



Building Permit Application

DILP 2019 DEC 24 AM 11:12

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

Date Received: _____

Permit No.: **B1900435**

Building Address: 1005 High Stepper Trail
City: Sylkesville State: MD Zip Code: 21784
Suite/Apt. #: _____ SDP/WP/BA #: GP19-66
Subdivision: Walker Meadows
Lot: 1 Tax Map: _____ Parcel: F-17-045

Existing Use: vacant lot
Proposed Use: Single family house
Estimated Construction Cost: \$ 230,000
Description of Work: New 2 story "Clifton Park II" ELV D, with 2 car side attached garage, 2 car side garage, morning room, sitting area, suite 1st floor, finished lower level (rec room, bath room, office, wet bar) 13 rooms, 6 full baths, 1 1/2 bath, 5 bedrooms
Occupant/Tenant Name: _____
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 Dr
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 Service
Address: PO Box 552
City: Woodbine State: MD Zip Code: 21795
Phone: 443-309-7992 Fax: _____
Email: jim@decaturbuildingservices.com

Contractor Company: NV Homes
Contact Person: Clint Cagle
Address: 9720 Patuxent Woods Dr
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: _____

| Commercial Building Characteristics | Residential Building Characteristics | |
|---|---|-------|
| Height: _____ | <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse | |
| No. of stories: <u>2</u> | Depth | Width |
| Gross area, sq. ft./floor: = <u>8456</u> | 1st floor: <u>76</u> x <u>129</u> | |
| <u>OG SF = 8456</u> | 2nd floor: <u>52</u> x <u>60</u> | |
| Area of construction (sq. ft.): _____ | Basement: <u>76</u> x <u>75</u> | |
| Use group: <u>Performance Method</u> | <input checked="" type="checkbox"/> Finished Basement | |
| Construction type: _____ | <input type="checkbox"/> Unfinished Basement | |
| <input type="checkbox"/> Reinforced Concrete | <input type="checkbox"/> Crawl Space | |
| <input type="checkbox"/> Structural Steel | <input type="checkbox"/> Slab on Grade | |
| <input type="checkbox"/> Masonry | No. of Bedrooms: <u>5</u> | |
| <input type="checkbox"/> Wood Frame | Multi-family Dwelling | |
| <input type="checkbox"/> State Certified Modular | 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 checked="" type="checkbox"/> No | Roof: _____ | |
| Roadside Tree Project Permit # _____ | <input type="checkbox"/> State Certified Modular | |
| | <input type="checkbox"/> Manufactured Home | |

| Utilities | |
|--|---|
| Electric: | <input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil | |
| <input 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: _____ | |
| 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.

Applicant's Signature: Jim Keavin
Email Address: jim@decaturbuildingservices.com
Agent/Company: NV Homes

Print Name: Jim Keavin
Date: 12/24/2019
RECEIVED
DEC 24 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>1/29/2020</u> | <u>R. Bruehl</u> |

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

| DPZ SETBACK INFORMATION | |
|---------------------------------|---|
| Front: | <u>50</u> <u>51</u> |
| Rear: | <u>30</u> <u>77</u> |
| Side: | <u>10</u> <u>57</u> <u>102</u> |
| Side St.: | |
| All minimum setbacks met? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Is Entrance Permit Required? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Historic District? | <input type="checkbox"/> Yes <input checked="" 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>30882</u> |



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: 1/27/2020

Permit No.: B20000303

Building Address: 1005 HIGH STEPPER TRAIL
 City: SYKESVILLE State: MD Zip Code: 21784
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: _____
 Section: _____ Area: _____ Lot: 1
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: SFD
 Proposed Use: SFD /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
 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: 443-810-7514 Fax: _____
 Email: MICHELLE@APPLIEDANDAPPROVED.COM

Contractor Company: AIR GAS
 Contact Person: DENNIS FEAGA
 Address: 6750 MACLEAN WAY STE B
 City: GLEN BURNIE State: MD Zip Code: 21060
 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 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: | |
| <u>Roadside Tree Project Permit #</u> | <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: | <u>G20000009</u> |
| Building Shell Permit Number: | <u>B19004355</u> |

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 ON TO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

MICHELLE CLANCY
 Applicant's Signature Print Name
MICHELLE@APPLIEDANDAPPROVED.COM AN 27 2020 1/27/2020
 Email Address Date
 PERMITS LICENSES & PERMITS
 Title/Company 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>2/5/20</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: | |

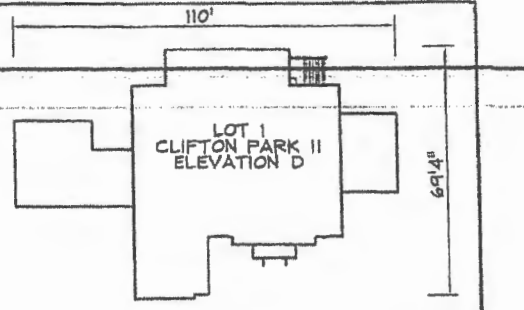
| | |
|-----------------|------------------|
| Filing Fee | \$ |
| Permit Fee | \$ <u>100</u> |
| Tech Fee | \$ <u>10</u> |
| Excise Tax | \$ |
| PSFS | \$ |
| Guaranty Fund | \$ |
| Add'l per Fee | \$ |
| Total Fees | \$ <u>110.00</u> |
| Sub- Total Paid | \$ |
| Balance Due | \$ |
| Check | # <u>7469</u> |

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

LLP

DRAWING LEGEND

- • • • • LIMIT OF DISTURBANCE
- SF — SF — PROPOSED SILT FENCE
- SSF — SSF — PROPOSED SUPER SILT FENCE
- SCE
- T
- STABILIZED CONSTRUCTION ENTRANCE
- TRANSFORMER
- WELL BOX WITH EXISTING WELL
- SEPTIC RESERVE AREA
- DRY WELL
- WIDE GRASS SHOULDER

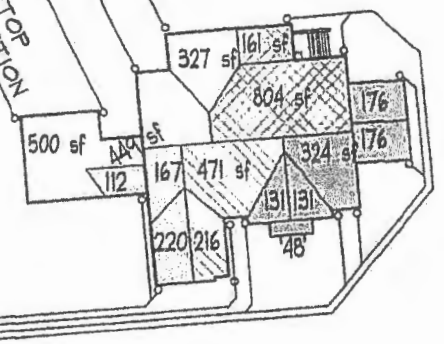


DRYWELL (M-5) SIZE CHART

| DRYWELL # | L X W | STONE DEPTH |
|-----------|-------|-------------|
| 1 | 7'x6' | 5' |
| 2 | 7'x6' | 5' |
| 3 | 7'x6' | 5' |
| 4 | 7'x6' | 5' |

Approved for UPT
 B20000303
 Rt 215/20

REFER TO SHEET 25 (F-17-045) FOR DRYWELL DETAIL D-9.01



LOT 1
 LOT 1
 BUILDING PERMIT PLOT PLAN

WALKER MEADOWS
 LOT 1
 1005 HIGH STEPPER TRAIL
 PLAT #24974-24979
 DDC JOB#: 12064.3
 DATE: 12/06/19
 SCALE: 1" = 30'
 CHK. BY: PGC
 DRN. BY: LJC

