

CLIFTON PARK II



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	
FOUNDATION		35	36	37.1	37.2	37.1	41.2		35	36	37.1	37.2	37.1	41.2	38	38	38	42				D-12	
HOLD DOWN DETAILS		43							43													D-12b	
PLUMBING GROUND WORKS		44							44													D-12c	
BASEMENT PLAN		46.1	46.1	46.1	46.2	46.3	46.3		46.1	46.1	46.1	46.2	46.3	46.3								D-13	
FIRST FLOOR PLAN		47	48	48	49.1	49.1	49.2		47	48	48	49.1	49.1	49.2								D-14	
FIRST FLOOR PLAN PARTIALS		50							50						50	53						D-15	
SECOND FLOOR PLAN		54	56	56	56	56	56		54	56	56	56	56	56			51	51	52		55	D-15a	
SECOND FLOOR PLAN PARTIALS		57							57													D-16	
BUILDING SECTION AT FOYER		58							58													D-16a	
BUILDING SECTION AT GARAGE		60							60						60		61	61	61	64		D-17	
STAIR SECTION (FRONT STAIR) - STANDARD		62	63						62	63									60			D-17a	
STAIR SECTION (FRONT STAIR) -UPGRADE		64	65						64	65												D-17c	
STAIR SECTION (FRONT STAIR) -UPGRADE w/ METAL		66, 67.1							66, 67.1													D-20	
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										71			D-28	
KITCHEN PLANS - CABINET HOOD "C"		72							72										73			D-28a	
KITCHEN PLANS - GOURMET		74							74										75			L-29	
KITCHEN PLANS - ISLANDS		76							76													D-30	
WET BAR, LAUNDRY, CHARGING CENTER		77	78						77	78												D-34	
INTERIOR DETAILS - BATH ELEVATIONS		78							78													D-35	
INTERIOR DETAILS - COLUMNS / BULKHEAD		79							79													D-36	
INTERIOR DETAILS - FOYER AND FAMILY ROOM WINDOWS		80	80	80	80	80	81		80	80	80	80	80	81								D-37	
INTERIOR DETAILS - FIREPLACE DETAILS		82							82													D-40	
INTERIOR DETAILS - FIREPLACE DETAILS w/ BONUS RM.		83							83													D-40b	
INTERIOR MISC. DETAILS		84							84													D-44	
EXTERIOR ELEVATION DETAILS				85	85	86.1	86.2				85	85	86.1	86.2								D-45	
EXTERIOR MISC. DETAILS		87							87														
BASEMENT ELECTRICAL		88.1	88.1	88.2	88.2	88.3	88.3																
FIRST FLOOR ELECTRICAL		89	90	90	91.1	91.1	91.2		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		96	98	98	98	98	98								WB-2	
SECOND FLOOR ELECTRICAL PARTIALS		99							99														
FIRST FLOOR JOIST LAYOUT		100	101	101	102	102	102		100	104	104	105	105	105	100	103						F-1	
SECOND FLOOR JOIST LAYOUT		106	108	108	109	109	109		106	108	108	109	109	109	100	103	100	103	103			SP-1	
ROOF FRAMING		110	111	111	113	114.1	114.2		110	111	112	113	114.1	114.2	115	117	116	117	107			SP-2	
TRUSS BRACING		119	120						119	120												SP-3	
BRACED WALL		121	122						121	122												SEP-1	
ROOF VENTILATION		123	124	125	126	127.1	127.2		123	124	125	126	127.1	127.2								SEP-2	
BASEMENT HVAC PLAN		128.1	128.2																			SEP-3	
CRAWL SPACE HVAC PLAN		129							129													SEP-4	
FIRST FLOOR HVAC PLAN		130							130														
SECOND FLOOR HVAC PLAN		131							131														

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.	+1244
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

Brighton Mill
6 Bed rooms

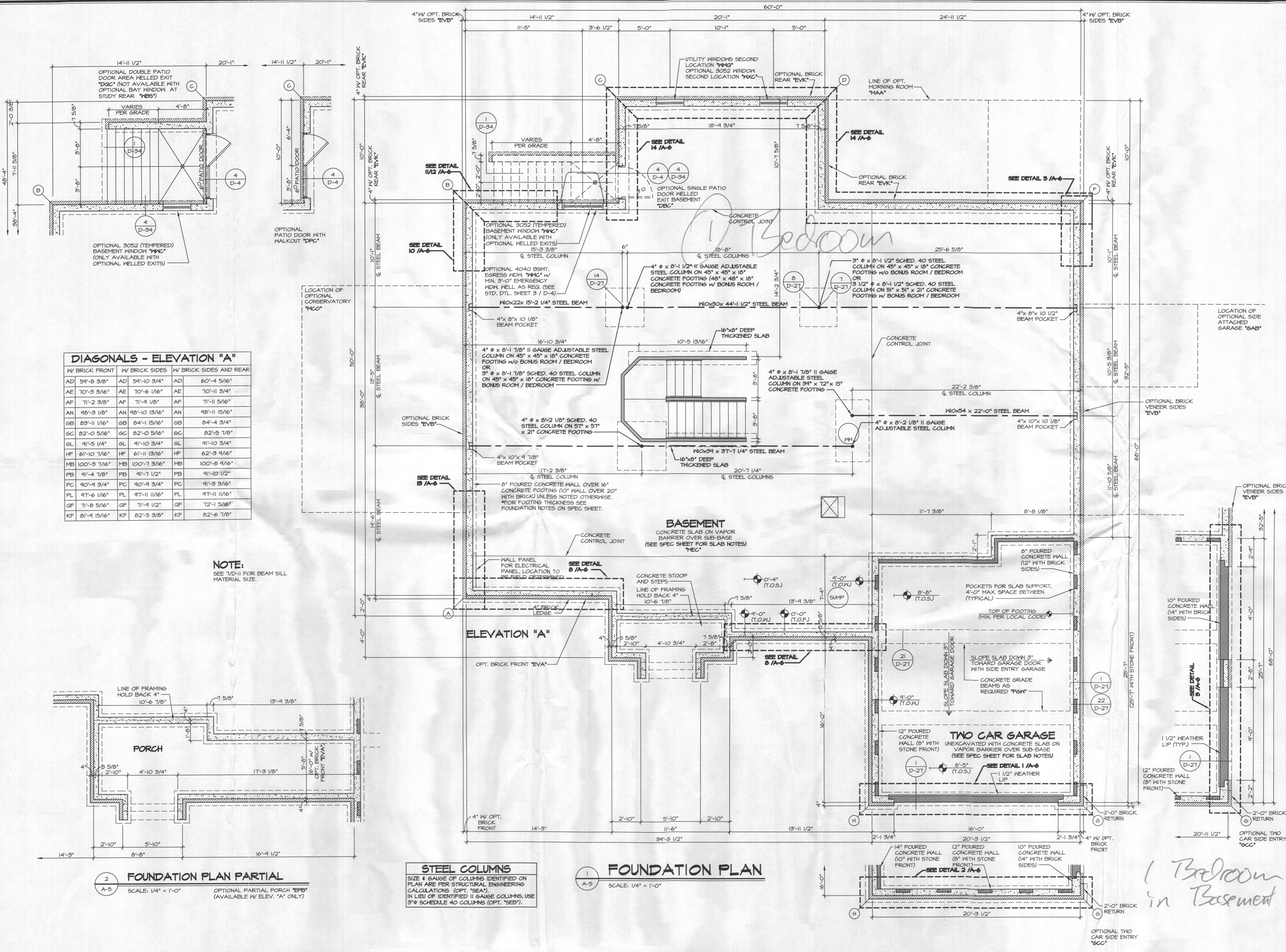
FOOTPRINT

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

SET - VERSION
10300-01 **CS-1**

Lot 6

J:\Dwg\NVA\DETACHED\CLIFTON PARK II_10300_01\CS1.DWG 10/23/17 - 2:17 pm



DIAGONALS - ELEVATION "A"

