



HEALTH

Building Permit Application

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

DILP 2017 JAN 4 PM 2:17

Date Received: _____

Permit No.: B17000055

Building Address: 5049 Lindera Ct. 21042
City: Clarksuite State: MD Zip Code: 21029
Suite/Apt. # EC SDP/WP/BA #: GP-17-013
Census Tract: _____ Subdivision: Walnut Creek
Section: _____ Area: _____ Lot: 124
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant lot
Proposed Use: Single Family House
Estimated Construction Cost: \$ 200,000
Description of Work: New 2 story "Cliff from Park II" with 3 car garage, morning room, sitting area, 1st floor bedroom, and finished lower level.
Occupant or Tenant: _____
Was tenant space previously occupied? Yes No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

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

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: Decatur Building Services
Address: PO Box 552
City: Woodbine State: MD Zip Code: 21797
Phone: 413-309-7792 Fax: _____
Email: Jim@DecaturBuildingServices.com

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

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

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	<u>Depth</u>	<u>Width</u>
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>5</u>	
<input type="checkbox"/> Reinforced Concrete	<u>Multi-family Dwelling</u>	
<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:	
<input type="checkbox"/> 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>617000003</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 Kearwin
Applicant's Signature
Jim@DecaturBuildingServices.com
Email Address
AGENT
Title/Company

Jim KEARWIN
Print Name
1/4/2017
Date
JAN 04 2017
LICENSES & PERMITS

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY

FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>1/17/17</u>	<u>[Signature]</u>

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

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

Filing Fee	\$ <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>962A19</u>

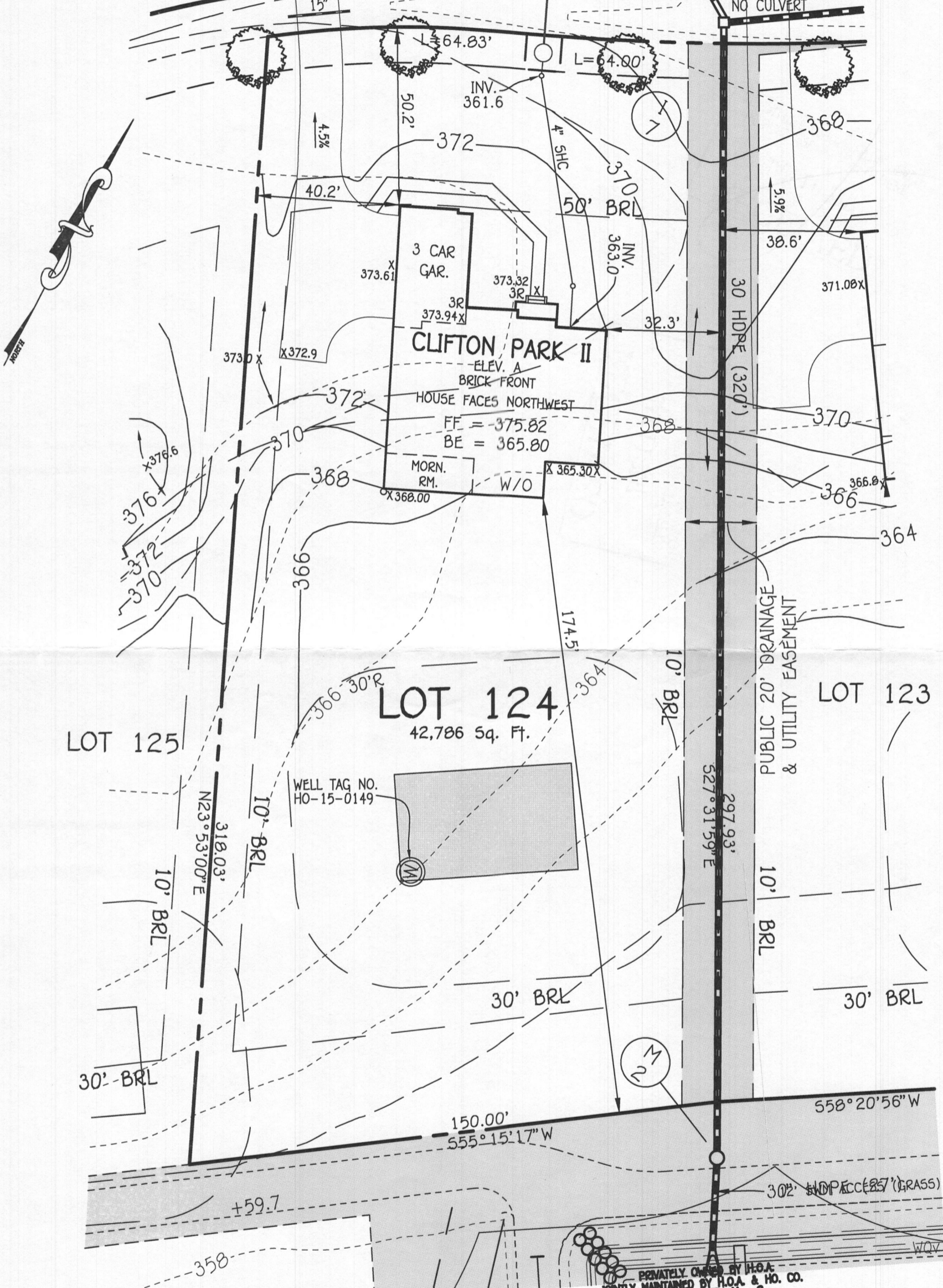
Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

LINDERA COURT

12" HDPE 18" HDPE 12" HDPE

14+00 PRC = 13+52.67 13+00

2" L.P.S. NO CULVERT



BUILDER

NV HOMES INC.
9720 PATUXENT WOODS
COLUMBIA, MARYLAND 21046

OWNER

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

PLAN

SCALE: 1" = 30'

**PERMIT SITE PLAN
LOT 124**

5049 LINDERA COURT

WALNUT CREEK

ZONED: RC-DEO

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

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

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-15-0149, HAS BEEN
FIELD LOCATED AND IS ACCURATELY SHOWN.

Approved B317000055
1/17/17 RAE



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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

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

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

MEMORANDUM

TO: Taylor Faris
NVR INC
9720 Patuxent Woods Drive
Columbia, MD 21046

FROM: Robert Freemon *RAF*
Well & Septic Program

RE: Walnut Creek Lot 124
5049 Lindera Ct.
Ellicott City, 21042
"Potential Basement Bedroom"

DATE: 1/17/2017

I have reviewed the floor plans in support of Building Permit **B17000055** for a new home at **5049 Lindera Ct.** and was informed as per our email conversation that the full bath in the finished basement would be finished. Please note that the unfinished storage/opt. home office upon completion to living space will be considered a bedroom in conjunction with the finished full bath. This would bring the total bedroom count to six in a shared septic system which as a five bedroom per lot limitation. Any future building permit converting the unfinished storage/opt. home office to living space will be denied by the Health Dept. if the bedroom count exceeds five. Alterations to existing bedrooms can be made in order to stay under the five bedroom limitation.

For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned are of a dwelling unit or accessory structure that:
 - (i) Is 90 square feet or greater in size;
 - (ii) May be used as a private sleeping area; and
 - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
 - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
 - (ii) A minimum 4 foot-wide opening, without doors, into another room;
 - (iii) A half wall (4 foot maximum height) between the room and another room; or

Freemon, Robert

From: Faris, Taylor <tfaris@nvrinc.com>
Sent: Tuesday, January 17, 2017 3:02 PM
To: Freemon, Robert
Cc: Jim Kerwin (jim@decaturbuildingservices.com)
Subject: RE: Walnut Creek Lot 115 & 124

For 5013 Lindera Ct (Lot 115) none of the storage areas will be finished, only the Rec Room.

For 5049 Lindera Ct (Lot 124) the Exercise Room and Media Room on the front side of the basement will be finished, but not the Home Office. The Home Office is to remain a storage area.

Please let me know if there's anything else you need. We're trying to get these homes started to meet our customers' needs, so please let me know as soon as they're approved.

Thank you

Taylor Faris
Construction Cost Manager
Maryland East Division



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

9720 Patuxent Woods Drive
Columbia, MD 21046

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

From: Freemon, Robert [mailto:rfreemon@howardcountymd.gov]
Sent: Tuesday, January 17, 2017 2:56 PM
To: Faris, Taylor
Subject: RE: Walnut Creek Lot 115 & 124

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

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

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

Robert,

Both of these homes will have the finished basement baths.

Taylor Faris
Construction Cost Manager
Maryland East Division



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

9720 Patuxent Woods Drive
Columbia, MD 21046

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

From: Freemon, Robert [<mailto:rfreemon@howardcountymd.gov>]
Sent: Friday, January 13, 2017 11:15 AM
To: jim@decaturbuildingservices.com
Cc: Faris, Taylor
Subject: Walnut Creek Lot 115 & 124

Hi,

I am reviewing the building permits for both 5013 Lindera Ct. (B16005320) and 5049 Lindera Ct. (B17000055). Is the full bath in the finished basement going to be a finished full bath or roughed in?

