



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.: B18000988

Building Address: 15328 Galaxy Dr
 City: Woodbine State: MD Zip Code: 21797
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Fairlane Farm
 Section: _____ Area: _____ Lot: 9
 Tax Map: 8 Parcel: 3 Grid: P 2
 Zoning: _____ Map Coordinates: _____ Lot Size: 44,874 P
 Existing Use: SFD
 Proposed Use: SFD w/ propane tank
 Estimated Construction Cost: \$ 8000
 Description of Work:
Install 1000 gallon in-ground propane tank
 Occupant/Tenant Name: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: owner
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: Daisy Corp LLC
 Address: 2215 Duval Rd
 City: Woodbine State: MD Zip Code: 21797
 Phone: 410-796-1040 Fax: _____
 Email: _____
 Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: Michelle Clancy
 Address: PO Box 310
 City: Perry Hall State: MD Zip Code: 21127
 Phone: 443-610-7514 Fax: _____
 Email: Michelle@AppliedLandApproved.com
 Contractor Company: TECH AIR
 Contact Person: Dennis Feaga
 Address: 1560 A-D Canton Center Dr
 City: Baltimore State: MD Zip Code: 21227
 License No.: 81215
 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:	<u>Depth</u>	<u>Width</u>
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	
<u>Construction type:</u>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	<u>Multi-family Dwelling</u>	
<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:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	<div style="text-align: center;"> <p>RECEIVED</p> <p>MAR 27 2018</p> <p>LICENSES & PERMITS DIVISION</p> </div>
Electric: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Water Supply</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<u>Sewage Disposal</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<u>Heating System</u>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<u>Sprinkler System:</u>	
<input type="checkbox"/> Yes <input checked="" 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 Clancy
 Print Name: Michelle Clancy
 Date: 3/26/18
 Email Address: Michelle@AppliedLandApproved.com
 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		

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	\$
Tech Fee	\$
Excise Tax	\$ <u>110</u>
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>6264</u>




GENERAL NOTES:

