



HEALTH

Building Permit Application

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

DILP 2016 DEC 13 PM 12:3

Date Received: _____

Permit No.: B16005320

Building Address: 5013 Lyndera Ct.
 City: Clarksville State: MD Zip Code: 21029
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Walnut Creek
 Section: _____ Area: _____ Lot: 115
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant lot
 Proposed Use: Single Family house
 Estimated Construction Cost: \$ 240,000
 Description of Work: New 2 story "Remington Place II" with 2 car side attached, 1 car front attached, Morning Room, 4' EXT to Family Room, sitting area w/ covered porch, finished lower level, and 1st floor bedroom
 Occupant or Tenant: _____
 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 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: Taylor Paris
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 License No.: 56
 Phone: 410-379-5956 Fax: _____
 Email: TParis@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:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input checked="" type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<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:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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 checked="" 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 Kearwin
 Applicant's Signature
Jim@DecaturbuildingServices.com
 Email Address
AGENT
 Title/Company

JIM KEARWIN
 Print Name
12/13/2016
 Date

RECEIVED
DEC 13 2016
 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
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>1/17/17</u>	<u>Pat [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	\$ 100.00
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50.00
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>962235</u>

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



Office of the Health Officer

8930 Stanford Blvd., Columbia, MD 21045

Main: 410-313-6300 | Fax: 410-313-6303

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

TO: Jim Kerwin
Via e-mail: Jim@DecaturbuildingServices.com

FROM: Dana Bernard, R.E.H.S./L.E.H.S.
Well and Septic Program

RE: 5013 Lindera Court, Lot# 115
Building Plan

DATE: December 29, 2016

The following comments apply to the building permit application submitted by Jim Kerwin of Decatur Building Services. Applicant is advised to revise and resubmit.

Building Application

- ✦ Your building application does not reflect same number of bedrooms you are showing on your floor plans. You can give DPZ a call to have this information changed in their system. The number of bedrooms you are proposing is five (5) in your floor plans and in the building permit your proposal is four (4).

If you have any questions or correspondence, I can be reached at the above address or by telephone at (410) 313-2775.

Sincerely,

A handwritten signature in cursive script that reads 'Dana Bernard'.

Dana Bernard, R.E.H.S./L.E.H.S

Well and Septic Program

Phone (410) 313-2775

E-mail: DBernard@howardcountymd.gov

**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 12/16/2016

To: Robert Freeman HEALTH Dept.
(Person's Name and Division)

From: Jim Kenwin (443) 309-7792
(Your Name, Company Name and Telephone Number)

Subject: Project name Walnut Creek
Project site address 5013 Lindera Court
Permit # B16005320 SDP # _____
Other information pertinent to this project _____

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Letter Summarizing Changes
- Energy conservation calculations
- 2 Copies of Floor Plans (be specific). ~~etc~~
- Health Department Request DPZ/ DED Request Applicant's Request
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
- Other _____

Contact Person Information: (Required)

Please Print Name

Telephone No:

E-Mail Address:

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

Received by 

Revision # 1

Taylor,
Can you confirm for me whether or not the storage areas for these basements will be finished? I forgot to ask in my last email.

Robert Freemon
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Well and Septic Program
Bureau of Environmental Health
Phone: 410-313-6357
Email: rfreemon@howardcountymd.gov
<https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

From: Faris, Taylor [<mailto:tfaris@nvrinc.com>]
Sent: Friday, January 13, 2017 2:57 PM
To: Freemon, Robert; jim@decaturbuildingservices.com
Subject: RE: Walnut Creek Lot 115 & 124

Robert,

Both of these homes will have the finished basement baths.

Taylor Faris
Construction Cost Manager
Maryland East Division



P: 410-379-5956
C: 443-864-3479
F: 410-379-2430

9720 Patuxent Woods Drive
Columbia, MD 21046

tfaris@nvrinc.com
www.nvhomes.com
Follow us on [Facebook](#)

From: Freemon, Robert [<mailto:rfreemon@howardcountymd.gov>]
Sent: Friday, January 13, 2017 11:15 AM
To: jim@decaturbuildingservices.com

Search Reset Clear

License # *	Business Name		
56	NVR, INC. T/A NV HOMES		
License Type *	First Name	Middle Name	Last Name
Home Bldr	TAYLOR		FARIS
Primary	Address Line 1		
Yes	11700 PLAZA AMERICA DRIVE, SUITE #500		
	Address Line 2		
	City	State	ZIP Code
	RESTON	VA	20190
	Phone 1	Phone 2	Fax
	703-956-4000		
	E-mail		

Applicant (This section is not required.)

Search As Owner As Lic. Prof

Type *	First Name	MI	Last Name
Applicant	JIM		KERWIN
Relationship	Full Name		
Applicant	JIM KERWIN		
Primary	Organization Name		
No	DECATUR BUILDING SERVICES		
	Street Address		
	P.O. BOX 552		
	Address Line 2		
	City	State	Zip Code
	WOODBINE	MD	21797
	Phone	Cell	Fax
	443-309-7792	410-489-6500	
	E-mail *		
	JIM@DECATURBUILDINGSERVICES.COM		

Contact (This section is not required.)

Search As Owner As Lic. Prof

Type	First Name	MI	Last Name
Contact	JIM		KERWIN
Relationship	Full Name		
Agent for Applicant	JIM KERWIN		
Primary	Organization Name		
Yes	DECATUR BUILDING SERVICES		
	Street Address		
	P.O. BOX 552		
	Address Line 2		
	City	State	Zip Code
	WOODBINE	MD	21797
	Phone	Cell	Fax
	443-309-7792	410-489-6500	
	E-mail		
	JIM@DECATURBUILDINGSERVICES.COM		

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
240000	1	1	No
Construction Type			
101 - Single Family Houses Detached			

BLDGRNC

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Guaranty Fund Required *	Roadside Tree Project Permit
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Roadside Tree Project Permit #	Condominium	Existing Use	1st Floor Width	1st Floor Depth
	<input type="radio"/> Yes <input checked="" type="radio"/> No	Vacant Lot	66	59
2nd Floor Width	2nd Floor Depth	Basement Width	Basement Depth	Height
54	40	54	59	0
Total Square Footage *		Occupiable Square Footage *		Bedrooms *
5707		5625		4
Full Baths	Half Baths	Foundation	Basement	Other Structure
2	1	Full Basement	Full Finished	Attached Garage
Building Construction Type		Sprinkler System *		
Conventional				
W&S Fees Paid *	Water Supply *	Sewage Disposal *	Utilities *	Heating System *

Yes No
 Private Private
 Gas & Electric Natural Gas NFPA #13D

No of Fireplaces
 Type of Fireplace
 Entrance Permit Required
 Road Frontage
 Location Survey Approval Date
 Expiration Date 6/20/2017

U&O Issued On
 U & O Comments Yes No

GRADING INFORMATION

Grading Permit No 616000362
 Grading Certification Required
 Grading Certification Received in DILP On
 Grading Certification Received in CID On

Grading Certification Comments Yes No
 Seasonal Surety Comments

Seasonal Grading Surety Depositor
 Driveway Apron Surety Depositor
 Stormwater Surety Depositor

GREEN NEIGHBORHOOD INFORMATION

Check List Points Goal
 Check List Points Achieved
 Date of Certification

PAYMENT INFORMATION

Check 1 962235
 Payee 1 NVR INC
 Check 2
 Payee 2
 SAP Doc No
 SAP Entered

PRIVATE ON LOT SWM FACILITIES

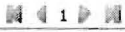
Green Roofs A1 Yes No
 Permeable Pavements A2 Yes No
 Reinforced Turf A3 Yes No

Disconnection of Rooftop Runoff N1
 Disconnection of Non Rooftop Runoff N2 Yes No
 Sheetflow to Conservation Areas N3 Yes No

Rainwater Harvesting M1
 Submerged Gravel Wetlands M2
 Landscape Infiltration M3
 Infiltration Berms M4

Dry Wells M5
 Micro Bioretention M6
 Rain Gardens M7
 Swales M8
 Enhanced Filters M9

Related Records



<u>Permit Number</u>	<u>Record Type Alias</u>	<u>Status</u>	<u>Number</u>	<u>Street Name</u>	<u>Opened Date</u>	<u>Description</u>
G16000362	Residential Grading Permit	Issued	5013	LINDERA	12/19/2016	WALNUT CREEK - PHASE
B16005320	Residential New Single Family Dwelling Permit	Review In Process	5013	LINDERA	12/13/2016	SFD/ MODEL 'REMINGTON'

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/New/SFD	B16005320	12/13/2016
Description of Work		
SFD/ MODEL 'REMINGTON PLACE II' W/MORN RM, 4' EXT, SIT RM W/PORCH AND 1-CAR GARAGE/ 2-STORY, FULL BSMT, 11 R, 2 FB, 1 HB, FP AND 2-CAR AND 1-CAR GARAGE, (4 BR), ENERGY CODE PERFORMANCE METHOD		

check spelling

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
5013	LINDERA	CT	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		76.94224	39.23742
City	State	Zip Code	Primary
ELLCOTT CITY	MD	21042	Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	plan Area
1105386	49	0	0	0	0	RURAL

Legal Description

check spelling

Block	Lot	Census Tract	Council Dist	Supervisor Dist	Map #	DAP Zone	Primary
	115	605101	5				Yes

Plan Area	State Tax Id	Subdivision Name
		Walnut Creek
Section	Area	Tax Map
		28
Grid	Zoning District	ADC Map
28-12	RC-DEO	4933-K3
SDP No.	Final Plan No.	WP File No.
	F-07-076	
Record Plat No.	WS Contract No.	FDP No.
23611-2362		
Owner Occupied	Year Built	Historic District
<input type="radio"/> Yes <input type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No
Historic District Registry No.	Stat Area	Flood Plain
	5-02A	<input type="radio"/> Yes <input checked="" type="radio"/> No
Building No		

Owner (This section is not required.)

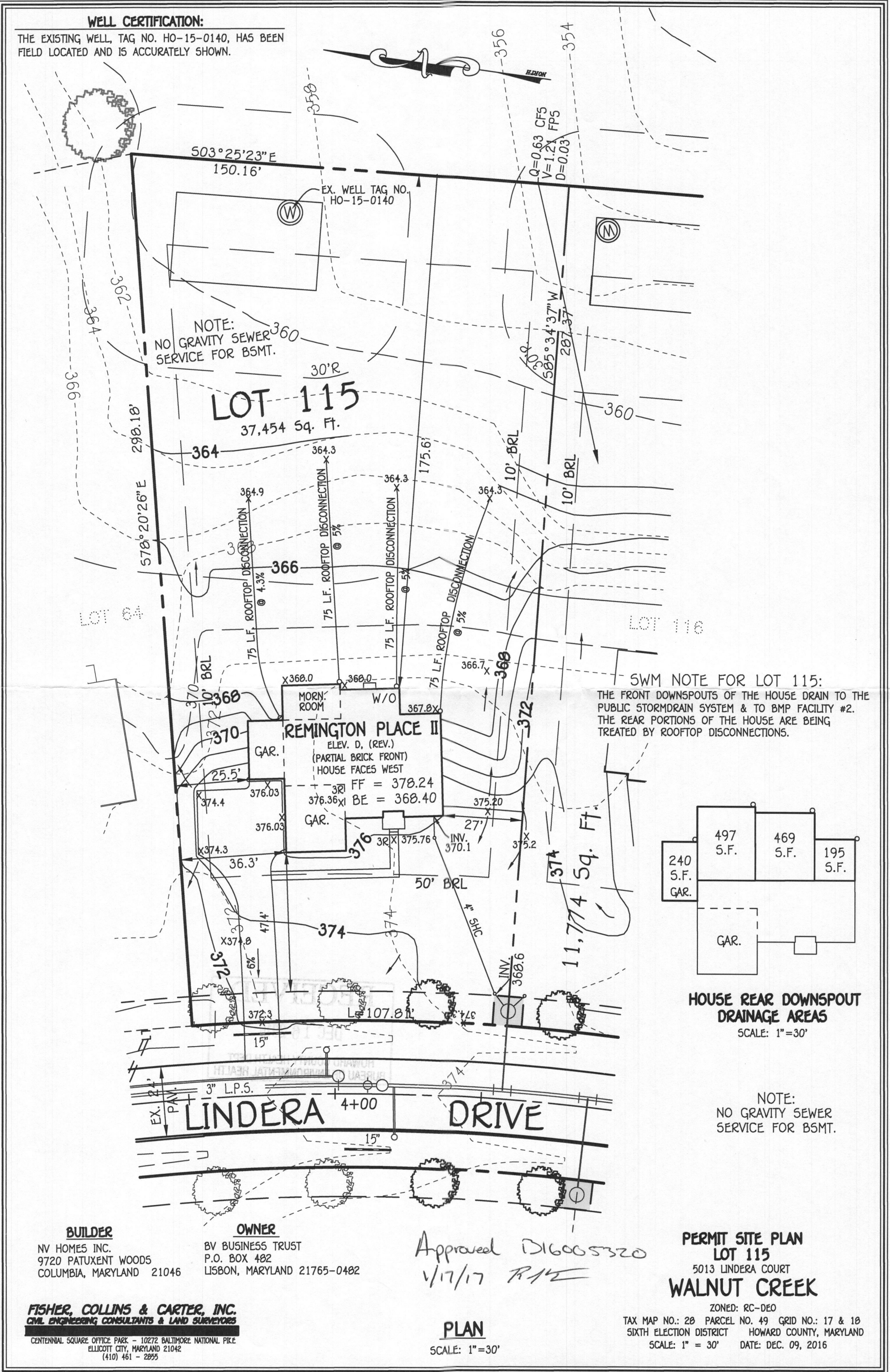
Search Reset Clear

Name *		
NVR INC		
Address Line 1		
9720 PATUXENT WOODS DRIVE		
Address Line 2		
Address Line 3		
Mail City	Mail State	Mail Zip Code
COLUMBIA	MD	21046
Phone	Primary	
410-379-5956	Yes	
E-mail		
Cell Number	Fax Number	

Professionals (This section is not required.)

WELL CERTIFICATION:

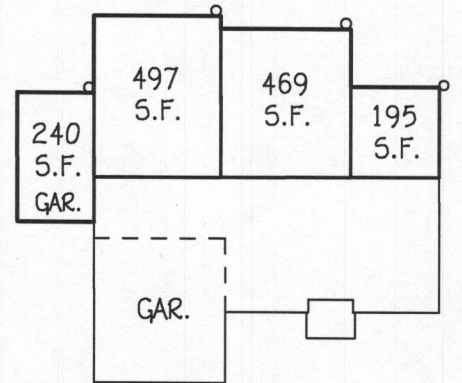
THE EXISTING WELL, TAG NO. HO-15-0140, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.



NOTE:
NO GRAVITY SEWER SERVICE FOR BSMT.

LOT 115
37,454 Sq. Ft.

SWM NOTE FOR LOT 115:
THE FRONT DOWNSPOUTS OF THE HOUSE DRAIN TO THE PUBLIC STORMDRAIN SYSTEM & TO BMP FACILITY #2. THE REAR PORTIONS OF THE HOUSE ARE BEING TREATED BY ROOFTOP DISCONNECTIONS.



HOUSE REAR DOWNSPOUT DRAINAGE AREAS
SCALE: 1"=30'

NOTE:
NO GRAVITY SEWER SERVICE FOR BSMT.

BUILDER
NV HOMES INC.
9720 PATUXENT WOODS
COLUMBIA, MARYLAND 21046

OWNER
BV BUSINESS TRUST
P.O. BOX 482
LISBON, MARYLAND 21765-0482

Approved D16005320
1/17/17 RAE

PERMIT SITE PLAN
LOT 115
5013 LINDERA COURT
WALNUT CREEK

ZONED: RC-DEO
TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: DEC. 09, 2016

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

PLAN
SCALE: 1"=30'

B16005320
5013 Lindera Ct.

REMINGTON PLACE II

At lot 115
5 bedrooms

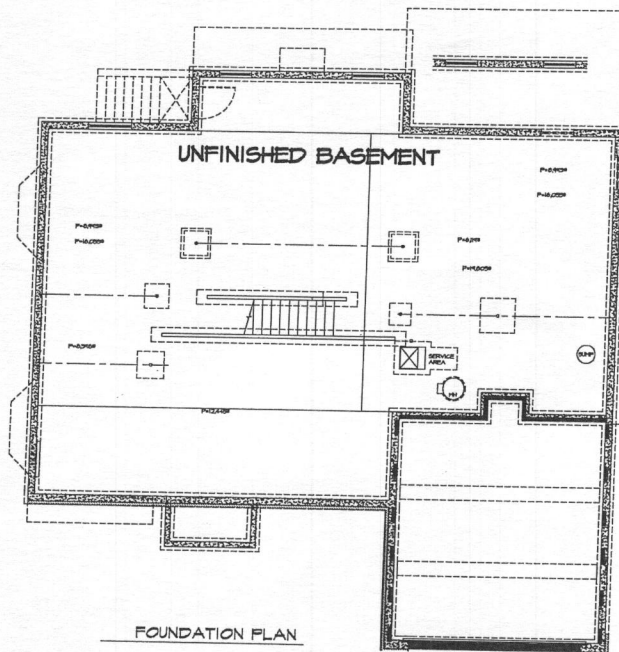
Approved for SBR
1/17/17
R/S



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

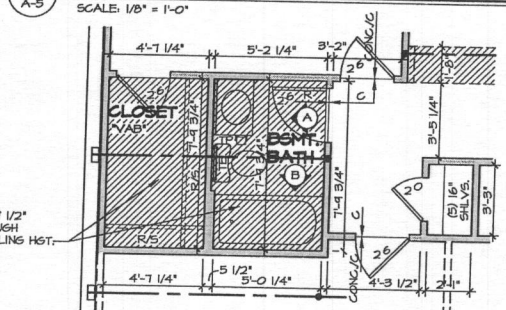
NOTE SHEET	STANDARD DETAILS	BASEMENT / CRAWL										ATTACHED GARAGE / ROOMS					
		ELEV. 1'	ELEV. 2'	ELEV. 3'	ELEV. 4'	ELEV. 5'	ELEV. 6'	ELEV. 7'	ELEV. 8'	ELEV. 9'	ELEV. 10'						
FRONT ELEVATIONS - PARTIAL BRICK	D-1	3	6		11												
FRONT ELEVATIONS - PARTIAL STONE	D-2	4	7	10	12	14	15	16									
LEFT SIDE ELEVATIONS	D-3	5	8		13												
RIGHT SIDE ELEVATIONS	D-4	17	17	17	17	17	20	20									
FOUNDATION - BASEMENT	D-5	18	18	18	18	18	21	21									
FOUNDATION - CRAWL	D-6	19	19	19	19	19	22	22									
FOUNDATION HOLD DOWNS	D-7	23	26	26	26	26	21	21									
PLUMBING GROUND WORKS - BASEMENT	D-8	24	26	26	26	26	26	26									
PLUMBING GROUND WORKS - CRAWL	D-9	30	31														
BASERMENT PLAN	D-10	32															
FIRST FLOOR PLAN	D-11	34															
SECOND FLOOR PLAN	D-12	35	35	36	36	36	37	37									
THIRD FLOOR PLAN - LUXURY SUITE	D-13	40	40	41	41	41	41	41									
BUILDING SECTION THROUGH GARAGE	D-14	42															
BUILDING SECTION THROUGH GARAGE	D-15	43															
BUILDING SECTION THROUGH GARAGE	D-16	44															
BUILDING SECTION THROUGH GARAGE	D-17	45															
STAIR PLANS AND SECTIONS - LUXURY SUITE	D-18	46															
STAIR PLANS AND SECTIONS - STANDARD	D-19	47	51	52													
STAIR PLANS AND SECTIONS - UPGRADE	D-20	48	49	52	54												
STAIR PLANS AND SECTIONS - METAL BALUSTERS	D-21	41	49	52	54												
STAIR PLANS AND SECTIONS - GRANITE/STAINLESS STEEL	D-22	50	53														
KITCHEN PLANS - HOOD 'A'	D-23	56	57														
KITCHEN PLANS - HOOD 'B'	D-24	58	58														
KITCHEN PLANS - HOOD 'C'	D-25	60															
MISC. CABINET DETAILS - METABAR	D-26	61															
BATH ELEVATIONS	D-27	63	63														
INTERIOR DETAILS	D-28	64															
EXTERIOR DETAILS	D-29	65															
BASERMENT ELECTRICAL	D-30	66	61	65	64	70	71	72									
FIRST FLOOR ELECTRICAL	D-31	73															
SECOND FLOOR ELECTRICAL	D-32	74	75	75	75	75	76	76									
FIRST FLOOR JOIST LAYOUT - BASEMENT	D-33	78	78	79	79	79	79	79									
FIRST FLOOR JOIST LAYOUT - CRAWL	D-34	80	81	83	83	84	83	84									
SECOND FLOOR JOIST LAYOUT	D-35	82	82	83	83	84	83	84									
SECOND FLOOR JOIST LAYOUT - LUXURY SUITE	D-36	85	85	86	86	86	86	86									
ROOF FRAMING - BONUS ROOM / BEDROOM #2	D-37	87															
TRUSS BRACING	D-38	88	92	94	98	101	104	106									
BRACED WALL PANEL DETAIL - 90 MPH	D-39	106	107														
BRACED WALL PANEL DETAIL - 100 MPH	D-40	108	109														
BASERMENT HVAC LAYOUT	D-41	109															
CRAWL HVAC LAYOUT	D-42	112	113	114													
FIRST FLOOR - BASEMENT HVAC LAYOUT	D-43	115															
FIRST FLOOR - CRAWL HVAC LAYOUT	D-44	116	117														
SECOND FLOOR HVAC LAYOUT - NO BONUS ROOM	D-45	118															
SECOND FLOOR HVAC LAYOUT - WITH BONUS ROOM	D-46	119	120														
ATTIC HVAC LAYOUT	D-47	121	122														
	D-48	123	124														

BASE SQUARE FOOTAGE	
FIRST FLOOR	6025 SQ. FT.
SECOND FLOOR	6025 SQ. FT.
HOUSE TOTAL	12050
ELEVATIONS SQ. FT.	
ELEVATION 'B'	6025 SQ. FT.
ELEVATION 'C'	6025 SQ. FT.
ELEVATION 'D'	6025 SQ. FT.
ELEVATION 'E'	6025 SQ. FT.
ELEVATION 'F'	6025 SQ. FT.
ELEVATION 'G'	6025 SQ. FT.
ELEVATION 'H'	6025 SQ. FT.
ADDITIONAL SQ. FT.	
MORNING ROOM	6025 SQ. FT.
4'-0" FAMILY ROOM EXT.	6025 SQ. FT.
SIDE FAMILY RM	6025 SQ. FT.
FIREPLACE	6025 SQ. FT.
SITTING AREA W/ COVERED PORCH	6025 SQ. FT.
BONUS ROOM / BONUS BEDROOM	6025 SQ. FT.
W/ 4' EXTENSION	6025 SQ. FT.
W/ SIDE ATTACHED FRONT ENTRY GARAGE	6025 SQ. FT.
LUXURY OWNERS BATH	6025 SQ. FT.
W/ 2 CAR GARAGE	6025 SQ. FT.
W/ 2 GARAGE EXT.	6025 SQ. FT.
W/ 3 CAR GARAGE	6025 SQ. FT.
BONUS ROOM #2 / BEDRM #2	6025 SQ. FT.
OPT. BATH #2 A.I.T. DESIGN	6025 SQ. FT.
MAXIMUM FINISHED SQ. FT.	
HOUSE TOTAL	6025 SQ. FT.
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT	
FINISHED BASEMENT SQ. FT.	
RECREATION ROOM	6025 SQ. FT.
W/ MORNING ROOM	6025 SQ. FT.
HOME OFFICE	6025 SQ. FT.
W/ CLOSET	6025 SQ. FT.
BASERMENT BATH	6025 SQ. FT.
MEDIA ROOM	6025 SQ. FT.
EXERCISE ROOM	6025 SQ. FT.
FOOTPRINT	
BASE HOUSE:	
WIDTH:	34'-0"
DEPTH:	59'-0"
MAXIMUM:	
WIDTH:	66'-8"
DEPTH:	64'-4"
SET - VERSION:	10800 02 CS-1



