



Building Permit Application

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

Date Received: _____

Permit No.: B18001526

Health

Filing Address: 1019 Fairlane Rd
 City: Woodbine State: MD Zip Code: 21797
 Apt. # _____ SDP/WP/BA #: _____
 Division: Fairlane Farm
 Parcel: 17 Tax Map: 8 Parcel: 8
 Existing Use: SFD
 Proposed Use: SFD w/ Propane Tank
 Estimated Construction Cost: \$ 8,000
 Description of Work: _____
Install 1000 gallon in-ground propane tank
 Occupant/Tenant Name: _____
 Is tenant space previously occupied? Yes No
 Contact Name: _____
 Address: owner State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: Daisy Coop LLC
 Address: 2215 Duvall Rd
 City: Woodbine State: MD Zip Code: 21797
 Phone: 410-963-4457 Fax: _____
 Email: _____
 Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: Michelle Clarys
 Address: Po Box 370
 City: Perry Hall State: MD Zip Code: 21278
 Phone: 443-610-7574 Fax: _____
 Email: michelle@AppliedAndApproved.com
 Contractor Company: TECH AIR
 Contact Person: Dennis Feaga
 Address: 1560 A-D Caton Center Dr
 City: Baltimore State: MD Zip Code: 21227
 License No.: B1215
 Phone: 410-984-5681 Fax: _____
 Email: _____
 Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: Contractor
 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:
Area of construction (sq. ft.):	2 nd floor:
Base group:	Basement:
	<input type="checkbox"/> Finished Basement
	<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 checked="" type="checkbox"/> No	Roof:
<input checked="" type="checkbox"/> Roadside Tree Project Permit	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
Electric:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gas:	<input checked="" 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:	

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 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 Clarys
 Print Name
 Address: michelle@AppliedAndApproved.com
 Date: 5/3/18
 Permits
 Company: _____

Michelle Clarys
 Print Name
 Date: 5/3/18

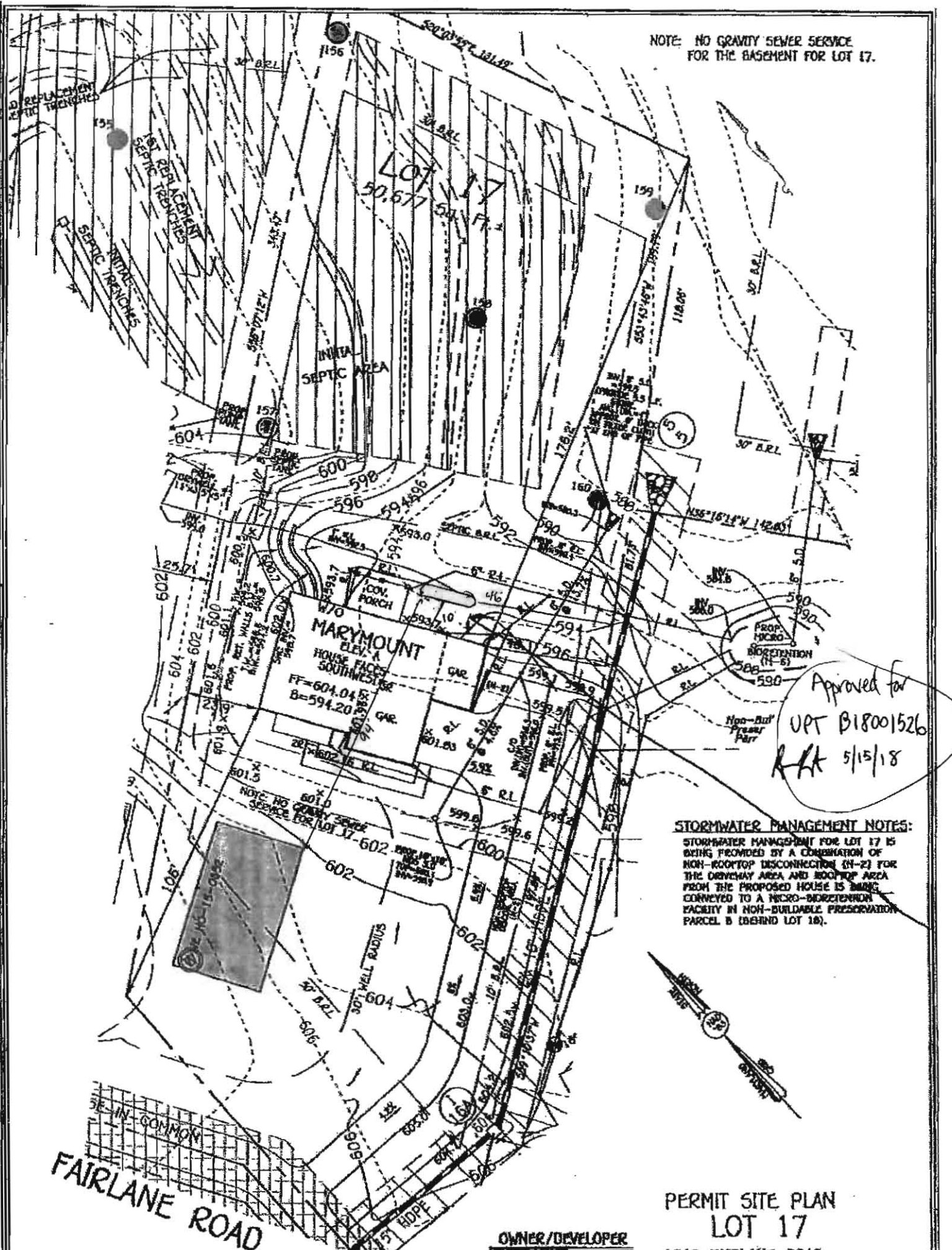
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY

