



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: 2/3/17

Permit No.: B17000405

Building Address: 5040 Lindera Ct.
 City: Ellicott City State: MD Zip Code: 21043
 Suite/Apt. # _____ SDP/WP/BA #: GP 17-013
 Census Tract: _____ Subdivision: Walnut Creek
 Section: _____ Area: _____ Lot: 130
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

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 Faris
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 License No.: 56
 Phone: 410-379-5956 Fax: _____
 Email: TFaris@NVRINC.com

Existing Use: Vacant lot
 Proposed Use: Single family house
 Estimated Construction Cost: \$ 240,000
 Description of Work: New 2 story "Regents Park II" with 3 car garage, 8w'x' front porch, Morning room, 4'x7' to family rm, sitting area w/covered porch, bedroom 1st floor, Occupant or Tenant: finished lower level / Rec Room, Home office, Media Room, Bathroom
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

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	<u>Multi-family Dwelling</u>	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
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:	<u>61700043</u>
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 Kerwin
 Applicant's Signature
Jim@DecaturbuildingServices.com
 Email Address
AGENT
 Title/Company

Jim Kerwin
 Print Name
2/3/2017
 Date

RECEIVED
 FEB 03 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
<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>3/2/17</u>	<u>Theresa...</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>989015</u>

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

Date: 3/6/2017

To: George Martin / ROBERT FREEMAN **RECEIVED**
(Person's Name and Division)

From: Jim Kerwin (443) 309-7792 **MAR 06 2017**
(Your Name, Company Name and Telephone Number)

Subject: Project name Walnut Creek **PLAN REVIEW DIVISION**
Project site address 5040 Lindera Court
Permit # B17000405 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 *** FINISHED OPTIONS**
- Energy conservation calculations **SELECTED IN BSMT**
- Copies of Floor Plans (be specific).
- 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 AKH



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

Date: 2/10/17
To: Amanda Hill or Cathy Anest
(Person's Name and Division)
From: Dave Harward Fisher, Collins, & Carter Inc (410) 461-2855
(Your Name, Company Name and Telephone Number)
Subject: Project name Walnut Creek, Phase 4
Project site address 5040 Lindera Court
Permit # B17000405 ^{GP}SDP # GP-17-013
Other information pertinent to this project _____

Health

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
- Copies of _____ (be specific).
 - 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 Please forward copies to the Health Dept. Attention Robert Freeman

Contact Person Information: (Required)

Dave Harward
Please Print Name

Telephone No: 410-461-2855

E-Mail Address: daveh@fcc-eng.com

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Received by 

Transmittal

Via: Fax Mail Messenger E-Mail To Be Picked Up
 Fax (original to follow via U.S. Mail)

To: Howard County DILP 3430 Courthouse Drive Ellicott City, MD 21043	Attn: Fax: Phone:
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From: Dave Harward	CC:
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Re: Walnut Creek, Lot 130	W.O.# 04001-6023
Date: Feb. 9, 2017	Pages: 1 Page(s) Including this cover

We are forwarding:	<input type="checkbox"/> Prints	<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop drawings	<input checked="" type="checkbox"/> Other
	<input type="checkbox"/> Urgent	<input type="checkbox"/> For your use	<input type="checkbox"/> As requested	<input checked="" type="checkbox"/> For Review & Comment	

Remarks:

Re: Building Permit B17000405 for 5040 Lindera Ct, Lot 130

Here are 6 copies of the revised Permit Site Plan for Lot 130 in the Walnut Creek subdivision.

The Well Certification note was revised to correct the Well Tag No.

Thank You,

Dave Harward

CONFIDENTIALITY NOTICE

This transmission contains confidential information which may be legally privileged, and is intended only for the use of the individual named above. If you are not the intended recipient, you are hereby notified that any distribution (except to the intended recipient), copying, or disclosure of this transmission is strictly prohibited.

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Date: 3/6/2017
To: George Martin / ROBERT FREEMAN
(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 5040 Lindera Court
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Other information pertinent to this project _____

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 - Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
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* FINISHED OPTIONS
SELECTED IN BSMT

Contact Person Information: (Required)

Please Print Name Telephone No: _____
E-Mail Address: _____

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* PER HEALTH DEPT

Received by AKH

5040 Lindern Court

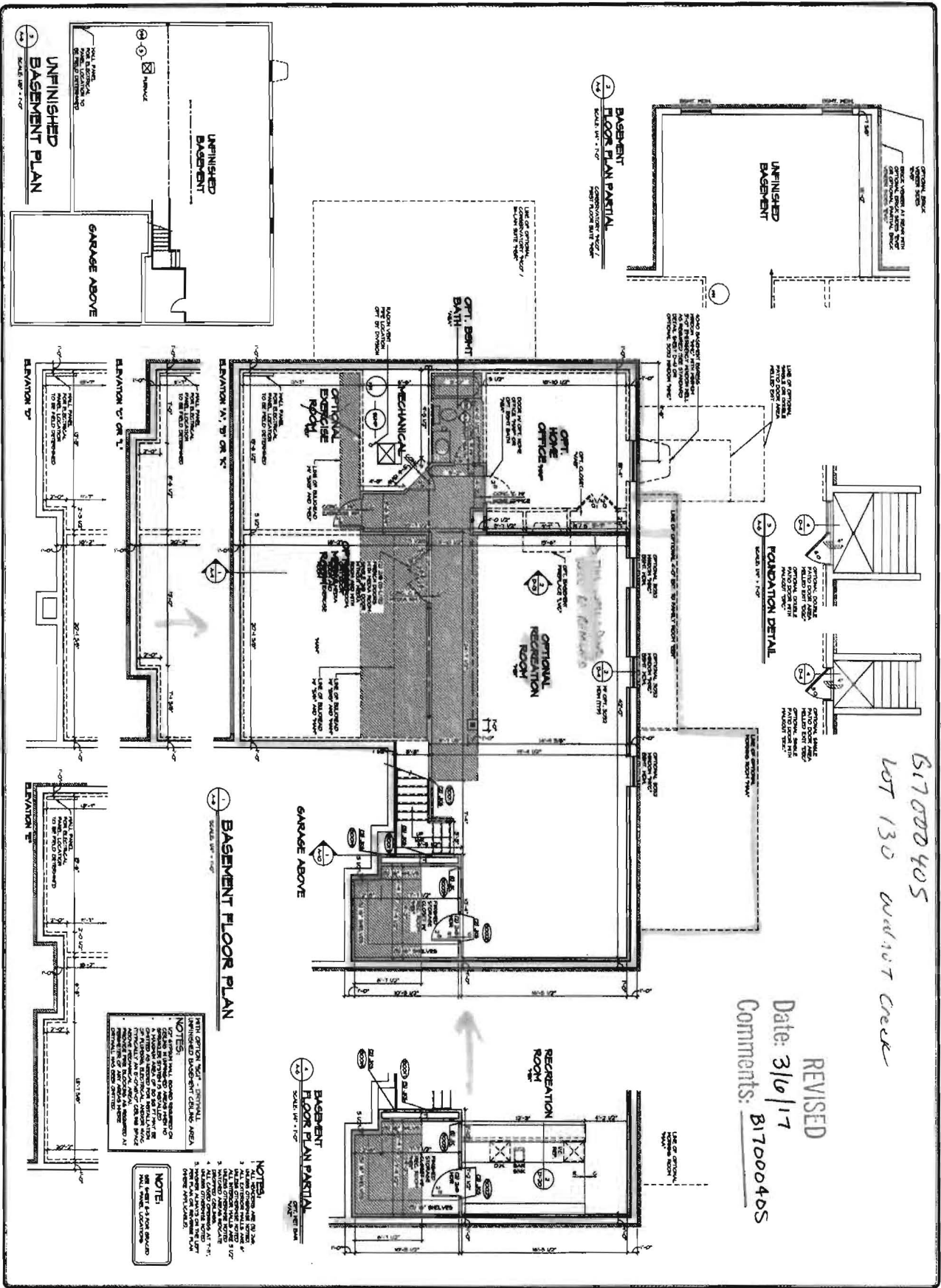
B17000405

LOT 130 WOODCREEK

REVISED

Date: 3/6/17

Comments: B17000405



NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL CODE (IMC).
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CODE (IEC).
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC).
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING DEPARTMENT (IBD).

NOTE:

SEE FLOOR PLAN FOR FINISHES AND MATERIALS.

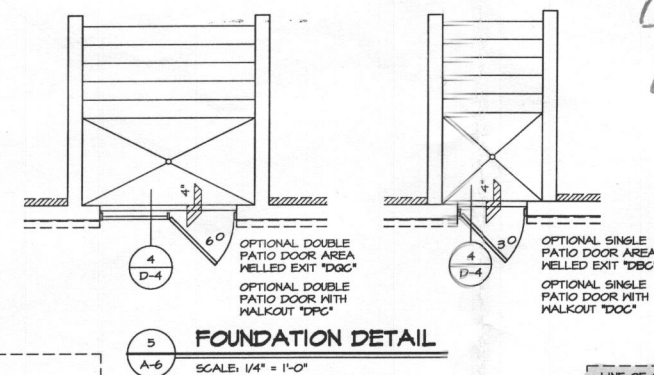
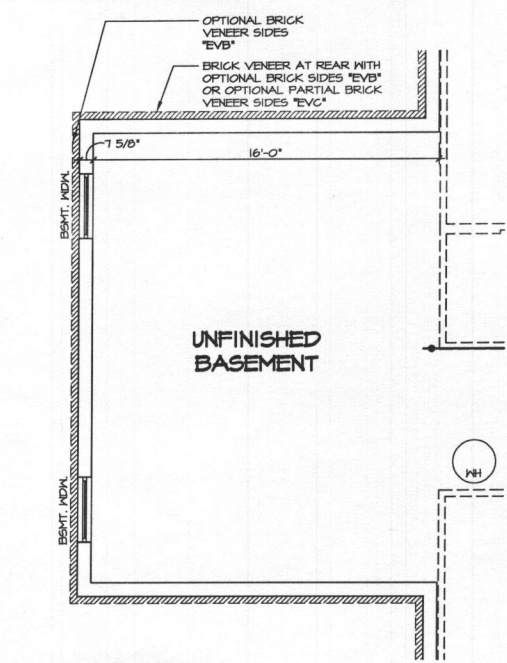
SHEET NO.	NO. 10200	DATE	3/6/17
DRAWING TITLE	BASEMENT FLOOR PLAN	DESIGNED BY	JEA
PROJECT DESCRIPTION	RESIDENTIAL	CHECKED BY	JEA
		DATE	3/6/17



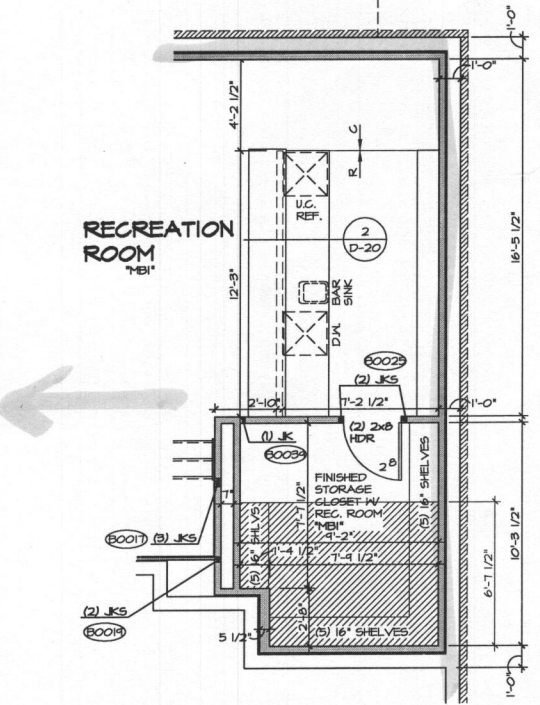
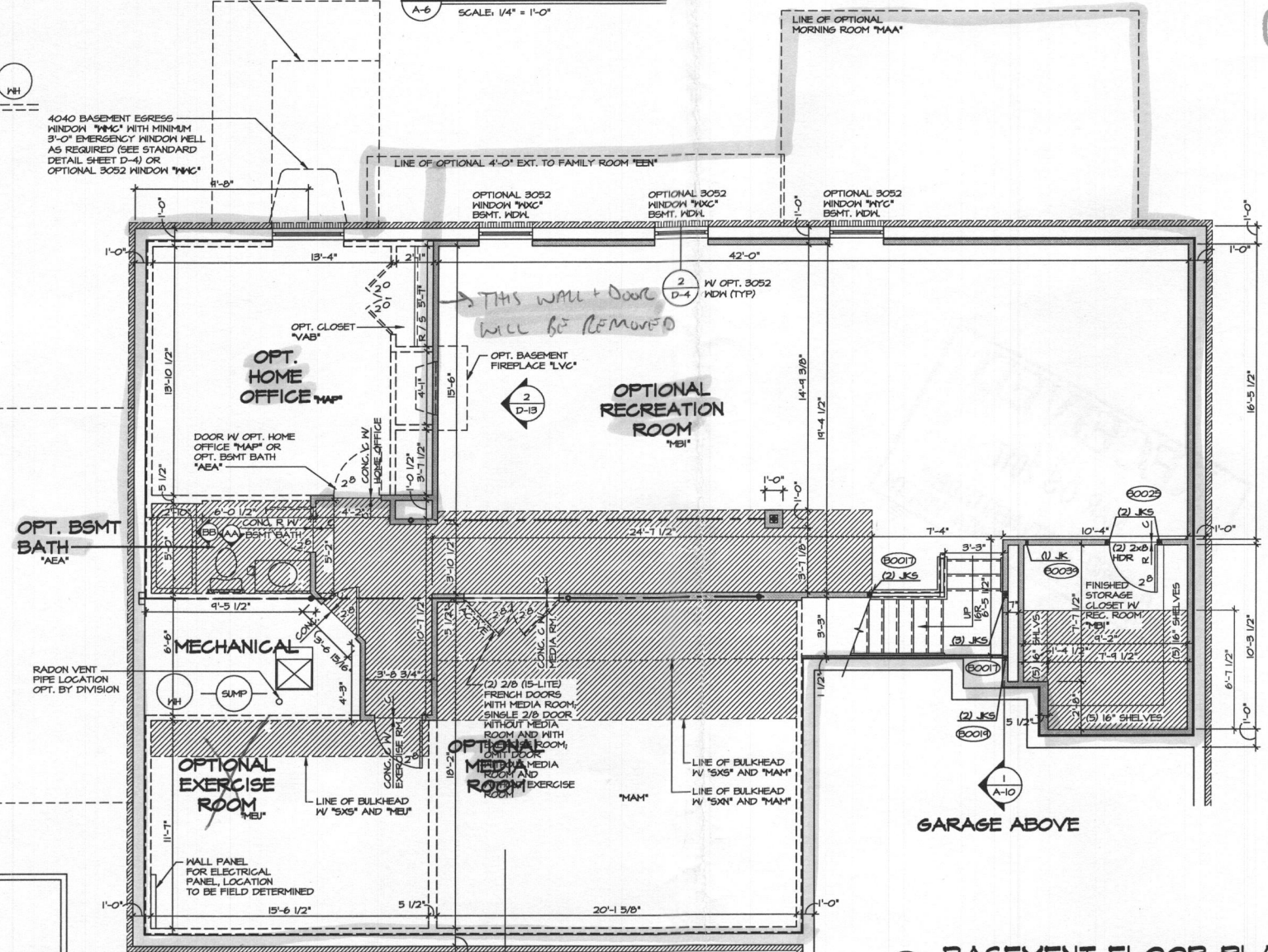
NO.	DATE	REVISION
1	3/6/17	ADD NOTE FOR NEW OPTION ROOM TO PARTY
2	3/6/17	RELOCATED THE NEW ROOM FROM NO. 10200
3	3/6/17	ADD FINISHES AND TRAIL LINE
4	3/6/17	ADD FINISHES AND TRAIL LINE
5	3/6/17	ADD FINISHES AND TRAIL LINE
6	3/6/17	ADD FINISHES AND TRAIL LINE
7	3/6/17	ADD FINISHES AND TRAIL LINE
8	3/6/17	ADD FINISHES AND TRAIL LINE
9	3/6/17	ADD FINISHES AND TRAIL LINE
10	3/6/17	ADD FINISHES AND TRAIL LINE

5040 Lindera Court
 B17000405
 LOT 130 Walnut Creek

REVISED
 Date: 3/6/17
 Comments: B17000405



2 BASEMENT FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0" CONSERVATORY "MCO" / FIRST FLOOR SUITE "MER"

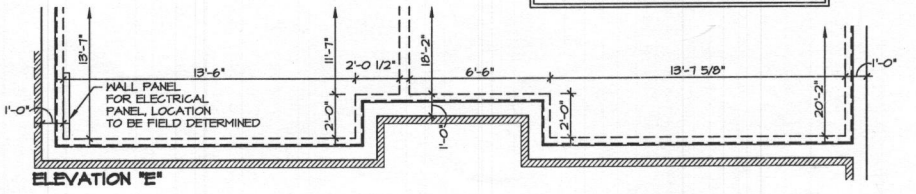
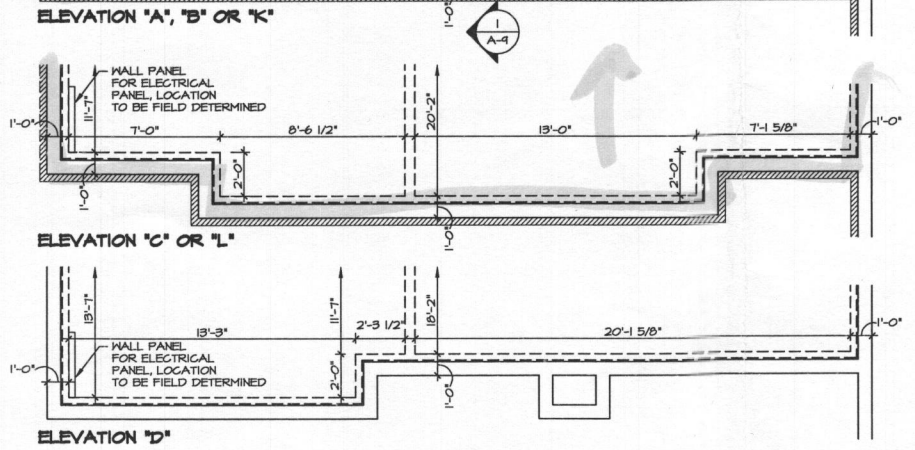
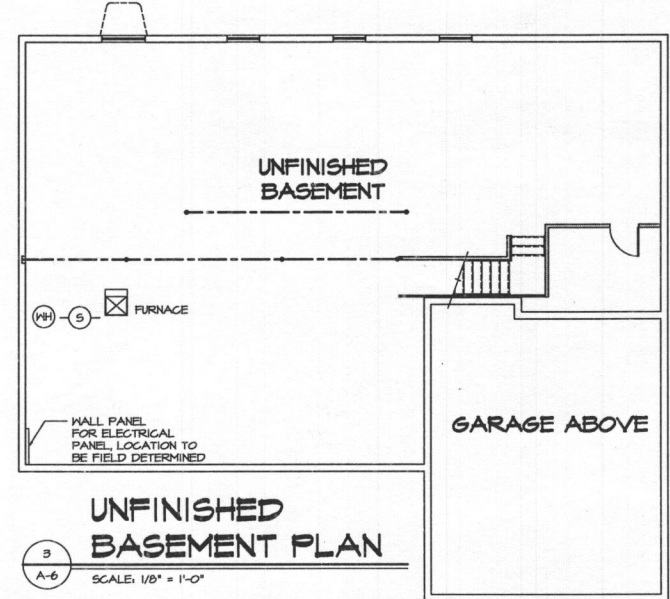


4 BASEMENT FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0" OPT. MET BAR "VAZ"

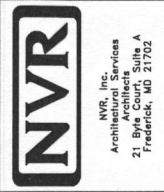
1 BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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.