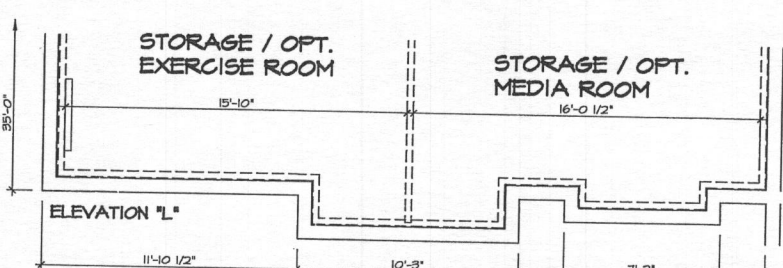
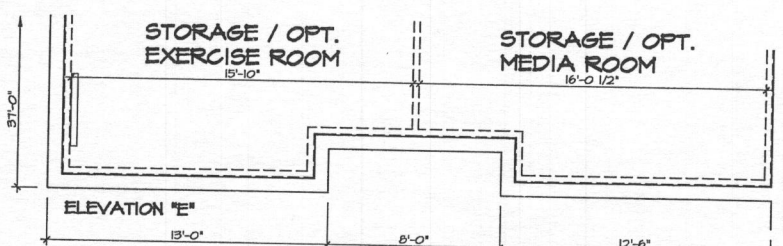
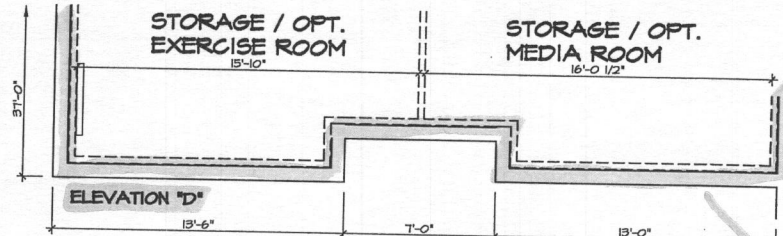
FOUNDATION PLAN

2 UNFINISHED BASEMENT PLAN



3 OPTIONAL BASEMENT BATH

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



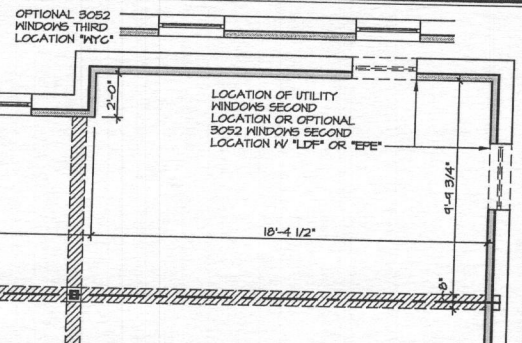
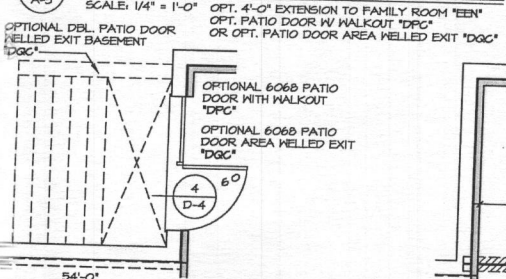
5 Bedrooms

WITH OPTION "SCI" - DRYWALL UNFINISHED BASEMENT CEILING AREA

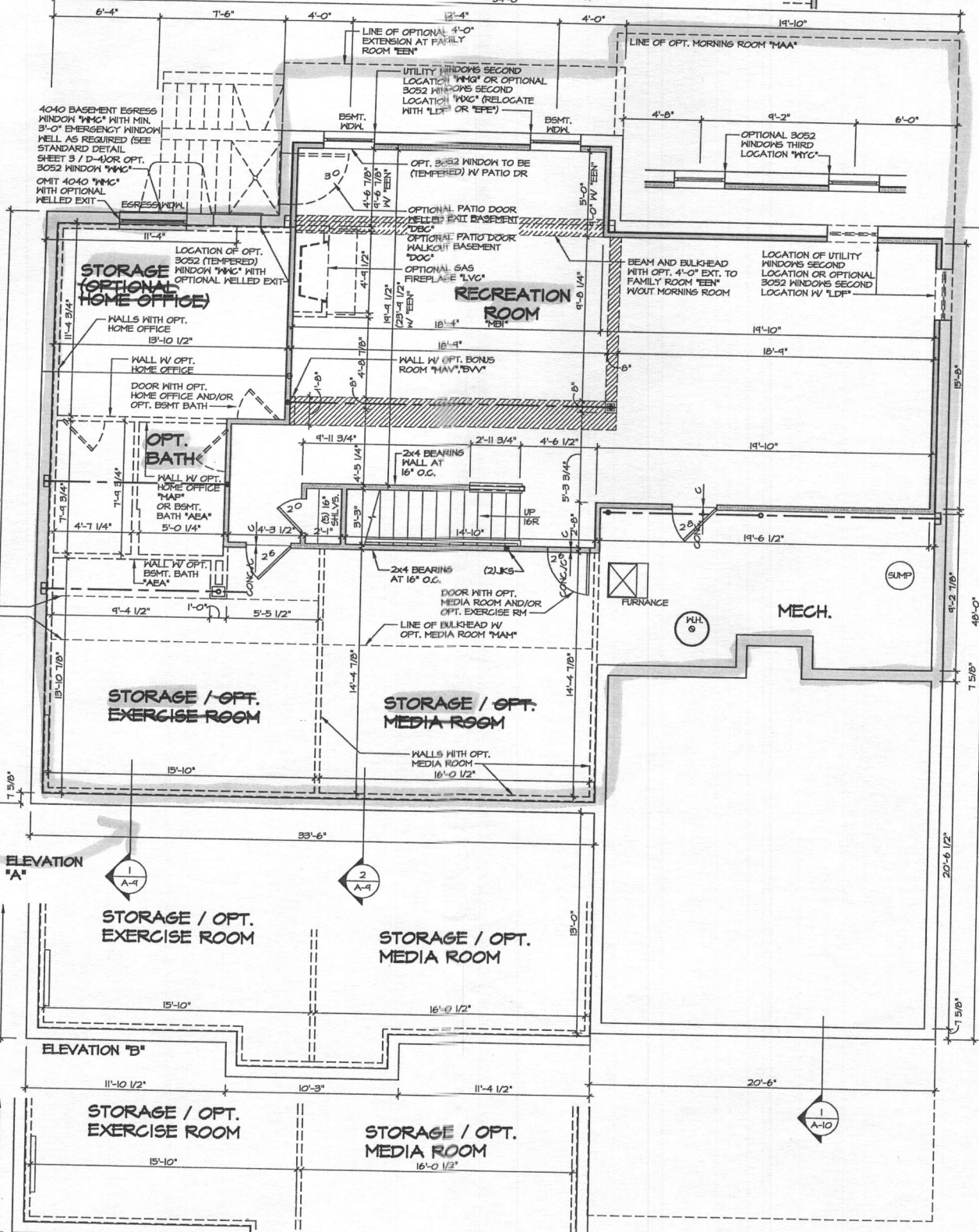
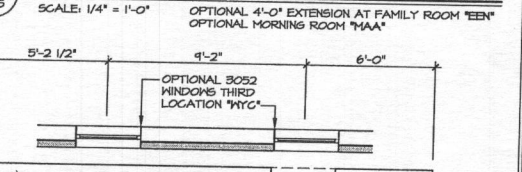
NOTES:

- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
- 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" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

6 BASEMENT PLAN PARTIAL



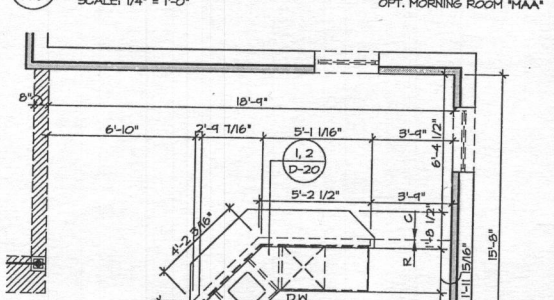
7 BASEMENT PLAN PARTIAL



1 BASEMENT PLAN

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

4 BASEMENT PLAN PARTIAL



5 BASEMENT PLAN PARTIAL

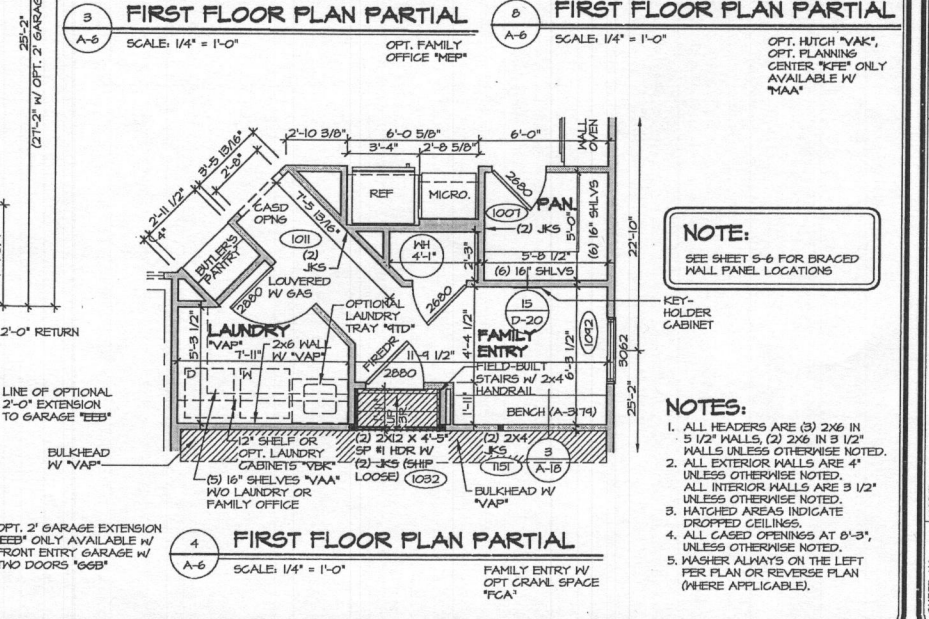
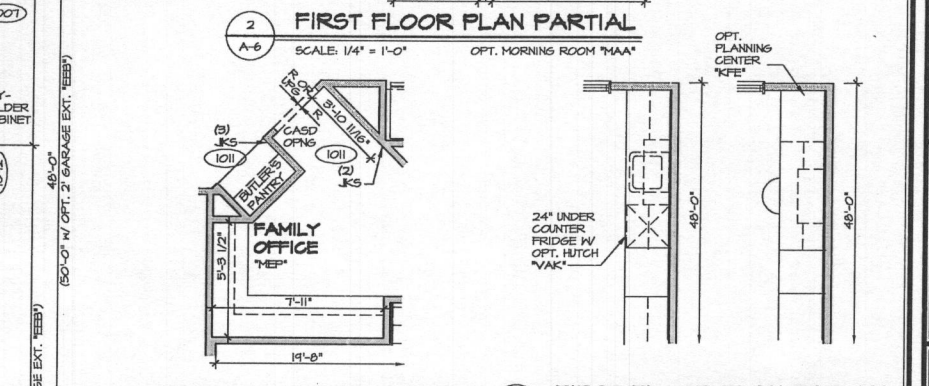
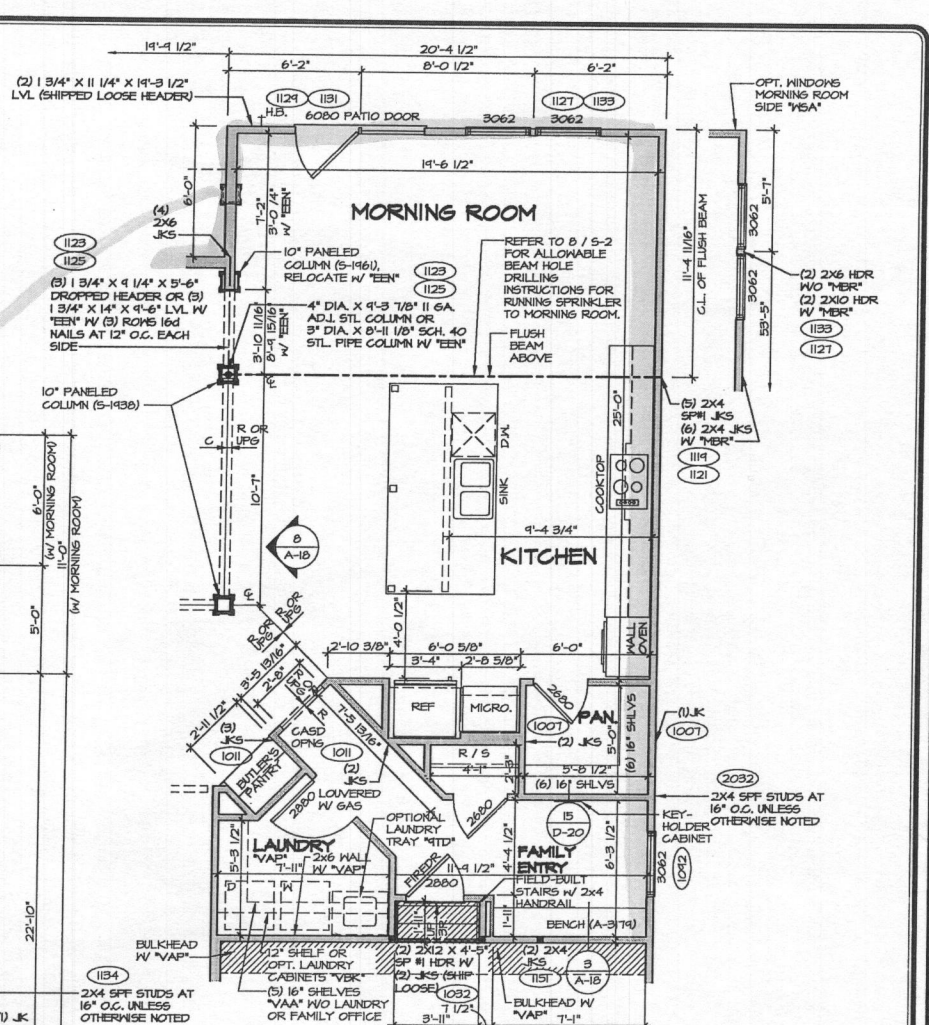
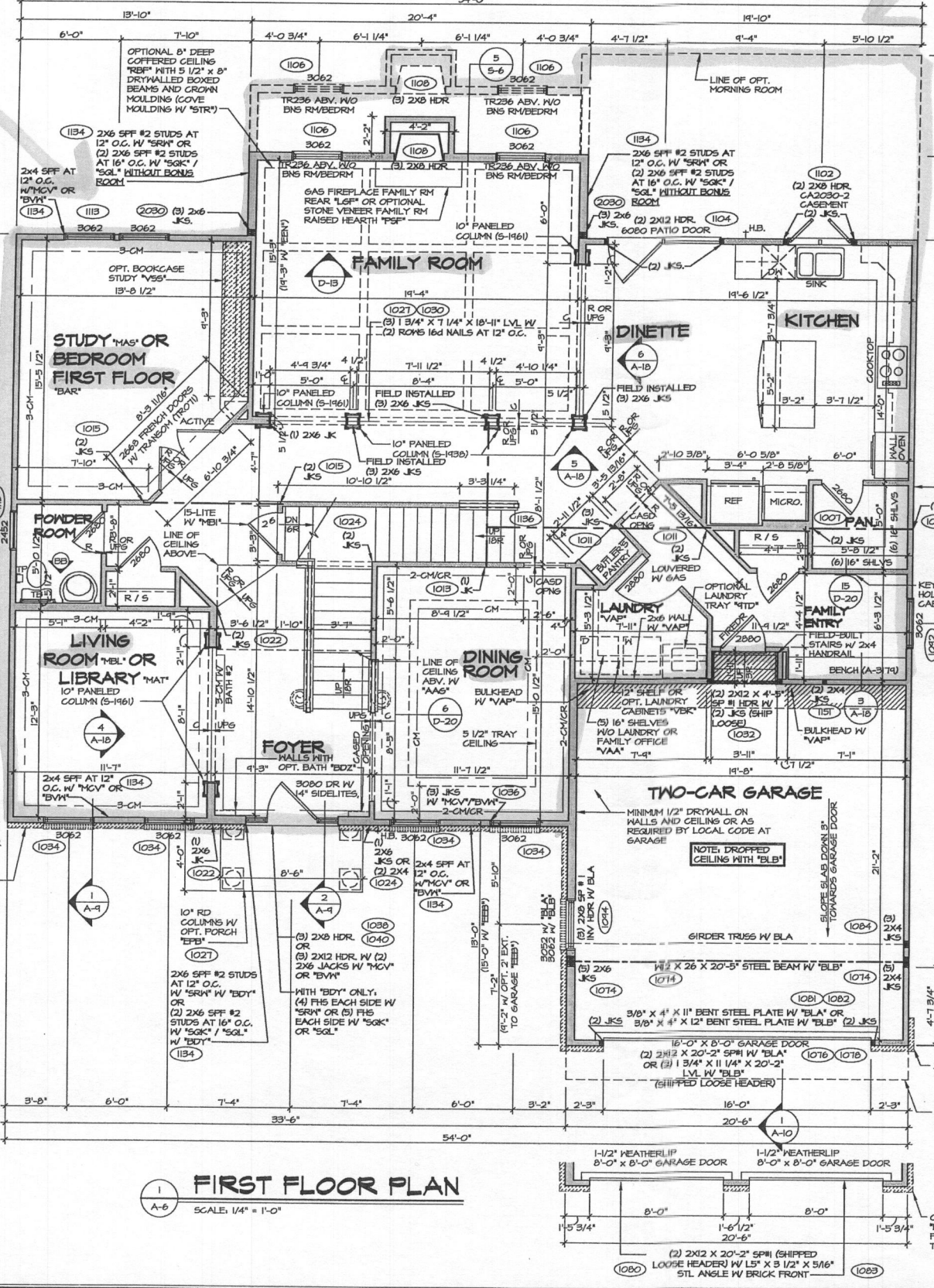
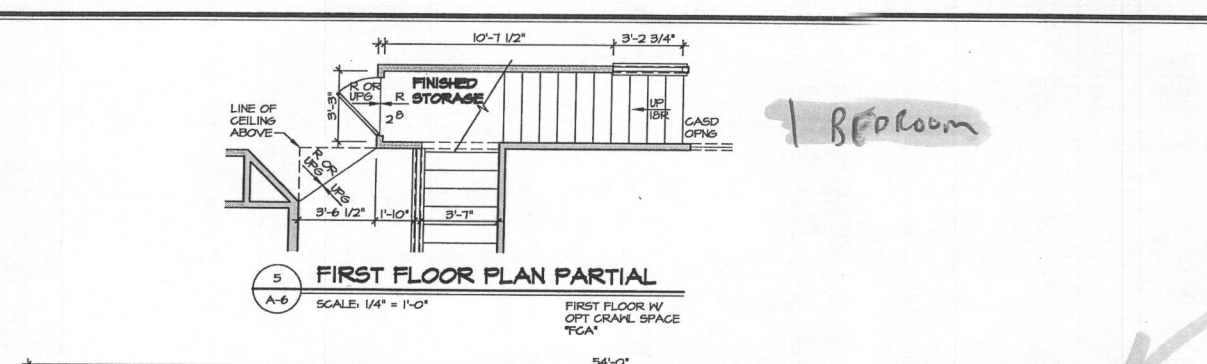
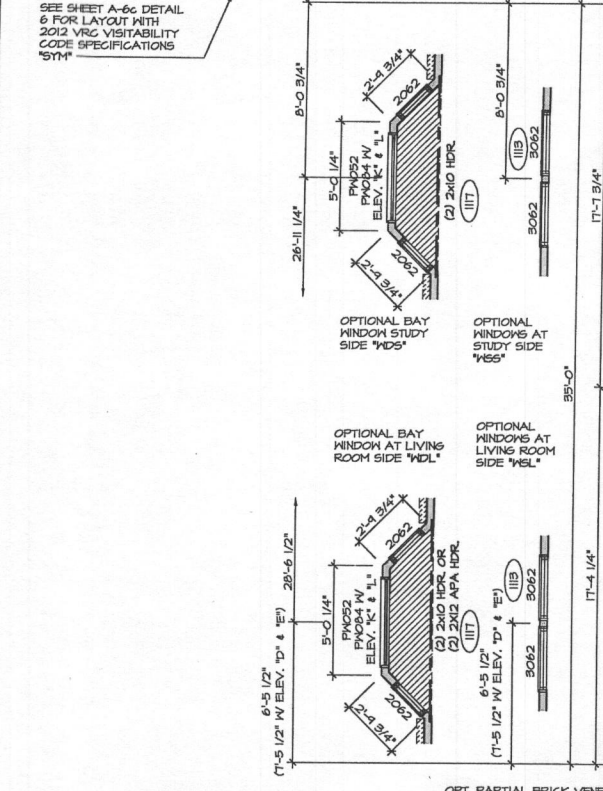
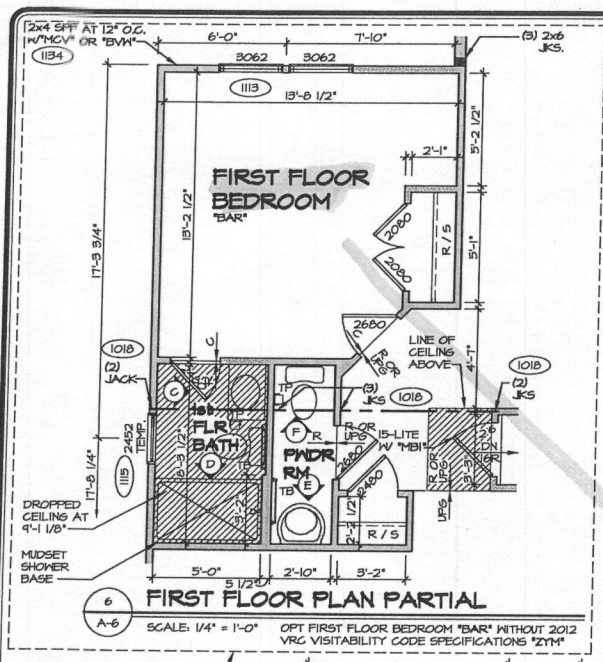
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	REMARKS
10	10/16/14	9595 - CREATED VERSION 02 (2x4 WALLS)
11	12/21/14	9595 - ADDED DIMENSION FOR OPT. WINDOW PWS 2649T
12	1/29/15	9595 - RELOCATED REAR UTILITY WINDOWS (PAR. 3020A)
13	5/21/15	9595 - ADDED PARTIAL OF 4' EXT. AND MORN. RM. PAR. 919T
14	6/24/15	9595 - AUDIT REVISIONS
15	8/25/14	AJI - AUDIT VAN-TN 8395
16	4/22/14	L999 - REVISED NET BAR LAYOUT
17	10/14/14	L999 - ADDED BEAM AND BULKHEAD WITH 4'-0" TO FAMILY ROOM
18	10/14/14	L999 - ADDED BULKHEADS IN MEDIA AND EXERCISE ROOM

MODEL: REMINGTON PLACE II
DRAWING TITLE: BASEMENT FLOOR PLAN
DATE: 06/26/13
OPTION: FULL BASEMENT

SHEET NO. A-5
34

NVR Inc. NVR Inc. Architectural Services Architects, Inc. A Frederick, MD 21702



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

- NOTES:**
1. ALL HEADERS ARE (3) 2X6 IN 5 1/2" WALLS, (2) 2X6 IN 3 1/2" WALLS UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL CASSED OPENINGS AT 8'-3", UNLESS OTHERWISE NOTED.
 5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

