

STRATFORD HALL



NVR, Inc.
Architectural Services
Architects
5285 Westview Drive, Suite 100
Frederick, MD 21703

	FULL BASEMENT													CRAWL SPACE													STANDARD DETAILS
	STD. DWGS.	ELEV. "A"	ELEV. "B"	ELEV. "K"	ELEV. "L"	ELEV. "R"	SIDE ELEVATIONS	REAR ELEVATIONS	OPTIONAL COVERED PORCH	OPTIONAL FIRST FLOOR SUITE	OPTIONAL GARAGE ECC, SAA, SAA	STD. DWGS.	ELEV. "A"	ELEV. "B"	ELEV. "K"	ELEV. "L"	ELEV. "R"	SIDE ELEVATIONS	REAR ELEVATIONS	OPTIONAL COVERED PORCH	OPTIONAL FIRST FLOOR SUITE	OPTIONAL GARAGE ECC, SAA, SAA					
SPEC SHEET	55-1											55-1												AD-1			
GENERAL NOTES	2											2												AD-1b			
SCHEDULES	3											3												FD-1			
ELEVATIONS		4,5	6	7	8	9	10,11,11,2,2,1,2,2	13					4,5	6	7	8	9	10,11,11,2,2,1,2,2	13					FD-2			
FOUNDATIONS	14	14	15,1	15,1	15,2	15,2						14	14	16										FD-2b			
FOUNDATION GRADE BEAMS	20											20												FD-3			
FOUNDATION HOLD DOWNS	22,23,24,25											22,23,24,25												GB-1			
PLUMBING	26											26												JT-1			
BASEMENT FLOOR PLAN	27,28																							JT-3			
FIRST FLOOR PLAN	29	29	30,1	30,1	30,2	30,2						29	29	30,1	30,1	30,2	30,2							JT-3b			
SECOND FLOOR PLAN	32,1,33	32,1	33	32,1	33	33						32,1,33	32,1	33	32,1	33	33							RF-1			
BUILDING SECTIONS THROUGH FOYER	34	34	35	35	35	35						34	34	35	35	35	35							RF-1b			
BUILDING SECTIONS THROUGH GARAGE	36	36	37,1	37,1	37,1	37,1						36	36	37,1	37,1	37,1	37,1							ET-1			
STAIR SECTIONS	38,39,40											38,39,40												ET-1b			
KITCHENS - LAUNDRY	41,42,43											41,42,43												ET-1c			
BATH - ELEVATIONS	44											44												ET-1e			
BASEMENT ELECTRICAL	45,46,1,46,2																							ET-1f			
FIRST FLOOR ELECTRICAL	47	47	48	48	48	48						47	47	48	48	48	48							ET-2			
SECOND FLOOR ELECTRICAL	50	50	51	51	51	51						50	50	51	51	51	51							ET-2b			
FIRST FLOOR FRAMING	52											52	52	53,2	53,2,53,3									WD-1			
SECOND FLOOR FRAMING	54											54												WD-2			
ROOF FRAMING		55	56	57	58	59							55	56	57	58	59							WD-3			
TRUSS BRACING	61,62											61,62												DR-1			
WALL BRACING - 90 MPH	63,65											63,65												DR-2			
WALL BRACING - 100 MPH	64,66											64,66												DR-3			
HVAC LAYOUT - BASEMENT FOUNDATION - SXN	67																							IT-1			
HVAC LAYOUT - BASEMENT FOUNDATION - SXN	68																							IT-1b			
HVAC LAYOUT - CRAWL FOUNDATION - SXN												69												IT-1c			
HVAC LAYOUT - CRAWL FOUNDATION - SXS												70												IT-2			
HVAC LAYOUT - FIRST FLOOR	71											71												ST-1			
HVAC LAYOUT - FIRST FLOOR												72												ST-2			
HVAC LAYOUT - SECOND FLOOR - SXN	73											73												MS-1			
HVAC LAYOUT - SECOND FLOOR - SXS	74											74												KT-1			
																								SP-1			
																								SP-2			
																								SP-3			
																								SEP-1			
																								SEP-2			
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																								FC-1			
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																								DW-2			

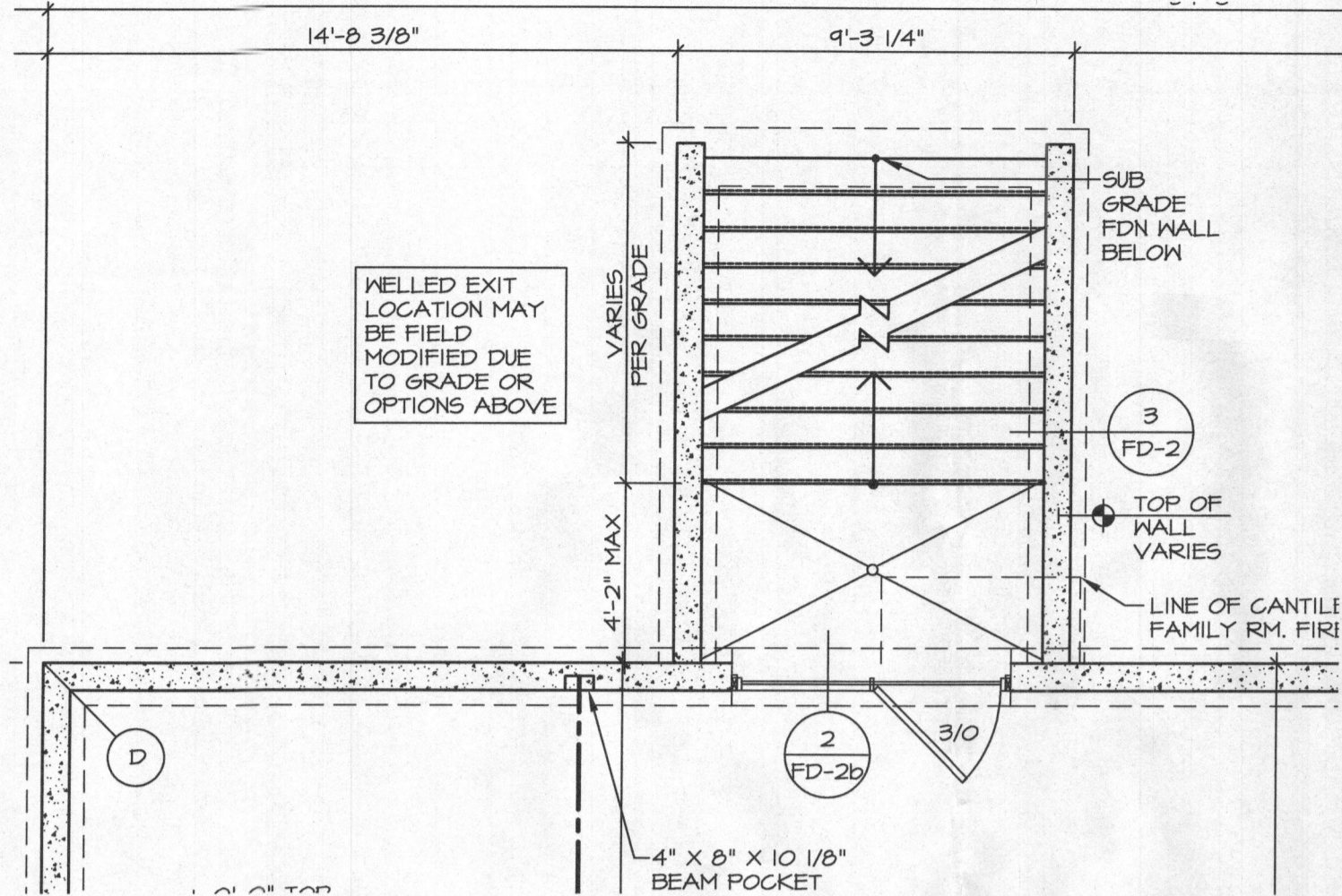
BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	2157 SF
2ND FLOOR (BASE SF)	2133 SF
	4290 SF
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	2157 SF
1ST FLOOR SUITE (ADD. SF)	352 SF
1ST FLOOR TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	111 SF
1ST FLOOR ELEV. "B" OR "L" (ADD. SF)	34 SF
1ST FLOOR ONE CAR GARAGE (DEDUCT SF)	6 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	2133 SF
2ND FLOOR ELEV. "B" OR "L" (ADD. SF)	63 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE ELEV. "A" OR "K" OR "R"	507 SF
TWO CAR GARAGE ELEV. "B" OR "L"	506 SF
TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	448 SF
ONE CAR SIDE ATTACHED GARAGE (ADD. SF)	314 SF
BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	1457 SF
FINISHED BASEMENT AREA #2 (ADD. SF)	429 SF
FINISHED BASEMENT AREA #2 ELEV. "B" OR "L" (ADD. SF)	40 SF
FINISHED BASEMENT TWO CAR SIDE ATTACHED GARAGE (DEDUCT SF)	7 SF
FINISHED BASEMENT ONE CAR GARAGE (DEDUCT SF)	6 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT (BASE SF)	2181 SF
UNFINISHED STORAGE TWO CAR SIDE ATTACHED GARAGE (ADD. SF)	111 SF
UNFINISHED BASEMENT ELEV. "B" OR "L" (ADD. SF)	40 SF
UNFINISHED BASEMENT ONE CAR SIDE ATTACHED GARAGE (DEDUCT SF)	6 SF