W/ BRICK FRONT	W/ BRICK SIDES	W/ BRICK SIDES AND REAR
AD 54'-0 3/8"	AD 54'-10 3/4"	AD 60'-4 5/16"
AE 70'-3 3/16"	AE 70'-6 1/16"	AE 70'-11 3/4"
AF 71'-2 3/8"	AF 71'-4 1/8"	AF 71'-11 5/16"
AN 98'-3 1/8"	AN 98'-10 13/16"	AN 98'-11 15/16"
GB 83'-11 1/16"	GB 84'-1 15/16"	GB 84'-4 3/4"
GC 82'-0 5/16"	GC 82'-0 5/16"	GC 82'-5 7/8"
GL 91'-5 1/4"	GL 91'-10 3/4"	GL 91'-10 3/4"
HF 61'-10 7/16"	HF 61'-11 13/16"	HF 62'-3 9/16"
MB 100'-3 7/16"	MB 100'-7 3/16"	MB 100'-8 9/16"
FB 91'-4 7/8"	FB 91'-7 1/2"	FB 91'-10 1/2"
PC 90'-4 3/4"	PC 90'-9 3/4"	PC 91'-3 3/16"
FL 97'-6 1/16"	FL 97'-11 11/16"	FL 97'-11 11/16"
QF 71'-8 5/16"	QF 71'-9 1/2"	QF 72'-1 5/16"
KF 81'-4 15/16"	KF 82'-5 3/8"	KF 82'-6 7/8"

NOTE:
SEE 7/0-11 FOR BEAM SILL MATERIAL SIZE.

FOUNDATION PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL PARTIAL PORCH "EPB"
(AVAILABLE W/ ELEV. "A" ONLY)

STEEL COLUMNS
SIZE & GAUGE OF COLUMNS IDENTIFIED ON PLAN ARE PER STRUCTURAL ENGINEERING CALCULATIONS (OPT. "SEA").
IN LIEU OF IDENTIFIED II GAUGE COLUMNS, USE 3# SCHEDULE 40 COLUMNS (OPT. "SEB").

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

REMARKS

REV. NO.	DATE	DESCRIPTION
1	12/7/15	5895 - PAR. #262894 - REVISED GARAGE SLAB HEIGHT
2	12/12/15	J65 - UPDATED N.H. LOCATION TO MATCH PLANS (PAR. #202946)
3	1/9/14	J65 - PORCH DIMENSION REVISIONS
4	8/8/14	CYB - FIXED WINDOW OPTION THAT WAS CALLED OUT WRONG
5	10/21/14	CEL - REVISED STANCHIONS AND BEAM POCKETS TO STANDARDS
6	10/29/14	EJ3 - REMOVED "TANFED" NOTE FOR PLANS (PAR. #262893)
7	11/25/14	56A - AUDIT REVISIONS
8	1/8/15	56A - REMOVED 2'-0" BRICK RETURN AT FRONT LEFT SIDE (PAR. #0124)
9	9/15/15	CSB - FIELD AUDIT REVISIONS