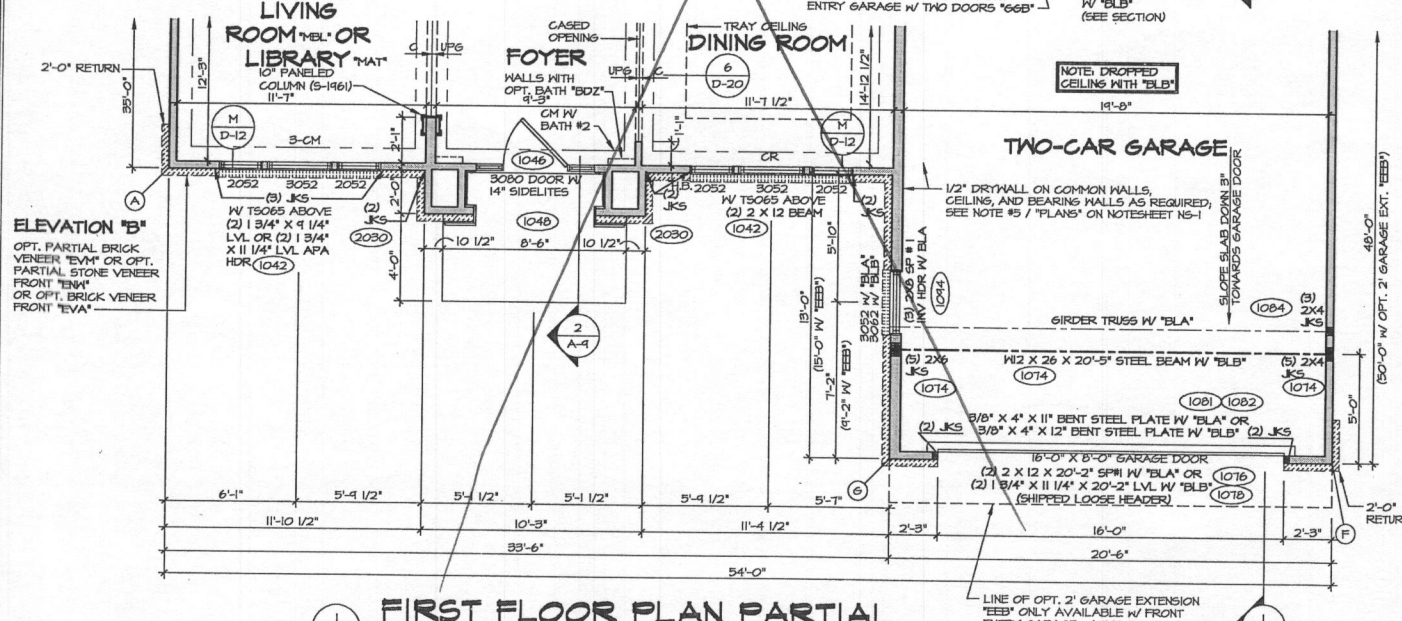
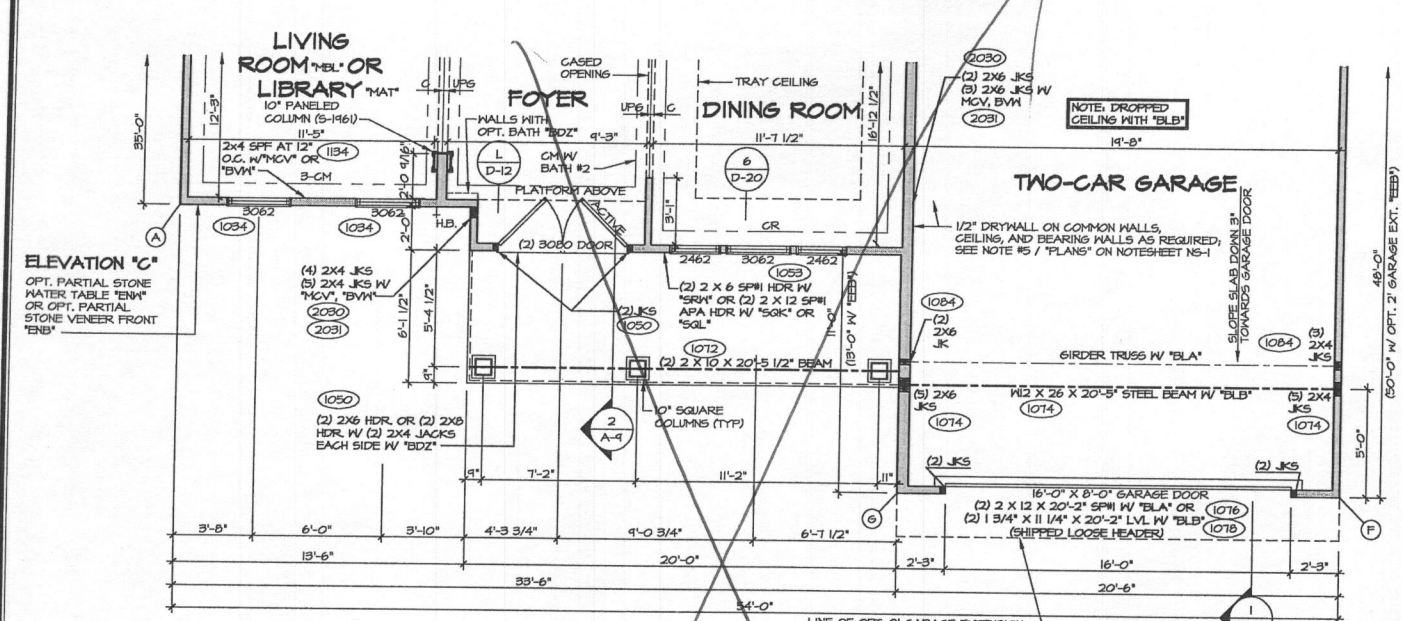
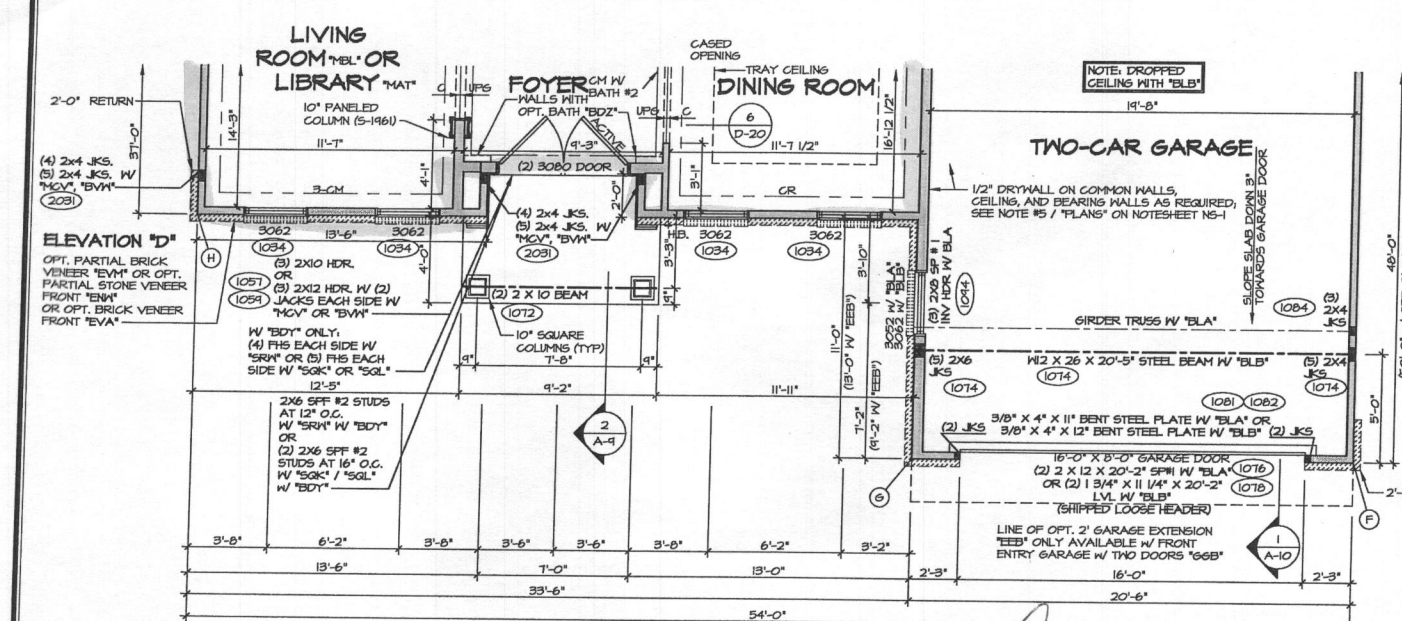
REV. NO.	DATE	DESCRIPTION
1	7/14/15	SKY - ADDED NOTE FOR 2X6 WALL HV OPT. LAUNDRY PAR 3595B
2	8/14/15	RMK - AUDIT REVISIONS
3	10/16/15	REM - 2012 VA CODE UPDATE
4	10/12/15	LES - ADDED COVE MOLDING TO COVERED CEILING. NOTE (PAR 3544)D
5	12/17/15	LES - REPLACED 2X6 DROPPED HEADER W/ 1X4. (PAR 3666G)
6	2/26/16	CLS - REVISED OPT. COVE AT DETAIL 10-1145. (PAR ID 31659)
7	10/26/16	LES - REVISED LAUNDRY ROOM PAR 4612H
8	12/21/16	SES - PAR 4125H - REVISED BULKHEAD WITH VAP
9	6/28/18	LEA - REVISED WINDOW SPACINGS AT FAMILY ROOM (PAR 3595A)

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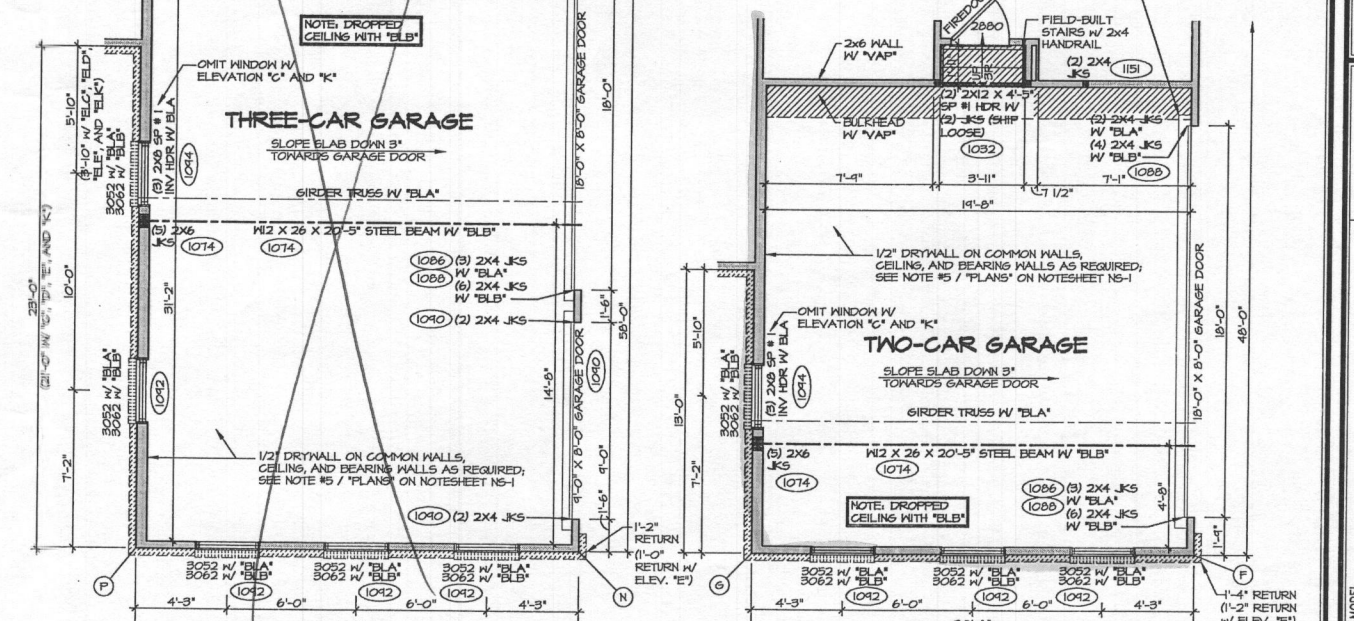
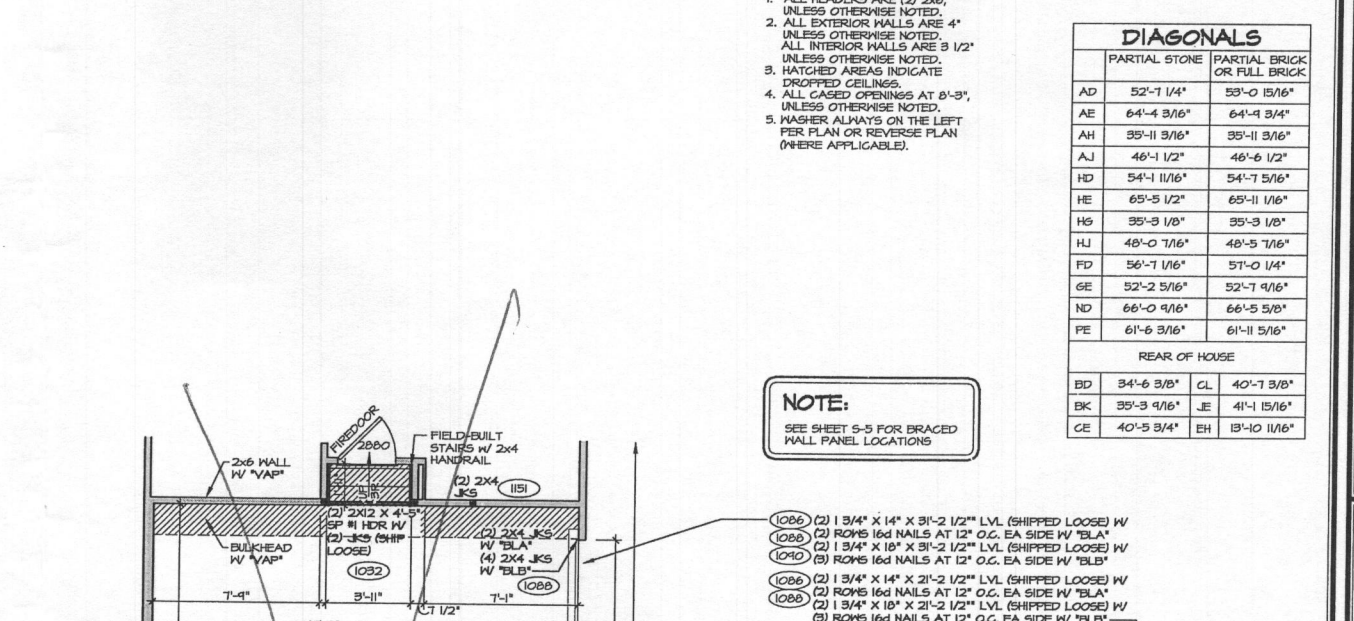
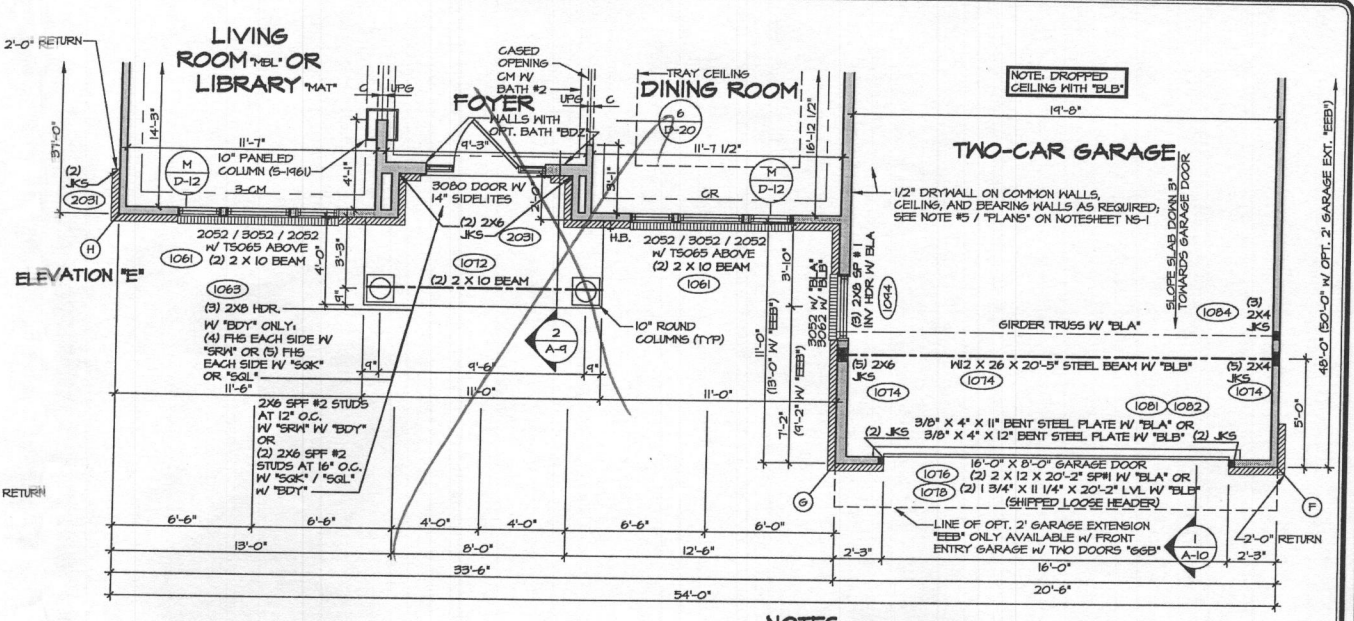
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 NVR, Inc.
 Architectural Services
 21 Byrd Court, Suite A
 Frederick, MD 21702

SET NO. 10800
 VERSION 02
 DRAWN BY DSK
 DATE: 6/26/13
 OPTION

SHEET NO. **A-6**
 REMINGTON PLACE II
 FIRST FLOOR PLAN
 OPTION DESCRIPTION
 35



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



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

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

- NOTES:**
- ALL HEADERS ARE (2) 2x6, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
 - ALL INTERIOR WALLS ARE 3/2" UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILINGS.
 - ALL CASED OPENINGS AT 8'-3", UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

DIAGONALS		
	PARTIAL STONE	PARTIAL BRICK OR FULL BRICK
AD	52'-1 1/4"	53'-0 15/16"
AE	64'-4 3/16"	64'-4 3/4"
AH	35'-11 3/16"	35'-11 3/16"
AJ	46'-1 1/2"	46'-6 1/2"
HD	54'-1 11/16"	54'-7 5/16"
HE	65'-5 1/2"	65'-11 1/16"
HG	35'-3 1/8"	35'-3 1/8"
HJ	48'-0 7/16"	48'-5 7/16"
FD	56'-7 1/16"	57'-0 1/4"
GE	52'-2 5/16"	52'-7 9/16"
ND	66'-0 9/16"	66'-5 5/8"
PE	61'-6 3/16"	61'-11 5/16"

REAR OF HOUSE

BD	34'-6 3/8"	CL	40'-7 3/8"
BK	35'-3 9/16"	JE	41'-1 15/16"
CE	40'-5 3/4"	EH	13'-10 11/16"

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

REVISIONS:

REV. NO.	DATE	DESCRIPTION
1	02/10/18	ISSUE FOR PERMITS
2	02/10/18	REVISED PERMITS
3	02/10/18	REVISED PERMITS
4	02/10/18	REVISED PERMITS
5	02/10/18	REVISED PERMITS
6	02/10/18	REVISED PERMITS
7	02/10/18	REVISED PERMITS
8	02/10/18	REVISED PERMITS
9	02/10/18	REVISED PERMITS

REMARKS:

1. ALL HEADERS ARE (2) 2x6, UNLESS OTHERWISE NOTED.

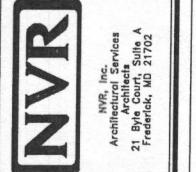
2. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.

3. ALL INTERIOR WALLS ARE 3/2" UNLESS OTHERWISE NOTED.

4. HATCHED AREAS INDICATE DROPPED CEILINGS.

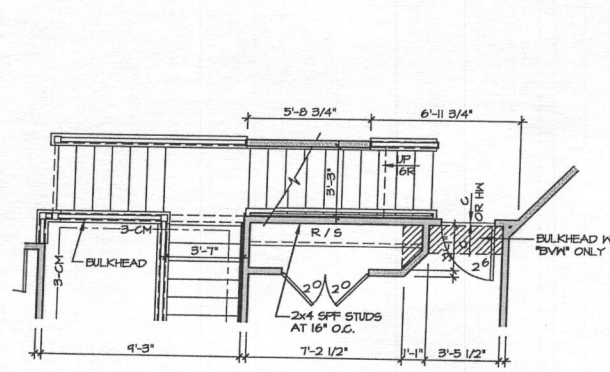
5. ALL CASED OPENINGS AT 8'-3", UNLESS OTHERWISE NOTED.

6. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).



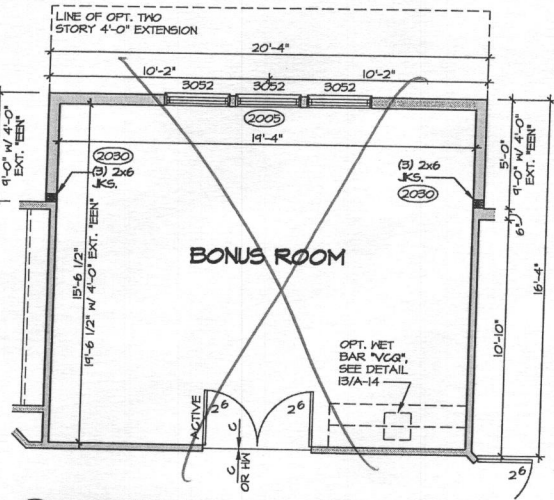
MODEL: REMINGTON PLACE II
DRAWING TITLE: FIRST FLOOR PLAN
DATE: 07/02/18
OPTION: ELEVATIONS 'B', 'C', 'D', AND 'E'
TWO OR THREE CAR SIDE ENTRY GARAGE

SHEET NO. **A-6b**
36



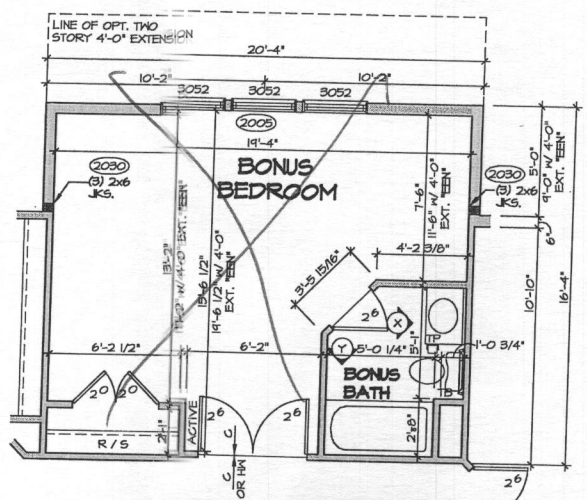
5 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"

OPT. BONUS ROOM #2 OR BONUS BEDROOM #2 "MCV", "BVM"



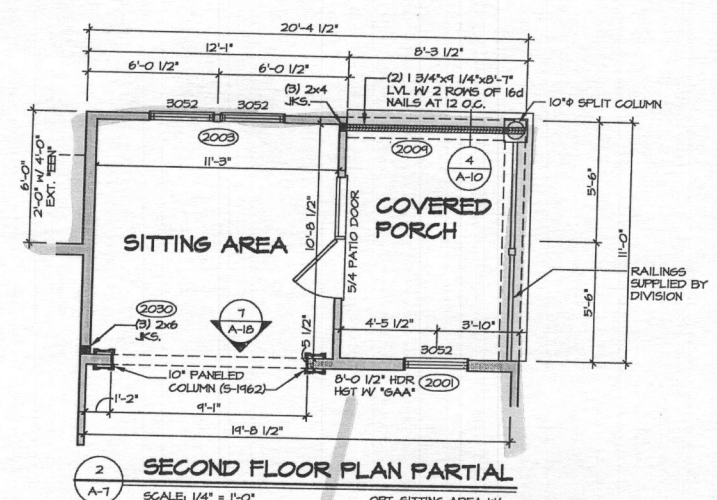
4 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"

OPT. BONUS ROOM "MAV"



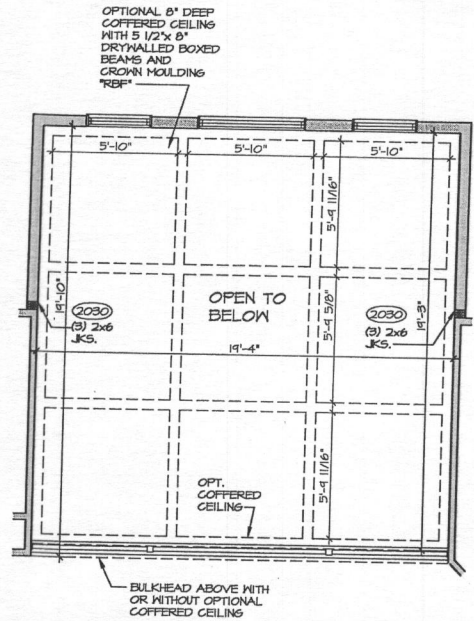
3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"

OPT. BONUS BEDROOM "BVM"



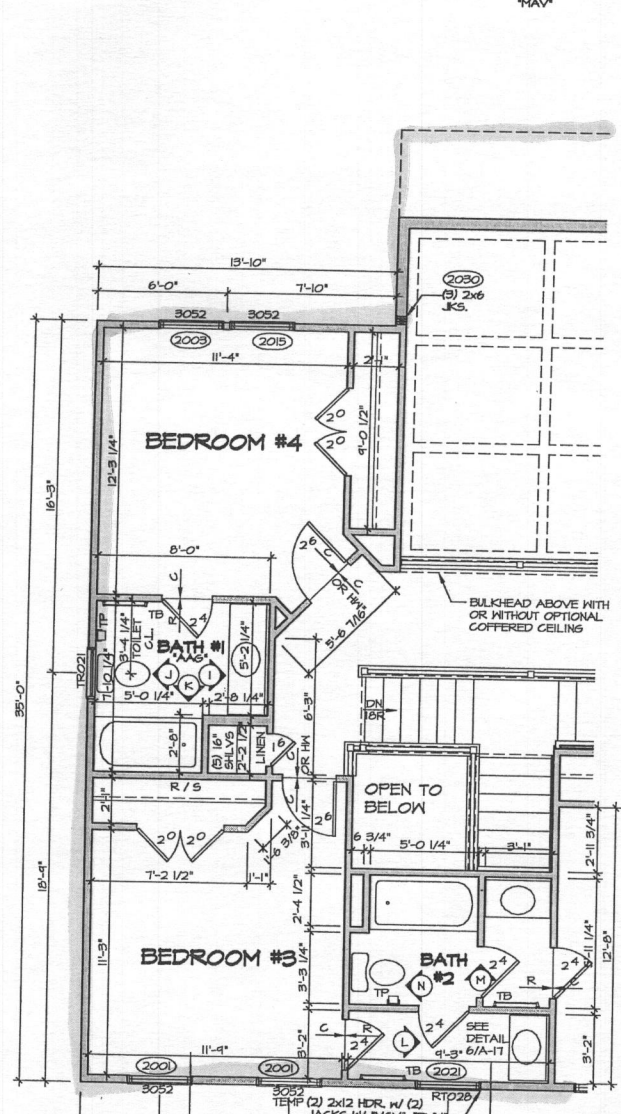
2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"

