



Building Permit Application

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

DILP 2018 AUG 31 PM 1:33

Date Received: _____

Health

Permit No.: B1800 3139

Building Address: 13607 CURTIS VISTA WAY
 City: CLARKSVILLE State: MD Zip Code: 21029
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: BRIGHTON MILL
 Section: _____ Area: _____ Lot: 2
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: 46,177

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: _____

Property Owner's Name: NVR INC
 Address: 9720 PATUXENT 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: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	<u>Depth</u>	<u>Width</u>
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<u>Construction type:</u>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	<u>Multi-family Dwelling</u>	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<input type="checkbox"/> Roadside Tree Project Permit #	<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	
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:		

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 DESCRIBE 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.

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

MICHELLE CLANCY
 Print Name
8/31/18
 Date
RECEIVED
AUG 31 2018
 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
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)	<u>9/19/2018</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	\$
Permit Fee	\$ <u>100</u>
Tech Fee	\$ <u>10</u>
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ <u>110.00</u>
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>628</u>

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

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

Date: 8/23/2018

To: George Martin / Dana Bernard
(Person's Name and Division)

From: Jim Kerwin (443) 309-7792
(Your Name, Company Name and Telephone Number)

Subject: Project name Brighton Mill #
Project site address 13607 Curtis Vista Way Clarksville MD
Permit # B18002760 SDP # 21029
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 Floor Plans (be specific). showing 5th Bedroom over conservatory
TOTAL Bedrooms 6
 - 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 _____

Contact Person Information: (Required)

Jim Kerwin Telephone No: 443-309-7792
Please Print Name E-Mail Address: Jim@decaturbuilding
services.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 MF Revision



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: 8/1/18

Permit No.: B18002760

Building Address: 13607 Curtis Vista Way
City: Clarksville State: MD Zip Code: 21029
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: Brighton Mill
Section: _____ Area: _____ Lot: 2
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: _____

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: Cyat 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: _____

Existing Use: Vacant lot
Proposed Use: Single family home
Estimated Construction Cost: \$ 230,000
Description of Work: New 2 story "Regents Park II" with 3 car garage, Morning Rm, Conservatory, 1st floor Bed Room, and unfinished lower level
Occupant or Tenant: _____
Was tenant space previously occupied? Yes No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

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 checked="" 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: <u>G18000196</u>	
Building Shell Permit Number: _____	

RECEIVED
AUG 01 2018
LICENSES & PERMITS DIVISION

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 type="checkbox"/> Finished Basement	
Use group:	<input checked="" type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Craw Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>5</u>	
<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:	
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Jim Kernia
Applicant's Signature
Jim@DecaturbuildingServices.com
Email Address
AGENT NV Homes
Title/Company

Jim Kernia
Print Name
7/31/2018
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>8/2/18 DBernard</u>

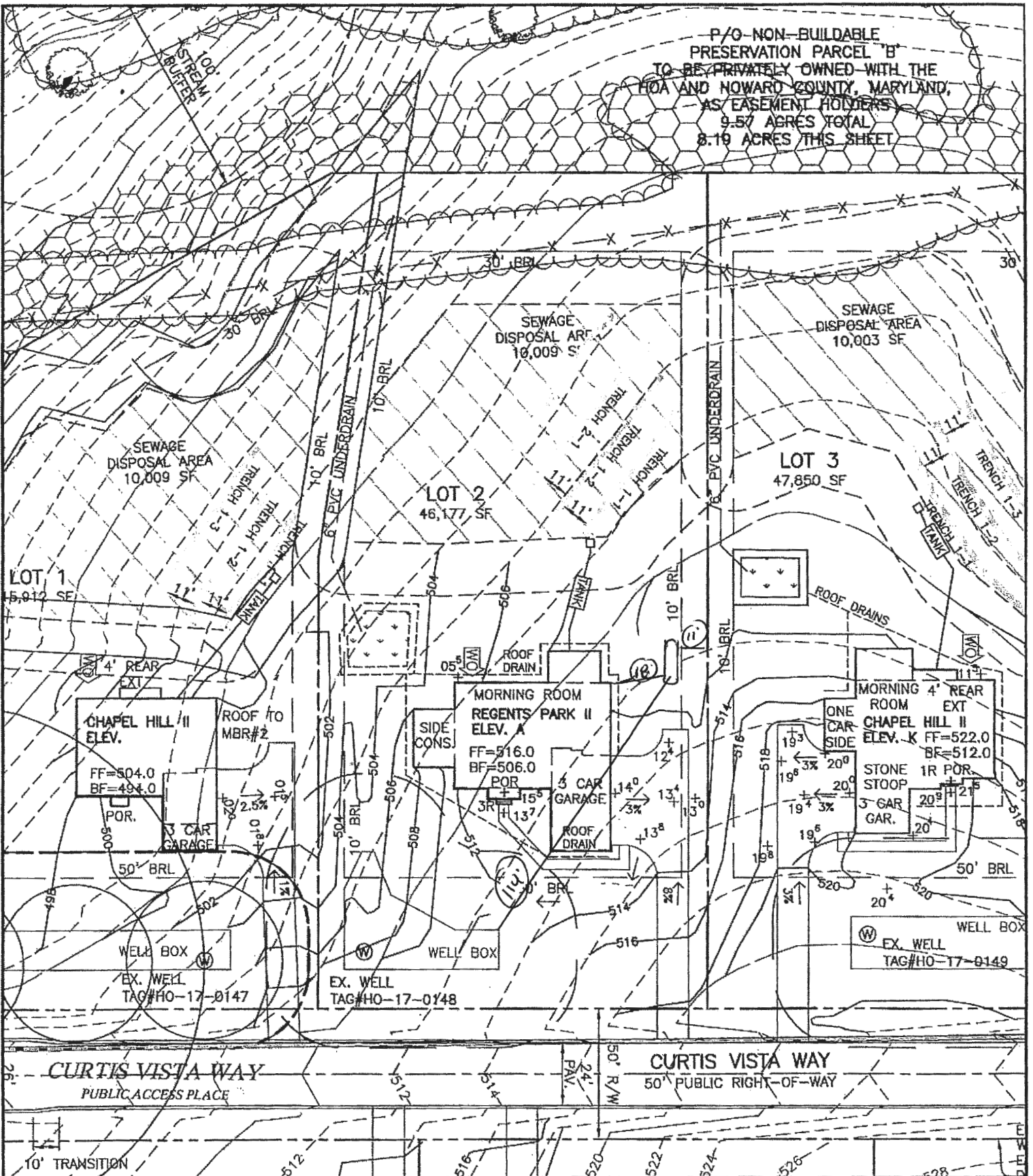
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Side:
Side St.:
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Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

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>177330</u>

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

P/O-NON-BUILDABLE
 PRESERVATION PARCEL 'B'
 TO BE PRIVATELY OWNED WITH THE
 HOA AND HOWARD COUNTY, MARYLAND,
 AS EASEMENT HOLDERS
 9.57 ACRES TOTAL
 8.19 ACRES THIS SHEET



CURTIS VISTA WAY
 PUBLIC ACCESS PLACE

CURTIS VISTA WAY
 50' PUBLIC RIGHT-OF-WAY

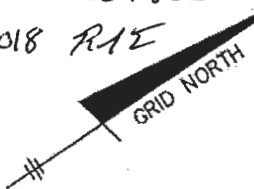
BENCHMARK

ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 & (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

Approval 1318003139
 9/19/2018 R1Z



BRIGHTON MILL

PRELIMINARY SITING LOT 2

13607 CURTIS VISTA WAY
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: MAY, 2018
 DPC, WXC, MCO, MAA, & EPB

Drawn # B18003139

Brighton Mall
lot 2
13607 Curtis Vista Way

REGENT'S PARK II

Health Dept B18002700
HEALTH DEPT



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. 'K'	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																	
FRONT ELEVATIONS - SIDING		3	5	8						3	5	8													D-1	
FRONT ELEVATIONS - PARTIAL STONE			6	9	11			13			6	9	11		13										D-2	
FRONT ELEVATIONS - BRICK		4	7	10						4	7	10													D-4	
FRONT ELEVATIONS - STONE AND BRICK						12	14.1	14.2						12	14.1	14.2									D-5	
SIDE ELEVATIONS		15	17	19	21	22	23	24	25.2		15	17	19	21	22	23	24	25.2								D-5a
REAR ELEVATIONS		26	28	30	32	33	34	35	36.2		26	28	30	32	33	34	35	36.2								D-6
FOUNDATION	37	37	39	39	39	39	39	39	38	38	40	40	40	40	40	40									D-7	
FOUNDATION HOLD DOWN LAYOUT	42								42																D-8c	
PLUMBING GROUND WORKS	43	43	44	44	44	44	44	44	45	45	46	46	46	46	46										D-11	
BASEMENT PLAN	47								47																D-12b	
FIRST FLOOR PLAN	48	48	50	50	50	50	50	50	48	48	50	50	50	50	50	50	50	51	52					48	D-12c	
SECOND FLOOR PLAN	54	54	55	55	55	55	55	55	54	54	55	55	55	55	55					56	57	58	58	53	D-13	
BUILDING SECTION AT FOYER	59								60															61	D-14	
BUILDING SECTION AT GARAGE	63								64															62	D-15	
STAIR PLAN - STANDARD	65.1, 65.2, 68								65.1, 65.2, 68																D-16	
STAIR PLAN - UPGRADE	66.1, 66.2, 67.1, 67.2, 67.3								66.1, 66.2, 67.1, 67.2, 67.3																D-16a	
STAIR PLAN - UPGRADE	69, 70.1, 70.2								69, 70.1, 70.2																D-17	
KITCHEN PLANS - CABINET HOOD B	71								71									74	71						D-17a	
KITCHEN PLANS - CABINET HOOD C	72								72									75	71						D-19	
KITCHEN PLANS - GOURMET	73								73									76	71						D-20	
INTERIOR DETAILS	78								78																D-21	
INTERIOR DETAILS - FIREPLACE	80								80																D-22	
INTERIOR DETAILS - TRIMMED OPENINGS	82.1, 82.2								82.1, 82.2																D-27	
INTERIOR DETAILS - BATH ELEVATIONS	83								83																D-29	
EXTERIOR DETAILS	84	85	86	87	88	89	90		84	85	86	87	88	89	90										D-30	
BASEMENT ELECTRICAL	92								92											91	90				D-31	
FIRST FLOOR ELECTRICAL	93	94	94	94	94	94	94		93	94	94	94	94	94	94	94	94	95	96					97	D-34	
SECOND FLOOR ELECTRICAL	98	99	99	99	99	99	99		98	99	99	99	99	99	99					100	101	102	102		D-35	
FIRST FLOOR JOIST LAYOUT	103		105	105	105		105	104		106	106	106		106			51	105						D-36		
SECOND FLOOR JOIST LAYOUT	107		109	109	109		109	107		109	109	109		109					56	109	108	110		D-37		
ROOF FRAMING		111	113	115	117	119	121	122.2										126		127	128	110			D-38b	
ROOF FRAMING - ALTERNATE OWNER'S SUITE		112	114	116	118	120	122.1	122.3																123, 124, 125	D-40	
TRUSS BRACING	128, 129, 130, 131, 132, 133, 134								128, 129, 130, 131, 132, 133, 134																D-40b	
BRACED WALL PANEL DETAIL	135								135																D-44	
BASEMENT HVAC LAYOUT	137.1, 137.2, 138								139																D-45	
CRAWL FLOOR HVAC LAYOUT																										
FIRST FLOOR HVAC LAYOUT	140.1, 140.2																									
FIRST FLOOR HVAC LAYOUT																										
SECOND FLOOR HVAC LAYOUT	142.1, 142.2								141																	
									142.1, 142.2																	

Handwritten signature/initials

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.	+89
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-LAWS SUITE		
W/ 4-BEDROOM	GROSS SQ. FT.	+352
W/ 5-BEDROOM	GROSS SQ. FT.	+704