Robert Freeman

Howard County Health Department

8930 Stanford Blvd. Columbia, MD 21045

Well and Septic Program

Bureau of Environmental Health

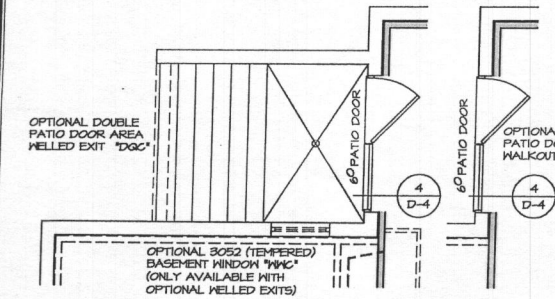
Phone: 410-313-6357

Email: rffreemon@howardcountymd.gov

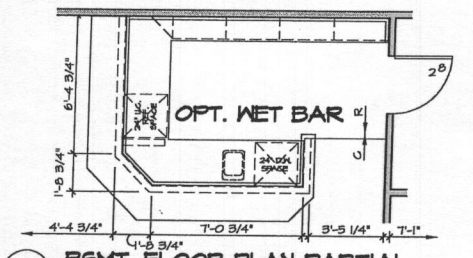
<https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

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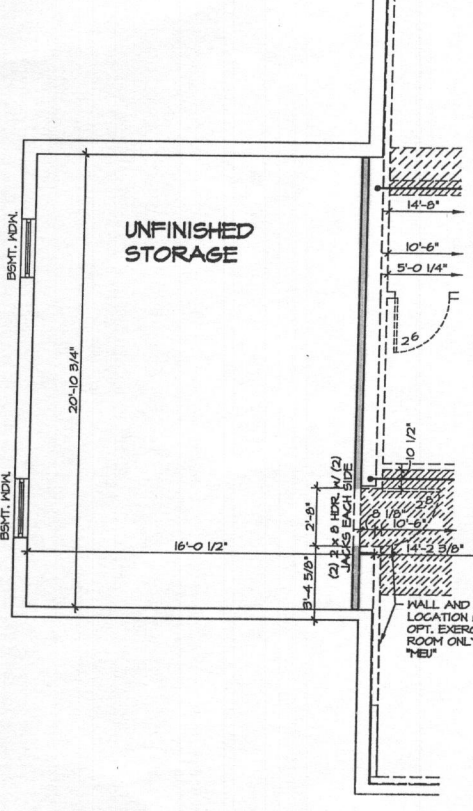
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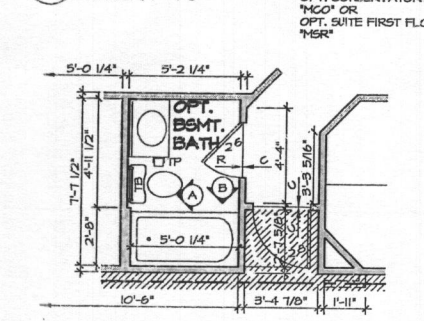
6 BSMT. FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"



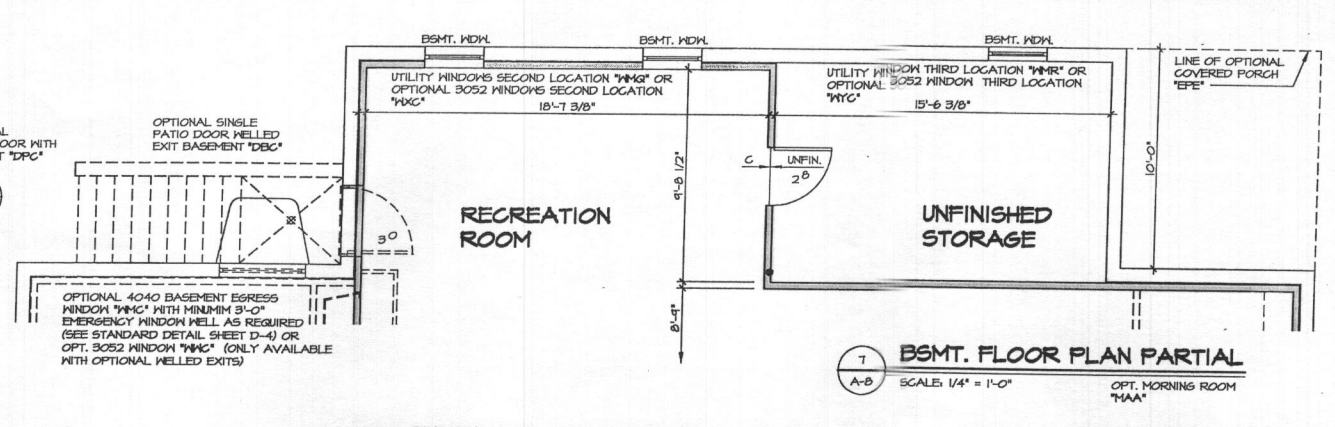
5 BSMT. FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"



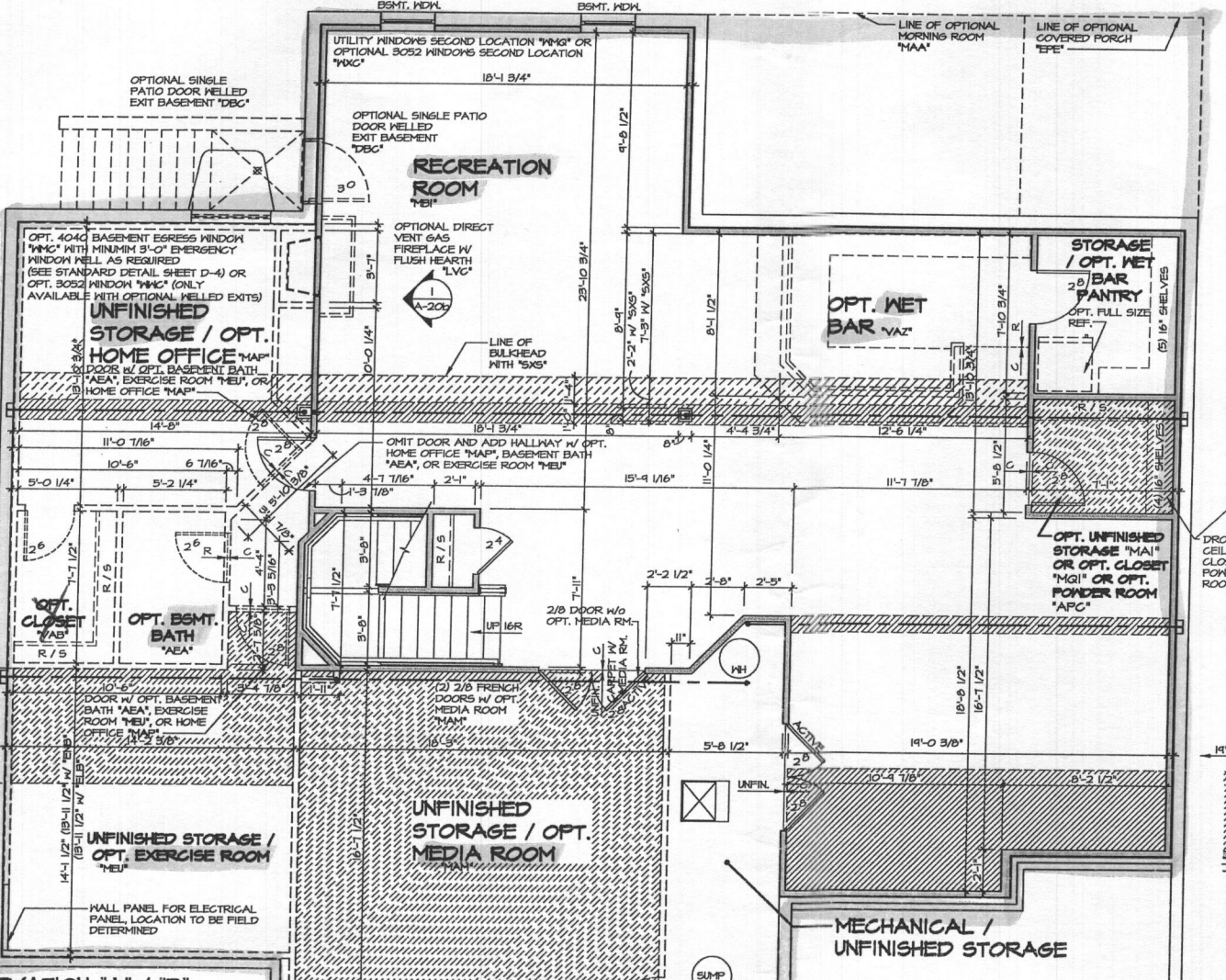
4 BSMT. FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"