OPT. SITTING AREA W/ COVERED PORCH "HER"



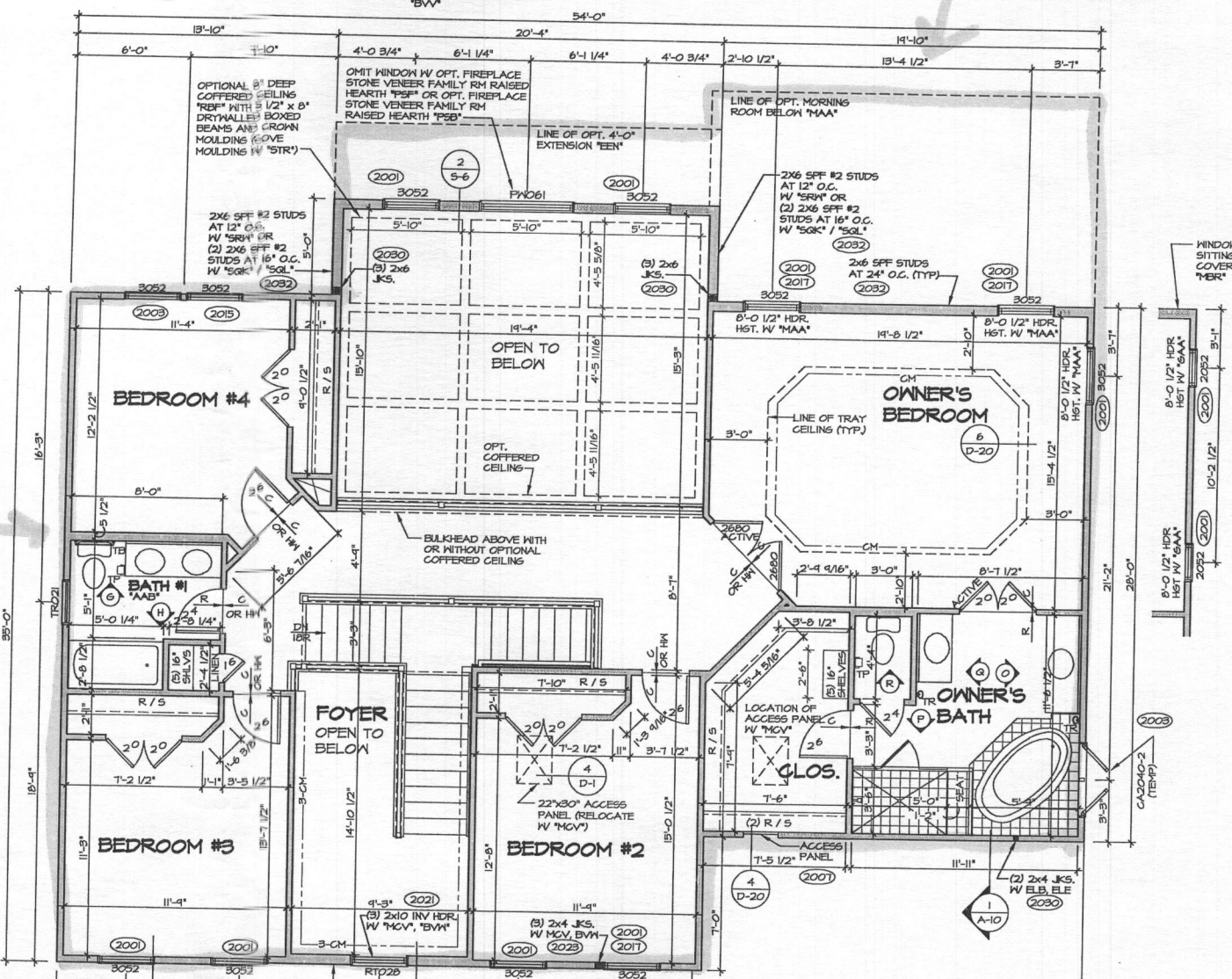
7 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"

OPTIONAL COFFERED CEILING "RFB" W/ 4' EXTENSION "TEB"



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

SHOWN WITH OPTIONAL BATH #1 ALTERNATE DESIGN "AAG" AND OPTIONAL BATH #2 ALTERNATE DESIGN "BDZ"



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

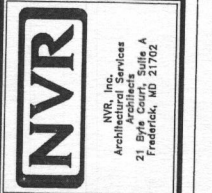
- NOTES:**
1. ALL HEADERS ARE (3) 2x6 IN 5 1/2" WALLS, (2) 2x6 IN 3 1/2" WALLS UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE COFFERED CEILINGS.
 4. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE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

4 Bedrooms

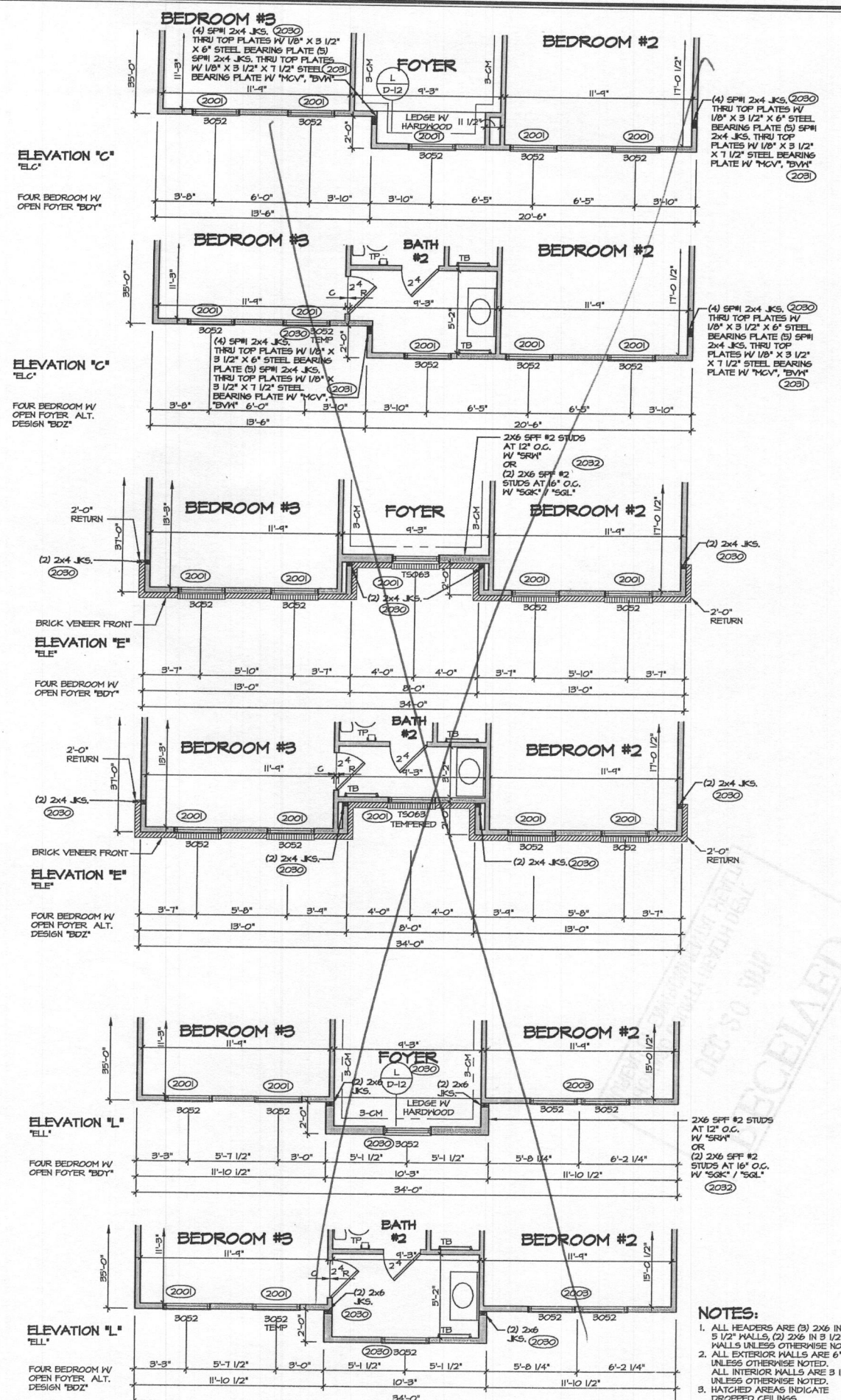
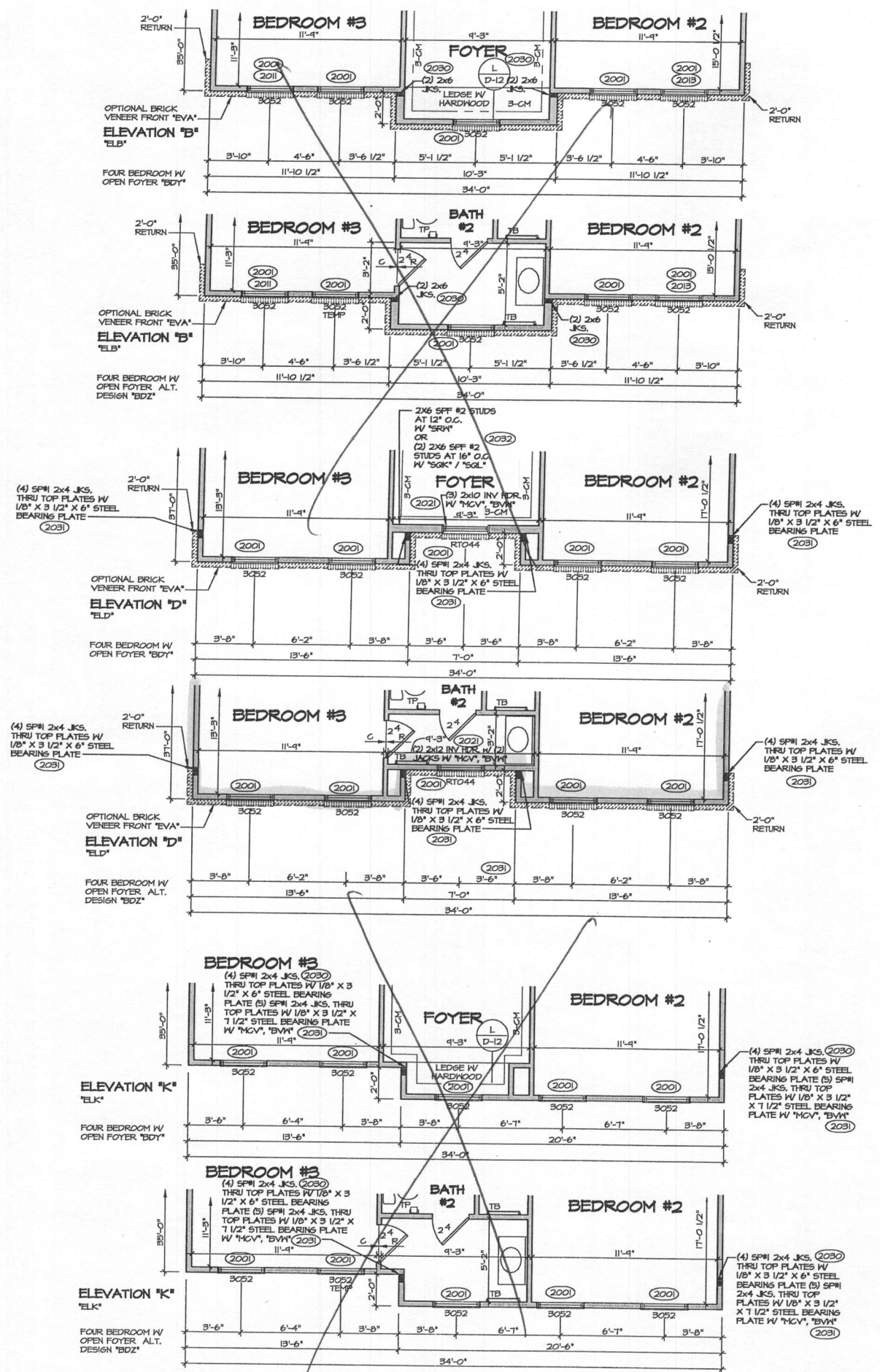
REMARKS

REV. NO.	DATE	DESCRIPTION
14	7/16/15	SKM - ADDED NOTE ABOUT BULKHEAD BETWEEN HALL AND FAMILY RM PAR 34026
15	9/14/15	EBB - ADDED NOTE THAT FINISH IS OMITTED W/ STONE FIREPLACE (PAR 34167)
20	10/12/15	J.R. - ADDED COVE MOLDINGS TO COFFERED CEILING NOTE (PAR 34167)
21	10/12/15	SKM - ADDED NOTES IN BATH #2 W/ OPT. "TRZ" PAR 38571
16	9/14/15	EBB - ADDED BULKHEAD NOTE W/ "BVM"
17	9/14/15	GLS - REVISED NOTE FOR SECOND ATTIC ACCESS TO BE W/ "MCV" (PAR ID 31441)
18	9/14/15	J.R. - INCREASED BONUS BATH DOOR HALL FOR TRIM (PAR 38589)
19	6/16/15	J.R. - REVISED COLUMN AT COVERED PORCH TO 10\"/>
19	6/23/15	J.R. - RELOCATED FAMILY ROOM WINDOWS (PAR 38584)

NVR, Inc. hereby certifies that the information on this drawing is true and correct to the best of our knowledge and belief. We warrant that the information on this drawing is true and correct to the best of our knowledge and belief. We warrant that the information on this drawing is true and correct to the best of our knowledge and belief.



MODEL	REMINGTON PLACE II
SHEET NO.	A-7
VERSION	02
DRAWN BY	DBK
DATE	06/27/15
OPTION	BDY
DESCRIPTION	FOUR BEDROOM W/ OPEN FOYER STANDARD OWNER'S SUITE
OPTION	ELA
40	



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

- NOTES:**
1. ALL HEADERS ARE (1) 2X6 IN 3 1/2" WALLS, (2) 2X6 IN 3 1/2" WALLS 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 CEILING.
 4. ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
 5. HATCHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

REV. NO.	DATE	REVISIONS
1	12/16/13	IBES - PROTOTYPING REVISIONS
2	1/14/14	IBES - MARKETING REVISIONS
3	6/10/14	A.J.H. - AUDIT VAN-TH BARS
4	10/24/14	1599 - CREATED VERSION 02 (2x4 WALLS)
5	12/24/14	1594 - REV. 1506B TO BE TRIM W/ ELE AND BIZ PAR 2474
6	4/20/15	1595 - PAR 162574 - ADDED TOWER BARS TO HATCHER ACT

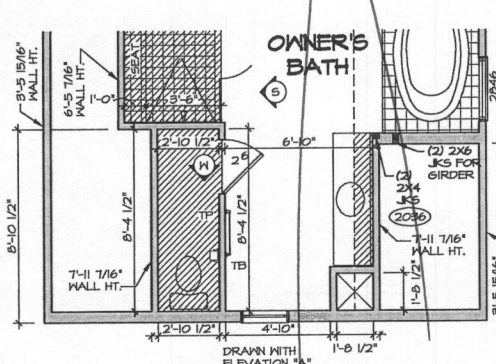
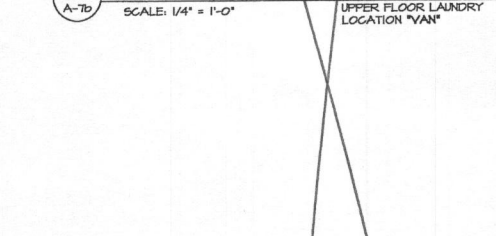
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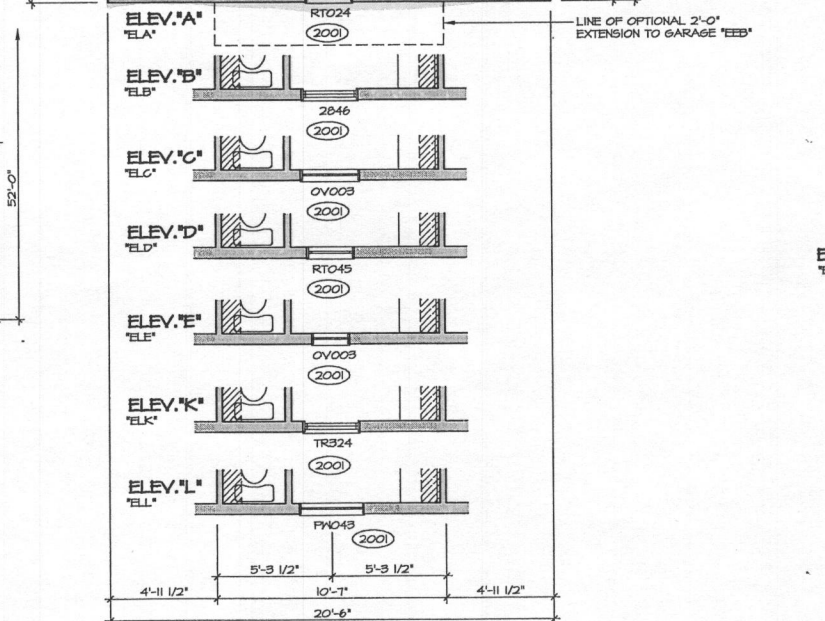
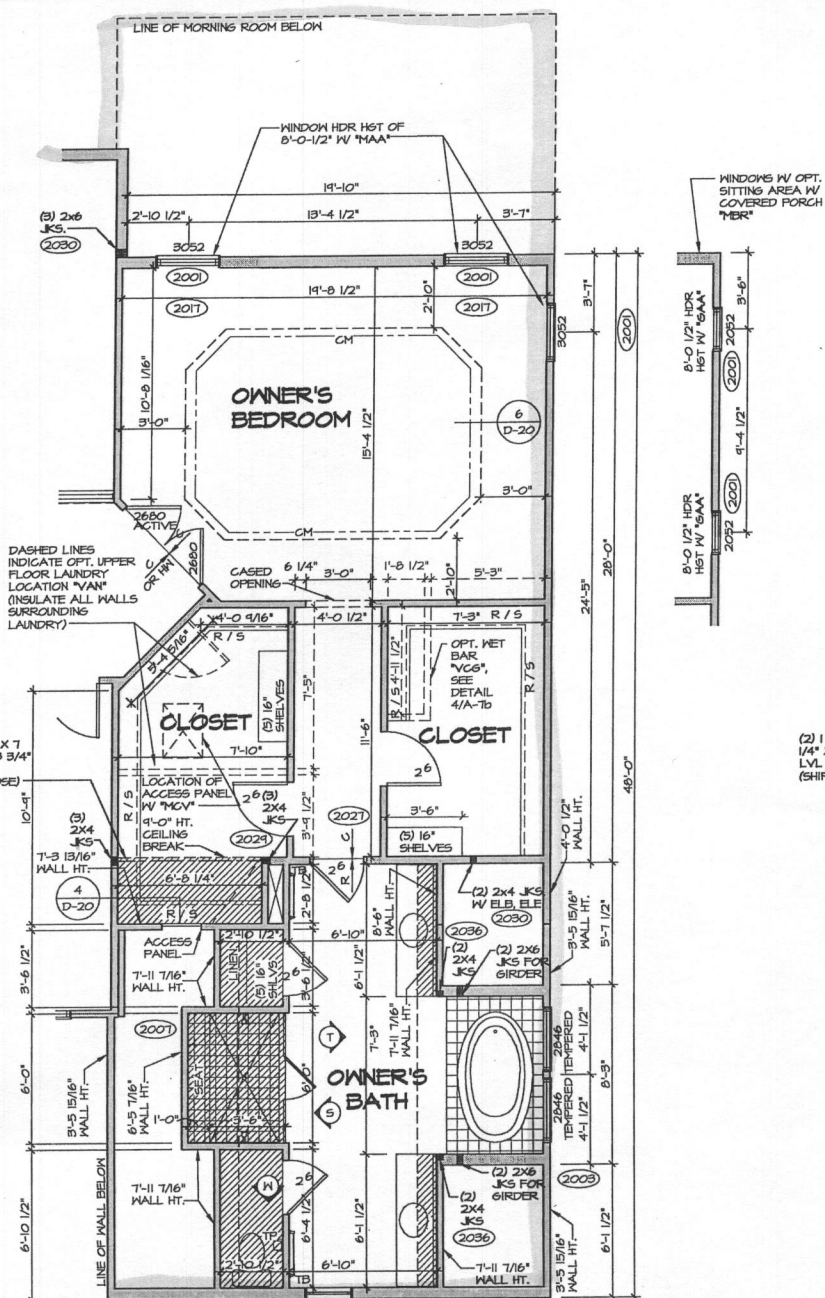
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21 Byrd Court, Suite A
Frederick, MD

SHEET NO. **A-7a**
MODEL NO. **REMINGTON PLACE II**
DRAWING TITLE **SECOND FLOOR PLAN**
DATE: **7/7/15**
OPTION **ELB, ELC, ELD, ELE, ELK, ELL**
DESCRIPTION **ELEVATIONS B, C, D, E, K, L**
41

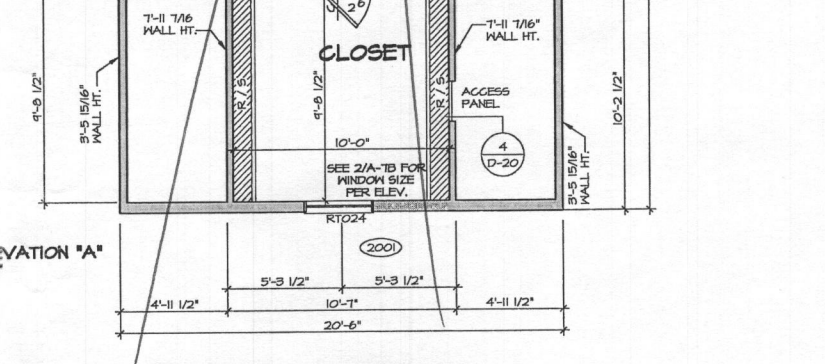
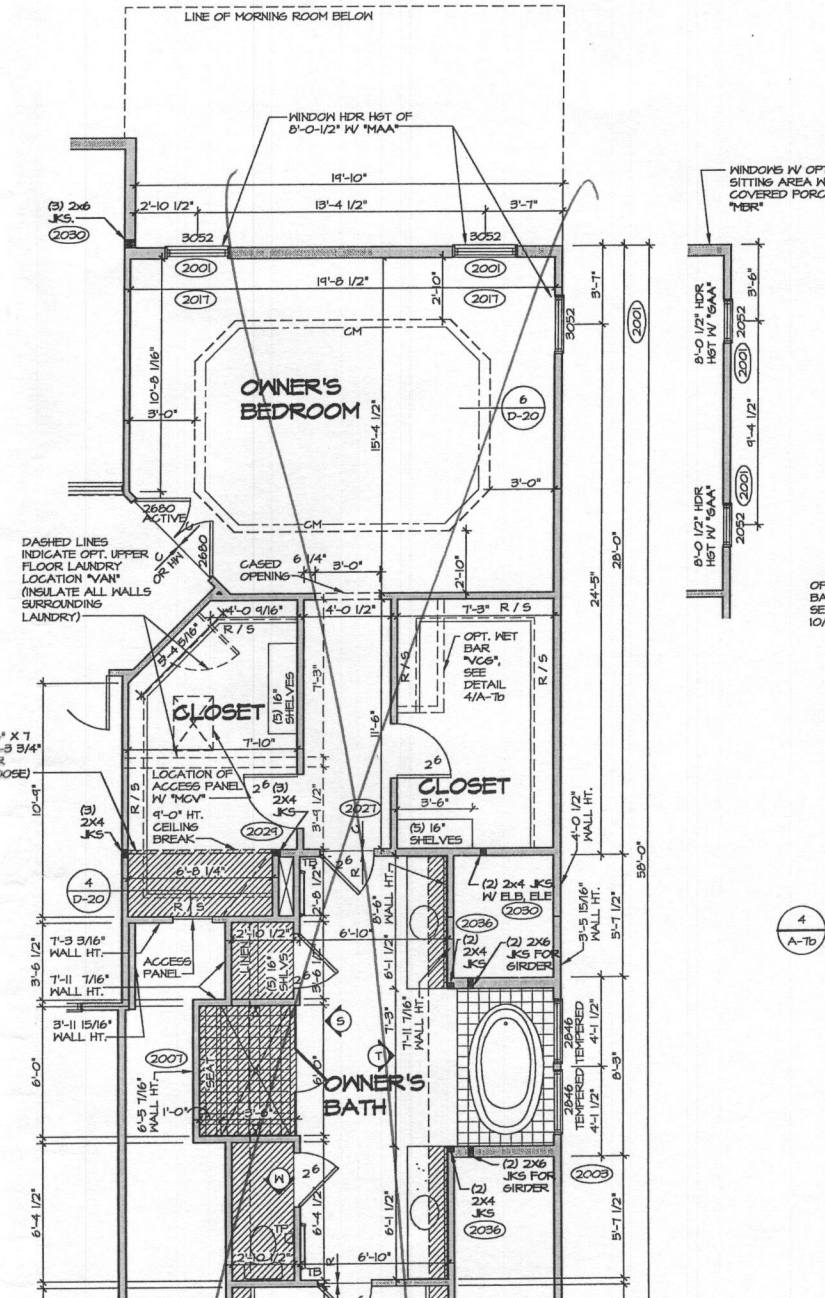
3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
UPPER FLOOR LAUNDRY LOCATION "VAN"



