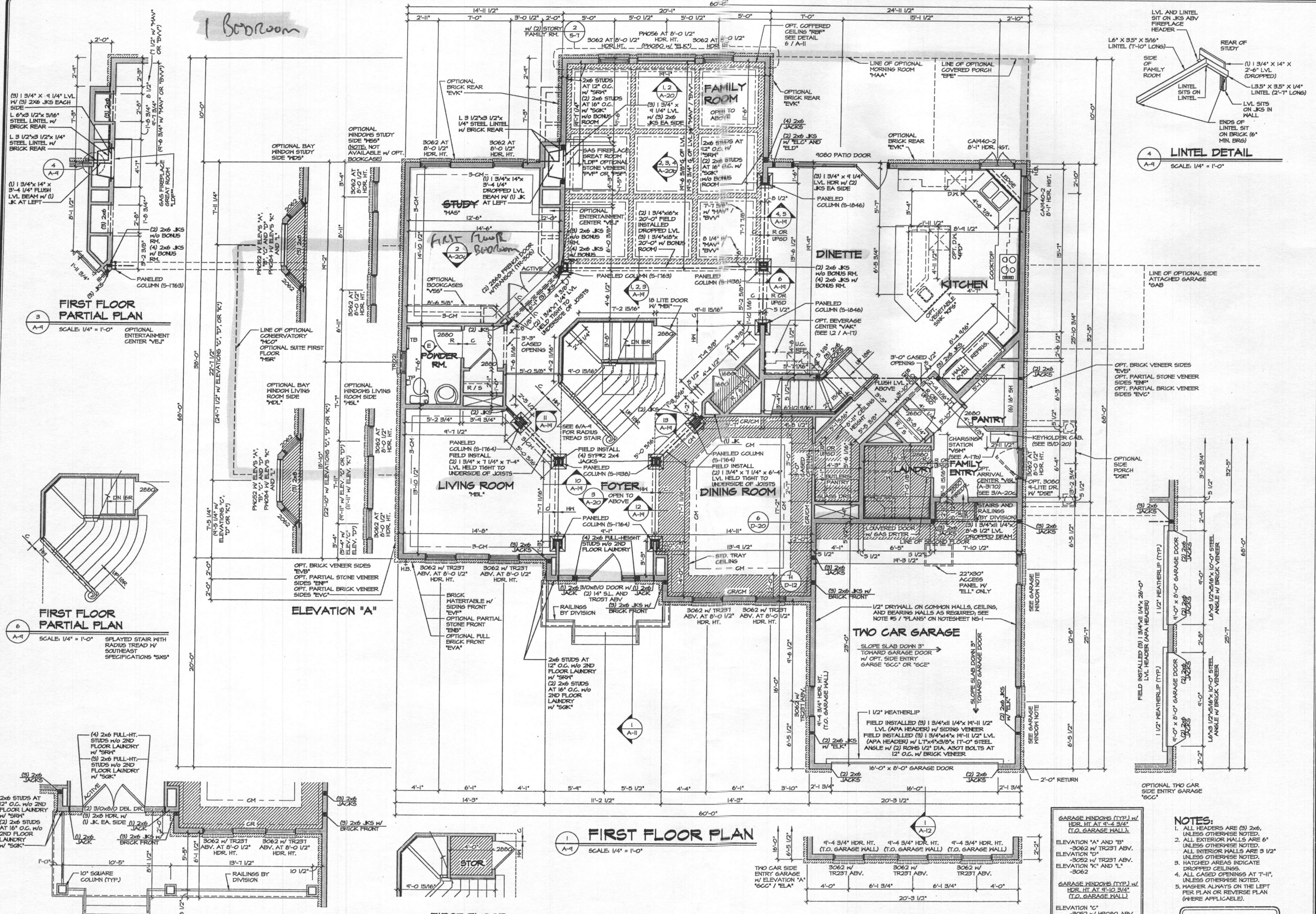
- WITH OPTION "SC1" - DRYWALL UNFINISHED BASEMENT CEILING AREA
- NOTES:**
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
  - A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 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.

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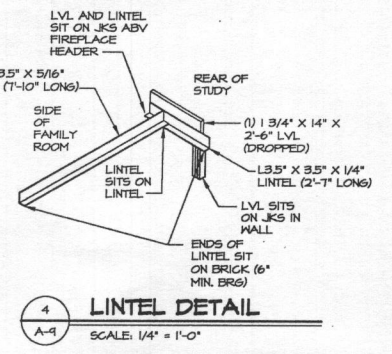


NVR, Inc.  
Architectural Services  
21 Byes Court, Suite A  
Frederick, MD 21702

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION
A-8b	CLIFTON PARK II BASEMENT PARTIAL PLANS	10390	A-JH	A-JH	4/7/14	FBA ELC ELD
46.2	OPTION DESCRIPTION FULL BASEMENT ELEVATION "C" ELEVATION "D"					



