



# 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: 2017 JAN 4 PM 2:18

Permit No.: B17000052

Building Address: 5016 Linderia Ct  
City: Clarksville State: MD Zip Code: 21029  
Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
Census Tract: \_\_\_\_\_ Subdivision: Walnut Creek  
Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 136  
Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: Vacant lot  
Proposed Use: Single Family home  
Estimated Construction Cost: \$ 280,000  
Description of Work: New 2 story "Regents Park II" with 3 car garage, morning room, 4'x7' to family room, 1st floor suite, finished lower level  
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: 413-309-7792 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 <sup>st</sup> floor:	
	2 <sup>nd</sup> 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	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<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	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<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	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input 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  
1/4/2017  
Date  
JAN 04 2017  
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>2/2/2017</u>	<u>R. Back</u>

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

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:	
SDP/Red-line approval date:	

Filing Fee	\$ <u>100.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50.00</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>962420</u>

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

Jim Kearwin - 499X



**Bureau of Environmental Health**

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

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

[www.hchealth.org](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

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**MEMORANDUM**

TO: *Taylor Faris, NV Homes*

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

RE: *5016 Lindera Court, Clarksville, MD 21029*, Potential Basement Bedroom

DATE: February 2, 2017

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I have reviewed the floor plans in support of Building Permit **B17000052** for a new home at **5016 Lindera Court** and noted that a full bathroom will be installed. Please note that this makes it very likely that the space labeled "OPT. HOME OFFICE" will be considered a bedroom upon completion of that portion of the basement as finished living space. As this lot is connected to the shared sewage system with a **five** bedroom per lot limitation, any future building permit for converting the remaining area of the basement into finished living space may be denied by the Health Department if the total number of proposed bedrooms in the dwelling is greater than five.

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 are 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

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

Date: 1/25/2017

To: George Martin / Health Dept  
(Person's Name and Division)

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

Subject: Project name Walnut Creek  
Project site address 5016 Linderia  
Permit # B17000052 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). *The finished Basement includes: The recreation room, bathroom, exercise room, media room and closet.*
- 1 Set to →  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 A. Sherman

cc: Health Dept

DILP 2017 JAN 25 AM 11:4

## Bricker, Robert

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**From:** Bricker, Robert  
**Sent:** Friday, January 20, 2017 12:09 PM  
**To:** Taylor Faris (tfaris@nvrinc.com)  
**Subject:** 5016 Linder Court\_B17000052

Mr. Faris,

Building permit proposal B17000052 is 'On Hold' as the summary description entered into the county database indicates that the basement is "full finished". As there is a full bath in the basement, the condition of fully finishing the basement creates at least one more bedroom than indicated on the floor plans delivered to the Health Department. As you are aware, there is a strict limitation of 5 bedrooms for residences that discharge wastewater to the shared septic system in the Walnut Grove subdivision. The B17000052 proposal describes at least 6 bedrooms in the residences proposed at 5016 Linder Court.

The Health Department may reconsider this proposal when revised, however until that time the Health Department shall maintain an 'On Hold' status for the proposal. The revision must illustrate that there are no rooms in the finished basement that fit the Code description for bedroom. Revised floor plans for the basement must be submitted to the Department of Inspections, Licenses, and Permits with a formal Revision Sheet, and the shared permitting software must indicate that the floor plans have been revised.

ROBERT BRICKER, REHS/R.S., L.E.H.S.  
ENVIRONMENTAL SANITARIAN II  
BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
8930 STANFORD BLVD., COLUMBIA, MD 21045

Phone: Desk, 410-313-2691; Program, 410-313-1771; Bureau, 410-313-1774  
Fax: 410-313-2648

E-mail: [rbricker@howardcountymd.gov](mailto:rbricker@howardcountymd.gov)

# REGENT'S PARK II

LOT 136  
5 Bedrooms

5016 Linderact.  
B17000052



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

SPEC SHEET	FULL BASEMENT								CRAWL SPACE								ATTACHED GARAGE / ROOMS								STANDARD DETAILS		
	STD. DWGS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "D"	ELEV. "E"	ELEV. "K"	ELEV. "L"	STD. DWGS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "D"	ELEV. "E"	ELEV. "K"	ELEV. "L"	BEDROOM FIRST FLOOR	LIBRARY	MORNING ROOM	CONSERVATORY / SUITE FIRST FLR	SITTING AREA / ALT. OWNERS	BEDROOM #5	BONUS ROOM / BONUS BEDROOM	4'-0" EXTENSION TO FAMILY ROOM			
FRONT ELEVATIONS - SIDING	2	3	5	8					2	3	5	8														D-1	
FRONT ELEVATIONS - PARTIAL STONE			6	4	11						6	4	11													D-2	
FRONT ELEVATIONS - BRICK		4	7	10						4	7	10														D-3	
FRONT ELEVATIONS - STONE AND BRICK					12	14.1	14.2						12	14.1	14.2											D-4	
SIDE ELEVATIONS		15	16	17	18	21	22	24	25.2		15	16	17	18	21	22	24	25.2								D-5a	
REAR ELEVATIONS		26	27	28	29	32	33	35	36.2		26	27	28	29	32	33	35	36.2								D-5b	
FOUNDATION	37	37	34	34	34	34	34	34		38	38	40	40	40	40	40	40									D-7	
FOUNDATION HOLD DOWN LAYOUT	42									42																D-8c	
PLUMBING GROUND WORKS	43	43	44	44	44	44	44	44		45	45	46	46	46	46	46	46									D-11	
BASEMENT PLAN	47									47																D-12b	
FIRST FLOOR PLAN	48	48	50	50	50	50	50	50		48	48	50	50	50	50	50	50	50	50	50	50	50	50	50	50	D-13	
SECOND FLOOR PLAN	54	54	55	55	55	55	55	55		54	54	55	55	55	55	55	55	55	55	55	55	55	55	55	55	D-14	
BUILDING SECTION AT FOYER	54									60																D-14	
BUILDING SECTION AT GARAGE	63									64																D-15	
STAIR PLAN - STANDARD	65.1, 65.2, 66									65.1, 65.2, 66																D-16	
STAIR PLAN - UPGRADE	66.1, 66.2, 67.1, 67.2, 67.3									66.1, 66.2, 67.1, 67.2, 67.3																D-16a	
STAIR PLAN - UPGRADE	69, 70.1, 70.2									69, 70.1, 70.2																	D-17
KITCHEN PLANS - CABINET HOOD B	71									71																D-17a	
KITCHEN PLANS - CABINET HOOD C	72									72																D-19	
KITCHEN PLANS - GOURMET	73									73																D-20	
INTERIOR DETAILS	78									78																D-21	
INTERIOR DETAILS - FIREPLACE	80									80																D-22	
INTERIOR DETAILS - TRIMMED OPENINGS	82.1, 82.2									82.1, 82.2																D-27	
INTERIOR DETAILS - BATH ELEVATIONS	83									83																D-29	
EXTERIOR DETAILS	84	85	86	87	88	89	90			84	85	86	87	88	89	90										D-30	
BASEMENT ELECTRICAL	92									92																D-31	
FIRST FLOOR ELECTRICAL	93	94	94	94	94	94	94			93	94	94	94	94	94	94										D-34	
SECOND FLOOR ELECTRICAL	98	99	99	99	99	99	99			98	99	99	99	99	99	99										D-35	
FIRST FLOOR JOIST LAYOUT	103		105	105	105	105				103		105	105	105	105											D-36	
SECOND FLOOR JOIST LAYOUT	107		109	109	109	109				107		109	109	109	109											D-37	
ROOF FRAMING	111	113	115	117	119	121	122.2			111	113	115	117	119	121	122.2										D-38b	
ROOF FRAMING - ALTERNATE OWNER'S SUITE	112	114	116	118	120	122.1	122.3			112	114	116	118	120	122.1	122.3										D-40	
TRUSS BRACING	128, 129, 130, 131, 132, 133, 134									128, 129, 130, 131, 132, 133, 134																	D-40b
BRACED WALL PANEL DETAIL	135									135																D-44	
BASEMENT HVAC LAYOUT	137.1, 137.2, 138									137.1, 137.2, 138																	D-45
CRAWL FLOOR HVAC LAYOUT										139																D-49a	
FIRST FLOOR HVAC LAYOUT	140.1, 140.2									141																	D-49b
SECOND FLOOR HVAC LAYOUT	142.1, 142.2									142.1, 142.2																	D-49c

### BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT.	2111
SECOND FLOOR	GROSS SQ. FT.	1844
HOUSE TOTAL	GROSS SQ. FT.	3955

### ELEVATIONS SQ. FT.

ELEVATION "B"	GROSS SQ. FT.	+0
ELEVATION "C"	GROSS SQ. FT.	+16
ELEVATION "D"	GROSS SQ. FT.	+89
ELEVATION "E"	GROSS SQ. FT.	+18
ELEVATION "K"	GROSS SQ. FT.	+0
ELEVATION "L"	GROSS SQ. FT.	+16

### ADDITIONAL SQ. FT.

MORNING ROOM	GROSS SQ. FT.	
W/ NO SECOND FLOOR	GROSS SQ. FT.	+240
W/ SITTING AREA	GROSS SQ. FT.	+384
W/ ALT. OWNER'S SUITE	GROSS SQ. FT.	+452
4' EXTENSION	GROSS SQ. FT.	
W/ NO BONUS RM. / BDRM.	GROSS SQ. FT.	+194
BONUS RM. / BEDROOM	GROSS SQ. FT.	
W/ NO EXTENSION	GROSS SQ. FT.	+326
W/ 4' EXTENSION	GROSS SQ. FT.	+514
CONSERVATORY / IN-LAW'S SUITE	GROSS SQ. FT.	
W/ 4-BEDROOM	GROSS SQ. FT.	+352
W/ 5-BEDROOM	GROSS SQ. FT.	+704

### MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL	GROSS SQ. FT.	5748
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT		

### FINISHED BASEMENT SQ. FT.

RECREATION ROOM	GROSS SQ. FT.	1110
W/ MORNING ROOM	GROSS SQ. FT.	+240
W/ 4' EXTENSION	GROSS SQ. FT.	+44
W/ MOR RM & 4' EXTEN	GROSS SQ. FT.	+334
HOME OFFICE	GROSS SQ. FT.	248
EXERCISE RM. ("A", "B", "K")	GROSS SQ. FT.	218
EXERCISE RM. ("C", "L")	GROSS SQ. FT.	238
EXERCISE RM. ("D")	GROSS SQ. FT.	248
EXERCISE RM. ("E")	GROSS SQ. FT.	244
MEDIA RM. ("A", "B", "D", "K")	GROSS SQ. FT.	402
MEDIA RM. ("C", "L")	GROSS SQ. FT.	430
MEDIA RM. ("E")	GROSS SQ. FT.	433
BASEMENT BATH	GROSS SQ. FT.	57

### UNFINISHED SQ. FT.

THO CAR GARAGE (W "A")	GROSS SQ. FT.	594
THREE CAR GARAGE (W "A")	GROSS SQ. FT.	824

### FOOTPRINT

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

SET - VERSION  
10200-01 CS-1

J:\Dwg\10200-01\CS-1.dwg 11/27/14 4:05 PM

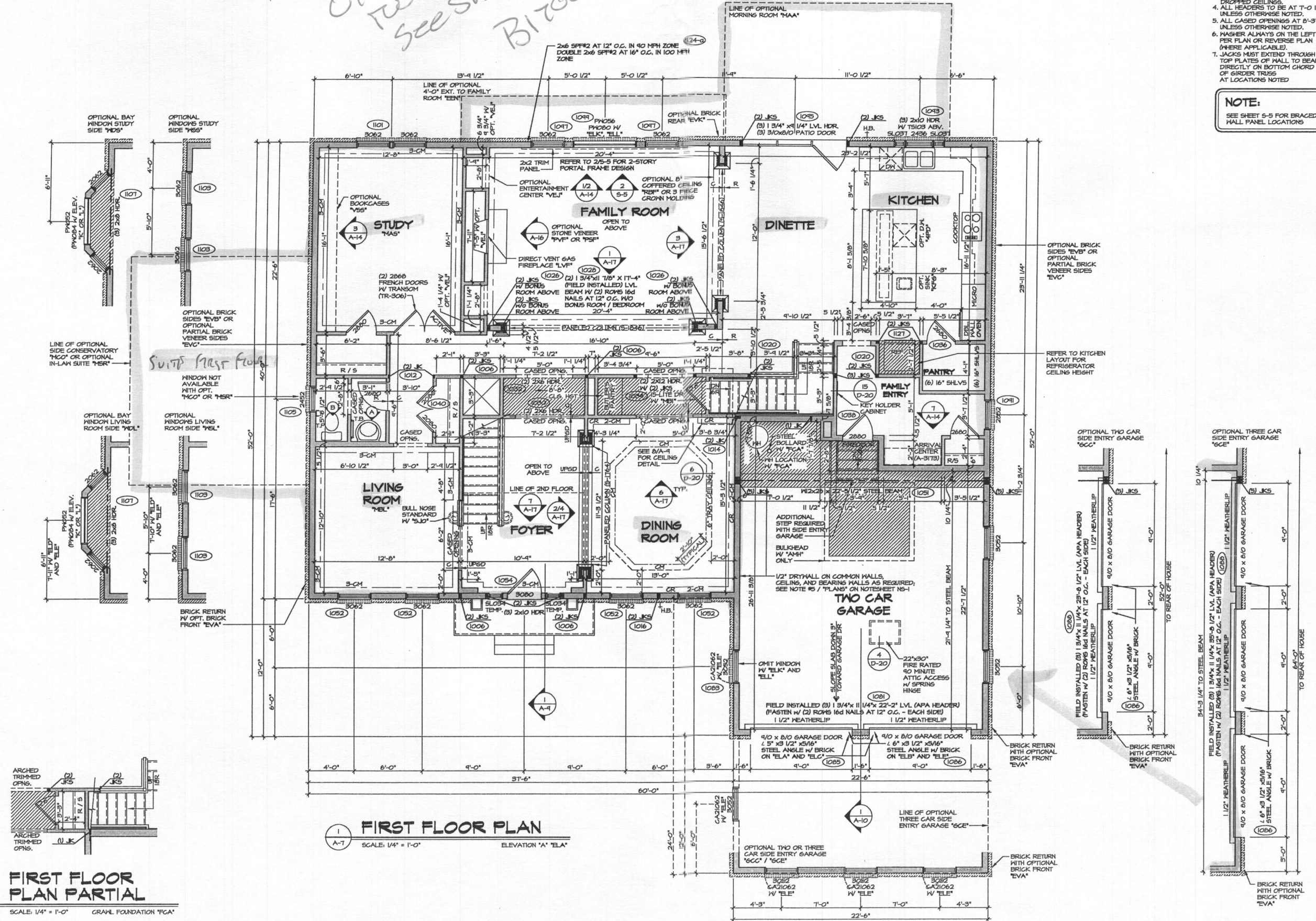




OK! TB 2/2/2017 see sheet A-7d B17000052

- 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. HATCHED AREAS INDICATE DROPPED CEILING.
  5. ALL HEADERS TO BE AT T-0 1/2", UNLESS OTHERWISE NOTED.
  6. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
  7. JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

