



HEALTH
PROBLEM
ADDRESS

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: 12/21/17

Permit No.: B17004472

Building Address: 15320 Galaxy Dr.
 City: Woodbine State: MD Zip Code: 21797
 Suite/Apt. #: _____ WP/BA #: GP-17-81
 Census Tract: _____ Subdivision: Fairlane Farms
 Section: _____ Area: _____ Lot: 11
 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" with 3 car garage, 4' EXT to Family Room, Mowing Room, and finished lower level (Rec Rm, office and bath)
 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@NVHOMES.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	
Use group:	<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:	
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
12/21/2017
 Date
RECEIVED
DEC 21 2017

LICENSES & PERMITS
 DIVISION

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

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>1/18/18</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>150112</u>



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. B18000632

Building Address: 15320 GALAXY DRIVE
 City: WOODBINE State: MD Zip Code: 21797
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: FAIRLANE FARM
 Section: _____ Area: _____ Lot: 11
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: 45,235

Existing Use: SFD
 Proposed Use: SFD W/PROPANE TANK
 Estimated Construction Cost: \$ 4,000
 Description of Work: INSTALL 1000 GAL UNDERGROUND PROPANE TANK

Occupant/Tenant Name: OWNER
 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 st floor: _____
Area of construction (sq. ft.): _____	2 nd floor: _____
Use 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: _____
Roadside Tree Project Permit # _____	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Property Owner's Name: NVR INC
 Address: 9720 PATUXRNT WOODS DRIVE
 City: COLUMBIA State: MD Zip Code: 21046
 Phone: _____ 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: 21128
 Phone: 443-610-7514 Fax: _____
 Email: MICHELLE@APPLIEDANDAPPROVED.COM

Contractor Company: TECH AIR
 Contact Person: DENNIS FEAGA
 Address: 1560 A-D CATON CENTER DRIVE
 City: BALTIMORE State: MD Zip Code: 21227
 License No.: 81215
 Phone: 410-984-5681 Fax: _____
 Email: _____

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

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: _____	

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Applicant's Signature: _____
 MICHELLE@APPLIEDANDAPPROVED.COM
 Email Address
 PERMITS
 Title/Company

Print Name: MICHELLE CLANCY
 Date: 2/26/18

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

****PLEASE WRITE NEATLY & LEGIBLY****
-FOR OFFICE USE ONLY-

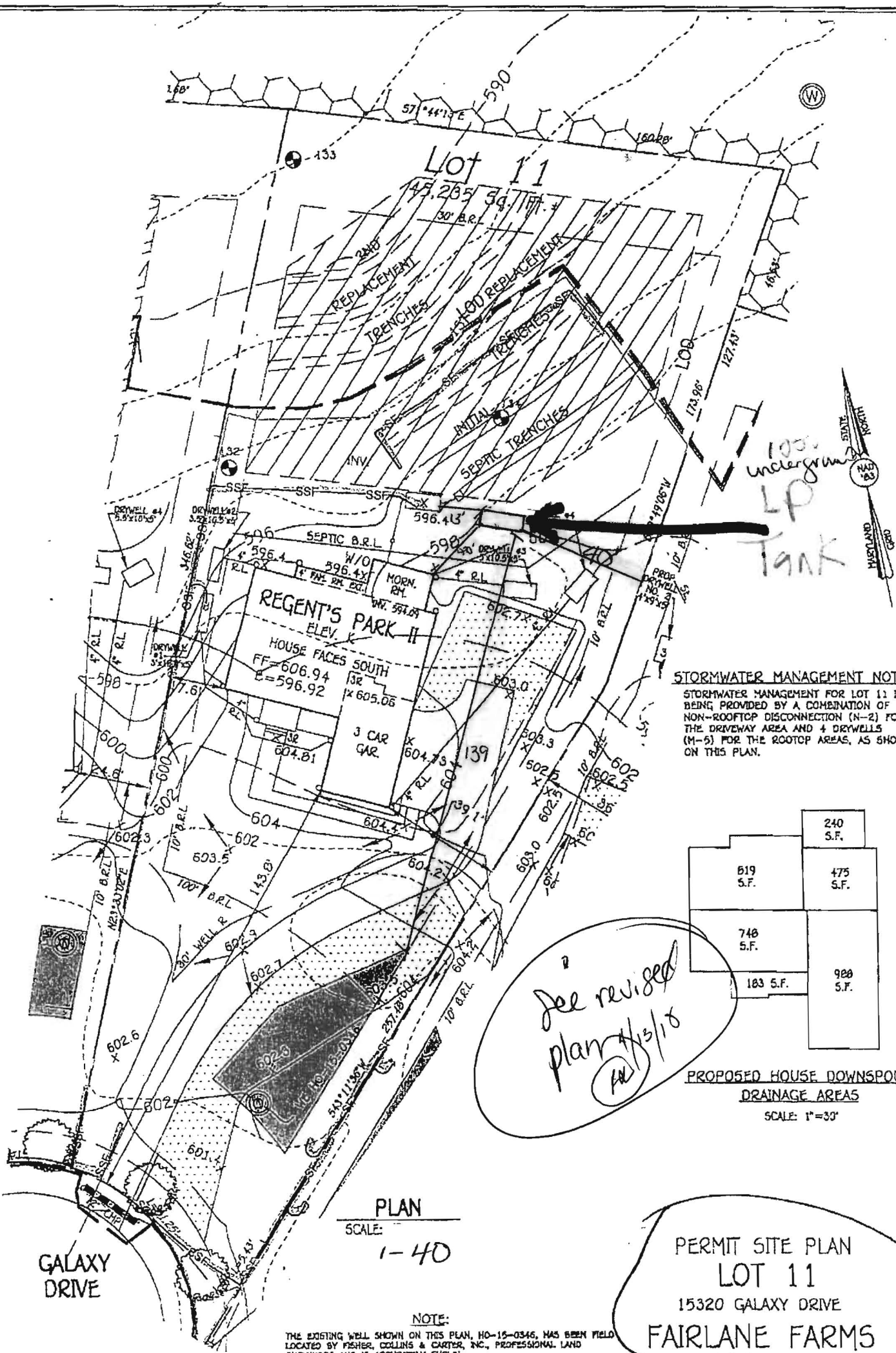
AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>4/13/18</u>	<u>[Signature]</u>

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>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>6330</u>

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



STORMWATER MANAGEMENT NOTES:
 STORMWATER MANAGEMENT FOR LOT 11 IS BEING PROVIDED BY A COMBINATION OF NON-ROOFTOP DISCONNECTION (N-2) FOR THE DRIVEWAY AREA AND 4 DRYWELLS (M-5) FOR THE ROOFTOP AREAS, AS SHOWN ON THIS PLAN.

	240 S.F.
619 S.F.	475 S.F.
748 S.F.	
183 S.F.	928 S.F.

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

See revised plan 1/13/18

PLAN
 SCALE: 1"=40'

PERMIT SITE PLAN
LOT 11
 15320 GALAXY DRIVE
FAIRLANE FARMS
 PHASE ONE

NOTE:
 THE EXISTING WELL SHOWN ON THIS PLAN, HO-15-0346, HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.

