



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: 1/18/18

Permit No.: B18000184

Building Address: 1015 FAIRLANE RD
 City: Baltimore State: MD Zip Code: 21777
 Suite/Apt. #: _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Fairlane Farm
 Section: _____ Area: _____ Lot: 16
 Tax Map: 8 Parcel: 8 Grid: 2
 Zoning: _____ Map Coordinates: _____ Lot Size: 56,000 sq ft

Property Owner's Name: NVR INC
 Address: 9725 Parkview Circle Dr
 City: Baltimore State: MD Zip Code: 21046
 Phone: 410-455-1000 Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: MICHELLE CLARY
 Address: PO Box 310
 City: Dyers Hill State: MD Zip Code: 21288
 Phone: 410-600-9011 Fax: _____
 Email: michelle.clary@nvr.com

Contractor Company: TECU AIR
 Contact Person: DEANIS FERNA
 Address: 15607 A.D. COLONY CENTER DR
 City: Baltimore State: MD Zip Code: 21227
 License No.: 81215
 Phone: 410-984-5121 Fax: _____
 Email: _____

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

Existing Use: SED
 Proposed Use: SED w/ Driveway
 Estimated Construction Cost: \$ 3,000
 Description of Work: INSTALL 1000 gallon underground propane tank
 Occupant/Tenant Name: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: Dyers Hill
 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 st floor:
	2 nd floor:
Area of construction (sq. ft.):	Basement:
	<input type="checkbox"/> Finished Basement
Use group:	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type:	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units:
<input type="checkbox"/> Wood Frame	No. of 1 BR units:
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

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

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

Applicant's Signature: MICHELLE CLARY Print Name: MICHELLE CLARY
 Email Address: michelle.clary@nvr.com Date: 1/15/18
 Title/Company: PERMITS

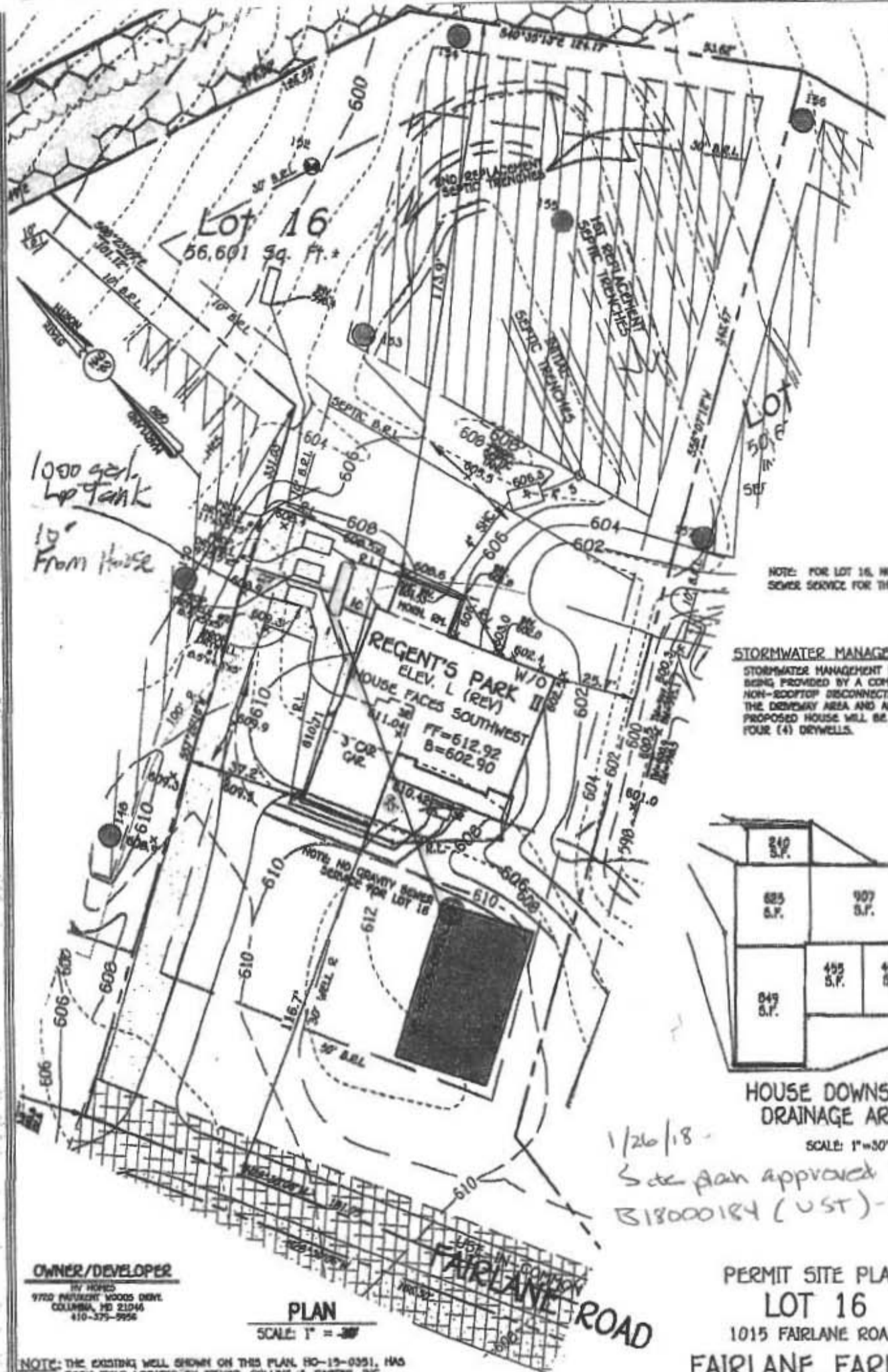
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>1/26/17</u>	<u>H. Oswald</u>

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

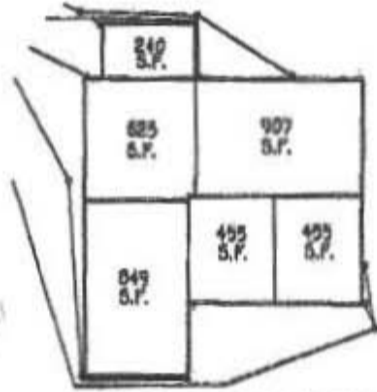
DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District?	<input type="checkbox"/> Yes <input type="checkbox"/> No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

Filing Fee	\$
Permit Fee	\$ 100
Tech Fee	\$ 10
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ 110.00
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>10313</u>



NOTE: FOR LOT 16, NO GRAVITY SEWER SERVICE FOR THE BASINENT

STORMWATER MANAGEMENT NOTES:
 STORMWATER MANAGEMENT FOR LOT 16 IS BEING PROVIDED BY A COMBINATION OF NON-ROOFTOP DISCONNECTION (N-2) FOR THE DRIVEWAY AREA AND AREAS OF THE PROPOSED HOUSE WILL BE TREATED WITH FOUR (4) DRYWELLS.



HOUSE DOWNSPOUT DRAINAGE AREAS

1/26/18 -
 Site plan approved for
 B18000184 (UST)-H.O.

OWNER/DEVELOPER
 BY HORN
 9720 PATRICK WOODS DRIVE
 COLUMBIA, MD 21046
 410-375-9956

PLAN
 SCALE: 1" = 30'

NOTE: THE EXISTING WELL SHOWN ON THIS PLAN HO-19-0351, HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SERVICE OFFICE PARK - 10000 BALTIMORE FEDERAL FREE
 ELECTRIC CITY, HAVRELAND 21058
 (410) 461-1800

PERMIT SITE PLAN
LOT 16
 1015 FAIRLANE ROAD
FAIRLANE FARMS
 PHASE ONE
 ZONE: RC-DEO
 TAX MAP NO.: 8 GRID NO.: 2 PARCEL NO.: 8
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40' DATE: DEC. 20, 2017
 SHEET 1 OF 1

1015 Fairlane

Anest, Cathy

From: Jim Kerwin <jim@decaturbuildingservices.com>
Sent: Tuesday, December 12, 2017 1:00 PM
To: Anest, Cathy
Subject: B17003959

Cathy,

This email is to confirm that the 2nd floor bonus room is not a bedroom.

Thanks,

Jim Kerwin
Agent for NV Homes

Sent from my iPhone

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, December 07, 2017 1:17 PM
To: 'Cagle, Clint'
Subject: RE: B17003959_1015 Fairlane Road

Yes, please submit copy of drawing to permits.

Thanks,

Hank

From: Cagle, Clint [<mailto:ccagle@nvrinc.com>]
Sent: Wednesday, December 06, 2017 3:01 PM
To: Oswald, Hank
Subject: RE: B17003959_1015 Fairlane Road

Hello Hank,

This must have been a mistake. This house will not have the "BVV" Bonus Bedroom, but it will rather have the "MAV" Bonus Room(with no bathroom). I have attached a copy of the drawing. Please let me know if you also need me to submit new copies for you.

Thanks,

Clint Cagle | NVHomes | 301-237-5776

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Wednesday, December 6, 2017 2:02 PM
To: Cagle, Clint <ccagle@nvrinc.com>
Subject: B17003959_1015 Fairlane Road

Hi Clint:

Good afternoon. I was looking over the floor plans again for 1015 Fairlane Road and I noticed the 5th "bonus" bedroom on the 2nd floor. With the home office in the basement, this makes 6. The approved OSDS Plan is sized for 5 bedrooms. At this time, I cannot approve the BP until one matches the other. Please let me know how you wish to proceed.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program

8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
hoswald@howardcountymd.gov

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Oswald, Hank

From: Cagle, Clint <ccagle@nvrinc.com>
Sent: Wednesday, December 06, 2017 3:01 PM
To: Oswald, Hank
Subject: RE: B17003959_1015 Fairlane Road
Attachments: FF-0016 Hank.pdf

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Sent: Wednesday, December 06, 2017 2:02 PM
To: Cagle, Clint (ccagle@nvrinc.com)
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**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 11/21/2017
To: Dana Bernard
(Person's Name and Division)
From: Jim Kerwin (443) 309-7792
(Your Name, Company Name and Telephone Number)
Subject: Project name Fairlane farms
Project site address 1015 Fairlane Rd.
Permit # B17003959 SDP # _____
Other information pertinent to this project _____

RECEIVED
NOV 27 2017
PLAN REVIEW DIVISION

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, duplicate sets shall be submitted.
- Letter Summarizing Changes
- Energy conservation calculations
- Copies of New Plot Plan *that shows drywells moved from septic area* (be specific).
- Health Department Request DPZ/ DED Request Applicant's Request
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
- Other _____

Contact Person Information: (Required)

Please Print Name _____ Telephone No: _____
E-Mail Address: _____

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

Received by MF

Revision

REGENT'S PARK II *Health Care*

REVISED B17003959
 Date: 12-12-17
 Comments: delete str BR
 Bonus Room as shown



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

	FULL BASEMENT							CRAWL SPACE							ATTACHED GARAGE / ROOMS							STANDARD DETAILS					
	STD. DIVIS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'E'	ELEV. 'L'	STD. DIVIS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'E'	ELEV. 'K'	ELEV. 'L'	BEDROOM FIRST FLOOR	LIBRARY	MORNING ROOM	CONSERVATORY / SUITE FIRST FLR	SITTING AREA / ALT. OWNERS	BEDROOM #2		BONUS ROOM	4'-0" EXTENSION TO FAMILY ROOM			
SPRINKLER	2							3																	D-1		
FRONT ELEVATIONS - SIDING		3	3	3					3	3	3															D-2	
FRONT ELEVATIONS - PARTIAL STONE			3							3																D-3	
FRONT ELEVATIONS - BRICK		4	7	10					4	7	10															D-4	
FRONT ELEVATIONS - STONE AND BRICK						12	14	14.2					12	14	14.2											D-5	
SIDE ELEVATIONS		5	16	16	16	16	23.2		5	16	16	16	16	23.2												D-6	
REAR ELEVATIONS							38.2																			D-7	
FOUNDATION	31	37	34	34	34	34	34	38	37	34	34	34	34	34	38											D-8	
FOUNDATION HOLD DOWN LAYOUT	43							43																		D-9	
PLUMBING GROUND FLOOR	43	49	44	44	44	44	44	43	49	44	44	44	44	44	43											D-10	
BASEMENT PLAN	47							47																		D-11	
FIRST FLOOR PLAN	51	54	50	50	50	50	50	51	54	50	50	50	50	50	50	50	50	51	54	50	50	50	50	50	50	D-12	
SECOND FLOOR PLAN	54	54	55	55	55	55	55	54	54	55	55	55	55	55	55	55	55	54	54	55	55	55	55	55	55	D-13	
BUILDING SECTION AT Foyer	59							59																		D-14	
BUILDING SECTION AT GARAGE	65							65																		D-15	
STAIR PLAN - STANDARD	65, 65.2, 66							65, 65.2, 66																		D-16	
STAIR PLAN - UPGRADE	66, 66.2, 67, 67.2, 67.3							66, 66.2, 67, 67.2, 67.3																		D-17	
STAIR PLAN - UPGRADE	64, 70.1, 70.2							64, 70.1, 70.2																		D-18	
KITCHEN PLAN - CABINET HOOD B	71							71																		D-19	
KITCHEN PLAN - CABINET HOOD C	72							72																		D-20	
KITCHEN PLAN - GOURMET	73							73																		D-21	
INTERIOR DETAILS	78							78																		D-22	
INTERIOR DETAILS - FIREPLACE	81							81																		D-23	
INTERIOR DETAILS - TRIMMED OPENINGS	82, 82.2							82, 82.2																		D-24	
INTERIOR DETAILS - BATH ELEVATIONS	88							88																		D-25	
EXTERIOR DETAILS	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	D-26	
BASEMENT ELECTRICAL	92							92																		D-27	
FIRST FLOOR ELECTRICAL	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	D-28	
SECOND FLOOR ELECTRICAL	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	D-29	
FIRST FLOOR JOIST LAYOUT	103							103																		D-30	
SECOND FLOOR JOIST LAYOUT	107							107																		D-31	
ROOF FRAMING	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	D-32	
ROOF FRAMING - ALTERNATE OWNERS SUITE	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	D-33	
TRUSS BRACING	128, 128, 129, 131, 132, 133, 134							128, 128, 129, 131, 132, 133, 134																			D-34
BRACED HALL PANEL DETAIL	130							130																		D-35	
BASEMENT HVAC LAYOUT	131, 131.2, 133							131, 131.2, 133																			D-36
CRANK FLOOR HVAC LAYOUT	134							134																		D-37	
FIRST FLOOR HVAC LAYOUT	140, 140.2							140, 140.2																		D-38	
SECOND FLOOR HVAC LAYOUT	142, 142.2							142, 142.2																		D-39	

BASE SQUARE FOOTAGE		
FIRST FLOOR	GROSS SQ. FT.	2111
SECOND FLOOR	GROSS SQ. FT.	1844
HOUSE TOTAL	GROSS SQ. FT.	3955

ELEVATIONS SQ. FT.		
ELEVATION 'B'	GROSS SQ. FT.	+0
ELEVATION 'C'	GROSS SQ. FT.	+6
ELEVATION 'D'	GROSS SQ. FT.	+4
ELEVATION 'E'	GROSS SQ. FT.	+18
ELEVATION 'K'	GROSS SQ. FT.	+0
ELEVATION 'L'	GROSS SQ. FT.	+6

ADDITIONAL SQ. FT.		
MORNING ROOM	GROSS SQ. FT.	
W/ NO SECOND FLOOR	GROSS SQ. FT.	+240
W/ SITTING AREA	GROSS SQ. FT.	+384
W/ ALT. OWNERS SUITE	GROSS SQ. FT.	+482
4' EXTENSION	GROSS SQ. FT.	
W/ NO BONUS RM. BDRM.	GROSS SQ. FT.	+194
BONUS RM. / BEDROOM	GROSS SQ. FT.	
W/ NO EXTENSION	GROSS SQ. FT.	+326
W/ 4' EXTENSION	GROSS SQ. FT.	+534
CONSERVATORY / IN-LAWS SUITE	GROSS SQ. FT.	
W/ 4-BEDROOM	GROSS SQ. FT.	+392
W/ 5-BEDROOM	GROSS SQ. FT.	+104

MAXIMUM FINISHED SQ. FT.		
HOUSE TOTAL	GROSS SQ. FT.	5143
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT		

FINISHED BASEMENT SQ. FT.		
RECREATION ROOM	GROSS SQ. FT.	110
W/ MORNING ROOM	GROSS SQ. FT.	+240
W/ 4' EXTENSION	GROSS SQ. FT.	44
W/ MOR RM & 4' EXTEN	GROSS SQ. FT.	+334
HOME OFFICE	GROSS SQ. FT.	248
EXERCISE RM. (A5, 'D', 'E')	GROSS SQ. FT.	216
EXERCISE RM. ('D', 'L')	GROSS SQ. FT.	246
EXERCISE RM. ('D')	GROSS SQ. FT.	246
EXERCISE RM. ('E')	GROSS SQ. FT.	244
MEDIA RM. (A1, 'B', 'C', 'E')	GROSS SQ. FT.	402
MEDIA RM. ('D', 'L')	GROSS SQ. FT.	430
MEDIA RM. ('E')	GROSS SQ. FT.	433
BASEMENT BATH	GROSS SQ. FT.	51

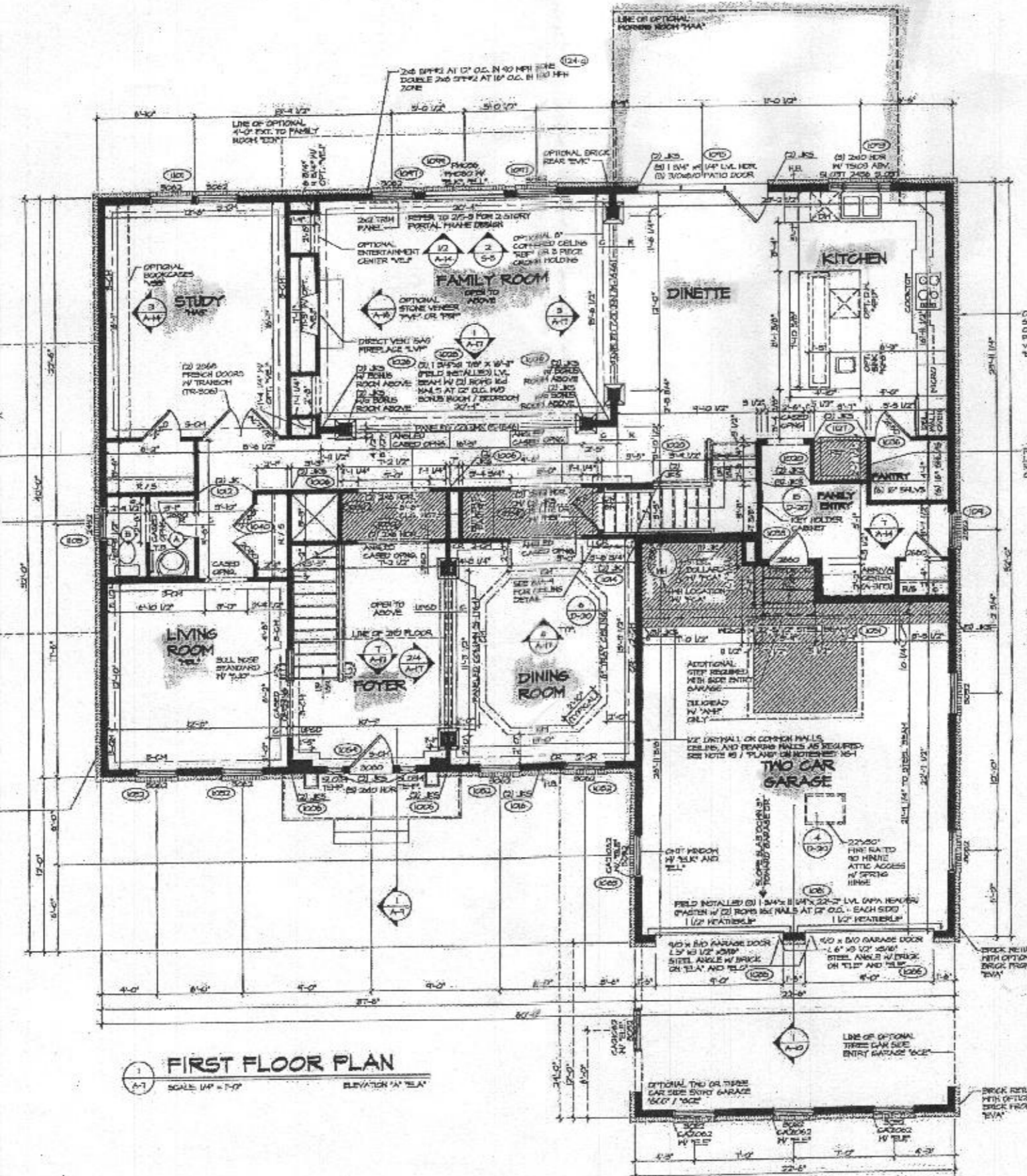
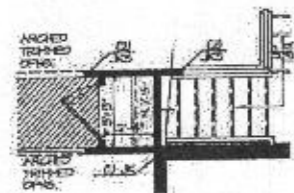
UNFINISHED SQ. FT.		
1/2" CAR GARAGE (W/ 'A')	GROSS SQ. FT.	524
3/4" CAR GARAGE (W/ 'A')	GROSS SQ. FT.	821

FOOTPRINT	
BASE HOUSE	
WIDTH	60'-0"
DEPTH	52'-0"
MAXIMUM	
WIDTH	76'-8"
DEPTH	76'-8"

SET - VERSION	
10200-01	CS-1

N:\Draw\10200\10200\10200_01_V01.dwg 12/27/17 4:40:38 PM

FIRST FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
GRAPH FOUNDATION TO A



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"
ELEVATION "A" TO "A"