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. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 NOTE:
 SEE SHEET 5-5 FOR BRACED WALL PANEL LOCATIONS



REV. NO.	DATE	REMARKS
1	2/22/15	CL5 - ADDED NOTE FOR "SC1" OPTION (PAR ID 3197)
2	4/22/15	MBT - RELOCATED THE MET BAR (PAR ID 32442)
3	5/05/15	D2B - ADIT REVISION ADD "MAM" LINE
4	01/05/16	S95 - PAR #39014 - REVISED "MHP" DOOR LOCATION FOR TRIM
5	01/05/16	S95 - PAR #39014 - REVISED "MHP" DOOR LOCATION FOR TRIM
6	01/05/16	S95 - PAR #39014 - REVISED "MHP" DOOR LOCATION FOR TRIM
7	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
8	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
9	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
10	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
11	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
12	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
13	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
14	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
15	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
16	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
17	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
18	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
19	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
20	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
21	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
22	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
23	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
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31	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
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49	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)
50	02/11/16	REVISIONS - DOOR STD. CLARIFIED MEDIA ROOM DOOR NOTE (PAR 36015)



SHEET NO.	A-6
PROJECT TITLE	REGENT'S PARK II BASEMENT FLOOR PLAN
DATE	9/14/13
DRAWN BY	JEA
OPTION	OPTION
47	

5040 Lindera Court

B17000405

Lot 130

Robert Freeman

REGENT'S PARK II

5 Bedrooms



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

	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						
SPEC SHEET	2								2																	D-1				
FRONT ELEVATIONS - SIDING		3	5	8						3	5	8															D-2			
FRONT ELEVATIONS - PARTIAL STONE			6	4	11		13				6	4	11		13												D-4			
FRONT ELEVATIONS - BRICK		4	7	10						4	7	10															D-5			
FRONT ELEVATIONS - STONE AND BRICK																											D-5a			
SIDE ELEVATIONS		15	17	19	21	22	24	25.2		15	17	19	21	22	24	25.2											D-6			
REAR ELEVATIONS		26	28	30	32	33	35	36.2		26	28	30	32	33	35	36.2											D-7			
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FIRST FLOOR HVAC LAYOUT									141																					
SECOND FLOOR HVAC LAYOUT	142.1, 142.2								142.1, 142.2																					

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.	+6
ELEVATION "D"	GROSS SQ. FT.	+8
ELEVATION "E"	GROSS SQ. FT.	+10
ELEVATION "K"	GROSS SQ. FT.	+0
ELEVATION "L"	GROSS SQ. FT.	+6

ADDITIONAL SQ. FT.

MORNING ROOM		
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		
W/ NO BONUS RM. / BDRM.	GROSS SQ. FT.	+194
BONUS RM. / BEDROOM		
W/ 4' EXTENSION	GROSS SQ. FT.	+326
CONSERVATORY / IN-LAW'S SUITE		
W/ 4-BEDROOM	GROSS SQ. FT.	+352
W/ 5-BEDROOM	GROSS SQ. FT.	+704

MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL	GROSS SQ. FT.	5743
**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.	438
MEDIA RM. ("E")	GROSS SQ. FT.	438
BASEMENT BATH	GROSS SQ. FT.	57

UNFINISHED SQ. FT.

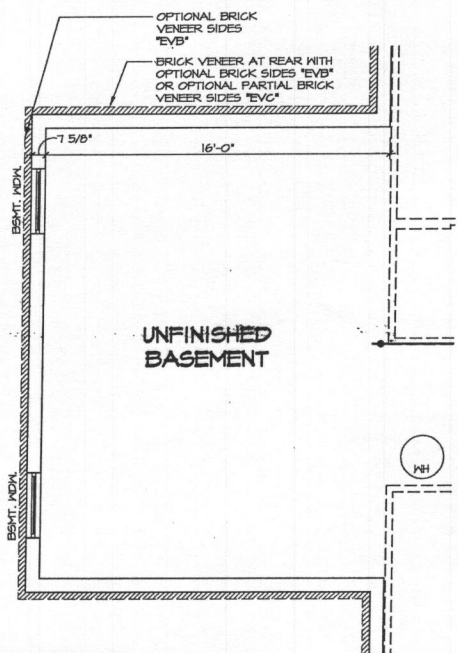
TWO CAR GARAGE (W/ "A")	GROSS SQ. FT.	559
THREE CAR GARAGE (W/ "A")	GROSS SQ. FT.	829

FOOTPRINT

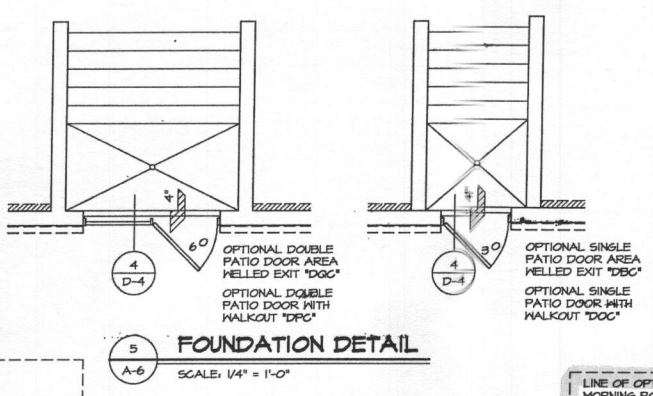
BASE HOUSE:	
WIDTH:	60'-0"
DEPTH:	52'-0"
MAXIMUM:	
WIDTH:	76'-8"
DEPTH:	76'-8"

SET - VERSION
10200-01 **CS-1**

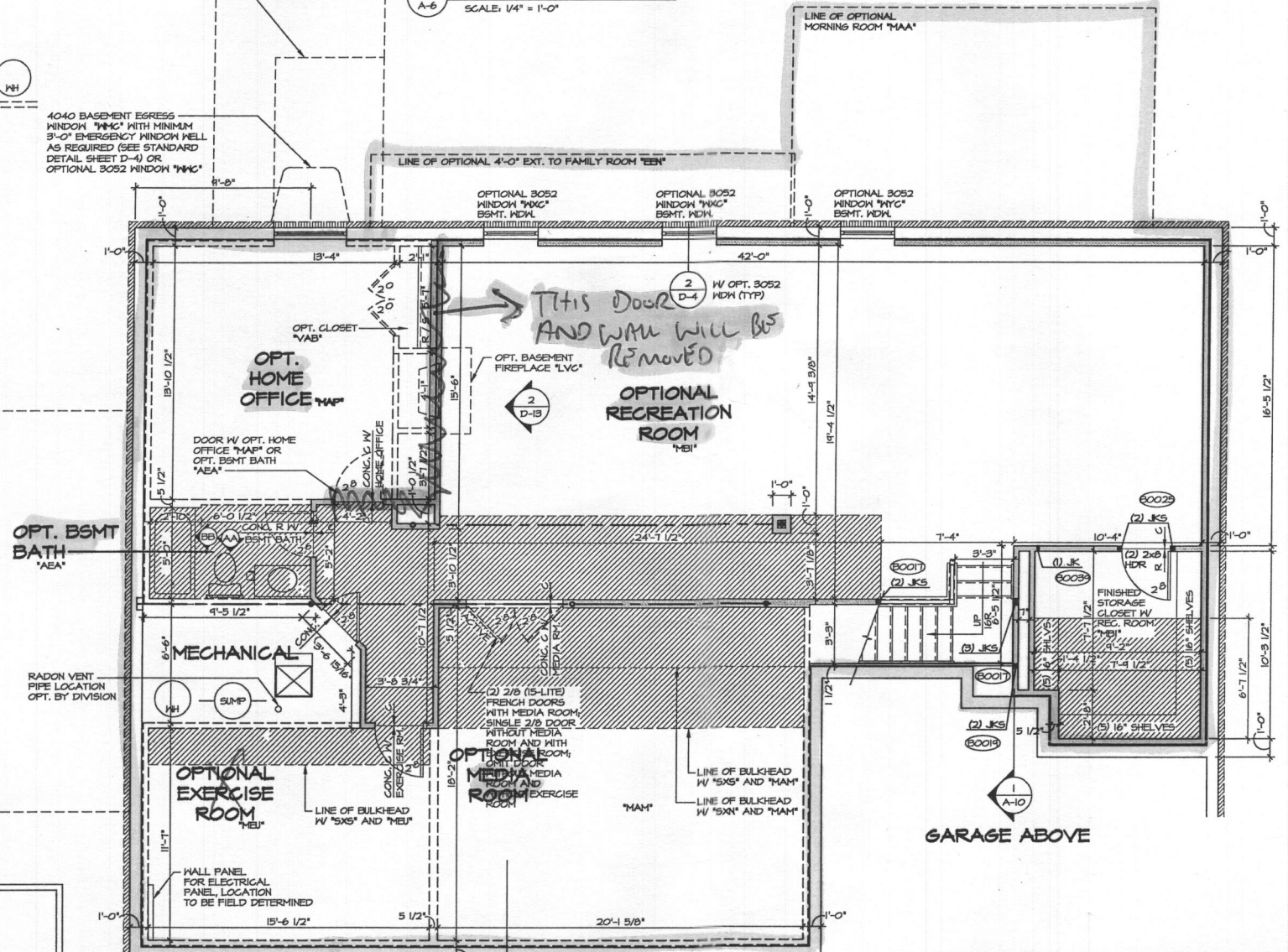
J:\A.DWG\NVR\DETACHED\REGENTS PARK II_10200_01\CS1.dwg 11/21/14 - 4:05 PM



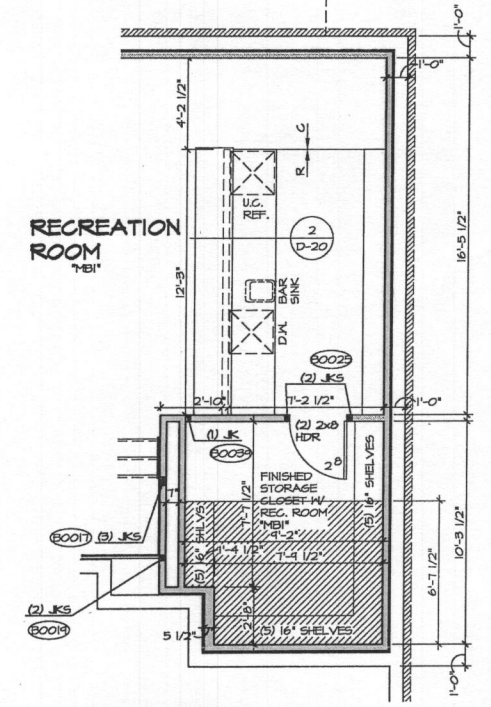
2 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
CONSERVATORY 'MCO' / FIRST FLOOR SUITE 'MSR'



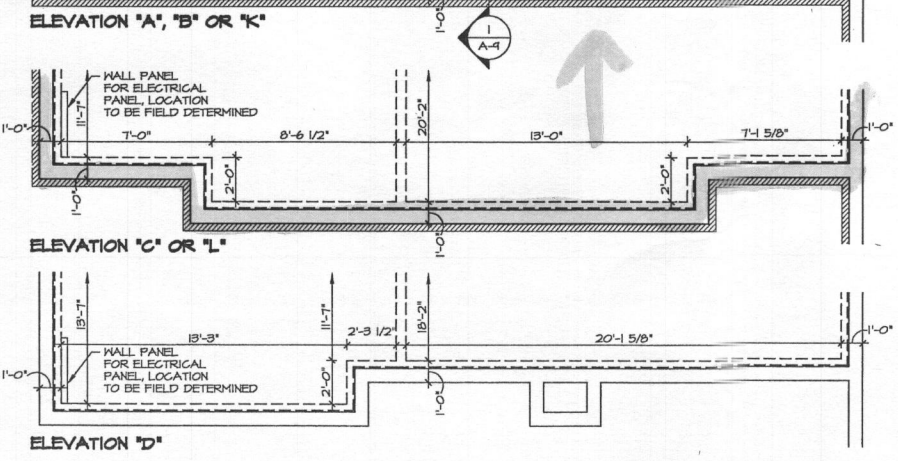
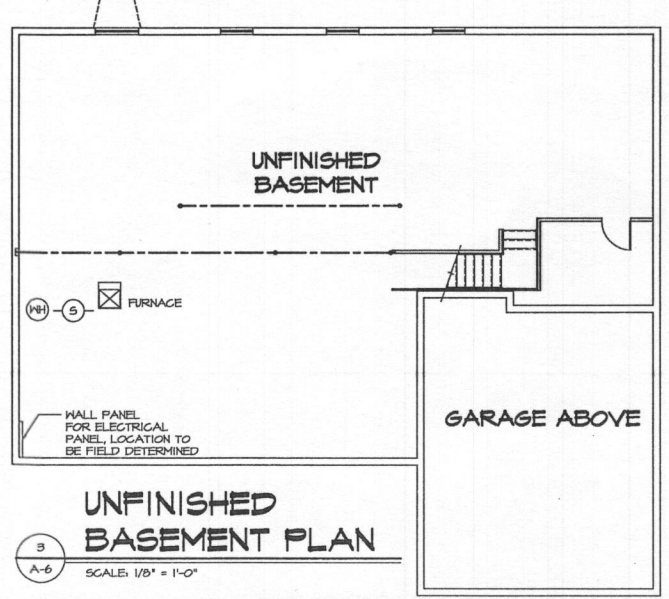
0 Bedrooms



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



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



WITH OPTION 'SG1' - 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.

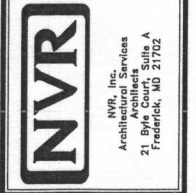
NOTE:

SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS

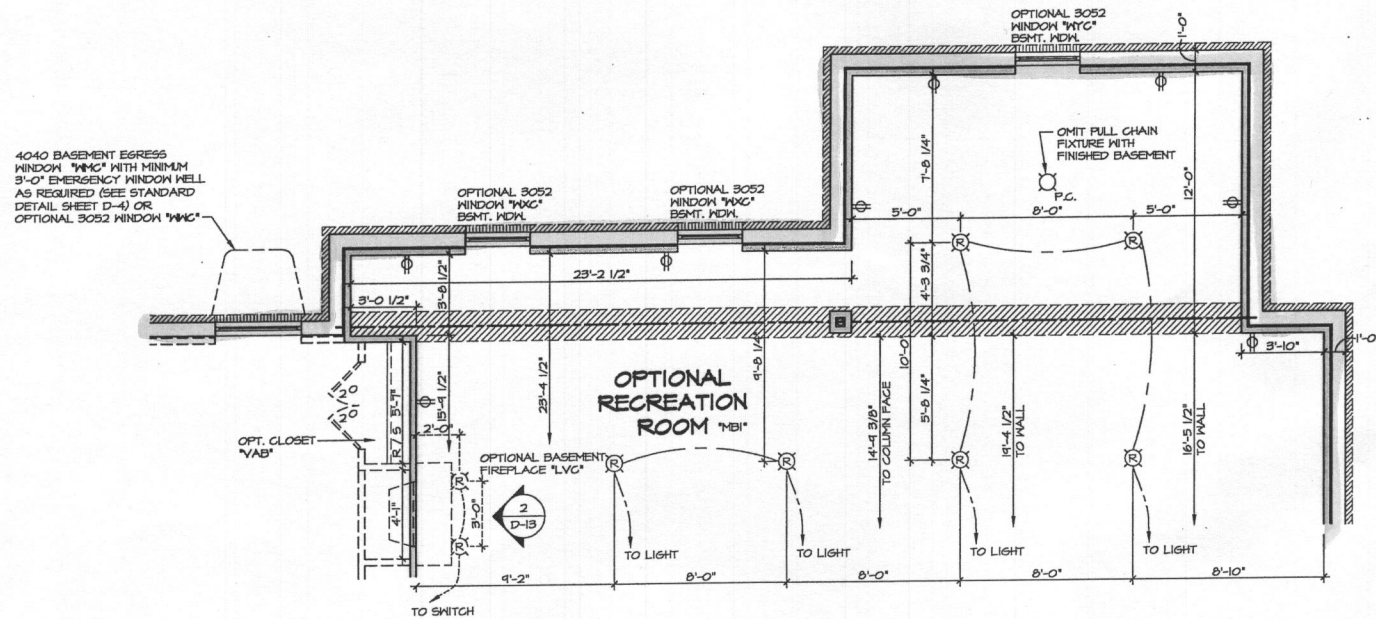
- NOTES:
- ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILINGS.
 - ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

REV. NO.	DATE	REMARKS
10	2/22/16	CL-9 - ADDED NOTE FOR 'SC1' OPTION (PAGE 10, 11, 12)
11	4/22/16	MBT - RELOCATED THE HET BAR (PAGE 10, 12, 14)
12	6/10/16	MBT - ADJUST EGRESS LAD. 'MBA' LINE
13	6/14/16	SPS - FAS. REVISION - REVISED 'MHP' DOOR LOCATION FOR TRIM
14	11/17/16	ASB - FAS. REVISION - REVISED 'MBA' DOOR LOCATION FOR TRIM
15	11/21/16	SPS - FAS. REVISION - REVISED 'MBA' DOOR LOCATION FOR TRIM
16	12/28/16	REL - INTERIOR ADDIT.
17	1/17/17	CEL - ADIT - ADDED NOTE TO HOME OFFICE DOOR
18	7/19/17	REB - ADDED BUILT DOWN CEILING IN STORAGE CLOSET FOR HVAC PAR 3046P

