

PERMIT NUMBER: B 20001418

DATE ACCEPTED:



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4

www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED

Street Address: 1017 High Stepper Tr		Unit:
City: Sykesville	State: MD	Zip Code: 21784
Subdivision/Village/Complex Name: Walker Meadows		SDP/WP/BA #: GP-19-60
Lot: 4	Tax Map:	Parcel:
Grading Permit #:		

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant lot	Proposed Use: SFD	Estimated Cost: \$ 210,000
Trade Work to Be Completed (Separate Permits Required): <input type="checkbox"/> Mechanical (HVACR) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> None		
New 2 story "Longwood" ELV 'A', with 2 car garage, 1 car side attached garage, and finished lower level (Rec room + Bathroom)		

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): NVR Inc. Contact J. Anastasia	Primary Residence: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Owner's Street Address: 9720 Patuxent Woods Dr	
City: Columbia	State: MD
Phone: 410-379-5956	Email: janastas@nvrinc.com
Zip Code: 21046	

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Deatur Building Services	Contact Name: Jim Keenan
Street Address: PO Box 552 J	
City: Woodbine	State: MD
Phone: 443-309-7792	Email: jim@deaturbuildingservices.com
Zip Code:	

CONTRACTOR INFORMATION REQUIRED

Business Name: NV Homes contact James Anastasia	
Licensee's Name: NVR Inc	License #: 56
Street Address: 9720 Patuxent Woods Dr	
City: Columbia	State: MD
Phone: 410-379-5956	Email: janastas@nvrinc.com
Zip Code: 21046	

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name:	Name:
Street Address:	
City:	State:
Phone:	Email:
Zip Code:	

BUILDING CHARACTERISTICS REQUIRED

Primary Structure: <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> SF Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Multi-Family Dwelling (MF*)	Condo: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Utilities: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas	Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Well)
Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Septic)	
Heating System: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Other:	Roadside Tree Project: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: #
Sprinkler System: <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input checked="" type="checkbox"/> NFPA 13D <input type="checkbox"/> None	Fire Alarm System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options: "Longwood" ELV 'A', 2 car garage, 1 car side attached and finished basement (Rec room)				
# of Bedrooms (SF): 4	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms: 9	# Full Baths: 3	# Half Baths: 1	# Fireplaces: 0	
Garage/Carport Info: <input checked="" type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None				
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input type="checkbox"/> Unfinished Basement <input checked="" type="checkbox"/> Finished Basement: <input checked="" type="checkbox"/> Full or <input type="checkbox"/> Partial				
1st Fl Width: 64	1st Fl Depth: 47	2nd Fl Width: 50	2nd Fl Depth: 39	Bsmt Width: 64
Energy Method: <input type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 5541	sq ft	Occupiable Area: 5541

AGREEMENT/ DISCALIMER REQUIRED

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 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 ORIGINAL SIGNATURE: *Jim Keenan* DATE SIGNED: 5/4/2020

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:				
<input checked="" type="checkbox"/> PR	<input checked="" type="checkbox"/> DPZ	<input checked="" type="checkbox"/> DED	<input checked="" type="checkbox"/> Health	<input type="checkbox"/> SHA
SUBMITTAL FEES: \$150.00		PAYMENT: CK # 343282		ACCEPTED BY: DRP