FOR OFFICE USE ONLY		
AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>5/15/18</u>	<u>[Signature]</u>
Sediment Control approval required for issuance? <input type="checkbox"/> Yes <input type="checkbox"/> 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>110.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>6377</u>

NOTE: NO GRAVITY SEWER SERVICE FOR THE BASEMENT FOR LOT 17.



Approved for
 UPT B18001526
 RAA 5/15/18

STORMWATER MANAGEMENT NOTES:
 STORMWATER MANAGEMENT FOR LOT 17 IS BEING PROVIDED BY A COMBINATION OF NON-ROOFTOP DISCONNECTION (81-2) FOR THE DRIVEWAY AREA AND ROOFTOP AREA FROM THE PROPOSED HOUSE IS BEING CONVEYED TO A MICRO-BIODIVERSION FACILITY IN NON-BUILDABLE PRESERVATION PARCEL B (BEHIND LOT 18).

NOTE: THE EXISTING WELL SHOWN ON THIS PLAN, HO-15-0352, HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.

OWNER/DEVELOPER
 BY MOPES
 9720 PARULINE WOODS DRIVE
 COLUMBIA, MD 21046
 410-374-3936

PERMIT SITE PLAN
LOT 17
 1019 FAIRLANE ROAD
FAIRLANE FARMS

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SERVICE OFFICE #100 - 31076 BALDWIN ROAD, P.O. BOX 11818
 SILVER SPRING, MARYLAND 21158
 (410) 481-2800

PLAN
 SCALE: 1" = 40'

PHASE ONE
 ZONED: RC-DEO
 TAX MAP NO.: 8 GRID NO.: 2 PARCEL NO.: 8
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=40' DATE: MARCH 16, 2018
 SHEET 1 OF 1



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: 3/26/18

Permit No.: B18000967

Health

Building Address: 1019 Fairlane Rd.
 City: Woodbine State: MD Zip Code: 21797
 Suite/Apt. #: _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Fairlane Farm
 Section: _____ Area: _____ Lot: 17
 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 "Marymount" EX-A with 2 car side load garage, 1 car attached, covered porch, finished lower level (Rec room over the Bath rm + wet Bar)
 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: Grant Gagle
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 License No.: 56
 Phone: 410-379-5956 Fax: _____
 Email: GGagle@NVR-Inc.com

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

1st floor bathroom

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: <u>413</u>	<u>54</u>
Area of construction (sq. ft.):	2 nd floor: <u>40</u>	<u>54</u>
Use group:	Basement: <u>45</u> <u>54</u>	
	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	<u>G18000070</u>
Building Shell Permit Number:	

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

Jim Kerwin
 Applicant's Signature
Jim@DecaturbuildingServices.com
 Email Address
AGENT NV Homes
 Title/Company

Jim Kerwin
 Print Name
3/26/2018
 Date
RECEIVED
MAR 26 2018

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)		
Health	<u>3/26/18</u>	<u>H. Oswald</u>

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

DPZ SETBACK INFORMATION	
Front:	<u>50</u>
Rear:	<u>30</u>
Side:	<u>10</u>
Side St.:	
All minimum setbacks met?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Historic District?	<input type="checkbox"/> Yes <input checked="" 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>177075</u>

MIHU YES

Oswald, Hank

From: Oswald, Hank
Sent: Friday, April 06, 2018 10:29 AM
To: JIM@DECATURBUILDINGSERVICES.COM
Cc: 'Tony Fertitta'
Subject: B18000967_1019 Fairlane Road
Attachments: Basement bedroom Memo_2018.pdf

NVR Inc.:

Building permit B18000967 has been approved by the Health Department. Please read the attached basement bedroom memo.