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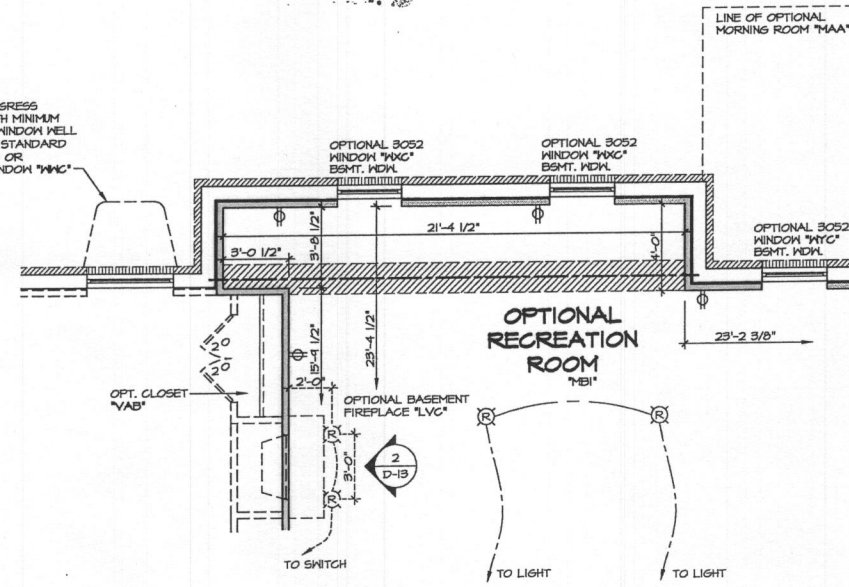


MODEL	REGENT'S PARK II
DRAWING TITLE	BASEMENT FLOOR PLAN
OPTION DESCRIPTION	OPTION
SHEET NO.	A-6
DATE	5/14/16
VERSION	01
DESIGNED BY	JEA
DRAWN BY	JEA
DATE	5/14/16
OPTION	OPTION
SET NO.	10200
VERSION	01
DATE	11/27/16
SCALE	1/11 PM



2 BASEMENT PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL RECREATION ROOM "MB1"
 W/ MORNING ROOM ABOVE "MAA"
 AND 4'-0" FAMILY ROOM EXTENSION
 "EEN"

NOTE:
 1. ELECTRICAL PLAN FOR ELECTRICAL DATA ONLY
 2. LOCATION OF ELECTRICAL FEATURES
 ARE APPROXIMATE
 3. INCLUDE ADDITIONAL OUTLET AT PANEL BOX
 LOCATION AS REQUIRED
 4. OPTIONAL PENDANT LIGHTING TO BE 30"-36"
 ABOVE COUNTERTOP
 5. OPTIONAL UNDER CABINET LIGHTS;
 SEE KITCHEN LAYOUT DRAWING FOR
 WALL CABINET SIZES AND LOCATION



1 BASEMENT PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL RECREATION ROOM "MB1"
 W/ 4'-0" FAMILY ROOM EXTENSION
 "EEN"

ELECTRICAL LEGEND			
⊕	SINGLE POLE SWITCH	⊕	EXHAUST FAN MOTOR WITH LIGHT
⊕	THREE WAY SWITCH	⊕	DOOR CHIME
⊕	FOUR WAY SWITCH	⊕	LIGHT FIXTURE - WALL MOUNTED
⊕	DUPLEX RECEPTACLE	⊕	LIGHT FIXTURE - CEILING MOUNTED
⊕	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED	⊕	LIGHT FIXTURE - RECESSED
⊕	DUPLEX RECEPTACLE - FLOOR MOUNTED	⊕	LIGHT FIXTURE - RECESSED WEATHER PROOF
⊕	RECEPTACLE - 220V	⊕	LIGHT FIXTURE - HANGING
⊕	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT	⊕	LIGHT FIXTURE - PENDANT
⊕	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT	⊕	LIGHT FIXTURE - FLUORESCENT
⊕	SMOKE DETECTOR - WIRED IN SERIES	⊕	LIGHT FIXTURE - UNDER CABINET LIGHT
⊕	CARBON MONOXIDE DETECTOR	⊕	PULLCHAIN LAMPHOLDER
⊕	EXHAUST FAN MOTOR	⊕	KEYLESS LAMPHOLDER

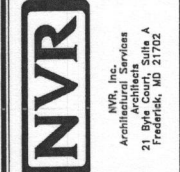
NOTE:
 ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.

WITH OPTION "SC1" - DRYWALL UNFINISHED BASEMENT CEILING AREA
NOTES:
 • 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
 • A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS 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.

NOTES:
 1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 8" UNLESS OTHERWISE NOTED.
 ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL CASED OPENINGS AT "1-II", UNLESS OTHERWISE NOTED.
 5. HANGER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

NOTE:
 SEE SHEET 9-5 FOR BRACED WALL PANEL LOCATIONS

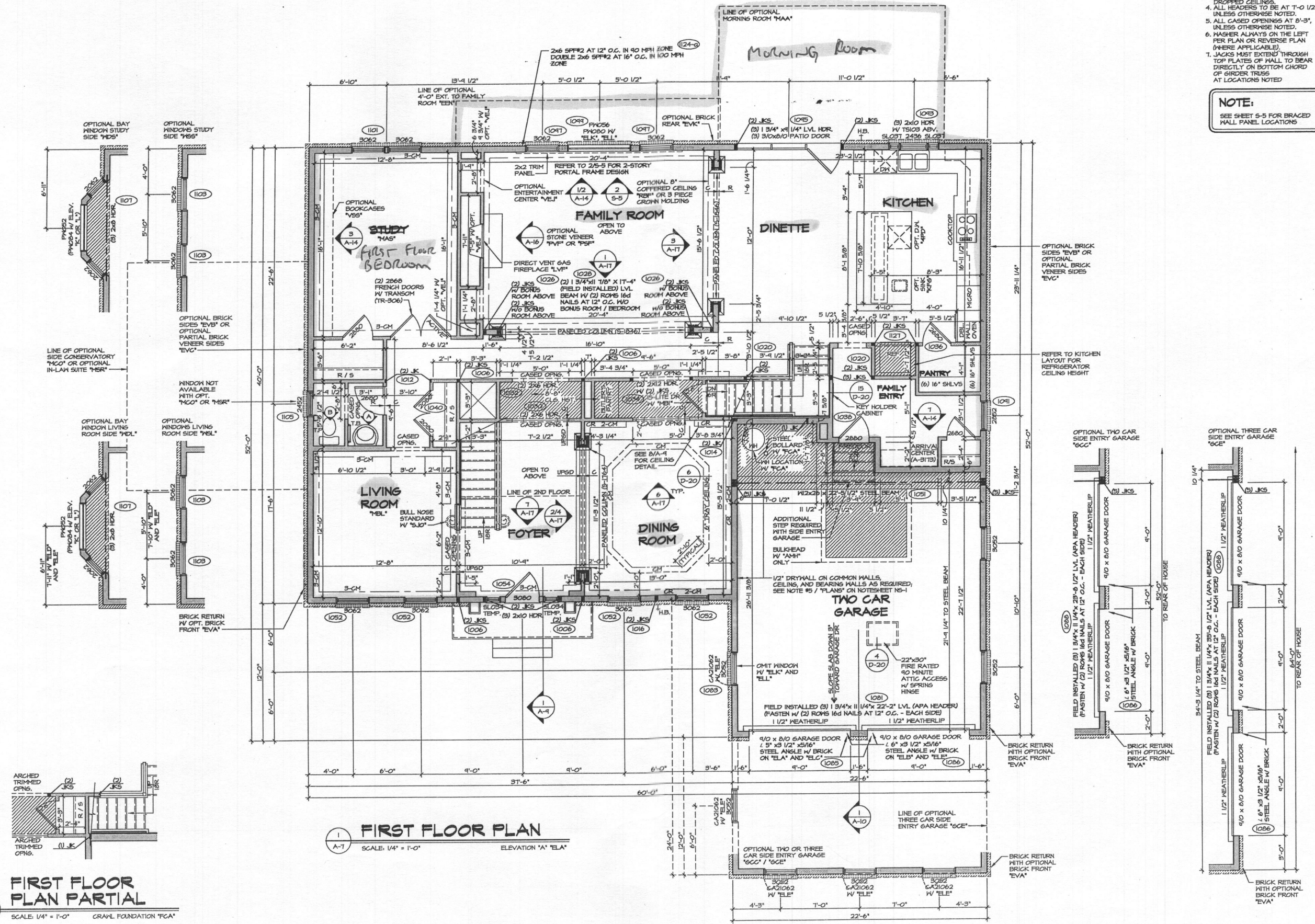
SHEET NO. A-6b	MODEL REGENT'S PARK II	DRAWING TITLE BASEMENT FLOOR PLAN PARTIALS	OPTION DESCRIPTION 4'-0" EXTENSION TO FAMILY ROOM MORNING ROOM	DATE 11/29/15	DRAWN BY CHB	REV. NO.	DATE	REMARKS
						1	8/29/14	CEL - INTERNAL AUDIT
						2	2/24/15	CL5 - ADDED NOTE FOR "SC1" OPTION (PAR ID 3187)



1 Bedroom

Morning Room

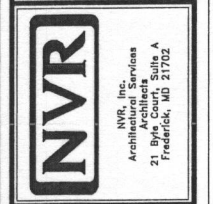
- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL HEADERS TO BE AT T-0 1/2", UNLESS OTHERWISE NOTED.
 5. ALL CASED OPENINGS AT 6'-3", UNLESS OTHERWISE NOTED.
 6. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 7. JACKS MUST EXTEND THROUGH TOP FLATES OF HALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.
- NOTE:**
SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS



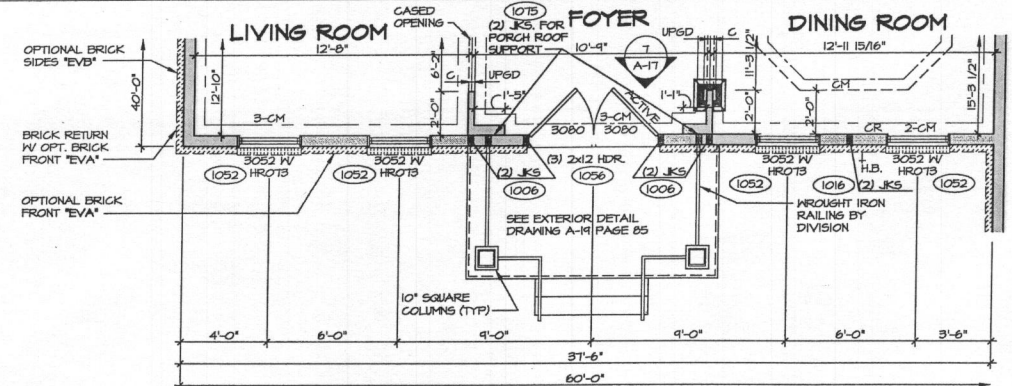
REVISIONS

REV. NO.	DATE	DESCRIPTION
1	01/15/15	DPB - ADIT REVISIONS
2	01/15/15	Q1V15 - ADIT REVISIONS
3	01/15/15	SK1 - ADIT REVISIONS
4	01/15/15	CEL - ADIT - REVISED BRICK RETURN
5	01/15/15	SK1 - ADIT - REVISED BRICK RETURN
6	01/15/15	SK1 - ADIT - REVISED BRICK RETURN
7	01/15/15	SK1 - ADIT - REVISED BRICK RETURN
8	01/15/15	SK1 - ADIT - REVISED BRICK RETURN
9	01/15/15	SK1 - ADIT - REVISED BRICK RETURN

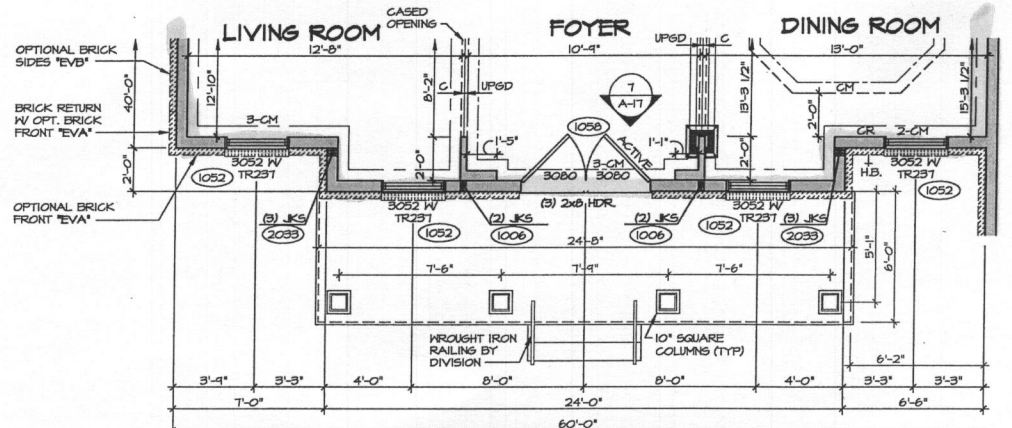
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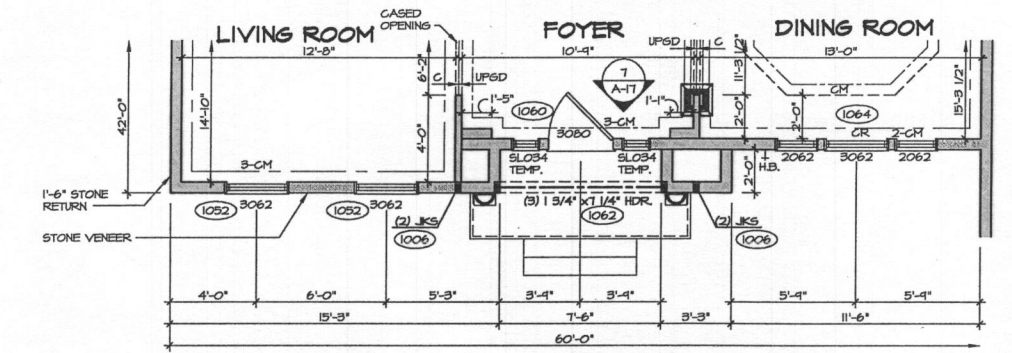
MODEL	REGENT'S PARK II
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-7
49.1	



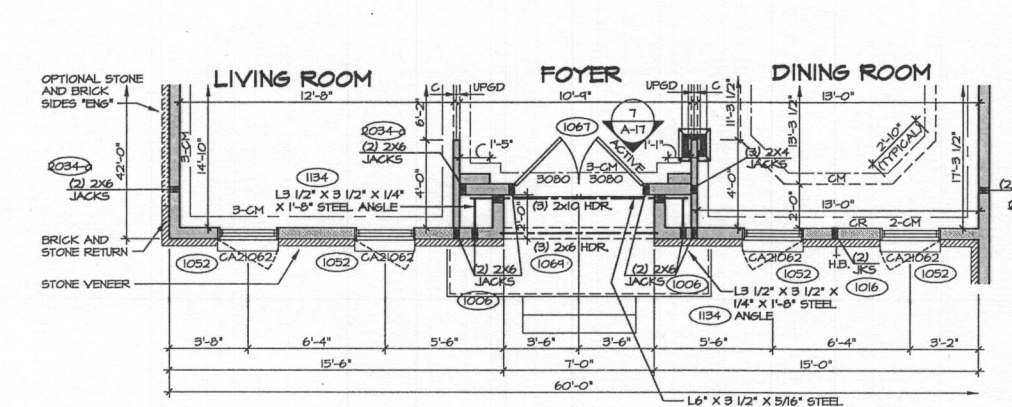
1 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB"



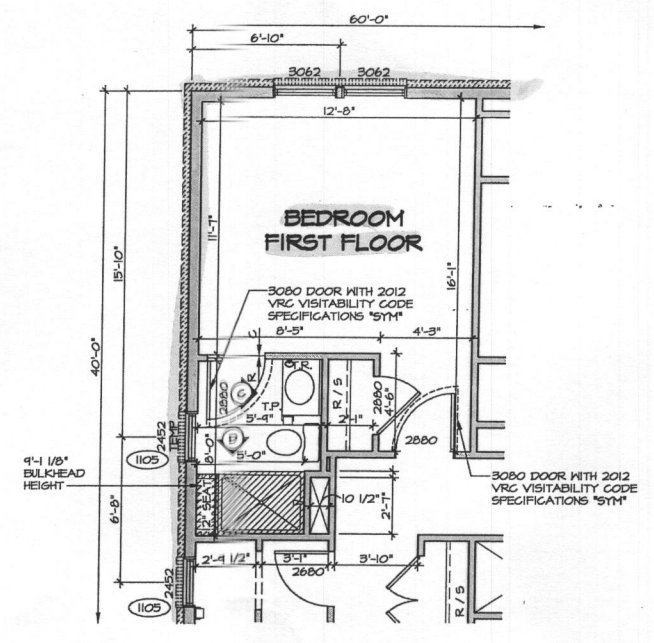
2 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "C" "ELC"



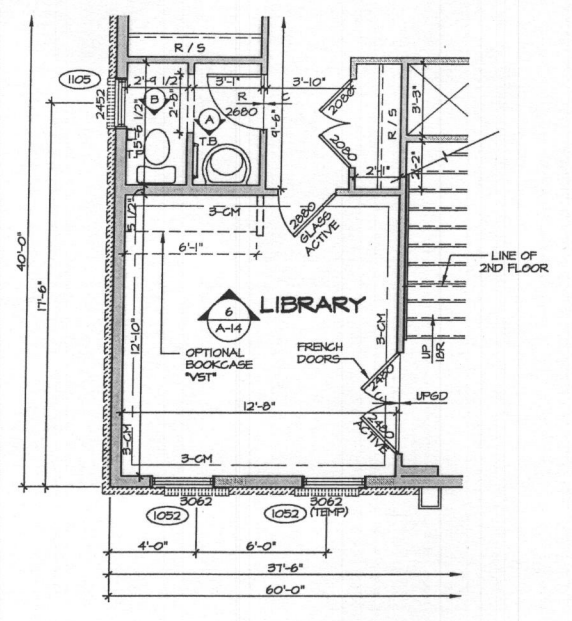
3 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "D" "ELD"



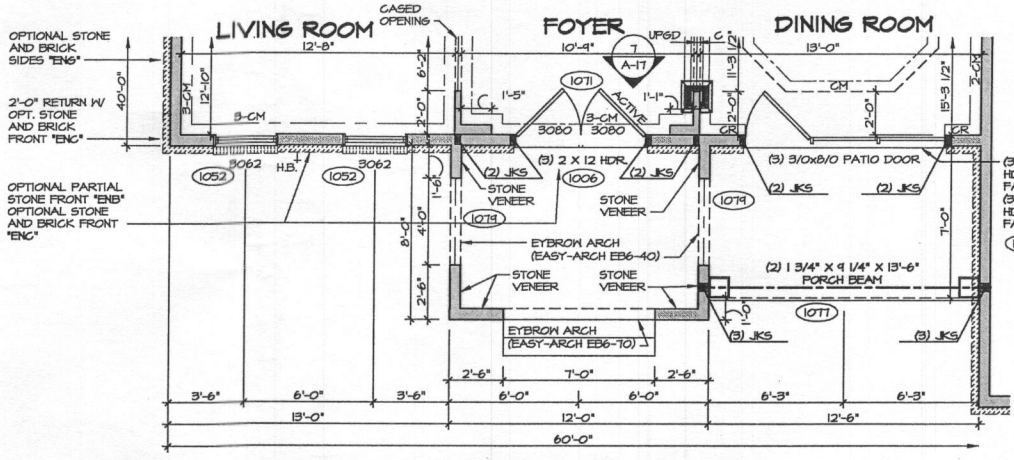
4 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "E" "ELE"