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



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



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

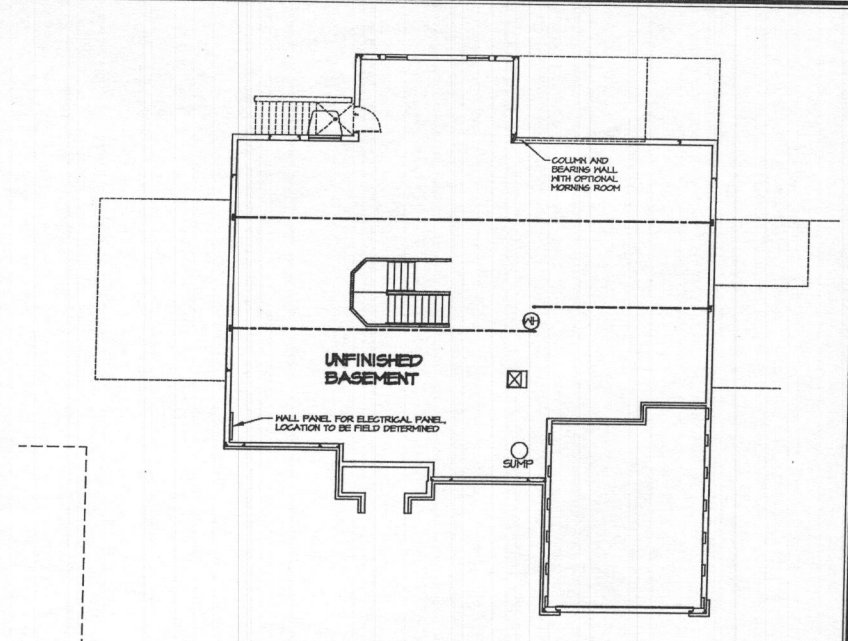
NOTES:

- ALL HEADERS ARE (2) 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 7'-11", UNLESS OTHERWISE NOTED.
- WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN. (WHERE APPLICABLE).

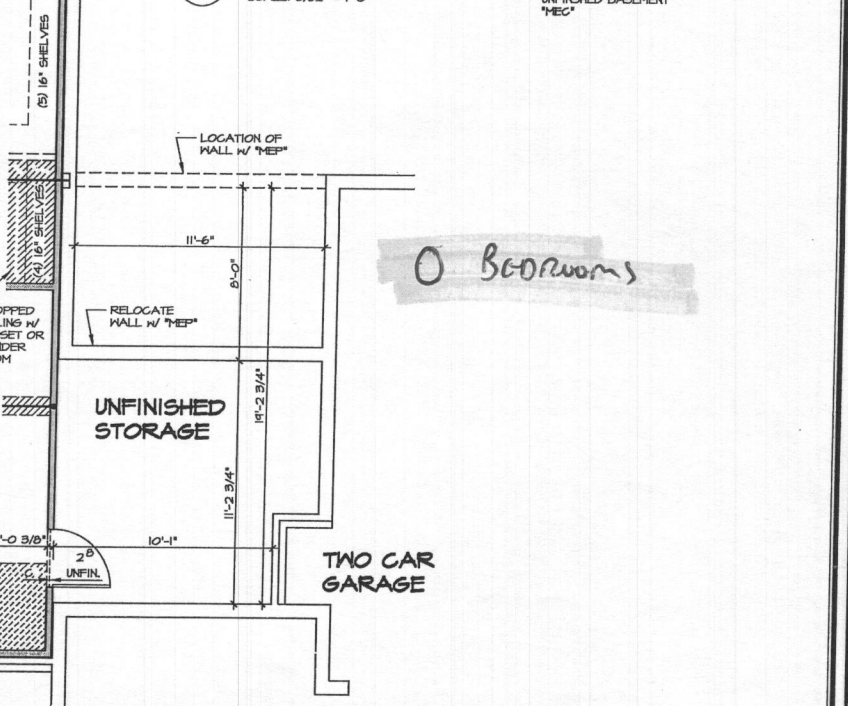
WITH OPTION 'SG1' - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:

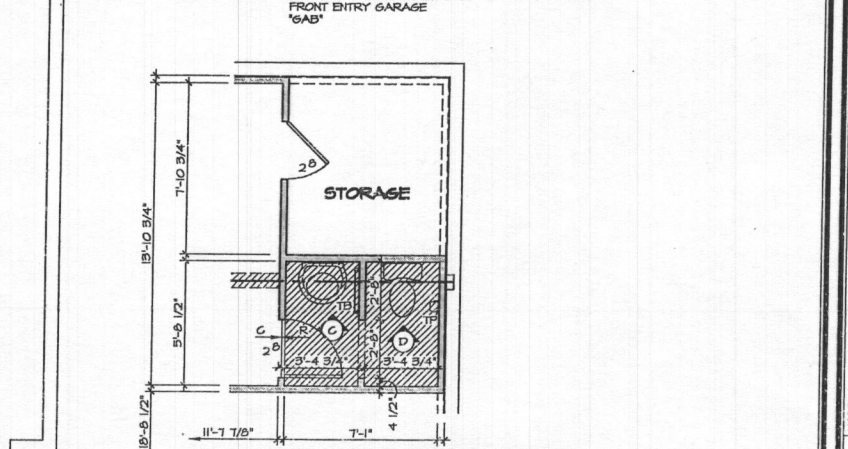
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0" x 8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING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



2 UNFINISHED BASEMENT
SCALE: 3/32" = 1'-0"



8 BSMT. FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"



9 BSMT. FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	REMARKS
10	10/21/14	CEL - REVISED GRAPHICAL ERROR
11	11/25/14	SG1 - AUDIT REVISIONS
12	12/02/14	SG1 - ADDED THE JACKS OR TO (B) OPTIONS AT POWER ROOM PAR 20166
13	2/27/14	SG5 - AUDIT REX-8X-001
14	4/29/14	DAG - TUB CONVERSION
15	4/29/14	DRA - ADDED 'SG1' NOTE
16	5/29/14	J.R. - REPLACED (U) KS AT MORNING ROOM W/ COLUMN (PAR 024854)
17	6/23/14	J.R. - REPLACED (U) KS AT MORNING ROOM W/ COLUMN (PAR 024854)
18	6/24/14	C.V.B. - TURNED ON LAYERS THAT SHOW DOOR SIZE AND DIMENSIONS

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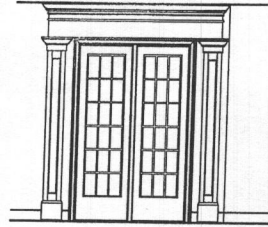
NVR
 Architects
 21 Byrd Court, Suite A
 Frederick, MD 21702