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

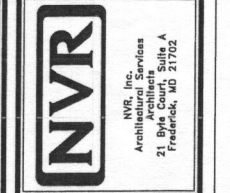


**FIRST FLOOR PLAN PARTIAL**  
SCALE: 1/4" = 1'-0" GRAVEL FOUNDATION 'FCA'

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	07/19	DOB - AUDIT REVISIONS
2	07/19	DOB - ADDED NOTE THAT GARAGE BULKHEAD IS WITH 'AMH' ONLY (PAR 34719)
3	07/26	DOB - ADDED ADDITIONAL RISER AT GARAGE PAR 39662
4	07/26	DOB - ADDED OPT. REVISIONS FOR 'VEF' PAR 2481
5	07/26	DOB - ADDED OPT. REVISIONS FOR 'VEF' PAR 2481
6	07/26	DOB - ADDED TEMP. TO FRONT DOOR SIDE LIGHTS (PAR 39369)
7	07/26	DOB - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
8	07/26	DOB - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS

NVR, Inc. hereby represents its contract has expired and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, without the expressed written consent of NVR, Inc.

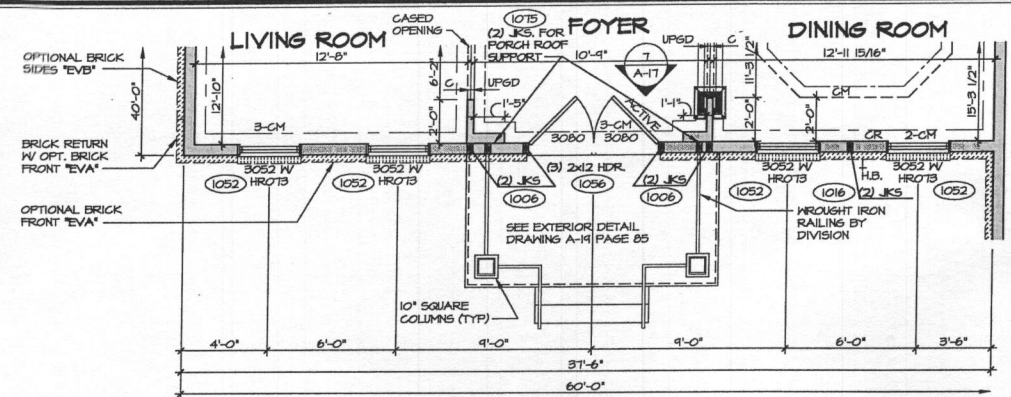


MODEL: **REGENTS PARK II**

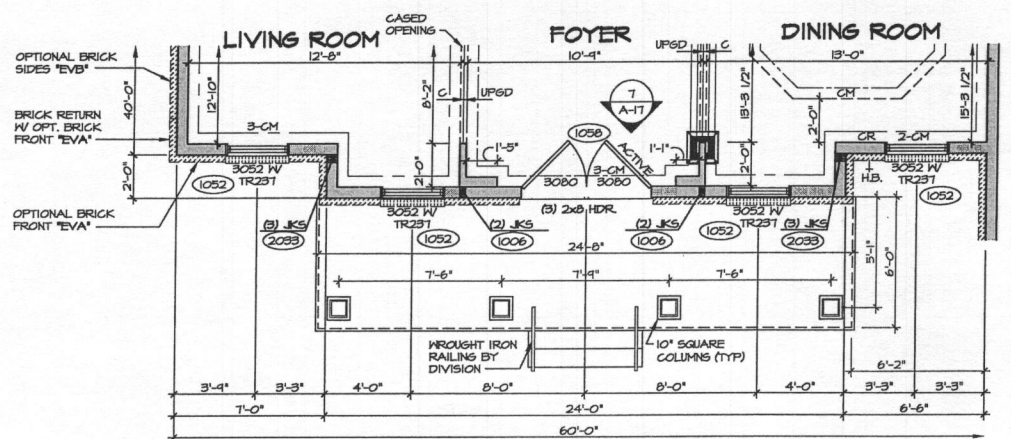
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VERSION C1  
DRAWN BY: DRA  
DATE: 6/25/14  
OPTION DESCRIPTION

SHEET NO. **A-7**  
49.1

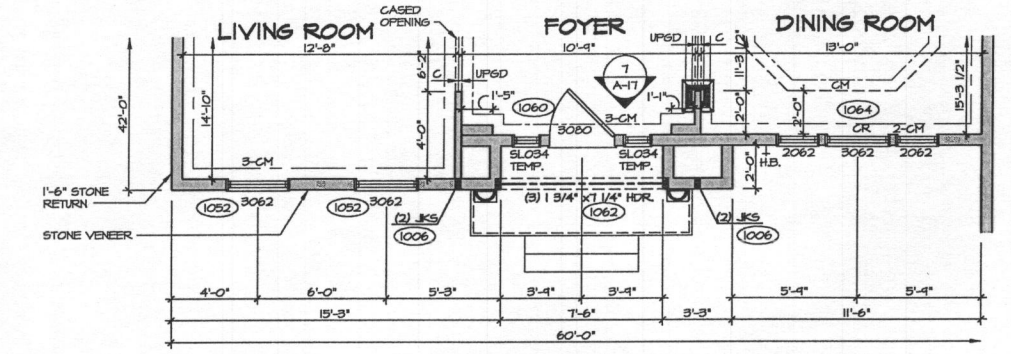
OPTION DESCRIPTION



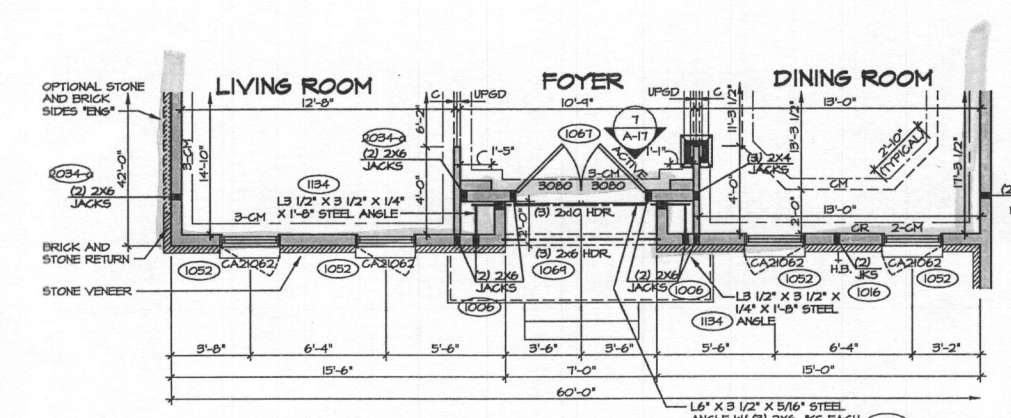
1 FIRST FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"  
ELEVATION 'B' 'ELB'