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

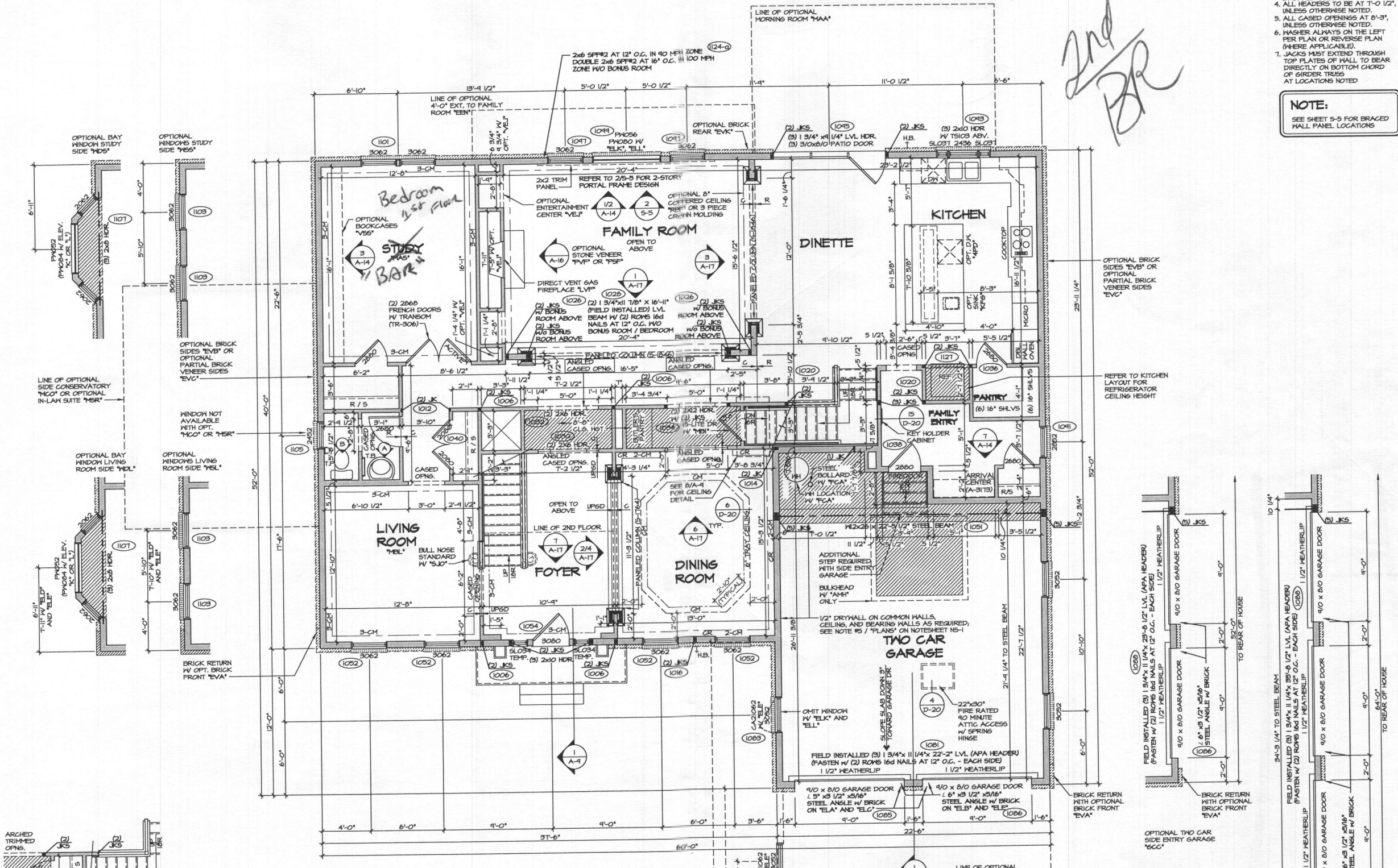
FINISHED BASEMENT SQ. FT.		
RECREATION ROOM	GROSS SQ. FT.	1110
W/ MORNING ROOM	GROSS SQ. FT.	+240
W/ 4' EXTENSION	GROSS SQ. FT.	+144
W/ MOR RM & 4' EXTEN	GROSS SQ. FT.	+334
HOME OFFICE	GROSS SQ. FT.	240
EXERCISE RM. ('A', 'B', 'K')	GROSS SQ. FT.	218
EXERCISE RM. ('C', 'L')	GROSS SQ. FT.	238
EXERCISE RM. ('D')	GROSS SQ. FT.	240
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
---------------	----------	------

I:\DWG\17\DETACHED\REGENTS PARK II_10200_01\051.dwg 10/23/17 - 2:50 pm



- 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 1'-0" 1/2", UNLESS OTHERWISE NOTED.
 5. ALL CASED OPENINGS AT 0'-3", UNLESS OTHERWISE NOTED.
 6. WASHES 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-3 FOR BRACED HALL PANEL LOCATIONS

FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" CRAWL FOUNDATION FGA'

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

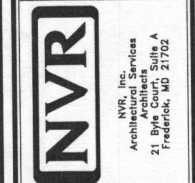
REVISIONS

REV. NO.	DATE	DESCRIPTION
10	4/0/15	DRB - ADIT REVISIONS
11	4/0/15	DRB - ADIT REVISIONS
12	5/22/16	1504 - ADDED NOTE THAT GARAGE BULKHEAD IS WITH 'AMH' ONLY (PAR 347192)
13	4/20/17	1504 - ADDED ADDITIONAL ENTRY AT GARAGE PAR 38662
14	4/20/17	1504 - CLARIFIED THE STAIR SPACING AT REAR OF FAMILY ROOM (PAR 48947)
15	4/20/17	1504 - CLARIFIED THE STAIR SPACING AT REAR OF FAMILY ROOM (PAR 48947)
16	4/20/17	1504 - ADDED TRIM PANEL IN FAMILY ROOM (PAR 48947)
17	4/20/17	1504 - ADDED TRIM PANEL IN FAMILY ROOM (PAR 48947)
18	4/20/17	1504 - ADDED TRIM PANEL IN FAMILY ROOM (PAR 48947)
19	4/20/17	1504 - ADDED TRIM PANEL IN FAMILY ROOM (PAR 48947)

REVISIONS

REV. NO.	DATE	DESCRIPTION
10	4/0/15	DRB - ADIT REVISIONS
11	4/0/15	DRB - ADIT REVISIONS
12	5/22/16	1504 - ADDED NOTE THAT GARAGE BULKHEAD IS WITH 'AMH' ONLY (PAR 347192)
13	4/20/17	1504 - ADDED ADDITIONAL ENTRY AT GARAGE PAR 38662
14	4/20/17	1504 - CLARIFIED THE STAIR SPACING AT REAR OF FAMILY ROOM (PAR 48947)
15	4/20/17	1504 - CLARIFIED THE STAIR SPACING AT REAR OF FAMILY ROOM (PAR 48947)
16	4/20/17	1504 - ADDED TRIM PANEL IN FAMILY ROOM (PAR 48947)
17	4/20/17	1504 - ADDED TRIM PANEL IN FAMILY ROOM (PAR 48947)
18	4/20/17	1504 - ADDED TRIM PANEL IN FAMILY ROOM (PAR 48947)
19	4/20/17	1504 - ADDED TRIM PANEL IN FAMILY ROOM (PAR 48947)

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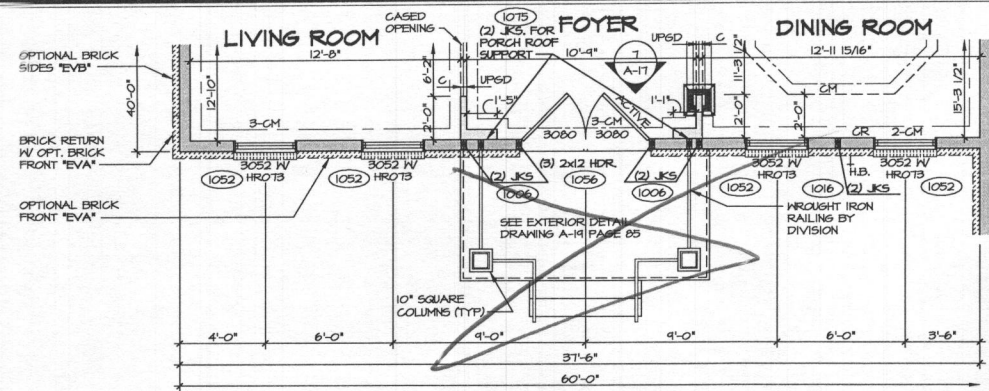


REGENT'S PARK II
DRAWING TITLE
FIRST FLOOR PLAN

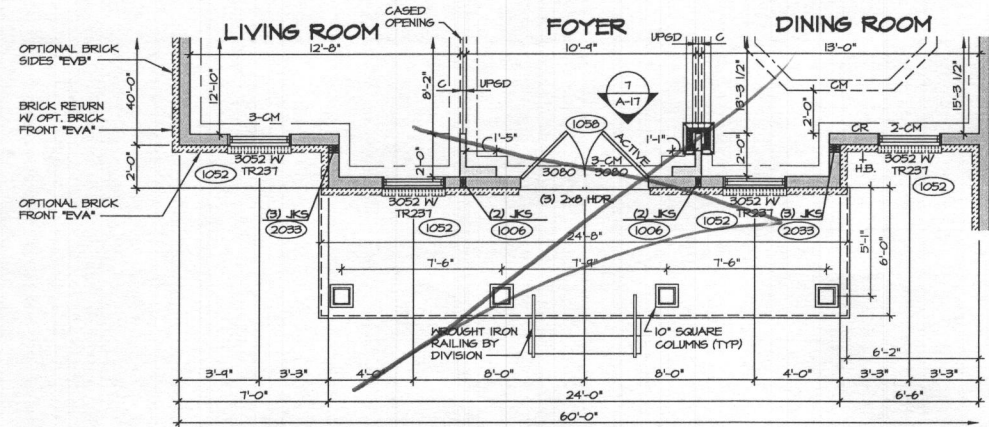
OPTION DESCRIPTION
OPTION

SET NO. 10200
VERSION 01
DRAWN BY: DBA
DATE: 9/25/14
OPTION

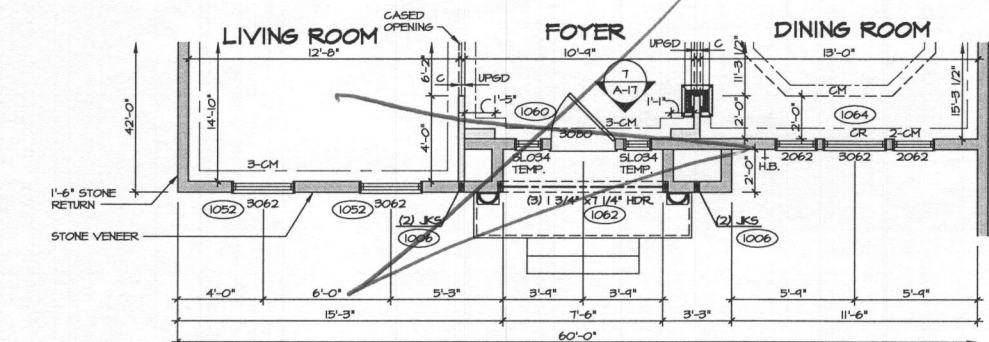
SHEET NO. A-7
49.1



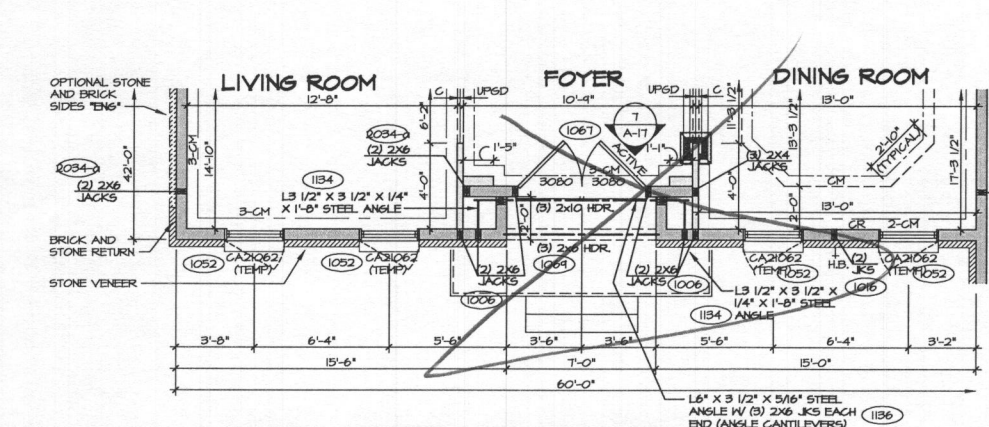
1 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION 'B' 'ELB'



