



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: 2/8/18

Permit No.: B18000420

Building Address: 1045 Fairlane Drive  
 City: Woodbine State: MD Zip Code: 21797  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: GP-~~18-35~~ 18-35  
 Census Tract: \_\_\_\_\_ Subdivision: Fairlane Farm  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 20  
 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" with ELV 'A', 2 car garage, 1st floor Bedroom finished lower level (rec room, Bathroom + wet bar)  
 Occupant or Tenant: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:	
	2 <sup>nd</sup> floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<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"/> <b>Roadside Tree Project Permit</b>	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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

Applicant's Name & Mailing Address, (If other than stated herein)  
 Applicant's Name: Decatur Building Services  
 Address: PO Box 552  
 City: Woodbine State: MD Zip Code: 21797  
 Phone: 443-309-7792 Fax: \_\_\_\_\_  
 Email: Jim@DecaturbuildingServices.com

Contractor Company: NV Homes  
 Contact Person: Clint 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: \_\_\_\_\_

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

RECEIVED  
FEB 08 2018  
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  
2/8/2018  
 Date

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>4/23/18</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	\$ <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>150226</u>

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA



# 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.: B18000989

Building Address: 1045 Fairlane Rd  
 City: Woodbine State: MD Zip Code: 21797  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Fairlane Farm  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 20  
 Tax Map: 8 Parcel: 8 Grid: 2  
 Mapping: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: 1.108 (A)  
 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 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: Daisy Cooper  
 Address: 2215 Duvall 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: 443-610-7574 Fax: \_\_\_\_\_  
 Email: Michelle@AppliedAndApproved.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:	Depth	Width
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:	
Area of construction (sq. ft.):	2 <sup>nd</sup> floor:	
Use group:	Basement:	
	<input type="checkbox"/> Finished Basement	
	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<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:	
<b>Roadside Tree Project Permit</b>	Footings:	
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<b>Roadside Tree Project Permit #</b>	<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
<b>Water Supply</b>	
<input type="checkbox"/> Public	<b>RECEIVED</b>
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	<b>MAR 27 2018</b>
<input checked="" type="checkbox"/> Private	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	<b>LICENSES &amp; PERMITS</b>
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DIVISION</b>
Grading Permit Number:	
Building Shell Permit Number:	

I, 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

Email Address: Michelle@AppliedAndApproved.com

Date: 3/26/18

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>4/13/18</u>	<u>R-K</u>

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	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$ <u>110</u>
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$ <u>6964</u>
Check	# <u>6964</u>

