

Brighton Mill II  
 Lot 6  
 13623 Curtis Vista Way

# CLIFTON PARK II

Health Dept.

B18002763



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

	FULL BASEMENT							CRAWL SPACE							ATTACHED GARAGES				OPTIONAL ROOMS				DETAILS STANDARD
	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'K'	ELEV. 'L'	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'K'	ELEV. 'L'	THREE CAR SIDE ENTRY	TWO CAR SIDE ATTACHED	CONSERVATORY SUITE FIRST FLOOR	MORNING ROOM	BONUS ROOM				
NOTE SHEET	2							2													D-1		
FRONT ELEVATIONS - SIDING		3							3												D-2		
FRONT ELEVATIONS - BRICK		4		7	8				4		7	8									D-3		
FRONT ELEVATIONS - SIDING/STONE		5	6		9	10.1	10.2		5	6		9	10.1	10.2							D-4		
RIGHT SIDE ELEVATIONS - SIDING OR SIDING/STONE		11	13	14	16	18.1	18.2		11	13	14	16	18.1	18.2							D-5		
RIGHT SIDE ELEVATIONS - BRICK		12		15	17				12		15	17									D-5a		
LEFT SIDE ELEVATIONS - SIDING OR SIDING/STONE		19	21	22	24	26.1	26.2		19	21	22	24	26.1	26.2							D-6		
LEFT SIDE ELEVATIONS - BRICK		20		23	25				20		23	25									D-7		
REAR ELEVATIONS - SIDING		27	29	30	32	34.1	34.2		27	29	30	32	34.1	34.2							D-8c		
REAR ELEVATIONS - BRICK		28		31	33				28		31	33									D-11		
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SECOND FLOOR PLAN	54	56	56	56	56	56	56		54	56	56	56	56	56				55			D-15a		
SECOND FLOOR PLAN PARTIALS	57								57												D-16		
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STAIR SECTION (FRONT STAIR) - UPGRADE W/ CRAFTSMAN	67.2, 67.3								67.2, 67.3												D-21		
STAIR SECTION (REAR STAIR) - STANDARD	68								68												D-22		
STAIR SECTION (REAR STAIR) - UPGRADE	69.1								69.1												D-22a		
STAIR SECTION (REAR STAIR) - UPGRADE W/ CRAFTSMAN	69.2								69.2												D-27		
KITCHEN PLANS - CABINET HOOD 'B'	70								70												D-28		
KITCHEN PLANS - CABINET HOOD 'C'	72								72									71			D-28a		
KITCHEN PLANS - GOURMET	74								74									73			D-24		
KITCHEN PLANS - ISLANDS	76								76									75			D-24		
WET BAR, LAUNDRY, CHARGING CENTER	77, 77.2								77, 77.2												D-30		
INTERIOR DETAILS - BATH ELEVATIONS	78								78												D-34		
INTERIOR DETAILS - COLUMNS / BULKHEAD	79								79												D-35		
INTERIOR DETAILS - FOYER AND FAMILY ROOM WINDOWS	80	80	80	80	80	80	81		80	80	80	80	80	81							D-36		
INTERIOR DETAILS - FIREPLACE DETAILS	82								82												D-37		
INTERIOR DETAILS - FIREPLACE DETAILS W/ BONUS RM.	83								83												D-40		
INTERIOR MISC. DETAILS	84								84												D-40a		
EXTERIOR ELEVATION DETAILS			85	85	86.1	86.2					85	85	86.1	86.2							D-44		
EXTERIOR MISC. DETAILS	87								87												D-45		
BASEMENT ELECTRICAL		88.1	88.1	88.2	88.2	88.3	88.3																
FIRST FLOOR ELECTRICAL	89	90	90	91.1	91.1	91.1	91.2		89	90	90	91.1	91.1	91.2									
FIRST FLOOR ELECTRICAL PARTIALS	92								92						92	95					WB-1		
SECOND FLOOR ELECTRICAL	96	98	98	98	98	98	98		96	98	98	98	98	98							WB-2		
SECOND FLOOR ELECTRICAL PARTIALS	99								99												F-1		
FIRST FLOOR JOIST LAYOUT	100	101	101	102	102	102	102		100	104	104	105	105	105							SP-1		
SECOND FLOOR JOIST LAYOUT	106	108	108	109	109	109	109		106	108	108	109	109	109							SP-2		
ROOF FRAMING	110	111	112	113	114.1	114.2			110	111	112	113	114.1	114.2							SP-3		
TRUSS BRACING	115	120				120.2			115	120				120.2							SEP-1		
BRACED WALL	121	122							121	122											SEP-2		
ROOF VENTILATION		123	124	125	126	127.1	127.2			123	124	125	126	127.1	127.2						SEP-3		
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CRAWL SPACE HVAC PLAN									129														
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SECOND FLOOR HVAC PLAN	131								132														

### BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT.	2480
SECOND FLOOR	GROSS SQ. FT.	1987
HOUSE TOTAL	GROSS SQ. FT.	4467

### ELEVATIONS SQ. FT.

ELEVATION 'A'	GROSS SQ. FT.	+0
ELEVATION 'B'	GROSS SQ. FT.	+20
ELEVATION 'C'	GROSS SQ. FT.	+120
ELEVATION 'D'	GROSS SQ. FT.	+219
ELEVATION 'K'	GROSS SQ. FT.	+32
ELEVATION 'L'	GROSS SQ. FT.	-146

### ADDITIONAL SQ. FT.

MORNING ROOM	GROSS SQ. FT.	+160
CONSERVATORY OR SUITE FIRST FLOOR	GROSS SQ. FT.	+352
SIDE ATTACHED GARAGE	GROSS SQ. FT.	+137
SIDE ATTACHED GARAGE W/ FAMILY OFFICE	GROSS SQ. FT.	+233
5TH BEDROOM LAYOUT	GROSS SQ. FT.	+352
SITTING AREA	GROSS SQ. FT.	+165
BONUS ROOM / BEDROOM	GROSS SQ. FT.	+398
2ND FLOOR LAUNDRY		
- ELEVATION 'A'	GROSS SQ. FT.	+105
- ELEVATION 'B'	GROSS SQ. FT.	+125
- ELEVATION 'C'	GROSS SQ. FT.	+123
- ELEVATION 'D'	GROSS SQ. FT.	+141
- ELEVATION 'K'	GROSS SQ. FT.	+82
- ELEVATION 'L'	GROSS SQ. FT.	+82

### MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL	GROSS SQ. FT.	6349
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT		

### FINISHED BASEMENT SQ. FT.

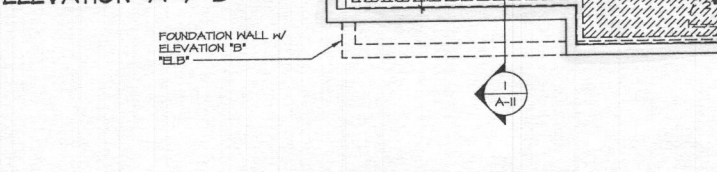
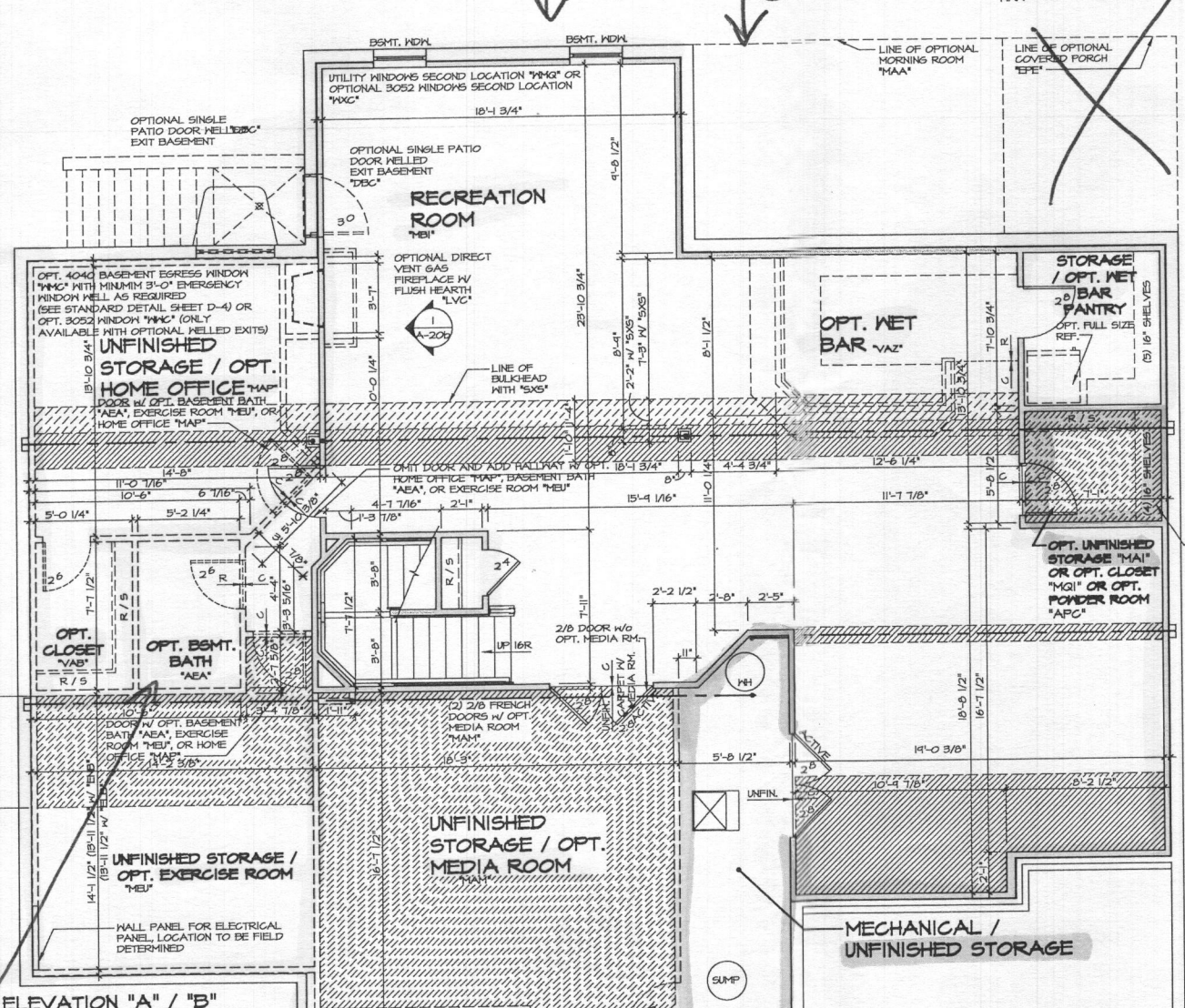
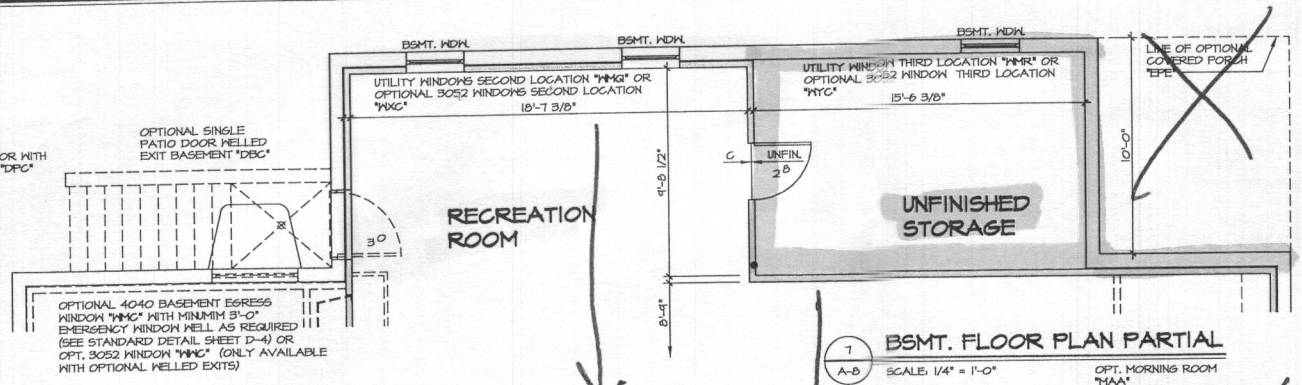
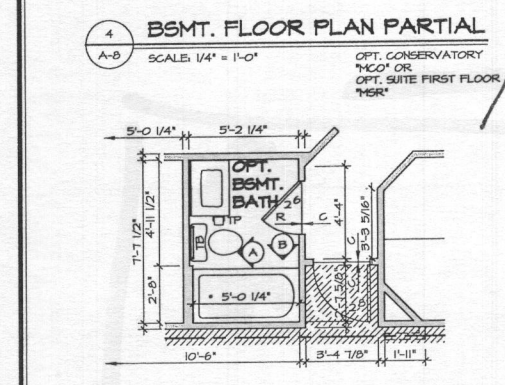
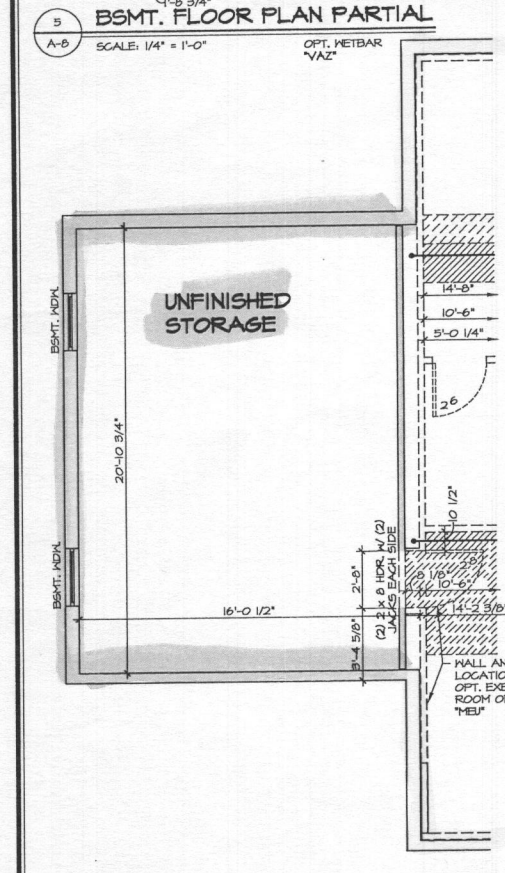
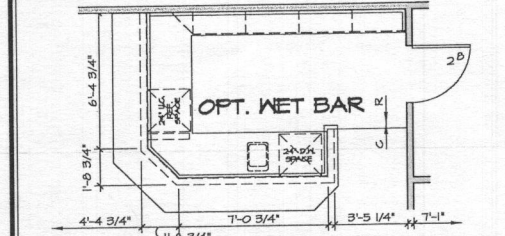
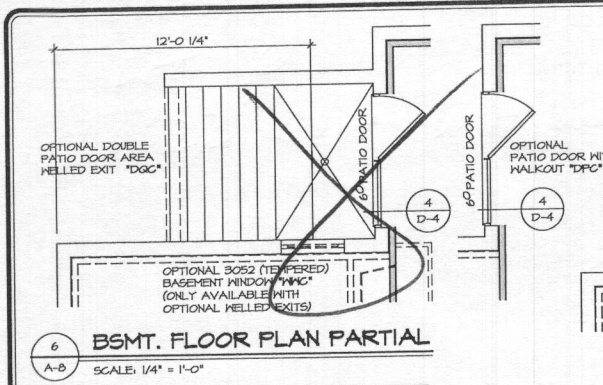
RECREATION ROOM	GROSS SQ. FT.	+124
MEDIA ROOM	GROSS SQ. FT.	+317
HOME OFFICE	GROSS SQ. FT.	+233
BASEMENT BATH	GROSS SQ. FT.	+68
BASEMENT CLOSET	GROSS SQ. FT.	+44
EXERCISE ROOM	GROSS SQ. FT.	+219