NOTES:

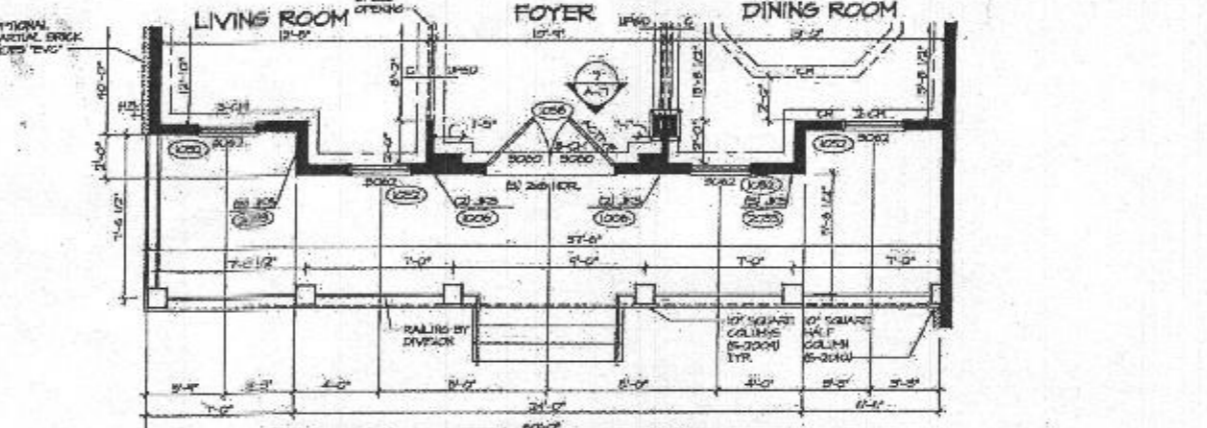
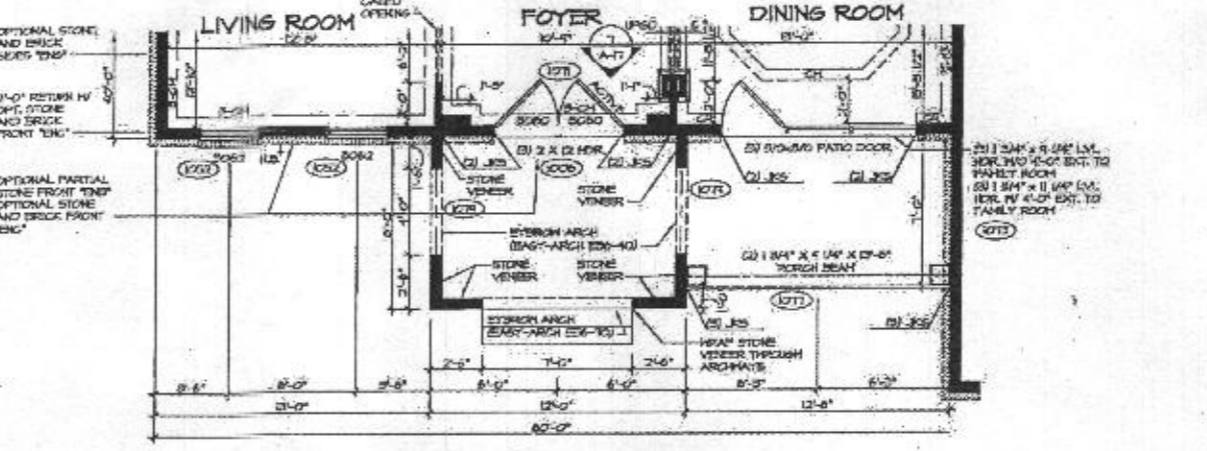
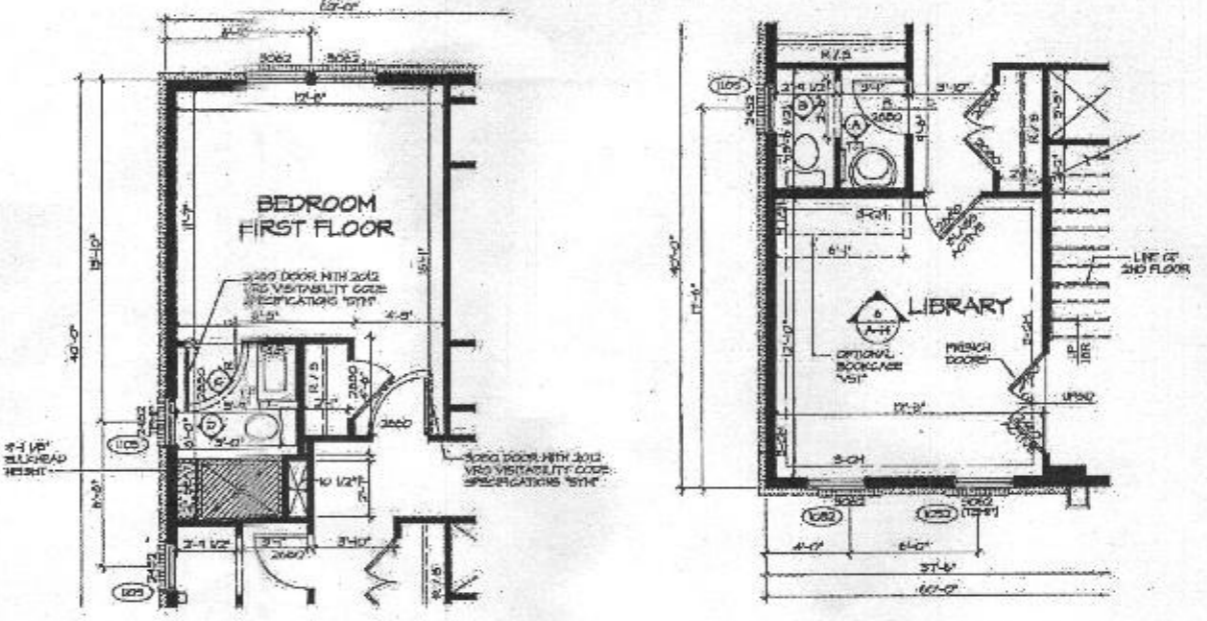
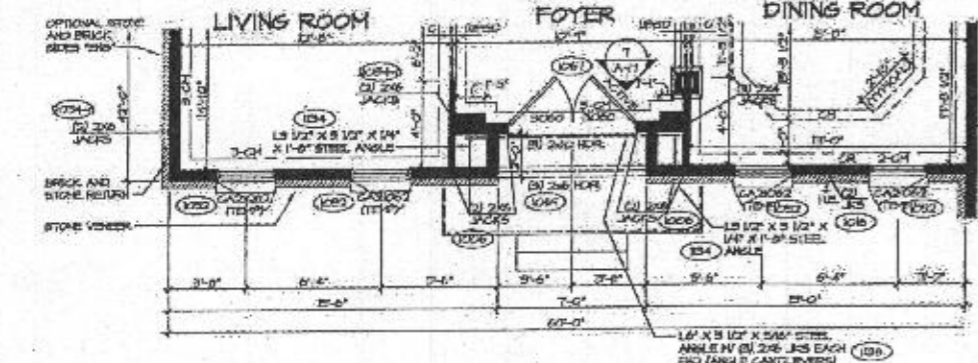
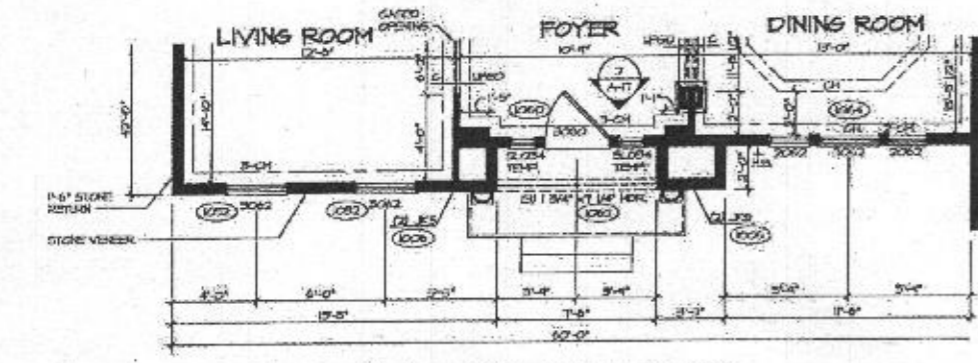
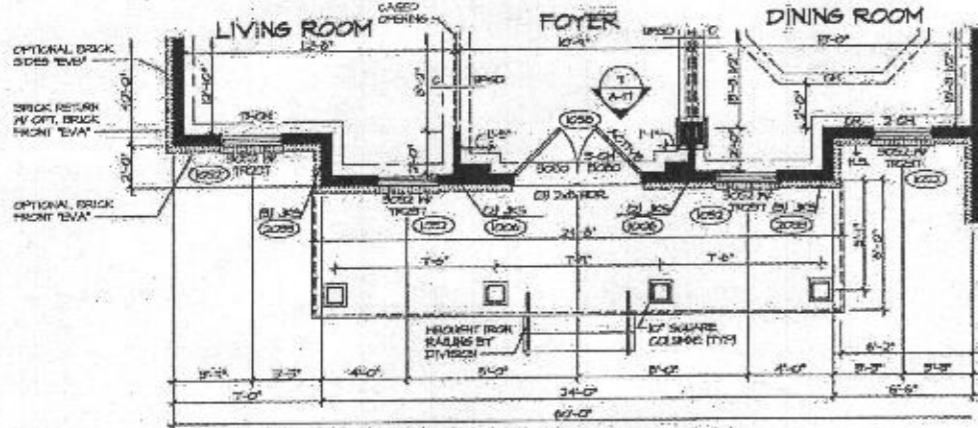
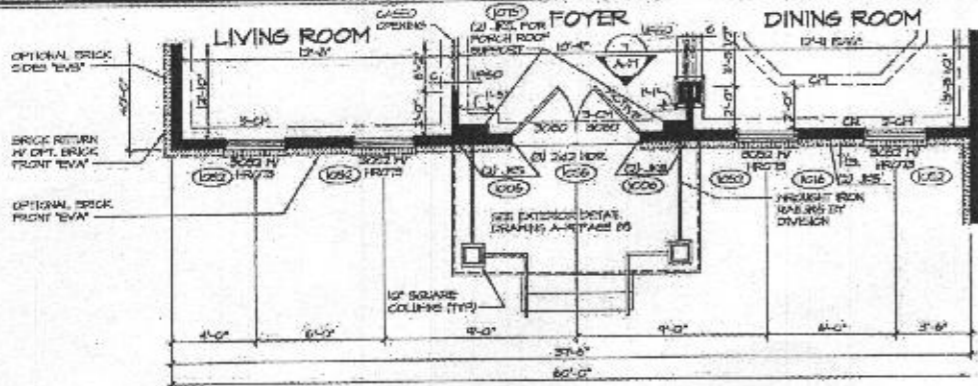
1. ALL HEADERS ARE @ 24" UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS ARE AT 16" O.C. UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS ARE @ 12" UNLESS OTHERWISE NOTED.
4. ALL HEADERS TO BE AT 16" O.C. UNLESS OTHERWISE NOTED.
5. ALL PARTS OPENING AT 8'-0" UNLESS OTHERWISE NOTED.
6. HATCHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN THESE APPLICATIONS:
7. JACKS MUST BE SET THRU THE TOP PLATE OF HALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDERS TRUSS AT LOCATIONS NOTED.

NOTE:
SEE SHEET 5-3 FOR BRICK WALL PANEL LOCATIONS

REV.	NO.	DATE	DESCRIPTION
1	1	10/20/00	ISSUE FOR PERMIT
2	1	11/15/00	REVISED PER COMMENTS FROM PERMITTING AGENCY
3	1	12/15/00	REVISED PER COMMENTS FROM PERMITTING AGENCY
4	1	1/15/01	REVISED PER COMMENTS FROM PERMITTING AGENCY
5	1	2/15/01	REVISED PER COMMENTS FROM PERMITTING AGENCY
6	1	3/15/01	REVISED PER COMMENTS FROM PERMITTING AGENCY
7	1	4/15/01	REVISED PER COMMENTS FROM PERMITTING AGENCY
8	1	5/15/01	REVISED PER COMMENTS FROM PERMITTING AGENCY
9	1	6/15/01	REVISED PER COMMENTS FROM PERMITTING AGENCY
10	1	7/15/01	REVISED PER COMMENTS FROM PERMITTING AGENCY

PROJECT: REGENT'S PARK II
DRAWING TITLE: FIRST FLOOR PLAN
DATE: 4/25/04
SCALE: 1/4" = 1'-0"

NVR
NVR, INC.
ARCHITECTURAL SERVICES
21 348 CHASE, SUITE 4
FREDERICK, MD 21703



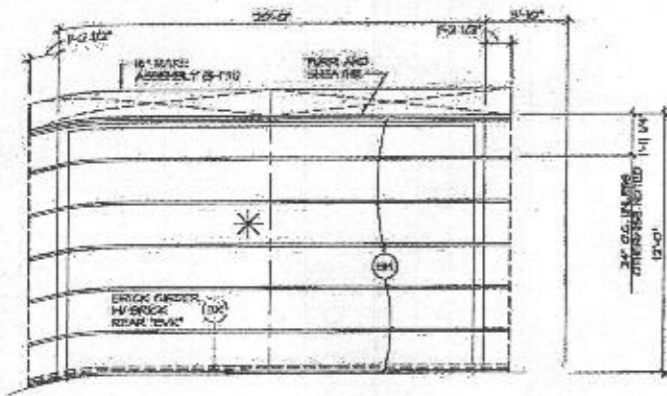
- NOTES:**
1. ALL HEADERS ARE 2x4 UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 8" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DRYWALL COLUMNS.
 4. ALL GATED OPENINGS AT 7'-0" UNLESS OTHERWISE NOTED.
 5. ALL HEADERS ARE AT 12" ON, UNLESS OTHERWISE NOTED.
 6. MARKER ALWAYS ON THE LEFT PER PLAN OR SECTION PLAN WHERE APPLICABLE.
 7. JACKS MUST EXTEND THROUGH TOP PLATE OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER UNLESS OTHERWISE NOTED AT LOCATIONS NOTED.

NOTE:
SEE SHEET 5-0 FOR BRAZED HALL PANEL LOCATIONS.

REV.	NO.	DATE	DESCRIPTION
1	1	10/15/11	ISSUED FOR PERMIT
2	1	11/15/11	REVISIONS TO PERMIT
3	1	12/15/11	REVISIONS TO PERMIT
4	1	01/15/12	REVISIONS TO PERMIT
5	1	02/15/12	REVISIONS TO PERMIT
6	1	03/15/12	REVISIONS TO PERMIT
7	1	04/15/12	REVISIONS TO PERMIT
8	1	05/15/12	REVISIONS TO PERMIT

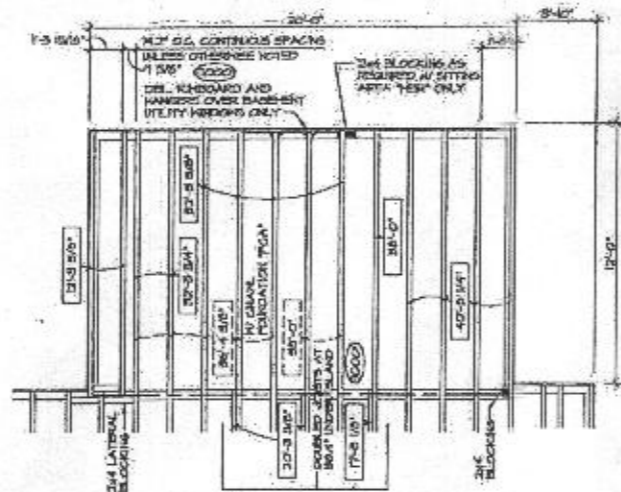


SET NO. 10/00001	DATE: 8/14/11
VERSION: 01	DRAWN BY: J.E.A.
PROJECT: REGENT'S PARK II	
DRAWING TITLE: FIRST FLOOR PLAN PARTIAL	
DESIGNER: NVR	ELEVATION 'D', ELEVATION 'D', ELEVATION 'E', ELEVATION 'K', ELEVATION 'L', ELEVATION 'M', ELEVATION 'N', ELEVATION 'O', ELEVATION 'P', ELEVATION 'Q', ELEVATION 'R', ELEVATION 'S', ELEVATION 'T', ELEVATION 'U', ELEVATION 'V', ELEVATION 'W', ELEVATION 'X', ELEVATION 'Y', ELEVATION 'Z'
SHEET NO. A-7b	50



6 ROOF FRAMING PARTIAL
SCALE 1/4" = 1'-0"
MORNING ROOM AREA

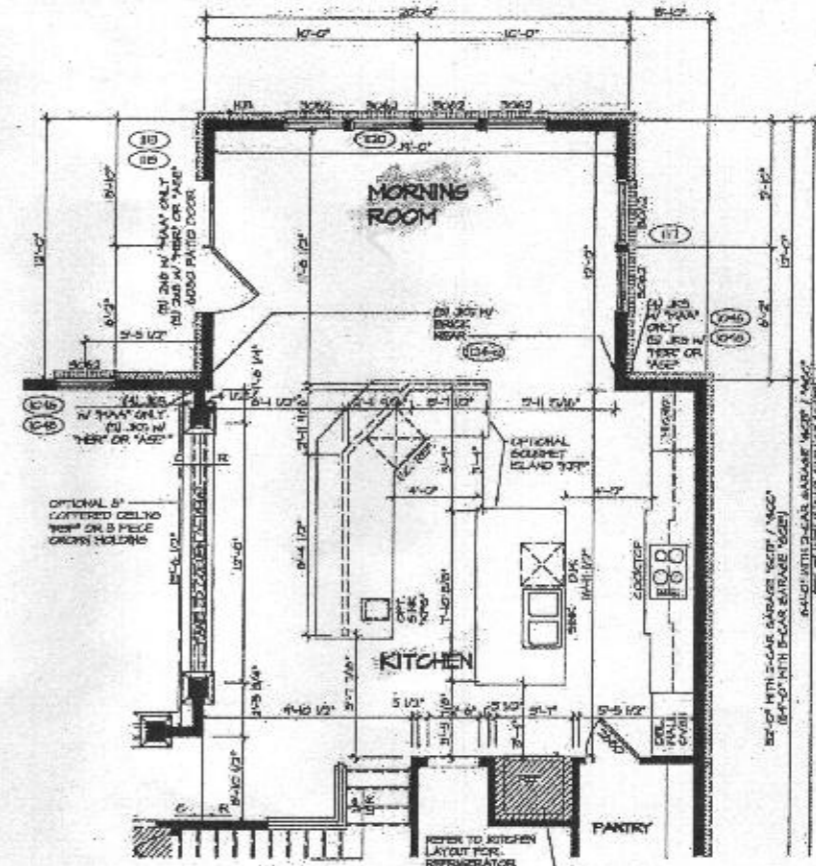
ROOF VENTILATION	
TOTAL FLOOR AREA	43.87 SQ. FT.
TOTAL VENT AREA (REQ'D)	1.52 SQ. FT.
WIND VENT	2.62 SQ. FT.
ROOF VENT - HIGH	0.20 SQ. FT.
ROOF VENT - LOW	0.68 SQ. FT.
ACTUAL VENTILATION TOTAL	3.50 SQ. FT.



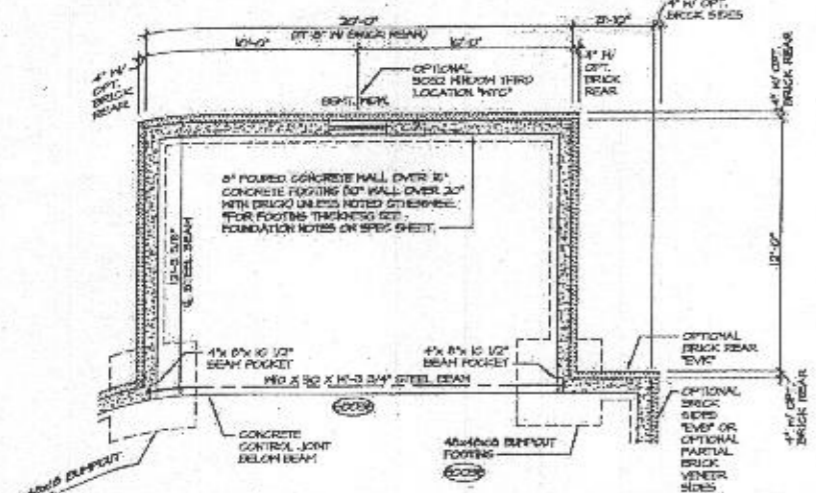
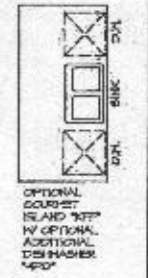
3 PARTIAL FRAMING PLAN
SCALE 1/4" = 1'-0"
OPT. MORNING ROOM AREA

- NOTES:
1. ALL HEADERS ARE 2x4 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 GATED OPENINGS AT 7'-0" UNLESS OTHERWISE NOTED.
 6. JACKS MUST EXTEND THROUGH FLOOR PLATES OF HALL TO BEAR DIRECTLY ON BOTTOM CHORD OF BRICK BEAMS AT LOCATIONS NOTED.

