

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: 4/1/19

Permit No.: B1900090X

Building Address: 5022 Gaithers Chance Drive
 City: Dayton State: MD Zip Code: 21036
 Suite/Apt. #: _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Gaithers Chance
 Section: _____ Area: _____ Lot: 3
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant
 Proposed Use: Single family home
 Estimated Construction Cost: \$ 230,000
 Description of Work: New 2 story "Regents Park II" BLV'E 3 car garage, mwing RM, 4' EXT, 1st floor Bedroom, and finished lower level (Rec, Bath, office, med room + wet bar)
 Occupant or Tenant: _____
 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: <u>52 x 60</u>
Area of construction (sq. ft.):	2 nd floor: <u>40 x 60</u>
Use group:	Basement: <u>52 x 60</u>
Construction type:	<input checked="" type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood Frame	No. of Bedrooms: <u>5</u>
<input type="checkbox"/> State Certified Modular	<u>Multi-family Dwelling</u>
<input checked="" type="checkbox"/> Roadside Tree Project Permit	No. of efficiency units:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No. of 1 BR units:
Roadside Tree Project Permit #	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
	Footings:
	Roof:
	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

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: Clat. 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: _____

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 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
4/1/2019
 Date
RECEIVED
APR 01 2019
 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)		
Health	<u>4/22/19</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>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>271043</u>



Health

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.: B17000106

Building Address: 5022 Gaithers Chance Drive
 City: Clarksville State: MD Zip Code: 21029
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Gaithers Chance
 Section: _____ Area: _____ Lot: 3
 Tax Map: 28 Parcel: 45 Grid: 9
 Zoning: RR-DEO Map Coordinates: _____ Lot Size: 1.3306 acres

Existing Use: Vacant
 Proposed Use: Sales Trailer - Temporary
 Estimated Construction Cost: \$ 6,000
 Description of Work: 11'8" x 50' trailer to be installed on Lot 3 for the purposes of a temporary sales office.

Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: MB Gaither's Chance LLC
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: Marc Quint - MB Gaithers Chance LLC
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 Phone: 301-762-9511 Fax: 301-610-9564
 Email: MQuint@mitchellbest.com

Contractor Company: MB Development Company LLC
 Contact Person: Marc Quint
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 License No.: 7314
 Phone: 301-762-9511 ext. 318 Fax: _____
 Email: MQuint@mitchellbest.com

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

Commercial Building Characteristics	Residential Building Characteristics	
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	No. of efficiency units:	
	No. of 1 BR units:	
	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 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 type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
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: [Signature]
 MQuint@mitchellbest.com
 Email Address
 Operations Mgr., Mitchell & Best Homes LLC
 Title/Company

Marc Quint
 Print Name
 1/9/2017
 Date

* PICK UP *

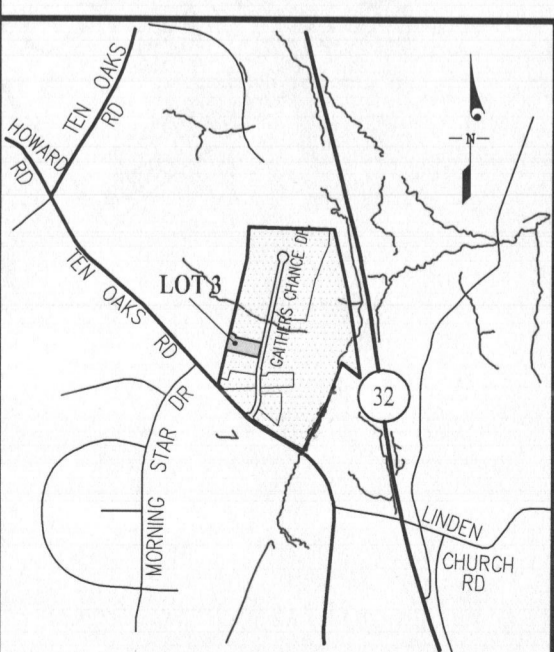
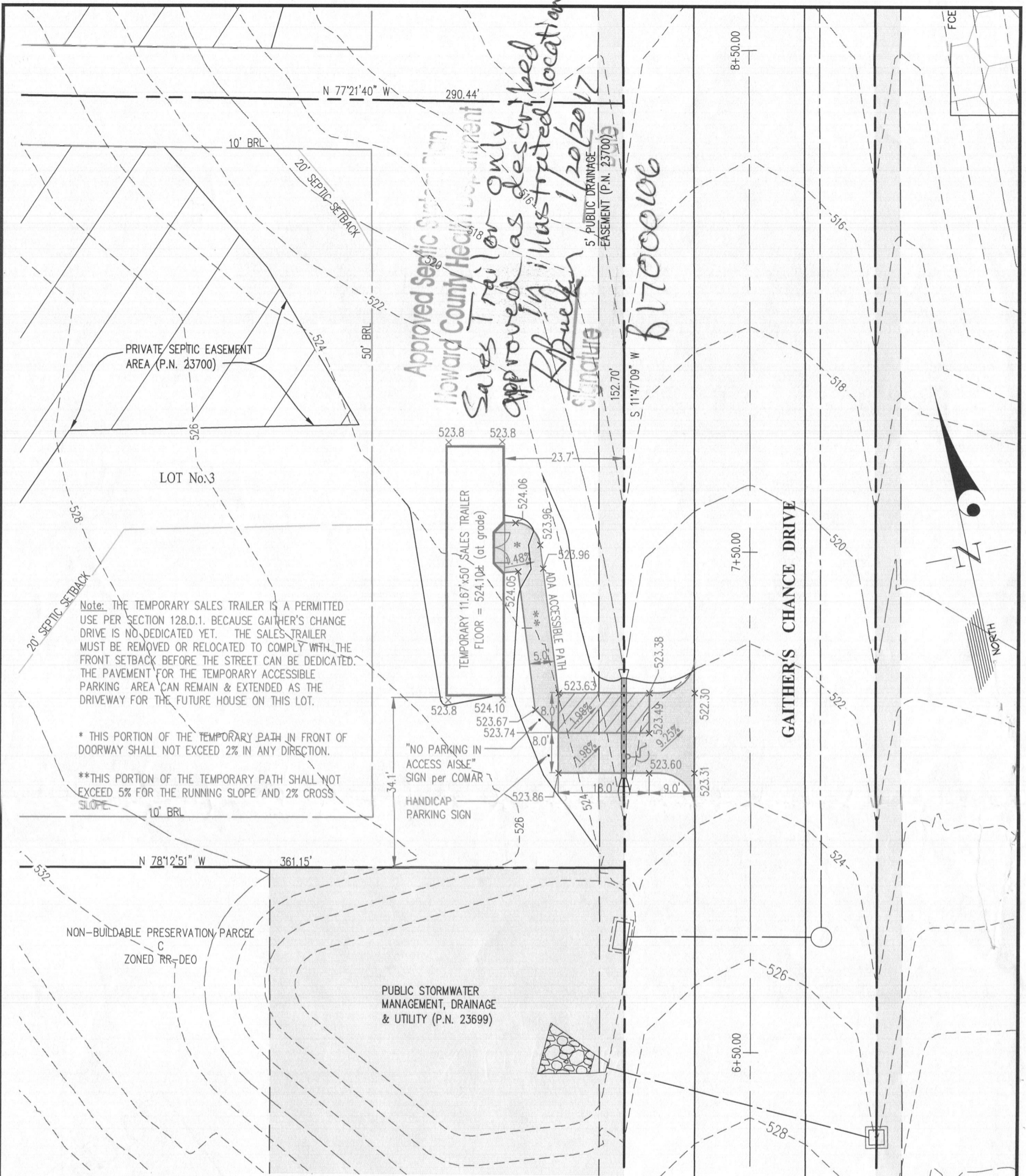
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		<u>1/20/17 RBuckler</u>

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Side:
Side St.:
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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>55.00</u>
Permit Fee	\$	
Tech Fee	\$	
Excise Tax	\$	
PSFS	\$	
Guaranty Fund	\$	
Add'l per Fee	\$	
Total Fees	\$	
Sub- Total Paid	\$	
Balance Due	\$	
Check	#	<u>600624</u>



- HANDICAP SIGN NOTES:
1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R7-8.
 2. MOUNT SIGN ON POST (4X4 TREATED WOOD or PERFORATED U-CHANNEL) WITH BOTTOM OF SIGN 7.0' ABOVE FINISHED GRADE.
 3. POST SHALL EXTEND 30" MIN. INTO THE GROUND. CENTER POST AT THE HEAD OF THE PARKING SPACE AND WITHIN 12" OF THE PAVEMENT.