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

MEMORANDUM

TO: *James Anastasia, NVR, Inc.*

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

RE: *1017 High Stepper Trail*, Potential Basement Bedroom

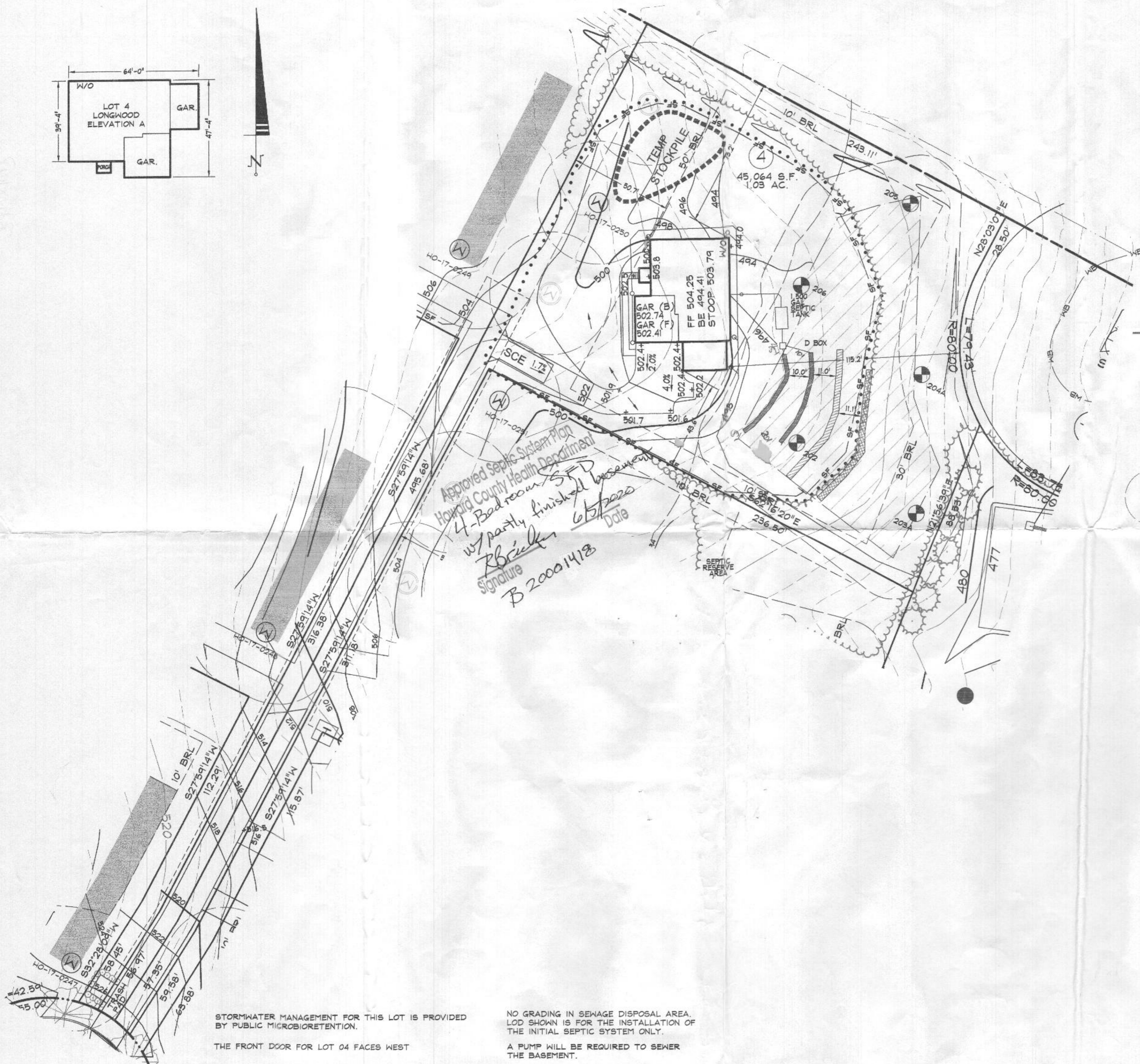
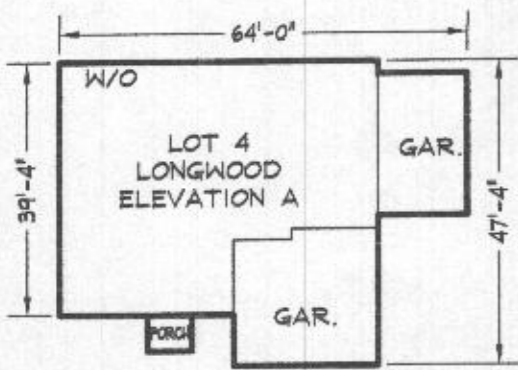
DATE: June 5, 2020

I have reviewed the floor plans in support of Building Permit **B20001418** for a new home at **1017 High Stepper Trail** and noted that there is a full bathroom planned in the partly-finished basement. Please note that this makes it very likely for at least one more room to be considered a bedroom should the basement layout be modified and/or an egress window installed.

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 **four (4)**- 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.