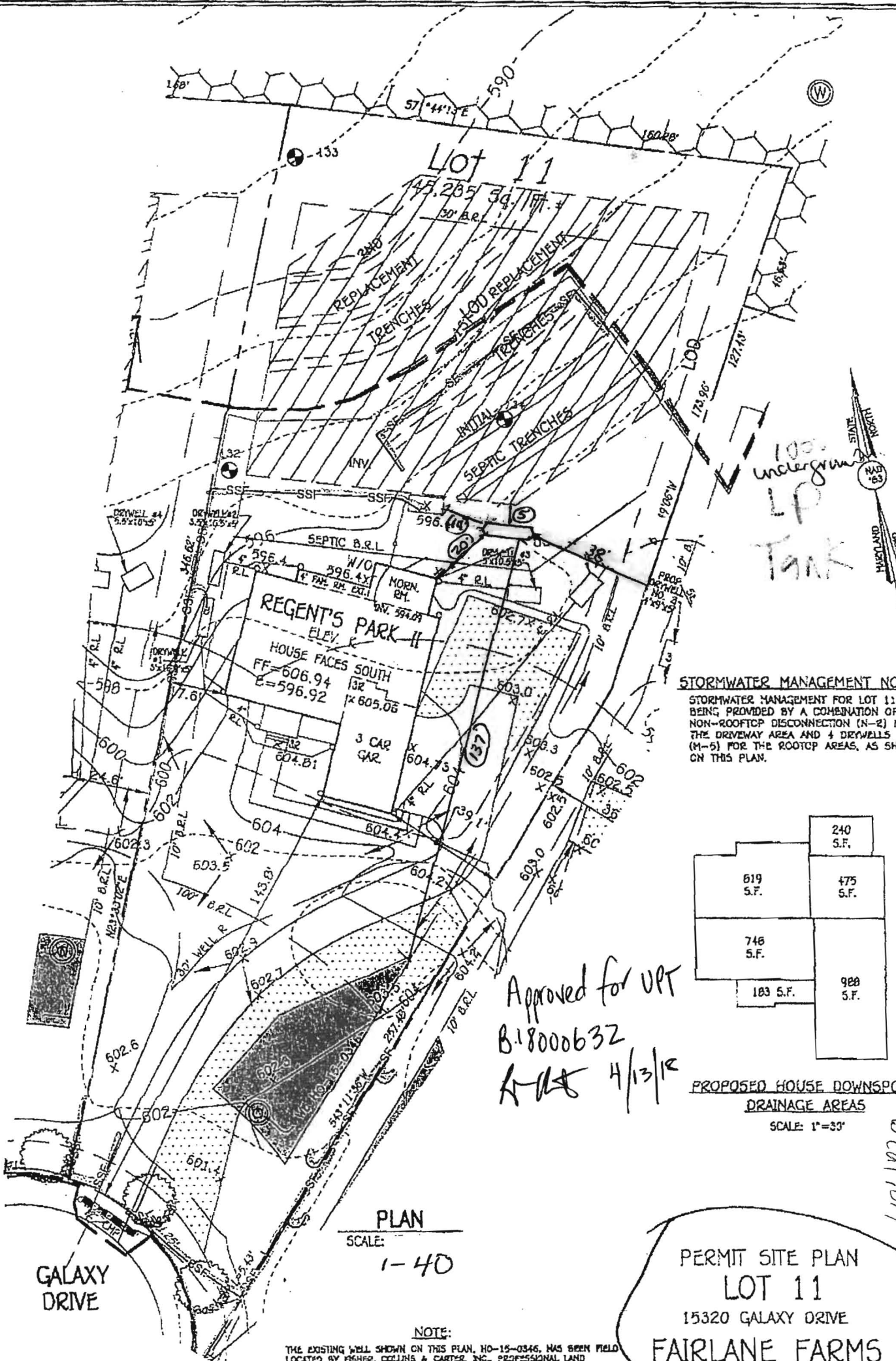
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SERVICE OFFICE PARK - 13272 SALTHORSE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-1999

OWNER/DEVELOPER
 NV HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MD 21046
 410-375-5995

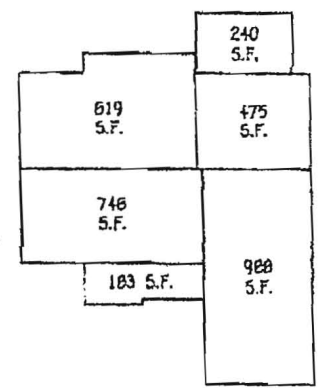
ZONED: RC-DEO
 TAX MAP NO.: 8 GRID NO.: 2 PARCEL NO.: 8
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: DEC. 12, 2017
 SHEET 1 OF 1

[Handwritten signature]

APPROVED FOR CONSTRUCTION



STORMWATER MANAGEMENT NOTES:
 STORMWATER MANAGEMENT FOR LOT 11 IS BEING PROVIDED BY A COMBINATION OF NON-ROOFTOP DISCONNECTION (N-2) FOR THE DRIVEWAY AREA AND 4 DRYWELLS (M-5) FOR THE ROOFTOP AREAS, AS SHOWN ON THIS PLAN.



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

PLAN
 SCALE: 1"=40'

NOTE:
 THE EXISTING WELL SHOWN ON THIS PLAN, NO-15-0346, HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.

PERMIT SITE PLAN
LOT 11
 15320 GALAXY DRIVE
FAIRLANE FARMS
 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: DEC. 12, 2017
 SHEET 1 OF 1

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SERVICE OFFICE PARK - 13272 SOUTHWEST WOODWAY, P.O. BOX 1000
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2888

OWNER/DEVELOPER
 MY HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MD 21046
 410-375-5958

Comments: Revised plot plan to change tank location

Date: 3.9.18

B18000632

REVISED

**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 3/8/18
To: HEALTH DEPT (RYAN RAPPAPORT)
(Person's Name and Division) *Applied.*
From: Michelle Clancy *Approved* (443) 610-7514
(Your Name, Company Name and Telephone Number)
Subject: Project name Propane Tank
Project site address 15320 Galaxy Dr
Permit # B18000632 SDP # _____
Other information pertinent to this project _____

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 _____ (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 Revise Site Plan - moved TANK 2 FEET per Health Comments


Contact Person Information: (Required)

Michelle Clancy
Please Print Name

Telephone No: 443-610-7514

E-Mail Address: Michelle @AppliedandApproved.com

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 

Revision - RMB - HCHD
4/13/18

Health Dept

Lot 11 - Fairlane

5320 Galaxy Drive

B17004472

REGENT'S PARK II

HEALTH



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

	FULL BASEMENT							CRAWL SPACE							ATTACHED GARAGE / ROOMS							STANDARD DETAILS					
	STD. DWGS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "D"	ELEV. "E"	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. OWNERS	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	4	11		13			6	4	11		13												D-4	
FRONT ELEVATIONS - BRICK		4	7	10					4	7	10															D-5	
FRONT ELEVATIONS - STONE AND BRICK						12	14.1	14.2					12	14.1	14.2											D-5a	
SIDE ELEVATIONS		15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37		D-6	
REAR ELEVATIONS		26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48		D-7	
FOUNDATION	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	D-8c	
FOUNDATION HOLD DOWN LAYOUT	42								42															41		D-11	
PLUMBING GROUND WORKS	43	43	44	44	44	44	44	44	45	45	46	46	46	46	46	46	46	46	46	46	46	46	46	46		D-12b	
BASEMENT PLAN	47								47																	D-12c	
FIRST FLOOR PLAN	49	49	50	50	50	50	50	50	49	49	50	50	50	50	50	50	50	50	50	50	50	50	50	50	48	D-13	
SECOND FLOOR PLAN	54	54	55	55	55	55	55	55	54	54	55	55	55	55	55	55	55	55	55	55	55	55	55	55	53	D-14	
BUILDING SECTION AT FOYER	54								60															61	62	D-15	
BUILDING SECTION AT GARAGE	63								64																	D-16	
STAIR PLAN - STANDARD	65.1, 65.2, 68								65.1, 65.2, 68																	D-16a	
STAIR PLAN - UPGRADE	66.1, 66.2, 67.1, 67.2, 67.3								66.1, 66.2, 67.1, 67.2, 67.3																	D-17	
STAIR PLAN - UPGRADE	69, 70.1, 70.2								69, 70.1, 70.2																		D-17a
KITCHEN PLANS - CABINET HOOD B	71								71																	D-19	
KITCHEN PLANS - CABINET HOOD C	72								72																	D-20	
KITCHEN PLANS - GOURMET	73								73																	D-21	
INTERIOR DETAILS	76								76																	D-22	
INTERIOR DETAILS - FIREPLACE	80								80																	D-27	
INTERIOR DETAILS - TRIMMED OPENINGS	82.1, 82.2								82.1, 82.2																	D-29	
INTERIOR DETAILS - BATH ELEVATIONS	83								83																	D-30	
EXTERIOR DETAILS	84	84	85	86	87	88	89	90	84	84	85	86	87	88	89	90	91	90								D-31	
BASEMENT ELECTRICAL	92								92																	D-34	
FIRST FLOOR ELECTRICAL	93	93	94	94	94	94	94	94	93	93	94	94	94	94	94	94	94	94	94	94	94	94	94	94	97	D-35	
SECOND FLOOR ELECTRICAL	98	98	99	99	99	99	99	99	98	98	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	D-36	
FIRST FLOOR JOIST LAYOUT	103			105	105	105	105	105	104			106	106	106	106	106	106	106	106	106	106	106	106	106	106	D-37	
SECOND FLOOR JOIST LAYOUT	107			109	109	109	109	109	107			109	109	109	109	109	109	109	109	109	109	109	109	109	109	D-38b	
ROOF FRAMING	111	113	115	117	119	121	122.2																			D-40	
ROOF FRAMING - ALTERNATE OWNER'S SUITE	112	114	116	118	120	122.1	122.3																			D-40b	
TRUSS BRACING	128, 124, 130, 131, 132, 133, 134								128, 124, 130, 131, 132, 133, 134																		D-44
BRACED WALL PANEL DETAIL	135								135																		D-45
BASEMENT HVAC LAYOUT	137.1, 137.2, 138																										NB4
CRAWL FLOOR HVAC LAYOUT									139																		SP-1
FIRST FLOOR HVAC LAYOUT	140.1, 140.2																										SP-2
FIRST FLOOR HVAC LAYOUT									141																		SP-3
SECOND FLOOR HVAC LAYOUT	142.1, 142.2								142.1, 142.2																		SP-3
																											SEP-1
																											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.	+6
ELEVATION "D"	GROSS SQ. FT.	+84
ELEVATION "E"	GROSS SQ. FT.	+18
ELEVATION "K"	GROSS SQ. FT.	+0
ELEVATION "L"	GROSS SQ. FT.	+6