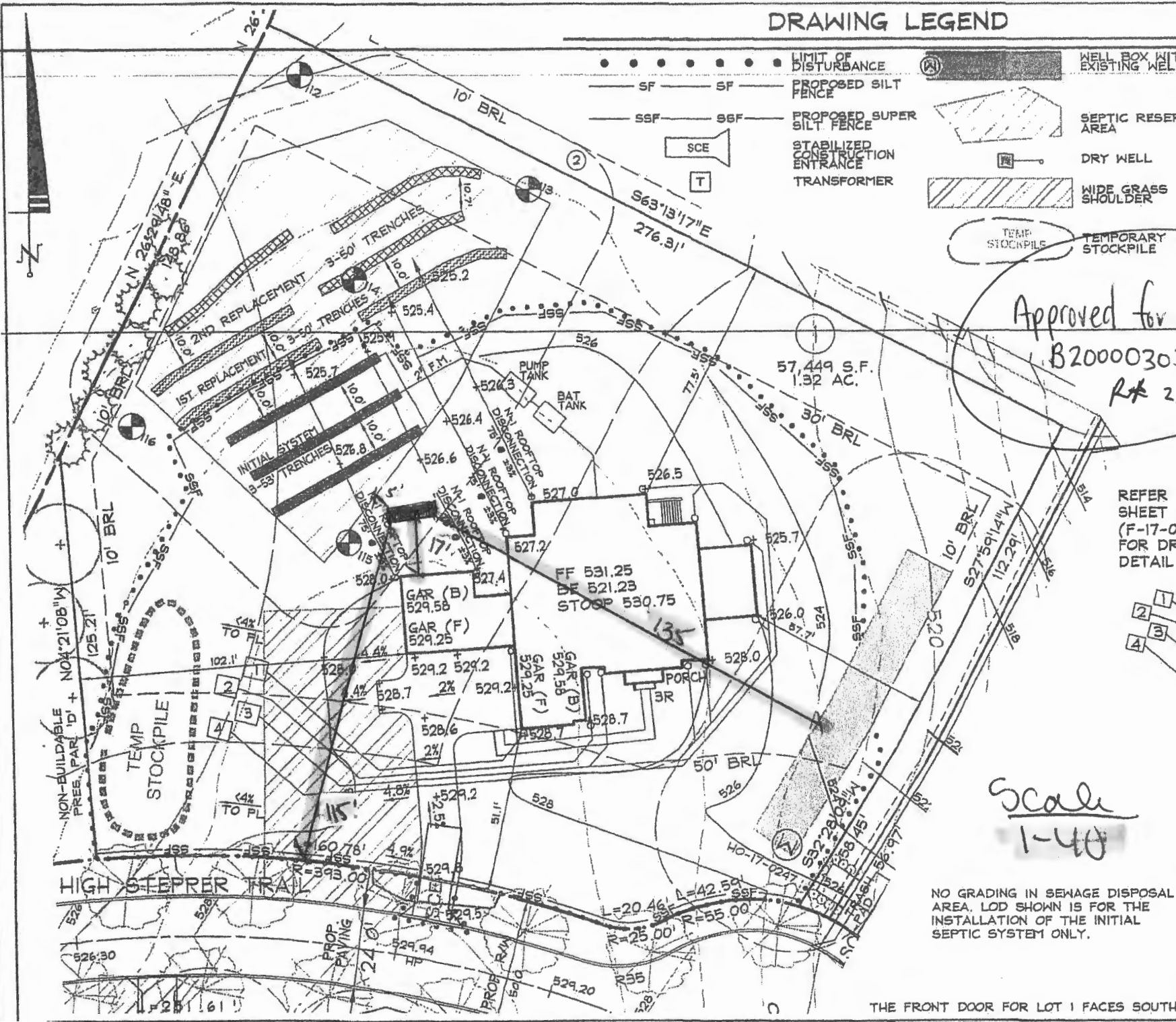


Planners
 Surveyors
 Engineers
 Landscape Architects
 192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

Scale
 1" = 40'

NO GRADING IN SEWAGE DISPOSAL AREA. LOD SHOWN IS FOR THE INSTALLATION OF THE INITIAL SEPTIC SYSTEM ONLY.

THE FRONT DOOR FOR LOT 1 FACES SOUTH



Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: *Clint Cagle, NVR, Inc.*

FROM: *Robert Bricker, REHS/RS, L.E.H.S.*
Well & Septic Program

RE: **1005 High Stepper Trail**, Potential Basement Bedroom

DATE: January 16, 2020

I have reviewed the floor plans in support of Building Permit **B19004355** for a new home at **1005 High Stepper Trail** and noted that there is a full bathroom planned in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the basement to finished living space.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned area of a dwelling unit or accessory structure that:
 - (i) Is 90 square feet or greater in size;
 - (ii) May be used as a private sleeping area; and
 - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
 - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
 - (ii) A minimum 4 foot-wide opening, without doors, into another room;
 - (iii) A half wall (4 foot maximum height) between the room and another room; or
 - (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing **five(5)**- bedroom design to accommodate a future modification of the finished basement. If you choose to only size for the existing design, any future building permit for modification of the finished basement may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.

1005 High Stepper Trail
Lot 1

CLIFTON PARK II

Health Dept. **11**
B19004355

5 Bedroom
unfinished basement



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 | | | 34 | 40 | 40 | 41.1 | 41.1 | 41.2 | 38 | 38 | 38 | 42 | D-12 | |
| HOLD DOWN DETAILS | | 43 | | | | | | | | 43 | | | | | | | | | | D-12a | |
| PLUMBING GROUND WORKS | | 44 | | | | | | | | 45 | | | | | | | | | | D-12b | |
| BASEMENT PLAN | | 46.1 | 46.1 | 46.1 | 46.2 | 46.2 | 46.3 | 46.3 | | 47 | | 48 | 48 | 49.1 | 49.1 | 49.2 | | | | 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 | | | | | | 51 | 51 | 52 | | D-15 | |
| SECOND FLOOR PLAN | | 54 | | 56 | 56 | 56 | 56 | 56 | | 54 | | 56 | 56 | 56 | 56 | | | 55 | | D-15a | |
| SECOND FLOOR PLAN PARTIALS | | 57 | | | | | | | | 57 | | | | | | | | | | D-16 | |
| BUILDING SECTION AT FOYER | | 58 | | | | | | | | 58 | | | | | | | | 59 | | D-16a | |
| BUILDING SECTION AT GARAGE | | 60 | | | | | | | | 60 | | | | | | | | 60 | | D-17 | |
| STAIR SECTION (FRONT STAIR) - STANDARD | | 62 | | | | | | | | 62 | | | | | | | | | | D-17a | |
| STAIR SECTION (FRONT STAIR) - UPGRADE | | 63 | | | | | | | | 63 | | | | | | | | | | D-18c | |
| 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 | | 64.1 | | | | | | | | 64.1 | | | | | | | | | | D-22a | |
| STAIR SECTION (REAR STAIR) - UPGRADE w/ CRAFTSMAN | | 64.2 | | | | | | | | 64.2 | | | | | | | | | | 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 | | D-29 | |
| KITCHEN PLANS - ISLANDS | | 76 | | | | | | | | 76 | | | | | | | | | | D-30 | |
| NET BAR, LAUNDRY, CHARGING CENTER | | 71.1 | | | | | | | | 71.1 | | | | | | | | | | 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-40a | |
| 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 | 91.2 | | | | | | |
| FIRST FLOOR ELECTRICAL PARTIALS | | 92 | | | | | | | | 92 | | | | | | 93 | 93 | 94 | | | |
| SECOND FLOOR ELECTRICAL | | 96 | | 98 | 98 | 98 | 98 | | | 96 | | 98 | 98 | 98 | 98 | | | | | | |
| SECOND FLOOR ELECTRICAL PARTIALS | | 99 | | | | | | | | 99 | | | | | | | | | | | |
| FIRST FLOOR JOIST LAYOUT | | 100 | | 101 | 101 | 102 | 102 | 102 | | 103 | | 104 | 104 | 105 | 105 | 105 | | | | | |
| SECOND FLOOR JOIST LAYOUT | | 106 | | 108 | 108 | 109 | 109 | 109 | | 106 | | 108 | 108 | 109 | 109 | 109 | | | | | |
| ROOF FRAMING | | 110 | | 111 | 112 | 113 | 114.1 | 114.2 | | 110 | | 111 | 112 | 113 | 114.1 | 114.2 | | | | | |
| TRUSS BRACING | | 119 | 120 | | | | | | | 119 | 120 | | | | | | | | | | |
| BRACED WALL | | 121 | | | | | | | | 121 | | | | | | | | | | | |
| ROOF VENTILATION | | 123 | 124 | 125 | 126 | 127.1 | 127.2 | | | 123 | 124 | 125 | 126 | 127.1 | 127.2 | | | | | | |
| BASEMENT HVAC PLAN | | 128.1 | | | | | | | | | | | | | | | | | | | |
| CRAWL SPACE HVAC PLAN | | 128.2 | | | | | | | | 129 | | | | | | | | | | | |
| FIRST FLOOR HVAC PLAN | | 130 | | | | | | | | 131 | | | | | | | | | | | |
| SECOND FLOOR HVAC PLAN | | 131 | | | | | | | | 132 | | | | | | | | | | | |

BASE SQUARE FOOTAGE

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

ELEVATIONS SQ. FT.

| | | |
|---------------|---------------|------|
| ELEVATION 'A' | GROSS SQ. FT. | +0 |
| ELEVATION 'B' | GROSS SQ. FT. | +20 |
| ELEVATION 'C' | GROSS SQ. FT. | +20 |
| 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. | +348 |
| 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. | 6344 |
| **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. | +214 |