DRAWING LEGEND

- ● ● ● ● ● ● ● LIMIT OF DISTURBANCE
- SF — SF — PROPOSED SILT FENCE
- SSF — SSF — PROPOSED SUPER SILT FENCE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- T TRANSFORMER
- ▨ WIDE GRASS SHOULDER
- ⊙ ⊙ ⊙ ⊙ ⊙ ⊙ ⊙ ⊙ EXISTING WELL & ALTERNATE WELL SITES
- ▨ SEPTIC RESERVE AREA
- DRY WELL
- ⊖ TEMP STOCKPILE
- ⊖ TEMPORARY STOCKPILE

STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY PUBLIC MICROBIORETENTION.
THE FRONT DOOR FOR LOT 04 FACES WEST

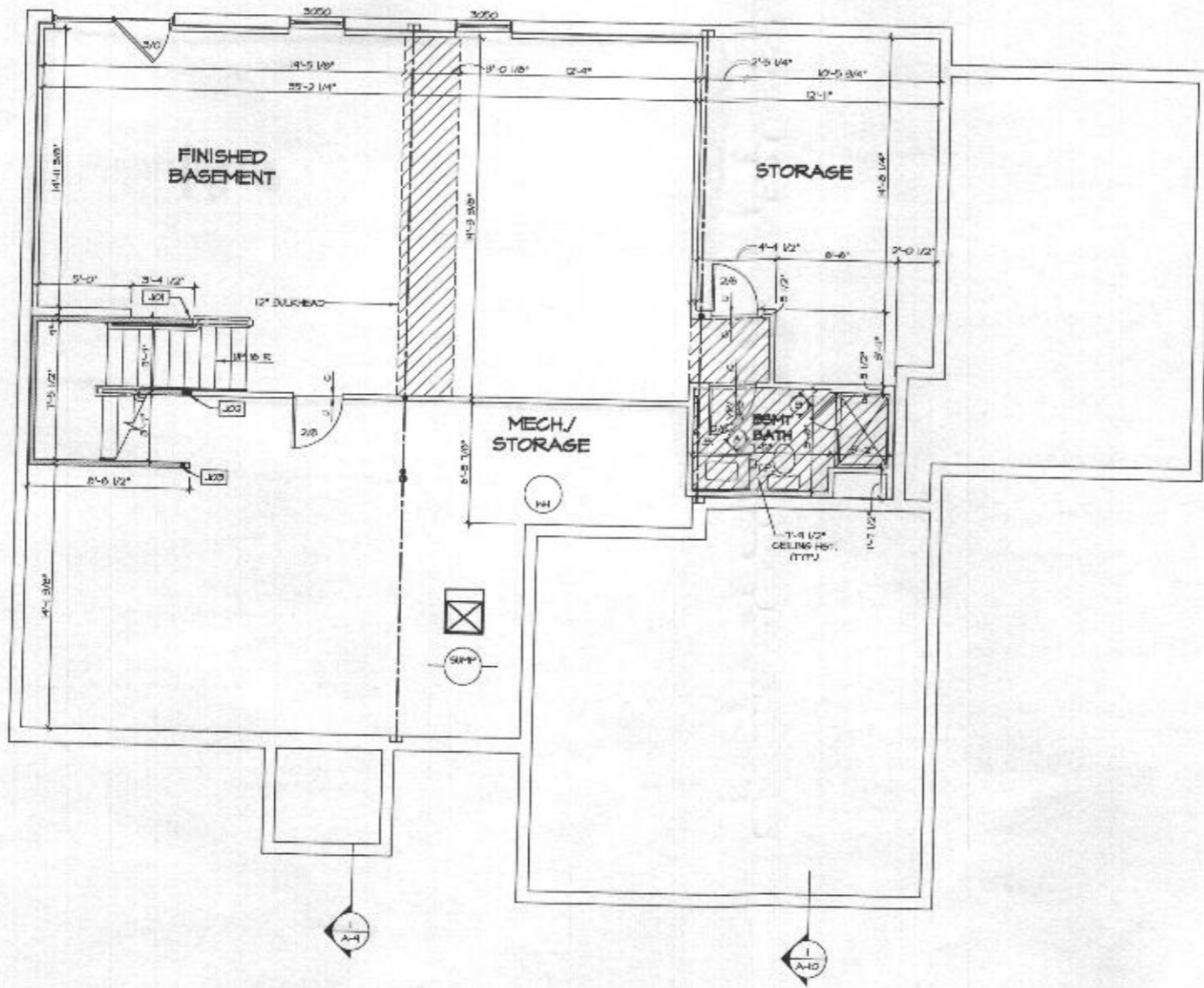
NO GRADING IN SEWAGE DISPOSAL AREA. LOD SHOWN IS FOR THE INSTALLATION OF THE INITIAL SEPTIC SYSTEM ONLY.
A PUMP WILL BE REQUIRED TO SEWER THE BASEMENT.