1 Bedroom



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

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

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

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

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

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

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

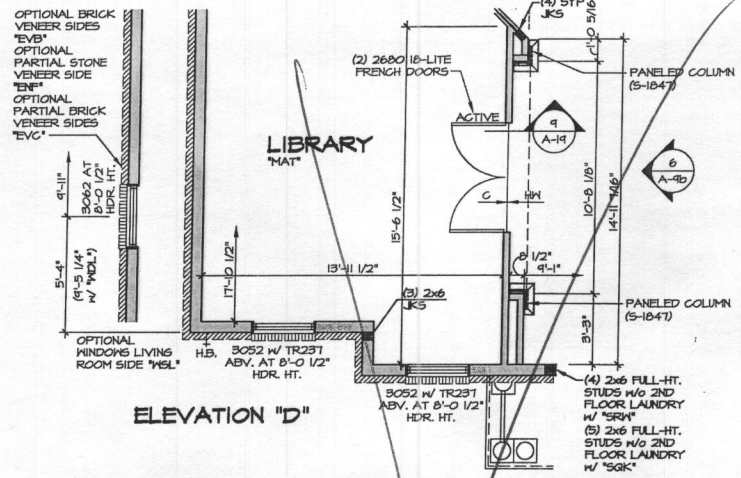
**NOTE:** SEE SHEET S-6 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	DESCRIPTION
1	11/16/15	ISS - NOTED RIGHT REAR ROSE BIB TO SIDE (B464)
2	04/05/15	CL.S. - REVISED BRICKWORK INTO GARAGE TO A 2050 (PAR ID B493B)
3	06/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
4	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
5	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
6	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
7	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
8	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
9	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
10	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
11	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
12	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
13	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
14	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
15	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
16	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
17	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
18	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
19	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
20	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)
21	07/05/15	ISS - REVISED CHASE BEING BUILT INTO GARAGE TO BE 9" DEEPER (B493B)

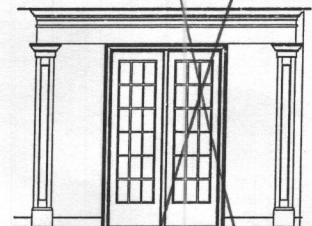
**NVR**  
Architectural Services  
21 Parkside Ave.  
Frederick, MD 21702

MODEL	CLIFTON PARK II
DRAWING TITLE	FIRST FLOOR PLAN
DATE	12/17/12
OPTION	OPTION
SET NO.	10300
VERSION	01
DRAWN BY	A-JH
DATE	12/17/12
OPTION	OPTION
SHEET NO.	A-9
47	

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

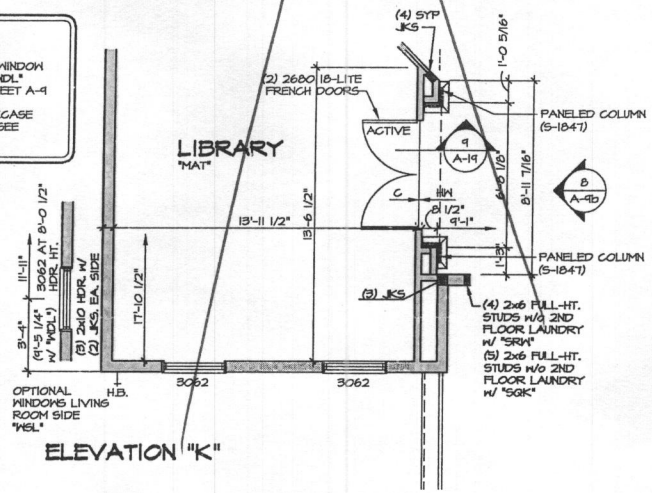


**PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
LIBRARY "MAT"

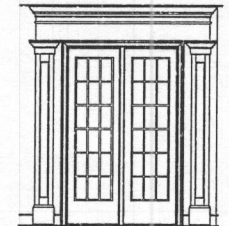


SCALE: 1/4" = 1'-0"  
LIBRARY "MAT" ELEVATION "D" "ELD"