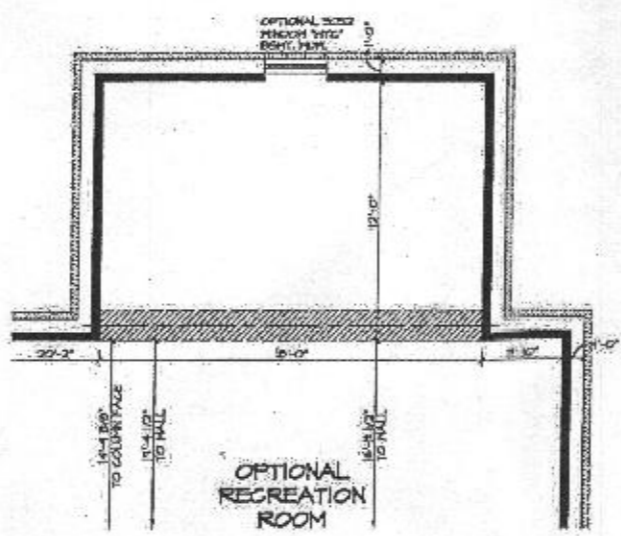
NOTE:
SEE SHEET 5-B FOR BRACKER HALL WALL LOCATIONS



7 FIRST FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
OPTIONAL MORNING ROOM AREA
OPTIONAL SCOURLET ISLAND 10'-0"



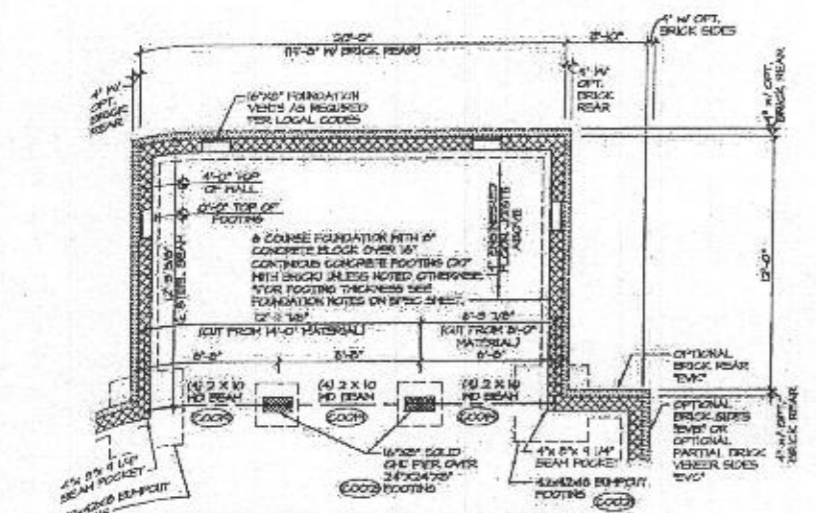
1 FOUNDATION PLAN PARTIAL
SCALE 1/4" = 1'-0"
FULL BASEMENT FOUNDATION AREA
OPTIONAL MORNING ROOM AREA



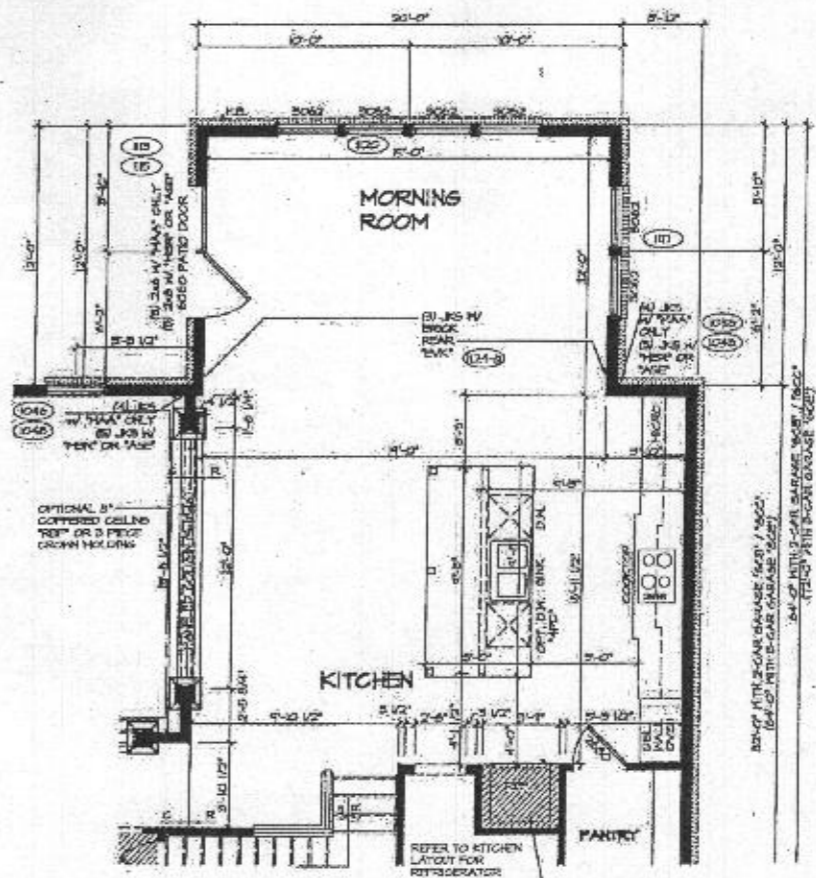
2 BASEMENT PLAN PARTIAL
SCALE 1/4" = 1'-0"
OPTIONAL RECREATION ROOM AREA
IN MORNING ROOM ABOVE AREA

CRAWL VENTILATION:
ALL VENTILATION CALCULATIONS AND GRAPHS ARE CALCULATED WITH THE FOLLOWING PARAMETERS AND ASSUMING A HIGH VENT AREA OF 40 SQ. FT.
1. AREA IS 584 SQ. FT. / 1000 = 58.4% OF VENTILATION REQUIRED.
2. 50% OF VENTILATION REQUIRED / 40 = 1.42 MINIMUM NUMBER OF VENTS NEEDED.
3. NUMBER OF VENTS ON DRAWING X .42 = ACTUAL VENTILATION.
NOTE: FOR MORE INFORMATION SEE SPEC SHEET.

MORNING ROOM	
TOTAL CRAWL AREA	224.78 SQ. FT.
TOTAL VENTILATION REQUIRED	1.15 SQ. FT.
REQUIRED NUMBER OF VENTS	1
ACTUAL NUMBER OF VENTS	4
ACTUAL VENTILATION	1.60 SQ. FT.



2 FOUNDATION PLAN PARTIAL
SCALE 1/4" = 1'-0"
CRAWL SPACE FOUNDATION AREA
OPTIONAL MORNING ROOM AREA

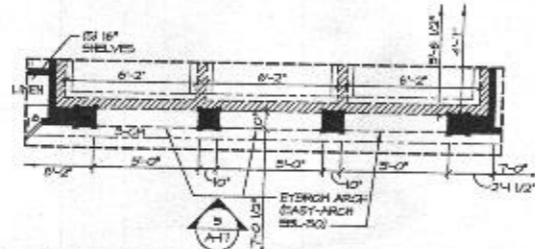


4 FIRST FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
OPTIONAL MORNING ROOM AREA

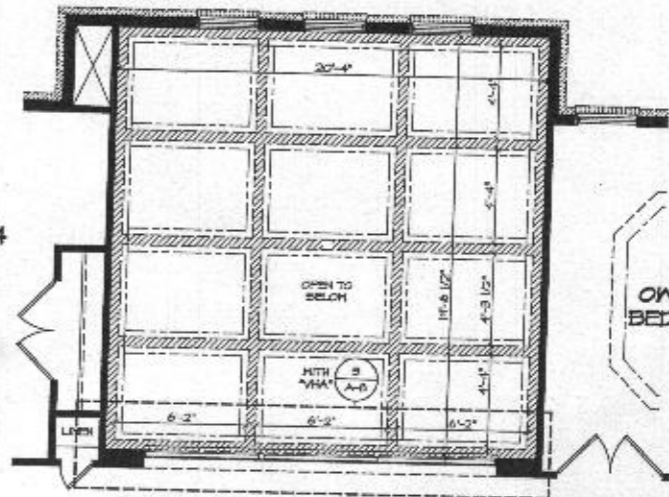
REV. NO.	DATE	DESCRIPTION
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2	01/10/00	ISSUED FOR PERMITTING
3	01/10/00	ISSUED FOR PERMITTING
4	01/10/00	ISSUED FOR PERMITTING
5	01/10/00	ISSUED FOR PERMITTING
6	01/10/00	ISSUED FOR PERMITTING
7	01/10/00	ISSUED FOR PERMITTING
8	01/10/00	ISSUED FOR PERMITTING
9	01/10/00	ISSUED FOR PERMITTING
10	01/10/00	ISSUED FOR PERMITTING



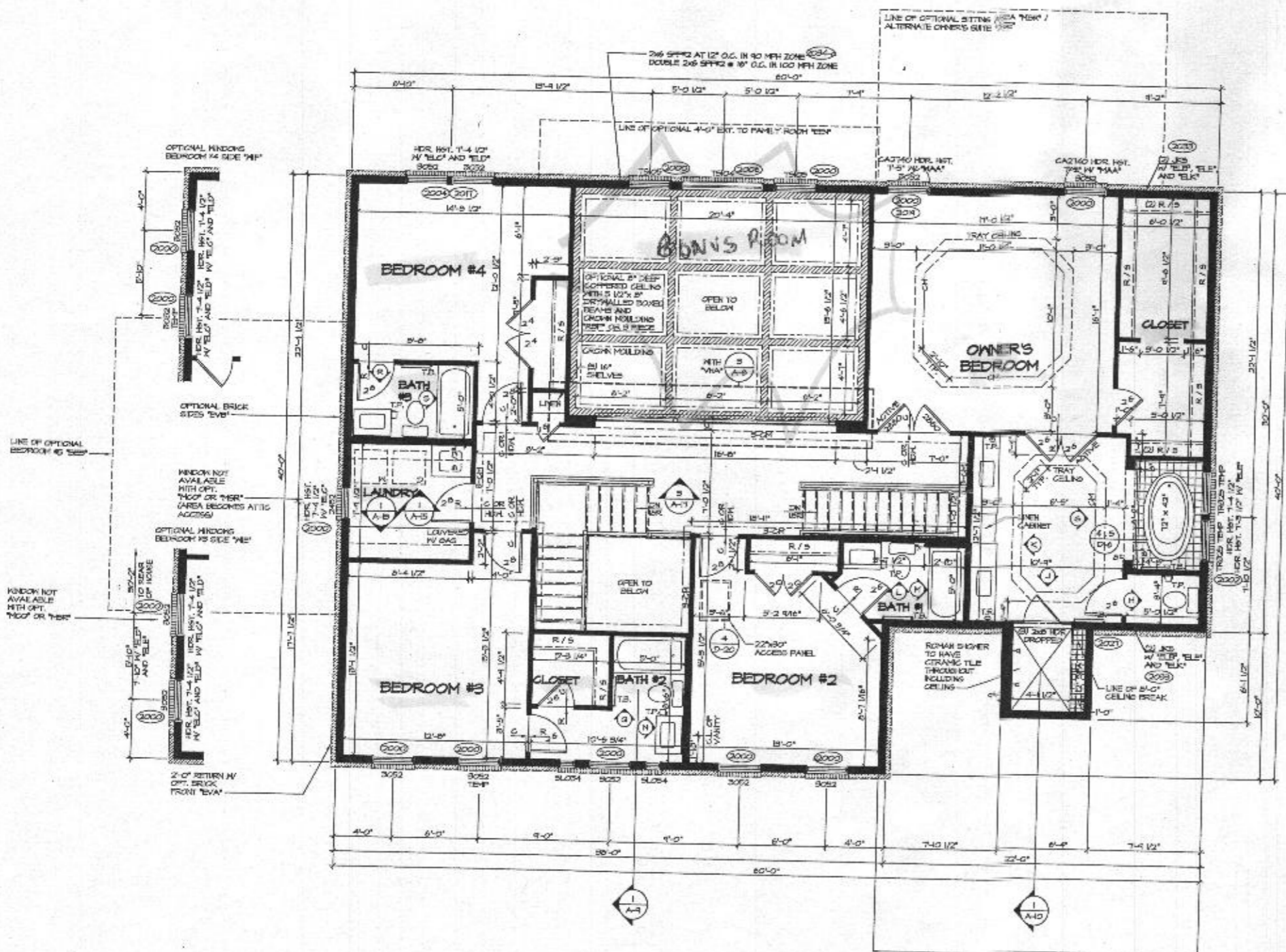
SHEET NO.	REGENT'S PARK II
DATE	5/4/03
BY	EA
FOR	MAA
PROJECT	MORNING ROOM
NO.	51



3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL MEDITERRANEAN TRIM "MHA"



2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL COFFERED CEILING "TRP" AND 4'-0" PITCH ON TO FAMILY ROOM TRP



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "A" "SEA"

- NOTES:
1. ALL READERS ARE (S) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 3. ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILING.
 5. ALL GATED OPENINGS AT 6'-0", UNLESS OTHERWISE NOTED.
 6. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

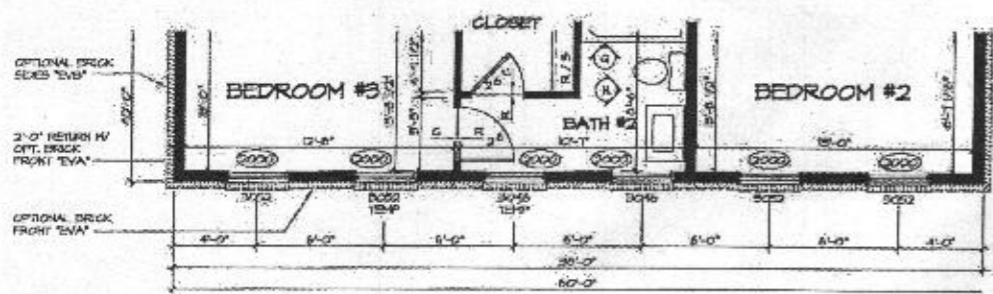
NOTE:
SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	DESCRIPTION
1	5/1/00	ISSUE FOR PERMITS
2	5/1/00	ISSUE FOR PERMITS
3	5/1/00	ISSUE FOR PERMITS
4	5/1/00	ISSUE FOR PERMITS
5	5/1/00	ISSUE FOR PERMITS
6	5/1/00	ISSUE FOR PERMITS
7	5/1/00	ISSUE FOR PERMITS
8	5/1/00	ISSUE FOR PERMITS
9	5/1/00	ISSUE FOR PERMITS
10	5/1/00	ISSUE FOR PERMITS

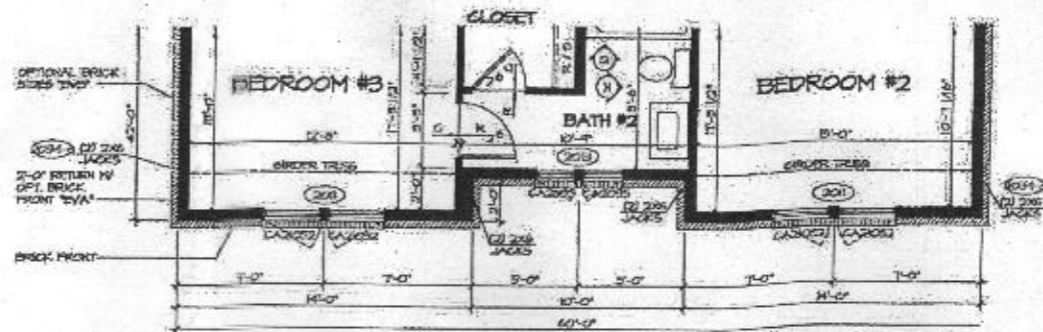
WE, THE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF MARYLAND AND THAT I AM THE DESIGNER OF THE ABOVE DESCRIBED PROJECT. I HAVE REVIEWED THE PERMITS AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODES AND ORDINANCES. I HAVE ALSO REVIEWED THE PERMITS AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODES AND ORDINANCES.



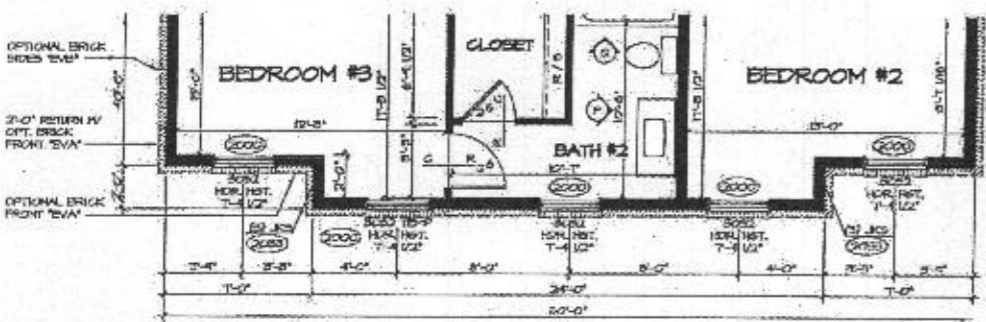
PROJECT NO.	REGENT'S PARK II
DATE	5/1/00
DESIGNED BY	DRA
DRAWN BY	DRA
CHECKED BY	OPTION
DATE	5/1/00
SCALE	OPTION
PROJECT DESCRIPTION	OPTION
DATE	5/1/00
SCALE	OPTION
PROJECT DESCRIPTION	OPTION



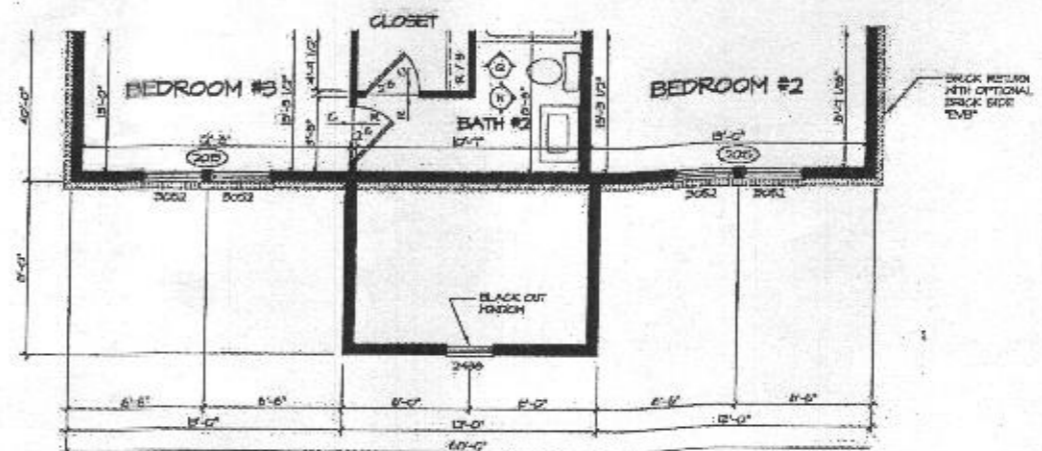
1 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION 'D' TYP.



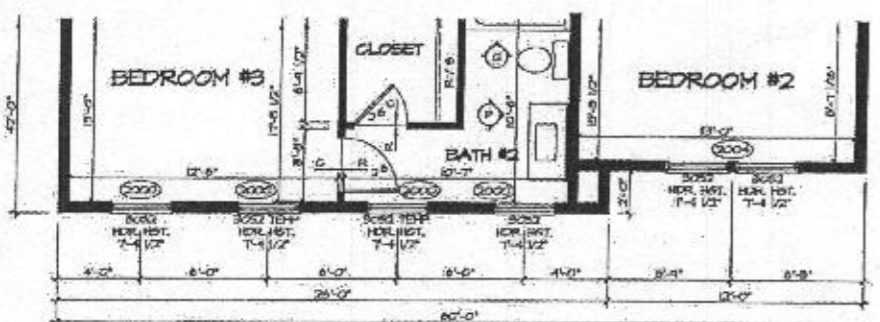
4 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION 'E' TYP.



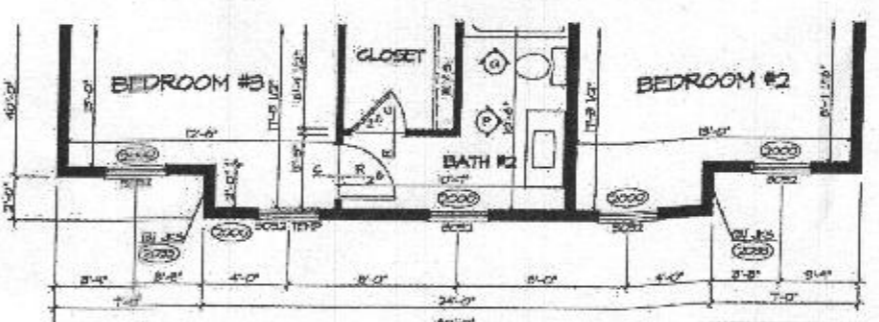
2 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION 'D' TYP.



3 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION 'E' TYP.



5 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION 'D' TYP.



6 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION 'E' TYP.