SET NO. 10800
 VERSION 01
 DRAWN BY AJH
 DATE: 1/10/15
 OPTION
 FBA

MODEL: CLIFTON PARK II
 DRAWING TITLE: BASEMENT PLAN
 OPTION DESCRIPTION: FULL BASEMENT

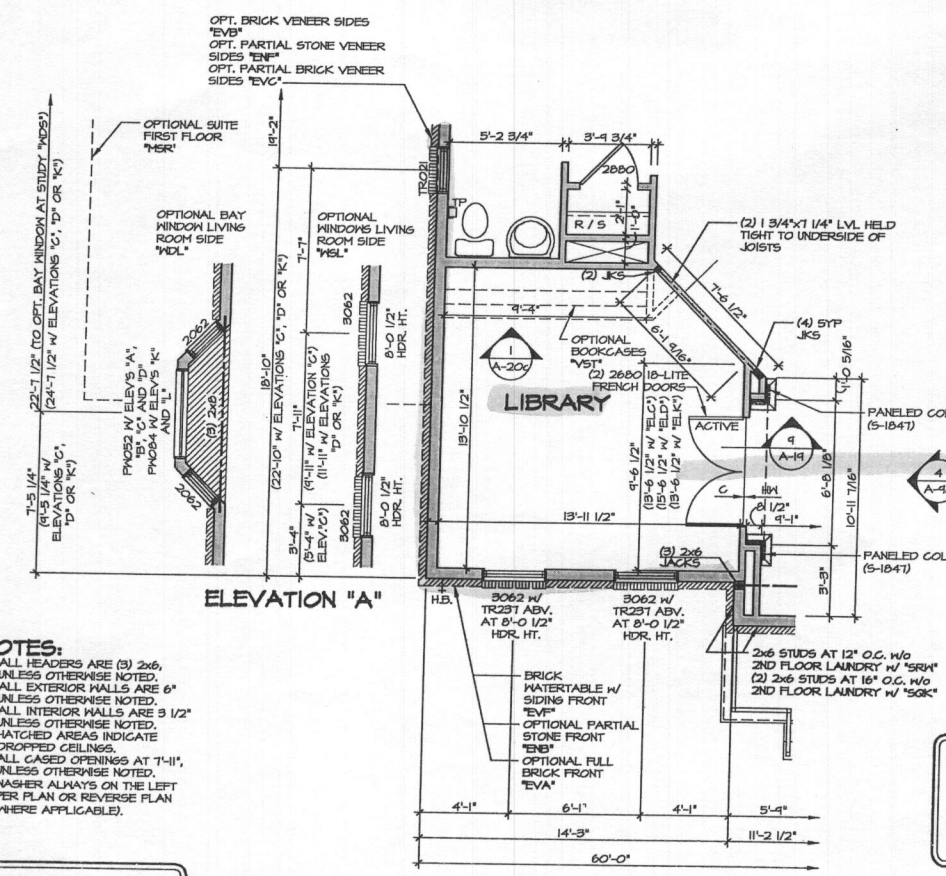
SHEET NO. A-8
 46.1

J:\DWG\DATA OF ATTACHED CLIFTON PARK II 10800-01\BSMT.dwg 01/15/15 - 10:33 AM



4 PARTIAL ELEVATION

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



1 PARTIAL FLOOR PLAN

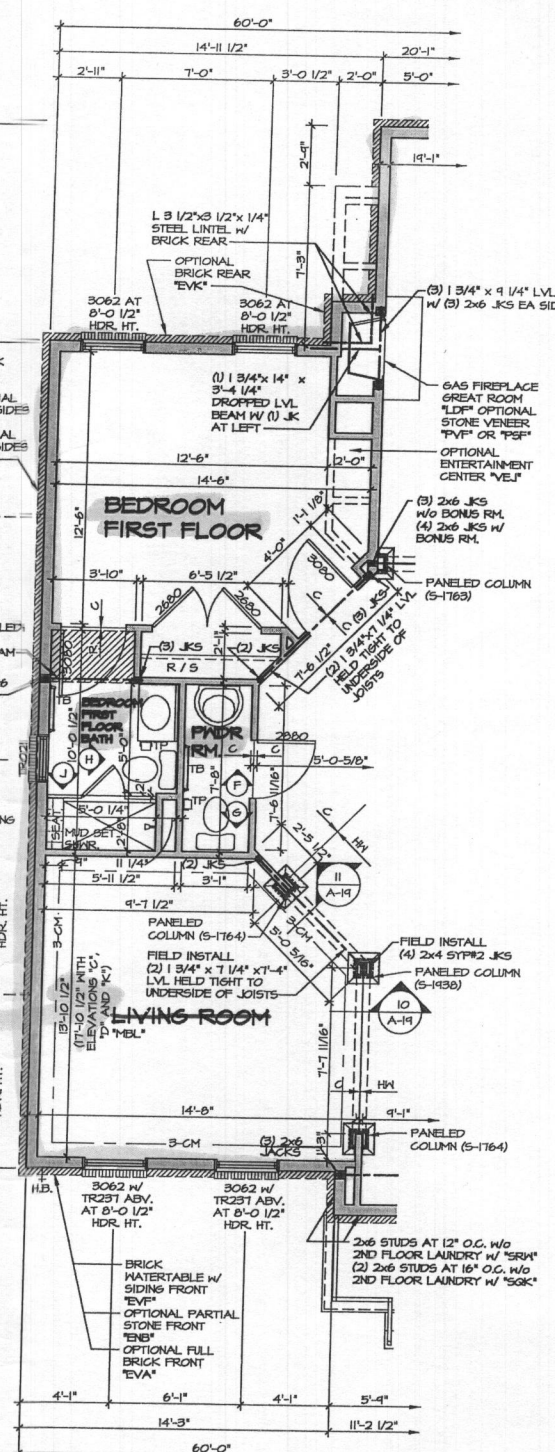
SCALE: 1/4" = 1'-0" LIBRARY 'MAT'

LIBRARY 'MAT'
NOTE: N/A W/ OPT. CONSERVATORY 'MCO'

- NOTES:**
1. ALL HEADERS ARE (5) 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 GASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 5. MASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

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

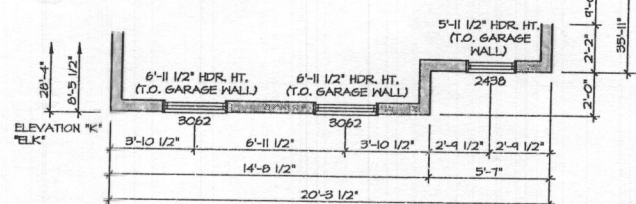
- NOTE:**
1. PARTIAL PLANS SHOWN W/ ELEVATION 'A'. SEE SHEET A-4 AND A-8 FOR ADDITIONAL INFORMATION.
 2. MATCH VENEER ACCORDING TO SELECTED ELEVATION.



2 PARTIAL FLOOR PLAN

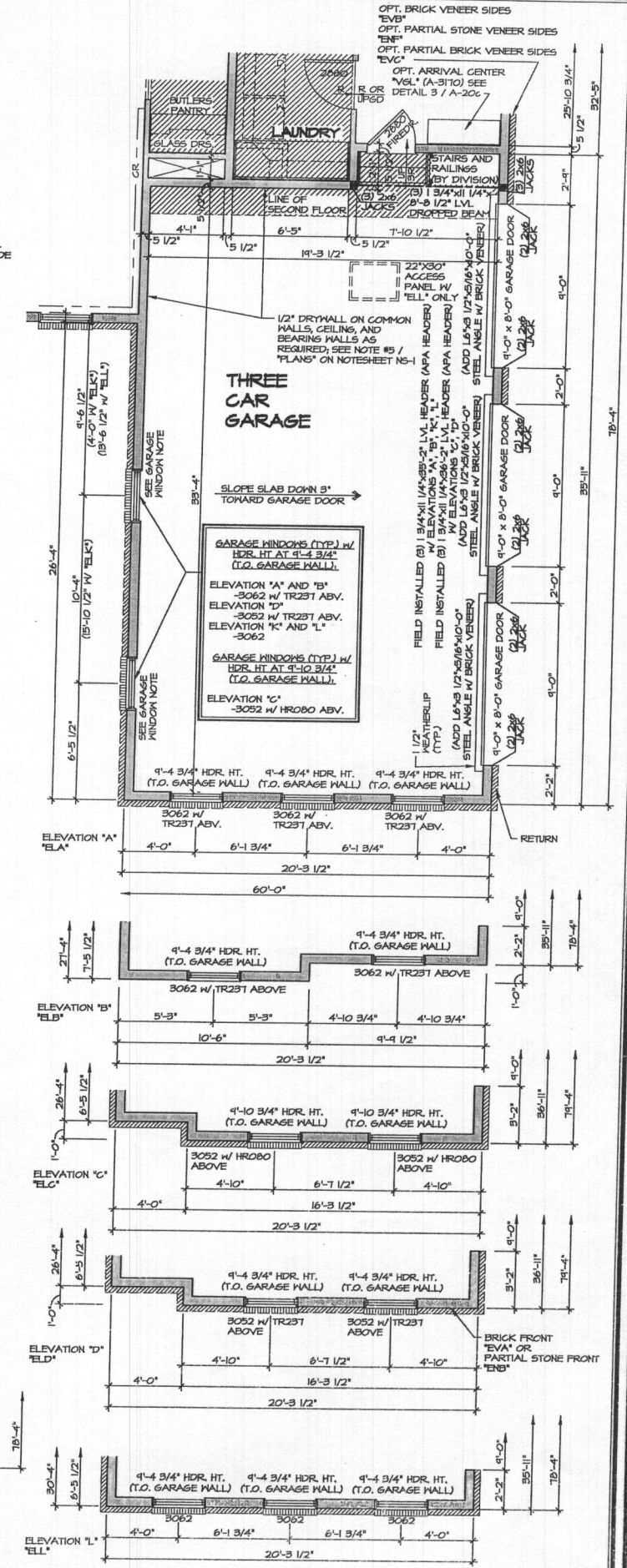
SCALE: 1/4" = 1'-0" BEDROOM FIRST FLOOR

NOTE: N/A W/ OPT. SUITE FIRST FLOOR 'MSR'



3 PARTIAL FLOOR PLAN

SCALE: 1/4" = 1'-0" THREE CAR GARAGE SIDE ENTRY 'MCE'



REVISIONS

REV. NO.	DATE	DESCRIPTION
1	11/21/14	FIELD - REVISED SHOWER NUTS IN BEDROOM FIRST FLOOR BATH (PAR20888)
2	11/25/14	156A - ANNOT REVISIONS
3	12/29/15	959 - PAR 95476 - ROTATED JACKS IN POTTER COLUMNS & REVISED TO FIELD INSTALLED
4	6/16/15	CL5 - SHIFTED DOOR INTO FIRST FLOOR BEDROOM FOR CASING (PAR ID: 28224)
5	6/16/15	CL5 - PLANT BUILT ARRIVAL CENTERS PROJECT
6	6/16/15	CL5 - REVISED FIREDOOR INTO GARAGE TO A 2000 PAR ID: 24328)
7	10/15/15	959 - 2013 V.A. CODE UPDATE
8	12/17/15	959 - PAR 95494 - REVISED GARAGE SLAB HEIGHT
9	10/21/14	CEL - REVISED THREE CAR ENTRY GARAGE HEADER

