



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: 2/22/17

Permit No.: B17000720

Building Address: 5041 Lindera Ct.
City: Ellicott City State: MD Zip Code: 21042
Suite/Apt. #: _____ SDP/WP/BA #: GP-17-013
Census Tract: _____ Subdivision: Walnut Creek
Section: _____ Area: _____ Lot: 122
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant lot
Proposed Use: Single family house
Estimated Construction Cost: \$ 240,000
Description of Work: New 2 story "Regents Park II" with 3 car side garage, 1 car attached garage, many rooms 4'x10' to family, sitting area/covered porch and finished lower (Rec RM, office and bathroom)
Occupant or Tenant: _____

Was tenant space previously occupied? Yes No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

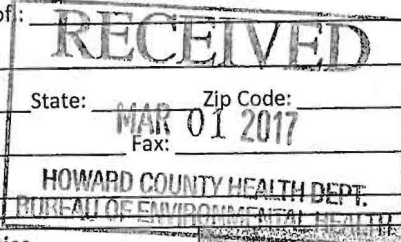
Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input checked="" type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
	<input type="checkbox"/> Slab on Grade	
Construction type:	No. of Bedrooms: <u>4.5</u>	
<input type="checkbox"/> Reinforced Concrete	Multi-family Dwelling	
<input type="checkbox"/> Structural Steel	No. of efficiency units:	
<input type="checkbox"/> Masonry	No. of 1 BR units:	
<input type="checkbox"/> Wood Frame	No. of 2 BR units:	
<input type="checkbox"/> State Certified Modular	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	

Property Owner's Name: NVR Inc
Address: 9720 Patuxent Woods Drive
City: Columbia State: MD Zip Code: 21046
Phone: 410-379-5956 Fax: _____
Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: Decatur Building Services
Address: PO Box 552
City: Woodbine State: MD Zip Code: 21797
Phone: 443-309-7792 Fax: _____
Email: Jim@DecaturBuildingServices.com

Contractor Company: NV Homes
Contact Person: Taylor Paris
Address: 9720 Patuxent Woods Drive
City: Columbia State: MD Zip Code: 21046
License No.: 56
Phone: 410-379-5956 Fax: _____
Email: TParis@NVRInc.com

Engineer/Architect Company: _____
Responsible Design Prof: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____



Utilities	
Water Supply	
<input checked="" type="checkbox"/> Public	
<input type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RECEIVED FEB 27 2017 LICENSES & PERMITS DIVISION
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>617000062</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
2/22/2017
Date

RECEIVED
FEB 27
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>3/5/17</u>	<u>Bernard</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>989101</u>

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

**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 / Dana Bonard
(Person's Name and Division)

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

Subject: Project name Walnut Creek **MAR 07 2017**
Project site address 5041 Lindera Creek **PLAN REVIEW DIVISION**
Permit # B17000 220 SDP # _____
Other information pertinent to this project _____

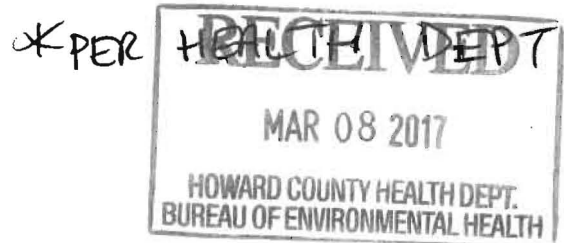
- Please check the attachments below that you are submitting with this transmittal:
- Letter of response to address plan review comment letter
 - Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
 - Letter Summarizing Changes
 - Energy conservation calculations
 - Copies of Floor Plans (be specific). *TP floor plans showing Bedrooms*
 - 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 _____

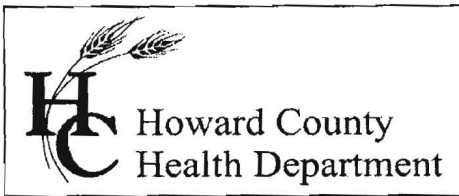
Contact Person Information: (Required)

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





Bureau of Environmental Health
8930 Stanford Blvd. Columbia, MD 21045
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
Website: www.hchealth.org

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

MEMORANDUM

To: NV Homes
C/o Mr. Taylor Faris
Via E-Mail: tfaris@nvrinc.com

From: Dana Bernard, REHS, L.E.H.S
Well and Septic Program

Date: March 15, 2017

RE: Building Permit # B17000720
5041 Lindera Court

I have reviewed the floor plans in support of Building Permit **B17000720** for a new home at 5041 **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 area of a dwelling unit or accessory structure that:

- (i) Is 90 square feet or greater in size;
- (ii) May be used as a private sleeping area; and
- (iii) Has at least one window and one interior door.

(2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and

- (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
- (ii) A minimum 4 foot-wide opening, without doors, into another room;
- (iii) A half wall (4 foot maximum height) between the room and another room; or
- (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities

Respectfully,

Dana Bernard, REHS/RS
Environmental Specialist II
Well and Septic Program

Enclosures
File

Bernard, Dana

From: Bernard, Dana
Sent: Monday, March 06, 2017 9:32 AM
To: tfaris@nvrinc.com
Cc: 'jim@decaturbuildingservices.com'
Subject: Building Permits

Good Morning Mr. Faris,

I have received your building permits for 12170 Hayland Farm Way, 5041 Lindera Court , and I wanted to follow up on 5023 Crape Myrtle Court. I have listed below the items needed for each property. Please contact me if you have any questions.

1. 12170 Hayland Farm Way- Floor plans needed.
2. 5041 Lindera Court- Floor plans needed.
3. 5023 Crape Myrtle Court- Sent letter and wanted to see if you had any questions because I have not received a response.

Thank you & Have a*")

,,*") ,,*")

(,* * Wonderful Day !

Dana Bernard, R.E.H.S/L.E.H.S.
Environmental Specialist II
Bureau of Environmental Health
Well and Septic Program
Phone (410) 313-2775
E-mail: DBernard@howardcountymd.gov

Bernard, Dana

From: Bernard, Dana
Sent: Monday, March 06, 2017 9:32 AM
To: tfaris@nvrinc.com
Cc: 'jim@decaturbuildingservices.com'
Subject: Building Permits

Good Morning Mr. Faris,

I have received your building permits for 12170 Hayland Farm Way, 5041 Lindera Court , and I wanted to follow up on 5023 Crape Myrtle Court. I have listed below the items needed for each property. Please contact me if you have any questions.

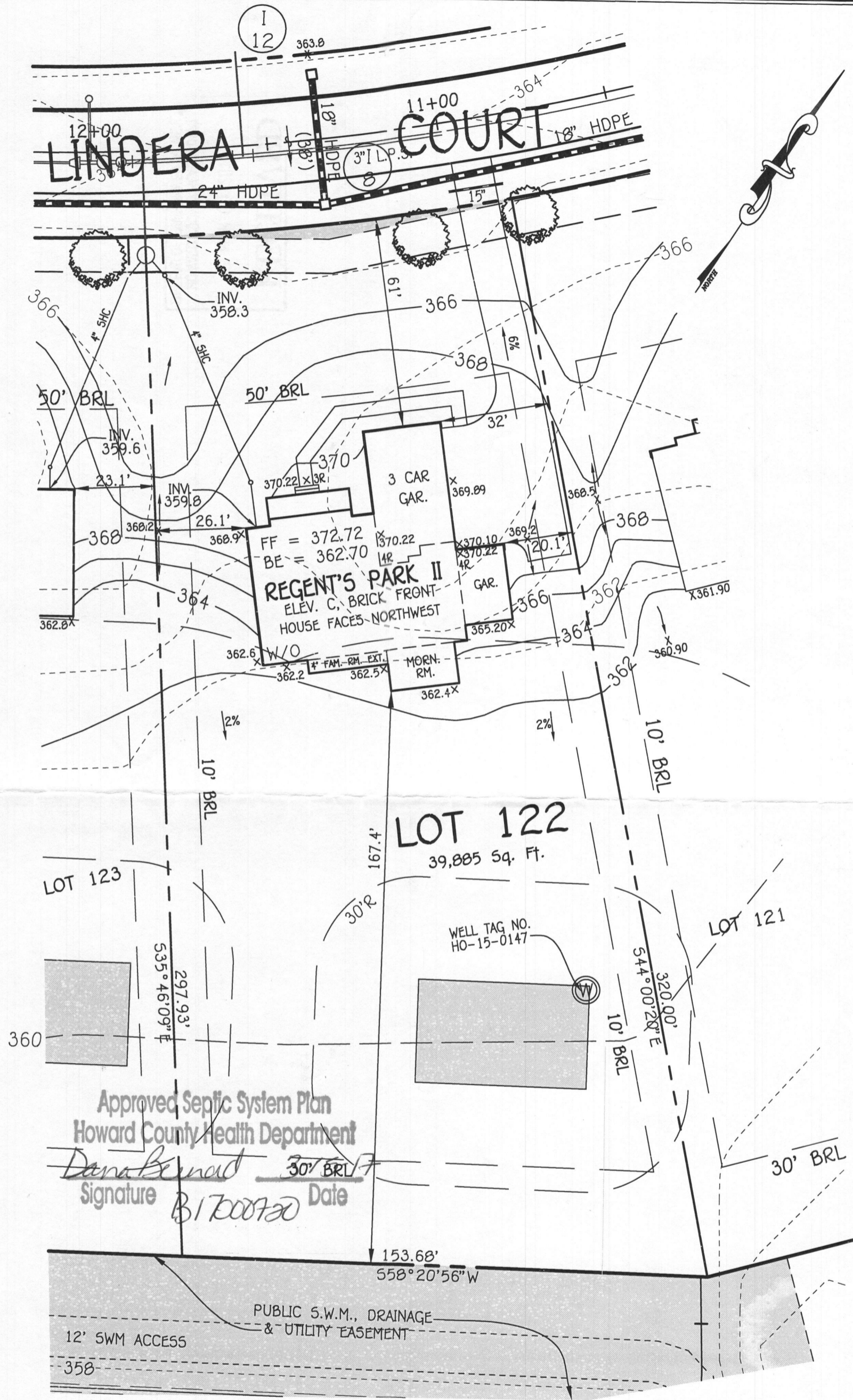
1. 12170 Hayland Farm Way- Floor plans needed.
2. 5041 Lindera Court- Floor plans needed.
3. 5023 Crape Myrtle Court- Sent letter and wanted to see if you had any questions because I have not received a response.

Thank you & Have a*~)

,,.,.,,*~),,.,,*~)

(.,. (.,. * Wonderful Day !

Dana Bernard, R.E.H.S/L.E.H.S.
Environmental Specialist II
Bureau of Environmental Health
Well and Septic Program
Phone (410) 313-2775
E-mail: DBernard@howardcountymd.gov



Approved Septic System Plan
Howard County Health Department

Dana Bernard
Signature Date

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-15-0147, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

PLAN

SCALE: 1"=30'

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

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

PERMIT SITE PLAN
LOT 122
5041 LINDERA COURT
WALNUT CREEK

ZONED: RC-DEO
TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEB. 16, 2017

I:\2004\040001\dwg\PHASE FOUR FINALS\Permit Site Plans Ph 4\Per Pl Lot 122.dwg, 2/16/2017 2:40:25 PM, DWG To PDF.pc3

5041 Lindera Court B17000720

LOT 122

5 BEDROOMS

REVISED

Date: 3/16/17

Comments: B17000720

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. '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 #		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	16	17	18	19	20		15	16	17	18	19	20										D-6
REAR ELEVATIONS		26	27	28	29	30	31		26	27	28	29	30	31										D-7
FOUNDATION	37	37	34	34	34	34	34	38	38	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	45	45	46	46	46	46	46										D-12b
BASEMENT PLAN	47																							D-12c
FIRST FLOOR PLAN	49	49	50	50	50	50	50	49	49	50	50	50	50	50	50	50	51	52					48	D-13
SECOND FLOOR PLAN	54	54	55	55	55	55	55	54	54	55	55	55	55	55					56	57	58	58	53	D-14
BUILDING SECTION AT FOYER	59							60															61	D-15
BUILDING SECTION AT GARAGE	63							64															62	D-16
STAIR PLAN - STANDARD	65.1, 65.2, 68							65.1, 65.2, 68																D-16a
STAIR PLAN - UPGRADE	66.1, 66.2, 67.1, 67.2, 67.3							66.1, 66.2, 67.1, 67.2, 67.3																D-17
STAIR PLAN - UPGRADE	69, 70.1, 70.2							69, 70.1, 70.2																D-17a
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											17					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	84	85	86	87	88	89	84	84	85	86	87	88	89					91	90				D-31
BASEMENT ELECTRICAL	92																							D-34
FIRST FLOOR ELECTRICAL	93	94	94	94	94	94	94	93	94	94	94	94	94	94	94	94	95	96					97	D-35
SECOND FLOOR ELECTRICAL	98	99	99	99	99	99	99	98	99	99	99	99	99	99					100	101	102	102		D-36
FIRST FLOOR JOIST LAYOUT	103		105	105	105		105	104		106	106	106		106					51	105				D-37
SECOND FLOOR JOIST LAYOUT	107		109	109	109		109	107		109	109	109		109							56	109	110	D-38a
ROOF FRAMING	111	113	115	117	119	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-40b
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																							D-49a
CRAWL FLOOR HVAC LAYOUT																								
FIRST FLOOR HVAC LAYOUT	140.1, 140.2																							SP-1
FIRST FLOOR HVAC LAYOUT																								SP-2
SECOND FLOOR HVAC LAYOUT	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.	+96
ELEVATION 'D'	GROSS SQ. FT.	+89
ELEVATION 'E'	GROSS SQ. FT.	+118
ELEVATION 'K'	GROSS SQ. FT.	+0
ELEVATION 'L'	GROSS SQ. FT.	+96

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/ NO EXTENSION	GROSS SQ. FT.	+326
W/ 4' EXTENSION	GROSS SQ. FT.	+514
CONSERVATORY / IN-LAWS 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.	+94
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.