### FOOTPRINT

BASE HOUSE:	
WIDTH:	60'-4"
DEPTH:	68'-4"
MAXIMUM:	
WIDTH:	110'-8"
DEPTH:	78'-8"

SET - VERSION  
**10300-01**

**CS-1**



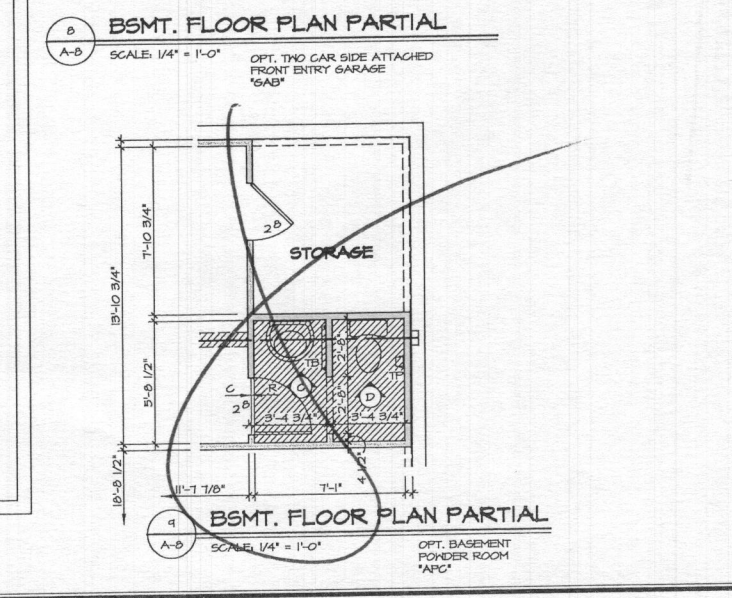
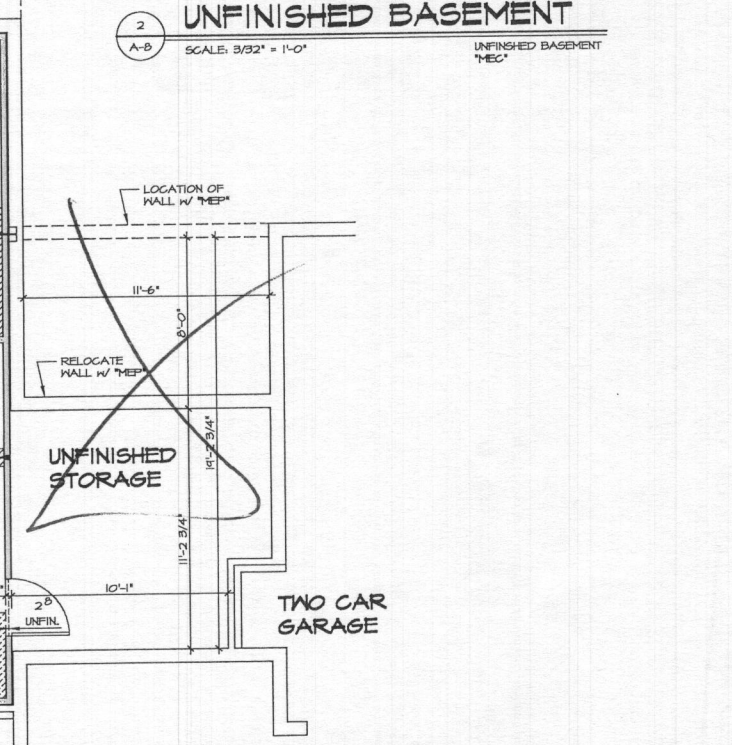
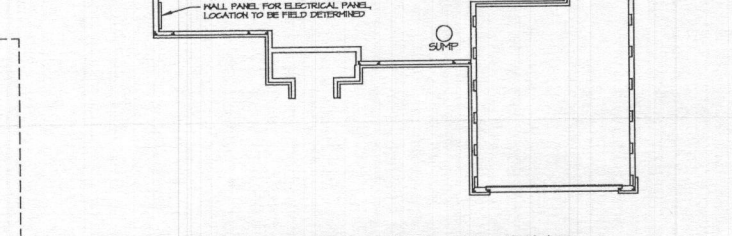
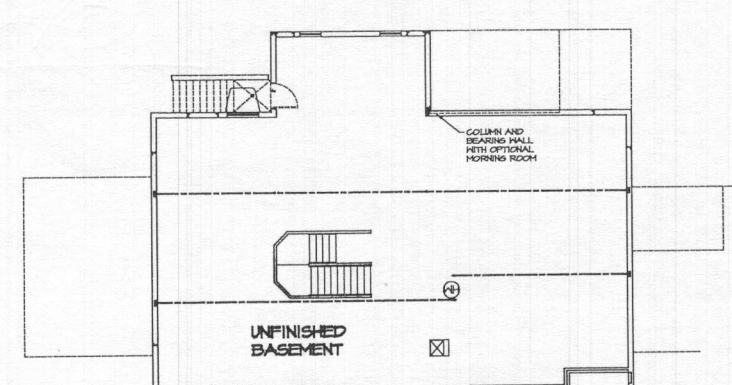
**NOTES:**

- ALL HEADERS ARE (2) 2x6, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3/2" UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING.
- ALL CASING OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
- WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