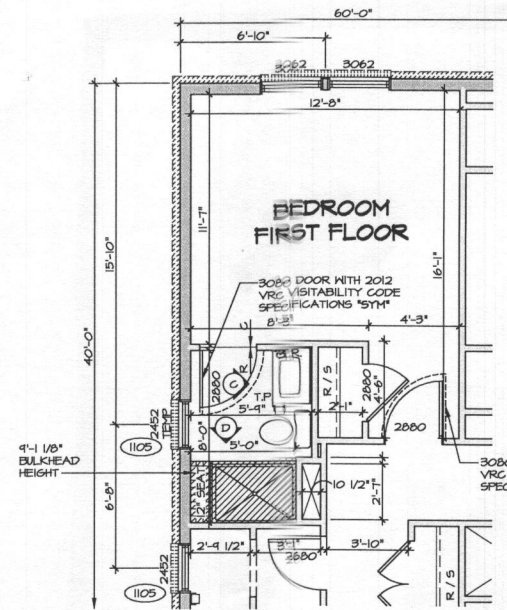
2 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION 'C' 'ELC'



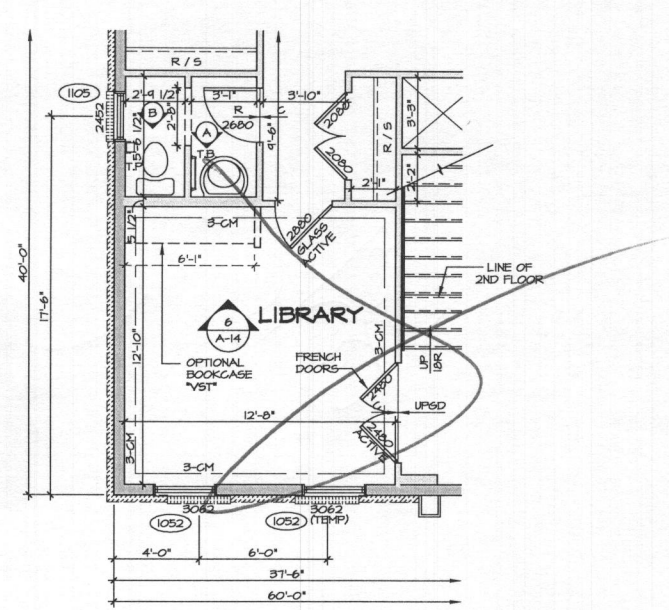
3 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION 'D' 'ELD'



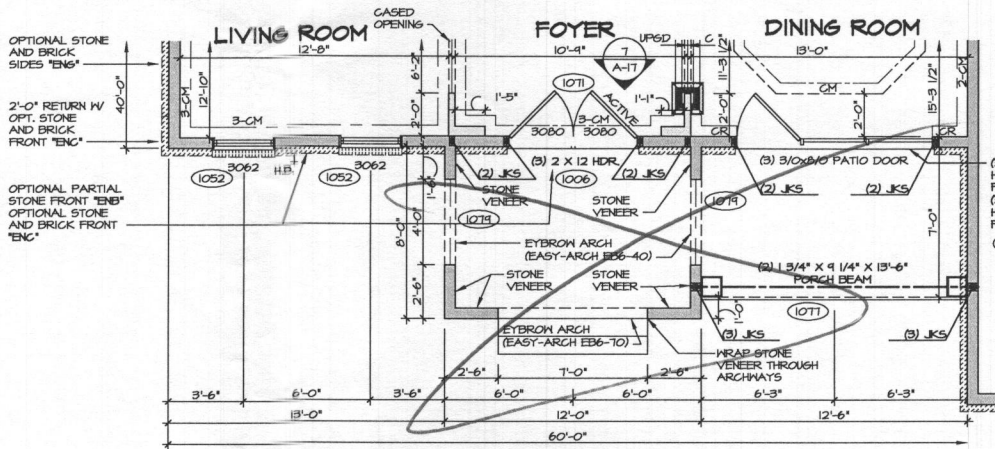
4 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION 'E' 'ELE'



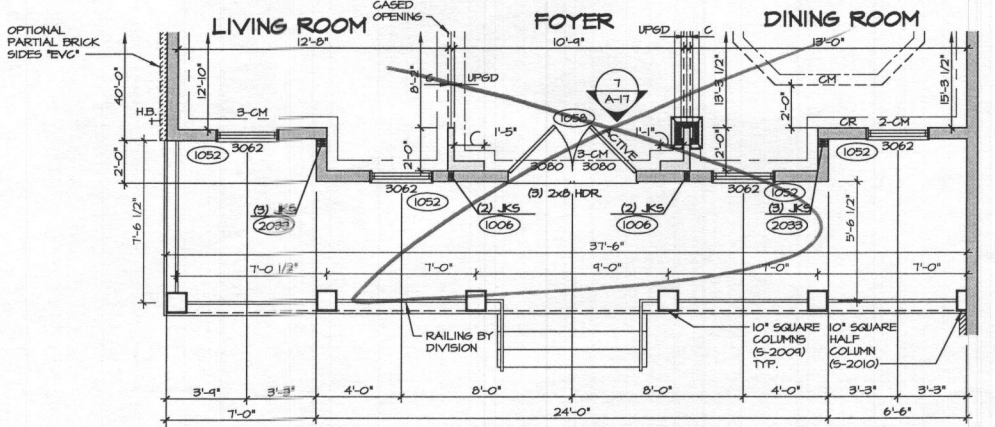
7 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION 'A' 'ELA'



8 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:**
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 CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
 5. ALL HEADERS ARE AT T-0 1/2", UNLESS OTHERWISE NOTED.
 6. MASHER 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

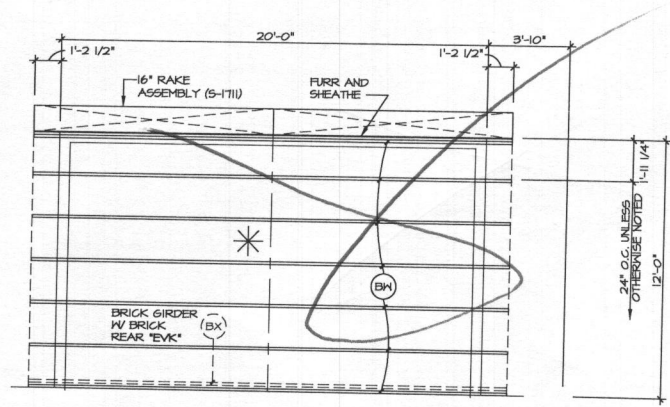
REV. NO.	DATE	REMARKS
1	2/28/16	SKPL - REV FAMILY RM WALLS ON BEDRM PARTIAL. PAR 31101
2	5/8/17	ICAD - ADDED SQUARE BOOK VANITIES (PAR #92610)
3	6/1/17	BRN - REVISED BATH TO HAVE BY-PASS SHOWER DOOR (PAR#46465)
4	6/1/17	BRN - REVISED FRONT WINDOWS "EL" TO BE TEMPERED (PAR#46465)
5	11/7/14	CEL - ADIT - REVISED BRICK AND STONE RETURNS
6	4/20/15	995 - PAR #92492 - ADDED TEMP TO 2452 IN BATH
7	6/6/15	994 - REVISED TEMP. TO FRONT DOOR SILLLIGHTS (PAR #92669)
8	10/2/15	EEP - 2012 VA CODE CHANGE UPDATE

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SET NO. 10200	VERSION 01	DRAWN BY JEA	DATE: 9/14/15
SHEET NO. 50	OPTION	ELEVATION 'B' ELEVATION 'C' ELEVATION 'D' ELEVATION 'E' ELEVATION 'K' ELEVATION 'L' LIBRARY, BEDROOM FIRST FLOOR	MAT, BAR

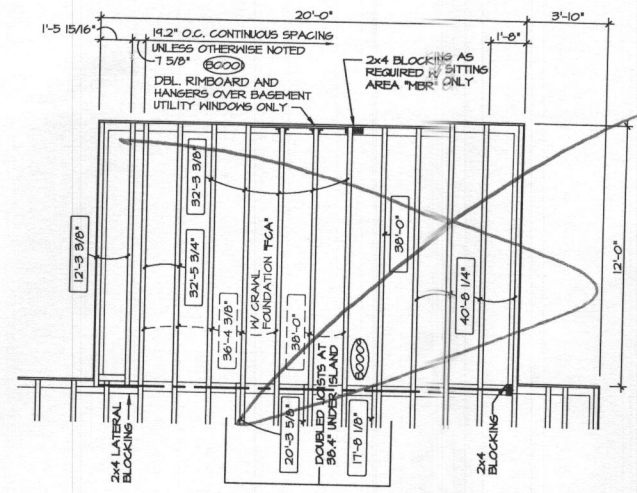
MODEL	REGENT'S PARK II
DRAWING TITLE	FIRST FLOOR PLAN PARTIAL
SHEET NO.	A-7b
OPTION	50



6 ROOF FRAMING PARTIAL
SCALE: 1/4" = 1'-0"
MORNING ROOM "MAA"

ROOF VENTILATION (A/300)

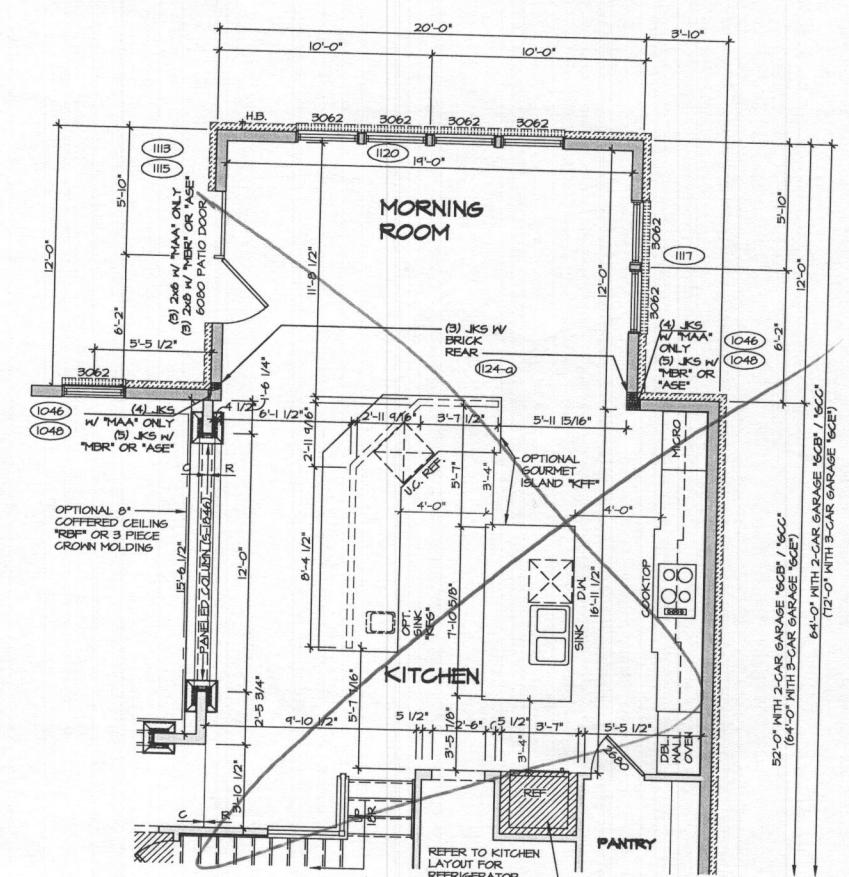
TOTAL PLAN AREA:	42,697	SG./IN.
TOTAL VENTILATION REQ'D:	142	SG./IN.
ACTUAL VENTILATION:		
RIDGE VENT:	262	SG./IN.
ROOF VENT - HIGH:	50	SG./IN.
SOFFIT VENT:	12	SG./IN.
ROOF VENT - LOW:	50	SG./IN.
ACTUAL VENTILATION TOTAL:	384	SG./IN.