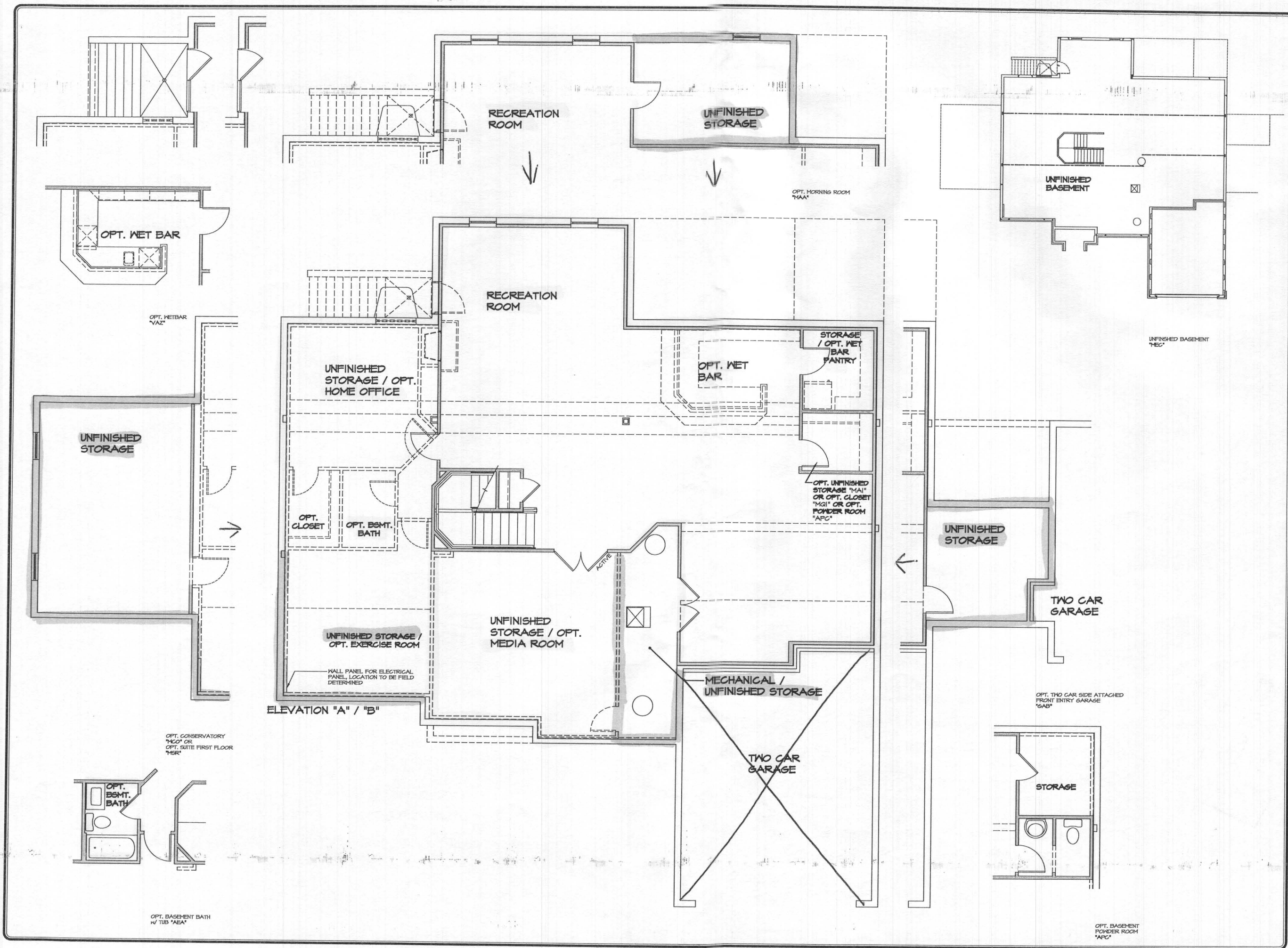
FOOTPRINT

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

SET - VERSION
10300-01 CS-1

New 2 story "Clifton Park II" ELV 'D' with
2 car side lot garage, 2 car side attached
garage, morning room, sitting area, suite 1st floor,
finished lower level (Rec rm, bath room, office,
wet bar)
13 Rooms, 6 full baths, 1/2 bath, 5 Bedrooms
2018 code Performance Method
GROSS S.F. = 8456
O.G.S.F. = 8456

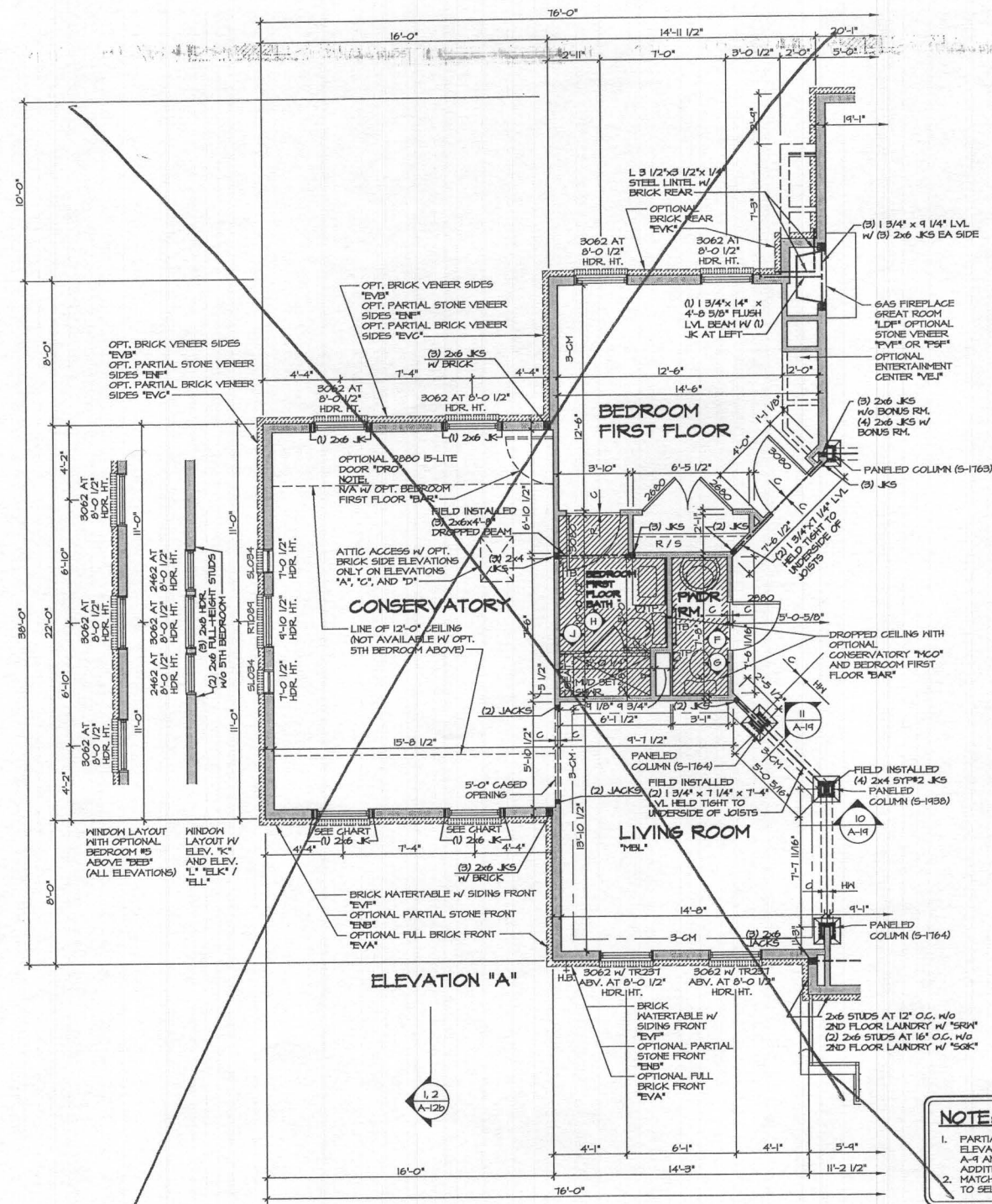
11/13/19 - 718 am



ELEVATION "A" / "B"