TWO CAR GARAGE (W/ 'A')	GROSS SQ. FT.	554
THREE CAR GARAGE (W/ 'A')	GROSS SQ. FT.	824

FOOTPRINT

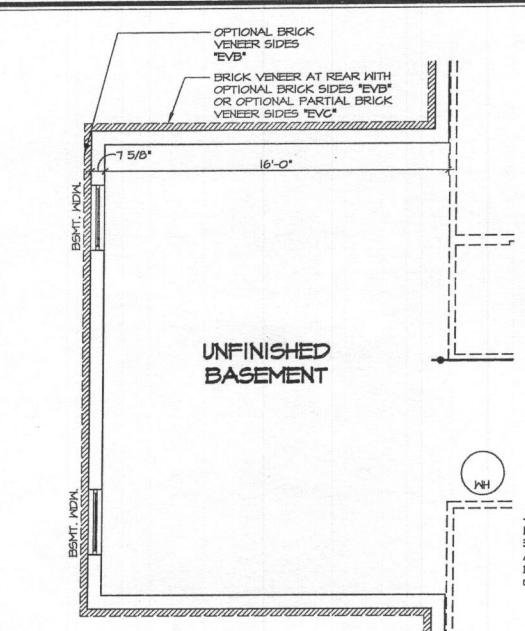
BASE HOUSE:	
WIDTH:	60'-0"
DEPTH:	52'-0"
MAXIMUM:	
WIDTH:	76'-8"
DEPTH:	76'-8"

SET - VERSION

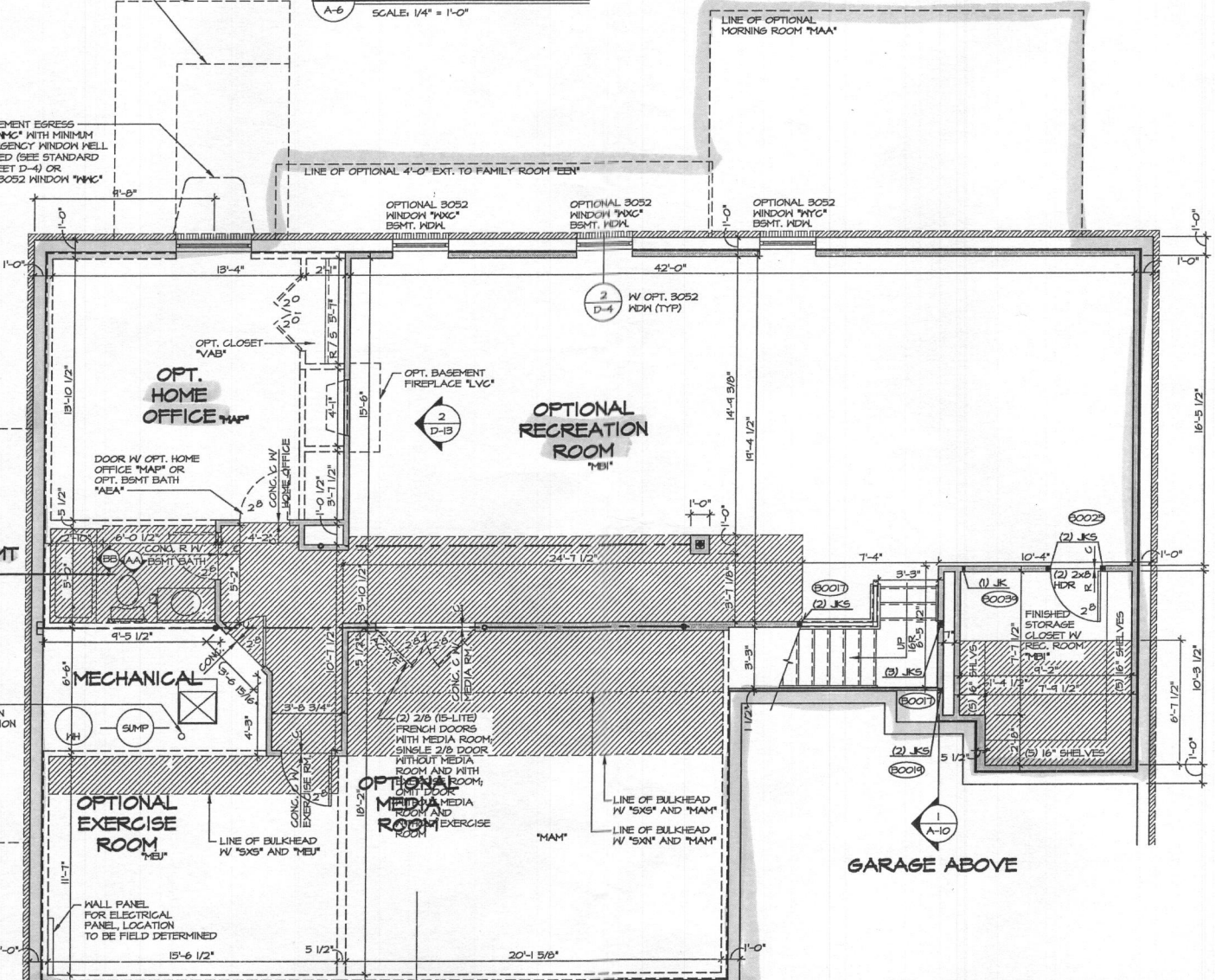
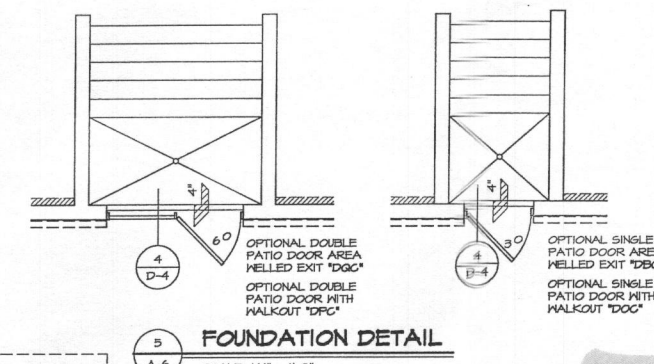
10200-01

CS-1

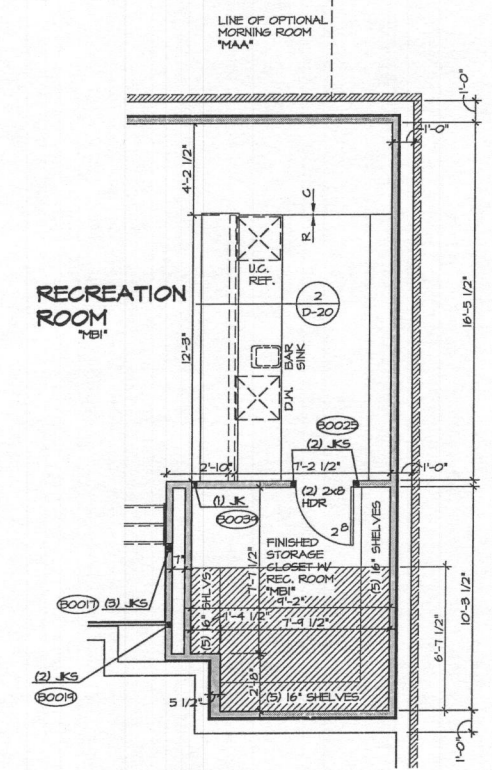
J:\Drawings\DETACHED\REGENTS PARK II\10200-01\CS1.dwg 11/27/14 - 4:05 pm



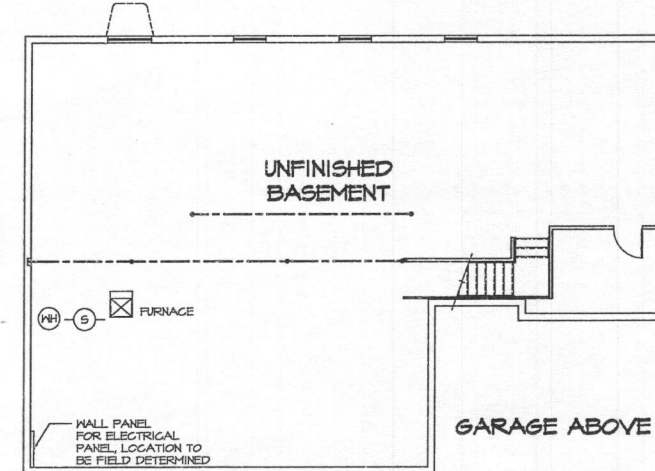
2
A-6
SCALE: 1/4" = 1'-0"
CONSERVATORY "MCO" / FIRST FLOOR SUITE "MSR"



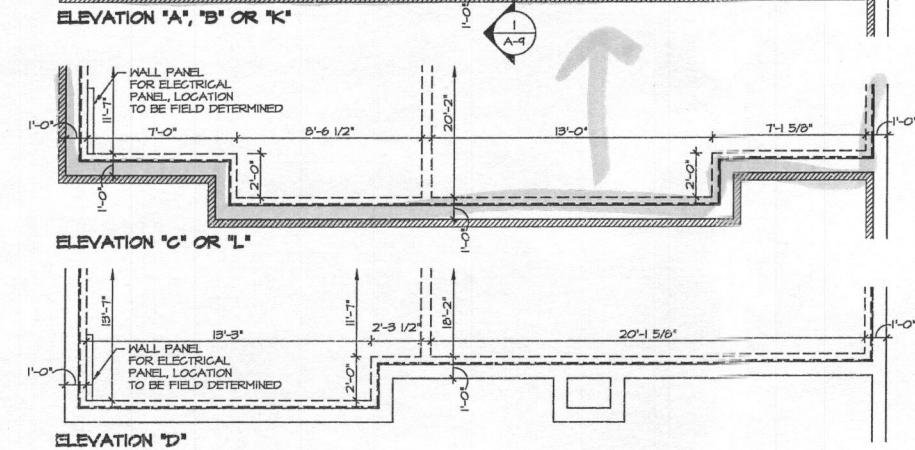
1
A-6
SCALE: 1/4" = 1'-0"
BASEMENT FLOOR PLAN



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



3
A-6
SCALE: 1/8" = 1'-0"
UNFINISHED BASEMENT PLAN



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.

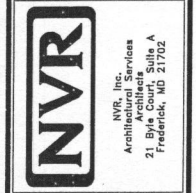
- NOTES:
- ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILING.
 - ALL CASING OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS ON THE LEFT PER PLAN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

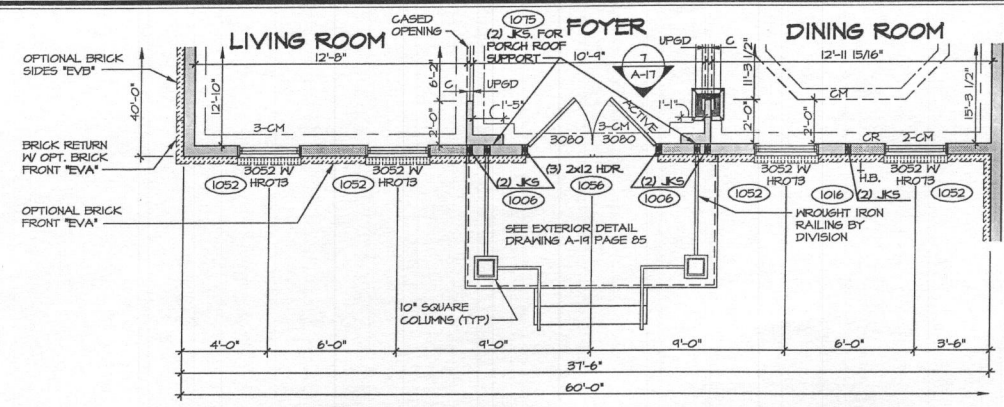
NOTE:

SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS

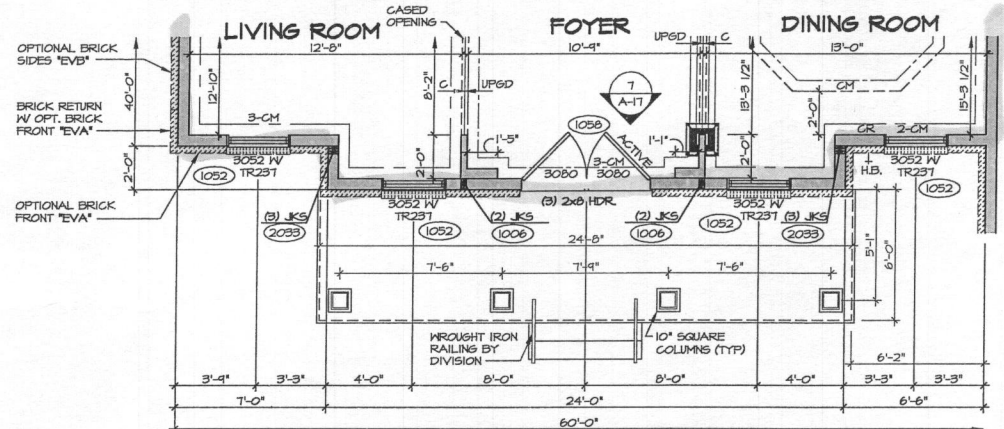
MODEL NO.	REGENT'S PARK II	REVISION	01
DRAWING TITLE	BASEMENT FLOOR PLAN	DRAWN BY	JEA
OPTION DESCRIPTION		DATE	8/14/15
SHEET NO.	A-6	OPTION	
			47

REV. NO.	DATE	REMARKS
10	2/24/15	GLS - ADDED NOTE FOR "SCI" OPTION (PAR ID 31817)
11	4/22/15	NET - RELOCATED THE NET BAR (PAR ID 32442)
12	9/1/15	DZB - AUDIT REVISION ADD "MAA" LINE
13	9/14/15	899 - PAR 195014 - REVISED "MAP" DOOR LOCATION FOR TRIM
14	11/4/15	899 - PAR 195014 - REVISED "MAP" DOOR LOCATION FOR TRIM
15	11/2/16	899 - PAR 195014 - REVISED "MAP" DOOR LOCATION FOR TRIM
16	10/21/16	RLK - INTERNAL AUDIT
17	10/21/16	CEL - ADDED NOTE TO HOME OFFICE DOOR
18	1/6/15	899 - ADDED BUILT DOWN CEILING IN STORAGE CLOSET FOR HVAC PAR 30166

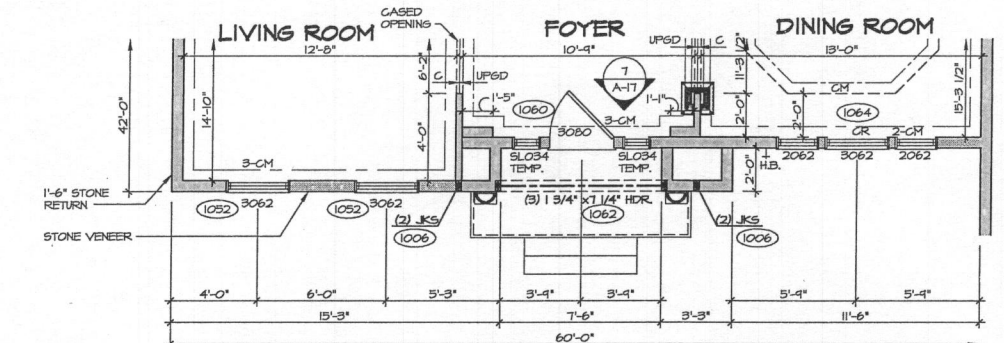




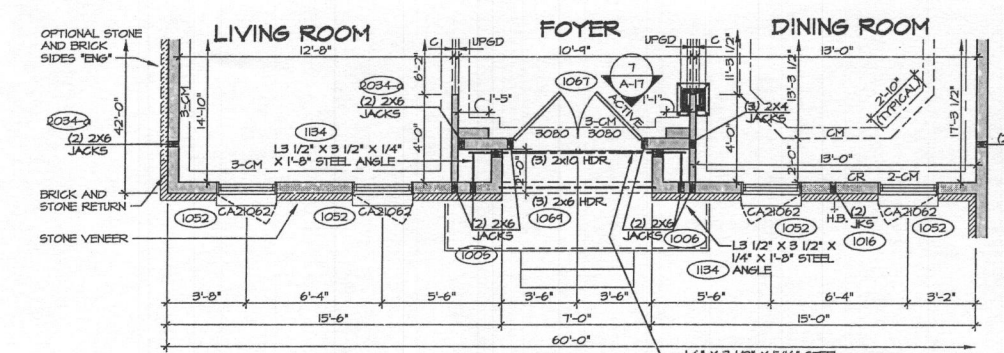
1 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION 'B' 'ELB'



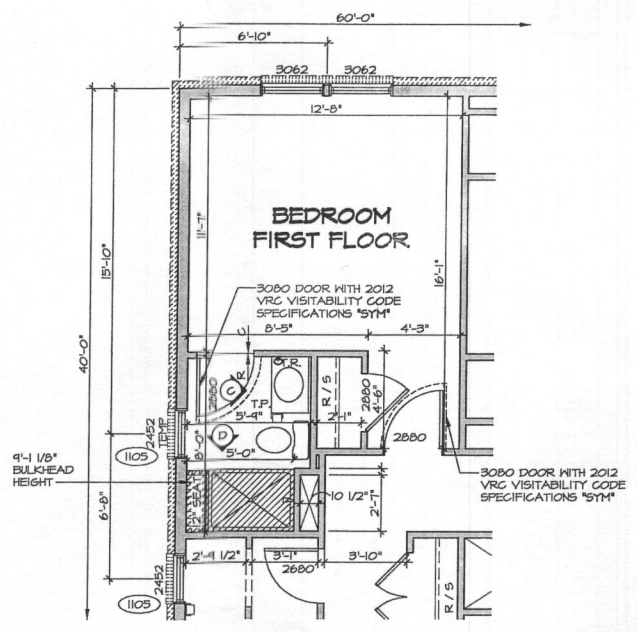
2 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION 'C' 'ELC'