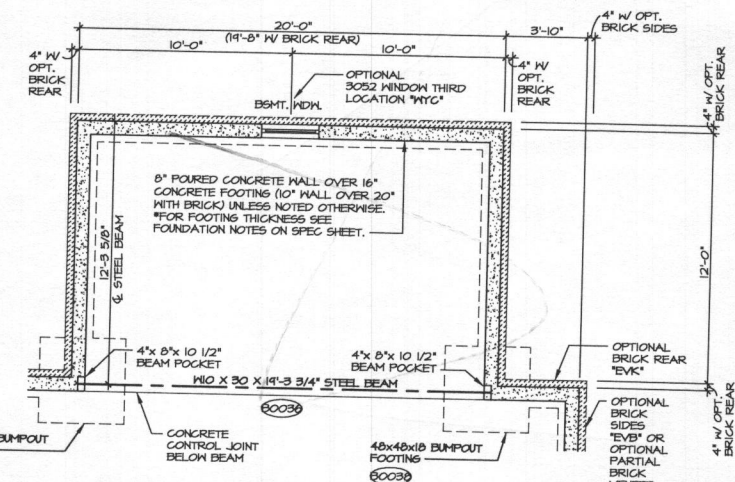
5 PARTIAL FRAMING PLAN
SCALE: 1/4" = 1'-0"
OPT. MORNING ROOM "MAA"

- NOTES:**
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 - ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILINGS.
 - ALL GASED OPENINGS AT 7'-11", 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 OR GIRDER TRUSS AT LOCATIONS NOTED.

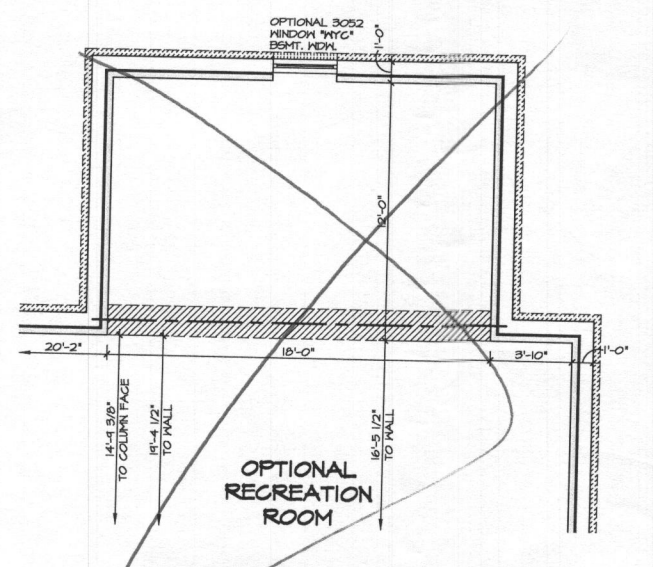
NOTE:
SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS



7 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL MORNING ROOM "MAA"
OPTIONAL GOURMET ISLAND "KFF"



1 FOUNDATION PLAN PARTIAL
SCALE: 1/4" = 1'-0"
FULL BASEMENT FOUNDATION "FBA"
OPTIONAL MORNING ROOM "MAA"



3 BASEMENT PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL RECREATION ROOM "RR"
W/ MORNING ROOM ABOVE "MAA"

CRAWL VENTILATION:

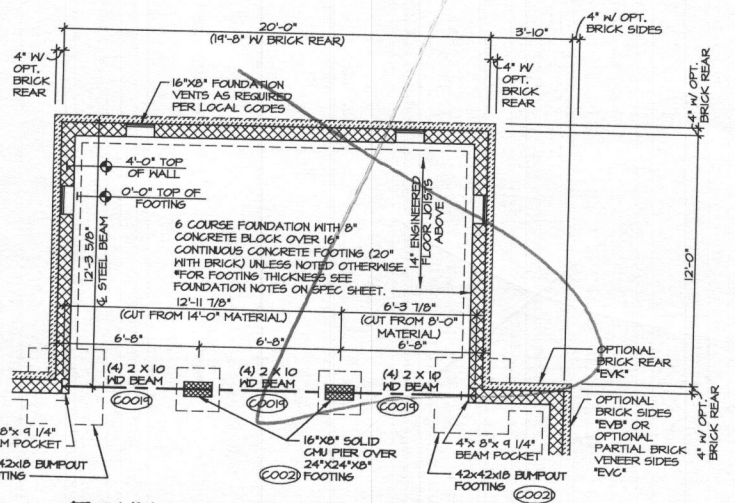
ALL VENTILATION CALCULATIONS AND GRAPHICS ARE CALCULATED WITH THE FOLLOWING FORMULAS AND ASSUMING A MINIMUM VENT AREA OF 42 SQ. FT.:

- AREA IN SQ. FT. / 1500 = 50 FT. OF VENTILATION REQUIRED.
- 50 FT. OF VENTILATION REQUIRED / 42 = MINIMUM NUMBER OF VENTS NEEDED.
- NUMBER OF VENTS ON DRAWING X 42 = ACTUAL VENTILATION.

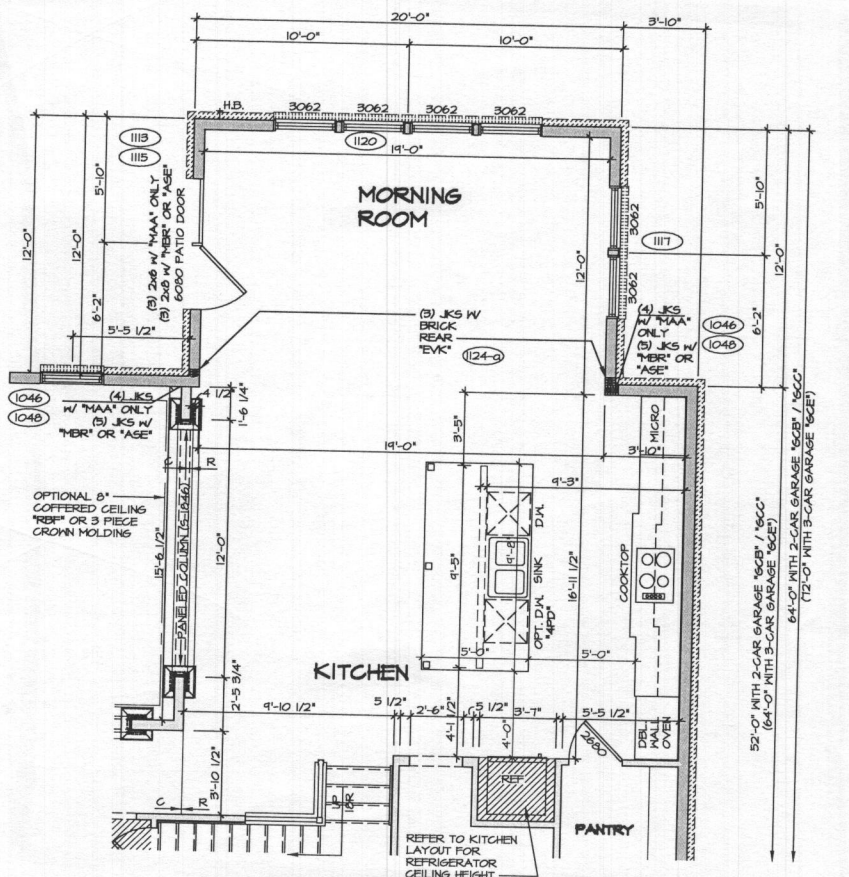
MORNING ROOM

TOTAL CRAWL AREA:	224.75	SG. FT.
TOTAL VENTILATION REQUIRED:	15	SG. FT.
REQUIRED NUMBER OF VENTS:	1	
ACTUAL NUMBER OF VENTS:	4	
ACTUAL VENTILATION:	1.60	SG. FT.

NOTE: FOR MORE INFORMATION SEE SPEC SHEET.



2 FOUNDATION PLAN PARTIAL
SCALE: 1/4" = 1'-0"
CRAWL SPACE FOUNDATION "FCA"
OPTIONAL MORNING ROOM "MAA"



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

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	2/1/15	SPK - REVISED KITCHEN ISLAND W/ OPTION "KFF" PAR 3072
2	4/8/17	CL5 - REVISED WIDTH OF FAMILY ROOM/HALL OPENING TO 16'-5" (PAR ID 45547)
3	9/7/14	A.H. - PAR #2270 (ADDED LIC. REF. TO PLAN)
4	5/27/14	DAG - ADIT REVIEW
5	6/8/14	BEB - ADDED HOSE BIB LOCATIONS
6	8/24/14	CEL - INTERNAL ADIT
7	9/29/14	DRA - REVISED TRIMMED OPENINGS
8	9/30/14	CAB - INTERNAL ADIT (HR / LH / OIG)
9	12/9/14	SPK - REVISED ISLAND DIM. TO MATCH KITCHEN DIMS. PAR 2114

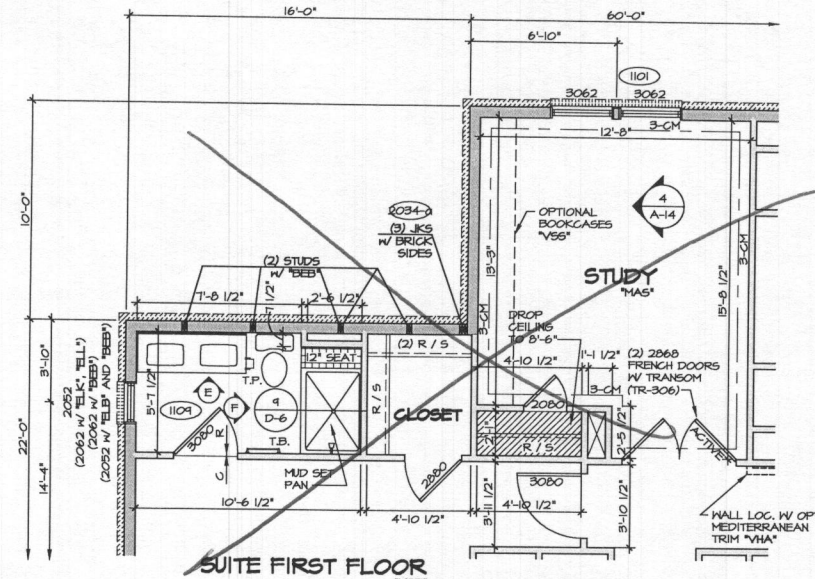
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Frederick, MD 21702