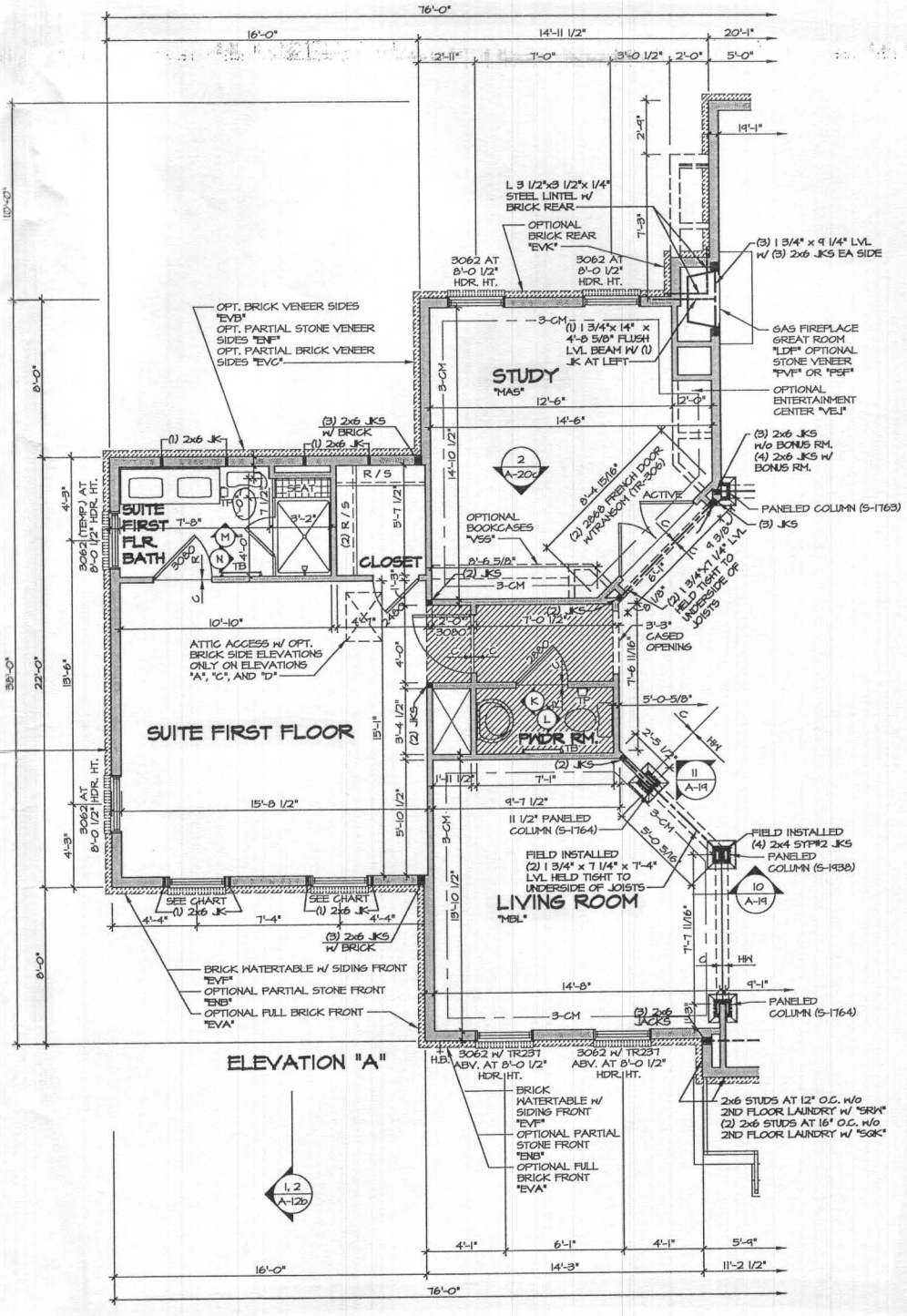
| | | | | | | |
|--|---|----------------------|---|--------------------------------------|---|--|
| SHEET NO. A-8 | MODEL CLIFTON PARK II | SET NO. 10300 | REVISIONS | REV. NO. | DATE | REMARKS |
| | DRAWING TITLE BASEMENT PLAN | DRAWN BY: AJH | 10/21/14 11/20/14 12/20/14 1/20/15 4/20/15 5/20/15 6/20/15 8/20/15 | 1 2 3 4 5 6 7 8 | 10/21/14 11/20/14 12/20/14 1/20/15 4/20/15 5/20/15 6/20/15 8/20/15 | CEL - REVISED GEOMETRICAL ERROR AJH - ADDED REVISIONS AJH - ADDED THE NOTES OR TO (A) OPTIONS AT FORBES ROOM PAR 38166 AJH - ADDED THE LINE TO THE CENTRELINE OF OPT 8092 REV IN DETAIL 2 (PAR 4800) AJH - ADDED THE LINE TO THE BASEMENT BATH AJH - ADDED THE NOTE AJH - ADDED THE BATH AJH - ADDED THE BATH AJH - ADDED THE BATH |
| OPTION DESCRIPTION FULL BASEMENT | DATE: 1/10/15 | OPTION FBA | <p>NVR, Inc. hereby certifies that the information contained herein is true and correct to the best of our knowledge and belief. We warrant that the information is true and correct to the best of our knowledge and belief. We warrant that the information is true and correct to the best of our knowledge and belief. We warrant that the information is true and correct to the best of our knowledge and belief.</p> | | | |
| 46.1 | <p>NVR, Inc. Services Architectural Services 21 S. Architects Frederick, MD 21702</p> | | <p>10/21/14 11/20/14 12/20/14 1/20/15 4/20/15 5/20/15 6/20/15 8/20/15</p> | | | |

DATE PLOTTED: 11/13/19 7:36 AM



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

| | |
|---|---|
| FRONT WINDOWS OF CONSERVATORY OR SUITE FIRST FLOOR (TYPE) W/ STANDARD FOUR BEDROOM PLAN AT 8'-0 1/2" HDR. HT. | FRONT WINDOWS OF CONSERVATORY OR SUITE FIRST FLOOR (TYPE) W/ OPTIONAL FIVE BEDROOM PLAN AT 8'-0 1/2" HDR. HT. |
| ELEVATION "A" AND "B" -3062 | ELEVATION "A" AND "B" -3062 W/ TR23T ABV. |
| ELEVATION "C", "D", "K", AND "L" -3062 | ELEVATION "C", "K" AND "L" -3062 |
| | ELEVATION "D" -3052 W/ TR23T ABV. |



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

- 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 CEILING.
 - ALL CASED OPENINGS AT 1'-11", UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

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

MODEL: CLIFTON PARK II
DRAWING TITLE: FIRST FLOOR PARTIAL PLANS
SHEET NO.: A-9d

DATE: 1/2/15
OPTION: MCO
MGR: MGR

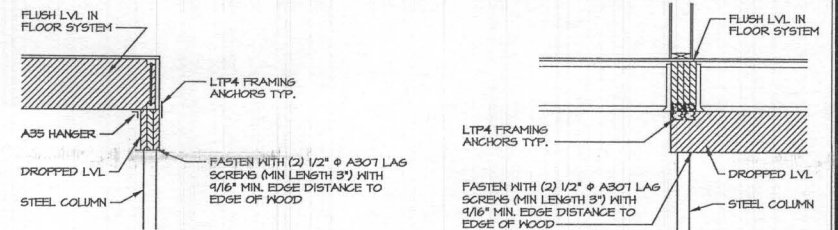
OPTION DESCRIPTION: CONSERVATORY
SUITE FIRST FLOOR

REVISIONS:

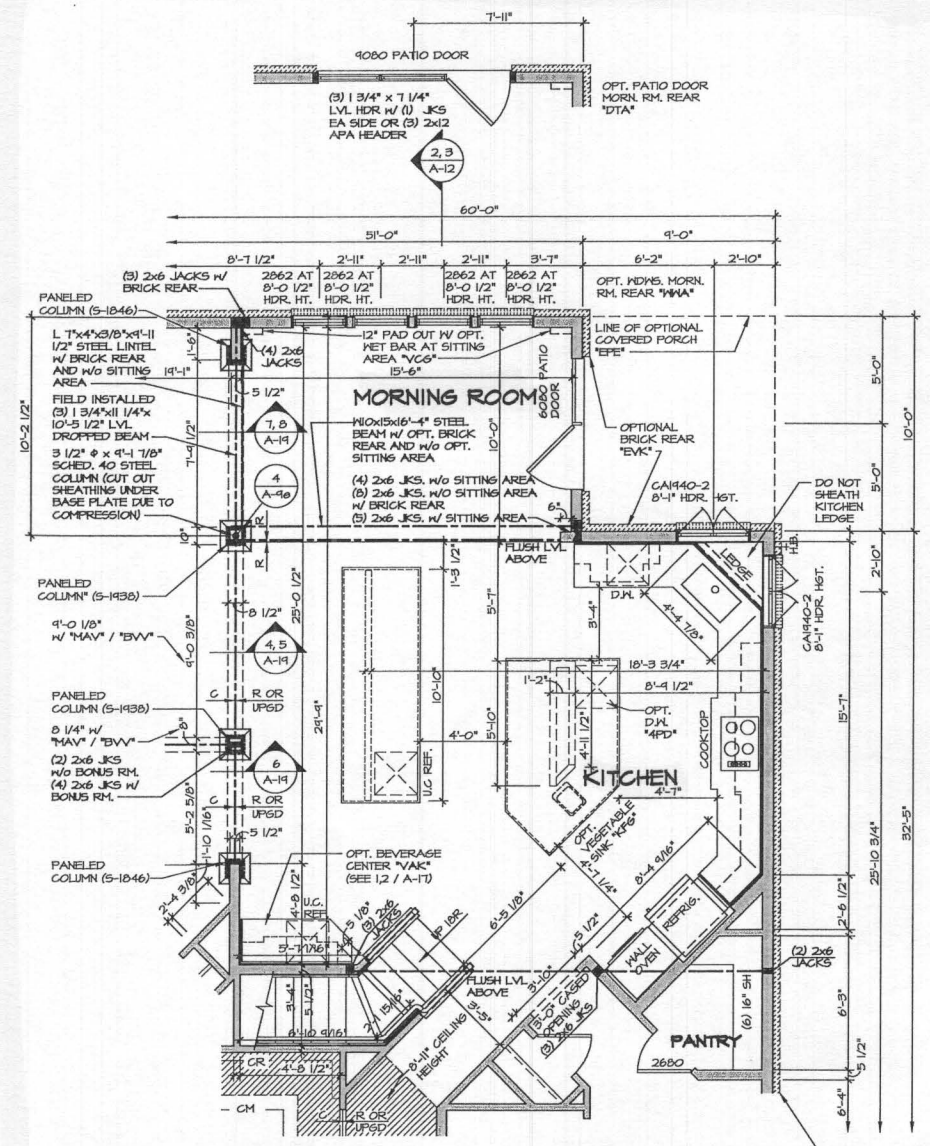
| NO. | DATE | DESCRIPTION |
|-----|----------|--|
| 1 | 1/14/15 | 5000 - SHIFTED WINDOWS FOR SUITE FIRST FLOOR "MSR" 3" PAR. 3012T |
| 2 | 4/28/15 | 585 - PAR. 24X16 - ROTATED JACKS IN FOTER COLUMNS & REVISED TO FIELD INSTALLED |
| 3 | 10/29/15 | 585 - PAR. 24X16 - ROTATED JACKS IN FOTER COLUMNS & REVISED TO FIELD INSTALLED |
| 4 | 12/29/15 | 585 - PAR. 24X16 - ROTATED JACKS IN FOTER COLUMNS & REVISED TO FIELD INSTALLED |
| 5 | 12/29/15 | 585 - PAR. 24X16 - ROTATED JACKS IN FOTER COLUMNS & REVISED TO FIELD INSTALLED |
| 6 | 2/2/17 | KAD - PROJECT #1895 - ADDED COUNTERTOP LAYOUTS FOR OWNERS BATH |
| 7 | 4/2/14 | 5-5 - ADJUSTED WALLS AT STUDY BOOKCASE AREA |
| 8 | 5/1/14 | A.H. - PAR. # 22848 (ADDED ATTIC ACCESS) |
| 9 | 5/8/14 | A.H. - ADDED ELEVATION "L" TO SET |
| 10 | 8/15/14 | J.R. - REVISED WALL COLUMN FROM 5-1162 TO 5-1165 (PAR. #26670) |

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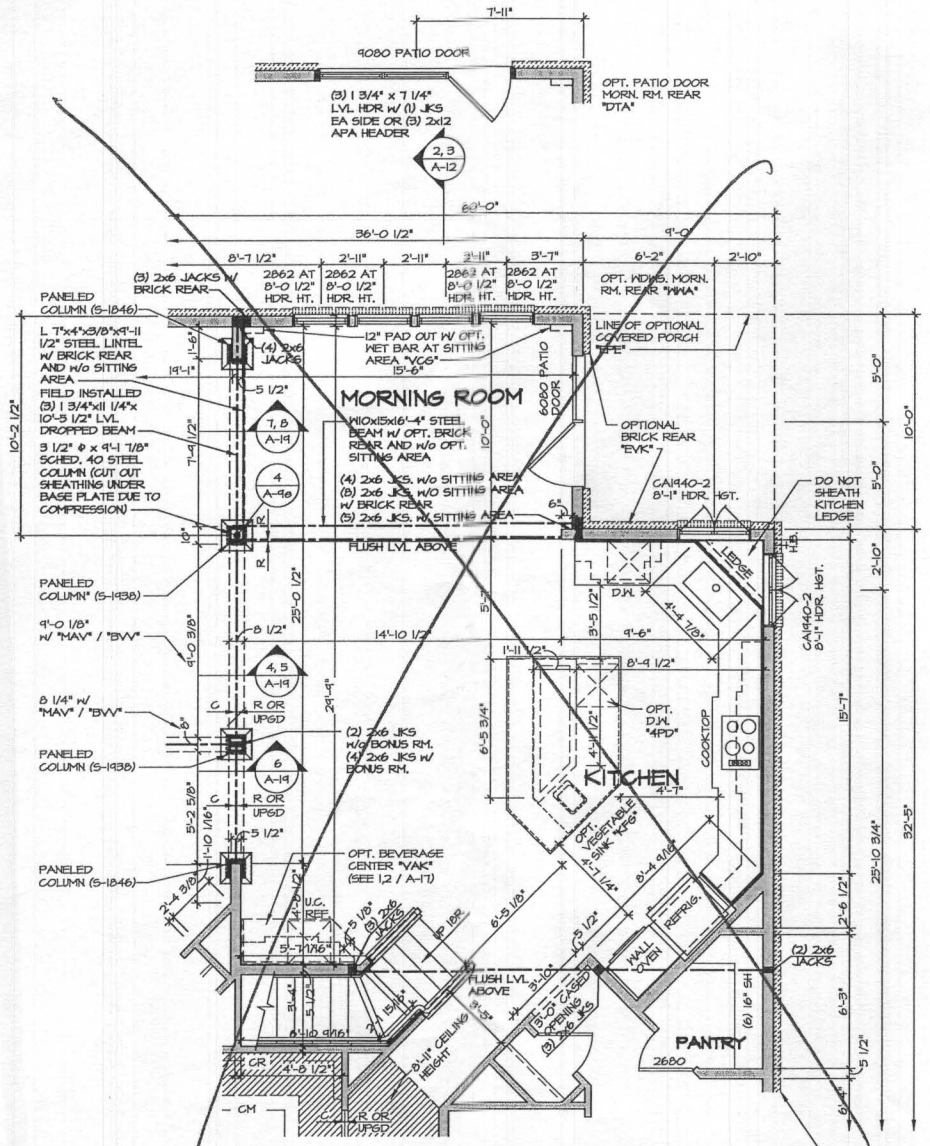
NVR, Inc.
Architects
21 Bays Court, Suite A
Frederick, MD 21702



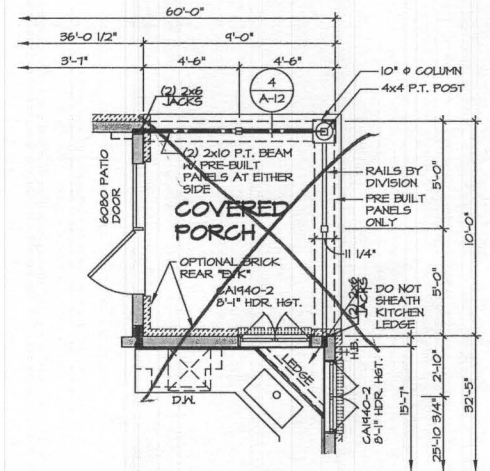
4 ATTACHMENT DETAIL
SCALE: 1/2" = 1'-0"