NVR

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

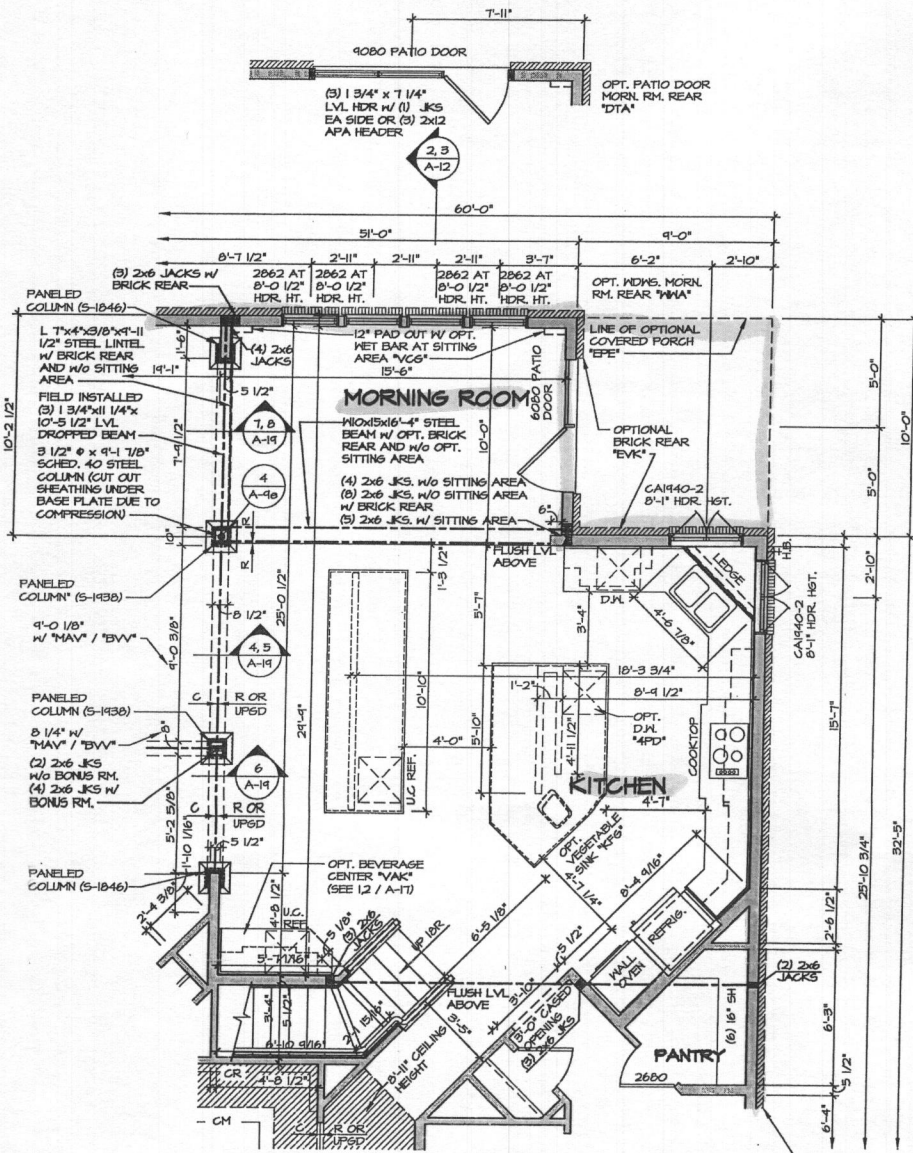
MODEL: CLIFTON PARK II

SHEET NO. 12500
VERSION C1
DRAWN BY: A-JH
DATE: 1/2/15

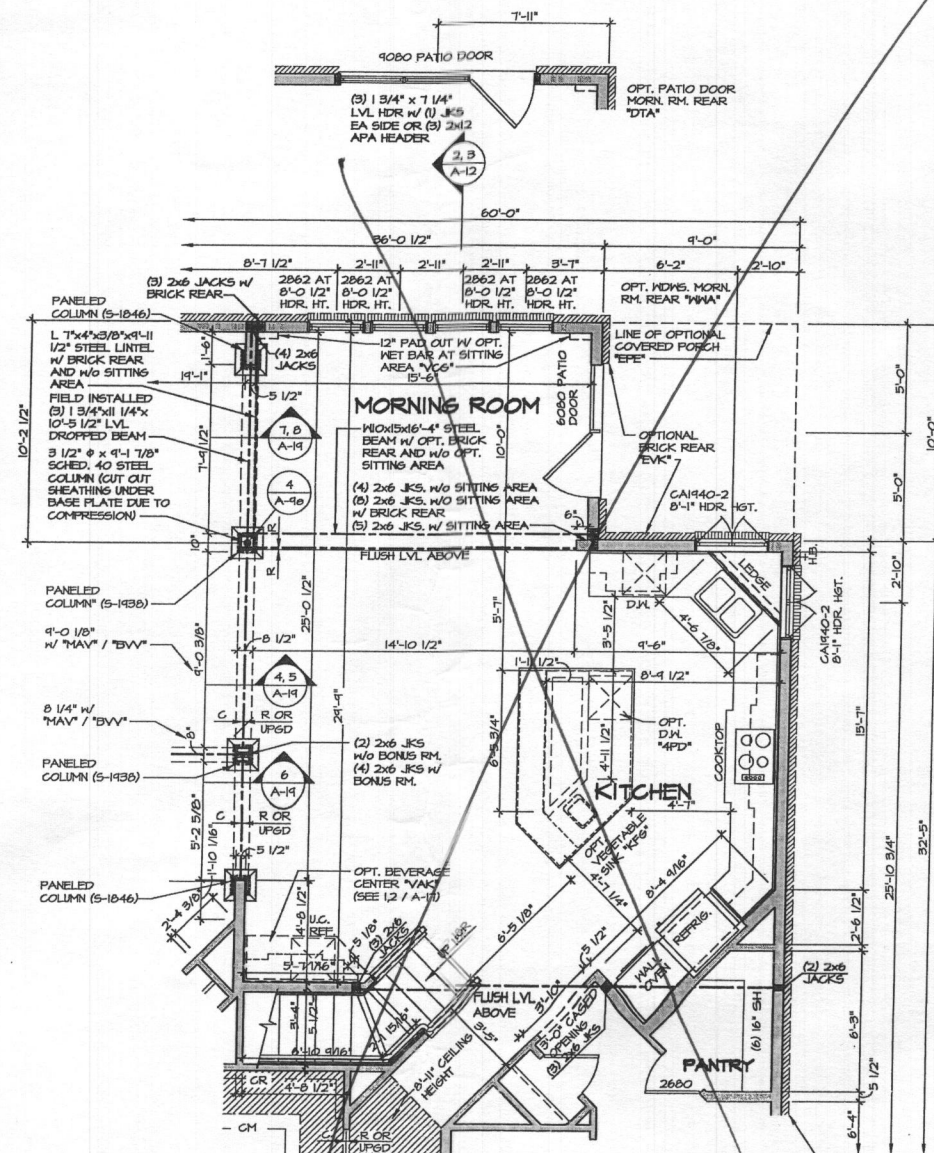
OPTION DESCRIPTION
LIBRARY
BEDROOM FIRST FLOOR
THREE CAR SIDE ENTRY GARAGE

50

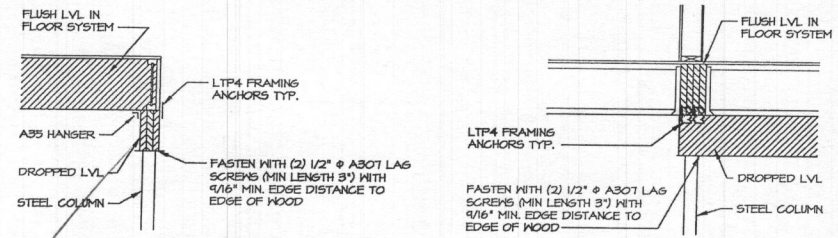
12500-VIA-DETACHA CLIFTON PARK II 12500-0111-PART-MAT-BAR.DWG 12/08/15 - 237.PLT



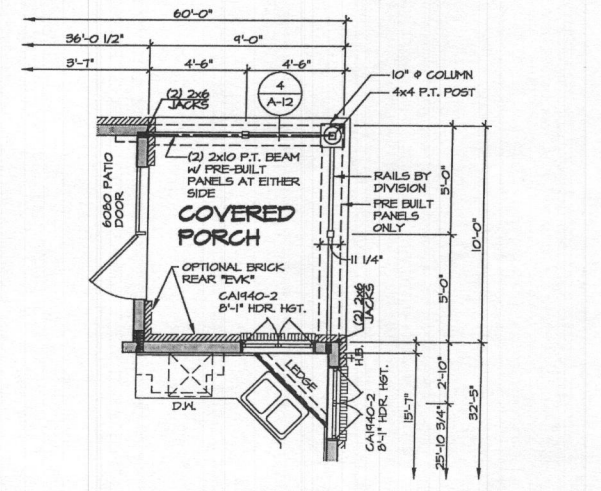
2 PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"
MORNING ROOM W/ GOURMET ISLAND
"MAA" / "KFF"



1 PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"
MORNING ROOM
"MAA"



4 ATTACHMENT DETAIL
SCALE: 1/2" = 1'-0"



3 PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"
COVERED PORCH
"EPE"
NOTE: ONLY AVAILABLE W/ "MAA"

NOTE:
1. PARTIAL PLANS SHOWN W/ ELEVATION "A". SEE SHEET A-1 AND A-9b FOR ADDITIONAL INFORMATION.
2. MATCH VENEER ACCORDING TO SELECTED ELEVATION.