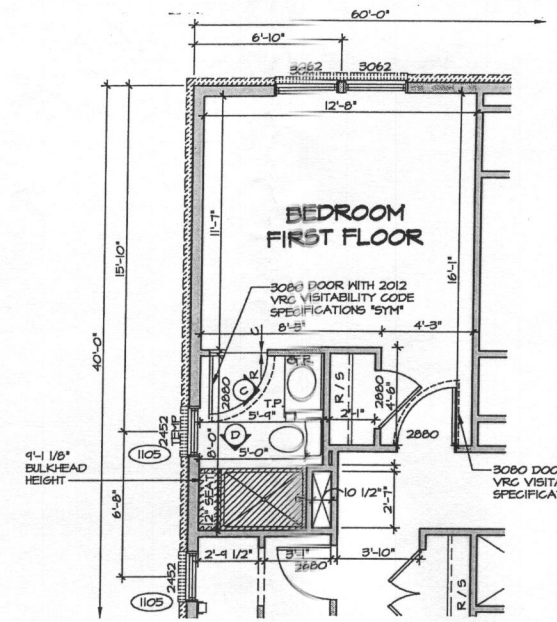
2 FIRST FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"  
ELEVATION 'C' 'ELC'



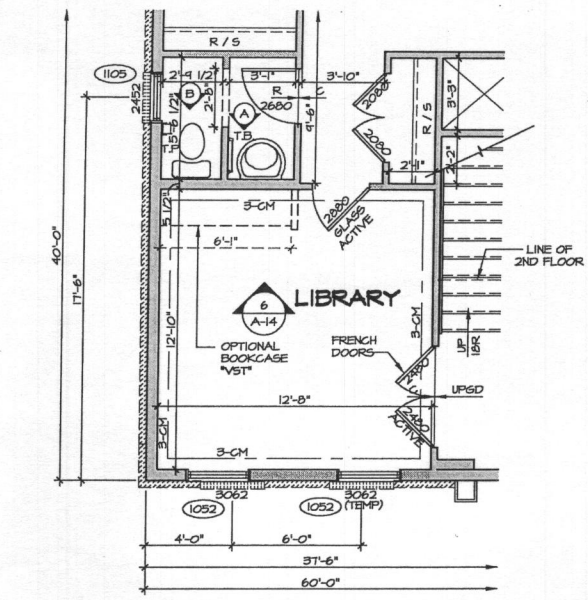
3 FIRST FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"  
ELEVATION 'D' 'ELD'



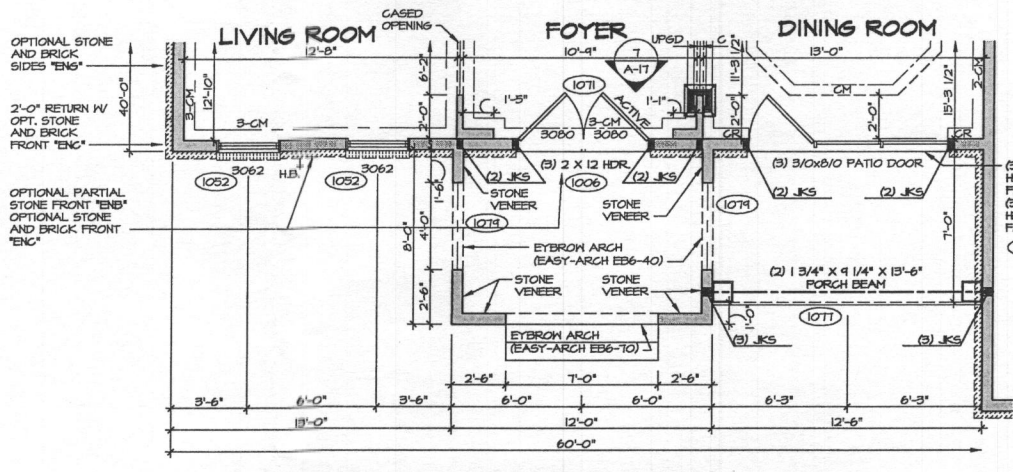
4 FIRST FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"  
ELEVATION 'E' 'ELE'



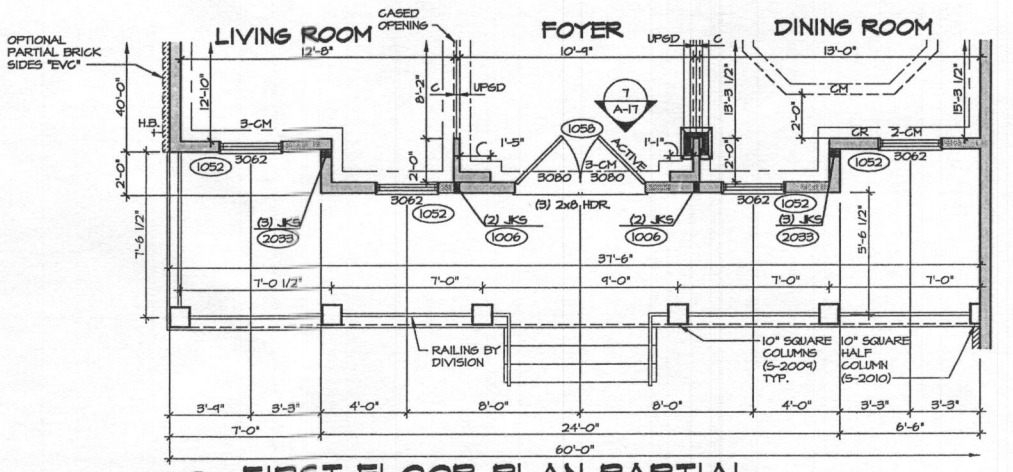
7 FIRST FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"  
ELEVATION 'A' 'ELA'



8 FIRST FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"  
ELEVATION 'A' 'ELA'



5 FIRST FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"  
ELEVATION 'K' 'ELK'



6 FIRST FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0"  
ELEVATION 'L' 'ELL'

B17000052

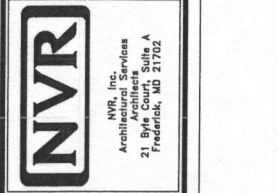
OK  
FB

- NOTES:
1. ALL HEADERS ARE (3) 2x6, 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 CEILING.
  5. ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
  6. ALL HEADERS ARE AT T-0 1/2, UNLESS OTHERWISE NOTED.
  7. JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED

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

REV. NO.	DATE	REVISIONS
1	10/20/10	REVISED PER PAR 57107
2	10/20/10	REVISED PER PAR 57107
3	10/20/10	REVISED PER PAR 57107
4	10/20/10	REVISED PER PAR 57107
5	10/20/10	REVISED PER PAR 57107
6	10/20/10	REVISED PER PAR 57107
7	10/20/10	REVISED PER PAR 57107
8	10/20/10	REVISED PER PAR 57107
9	10/20/10	REVISED PER PAR 57107
10	10/20/10	REVISED PER PAR 57107
11	10/20/10	REVISED PER PAR 57107
12	10/20/10	REVISED PER PAR 57107
13	10/20/10	REVISED PER PAR 57107
14	10/20/10	REVISED PER PAR 57107
15	10/20/10	REVISED PER PAR 57107
16	10/20/10	REVISED PER PAR 57107
17	10/20/10	REVISED PER PAR 57107
18	10/20/10	REVISED PER PAR 57107
19	10/20/10	REVISED PER PAR 57107
20	10/20/10	REVISED PER PAR 57107