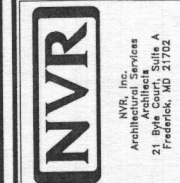
**WITH OPTION "SC1" - DRYWALL UNFINISHED BASEMENT CEILING AREA**

**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" x 8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

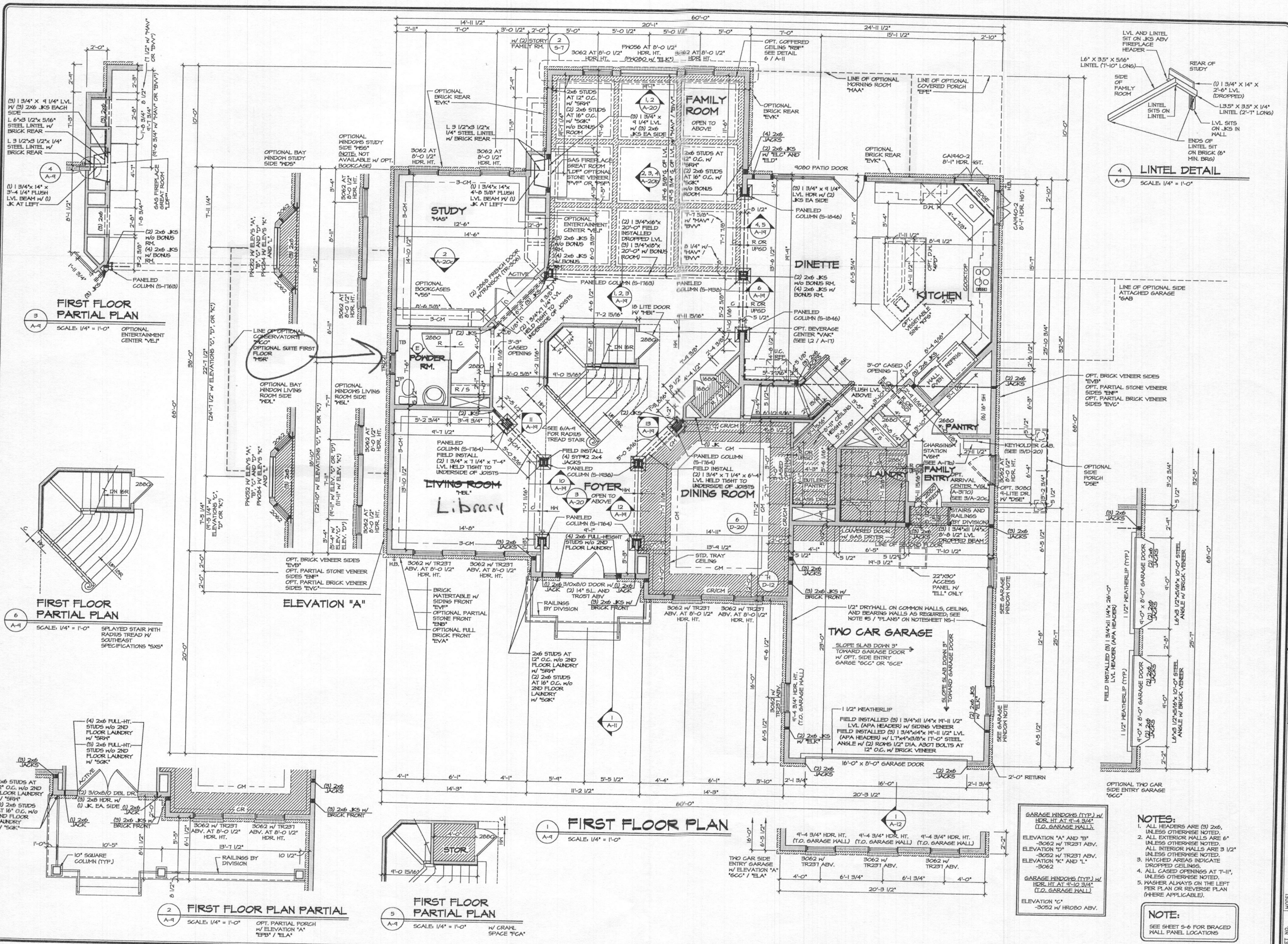


REV. NO.	DATE	REMARKS
1	02/21/14	CEL - REVISED ARCHITECTURAL ERROR
2	02/21/14	BSA - ADDI REVISIONS
3	02/21/14	BSA - ADDED THE PORCH OR TO (B) OPTIONS AT PORCH ROOM PAR 20606
4	02/21/14	ASJ - ADDED DIM. TO THE CENTERLINE OF OPT. 3052 WIND IN DETAIL & PAR 44809
5	4/29/14	DA6 - TUB CONVERSION
6	4/29/14	DCA - ADDED "SC1" NOTE
7	5/29/14	JBS - ADDED "3052" BULGHEAD
8	5/29/14	JES - REPLACED (7) JBS AT MORNING ROOM BY GALLUM PAR #46934
9	6/9/14	CVB - TURNED ON LAYERS THAT SHOW DOOR SIZE AND EXPANSIONS



SHEET NO.	MODEL	SET NO.	DATE
A-8	CLIFTON PARK II	10300	10/27/17
DRAWING TITLE	VERSION	DRAWN BY	DATE
BASEMENT PLAN	01	A-JH	1/10/13
OPTION DESCRIPTION	DATE	DATE	DATE
FULL BASEMENT	FBA		
46.1			

J:\DRAWING\DETACHED\CLIFTON PARK II\10300-01\BSMT.CDW 10/27/17 - 4:14 PM



**NOTES:**

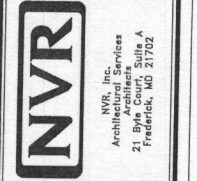
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILING.