ADDITIONAL SQ. FT.		
MORNING ROOM		
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		
W/ NO BONUS RM. / BDRM.	GROSS SQ. FT.	+104
BONUS RM. / BEDROOM		
W/ NO EXTENSION	GROSS SQ. FT.	+326
W/ 4' EXTENSION	GROSS SQ. FT.	+420
CONSERVATORY / IN-LAW'S SUITE		
W/ 4-BEDROOM	GROSS SQ. FT.	+352
W/ 5-BEDROOM	GROSS SQ. FT.	+104

MAXIMUM FINISHED SQ. FT.		
HOUSE TOTAL	GROSS SQ. FT.	5743
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT		

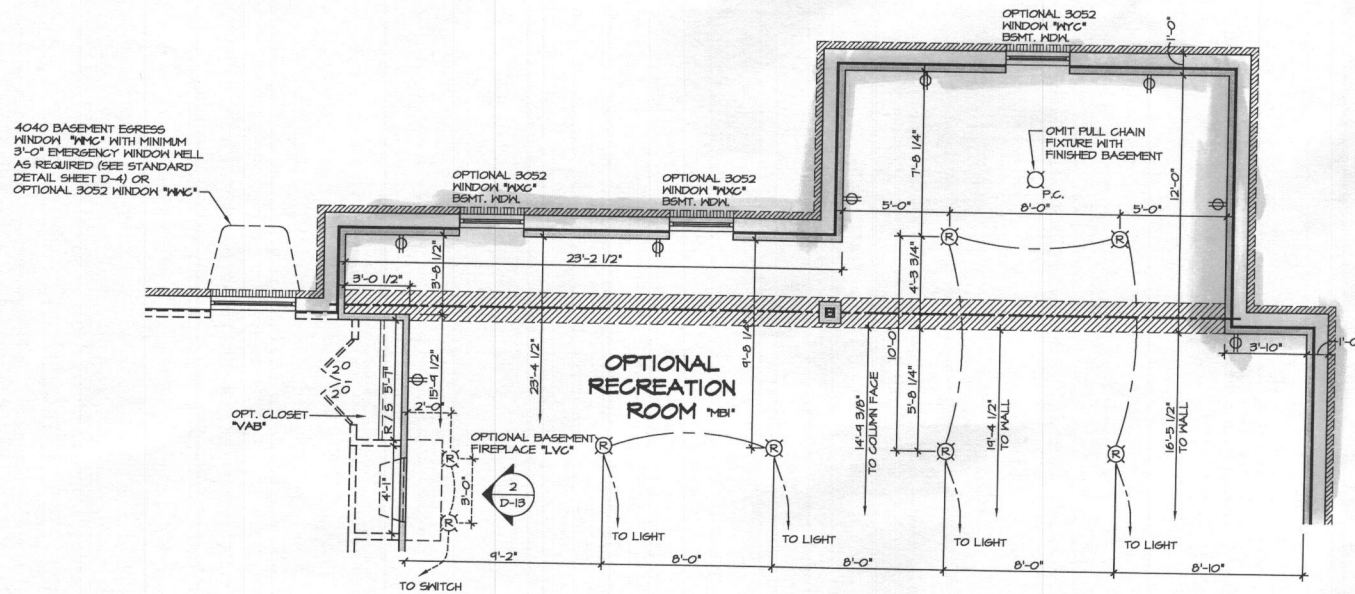
FINISHED BASEMENT SQ. FT.		
RECREATION ROOM	GROSS SQ. FT.	1110
W/ MORNING ROOM	GROSS SQ. FT.	+240
W/ 4' EXTENSION	GROSS SQ. FT.	+44
W/ MOR RM & 4' EXTEN	GROSS SQ. FT.	+334
HOME OFFICE	GROSS SQ. FT.	248
EXERCISE RM. ("A", "B", "K")	GROSS SQ. FT.	218
EXERCISE RM. ("C", "L")	GROSS SQ. FT.	238
EXERCISE RM. ("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.	554
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:\Dwg\m\DETACHED\REGENTS PARK II_10200_01_CS1.dwg 10/23/17 - 2:50 pm

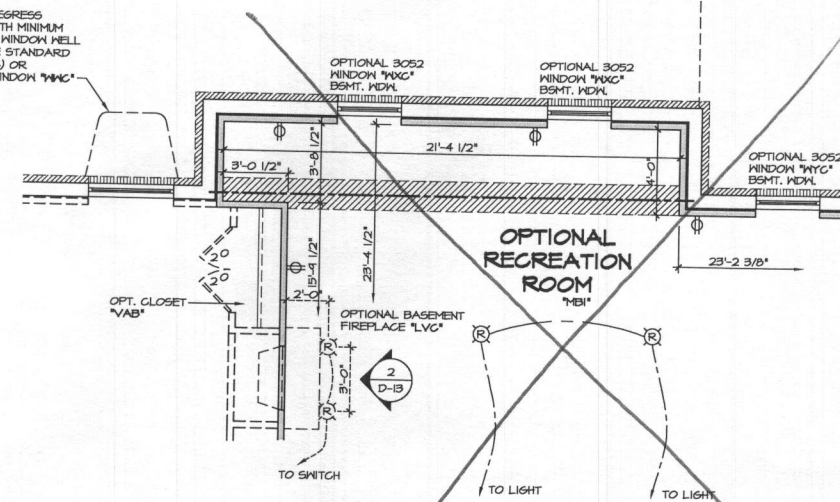


2 BASEMENT PLAN PARTIAL

A-6b SCALE: 1/4" = 1'-0"

OPTIONAL RECREATION ROOM "MB1"
W/ MORNING ROOM ABOVE "MAA"
AND 4'-0" FAMILY ROOM EXTENSION
"EEN"

- NOTE:
1. ELECTRICAL PLAN FOR ELECTRICAL DATA ONLY
2. LOCATION OF ELECTRICAL FEATURES ARE APPROXIMATE
3. INCLUDE ADDITIONAL OUTLET AT PANEL BOX LOCATION AS REQUIRED
4. OPTIONAL PENDANT LIGHTING TO BE 30"-36" ABOVE COUNTERTOP
5. OPTIONAL UNDER CABINET LIGHTING SEE KITCHEN LAYOUT DRAWING FOR WALL CABINET SIZES AND LOCATION



1 BASEMENT PLAN PARTIAL

A-6b SCALE: 1/4" = 1'-0"

OPTIONAL RECREATION ROOM "MB1"
W/ 4'-0" FAMILY ROOM EXTENSION
"EEN"

ELECTRICAL LEGEND

⊕	SINGLE POLE SWITCH	⊕	EXHAUST FAN MOTOR WITH LIGHT
⊕ ₃	THREE WAY SWITCH	⊕	DOOR CHIME
⊕ ₄	FOUR WAY SWITCH	⊕	LIGHT FIXTURE - WALL MOUNTED
⊕	DUPLEX RECEPTACLE	⊕	LIGHT FIXTURE - CEILING MOUNTED
⊕	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED	⊕	LIGHT FIXTURE - RECESSED
⊕	DUPLEX RECEPTACLE - FLOOR MOUNTED	⊕	LIGHT FIXTURE - RECESSED WEATHER PROOF
⊕	RECEPTACLE - 220V	⊕	LIGHT FIXTURE - HANGING
⊕	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT	⊕	LIGHT FIXTURE - PENDANT
⊕	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT	⊕	LIGHT FIXTURE - FLUORESCENT
⊕	SMOKE DETECTOR - HIRED IN SERIES	⊕	LIGHT FIXTURE - UNDER CABINET LIGHT
⊕	CARBON MONOXIDE DETECTOR	⊕	PULLCHAIN LAMPHOLDER
⊕	EXHAUST FAN MOTOR	⊕	KEYLESS LAMPHOLDER

NOTE:
ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.

WITH OPTION "SCI" - 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.