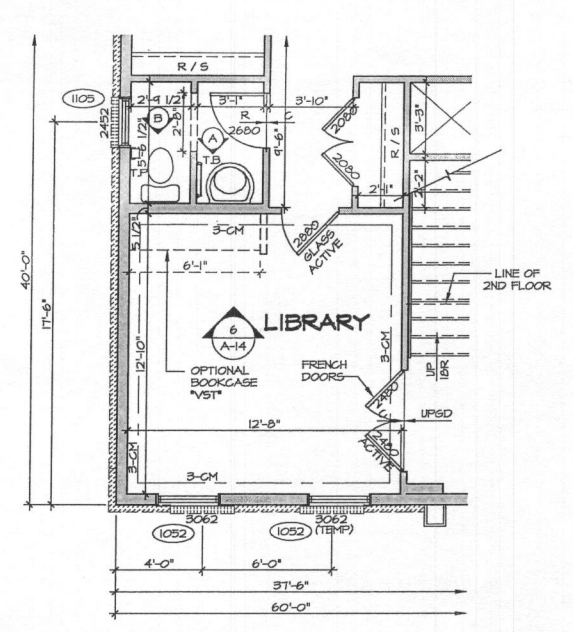
3 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION 'D' 'ELD'



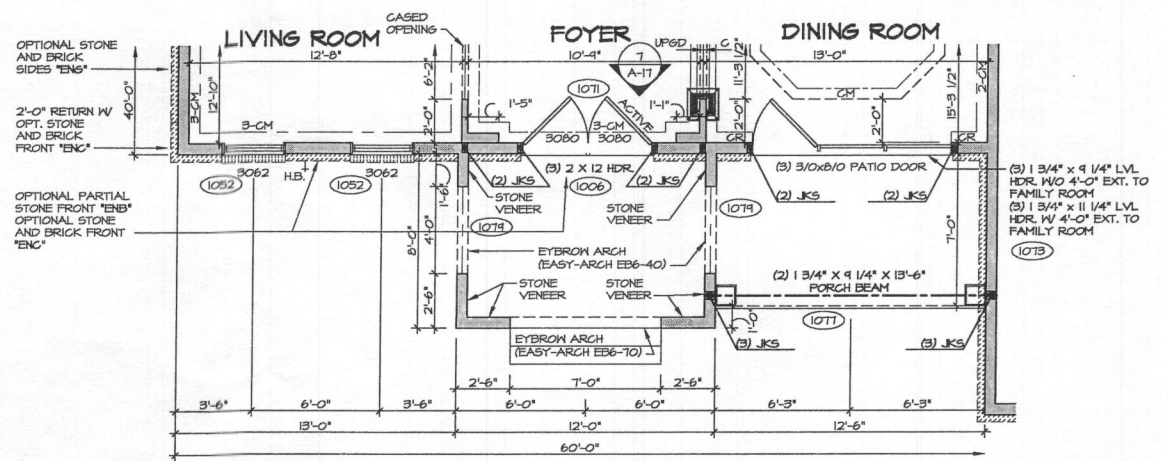
4 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION 'E' 'ELE'



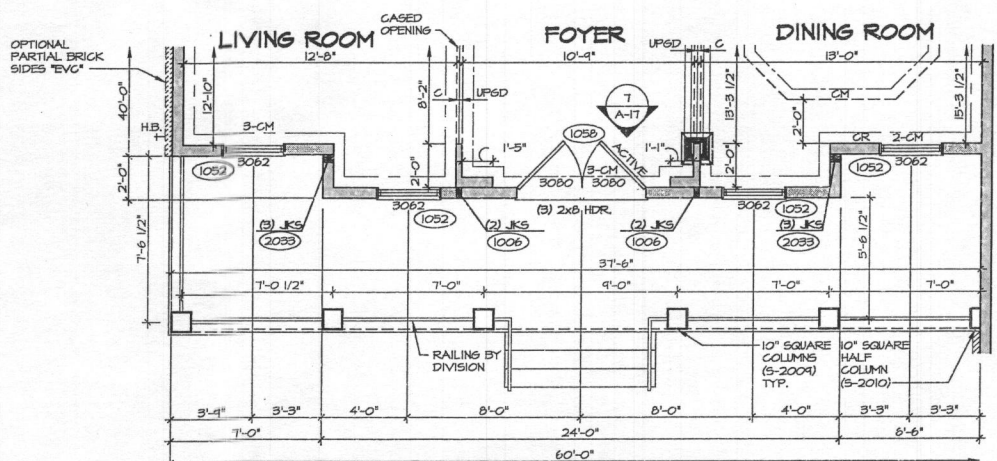
7 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL BEDROOM FIRST FLOOR 'BAR'



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



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



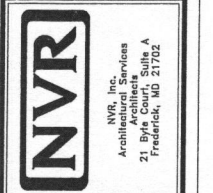
6 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION 'L' 'ELL'

- 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 CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
 5. ALL HEADERS ARE 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.

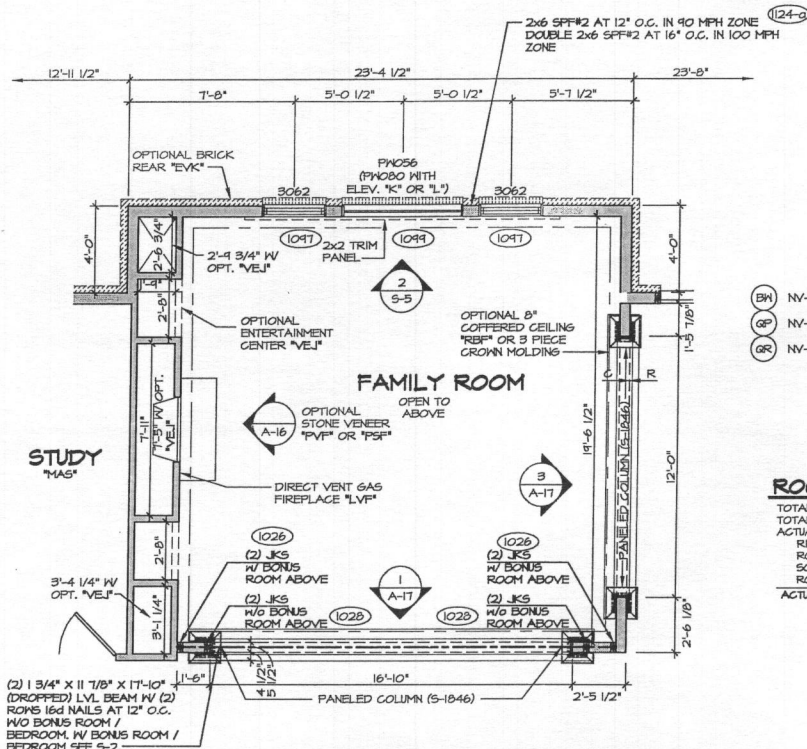
NOTE:
SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
1	2/20/16	9904 - REV FAMILY RM WALLS ON BEDRM PARTIAL PAR. #1101
2	4/28/16	1284 - REV CASED TRIMMED OPENINGS
3	10/16/16	CAB - REVISIONS PER PAR. #1457 / #1519
4	10/21/16	BLK - INTERVAL ADIT
5	11/7/16	GEL - ADIT - REVISED BRICK AND STONE RETAINS
6	4/20/18	889 - PAR. #2409 - ADDED TEMP TO #452 IN BAR BATH
7	4/20/18	889 - PAR. #2409 - ADDED TEMP TO INSTANT DOOR SCHEDULES (PAR. #2469)
8	6/20/18	889 - REVISED ELE. 'B' 1'-0" PORCEL. COLUMNS TO SQUARE PER CHR. #102
9	6/22/18	889 - 2012 VA CODE CHANGE UPDATE

NVR, Inc. owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written consent of NVR, Inc.



MODEL	REGENT'S PARK II
DRAWING TITLE	FIRST FLOOR PLAN PARTIAL
SHEET NO.	A-7b
OPTION DESCRIPTION	ELEVATION 'B', ELEVATION 'C', ELEVATION 'D', ELEVATION 'E', ELEVATION 'K', ELEVATION 'L', LIBRARY, BEDROOM FIRST FLOOR
SHEET NO.	50
DATE	3/14/18
DRAWN BY	JEA
SET NO.	10200
VERSION 01	
DATE	3/14/18
OPTION	ELB, ELC, ELD, ELE, ELK, ELL, MAT, BAR



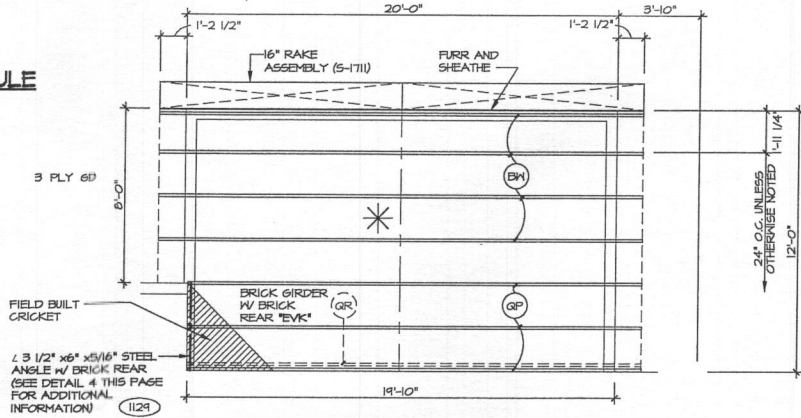
1 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL 4'-0" EXT. TO FAMILY ROOM "EBN"

TRUSS SCHEDULE

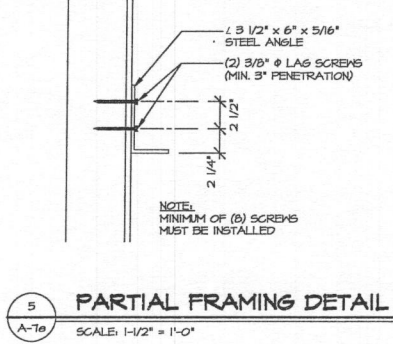
TRUSS	TYPE	SPAN	SPACING
BH	NV-00066	NS-00066	19'-11" 5/12
GP	NV-01303	NS-01303	19'-4 1/2" 5/12
GR	NV-01304	NS-01304	19'-4 1/2" 5/12

ROOF VENTILATION (A/300)

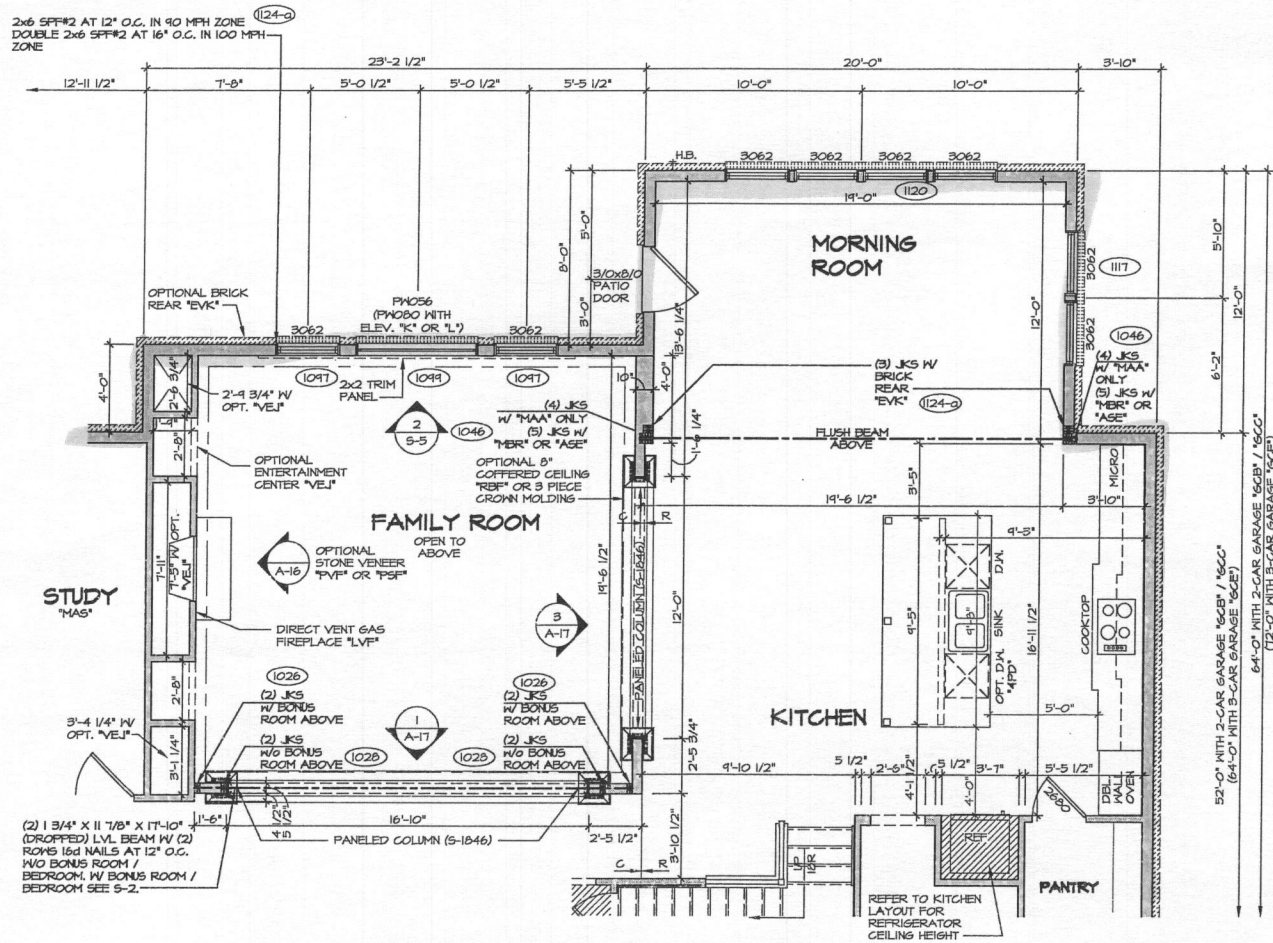
DESCRIPTION	AMOUNT
TOTAL PLAN AREA	42,637 SQ./IN.
TOTAL VENTILATION REQ'D.	142 SQ./IN.
ACTUAL VENTILATION	262 SQ./IN.
RIDGE VENT	72 SQ./IN.
ROOF VENT - HIGH	12 SQ./IN.
SOFFIT VENT	72 SQ./IN.
ROOF VENT - LOW	50 SQ./IN.
ACTUAL VENTILATION TOTAL	384 SQ./IN.