5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

**NOTE:**  
SEE SHEET 5-6 FOR BRACED HALL PANEL LOCATIONS

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	12/11/12	ISS - REVISED REAR HOSE BIB TO SIDE (B404)
2	12/11/12	ISS - REVISED INTERIOR INTO GARAGE TO A 2800 (PAR ID 34029)
3	12/11/12	ISS - REVISED ELEC. W/ REAR PORCH COLUMN TO SQUARE PER DWR #102
4	12/11/12	ISS - PAR #2804 - REVISED GARAGE BLAS HEIGHT
5	12/11/12	ISS - PAR #2804 - REVISED GARAGE BLAS HEIGHT
6	12/11/12	ISS - ADJUST JACOBS FOR ELK GARAGE SHEDS (PAR #1609)
7	12/11/12	ISS - REVISED FIREPLACES TO BE CENTERED ON COFFERED CEILING
8	12/11/12	ISS - ADJUST WALL LOCATION AT KITCHEN SINK LEASE
9	12/11/12	ISS - REVISED REAR HALL OF LAUNDRY ROOM TO EXTEND BY 1 1/2' (PAR #0090)

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Frederick, MD 21702

MODEL: CLIFTON PARK II

SHEET NO. A-9

SET NO. 10500

VERSION C1

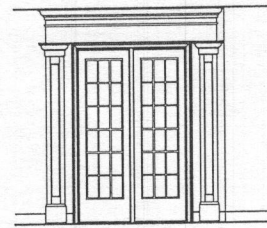
DRAWN BY A-JH

DATE: 12/7/12

OPTION

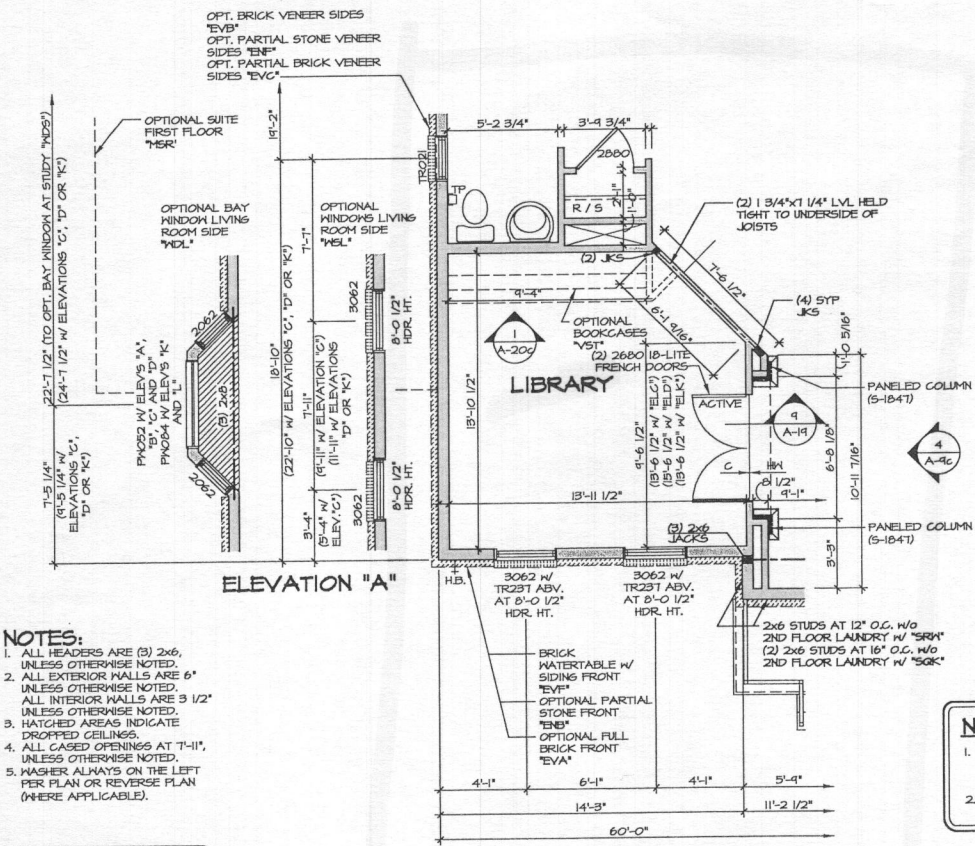
DESCRIPTION

47



**PARTIAL ELEVATION**

SCALE: 1/4" = 1'-0" LIBRARY "MAT"