GAITHER'S CHANCE

TEMPORARY SALES TRAILER PLAN

LOT 3 (5022 Gaithers Chance Drive)

P.N. 23698-23702 (F-15-043)

0 10 20 40

GRAPHIC SCALE

SCALE: 1" = 20' DECEMBER 2016

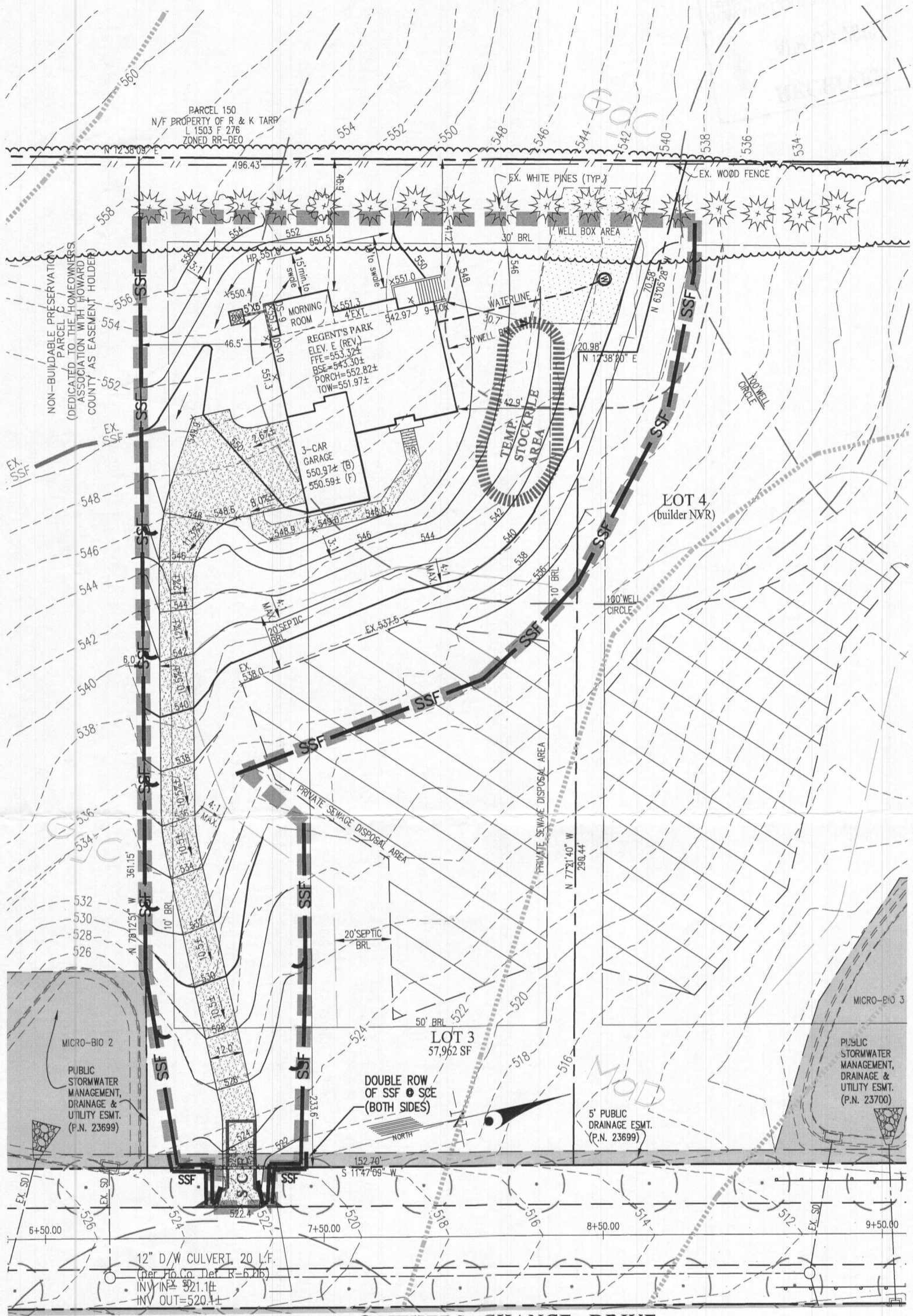
PREPARED FOR:
MB GAITHER'S CHANCE, LLC
1686 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: 301-762-9511
ATTN: MARC QUINT

GLWGUTSCHICK LITTLE & WEBER, P.A.

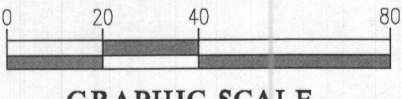
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



Approved 1319000900 RAY 4/22/2019



GRAPHIC SCALE

NOTE: THE FRONT DOOR FOR LOT 3 FACES EAST.

BUILDING PERMIT PLOT PLAN

	DES.	PREPARED FOR : NVR INC. 9720 PATUXENTS WOODS DRIVE COLUMBIA, MD 21045 PH: 410-379-5956	GAITHER'S CHANCE LOT 3 (5022 GAITHERS CHANCE DR.) Plat No. 23698-23702	G. L. W. No.	13070
	DRN.			ZONING	RR-DEO
	CHK.			TAX MAP/GRID	28-8,9,14&15
L:\CADD\DRAWINGS\13070\PLANS BY GLW\LOT PLANS\LOT 03\GC_PLOT PLAN LOT 3.dwg				DATE	MAR.
				SCALE	1"=40'
				SHEET	1 OF 1

5022 Gaithers Chance Drive
Lot 3

Approved B19000900 4/22/2019 R/E (6 bedrooms)

REGENT'S PARK II

Health Dept.

B19000900



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

SPEC SHEET	FULL BASEMENT							CRAWL SPACE							ATTACHED GARAGE / ROOMS							STANDARD DETAILS						
	STD. DIMS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'E'	ELEV. 'K'	ELEV. 'L'	STD. DIMS.	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		
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-3	
FRONT ELEVATIONS - STONE AND BRICK		15	17	19	21	22	24	25.2		15	17	19	21	22	24	25.2											D-4	
SIDE ELEVATIONS		26	28	30	32	33	35	36.2		26	28	30	32	33	35	36.2											D-5	
REAR ELEVATIONS		27	29	31	33	34	36			27	29	31	33	34	36												D-5a	
FOUNDATION	37	37	39	39	39	39	39		38	38	40	40	40	40	40												D-6	
FOUNDATION HOLD DOWN LAYOUT	42								42																		D-7	
PLUMBING GROUND WORKS	43	43	44	44	44	44	44		45	45	46	46	46	46	46												D-8c	
BASEMENT PLAN	47								47								50	50	51	52				48			D-11	
FIRST FLOOR PLAN	48	48	50	50	50	50	50		48	48	50	50	50	50	50						56	57	58	58	61	62	D-12b	
SECOND FLOOR PLAN	54	54	55	55	55	55	55		54	54	55	55	55	55	55												D-12c	
BUILDING SECTION AT FOYER	59								60																		D-13	
BUILDING SECTION AT GARAGE	63								64																		D-14	
STAIR PLAN - STANDARD	65.1, 65.2, 66								65.1, 65.2, 66																		D-15	
STAIR PLAN - UPGRADE	66.1, 66.2, 67.1, 67.2, 67.3								66.1, 66.2, 67.1, 67.2, 67.3																		D-16	
STAIR PLAN - UPGRADE	69, 70.1, 70.2								69, 70.1, 70.2																		D-16a	
KITCHEN PLANS - CABINET HOOD B	71								71																		D-17	
KITCHEN PLANS - CABINET HOOD C	72								72																		D-17a	
KITCHEN PLANS - GOURMET	73								73																		D-19	
INTERIOR DETAILS	75								75																		D-20	
INTERIOR DETAILS - FIREPLACE	80								80																		D-21	
INTERIOR DETAILS - TRIMMED OPENINGS	82.1, 82.2								82.1, 82.2																		D-22	
INTERIOR DETAILS - BATH ELEVATIONS	83								83																		D-27	
EXTERIOR DETAILS	84, 85, 86, 87, 88, 89, 90								84, 85, 86, 87, 88, 89, 90																			D-29
BASEMENT ELECTRICAL	92								92																		D-30	
FIRST FLOOR ELECTRICAL	93	94	94	94	94	94	94		93	94	94	94	94	94	94												D-31	
SECOND FLOOR ELECTRICAL	98	99	99	99	99	99	99		98	99	99	99	99	99	99												D-34	
FIRST FLOOR JOIST LAYOUT	103		105	105	105		105		104		106	106	106	106													D-35	
SECOND FLOOR JOIST LAYOUT	107		109	109	109		109		107		109	109	109	109													D-36	
ROOF FRAMING		111	113	115	117	119	121	122.2																			D-37	
ROOF FRAMING - ALTERNATE OWNER'S SUITE		112	114	116	118	120	122.1	122.3																			D-40	
TRUSS BRACINGS	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																											MB-1	
FIRST FLOOR HVAC LAYOUT	140.1, 140.2								141																		SP-1	
FIRST FLOOR HVAC LAYOUT	142.1, 142.2								142.1, 142.2																		SP-2	
SECOND FLOOR HVAC LAYOUT																											SP-3	

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.	+8
ELEVATION 'E'	GROSS SQ. FT.	+10
ELEVATION 'K'	GROSS SQ. FT.	+0
ELEVATION 'L'	GROSS SQ. FT.	+6

ADDITIONAL SQ. FT.