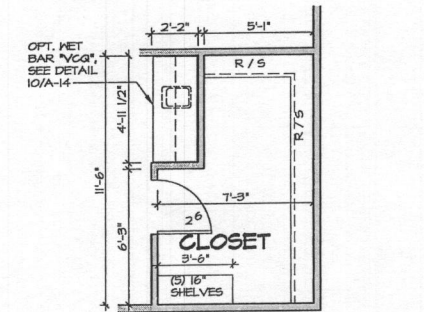
5 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
2'-0" EXTENSION TO GARAGE "EEB"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
LUXURY OWNER'S SUITE "ELB" W/ TWO CAR GARAGE



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
LUXURY OWNER'S SUITE "ELB" W/ TWO CAR GARAGE

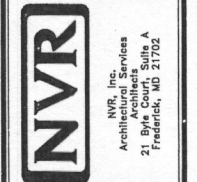


4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. NET BAR "VCG"

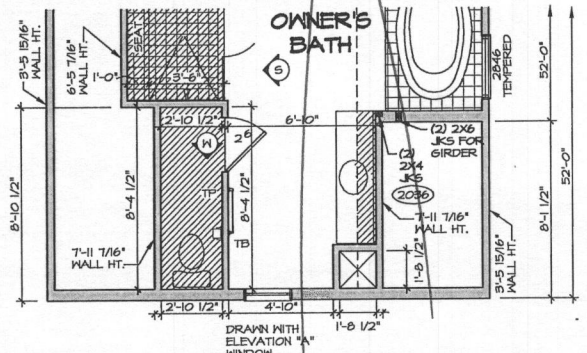
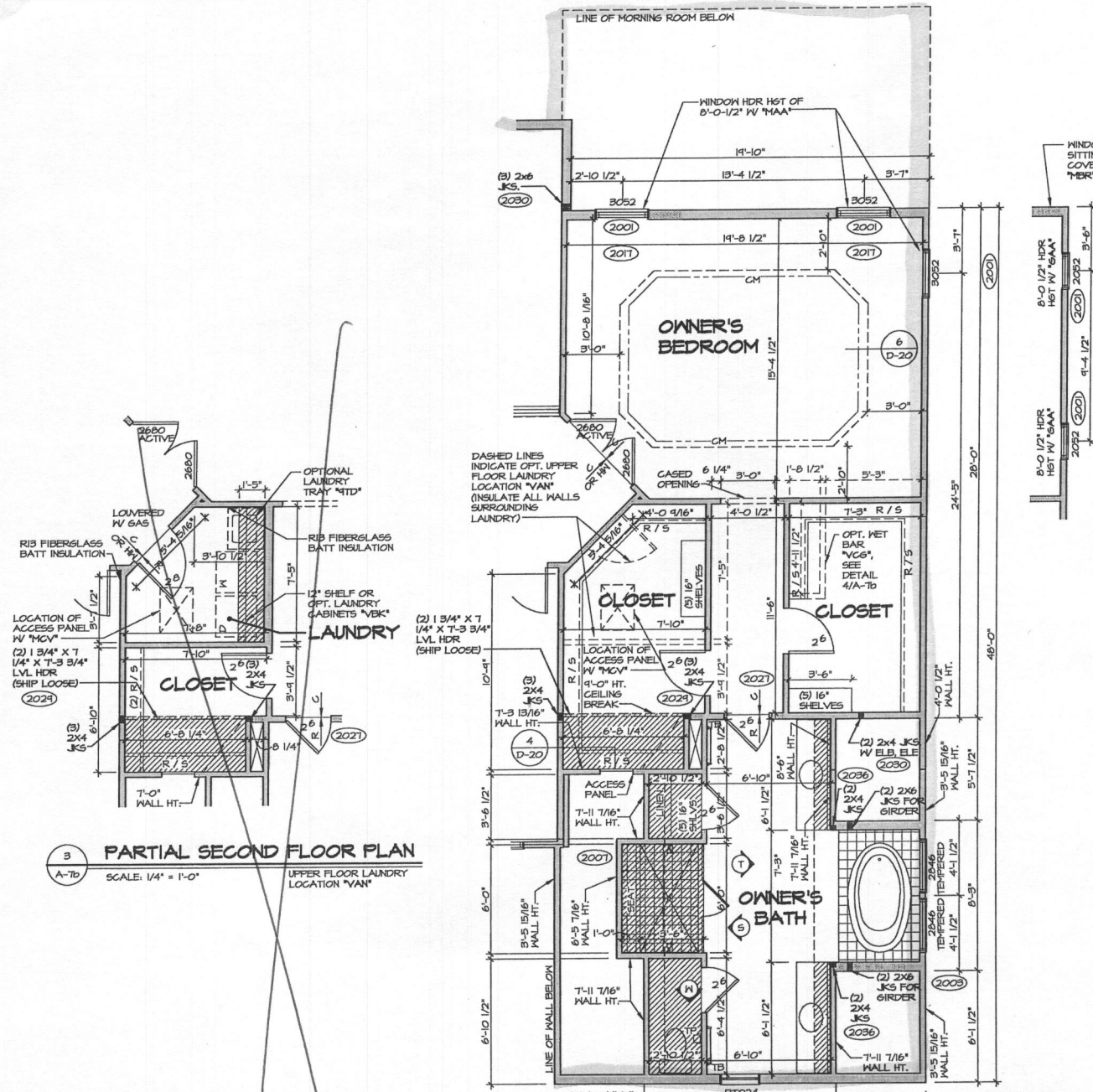
- NOTES:**
1. ALL HEADERS ARE (2) 2X6 IN 5 1/2" WALLS, (2) 2X6 IN 3 1/2" WALLS UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILINGS.
 4. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	4/15/16	E-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
2	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
3	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
4	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
5	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
6	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
7	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
8	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
9	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
10	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
11	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
12	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
13	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
14	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
15	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
16	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
17	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
18	4/15/16	S-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS

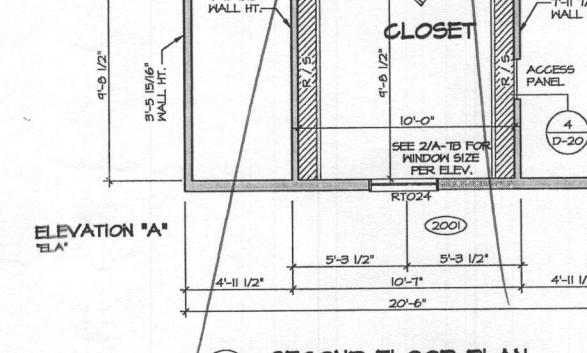
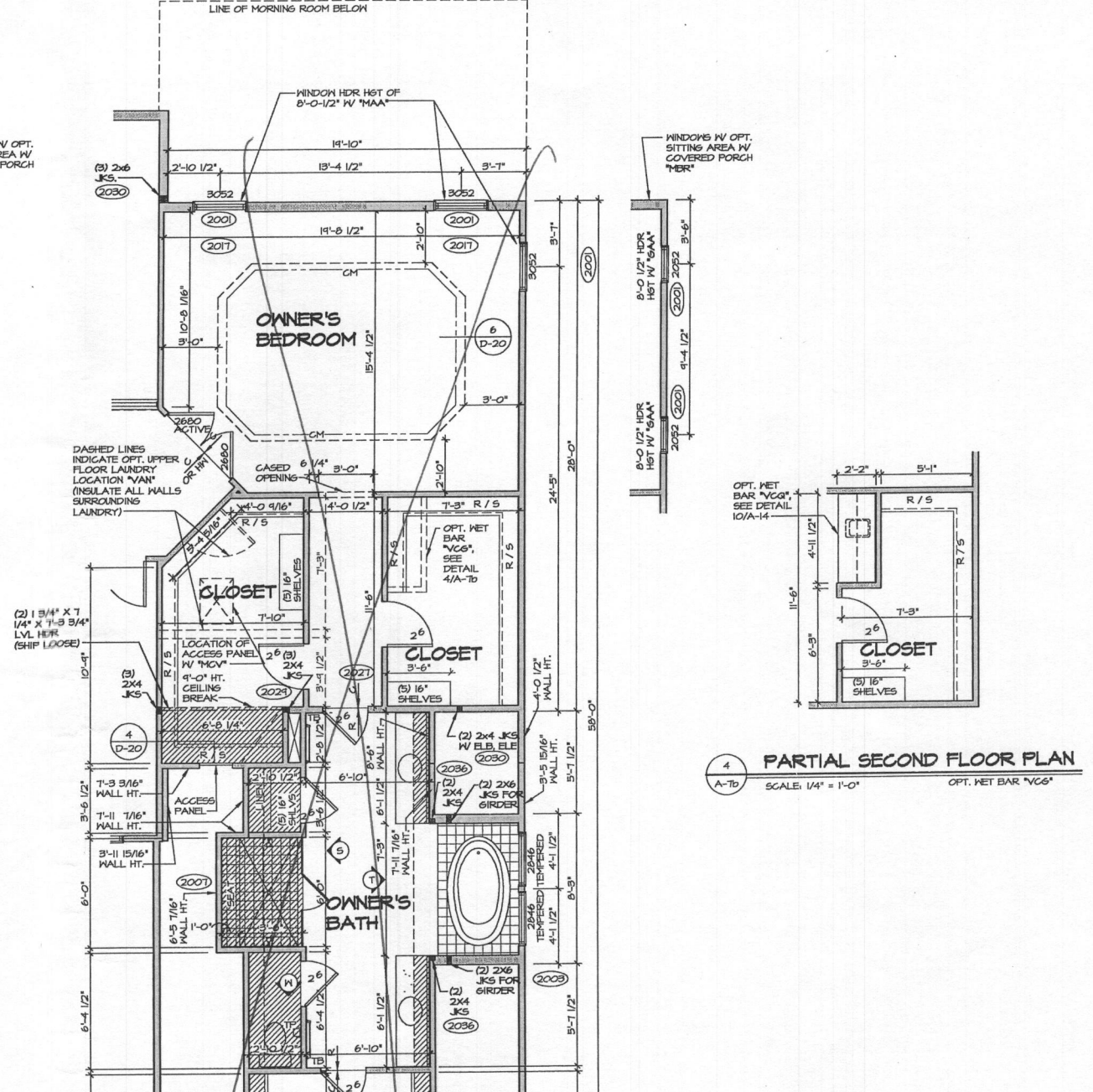


SHEET NO. A-7b	MODEL REMININGTON PLACE II	SET NO. 10800	DATE 07/01/18
DRAWING TITLE SECOND FLOOR PLAN	VERSION 02	DRAWN BY DSK	OPTION BLB
OPTION DESCRIPTION LUXURY OWNER'S SUITE		DATE 07/18/18	
42		07/18/18 - 8:09 AM	



3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
UPPER FLOOR LAUNDRY LOCATION VAN

5 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
2'-0" EXTENSION TO GARAGE "EGB"



4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. HET BAR VCG8

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
LUXURY OWNER'S SUITE "ELB" IN THREE CAR GARAGE

- NOTES:**
- ALL HEADERS ARE (2) 2X6 IN 5 1/2" WALLS, (2) 2X6 IN 3 1/2" WALLS 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 CEILINGS.
 - ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

REV. NO.	DATE	REMARKS
1	4/19/16	E-1 - PAR #5212 - ADDED KNEEWALLS AND MALL HEIGHTS
2	1/26/15	SH-1 - REVISED HDR. HEIGHT OF WINDOWS W/ "HEB" PAR 30229
3	2/10/15	HEB - ADDED OPTIONAL LAUNDRY TRAY OPTION - PAR 30208
4	3/14/15	CL-5 - ADDED THE LOCATION OF ATTIC ACCESS W/ OPT. "HEV" (PAR ID 31241)
5	3/26/15	CL-5 - REVISED BY DIVISION FROM THE ROCK MOOL NOTE (PAR ID 31241)
6	4/15/15	R/S-1 - REVISED OPTION BLB
7	10/16/15	565 - PAR #52289 - REMOVED FIELD APPLIED OEB / ADDED TO PANEL
8	10/16/15	565 - PAR #52289 - REMOVED FIELD APPLIED OEB / ADDED TO PANEL
9	10/16/15	CVB - ADDED INSULATION NOTE TO THE WALL BETWEEN BEDROOM AND LAUNDRY

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SHEET NO. **A-7b**
MODEL **REMINGTON PLACE II**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION **LUXURY OWNER'S SUITE**

SET NO. 10800
VERSION 02
DRAWN BY DSK
DATE: 07/01/18
OPTION BLB

42

B16005320
5013 Lindera Ct

REMINGTON PLACE II

AL Lot 115
5 Bedrooms

Approved for 5 BR
B16005320
1/17/17
Phm



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Architects
21 Byte Court, Suite A
Frederick, MD 21702

	BASEMENT / CRAWL							ATTACHED GARAGE / ROOMS							STANDARD DETAILS	
	STD. DIMS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "D"	ELEV. "E"	ELEV. "K"	ELEV. "L"	ONE CAR FRONT ENTRY	TWO CAR SIDE ENTRY	THREE CAR SIDE ENTRY	4'-0" FAMILY ROOM EXTENSION	MORNING ROOM	4x8 FIREPLACE FAMILY RM. SIDE		REAR COVERED PORCH
NOTE SHEET	2															D-1
FRONT ELEVATIONS - PARTIAL BRICK		3	6		11											D-2
FRONT ELEVATIONS - PARTIAL STONE		4	7	10	12		15, 16, 2									D-4
FRONT ELEVATIONS - BRICK		5	8		13	14										D-5
LEFT SIDE ELEVATIONS		17	17	17	17	17	20	20								D-5a
REAR ELEVATIONS		18	18	18	18	18	21	21								D-6
RIGHT SIDE ELEVATIONS		19	19	19	19	19	22	22								D-7
FOUNDATION - BASEMENT	23	26	26	26	26	26	27	27			28	29				D-8c
FOUNDATION - CRAWL	24	26	26	26	26	26	27	27			28	29				D-9c
FOUNDATION HOLD DOWNS	25															D-11
PLUMBING GROUND WORKS - BASEMENT	32															D-12
PLUMBING GROUND WORKS - CRAWL	33															D-12b
BASEMENT PLAN	34															D-12c
FIRST FLOOR PLAN	35	35	36	36	36	36	37	37	37	36	36		38	39		D-13
SECOND FLOOR PLAN	40	40	41	41	41	41	41	41								D-14
SECOND FLOOR PLAN - LUXURY SUITE	42															D-15a
THIRD FLOOR - BONUS ROOM / BEDROOM #2	43															D-16
BUILDING SECTION THROUGH FOYER	44															D-17
BUILDING SECTION THROUGH GARAGE	45															D-20
BUILDING SECTION THROUGH GARAGE - LUXURY SUITE	46															D-21
STAIR PLANS AND SECTIONS - STANDARD	47, 51, 52															D-22
STAIR PLANS AND SECTIONS - UPGRADE	48, 49, 53, 54															D-22a
STAIR PLANS AND SECTIONS - METAL BALUSTERS	47, 49, 52, 54															D-22b
STAIR PLANS AND SECTIONS - CRAFTSMAN STYLE	50, 55															D-27
KITCHEN PLANS - HOOD "A"	56															D-29
KITCHEN PLANS - HOOD "B"	57															D-30
KITCHEN PLANS - HOOD "C"	60															D-31
MISC. CABINET DETAILS	61															D-34
MISC. CABINET DETAILS - NETBAR	62															D-36
BATH ELEVATIONS	64															D-37
INTERIOR DETAILS	65															D-38a
EXTERIOR DETAILS		66	67	68	69	70	71, 72									D-40
BASEMENT ELECTRICAL	73															D-42
FIRST FLOOR ELECTRICAL		74	75	75	75	75	76	76	76	75	75	74	74	77		D-44
SECOND FLOOR ELECTRICAL	78	78	79	79	79	79	79	79								D-45
SECOND FLOOR ELECTRICAL - LUXURY SUITE	80															F-1
FIRST FLOOR JOIST LAYOUT - BASEMENT	81	81	83	83	84	84	83	84								SP-1
FIRST FLOOR JOIST LAYOUT - CRAWL	82	82	83	83	84	84	83	84								SP-2
SECOND FLOOR JOIST LAYOUT	85	85	86	86	86	86	86	86								SEP-1
SECOND FLOOR JOIST LAYOUT - LUXURY SUITE	87															SEP-2
ROOF FRAMING		88	89	92	93	94	95	96	97	102	103	94	96	104		SEP-3
ROOF FRAMING - BONUS ROOM / BEDROOM #2		98	99	101	101	101	101	101	101	101	101	101	101	101		SEP-4
TRUSS BRACING	106															WEB-1
BRACED WALL PANEL DETAIL - 90 MPH	108															
BRACED WALL PANEL DETAIL - 100 MPH	110															
BASEMENT HVAC LAYOUT	112, 113, 114															
CRAWL HVAC LAYOUT	115															
FIRST FLOOR - BASEMENT HVAC LAYOUT	116, 117															
FIRST FLOOR - CRAWL HVAC LAYOUT	118															
SECOND FLOOR HVAC LAYOUT - NO BONUS ROOM	119, 120															
SECOND FLOOR HVAC LAYOUT - WITH BONUS ROOM	121, 122															
ATTIC HVAC LAYOUT	123, 124															

BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT.	1823
SECOND FLOOR	GROSS SQ. FT.	1400
HOUSE TOTAL	GROSS SQ. FT.	3223

ELEVATIONS SQ. FT.

ELEVATION "B"	GROSS SQ. FT.	+41
ELEVATION "C"	GROSS SQ. FT.	+80
ELEVATION "D"	GROSS SQ. FT.	+108
ELEVATION "E"	GROSS SQ. FT.	+104
ELEVATION "K"	GROSS SQ. FT.	+82
ELEVATION "L"	GROSS SQ. FT.	+42

ADDITIONAL SQ. FT.

MORNING ROOM	GROSS SQ. FT.	+221
4'-0" FAMILY ROOM EXT.	GROSS SQ. FT.	+81
SIDE FAMILY RM FIREPLACE	GROSS SQ. FT.	-9
SITTING AREA w/ COVERED PORCH	GROSS SQ. FT.	+131
BONUS ROOM / BONUS BEDROOM	GROSS SQ. FT.	+310
w/ 4' EXTENSION	GROSS SQ. FT.	+391
w/ SIDE ATTACHED FRONT ENTRY GARAGE	GROSS SQ. FT.	-12
LUXURY OWNER'S BATH		
w/ 2 CAR GARAGE	GROSS SQ. FT.	+216
w/ 2' GARAGE EXT.	GROSS SQ. FT.	+21
w/ 3 CAR GARAGE	GROSS SQ. FT.	+382
BONUS ROOM #2 / BEDRM #2	GROSS SQ. FT.	+448
OPT. BATH #2 ALT. DESIGN	GROSS SQ. FT.	+43

MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL	GROSS SQ. FT.	5073
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT		

FINISHED BASEMENT SQ. FT.

RECREATION ROOM	GROSS SQ. FT.	+848
w/ MORNING ROOM	GROSS SQ. FT.	+1110
HOME OFFICE	GROSS SQ. FT.	+175
w/ CLOSET	GROSS SQ. FT.	+220
BASEMENT BATH	GROSS SQ. FT.	+44
MEDIA ROOM	GROSS SQ. FT.	+262
EXERCISE ROOM	GROSS SQ. FT.	+253

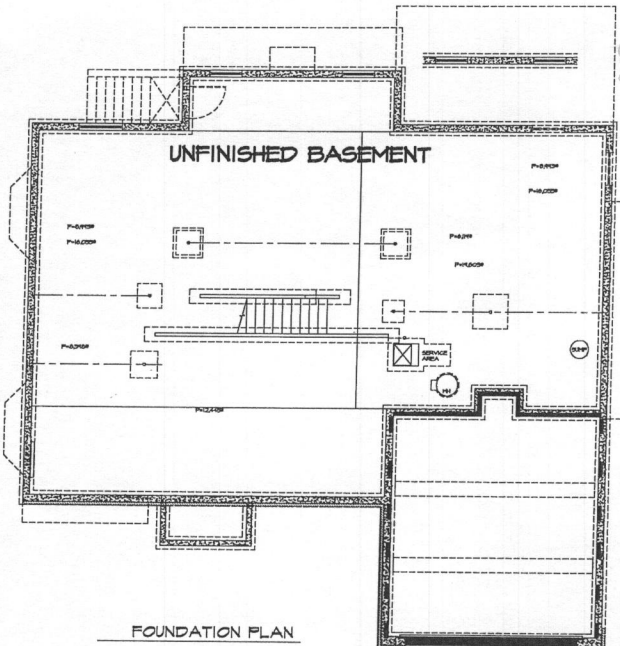
FOOTPRINT

BASE HOUSE:	
WIDTH:	54'-0"
DEPTH:	53'-0"
MAXIMUM:	
WIDTH:	66'-8"
DEPTH:	69'-4"

SET - VERSION

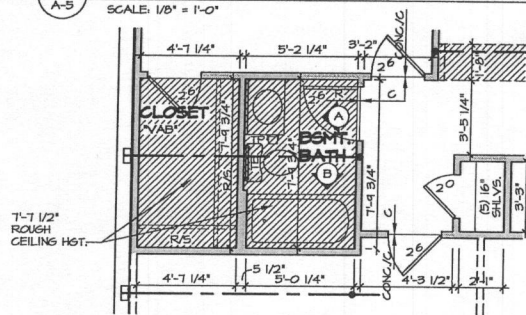
10800 02

CS-1

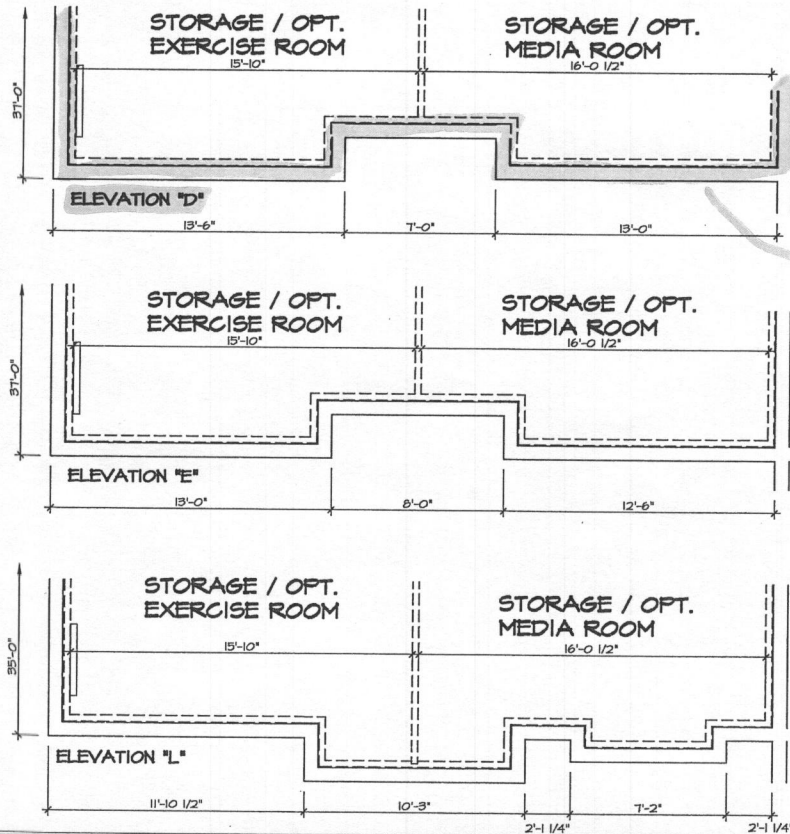


FOUNDATION PLAN

2 UNFINISHED BASEMENT PLAN
SCALE: 1/8" = 1'-0"



3 OPTIONAL BASEMENT BATH
SCALE: 1/4" = 1'-0"

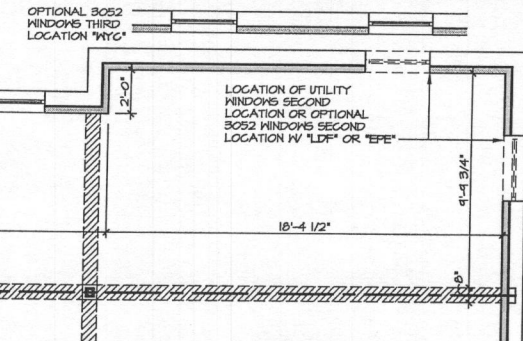
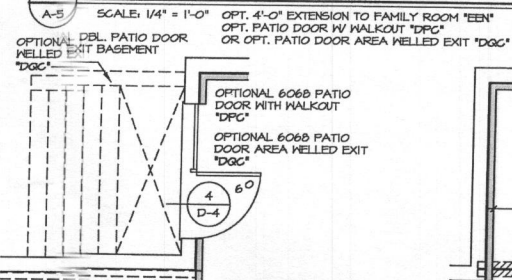