2 PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"
MORNING ROOM W/ SOUR-MET ISLAND "MAA" / "KFP"



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



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

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

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

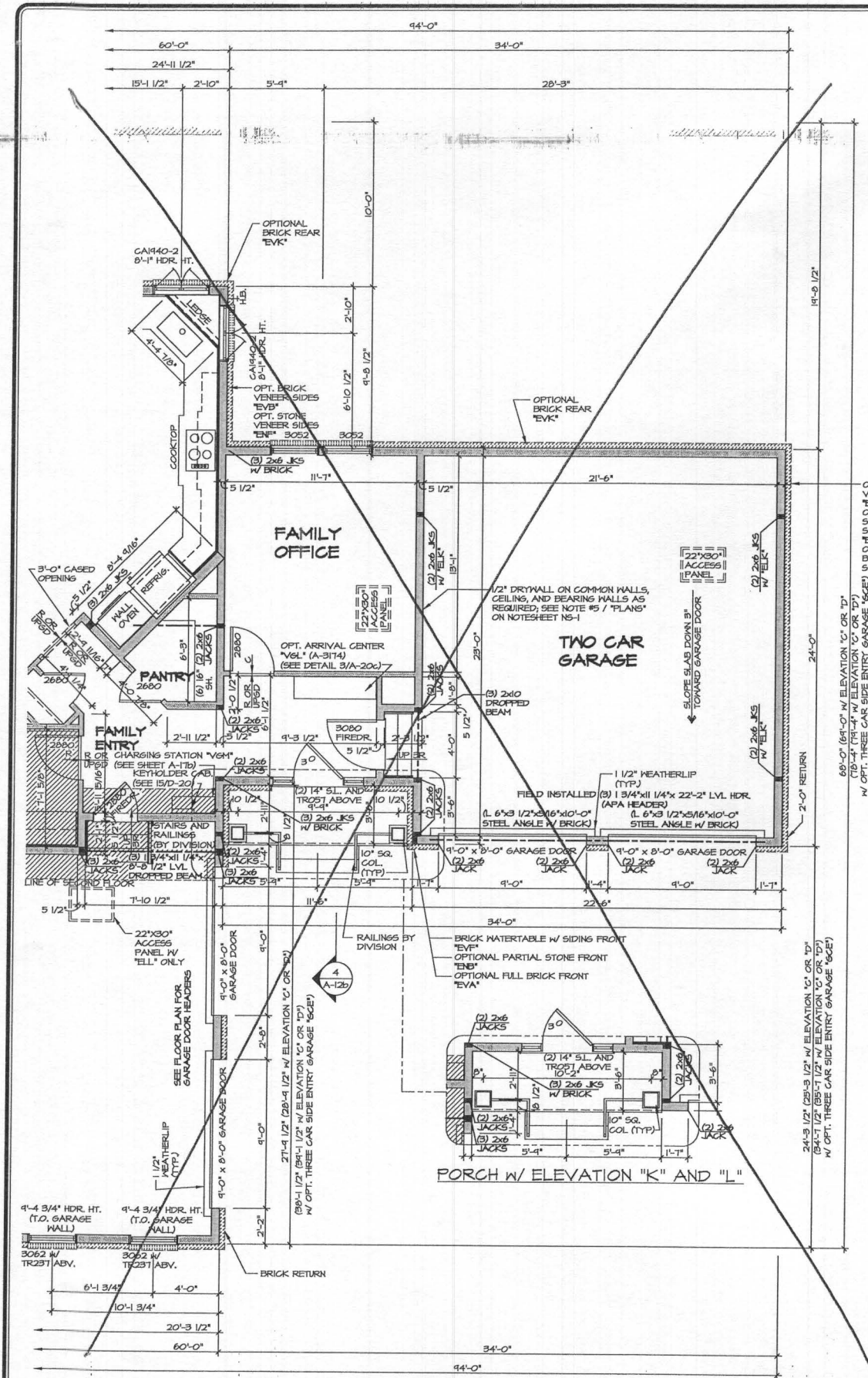
NOTE:
SEE SHEET 5-6 FOR BRACED WALL PANEL LOCATIONS

| REV. NO. | DATE | REMARKS |
|----------|----------|---|
| 1 | 10/21/14 | CEL - ADDED DIMENSION FOR 9080 PATIO DOOR |
| 2 | 11/24/14 | GLS - ADDED ATTACHMENT DETAIL 4/ A-6 (PAR ID 28936) |
| 3 | 1/22/15 | GLS - AUDIT REVISIONS |
| 4 | 1/6/15 | SEA - REVISED HANDRAIL IN REAR STAIR (PAR 28165) |
| 5 | 2/16/15 | SEA - REVISED MALL CABINET LAYOUT AND ADDED 6" TO MALL FOR CABINETS |
| 6 | 2/16/15 | SEA - MOVED RIGHT REAR HOSE TO SIDE (B-404) |
| 7 | 2/17/15 | GLS - FIELD AUDIT REVISIONS |
| 8 | 2/20/15 | SEA - ADJUST MALL LOCATION AT KITCHEN SINK LEDGE |
| 9 | 10/29/14 | GLS - REVISED HEADER HEIGHT OF CAH40-2 KITCHEN WINDOWS (PAR ID 28212) |

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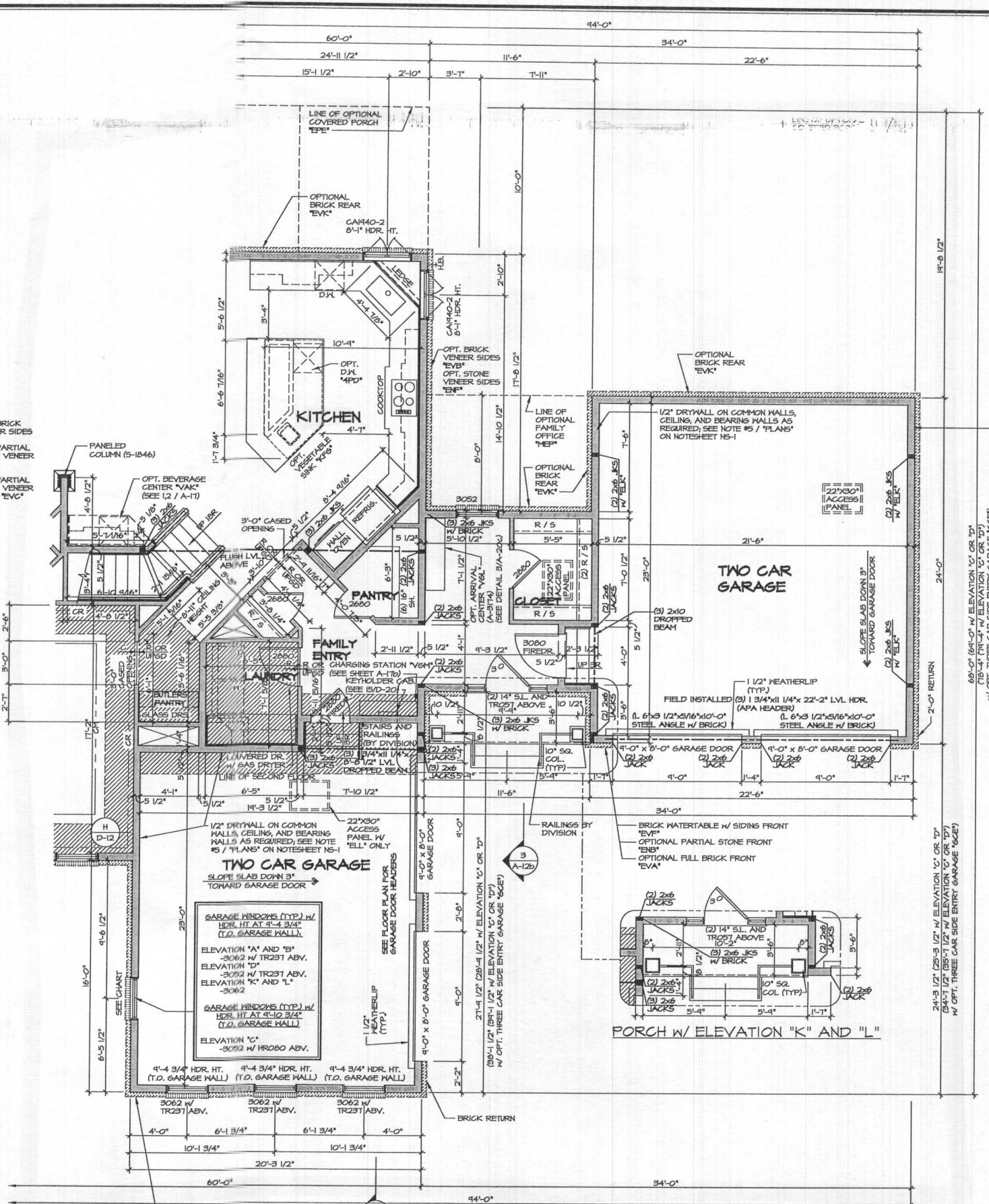
| | | | | |
|---------------------------|------------|----------------|--------------|-------------|
| SET NO. 10300 | VERSION 01 | DRAWN BY: A-JH | DATE: 1/4/15 | OPTION: MAA |
| CLIFTON PARK II | | | | |
| FIRST FLOOR PARTIAL PLANS | | | | |
| MORNING ROOM | | | | |
| SHEET NO. A-90 | 52 | | | |