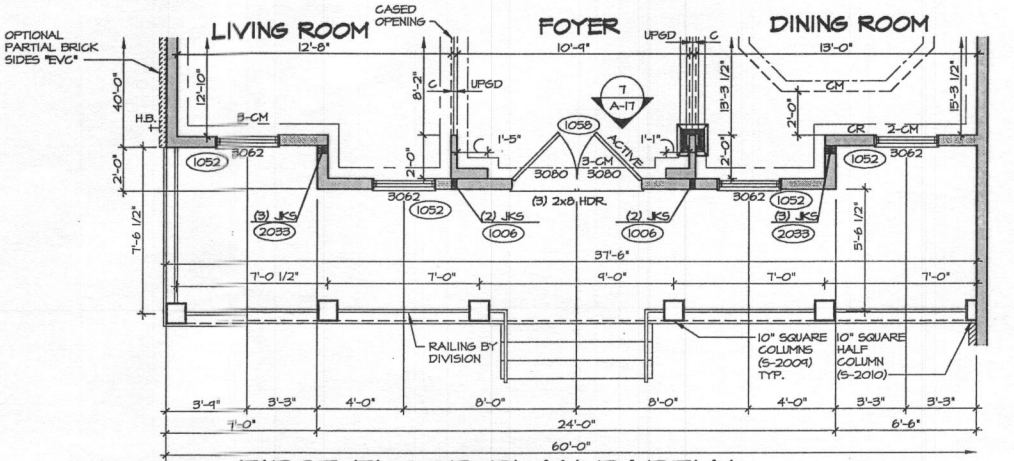
7 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL BEDROOM FIRST FLOOR "BAR"



8 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL LIBRARY "MAT" (SHOWN IN ELEVATION "A")



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"

- 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 CASSED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
 5. ALL HEADERS ARE AT T-10 1/2", UNLESS OTHERWISE NOTED.
 6. MASHER 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

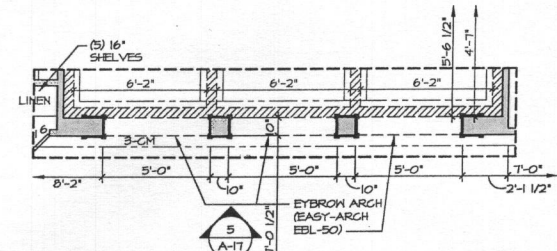
REV. NO.	DATE	REMARKS
1	2/26/14	SPR - REV FAMILY RM WALLS ON BEDRM PARTIAL PAR 87107
2	9/25/14	SPR - REV VISIBILITY CODE SPECIFICATIONS "SYM"
3	10/16/14	SPR - REV VISIBILITY CODE SPECIFICATIONS "SYM"
4	10/21/14	SPR - REV VISIBILITY CODE SPECIFICATIONS "SYM"
5	11/21/14	SPR - REV VISIBILITY CODE SPECIFICATIONS "SYM"
6	4/20/15	SPR - REV VISIBILITY CODE SPECIFICATIONS "SYM"
7	4/20/15	SPR - REV VISIBILITY CODE SPECIFICATIONS "SYM"
8	10/22/15	SPR - REV VISIBILITY CODE SPECIFICATIONS "SYM"

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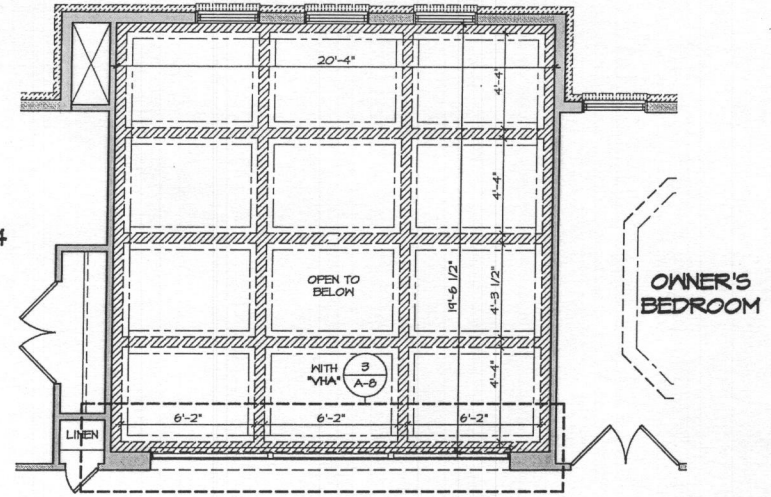
NVR
NVR, Inc.
Architectural Services
21 Baychester Avenue, Suite A
Frederick, MD 21702

SET NO. 10200	VERSION 01
DRAWN BY JEA	DATE: 5/14/15
OPTION	ELB, ELC, ELD, ELE, ELK, ELL, MAT, BAR

SHEET NO. A-7b	MODEL REGENT'S PARK II	DESCRIPTION FIRST FLOOR PLAN PARTIAL
150		



3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" OPTIONAL MEDITERRANEAN TRIM "VHA"

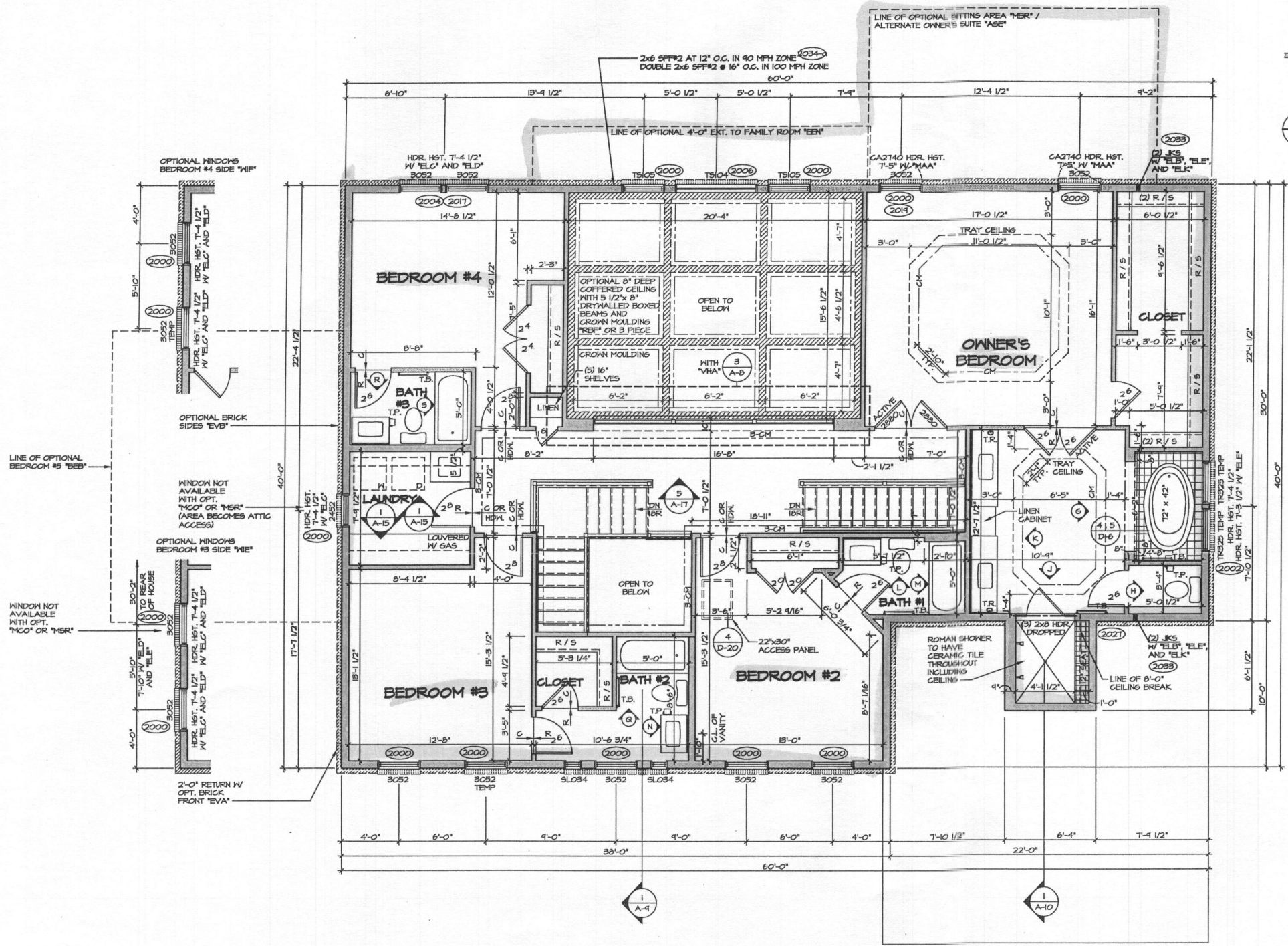


BEDROOM #4

OWNER'S BEDROOM

2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" OPTIONAL COFFERED CEILING "RFB" AND 4'-0" EXTENSION TO FAMILY ROOM "TEN"

4 Bedrooms



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

- 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 CASED OPENINGS AT 6'-11", UNLESS OTHERWISE NOTED.
 6. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

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

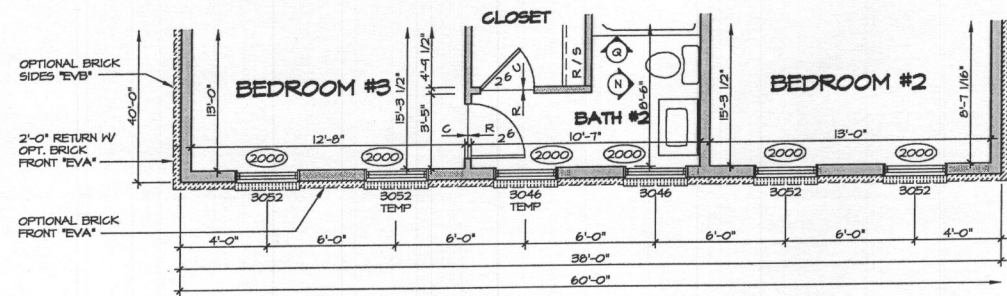
REV. NO.	DATE	REMARKS
1	02/05	02B - AUDIT REVISIONS
2	02/17	KAO - PROJECT NOTES - ADDED COUNTERTOP LAYOUT FOR OWNER'S BATH
3	02/24	02B - INSURANCE LANDRY BY 2" DEEPENING BRK AND 4" (2/23/4)
4	02/24	J.R. - REORDERED REAR STAIRS 1" (FOOD THRU PAR 42951)
5	02/24	02B - TRIM ADIT REVISIONS
6	02/25	02B - ADDED DETAIL BUBBLE FOR TB ACCESS PANEL PAR 30252
7	02/25	02B - ADDED PAD WALL TO OWNER'S SHOWER
8	02/25	02B - PAR 30249B - CENTERED DOOR TO LAUNDRY ROOM
9	02/25	02B - SHEETED LAUNDRY / BATH TO APPROPRIATE DOOR TRIM (PAR 30259A)

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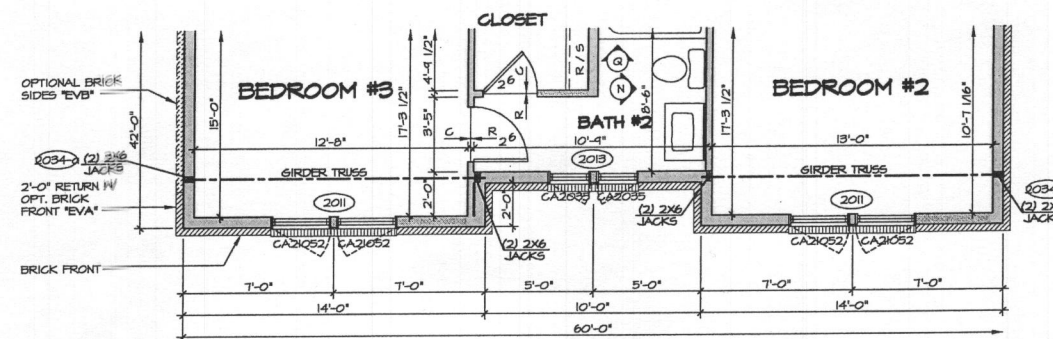
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 Architects
 21 Bye Court, Suite A
 Frederick, MD 21704

MODEL	REGENT'S PARK II
DRAWING TITLE	SECOND FLOOR PLAN
VERSION	01
DRAWN BY	DRA
DATE	01/14/18
OPTION	

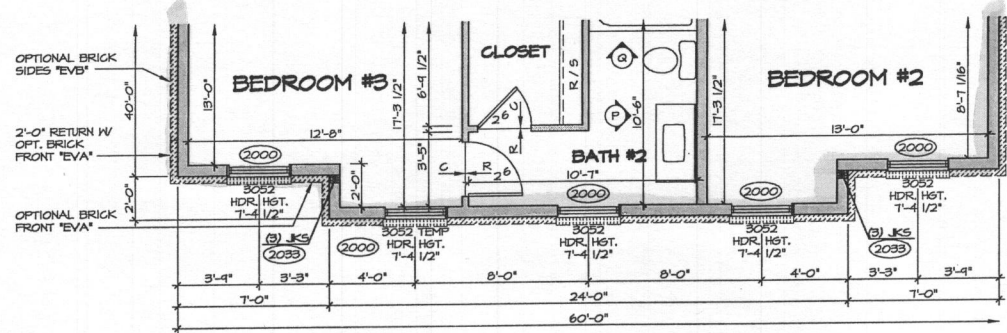
SHEET NO. **A-8**
 54



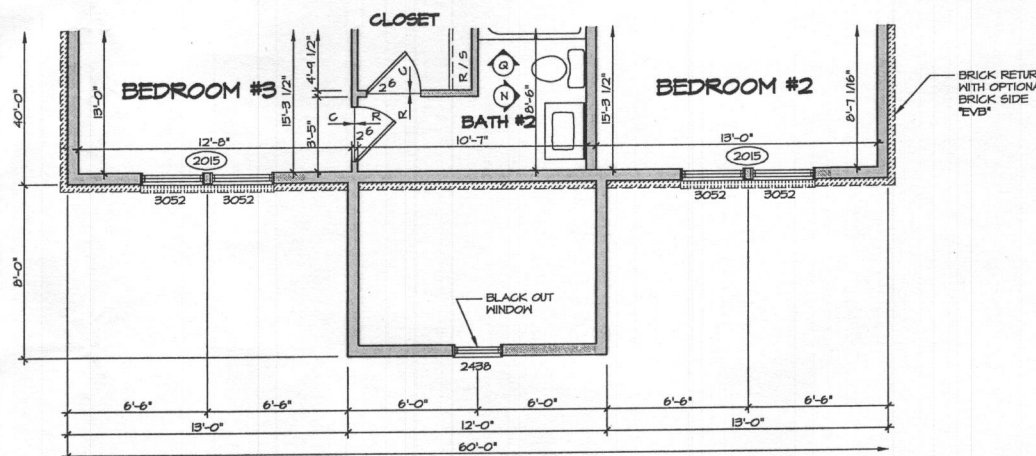
1 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION "B" "ELB"



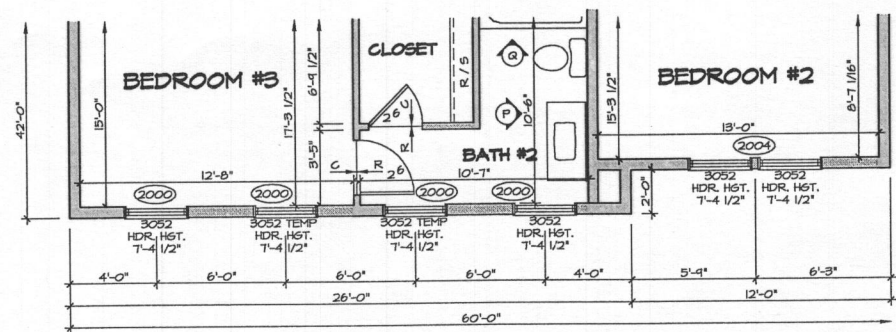
4 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION "E" "ELF"



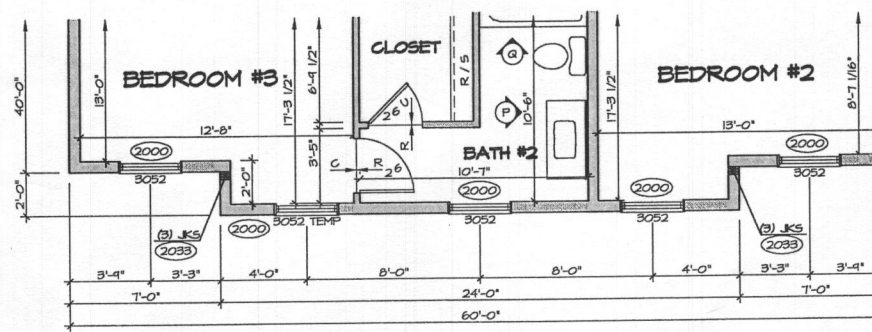
2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION "C" "ELC"



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 (B) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILING.
 5. ALL CASED OPENINGS AT "T-11", UNLESS OTHERWISE NOTED.
 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	11/14/19	BEB - MARKETING REVISIONS
2	12/14/14	56A - ADDED ELEVATION "L"
3	10/15/14	R/S - DECREASE BRSS BY 1" FOR ENLARGING LAUNDRY ROOM (2026A)
4	11/9/14	EBP - INTERNAL AUDIT
5	11/7/14	CEL - ADIT - REVISED TIB DIRECTION IN BATH #2
6	4/25/15	BEB - MODIFIED BATH #2 VANITY FROM 48" TO 42" TO MATCH BATH ELEVATIONS
7	9/1/15	DPB - AUDIT REVISIONS
8	2/9/17	KAD - PROJECT #1055 - ADDED COUNTERTOP LAYOUT FOR OWNER'S BATH

