

Lot 23  
Walker Meadows

12205 Mayapple Drive

# STRATFORD HALL

Health Dept

BY-COMM LOT UNIT  
**MDE-1W-0023**

OWN-LOT  
WALKER MEADOWS - 0023

STREET ADDRESS  
12205 MAYAPPLE DRIVE

CITY STATE ZIP  
DYNESVILLE MD 2104



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

FULL BASEMENT		STANDARD DETAILS
DESCRIPTION	STD. DWS.	
SPEC SHEET	95-1	AD-1
ELEVATIONS	4	AD-1B
FOUNDATIONS	14	DR-1
FOUNDATION HOLD DOWNS	22, 23, 24, 25	DR-2
PLUMBING	26	DR-3
BASEMENT FLOOR PLAN	27	DW-2
FIRST FLOOR PLAN	28	ET-1
SECOND FLOOR PLAN	32, 33	ET-1B
BUILDING SECTIONS	34, 36	ET-1C
STAIR SECTIONS	30	ET-1D
KITCHEN - BATHS	41, 42, 43, 44	ET-2
BASEMENT ELECTRICAL	45	ET-30
FIRST FLOOR ELECTRICAL	41	F-1
SECOND FLOOR ELECTRICAL	50	F-1B
FIRST FLOOR FRAMING	52	F-2
SECOND FLOOR FRAMING	54	F-2
ROOF FRAMING	53, 56	F-3
TRUSS BRACING	61	F-3B
HALL BRACING LAYOUT	63	FA-1
HVAC LAYOUT	61	FG-1
HVAC LAYOUT	65	FG-2
HVAC LAYOUT	64	FG-4
HVAC LAYOUT	10	FD-1
HVAC LAYOUT	11	FD-2
HVAC LAYOUT	12	FD-2B
HVAC LAYOUT	13	FD-3
HVAC LAYOUT	14	FP-1
		FP-1
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		FP-1C
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FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	251 SF
1ST FLOOR ELEV. '0' OR '1' (ADD. SF)	34 SF
<b>TOTAL</b>	<b>285 SF</b>

B20003735

SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	230 SF
2ND FLOOR ELEV. '0' OR '1' (ADD. SF)	68 SF
<b>TOTAL</b>	<b>298 SF</b>

GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ND CAR GARAGE ELEV. '0' OR '1'	506 SF
<b>TOTAL</b>	<b>506 SF</b>

BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	527 SF
<b>TOTAL</b>	<b>527 SF</b>