MODEL: GLIFTON PARK II
DRAWING TITLE: FOUNDATION PLAN
OPTION DESCRIPTION: FULL BASEMENT FOUNDATION

SET NO. 10300
VERSION 01
DRAWN BY: J65
DATE: 1/8/15
OPTION: FBA

SHEET NO. A-5
35

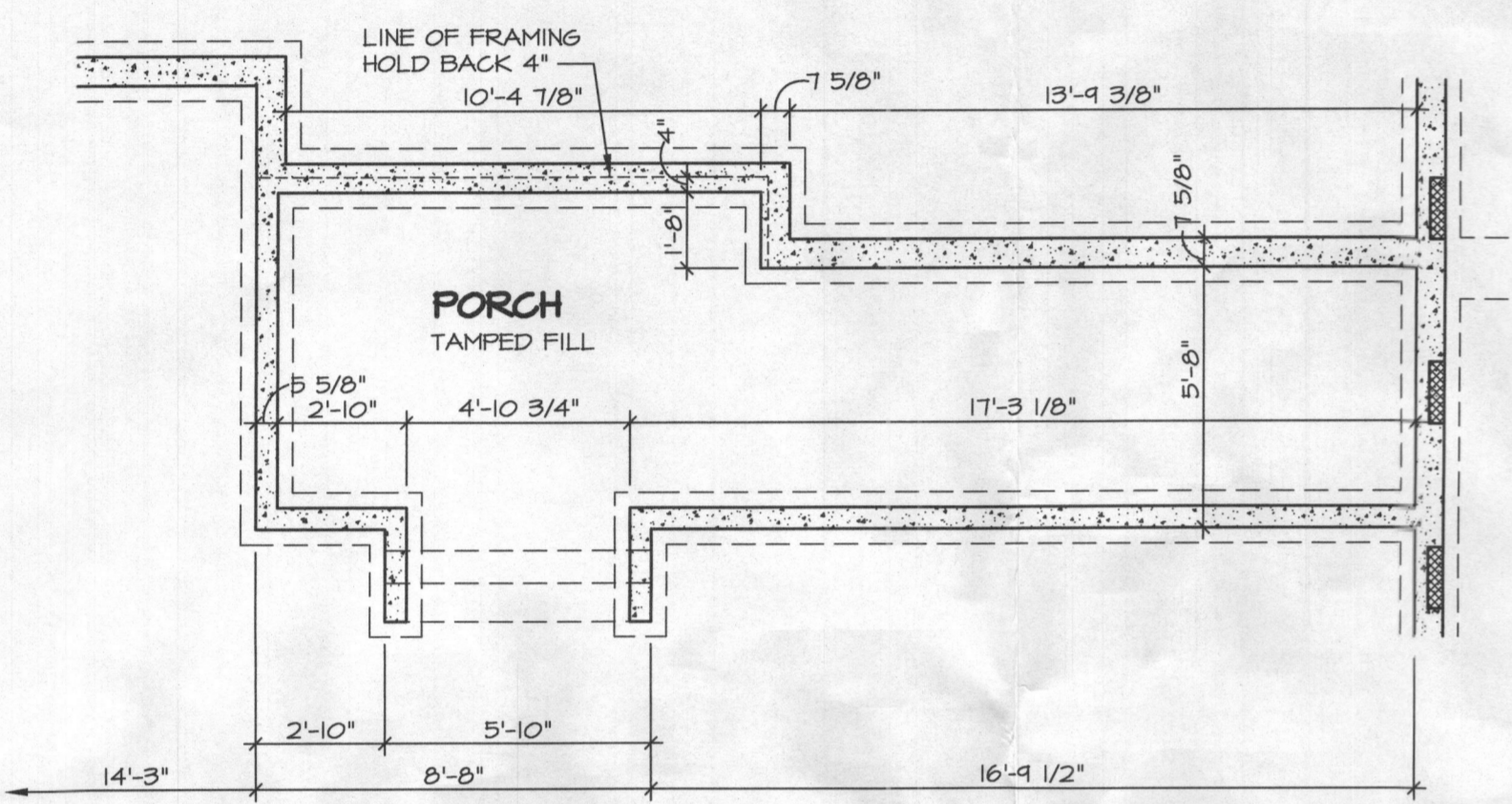
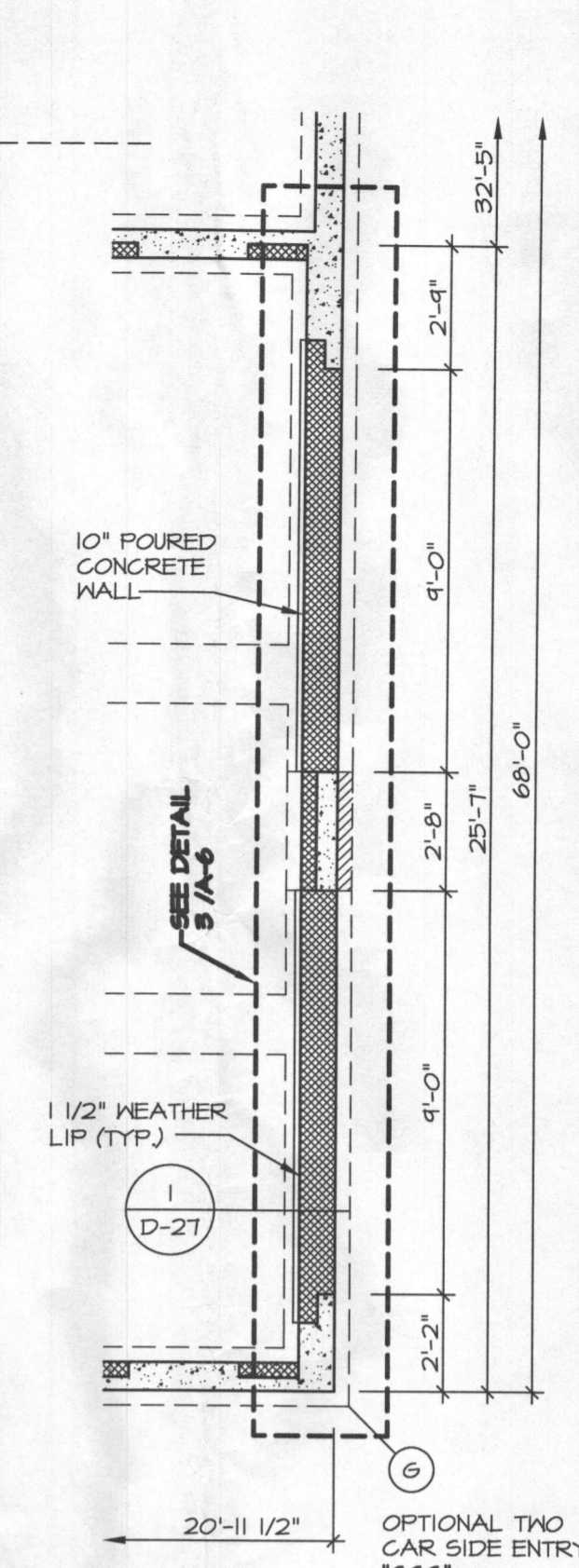
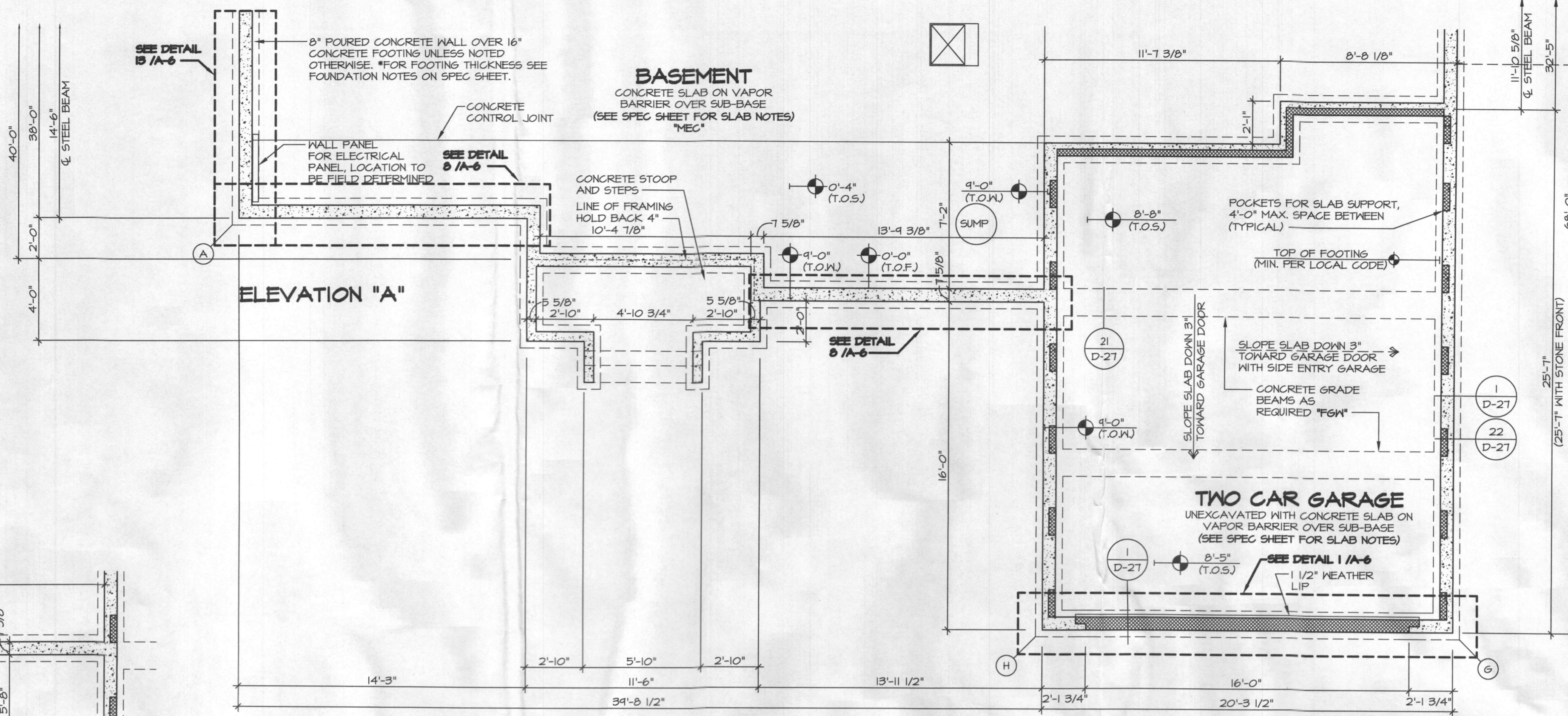
NVR
NVR, Inc.
Architectural Services
21 Bryn Mawr Ave.
Frederick, MD 21702

1 Bedroom in Basement

DIAGONALS - ELEVATION "A"