- NOTES:
1. ALL HEADERS ARE 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 8" CMU UNLESS OTHERWISE NOTED.
 3. ALL INTERIOR WALLS ARE 5/8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
 4. MATCHED AREAS INDICATE DROPPED CEILING.
 5. ALL CASES OPENED AT THE UNLESS OTHERWISE NOTED.
 6. WALKER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN WHERE APPLICABLE.
 7. JOISTS MUST EXCEED THROUGH TOP PLAYS OF HALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

NOTE:
SEE SHEET S-3 FOR BRACED HALL PANE LOCATIONS

REV. NO.	DATE	DESCRIPTION
1	10/20/10	ISSUED FOR PERMITS
2	11/15/10	ISSUED FOR PERMITS
3	12/15/10	ISSUED FOR PERMITS
4	01/15/11	ISSUED FOR PERMITS
5	02/15/11	ISSUED FOR PERMITS
6	03/15/11	ISSUED FOR PERMITS
7	04/15/11	ISSUED FOR PERMITS
8	05/15/11	ISSUED FOR PERMITS

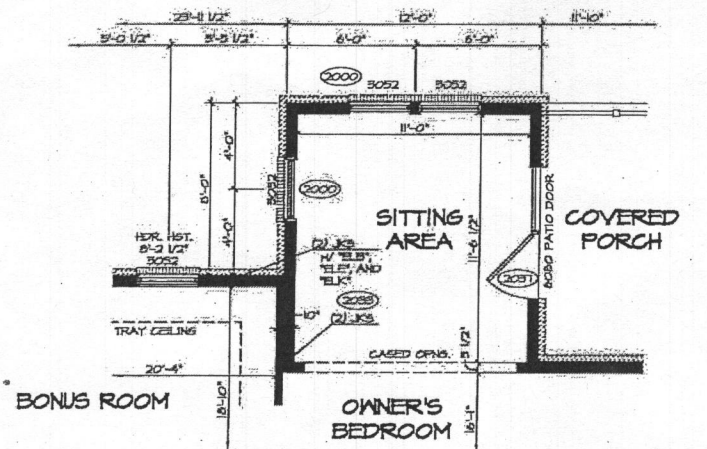
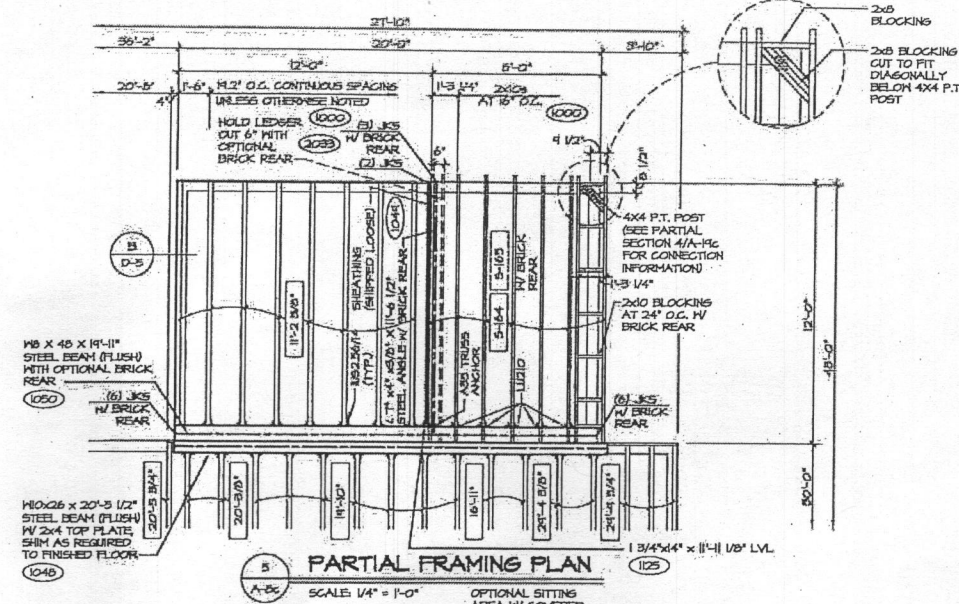
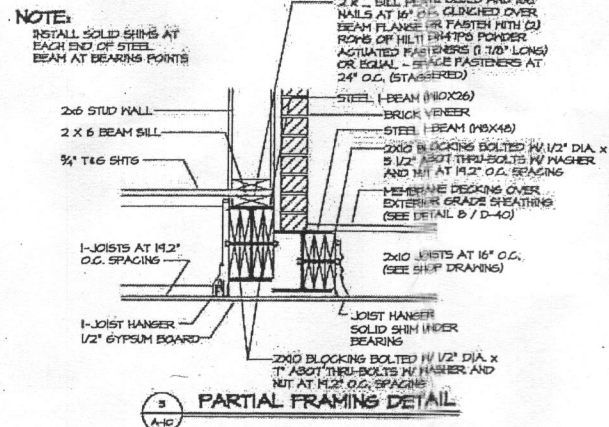
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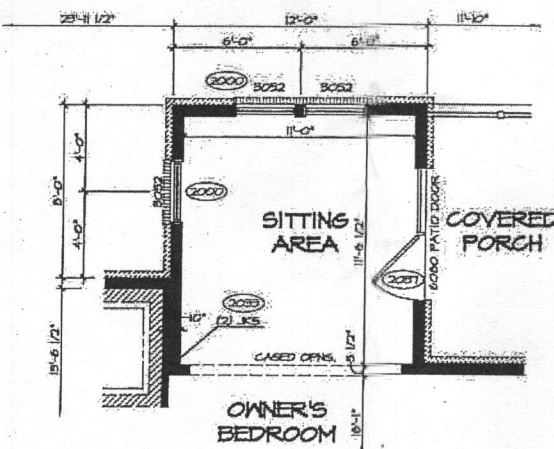
PROJECT NO.	REGENT'S PARK II
DRAWING TITLE	SECOND FLOOR PLAN PARTIAL
DATE	07/24/10
DESIGNED BY	ELB, BLS
DRAWN BY	ELB, BLS
CHECKED BY	ELB, BLS
SCALE	1/4" = 1'-0"
SHEET NO.	55

- NOTES:**
1. ALL HEADERS ARE 2x4 UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 8" UNLESS OTHERWISE NOTED.
 3. ALL INTERIOR WALLS ARE 8" UNLESS OTHERWISE NOTED.
 4. ALL CASED OPENINGS AT 7'-11" UNLESS OTHERWISE NOTED.
 5. HATCHED AREAS INDICATE DROPPED CEILING.
 6. ALL CASED OPENINGS AT 7'-11" UNLESS OTHERWISE NOTED.
 7. HATCHED AREAS INDICATE DROPPED CEILING.
 8. WASHERS ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 9. JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

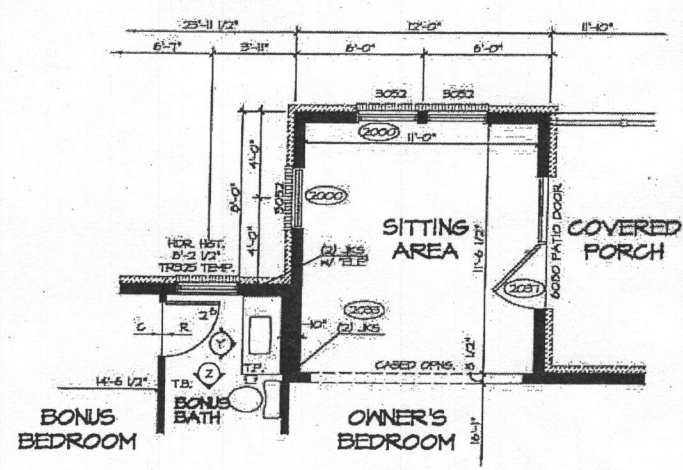
NOTE:
SEE SHEET S-5 FOR BRACED HALL PANEL LOCATIONS



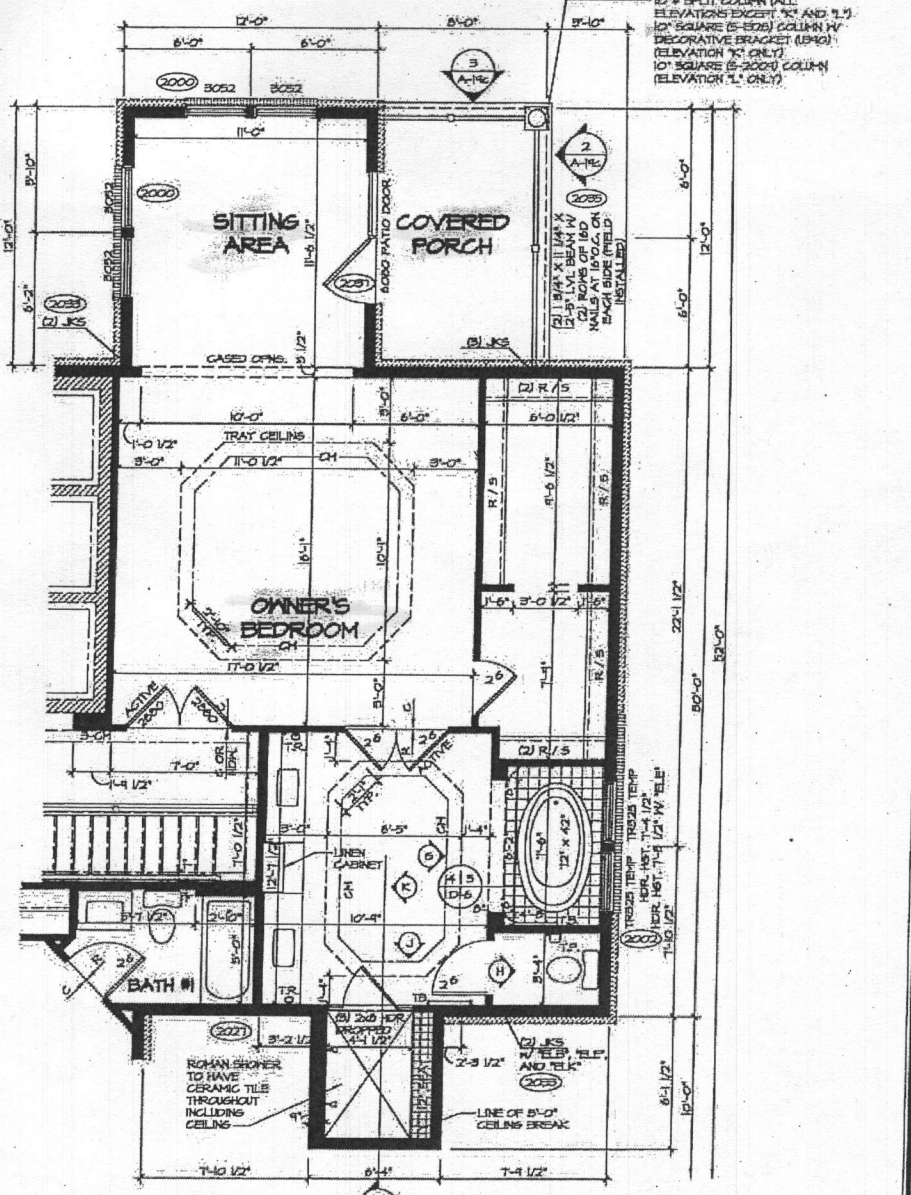
3 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH HERE W/ 4'-0" EXTENSION TO FAMILY ROOM, BATH AND BONUS ROOM TRAY.



2 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH HERE W/ 4'-0" EXTENSION TO FAMILY ROOM TRAY.



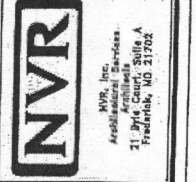
4 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH HERE W/ 4'-0" EXTENSION TO FAMILY ROOM TRAY.



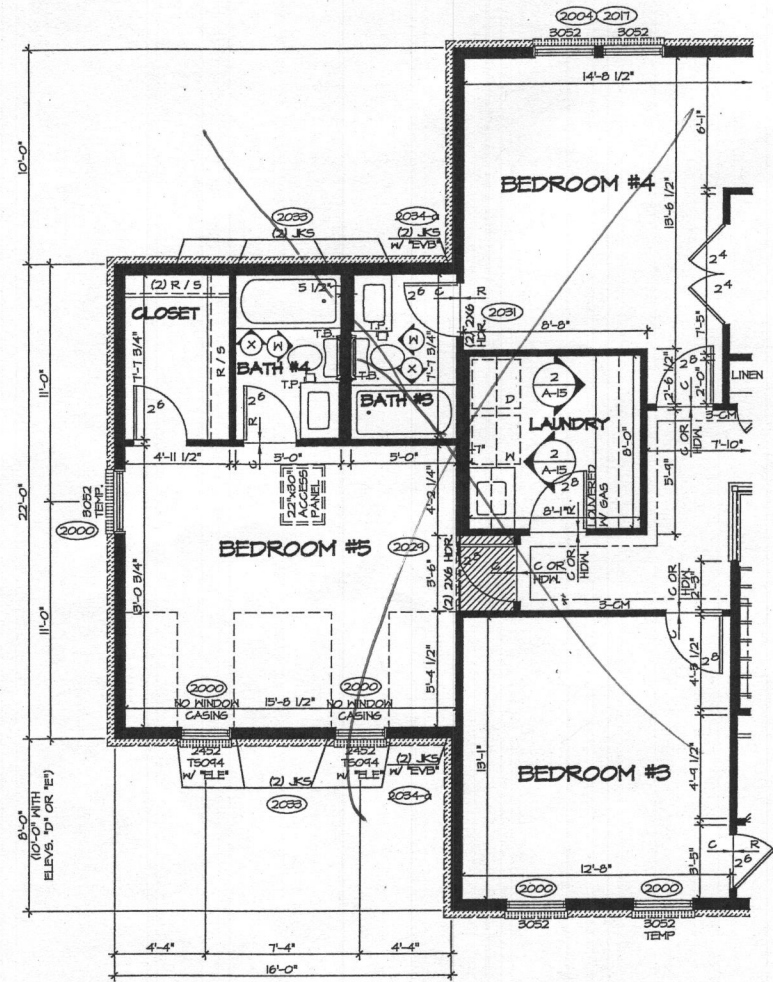
1 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH HERE.

REV. NO.	DATE	DESCRIPTION
1	10/10/00	ISSUED FOR PERMITS
2	10/10/00	ISSUED FOR PERMITS
3	10/10/00	ISSUED FOR PERMITS
4	10/10/00	ISSUED FOR PERMITS
5	10/10/00	ISSUED FOR PERMITS
6	10/10/00	ISSUED FOR PERMITS
7	10/10/00	ISSUED FOR PERMITS
8	10/10/00	ISSUED FOR PERMITS
9	10/10/00	ISSUED FOR PERMITS
10	10/10/00	ISSUED FOR PERMITS

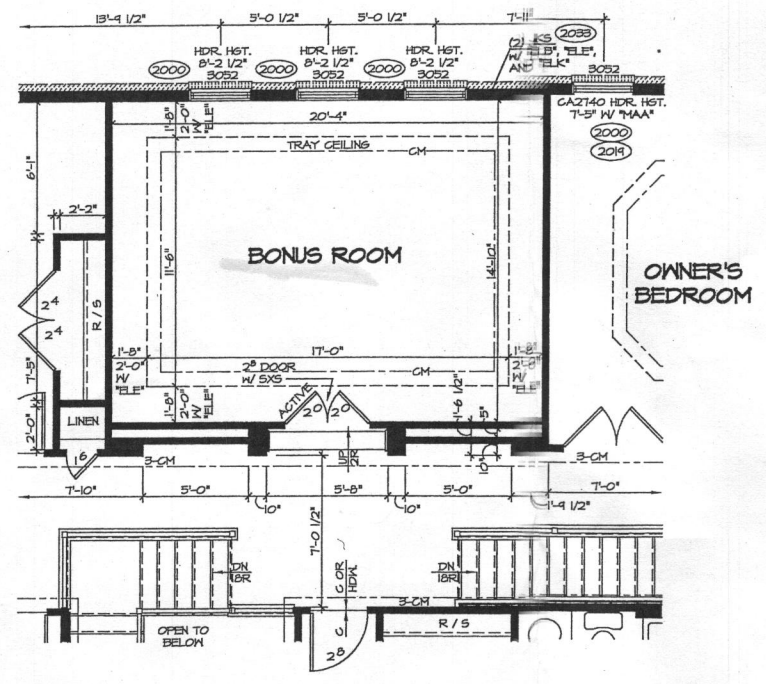
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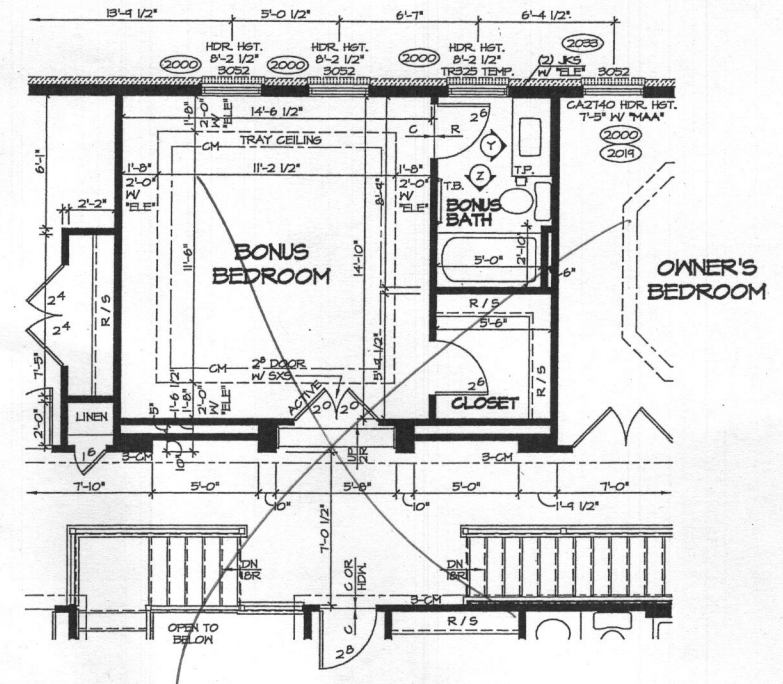
SHEET NO.	A-8c
MODEL	REGENT'S PARK II
DRAWING TITLE	FLOOR PLAN PARTIAL
OPTION DESCRIPTION	SITTING AREA WITH COVERED PORCH
SET NO.	10200
VERSION	01
DRAWN BY	JEA
DATE	9/14/10
OPTION	MEMR



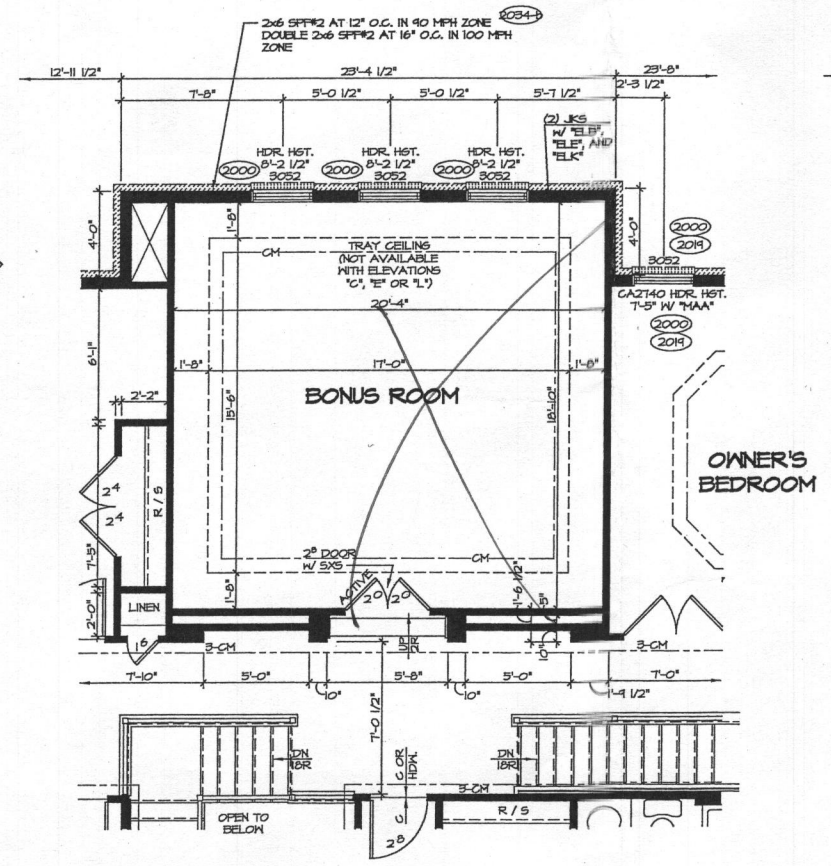
1 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BEDROOM #5 "BEB"



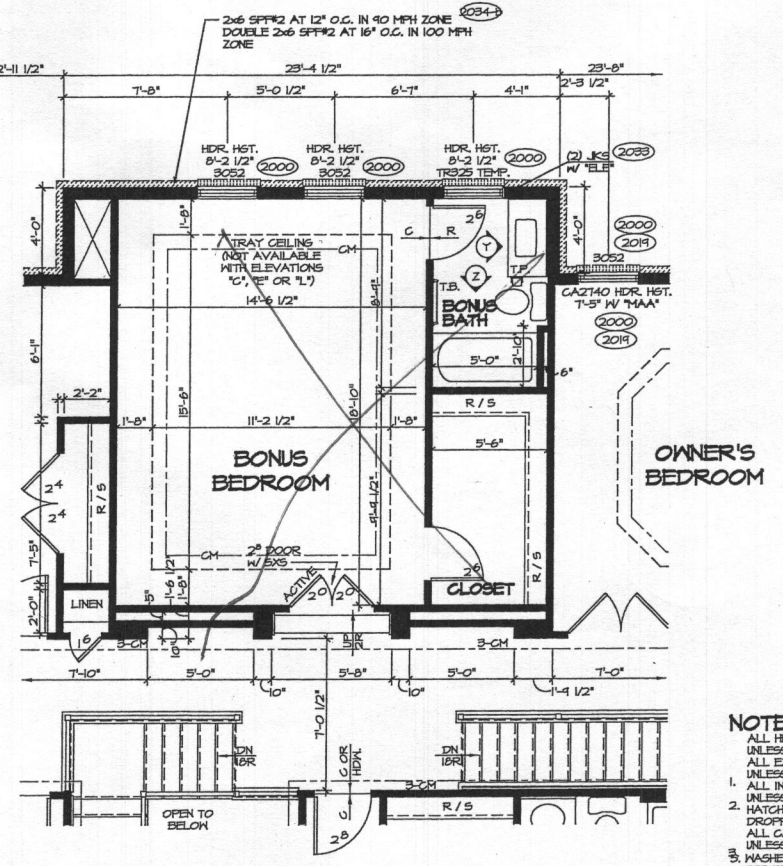
2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BONUS ROOM "MAY"
NO EXTENSION



3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BONUS BEDROOM "BVM"
NO EXTENSION