LOT 04 BUILDING PERMIT PLOT PLAN

WALKER MEADOWS
LOT 04
1017 HIGH STEPPER TRAIL
PLAT #24974-24979
DDC JOB#: 12064.3
DATE: 04/06/20
SCALE: 1" = 30'
CHK. BY: JLM
DRN. BY: AJS/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



1
A-6 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (2) 2x6 W/ 2x6 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (2) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EX. EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
5. SEE BRACKET WALL PANEL DETAIL SHEET FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "I" SHEETS FOR INTERIOR IRM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL KNEEWALLS HAVE 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL CASED OPENINGS AT 7'-0" UNLESS OTHERWISE NOTED.

GYPSUM NOTES

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

AT STAIRS:
1/2" SYSTEM BOARD AT INSIDE OF STAIRS AND WALLS IN CLOSET.

WITH OPTION "SG1" - DRYHALL UNFINISHED BASEMENT CEILING AREA.

NOTES:

- 1/2" SYSTEM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRING IR SYSTEM IS INSTALLED.
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0" X 8'-0" OF CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE FLOORING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYHALL HAS BEEN OMITTED.

LEGEND

[Symbol]	BEARING HALL
[Symbol]	NON BEARING HALL
[Symbol]	INDICATES BEARINGS FROM POINT-LOAD ABOVE
[Symbol]	JACKS
[Symbol]	BEAM/HEADER
[Symbol]	PAD FOOTING
[Symbol]	STEEL COLUMN
[Symbol]	PORTEL FRAME
[Symbol]	JOIST/TIMBER
[Symbol]	LVL
[Symbol]	ENGINEERING PAGE NUMBER

SEE PG DETAILS FOR FRAMING CONNECTORS

BASEMENT JACK SCHEDULE

ID#	DESCRIPTION	OPTIONS	ENCL. NUM.	REMARKS
J01	JACK - (2) 2X4 SPT STUD GRADE	HAC	30020	
J02	JACK - (4) 2X4 SPT STUD GRADE	HAC	30016, 30019	
J03	JACK - (2) 2X4 SPT STUD GRADE	HAC	30016	

DRY-CLEAN LET-LIT
MDE-IN-0004

COMM-LIT
PALMER MEADOWS - 0004
STREET ADDRESS
LOT HIGH STAMPER TRAIL
CITY
STATE
ZIP

SYDNEYVILLE
MD
2784

WORKING DRAWING - VERIFY ALL DIMENSIONS, WEIGHTS AND OTHER CRITICAL DATA IN THE WORK. THESE ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE BY THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION.

NVR
NVR, INC.
1000 W. Main St., Suite 100
Frederick, MD 21702

SET NO. 14000
VERSION 0
DRAWN BY: NSD
DATE:
OPTION

INDEX
LONGWOOD
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION

A-6
22

SCALE: 1/4" = 1'-0"

ALL JACKS HAVE
3" O 1/2" HEADER HEIGHT
UNLESS OTHERWISE NOTED

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 (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE TO BE UNLESS OTHERWISE NOTED.
5. SEE BRACED WALL PANEL DETAIL SHEET FOR SPECIAL WALL BRACING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY (T) SHEETS FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "A07" FOR HOUSE BRACING INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE 7-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.