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

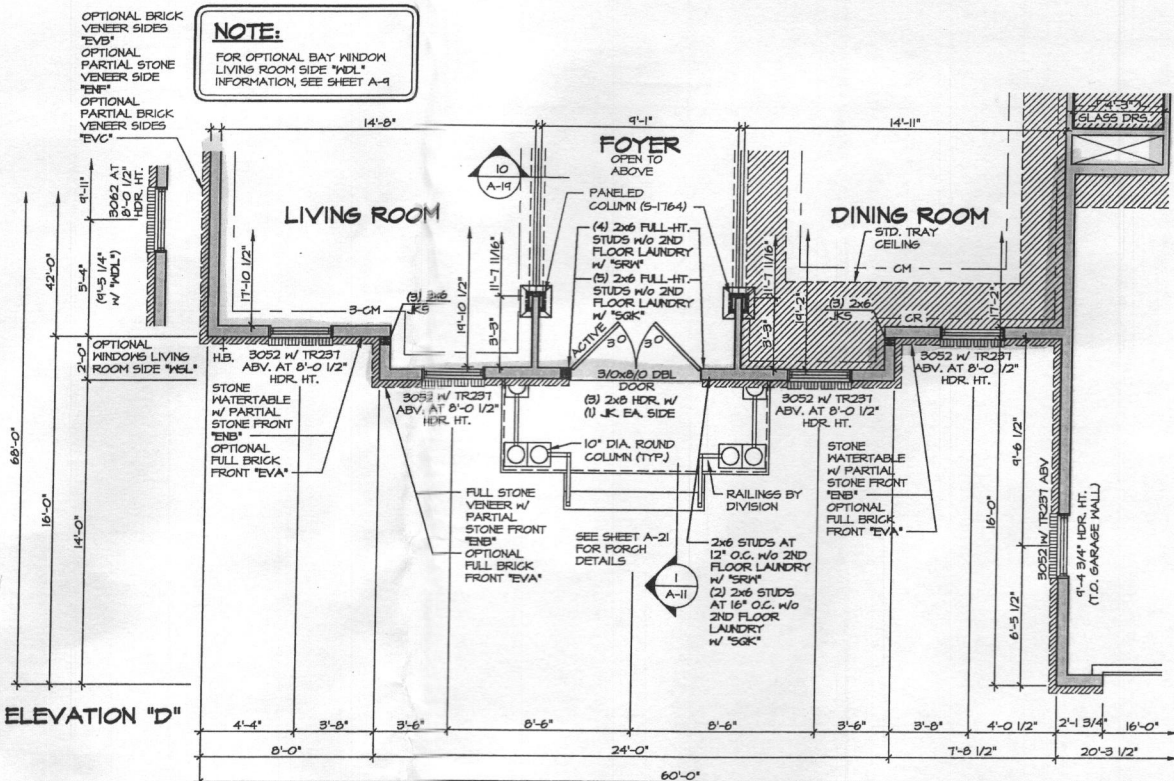


**PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
LIBRARY "MAT"



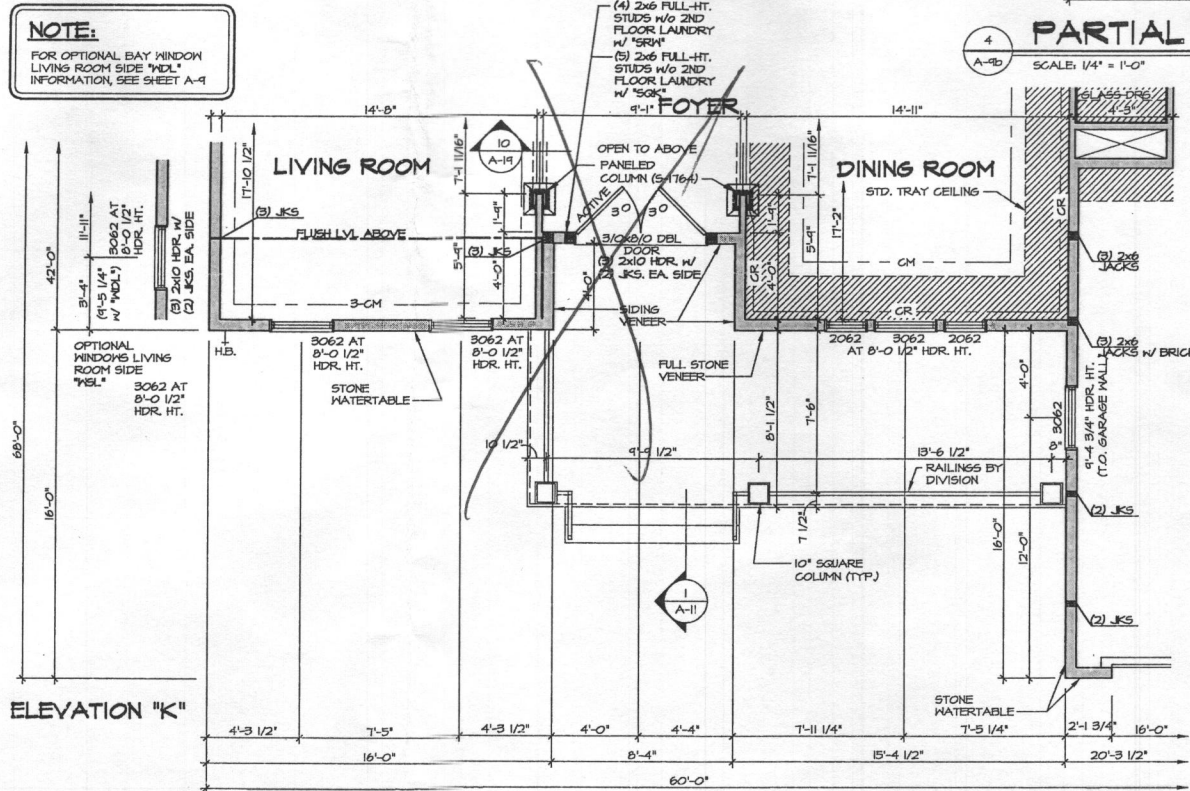
SCALE: 1/4" = 1'-0"  
LIBRARY "MAT" ELEVATION "K" "ELK"