4 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BONUS ROOM "MAY" W/ 4'-0"
EXTENSION TO FAMILY ROOM
"BEM"



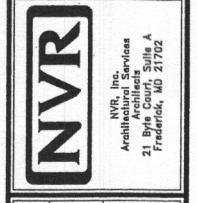
5 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BONUS BEDROOM "BVM" W/ 4'-0"
EXTENSION TO FAMILY ROOM
"BEM"

- NOTES:**
- ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 - ALL INTERIOR WALLS ARE 5 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).
 - JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

NOTE:
SEE SHEET S-5 FOR BRACED HALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
1	2/20/17	KAD - PROJECT #888 - ADDED CENTER TOP LAYOUT FOR OWNER'S BATH
2	1/25/18	DFC - PARSEMENTS REVISIONS
3	1/25/18	BEB - SHOWER/TOILET TRAP
4	2/14/18	CLB - ADDED ELEVATION "1"
5	4/24/18	ITB - PROBABLY TUB CONVERSIONS
6	5/10/18	ZOM - PROBABLY OWNER'S ENTRY DOOR SIZE - PAR 425216
7	9/29/18	DFW - ADJUST REVISIONS
8	1/16/19	BEB - ADJUSTED LINER CLOSET WIDTH (PAR 28724)
9	1/16/19	LFB - SHORTENED REAR STAIRS (PAR 28719)

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SET NO. 10200	VERSION 01	DATE: 9/14/15
DRAWN BY: JEA	DATE: 9/14/15	OPTION: BEB
MODEL: REGENTS PARK II	DRAWING TITLE: SECOND FLOOR PLAN PARTIAL	OPTION: MAY, BVM
SHEET NO. A-8d	OPTION DESCRIPTION: BEDROOM #5, BONUS ROOM, BONUS BEDROOM, 4'-0" EXTENSION TO FAMILY ROOM	DATE: 02/14/17
58		428 DIM



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: 11/3/17

Permit No.: B17003959

Building Address: 1015 Fairlane Road
 City: Woodbine State: MD Zip Code: 21797
 Suite/Apt. # _____ SDP/WP/BA #: GP 17-81
 Census Tract: _____ Subdivision: Fairlane Farm
 Section: _____ Area: _____ Lot: 16
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: vacant lot
 Proposed Use: single family house
 Estimated Construction Cost: \$ 230,000
 Description of Work: New 2 story "Regents Park II" with 2 car garage, morning room, sitting area w/ covered porch, 5th bedroom, finished lower level (Rec rm, bath rm, office)
 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: Decatur Building Services
 Address: PO Box 552
 City: Woodbine State: MD Zip Code: 21797
 Phone: 443-309-7792 Fax: _____
 Email: Jim@DecaturbuildingServices.com

Contractor Company: NV Homes
 Contact Person: Taylor Faris
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 License No.: 56
 Phone: 410-379-5956 Fax: _____
 Email: Tfaris@NVATAC.com

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

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input checked="" type="checkbox"/> Finished Basement	
	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
	<input type="checkbox"/> Slab on Grade	
Construction type:	No. of Bedrooms: <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	

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

RECEIVED
 NOV 03 2017
 LICENSES & PERMITS
 DIVISION

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 NV Homes
 Title/Company

Jim Kerwin
 Print Name
11/3/2017
 Date

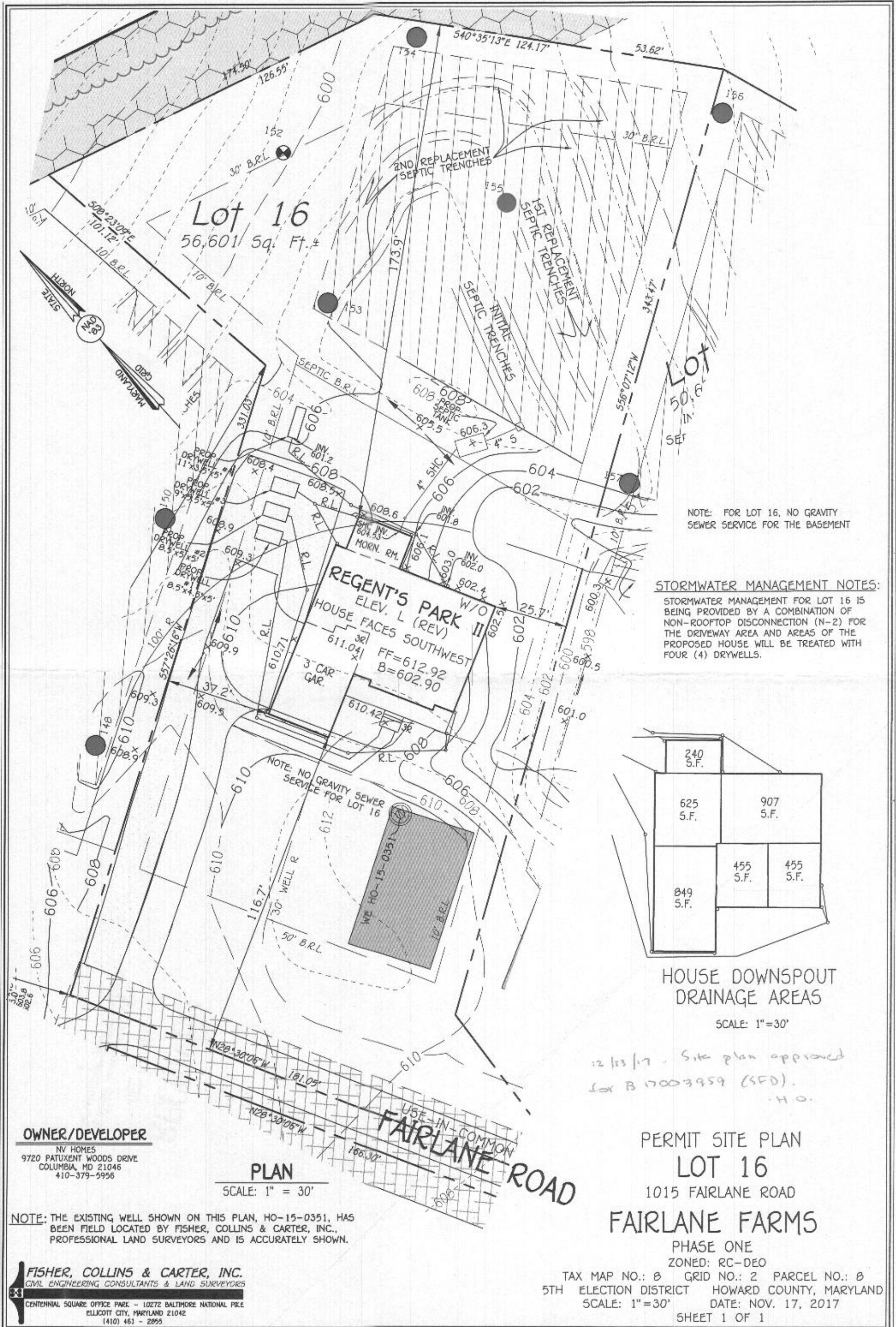
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

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>12/13/17</u>	<u>H. O'Sullivan</u>

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

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

Filing Fee	\$ <u>100</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check #	<u>118967</u>



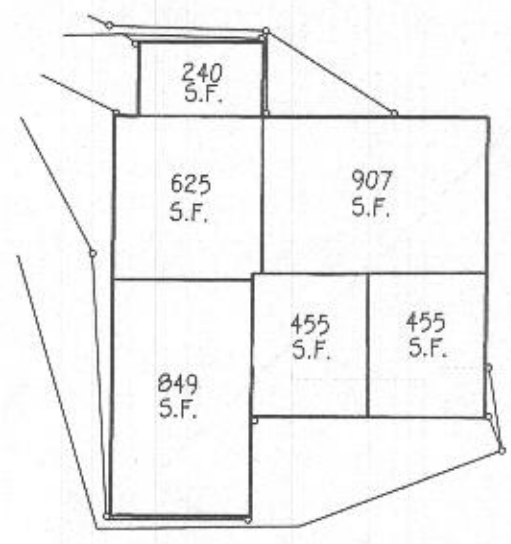
Lot 16
56,601 Sq. Ft.±

REGENT'S PARK II
ELEV. L (REV)
HOUSE FACES SOUTHWEST
FF=612.92
B=602.90
3 CAR GAR.

NOTE: FOR LOT 16, NO GRAVITY SEWER SERVICE FOR THE BASEMENT

STORMWATER MANAGEMENT NOTES:

STORMWATER MANAGEMENT FOR LOT 16 IS BEING PROVIDED BY A COMBINATION OF NON-ROOFTOP DISCONNECTION (N-2) FOR THE DRIVEWAY AREA AND AREAS OF THE PROPOSED HOUSE WILL BE TREATED WITH FOUR (4) DRYWELLS.



HOUSE DOWNSPOUT DRAINAGE AREAS

SCALE: 1"=30'

12/13/17 - Site plan approved for B 17003959 (SFD).
-H.O.

OWNER/DEVELOPER
NV HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MD 21046
410-379-5956

PLAN
SCALE: 1" = 30'

NOTE: THE EXISTING WELL SHOWN ON THIS PLAN, HO-15-0351, HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2955

PERMIT SITE PLAN
LOT 16
1015 FAIRLANE ROAD
FAIRLANE FARMS

PHASE ONE
ZONED: RC-DEO
TAX MAP NO.: B GRID NO.: 2 PARCEL NO.: B
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: NOV. 17, 2017
SHEET 1 OF 1

Lot 16 198 Fairlane Road

B17003959

REGENT'S PARK II

HEALTH DEPT



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

SPEC SHEET	FULL BASEMENT								CRAWL SPACE								ATTACHED GARAGE / ROOMS								STANDARD DETAILS		
	STD. DWGS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "D"	ELEV. "E"	ELEV. "K"	ELEV. "L"	STD. DWGS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "D"	ELEV. "E"	ELEV. "K"	ELEV. "L"	BEDROOM FIRST FLOOR	LIBRARY	MORNING ROOM	CONSERVATORY SUITE FIRST FLR	SITTING AREA ALT. OWNER'S	BEDROOM #5	BONUS ROOM/ BONUS BEDROOM	4'-0" EXTENSION TO FAMILY ROOM			
SPEC SHEET	2								2																		D-1
FRONT ELEVATIONS - SIDING		3	5	8						3	5	8															D-2
FRONT ELEVATIONS - PARTIAL STONE			6	9	11		13				6	9	11		13												D-4
FRONT ELEVATIONS - BRICK		4	7	10						4	7	10															D-5a
FRONT ELEVATIONS - STONE AND BRICK						12	14.1	14.2						12	14.1	14.2											D-6
SIDE ELEVATIONS		15	16	18	20	21	22	24.1	25.2		15	16	18	20	21	22	24.1	25.2									D-7
REAR ELEVATIONS		26	27	29	31	32	33	34	36.2		26	27	29	31	32	33	34	36.2									D-8c
FOUNDATION	37	37	39	39	39	39	39	39	38	38	40	40	40	40	40	40									41	D-11	
FOUNDATION HOLD DOWN LAYOUT	42								42																	D-12b	
PLUMBING GROUND WORKS	43	43	44	44	44	44	44	44	43	43	46	46	46	46	46	46										D-12c	
BASEMENT PLAN	47								47								50	50	51	52					48	D-13	
FIRST FLOOR PLAN	49.1	49.1	50	50	50	50	50	50	49.1	49.1	50	50	50	50	50							56	57	58	59	D-14	
SECOND FLOOR PLAN	54	54	55	55	55	55	55	55	54	54	55	55	55	55	55										61	62	D-15
BUILDING SECTION AT FOYER	59								60																	D-16	
BUILDING SECTION AT GARAGE	63								64																	D-16a	
STAIR PLAN - STANDARD	65.1, 65.2, 66								65.1, 65.2, 66																	D-17	
STAIR PLAN - UPGRADE	66.1, 66.2, 67.1, 67.2, 67.3								66.1, 66.2, 67.1, 67.2, 67.3																	D-17a	
STAIR PLAN - UPGRADE	69, 70.1, 70.2								69, 70.1, 70.2																	D-19	
KITCHEN PLANS - CABINET HOOD B	71								71									74	77							D-20	
KITCHEN PLANS - CABINET HOOD C	72								72									75	77							D-21	
KITCHEN PLANS - GOURMET	73								73									76	77							D-22	
INTERIOR DETAILS	78								78																	D-27	
INTERIOR DETAILS - FIREPLACE	80								80																	D-29	
INTERIOR DETAILS - TRIMMED OPENINGS	82.1, 82.2								82.1, 82.2																	D-30	
INTERIOR DETAILS - BATH ELEVATIONS	83								83																	D-31	
EXTERIOR DETAILS	84	85	86	87	88	89	90		84	85	86	87	88	89	90							91	90			D-34	
BASEMENT ELECTRICAL	92								92																	D-35	
FIRST FLOOR ELECTRICAL	93.1		94	94	94	94	94	94	93.1	94	94	94	94	94	94	94	94	95	96						97	D-36	
SECOND FLOOR ELECTRICAL	98		99	99	99	99	99	99	98	99	99	99	99	99	99							100	101	102	102	D-37	
FIRST FLOOR JOIST LAYOUT	103			105	105	105	105		104			106	106	106	106			51	105							D-38b	
SECOND FLOOR JOIST LAYOUT	107			109	109	109	109		107			109	109	109	109											D-40	
ROOF FRAMING		111	113	115	117	119	121	122.2														56	109	108	110	D-40a	
ROOF FRAMING - ALTERNATE OWNER'S SUITE		112	114	116	118	120	122.1	122.3																	123, 124, 125	D-40b	
TRUSS BRACING	128, 129, 130, 131, 132, 133, 134								128, 129, 130, 131, 132, 133, 134																	D-44	
BRACED WALL PANEL DETAIL	135								135																	D-45	
BASEMENT HVAC LAYOUT	137.1, 137.2, 138								139																	D-49a	
CRAWL FLOOR HVAC LAYOUT																										SP-1	
FIRST FLOOR HVAC LAYOUT	140.1, 140.2								141																	SP-2	
FIRST FLOOR HVAC LAYOUT																										SEP-1	
SECOND FLOOR HVAC LAYOUT	142.1, 142.2								142.1, 142.2																	SEP-2	
																										SEP-3	
																										SEP-4	
																										F-1	

BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT.	2111
SECOND FLOOR	GROSS SQ. FT.	1844
HOUSE TOTAL	GROSS SQ. FT.	3955

ELEVATIONS SQ. FT.

ELEVATION "B"	GROSS SQ. FT.	+0
ELEVATION "C"	GROSS SQ. FT.	+96
ELEVATION "D"	GROSS SQ. FT.	+89
ELEVATION "E"	GROSS SQ. FT.	+118
ELEVATION "K"	GROSS SQ. FT.	+0
ELEVATION "L"	GROSS SQ. FT.	+96

ADDITIONAL SQ. FT.

MORNING ROOM	GROSS SQ. FT.	
W/ NO SECOND FLOOR	GROSS SQ. FT.	+240
W/ SITTING AREA	GROSS SQ. FT.	+384
W/ ALT. OWNER'S SUITE	GROSS SQ. FT.	+452
4' EXTENSION	GROSS SQ. FT.	
W/ NO BONUS RM. / BDRM.	GROSS SQ. FT.	+194
BONUS RM. / BEDROOM	GROSS SQ. FT.	
W/ NO EXTENSION	GROSS SQ. FT.	+326
W/ 4' EXTENSION	GROSS SQ. FT.	+514
CONSERVATORY / IN-LAWS SUITE	GROSS SQ. FT.	
W/ 4-BEDROOM	GROSS SQ. FT.	+352
W/ 5-BEDROOM	GROSS SQ. FT.	+704

MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL	GROSS SQ. FT.	5749
-------------	---------------	------

**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT

FINISHED BASEMENT SQ. FT.

RECREATION ROOM	GROSS SQ. FT.	1110
W/ MORNING ROOM	GROSS SQ. FT.	+240
W/ 4' EXTENSION	GROSS SQ. FT.	+94
W/ MOR RM & 4' EXTEN	GROSS SQ. FT.	+334
HOME OFFICE	GROSS SQ. FT.	248
EXERCISE RM. ("A", "B", "K")	GROSS SQ. FT.	216
EXERCISE RM. ("C", "L")	GROSS SQ. FT.	238
EXERCISE RM. ("D")	GROSS SQ. FT.	248
EXERCISE RM. ("E")	GROSS SQ. FT.	244
MEDIA RM. ("A", "B", "D", "K")	GROSS SQ. FT.	402
MEDIA RM. ("C", "L")	GROSS SQ. FT.	430
MEDIA RM. ("E")	GROSS SQ. FT.	433
BASEMENT BATH	GROSS SQ. FT.	57

UNFINISHED SQ. FT.

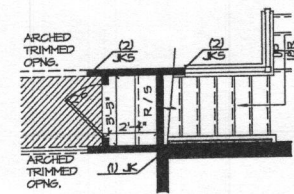
TWO CAR GARAGE (W/ "A")	GROSS SQ. FT.	524
THREE CAR GARAGE (W/ "A")	GROSS SQ. FT.	824

FOOTPRINT

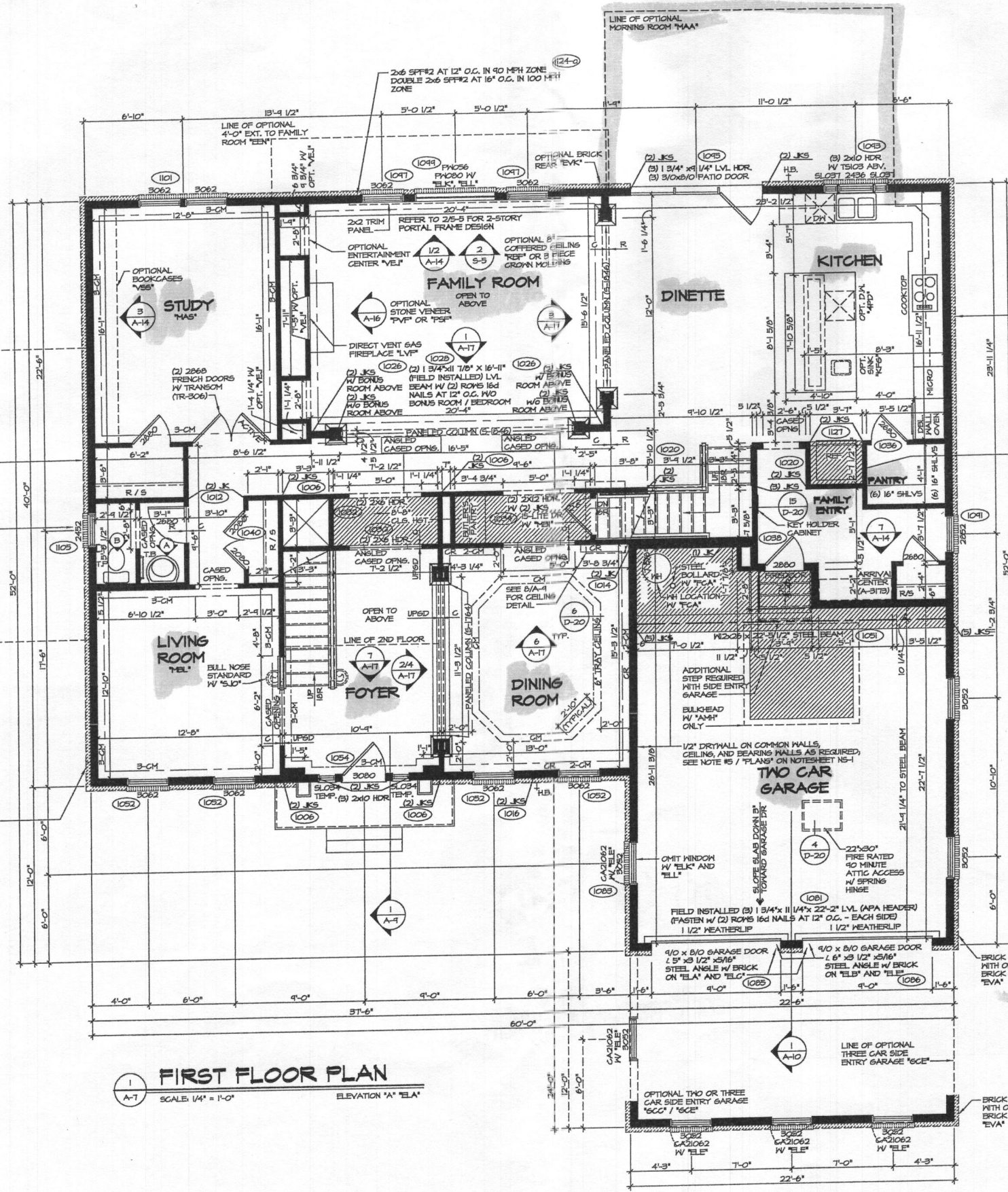
BASE HOUSE:		
WIDTH:	60'-0"	
DEPTH:	52'-0"	
MAXIMUM:		
WIDTH:	76'-8"	
DEPTH:	76'-8"	

SET - VERSION
10200-01 CS-1

J:\Draws\DETACHED\REGENT'S PARK II\10200_01\CS1.dwg 11/21/14 - 4:05 PM



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



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

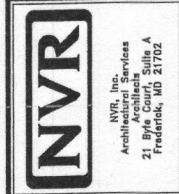
- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL HEADERS TO BE AT T-0 1/2", UNLESS OTHERWISE NOTED.
 5. ALL CASED OPENINGS AT 6'-3", UNLESS OTHERWISE NOTED.
 6. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 7. JACKS MUST EXTEND THROUGH TOP PLATES OF HALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