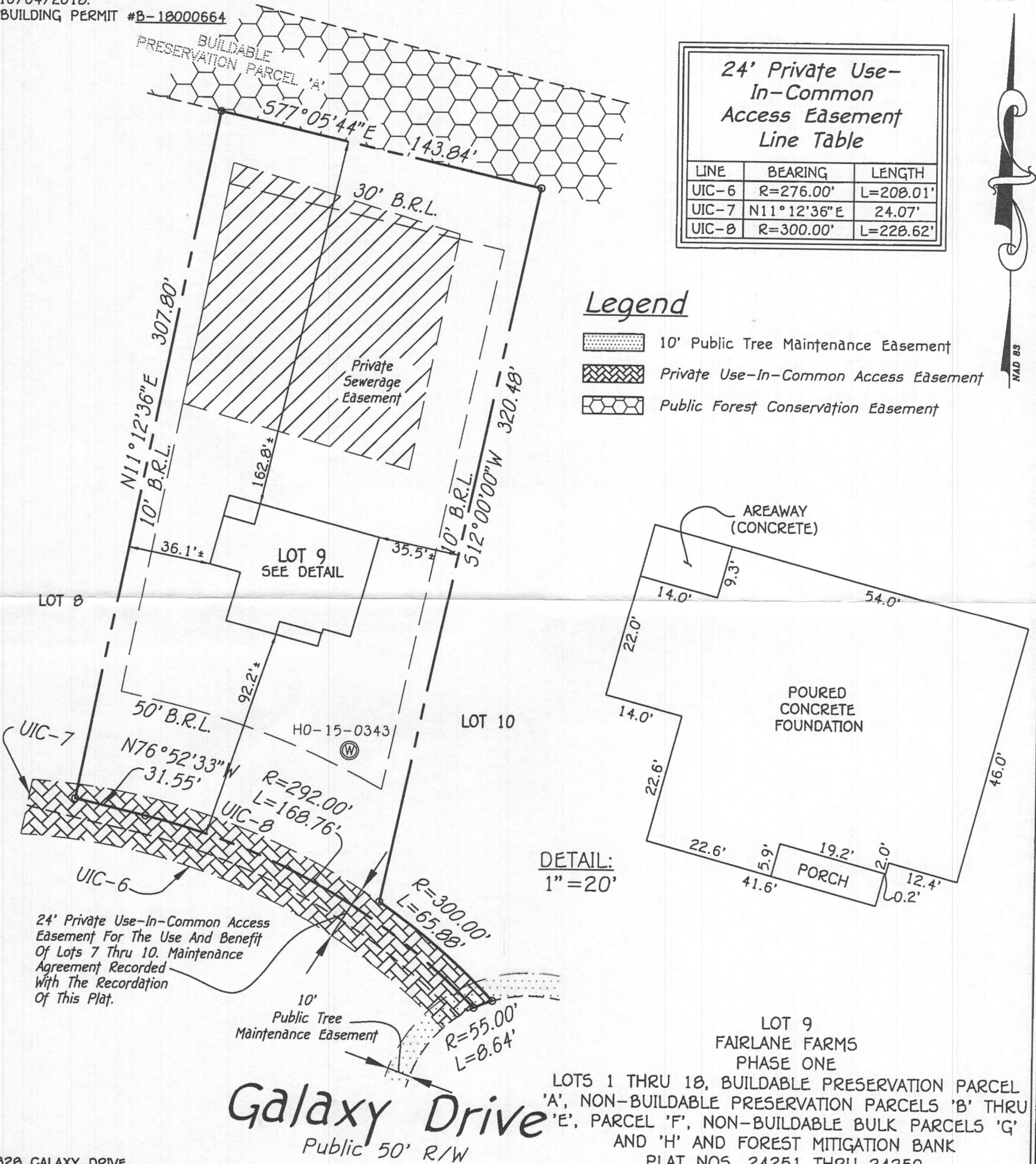
- 1) THIS LOCATION DRAWING IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY APPROVAL FORM INsofar AS IT IS REQUIRED BY A LENDER OR TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING OF THE PROPERTY SHOWN HEREON. UNLESS INDICATED AS BEING A BOUNDARY SURVEY, THIS LOCATION DRAWING IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATIONS OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. AS A RESULT, THIS LOCATION DRAWING DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING FOR RE-FINANCING.
- 2) SUBJECT PROPERTY IS SHOWN IN ZONE X ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF HOWARD COUNTY, MARYLAND, COMMUNITY PANEL No. 24027C0035D EFFECTIVE 11-06-2013.
- 3) THE OFFSETS FROM BUILDING LINE TO PROPERTY LINE AS SHOWN ON THE PLAT HEREON ARE TO AN ACCURACY OF PLUS OR MINUS 1'.
- 4) NO TITLE REPORT FURNISHED. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND CONDITIONS OF RECORD.
- 5) THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-15-0343 HAS BEEN FIELD LOCATED BY FISHER, COLLINS AND CARTER, INC. PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.
- 6) PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 339, EXPIRATION DATE 10/04/2018.
- 7) BUILDING PERMIT #B-18000664

24' Private Use-In-Common Access Easement Line Table

LINE	BEARING	LENGTH
UIC-6	R=276.00'	L=208.01'
UIC-7	N11°12'36"E	24.07'
UIC-8	R=300.00'	L=228.62'

Legend

-  10' Public Tree Maintenance Easement
-  Private Use-In-Common Access Easement
-  Public Forest Conservation Easement



DETAIL:
1" = 20'

24' Private Use-In-Common Access Easement For The Use And Benefit Of Lots 7 Thru 10. Maintenance Agreement Recorded With The Recordation Of This Plat.

Galaxy Drive
Public 50' R/W

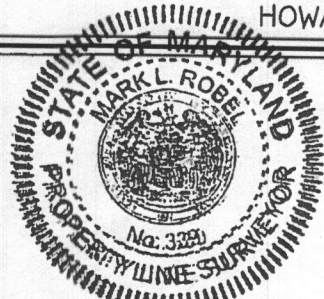
LOT 9
FAIRLANE FARMS
PHASE ONE
LOTS 1 THRU 18, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E', PARCEL 'F', NON-BUILDABLE BULK PARCELS 'G' AND 'H' AND FOREST MITIGATION BANK
PLAT NOS. 24251 THRU 24259
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