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

Number of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

495 S.F.	673 S.F.
GAR. 730 S.F.	750 S.F.
107 S.F.	

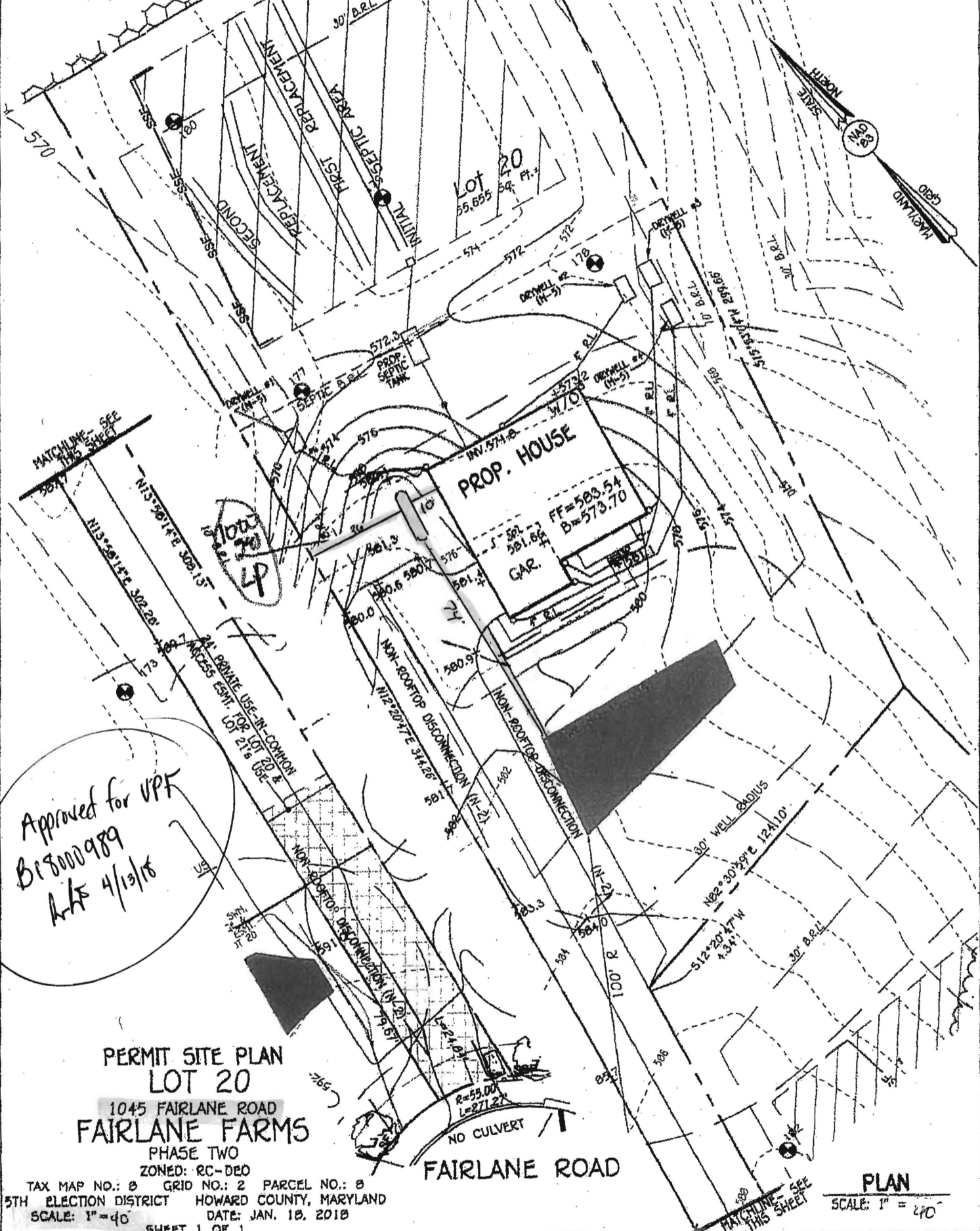
**OWNER/DEVELOPER**

IV HOPES  
9720 PATURNT WOODS DRIVE  
COLUMMA, MD 21046  
410-379-5956

**STORMWATER MANAGEMENT NOTE:**

STORMWATER MANAGEMENT FOR LOT 10 IS BEING PROVIDED BY A COMBINATION OF NON-ROOFTOP DISCONNECTION (N-2) FOR THE DRIVEWAY AREA AND 4 DRYWELLS (M-5) FOR PROPOSED HOUSE ROOFTOP.

PROPOSED HOUSE DOWNSPOUT  
DRAINAGE AREAS  
SCALE: 1"=30'



Approved for VPT  
B18000989  
AKS 4/19/18

**PERMIT SITE PLAN  
LOT 20**  
1045 FAIRLANE ROAD  
**FAIRLANE FARMS**  
PHASE TWO

ZONED: RC-DEO  
TAX MAP NO.: 8 GRID NO.: 2 PARCEL NO.: 8  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=40' DATE: JAN. 18, 2018  
SHEET 1 OF 1

FAIRLANE ROAD

PLAN  
SCALE: 1" = 40'

**SHEET 3 of 3**

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Wednesday, February 14, 2018 1:47 PM  
**To:** Tony Fertitta  
**Subject:** OSDS Plan\_Fairlane Farm\_Lot 20

Hi Tony:

We have the building permit for Fairlane Farm, Lot 20 and we need an OSDS Plan.

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](mailto:hoswald@howardcountymd.gov)

### CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

495 S.F.	673 S.F.
GAR. 730 S.F.	750 S.F.
107 S.F.	

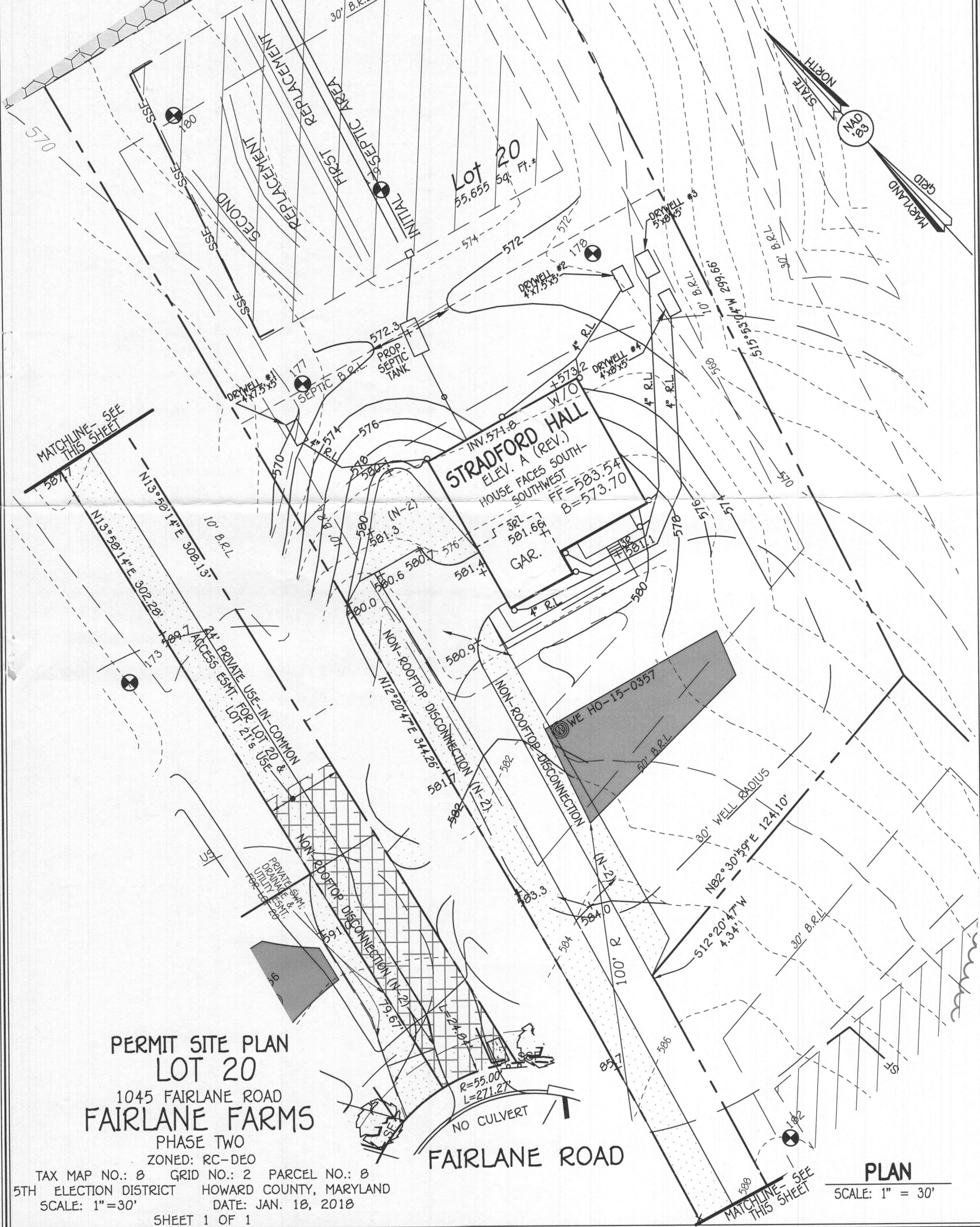
**OWNER/DEVELOPER**

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

**STORMWATER MANAGEMENT NOTE:**

STORMWATER MANAGEMENT FOR LOT 10 IS PROVIDED BY A COMBINATION OF NON-ROOFTOP DISCONNECTION (N-2) FOR THE DRIVEWAY AREA AND 4 DRYWELLS (M-5) FOR PROPOSED HOUSE ROOFTOP.

PROPOSED HOUSE DOWNSPOUT  
DRAINAGE AREAS  
SCALE: 1"=30'



**PERMIT SITE PLAN  
LOT 20**  
1045 FAIRLANE ROAD  
**FAIRLANE FARMS**  
PHASE TWO

ZONED: RC-DEO  
TAX MAP NO.: 8 GRID NO.: 2 PARCEL NO.: 8  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: JAN. 18, 2018  
SHEET 1 OF 1