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

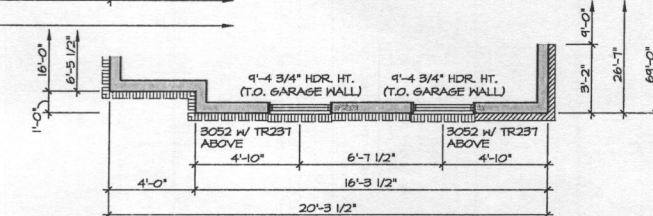


**PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
ELEVATION "D"

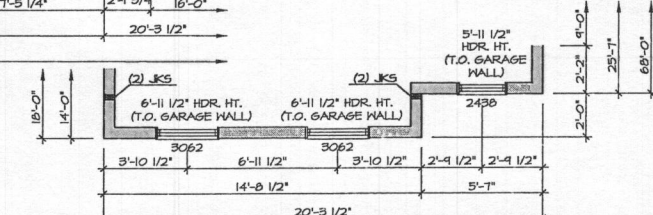
**NOTE:**  
FOR OPTIONAL BAY WINDOW LIVING ROOM SIDE "MDL" INFORMATION, SEE SHEET A-4



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



**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

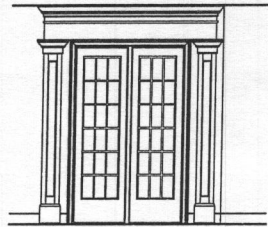
- NOTES:**
- (1) 2x6 JK OR (2) 2x6 JKs W/ BRICK FRONT
  1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
  2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
  3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILINGS.
  5. ALL CASED OPENINGS AT T-11,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

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

REV. NO.	DATE	REMARKS
1	12/17/15	595 - PAR #24384 - REVISED GARAGE BLAD HEIGHT
2	1/28/16	595 - ADDED VENEER NOTES TO ELK (PAR #24384)
3	4/28/16	595 - ADDED JACKS FOR ELK GARAGE SIDERS (PAR #41659)
4	6/24/16	418 - REVISED ELEVATION "D" FRONT
5	10/21/16	418 - REVISED JACKS AT ELK PORCH BEAM
6	10/21/16	518 - REVISED WINDOW LOCATION FOR "ELD" LEFT SIDE WINDOW "MDL" (PAR. 3024)
7	5/17/17	594 - ADDED ACTIVE TO LEFT FRONT DOOR ELEVATION B PAR 32954
8	6/6/17	ANS - REVISED CHASE BEHIND BUTLERS PANTRY TO BE 3" DEEPER (P#45959)
9	6/6/17	1288 - FIELD ADIT REVISIONS

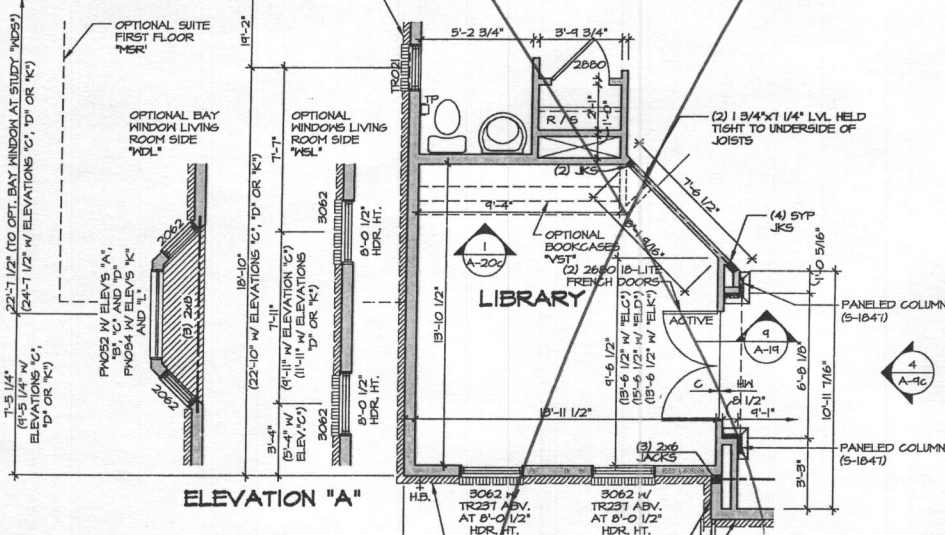
  

MODEL	CLIFTON PARK II
DRAWING TITLE	FIRST FLOOR PARTIAL PLANS
OPTION DESCRIPTION	ELEVATION "D" ELEVATION "K"
SHEET NO.	A-9b
49.1	