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

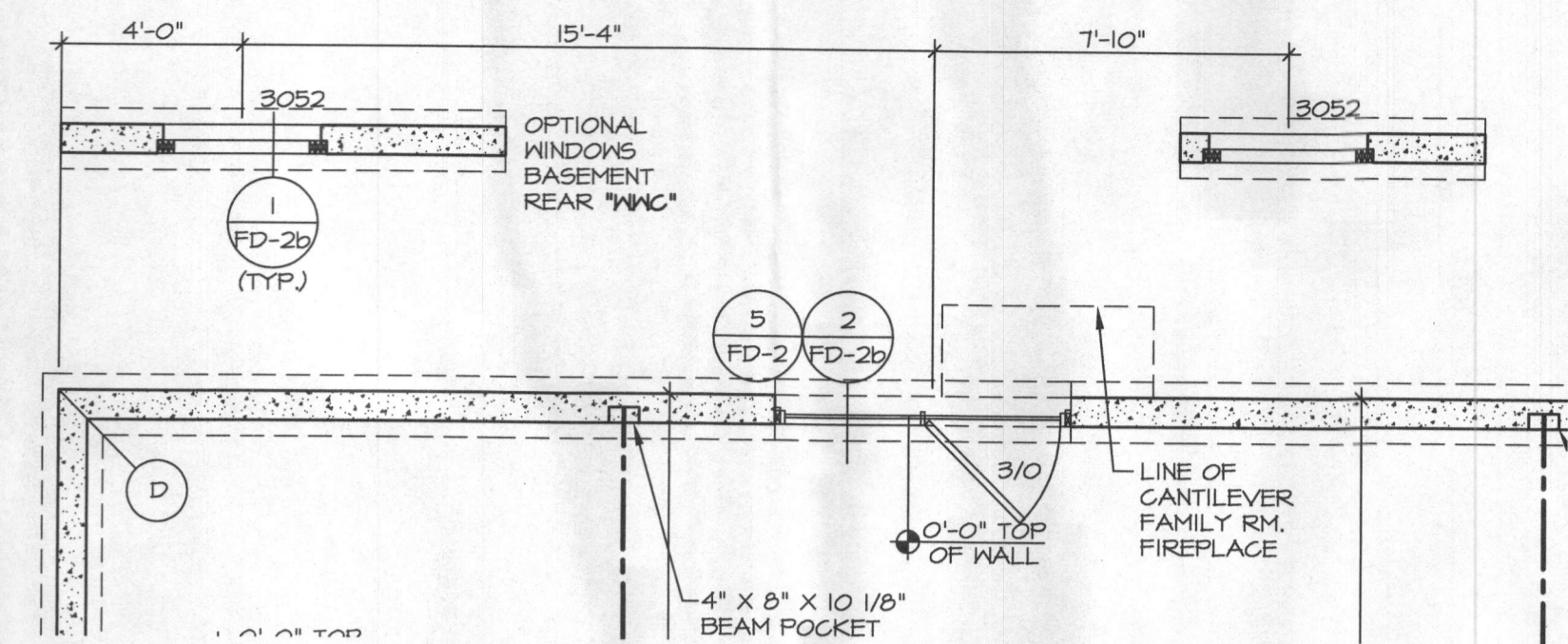
Brighton Mill II
Lot 10
13610 Curtis Vista Way
Elevation A with:
1 car front load garage on side, side suite and covered porch.
1 Bedroom in basement
1 Bedroom on 1st floor
4 Bedrooms on 2nd floor

SET - VERSION
11900 - 01 CS-1

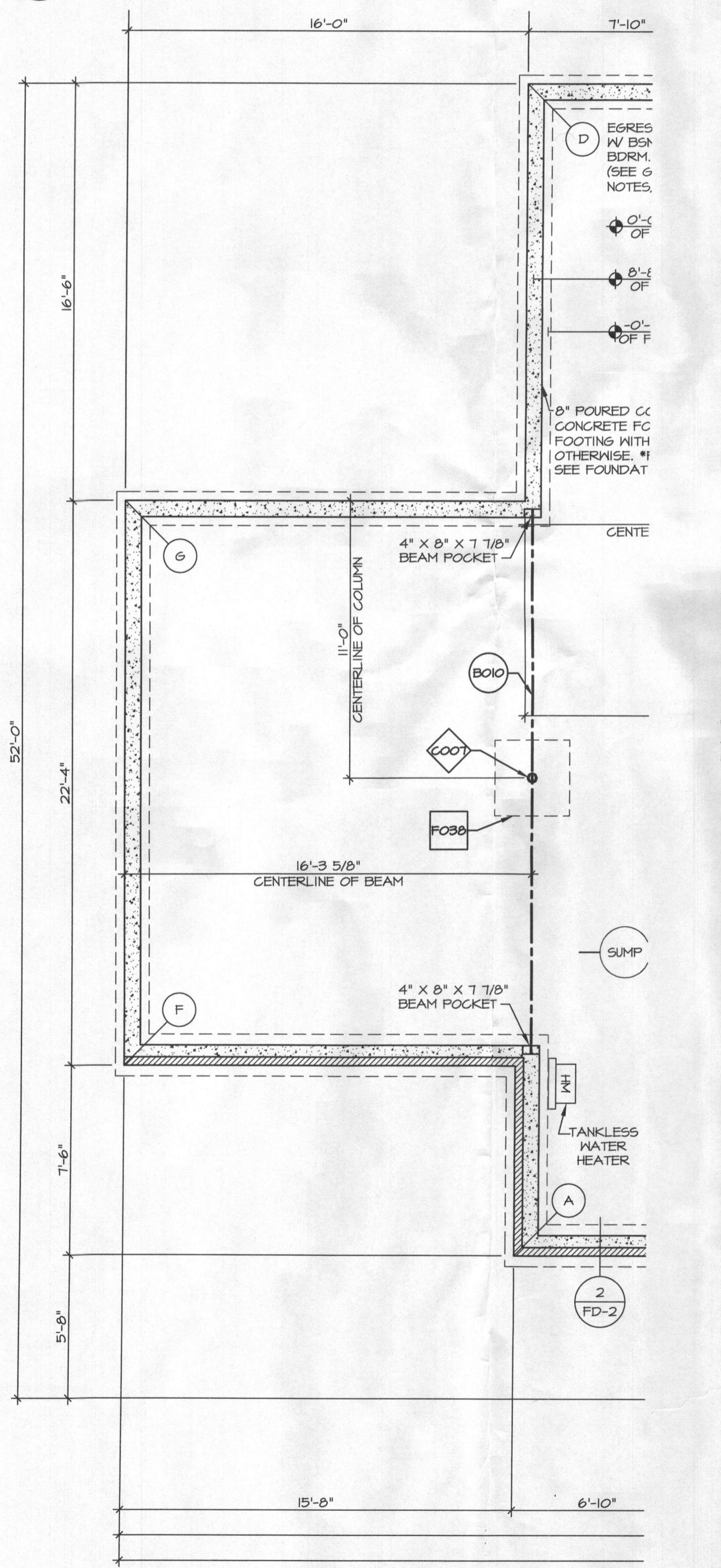
6 Bedrooms for OSDS permits



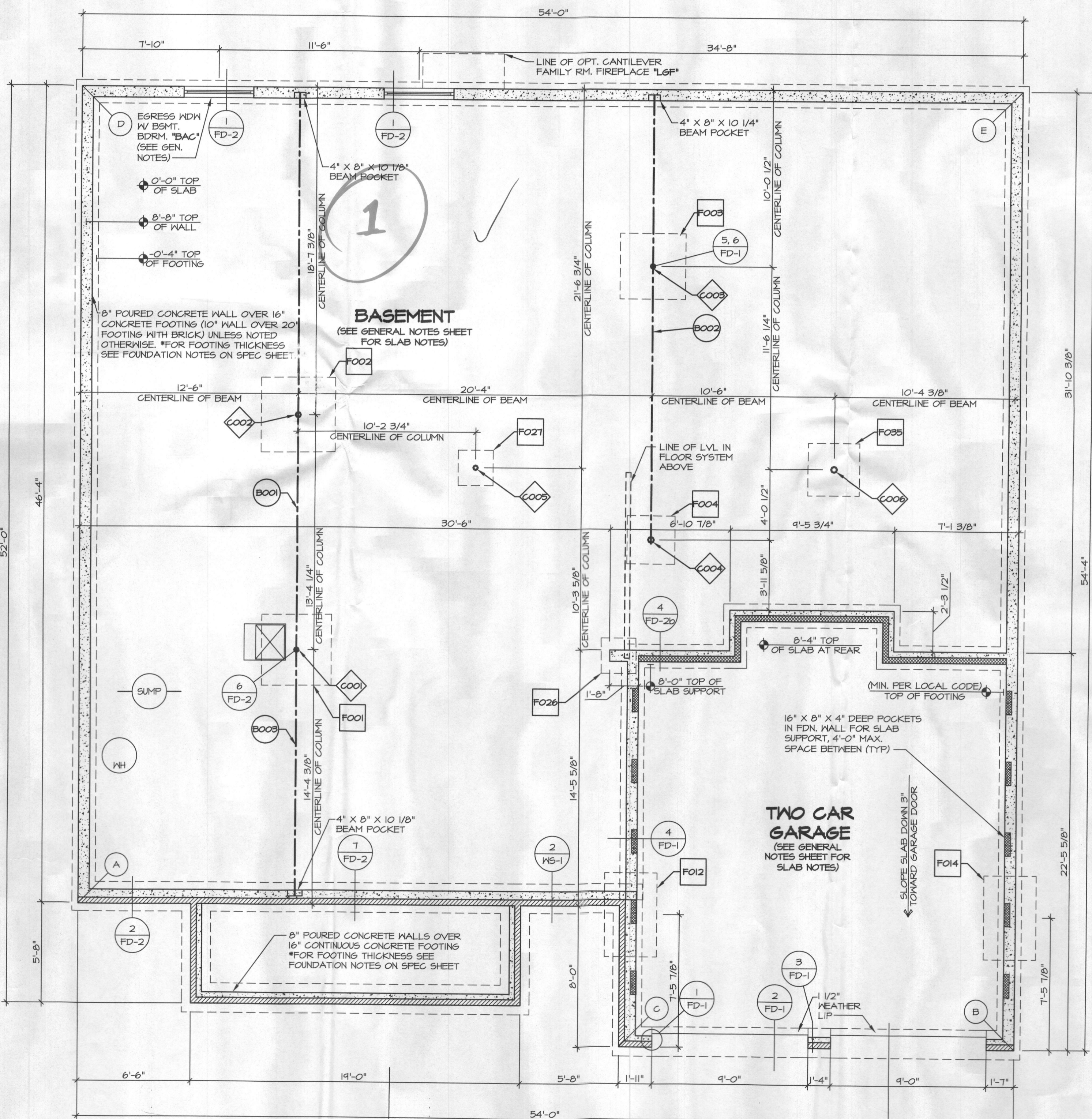
2 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
DOUBLE PATIO DOOR AREAWAY HELLED EXIT "DGC"