Should you have any questions, please don't hesitate to ask.

Respectfully,

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

CONFIDENTIALITY NOTICE

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

MEMORANDUM

TO: NVR Inc
9720 Patuxent Woods Drive
Columbia, MD 21046

FROM: Hank Oswald
Well & Septic Program

RE: Potential Basement Bedroom
1019 Fairlane Road

DATE: April 6, 2018

I have reviewed the floor plans in support of Building Permit B18000967 for a new home at 1019 Fairlane Road and noted that there is a full bathroom next to an unfinished room with egress window in the basement. Please note that this makes it very likely for this room to be considered a bedroom upon conversion to finished living space.

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

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

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

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENS. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE	ELA, EVA	1048	
J102	JACK - (2) 2X4 SFF STUD GRADE	ELA	1091	
J103	JACK - (2) 2X4 SFF STUD GRADE	ELA	1091	
J104	JACK - (2) 2X4 SFF STUD GRADE	ELA, EVA	1048	
J107	JACK - (3) 2X6 SFF STUD GRADE	GCC	1078/1078	
J108	JACK - (3) 2X6 SFF STUD GRADE	GCC	1078/1078	
J109	JACK - (2) 2X4 SFF STUD GRADE	GAA	1071	
J110	JACK - (2) 2X4 SFF STUD GRADE	GAA	1071	
J111	JACK - (3) 2X4 SFF STUD GRADE		1091	
J112	JACK - (2) 2X4 SFF STUD GRADE		1048	
J113	JACK - (2) 2X4 SFF STUD GRADE		1048	
J114	JACK - (6) 2X4 SFF STUD GRADE		1023	
J115	JACK - (3) 2X4 SFF STUD GRADE		1013	
J116	JACK - (3) 2X4 SFF STUD GRADE		1011	
J117	JACK - (2) 2X4 SFF STUD GRADE		1004	
J118	JACK - (3) 2X4 SFF STUD GRADE		1011	
J119	JACK - (6) 2X4 SFF STUD GRADE		1023	
J120	JACK - (3) 2X4 SFF STUD GRADE	ELA	1021	
J121	JACK - (3) 2X4 SFF STUD GRADE	ELA	1021	
J124	JACK - (3) 2X4 SFF STUD GRADE	ELA/EVABR/GCC	1050	
J126	JACK - (3) 2X4 SFF STUD GRADE		1019	
J127	JACK - (3) 2X4 SFF STUD GRADE	EPE	1081	
J128	JACK - (3) 2X4 SFF STUD GRADE	EPE	1081	
J129	JACK - (3) 2X4 SFF STUD GRADE	EPE	1081	
J130	JACK - (2) 2X4 SFF STUD GRADE		1053	
J130	JACK - (2) 2X4 SFF STUD GRADE		1053	
J130	JACK - 2X4 SFF STUD GRADE	GAA	1021	
J131	JACK - 2X4 SFF STUD GRADE	GAA	1021	

FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENS. NUM.	REMARKS
B102	BEAM STEEL - 12X30	22'-3"	GCC/ELABKR	1051	
B106	BEAM STEEL - 14X22	22'-3"	SCG/ELABKR	1059	
B101	EXT HEADER - 2X6 - 2 FLY	3'-10"	GAA	1027	FIELD INSTALLED
PF102-3	LVL - 20	20'-2 1/2"	GCC/ELABKR	1073	PORTAL FRAME
PF103-2	LVL - 11-04	13'-8 1/2"	GAA	1071	PORTAL FRAME