#15328 GALAXY DRIVE
B.R.L. = BUILDING RESTRICTION LINE
TOP OF FOUNDATION ELEVATION = 597.4'±

HOUSE LOCATION DRAWING

FOUNDATION LOCATION: 5/4/18
FINAL LOCATION: _____
BOUNDARY SURVEY: _____

SCALE: 1" = 50'
DATE: 5/7/18
DRAWN BY: MD
CHECKED BY: MLR
PROJECT No.: 05106-3003



Mark L. Robel 5/07/18
PROPERTY LINE SURVEYOR DATE
REG. #339

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

Drawing Name:



HEALTH

Building Permit Application

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

Date Received: 2/28/18Permit No.: B18000664

Building Address: 15328 Galaxy Dr.
 City: Woodbine State: MD Zip Code: 21797
 Suite/Apt. #: _____ SDP/WP/BA #: GP 17-81
 Census Tract: _____ Subdivision: Fairlane Farm
 Section: _____ Area: _____ Lot: 9
 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 "Stratford Hall" Blv A 2 car side garage, 1 car side attached, covered porch, and finished lower level (jac rm, bathroom, occupant or tenant: + bedroom)
 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: Chat Cagle
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 License No.: 56
 Phone: 410-379-5956 Fax: _____
 Email: CCagle@NVRInc.com

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

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input 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:	
Use group:	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>4</u> <u>6</u>	
<input type="checkbox"/> Reinforced Concrete	<u>Multi-family Dwelling</u>	
<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 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	
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Jim Keenan
 Applicant's Signature
Jim@DecaturbuildingServices.com
 Email Address
AGENT NV Homes
 Title/Company

Jim Keenan
 Print Name
2/28/2018
 Date
RECEIVED
FEB 28 2018
 LICENSES & 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>3/8/18</u>	<u>H. Osynald</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	\$ <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>150476</u>

Distribution of Copies: White: Building Officials Green: PSZA, Zoning

Yellow: PSZA, Engineering Pink: Health Gold: SHA

Grading not done yet




GENERAL NOTES:

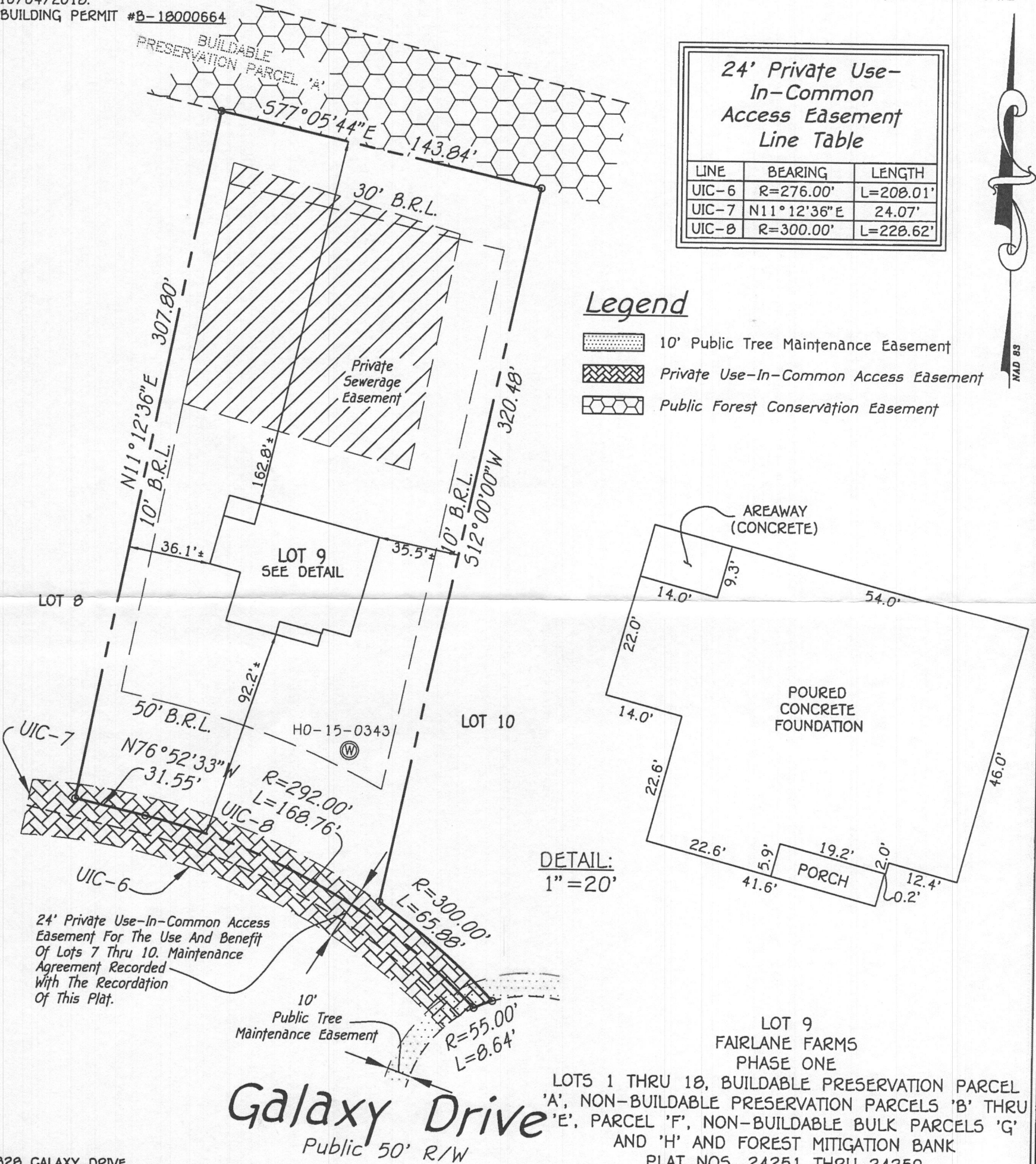
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LINE	BEARING	LENGTH
UIC-6	R=276.00'	L=208.01'
UIC-7	N11°12'36"E	24.07'
UIC-8	R=300.00'	L=228.62'