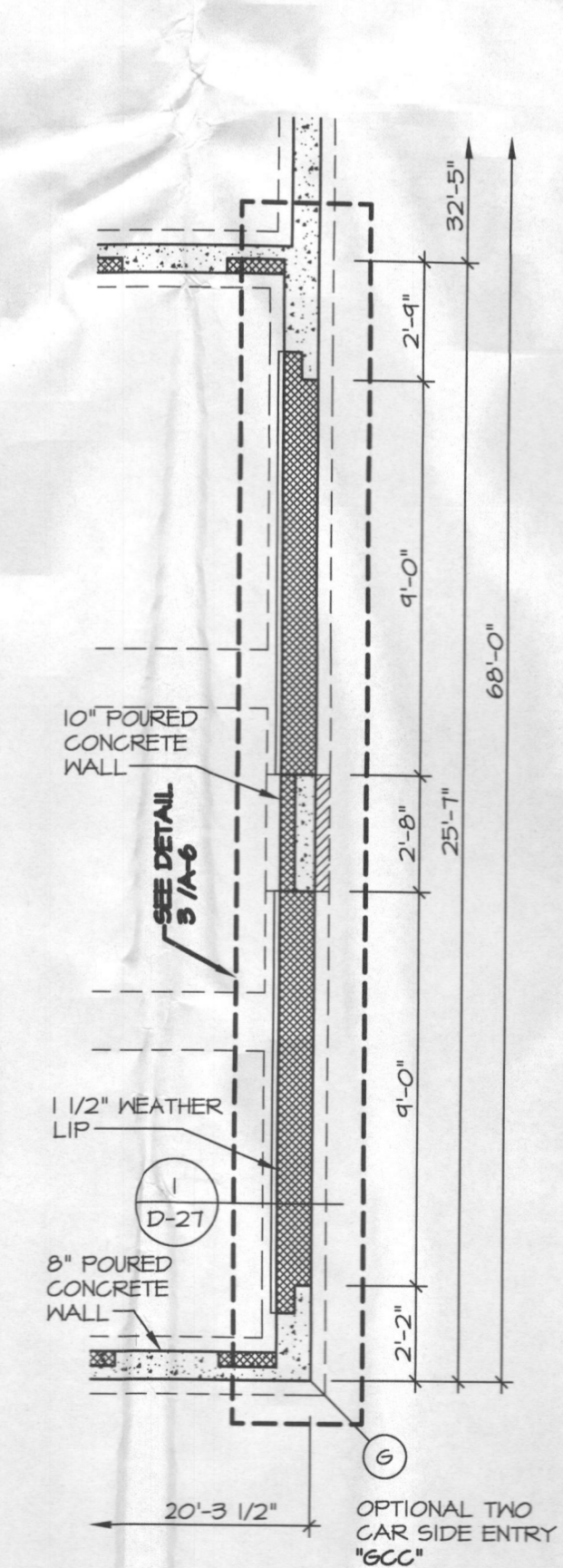
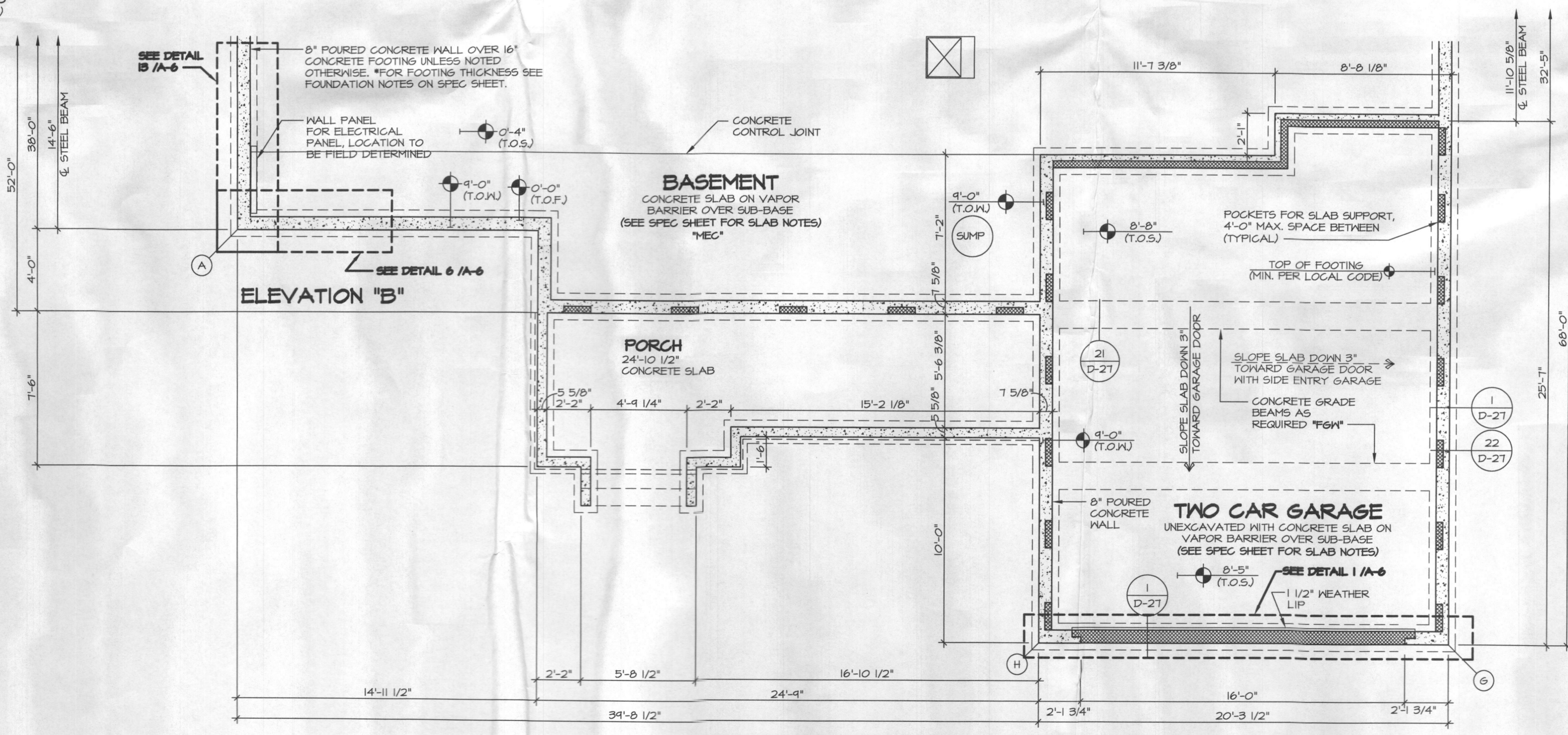
W/ SIDING/STONE FRONT

AD	59'-5 3/16"
AE	70'-0 7/16"
AF	71'-0 1/4"
AN	98'-2"
OB	83'-5 7/16"
OC	81'-6 3/4"
OL	90'-11 1/16"
OF	61'-5 3/8"
OB	99'-10 5/16"
PD	90'-11 1/4"
PC	90'-4 5/16"
PL	97'-0 7/16"
QF	71'-3 3/8"
KF	81'-8 1/2"



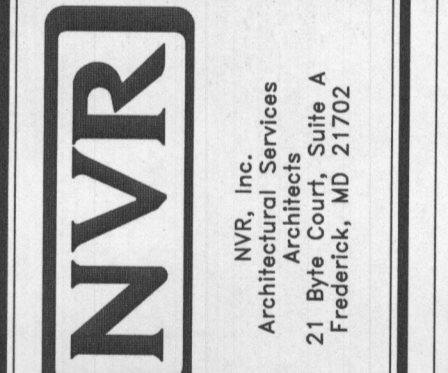
DIAGONALS - ELEVATION "B"

AD	59'-5 3/16"
AE	70'-0 7/16"
AF	71'-0 1/4"
AN	98'-2"
OB	83'-5 7/16"
OC	81'-6 3/4"
OL	90'-11 1/16"
OF	61'-5 3/8"
OB	99'-10 5/16"
PD	90'-11 3/16"
PC	90'-4 5/16"
PL	97'-0 7/16"
RF	62'-4 1/16"
SF	72'-2 7/8"
KF	81'-8 1/2"



REVISIONS

REV. NO.	DATE	DESCRIPTION
1	6/16/13	R.L.C. - ADDED CONCRETE CONTROL JOINTS / PHOTO TYPE REVISIONS
2	12/13/13	J.S.S. - UPDATED INH. LOCATION TO MATCH PLANS (PAR #20846)
3	4/16/14	A.H. - AUDIT RIV. SIX COIL
4	10/24/14	E.L.S. - REVOKED TAMPED NOTE FORM PLANS (PAR#28503)
5	11/25/14	B.S.A. - AUDIT REVISIONS
6	9/15/15	C.S.B. - FIELD AUDIT REVISIONS
7	12/7/15	B.S.S. - PAR #36364 - REVISED GARAGE SLAB HEIGHT