SET NO. 10200
VERSION 01
DRAWN BY JEA
DATE: 9/14/15
OPTION MAA

MODEL: REGEN'S PARK II
DRAWING TITLE: FLOOR PLAN PARTIAL
SHEET NO. A-7c
OPTION DESCRIPTION: MORNING ROOM
51

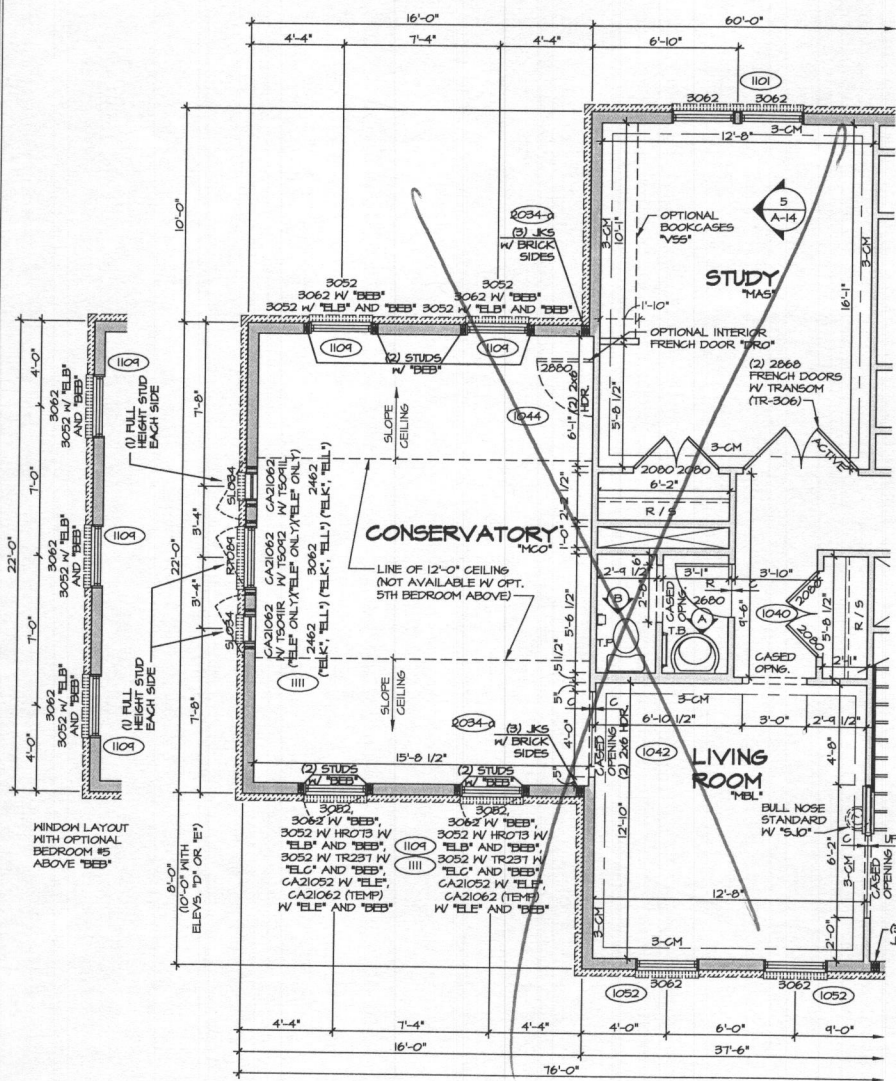
- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
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 3. HATCHED AREAS INDICATE DROPPED CEILINGS.
 4. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 6. JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

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



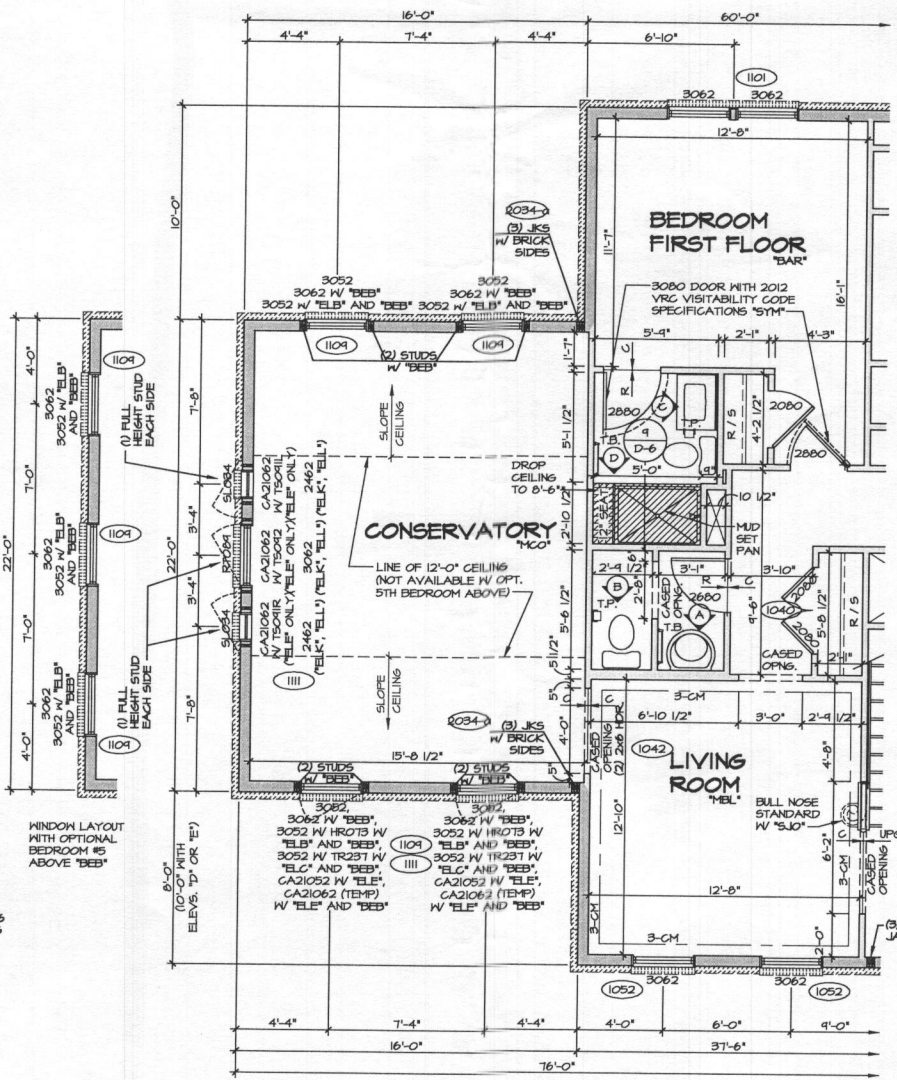
4 SUITE FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"

OPTIONAL SUITE FIRST FLOOR "MER" (SHOWN WITH ELEVATION "A") AND 2012 VRC VISIBILITY CODE SPECIFICATIONS "SYM"



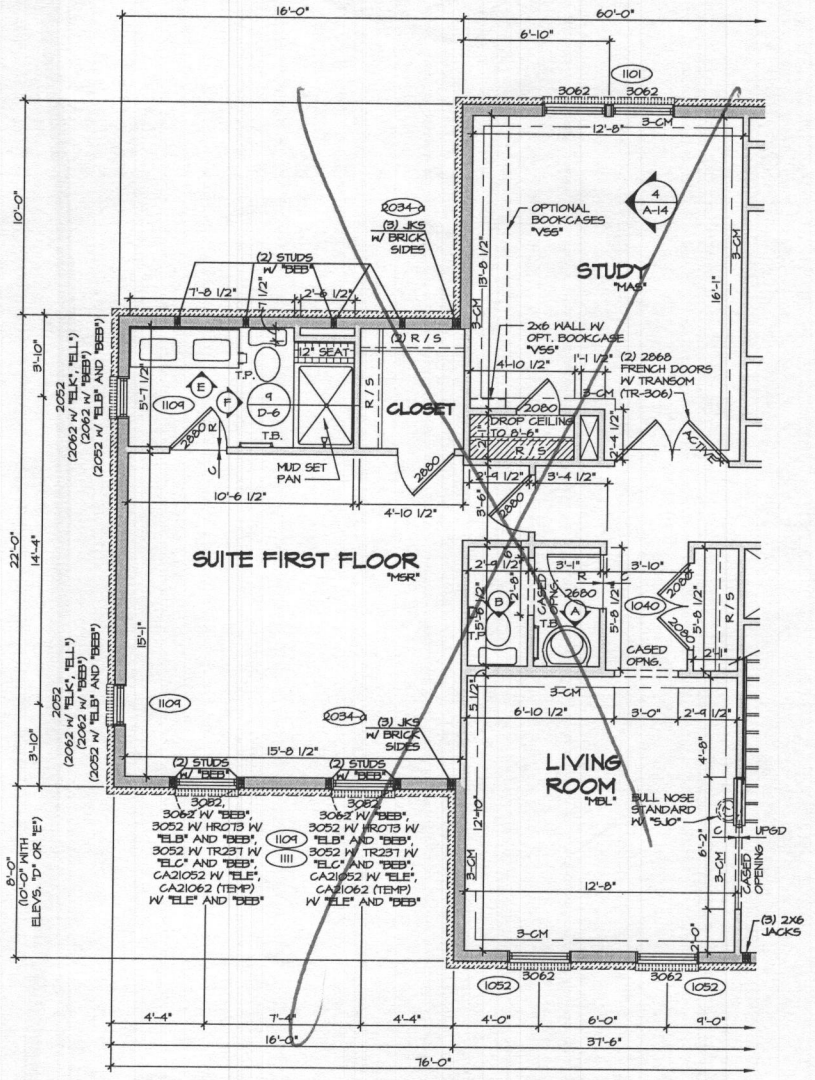
1 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"

OPTIONAL CONSERVATORY "MCO" (SHOWN WITH ELEVATION "A")



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

OPTIONAL CONSERVATORY "MCO" AND OPTIONAL BEDROOM FIRST FLOOR "BAR" (SHOWN WITH ELEVATION "A")

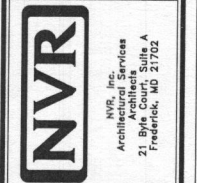


3 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"

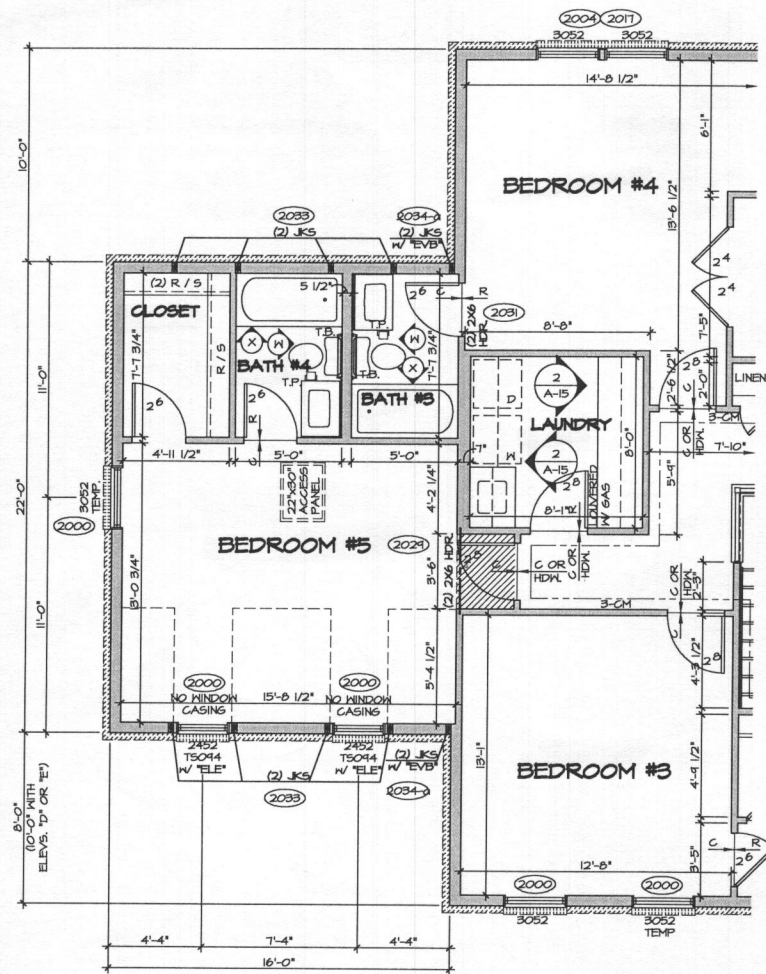
OPTIONAL SUITE FIRST FLOOR "MER" (SHOWN WITH ELEVATION "A") AND NO 2012 VRC VISIBILITY CODE SPECIFICATIONS "SYM"