NOTES:

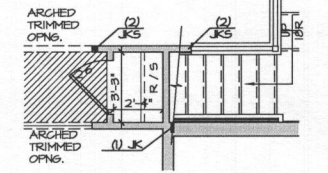
- ALL HEADERS ARE (B) 2x6, UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED
- HATCHED AREAS INDICATE DROPPED CEILING.
- ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
- HASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

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

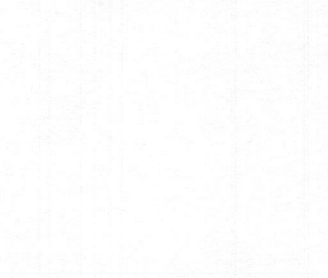
<p>REMARKS</p>	
REV. NO.	DATE
1	07/04/14 GEL - INTERNAL ALERT
2	2/24/15 GLS - ADDED NOTE FOR "SCI" OPTION (PAGE 10 3137)
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<p>NVR NVR, Inc. Architectural Services 21 Syle Court, Suite A Frederick, MD 21702</p>	
SET NO. 10200	VERSION 01
DRAWN BY CHB	DATE: 11/29/13
OPTION EEN	OPTION MAA
MODEL: REGENT'S PARK II	DRAWING TITLE: BASEMENT FLOOR PLAN PARTIALS
SHEET NO. A-6b	OPTION DESCRIPTION: 4'-0" EXTENSION TO FAMILY ROOM MORNING ROOM
48	

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

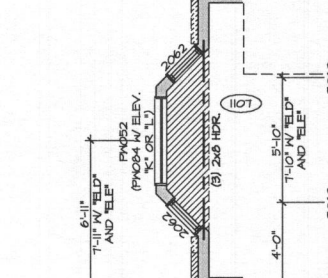
2
A-7



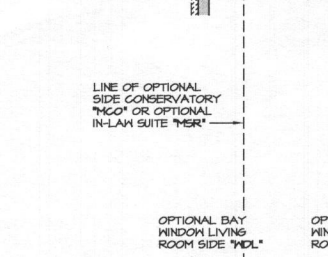
OPTIONAL BAY WINDOW STUDY SIDE "MDS"



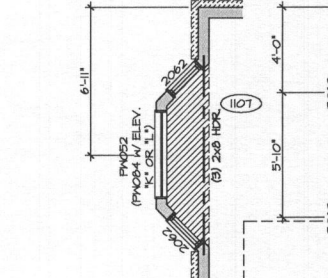
OPTIONAL BAY WINDOW LIVING ROOM SIDE "MSL"



OPTIONAL BAY WINDOW STUDY SIDE "MSG"



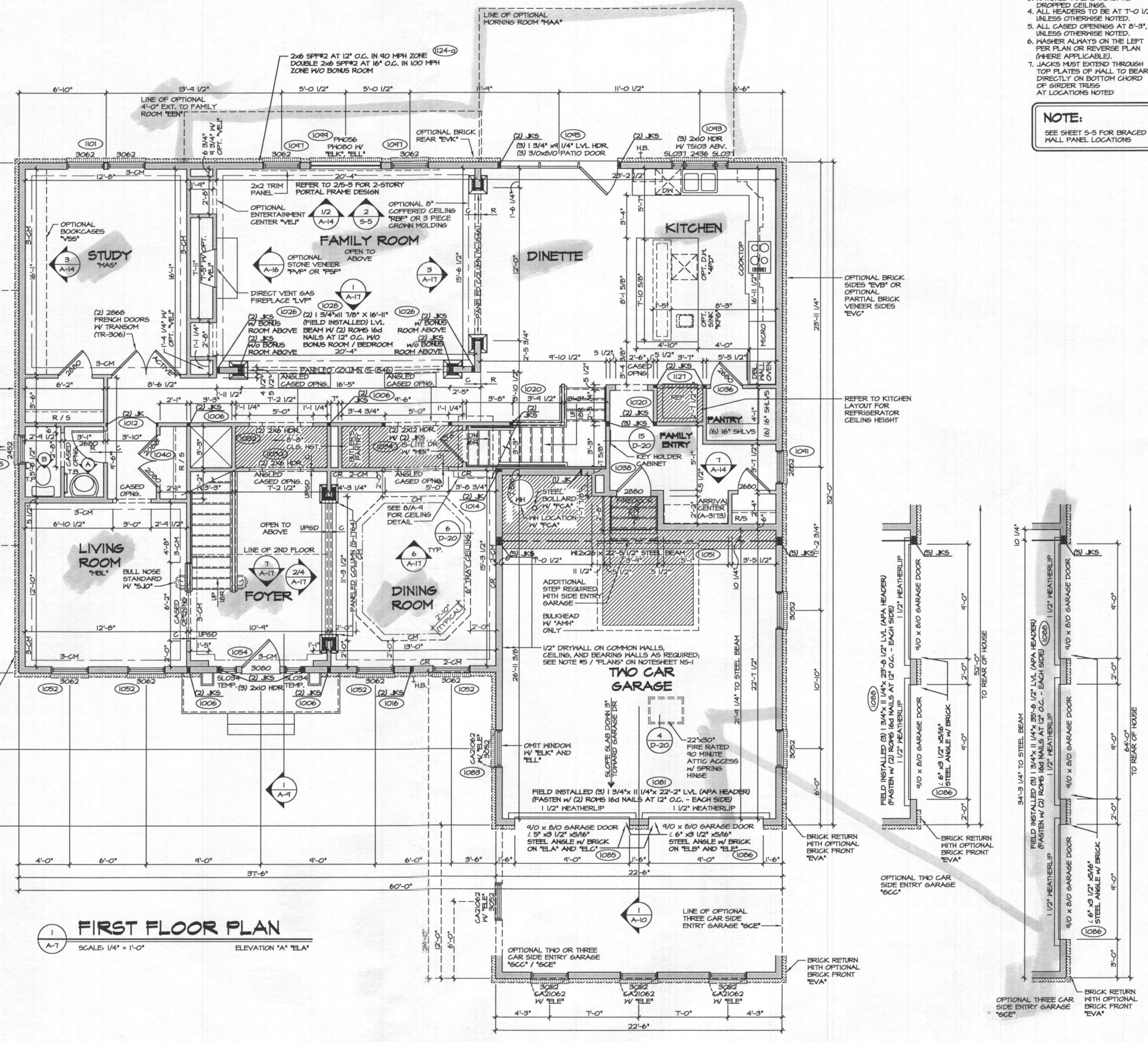
OPTIONAL BAY WINDOW STUDY SIDE "MSG"



OPTIONAL BAY WINDOW STUDY SIDE "MSG"

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

1
A-1



- 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 0'-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 WALL PANEL LOCATIONS

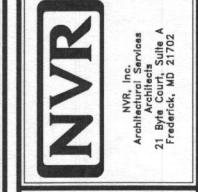
REVISIONS

NO.	DATE	DESCRIPTION
1	9/15/15	DRB - ADIT REVISIONS
2	9/15/15	DRB - ADIT REVISIONS
3	9/22/16	DRB - ADIT REVISIONS
4	4/8/17	DRB - ADIT REVISIONS
5	4/20/15	DRB - ADIT REVISIONS
6	4/20/15	DRB - ADIT REVISIONS
7	4/20/15	DRB - ADIT REVISIONS
8	4/20/15	DRB - ADIT REVISIONS
9	6/8/15	DRB - ADIT REVISIONS

REVISIONS

NO.	DATE	DESCRIPTION
10	9/15/15	DRB - ADIT REVISIONS
11	9/22/16	DRB - ADIT REVISIONS
12	4/8/17	DRB - ADIT REVISIONS
13	4/20/15	DRB - ADIT REVISIONS
14	4/20/15	DRB - ADIT REVISIONS
15	4/20/15	DRB - ADIT REVISIONS
16	4/20/15	DRB - ADIT REVISIONS
17	4/20/15	DRB - ADIT REVISIONS
18	4/20/15	DRB - ADIT REVISIONS
19	6/8/15	DRB - ADIT REVISIONS

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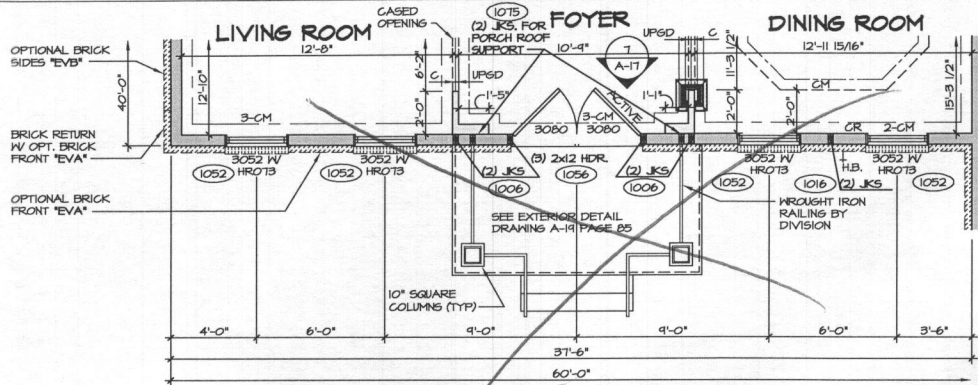
MODEL: REGENT'S PARK II