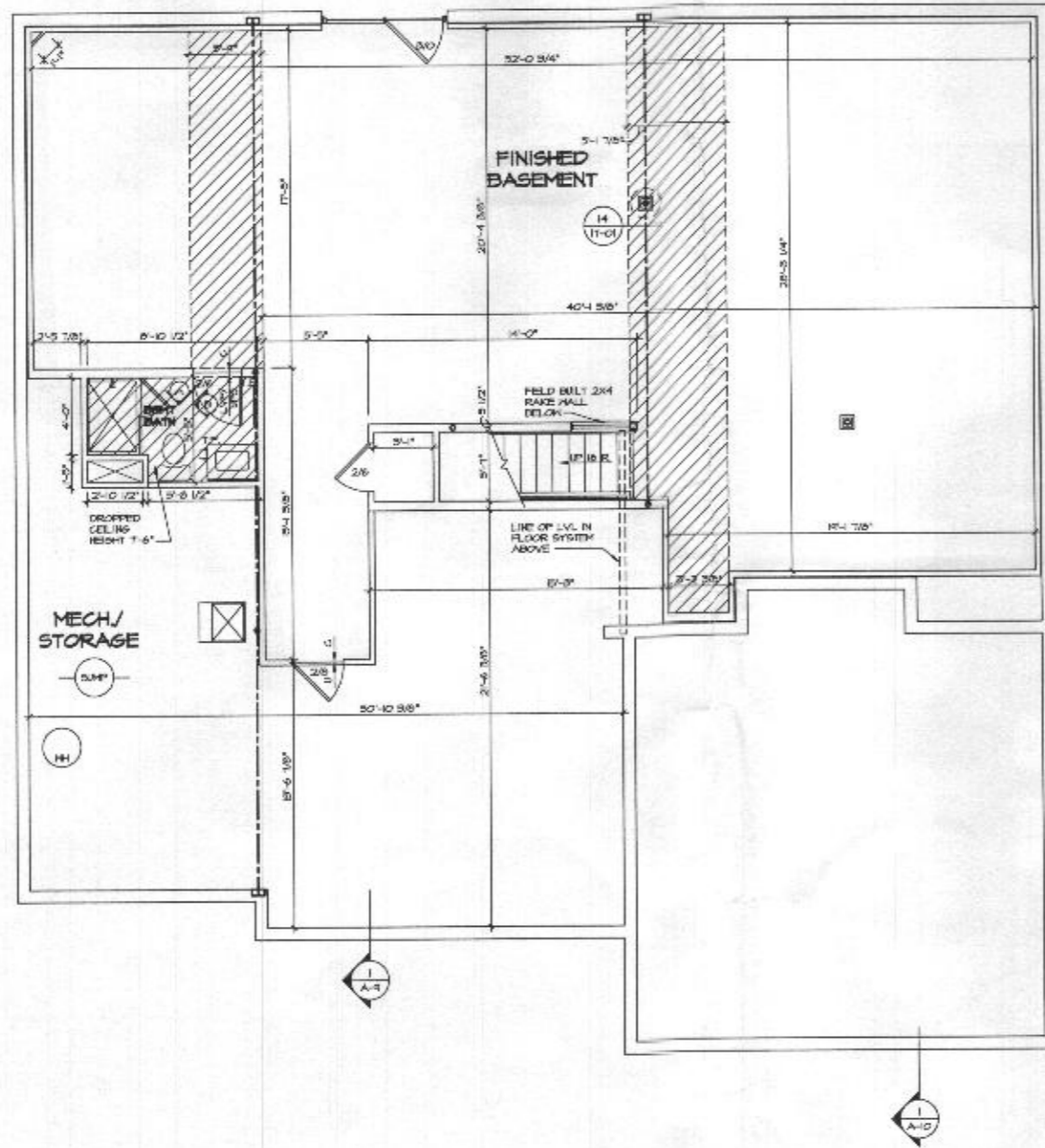
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED STORAGE	358 SF
MECHANICAL ROOM	215 SF
UNFINISHED STORAGE ELEV. '0' OR '1' (ADD. SF)	40 SF
<b>TOTAL</b>	<b>613 SF</b>

TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	251 SF
1ST FLOOR ELEV. '0' OR '1' (ADD. SF)	34 SF
2ND FLOOR (BASE SF)	230 SF
2ND FLOOR ELEV. '0' OR '1' (ADD. SF)	68 SF
FINISHED BASEMENT	527 SF
<b>TOTAL</b>	<b>914 SF</b>

SET - VERSION  
**11900 - 01**

**CS-1**

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

*Bath; no bedroom*

**FLOOR PLAN NOTES**

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 HALLS OR (2) 2x6 W/ 2x6 HALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (2) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 5 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
5. SEE BRACED WALL PANEL DETAIL SHEET FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEETS FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL GATED OPENINGS AT 1'-0", UNLESS OTHERWISE NOTED.

**GYPSUM NOTES**

**AT GARAGE:**  
5/8" DRYHALL ON COMMON HALLS, CEILING, AND BEARING WALLS AS REQUIRED.

**AT STAIRS:**  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND HALLS IN CLOSET.

**WITH OPTION "SC1" - DRYHALL**  
UNFINISHED BASEMENT CEILING AREA.

**NOTES:**

- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
- A MAXIMUM AREA OF 50 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x4'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYHALL HAS BEEN OMITTED.