MORNING ROOM	GROSS SQ. FT.	+240
W/ NO SECOND FLOOR	GROSS SQ. FT.	+384
W/ SITTING AREA	GROSS SQ. FT.	+452
W/ ALT. OWNERS SUITE	GROSS SQ. FT.	+452
4' EXTENSION	GROSS SQ. FT.	+104
W/ NO BONUS RM. / BDRM.	GROSS SQ. FT.	+326
BONUS RM. / BEDROOM	GROSS SQ. FT.	+326
W/ NO EXTENSION	GROSS SQ. FT.	+420
W/ 4' EXTENSION	GROSS SQ. FT.	+420
CONSERVATORY / IN-LAW'S SUITE	GROSS SQ. FT.	+352
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.	559
THREE CAR GARAGE (W 'A')	GROSS SQ. FT.	829

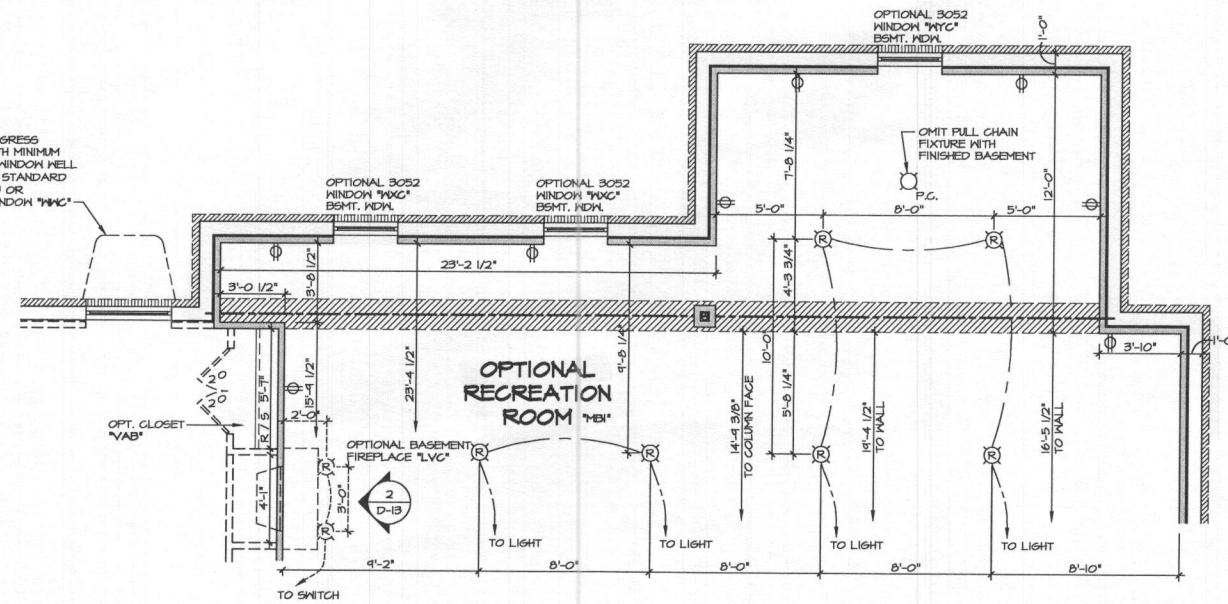
FOOTPRINT

BASE HOUSE:	
WIDTH:	60'-0"
DEPTH:	52'-0"
MAXIMUM:	
WIDTH:	76'-8"
DEPTH:	76'-8"

SET - VERSION
10200-01 CS-1

J:\Drawings\DETACHED\REGENTS PARK II_10200_01_CS1.dwg 10/23/17 - 2:50 PM

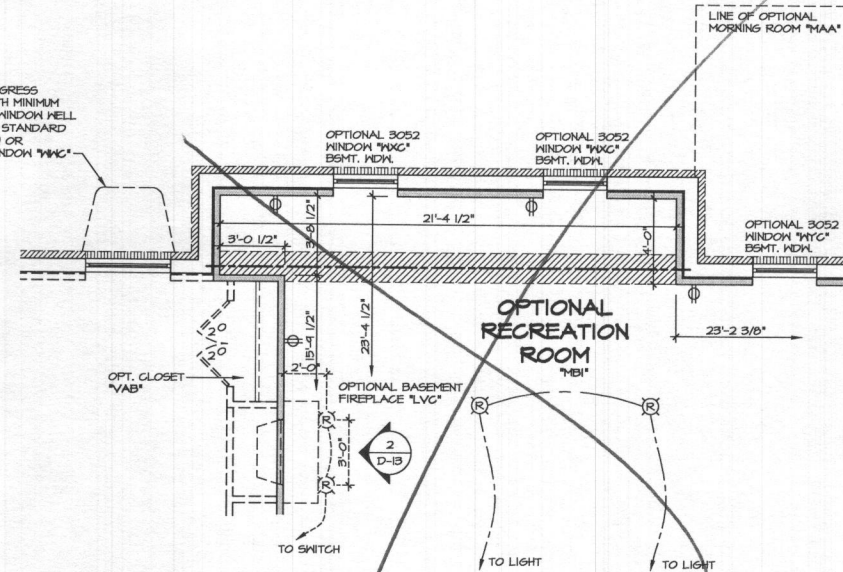
4040 BASEMENT EGRESS WINDOW "WNC" WITH MINIMUM 3'-0" EMERGENCY WINDOW HELL AS REQUIRED (SEE STANDARD DETAIL SHEET D-4) OR OPTIONAL 3052 WINDOW "WNC" BSMT. HDPL



2 BASEMENT PLAN PARTIAL
 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 LIGHTS: SEE KITCHEN LAYOUT DRAWING FOR WALL CABINET SIZES AND LOCATION

4040 BASEMENT EGRESS WINDOW "WNC" WITH MINIMUM 3'-0" EMERGENCY WINDOW HELL AS REQUIRED (SEE STANDARD DETAIL SHEET D-4) OR OPTIONAL 3052 WINDOW "WNC" BSMT. HDPL



1 BASEMENT PLAN PARTIAL
 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 - WIRED 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
 • 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 1'-11" UNLESS OTHERWISE NOTED.
 • HATCHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