DRAWING TITLE: FIRST FLOOR PLAN

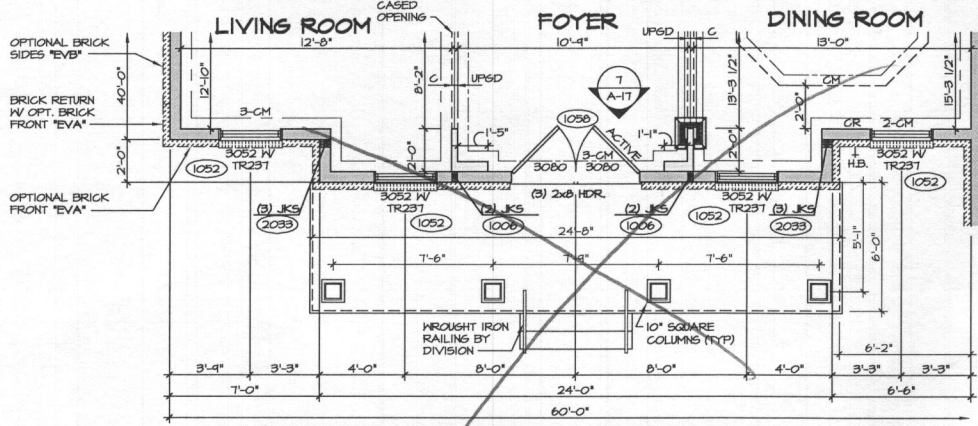
OPTION: REGISTRATION

SHEET NO.: A-7

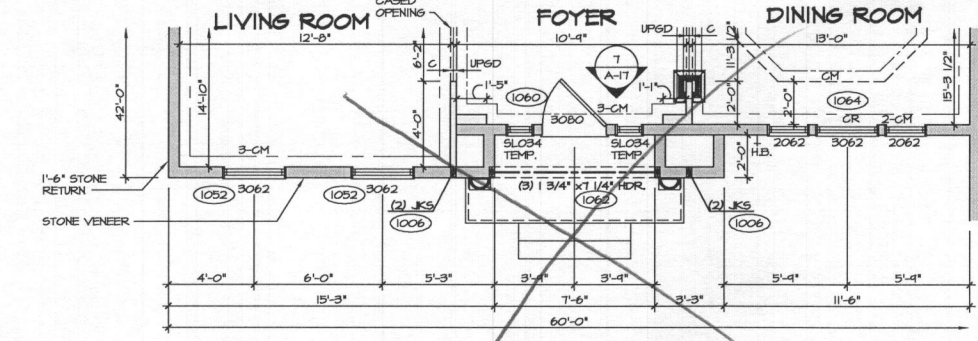
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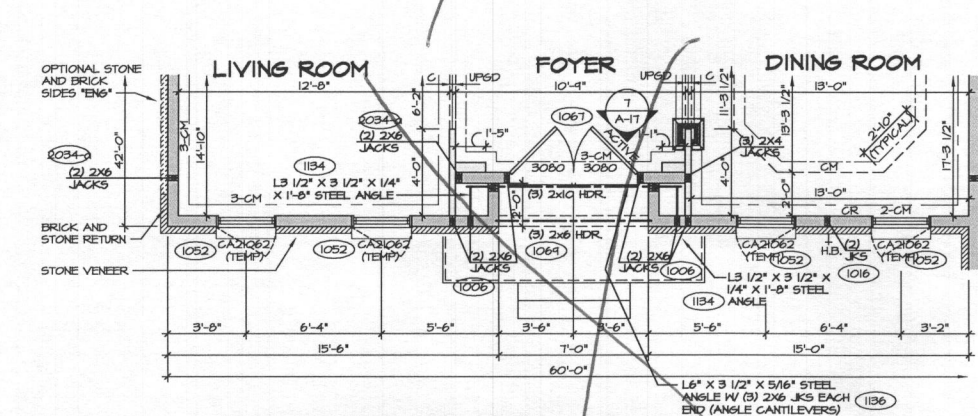
1 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION 'B' 'ELB'



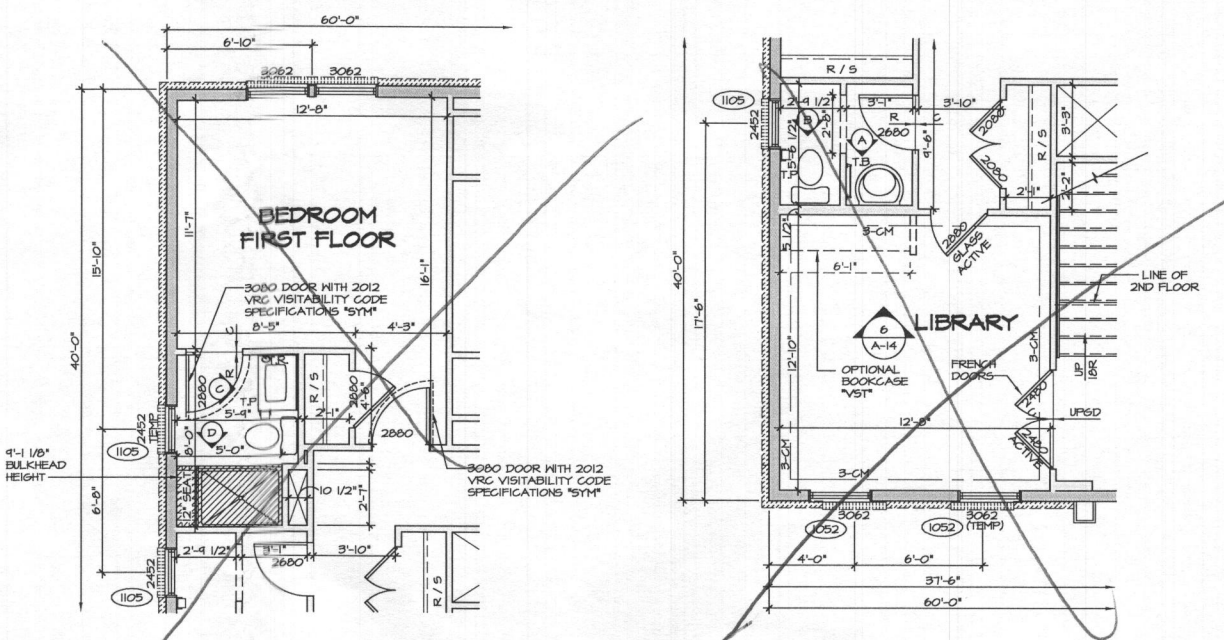
2 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION 'C' 'ELC'



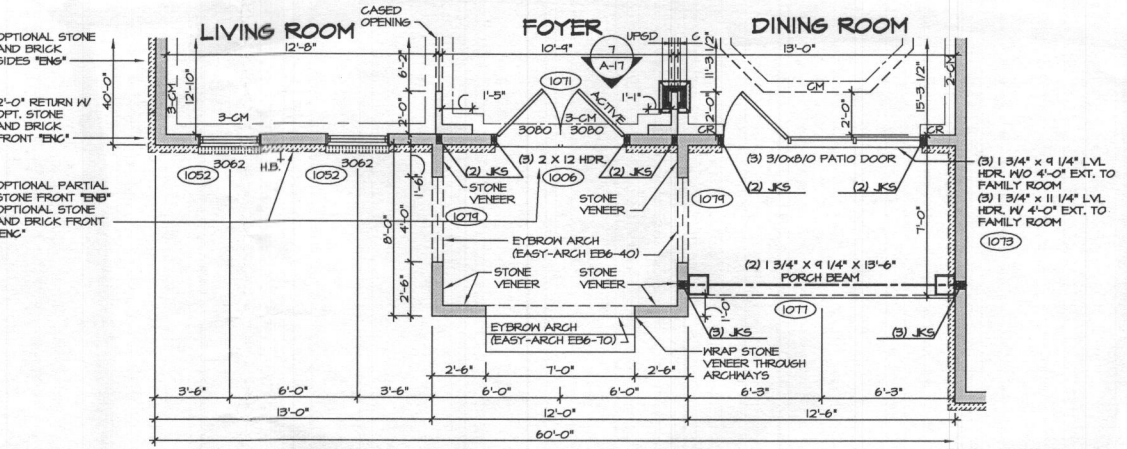
3 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION 'D' 'ELD'



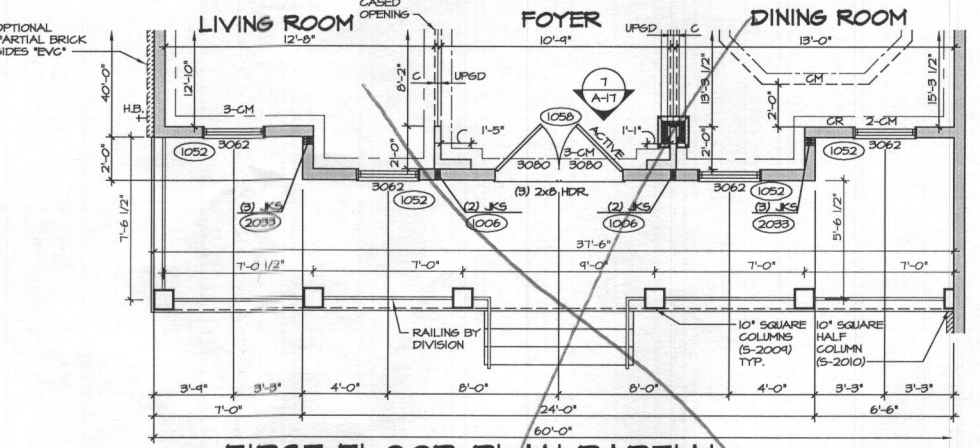
4 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION 'E' 'ELF'



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



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



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

- 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 7'-11", UNLESS OTHERWISE NOTED.
 - ALL HEADERS ARE AT 7'-0 1/2", 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.