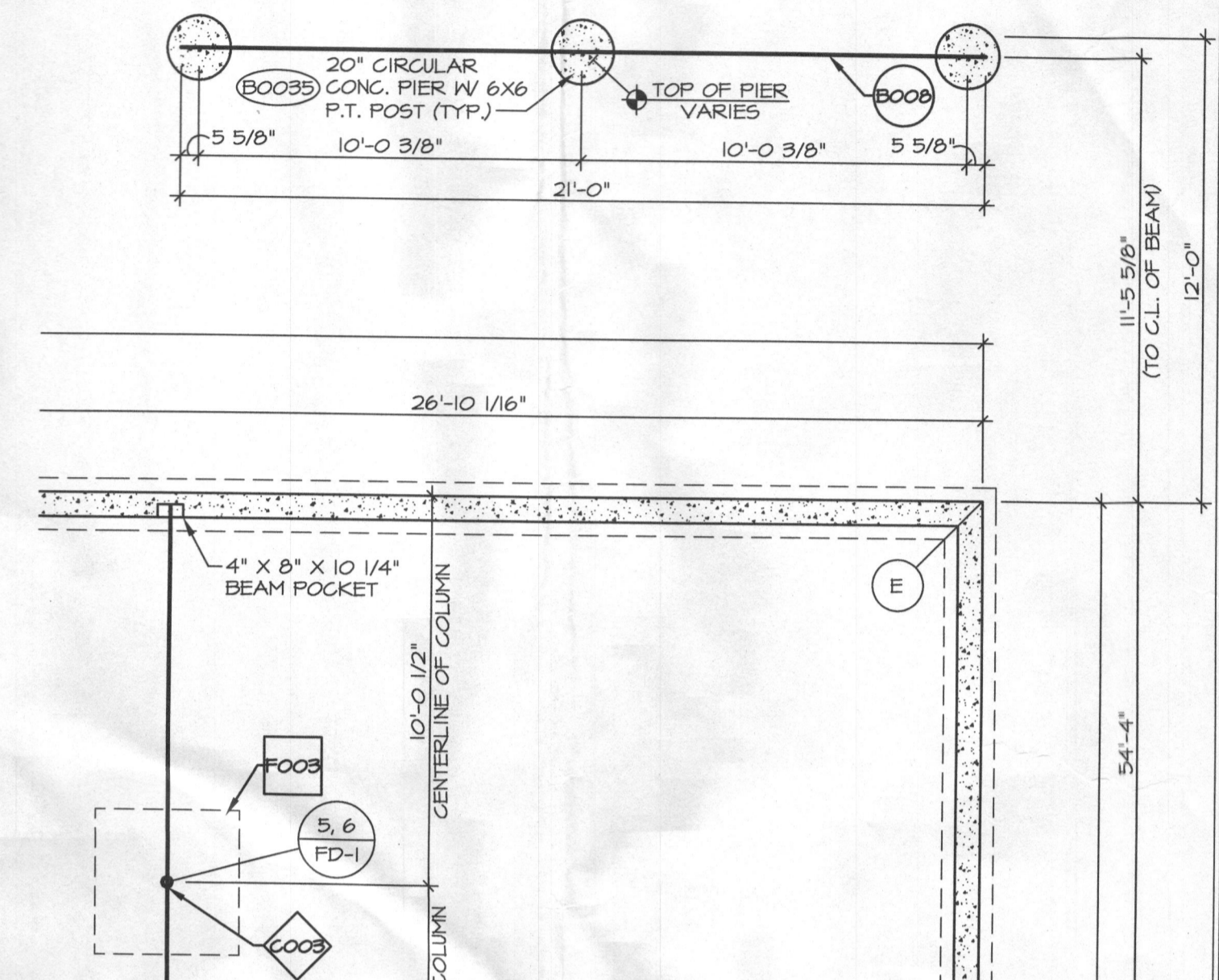
4 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
DOUBLE PATIO DOOR WALKOUT "DPC"



5 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
ELEVATION A "ELA" W/ SUITE FIRST FLOOR "MSR" TANKLESS WATER HEATER "HW", "IHW"



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
ELEVATION A "ELA" 2 CAR CONTIGUOUS FRONT ENTRY GARAGE "GCB"



3 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
COVERED PORCH "EPE"

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

- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

STEEL COLUMNS
COLUMN SIZE AND GRADE PER ENGINEERING AS SHOWN "SEA". REVISE ALL COLUMNS TO 3" SCH. 40 W/ OPTION "SEB".

One Bedroom

SHEET NO. A-3	MODEL STRATFORD HALL	DATE 3/7/2016	REVISIONS
	DRAWING TITLE FOUNDATION PLAN	DATE 3/7/2016	REV. NO. DATE
OPTION DESCRIPTION FULL BASEMENT FOUNDATION	OPTION FBA	1 2/23/16	ATK - UPDATED REAR COVERED PORCH ENGINEERING PER PAR 505-50
14		2 5/9/17	KAD - SUITE FIRST FLOOR (PAR #45184)
		3 5/17/17	MSB - REVISED BUMP LOCATION (PAR #45656)
		4 5/17/17	ATK - ADDED EGRESS WINDOW IN OPT. BRK. BRK. PER PAR # 46000
		5 7/24/17	JAB - REVISED GRAVEL SPACE UNDER "HSR" TO BE BASEMENT AREA (PROJ. #2247)
		6 8/1/17	SPM - REVISED REAR PORCH FOOTINGS TO CIRCULAR PIERS (PROJ. #2247)
		7 8/29/17	ZDM - UPDATED BASEMENT EGRESS WINDOW NOTE W/ BAC. (PAR #4177B)
		8 1/16/18	BRM - TANKLESS WATER HEATER PROJECT DNR 819
		9 1/16/18	ZDM - UPDATED SHEET FOR VERIDIAN PILOT TESTING

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SET NO. 11900
VERSION 01
DRAWN BY BJM
DATE: 3/7/2016
OPTION FBA

02/26/18 - \$500 B/M

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

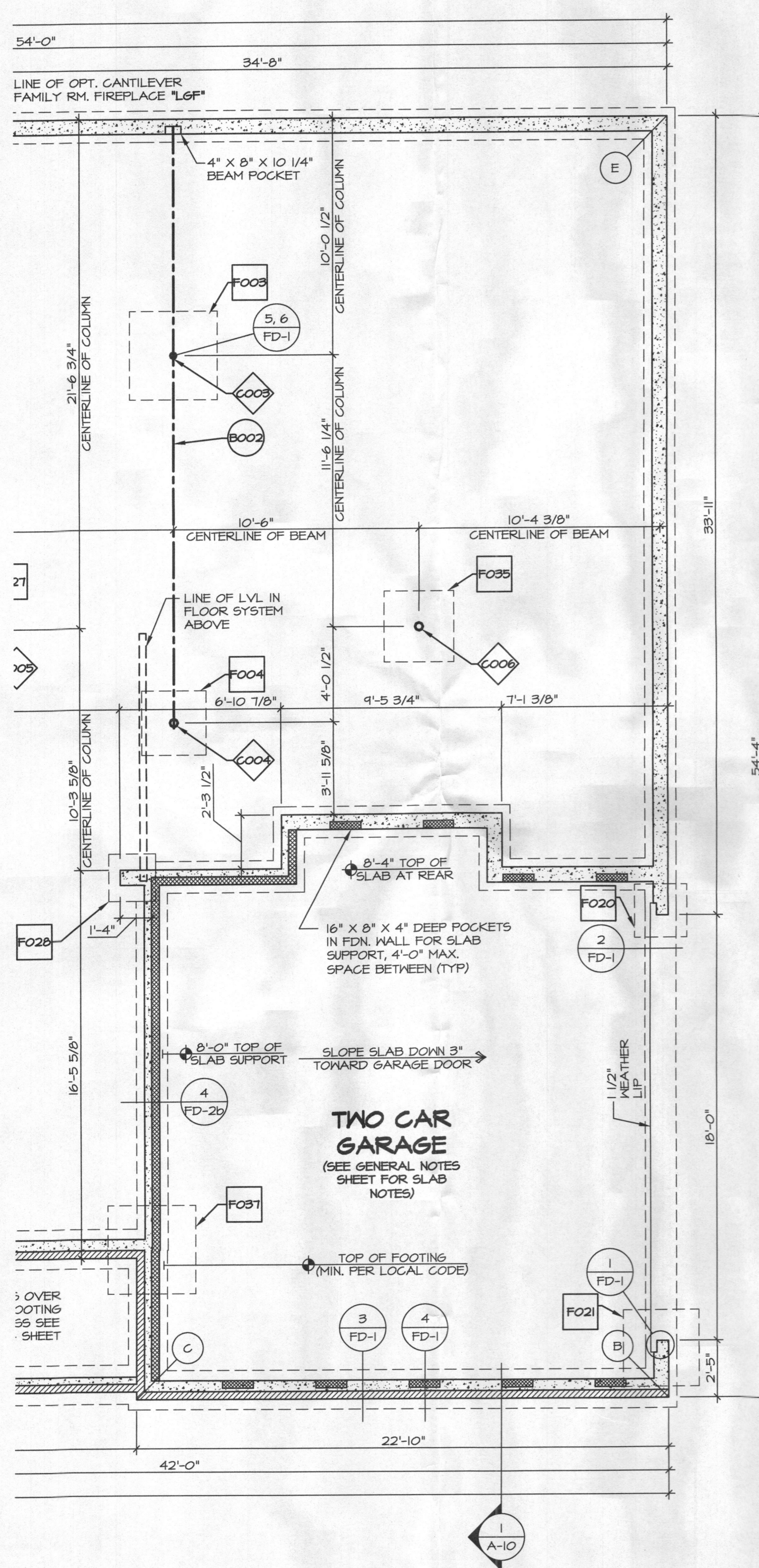
LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