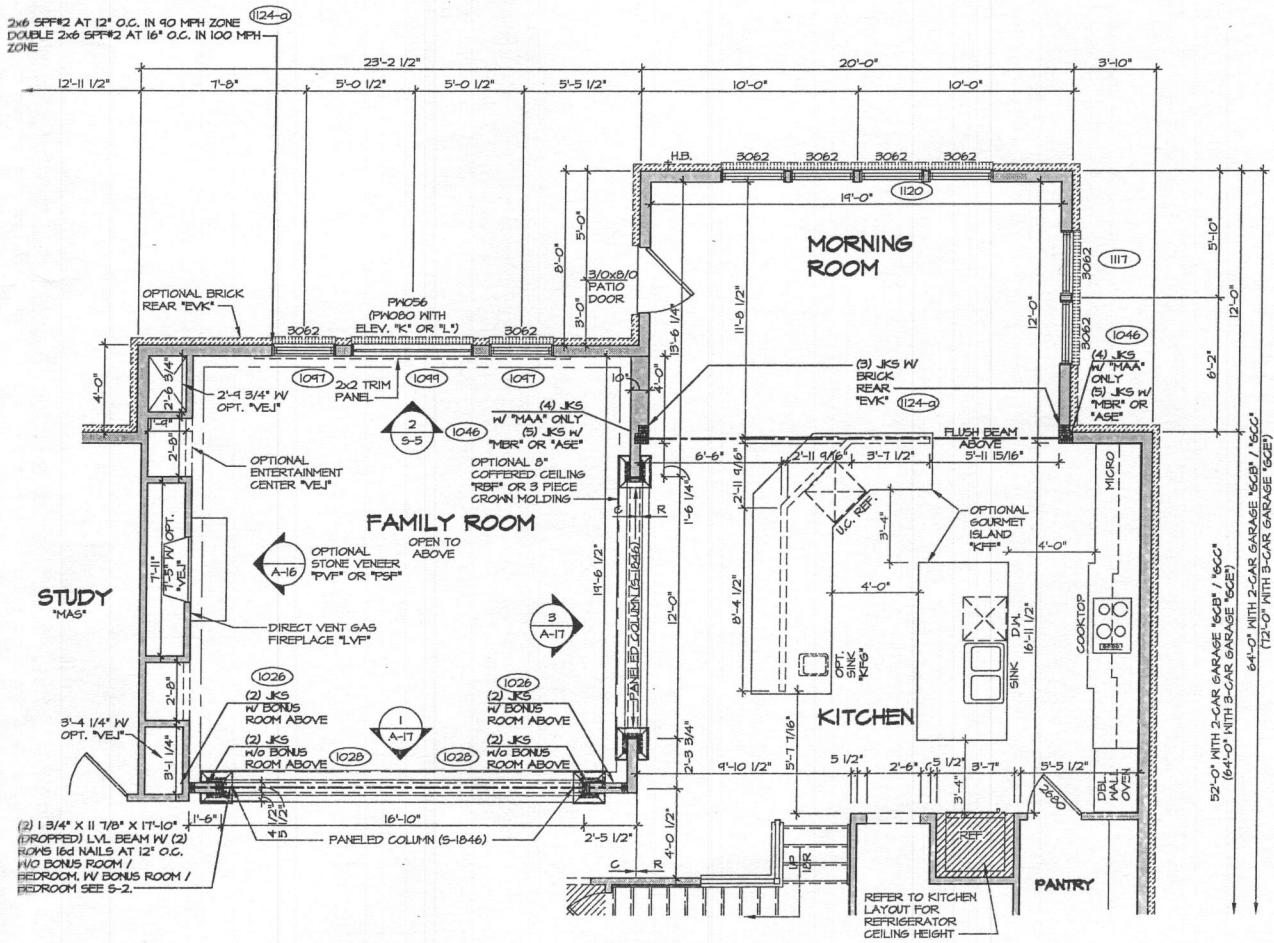
4 ROOF FRAMING PARTIAL
SCALE: 1/4" = 1'-0"
MORNING ROOM "MAA"
W/ 4' FAMILY ROOM
EXTENSION "EBN"



5 PARTIAL FRAMING DETAIL
SCALE: 1-1/2" = 1'-0"



2 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL 4'-0" EXT. TO FAMILY ROOM "EBN"
OPTIONAL MORNING ROOM "MAA"

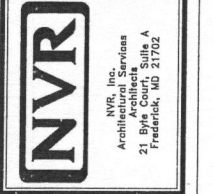


3 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL 4'-0" EXT. TO FAMILY ROOM "EBN"
OPTIONAL MORNING ROOM "MAA"
OPTIONAL GOURMET ISLAND "KFF"

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	10/20/00	REVISED KITCHEN ISLAND W/ OPTION "KFF" FOR BOTTING
2	10/20/00	PAR. BRIBBS - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
3	10/20/00	PAR. BRIBBS - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
4	10/20/00	PAR. BRIBBS - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
5	10/20/00	PAR. BRIBBS - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
6	10/20/00	PAR. BRIBBS - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
7	10/20/00	PAR. BRIBBS - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
8	10/20/00	PAR. BRIBBS - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
9	10/20/00	PAR. BRIBBS - ADDED 2x6 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS

NVR, Inc., owner, expressly reserves its copyright and other property rights in these plans. These plans are not to be used, copied, reproduced, or otherwise transmitted in any form or by any means, without the written consent of NVR, Inc.



REGENT'S PARK II

A-70

10200

REGENT'S PARK II

FIRST FLOOR PLAN PARTIAL

OPTION DESCRIPTION

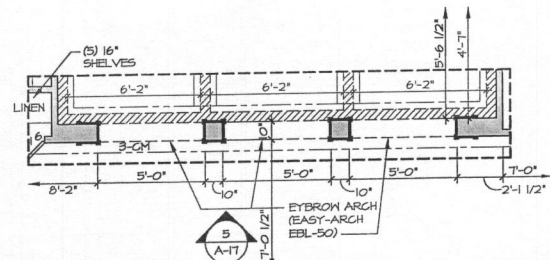
4'-0" EXTENSION TO FAMILY ROOM

DATE: 5/14/13

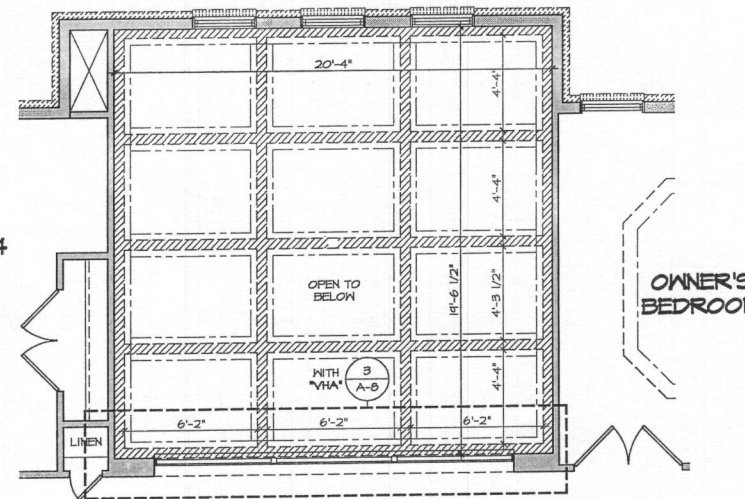
OPTION: EEN

SHEET NO.: 53

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

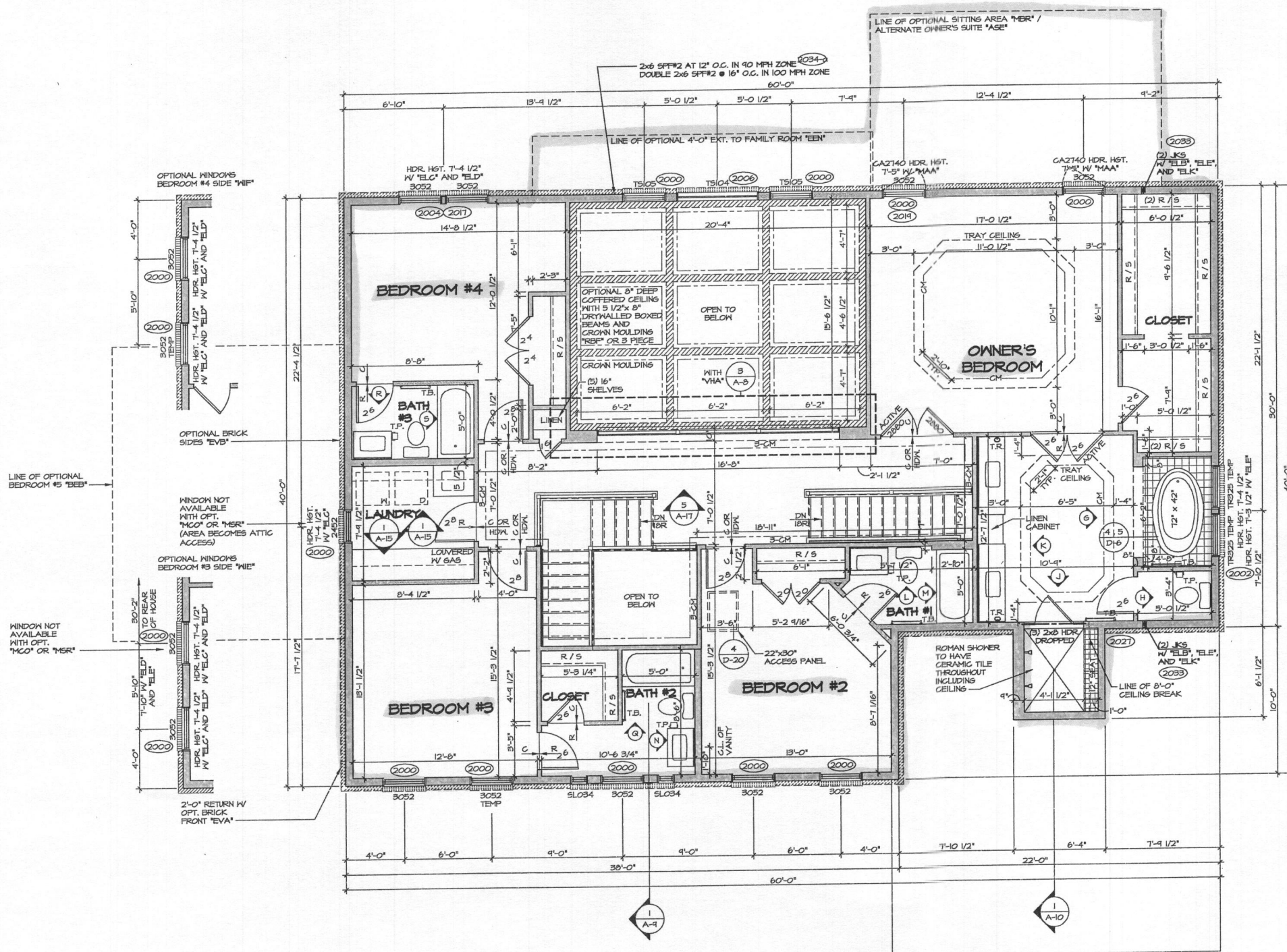


5 SECOND FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0" OPTIONAL MEDITERRANEAN TRIM "VHA"



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

4 Bedrooms



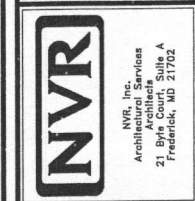
1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" ELEVATION "A" "ELA"

- 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).

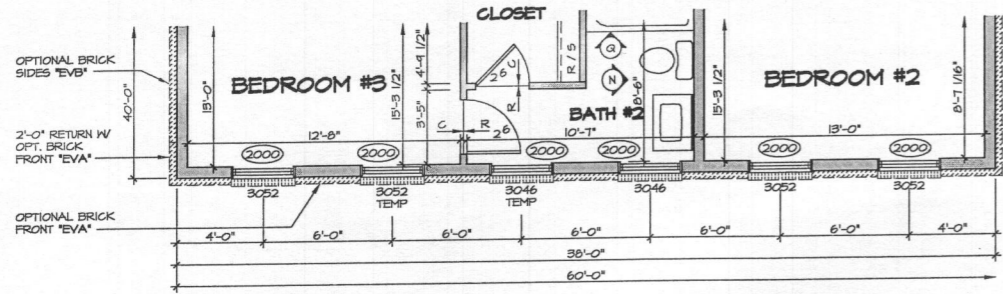
NOTE:
 SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	DESCRIPTION
1	9/1/05	DBS - AUDIT REVISIONS
2	9/1/05	KAD - PROJECT #195 - ADDED CENTERTOP LAYOUT FOR OWNER'S BATH
3	10/29/04	RVS - INCREASE LAUNDRY BY 2', DECREASES BRMS AND 14' (28264)
4	10/26/04	JLR - SHORTER REAR STAIRS 10' (FOUND THRU PAR 12915)
5	11/7/04	CSB - TRIM AUDIT REVISIONS
6	2/10/05	SKM - ADDED DETAIL BUBBLE FOR TUB ACCESS PANEL PAR 30152
7	3/11/05	SSS - ADDED PAD WALL TO OWNER'S SHOWER
8	4/20/05	SSS - PAR #32498 - CENTERED DOOR TO LAUNDRY ROOM
9	5/15/05	BBB - SHIFTED LAUNDRY / BATH TO ACCOMMODATE DOOR TRIM (PAR 32259)

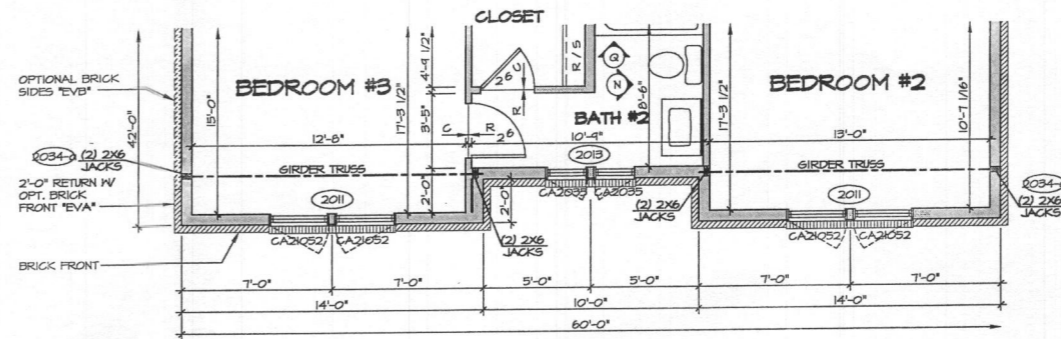
NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without first obtaining the expressed written consent of NVR, Inc.



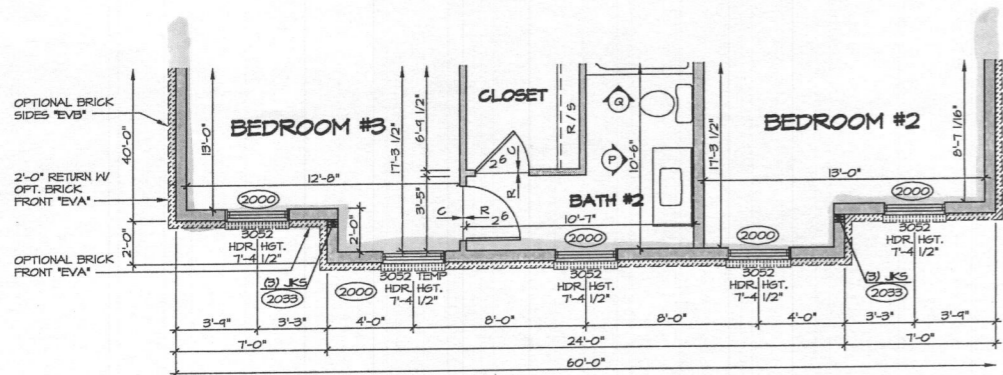
MODEL	SET NO. 10200
DRAWING TITLE	VERSION 01
DRAWN BY	DRA
DATE:	8/14/13
OPTION	
SHEET NO.	A-8
OPTION DESCRIPTION	SECOND FLOOR PLAN
	54



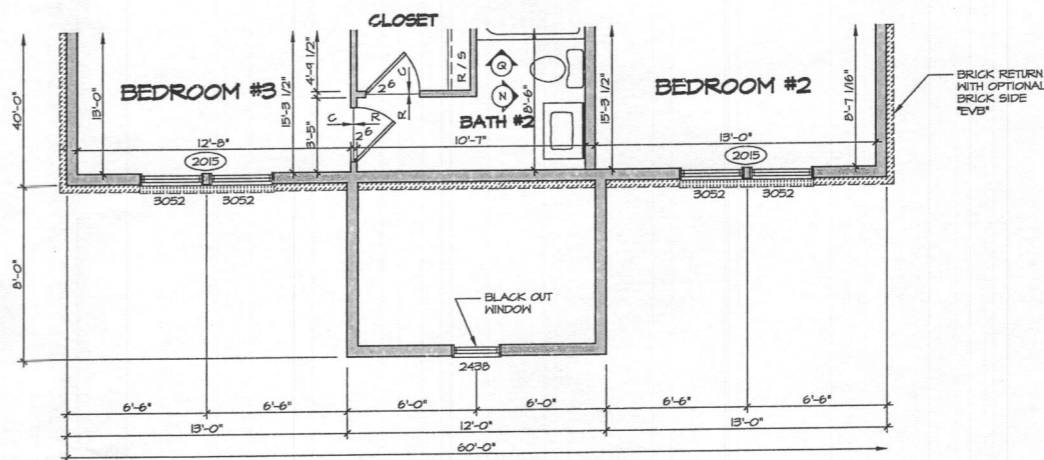
1 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB"



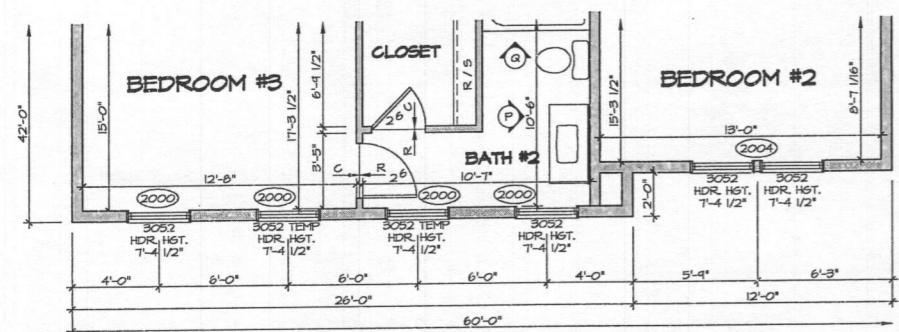
4 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "E" "ELE"



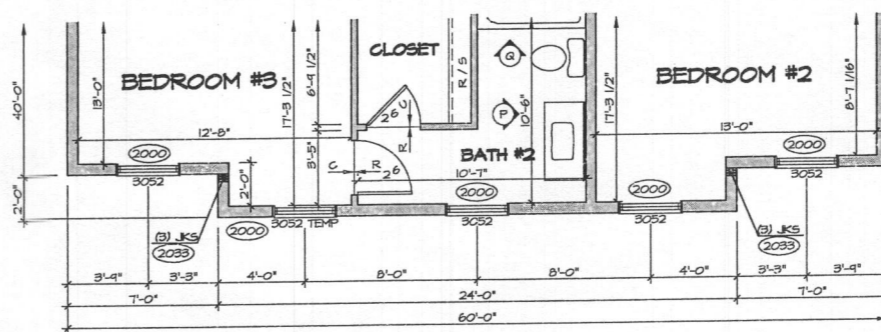
2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "C" "ELC"



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:**
- 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.
 - WASHER 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	11/17/13	BEB - MARKETING REVISIONS
2	1/24/14	56A - ADDED ELEVATION "L"
3	10/15/14	59S - DECREASE BRIB BY 1" FOR ENLARGING LAUNDRY ROOM (28264)
4	11/9/14	EPF - INTERNAL AUDIT
5	11/24/13	CEL - AUDIT - REVISED TUB DIRECTION IN BATH #2
6	4/23/15	BEB - MODIFIED BATH #2 VANITY FROM 48" TO 42" TO MATCH BATH ELEVATIONS
7	9/10/15	DOB - AUDIT REVISIONS
8	2/28/17	KAD - PROJECT #1955 - ADDED COUNTERTOP LAYOUT FOR OWNER'S BATH

NVR, Inc. owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be used, copied, reproduced, or otherwise disseminated in any form or by any means without the expressed written consent of NVR, Inc.