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 7'-11", UNLESS OTHERWISE NOTED.
5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

NOTE:
SEE SHEET 5-6 FOR BRACED MALL PANEL LOCATIONS

SHEET NO. A-9b	MODEL CLIFTON PARK II	DATE 1/4/13	OPTION MAA																														
	DRAWING TITLE FIRST FLOOR PARTIAL PLANS	MORNING ROOM																															
SET NO. 10800	VERSION 01	DRAWN BY ALJ																															
DATE 1/4/13	OPTION MAA																																
<p>REVISIONS</p> <table border="1"> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>10</td> <td>10/21/14</td> <td>CEL - ADDED DIMENSION FOR 6000 PATIO DOOR</td> </tr> <tr> <td>11</td> <td>11/18/14</td> <td>CLS - ADDED ATTACHMENT DETAIL 47 A-16 (PAGE ID 26959)</td> </tr> <tr> <td>12</td> <td>11/26/14</td> <td>SEA - ADJUST REVISIONS</td> </tr> <tr> <td>13</td> <td>11/16/15</td> <td>SEA - REVISED HANDRAIL IN REAR STAIR (PAR 26959)</td> </tr> <tr> <td>14</td> <td>11/16/15</td> <td>PKS - REVISED MALL CABINET LAYOUT AND ADDED 6" TO MALL FOR CABINETS</td> </tr> <tr> <td>15</td> <td>11/16/15</td> <td>PKS - REVISED RIGHT REAR LOBBY TO SIDE (B4044)</td> </tr> <tr> <td>16</td> <td>10/16/15</td> <td>CLS - FIELD ADJUST REVISIONS</td> </tr> <tr> <td>17</td> <td>10/16/14</td> <td>CLS - REVISED HEIGHT OF REAR STAIR IN 3" 50 MINUS MEETS CODE (PAR 26927)</td> </tr> <tr> <td>18</td> <td>10/16/14</td> <td>CLS - REVISED HEIGHT OF GAIH40-2 KITCHEN WINDOWS (PAR ID 26912)</td> </tr> </table>				REV. NO.	DATE	DESCRIPTION	10	10/21/14	CEL - ADDED DIMENSION FOR 6000 PATIO DOOR	11	11/18/14	CLS - ADDED ATTACHMENT DETAIL 47 A-16 (PAGE ID 26959)	12	11/26/14	SEA - ADJUST REVISIONS	13	11/16/15	SEA - REVISED HANDRAIL IN REAR STAIR (PAR 26959)	14	11/16/15	PKS - REVISED MALL CABINET LAYOUT AND ADDED 6" TO MALL FOR CABINETS	15	11/16/15	PKS - REVISED RIGHT REAR LOBBY TO SIDE (B4044)	16	10/16/15	CLS - FIELD ADJUST REVISIONS	17	10/16/14	CLS - REVISED HEIGHT OF REAR STAIR IN 3" 50 MINUS MEETS CODE (PAR 26927)	18	10/16/14	CLS - REVISED HEIGHT OF GAIH40-2 KITCHEN WINDOWS (PAR ID 26912)
REV. NO.	DATE	DESCRIPTION																															
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11	11/18/14	CLS - ADDED ATTACHMENT DETAIL 47 A-16 (PAGE ID 26959)																															
12	11/26/14	SEA - ADJUST REVISIONS																															
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<p>NVR NVR, Inc. Architectural Services 21 Syle Court, Suite A Frederick, MD 21702</p>																																	

B17000055 5049 Lindera Court

LOT 124
5 Bedrooms

Approved for 5 BRs
B17000055 1/17/17
RAE



CLIFTON PARK II

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

	FULL BASEMENT						CRAWL SPACE						ATTACHED GARAGES		OPTIONAL ROOMS				DETAILS STANDARD		
	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'K'	ELEV. 'L'	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'K'	ELEV. 'L'	THREE CAR SIDE ENTRY	TWO CAR SIDE ATTACHED	CONSERVATORY	SUITE FIRST FLOOR		MORNING ROOM	BONUS ROOM
NOTE SHEET	2							2													
FRONT ELEVATIONS - SIDING		3							3												D-1
FRONT ELEVATIONS - BRICK		4							4												D-2
FRONT ELEVATIONS - SIDING/STONE		5	6	7	8	10.1	10.2		5	6	7	8	10.1	10.2							D-3
RIGHT SIDE ELEVATIONS - SIDING OR SIDING/STONE		11	13	14	16	18.1	18.2		11	13	14	16	18.1	18.2							D-4
RIGHT SIDE ELEVATIONS - BRICK		12		15	17				12		15	17									D-5
LEFT SIDE ELEVATIONS - SIDING OR SIDING/STONE		19	21	22	24	26.1	26.2		19	21	22	24	26.1	26.2							D-5a
LEFT SIDE ELEVATIONS - BRICK		20		23	25				20		23	25									D-6
REAR ELEVATIONS - SIDING		27	29	30	32	34.1	34.2		27	29	30	32	34.1	34.2							D-7
REAR ELEVATIONS - BRICK		28		31	33				28		31	33									D-8c
FOUNDATION		35	36	37.1	37.2	37.1	41.2		39	40	40	41.1	41.1	41.2			38	38	38	42	D-11
HOLD DOWN DETAILS	43								43												D-12
PLUMBING GROUND WORKS	44								45												D-12b
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FIRST FLOOR PLAN	47								47	48	48	49.1	49.1	49.2							D-13
FIRST FLOOR PLAN PARTIALS	50								50												D-14
SECOND FLOOR PLAN	54		56	56	56	56	56		54	56	56	56	56	56			51	51	52		D-15
SECOND FLOOR PLAN PARTIALS	57								57										55		D-15a
BUILDING SECTION AT FOYER	58								58												D-16
BUILDING SECTION AT GARAGE	60								60								61	61	59		D-16a
STAIR SECTION (FRONT STAIR) - STANDARD	62								62										60		D-17
STAIR SECTION (FRONT STAIR) -UPGRADE	64								64												D-17a
STAIR SECTION (FRONT STAIR) -UPGRADE w/ METAL	66, 67.1								66, 67.1												D-18c
STAIR SECTION (FRONT STAIR) -UPGRADE w/ CRAFTSMAN	67.2, 67.3								67.2, 67.3												D-20
STAIR SECTION (REAR STAIR) - STANDARD	68								68												D-21
STAIR SECTION (REAR STAIR) -UPGRADE	69.1								69.1												D-22
STAIR SECTION (REAR STAIR) -UPGRADE w/ CRAFTSMAN	69.2								69.2												D-22a
KITCHEN PLANS - CABINET HOOD 'B'	70								70												D-27
KITCHEN PLANS - CABINET HOOD 'C'	72								72												D-28
KITCHEN PLANS - GOURMET	74								74									71			D-28a
KITCHEN PLANS - ISLANDS	76								76									73			D-28b
WET BAR, LAUNDRY, CHARGING CENTER	77.1								77.1									75			D-29
INTERIOR DETAILS - BATH ELEVATIONS	78								78												D-30
INTERIOR DETAILS - COLUMNS / BULKHEAD	79								79												D-34
INTERIOR DETAILS - FOYER AND FAMILY ROOM WINDOWS	80	80	80	80	80	80	81		80	80	80	80	80	81							D-35
INTERIOR DETAILS - FIREPLACE DETAILS	82								82												D-36
INTERIOR DETAILS - FIREPLACE DETAILS w/ BONUS RM.	83								83												D-37
INTERIOR MISC. DETAILS	84								84												D-40
EXTERIOR ELEVATION DETAILS			85	85	86.1	86.2				85	85	86.1	86.2								D-40a
EXTERIOR MISC. DETAILS	87								87												D-44
BASEMENT ELECTRICAL		88.1	88.1	88.2	88.2	88.3	88.3														D-45
FIRST FLOOR ELECTRICAL	89	90	90	91.1	91.1	91.2			89	90	90	91.1	91.1	91.2							MB-1
FIRST FLOOR ELECTRICAL PARTIALS	92								92												MB-2
SECOND FLOOR ELECTRICAL	96	98	98	98	98	98			96	98	98	98	98	98			93	93	94		
SECOND FLOOR ELECTRICAL PARTIALS	99								99										97		F-1
FIRST FLOOR JOIST LAYOUT	100	101	101	102	102	102			103	104	104	105	105	105							
SECOND FLOOR JOIST LAYOUT	106	108	108	109	109	109			106	108	108	109	109	109			100	100	100	102	SP-1
ROOF FRAMING	110	111	112	113	114.1	114.2			110	111	112	113	114.1	114.2							SP-2
TRUSS BRACING	119	120				120.2			119	120				120.2			115	115	117.2		
BRACED WALL	121	122							121	122											
ROOF VENTILATION	123	124	125	126	127.1	127.2			123	124	125	126	127.1	127.2							SEP-1
BASEMENT HVAC PLAN	128.1	128.2																			SEP-2
CRAWL SPACE HVAC PLAN									129												SEP-3
FIRST FLOOR HVAC PLAN	130								131												SEP-4
SECOND FLOOR HVAC PLAN	131								132												

BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT.	2480
SECOND FLOOR	GROSS SQ. FT.	1987
HOUSE TOTAL	GROSS SQ. FT.	4467

ELEVATIONS SQ. FT.