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

OPT. BRICK VENEER SIDES "EV3"  
OPT. PARTIAL STONE VENEER SIDES "EN"  
OPT. PARTIAL BRICK VENEER SIDES "EV1"



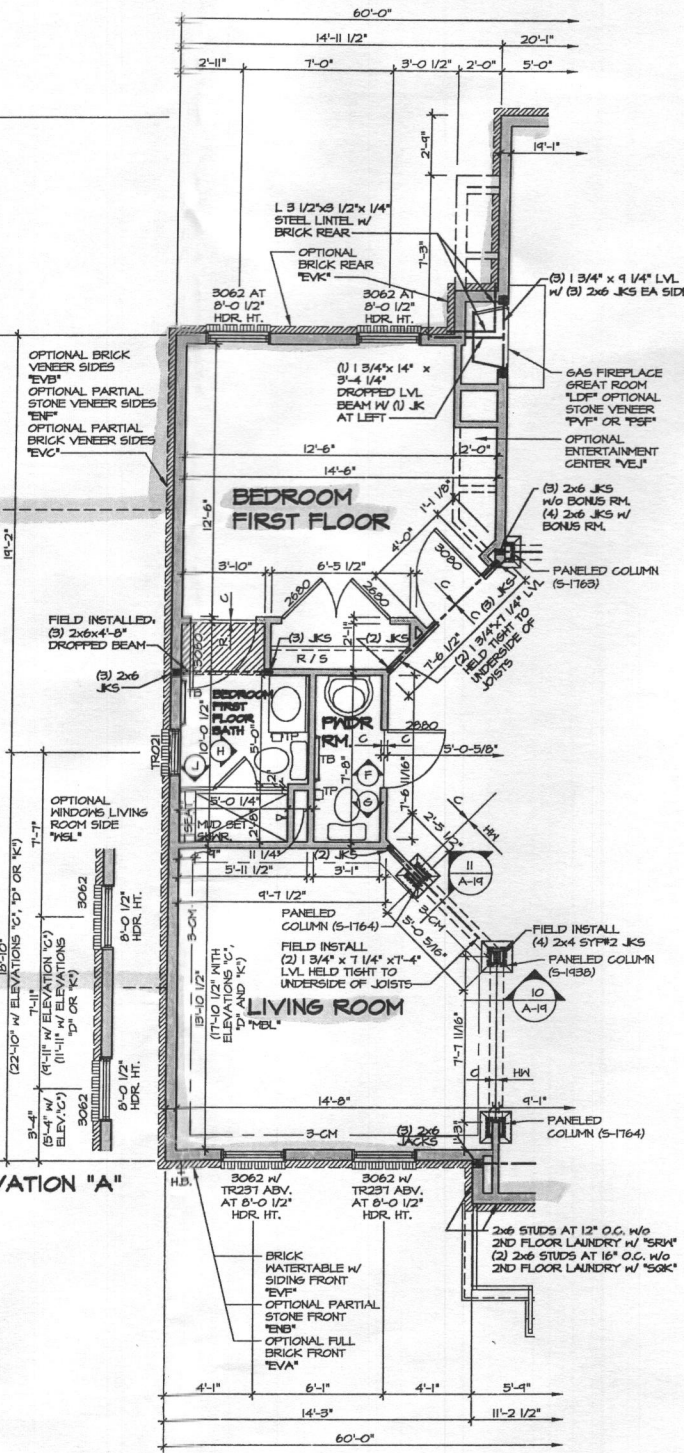
**ELEVATION "A"**

- 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 GASED OPENINGS AT 1'-11", UNLESS OTHERWISE NOTED.
  5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