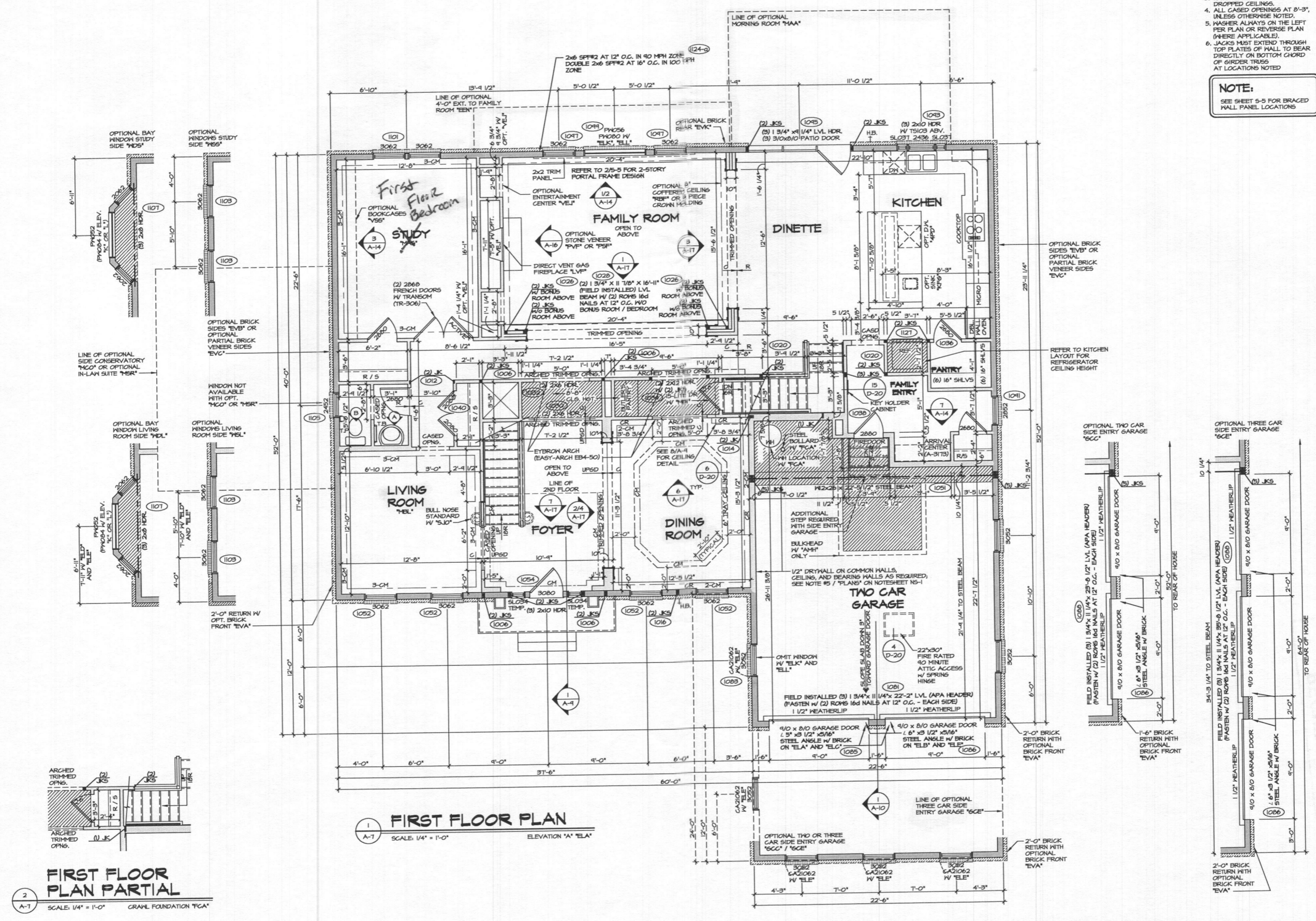
NOTES:
 1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILINGS.
 4. ALL CASED OPENINGS AT 1'-11" UNLESS OTHERWISE NOTED.
 5. HATCHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

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

REV. NO.	DATE	REMARKS
1	8/29/14	CEL - INTERNAL AUDIT
2	2/24/15	GLS - ADDED NOTE FOR "SCI" OPTION (PAR ID 9197)

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SHEET NO.	MODEL	SET NO.	10200
A-6b	REGENT'S PARK II	VERSION 01	
48	DRAWING TITLE	DRAWN BY	CHB
	BASEMENT FLOOR PLAN PARTIALS	DATE:	11/9/13
	OPTION DESCRIPTION	OPTION	EEN
	4'-0" EXTENSION TO FAMILY ROOM	OPTION	MAA
	MORNING ROOM		



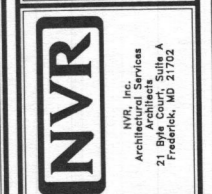
FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0" CRAWL FOUNDATION "FGA"

FIRST 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 8'-3", 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

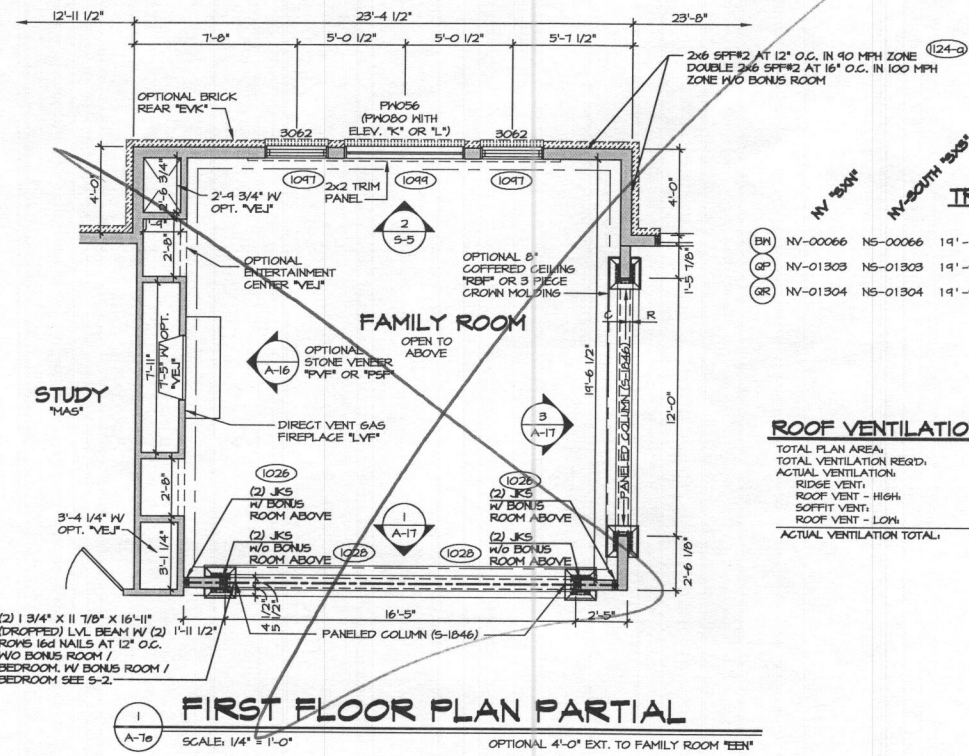
REV. NO.	DATE	REMARKS
1	5/22/15	585 - PAK 39150 - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
2	6/18/15	585 - PAK 39150 - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
3	4/1/15	585 - PAK 39150 - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
4	3/22/16	585 - PAK 39150 - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
5	4/10/14	585 - PAK 39150 - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
6	4/20/15	585 - PAK 39150 - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS

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SET NO. 10200	VERSION G1
DRAWN BY JEA	DATE: 9/14/13
OPTION VHA	

SHEET NO. A-7	MODEL REGENT'S PARK II
DRAWING TITLE FIRST FLOOR PLAN	
OPTION DESCRIPTION MEDITERRANEAN TRIM	
41.2	

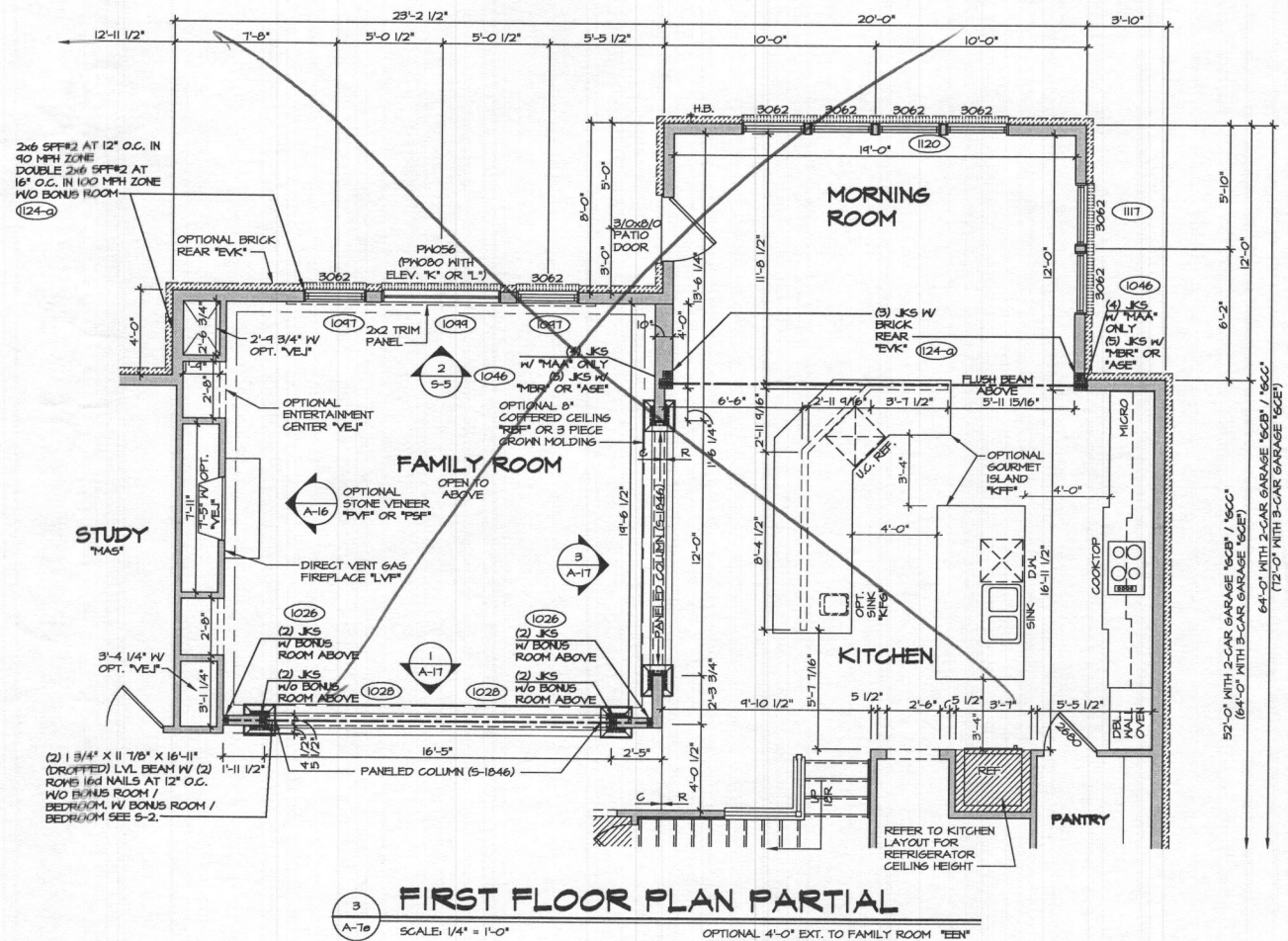
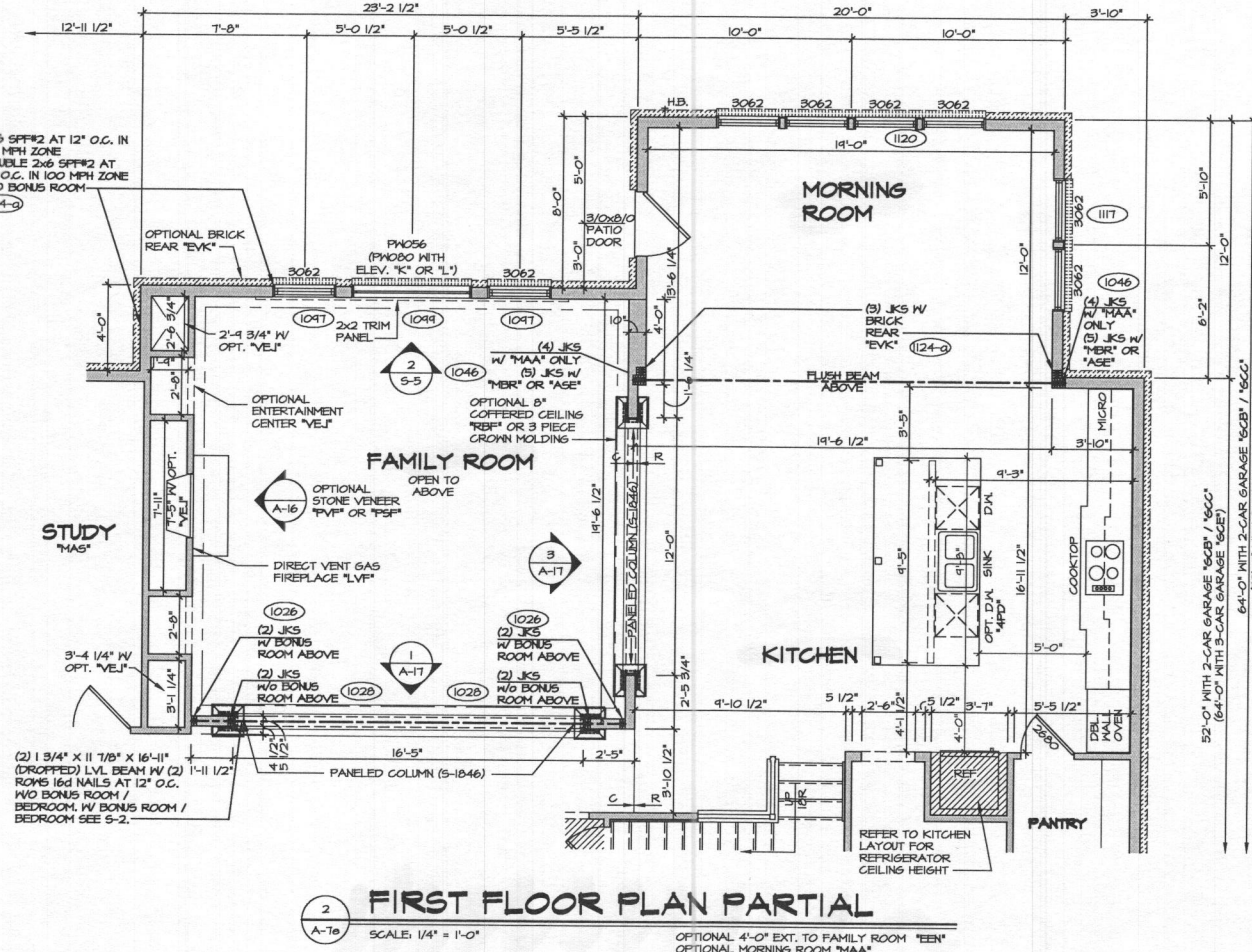
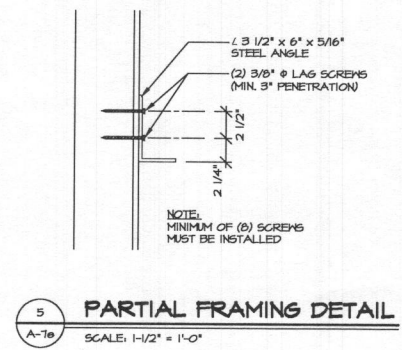
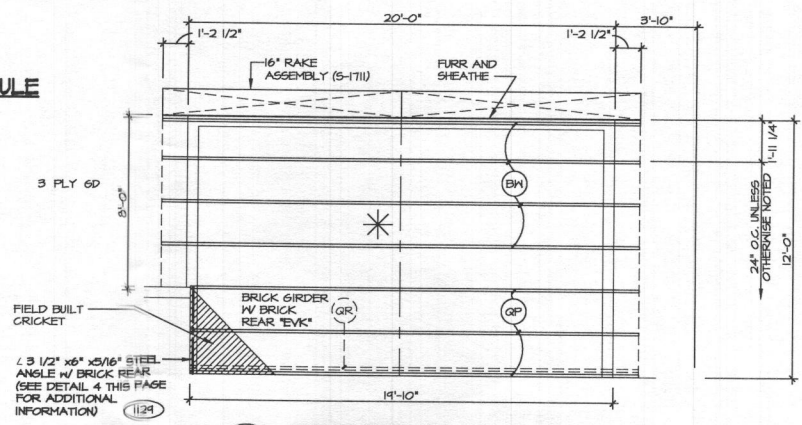


TRUSS SCHEDULE

BH	NV-00066	NS-00066	14'-11"	5/12
QP	NV-01303	NS-01303	14'-4 1/2"	5/12
QR	NV-01304	NS-01304	14'-4 1/2"	5/12

ROOF VENTILATION (A300)

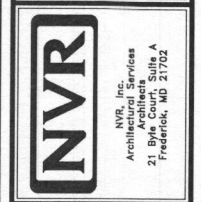
TOTAL PLAN AREA	42691 SQ./IN.
TOTAL VENTILATION REQ'D.	142 SQ./IN.
ACTUAL VENTILATION:	
RIDGE VENT	262 SQ./IN.
ROOF VENT - HIGH	72 SQ./IN.
SOFFIT VENT	72 SQ./IN.
ROOF VENT - LOW	50 SQ./IN.
ACTUAL VENTILATION TOTAL:	354 SQ./IN.