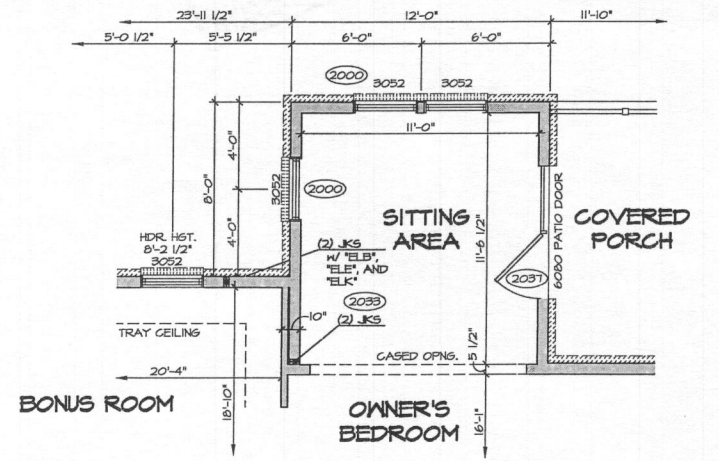
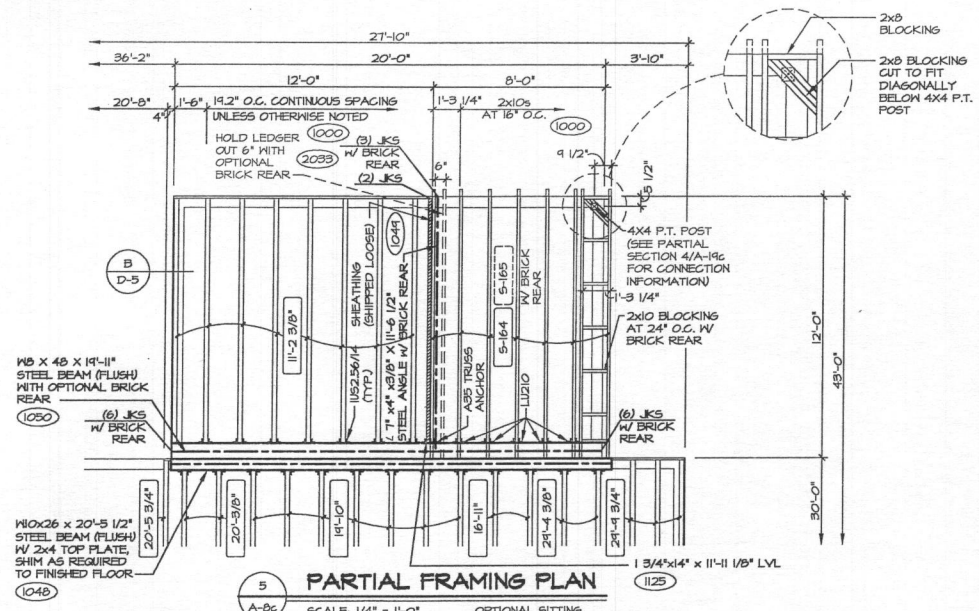
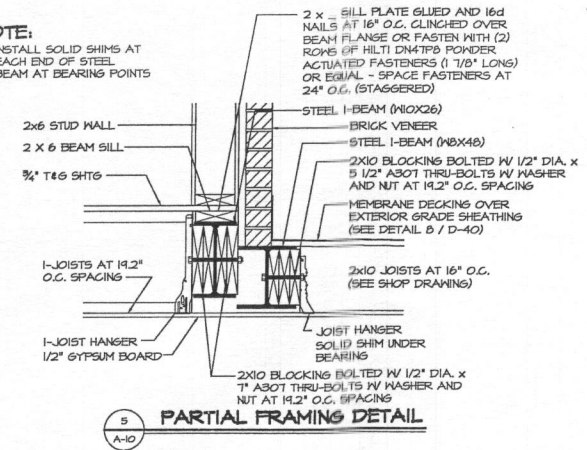


SHEET NO.	MODEL	SET NO.	DATE	OPTION
A-8b	REGENT'S PARK II	10200	9/14/13	
DRAWING TITLE	DRAWN BY	VERSION	DATE	OPTION
SECOND FLOOR PLAN PARTIAL	JEA	01	9/14/13	
OPTION DESCRIPTION				
ELEVATION "B", ELEVATION "C", ELEVATION "D", ELEVATION "E", ELEVATION "K", ELEVATION "L"				
55				

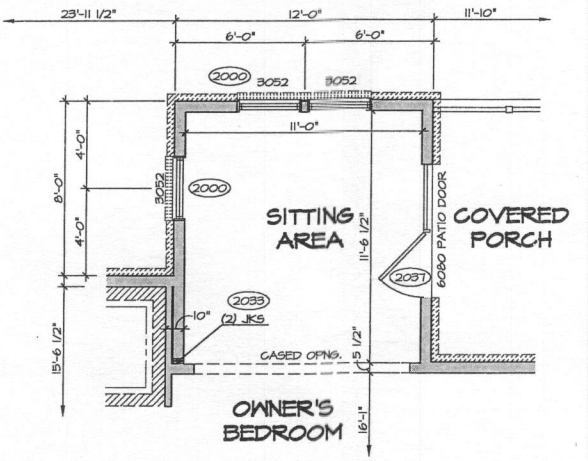
- NOTES:**
1. ALL HEADERS ARE (B) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
 5. WASHER ALWAYS ON THE LEFT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

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

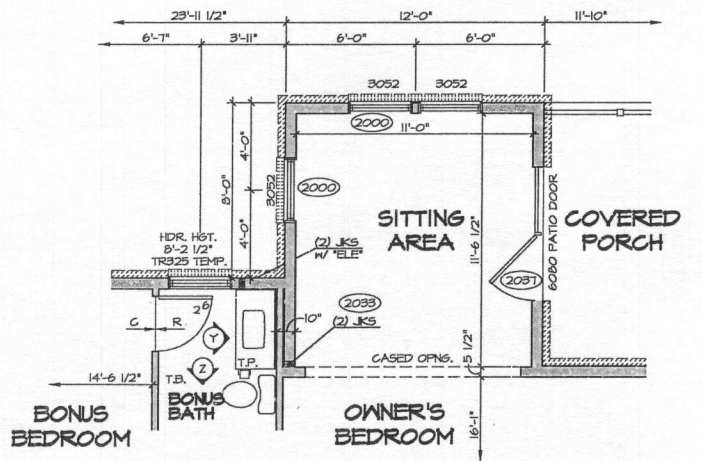
NOTE:
INSTALL SOLID SHIMS AT EACH END OF STEEL BEAM AT BEARING POINTS



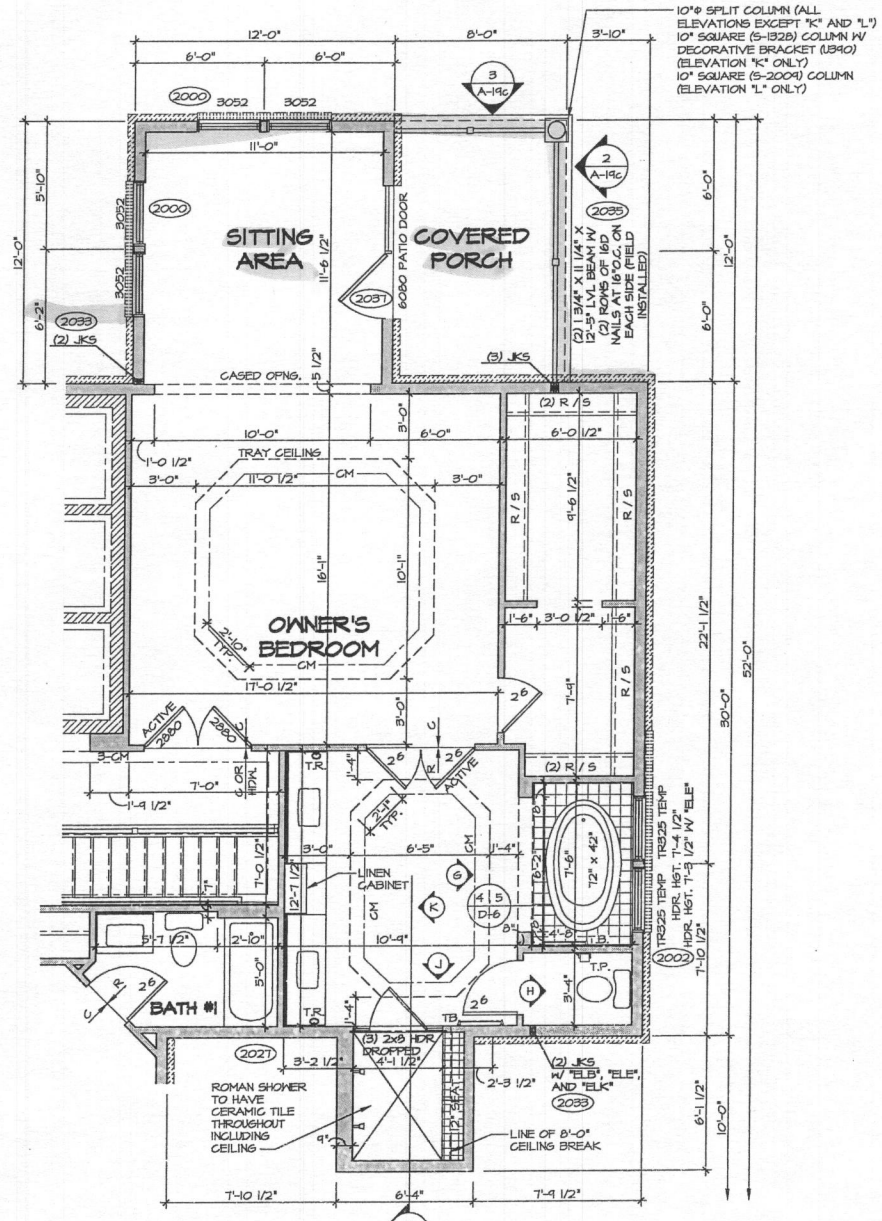
3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH "MER" W/ 4'-0" EXTENSION TO FAMILY ROOM "EEN" AND BONUS ROOM "MAV"



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"



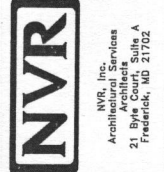
4 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL SITTING AREA W/ COVERED PORCH "MER" W/ 4'-0" EXTENSION TO FAMILY ROOM "EEN" AND BONUS BEDROOM "BWW"



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

REV. NO.	DATE	REMARKS
14	2/21/17	14-D - PROJECT #899 - ADDED COUNTERTOP LAYOUT FOR OWNER'S BATH
13	8/24/14	13-A - REVISED WIDTH OF FINISH BEAM PER 5/10/10 AND SURROUNDING JOISTS
12	8/24/14	12-B - ADJUSTED JACKS TO MATCH ENGINEERING (PAR 26846)
11	4/28/14	11-C - ADDED TILE NOTE TO BATHROOM
10	2/10/15	10-A - ADDED DETAIL FOR 10x10x10 PANEL PAR 90952
9	2/10/15	9-B - ADDED PAD MALL TO OWNER'S SHOWER
8	2/10/15	8-A - REVISED STEEL BEAM AND ADDED DETAIL W/ REAR BRICK (PAR 93428)
7	4/14/16	7-A - REV. COVERED PORCH "MER" 4x4 P.T. POST NOTES AND DTLS. (PAR 93428)
6	1/27/17	6-B - PAR #9344 - ADDED TOWER RINGS TO ELEVATION K

MODEL	REGENT'S PARK II
SHEET NO.	A-8c
VERSION	01
DRAWN BY	JEA
DATE	5/14/18
OPTION	MER
DESCRIPTION	SITTING AREA WITH COVERED PORCH
NO.	56



5041 Lindera Court B17000720

LOT 122

REVISED

5 BED ROOMS

Date: 3/6/17

Comments: B17000720

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. "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	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	D-6
REAR ELEVATIONS		26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	D-7
FOUNDATION		37	37	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	D-7c
FOUNDATION HOLD DOWN LAYOUT		42							42													41		D-8c
PLUMBING GROUND WORKS		43	43	44	44	44	44	44	45	45	46	46	46	46	46	46	46	46	46	46	46	46	46	D-11
BASEMENT PLAN		47																						D-12b
FIRST FLOOR PLAN		44	44	44	50	50	50	50	50	50	50	50	50	50	50	50	51	52	52	52	52	48		D-12c
SECOND FLOOR PLAN		54	54	55	55	55	55	55	54	54	55	55	55	55	55	55	55	55	55	55	55	53		D-13
BUILDING SECTION AT FOYER		59							60													61	62	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		75							75															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	91	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	94	95	96	96	96	96	97		D-34
SECOND FLOOR ELECTRICAL		98	99	99	99	99	99	99	98	99	99	99	99	99	99	99	99	99	99	99	99	99		D-35
FIRST FLOOR JOIST LAYOUT		103			105	105	105	105	104			106	106	106	106									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										126	127	127	127	110		D-38B
ROOF FRAMING - ALTERNATE OWNER'S SUITE		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-40E
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		141							141															D-49B
FIRST FLOOR HVAC LAYOUT		140.1, 140.2							141															SP-1
FIRST FLOOR HVAC LAYOUT		142.1, 142.2							142.1, 142.2															SP-2
SECOND FLOOR HVAC LAYOUT																								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.	+96
ELEVATION "D"	GROSS SQ. FT.	+84
ELEVATION "E"	GROSS SQ. FT.	+118
ELEVATION "K"	GROSS SQ. FT.	+0
ELEVATION "L"	GROSS SQ. FT.	+96

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.	+526
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.	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.	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.	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.