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

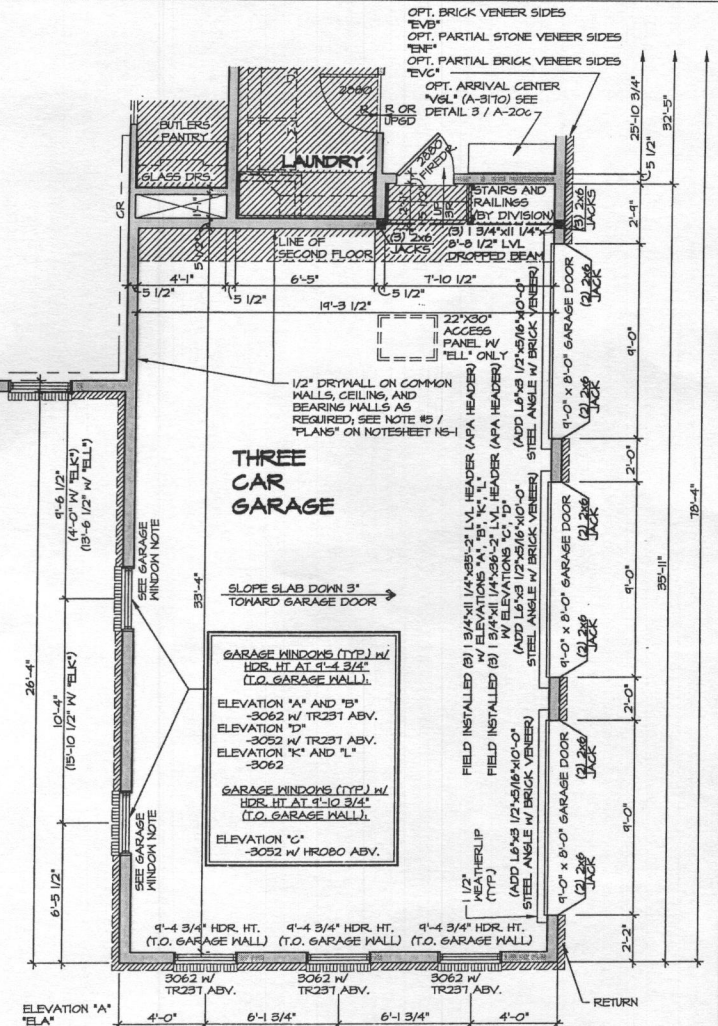
**PARTIAL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
LIBRARY "MAT"  
NOTE: N/A W/ OPT. CONSERVATORY "MCO"

- NOTE:**
1. PARTIAL PLANS SHOWN W/ ELEVATION "A". SEE SHEET A-9 AND A-10 FOR ADDITIONAL INFORMATION. MATCH VENEER ACCORDING TO SELECTED ELEVATION.

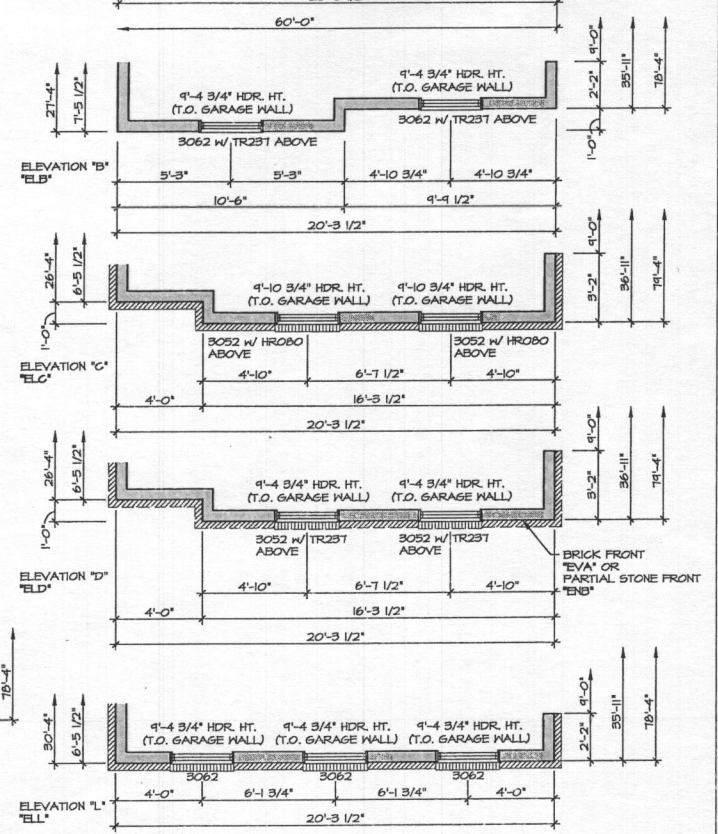


**ELEVATION "A"**

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



**THREE CAR GARAGE**



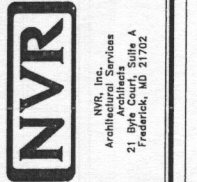
**ELEVATION "L"**

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

**REVISIONS**

REV. NO.	DATE	DESCRIPTION
1	10/21/14	EL-5 - REVISED SHOWER WIDTH IN BEDROOM FIRST FLOOR BATH (PAR 292855)
2	12/24/14	56A - ASOT REVISIONS
3	4/22/15	56A - ASOT REVISIONS
4	6/10/15	615 - ASOT REVISIONS
5	6/10/15	615 - ASOT REVISIONS
6	6/10/15	615 - ASOT REVISIONS
7	12/17/15	56B - ASOT REVISIONS
8	12/17/15	56B - ASOT REVISIONS