Legend

-  10' Public Tree Maintenance Easement
-  Private Use-In-Common Access Easement
-  Public Forest Conservation Easement



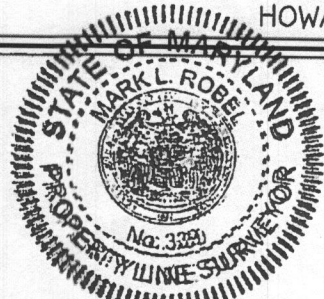
DETAIL:
1"=20'

LOT 9
FAIRLANE FARMS
PHASE ONE
LOTS 1 THRU 18, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E', PARCEL 'F', NON-BUILDABLE BULK PARCELS 'G' AND 'H' AND FOREST MITIGATION BANK
PLAT NOS. 24251 THRU 24259
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

#15320 GALAXY DRIVE
B.R.L. = BUILDING RESTRICTION LINE
TOP OF FOUNDATION ELEVATION = 597.4'±

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

Drawing Name:



Mark L. Robel 5/07/18
PROPERTY LINE SURVEYOR DATE
REG. #339

HOUSE LOCATION DRAWING

FOUNDATION LOCATION: 5/4/18
FINAL LOCATION: _____
BOUNDARY SURVEY: _____

SCALE: 1"=50'
DATE: 5/7/18
DRAWN BY: MD
CHECKED BY: MLR
PROJECT No.: 05106-3003

15328 Galaxy Dr.
 Fairlane lot 9 STRATFORD HALL

Health Dept
 HEALTH DEPT

B18000664