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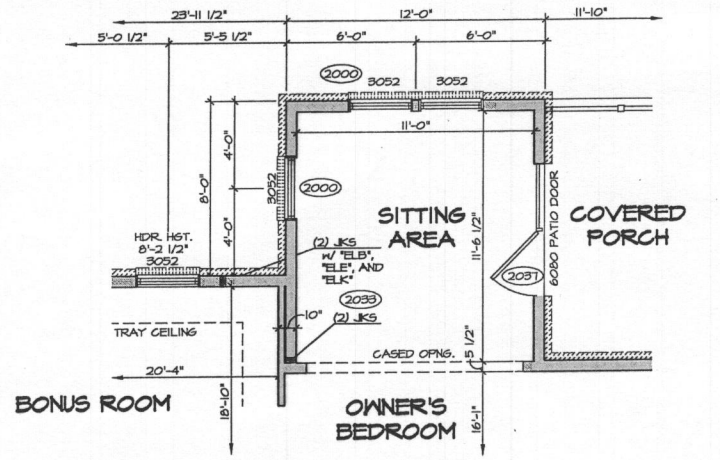
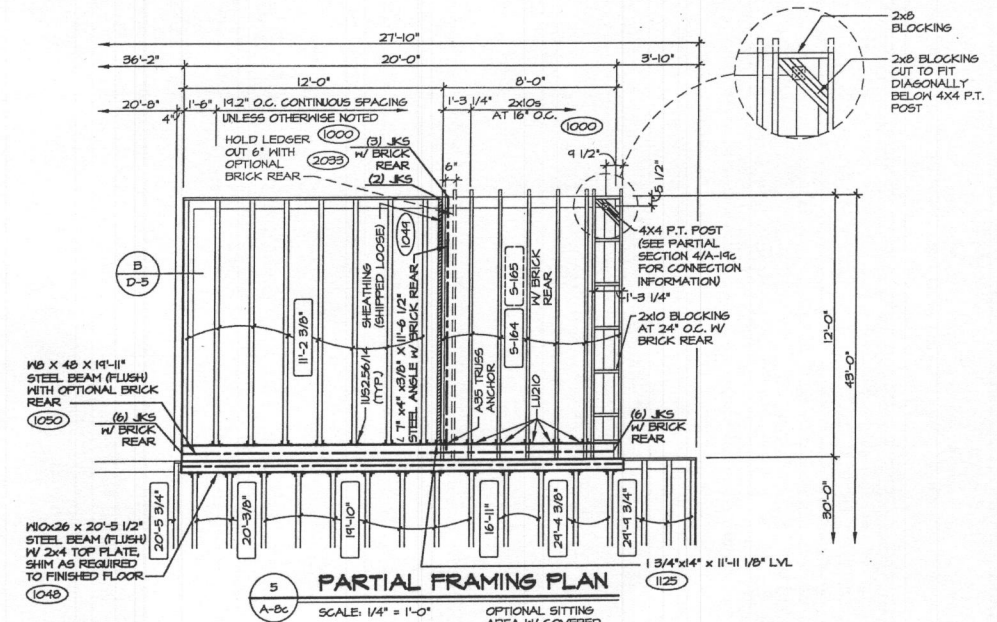
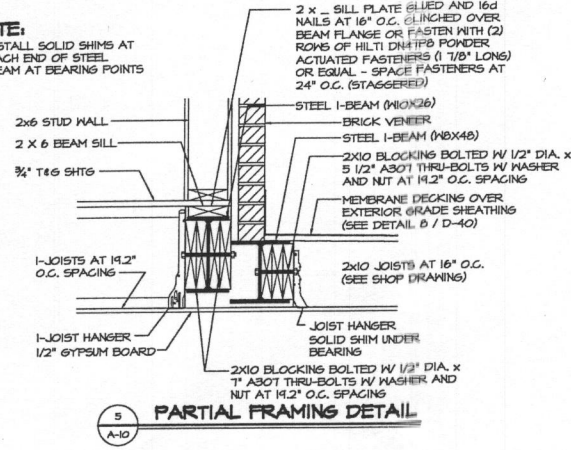
SHEET NO.	REGENT'S PARK II	SET NO. 10200
A-8b	SECOND FLOOR PLAN PARTIAL	VERSION 01
155		DRAWN BY: JEA
		DATE: 9/14/19
		OPTION: ELB, ELC, ELK, ELL

SA: DWA\NVA-DTACHED\REGENT'S PARK II_10200_01N PLAN 2_ELD.dwg 02/11/17 - 4:28 pm

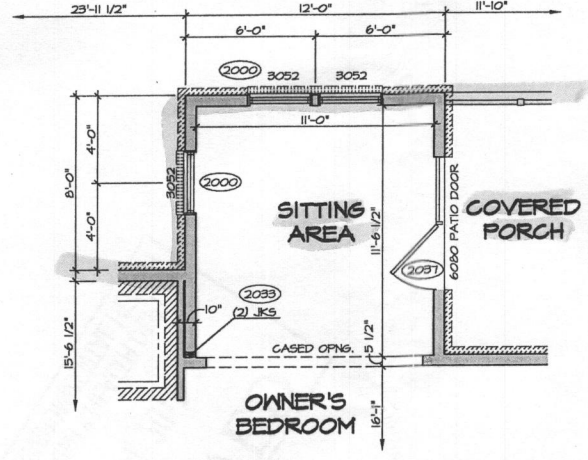
- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILINGS.
 4. ALL CASED OPENINGS AT T-11", UNLESS OTHERWISE NOTED.
 5. WASHER ALWAYS ON THE LEFT 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

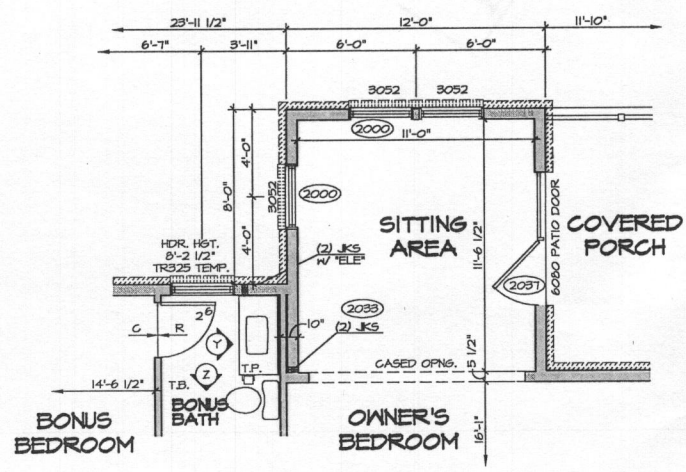
NOTE:
INSTALL SOLID SHIMS AT EACH END OF STEEL BEAM AT BEARING POINTS



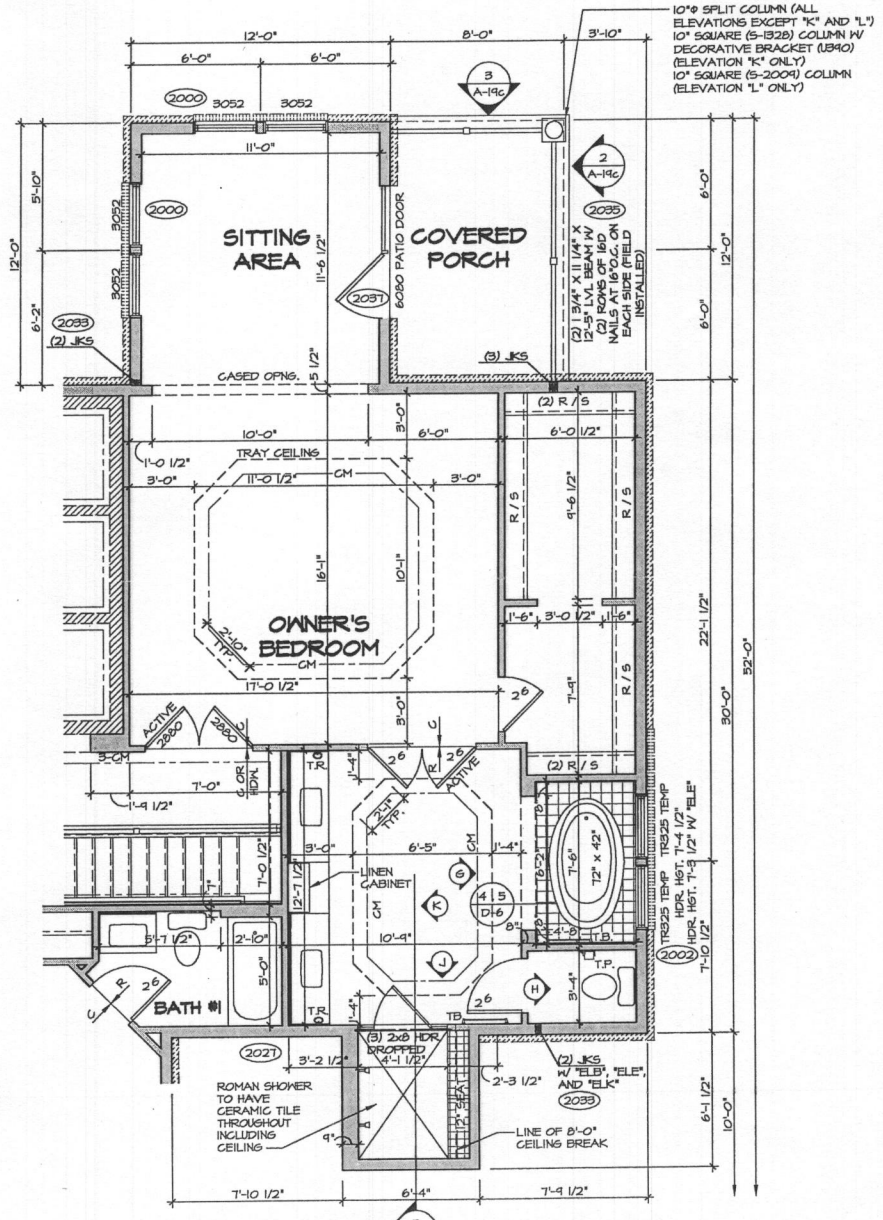
3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH "MER" W/ 4'-0" EXTENSION TO FAMILY ROOM "EEN" AND BONUS ROOM "MAY"



2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH "MER" W/ 4'-0" EXTENSION TO FAMILY ROOM "EEN"



4 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH "MER" W/ 4'-0" EXTENSION TO FAMILY ROOM "EEN" AND BONUS BEDROOM "BY"



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

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	2/21/11	KAD - PROJECT HIRING - ADDED CENTER TOP LAYOUT FOR OWNER'S BATH
2	2/21/11	KAD - RECOVERED WIDTH OF 10x26 BEAM PER 10x10 AND SURROUNDING JOISTS
3	2/21/11	REB - ADJUSTED JACKS TO MATCH ENGINEERING (PAR 3052)
4	2/21/11	COB - ADDED TITLE NOTE TO BATHROOM
5	2/21/11	SKA - ADDED DETAIL BRIDGE FOR 10x10 ACCESS PANEL (PAR 3052)
6	2/21/11	SKA - ADDED 17x17 WALL TO OWNERS SHOWER
7	2/21/11	JEA - RECOVERED STEEL BEAM AND ADDED DETAIL W/ REAR BRICK (PAR 3052)
8	2/21/11	JAR - REV. COVERED PORCH "MER" 4x4 P.T. POST NOTES AND DTLS. (PAR 3052)
9	2/21/11	JAR - PAR 3052 - ADDED TOWER BRGSS TO ELEVATION E

REV. NO. DATE DESCRIPTION

10	2/21/11	10" SPLIT COLUMN (ALL ELEVATIONS EXCEPT "K" AND "L") 10' SQUARE (5-1928) COLUMN W/ DECORATIVE BRACKET (1890) (ELEVATION "K" ONLY)
11	2/21/11	10" SPLIT COLUMN (5-2004) COLUMN (ELEVATION "L" ONLY)

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SHEET NO. MODEL REGENT'S PARK II DRAWING TITLE FLOOR PLAN PARTIAL OPTION DESCRIPTION SITTING AREA WITH COVERED PORCH

SET NO. 10200	VERSION 01	DRAWN BY JEA	DATE: 5/14/13	OPTION MBR
A-8c				
56				

5040 Lindera Court B17000405

Lot 130
5 Bedrooms

Robert Freeman

REGENT'S PARK II



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

	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		
SPEC SHEET	2								2																	D-1
FRONT ELEVATIONS - SIDING		3	5	8						3	5	8														D-2
FRONT ELEVATIONS - PARTIAL STONE			6	4	11		13				6	4	11		13											D-4
FRONT ELEVATIONS - BRICK		4	7	10						4	7	10														D-5
FRONT ELEVATIONS - STONE AND BRICK						12	14.1	14.2						12	14.1	14.2										D-5a
SIDE ELEVATIONS		15	17	19	21	22	24	25.2		15	17	19	21	22	24	25.2										D-6
REAR ELEVATIONS		26	28	30	32	33	35	36.2		26	28	30	32	33	35	36.2										D-7
FOUNDATION	37	37	39	39	39	39	39	39	38	38	40	40	40	40	40	40										D-8c
FOUNDATION HOLD DOWN LAYOUT	42								42														41			D-11
PLUMBING GROUND WORKS	43	43	44	44	44	44	44	44	45	45	46	46	46	46	46	46										D-12b
BASEMENT PLAN	47								47																	D-13
FIRST FLOOR PLAN	48	48	50	50	50	50	50	50	48	48	50	50	50	50	50	50	50	50	51	52			56	58	59	D-14
SECOND FLOOR PLAN	54	54	55	55	55	55	55	55	54	54	55	55	55	55	55	55									61	D-15
BUILDING SECTION AT FOYER	59								60																	D-16
BUILDING SECTION AT GARAGE	63								64																	D-16a
STAIR PLAN - STANDARD	65.1, 65.2, 68								65.1, 65.2, 68																	D-17
STAIR PLAN - UPGRADE	66.1, 66.2, 67.1, 67.2, 67.3								66.1, 66.2, 67.1, 67.2, 67.3																	D-17a
STAIR PLAN - UPGRADE	69, 70.1, 70.2								69, 70.1, 70.2																	D-17b
KITCHEN PLANS - CABINET HOOD B	71								71										14							D-19
KITCHEN PLANS - CABINET HOOD C	72								72										15							D-20
KITCHEN PLANS - GOURMET	73								73										16							D-21
INTERIOR DETAILS	78								78																	D-22
INTERIOR DETAILS - FIREPLACE	80								80																	D-27
INTERIOR DETAILS - TRIMMED OPENINGS	82.1, 82.2								82.1, 82.2																	D-29
INTERIOR DETAILS - BATH ELEVATIONS	83								83																	D-30
EXTERIOR DETAILS	84	85	86	87	88	89	90	90	84	85	86	87	88	89	90					91	90				D-31	
BASEMENT ELECTRICAL	92								92																	D-34
FIRST FLOOR ELECTRICAL	93	94	94	94	94	94	94	94	93	94	94	94	94	94	94									97	D-35	
SECOND FLOOR ELECTRICAL	98	99	99	99	99	99	99	99	98	99	99	99	99	99	99										D-36	
FIRST FLOOR JOIST LAYOUT	103		105	105	105	105	105	105	104		106	106	106	106	106										D-37	
SECOND FLOOR JOIST LAYOUT	107		109	109	109	109	109	109	107		109	109	109	109	109										D-38b	
ROOF FRAMING	111	113	115	117	114	121	122.2														126	127	123, 124, 125		D-40	
ROOF FRAMING - ALTERNATE OWNER'S SUITE	112	114	116	118	120	122.1	122.3																			D-40e
TRUSS BRACING	128, 129, 130, 131, 132, 133, 134								128, 129, 130, 131, 132, 133, 134																	D-44
BRACED WALL PANEL DETAIL	135								135																	D-45
BASEMENT HVAC LAYOUT	137.1, 137.2, 138								139																	D-49e
CRAWL FLOOR HVAC LAYOUT																										
FIRST FLOOR HVAC LAYOUT	140.1, 140.2								141																	SP-1
FIRST FLOOR HVAC LAYOUT																										SP-2
SECOND FLOOR HVAC LAYOUT	142.1, 142.2								142.1, 142.2																	SEP-1
																										SEP-2
																										SEP-3
																										SEP-4
																										F-1

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.	+6
ELEVATION "D"	GROSS SQ. FT.	+8
ELEVATION "E"	GROSS SQ. FT.	+10
ELEVATION "K"	GROSS SQ. FT.	+0
ELEVATION "L"	GROSS SQ. FT.	+6

ADDITIONAL SQ. FT.

MORNING ROOM	GROSS SQ. FT.	+240
W/ NO SECOND FLOOR	GROSS SQ. FT.	+384
W/ SITTING AREA	GROSS SQ. FT.	+452
W/ ALT. OWNER'S SUITE	GROSS SQ. FT.	+452
4' EXTENSION	GROSS SQ. FT.	+144
W/ NO BONUS RM. / BDRM.	GROSS SQ. FT.	+326
BONUS RM. / BEDROOM	GROSS SQ. FT.	+514
W/ NO EXTENSION	GROSS SQ. FT.	+352
W/ 4' EXTENSION	GROSS SQ. FT.	+704
CONSERVATORY / IN-LAW'S SUITE	GROSS SQ. FT.	+352
W/ 4-BEDROOM	GROSS SQ. FT.	+352
W/ 5-BEDROOM	GROSS SQ. FT.	+704

MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL	GROSS SQ. FT.	5743
**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.	+144
W/ MOR RM & 4' EXTEN	GROSS SQ. FT.	+334
HOME OFFICE	GROSS SQ. FT.	240
EXERCISE RM. ("A", "B", "K")	GROSS SQ. FT.	210
EXERCISE RM. ("C", "L")	GROSS SQ. FT.	230
EXERCISE RM. ("D")	GROSS SQ. FT.	240
EXERCISE RM. ("E")	GROSS SQ. FT.	249
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.