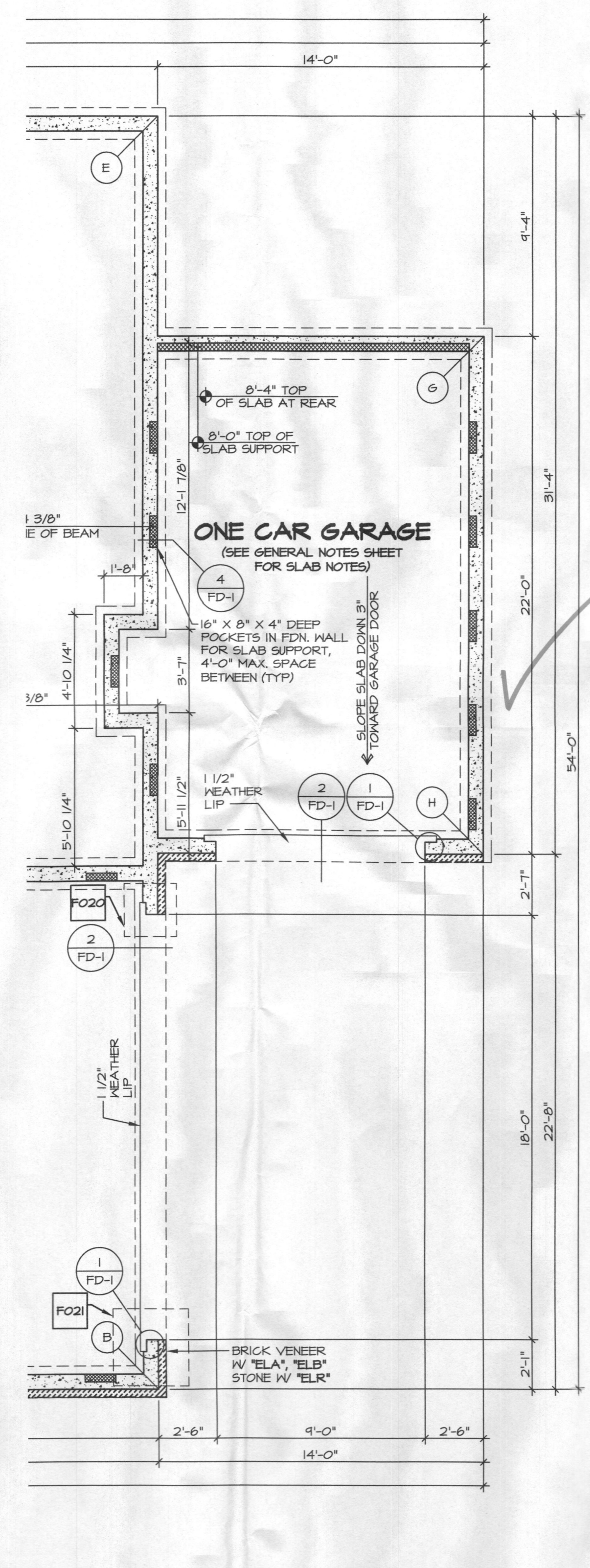
SEE FC DETAILS FOR FRAMING CONNECTORS

SEE SHEET (A-4) FOR FOUNDATION CONNECTION INFORMATION

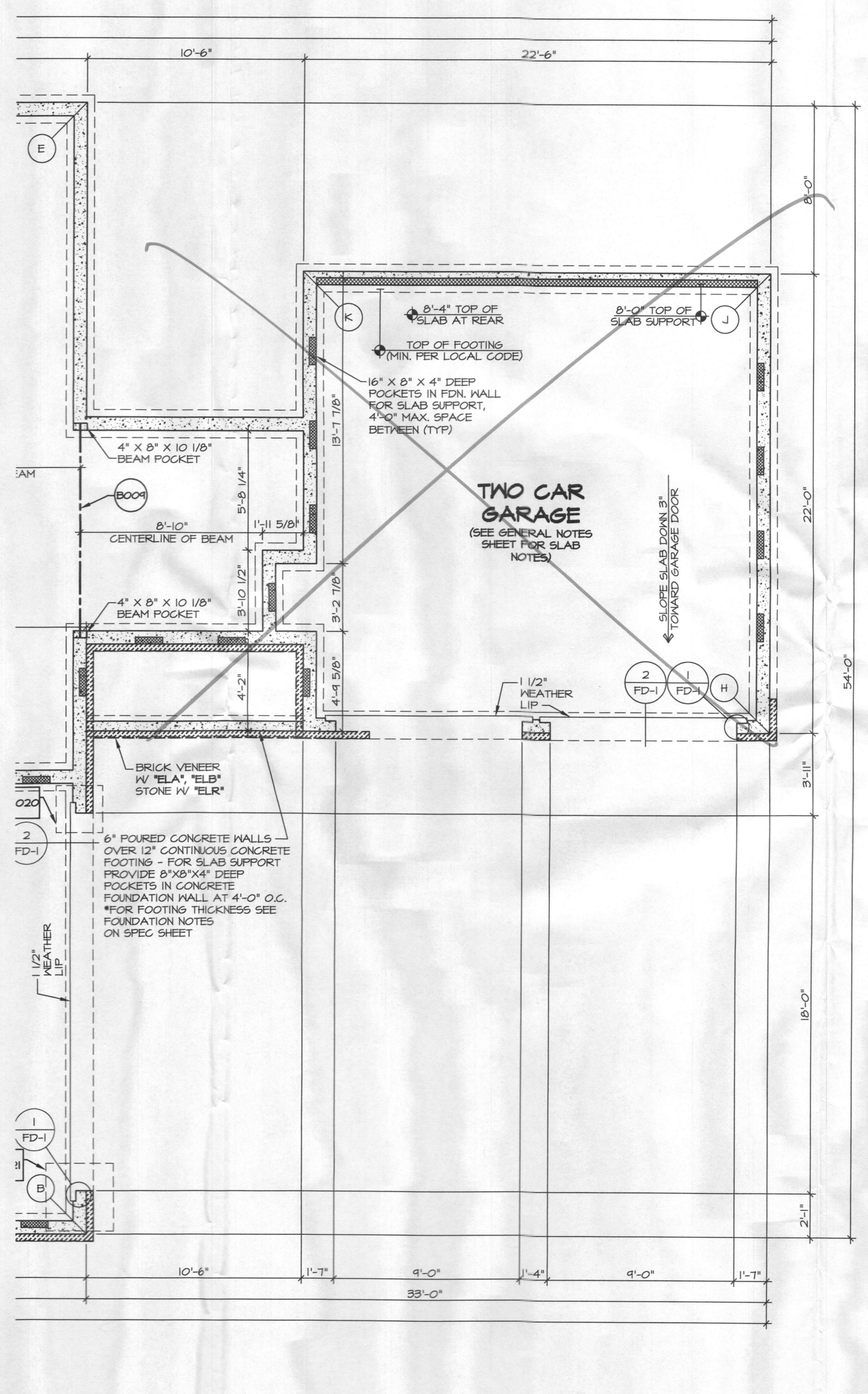
STEEL COLUMNS
 COLUMN SIZE AND GRADE PER ENGINEERING AS SHOWN "SEA". REVISE ALL COLUMNS TO 3" SCH. 40 W/ OPTION "SEB".



1 PARTIAL FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 TWO CAR CONTIGUOUS GARAGE SIDE ENTRY "6CC"



2 PARTIAL FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 TWO CAR CONTIGUOUS GARAGE SIDE ENTRY "6CC" ONE CAR SIDE ATTACHED GARAGE FRONT ENTRY "6AA"

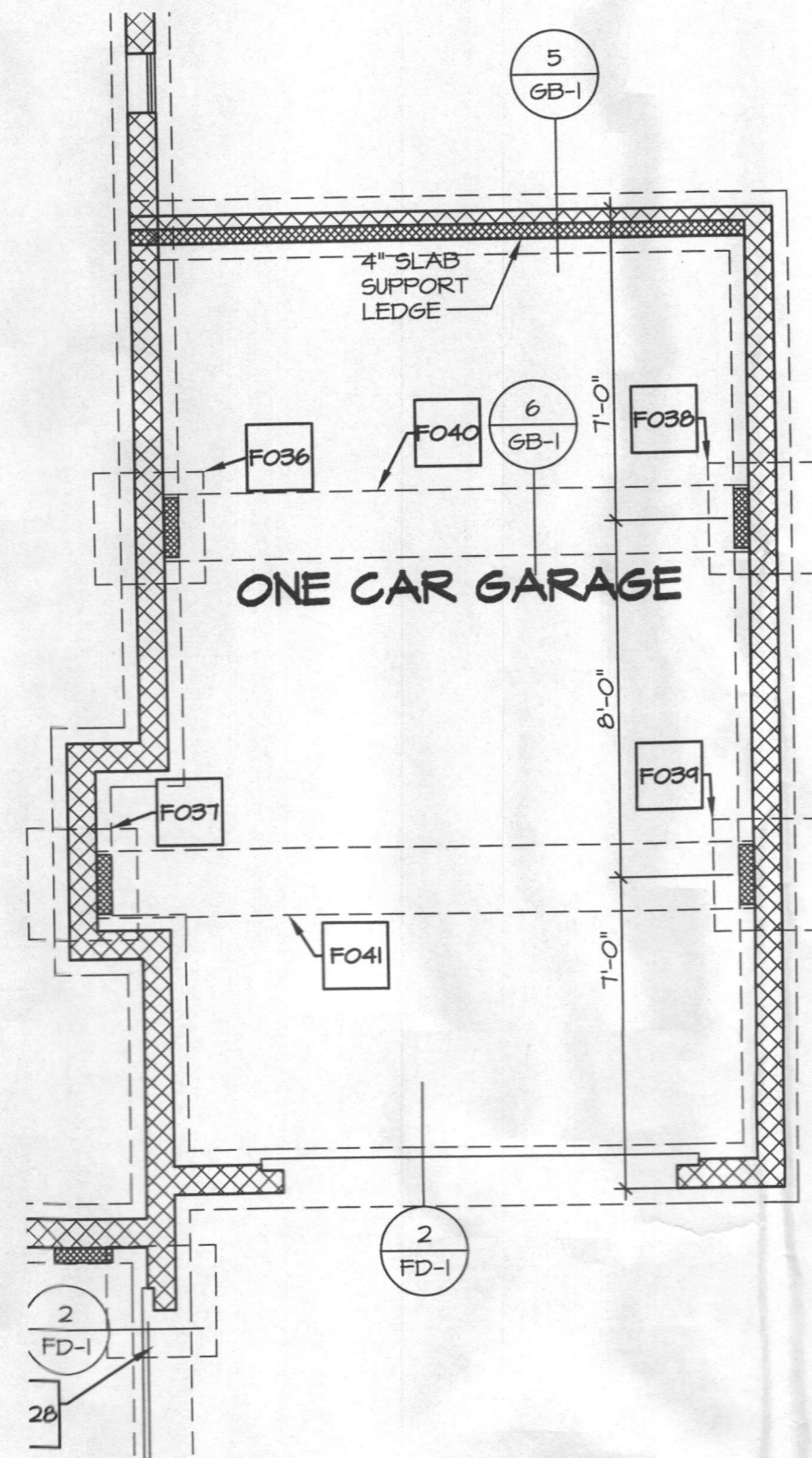


3 PARTIAL FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 TWO CAR CONTIGUOUS GARAGE SIDE ENTRY "6CC" TWO CAR SIDE ATTACHED GARAGE FRONT ENTRY "6AB"