NOTE:
 SEE SHEET S-5 FOR BRACED HALL PANEL LOCATIONS

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	4/10/05	DOB - AUDIT REVISIONS
2	4/10/05	DOB - ADD NOTE THAT GARAGE ENCLAVE IS WITH "AMH" ONLY (PAR 34752)
3	5/22/06	BBB - ADD ADDITIONAL RISER AT GARAGE PAR 38462
4	4/09/07	BBB - REVISED NORTH OF FAMILY ROOM WALL OPENING TO 6'-3" (PAR ID 49847)
5	1/10/08	BBB - REVISED OPT. DIMENSIONS FOR "VEL" PAR 29111
6	4/22/08	BBB - PAR 492910 - ADD ATTIC ACCESS TO GARAGE
7	4/22/08	BBB - PAR 492910 - TO FRONT DOOR SIDE LIGHTS (PAR 492669)
8	5/20/08	BBB - PAR 492910 - ADD 2x2 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
9	6/10/08	BBB - PLANT BUILT ARRIVAL CENTER PROJECT

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SHEET NO. **A-7**

PROJECT: **REGENT'S PARK II**

DRAWING TITLE: **FIRST FLOOR PLAN**

OPTION DESCRIPTION: **OPTION**

SET NO. **10200**

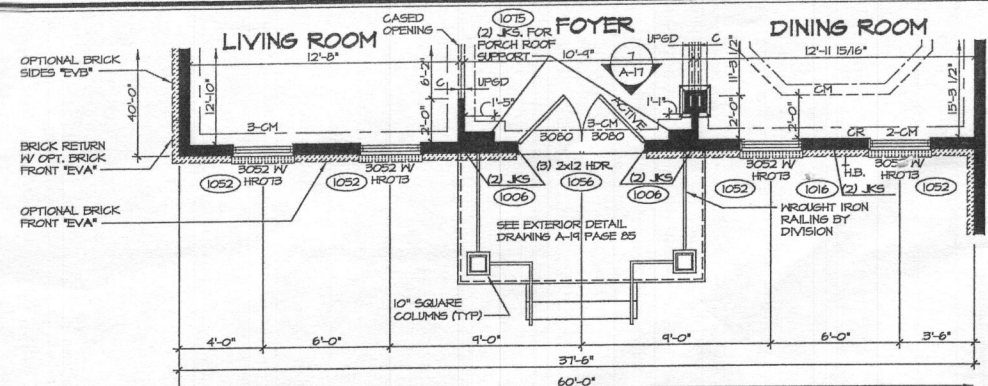
VERSION **01**

DRAWN BY **DFA**

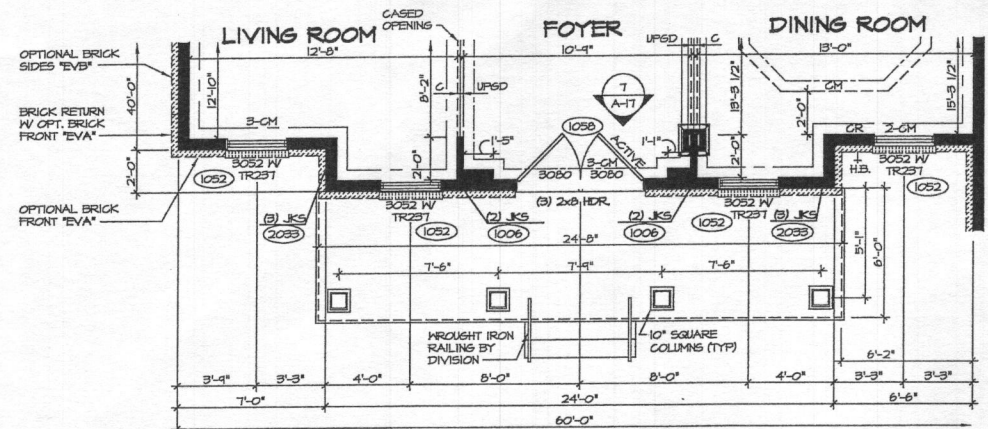
DATE: **4/25/14**

OPTION

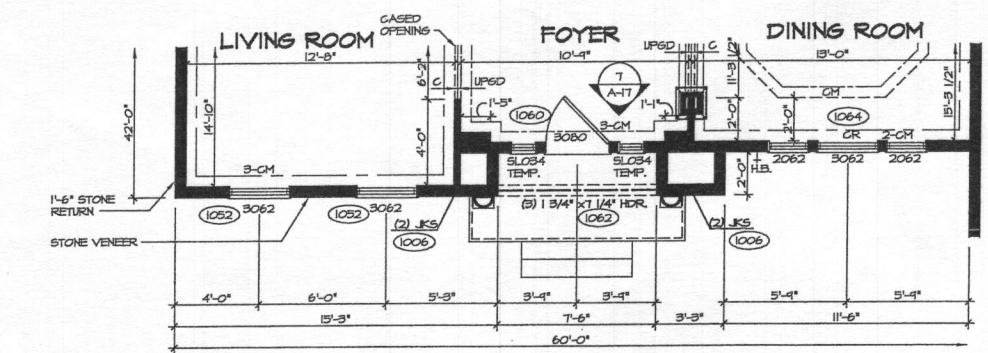
49.1



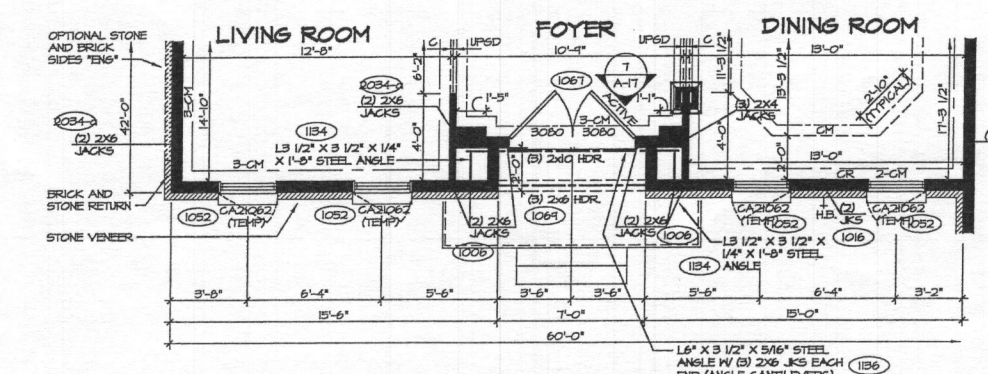
1 FIRST FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION "B" "EB"



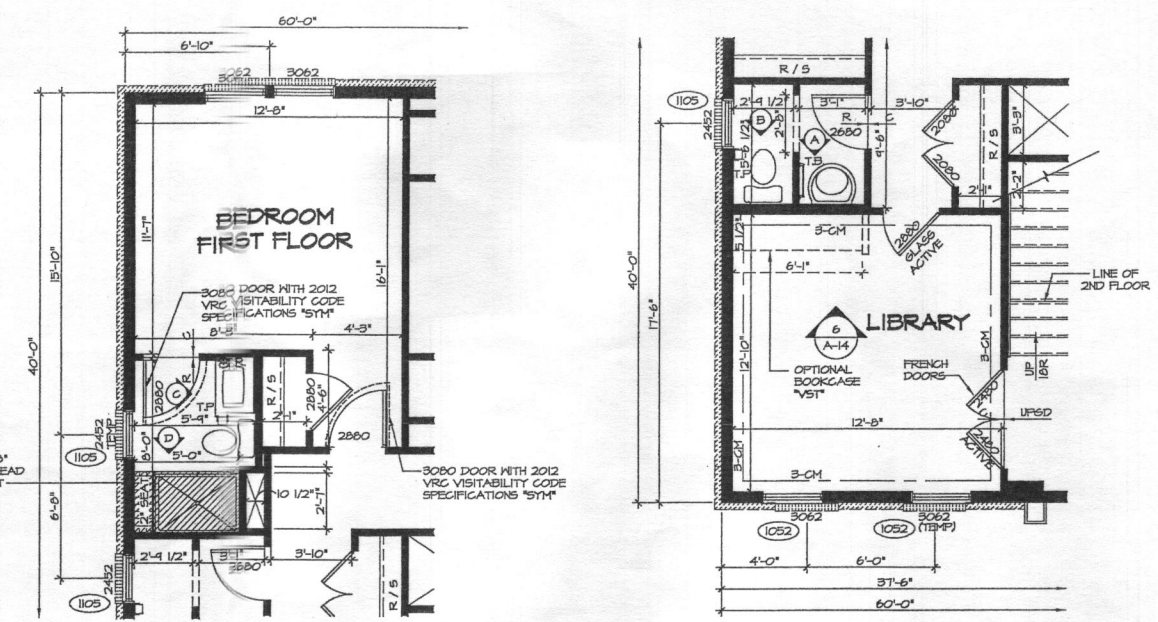
2 FIRST FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION "C" "EC"



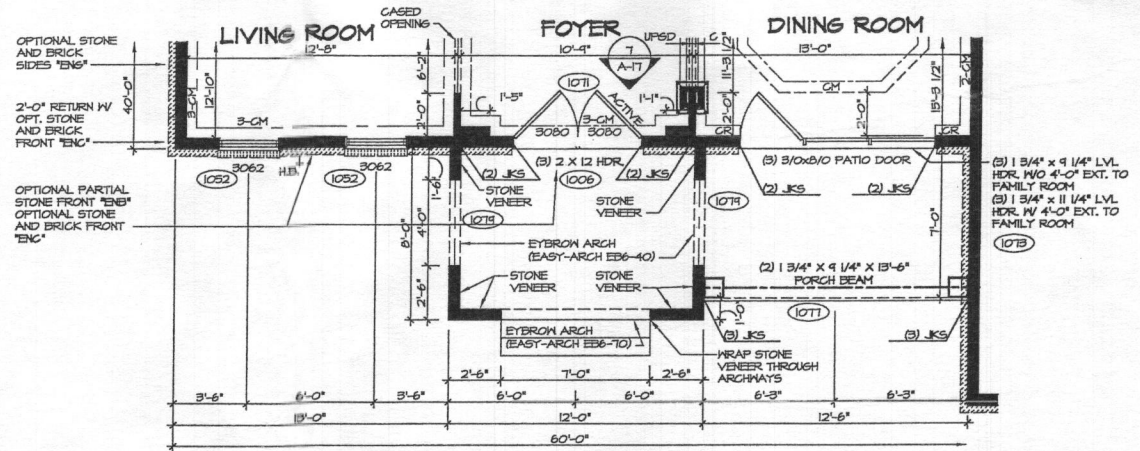
3 FIRST FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION "D" "ED"



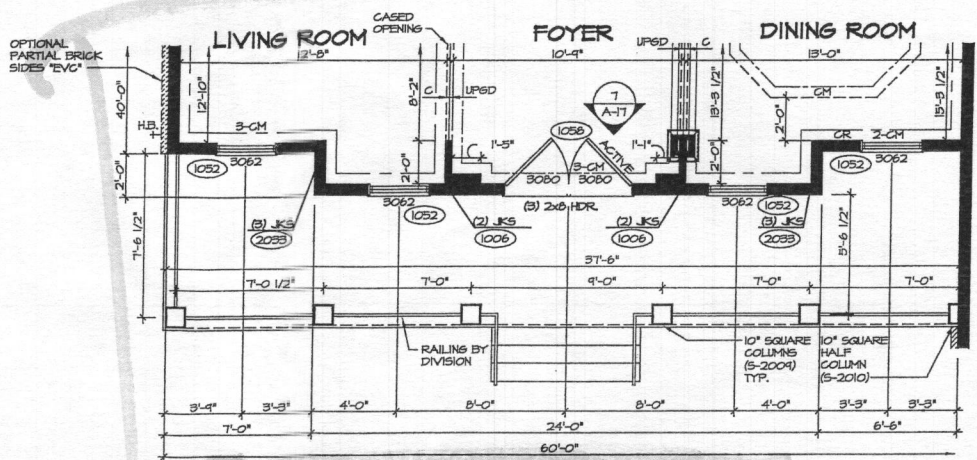
4 FIRST FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION "E" "EE"



5 FIRST FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION "A" "EA"



6 FIRST FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION "K" "EK"



7 FIRST FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0"
ELEVATION "L" "EL"

- NOTES:**
- ALL LEADERS 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 7'-11", UNLESS OTHERWISE NOTED.
 - ALL LEADERS ARE AT 7'-0 1/2", UNLESS OTHERWISE NOTED.
 - MASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 - JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GROSS TRUSS AT LOCATIONS NOTED.

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

REV. NO.	DATE	DESCRIPTION
1	2/20/16	SPR - REV FAMILY RM WALLS ON BRUSH PASTIAL PAR 37101
2	5/8/17	KAD - ADDED SQUARE BOVL VANTIES (PAR #4594)
3	6/1/17	BRH - REVISED "BAR" BATH TO HAVE BY-PASS SHOWER DOOR (PAR#46463)
4	11/14/17	BRH - REVISED FRONT WINDOWS "TL" TO BE TEMPERED (PAR#46463)
5	4/20/18	CEL - ADJUST - REVISED BRICK AND STONE RETURNS
6	4/20/18	JLR - ADDED TEMP. TO FRONT DOOR SILLLIGHTS (PAR #26669)
7	6/6/18	SPH - REVISED ALE "P" 4" X 4" PORCH COLUMNS TO SQUARE PER. DMR #102
8	10/2/18	TRP - 2022 VA CODE CHANGE UPDATE

REMARKS

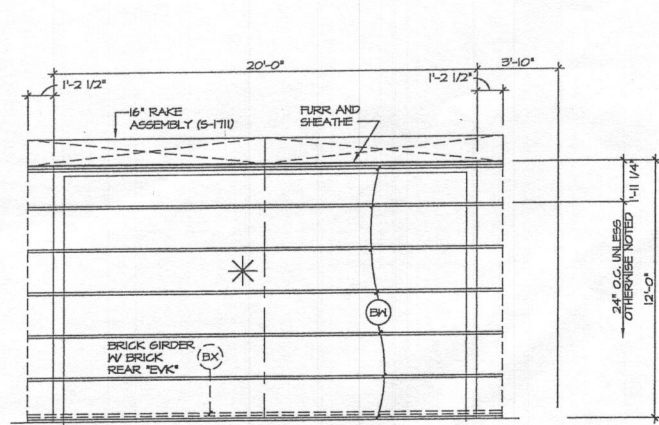
NVR, Inc., owner, expressly reserves its common law copyright in all other property rights in these plans. These plans are not to be used for any other project without the written consent of NVR, Inc.

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

SET NO. 10220C/
VERSION 01
DRAWN BY JFA
DATE: 5/14/18
OPTION
ELEVATION "B", ELEVATION "C", ELEVATION "D",
ELEVATION "E", ELEVATION "K", ELEVATION "L",
LIBRARY, BEDROOM FIRST FLOOR
MAT. E1, A1

SHEET NO. **A-7D**
50

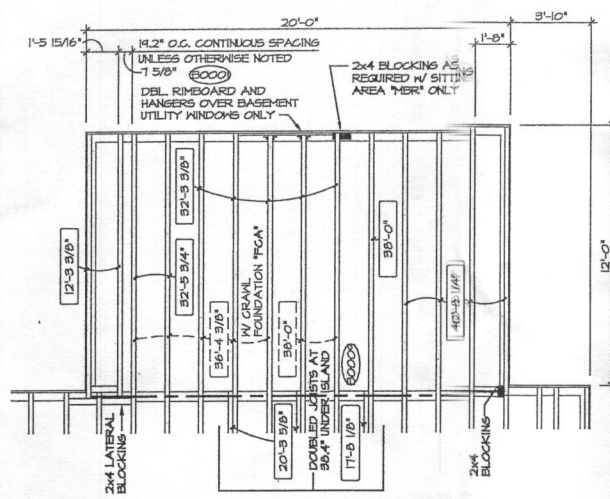
10220C/D/VA/DIAGN/REGENTS PARK II 10220C-D/VA/PART ELEVING 08/14/17 - 836



6 ROOF FRAMING PARTIAL
SCALE: 1/4" = 1'-0"
MORNING ROOM "MAA"

ROOF VENTILATION (A200)

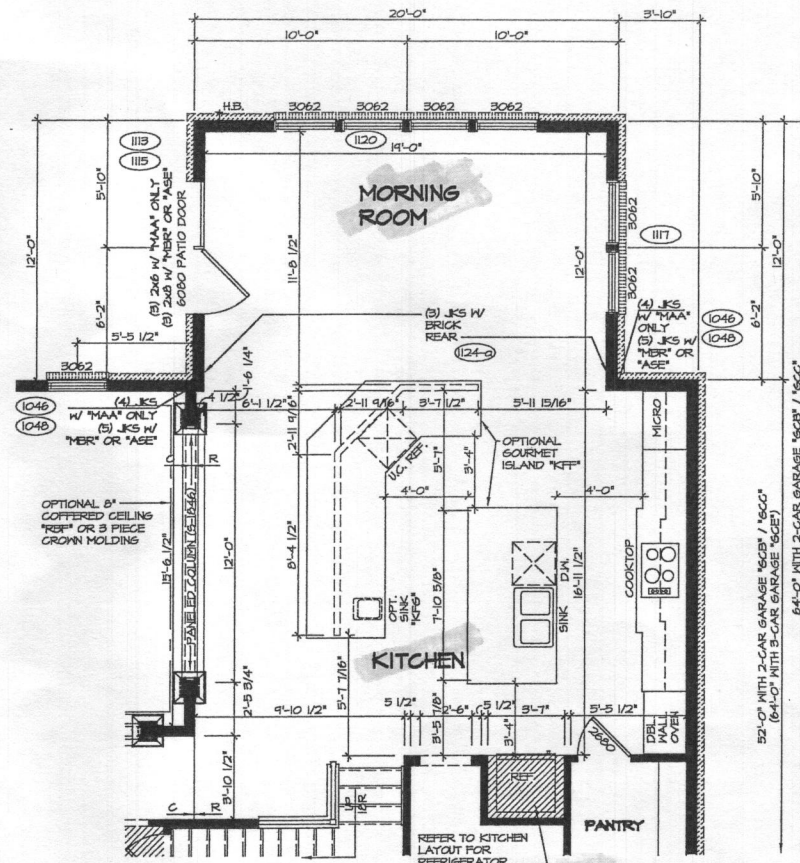
TOTAL PLAN AREA	42,631 SQ./IN.
TOTAL VENTILATION REQ'D.	142 SQ./IN.
ACTUAL VENTILATION	262 SQ./IN.
RIDGE VENT	50 SQ./IN.
ROOF VENT - HIGH	72 SQ./IN.
SOFFIT VENT	50 SQ./IN.
ROOF VENT - LOW	50 SQ./IN.
ACTUAL VENTILATION TOTAL	334 SQ./IN.