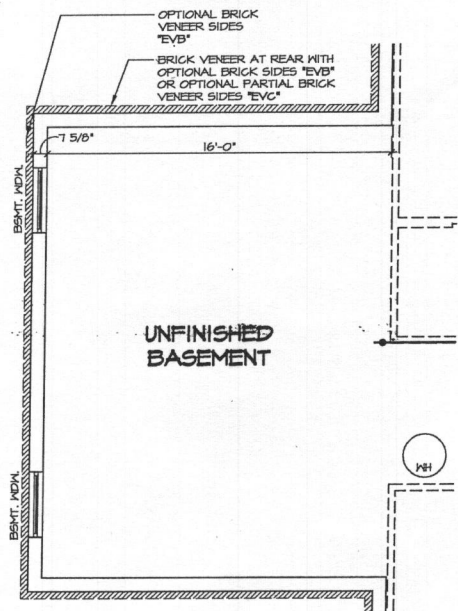
TWO CAR GARAGE (W/ "A")	GROSS SQ. FT.	559
THREE CAR GARAGE (W/ "A")	GROSS SQ. FT.	829

FOOTPRINT

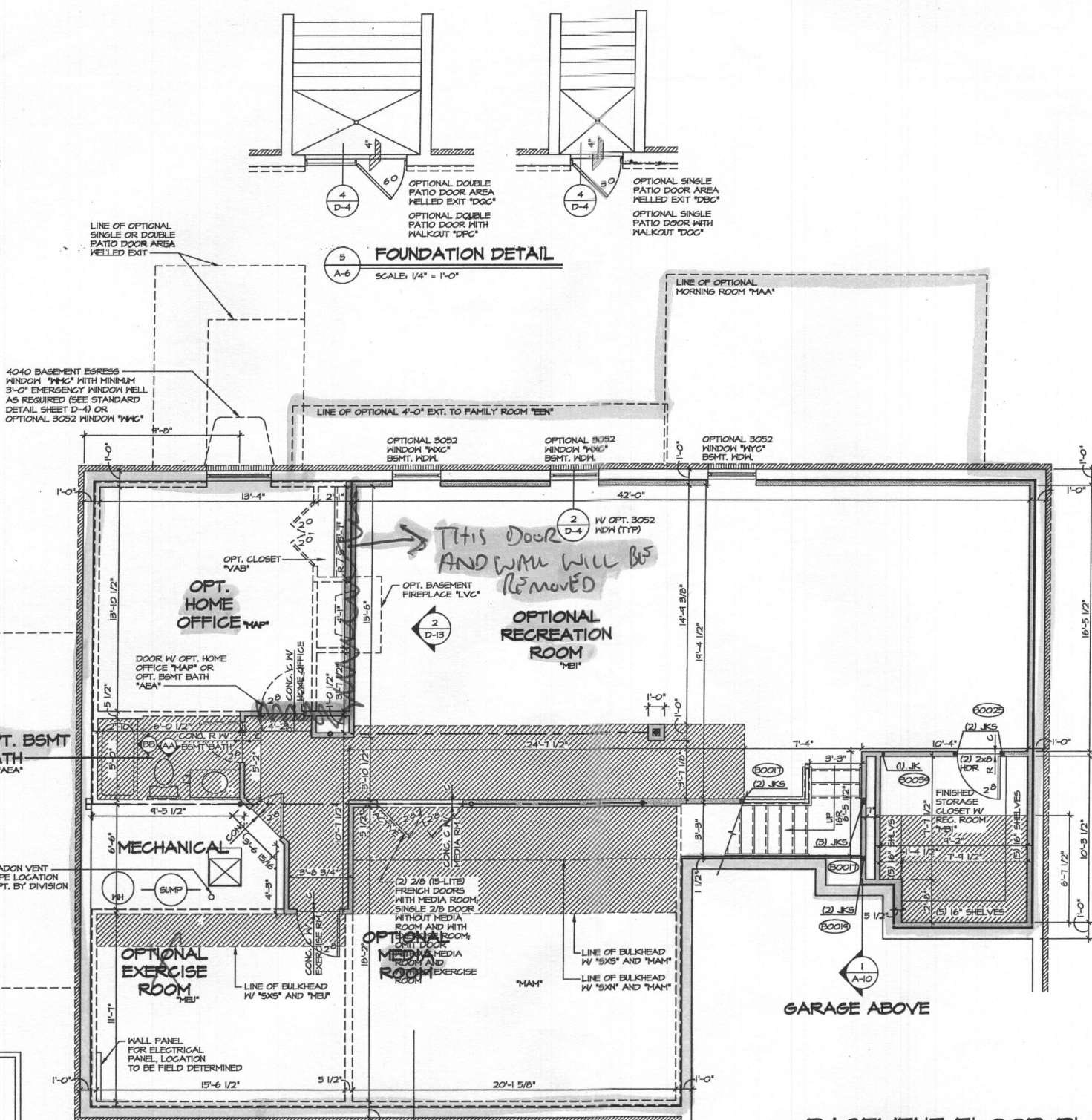
BASE HOUSE:	
WIDTH:	60'-0"
DEPTH:	52'-0"
MAXIMUM:	
WIDTH:	76'-8"
DEPTH:	76'-8"

SET - VERSION
10200-01 CS-1

D:\DWG\DETACHED\REGENTS PARK II_10200_01\CS1.dwg 11/21/14 - 4:05 pm



2 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
CONSERVATORY "MCO" / FIRST FLOOR SUITE "MSR"



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

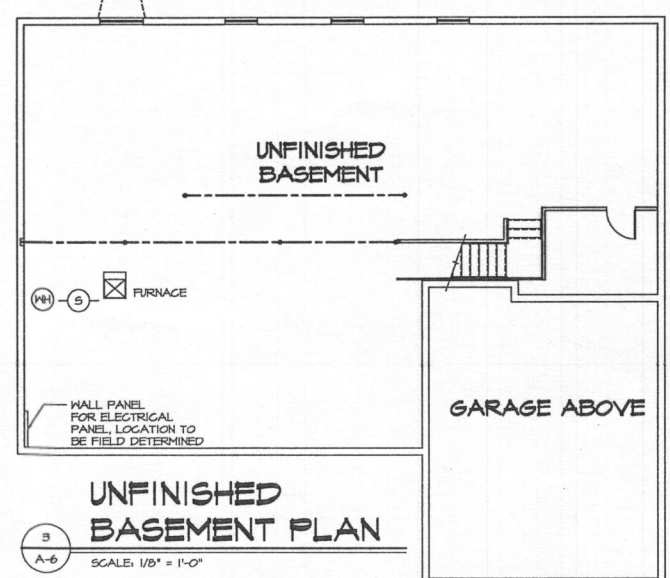
4 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPT. MET BAR "VAZ"

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

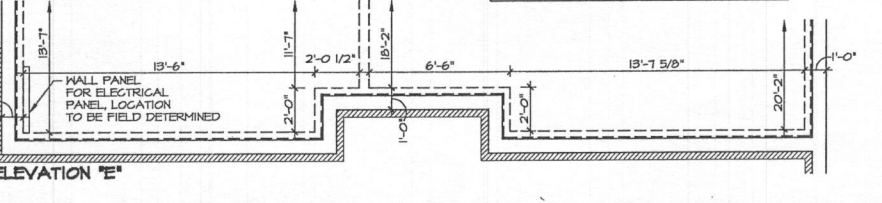
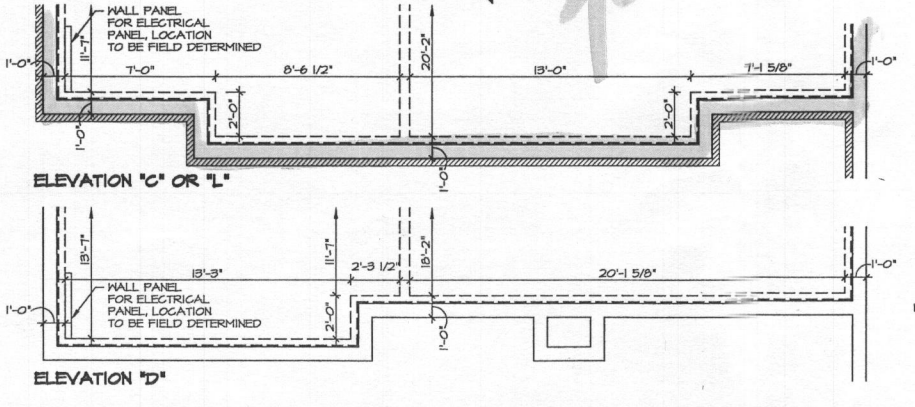
WITH OPTION "SG1" - DRYWALL UNFINISHED BASEMENT CEILING AREA

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

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



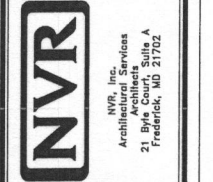
3 UNFINISHED BASEMENT PLAN
SCALE: 1/8" = 1'-0"



0 Bedrooms

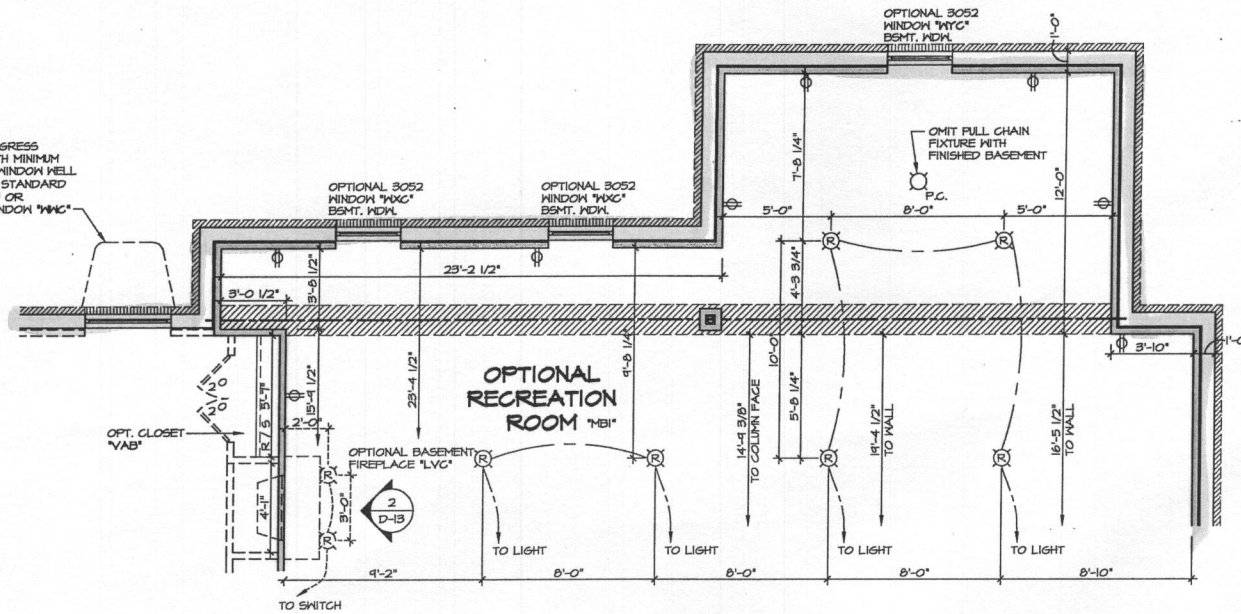
REV. NO.	DATE	REMARKS
10	2/24/15	C/S - ADDED NOTE FOR "SG1" OPTION (PAR ID: 31817)
11	4/22/15	NBT - RELOCATED THE MET BAR (PAR ID: 32449)
12	9/10/15	D/B - ANTI-RUBBER ADD "MAM" LINE
13	9/10/15	B/B - PAR RELOC - RELOC "MHP" DOOR LOCATION FOR TRIM
14	11/10/15	A/S - MECHANICAL DOOR WITH GLASSIFIED MEDIA ROOM DOOR NOTE (PAR 36191)
15	12/21/15	B/S - PAR M2410 - REVISED WALLS / PANELS TO MATCH FOR UNFINISHED STAIR
16	1/27/16	REK - INTERNAL ADIT
17	1/27/16	CEL - ADIT - ADDED NOTE TO HOME OFFICE DOOR
18	3/10/16	REB - ADDED BUILT DOWN CEILING IN STORAGE CLOSET FOR HVAC PAR 30168

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SET NO. 10200	VERSION 01	DRAWN BY JEA	DATE: 3/14/15	OPTION
MODEL REGENT'S PARK II		DRAWING TITLE BASEMENT FLOOR PLAN		OPTION DESCRIPTION
SHEET NO. A-6				47

4040 BASEMENT EGRESS WINDOW "WMC" WITH MINIMUM 3'-0" EMERGENCY WINDOW WELL AS REQUIRED (SEE STANDARD DETAIL SHEET D-4) OR OPTIONAL 3052 WINDOW "WMC"

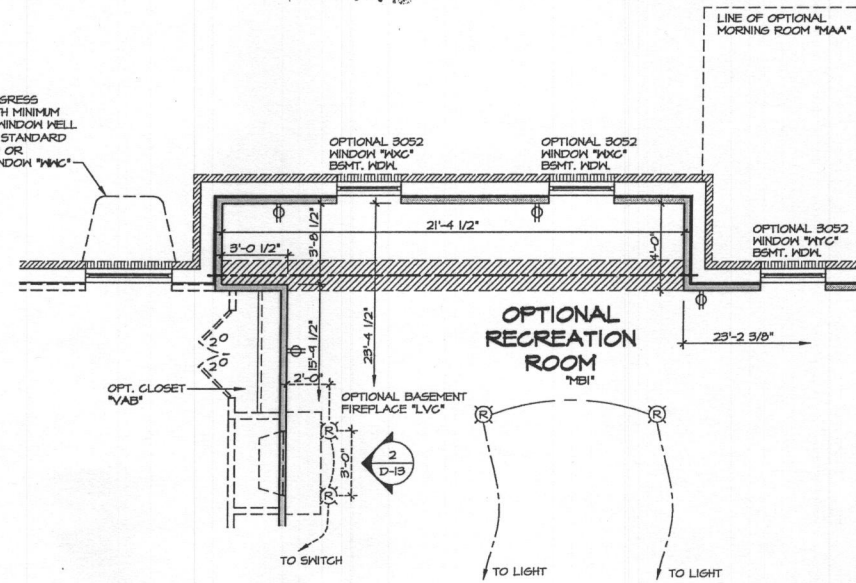


2 BASEMENT PLAN PARTIAL
SCALE: 1/4" = 1'-0"

OPTIONAL RECREATION ROOM "MBI"
W/ MORNING ROOM ABOVE "MAA"
AND 4'-0" FAMILY ROOM EXTENSION
"EEN"

- NOTE:
1. ELECTRICAL PLAN FOR ELECTRICAL DATA ONLY
2. LOCATION OF ELECTRICAL FEATURES ARE APPROXIMATE
3. INCLUDE ADDITIONAL OUTLET AT PANEL BOX LOCATION AS REQUIRED
4. OPTIONAL PENDANT LIGHTING TO BE 30"-36" ABOVE COUNTERTOP
5. OPTIONAL UNDER CABINET LIGHTS: SEE KITCHEN LAYOUT DRAWING FOR WALL CABINET SIZES AND LOCATION

4040 BASEMENT EGRESS WINDOW "WMC" WITH MINIMUM 3'-0" EMERGENCY WINDOW WELL AS REQUIRED (SEE STANDARD DETAIL SHEET D-4) OR OPTIONAL 3052 WINDOW "WMC"



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

OPTIONAL RECREATION ROOM "MBI"
W/ 4'-0" FAMILY ROOM EXTENSION
"EEN"

ELECTRICAL LEGEND

⊕	SINGLE POLE SWITCH	⊕	EXHAUST FAN MOTOR WITH LIGHT
⊕ ₃	THREE WAY SWITCH	⊕	DOOR CHIME
⊕ ₄	FOUR WAY SWITCH	⊕	LIGHT FIXTURE - WALL MOUNTED
⊕	DUPLEX RECEPTACLE	⊕	LIGHT FIXTURE - CEILING MOUNTED
⊕	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED	⊕	LIGHT FIXTURE - RECESSED
⊕	DUPLEX RECEPTACLE - FLOOR MOUNTED	⊕	LIGHT FIXTURE - RECESSED WEATHER PROOF
⊕	RECEPTACLE - 220V	⊕	LIGHT FIXTURE - HANGING
⊕ _{GF}	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT	⊕	LIGHT FIXTURE - PENDANT
⊕ _{WPF}	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT	⊕	LIGHT FIXTURE - FLUORESCENT
⊕	SMOKE DETECTOR - WIRED IN SERIES	⊕	LIGHT FIXTURE - UNDER CABINET LIGHT
⊕	CARBON MONOXIDE DETECTOR	⊕	PULLCHAIN LAMPHOLDER
⊕	EXHAUST FAN MOTOR	⊕	KEYLESS LAMPHOLDER

NOTE:
ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.

WITH OPTION "SC1" - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:

- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"X8'-0" CEILING SPACE ABOVE MECHANICAL AREA)
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

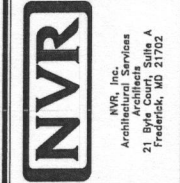
NOTES:

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

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

REV. NO.	DATE	REMARKS
1	8/25/04	CEL - INTERNAL ADJUT
2	2/24/05	CEL - ADDED NOTE FOR "SC1" OPTION (PAR ID 3187)

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SET NO. 10200	VERSION 01	DATE: 11/9/15
DRAWN BY: CHB	DATE: 11/9/15	OPTION: EEN
		OPTION: MAA

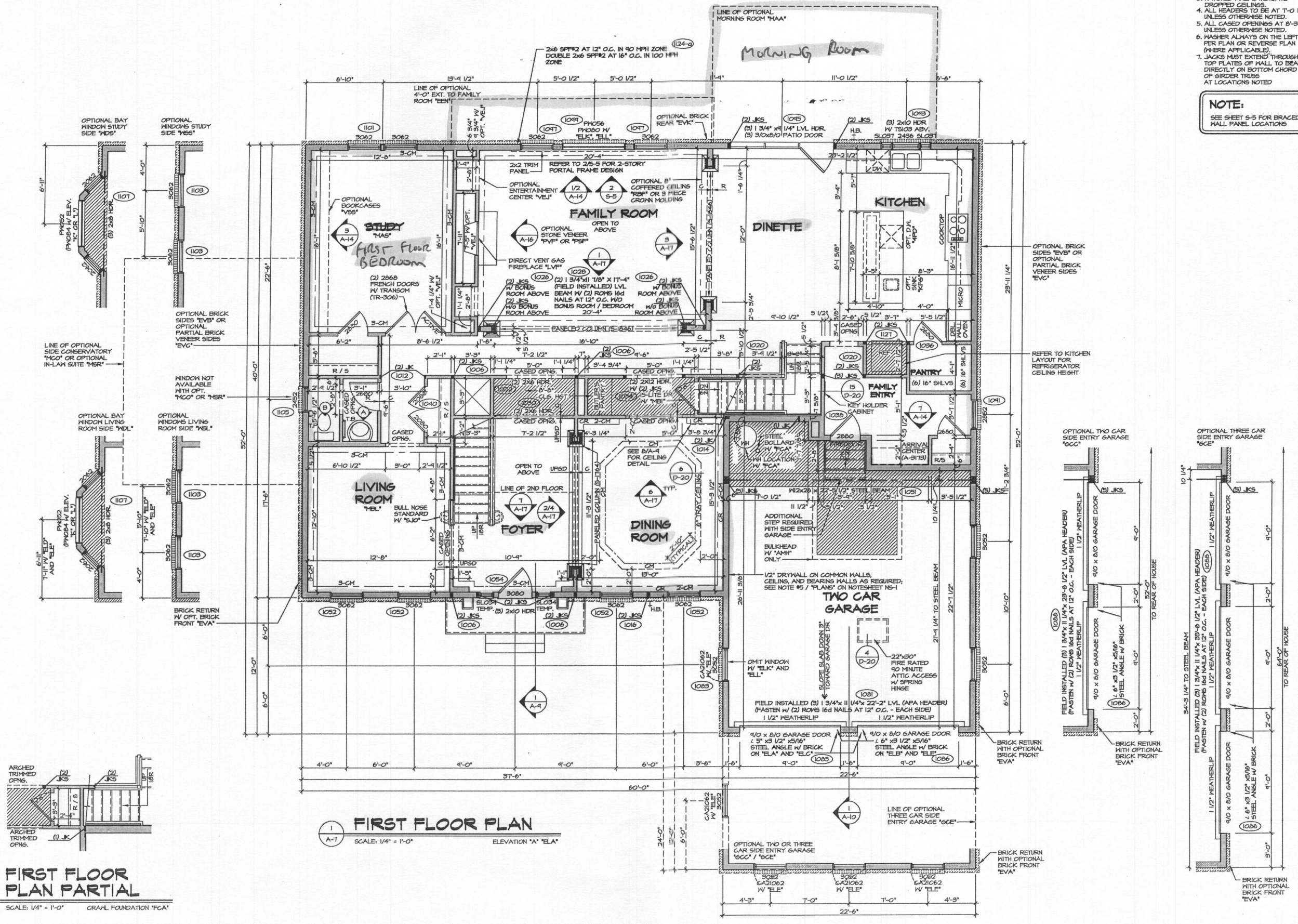
MODEL: REGENT'S PARK II	DRAWING TITLE: BASEMENT FLOOR PLAN PARTIALS
SHEET NO. A-6b	OPTION DESCRIPTION: 4'-0" EXTENSION TO FAMILY ROOM MORNING ROOM