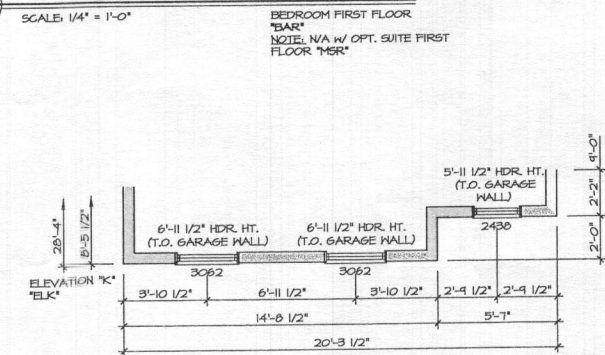


**ELEVATION "A"**

**ELEVATION "A"**

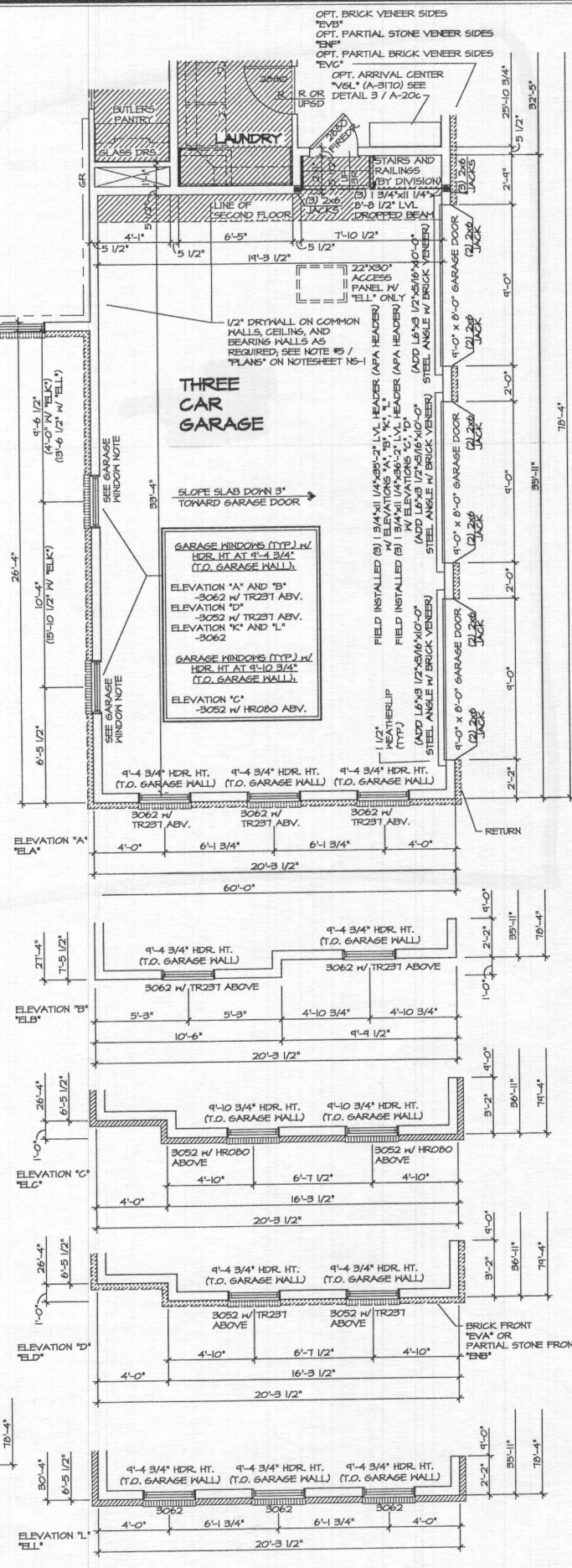
**PARTIAL FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**PARTIAL FLOOR PLAN**

SCALE: 1/4" = 1'-0"



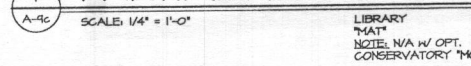
- NOTES:**
1. ALL HEADERS ARE (B) 2x6, UNLESS OTHERWISE NOTED.
  2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
  3. HATCHED AREAS INDICATE DROPPED CEILINGS.
  4. ALL CASED OPENINGS AT T-11", UNLESS OTHERWISE NOTED.
  5. WASHES ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

- NOTE:**
1. PARTIAL PLANS SHOWN W/ ELEVATION "A". SEE SHEET A-4 AND A-5 FOR ADDITIONAL INFORMATION.
  2. MATCH VENEER ACCORDING TO SELECTED ELEVATION.