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

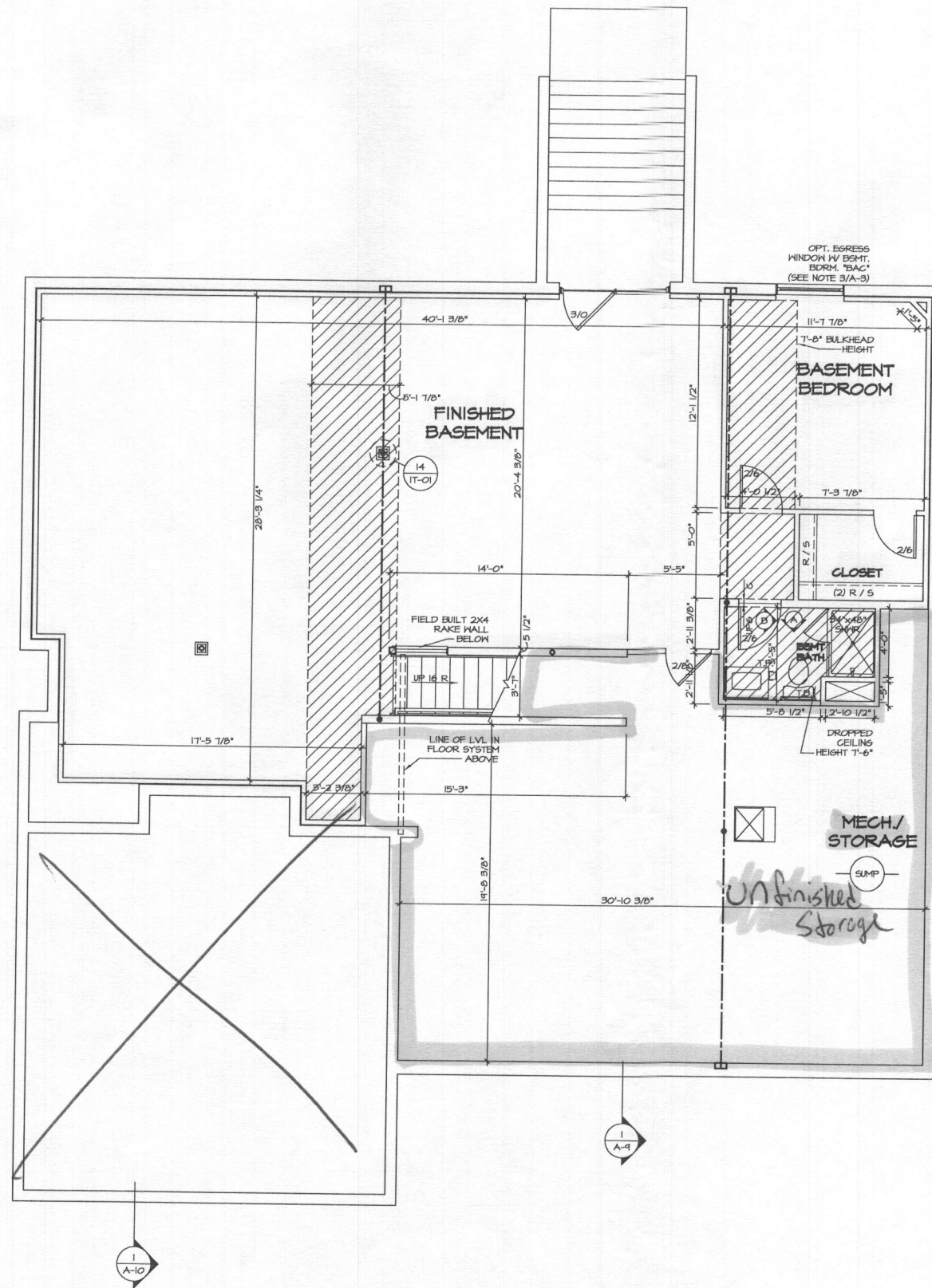
FULL BASEMENT		STANDARD DETAILS
ST. DWGS.		
OPTIONS	OP-1	AD-1
SPEC SHEET	SS-1	AD-1b
ELEVATIONS	4	FD-1
FOUNDATIONS	14	FD-2
FOUNDATION HOLD DOWNS	22, 23, 24, 25	FD-2b
PLUMBING	26	FD-3
BASEMENT FLOOR PLAN	27	EB-1
FIRST FLOOR PLAN	29	JT-1
SECOND FLOOR PLAN	32	JT-3
BUILDING SECTIONS	34, 36	JT-3b
STAIR SECTIONS	38	RF-1
KITCHEN - BATHS	41, 42, 43, 44	RF-1b
BASEMENT ELECTRICAL	45	ET-1
FIRST FLOOR ELECTRICAL	47	ET-1b
SECOND FLOOR ELECTRICAL	50	ET-1c
FIRST FLOOR FRAMING	52	ET-1e
SECOND FLOOR FRAMING	54	ET-1f
ROOF FRAMING	55, 56	ET-2
TRUSS BRACING	61	ET-3b
WALL BRACING LAYOUT	63	MD-1
HVAC LAYOUT	67	MD-2
HVAC LAYOUT	68	MD-3
HVAC LAYOUT	69	DR-1
HVAC LAYOUT	70	DR-2
HVAC LAYOUT	71	DR-3
HVAC LAYOUT	72	FP-1
HVAC LAYOUT	73	IT-1
HVAC LAYOUT	74	IT-1b
		IT-1c
		IT-2
		ST-1
		ST-2
		FB-1
		KT-1
		SP-1
		SP-2
		SP-3
		SEP-1
		SEP-2
		SEP-3
		SEP-4
		F-1
		FA-1
		FC-1
		FC-2
		FC-4
		MB-1
		MB-2
		DN-2