1 Bedroom

Morning Room

- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL HEADERS TO BE AT T-0 1/2", UNLESS OTHERWISE NOTED.
 5. ALL CASED OPENINGS AT 8'-3", 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



REV. NO.	DATE	DESCRIPTION
1	9/25/14	ISSUE FOR PERMIT
2	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
3	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE
4	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
5	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE
6	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
7	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE
8	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
9	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE

REV. NO.	DATE	DESCRIPTION
1	9/25/14	ISSUE FOR PERMIT
2	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
3	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE
4	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
5	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE
6	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
7	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE
8	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
9	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE

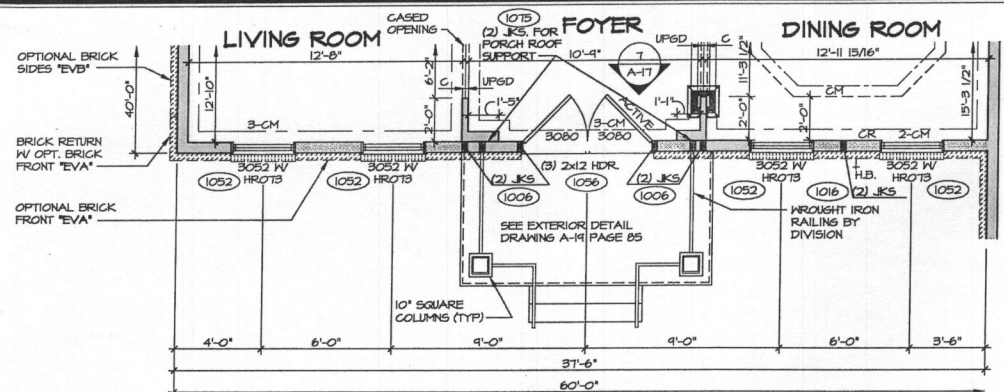
REV. NO.	DATE	DESCRIPTION
1	9/25/14	ISSUE FOR PERMIT
2	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
3	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE
4	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
5	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE
6	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
7	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE
8	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
9	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE

REV. NO.	DATE	DESCRIPTION
1	9/25/14	ISSUE FOR PERMIT
2	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
3	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE
4	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
5	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE
6	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
7	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE
8	10/15/14	ADD 2x6 SFFR2 AT 12" O.C. IN 90 MPH ZONE
9	10/15/14	ADD 2x6 SFFR2 AT 16" O.C. IN 100 MPH ZONE

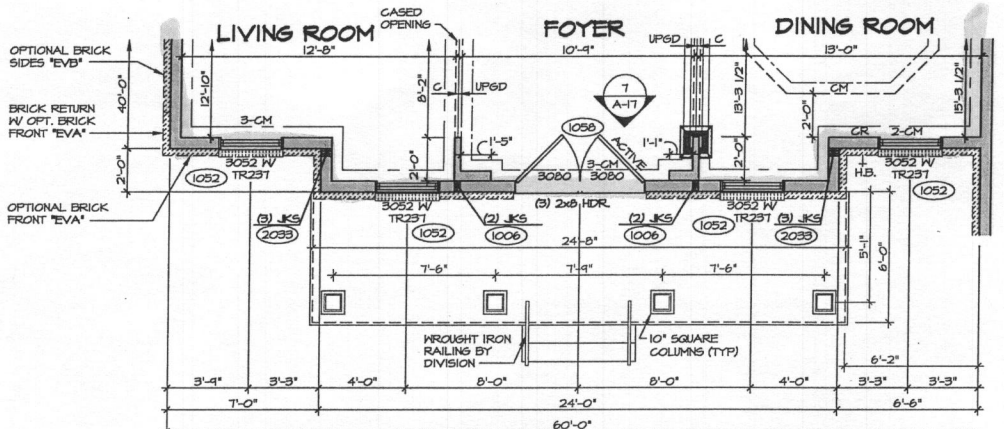
FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
GRAVEL FOUNDATION 'FGA'

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

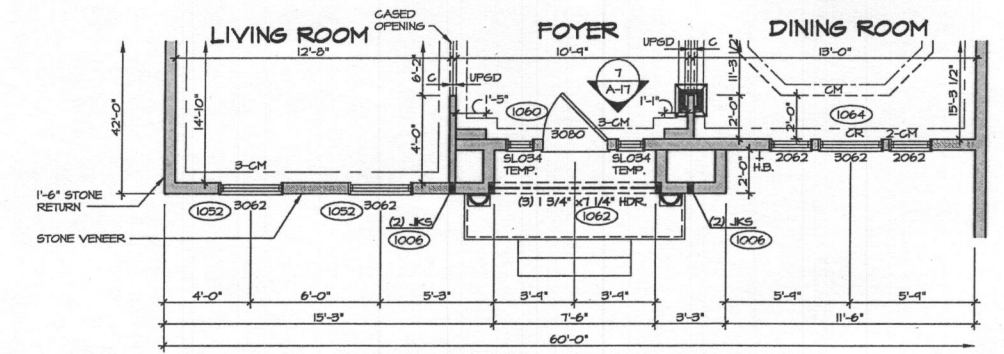
MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION
REGENT'S PARK II	10200	01	DRA	9/25/14	OPTION
SHEET NO.	A-7				
DESCRIPTION	FIRST FLOOR PLAN				
49.1					



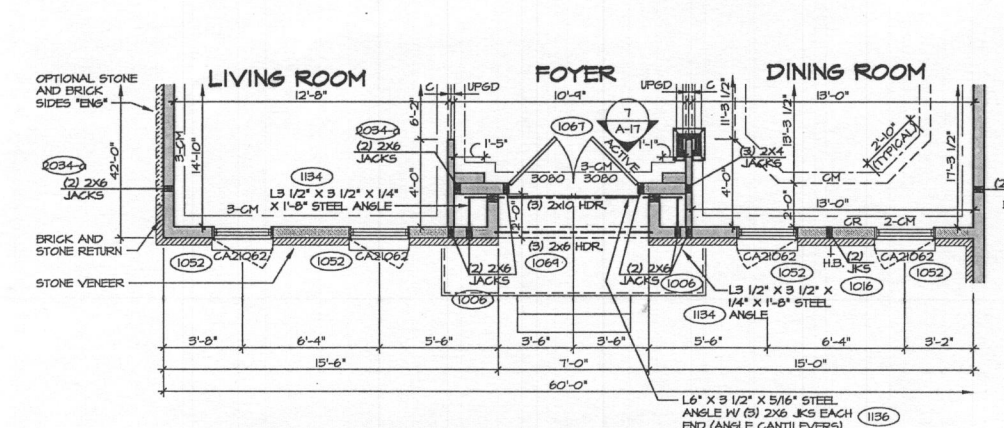
1 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB"



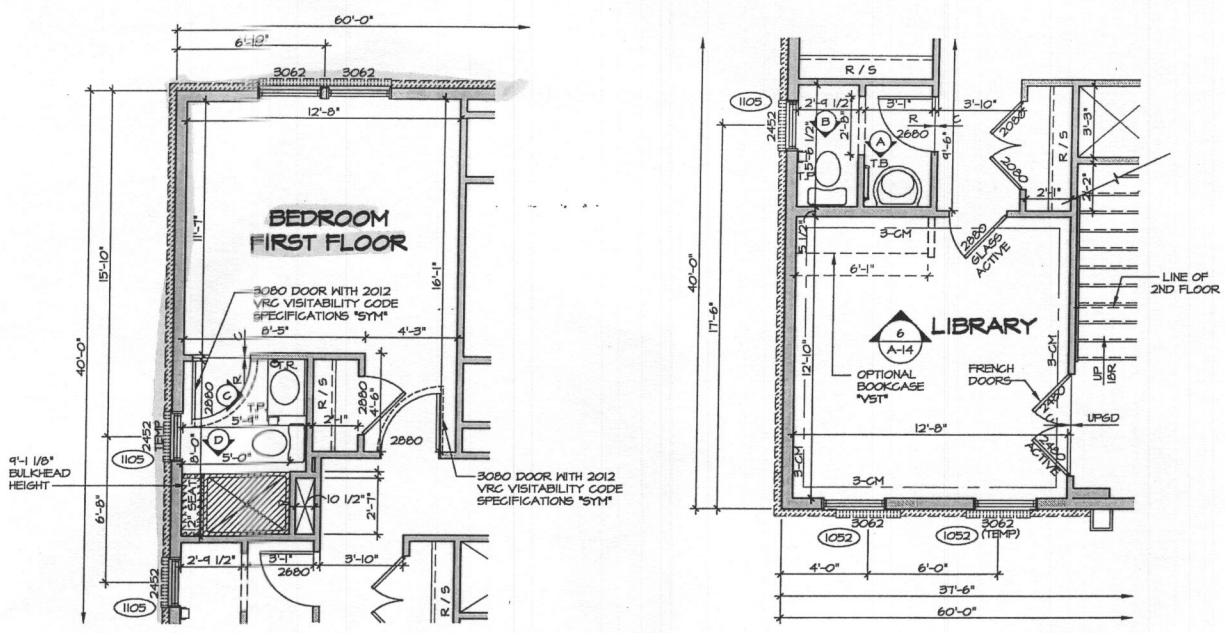
2 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "C" "ELC"



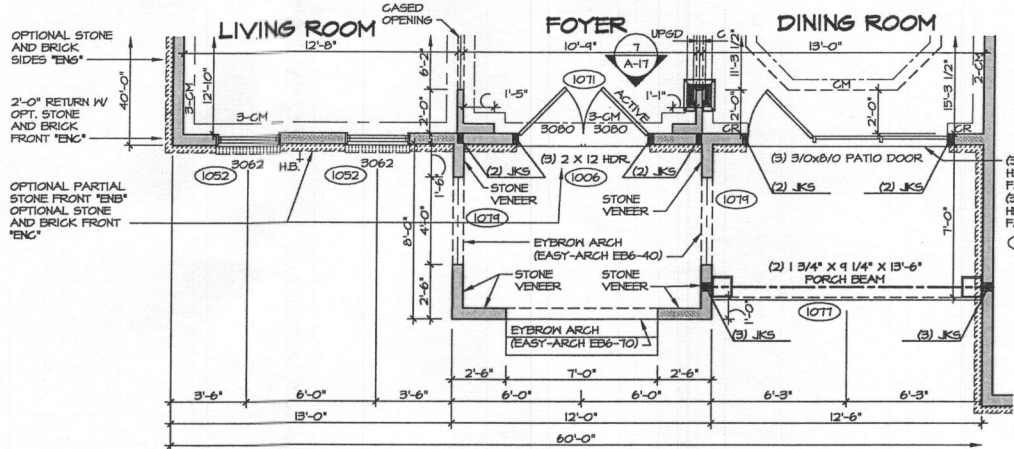
3 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "D" "ELD"



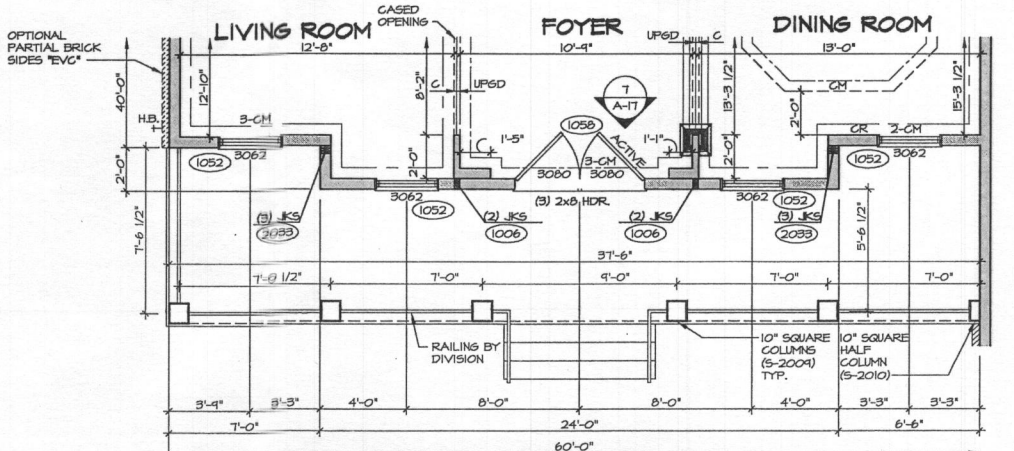
4 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "E" "ELE"



7 FIRST FLOOR PLAN PARTIAL SCALE: 1/4" = 1'-0"
8 FIRST FLOOR PLAN PARTIAL SCALE: 1/4" = 1'-0"
OPTIONAL BEDROOM FIRST FLOOR "BAR"
OPTIONAL LIBRARY "MAT" (SHOWN IN ELEVATION "A")



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"

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

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

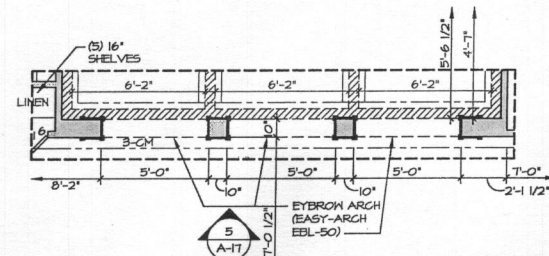
REV. NO.	DATE	REMARKS
1	2/20/16	100A - REV FAMILY RM WALLS ON BEDRM PARTIAL PAR #1101
2	5/28/16	100A - REVISED TRIMMED OPENINGS
3	10/10/16	100A - REVISED PER PAR #21417 / #21519
4	10/21/16	100A - INTERNAL ADJUST
5	11/14/16	100A - REVISED BRICK AND STONE RETURN
6	12/20/16	100A - REVISED PER PAR #21417 / #21519
7	1/10/17	100A - REVISED PER PAR #21417 / #21519
8	1/10/17	100A - REVISED PER PAR #21417 / #21519
9	1/10/17	100A - REVISED PER PAR #21417 / #21519
10	1/10/17	100A - REVISED PER PAR #21417 / #21519

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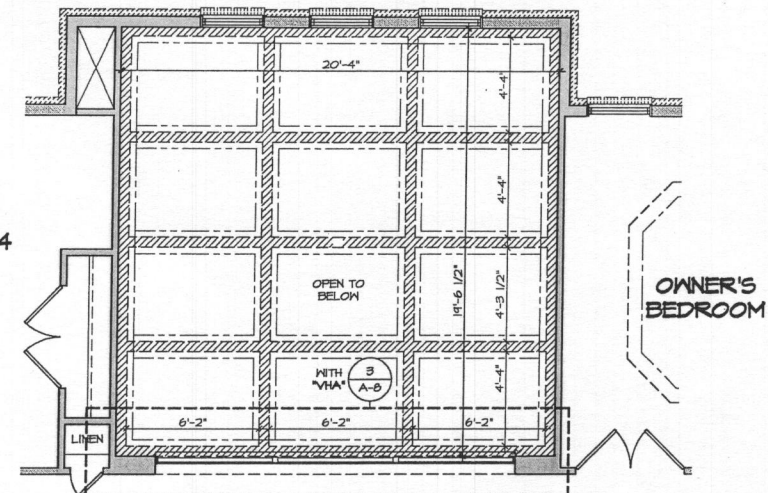
NVR
NVR, Inc.
Architectural Services
21 Bay Centre
Frederick, MD 21702