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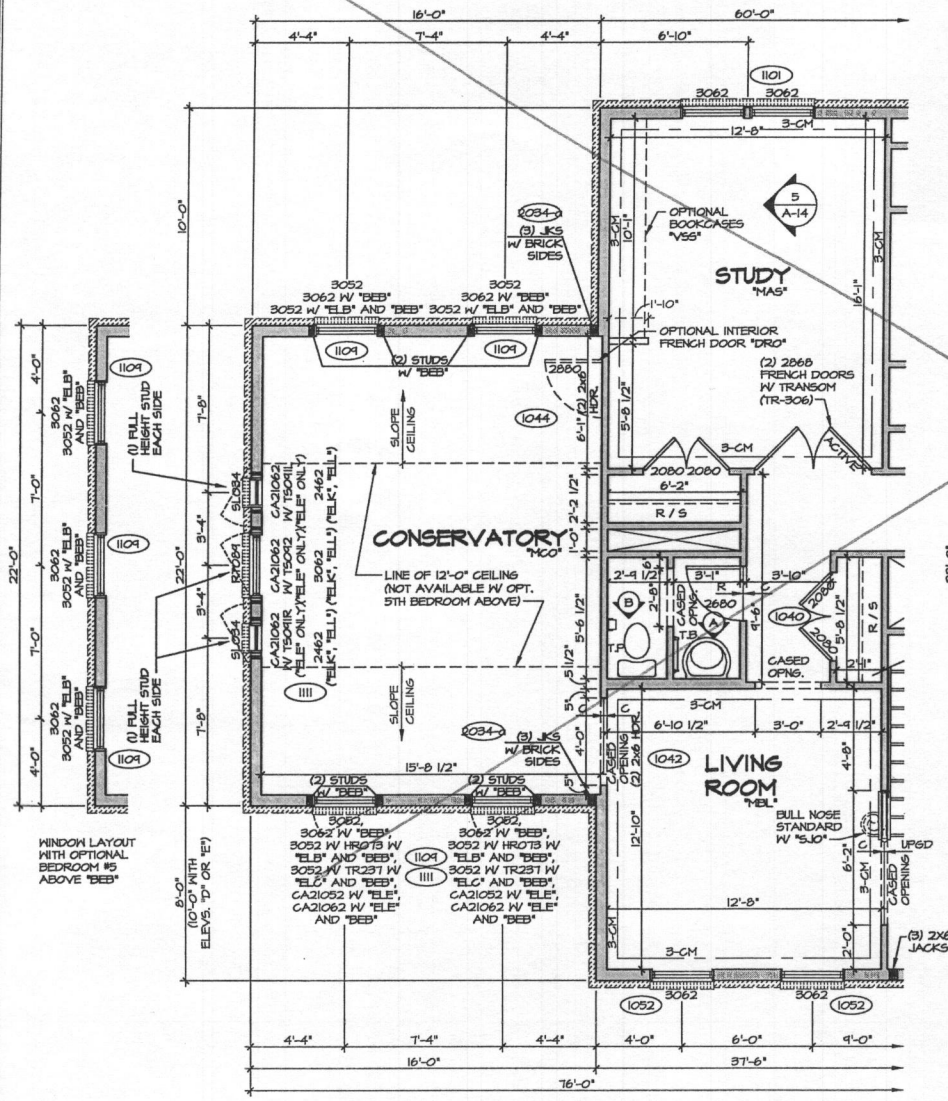


SET NO. 10200  
VERSION 01  
DRAWN BY JEA  
DATE: 8/14/13  
OPTION: ELEV, ELK, ELD, ELE, ELK, ELL, MAT, BAR

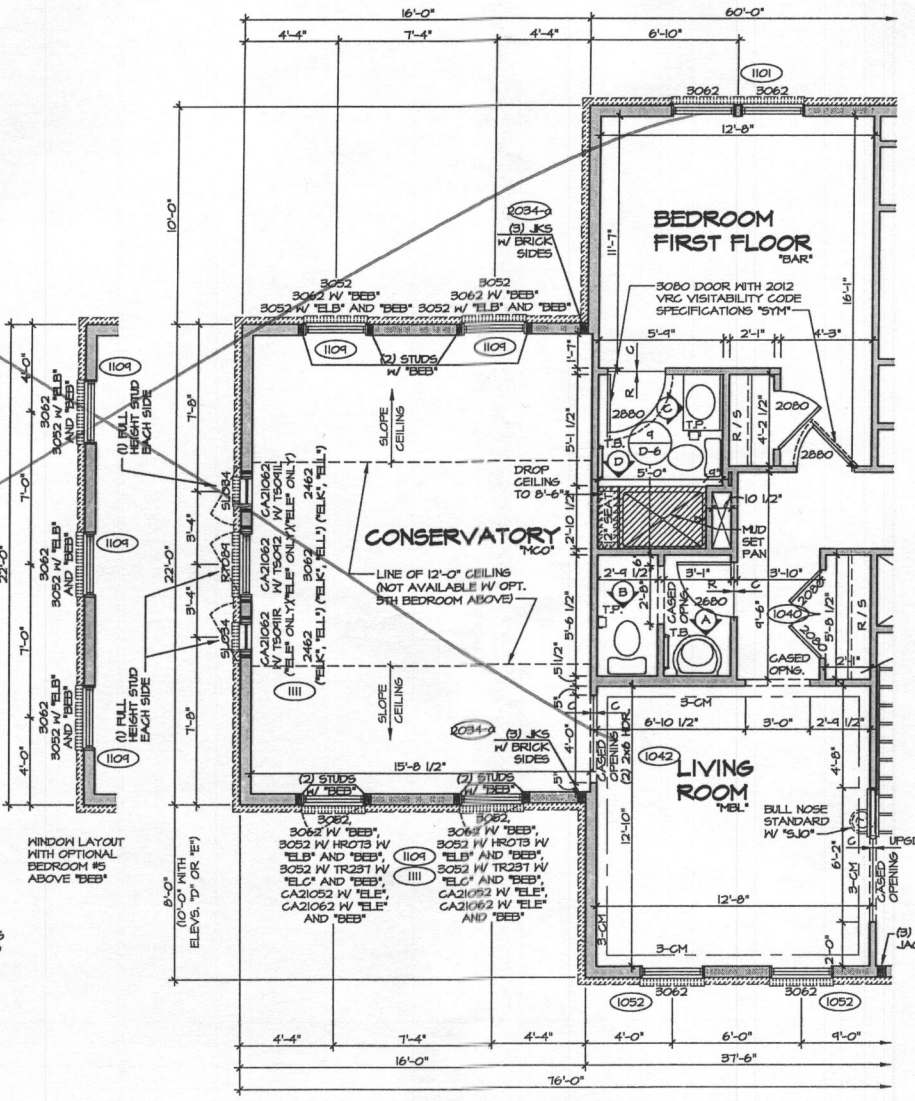
SHEET NO. A-7b  
MODEL: REGENT'S PARK II  
DRAWING TITLE: FIRST FLOOR PLAN PARTIAL  
OPTION DESCRIPTION: ELEVATION 'B', ELEVATION 'C', ELEVATION 'D', ELEVATION 'E', ELEVATION 'K', ELEVATION 'L', LIBRARY, BEDROOM FIRST FLOOR  
50  
JANUARY DETACHED REGENT'S PARK II 10200.01 VENT. ELL.dwg 02/18/15 - 8/18/18

- 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 T-11", UNLESS OTHERWISE NOTED.
  5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
  6. JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