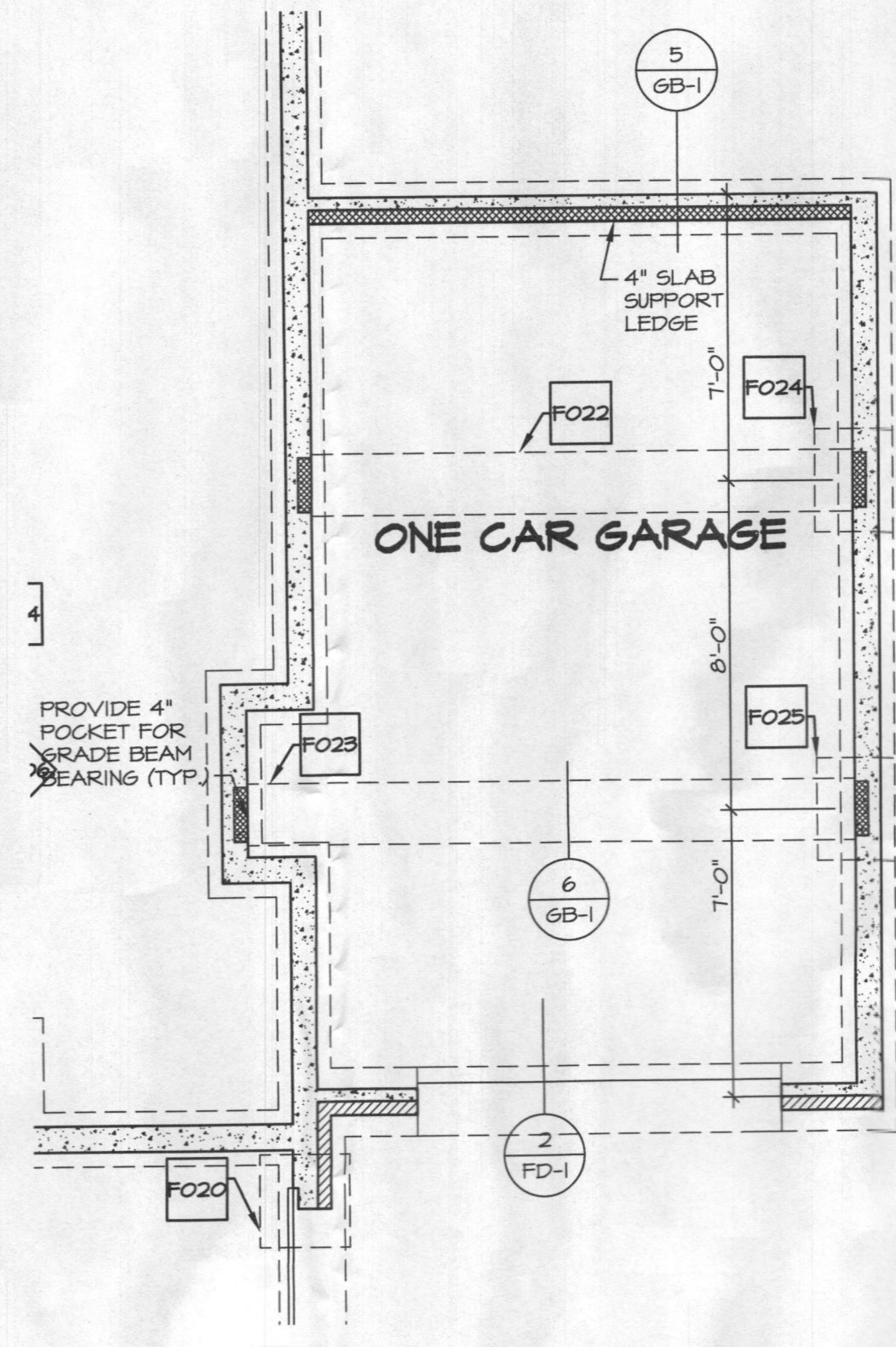
REV. NO.	DATE	REMARKS
1	1/24/17	ON - STANDARD DETAILS 5.0
2	7/26/18	JAB - REVISED SIDE ATTACHED GARAGE TO MATCH FRONT VENEERS (PROJ. #247)

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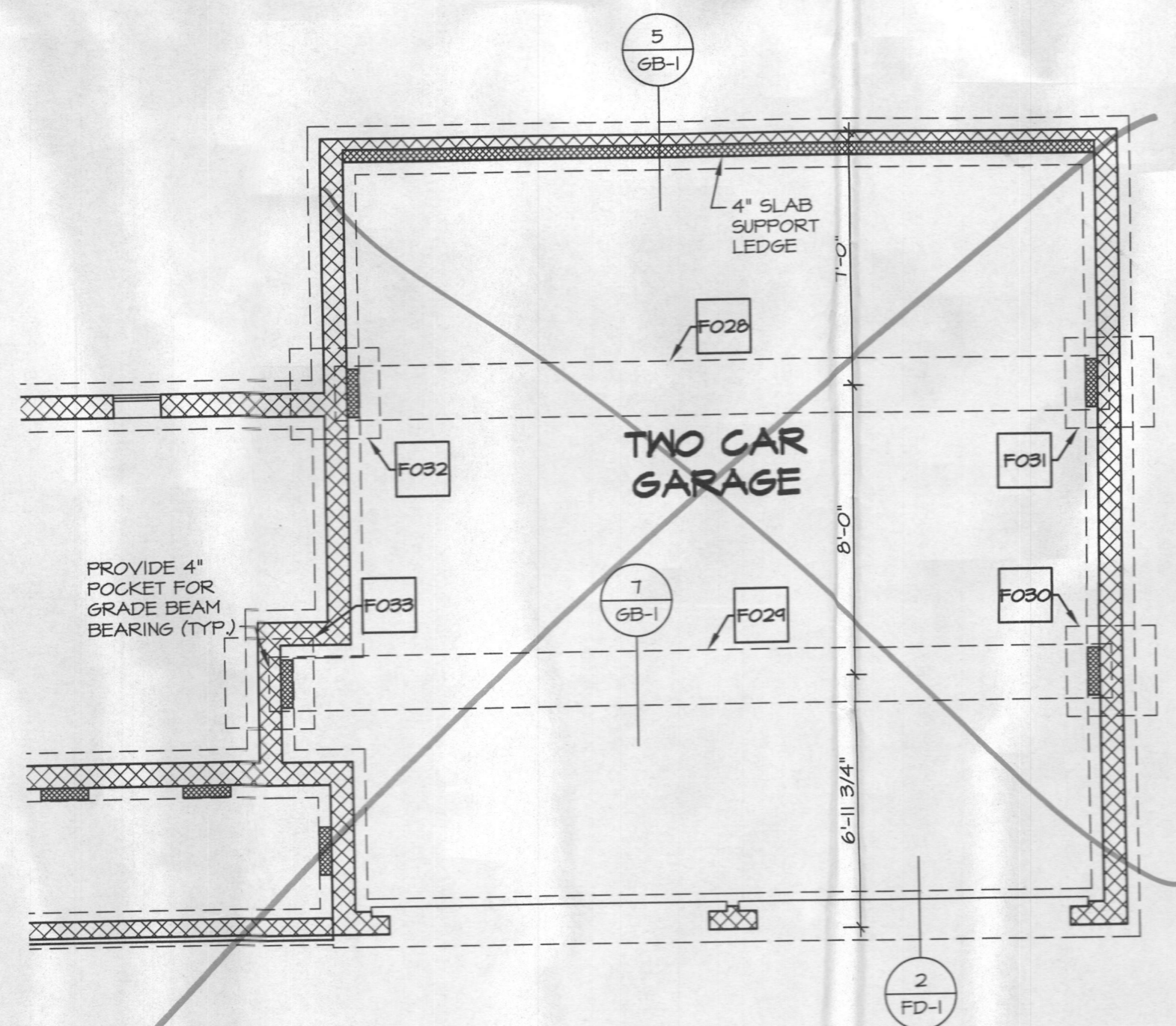
SET NO. 11900	VERSION 01	DATE: 9/7/2016
DRAWN BY BIM	OPTION FBA	DATE: 9/7/2016
DRAWING TITLE: PARTIAL FOUNDATION PLAN	OPTION FBA	DATE: 9/7/2016
OPTION DESCRIPTION: FULL BASMENT FOUNDATION	OPTION FBA	DATE: 9/7/2016
OPTION DESCRIPTION: TWO CAR CONTIGUOUS GARAGE SIDE ENTRY	OPTION FBA	DATE: 9/7/2016
OPTION DESCRIPTION: ONE/TWO CAR SIDE ATTACHED GAR FRONT ENTRY	OPTION FBA	DATE: 9/7/2016
SHEET NO. A-3d	OPTION FBA	DATE: 9/7/2016
16	OPTION FBA	DATE: 9/7/2016