ELEVATION 'A'	GROSS SQ. FT.	+0
ELEVATION 'B'	GROSS SQ. FT.	+20
ELEVATION 'C'	GROSS SQ. FT.	+120
ELEVATION 'D'	GROSS SQ. FT.	+219
ELEVATION 'K'	GROSS SQ. FT.	+32
ELEVATION 'L'	GROSS SQ. FT.	-146

ADDITIONAL SQ. FT.

MORNING ROOM	GROSS SQ. FT.	+160
CONSERVATORY OR SUITE FIRST FLOOR	GROSS SQ. FT.	+352
SIDE ATTACHED GARAGE	GROSS SQ. FT.	+137
SIDE ATTACHED GARAGE w/ FAMILY OFFICE	GROSS SQ. FT.	+233
5TH BEDROOM LAYOUT	GROSS SQ. FT.	+352
SITTING AREA	GROSS SQ. FT.	+165
BONUS ROOM / BEDROOM	GROSS SQ. FT.	+390
2ND FLOOR LAUNDRY		
- ELEVATION 'A'	GROSS SQ. FT.	+105
- ELEVATION 'B'	GROSS SQ. FT.	+125
- ELEVATION 'C'	GROSS SQ. FT.	+123
- ELEVATION 'D'	GROSS SQ. FT.	+141
- ELEVATION 'K'	GROSS SQ. FT.	+82
- ELEVATION 'L'	GROSS SQ. FT.	+82

MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL	GROSS SQ. FT.	6344
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT		

FINISHED BASEMENT SQ. FT.

RECREATION ROOM	GROSS SQ. FT.	+1294
MEDIA ROOM	GROSS SQ. FT.	+317
HOME OFFICE	GROSS SQ. FT.	+233
BASEMENT BATH	GROSS SQ. FT.	+60
BASEMENT CLOSET	GROSS SQ. FT.	+44
EXERCISE ROOM	GROSS SQ. FT.	+219

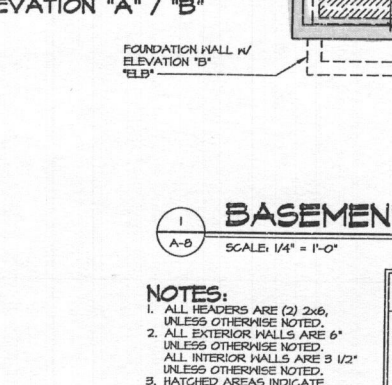
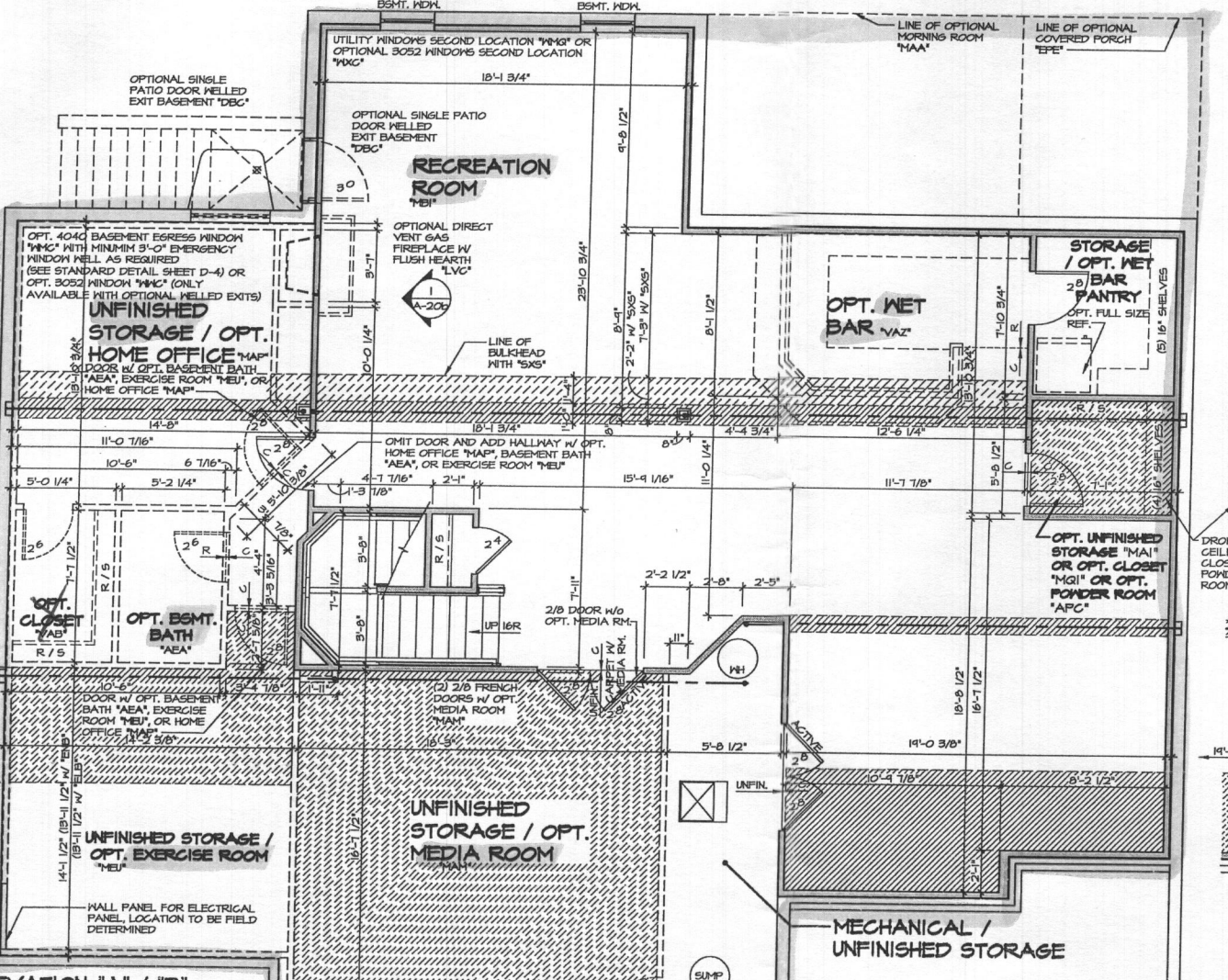
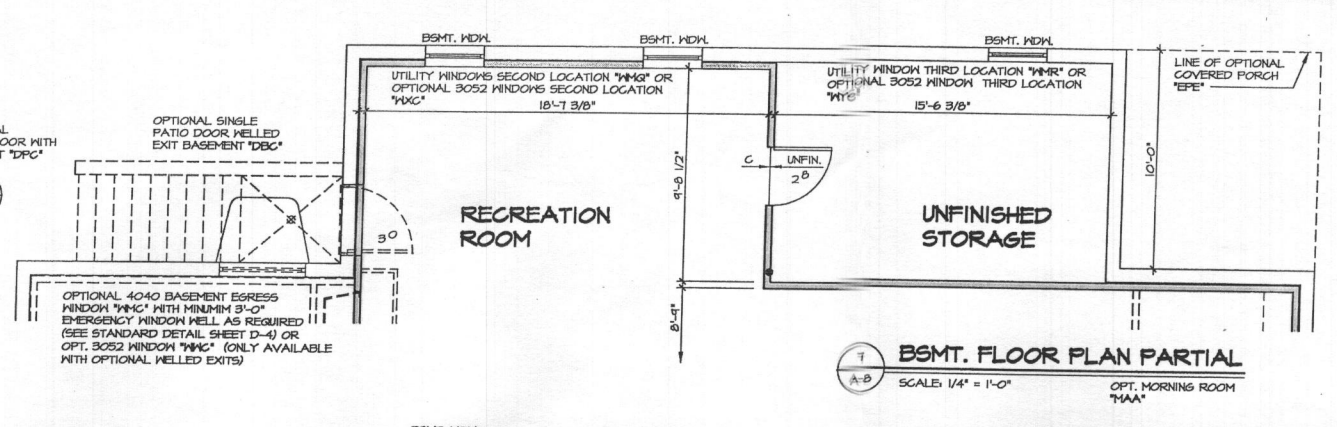
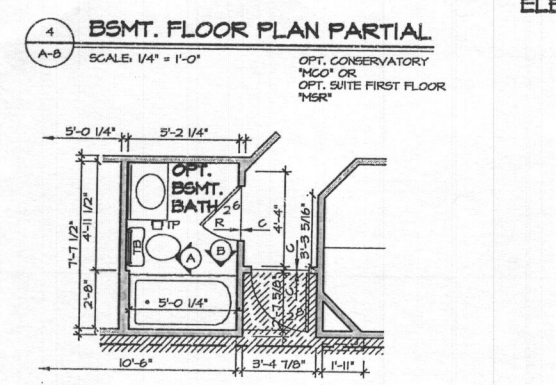
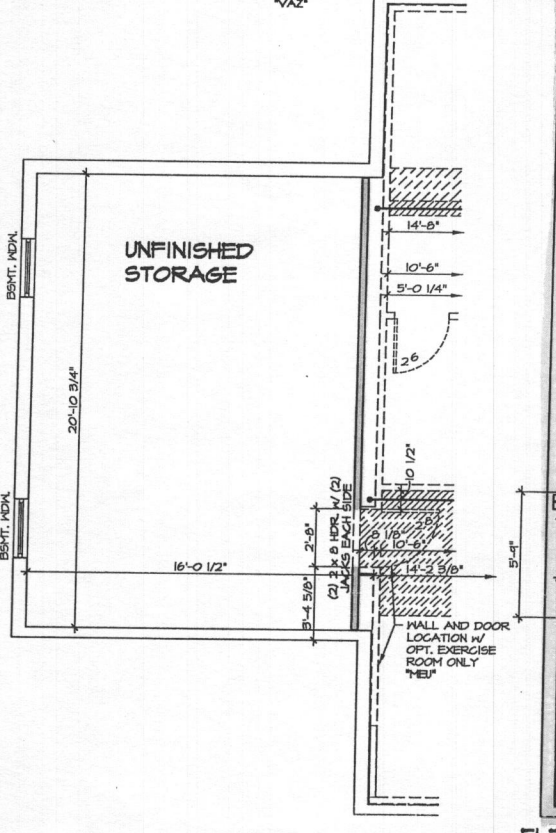
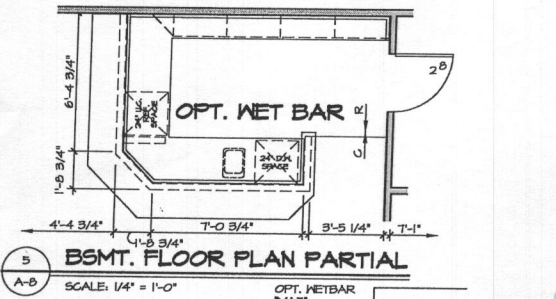
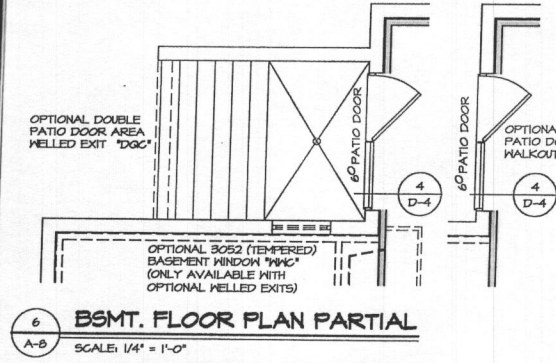
FOOTPRINT