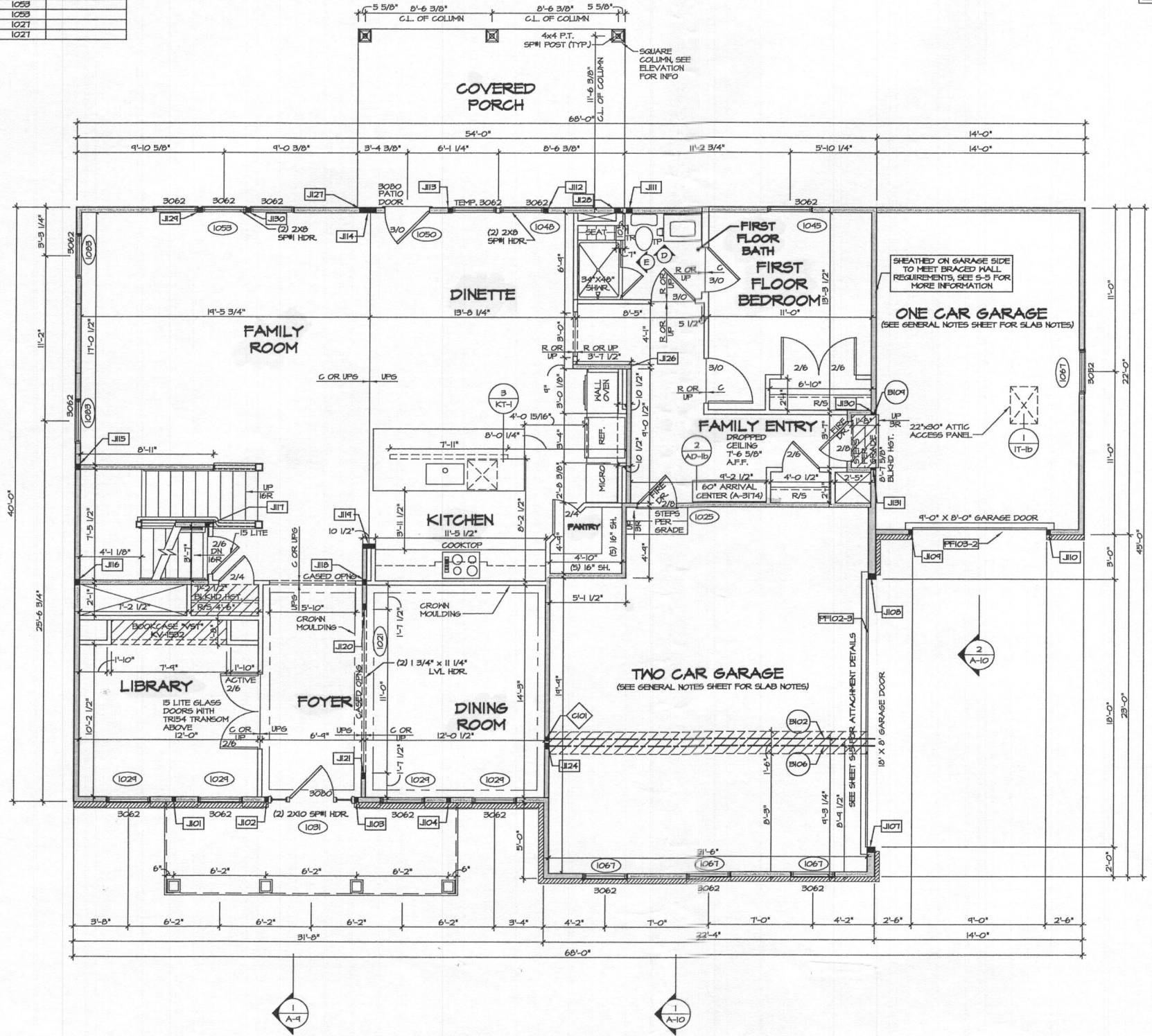
STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENS. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1051	

LEGEND

- BEARING WALL
- NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- ⊞ JACKS
- ⊞ BEAM/HEADER
- ⊞ PAD FOOTING
- ⊞ STEEL COLUMN
- ⊞ PORTAL FRAME
- ⊞ JOIST/TRUSS
- ⊞ LVL
- ⊞ ENGINEERING PAGE NUMBER

SEE PG DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 - SEE BRACED WALL PANEL DETAIL SHEET FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 - ALL WINDOWS HAVE 8'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
- GYPSUM NOTES**
- AT GARAGE:
5/8" DRYWALL ON COMMON WALLS, CEILING, AND BEARING WALLS AS REQUIRED.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET.
- WITH OPTION "SG1" - DRYWALL UNFINISHED BASEMENT CEILING AREA.
- NOTES:**
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
 - A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"X8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
 - PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.



REMARKS

REV. NO. DATE

NVR, Inc., owner, expressly warrants that the information contained herein is true and correct to the best of our knowledge and belief. These plans are not to be used for any other project without the written consent of NVR, Inc.