GYPSUM NOTES

- AT GARAGE:
5/8" DRYWALL ON COMMON HALLS, CEILING, AND BEARING WALLS AS REQUIRED.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSE.
- WITH OPTION "SC1" - DRYWALL 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 80 SQ FT MAY BE OMITTED AS REQUIRED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0" x 7'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

LEGEND

- ▬ BEARING WALL
 - ▬ NON BEARING WALL
 - ⊗ INDICATED BEARING FROM POINT-LOAD ABOVE
 - ⊕ JACKS
 - ⊖ BEAM/HEADER
 - ⊞ PAD FOOTING
 - ◇ STEEL COLUMN
 - ⊞ PORTAL FRAME
 - ⊞ JOIST/PRESS
 - ▬ LVL
 - ⊞ ENGINEERING PAGE NUMBER
- SEE PG DETAILS FOR FRAMING CONNECTORS

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- 1A - (2) PLY UP TO AND INCLUDING 1" TALL. FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2A - (2) PLY 1 1/4" TO AND 1 1/2" TALL (INCLUDING). FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
- 3A - (3) PLY 2" TALL AND OVER. FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4A - (3) PLY UP TO AND INCLUDING 1" TALL. FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE.
- 5A - (3) PLY 1 1/4" TO AND 1 1/2" TALL (INCLUDING). FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE.
- 6A - (3) PLY 2" TALL AND OVER. FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE.

FIRST FLOOR BEAM/HEADER SCHEDULE

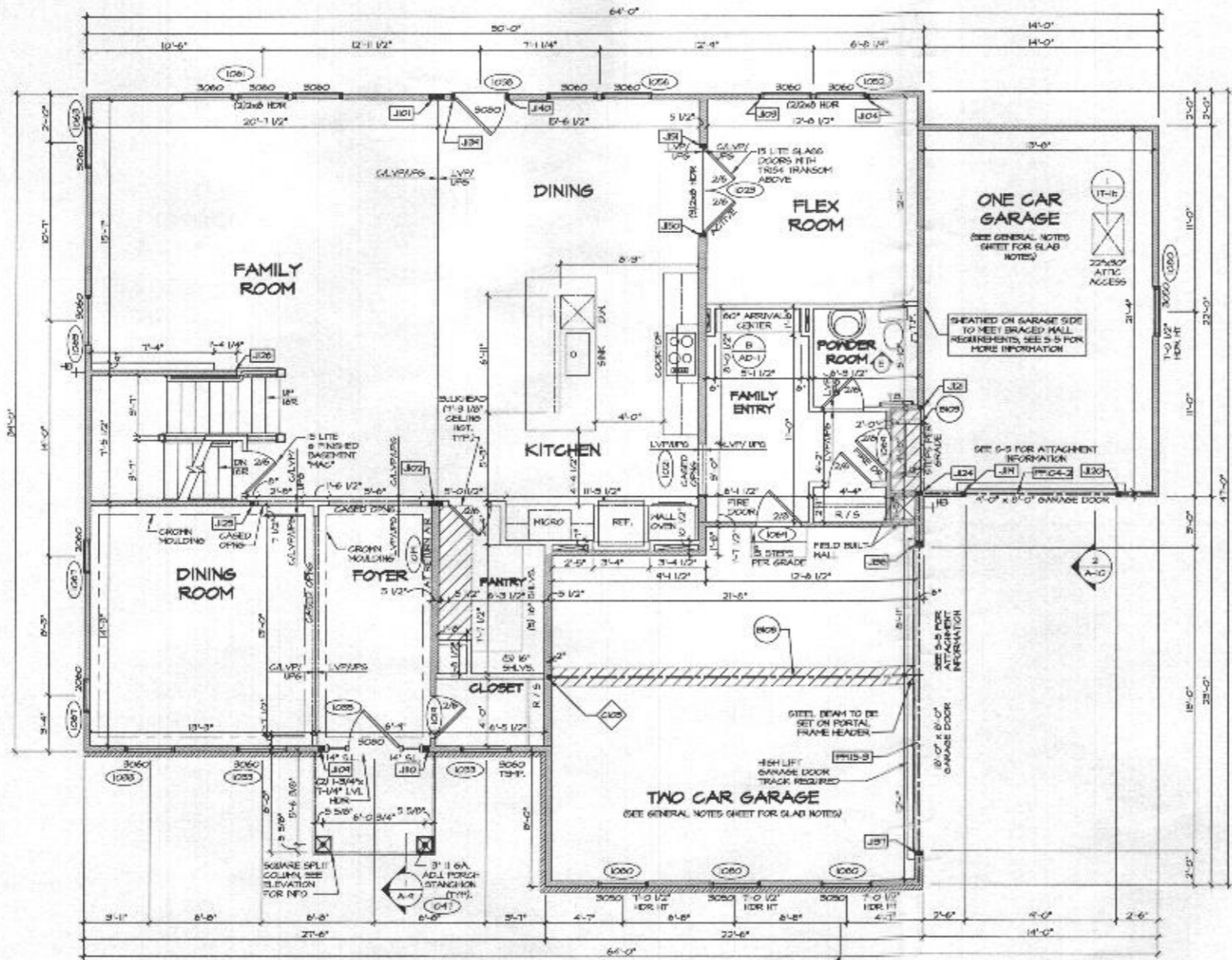
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B03	1"1/2" HEADER - 2x6 - 2 PLY	3'-4"	GAA	1024	
B06	BEAM STEEL - 180x44	22'-5"	SCC	1071, 1075, 1078	PORTAL FRAME - 1A
PH04-2	LVL - 1-04	8'-9"	GAA	1029	PORTAL FRAME - 1A
PH15-3	LVL - 22	22'-4 1/2"	SCC/GAA	1061, 1064, 1061	PORTAL FRAME - 6A