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	2151 SF
	2151 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	2133 SF
	2133 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE ELEV. 'A' OR 'K' OR 'R'	507 SF
ONE CAR SIDE ATTACHED GARAGE (ADD. SF)	314 SF
	821 SF
BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	1451 SF
	1451 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED STORAGE	429 SF
MECHANICAL ROOM	245 SF
	124 SF
TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	2151 SF
2ND FLOOR (BASE SF)	2133 SF
FINISHED BASEMENT	1451 SF
	5735 SF

SET - VERSION
 11900 - 01

CS-1

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1
A-6 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

- ALL HEADERS ARE (2) 2x6 w/ 2x4 HALLS OR (3) 2x6 w/ 2x6 HALLS, 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.
- SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- ALL CASED OPENINGS AT T-11", UNLESS OTHERWISE NOTED.

GYPHUM NOTES

- AT GARAGE:**
5/8" DRYWALL ON COMMON WALLS, CEILING, AND BEARING WALLS AS REQUIRED.
- AT STAIRS:**
1/2" GYPHUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET.
- WITH OPTION "SG1" - DRYWALL UNFINISHED BASEMENT CEILING AREA**

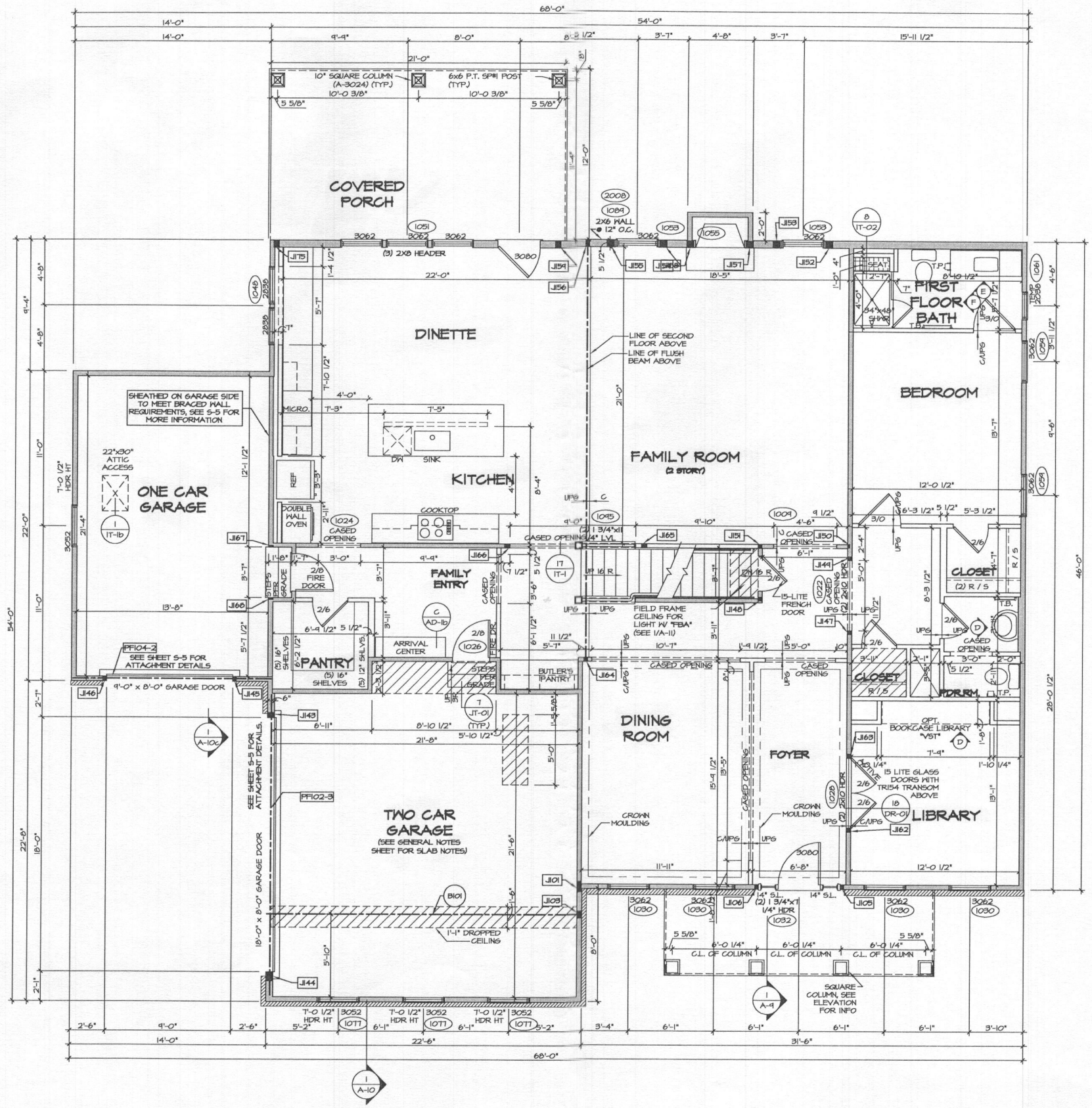
NOTES:

- 1/2" GYPHUM 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.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAMHEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

REMARKS	
REV. NO.	DATE
1	01/24/11 TH - STANDARD DETAILS 9.0
<p>NVR, Inc., owner, expressly reserves its common law copyright in this drawing. This drawing is not to be reproduced, copied, or used in any form, without the written consent of NVR, Inc.</p>	
<p>NVR NVR, Inc. Architectural Services 5285 Westview Drive, Suite 100 Frederick, MD 21703</p>	
MODEL	SET NO. 11600
STRATFORD HALL	VERSION 01
DRAWING TITLE	DRAWN BY BJM
BASEMENT FLOOR PLAN	DATE:
OPTION DESCRIPTION	OPTION
A-6	
27	

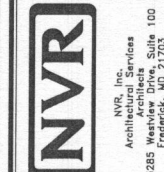


1
A-7
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

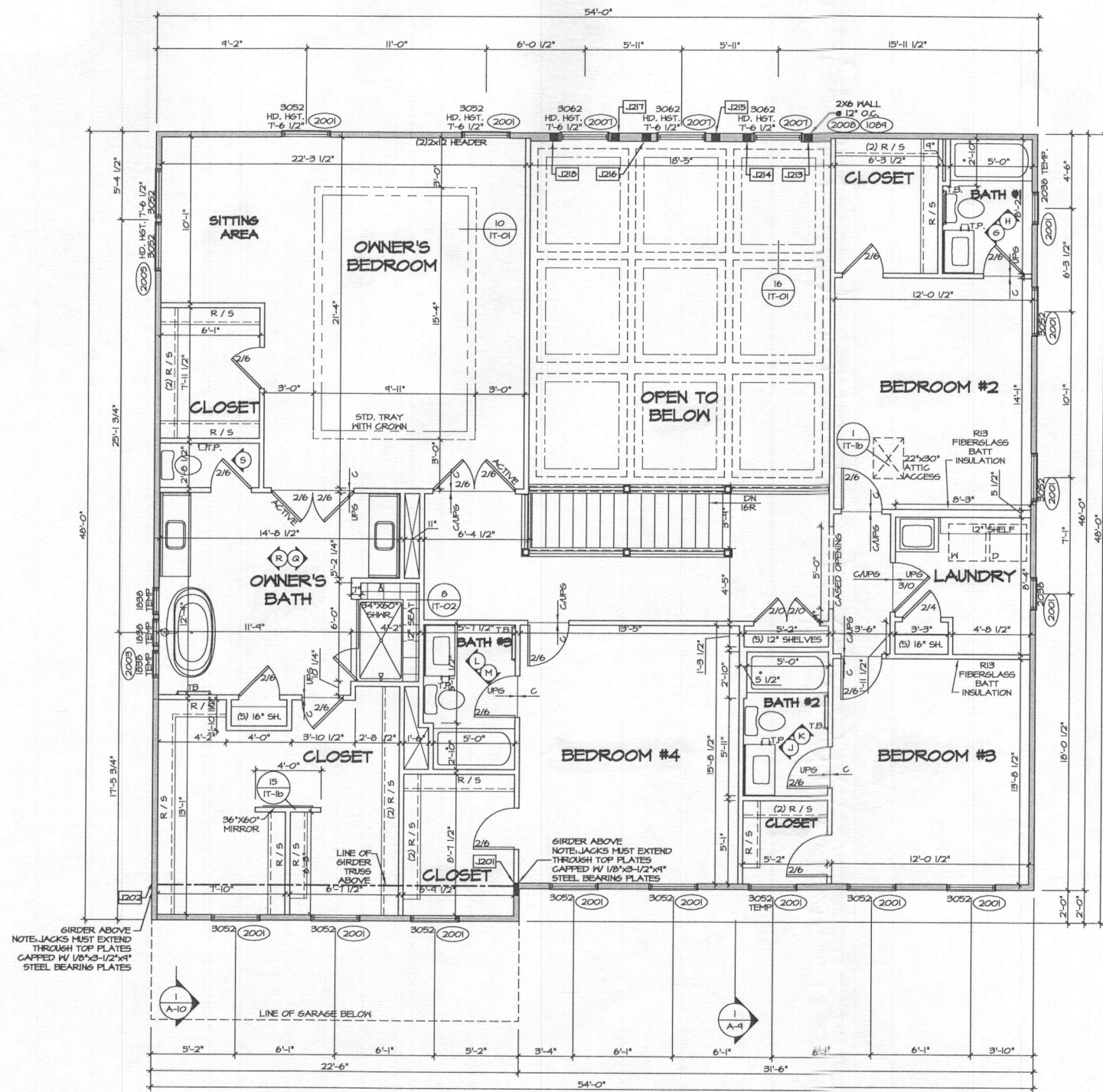
FOR NOTES AND SCHEDULES SEE PAGE A-7b

MODEL STRATFORD HALL	SET NO. 11600	REV. NO. 1	DATE 1/24/17	TH - STANDARD DETAILS 3.0	REMARKS
DRAWING TITLE FIRST FLOOR PLAN	VERSION 01				
OPTION DESCRIPTION	DRAWN BY BIM				
	DATE:				
	OPTION				
A-7					
29					

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

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 CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARINGS FROM POINT-LOAD ABOVE