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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

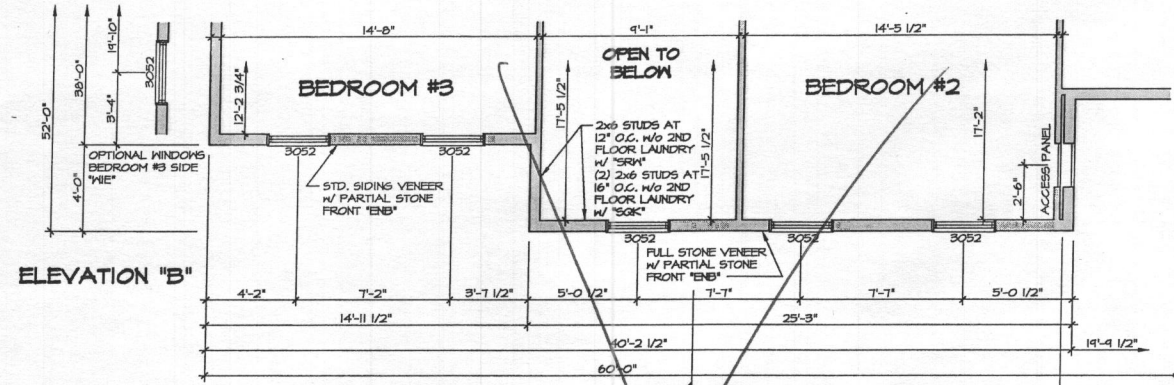
**SHEET NO.**  
A-9c

**50**

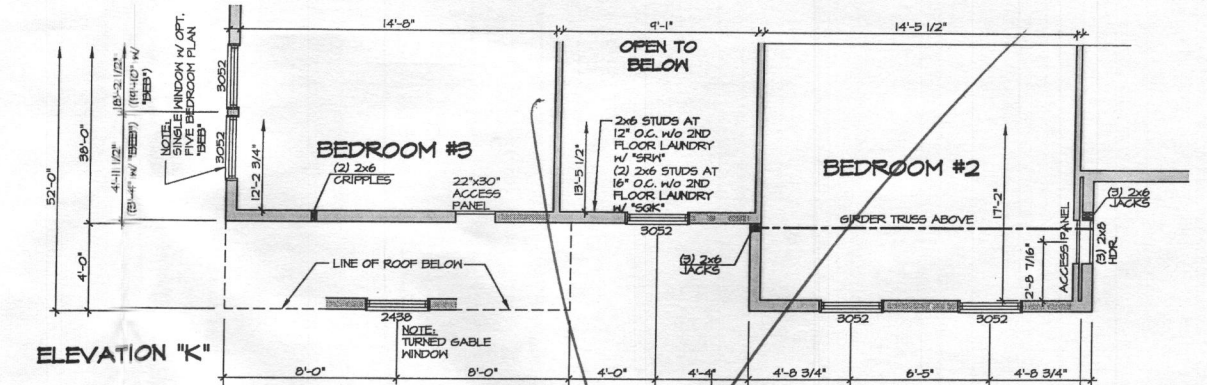
DATE: 12/15/15  
DRAWN BY: AJH  
DATE: 12/08/15