**PLAN**  
SCALE: 1" = 30'

LOT 20 1045 fairlane Road

# STRATFORD HALL

B18660420  
HEALTH DEPT



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

	FULL BASEMENT											CRAWL SPACE											STANDARD DETAILS	
	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'K'	ELEV. 'L'	ELEV. 'R'	SIDE ELEVATIONS	REAR ELEVATIONS	OPTIONAL COVERED PORCH	OPTIONAL FIRST FLOOR SUITE	OPTIONAL GARAGE G.C., S.A.A., S.A.S.	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'K'	ELEV. 'L'	ELEV. 'R'	SIDE ELEVATIONS	REAR ELEVATIONS	OPTIONAL COVERED PORCH	OPTIONAL FIRST FLOOR SUITE	OPTIONAL GARAGE G.C., S.A.A., S.A.S.		
SPEC SHEET	56-1											56-1												AD-1
GENERAL NOTES	2											2												AD-1B
SCHEDULES	3											3												FD-1
ELEVATIONS		4.5	6	7	8	9	10,11,11.1,12,11,12.2	13					4.5	6	7	8	9	10,11,11.1,12,11,12.2	13					FD-2
FOUNDATIONS	14	14	15.1	15.1	15.2	15.2						17	17	18.1	18.1	18.2	18.2							FD-2B
FOUNDATION GRADE BEAMS	20											20												FD-3
FOUNDATION HOLD DOWNS	22,23,24,25										20,21	20												FD-3B
PLUMBING	26											22,23,24,25												GB-1
BASEMENT FLOOR PLAN	27,28											26												JT-1
FIRST FLOOR PLAN	29	29	30.1	30.1	30.2	30.2						29	29	30.1	30.1	30.2	30.2							JT-3
SECOND FLOOR PLAN	32,33	32.1	33	32.1	33	33						32,33	32.1	33	32.1	33	33							JT-3B
BUILDING SECTIONS THROUGH FOYER	34	34	35	35	35	35						34	34	35	35	35	35							RF-1
BUILDING SECTIONS THROUGH GARAGE	36	36	37.1	37.1	37.1	37.1						36	36	37.1	37.1	37.1	37.1							RF-1B
STAIR SECTIONS	38,39,40											38,39,40												ET-1
KITCHENS - LAUNDRY	41,42,43											41,42,43												ET-1B
BATH - ELEVATIONS	44											44												ET-1C
BASEMENT ELECTRICAL	45,46,1,46.2											44												ET-1E
FIRST FLOOR ELECTRICAL	47	47	48	48	48	48						47	47	48	48	48	48							ET-1F
SECOND FLOOR ELECTRICAL	50	50	51	51	51	51						50	50	51	51	51	51							ET-2
FIRST FLOOR FRAMING	52											52												ET-3B
SECOND FLOOR FRAMING	54											52												ET-3C
ROOF FRAMING		55	56	57	58	59						54												WD-1
TRUSS BRACING	61,62											60	60	60										WD-2
WALL BRACING - 90 MPH	63,65											61,62												WD-3
WALL BRACING - 100 MPH	64,66											63,65												DR-1
HVAC LAYOUT - BASEMENT FOUNDATION - 5XN	67											64,66												DR-2
HVAC LAYOUT - BASEMENT FOUNDATION - 5XS	68																							DR-3
HVAC LAYOUT - CRAWL FOUNDATION - 5XN																								FP-1
HVAC LAYOUT - CRAWL FOUNDATION - 5XS																								IT-1
HVAC LAYOUT - FIRST FLOOR	71											69												IT-1B
HVAC LAYOUT - FIRST FLOOR												70												IT-1C
HVAC LAYOUT - SECOND FLOOR - 5XN	73																							IT-2
HVAC LAYOUT - SECOND FLOOR - 5XS	74																							ST-1
																								ST-2
																								YS-1
																								KT-1
																								SP-1
																								SP-2
																								SEP-1
																								SEP-2
																								SEP-3
																								SEP-4
																								F-1
																								FC-1
																								FC-2
																								FC-4
																								WB-1
																								WB-2
																								DW-2

FOOTPRINT	
BASE HOUSE:	
WIDTH:	54'-0"
DEPTH:	54'-4"
MAXIMUM:	
WIDTH:	103'-0"
DEPTH:	66'-4"

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	2157 SF
2ND FLOOR (BASE SF)	2183 SF
	4240 SF

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	2157 SF
1ST FLOOR SUITE (ADD. SF)	352 SF
1ST FLOOR TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	111 SF
1ST FLOOR ELEV. 'B' OR 'L' (ADD. SF)	94 SF
1ST FLOOR ONE CAR GARAGE (DEDUCT SF)	6 SF

SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	2183 SF
2ND FLOOR ELEV. 'B' OR 'L' (ADD. SF)	63 SF

GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE ELEV. 'A' OR 'K' OR 'R'	507 SF
TWO CAR GARAGE ELEV. 'B' OR 'L'	506 SF
TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	448 SF
ONE CAR SIDE ATTACHED GARAGE (ADD. SF)	314 SF

BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	1451 SF
FINISHED BASEMENT AREA #2 (ADD. SF)	429 SF
FINISHED BASEMENT AREA #2 ELEV. 'B' OR 'L' (ADD. SF)	40 SF
FINISHED BASEMENT TWO CAR SIDE ATTACHED GARAGE (DEDUCT SF)	1 SF
FINISHED BASEMENT ONE CAR GARAGE (DEDUCT SF)	6 SF

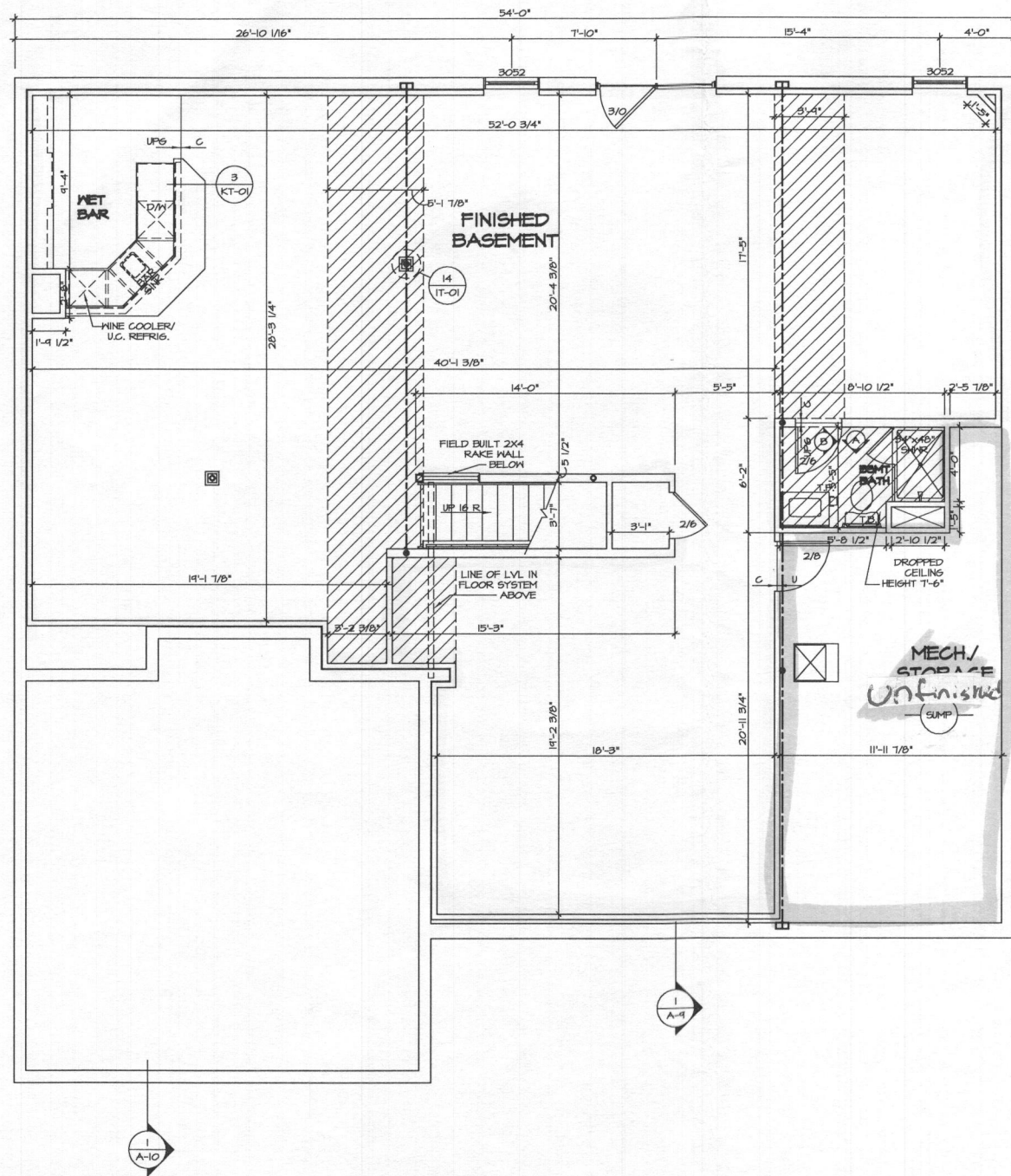
  

UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT (BASE SF)	2181 SF
UNFINISHED STORAGE TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	111 SF
UNFINISHED BASEMENT ELEV. 'B' OR 'L' (ADD. SF)	40 SF
UNFINISHED BASEMENT ONE CAR SIDE ATTACHED GARAGE (DEDUCT SF)	6 SF