REVISIONS

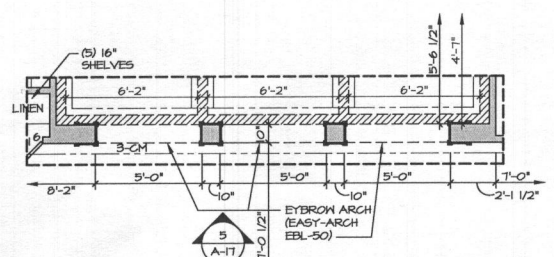
REV. NO.	DATE	DESCRIPTION
1	2/15/15	SPK - REVISED KITCHEN ISLAND W/ OPTION "KFF" PAR 30712
2	5/28/15	SPK - PAR 30956 - ADDED 2X2 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
3	6/30/15	CLB - CLASSIFIED WIDTH OF FAMILY ROOM HALL OPENING TO 6'-5" (PAR 10 499-1)
4	6/30/15	CLB - ADDED 3/8" X 6" X 5/16" STEEL ANGLE
5	6/30/15	CLB - ADDED 3/8" X 6" X 5/16" STEEL ANGLE
6	6/30/15	CLB - ADDED 3/8" X 6" X 5/16" STEEL ANGLE
7	6/30/15	CLB - ADDED 3/8" X 6" X 5/16" STEEL ANGLE
8	6/30/15	CLB - ADDED 3/8" X 6" X 5/16" STEEL ANGLE
9	6/30/15	CLB - ADDED 3/8" X 6" X 5/16" STEEL ANGLE
10	6/30/15	CLB - ADDED 3/8" X 6" X 5/16" STEEL ANGLE

NVR, Inc. hereby certifies that the drawings herein were prepared by a professional engineer or other qualified person in accordance with the laws of the State of Maryland. The engineer or other qualified person is not providing any design or engineering services for any other project, without first obtaining the expressed written consent of NVR, Inc.

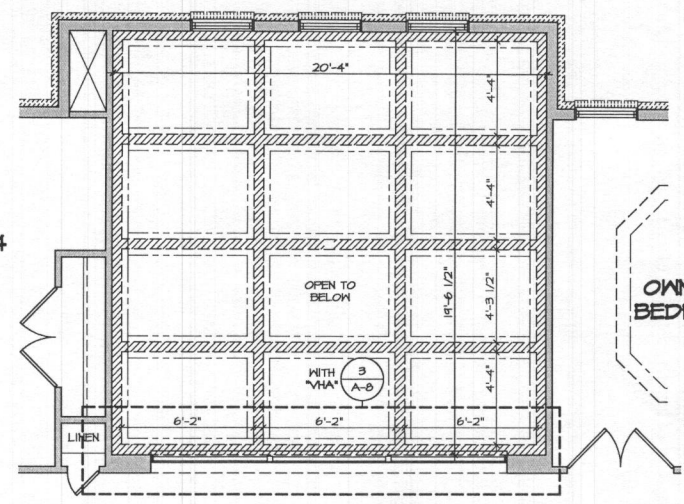


MODEL REGENT'S PARK II
DRAWING TITLE FIRST FLOOR PLAN PARTIAL
DATE 3/14/15
OPTION DESCRIPTION 4'-0" EXTENSION TO FAMILY ROOM

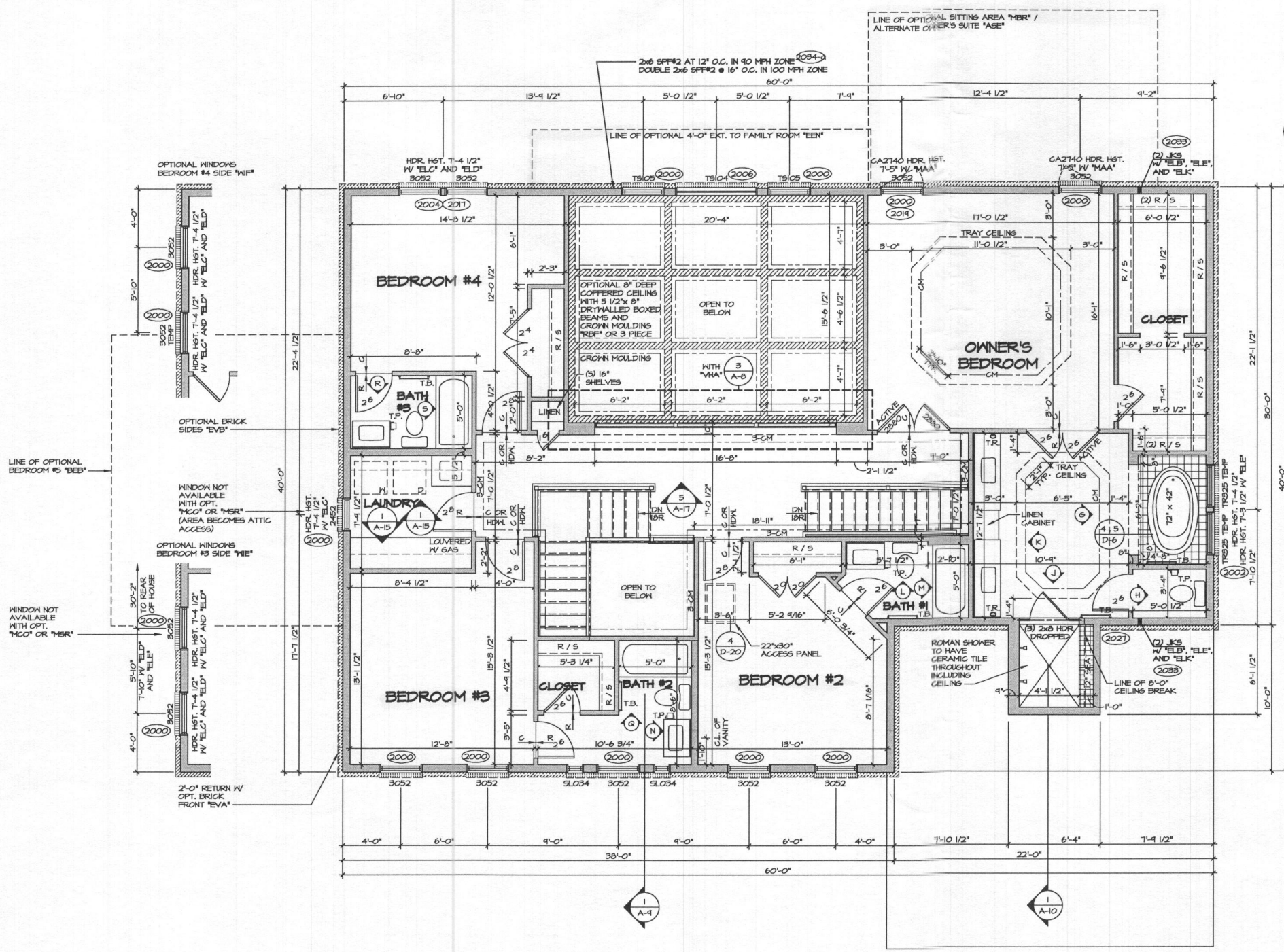
SHEET NO. A-7e
53



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" "ELA"

- 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. 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

1	9/1/05	DDP - AUDIT REVISIONS
2	9/1/05	ICAD - PROJECT #1995 - ADDED COUNTERTOP LAYOUT FOR OWNER'S BATH
3	9/1/05	BEB - REMOVED THE TYPED WINDOW AT BEDROOM #3 PER CODE (PAR 80020)
4	10/16/14	J.R. - SHORTENED REAR STAIRS 10" (FOUND THRU PAR #2851)
5	11/17/14	CG9 - TRIM AUDIT REVISIONS
6	2/10/15	SKM - ADDED DETAIL MURBLE FOR TUB ACCESS PANEL PAR 80552
7	9/17/15	995 - ADDED PAD WALL TO OWNER'S SHOWER
8	4/20/15	995 - PAR #24486 - CENTERED DOOR TO LAUNDRY ROOM
9	5/15/15	BEB - SHIFTED LAUNDRY / BATH TO ACCOMMODATE DOOR TRIM (PAR 82654)

REV. NO. DATE

1	9/1/05	DDP - AUDIT REVISIONS
2	9/1/05	ICAD - PROJECT #1995 - ADDED COUNTERTOP LAYOUT FOR OWNER'S BATH
3	9/1/05	BEB - REMOVED THE TYPED WINDOW AT BEDROOM #3 PER CODE (PAR 80020)
4	10/16/14	J.R. - SHORTENED REAR STAIRS 10" (FOUND THRU PAR #2851)
5	11/17/14	CG9 - TRIM AUDIT REVISIONS
6	2/10/15	SKM - ADDED DETAIL MURBLE FOR TUB ACCESS PANEL PAR 80552
7	9/17/15	995 - ADDED PAD WALL TO OWNER'S SHOWER
8	4/20/15	995 - PAR #24486 - CENTERED DOOR TO LAUNDRY ROOM
9	5/15/15	BEB - SHIFTED LAUNDRY / BATH TO ACCOMMODATE DOOR TRIM (PAR 82654)