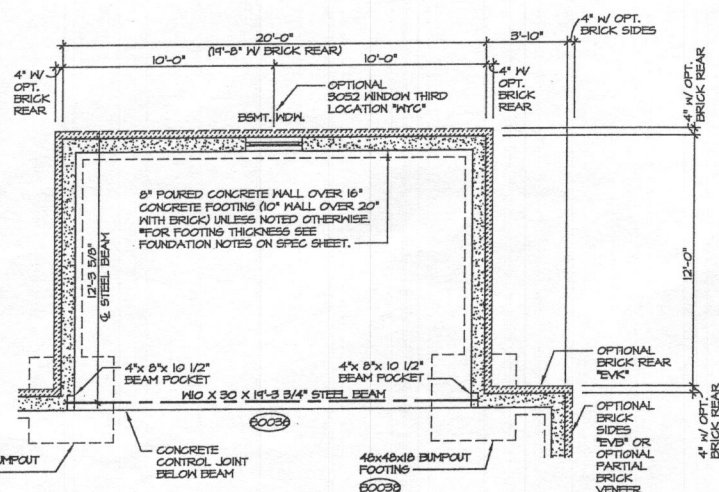
5 PARTIAL FRAMING PLAN
SCALE: 1/4" = 1'-0"
OPT. MORNING ROOM "MAA"

- 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 "H", UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 - JACKS MUST EXTEND THROUGH TOP PLATES OF HALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

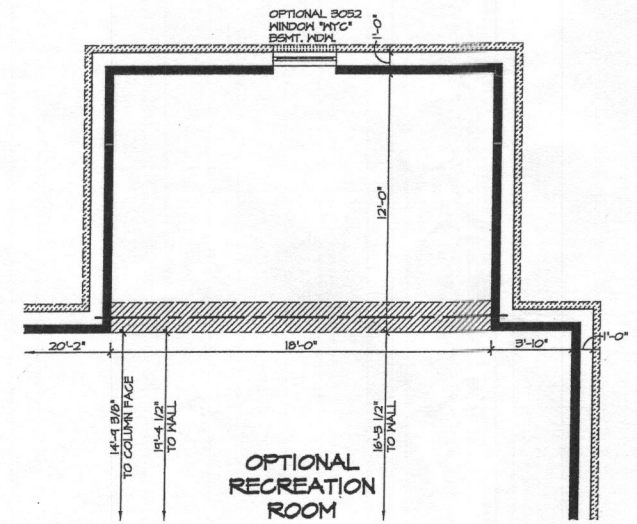
NOTE:
SEE SHEET 5-5 FOR BRACED HALL PANEL LOCATIONS



7 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL MORNING ROOM "MAA"
OPTIONAL GOURMET ISLAND "KIT"



1 FOUNDATION PLAN PARTIAL
SCALE: 1/4" = 1'-0"
FULL BASEMENT FOUNDATION "FSA"
OPTIONAL MORNING ROOM "MAA"

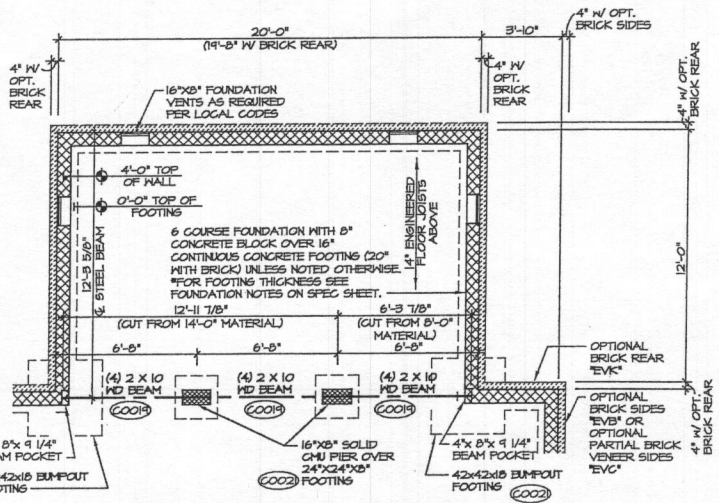


3 BASEMENT PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL RECREATION ROOM "RE"
W/ MORNING ROOM ABOVE "MAA"

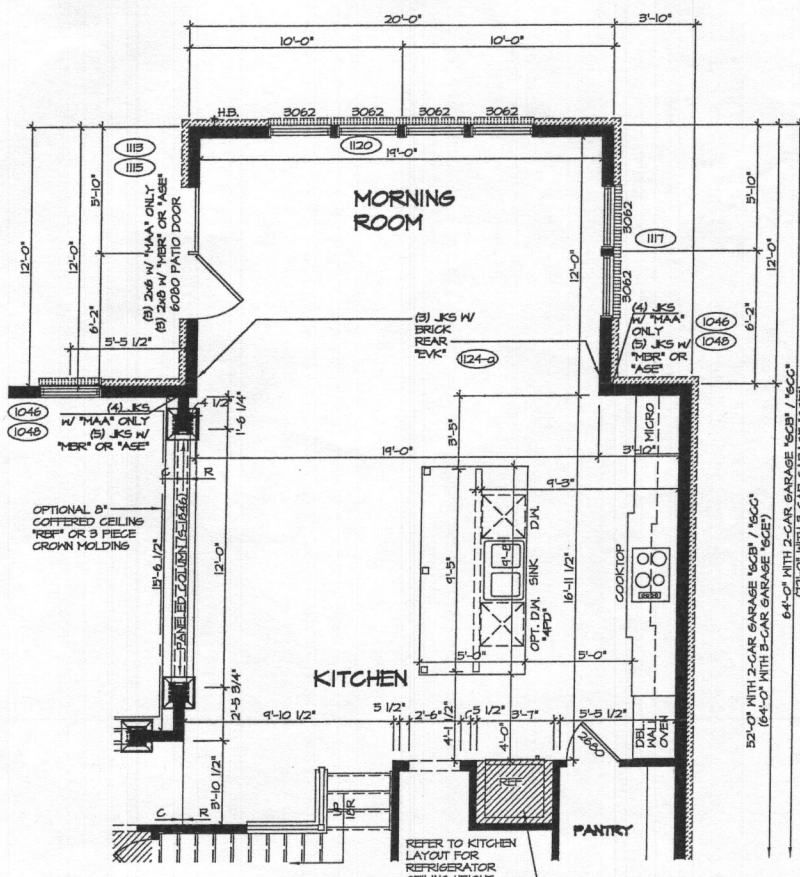
CRAWL VENTILATION:
ALL VENTILATION CALCULATIONS AND GRAPHICS ARE CALCULATED WITH THE FOLLOWING FORMULAS AND ASSUMING A MINIMUM VENT AREA OF 42 SQ. FT.
1. AREA IN SQ. FT. / 1500 = SQ. FT. OF VENTILATION REQUIRED.
2. SQ. FT. OF VENTILATION REQUIRED / 42 = MINIMUM NUMBER OF VENTS NEEDED.
3. NUMBER OF VENTS ON DRAWING X .42 = ACTUAL VENTILATION.
NOTE: FOR MORE INFORMATION SEE SPEC SHEET.

MORNING ROOM

TOTAL CRAWL AREA	224.75 SQ. FT.
TOTAL VENTILATION REQUIRED	.15 SQ. FT.
REQUIRED NUMBER OF VENTS	1
ACTUAL NUMBER OF VENTS	4
ACTUAL VENTILATION	1.60 SQ. FT.



2 FOUNDATION PLAN PARTIAL
SCALE: 1/4" = 1'-0"
CRAWL SPACE FOUNDATION "FSA"
OPTIONAL MORNING ROOM "MAA"



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

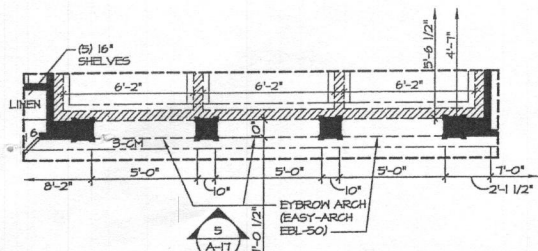
REVISIONS

REV. NO.	DATE	DESCRIPTION
1	2/10/18	ISSUE
2	4/10/18	REVISED KITCHEN ISLAND W/ OPTION "KIT" PAR. 80212
3	5/1/18	REVISED MORNING ROOM HALL OPENING TO 18'-3" (PAR. 10454)
4	5/2/18	REVISED MORNING ROOM HALL OPENING TO 18'-3" (PAR. 10454)
5	5/2/18	REVISED MORNING ROOM HALL OPENING TO 18'-3" (PAR. 10454)
6	5/2/18	REVISED MORNING ROOM HALL OPENING TO 18'-3" (PAR. 10454)
7	5/2/18	REVISED MORNING ROOM HALL OPENING TO 18'-3" (PAR. 10454)
8	5/2/18	REVISED MORNING ROOM HALL OPENING TO 18'-3" (PAR. 10454)
9	5/2/18	REVISED MORNING ROOM HALL OPENING TO 18'-3" (PAR. 10454)
10	5/2/18	REVISED MORNING ROOM HALL OPENING TO 18'-3" (PAR. 10454)

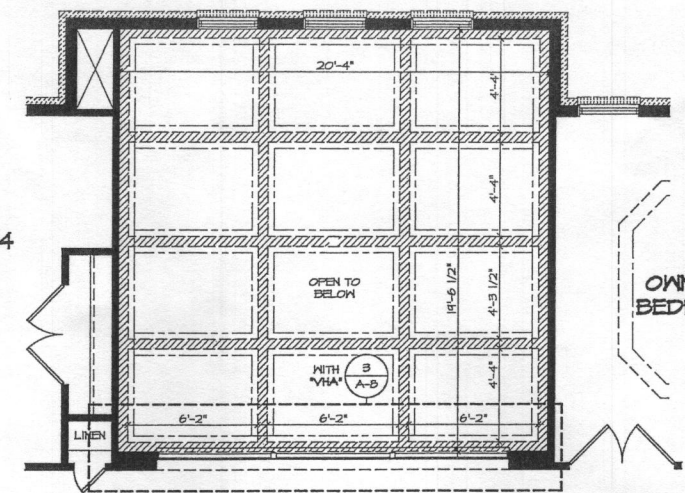
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MODEL: REGENT'S PARK II

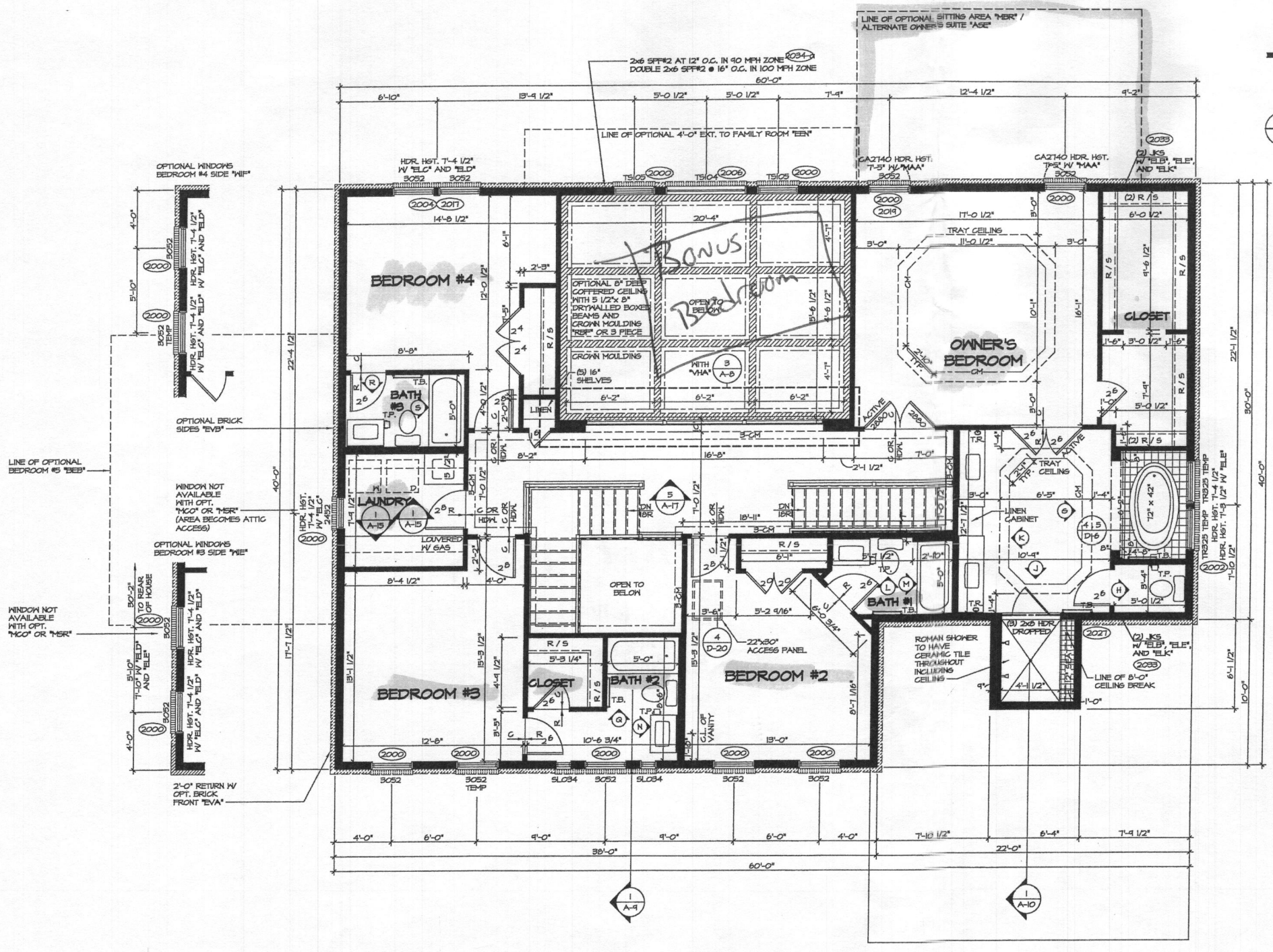
SHEET NO.	A-7C
SET NO.	10200
VERSION	01
DRAWN BY	JEA
DATE	5/14/18
OPTION	MAA
DESCRIPTION	MORNING ROOM
SHEET NO.	51



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



2 SECOND FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL COFFERED CEILING *REF* AND 4'-0" EXTENSION TO FAMILY ROOM *TEEN*

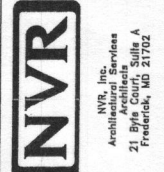


1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION 'A' 'ELA'

- NOTES:**
1. ALL HEADERS ARE (S) 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 6'-11", UNLESS OTHERWISE NOTED.
 5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

NOTE:
 SEE SHEET S-3 FOR BRACED WALL PANEL LOCATIONS

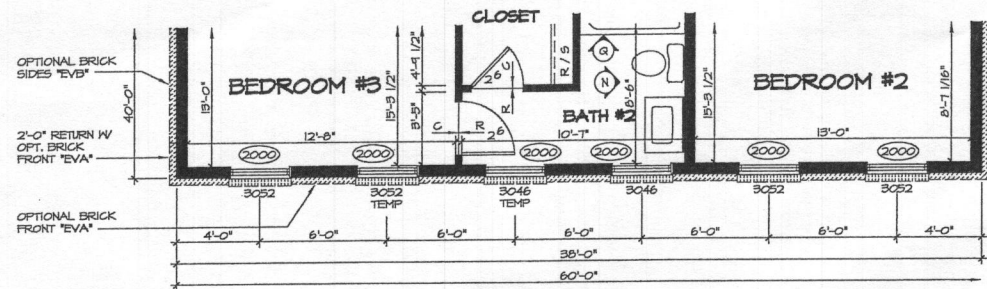
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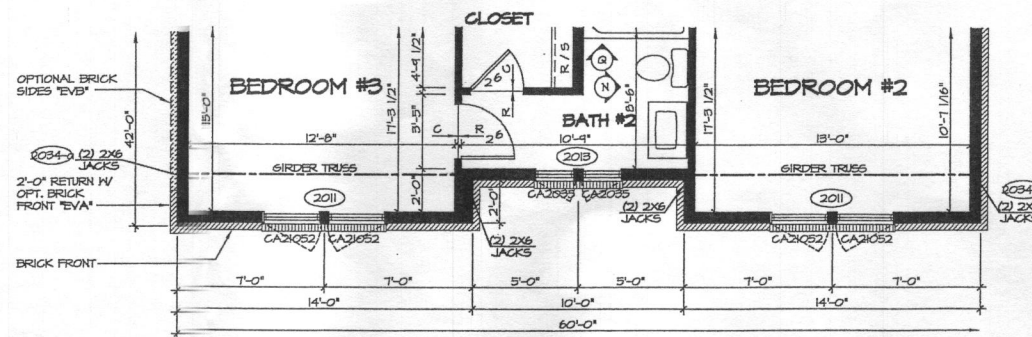
SET NO. 10200
 VERSION 01
 DRAWN BY DRA
 DATE: 5/14/15
 OPTION

MODEL: REGENT'S PARK II
 DRAWING TITLE: SECOND FLOOR PLAN
 OPTION DESCRIPTION:

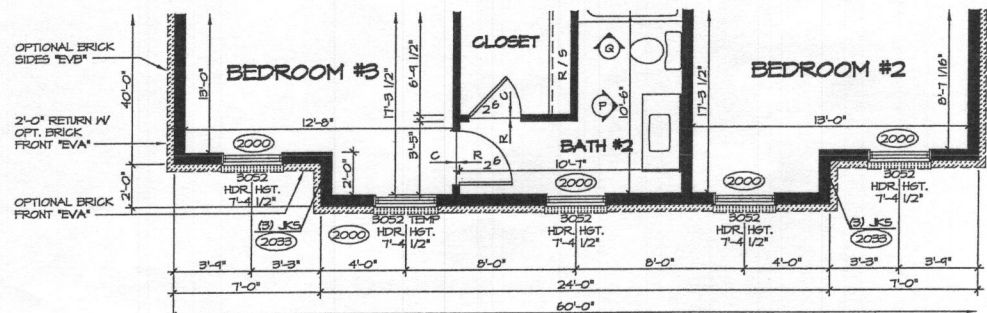
SHEET NO. A-8
 54



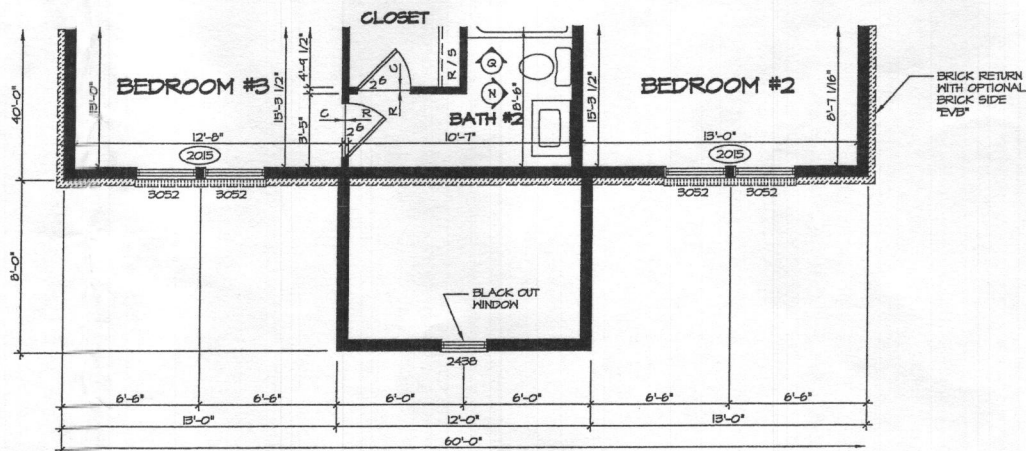
1 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0" ELEVATION "B" "EB"



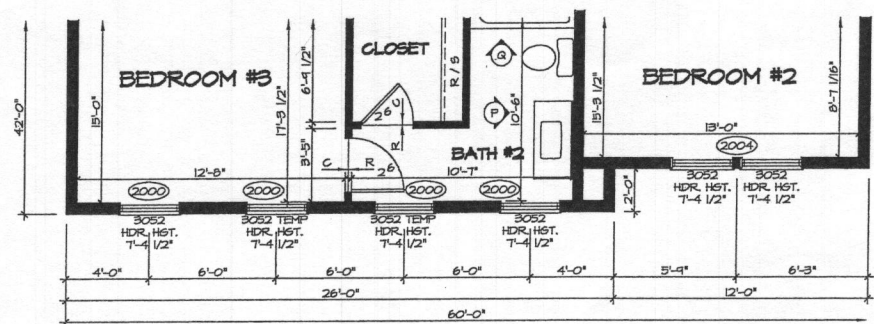
4 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0" ELEVATION "E" "EB"



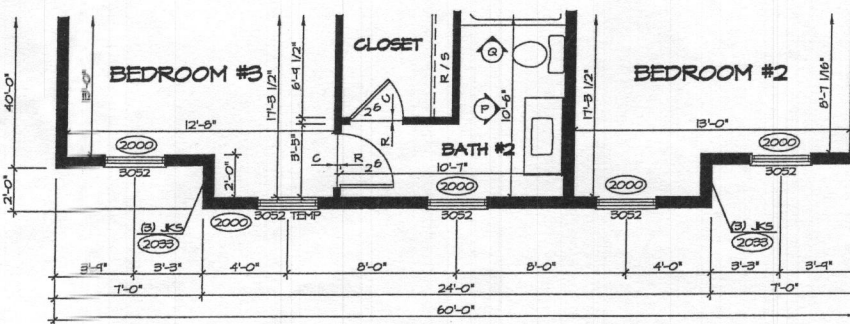
2 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0" ELEVATION "C" "EB"



5 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0" ELEVATION "K" "EB"



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



6 SECOND FLOOR PLAN PARTIAL
SCALE 1/4" = 1'-0" ELEVATION "L" "EB"

- NOTES:
1. ALL HEADERS ARE (B) 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).
 6. JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

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

REV. NO.	DATE	REMARKS
1	10/09/03	BBB - MARKETING REVISIONS
2	12/24/04	500A - ADDED ELEVATION "L"
3	10/08/04	RWB - DECREASE BRNS BY 1" FOR ENLARGING LAUNDRY ROOM (26264)
4	11/09/04	BBP - INTERNAL AUDIT
5	11/17/04	GEL - REVISED TRS DIRECTION IN BATH #2
6	4/29/05	BBB - MODIFIED BATH #2 VANITY FROM 40" TO 42" TO MATCH BATH ELEVATIONS
7	9/1/05	DD2B - AUDIT REVISIONS
8	2/8/07	KAD - PROJECT #1095 - ADDED COUNTERTOP LAYOUT FOR OWNERS BATH

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Frederick, MD 21702

SET NO. 10200
VERSION 01
DRAWN BY JEA
DATE: 5/14/19
OPTION
ELEVATION "B", ELEVATION "C",
ELEVATION "D", ELEVATION "E",
ELEVATION "K", ELEVATION "L",
ELB, ELB,
ELD, ELB,
ELK, ELK