SET NO. 10200
VERSION 01
DRAWN BY JEA
DATE: 9/14/15
ELEV. ELC, ELD, ELE, ELK, ELL
MAT, BAR

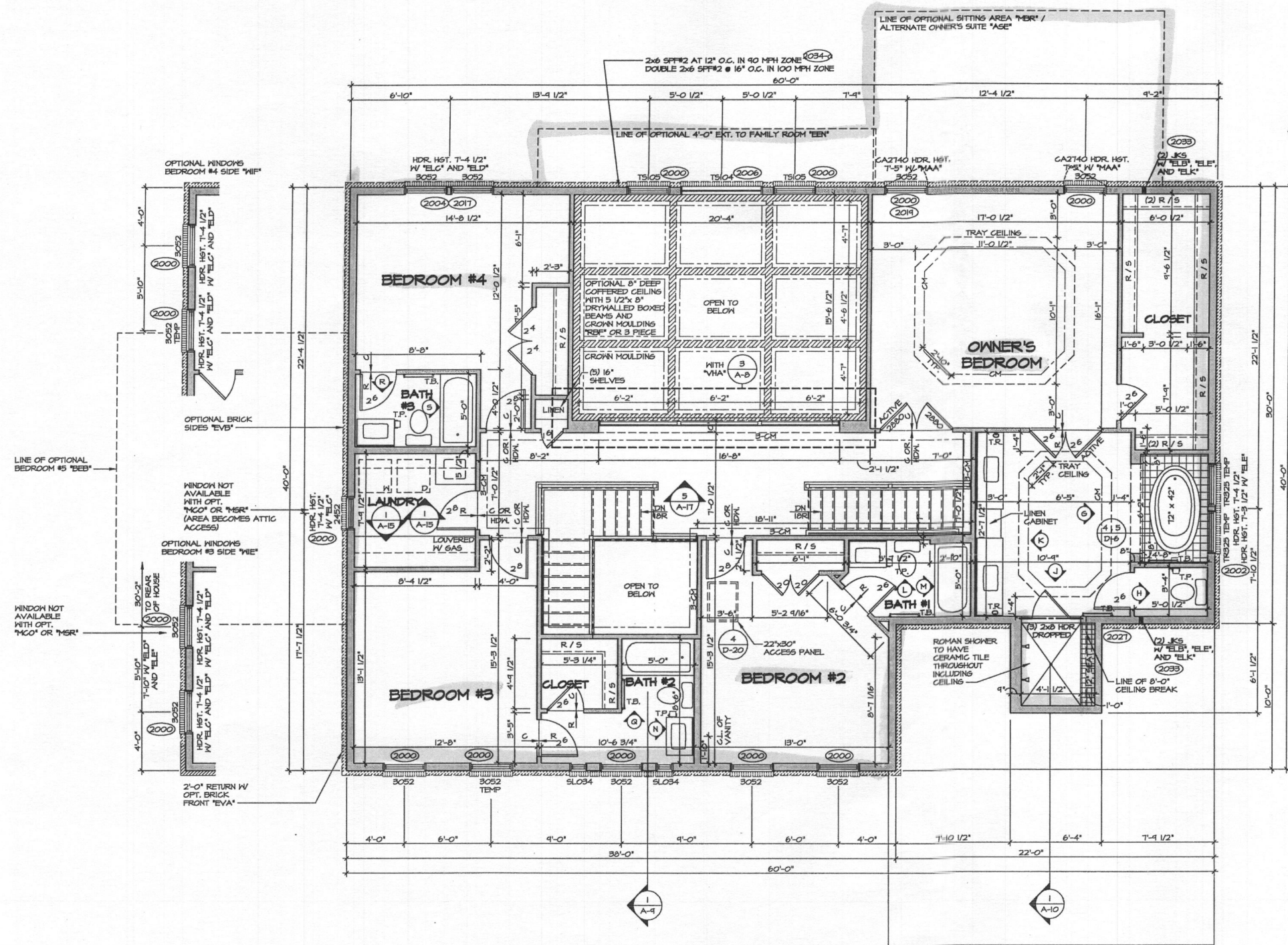
MODEL
REGENT'S PARK II
DRAWING TITLE
FIRST FLOOR PLAN PARTIAL
OPTION DESCRIPTION
ELEVATION "B", ELEVATION "C", ELEVATION "D", ELEVATION "E", ELEVATION "K", ELEVATION "L", LIBRARY, BEDROOM FIRST FLOOR
SHEET NO.
A-7b
150
DATE: 02/18/16 - 8:18 am



3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" OPTIONAL MEDITERRANEAN TRIM "MIA"



2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" OPTIONAL COFFERED CEILING "REF" AND 4'-0" EXTENSION TO FAMILY ROOM "TEEN"



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

4 Bedrooms

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

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

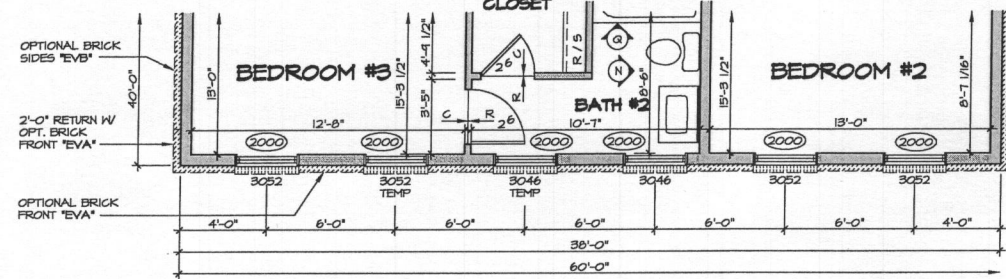
REV. NO.	DATE	REMARKS
1	4/19/08	02B - ADJUST REVISIONS
2	4/20/08	02C - ADJUST REVISIONS
3	4/21/08	02D - ADJUST REVISIONS
4	4/22/08	02E - ADJUST REVISIONS
5	4/23/08	02F - ADJUST REVISIONS
6	4/24/08	02G - ADJUST REVISIONS
7	4/25/08	02H - ADJUST REVISIONS
8	4/26/08	02I - ADJUST REVISIONS
9	4/27/08	02J - ADJUST REVISIONS

NVR, Inc. consents to the use of these plans for the project described above, but does not warrant the accuracy or completeness of the information provided. The user assumes all responsibility for the use of these plans.

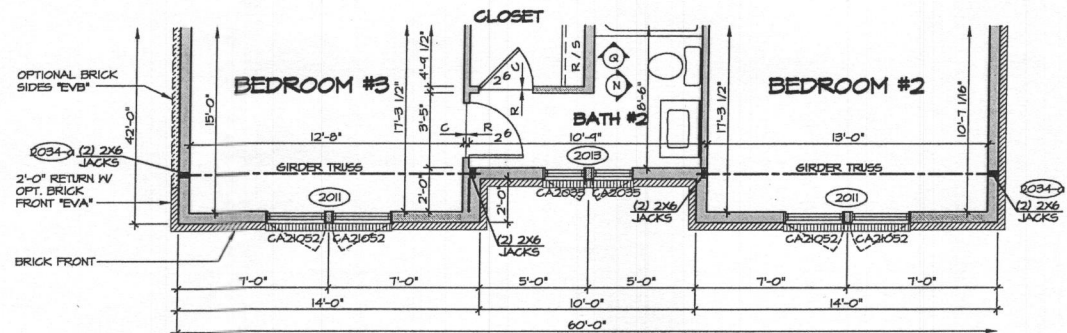
NVR
 Architects
 21 Bye Court, Suite A
 Frederick, MD 21704

MODEL: REGENT'S PARK II
 DRAWING TITLE: SECOND FLOOR PLAN
 DATE: 5/14/13
 OPTION: OPTION

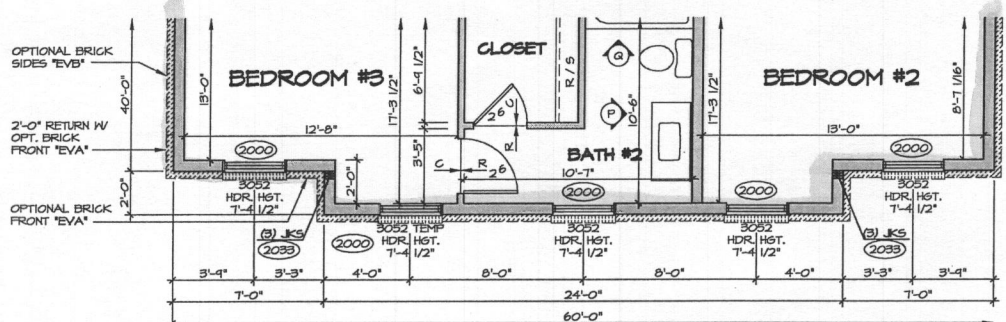
SHEET NO.: A-8
 54



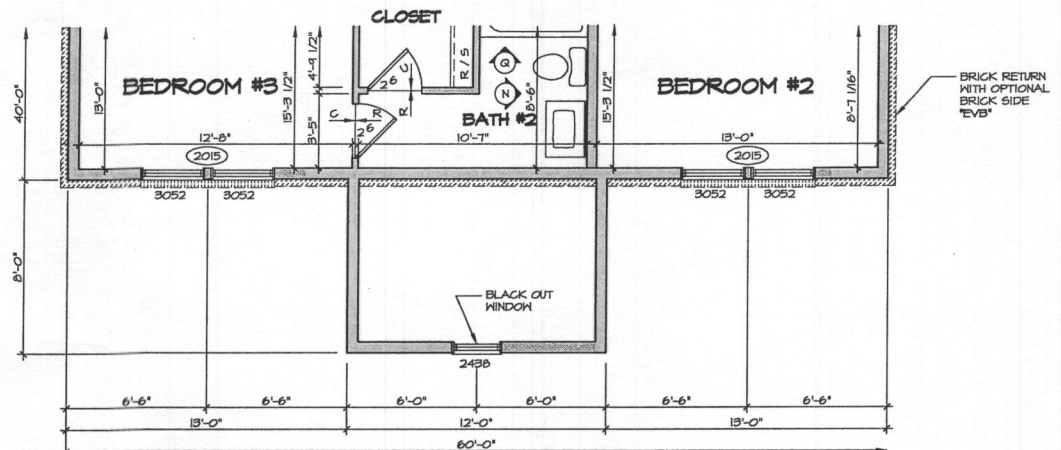
1 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION "B" "EB"



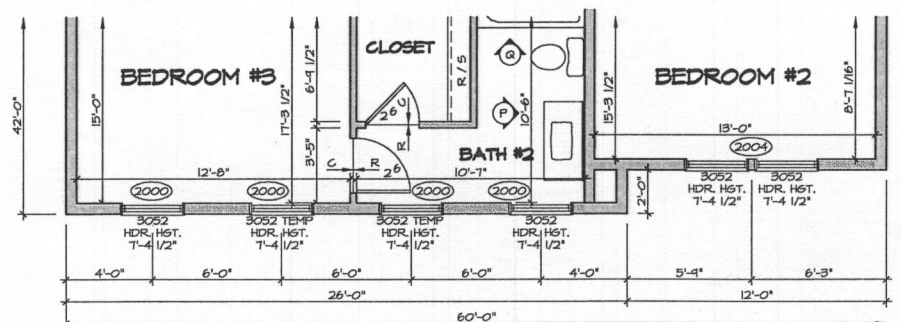
4 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION "E" "EE"



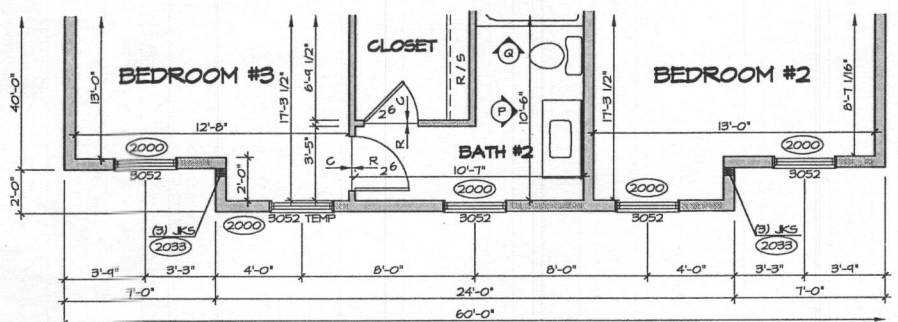
2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION "C" "EC"



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



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



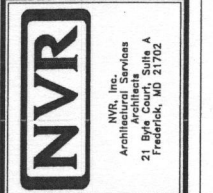
6 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION "L" "EL"

- 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 CASED OPENINGS AT T-1", 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 5-5 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
1	11/14/13	BBB - MARKETING REVISIONS
2	12/14/14	BBB - ADDED ELEVATION "L"
3	10/24/14	BBB - DECREASE BRG BT T FOR ENLARGING LAUNDRY ROOM (26264)
4	11/24/14	BBB - INTERNAL ADIT
5	11/24/14	BBB - REVISED THE DIRECTION IN BATH #2
6	4/20/15	BBB - MODIFIED BATH #2 VANITY FROM 48" TO 42" TO MATCH BATH ELEVATIONS
7	9/09	BBB - ADIT REVISIONS
8	2/21/17	BBB - PROJECT MISS - ADDED COUNTERTOP LAYOUT FOR OWNER'S BATH

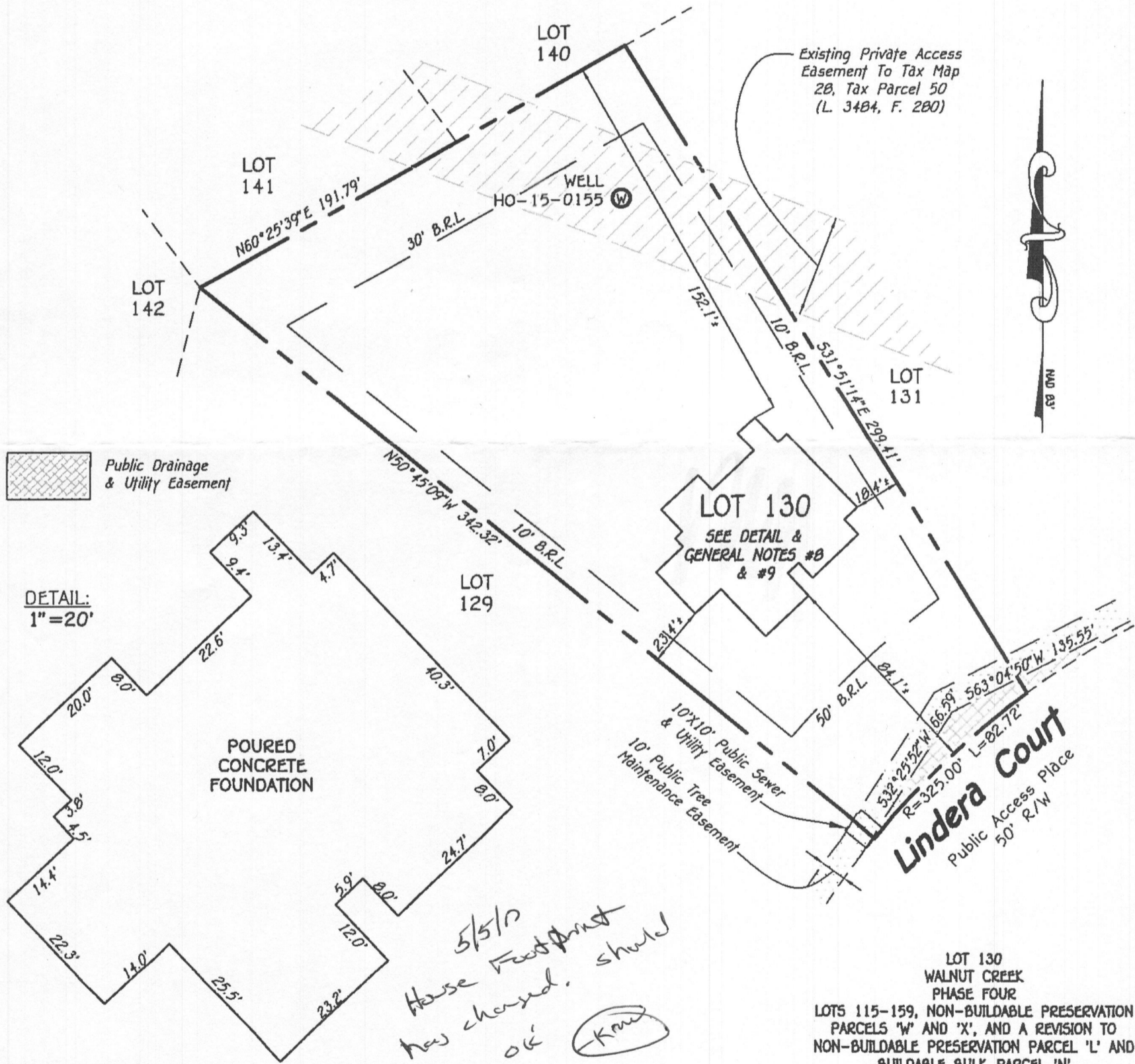
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MODEL	REGENT'S PARK II	SET NO. 10200	VERSION 01
DRAWING TITLE	SECOND FLOOR PLAN PARTIAL	DRAWN BY	JEA
OPTION DESCRIPTION	ELEVATION "B", ELEVATION "C", ELEVATION "D", ELEVATION "E", ELEVATION "K", ELEVATION "L"	DATE	9/14/13
SHEET NO.	A-8b	OPTION	ELB, ELC, ELD, ELE, ELK, ELL
	55		

GENERAL NOTES:

- 1) THIS LOCATION DRAWING IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY APPROVAL FORM INSOFAR AS IT IS REQUIRED BY A LENDER OR TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING OF THE PROPERTY SHOWN HEREON. UNLESS INDICATED AS BEING A BOUNDARY SURVEY, THIS LOCATION DRAWING IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATIONS OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. AS A RESULT, THIS LOCATION DRAWING DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING FOR RE-FINANCING.
- 2) SUBJECT PROPERTY IS SHOWN IN ZONE X ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF HOWARD COUNTY, MARYLAND, COMMUNITY PANEL No. 24027C0130D EFFECTIVE NOV. 6, 2013.
- 3) THE OFFSETS FROM BUILDING LINE TO PROPERTY LINE AS SHOWN ON THE PLAT HEREON ARE TO AN ACCURACY OF PLUS OR MINUS 1'.
- 4) NO TITLE REPORT FURNISHED. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND CONDITIONS OF RECORD.
- 5) THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-15-0155 HAS BEEN FIELD LOCATED BY FISHER, COLLINS AND CARTER, INC. PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.
- 6) PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 339, EXPIRATION DATE 10/04/2018.
- 7) BUILDING PERMIT #B-16000405
- 8) LOTS 115-159 OF THIS SUBDIVISION ARE CONNECTED TO THE SHARED SEWAGE DISPOSAL FACILITY GOVERNED BY SECTIONS 18.1200 ET SEQ. OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER THE PROVISION OF THE DEVELOPER AGREEMENT NUMBER 50-4441-D DATED APRIL 8, 2009. A BUILDING PERMIT FOR LOTS 115-159 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 115-159 SHALL BE ASSESSED SHARED SEWAGE DISPOSAL FACILITY CHARGES AND ASSESSMENTS PURSUANT TO SECTIONS 20.800 ET. SEQ. OF THE HOWARD COUNTY CODE.
- 9) LOTS 115-159 WILL BE SERVED BY LOW PRESSURE SEWER SYSTEM WITH A LIMIT OF (5) FIVE BEDROOMS AT 150 GALLONS PER BEDROOM FOR A TOTAL DESIGN FLOW OF 33,750 GALLONS PER DAY.



Public Drainage & Utility Easement

DETAIL:
1"=20'

POURED CONCRETE FOUNDATION

5/5/17
House Footprint
has changed. should
be ok - Krow

#5040 LINDERA COURT
B.R.L. = BUILDING RESTRICTION LINE
TOP OF FOUNDATION WALL ELEVATION = 379.0'

LOT 130
WALNUT CREEK
PHASE FOUR
LOTS 115-159, NON-BUILDABLE PRESERVATION
PARCELS 'W' AND 'X', AND A REVISION TO
NON-BUILDABLE PRESERVATION PARCEL 'L' AND
BUILDABLE BULK PARCEL 'N'
PLAT NOS. 23611 THRU 23621
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

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



Mark L. Robel 4/06/17
PROPERTY LINE SURVEYOR DATE
REG. #339

HOUSE LOCATION DRAWING

FOUNDATION LOCATION: 4/4/17
FINAL LOCATION: _____
BOUNDARY SURVEY: _____

SCALE: 1"=50'
DATE: 4/6/17
DRAWN BY: GAD
CHECKED BY: MLR
PROJECT No.: 04001-3002