LINE OF BULKHEAD W/ OPT. EXERCISE ROOM "EER"
W/ TWO SOUTHEAST SPECS W/ SOUTHEAST SPECS

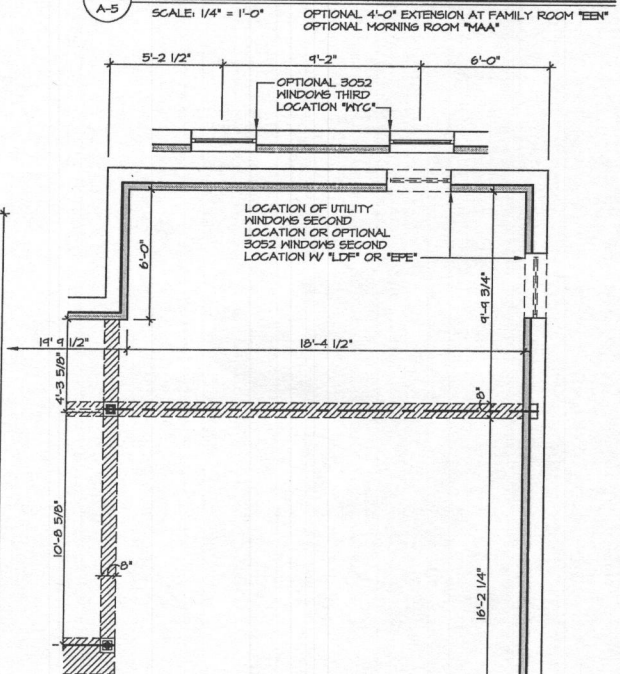
5 Bedrooms

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.
• 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" CEILING SPACE ABOVE MECHANICAL AREA).
• PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

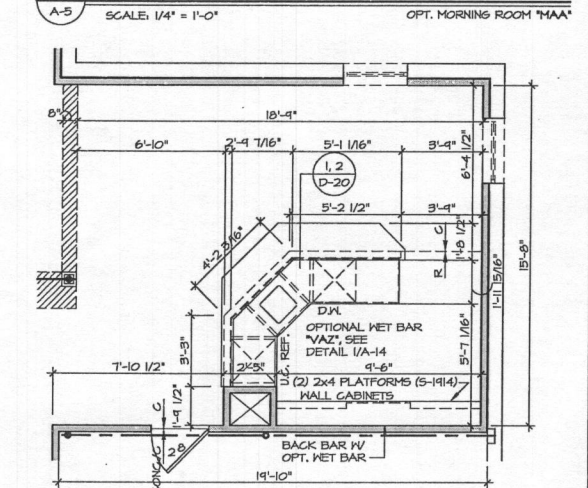
6 BASEMENT PLAN PARTIAL
SCALE: 1/4" = 1'-0"



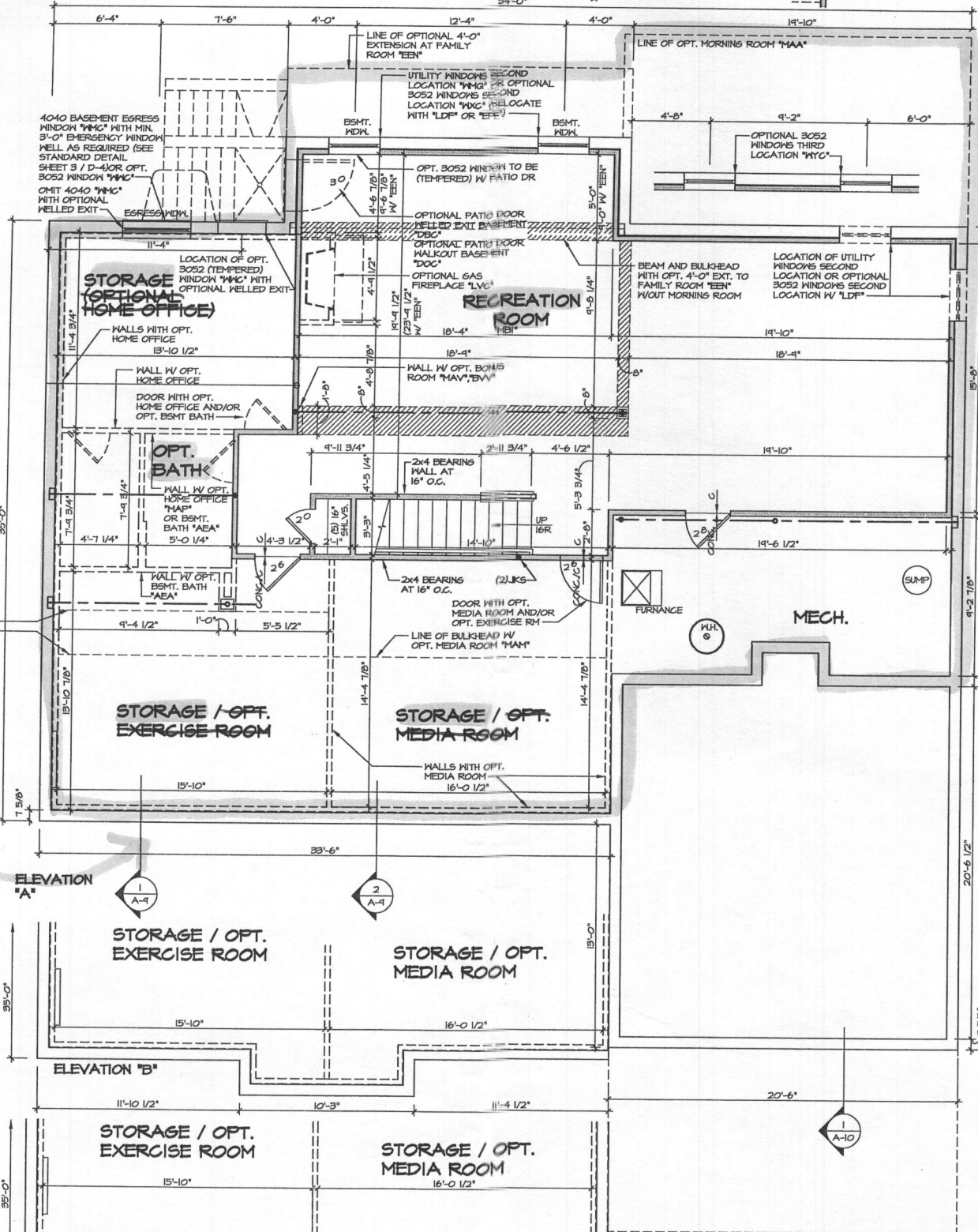
7 BASEMENT PLAN PARTIAL
SCALE: 1/4" = 1'-0"



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



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



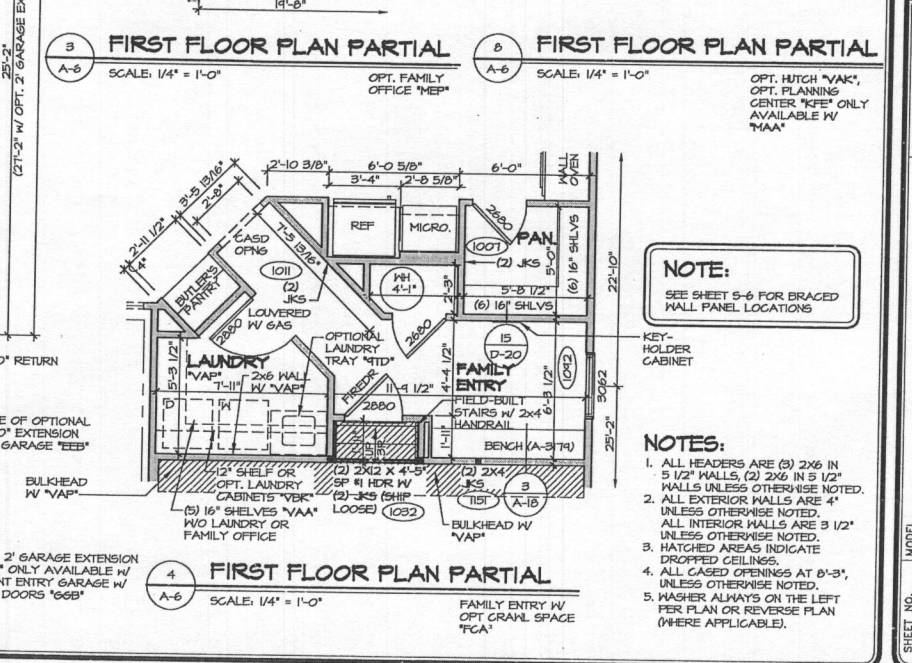
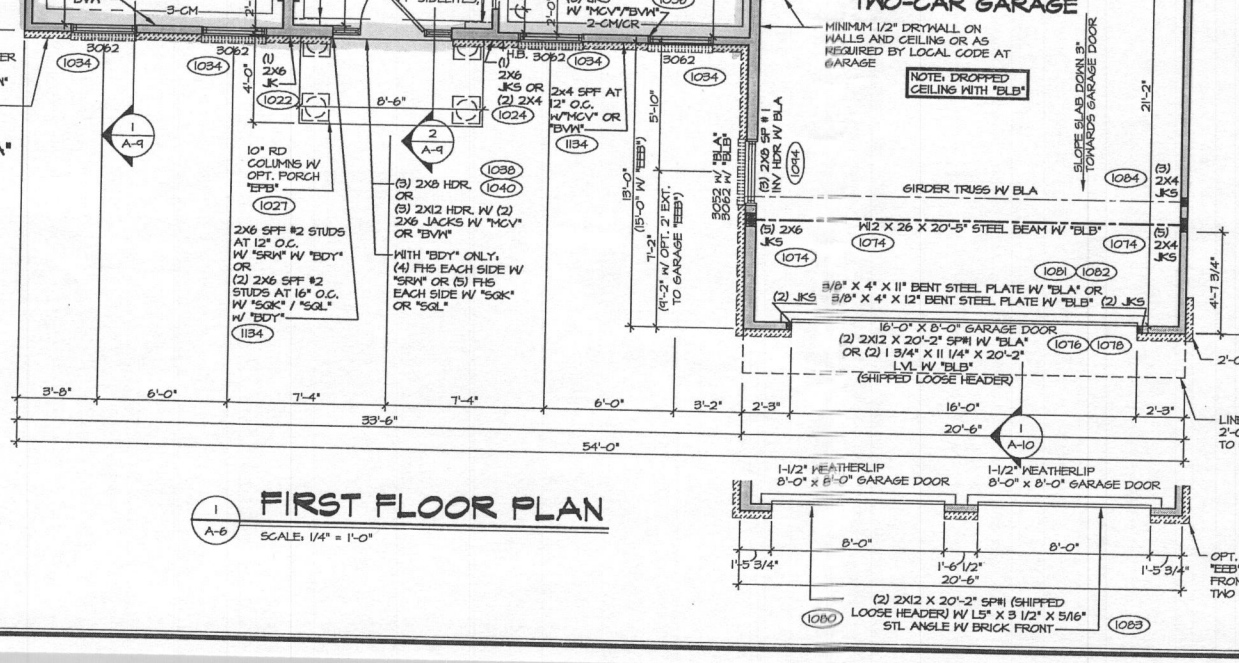
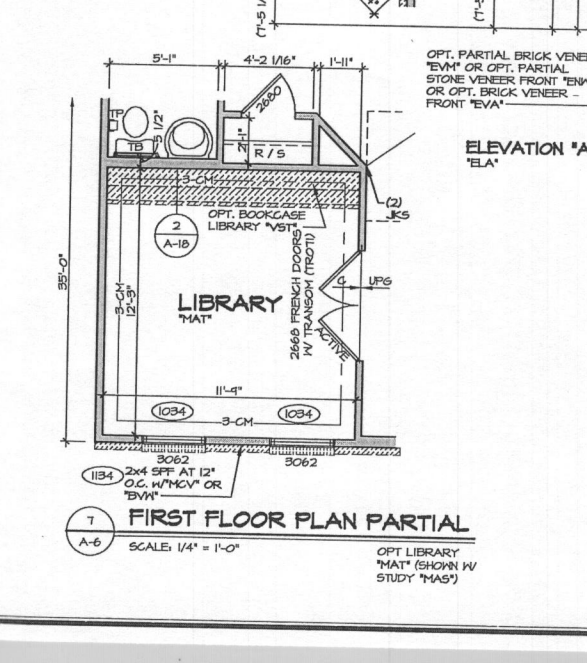
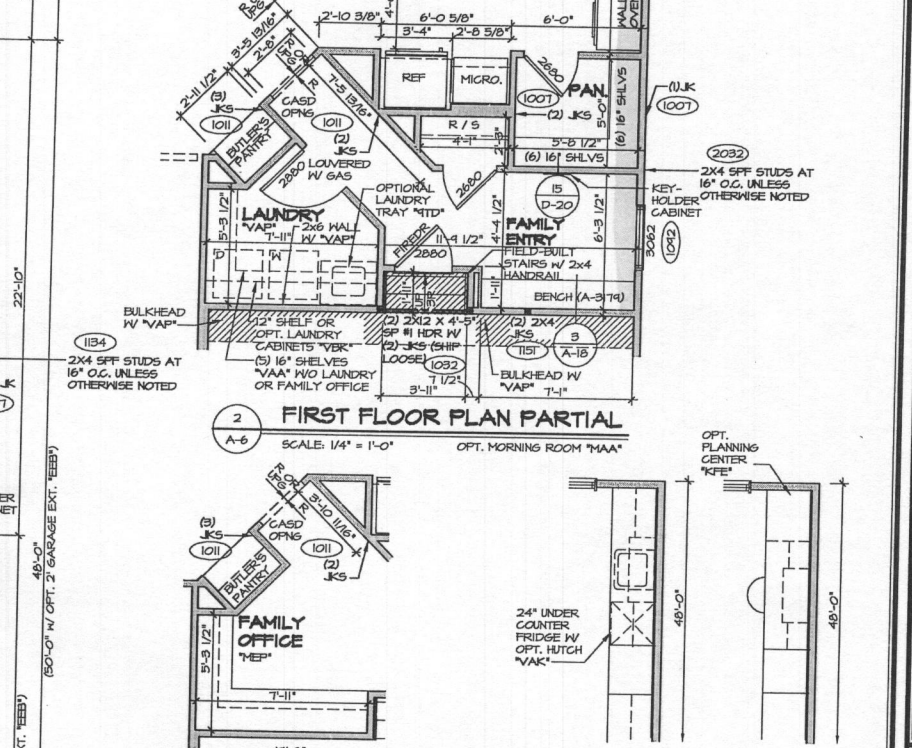
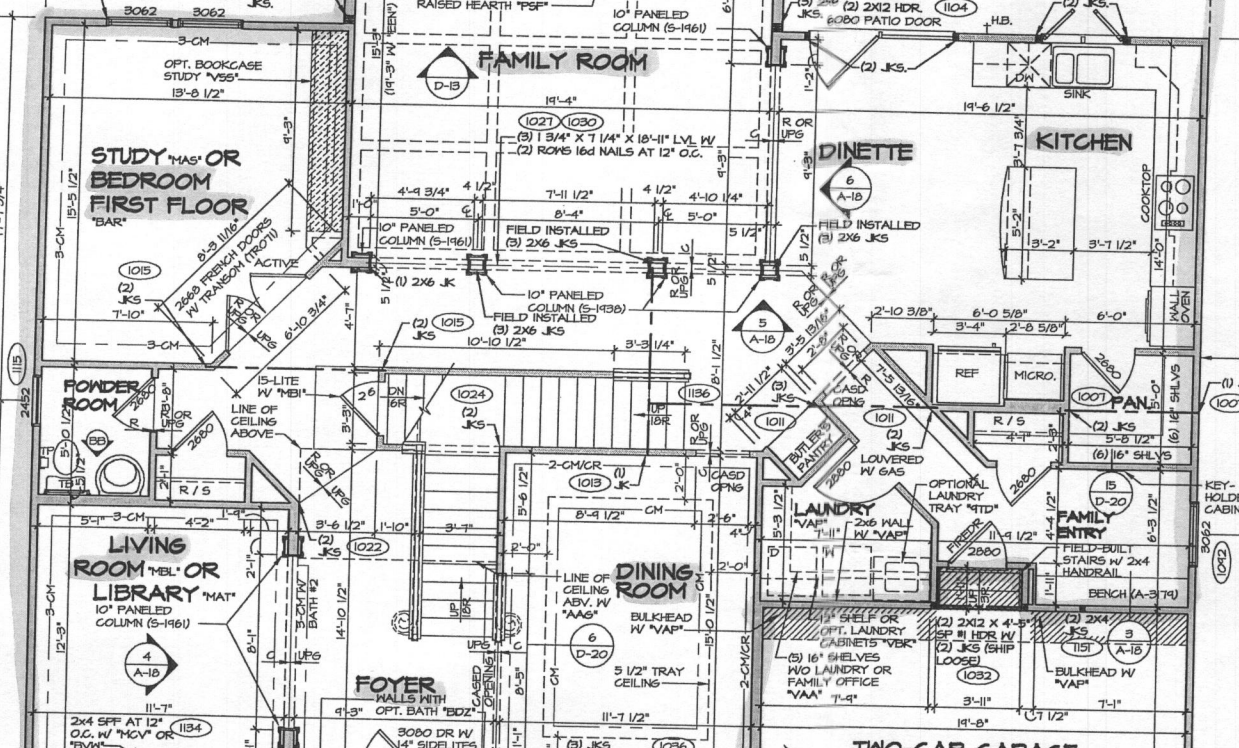
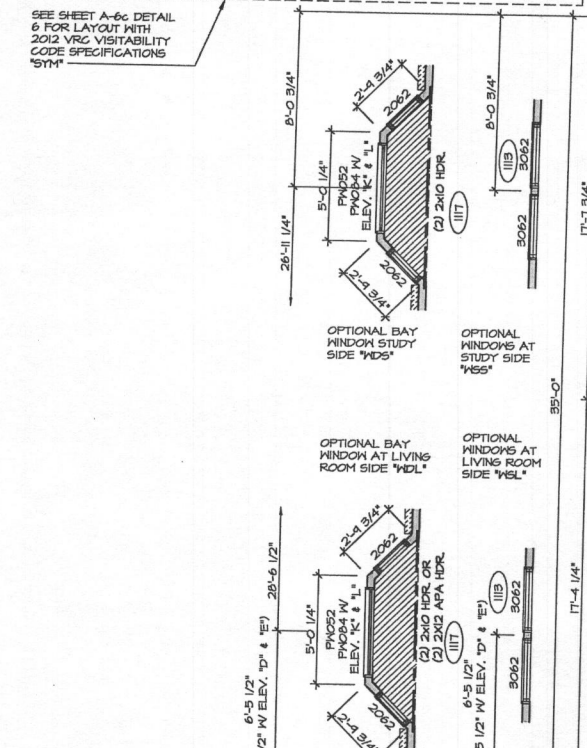
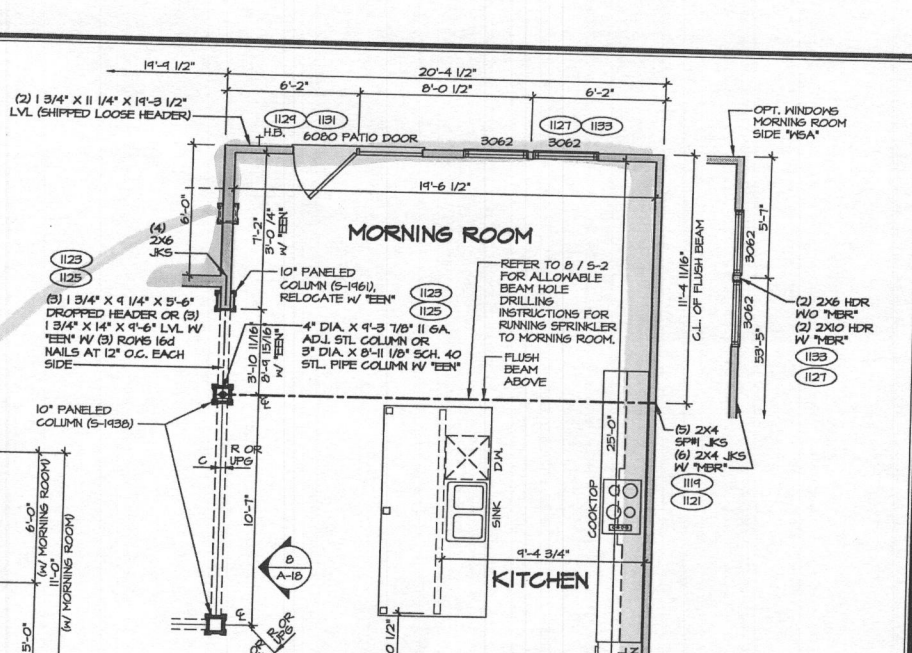
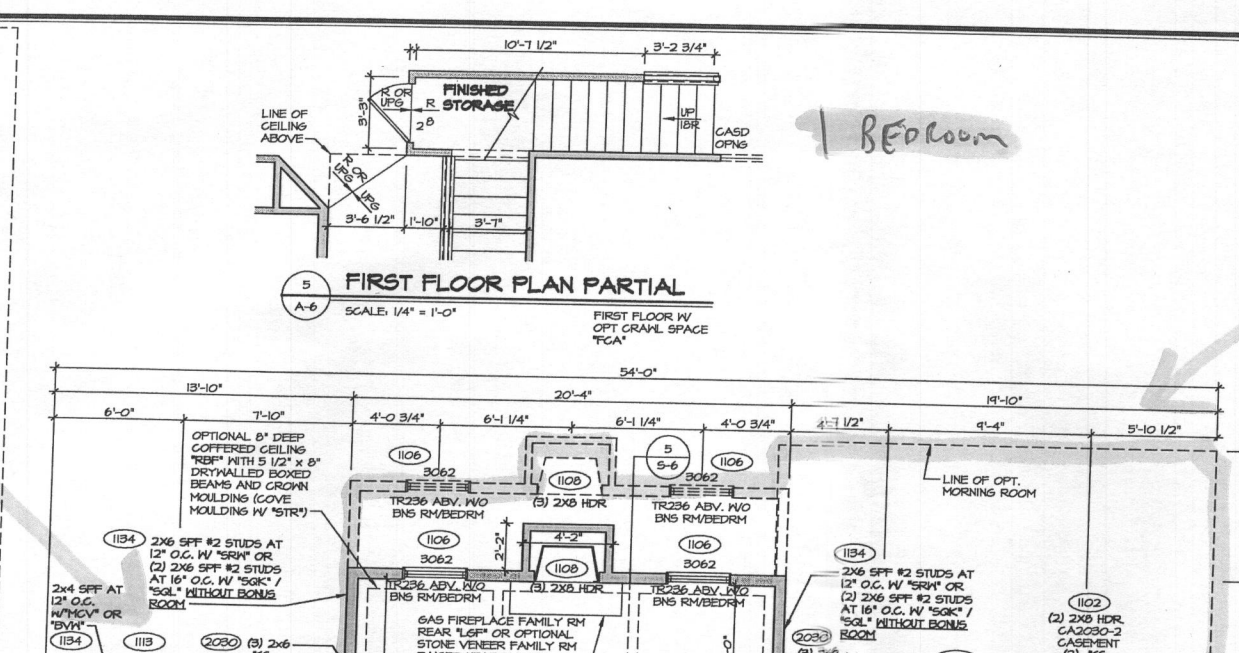
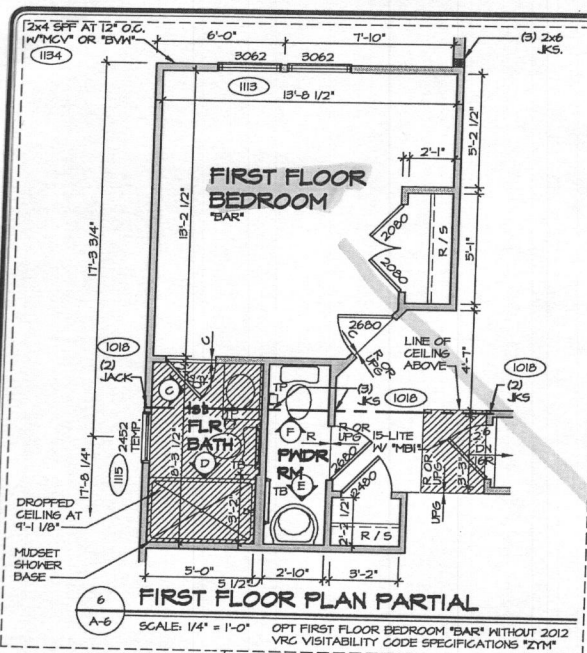
1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	REMARKS
1	10/16/14	ISSUED - CREATED VERSION 02 (2x4 WALL)
2	12/23/13	ISSUED - ADDED DIMENSION FOR OPT. WINDOW BAR 26467
3	12/23/13	ISSUED - RELOCATED REAL UTILITY WINDOWS (PAR 50268)
4	5/6/15	ISSUED - ADDED PATIAL OPT. 4' EXT. AND MORN. RM. (PAR 31951)
5	8/25/14	ISSUED - ADIT. VAW-TH BARS
6	8/25/14	ISSUED - REVISED NET BAR LAYOUT
7	10/21/14	ISSUED - ADDED BEAM AND BULKHEAD WITH 4'-0" TO FAMILY ROOM
8	10/21/14	ISSUED - ADDED BASEMENT MEDIA AND EXERCISE ROOM