MODEL: CLIFTON PARK II

SHEET NO. **A-5B**

VERSION: 01

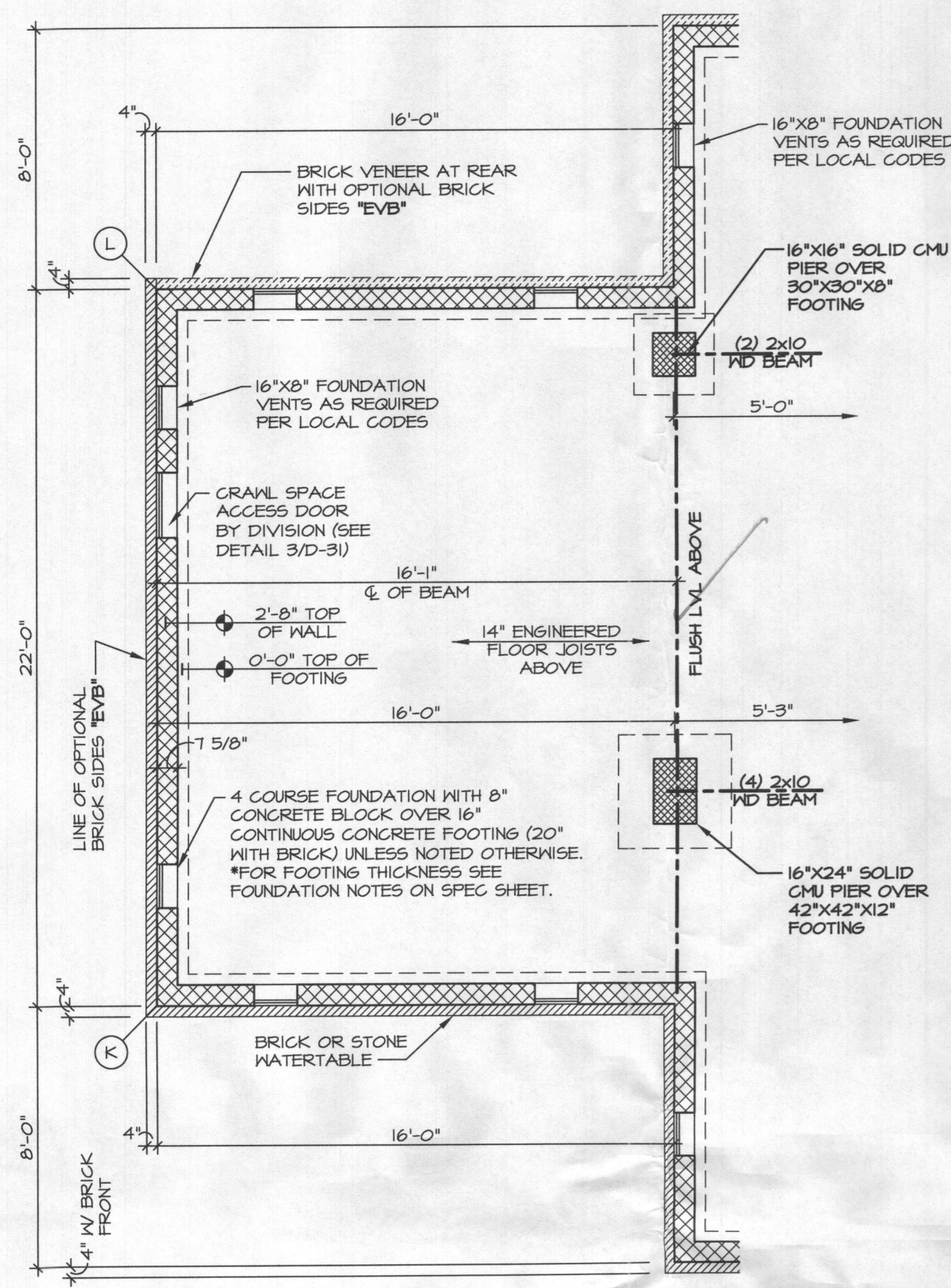
FOUNDATION PLAN - ELEVATIONS

DATE: 1/8/13

OPTION: FULL BASEMENT FOUNDATION ELEVATION "A" W/ STONE ELEVATION "B"

DATE: 12/08/15

36



4 FOUNDATION PLAN PARTIAL
SCALE: 1/4" = 1'-0"
CONSERVATORY "MCO"
SUITE FIRST FLOOR "MER"

CRAWL VENTILATION:

ALL VENTILATION CALCULATIONS AND GRAPHICS ARE CALCULATED WITH THE FOLLOWING FORMULAS AND ASSUMING A MINIMUM VENT AREA OF .42 SQ. FT.:

- AREA IN SQ. FT. / 1500 = SQ. FT. OF VENTILATION REQUIRED.
- SQ. FT. OF VENTILATION REQUIRED / .42 = MINIMUM NUMBER OF VENTS NEEDED.
- NUMBER OF VENTS ON DRAWING X .42 = ACTUAL VENTILATION.

NOTE: FOR MORE INFORMATION SEE SPEC SHEET

OPT. CONSERVATORY / SUITE FIRST FLOOR

TOTAL CRAWL AREA:	+352.00	SQ. FT.
TOTAL VENTILATION REQUIRED:	+0.24	SQ. FT.
REQUIRED NUMBER OF VENTS:	+1	
ACTUAL NUMBER OF VENTS:	+6	
ACTUAL VENTILATION:	2.52	SQ. FT.