THO CAR GARAGE (W "A")	GROSS SQ. FT.	354
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

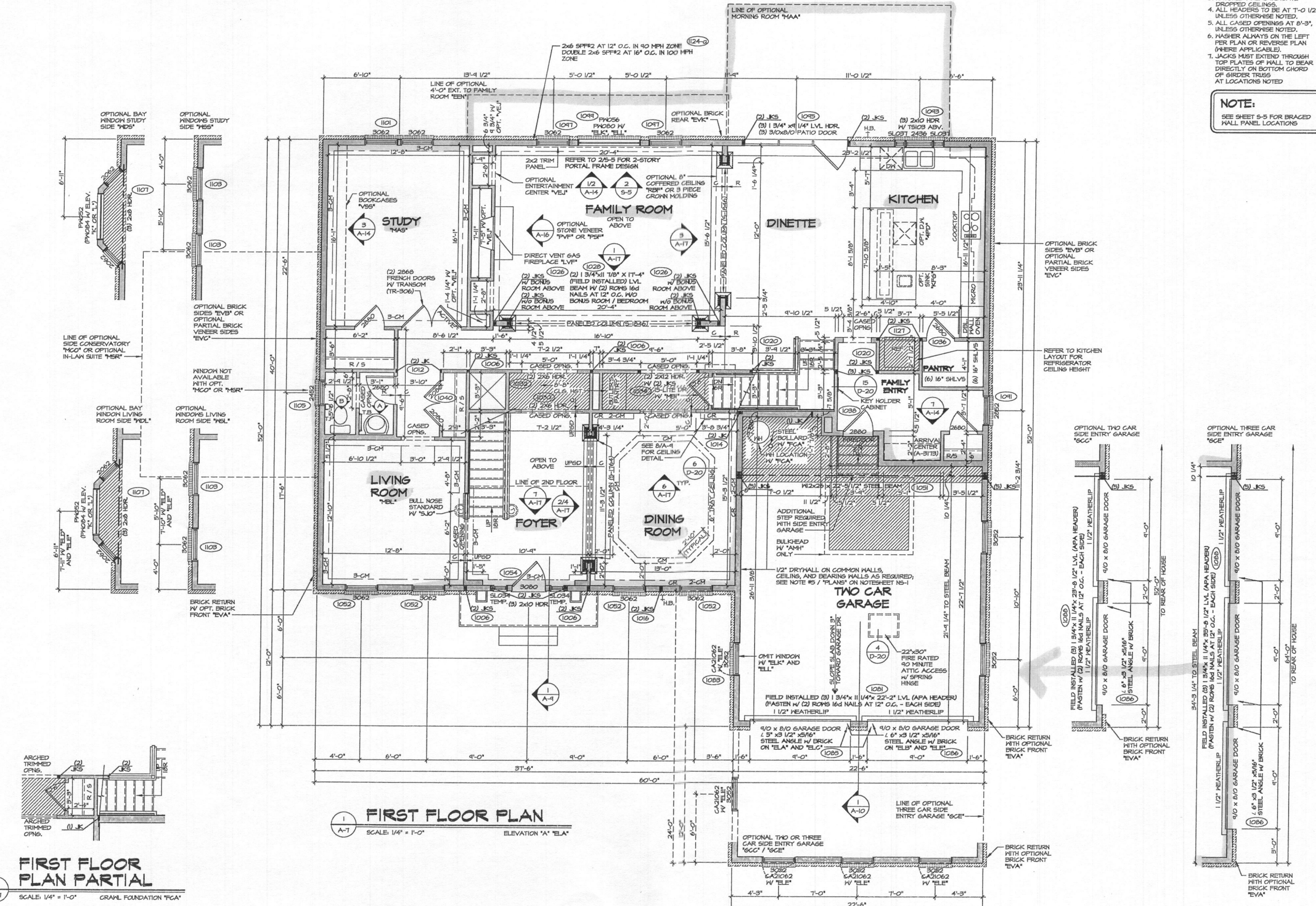
CS-1

D:\DWG\DETACHED\REGENTS PARK IL\0200_01\CS1.dwg 11/21/14 - 4:05 PM

0 Bedroom

- 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 CEILINGS.
 5. ALL HEADERS TO BE AT T-0 1/2", UNLESS OTHERWISE NOTED.
 6. ALL CASED OPENINGS AT 8'-3", UNLESS OTHERWISE NOTED.
 7. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 8. 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



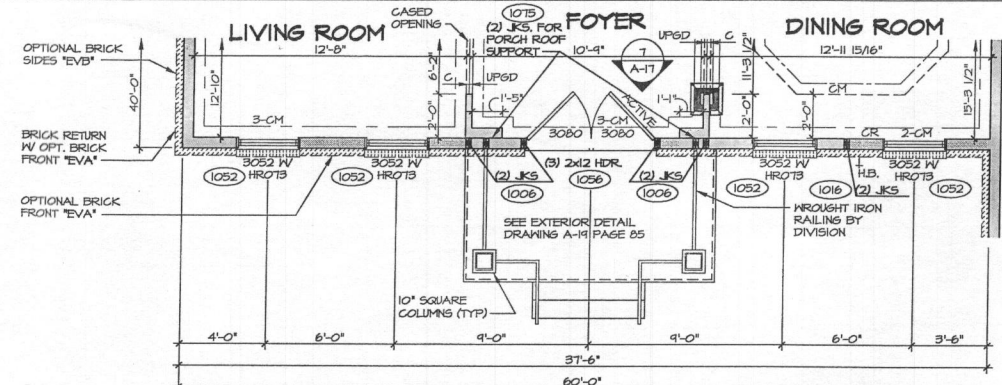
REVISIONS	DATE	BY	DESCRIPTION
1	07/15	DR	ISSUE FOR PERMIT
2	07/15	DR	ISSUE FOR PERMIT
3	07/15	DR	ISSUE FOR PERMIT
4	07/15	DR	ISSUE FOR PERMIT
5	07/15	DR	ISSUE FOR PERMIT
6	07/15	DR	ISSUE FOR PERMIT
7	07/15	DR	ISSUE FOR PERMIT
8	07/15	DR	ISSUE FOR PERMIT
9	07/15	DR	ISSUE FOR PERMIT
10	07/15	DR	ISSUE FOR PERMIT

<p>SET NO. 10200 VERSION 01 DRAWN BY DRA DATE: 9/25/14 OPTION</p>	<p>REMARKS</p> <p>10200 - AUDIT REVISIONS</p> <p>10200 - ADD NOTE THAT GARAGE BULKHEAD IS WITH "ANH" ONLY (PAR 34792)</p> <p>10200 - ADD ADDITIONAL BRICK AT GARAGE PAR 10662</p> <p>10200 - REVISED BRICK RETURNS</p> <p>10200 - ADD OPT. DIMENSIONS FOR "VEL" PAR 3811</p> <p>10200 - ADD ATIC ACCESS TO GARAGE</p> <p>10200 - ADD TEMP. TO FRONT DOOR SILLIGHTS (PAR 43666)</p> <p>10200 - ADD 2x2 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS</p> <p>10200 - ADD 6" - PLANT BUILT ARRIVAL CENTER PROJECT</p>
---	---

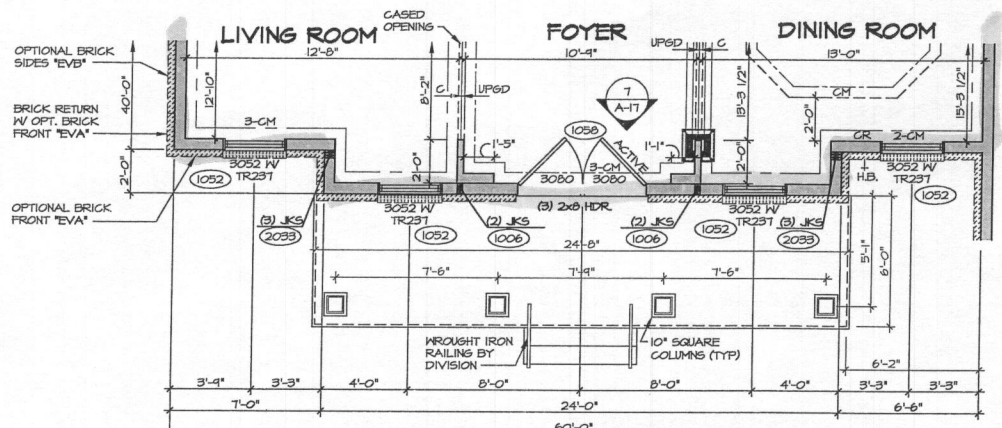
<p>MODEL: REGENT'S PARK II DRAWING TITLE: FIRST FLOOR PLAN OPTION DESCRIPTION</p>	<p>SHEET NO. A-7 49.1</p>
---	-------------------------------



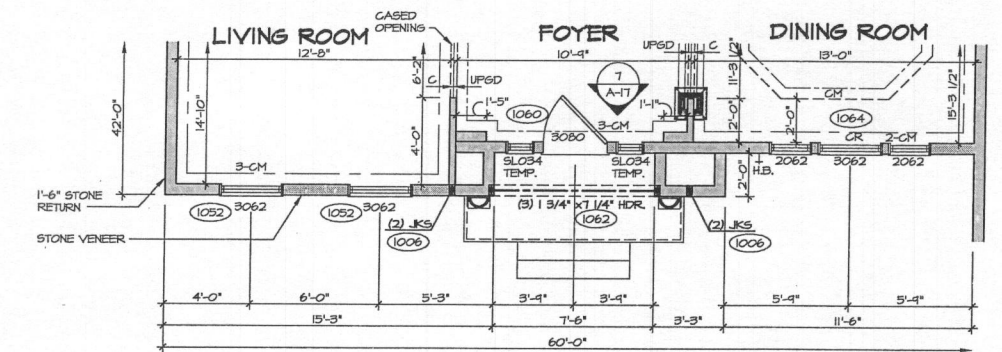
NVR, Inc.
Architects
21 Blye Court, Suite A
Frederick, MD 21702



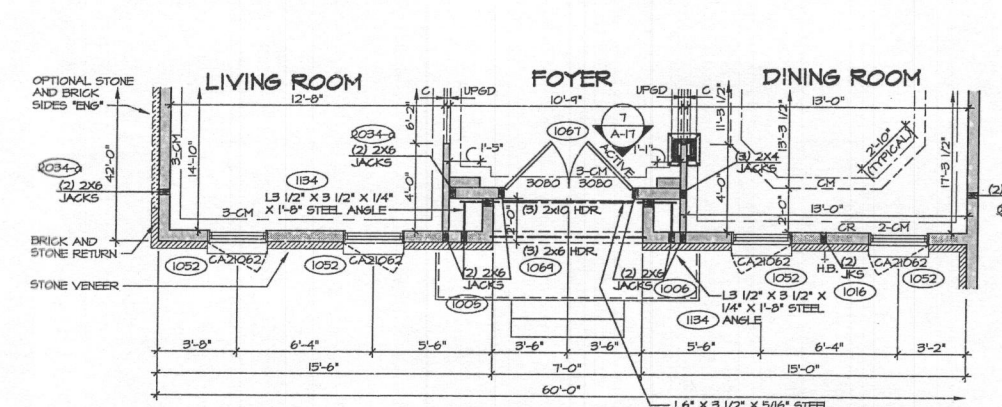
1 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 ELEVATION "B" "ELB"



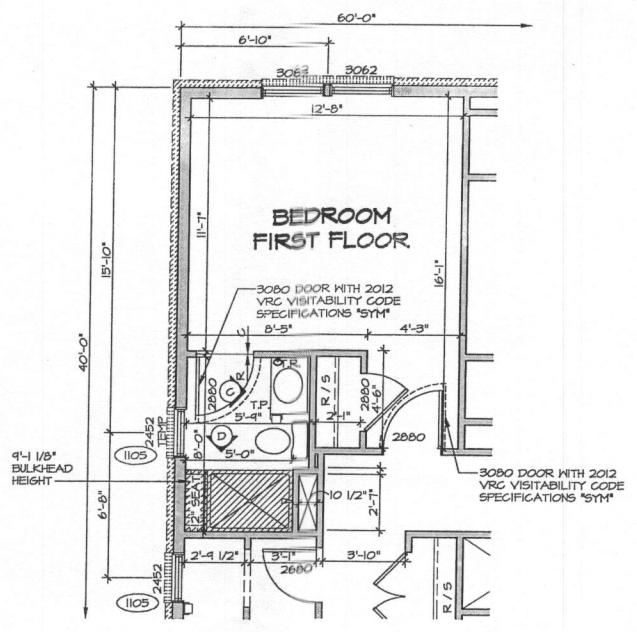
2 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 ELEVATION "C" "ELC"



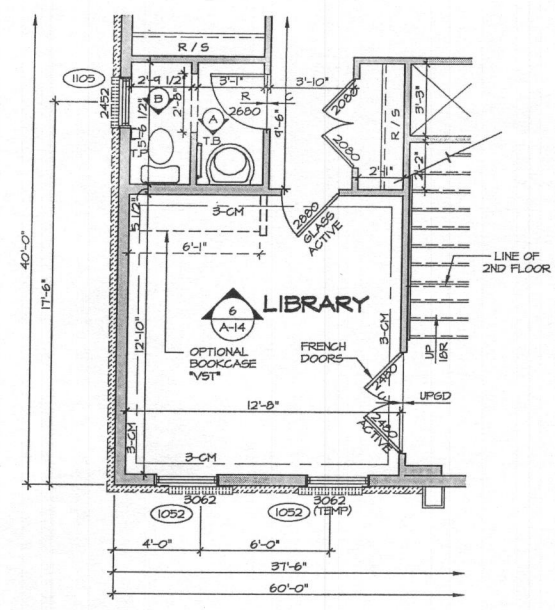
3 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 ELEVATION "D" "ELD"



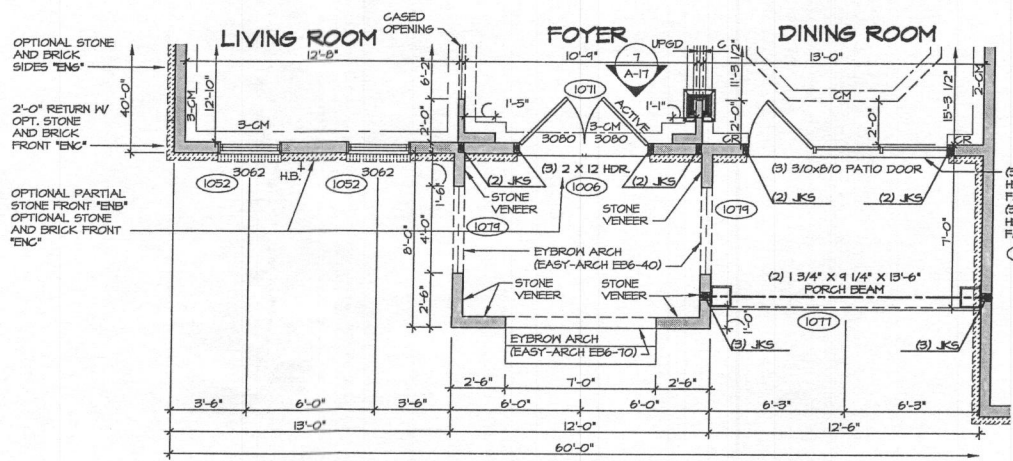
4 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 ELEVATION "E" "ELE"



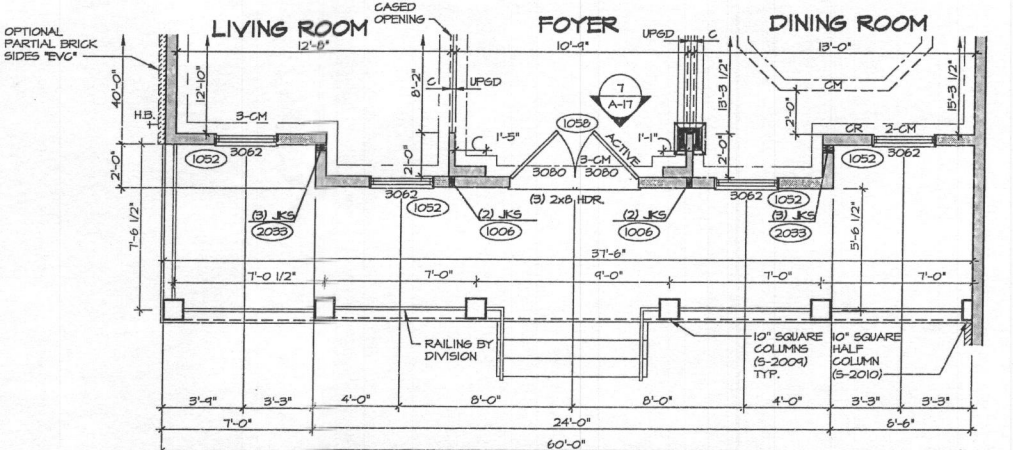
7 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL BEDROOM FIRST FLOOR "BAR"