2 PARTIAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SIDE ATTACHED GARAGE FRONT ENTRY W/ FAMILY OFFICE "GAB" / "HEP" SHOWN W/ ELEVATION "A" "ELA"

NOTE:
 1. PARTIAL PLANS SHOWN W/ ELEVATION "A". SEE SHEET A-4 AND A-4b FOR ADDITIONAL INFORMATION.
 2. MATCH VENEER ACCORDING TO SELECTED ELEVATION.
 3. FOR ADDITION INFORMATION ON THE OPTIONAL THREE CAR SIDE ENTRY GARAGE, SEE DETAIL 3/A-4c.

NOTE:
 OPT. SIDE ATTACHED FRONT ENTRY GARAGE "GAB" ONLY AVAILABLE W/ OPT. TWO CAR SIDE ENTRY GARAGE "GCE" OR OPT. THREE CAR SIDE ENTRY GARAGE "GCE".

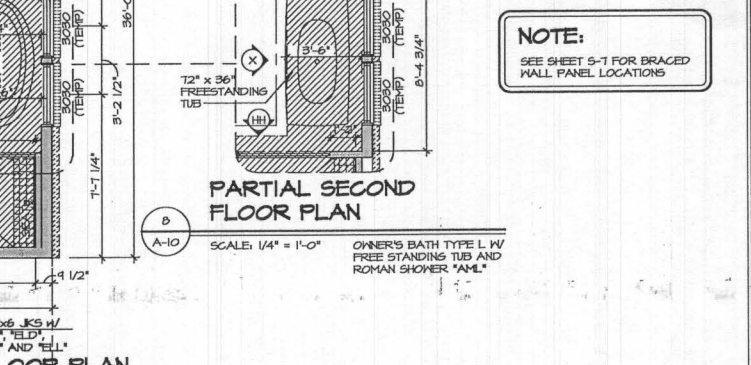
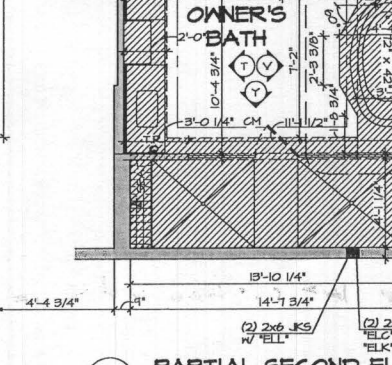
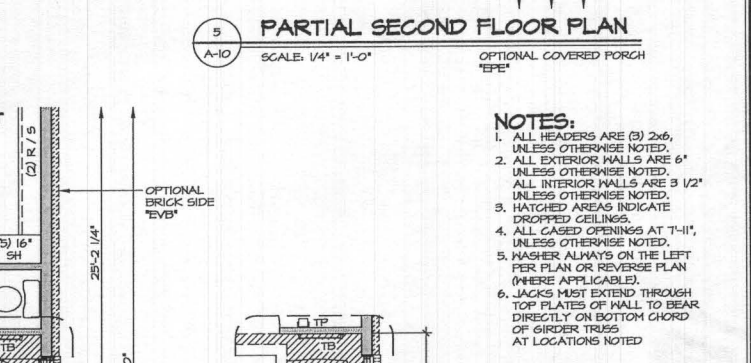
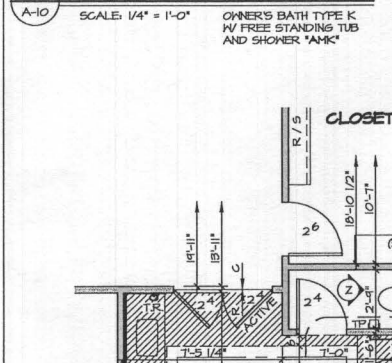
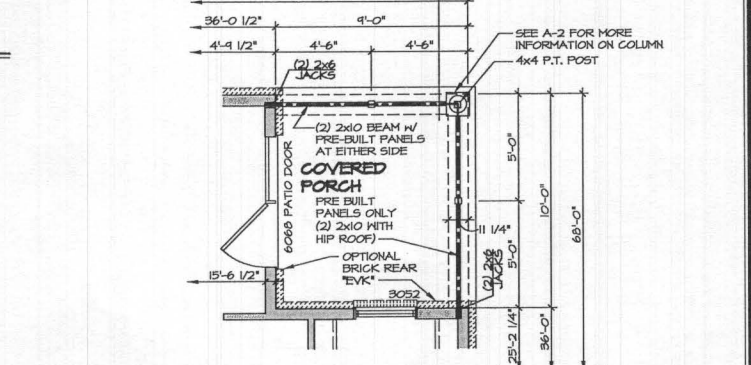
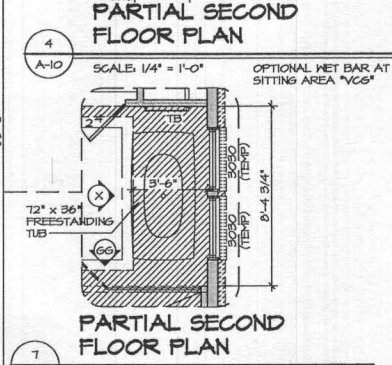
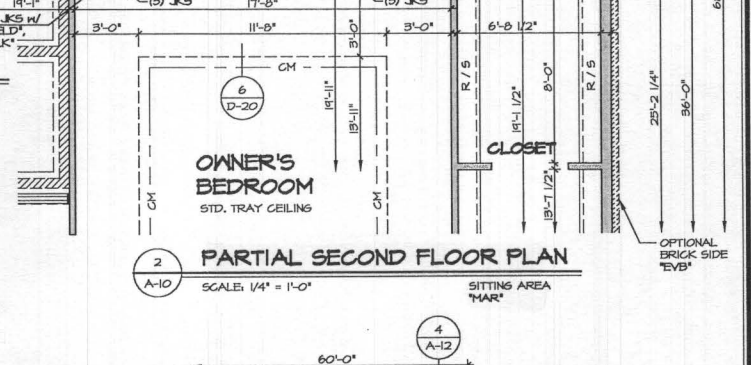
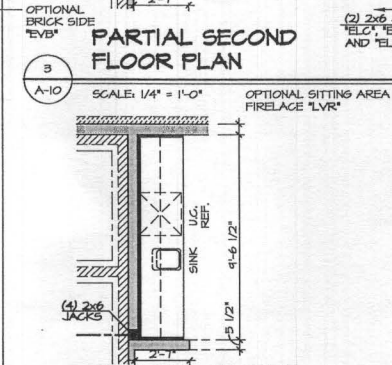
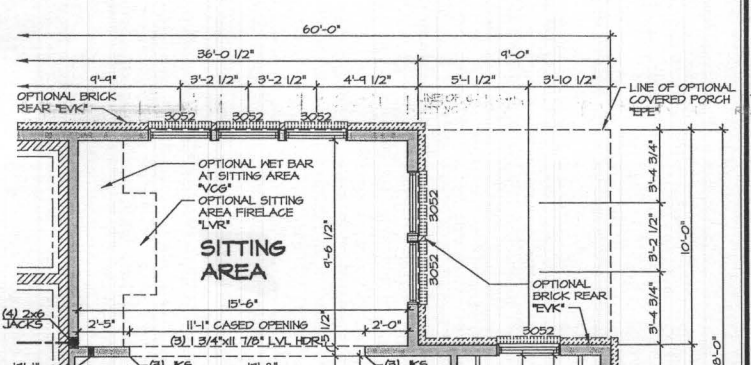
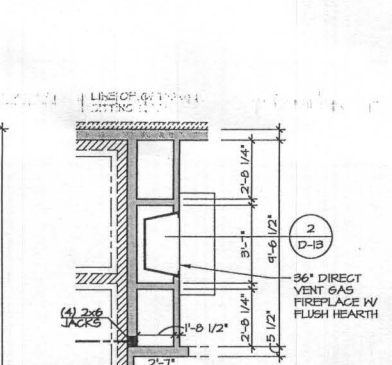
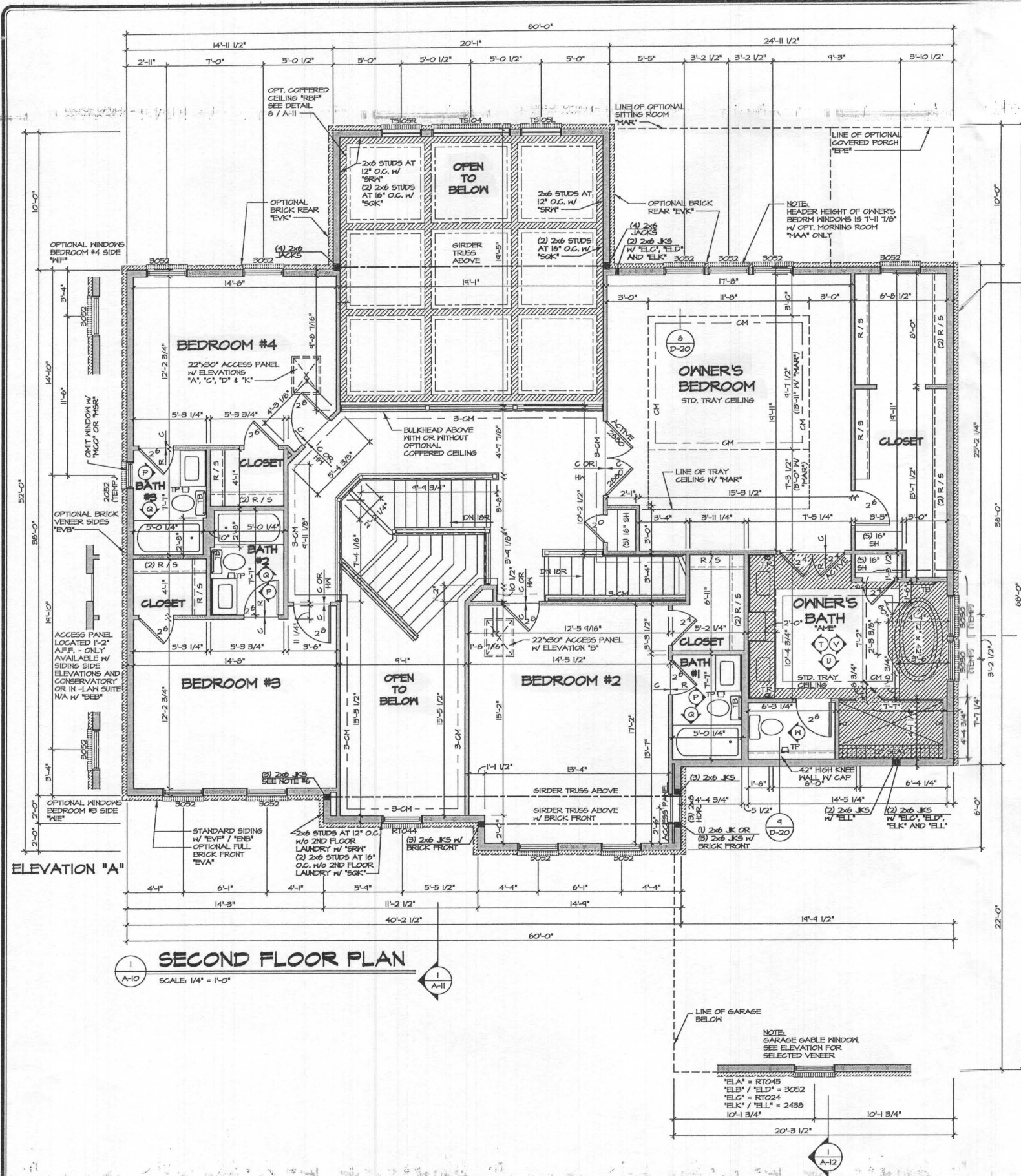