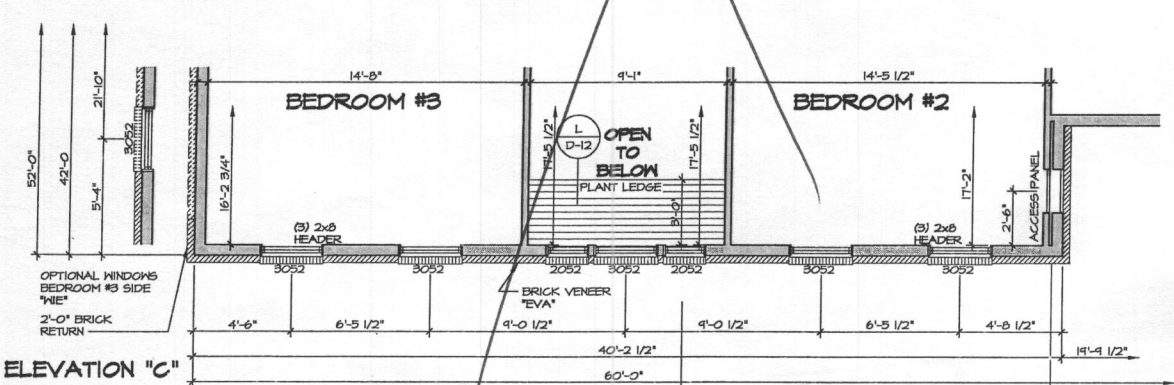




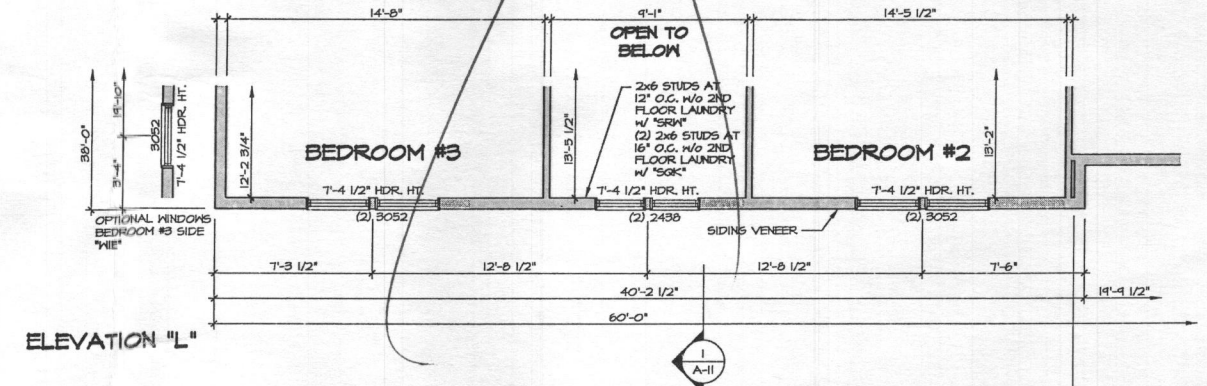
1 PARTIAL SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
ELEVATION "B"  
"EL.B"



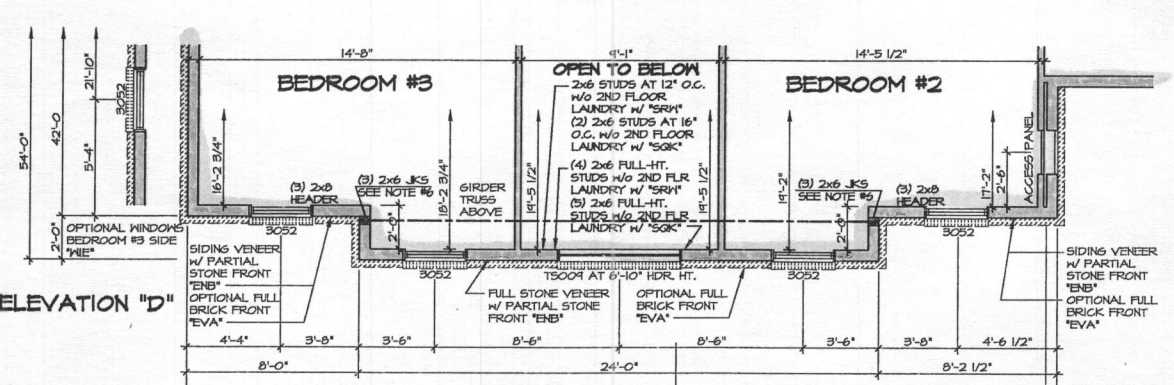
4 PARTIAL SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
ELEVATION "K"  
"EL.K"



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



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



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

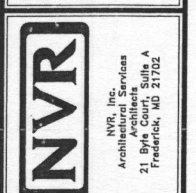
- NOTES:**
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  2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
  3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
  4. ALL CASED OPENINGS AT "I-11", UNLESS OTHERWISE NOTED.
  5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).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

**NOTE:**  
FOR GARAGE GABLE WINDOW AND ADDITIONAL INFORMATION, SEE SHEET A-10

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

REV. NO.	DATE	REMARKS
1	7/7/19	944 - ADDED PLANT LEADS DETAIL
2	5/6/14	A-11 - ADDED ELEVATION "L" ADDED ATTIC ACCESS PANEL
3	10/21/14	241 - REVISED ARCHITECTURAL LEGEND WITH SIDE WINDOWS
4	10/28/14	148 - ADDED ATTIC ACCESS TO FRONT WALL OF BEDROOM WITH "EL.K" (28-27)
5	10/15	145 - REVISED WINDOW LOCATION FOR "EL.P" LEFT SIDE WINDOW "EL.P" (PAR. 30-26)

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SET NO. 10500	VERSION 01
DRAWN BY A-JH	DATE: 12/27/12
OPTION	ELEV. ELC
	ELEV. ELK
	ELEV. ELL

SHEET NO. A-10B	MODEL CLIFTON PARK II
DRAWING TITLE SECOND FLOOR PARTIAL PLANS	
OPTION DESCRIPTION	ELEVATION "B", ELEVATION "C", ELEVATION "D", ELEVATION "K", ELEVATION "L"
56	