OPT. MORNING ROOM

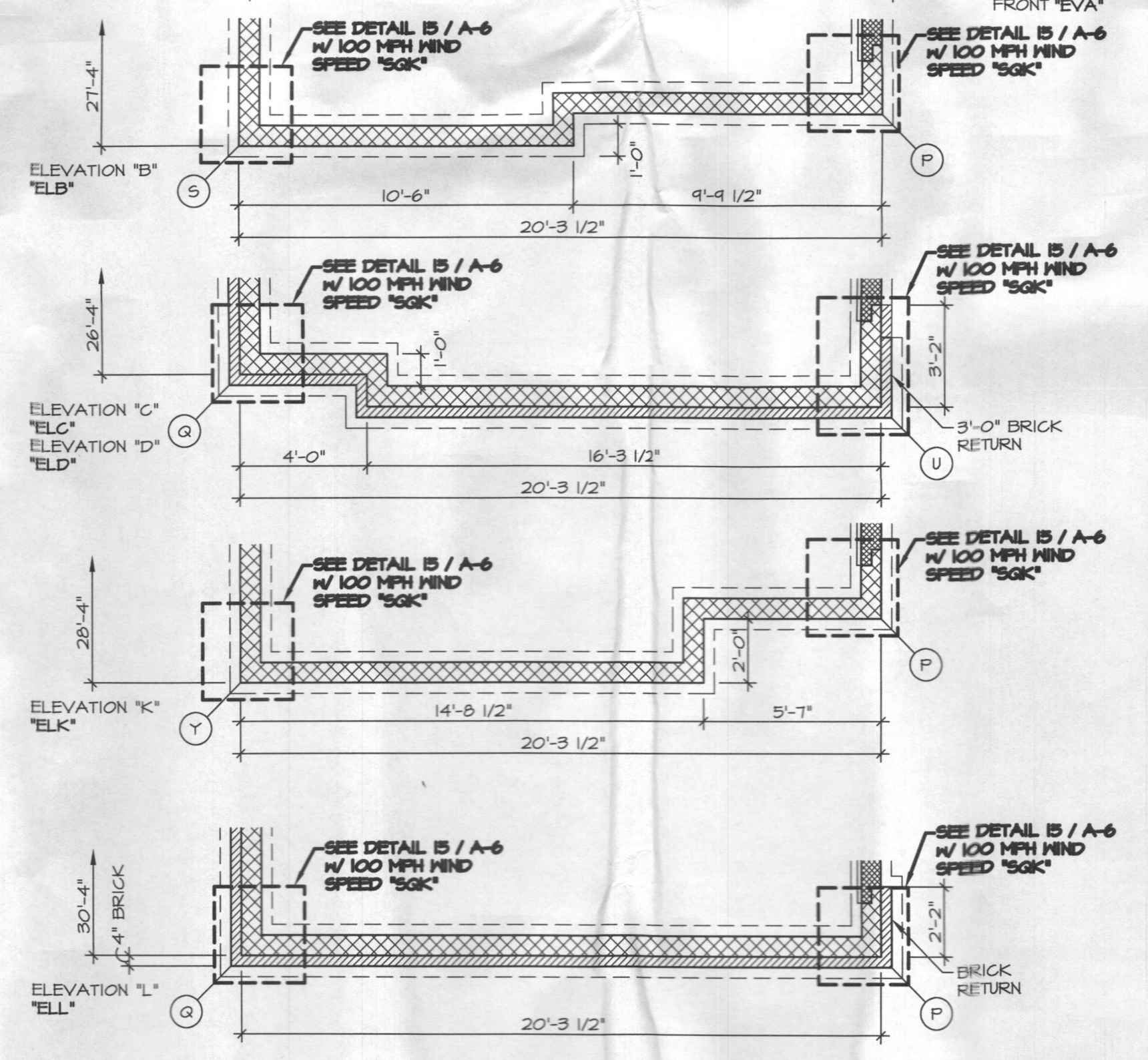
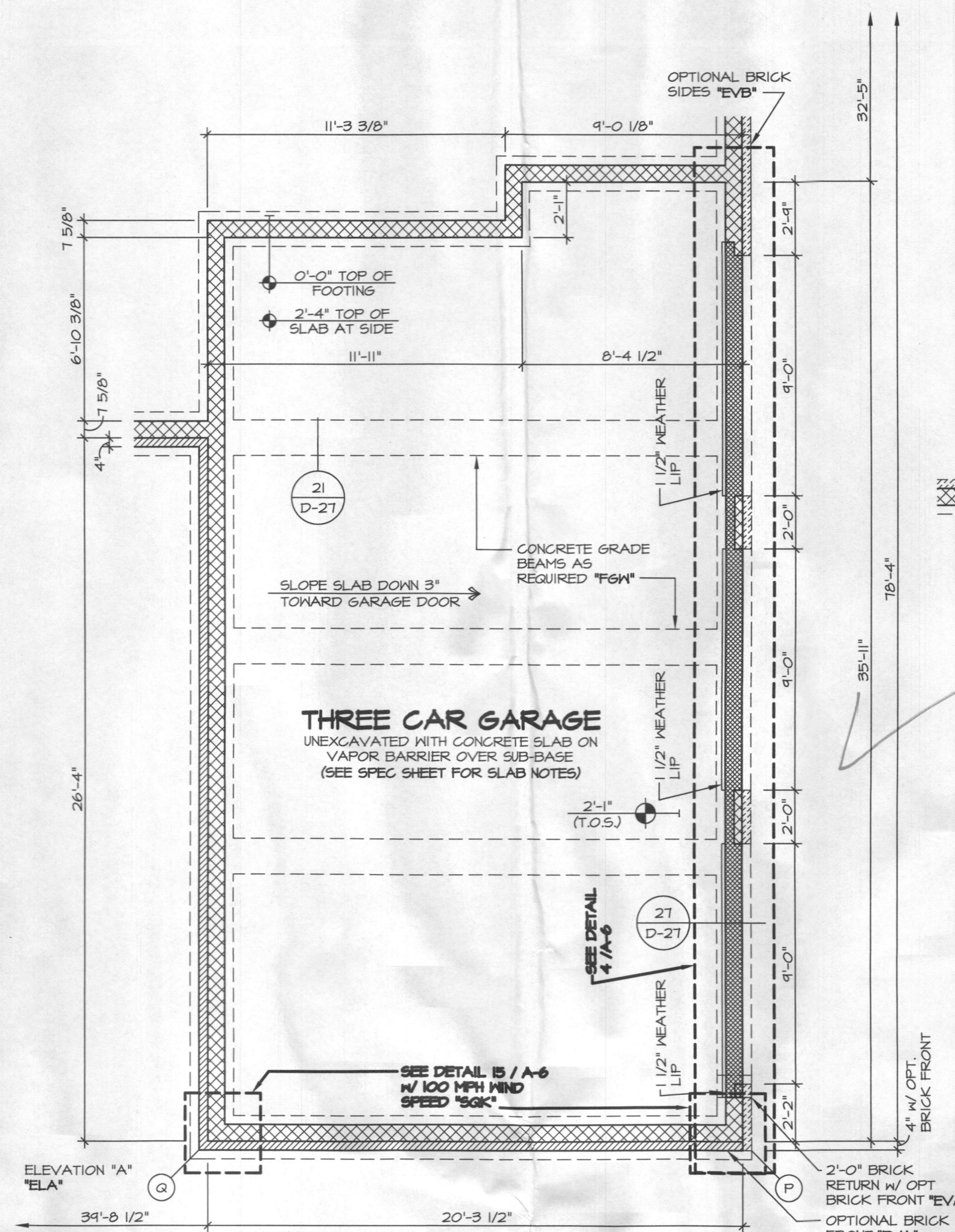
TOTAL CRAWL AREA:	+159.58	SQ. FT.
TOTAL VENTILATION REQUIRED:	+0.11	SQ. FT.
REQUIRED NUMBER OF VENTS:	+0	
ACTUAL NUMBER OF VENTS:	+0	
ACTUAL VENTILATION:	+0	SQ. FT.

OPT. SIDE ATTACHED GARAGE

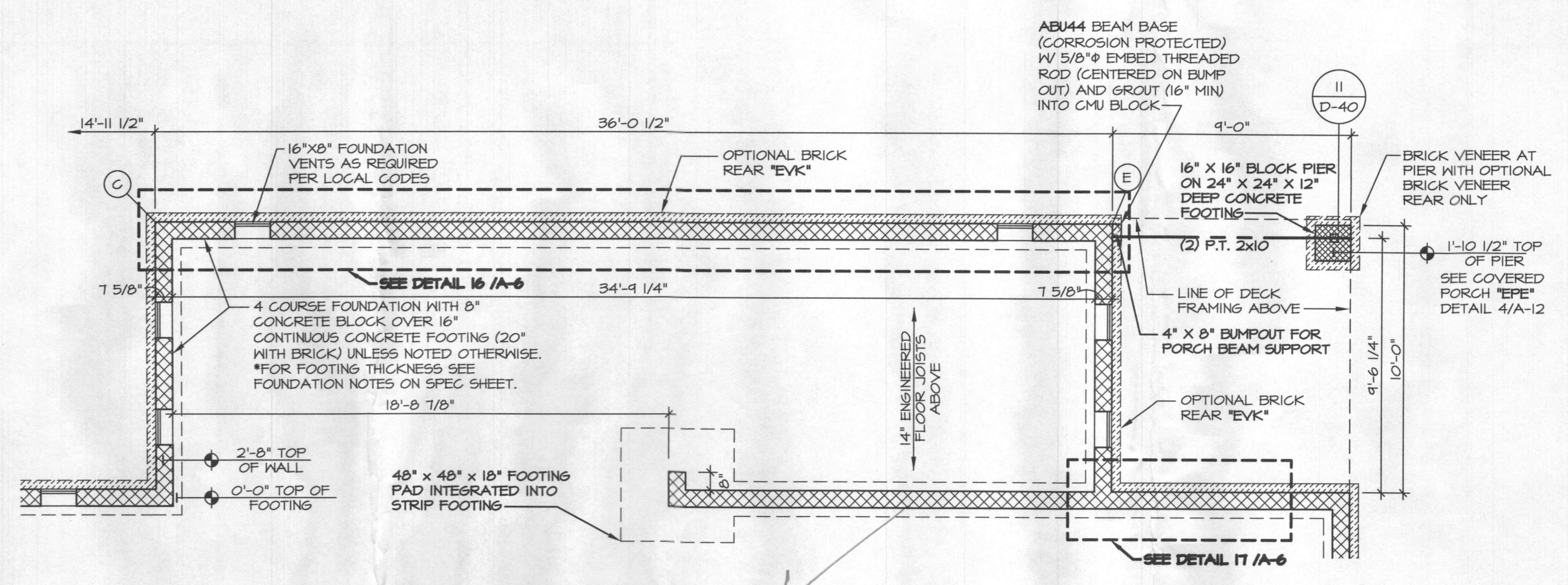
TOTAL CRAWL AREA:	+137.42	SQ. FT.
TOTAL VENTILATION REQUIRED:	+0.04	SQ. FT.
REQUIRED NUMBER OF VENTS:	+0.04	
ACTUAL NUMBER OF VENTS:	+3	
ACTUAL VENTILATION:	+0.84	SQ. FT.