**LEGEND**

- ▬ BEARING WALL
  - ▬ NON BEARING WALL
  - ⊙ INDICATES BEARING FROM POINT-LOAD ABOVE
  - ⊕ JACKS
  - ⊖ BEAM/HEADER
  - ⊞ PAD FOOTING
  - ⊠ STEEL COLUMN
  - ⊞ PORTAL FRAME
  - ⊞ JOIST/TRUSS
  - ⊞ I.M.
  - ⊞ ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

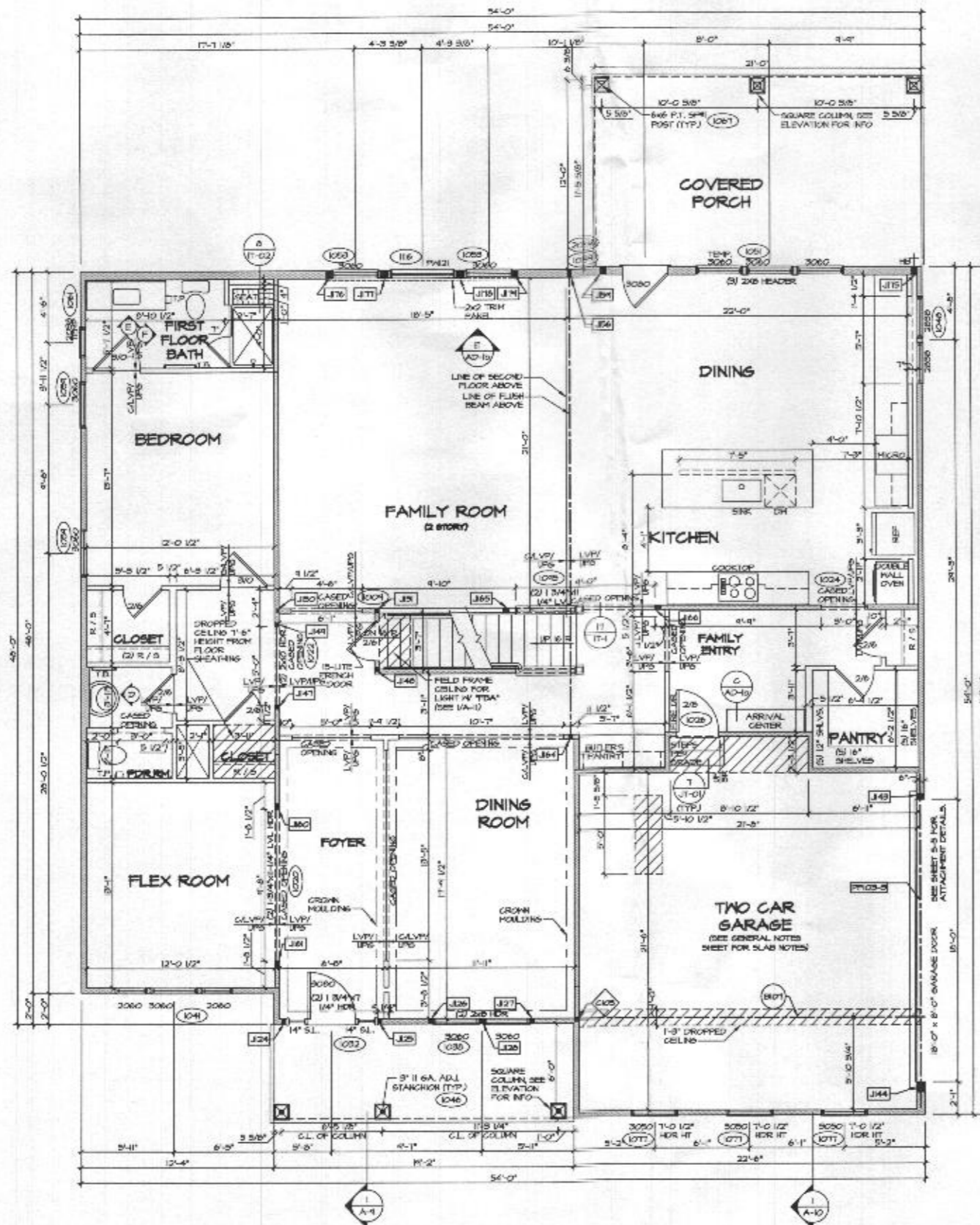
BY: COMM-107-UNIT  
**MDE-IN-0023**  
DRAWN BY: WALKER HEADROW - G023  
STREET ADDRESS: 23208 MAYAPPLE DRIVE  
CITY: STOKESVILLE  
STATE: MD  
ZIP: 21084