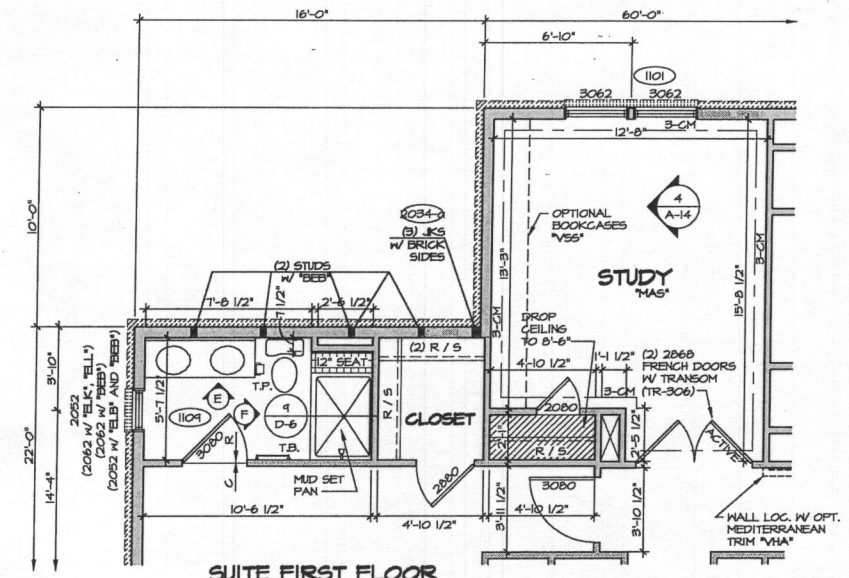
**NOTE:**  
SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS



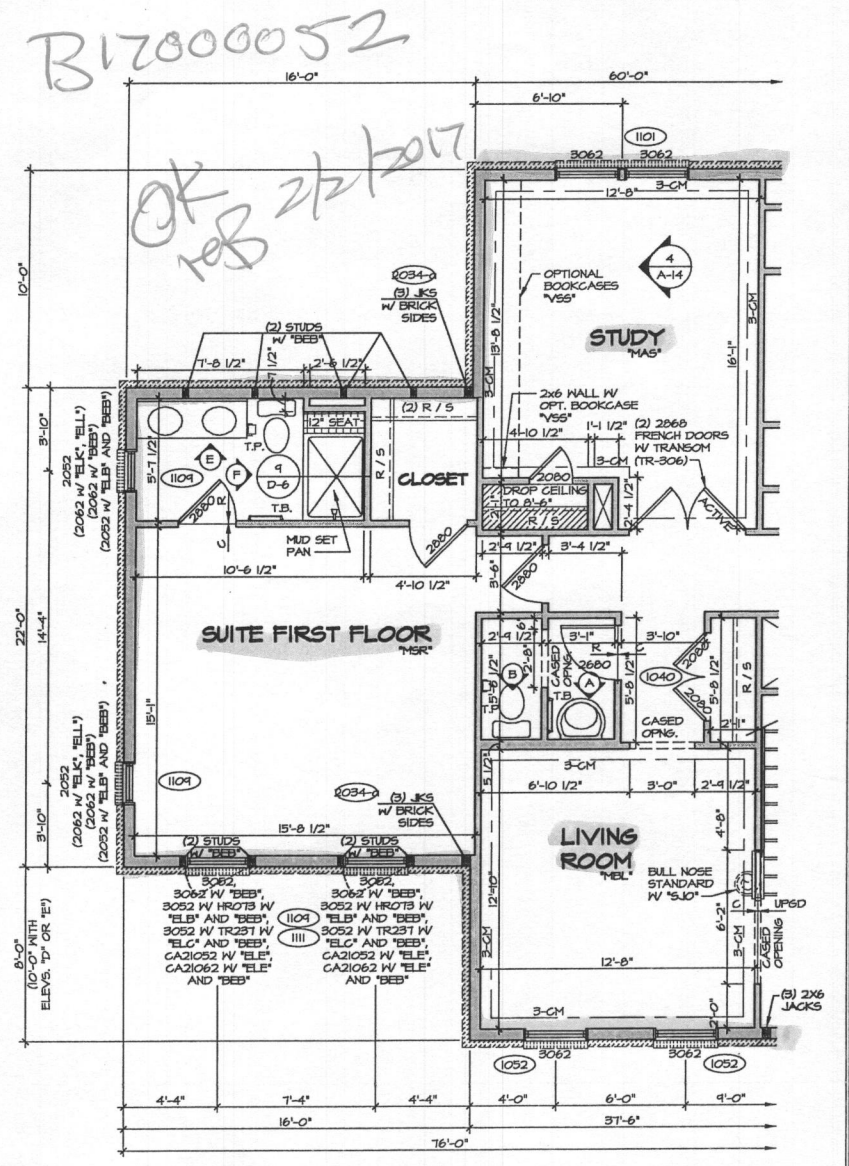
**1 FIRST FLOOR PLAN PARTIAL**  
SCALE: 1/4" = 1'-0"  
OPTIONAL CONSERVATORY "MCO"  
(SHOWN W/ ELEVATION "A")



**2 FIRST FLOOR PLAN PARTIAL**  
SCALE: 1/4" = 1'-0"  
OPTIONAL CONSERVATORY "MCO"  
W/ OPTIONAL BEDROOM FIRST FLOOR "BAR"  
(SHOWN WITH ELEVATION "A")



**4 SUITE FIRST FLOOR**  
SCALE: 1/4" = 1'-0"  
OPTIONAL SUITE FIRST FLOOR "MSR"  
(SHOWN WITH ELEVATION "A") AND 2012 VRC VISIBILITY CODE SPECIFICATIONS "SYM"

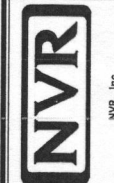


**3 FIRST FLOOR PLAN PARTIAL**  
SCALE: 1/4" = 1'-0"  
OPTIONAL SUITE FIRST FLOOR "MSR"  
(SHOWN WITH ELEVATION "A") AND NO 2012 VRC VISIBILITY CODE SPECIFICATIONS "SYM"

B17000052  
OK 2/12/2017

REV. NO.	DATE	REMARKS
1	4/29/15	L.R. REV. CENTER GABLE WINDOW OF CONSERVATORY TO ROOM (PAR 89250)
2	10/22/15	EBP - 2012 VRC CODE UPDATES
3	1/21/16	SEA - ADDED ELEVATION "A"
4	4/21/16	DES - FRAMES, TUB CONVERSIONS
5	4/21/16	DES - ADIT REVIEW
6	5/28/16	DES - QUALITY CHECK
7	9/22/16	DES - REDDED FRONT AND SIDE WINDOW SIZE W/ "ELB" AND "BEB"
8	10/10/16	DES - REVISIONS PER PAR 87197