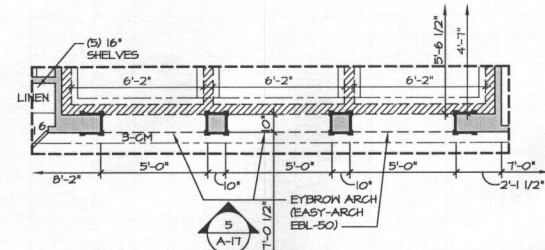
NOTE:
SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS

SHEET NO. A-7b	MODEL REGENT'S PARK II	SET NO. 10200	DATE: 9/14/13
	DRAWING TITLE FIRST FLOOR PLAN PARTIAL	VERSION 01	DRAWN BY: JEA
50	OPTION DESCRIPTION ELEVATION 'B': ELEVATION 'C'; ELEVATION 'D'; ELEVATION 'E'; ELEVATION 'K'; ELEVATION 'L'; LIBRARY, BEDROOM FIRST FLOOR	DATE: 9/14/13	OPTION ELEV. ELC, ELD, ELE, ELK, ELL MAT, BAR
<p>REMARKS</p> <p>10/20/15 EBP - 2012 VA CODE CHANGE UPDATE</p> <p>8/6/15 SPH - REVISED ELEV. 'B', 'C', 'D' PORCH COLUMNS TO SQUARE PER DMR #102</p> <p>4/30/15 JLR - ADDED TEMP. TO FRONT DOOR SILLIGHTS (PAR 832663)</p> <p>1/7/14 CEL - ADIT - REVISED BRICK AND STONE RETURNS</p> <p>6/11/11 BRH - REVISED FRONT WINDOWS 'ELL' TO BE TEMPERED (PAR#46458)</p> <p>6/11/11 BRH - REVISED FRONT BATH TO HAVE BY-PASS SHOWER DOOR (PAR#46463)</p> <p>5/8/11 KAD - ADDED SQUARE BOWL VANITIES (PAR #4581)</p> <p>2/16/16 SHK - REV FAMILY BR WALLS ON BEDRM PARTIAL PAR 87101</p>			

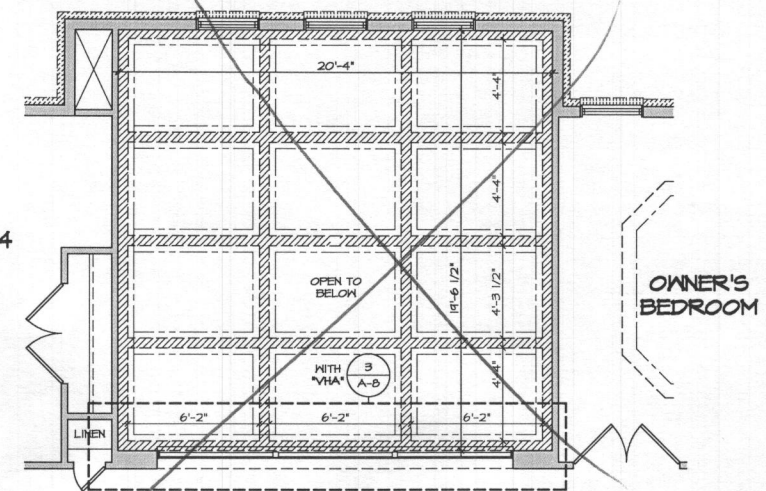
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J:\DWG\DATA\DETACHED\REGENT'S PARK II\10200_01\PLN1_Elev.dwg 06/14/17 - 8:36 am



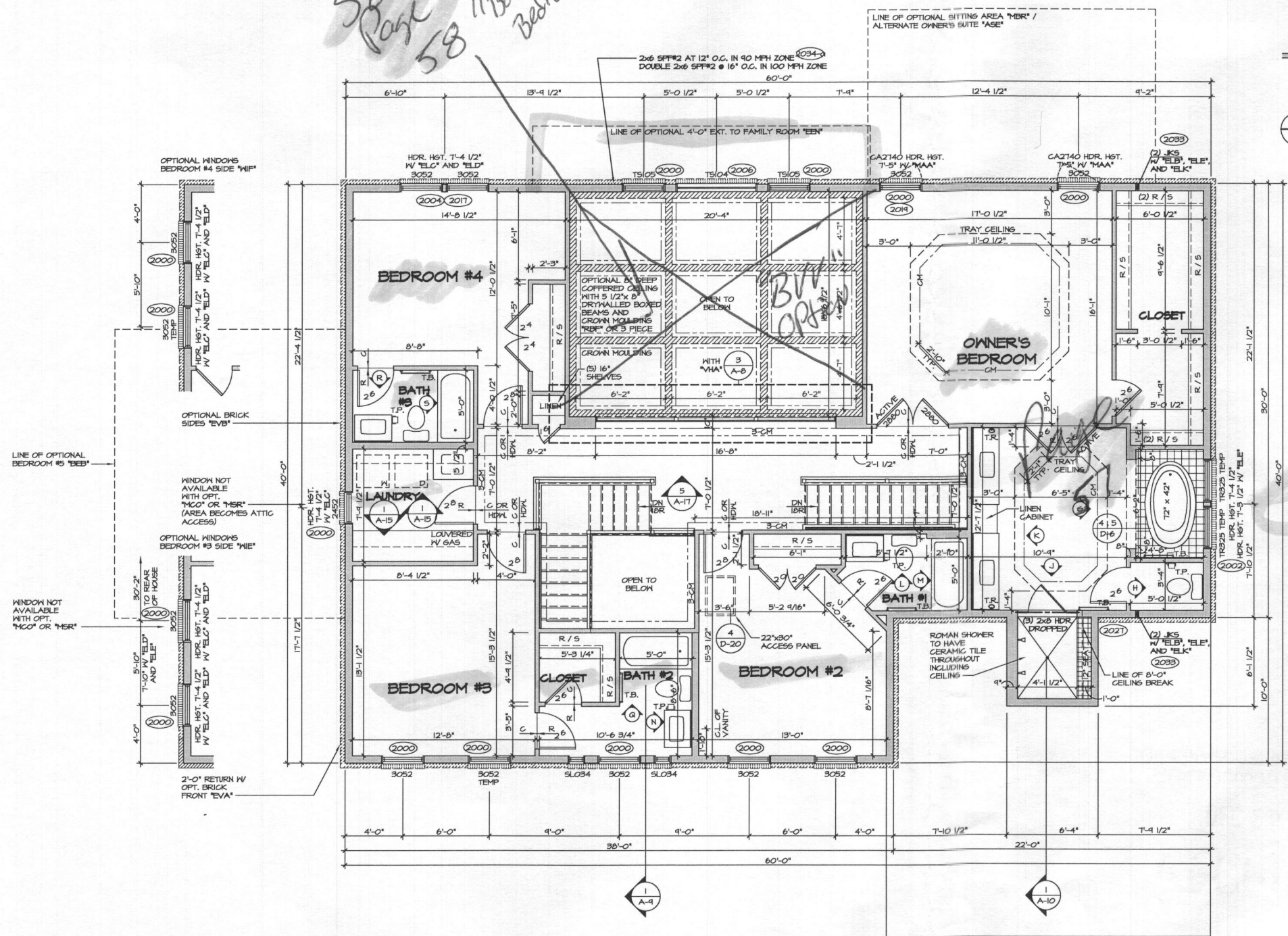
3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL MEDITERRANEAN TRIM "VHA"



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

SEE Page 58 "Bonus Bedroom"

Page 57 for owner's Bedroom Layout



1 SECOND 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 CEILINGS.
 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-5 FOR BRACED WALL PANEL LOCATIONS