1 PARTIAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SIDE ATTACHED GARAGE FRONT ENTRY "GAB" SHOWN W/ ELEVATION "A" "ELA"

NOTES:
 1. ALL HEADERS ARE (2) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILINGS.
 4. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 5. WASHER ALUMINUM ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

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

| | | | | | | |
|-------------|------------------------------|-----------------|---|--------|-----|------|
| SHEET NO. | MODEL | CLIFTON PARK II | REVISIONS | DATE | BY | CHKD |
| A-9f | CLIFTON PARK II | CLIFTON PARK II | 1 | 1/4/19 | A-H | GAB |
| DESCRIPTION | FIRST FLOOR PARTIAL PLANS | | | | | |
| OPTION | TWO CAR SIDE ATTACHED GARAGE | | | | | |
| NO. | 53 | | | | | |
| REVISIONS | REV. NO. | DATE | REMARKS | | | |
| 1 | 1 | 1/4/19 | GAB - REVISED THE FIREDOOR INTO THE MAIN GARAGE TO A 2000 (P.A.S. ID #4939) | | | |
| 2 | 2 | 1/4/19 | GAB - REVISED CHASE BEHIND BUTLERS PANTRY TO BE 3" DEEPER (P.A.S. ID #4939) | | | |
| 3 | 3 | 1/4/19 | GAB - ADDED JACKS FOR E.G. GARAGE SIDINGS (P.A.S. #4939) | | | |
| 4 | 4 | 1/4/19 | GAB - ADJUST WALL LOCATION AT KITCHEN SINK LEGGE | | | |
| 5 | 5 | 1/4/19 | GAB - ADJUSTED WALL CABINET LAYOUT | | | |
| 6 | 6 | 1/4/19 | GAB - ADJUSTED WALL CABINET LAYOUT | | | |
| 7 | 7 | 1/4/19 | GAB - ADJUSTED WALL CABINET LAYOUT | | | |
| 8 | 8 | 1/4/19 | GAB - ADJUSTED WALL CABINET LAYOUT | | | |
| 9 | 9 | 1/4/19 | GAB - ADJUSTED WALL CABINET LAYOUT | | | |



- NOTES:**
1. ALL HEADERS ARE (B) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILINGS.
 5. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 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-1 FOR BRACED WALL PANEL LOCATIONS

| REV. NO. | DATE | DESCRIPTION |
|----------|----------|---|
| 1 | 10/14/14 | ADD PROJECT #899 - ADD COINTEGRATED LAYOUTS FOR OWNER'S BATH |
| 2 | 10/14/14 | CLC - REVISED TRAY CEILING "MAR" TO MATCH ROOF DRAWINGS (PAR ID 2020) |
| 3 | 11/25/14 | B5A - AUDIT REVISIONS |
| 4 | 12/15/14 | EA - REVISED HANDRAIL IN REAR STAIR (PAR 28169) |
| 5 | 12/15/14 | LE - REVISED HANDRAIL IN REAR STAIR (PAR 28169) |
| 6 | 12/22/14 | LE - REVISED REAR PORCH COLUMN NOTES |
| 7 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |
| 8 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |
| 9 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |
| 10 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |
| 11 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |
| 12 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |
| 13 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |
| 14 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |
| 15 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |
| 16 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |
| 17 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |
| 18 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |
| 19 | 12/22/14 | DLR - REV. STAIR RISER PLATFORM TO KINDER TO ACCOMMODATE (PAR 3890) |

NVR
Architectural Services
21 B...
Frederick, MD 21702

| | |
|--------------------|-------------------|
| MODEL | CLIFTON PARK II |
| SHEET NO. | A-10 |
| SET NO. | 10300 |
| VERSION | 01 |
| DRAWN BY | ALH |
| DATE | 12/21/12 |
| OPTION | |
| DRAWING TITLE | SECOND FLOOR PLAN |
| OPTION DESCRIPTION | 54 |