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C03	STANCHION - 5 IN SCHED 40	8'-4 3/8"	SCC	1071, 1075, 1078	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2x4 SFF		1024	
J02	JACK - (2) 2x4 SFF		1024	
J03	JACK - (2) 2x4 SFF		1024	
J04	JACK - (2) 2x4 SFF		1024	
J05	JACK - (2) 2x4 SFF		1024	
J06	JACK - (2) 2x4 SFF		1024	
J07	JACK - (2) 2x4 SFF		1024	
J08	JACK - (2) 2x4 SFF		1024	
J09	JACK - (2) 2x4 SFF		1024	
J10	JACK - (2) 2x4 SFF		1024	
J11	JACK - (2) 2x4 SFF		1024	
J12	JACK - (2) 2x4 SFF		1024	
J13	JACK - (2) 2x4 SFF		1024	
J14	JACK - (2) 2x4 SFF		1024	
J15	JACK - (2) 2x4 SFF		1024	
J16	JACK - (2) 2x4 SFF		1024	
J17	JACK - (2) 2x4 SFF		1024	
J18	JACK - (2) 2x4 SFF		1024	
J19	JACK - (2) 2x4 SFF		1024	
J20	JACK - (2) 2x4 SFF		1024	
J21	JACK - (2) 2x4 SFF		1024	
J22	JACK - (2) 2x4 SFF		1024	
J23	JACK - (2) 2x4 SFF		1024	
J24	JACK - (2) 2x4 SFF		1024	
J25	JACK - (2) 2x4 SFF		1024	
J26	JACK - (2) 2x4 SFF		1024	
J27	JACK - (2) 2x4 SFF		1024	
J28	JACK - (2) 2x4 SFF		1024	
J29	JACK - (2) 2x4 SFF		1024	
J30	JACK - (2) 2x4 SFF		1024	
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J33	JACK - (2) 2x4 SFF		1024	
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J35	JACK - (2) 2x4 SFF		1024	
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J95	JACK - (2) 2x4 SFF		1024	
J96	JACK - (2) 2x4 SFF		1024	
J97	JACK - (2) 2x4 SFF		1024	
J98	JACK - (2) 2x4 SFF		1024	
J99	JACK - (2) 2x4 SFF		1024	
J100	JACK - (2) 2x4 SFF		1024	



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

LOT NO. 1000
MDE-W-004
OWNER: MALKER MEADOWS - 0004
STREET ADDRESS: LOT 1000 STEEPER TRAIL
CITY: BRYANVILLE
STATE: MD
ZIP: 21604

NVR Inc. is the design professional responsible for the design and construction of this project. The client is responsible for providing all necessary information and for obtaining all necessary permits. The client is also responsible for providing all necessary information and for obtaining all necessary permits. The client is also responsible for providing all necessary information and for obtaining all necessary permits.

NVR
NVR Inc.
5205 Rockville Road
Frederick, MD 21703

REV. NO. 14000
VERSION: 01
DRAWN BY: NSD
DATE:
OPTION:

MODEL: LONGWOOD
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION:
SHEET NO. A-7
24

SCALE: 1/8" = 1'-0" (VERTICAL)
SCALE: 1/8" = 1'-0" (HORIZONTAL)