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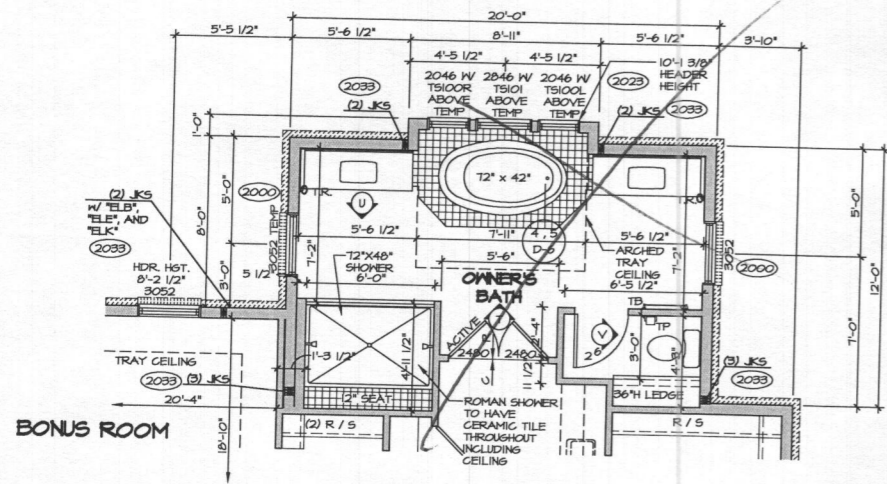
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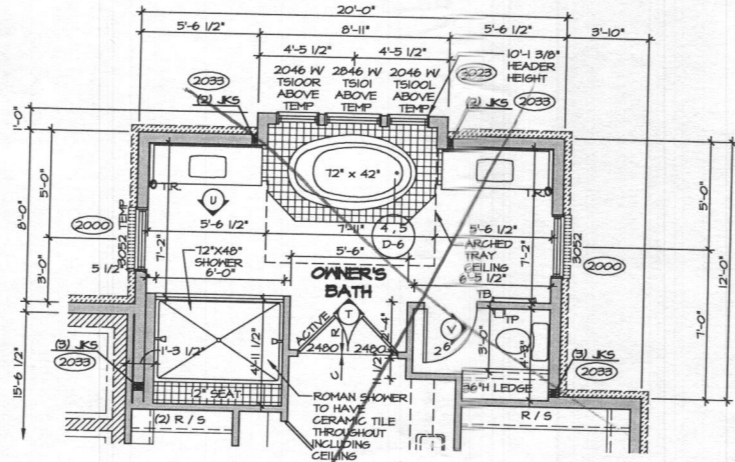
MODEL	REGENT'S PARK II
DRAWING TITLE	SECOND FLOOR PLAN
VERSION	01
DRAWN BY	DRA
DATE	3/14/13
OPTION	OPTION
SHEET NO.	A-8
OPTION DESCRIPTION	54

- 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 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.

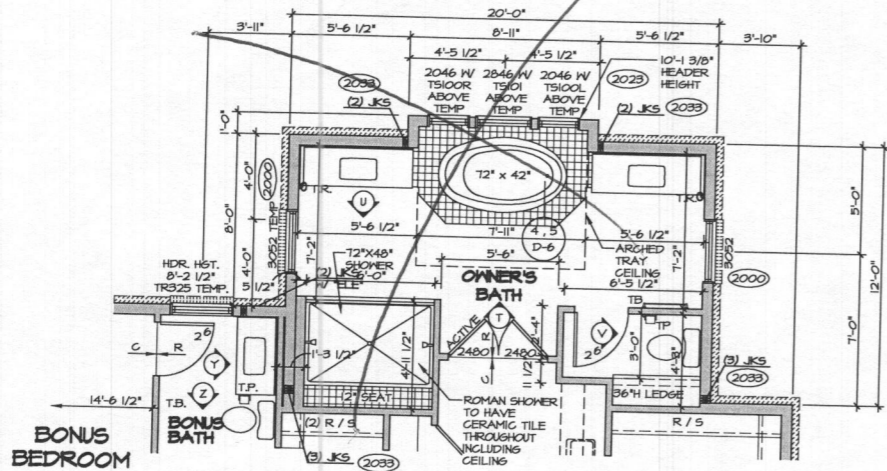
NOTE:
SEE SHEET S-3 FOR BRACED WALL PANEL LOCATIONS



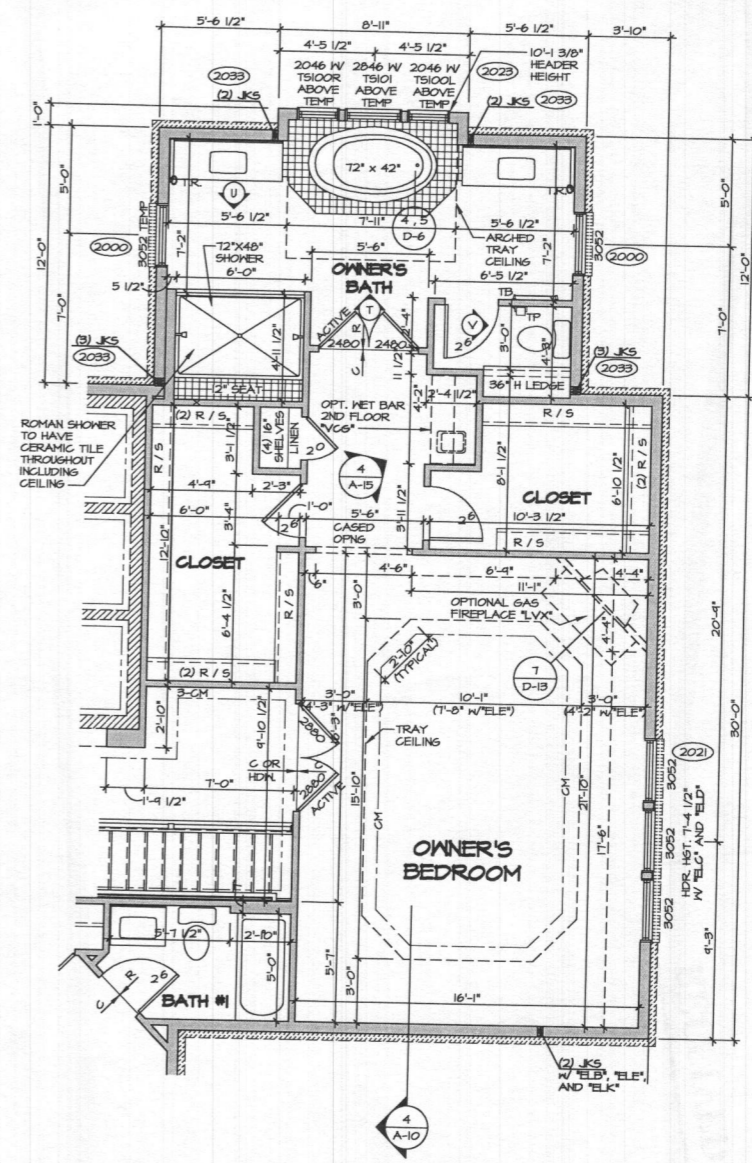
3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
W/ 4'-0" EXTENSION TO FAMILY ROOM 'EEN' AND BONUS ROOM 'MAY'



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



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



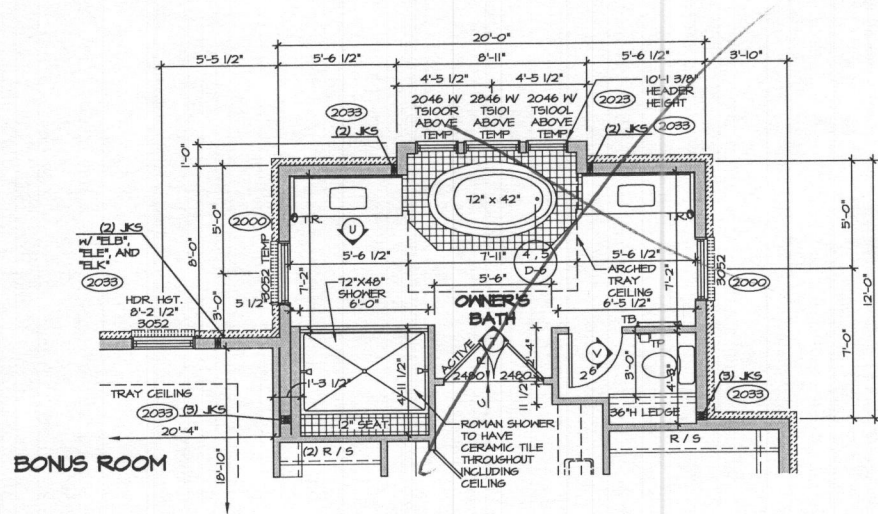
2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
DESIGNER OWNER'S BATH TYPE 'E' 'ASE'