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SHEET NO. **A-5**
MODEL **REMINGTON PLACE II**
DRAWING TITLE **BASEMENT FLOOR PLAN**
DRAWN BY **PSK**
DATE: **06/26/13**
OPTION **FBA**
FULL BASEMENT
34

J:\DWG\14\DETACHED\REMINGTON PLACE II\10800_02\BSMT\FB.dwg_05/20/15 - 11:10 AM



REVISIONS

REV. NO.	DATE	DESCRIPTION
1	7/14/15	B/M - ADDED NOTE FOR 2X6 WALL W/ OPT. LAUNDRY PAR 95540
2	8/4/15	B/M - AUDIT REVISIONS
3	10/6/15	B/M - 2012 VA CODE UPDATE
4	10/27/15	LEA - ADDED CEILING MOLDINGS TO COVERED CEILING NOTE (PAR 95540)
5	12/17/15	LEA - REPLACED 2X6 DROPPED HEADER W/ LVL (PAR 95540)
6	2/16/16	LEA - REVISED OPT. CODE AT DETAIL W/ "MAY" (PAR ID 57689)
7	10/26/16	LEA - REVISED LAUNDRY ROOM (PAR 41814)
8	12/21/16	LEA - PAR W/ 2921 - REVISED BUILDINGS WITH VAP
9	6/23/18	LEA - REVISED WINDOW SPACING AT FAMILY 8004 (PAR 33524)

NOTES:

- ALL HEADERS ARE (3) 2X6 IN 5 1/2" WALLS, (2) 2X6 IN 5 1/2" WALLS UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING.
- ALL CASSED OPENINGS AT 8'-3", UNLESS OTHERWISE NOTED.
- MASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

REMARKS:

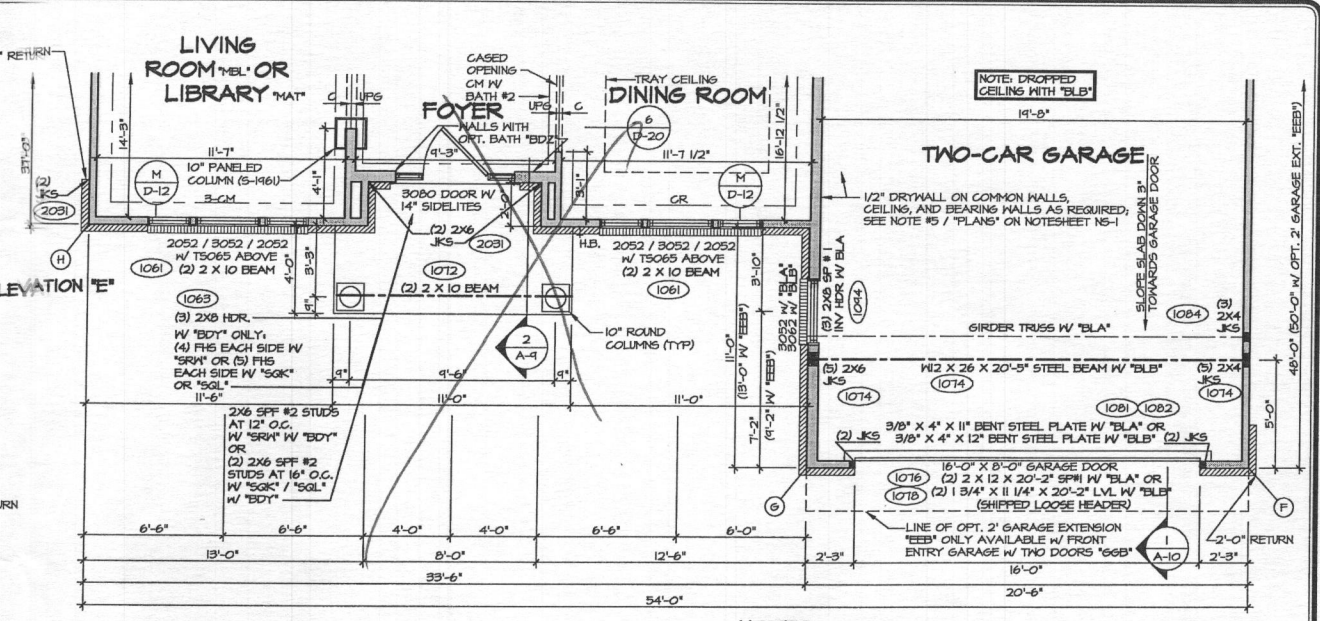
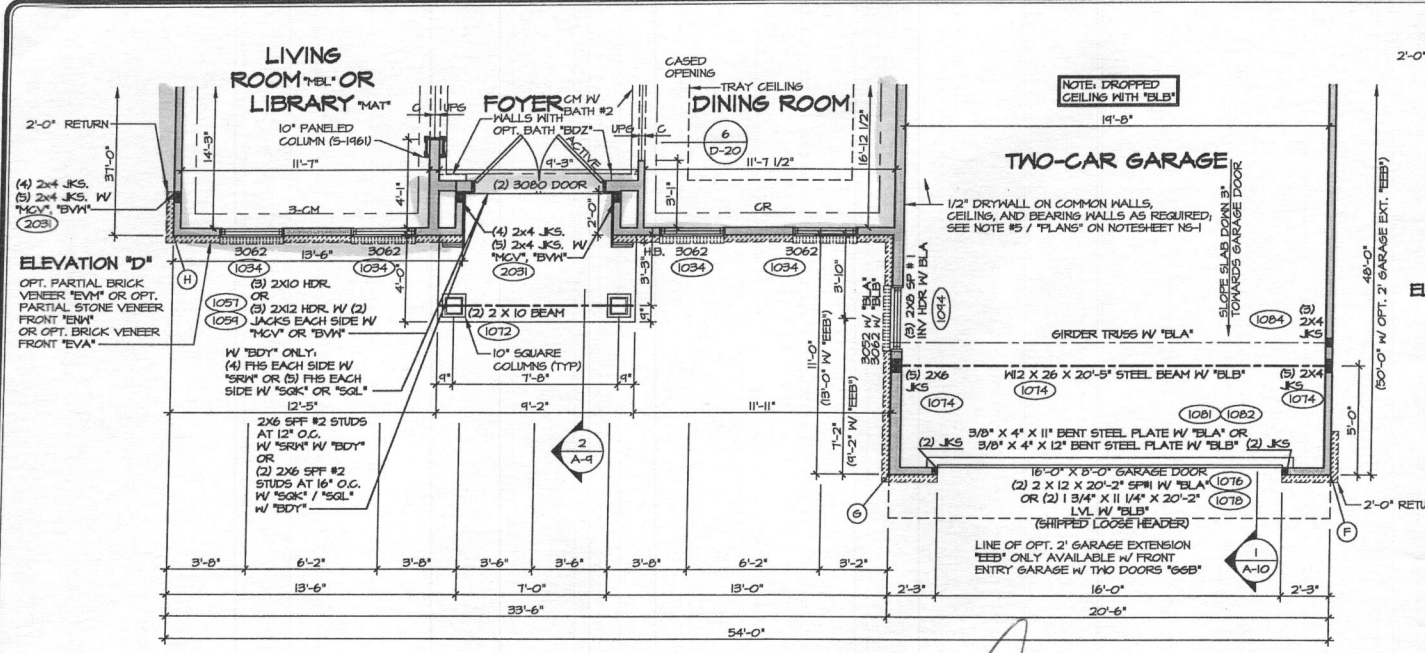
NVR, Inc. hereby warrants that the drawings are original and that the information is true and correct to the best of our knowledge and belief. NVR, Inc. shall not be responsible for any errors or omissions on these drawings, or for any consequences arising from their use. This warranty is limited to the drawings as issued and does not cover any work not shown or any work not done in accordance with the drawings. This warranty is void if the drawings are altered, copied, or used in any form or manner without the express written consent of NVR, Inc.

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SET NO. 10300
VERSION 02
DRAWING TITLE
FIRST FLOOR PLAN
DRAWN BY DSK
DATE: 6/26/13
OPTION

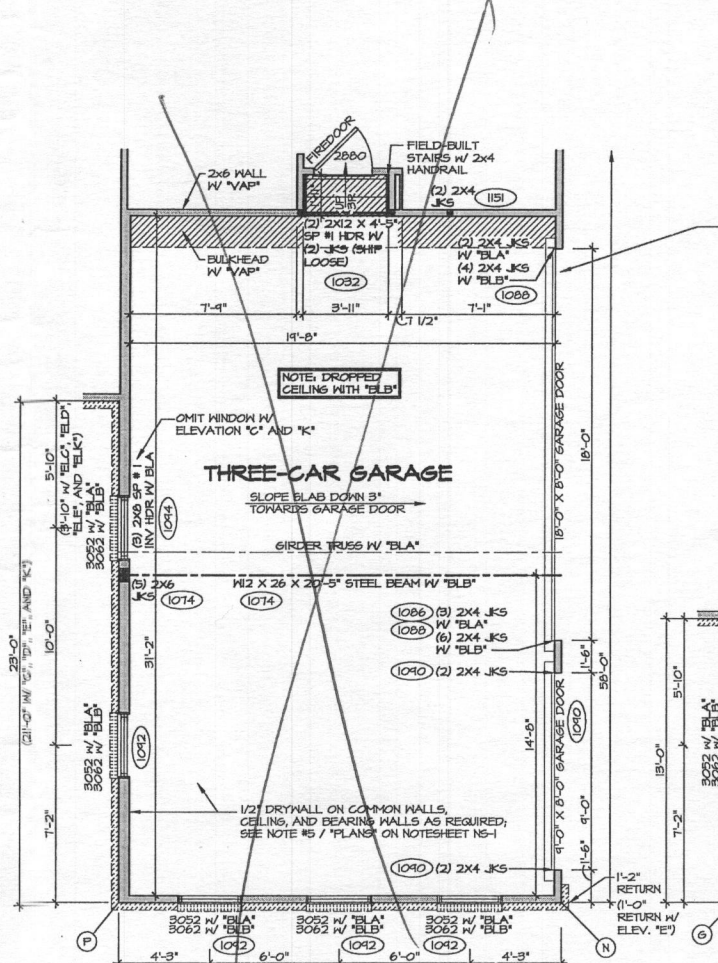
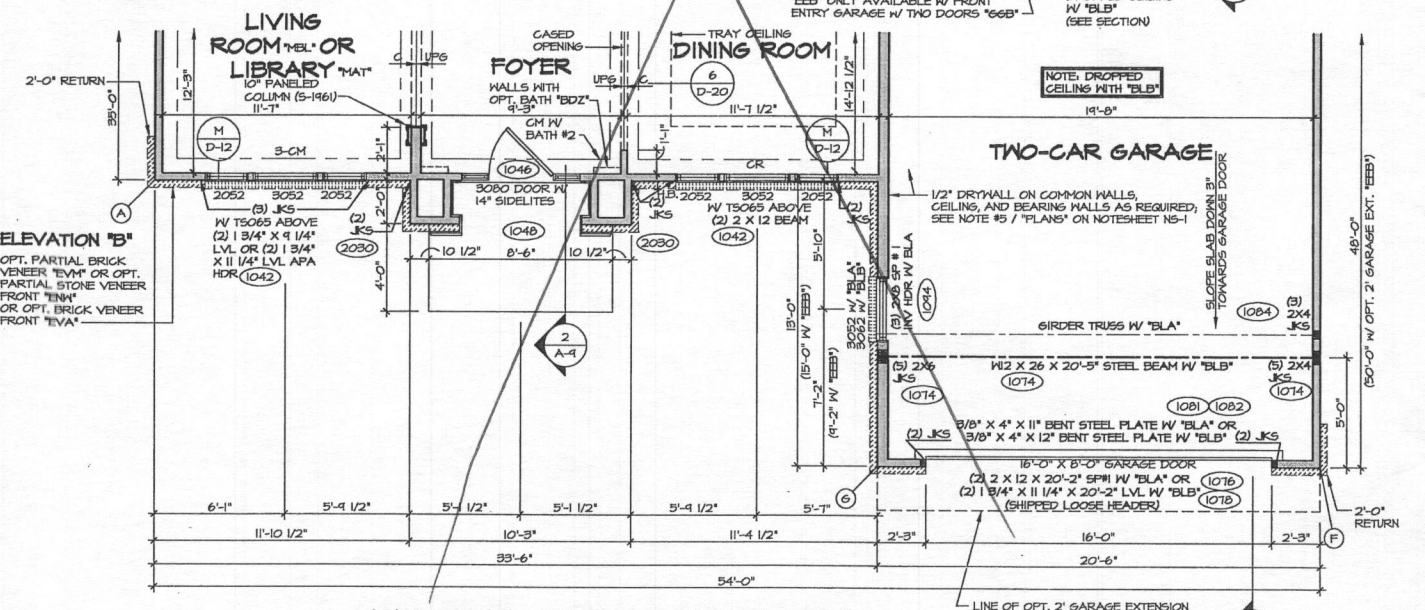
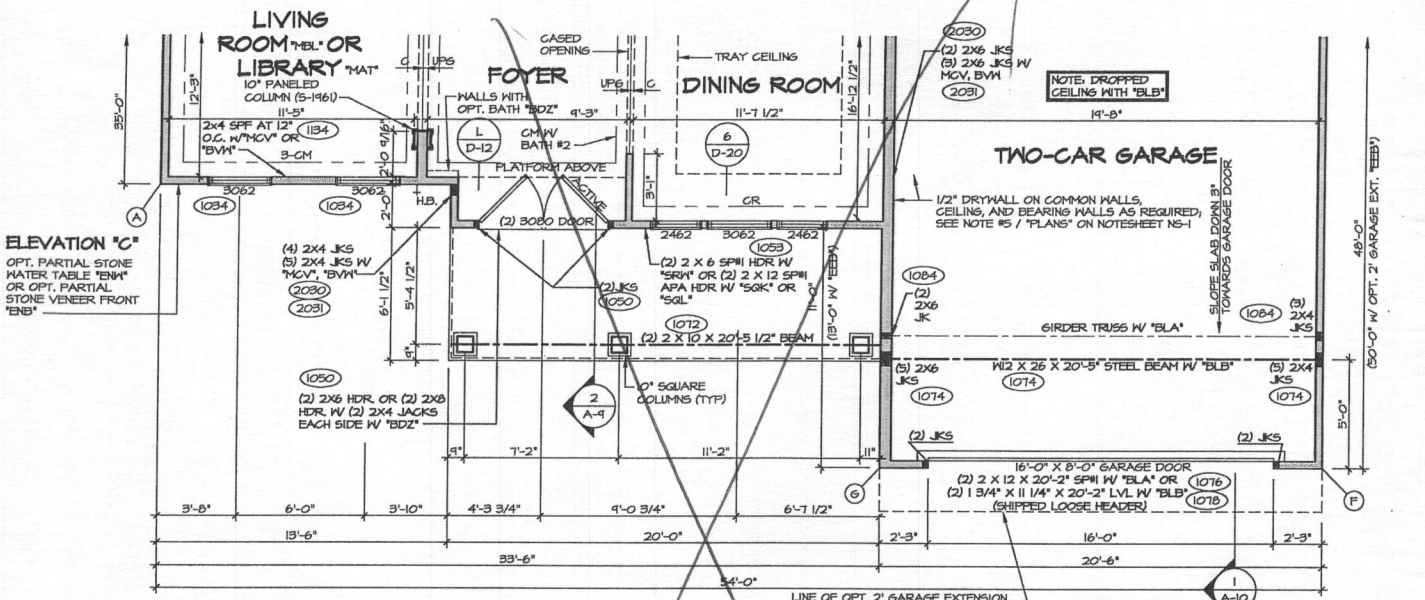
SHEET NO. **A-6**
35

12/08/18 12:08:18 - 2:18 PM



- NOTES:**
- ALL HEADERS ARE (2) 2x6, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3/2" UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILING.
 - ALL CASED OPENINGS AT 8'-3", UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

DIAGONALS		
PARTIAL STONE	PARTIAL BRICK	FULL BRICK
AD	52'-1 1/4"	53'-0 15/16"
AE	64'-4 3/16"	64'-9 3/4"
AH	35'-11 3/16"	35'-11 3/16"
AJ	46'-1 1/2"	46'-6 1/2"
HD	54'-1 11/16"	54'-7 5/16"
HE	65'-5 1/2"	65'-11 1/8"
HJ	35'-3 1/8"	35'-3 1/8"
HU	48'-0 7/16"	48'-5 7/16"
FD	56'-7 1/16"	57'-0 1/4"
GE	52'-2 5/16"	52'-7 9/16"
ND	66'-0 9/16"	66'-5 5/8"
PE	61'-6 3/16"	61'-11 5/16"



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

- 1086 (2) 1 3/4" X 14" X 3'-2 1/2" LVL (SHIPPED LOOSE) W/ (2) ROWS 16d NAILS AT 12" O.C. EA SIDE W/ "BLA"
- 1088 (2) 1 3/4" X 14" X 3'-2 1/2" LVL (SHIPPED LOOSE) W/ (2) ROWS 16d NAILS AT 12" O.C. EA SIDE W/ "BLB"
- 1040 (2) 3/8" X 4" X 12" BENT STEEL PLATE W/ "BLA" OR "BLB" (SHIPPED LOOSE HEADER)
- 1086 (2) 1 3/4" X 14" X 2'-2 1/2" LVL (SHIPPED LOOSE) W/ (2) ROWS 16d NAILS AT 12" O.C. EA SIDE W/ "BLA"
- 1088 (2) 1 3/4" X 14" X 2'-2 1/2" LVL (SHIPPED LOOSE) W/ (2) ROWS 16d NAILS AT 12" O.C. EA SIDE W/ "BLB"

FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
A-6b

FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPT. 3 CAR SIDE ENTRY GARAGE "GCE"
A-6b

FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "GCC"
A-6b

REVISIONS

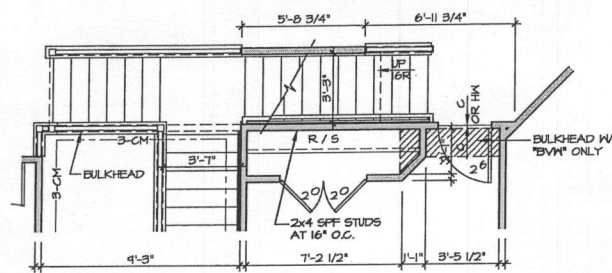
NO.	DATE	REVISION
1	07/02/15	REVISIONS FOR B.L.B.
2		REVISIONS FOR B.L.B.
3		REVISIONS FOR B.L.B.
4		REVISIONS FOR B.L.B.
5		REVISIONS FOR B.L.B.

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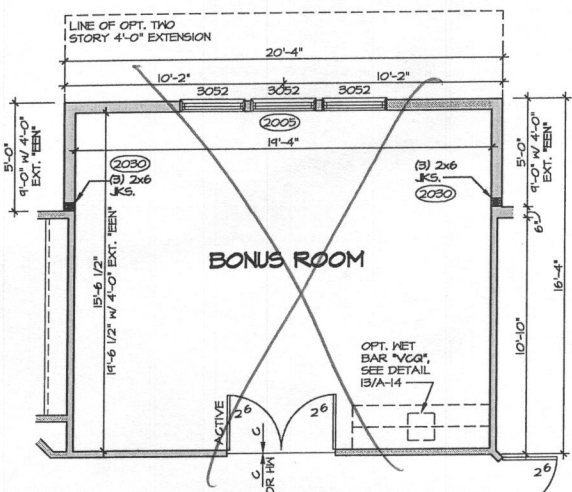
MODEL: REMINGTON PLACE II
DRAWING TITLE: FIRST FLOOR PLAN
DATE: 07/02/15
SCALE: 1/4" = 1'-0"

OPTION DESCRIPTION: TWO OR THREE CAR SIDE ENTRY GARAGE

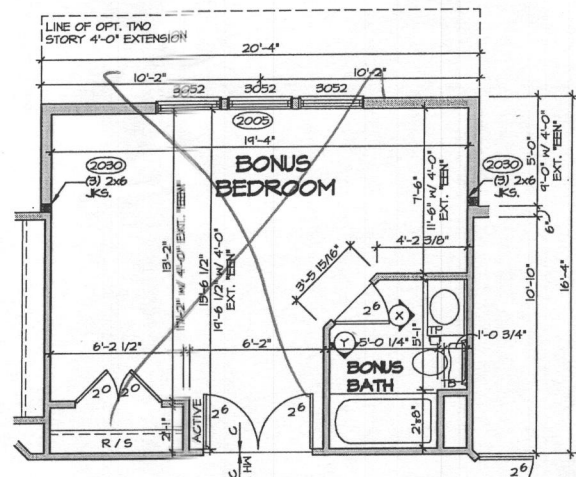
36



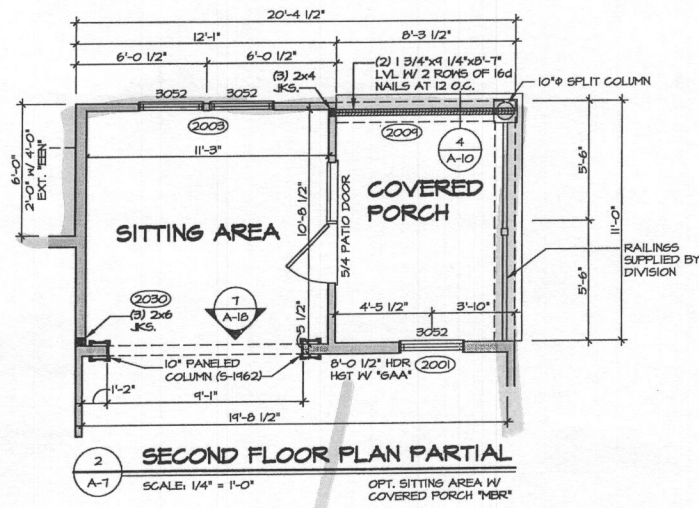
5 SECOND FLOOR PLAN PARTIAL
 A-1 SCALE: 1/4" = 1'-0"
 OPT. BONUS ROOM #2 OR BONUS BEDROOM #2 "MCV", "BVM"



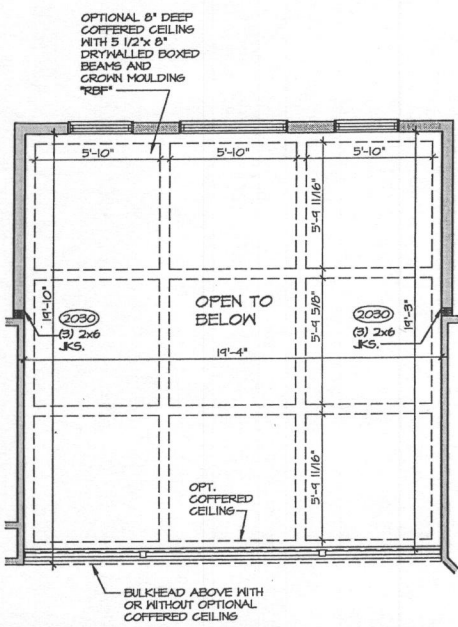
4 SECOND FLOOR PLAN PARTIAL
 A-1 SCALE: 1/4" = 1'-0"
 OPT. BONUS ROOM "MAY"