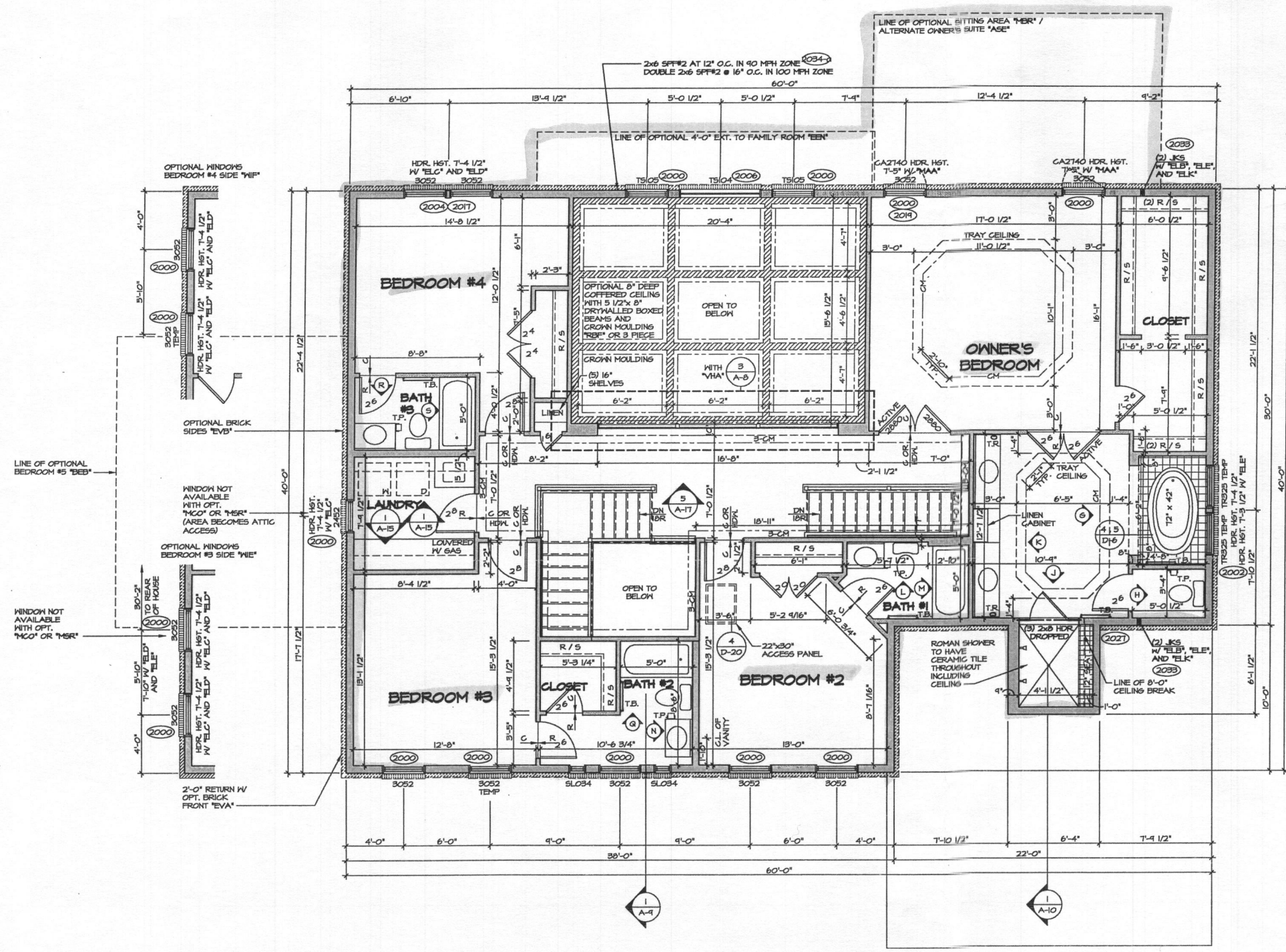
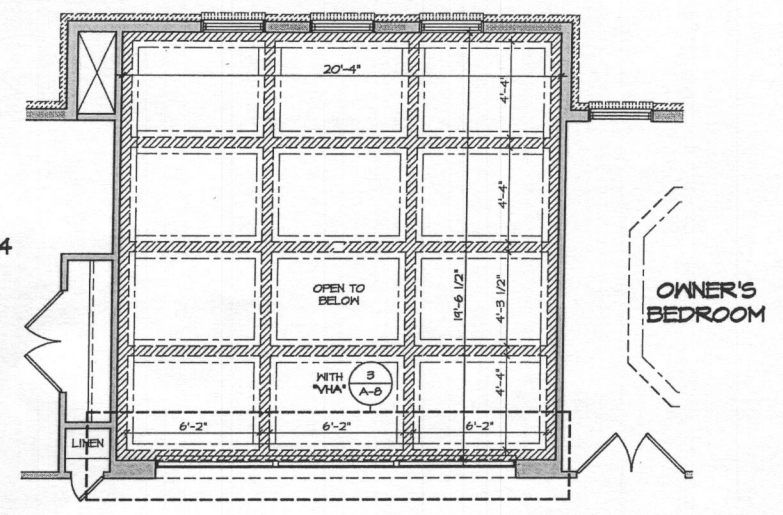
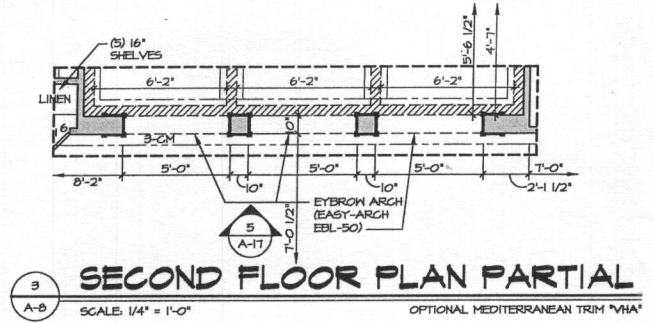
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Architects  
21 Bire Court, Suite A  
Frederick, MD 21751

SET NO. 10200  
VERSION C1  
DRAWN BY JEA  
DATE: 5/14/15  
OPTION MCO  
MSR

**MODEL: REGENT'S PARK II**  
**DRAWING TITLE: FIRST FLOOR PLAN PARTIAL**  
**OPTION DESCRIPTION: CONSERVATORY SUITE FIRST FLOOR**  
**SHEET NO. A-7d**  
**52**

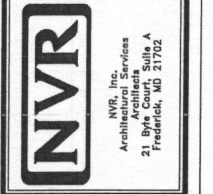


B5  
4 Bedrooms  
'OK' SB  
4/2/2017  
B170000 52

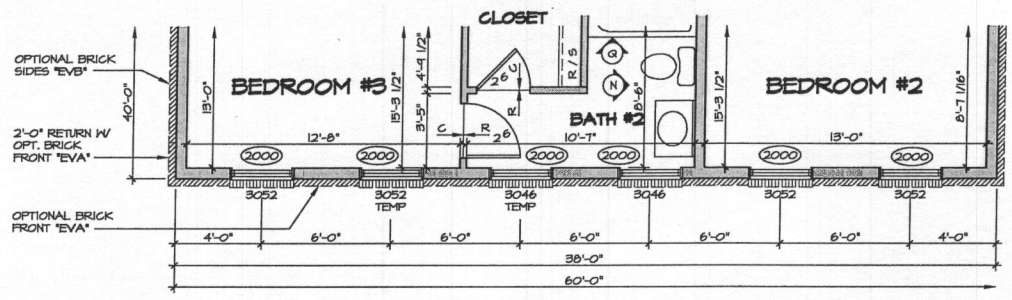
- NOTES:**
1. ALL HEADERS ARE (B) 2x6, UNLESS OTHERWISE NOTED.
  2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED.
  3. HATCHED AREAS INDICATE DROPPED CEILING.
  4. ALL CASED OPENINGS AT 6'-11", UNLESS OTHERWISE NOTED.
  5. WASHER ALWAYS ON THE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