 - JOISTS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL.
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

SECOND FLOOR JACK SCHEDULE

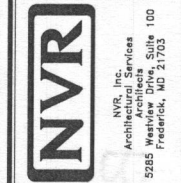
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (6) 2X4 SFF#1		2006	
J202	JACK - (6) 2X4 SFF#1		2006	
J213	JACK - (4) 2X6 SFF #2 STUD GRADE		2001	FULL HEIGHT STUDS
J214	JACK - (4) 2X6 SFF #2 STUD GRADE		2001	FULL HEIGHT STUDS
J215	JACK - (4) 2X6 SFF #2 STUD GRADE		2001	FULL HEIGHT STUDS
J216	JACK - (4) 2X6 SFF #2 STUD GRADE		2001	FULL HEIGHT STUDS
J217	JACK - (4) 2X6 SFF #2 STUD GRADE		2001	FULL HEIGHT STUDS
J218	JACK - (4) 2X6 SFF #2 STUD GRADE		2001	FULL HEIGHT STUDS

GIRDER ABOVE NOTE: JACKS MUST EXTEND THROUGH TOP PLATES CAPPED W/ 1/8"x3-1/2"x4" STEEL BEARING PLATES

GIRDER ABOVE NOTE: JACKS MUST EXTEND THROUGH TOP PLATES CAPPED W/ 1/8"x3-1/2"x4" STEEL BEARING PLATES

REV. NO. DATE 01/24/17 TM - STANDARD DETAILS 3.0

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MODEL	SET NO. 11500	VERSION 01	DATE	OPTION
DRAWING TITLE	STRATFORD HALL	DRAWN BY BIM		
DESCRIPTION	SECOND FLOOR PLAN			
SHEET NO.	A-8			
OPTION DESCRIPTION				
				32.1