REV. NO.	DATE	DESCRIPTION
1	10/27/10	J.R. - REV. CENTER GABLE WINDOW OF CONSERVATORY TO RETURN (PAR #9298)
2	10/27/10	BBF - 2012 VRC CODE UPDATES
3	5/9/11	KAD - ADDED SQUARE BOWL VANITIES (PAR #4696)
4	5/9/11	BBF - REVISED "BAR" BATH TO HAVE BT-PASS SHOWER DOOR (PAR#46495)
5	5/9/11	BBF - REVISED FRONT WINDOWS TEL TO BE THIMBERED (PAR#46495)
6	5/28/14	DA6 - QUALITY CHECK
7	8/27/14	BBF - ADDED NOTE THAT BULL NOSE IS STANDARD W/ "SLD" OPTION
8	9/22/14	JES - REDUCED FRONT AND SIDE WINDOW SIZE W/ "ELB" AND "BEB"
9	10/10/10	CAS - REVISIONS PER PAR 97149

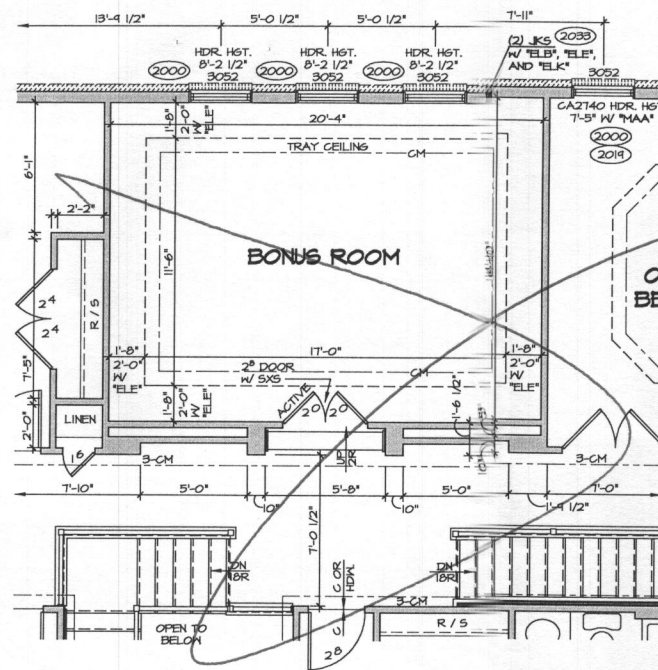
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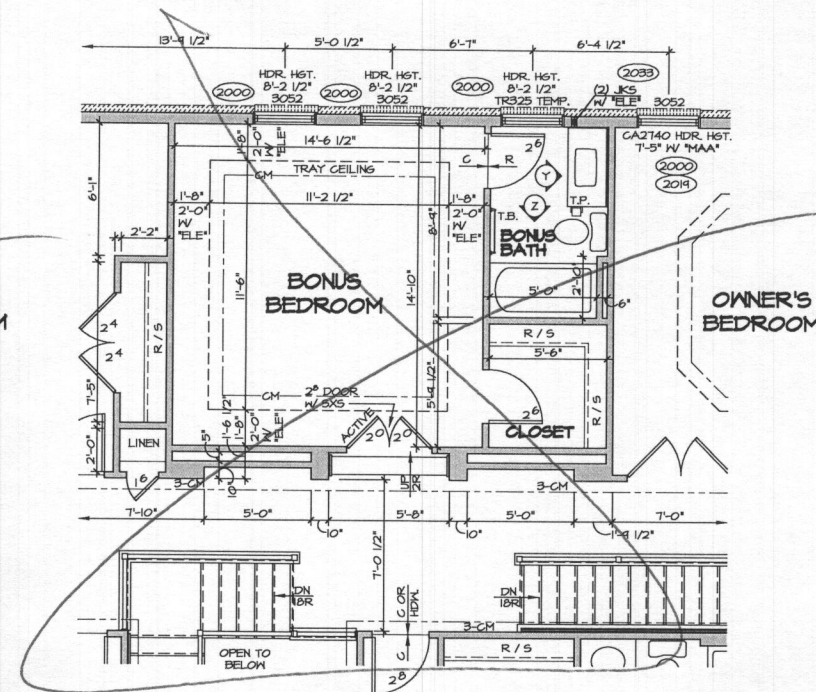
MODEL	REGENT'S PARK II
DRAWING TITLE	FIRST FLOOR PLAN PARTIAL
OPTION DESCRIPTION	CONSERVATORY SUITE FIRST FLOOR
SHEET NO.	A-7d
DATE	5/14/13
DRAWN BY	JEA
OPTION	MCO
DATE	5/14/13
DESIGNED BY	MGR
DATE	5/14/13



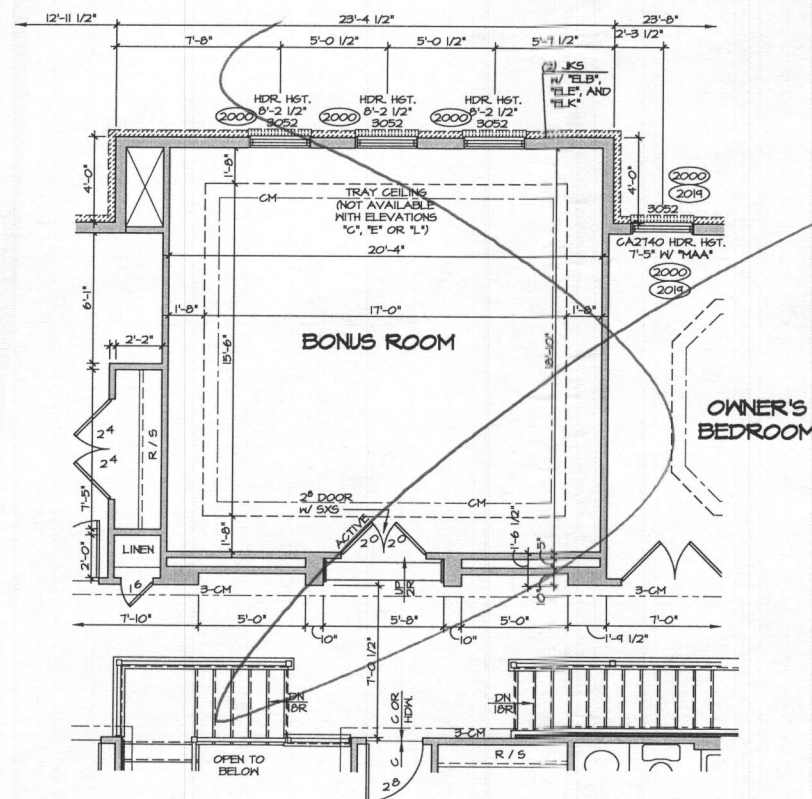
1 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BEDROOM #5 "BED"



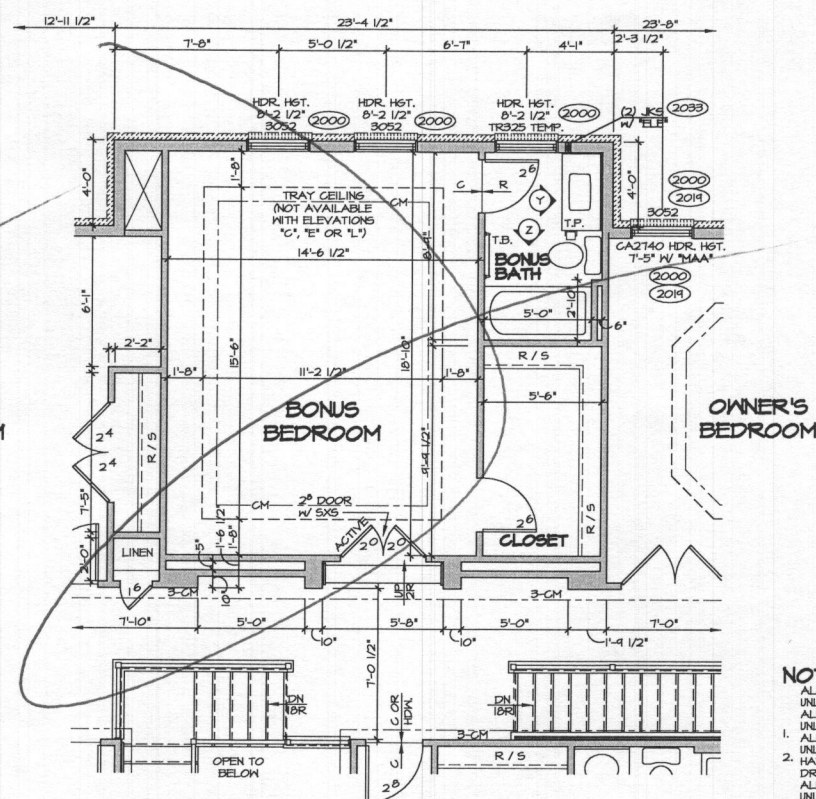
2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BONUS ROOM "MAY" NO EXTENSION



3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BONUS BEDROOM "BVM" NO EXTENSION



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



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

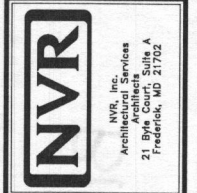
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 - JACKS MUST EXTEND THROUGH TOP FLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

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

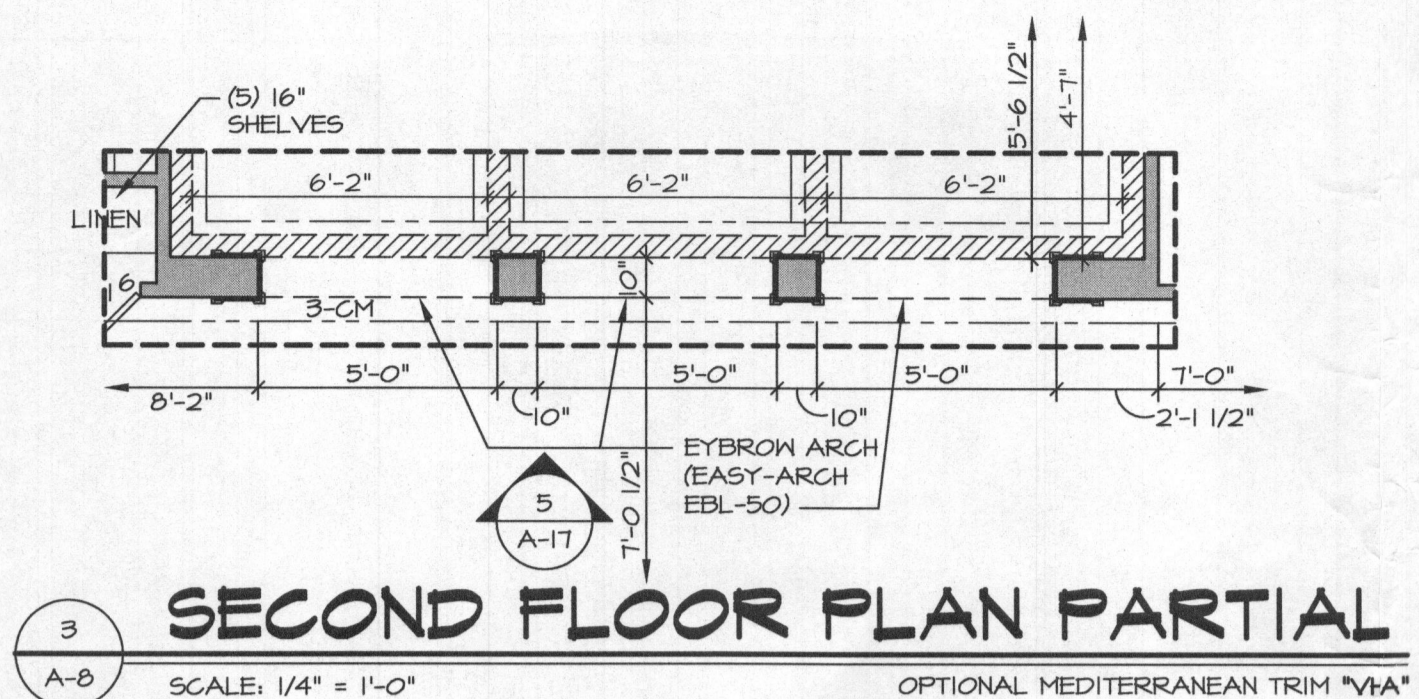
REV. NO. DATE

- 1 2/20/17 CAD - PROJECT MISC - ADDED CENTERCOP LAYOUT FOR OWNER'S BATH
- 2 1/28/17 GEB - REVISED BID SPACING NOTES FROM BVM AND MAY (PAR # 47862)
- 3 1/28/17 GEB - REVISED TRAP
- 4 4/27/17 TES - PROPOSED TB CONVERSIONS
- 5 5/17/17 ZNY - REVISED OWNER'S ENTRY DOOR SIZE - PAR #2936
- 6 5/22/17 ZNY - AUDIT REVISIONS
- 7 7/26/17 ZNY - ADJUSTED LINEN CLOSET WIDTH (PAR #2774)
- 8 10/26/17 JLR - SHORTENED REAR STAIRS (2' FOUND THRU PAR 12619)