OPT. SIDE ATTACHED GARAGE W/ FAMILY OFFICE

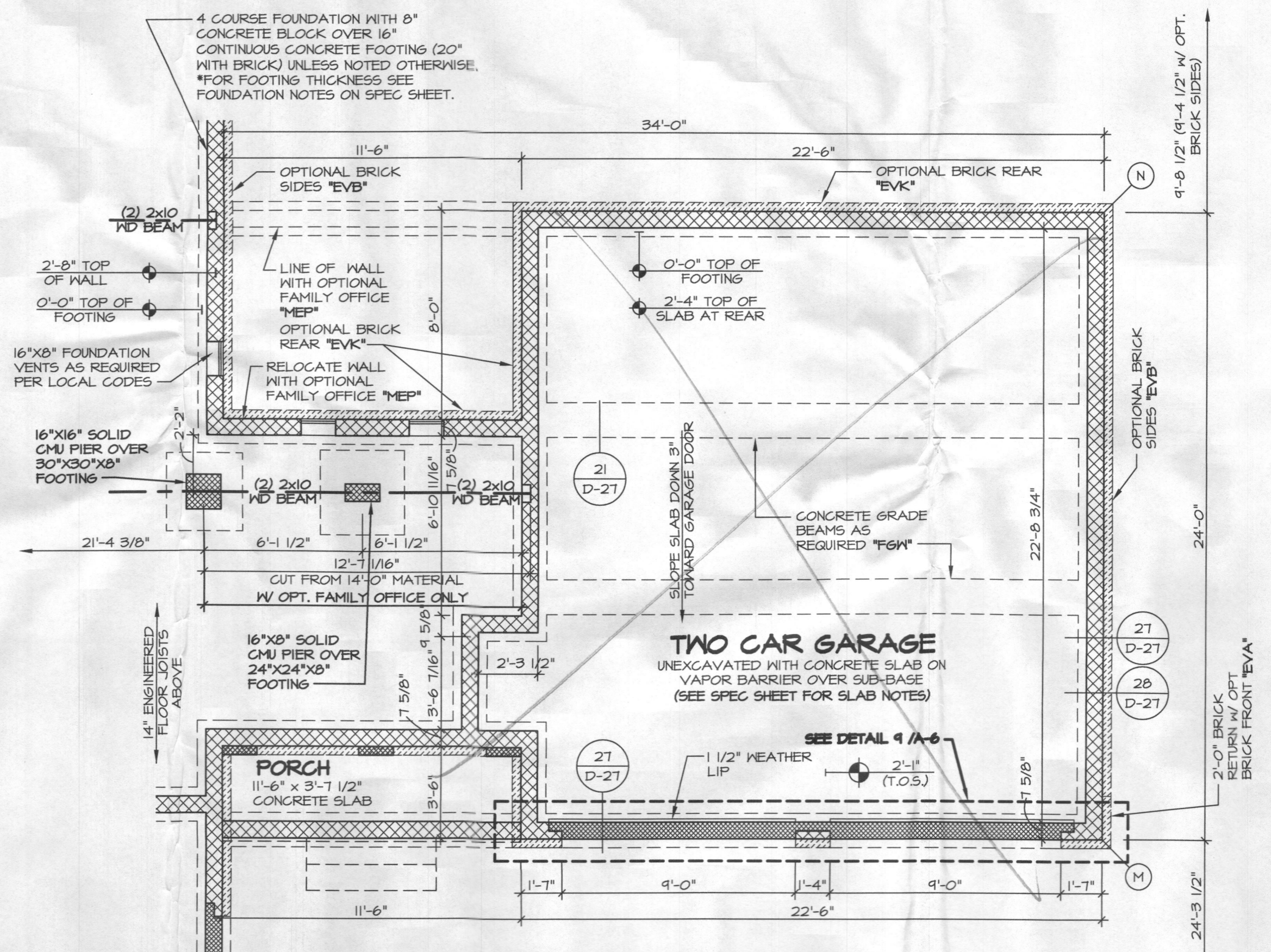
TOTAL CRAWL AREA:	+233.75	SQ. FT.
TOTAL VENTILATION REQUIRED:	+0.16	SQ. FT.
REQUIRED NUMBER OF VENTS:	+1	
ACTUAL NUMBER OF VENTS:	+2	
ACTUAL VENTILATION:	+0.84	SQ. FT.



3 FOUNDATION PLAN PARTIAL
SCALE: 1/4" = 1'-0"
THREE-CAR SIDE ENTRY GARAGE "GCE"



1 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
MORNING ROOM "MAA"
OPTIONAL COVERED PORCH "EPE"



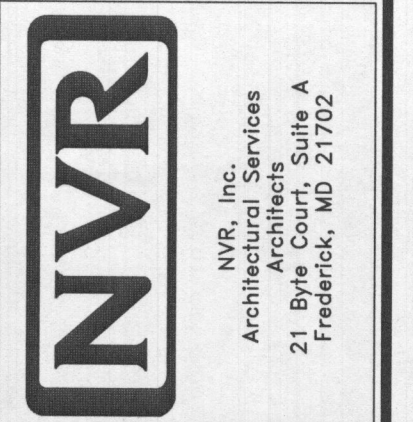
2 FOUNDATION PLAN PARTIAL
SCALE: 1/4" = 1'-0"
SIDE ATTACHED GARAGE "GAB"
(AVAILABLE WITH TWO-CAR SIDE ENTRY GARAGE OR THREE-CAR SIDE ENTRY GARAGE ONLY)

5 FOUNDATION PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL SIDE PORCH "DSE"
(NOT AVAILABLE WITH SIDE ATTACHED GARAGE "GAB")

GENERAL FOUNDATION NOTES:
1. FOUNDATION FRAMING ANCHORS, SEE SPEC SHEET "FOUNDATION" SECTION NOTE #15.