NVR
Architectural Services
5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. 12000
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL: MARYMOUNT
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION:

SHEET NO. A-7
25

C:\NVR\SOFT\MARYMOUNT_12000_01\MDE-FF-001\721186_Sheets\Lot_Specs\FF25 A-7_P1N1_LS.dwg 03/27/18 - 2:16 PM

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

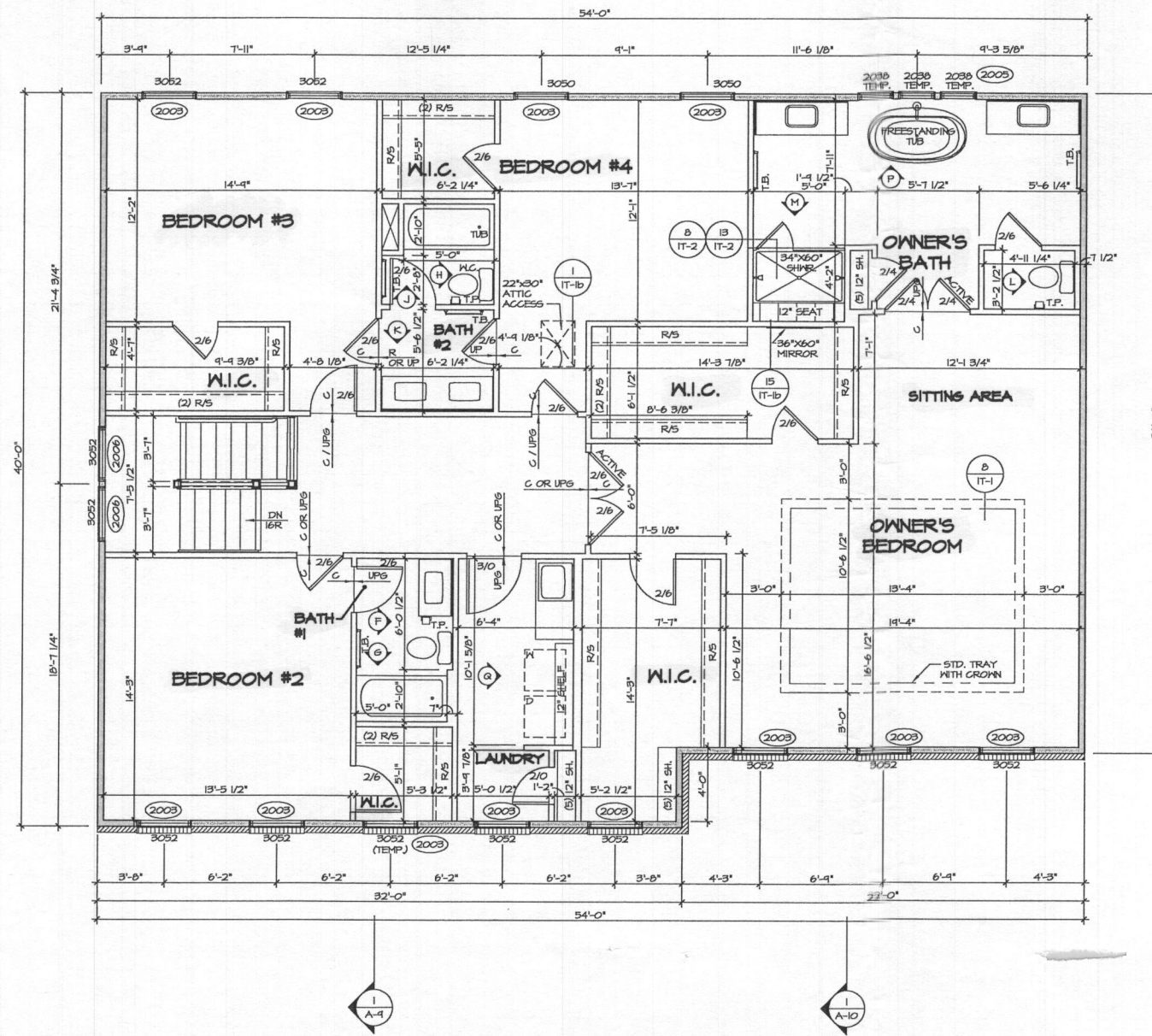
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENS. NUM.	REMARKS

- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 7. ALL CASED OPENINGS AT 1'-11", UNLESS OTHERWISE NOTED.

LEGEND

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

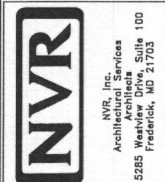
SEE FG DETAILS FOR FRAMING CONNECTORS



REVISIONS

REV. NO.	DATE	REMARKS

NVR, Inc., owner, expressly warrants that the information contained herein is true and correct to the best of our knowledge and belief. These plans are not to be used for any other project without the written consent of NVR, Inc.



SET NO. 12000	VERSION 01
DRAWN BY	DATE:
OPTION	

SHEET NO. A-8	MODEL MARYMOUNT	DRAWING TITLE SECOND FLOOR PLAN
29	OPTION DESCRIPTION	

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