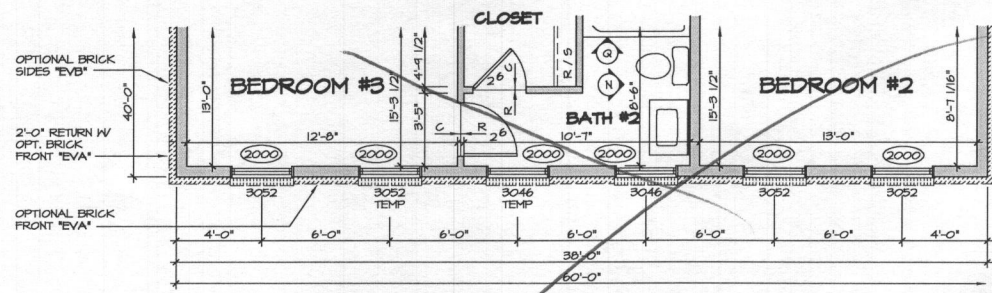
REMARKS

REV. NO.	DATE	DESCRIPTION
1	9/1/05	D203 - AUDIT REVISIONS
2	9/1/05	KAD - PROJEKT #1955 - ADDED CENTER TOP LAYOUT FOR OWNER'S BATH
3	10/15/04	R/S - INCREASE LAUNDRY BY 2', DECREASE BRN3 AND #4 (28284)
4	10/16/04	J.R. - SHORTENED REAR STAIRS 10' (FOUND THRU PAR #2018)
5	11/1/04	C204 - TRIM ADIT REVISIONS
6	2/10/05	SNK - ADD DETAIL BUBBLE FOR TUB ACCESS PANEL, PAR #0952
7	3/10/05	505 - ADD PAD WALL TO OWNER'S SHOWER
8	4/20/05	505 - PAR #92490 - CENTERED DOOR TO LAUNDRY ROOM
9	5/10/05	505 - SHIFTED LAUNDRY / BATH TO ACCOMMODATE DOOR TRIM (PAR #2095)

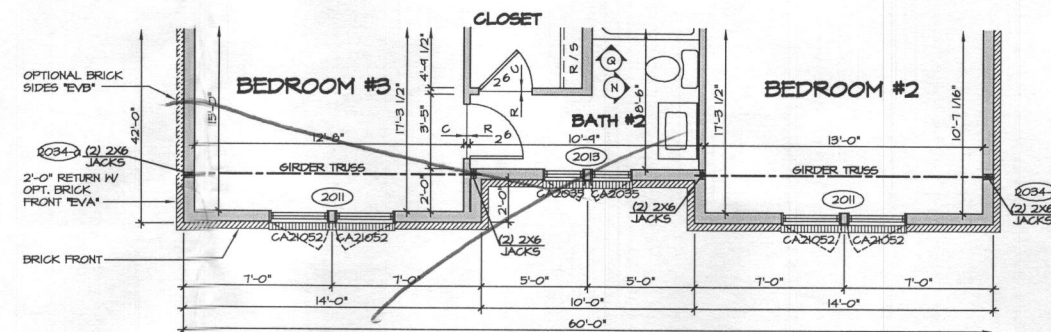
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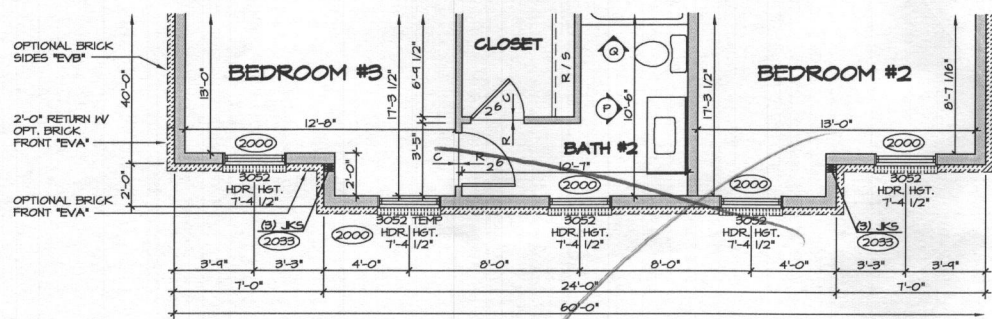
MODEL NO.	REGENT'S PARK II
DRAWING TITLE	SECOND FLOOR PLAN
SET NO.	10200
VERSION	01
DRAWN BY	DRA
DATE	9/14/05
OPTION	
SHEET NO.	A-8
OPTION DESCRIPTION	54



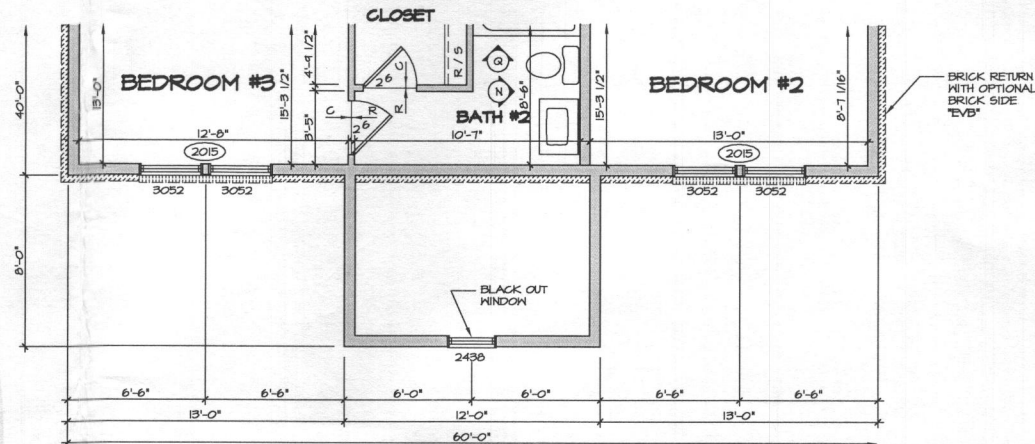
1 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION 'B' 'ELB'



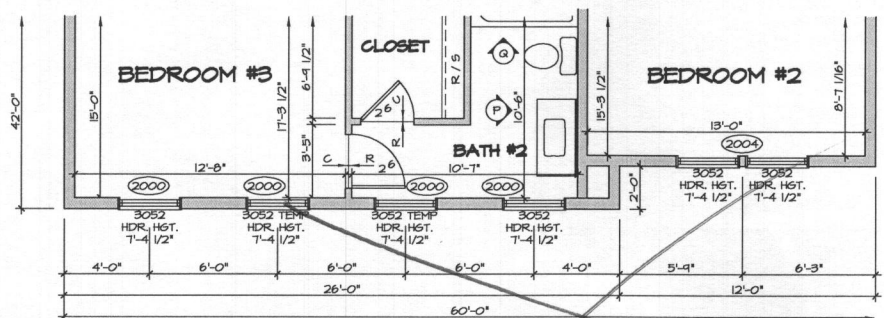
4 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION 'E' 'ELE'



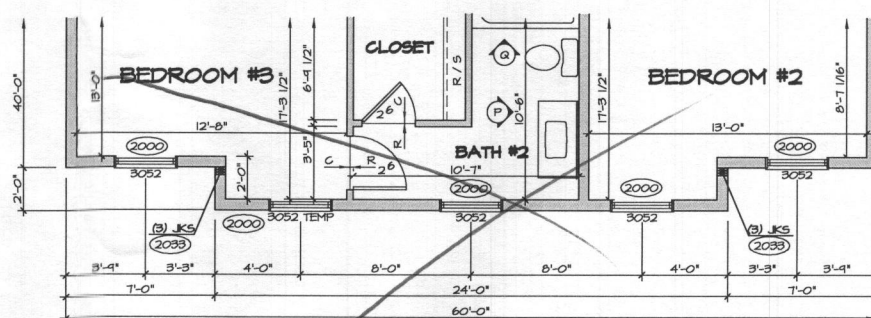
2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION 'C' 'ELC'



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



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



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

- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 3. ALL INTERIOR WALLS ARE 3/2" UNLESS OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILINGS.
 5. ALL CASED OPENINGS AT 'T-II', UNLESS OTHERWISE NOTED.
 6. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 7. 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

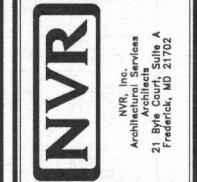
REV. NO.	DATE	REMARKS
1	11/19/15	BBB - MARKETING REVISIONS
2	1/24/14	56A - ADDED ELEVATION 'L'
3	10/29/14	R16 - DECREASE BRNS BY 1" FOR ENLARGING LAUNDRY ROOM (26264)
4	11/2/14	REP - INTERNAL ADIT
5	11/7/14	CEL - ADIT - REVISED TUB DIRECTION IN BATH #2
6	4/23/15	BBB - MODIFIED BATH #2 VANITY FROM 48" TO 42" TO MATCH BATH ELEVATIONS
7	9/1/15	DOB - ADIT REVISIONS
8	2/2/17	KAD - PROJECT #1095 - ADDED COUNTERTOP LAYOUT FOR OWNER'S BATH