**NOTE:**  
SEE SHEET S-6 FOR BRACED WALL PANEL LOCATIONS

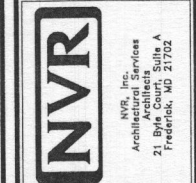
**PARTIAL FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**REVISIONS**

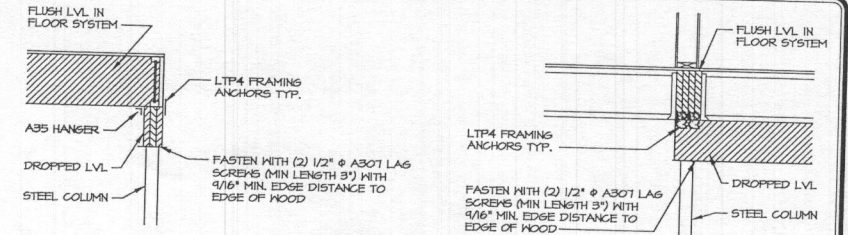
REV. NO.	DATE	DESCRIPTION
10	11/22/14	E/S - REVISED SHOWER HEIGHT IN BEDROOM FIRST FLOOR BATH (PAR 2055)
11	11/25/14	150A - AUDIT REVISIONS
12	11/25/14	150B - PAR 102416 - INSTALLED JACKS IN EXTERIOR GABLES I REVISED TO FIELD INSTALLED
13	6/16/15	150C - SHUTTER DOOR INTO FIRST FLOOR BEDROOM FOR CASING (PAR ID 30552)
14	6/16/15	150D - PLANT BUILT ARRIVAL CENTER PROJECTIONS
15	6/16/15	150E - REVISED FIREDOOR INTO GARAGE TO A 2880 (PAR ID 34932)
16	10/21/15	150F - PAR 102416 - REVISED GARAGE SLAB HEIGHT
17	12/15/15	150G - PAR 102416 - REVISED GARAGE SLAB HEIGHT
18	2/27/17	150H - PROJECT REVISIONS - ADDED COUNTERTOP LAYOUTS FOR GINNESS BATH



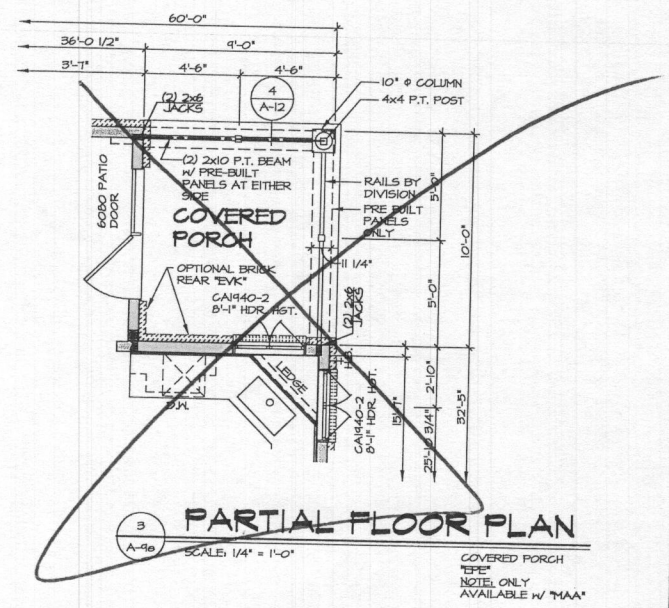
SHEET NO.	MODEL	SET NO.	DATE
A-9c	CLIFTON PARK II	10800	1/2/15
DRAWING TITLE	VERSION	DRAWN BY	OPTION
FIRST FLOOR PARTIAL PLANS	A-1H	AJH	MAT
OPTION DESCRIPTION	DATE	DATE	DATE
LIBRARY	1/2/15	1/2/15	1/2/15
BEDROOM FIRST FLOOR			
THREE CAR SIDE ENTRY GARAGE			
BAR			
6CE			