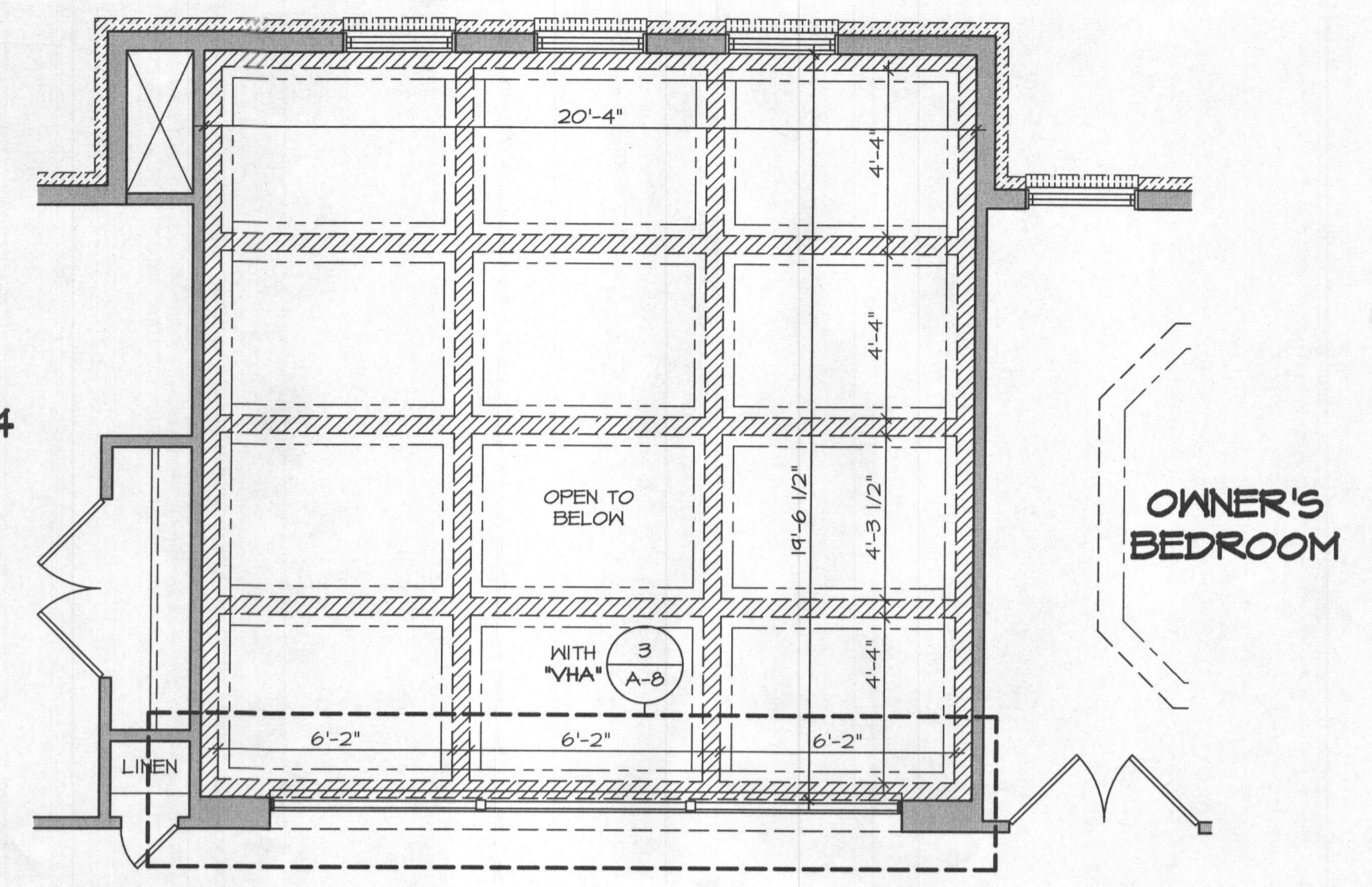
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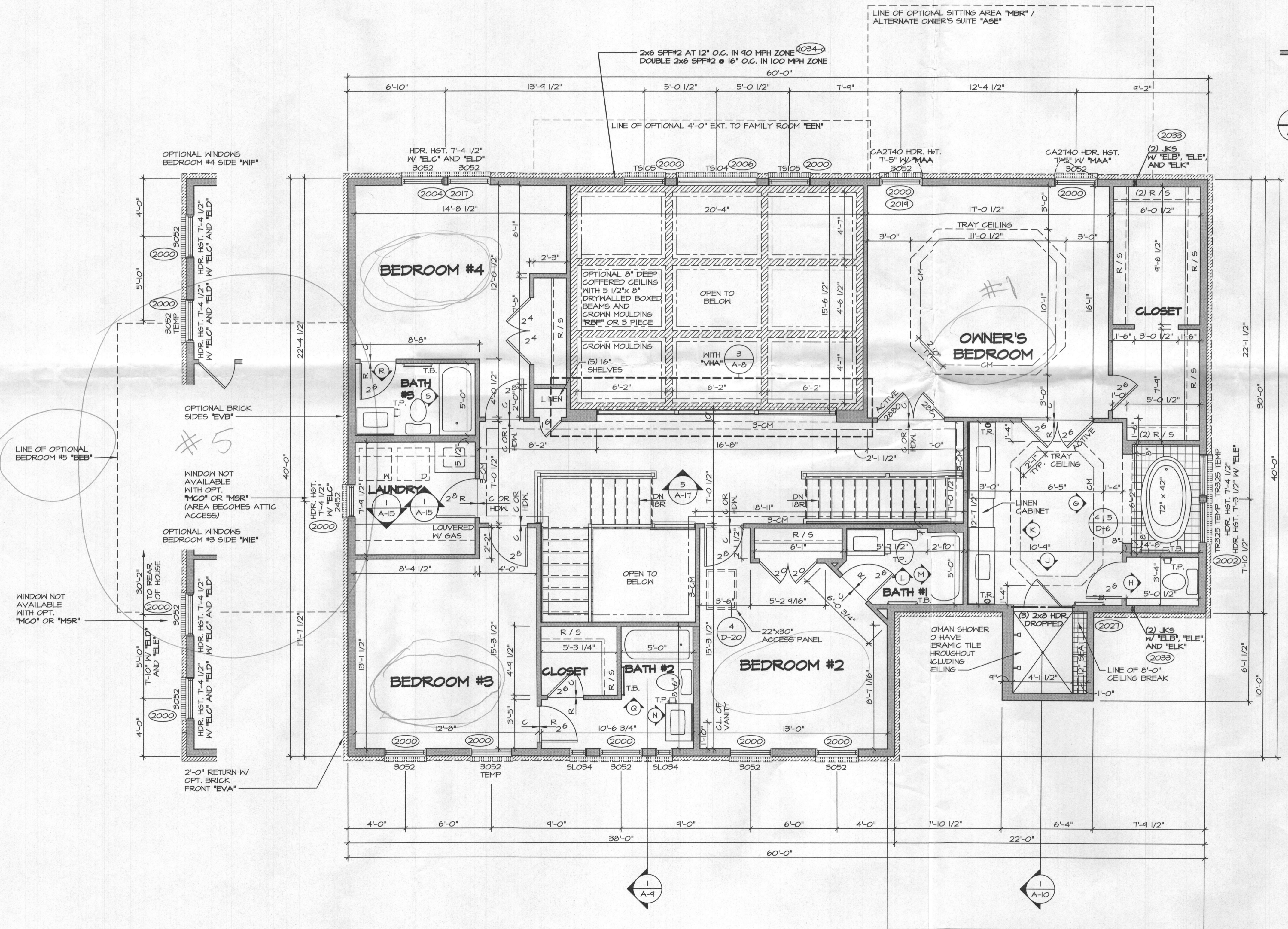
MODEL NO. 10200	SET NO. 10200	REGENT'S PARK II
VERSION 01	DRAWN BY JEA	SECOND FLOOR PLAN PARTIAL
DATE: 9/14/19	OPTION	
	BED	BEDROOM #5
	MAY, BVM	BONUS ROOM, BONUS BEDROOM
	EEN	4'-0" EXTENSION TO FAMILY ROOM
SHEET NO. A-8d		50



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 "EBN"



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

- NOTES:**
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 - ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
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 - ALL CASED OPENINGS AT 6'-11", UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

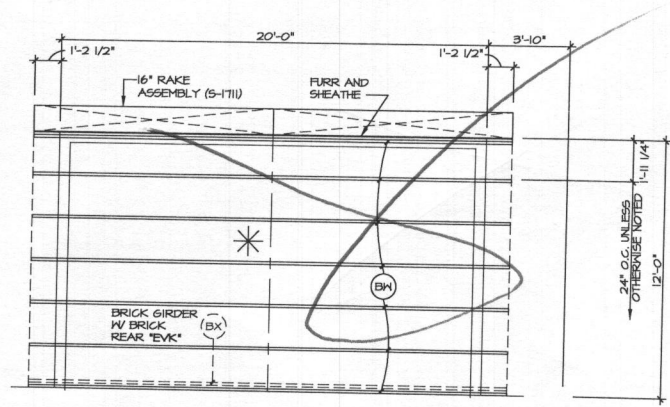
NOTE:
SEE SHEET 5-5 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REVISIONS
1	4/1/15	DDB - AUDIT REVISIONS
2	2/2/17	KAD - PROJECT #195 - ADDED CENTER TOP LAYOUT FOR OWNER'S BATH
3	10/15/14	RVS - INCREASE LAUNDRY BY 2', DECREASING BRMS AND #4 (28264)
4	10/16/14	LJR - SHORTENED REAR STAIRS 10' (FOUND THRU PAR #2915)
5	11/7/14	CSB - TRIM AUDIT REVISIONS
6	2/10/15	SKM - ADDED DETAIL BUBBLE FOR TUB ACCESS PANEL, PAR 30452
7	3/17/15	SKM - ADDED PAD WALL TO OWNER'S SHOWER
8	4/20/15	SKM - PAR #32499 - CENTERED DOOR TO LAUNDRY ROOM
9	5/15/15	BBB - SHIFTED LAUNDRY / BATH TO ACCOMMODATE DOOR TRIM (PAR 32956)

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SET NO. 10200	VERSION 01
DRAWN BY DRA	DATE: 5/14/13
OPTION	

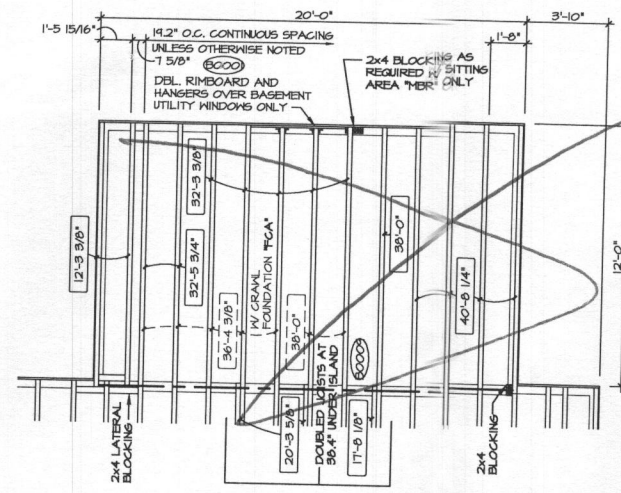
SHEET NO. A-8	MODEL REGENT'S PARK II
DRAWING TITLE SECOND FLOOR PLAN	OPTION DESCRIPTION
54	