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



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



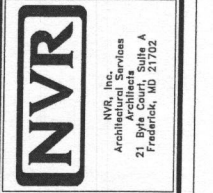
6 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 ELEVATION "L" "ELL"

- NOTES:**
1. ALL HEADERS ARE (B) 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. ALL HEADERS ARE AT T-0 1/2", UNLESS OTHERWISE NOTED.
 6. HASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 7. 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

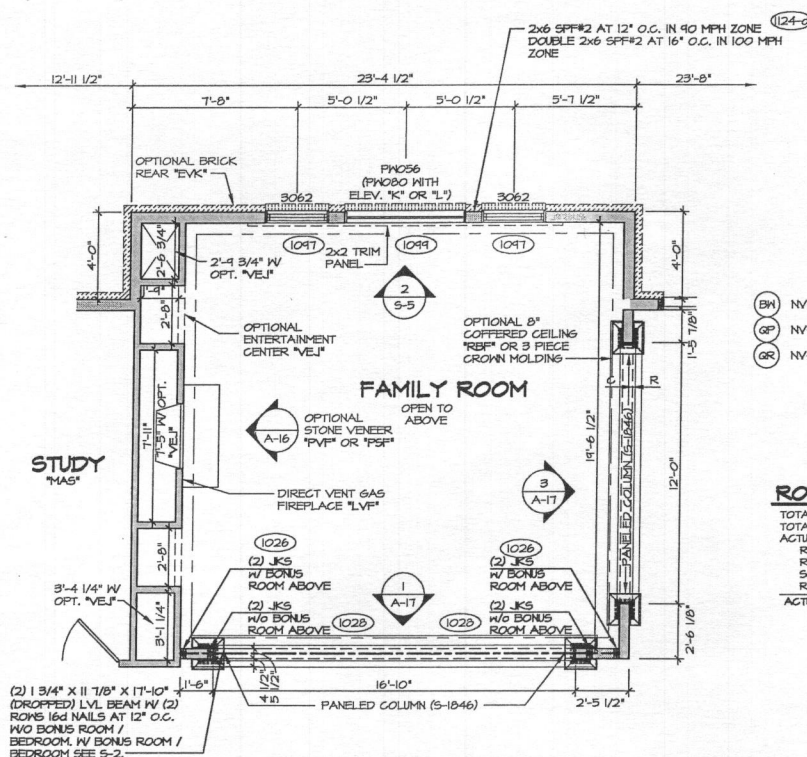
REV. NO.	DATE	REMARKS
H	2/28/16	SMK - REV FAMILY BK HALLS ON BEDROOM PARTIAL PAR 57107
I	9/28/14	PKA - REVISED TRIMMED OPENINGS
J	10/10/10	CAB - REVISING TRIM PAR 57107/127818
K	10/21/14	BLK - INTERNAL ADIT
L	11/14/14	CEL - ADIT - REVISED BRICK AND STONE RETURN
M	4/20/15	SES - PAR 52402 - ADDED TRIM TO 2452 IN BAR BATH
N	4/20/15	JAK - ADDED TRIM TO FRONT DOOR Sidelights (PAR 85366)
O	8/9/15	SPN - REVISED E.L. "B" & "C" PORCH COLUMNS TO SQUARE PER DWF #102
P	10/21/15	TRP - 2015 VA CODE CHANGE UPDATE

NVR, Inc. owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the expressed written consent of NVR, Inc.



SET NO. 10200
 VERSION C1
 DRAWN BY JEA
 DATE: 9/14/13
 OPTION
 ELEVATION "B", ELEVATION "C", ELEVATION "D", ELEVATION "E", ELEVATION "K", ELEVATION "L", LIBRARY, BEDROOM FIRST FLOOR, 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, MAT, BAR
 50



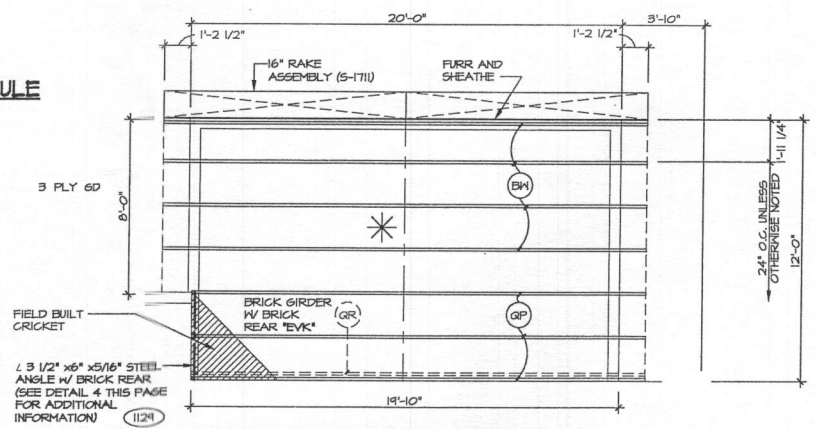
1 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL 4'-0" EXT. TO FAMILY ROOM 'EEN'

TRUSS SCHEDULE

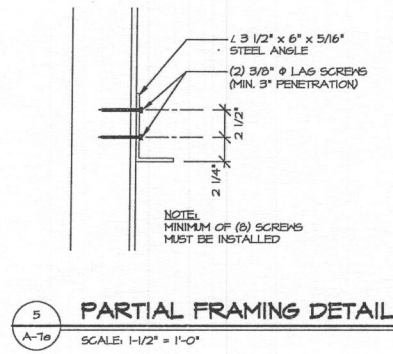
NO.	DESCRIPTION	LENGTH	QUANTITY
BH	NV-00066 NS-00066	14'-11"	5/12
GP	NV-01303 NS-01303	14'-4 1/2"	5/12
GR	NV-01304 NS-01304	14'-4 1/2"	5/12

ROOF VENTILATION (A/300)

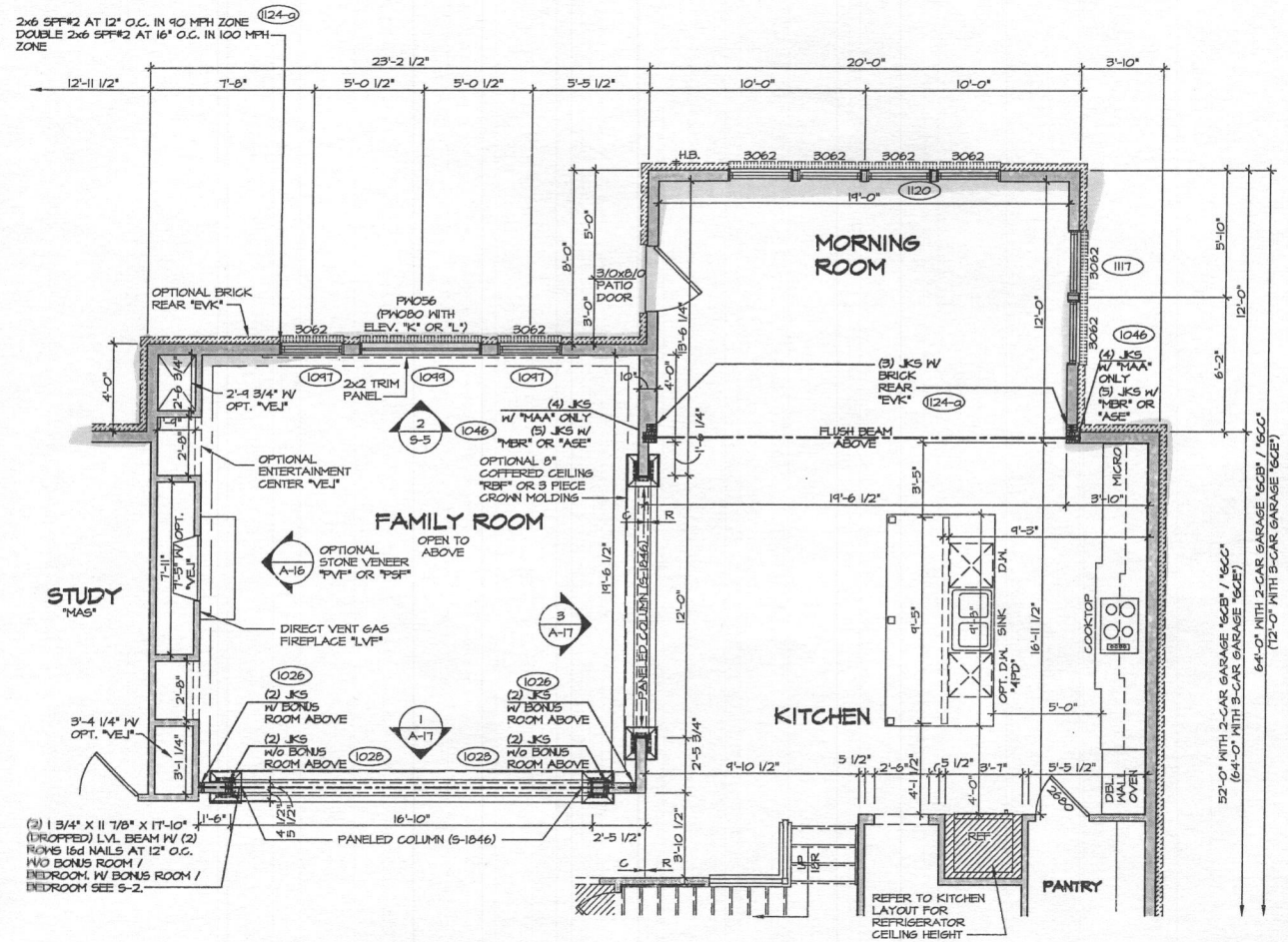
TYPE	AREA	REQUIREMENT
TOTAL PLAN AREA	43657	50/IN
TOTAL VENTILATION REQ'D.	142	50/IN
ACTUAL VENTILATION:		
RIDGE VENT	262	50/IN
ROOF VENT - HIGH	12	50/IN
SOFFIT VENT	12	50/IN
ROOF VENT - LOW	50/IN	50/IN
ACTUAL VENTILATION TOTAL	384	50/IN



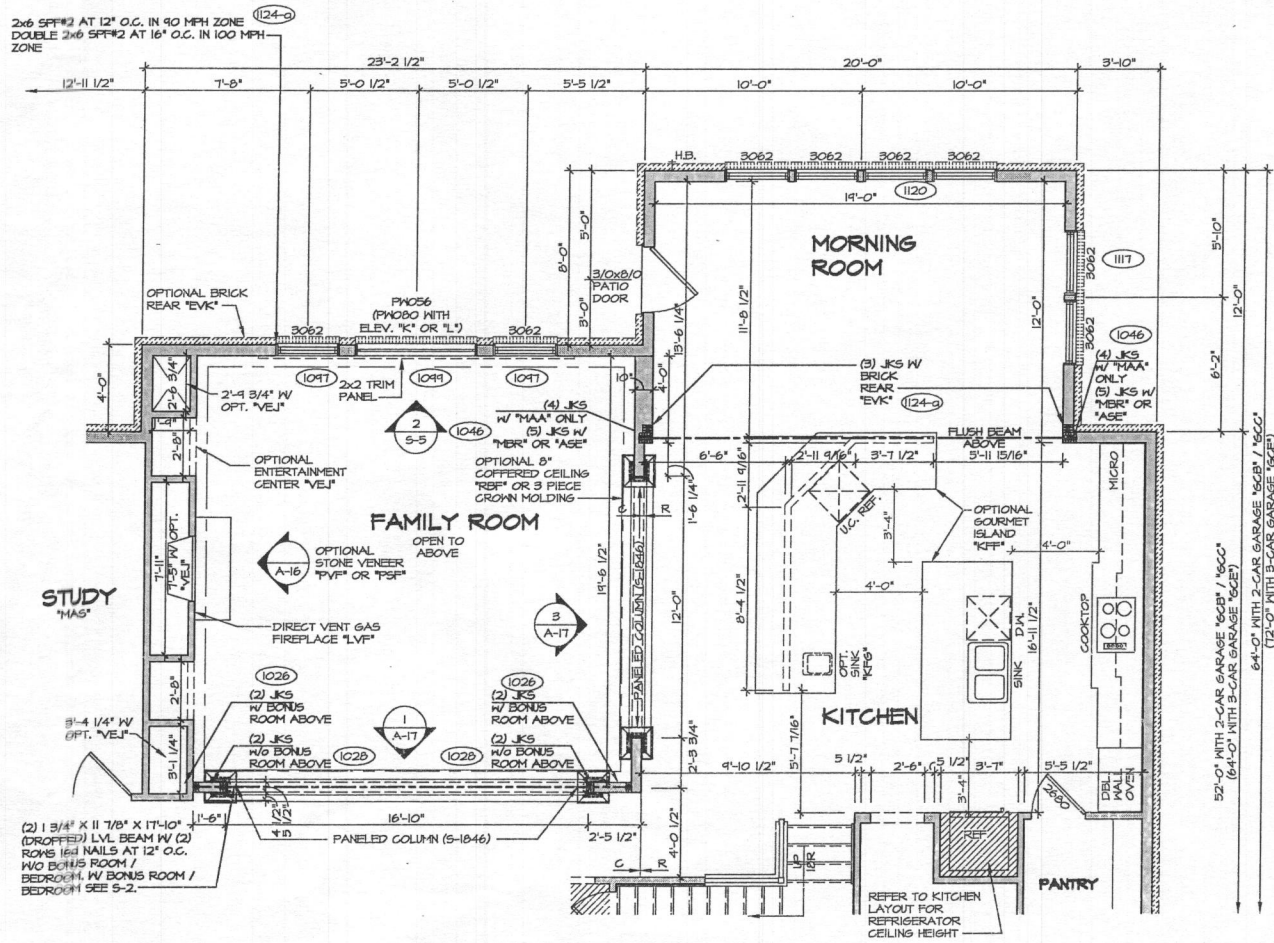
4 ROOF FRAMING PARTIAL
SCALE: 1/4" = 1'-0"
MORNING ROOM 'MAA' W/ 4' FAMILY ROOM EXTENSION 'EEN'



5 PARTIAL FRAMING DETAIL
SCALE: 1-1/2" = 1'-0"



2 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL 4'-0" EXT. TO FAMILY ROOM 'EEN'
OPTIONAL MORNING ROOM 'MAA'

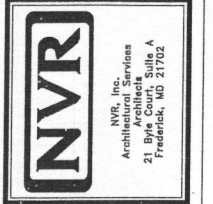


3 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL 4'-0" EXT. TO FAMILY ROOM 'EEN'
OPTIONAL MORNING ROOM 'MAA'
OPTIONAL GOURMET ISLAND 'KFF'

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/14/13	5/14/13 - REVISED KITCHEN ISLAND W/ OPTION 'KFF' PAR 2012
2	5/28/13	5/28/13 - 585 - PAR 2012 - ADDED 2x2 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
3	5/28/13	5/28/13 - 585 - PAR 2012 - ADDED 2x2 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
4	5/28/13	5/28/13 - 585 - PAR 2012 - ADDED 2x2 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
5	5/28/13	5/28/13 - 585 - PAR 2012 - ADDED 2x2 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
6	5/28/13	5/28/13 - 585 - PAR 2012 - ADDED 2x2 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
7	5/28/13	5/28/13 - 585 - PAR 2012 - ADDED 2x2 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
8	5/28/13	5/28/13 - 585 - PAR 2012 - ADDED 2x2 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS
9	5/28/13	5/28/13 - 585 - PAR 2012 - ADDED 2x2 TRIM PANEL IN FAMILY ROOM TO FLOOR PLANS

NVR, Inc. reserves all common law copyright and other intellectual property rights in this drawing. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of NVR, Inc.