DATE PLOTTED: 02/14/17 11:43:58 AM

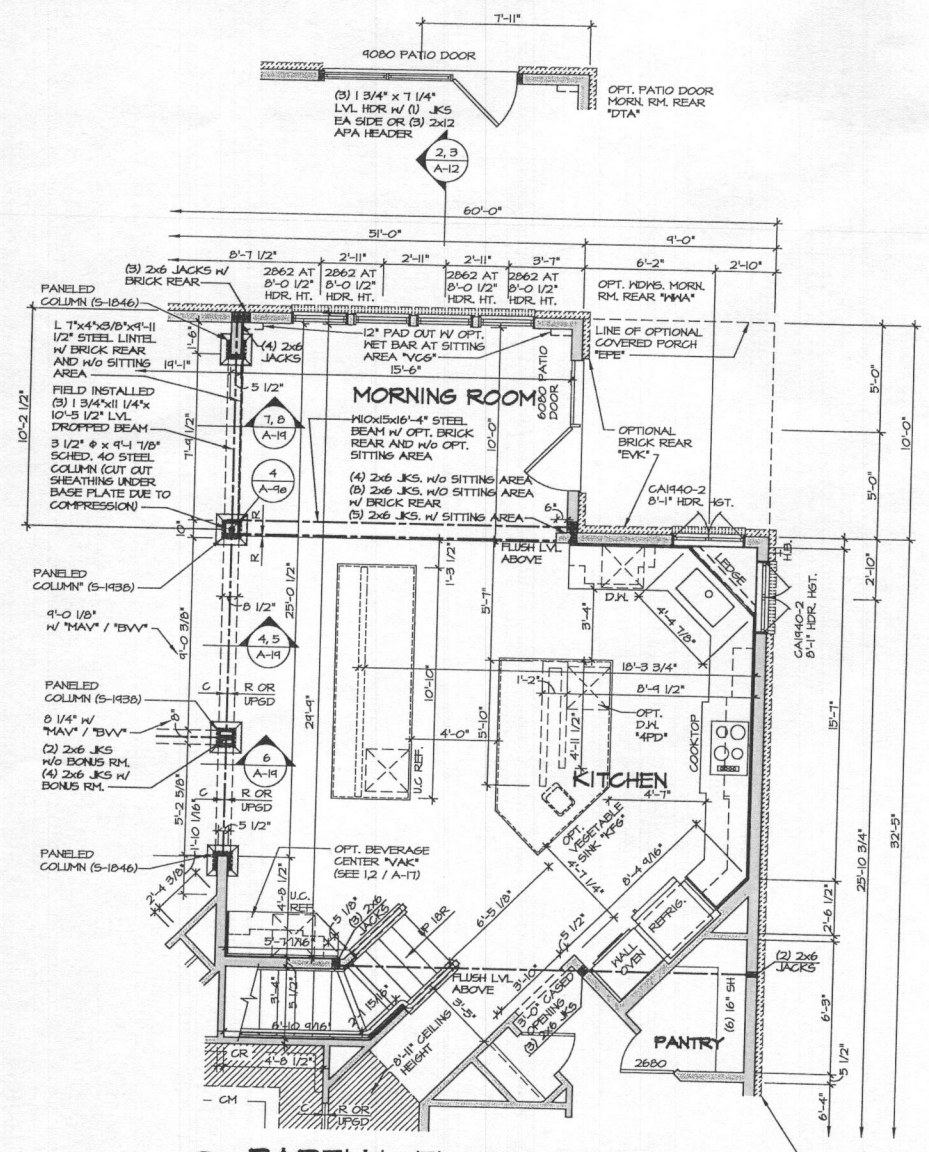




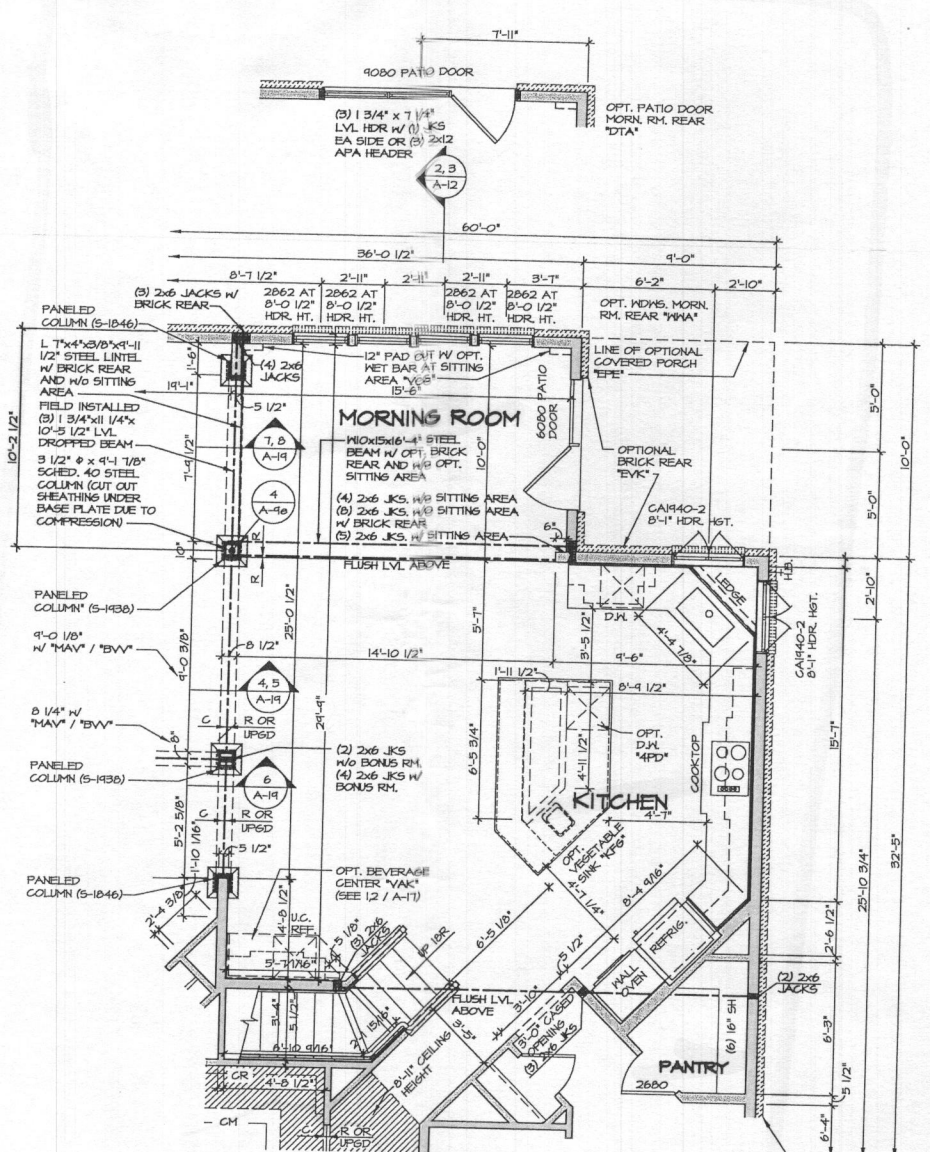
**4 ATTACHMENT DETAIL**  
SCALE: 1/2" = 1'-0"



**3 PARTIAL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
COVERED PORCH  
NOTE: ONLY AVAILABLE W/ MAA



**2 PARTIAL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
MORNING ROOM W/ GOURMET ISLAND MAA / KPT



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

**NOTE:**  
1. PARTIAL PLANS SHOWN W/ ELEVATION 'A'. SEE SHEET A-4 AND A-5 FOR ADDITIONAL INFORMATION. MATCH VENEER ACCORDING TO SELECTED ELEVATION.

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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 CASSED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.  
5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

**NOTE:**  
SEE SHEET S-6 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
10	10/21/14	CEL - ADDED DIMENSION FOR 9080 PATIO DOOR
11	11/20/14	CLC - ADDED ATTACHMENT DETAIL 4/A-9b (PAR ID 20899b)
12	11/20/14	55A - ADDED ATTACHMENT DETAIL 4/A-9b (PAR ID 20899b)
13	11/20/14	55A - ADDED ATTACHMENT DETAIL 4/A-9b (PAR ID 20899b)
14	3/16/15	55A - REVISED HANDRAIL IN REAR STAIRS (PAR 24969)
15	3/16/15	55A - REVISED MALL CABINET LAYOUT AND ADDED 6" TO MALL FOR CABINETS
16	7/16/15	55B - MOVED RIGHT REAR HOSE BIB TO SIDE (B4044)
17	9/16/15	55B - FIELD AUDIT REVISIONS
18	2/10/17	55B - ADJUST MALL LOCATION AT KITCHEN SINK LEDGE
19	10/16/14	55B - REVISED HEADER HEIGHT OF CANH4C-2 KITCHEN WINDOWS (PAR ID 23212)

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21 Bluffmill Lane  
Frederick, MD 21702

SHEET NO.	MODEL	CLIFTON PARK II
A-9b	DRAWING TITLE	FIRST FLOOR PARTIAL PLANS
52	DATE:	1/4/13
	OPTION	MAA
	OPTION DESCRIPTION	MORNING ROOM