6 ROOF FRAMING PARTIAL
SCALE: 1/4" = 1'-0"
MORNING ROOM "MAA"

ROOF VENTILATION (A/300)

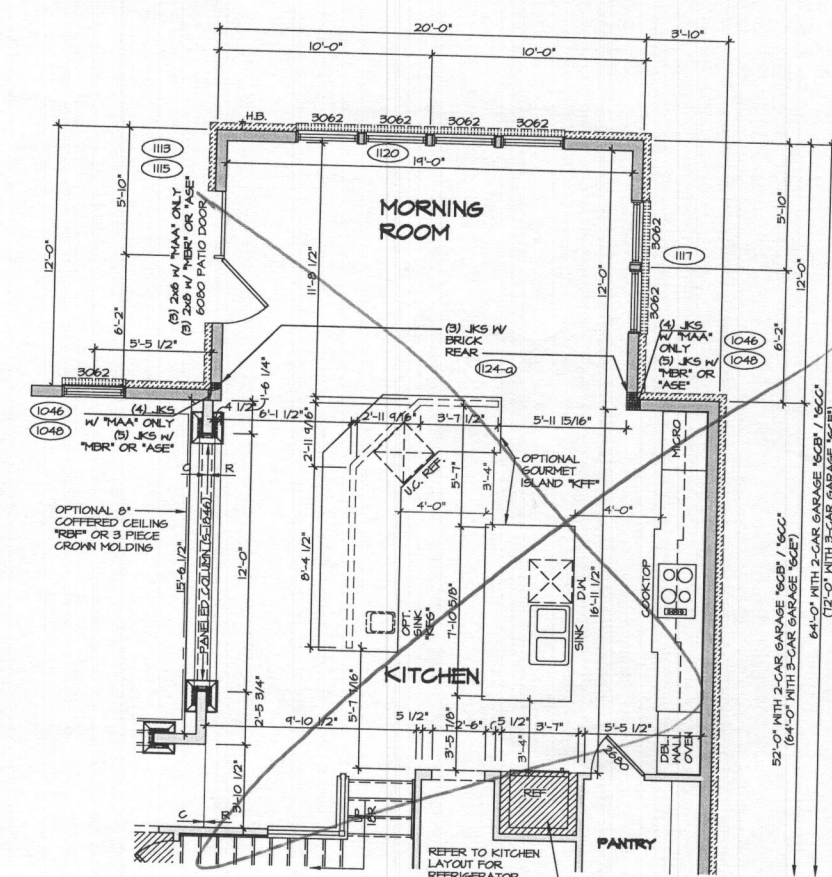
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ACTUAL VENTILATION TOTAL:	384	SG./IN.



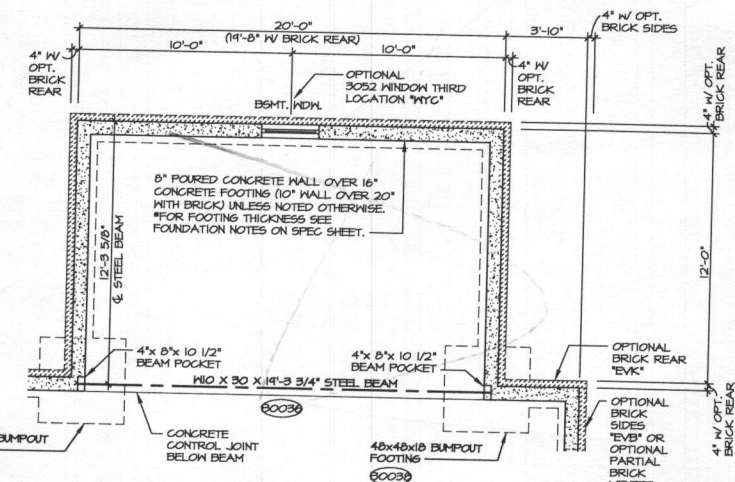
5 PARTIAL FRAMING PLAN
SCALE: 1/4" = 1'-0"
OPT. MORNING ROOM "MAA"

- 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 CEILINGS.
 - ALL GASED OPENINGS AT 7'-11", 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 OR GIRDER TRUSS AT LOCATIONS NOTED.

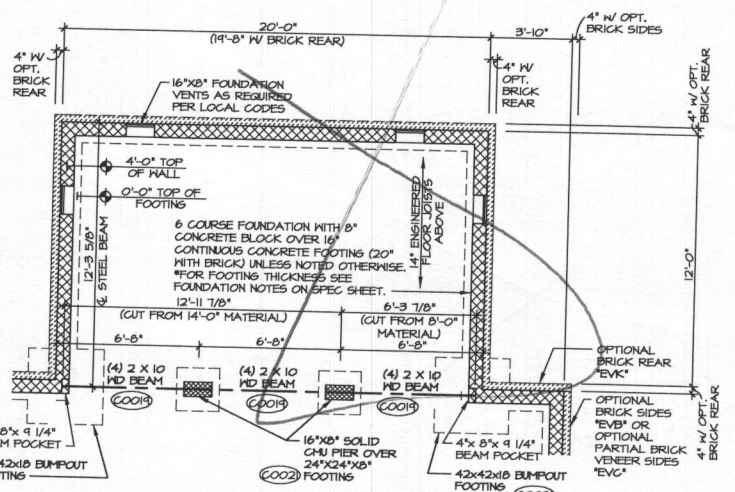
NOTE:
SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS



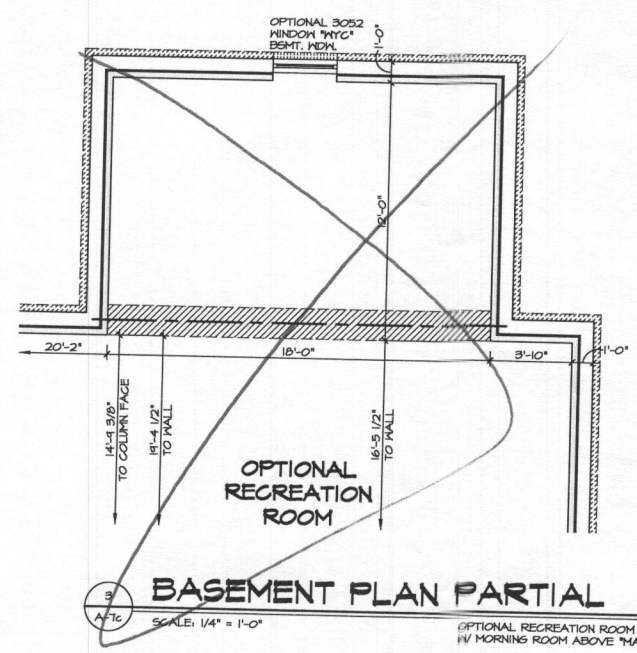
7 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL MORNING ROOM "MAA"
OPTIONAL GOURMET ISLAND "KFF"



1 FOUNDATION PLAN PARTIAL
SCALE: 1/4" = 1'-0"
FULL BASEMENT FOUNDATION "FBA"
OPTIONAL MORNING ROOM "MAA"



2 FOUNDATION PLAN PARTIAL
SCALE: 1/4" = 1'-0"
CRWL. SPACE FOUNDATION "FCA"
OPTIONAL MORNING ROOM "MAA"



3 BASEMENT PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL RECREATION ROOM "TRM"
W/ MORNING ROOM ABOVE "MAA"

CRWL VENTILATION:

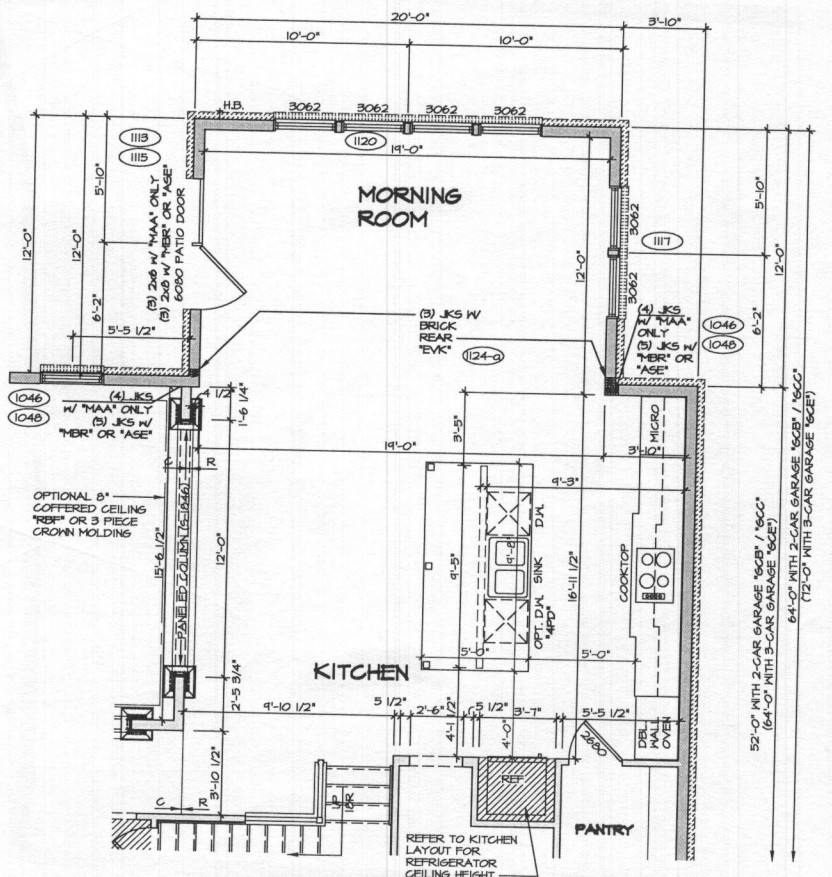
ALL VENTILATION CALCULATIONS AND GRAPHICS ARE CALCULATED WITH THE FOLLOWING FORMULAS AND ASSUMING A MINIMUM VENT AREA OF 42 SQ. FT.:

- AREA IN SQ. FT. / 1500 = 50 FT. OF VENTILATION REQUIRED.
- 50 FT. OF VENTILATION REQUIRED / 42= MINIMUM NUMBER OF VENTS NEEDED.
- NUMBER OF VENTS ON DRAWING X 42= ACTUAL VENTILATION.

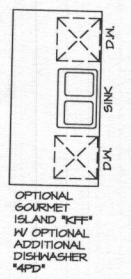
MORNING ROOM

TOTAL CRWL AREA:	224.75	SG. FT.
TOTAL VENTILATION REQUIRED:	15	SG. FT.
REQUIRED NUMBER OF VENTS:	1	
ACTUAL NUMBER OF VENTS:	4	
ACTUAL VENTILATION:	1.60	SG. FT.

NOTE: FOR MORE INFORMATION SEE SPEC SHEET



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



OPTIONAL GOURMET ISLAND "KFF"
W/ OPTIONAL ADDITIONAL DISHWASHER "4PD"

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	2/1/15	SPK - REVISED KITCHEN ISLAND W/ OPTION "KFF" PAR 3072
2	4/8/17	CL5 - REVISED WIDTH OF FAMILY ROOM/HALL OPENING TO 16'-5" (PAR ID 45547)
3	9/7/14	A.H. - PAR #2270 (ADDED LIC. REF. TO PLAN)
4	5/27/14	DAG - ADIT REVIEW
5	6/8/14	BEB - ADDED HOSE BIB LOCATIONS
6	8/24/14	CEL - INTERNAL ADIT
7	9/29/14	DRA - REVISED TRIMMED OPENINGS
8	9/30/14	CAB - INTERNAL ADIT (HR / LH / OIG)
9	12/9/14	SPK - REVISED ISLAND DIM. TO MATCH KITCHEN DIMS. PAR 2114

REMARKS

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NVR
Architectural Services
21 Parkwood Drive
Frederick, MD 21702

MODEL: REGENT'S PARK II

SHEET NO. A-7c

VERSION 01

DRAWN BY: JEA

DATE: 9/14/15

OPTION: MAA

FLOOR PLAN PARTIAL

MORNING ROOM

51