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

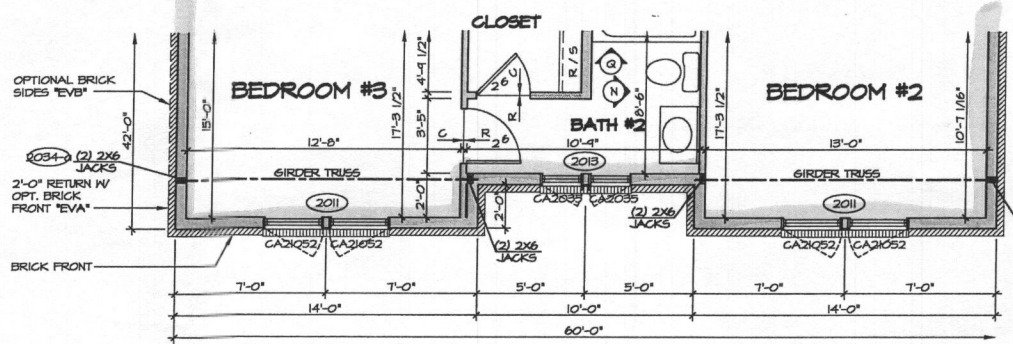
REV. NO.	DATE	DESCRIPTION
1	07/15	DRG - AUDIT REVISIONS
2	07/24	DRG - ADD MEDITERRANEAN TRIM
3	08/04	DRG - INCREASE LAUNDRY BY 2', DECREASE BATH AND #4 (2004)
4	08/04	J.R. - INCREASE REAR STAIRS 10' (FOUND TRIM PAR 92619)
5	07/14	J.R. - TRIM AUDIT REVISIONS
6	07/05	SKM - ADD DETAIL BUBBLE FOR TUB ACCESS PANEL PAR 30492
7	07/05	SKM - ADD PAD HALL TO OWNERS SHOWER
8	4/20/15	SKM - PAR 452456 - CENTER DOOR TO LAUNDRY ROOM
9	09/05	SKM - SHIFTED LAUNDRY / BATH TO ACCOMMODATE DOOR TRIM (PAR 92654)



MODEL	REGENT'S PARK II
DRAWING TITLE	SECOND FLOOR PLAN
SHEET NO.	A-8
OPTION DESCRIPTION	54
SET NO.	10200
VERSION	0
DRAWN BY	DRG
DATE	5/14/15
OPTION	

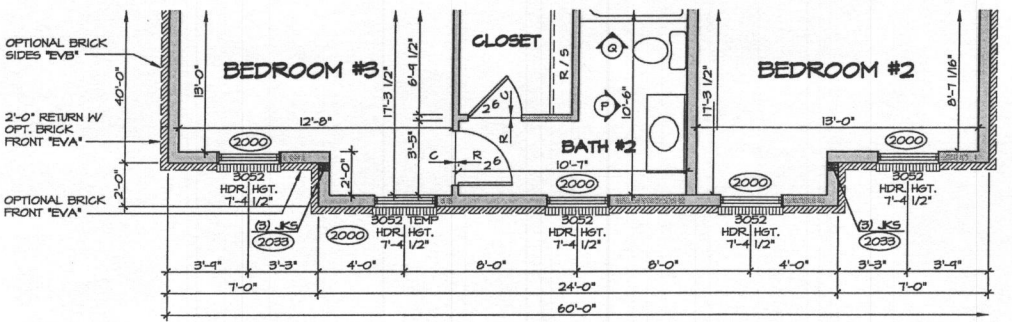


1 SECOND FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0" ELEVATION "B" "ELB"

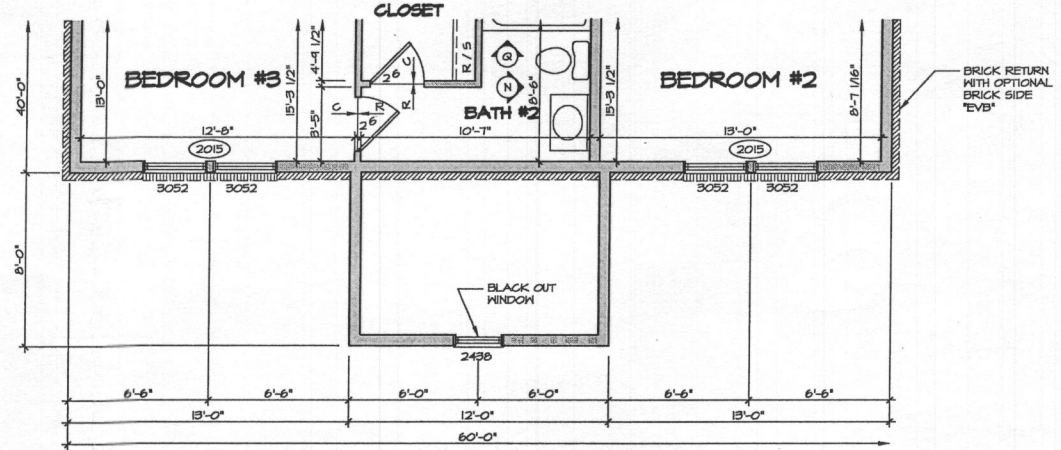


4 SECOND FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0" ELEVATION "E" "ELB"

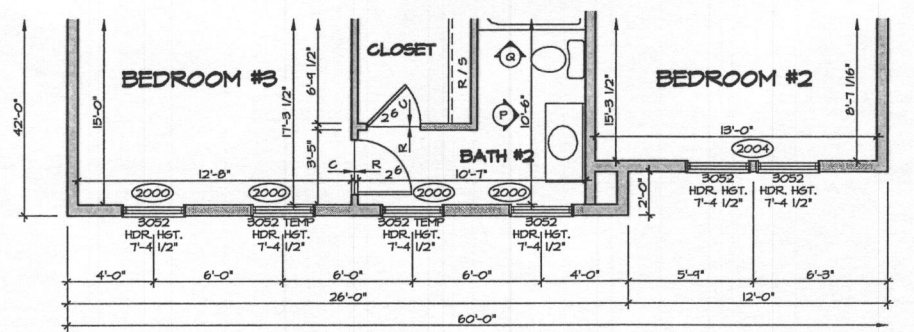
OK!  
reB  
B170000  
total,  
5 Bedrooms



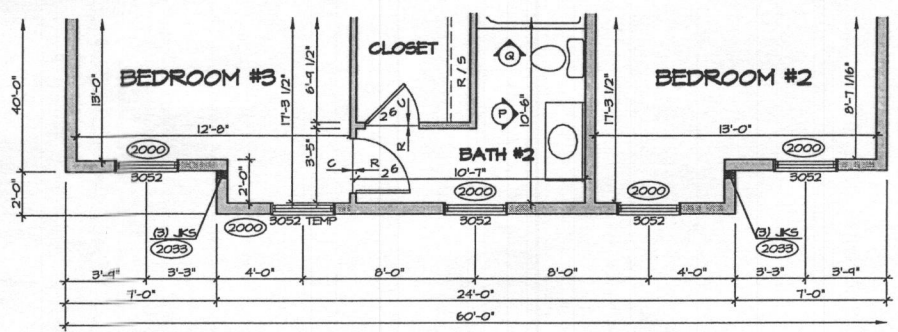
2 SECOND FLOOR PLAN PARTIAL  
SCALE: 1/4" = 1'-0" ELEVATION "C" "ELC"



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



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



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

- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
  2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
  3. HATCHED AREAS INDICATE DROPPED CEILING.
  4. ALL CASED OPENINGS AT "T-11", UNLESS OTHERWISE NOTED.
  5. HANGER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
  6. JACKS MUST EXTEND THROUGH TOP PLATES OF HALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

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

REV. NO.	DATE	REMARKS
1	11/09/15	BBB - MARKETING REVISIONS
2	1/24/14	56A - ADDED ELEVATION "L"
3	10/28/14	18B - DECREASE BRSS BY 1" FOR ENLARGING LAUNDRY ROOM (2026A)
4	11/9/14	18P - INTERNAL ADIT
5	11/7/14	CEL - ADIT - REVISED TUB DIRECTION IN BATH #2
6	4/29/15	18B - MODIFIED BATH #2 VANITY FROM 48" TO 42" TO MATCH BATH ELEVATIONS
7	9/15	18B - ADIT REVISIONS



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21 Bye Court, Suite A  
Frederick, MD 21702

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION
A-8b	REGENT'S PARK II	10200	01	JEA	5/14/15	ELB, ELC, ELD, ELK, ELL
55	SECOND FLOOR PLAN PARTIAL					