SHEET NO. A-8c	REVISIONS	DATE	REMARKS
	NO.	NO.	NO.
DRAWING TITLE FLOOR PLAN PARTIAL	1	2/20/15	5000 - ADDED DETAIL FINISHES FOR TB ACCESS PANEL PAR 30092
	2	2/20/15	KAD - PROJECT #895 - ADDED COUNTERTOP LAYOUT FOR OWNER'S BATH
DESIGNER OWNER'S BATH TYPE 'E'	3	6/7/14	BED - PROJECT #895 - LOST FRAMING FIRST SHEET
	4	6/5/14	BRA - REMOVED NOTE TO EXTERIOR CEILING
57	5	9/26/14	JDS - ADDED TILE TO SHOWER CEILING
	6	10/2/14	J.R. - ADDED 2" FILLERS BESIDE OWNER'S VANITIES PAR 226264
	7	10/2/14	R.L.K. - INTERNAL AUDIT
	8	10/14/14	BOH - ADJUSTED VANITIES FOR FILLERS
	9	11/7/14	CEL - AUDIT - ADDED HEADER HEIGHT TO OWNER'S BATH REAS INDOORS
<p>SET NO. 10200 VERSION 01 DRAWN BY CHB DATE: 11/11/15 OPTION AGE</p>			
<p>NVR NVR, Inc. Services Architects 21 Bye Court, Suite A Frederick, MD 21702</p>			

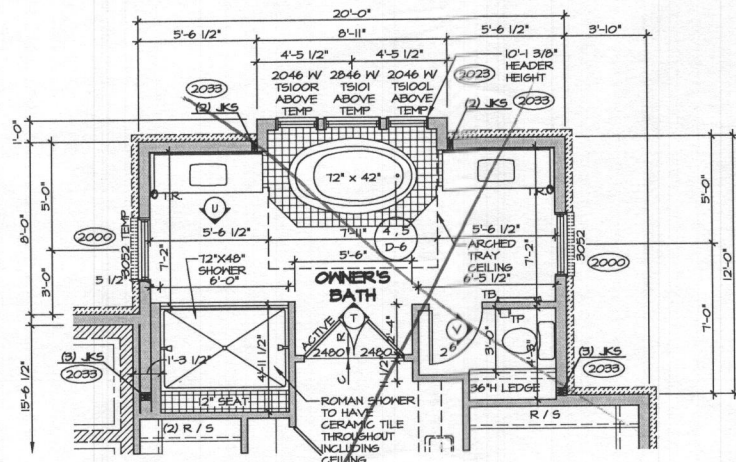
J:\DWG\DWG\DETACHED\REGENTS PARK II\10200_01\PLAN_ASE.dwg - 02/11/17 - 1428 .rvt

- NOTES:**
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 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
 5. MASHER 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.

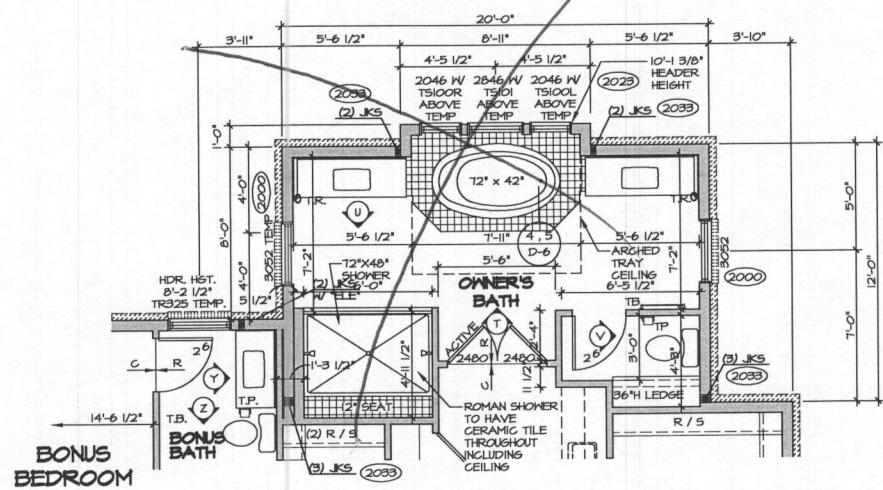
NOTE:
SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS



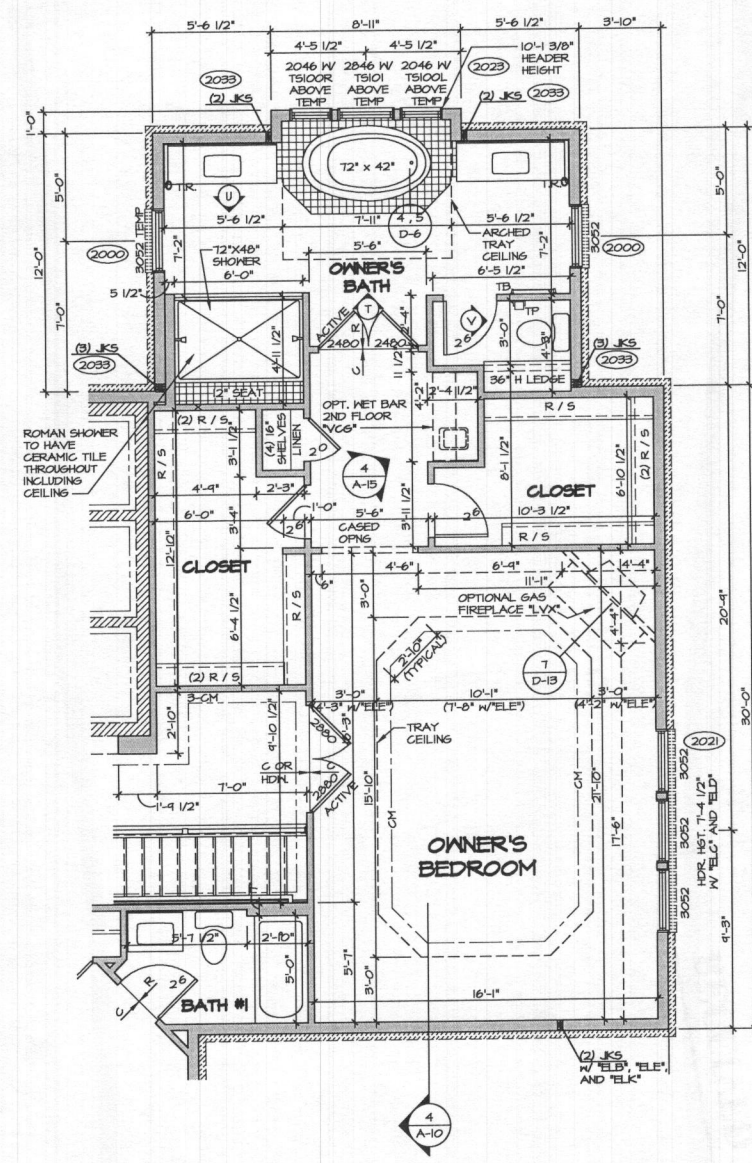
3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
W/ 4'-0" EXTENSION TO FAMILY ROOM 'EEN' AND BONUS ROOM 'MAY'



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



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



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

REV. NO.	DATE	REMARKS
0	2/10/15	SHM - ADDED DETAIL BUBBLE FOR TUB ACCESS PANEL, PAR 30292
1	2/27/17	ICAD - PRO-BCT #1859 - ADDED COUNTERTOP LAYOUT FOR OWNER'S BATH
2	6/17/14	DEB - REMOVED 'AGE' JOIST FRAMING FROM SHEET
3	6/25/14	DEB - REMOVED NOTE TO EXTEND BAY 4" W/ BRICK REAR
4	9/26/14	LJS - ADDED TILE TO SHOWER CEILING
5	10/29/14	LJR - ADDED 2" FILLERS BESIDE OWNER'S VANITIES (PAR #20084)
6	10/29/14	LJR - INTERNAL AUDIT
7	10/29/14	BLK - ADJUSTED VANITIES FOR FILLERS
8	11/7/14	CEL - ADDED HEADER HEIGHT TO OWNER'S BATH REAR WINDOWS

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SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION
A-8c	REGENT'S PARK II	10200	01	CHB	1/11/13	AGE
	DRAWING TITLE					
	FLOOR PLAN PARTIAL					
	DESIGNER OWNER'S BATH TYPE 'E'					