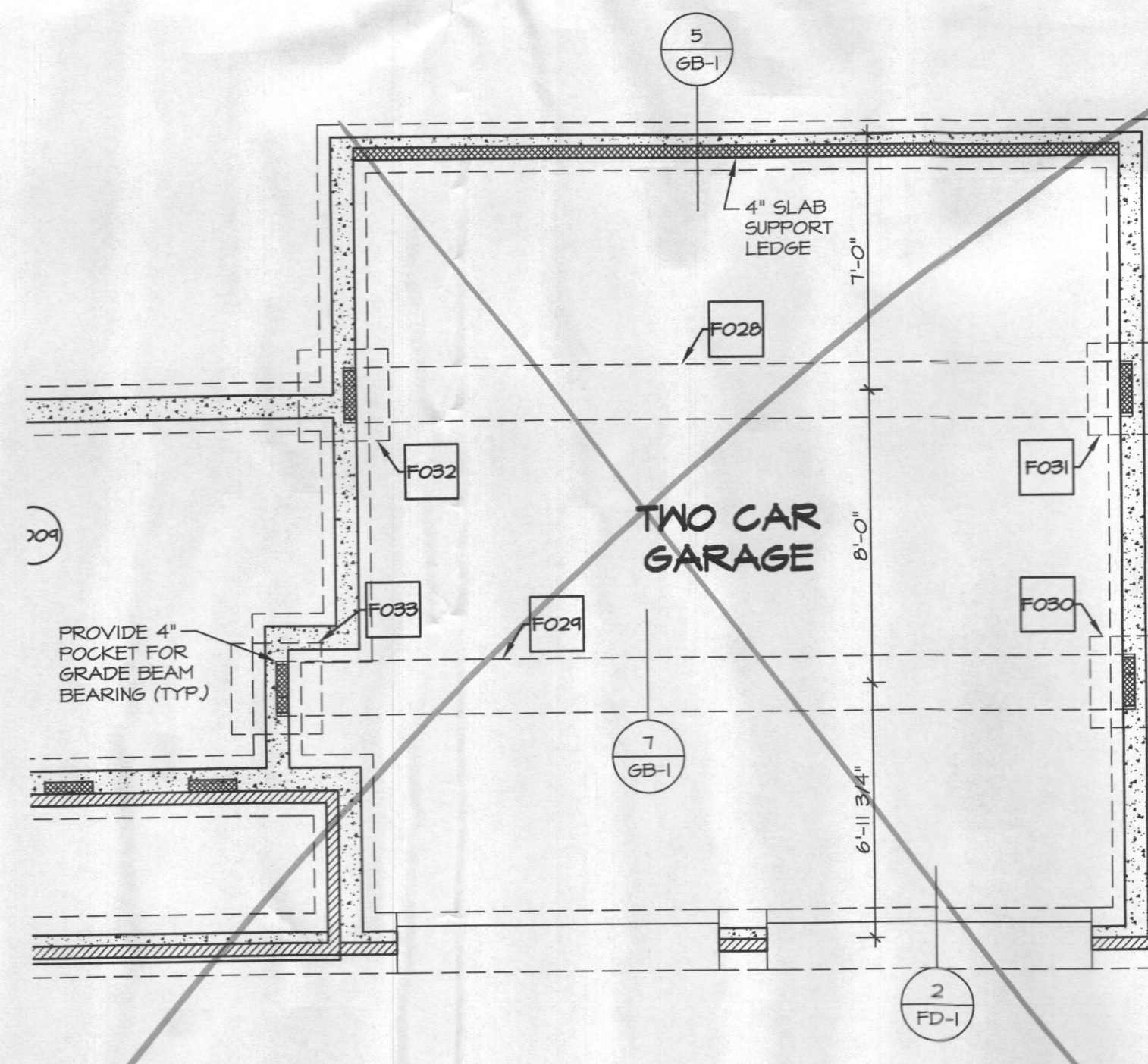
2 PARTIAL FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 TWO CAR CONTIGUOUS SIDE ENTRY GARAGE "GCC"
 ONE CAR SIDE ATTACHED FRONT ENTRY GARAGE "GAA"
 CRAWL FOUNDATION NOT SEALED "FCV"



1 PARTIAL FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 TWO CAR CONTIGUOUS SIDE ENTRY GARAGE "GCC"
 ONE CAR SIDE ATTACHED FRONT ENTRY GARAGE "GAA"
 BASEMENT FOUNDATION "BFA"



3 PARTIAL FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 TWO CAR CONTIGUOUS SIDE ENTRY GARAGE "GCC"
 TWO CAR SIDE ATTACHED FRONT ENTRY GARAGE "GAB"
 CRAWL FOUNDATION NOT SEALED "FCV"



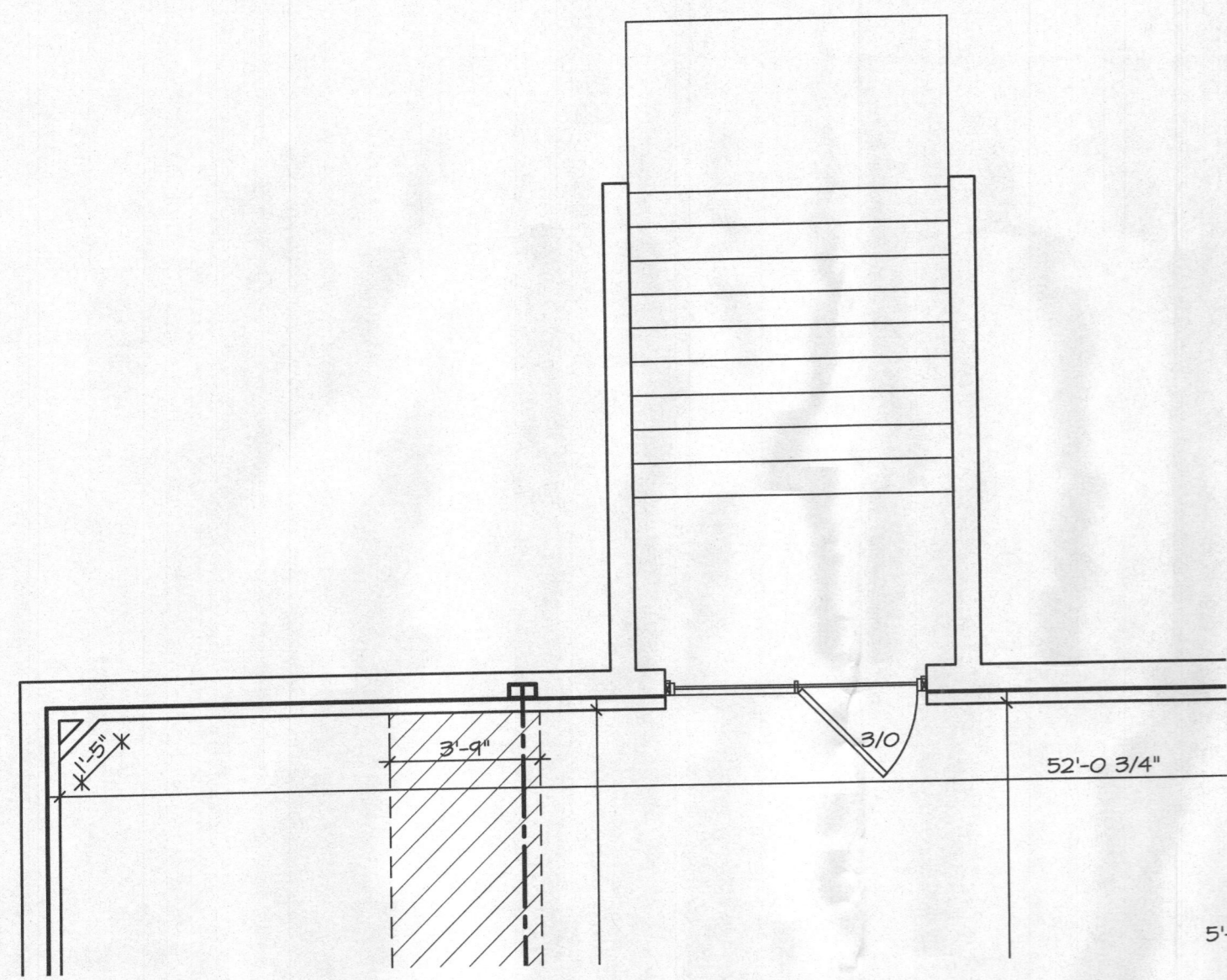
3 PARTIAL FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 TWO CAR CONTIGUOUS SIDE ENTRY GARAGE "GCC"
 TWO CAR SIDE ATTACHED FRONT ENTRY GARAGE "GAB"
 CRAWL FOUNDATION NOT SEALED "FCV"

REV. NO.	DATE	REMARKS
1	1/24/17	ON - STANDARD DETAILS SO
2	6/2/17	SPK - ADDED SUPPORT POCKET AT GRADE BEAMS (C-ITEM #2119)