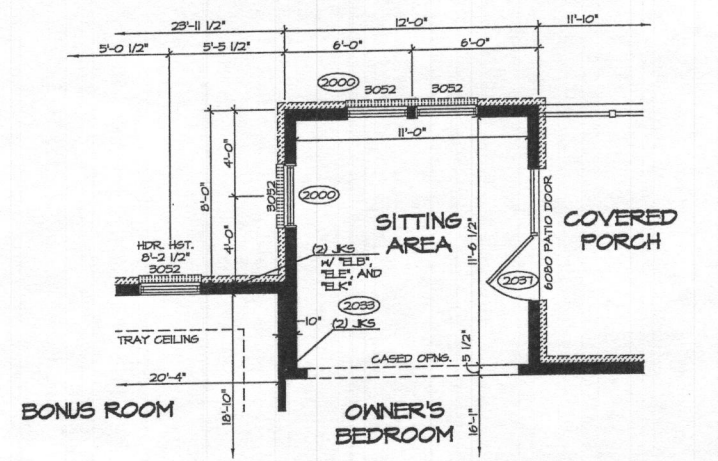
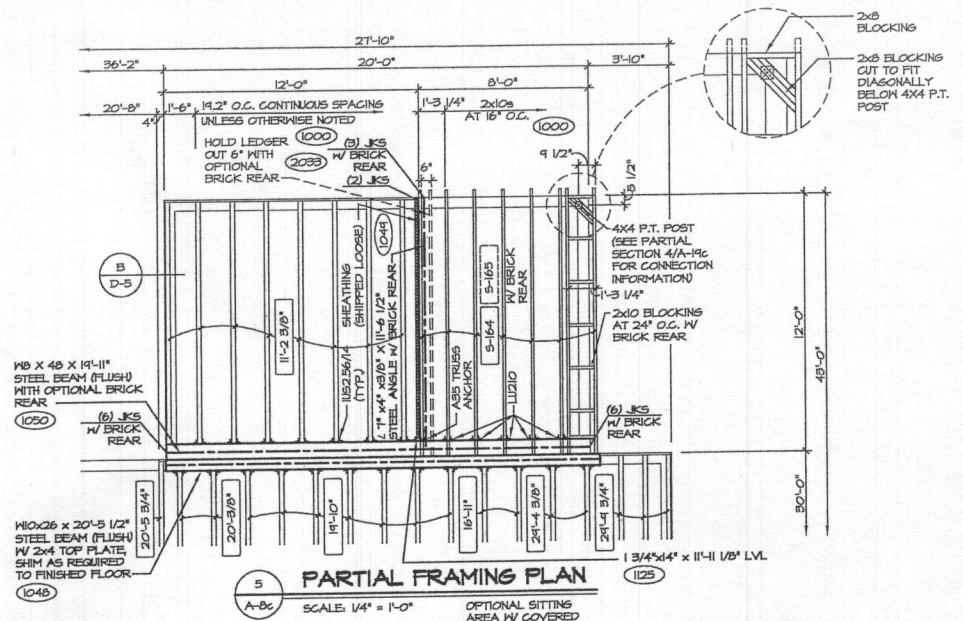
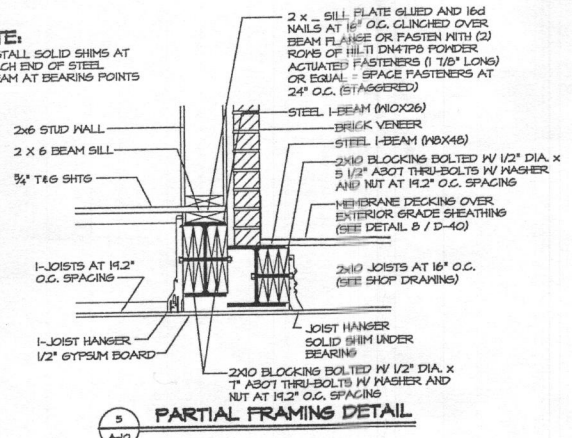
SHEET NO. **A-8b**
55

MODEL **REGENT'S PARK II**
DRAWING TITLE **SECOND FLOOR PLAN PARTIAL**
OPTION DESCRIPTION

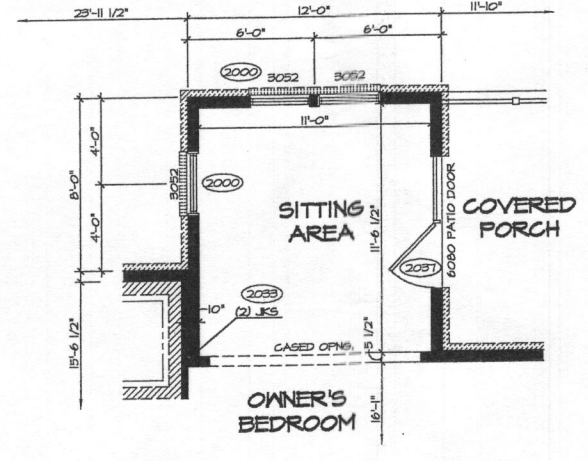
- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" (UNLESS OTHERWISE NOTED). ALL INTERIOR WALLS ARE 3 1/2" (UNLESS OTHERWISE NOTED).
 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 5. HASHER ALWAYS ON THE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

NOTE:
SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS

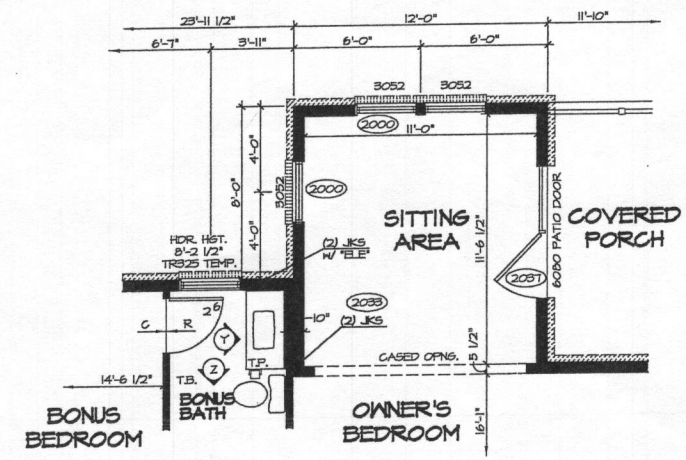
NOTE:
INSTALL SOLID SHIMS AT EACH END OF STEEL BEAM AT BEARING POINTS



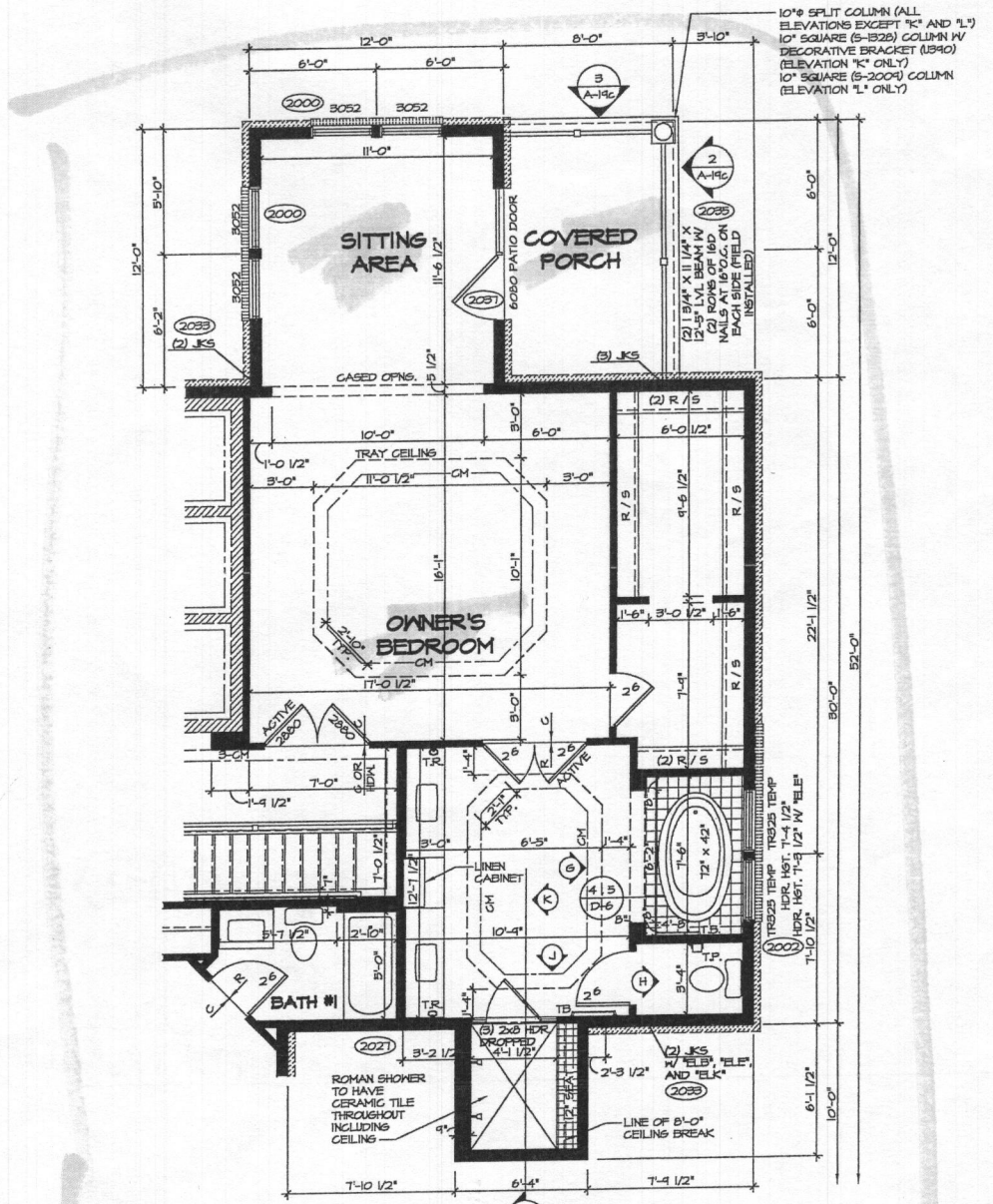
3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH "MER" W/ 4'-0" EXTENSION TO FAMILY ROOM "EEN" AND BONUS ROOM "HAY"



2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH "MER" W/ 4'-0" EXTENSION TO FAMILY ROOM "EEN"



4 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH "MER" W/ 4'-0" EXTENSION TO FAMILY ROOM "EEN" AND BONUS BEDROOM "EAY"



1 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH "MER"

REVISIONS

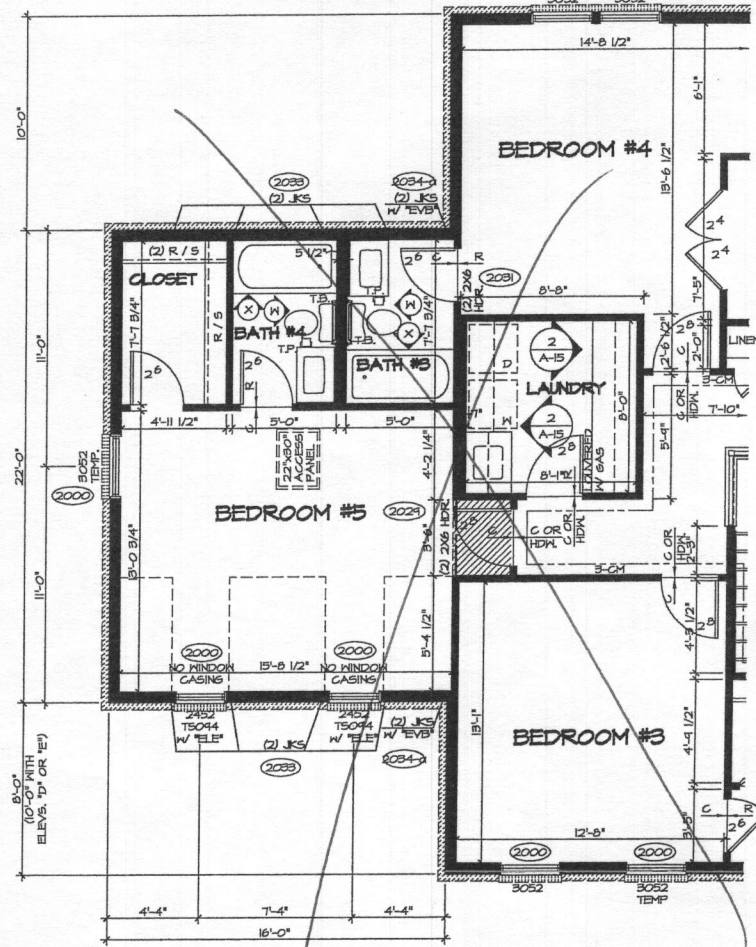
REV. NO.	DATE	DESCRIPTION
1	2/2/01	KAD - PROJECT HISS - ADDED CONCEPT LAYOUT FOR OWNER'S BATH
2	5/2/04	DRA - REVISED MOUTH OF NO.226 BEAM PER 3/2/03 AND REVISIONS. COSTS
3	8/2/04	BEB - ADJUSTED JACKS TO MATCH ENGINEERING (PAR 26646)
4	4/29/04	CVB - ADDED TILE NOTE TO BATHROOM
5	2/20/05	SPM - ADDED DETAIL EMERGE FOR TIP ACCESS PANEL. PAR 30292
6	3/17/05	SPM - ADDED FAD WALL TO OWNER'S SHOWER
7	7/2/05	JEA - REVISED STEEL BEAM AND ADDED DETAIL W/ REAR BRG. (PAR 39528)
8	4/14/06	JLR - REVISED COVERED PORCH "MER" 4X4 C.I. POST NOTES AND PILES. (PAR 39522)
9	1/2/07	SPM - PAR 48914 - ADDED TOWER BRSS TO ELEVATION K

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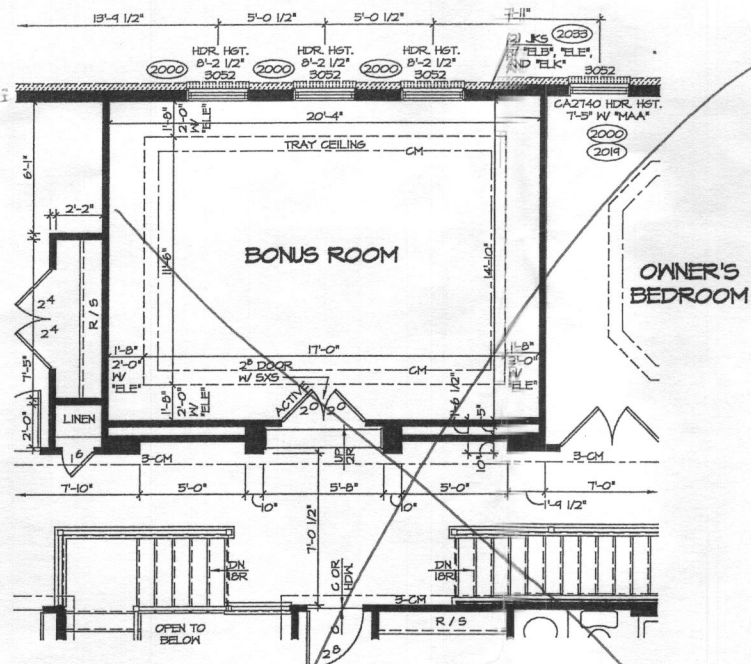
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Frederick, MD 21702

SET NO. 10200	VERSION 01
DRAWN BY JEA	DATE: 5/14/05
OPTION MBR	

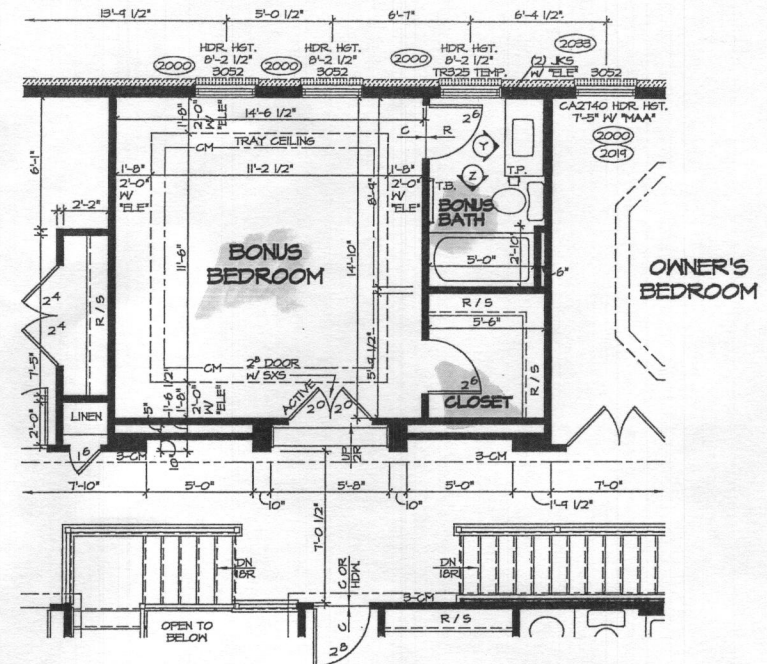
PROJECT REGENT'S PARK II	SHEET NO. A-8c
DRAWING TITLE FLOOR PLAN PARTIAL	OPTION SITTING AREA WITH COVERED PORCH
DATE 02/17/17	SCALE 1/4" = 1'-0"



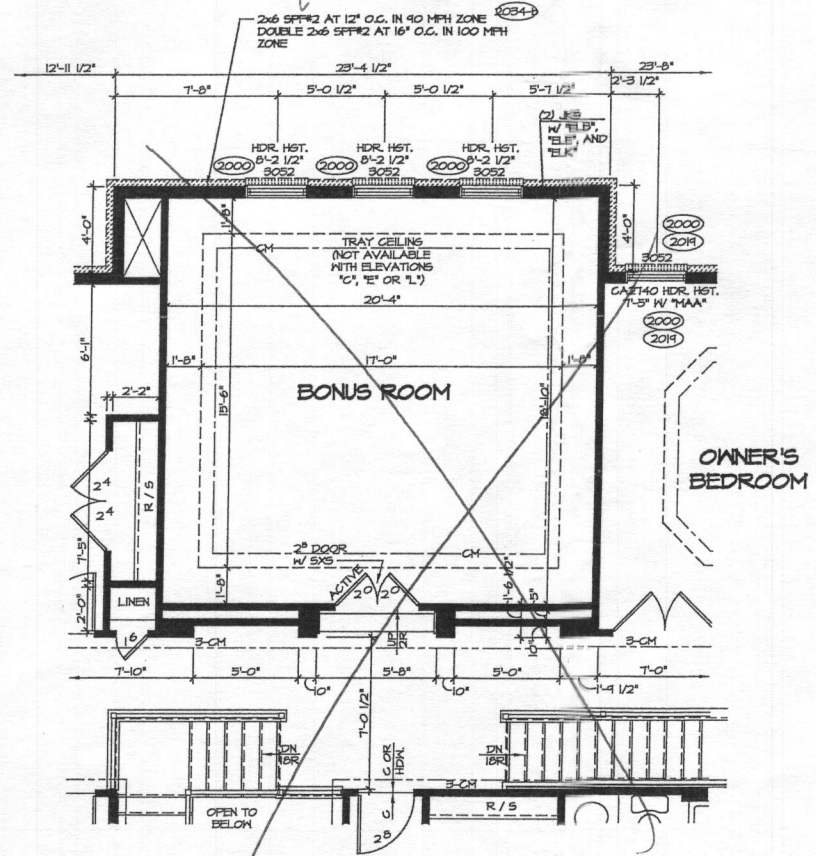
1 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BEDROOM #5 "BEB"



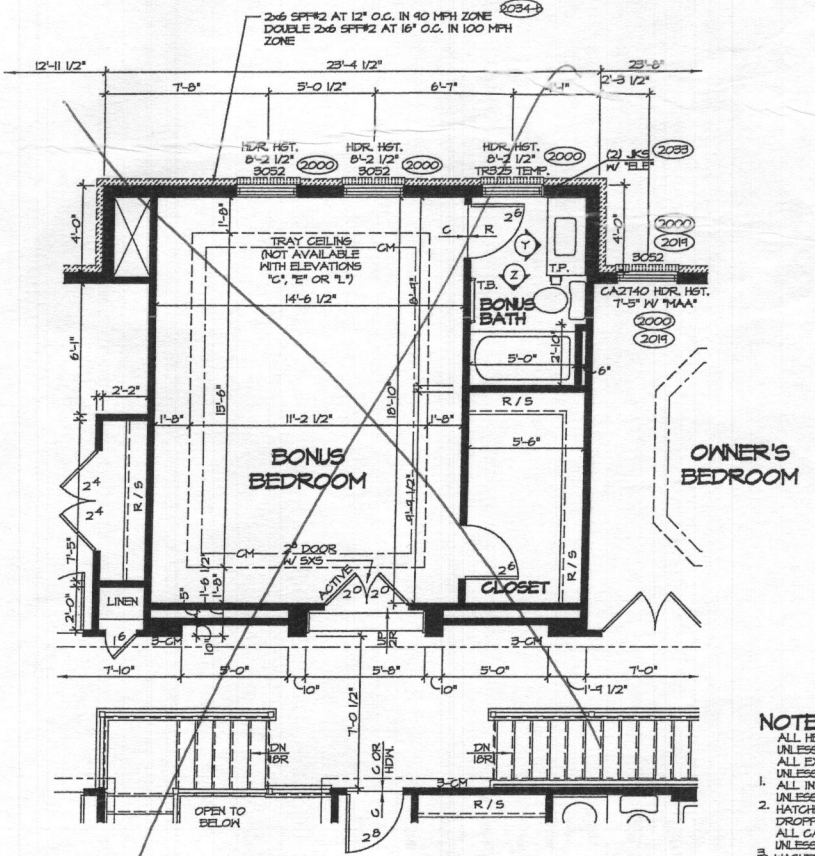
2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BONUS ROOM "MAV"
NO EXTENSION



3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BONUS BEDROOM "BVM"
NO EXTENSION



4 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BONUS ROOM "MAV" W/ 4'-0"
EXTENSION TO FAMILY ROOM
"EEN"



5 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BONUS BEDROOM "BVM" W/ 4'-0"
EXTENSION TO FAMILY ROOM
"EEN"

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

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

REV. NO.	DATE	REMARKS
1	2/21/11	KAD - PROJECT #1099 - ADDED COUNTERTOP LAYOUT FOR OWNER'S BATH.
2	11/26/13	DRK - MARKETING REVISIONS
3	1/23/14	BEB - REV/REV/2016 TRAP
4	2/10/14	GLS - ADDED ELEVATION "L"
5	4/21/14	TES - FRAMES TUB CONVERSIONS
6	5/1/14	ZPM - REVISED OWNER'S ENTRY DOOR SIZE - PAR #22516
7	5/23/14	DAS - ADJUSTED LINEN CLOSET WIDTH (PAR 22124)
8	7/26/14	BEB - ADJUSTED LINEN CLOSET WIDTH (PAR 22124)
9	10/6/14	J.R. - SHORTENED REAR STAIRS 10" (BOARD THRU PAR #2051)

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MODEL	REGENT'S PARK II
SHEET NO.	A-8d
NET NO.	10200
VERSION 01	DRAWN BY JEA
DATE	5/14/13
OPTION	BEB
DESCRIPTION	BEDROOM #5 BONUS ROOM, BONUS BEDROOM 4'-0" EXTENSION TO FAMILY ROOM
DATE	02/14/17
BY	4578 BBT