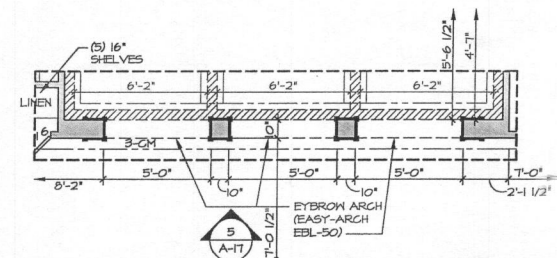


REGENTS PARK II

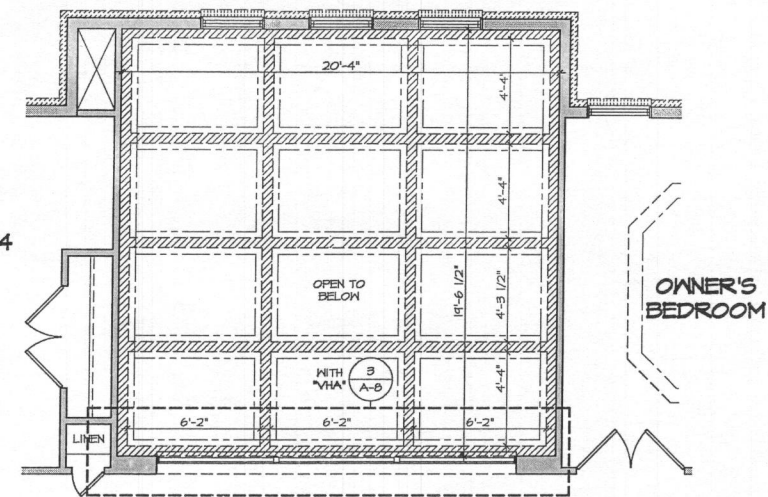
MODEL: REGENTS PARK II
DRAWING TITLE: FIRST FLOOR PLAN PARTIAL
OPTION DESCRIPTION: 4'-0" EXTENSION TO FAMILY ROOM

SHEET NO.: A-70
VERSION: 01
DRAWN BY: JEA
DATE: 5/14/13
OPTION: EEN

58



SECTION B SECOND FLOOR PLAN PARTIAL

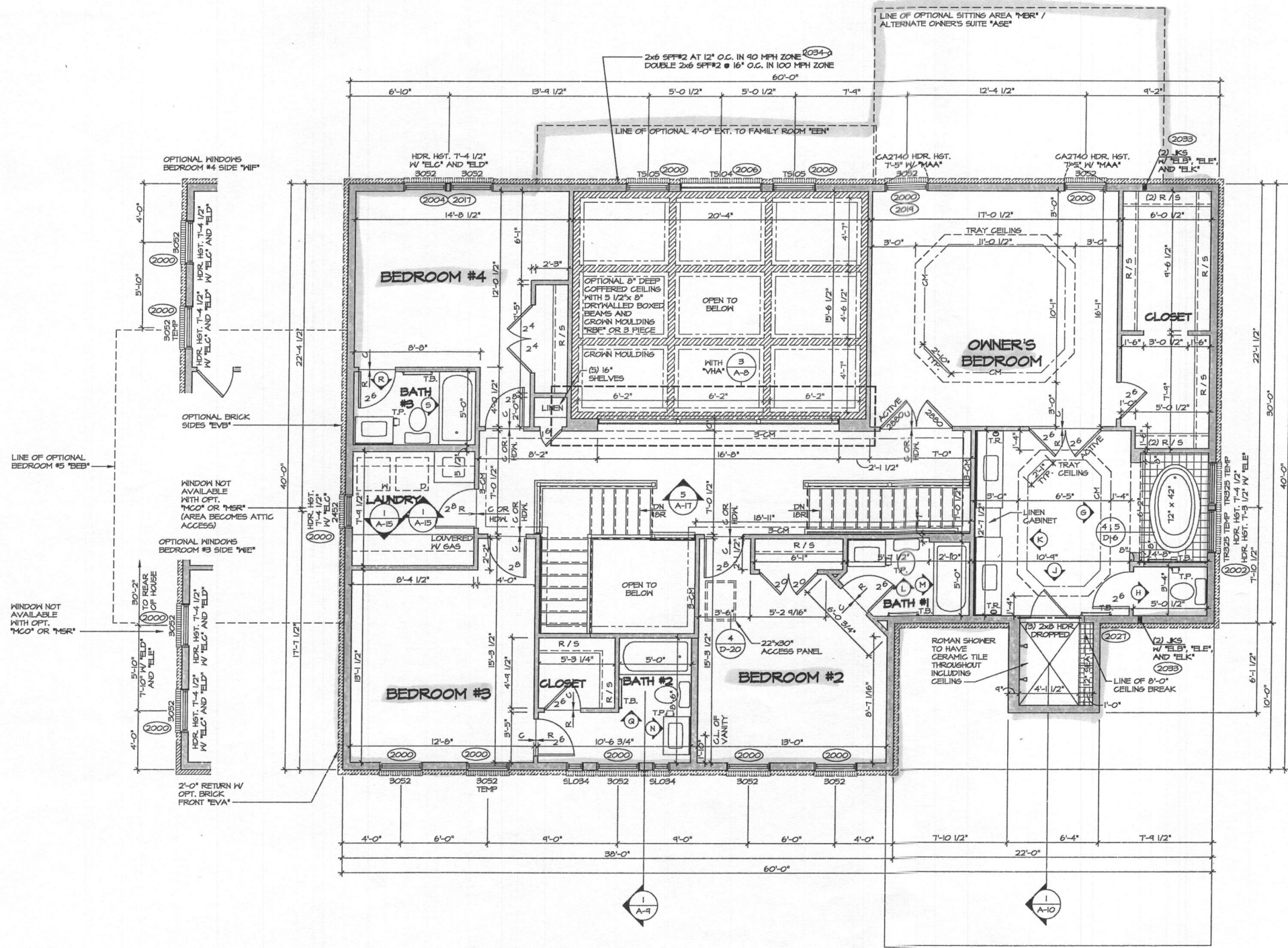


SECTION 2 SECOND FLOOR PLAN PARTIAL

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

OPTIONAL COFFERED CEILING 'RBF' AND 4'-0" EXTENSION TO FAMILY ROOM 'EEN'

4 Bedrooms



- 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 CEILINGS.
 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 5-5 FOR BRACED WALL PANEL LOCATIONS

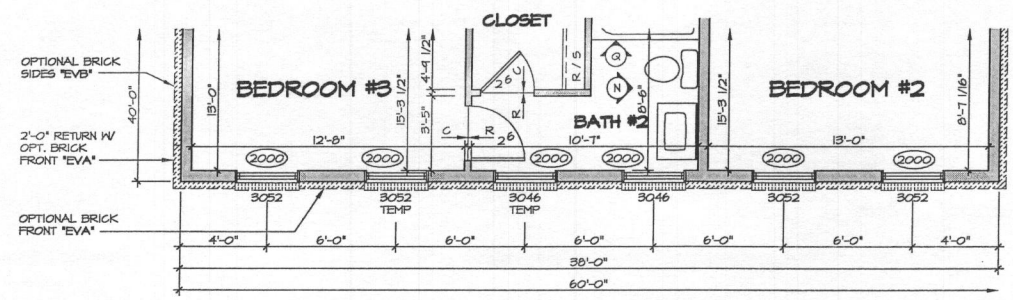
REV. NO.	DATE	REMARKS
1	4/15/05	0208 - AUDIT REVISIONS
2	2/28/07	KAS - PROJECT MISS - ADDED COUNTERTOP LAYOUT FOR OWNERS BATH
3	12/28/04	1808 - INCREASE LANDSCAPE BY 2" DEPRESSING BRGS AND 4" (2/22/04)
4	12/28/04	1808 - REWORKED REAR STAIRS TO FOUND THRU PAR 1295/15
5	1/7/04	688 - TRIM ADJUST REVISIONS
6	2/10/05	1801 - ADDED DETAIL BUBBLE FOR TUB ACCESS PANEL PAR 30-552
7	3/17/05	1801 - ADDED PAD WALL TO OWNERS SHOWER
8	4/22/05	1805 - PAR 192498 - CENTERED DOOR TO LAUNDRY ROOM
9	5/29/05	1805 - SHIFTED LAUNDRY / BATH TO APPROPRIATE DOOR TRIM (PAR 322094)

NVR

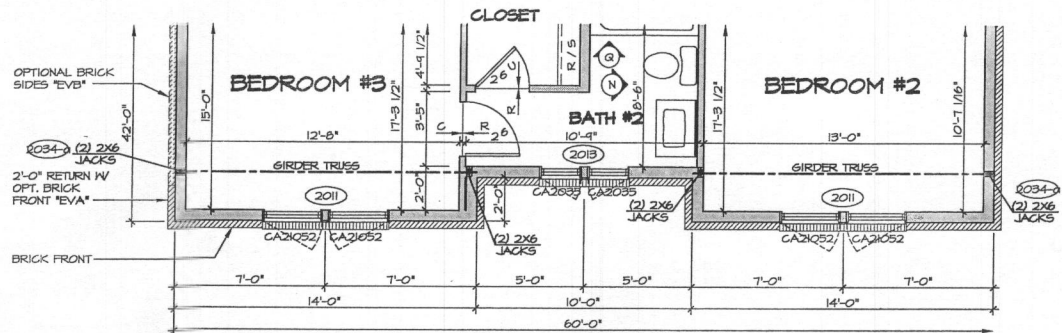
NVR, Inc.
Architectural Services
21 Parkcenter Plaza
Frederick, MD 21702

SET NO. 10200	VERSION 01
DRAWN BY: DRA	DATE: 5/14/03
OPTION	

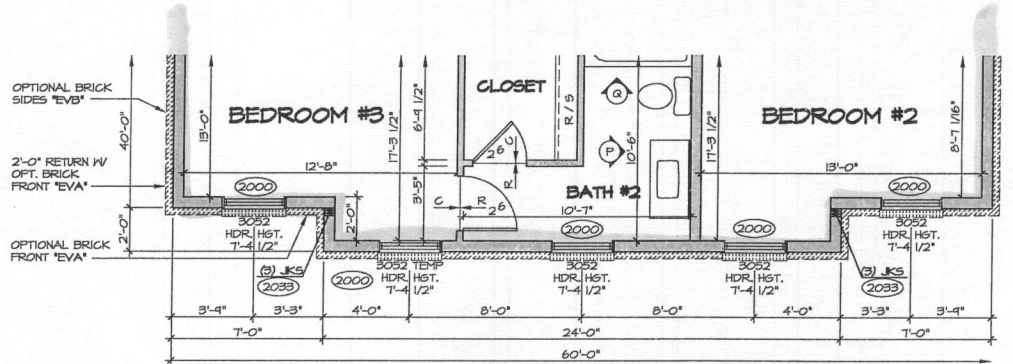
SHEET NO. A-8	DRAWING TITLE REGENT'S PARK II SECOND FLOOR PLAN	OPTION DESCRIPTION
54		



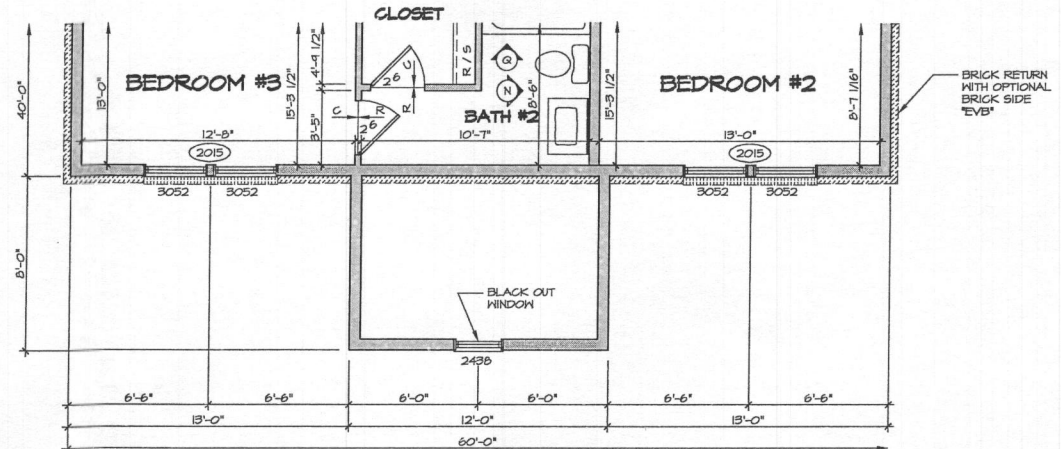
1 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION "B" "EB"



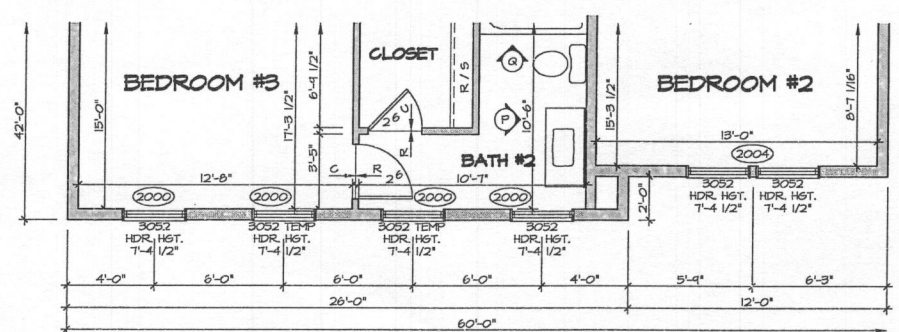
4 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION "E" "EE"



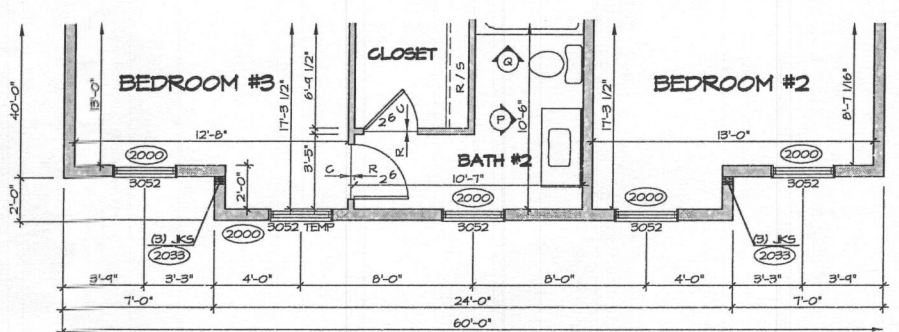
2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION "C" "EC"



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"



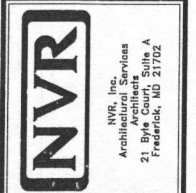
6 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION "L" "EL"

- NOTES:**
1. ALL HEADERS ARE (B) 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 CASSED 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

REV. NO.	DATE	REMARKS
1	1/14/08	BBB - MARKETING REVISIONS
2	1/24/08	SSA - ADDED ELEVATION "L"
3	1/28/08	SSB - DECREASE ROOM BY 1" FOR ENLARGING LAUNDRY ROOM (28364)
4	1/29/08	BBP - INTERNAL AUDIT
5	1/27/08	GEL - REVISED TUB DIRECTION IN BATH #2
6	4/22/08	BBB - MODIFIED BATH #2 VANITY FROM 48" TO 42" TO MATCH BATH ELEVATIONS
7	9/19/08	DBS - AUDIT REVISIONS
8	2/20/11	KAO - PROJECT #1955 - ADDED CENTERCOP LAYOUT FOR OWNER'S BATH

NVR, Inc. owner, expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, without the prior written consent of NVR, Inc.



SHEET NO.	PROJECT TITLE	DATE	OPTION
A-8b	REGEN'S PARK II SECOND FLOOR PLAN PARTIAL	5/14/13	ELB, ELC, ELD, ELE, ELK, ELL
55	OPTION DESCRIPTION		
	ELEVATION "B", ELEVATION "C", ELEVATION "D", ELEVATION "E", ELEVATION "K", ELEVATION "L"		