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SET NO. 11000  
VERSION 01  
DRAWN BY: BIM  
DATE: 01/27/20  
OPTION: OPTION

SHEET NO. **A-6**  
PROJECT: **STRATFORD HALL**  
DRAWING TITLE: **BASEMENT FLOOR PLAN**  
OPTION DESCRIPTION: **2T**

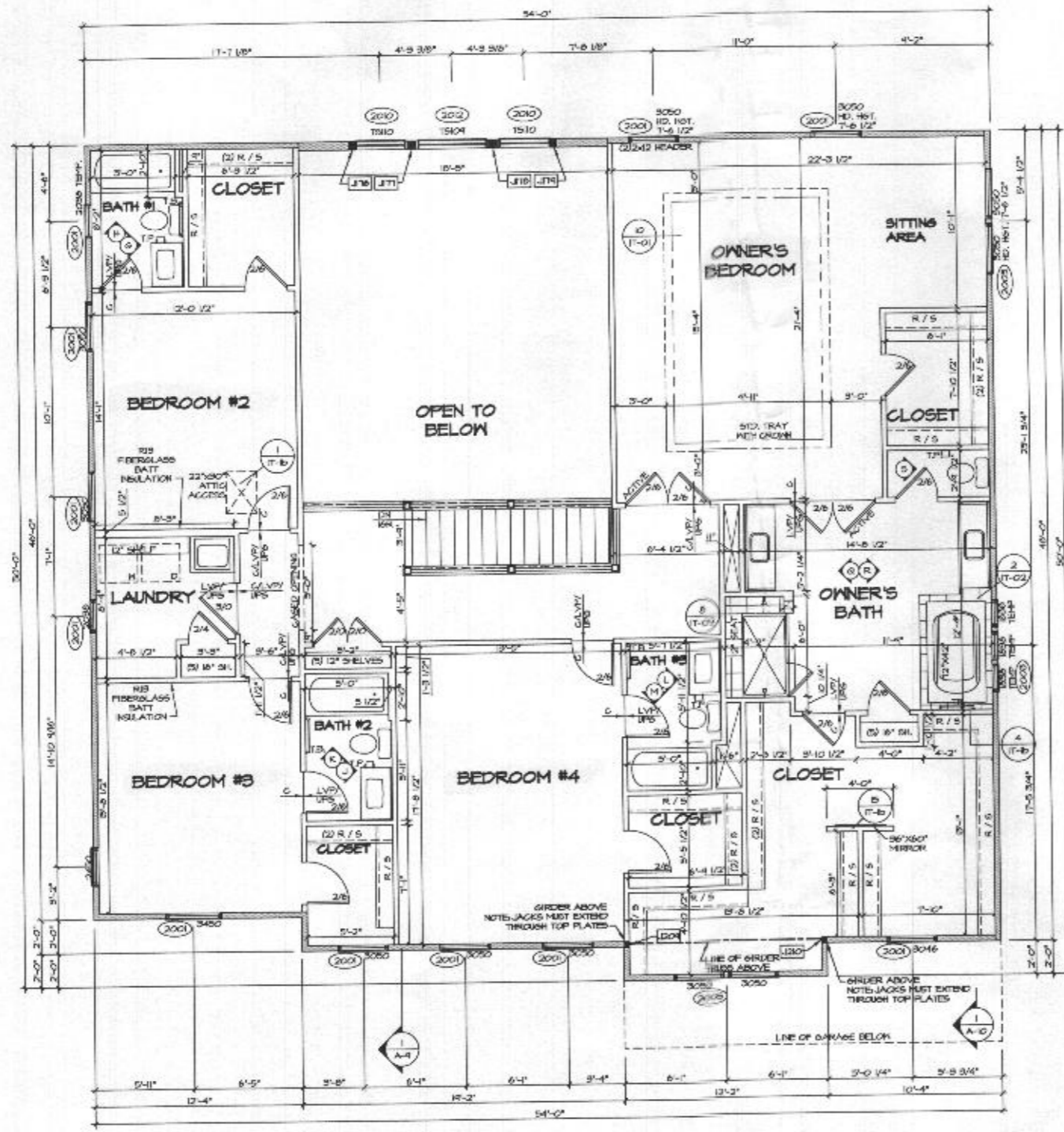


**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

1 bedroom

FOR NOTES AND SCHEDULES SEE PAGE A-7b

SHEET NO. <b>A-7</b>	PROJECT <b>STRATFORD HALL</b>	DATE 9/16/16	STATE MD	NO. 29
	DRAWING TITLE FIRST FLOOR PLAN	OPTION	CITY SPRINGVILLE	SHEET NO. 2 OF 2
SET NO. 11000 VERSION 01 DRAWN BY ZDM	NVR 5140 Madison Avenue, Suite 100 Frederick, MD 21703 WWW.NVR.COM			
MDE-IN-0023 12308 MAYAPPLE DRIVE PALKER MEADOWS - 0023 CITY				
THE CLIENT APPROVES THE GENERAL CONCEPT OF THE DESIGN AND THE GENERAL LAYOUT OF THE PROJECT. THE CLIENT UNDERSTANDS THAT THE DESIGN IS PRELIMINARY AND SUBJECT TO CHANGE. THE CLIENT RELEASES THE ARCHITECT FROM LIABILITY FOR ANY ERRORS, OMISSIONS, OR NEGLIGENCE IN THE DESIGN OR CONSTRUCTION OF THE PROJECT.				
10/27/20 - 3:48 PM				



1  
A-B  
SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 OR 2x4 WALLS OR (3) 2x6 OR 2x4 WALLS, UNLESS OTHERWISE NOTED.
  2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