SET - VERSION	11900 - 01	CS-1
---------------	------------	------

J:\PROJECTS\NVR\HOMES\STRATFORD HALL\_11900\_01\Sheets\Master Set\CS-1 COVER SHEET.dwg 05/24/17 - 3:48 pm



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

**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. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. 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:**

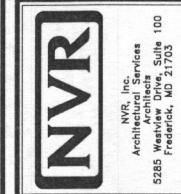
- 1/2" GYPHUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF FURNISHING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0" X 8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

**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

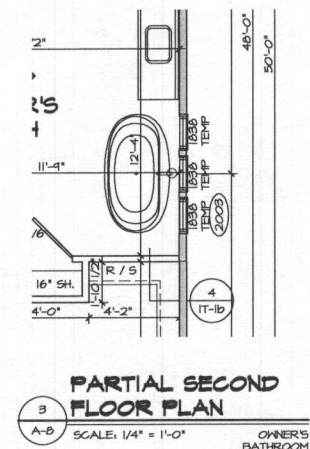
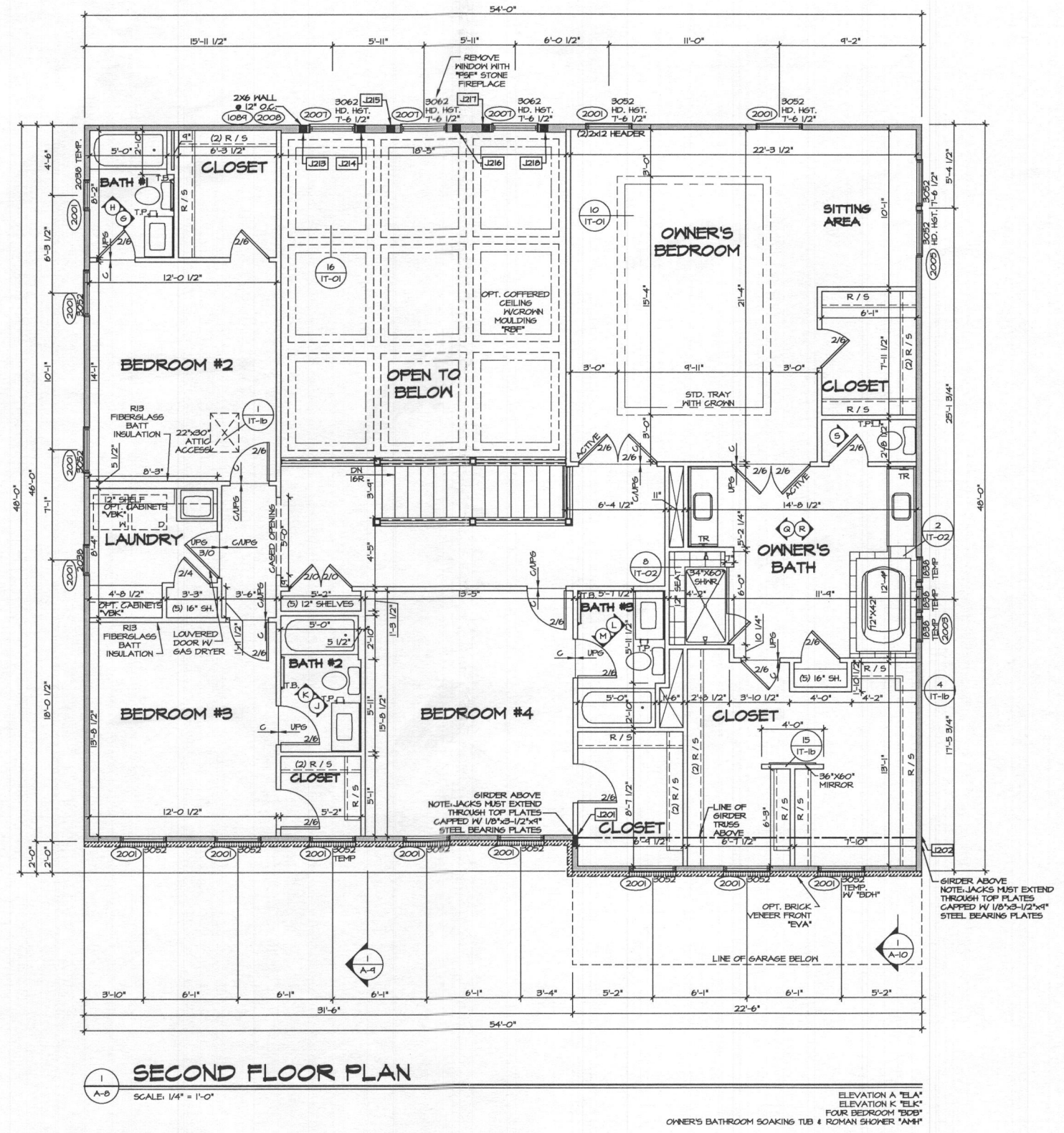
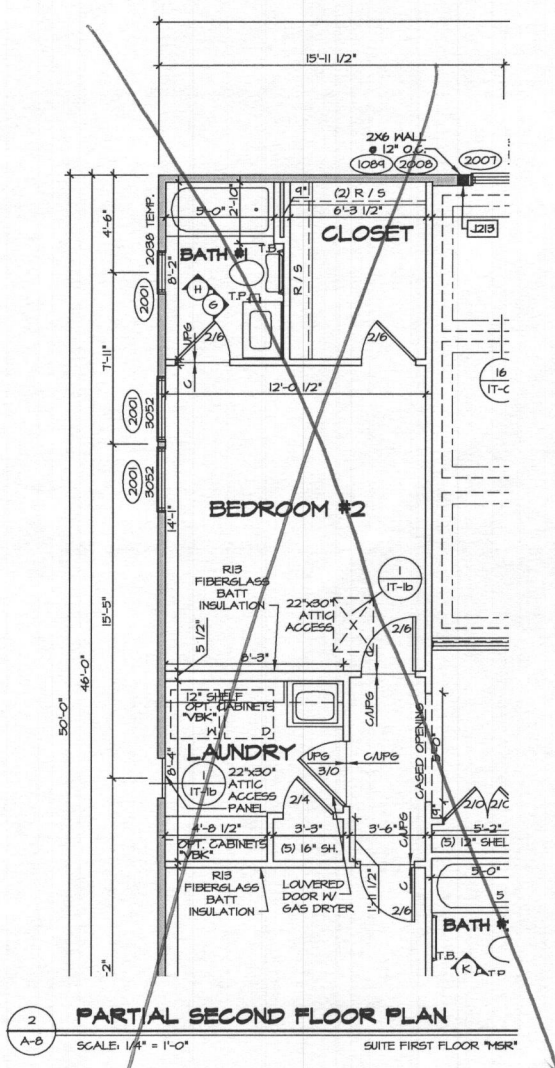
REV. NO.	DATE	REMARKS
1	01/24/11	TH - STANDARD DETAILS 3.0

NVR, Inc., owner, expressly reserves the common law copyright in this drawing. This drawing is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of NVR, Inc.



SHEET NO. <b>A-6</b>	SET NO. 11900	VERSION 01
	DRAWN BY: EJM	DATE:
DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	OPTION	
	DESCRIPTION	
SHEET NO. <b>27</b>	OPTION	





**NOTES:**  
1. GENERAL NOTES (N-1)  
2. SCHEDULES (N-2)  
3. LVL NAILING SCHEDULE (N-1)  
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

**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

SHEET NO. <b>A-8</b>	MODEL <b>STRATFORD HALL</b>	REV. NO. 1	DATE 01/24/17	REMARKS TM - STANDARD DETAILS B.D
	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	REV. NO. 2	DATE 01/24/17	REMARKS MSB - ADDED ACCESS PANEL IN LAMB TO REACH TUBE ATTIC (PAR #46377)
SHEET NO. <b>32.1</b>	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	OPTION OPTION	NVR, Inc. hereby represents to owners for oversight and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, without the express written consent of NVR, Inc.	
		OPTION OPTION	NVR, Inc. Architectural Services 21 Bye Court, Suite A Frederick, MD 21702	