SET NO.	MODEL	VERSION	DRAWN BY	DATE
10200	REGENT'S PARK II	01	JEA	5/14/15

SHEET NO.	OPTION	ELEVATION
A-8b	SECOND FLOOR PLAN PARTIAL	'B', 'E', 'C', 'K', 'D', 'L'

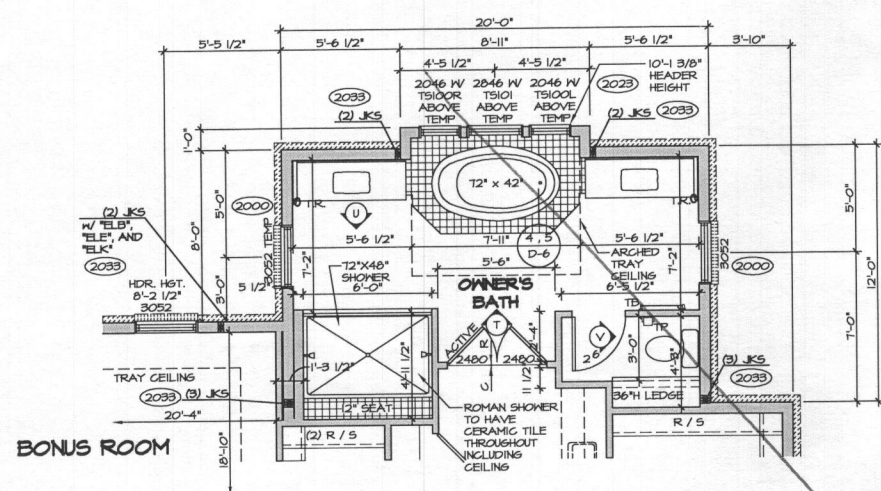
SHEET NO.	DATE
55	02/14/17

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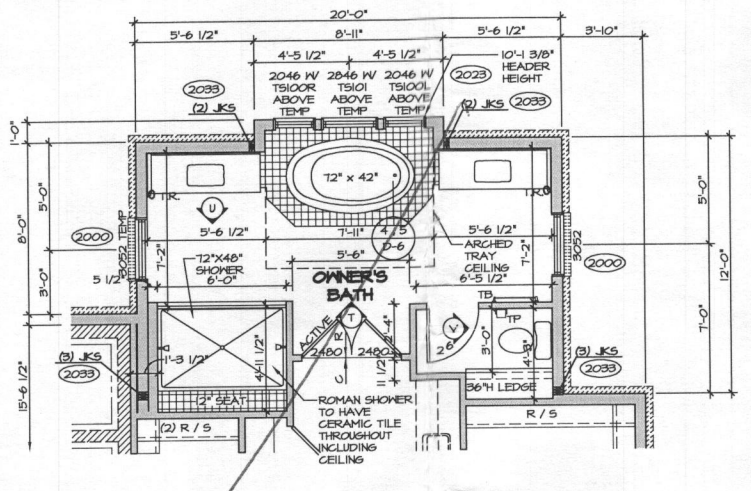


- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
 5. WASHER ALWAYS ON THE LEFT 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.

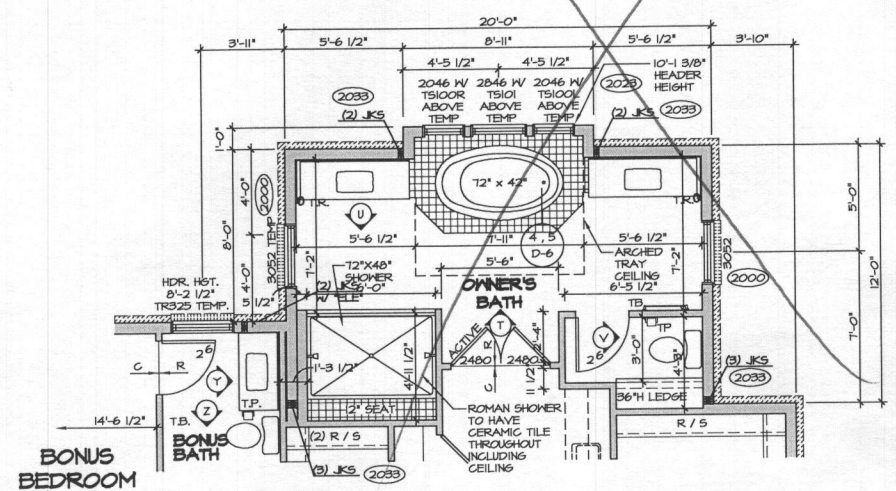
NOTE:
SEE SHEET 5-5 FOR BRACED WALL PANEL LOCATIONS



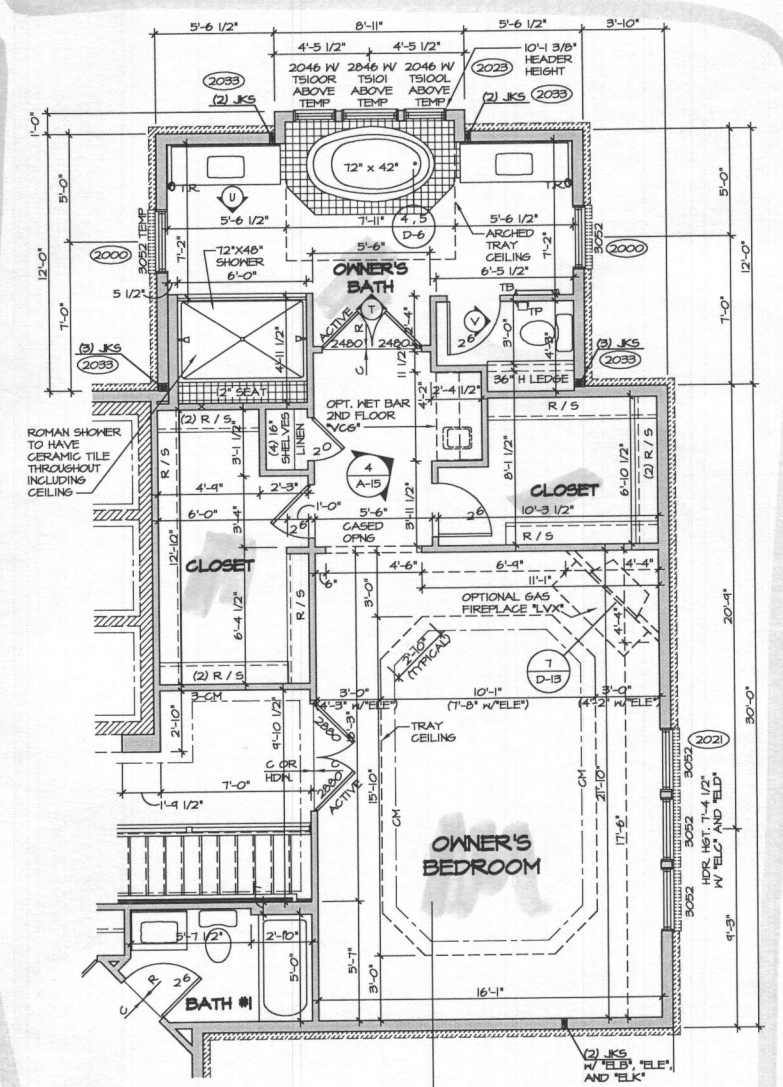
1 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
W/ 4'-0" EXTENSION TO FAMILY ROOM "EEN" AND BONUS ROOM "HAY"



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



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



4 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
DESIGNER OWNER'S BATH TYPE "E" "AGE"

REV. NO.	DATE	REMARKS
1	2/10/15	15H - ADDED DETAIL BURRLE FOR TUB ACCESS PANEL PAR 305B2
2	2/17/15	15H - ADDED DETAIL BURRLE FOR TUB ACCESS PANEL PAR 305B2
3	2/17/15	15H - ADDED DETAIL BURRLE FOR TUB ACCESS PANEL PAR 305B2
4	2/17/15	15H - ADDED DETAIL BURRLE FOR TUB ACCESS PANEL PAR 305B2
5	2/17/15	15H - ADDED DETAIL BURRLE FOR TUB ACCESS PANEL PAR 305B2
6	2/17/15	15H - ADDED DETAIL BURRLE FOR TUB ACCESS PANEL PAR 305B2
7	2/17/15	15H - ADDED DETAIL BURRLE FOR TUB ACCESS PANEL PAR 305B2
8	2/17/15	15H - ADDED DETAIL BURRLE FOR TUB ACCESS PANEL PAR 305B2

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

SHEET NO.	MODEL	SET NO.	DATE
A-8c	REGENT'S PARK II	10200	11/11/13
DRAWING TITLE	DRAWN BY	VERSION 01	ASE
FLOOR PLAN PARTIAL	CHB		
DESIGNER OWNER'S BATH TYPE "E"			
57			

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