  3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILING. ALL UNHATCHED CEILING ARE 12" UNLESS OTHERWISE NOTED.
  5. SEE BRACED WALL PANEL DETAIL SHEET FOR SPECIAL WALL TRIMMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  6. SEE STANDARD DETAIL CATEGORY "T" SHEETS FOR INTERIOR TRIM DETAILS.
  7. SEE ARCHITECTURAL DETAIL SHEET "A-0" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  8. ALL WINDOWS HAVE 1'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  9. ALL CASED OPENINGS AT 1'-1", UNLESS OTHERWISE NOTED.

**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 BASE NUMBER

SEE FC DETAILS FOR BEARING CONNECTORS

**SECOND FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	END. NPL	REMARKS
JTB	JACK - (2) 2x6 SPP #2		2014	FULL HEIGHT STUDS
JTT	JACK - (4) 2x6 SPP #2		2015	FULL HEIGHT STUDS
JTB	JACK - (4) 2x6 SPP #2		2015	FULL HEIGHT STUDS
JTH	JACK - (2) 2x6 SPP #2		2014	FULL HEIGHT STUDS
JDM	JACK - (2) 2x4 SPP #1		2006	
JDO	JACK - (2) 2x4 SPP #1		2006	

4 bedrooms  
1 bedroom, 1st Floor  
Total: 5 bedrooms

PROJECT NO. MDE-IN-0023  
OWNER: PALMER HEADS - 0023  
ADDRESS: 12005 NANTAPPEE DRIVE  
CITY: SPENCERVILLE  
STATE: MD  
ZIP: 21084

DATE: 10/07/20  
DRAWN BY: BIM  
DATE: 10/07/20  
OPTION: 100



SHEET NO. A-8  
MODEL: STRATFORD HALL  
DRAWING TITLE: SECOND FLOOR PLAN  
OPTION DESCRIPTION: 100  
321