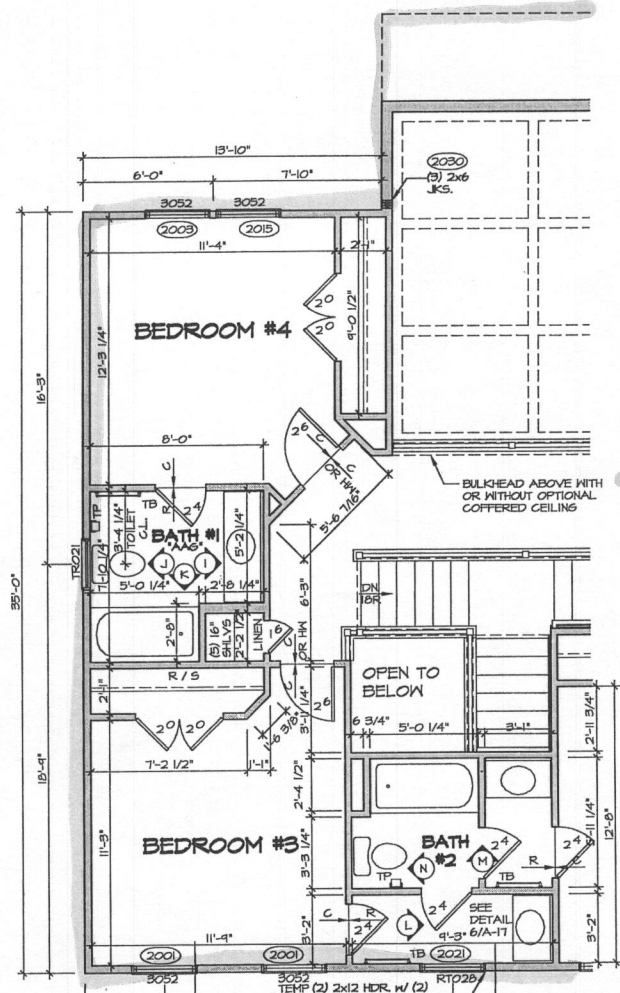
3 SECOND FLOOR PLAN PARTIAL
 A-1 SCALE: 1/4" = 1'-0"
 OPT. BONUS BEDROOM "BVM"



2 SECOND FLOOR PLAN PARTIAL
 A-1 SCALE: 1/4" = 1'-0"
 OPT. SITTING AREA W/ COVERED PORCH "MER"

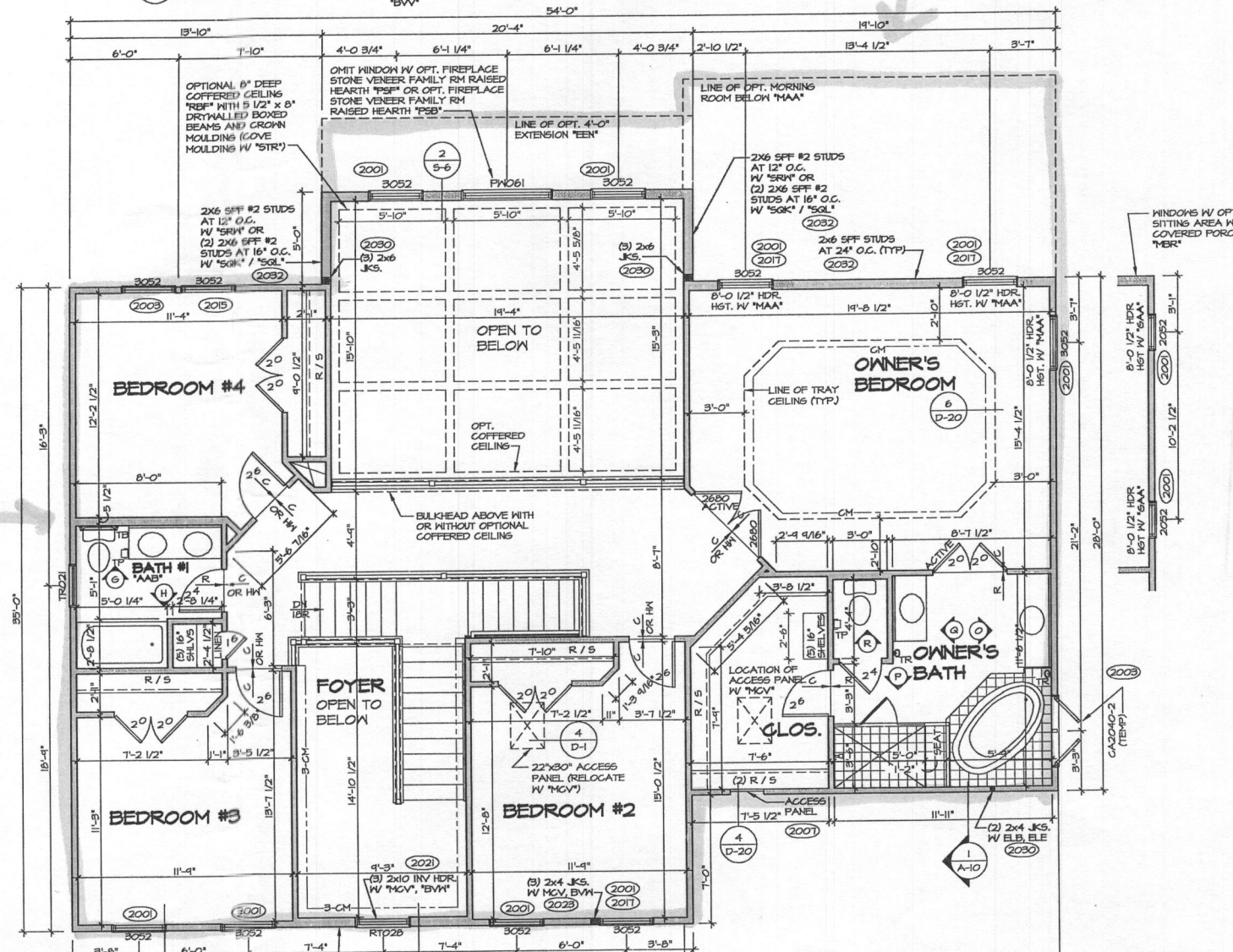


7 SECOND FLOOR PLAN PARTIAL
 A-1 SCALE: 1/4" = 1'-0"
 OPTIONAL COFFERED CEILING "RBP" W/ 4' EXTENSION "EEN"



ELEVATION "A" "ELA"

6 SECOND FLOOR PLAN PARTIAL
 A-1 SCALE: 1/4" = 1'-0"
 SHOWN WITH OPTIONAL BATH #1 ALTERNATE DESIGN "AAS" AND OPTIONAL BATH #2 ALTERNATE DESIGN "BD2"



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

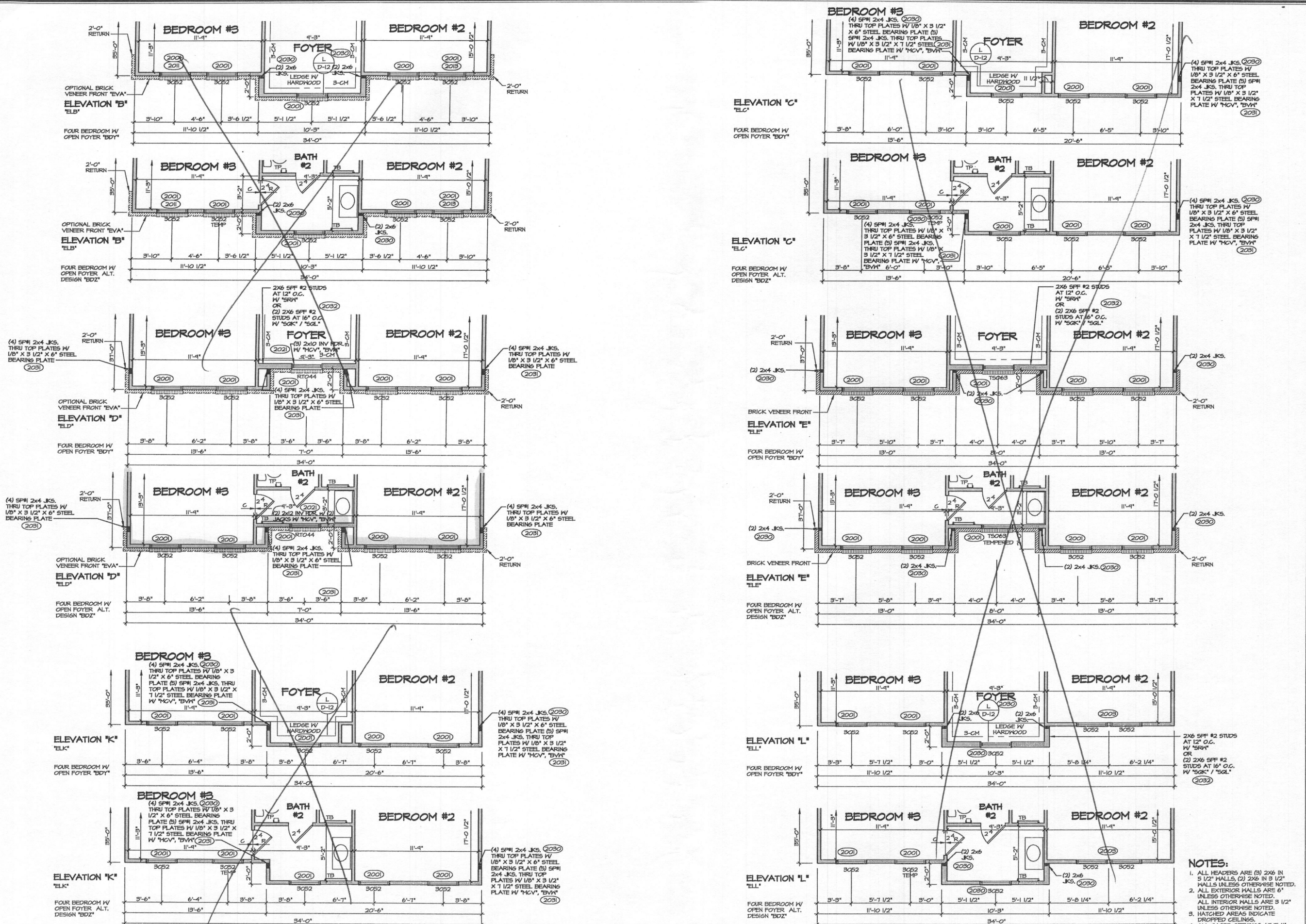
- NOTES:
1. ALL HEADERS ARE (3) 2x6 IN 5 1/2" WALLS, (2) 2x6 IN 3 1/2" WALLS UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL CASED OPENINGS AT T-11", UNLESS OTHERWISE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

REV. NO.	DATE	DESCRIPTION
1	7/16/15	SK1 - ADDED NOTE ABOUT BULKHEAD BETWEEN HALL AND FAMILY RM PAR 3400C
2	9/16/15	BBB - ADDED NOTE THAT FLOOR IS OMITTED W/ STONE FIREPLACE (PAR 34167)
3	10/12/15	JJR - ADDED COVE MOLDING TO COVERED CEILING NOTE (PAR 49340)
4	10/12/15	SK1 - ADDED NOTES IN BATH #2 W/ OPT. PAR 3927
5	9/16/15	BBB - ADDED BULKHEAD NOTE W/ "BVM"
6	9/16/15	CLS - REVISED NOTE FOR SECOND ATTIC ACCESS TO BE W/ "MCV" (PAR 3242)
7	6/16/15	JJR - INCREASED BONUS BATH DOOR HALL FOR TRIM (PAR 49189)
8	6/16/15	LEA - REVISED COLUMN AT COVERED PORCH TO 10" SPLIT (PAR 39445)
9	6/23/15	LEA - RELOCATED FAMILY ROOM WINDOWS (PAR 49584)

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 Architects
 91 B Street
 Frederick, MD 21702

MODEL	REMININGTON PLACE II
SET NO.	10800
VERSION	02
DRAWN BY	DSK
DATE	06/27/15
OPTION	BLA
SHEET NO.	A-7
OPTION DESCRIPTION	FOUR BEDROOM W/ OPEN FOYER STANDARD OWNER'S SUITE
SHEET TOTAL	40



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

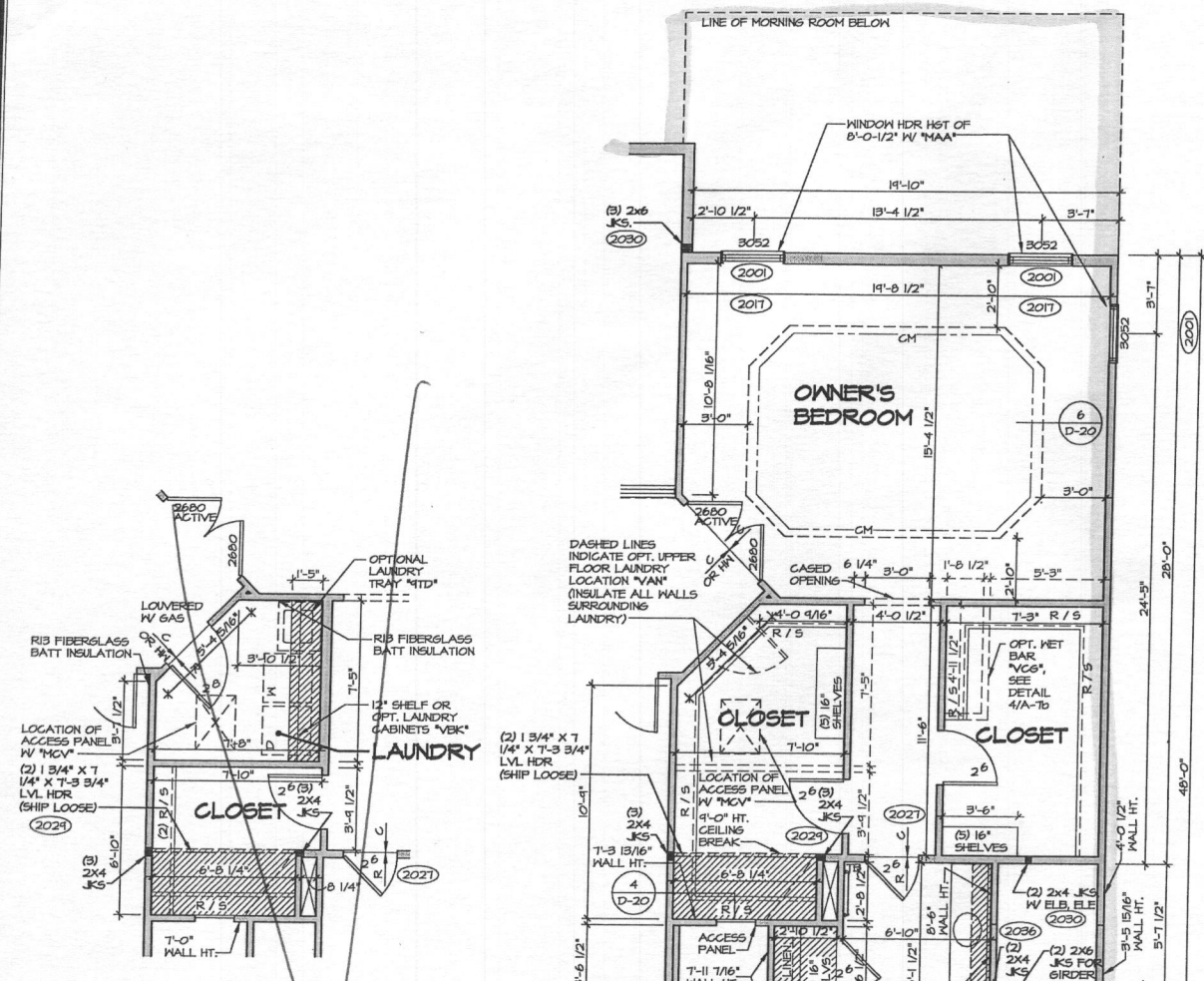
REV. NO.	DATE	REMARKS
1	12/8/95	BEB - PROTOTYPE REVISIONS
2	1/10/96	BEB - MARKETING REVISIONS
3	6/29/94	A-1 - AUDIT VAW-TM 0919
4	12/9/94	1585 - CREATED VERSION 02 (2x4 HALLS)
5	12/9/94	1584 - REV. 15063 TO BE TEMP. VY ELD AND BRZ PAR. 2411
6	4/20/95	1585 - PAR. #92574 - ADDED TOWEL BARS TO MATCH A-7

NOTES:

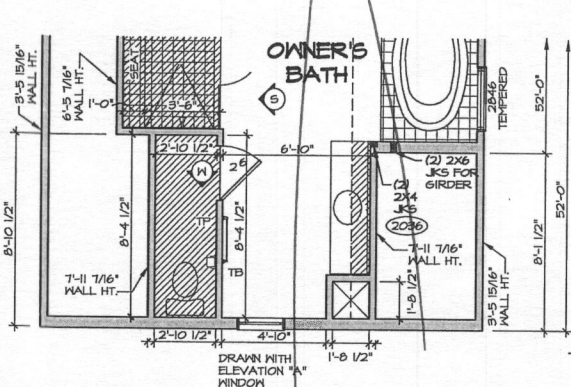
- ALL HEADERS ARE (3) 2x6 IN 5 1/2" HALLS, (2) 2x6 IN 3 1/2" WALLS UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILINGS.
- ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
- WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

MODEL: REMINGTON PLACE II
DRAWING TITLE: SECOND FLOOR PLAN
OPTION DESCRIPTION: ELEVATIONS B, C, D, E, K, L
DATE: 7/1/95
SCALE: 1/4" = 1'-0"

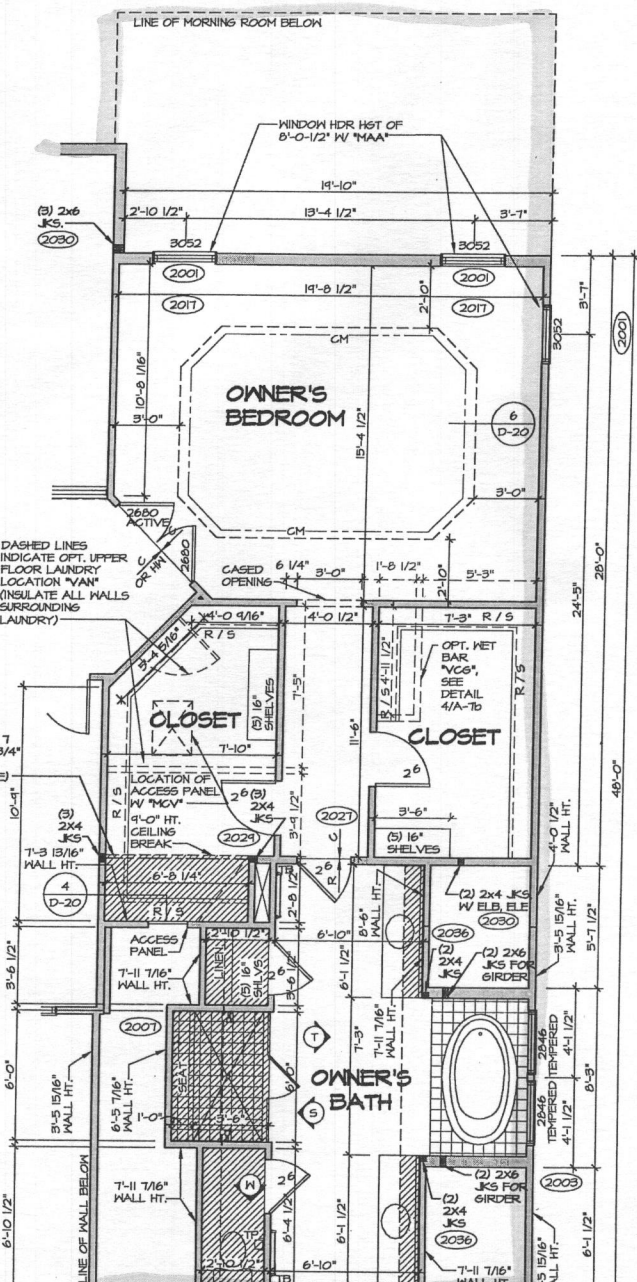
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Architectural
21 Brye Court, Suite A
Frederick, MD 21702



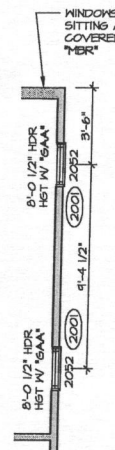
3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
UPPER FLOOR LAUNDRY LOCATION 'VAN'



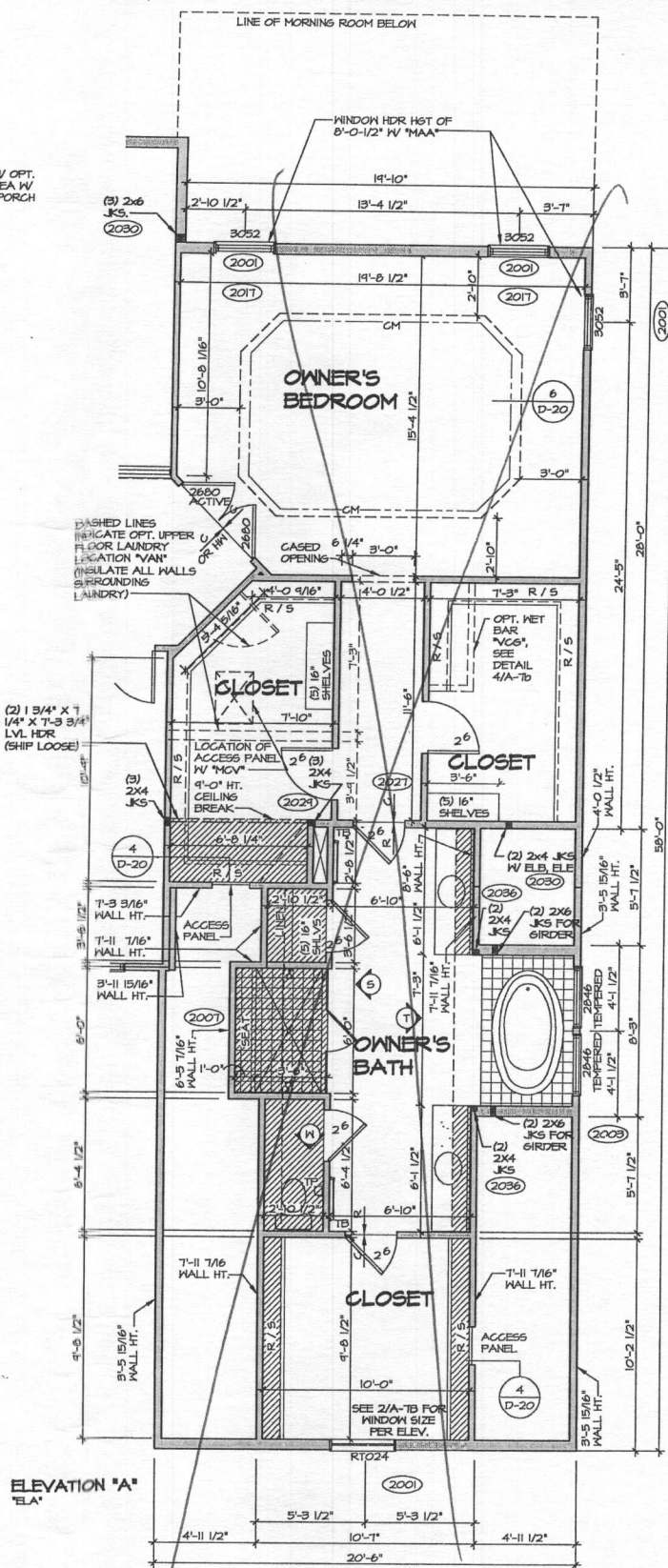
5 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
2'-0" EXTENSION TO GARAGE 'EEB'



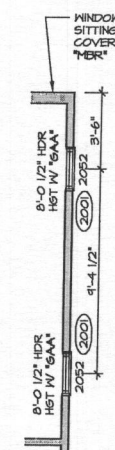
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
LUXURY OWNER'S SUITE 'BLB' W/ TWO CAR GARAGE



ELEVATION 'A' 'EA'



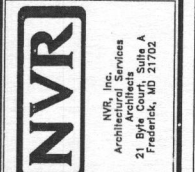
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
LUXURY OWNER'S SUITE 'BLB' W/ THREE CAR GARAGE



4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. NET BAR VCGS

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

REV. NO.	DATE	REMARKS
1	4/25/15	ELE - PAR 195212 - ADDED KNEEWALLS AND WALL HEIGHTS
2	1/28/15	BLB - REVISED HDR. HEIGHT OF WINDOWS W/ 'MER' PAR 80229
3	3/10/15	BLB - ADDED OPTIONAL LAUNDRY TRAY OPTION - PAR 30719
4	3/26/15	GLS - ADDED THE LOCATION OF ATTIC ACCESS W/ OPT. 'MCO' (PAR 12 8124)
5	4/02/15	GLS - REVISED BT DIVISION FROM THE ROCK ROOM, NOTE (PAR 12 8124)
6	8/25/15	REVISION - REVISIONS
7	10/16/15	REVISION - PAR 895286 - REMOVED FIELD APPLIED GSB / ADDED TO PANEL
8	10/16/15	REVISION - PAR 895286 - REMOVED INSULATION NOTE TO THE WALL BETWEEN BEDROOM AND LAUNDRY



SHEET NO. A-7b	MODEL REMINGTON PLACE II	SET NO. 10800	VERSION 02
OPTION BLB	DRAWING TITLE SECOND FLOOR PLAN	DRAWN BY DSK	DATE: 07/01/15
42	OPTION DESCRIPTION LUXURY OWNER'S SUITE		