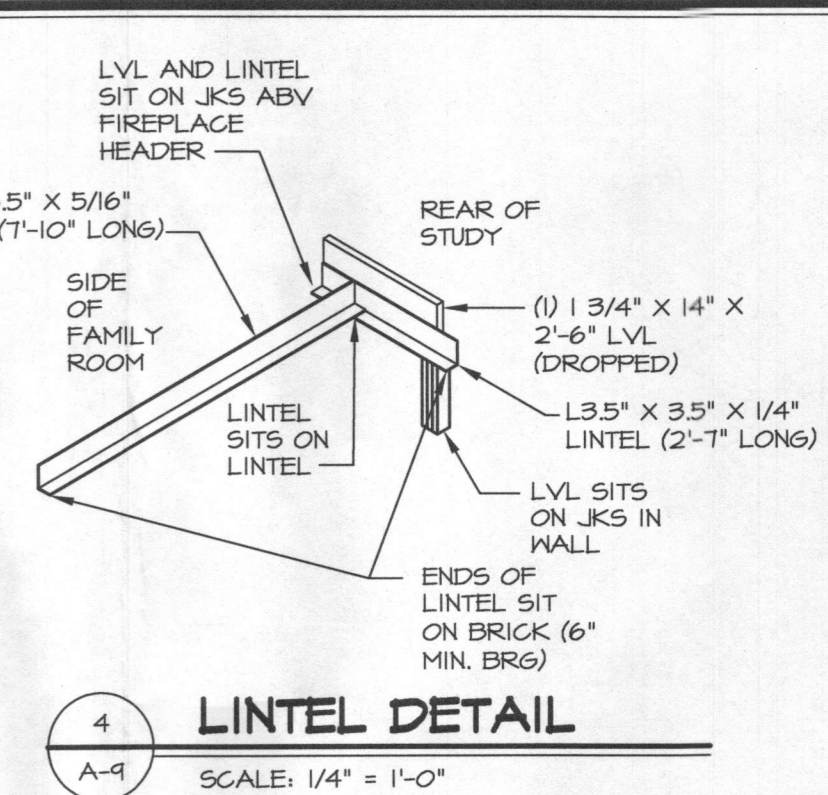
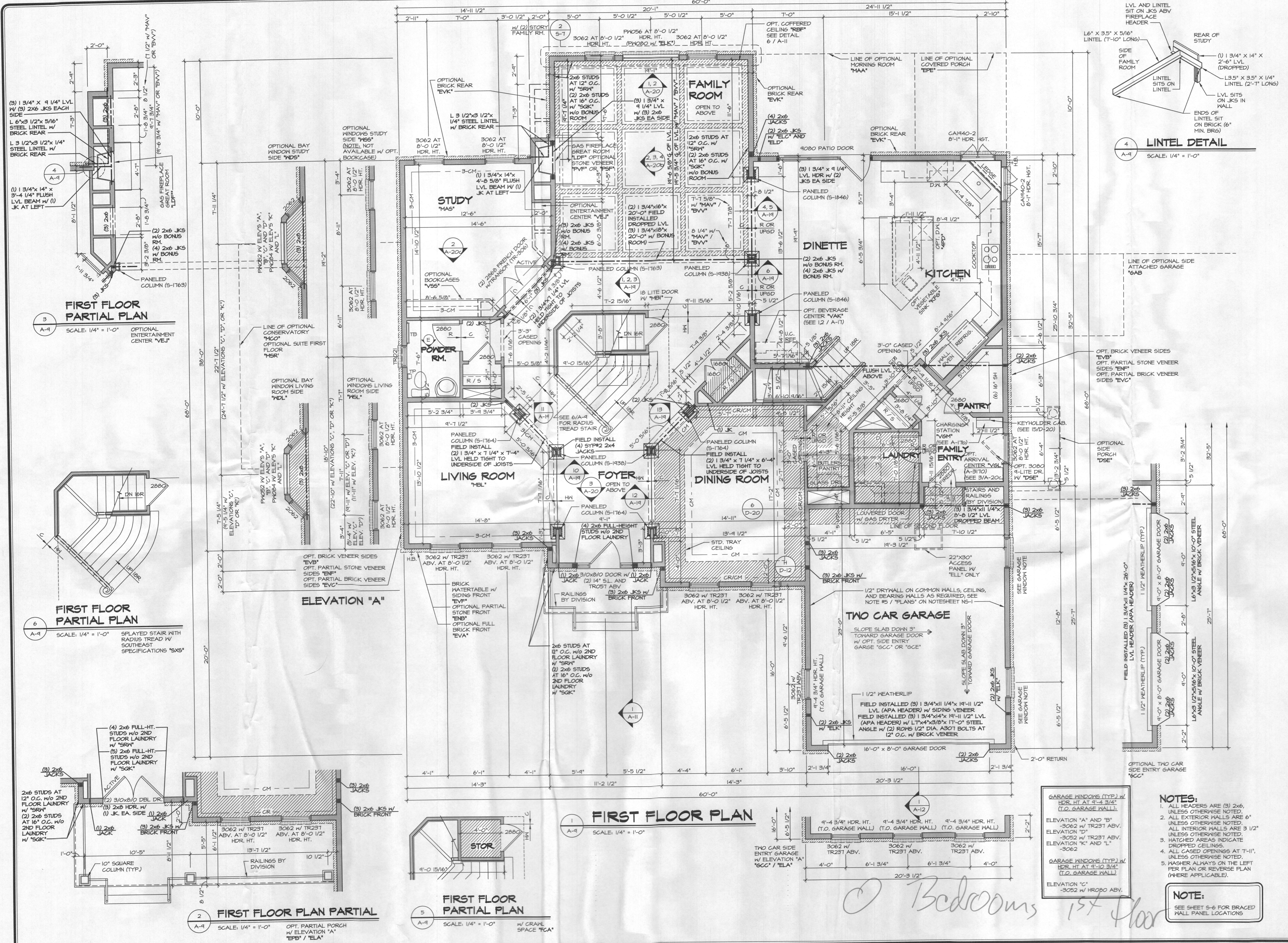
REV. NO.	DATE	REMARKS
1	10/17/13	J65 - REVISED FOUNDATION NOTE FROM 4 COURSE TO 6 COURSE (PAR #8177)
2	3/27/14	585 - ADPT RNV-SX-001
3	4/29/14	N69 - ADDED FOUNDATION FOR "DSE" (#23374)
4	4/29/14	N69 - REVISED WATERABLE TO "KRAF" LEFT SIDE (#23341)
5	5/6/14	AJH - ADDED ELEVATION MARKER "L" TO SET
6	11/4/14	SKM - ADDED ELEVATION MARKER AT PORCH PIER PAR 24012
7	12/8/15	585 - PAR #8388A - REVISED GARAGE SLAB HEIGHT
8	6/26/17	ASJ - ADDED NOTE FOR CONNECT. AT TOP RIGHT CORNER OF FOUND. PAR #46502
9	11/8/17	DRB - BRICK RETURN NOTE CLARIFIED AT ELEV. "D" PAR # 48177

NVR, Inc., owner, expressly reserves its common law copyright and other proprietary rights in these plans. These plans are 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.



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

SHEET NO.	MODEL	DATE	OPTION
A-5C	CLIFTON PARK II	9/11/13	FOUNDATION PLAN - OPTIONS
42	DRAWING TITLE	FCG / DSE	CRAWL SPACE FOUNDATION / SIDE PORCH
	FOUNDATION DESCRIPTION	MAA / MCO / MSR	MORNING RM / CONSERVATORY / SUITE FIRST FLR
		GCE / GAB	3-CAR SIDE ENTRY GARAGE / SIDE ATT. GARAGE



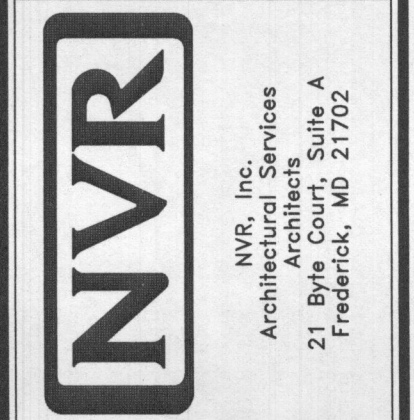
NOTES:

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

NOTE:
SEE SHEET 5-6 FOR BRICK WALL PANEL LOCATIONS

SHEET NO.	MODEL	DATE	DESCRIPTION
A-9	CLIFTON PARK II	12/7/12	FIRST FLOOR PLAN
4-7	OPTION		

REV. NO.	DATE	REMARKS
29	7/16/15	AKS - MOVED RIGHT REAR ROSE BIE TO SIDE (B4C44)
30	8/4/15	GLS - REVISED CHASE INTO GARAGE TO A 2880 (PAR ID 84928)
31	8/6/15	AKS - REVISED CHASE BEHIND BUILDERS PANTRY TO BE 9" DEEPER (B4935)
32	12/17/15	SPK - REVISED BLE. "A" W/ REFR. PORCH COLUMNS TO SQUARE PER DMR #102
33	12/17/15	SPK - PAR #39394 - REVISED GARAGE SLAB HEIGHT
34	12/17/15	SPK - ADDED JACKS FOR ELK GARAGE BRIDGES (PAR #1629)
35	12/17/15	SPK - PAR #42961 - REVISED FIREPLACES TO BE CENTERED ON COFFERED CEILING
36	2/10/16	KAD - ADJUST MALL LOCATION AT KITCHEN SINK LEDGE
37	6/14/16	ISE - PLANT BUILT ARRIVAL CENTER PROJECT



SET NO. 10300
VERSION G1
DRAWN BY A-JH
DATE: 12/7/12
OPTION