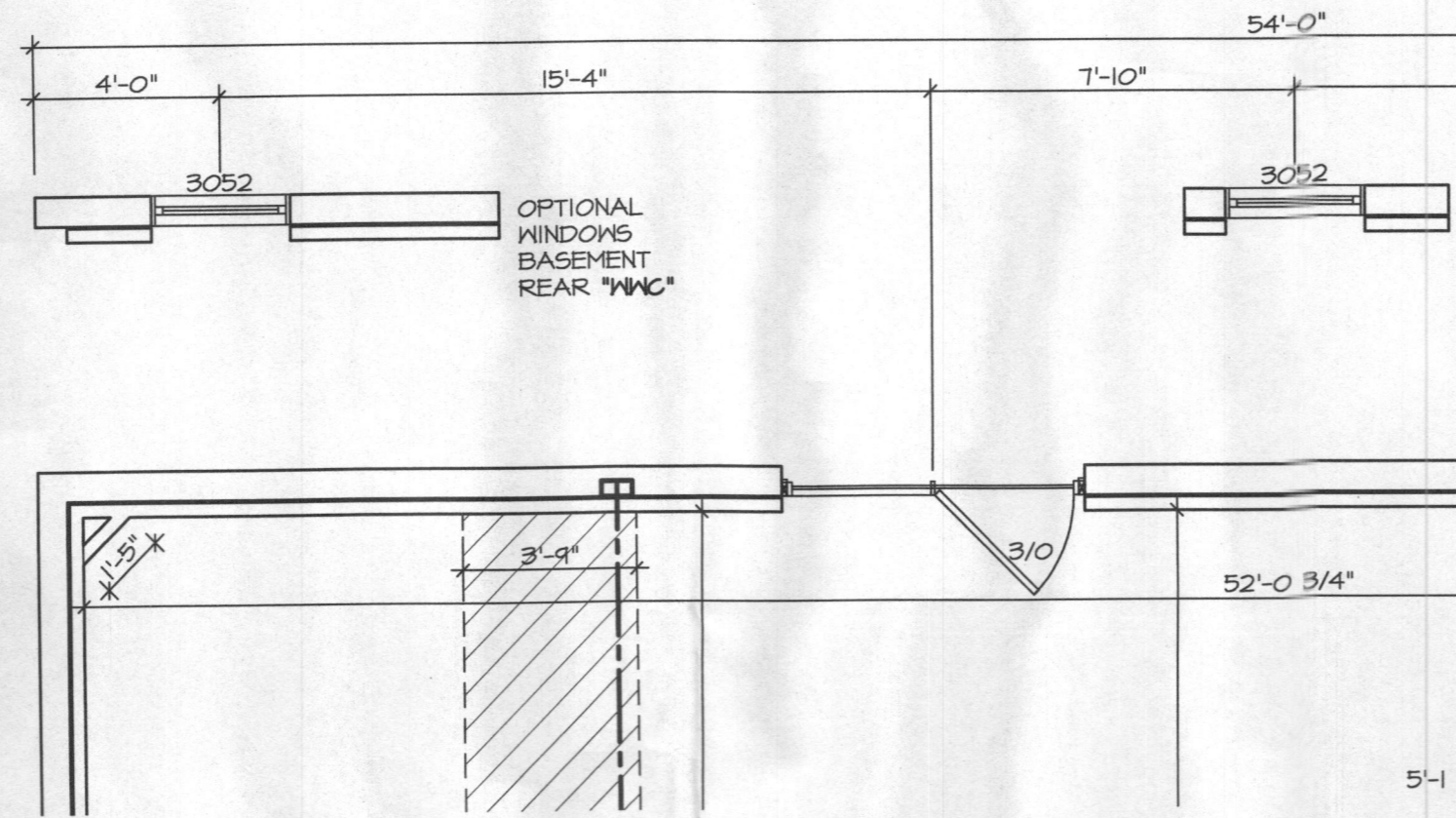
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MODEL STRATFORD HALL DRAWING TITLE GRADE BEAM FOUNDATION PLAN	SET NO. 11900 VERSION 01 DRAWN BY BIM DATE: 9/7/2016
SHEET NO. A-3f	OPTION DESCRIPTION TWO CAR CONTIGUOUS SIDE ENTRY GARAGE ONE/ TWO CAR SIDE ATT. GARAGE FRONT ENTRY FOUNDATION GRADE BEAMS
21	OPTION GCC GAA, GAB FCV

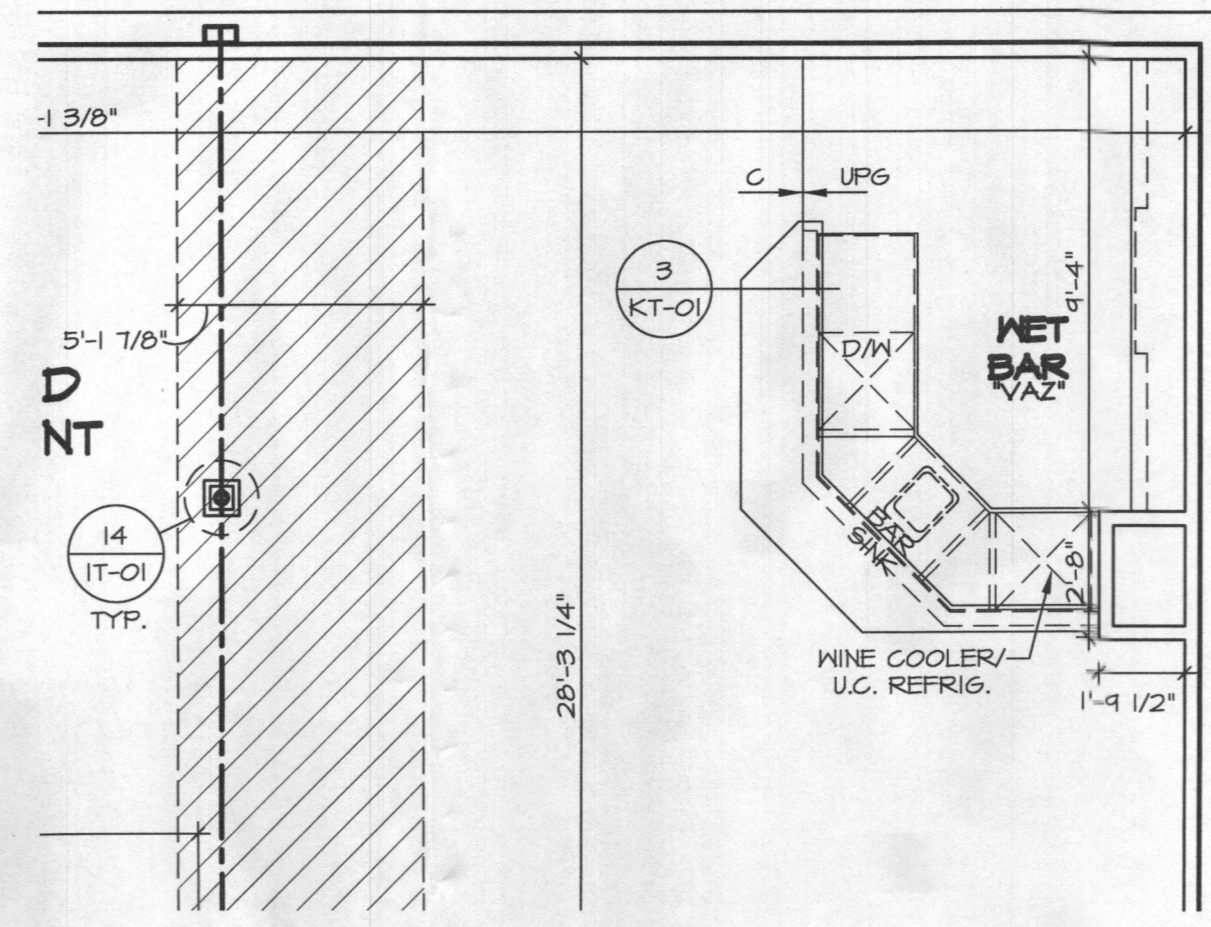
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3 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
DOUBLE PATIO DOOR
AREAWAY MILLED EXIT
"DPC"



4 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
DOUBLE PATIO DOOR
WALKOUT BASEMENT
"DPC"



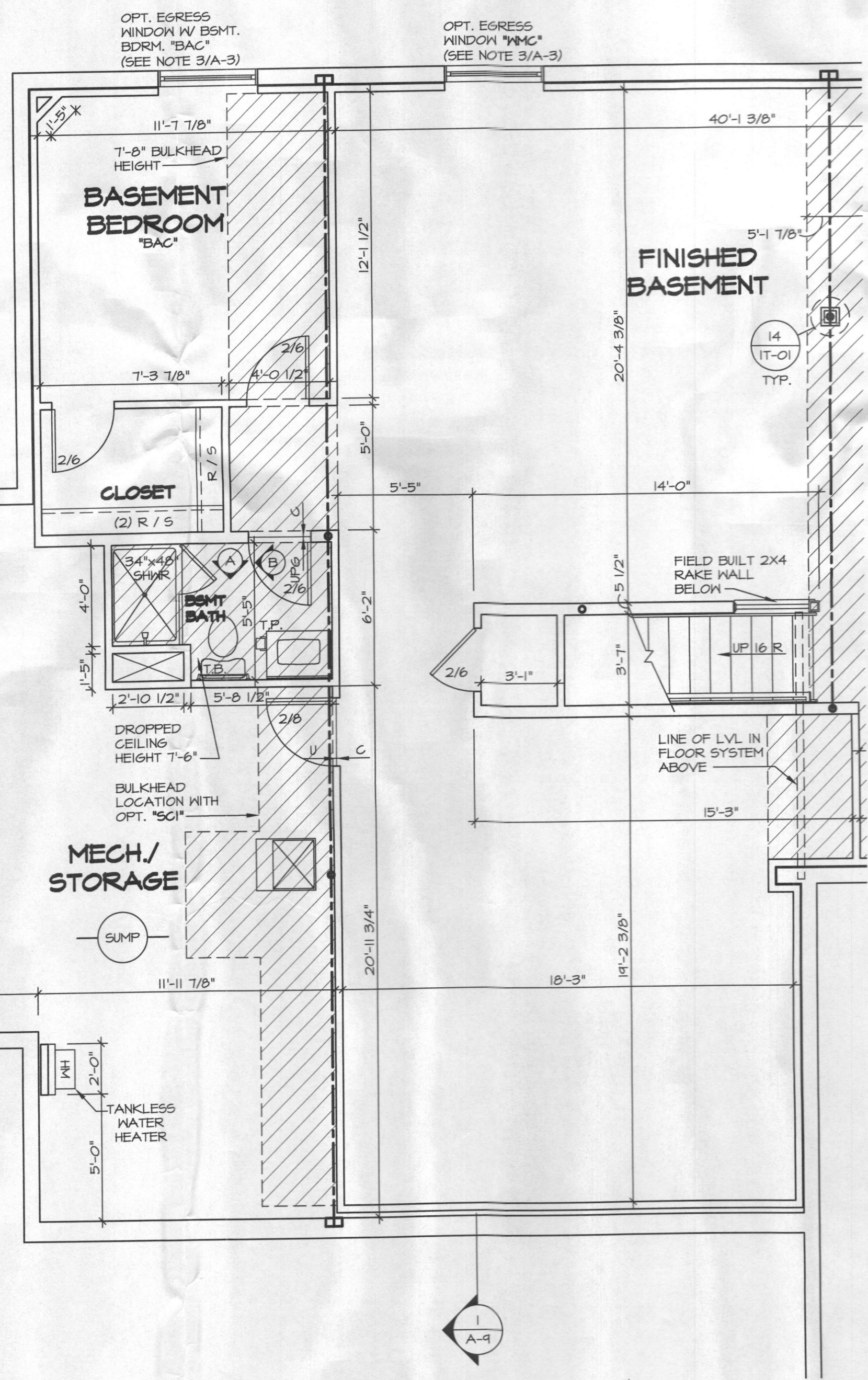
5 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
BASEMENT NET BAR "VZ"

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

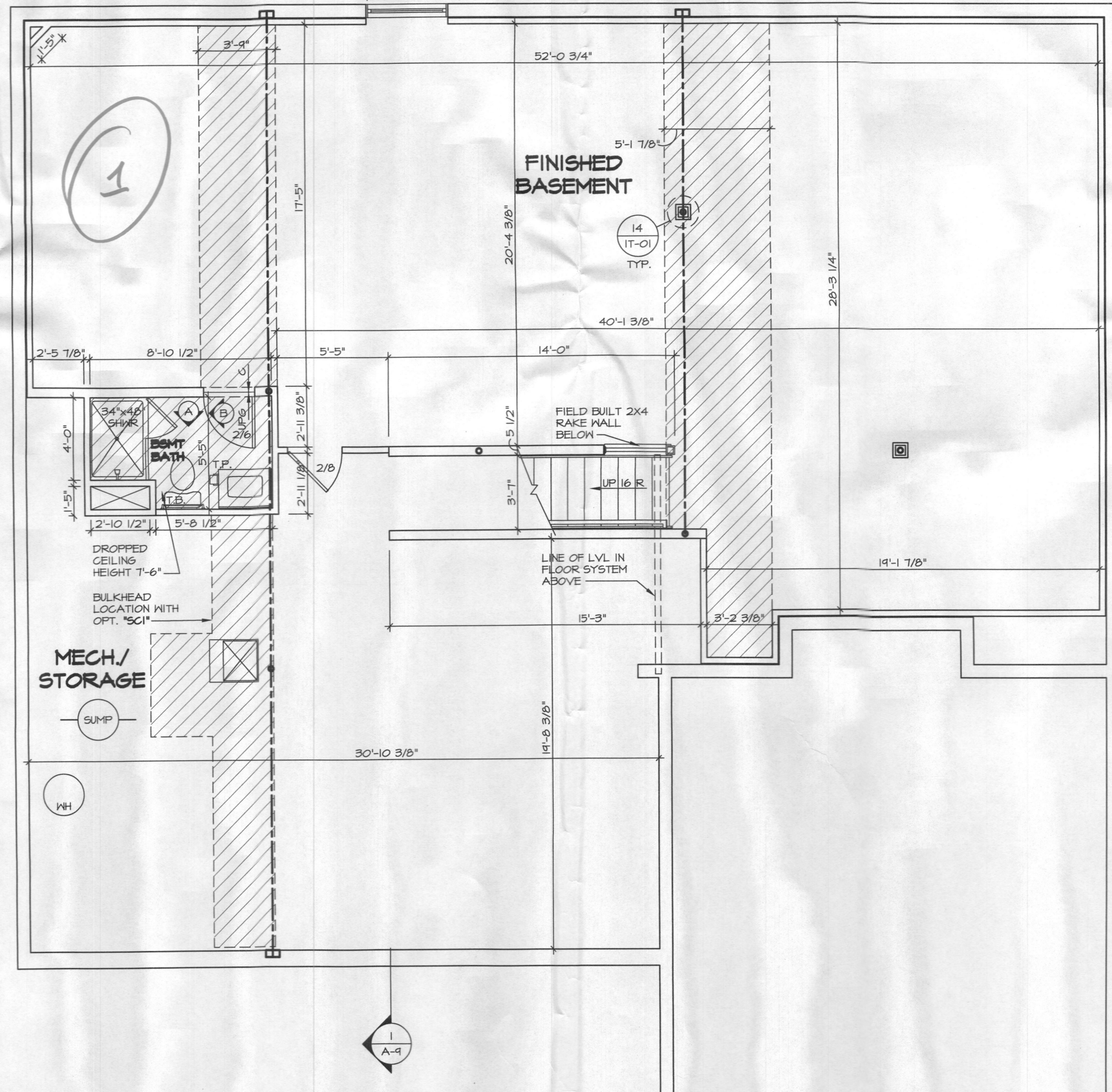
LEGEND

- BEARING WALL
- NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- ◇ STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- L LVL
- X ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

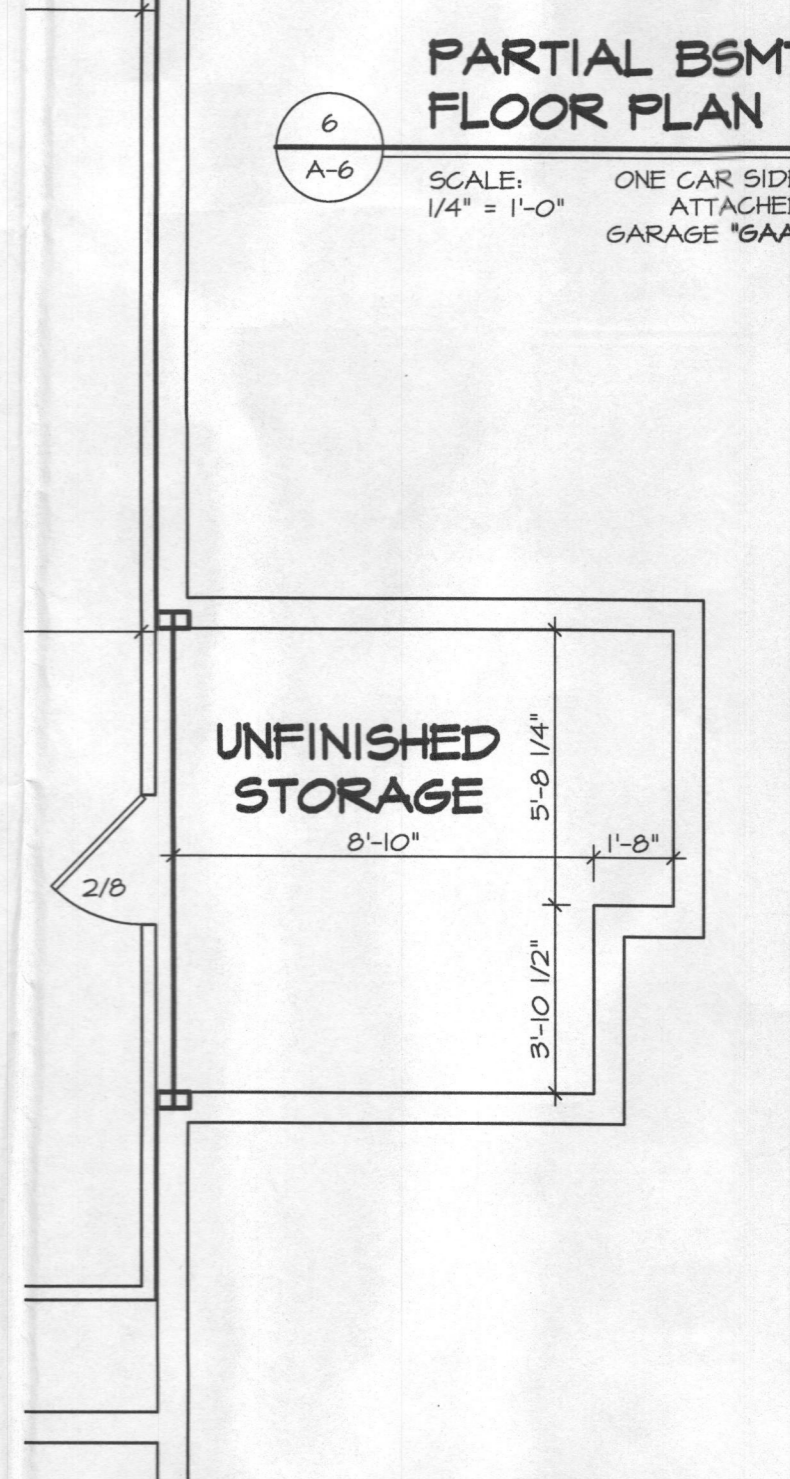


2 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
FINISHED BASEMENT AREA #2 "MBC"
BEDROOM BASEMENT "BAC"
SUITE FIRST FLOOR "MSR"
TANKLESS WATER HEATER "HW", "HW"



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

Basement has ONE Bedroom



7 PARTIAL BSMT. FLOOR PLAN
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ATTACHED FRONT ENTRY GARAGE "GAB"

REV. NO.	DATE	REMARKS
1	11/17/11	BRN - TANKLESS WATER HEATER PROJECT DNR #141
2	01/24/11	IN - STANDARD DETAILS 3/0
3	5/17/11	MSB - REVISED SUMP LOCATION (PAR #4596)
4	5/23/11	MSB - ADDED EGRESS WINDOW IN OPT. BSMT. BDRM. PER PAR # 46000
5	6/17/11	ATK - ADDED BASEMENT BULKHEAD AT STAIR FOR INVAC (PAR ID 46414)
6	6/26/11	MSB - ADDED BASEMENT BULKHEAD AT STAIR FOR INVAC (PAR ID 46414)
7	6/26/11	MSB - ADDED RAKE WALL NOTE AT BOTTOM OF STAIRS (PAR #46595)
8	7/20/11	LANB - CHANGED ROOM NAME "CLOS." TO "CLOSET" - ROUGH ADIT
9	7/24/11	LANB - REVISED GRAVEL SPACE UNDER "MSR" TO BE BASEMENT AREA (PROJ. #2247)

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SET NO. 11400
VERSION 01
DRAWN BY BIM
DATE: 3/7/2016
OPTION FBA
MAC

MODEL STRATFORD HALL
DRAWING TITLE BASEMENT FLOOR PLAN PARTIALS
FULL DESCRIPTION FULL BASEMENT FINISHED BASEMENT

SHEET NO. A-6
28

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