BASE HOUSE:	
WIDTH:	60'-4"
DEPTH:	68'-4"
MAXIMUM:	
WIDTH:	110'-8"
DEPTH:	78'-8"

SET - VERSION
10300-01

CS-1

J:\Dwg\WVA\DETACHED\CLIFTON PARK II\10300_01\CS1.DWG 12/28/14 - 8:58 am



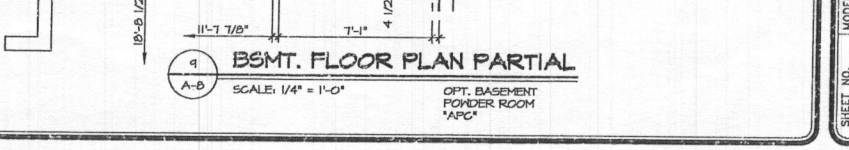
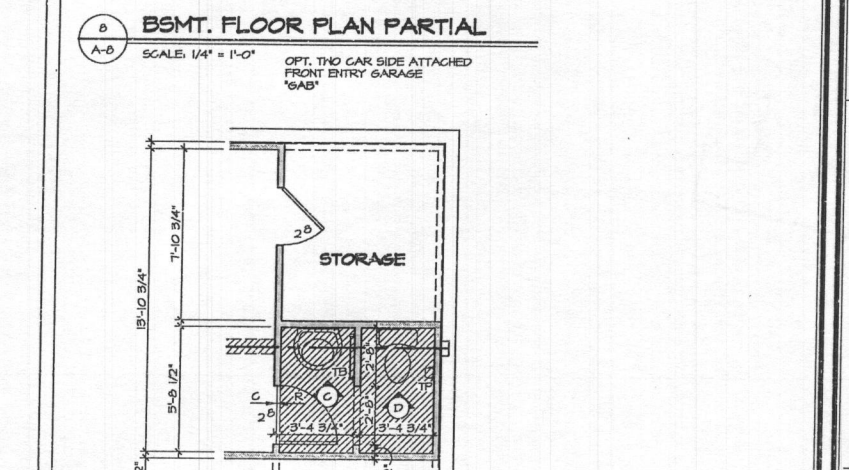
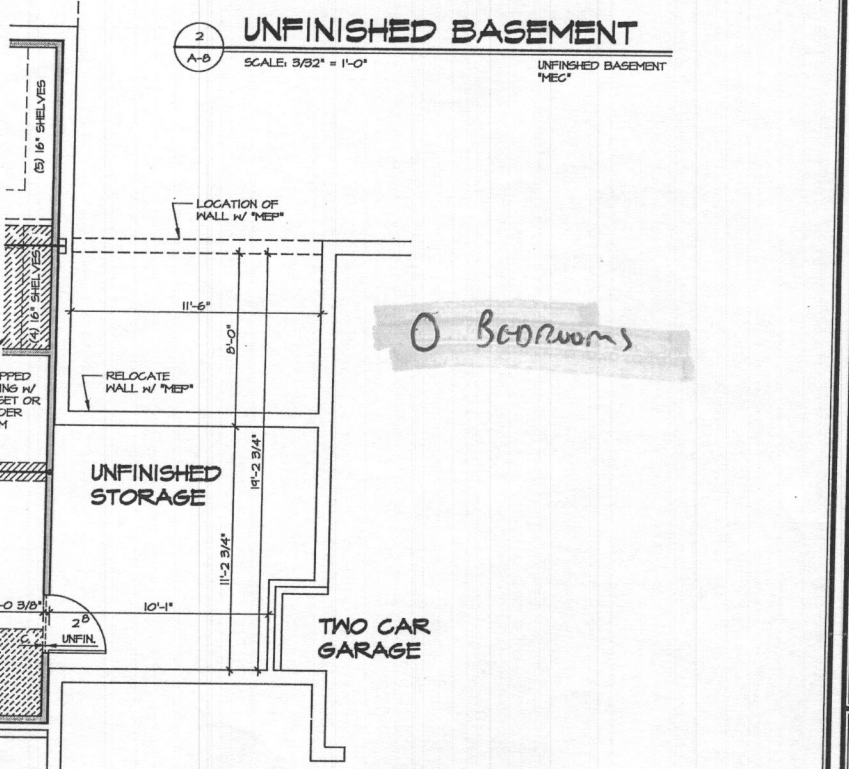
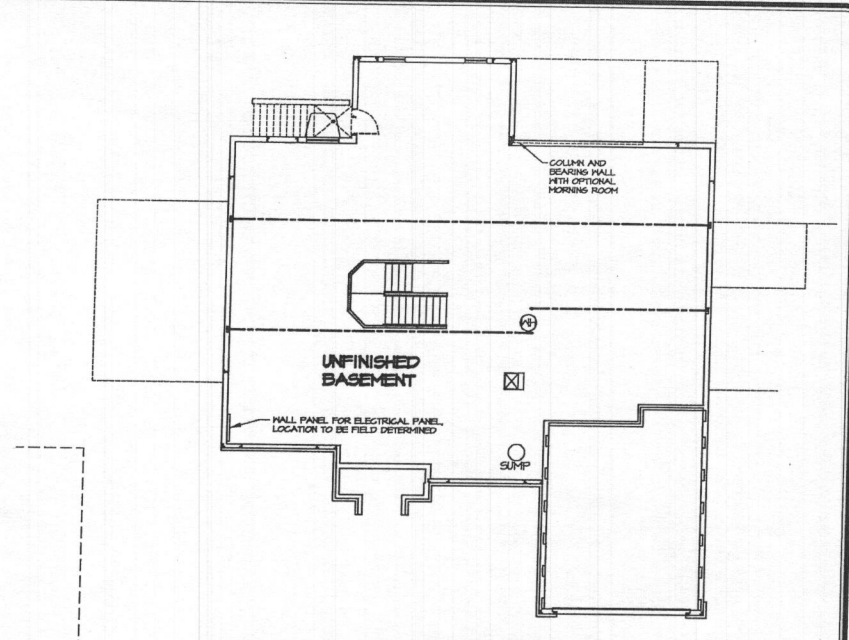
NOTES:

- ALL HEADERS ARE (2) 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 CASSED OPENINGS AT 1'-11", UNLESS OTHERWISE NOTED.
- WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

WITH OPTION "SG1" - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:

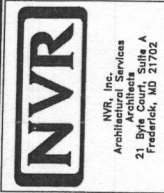
- 1/2" GYPSUM HALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0" x 8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING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

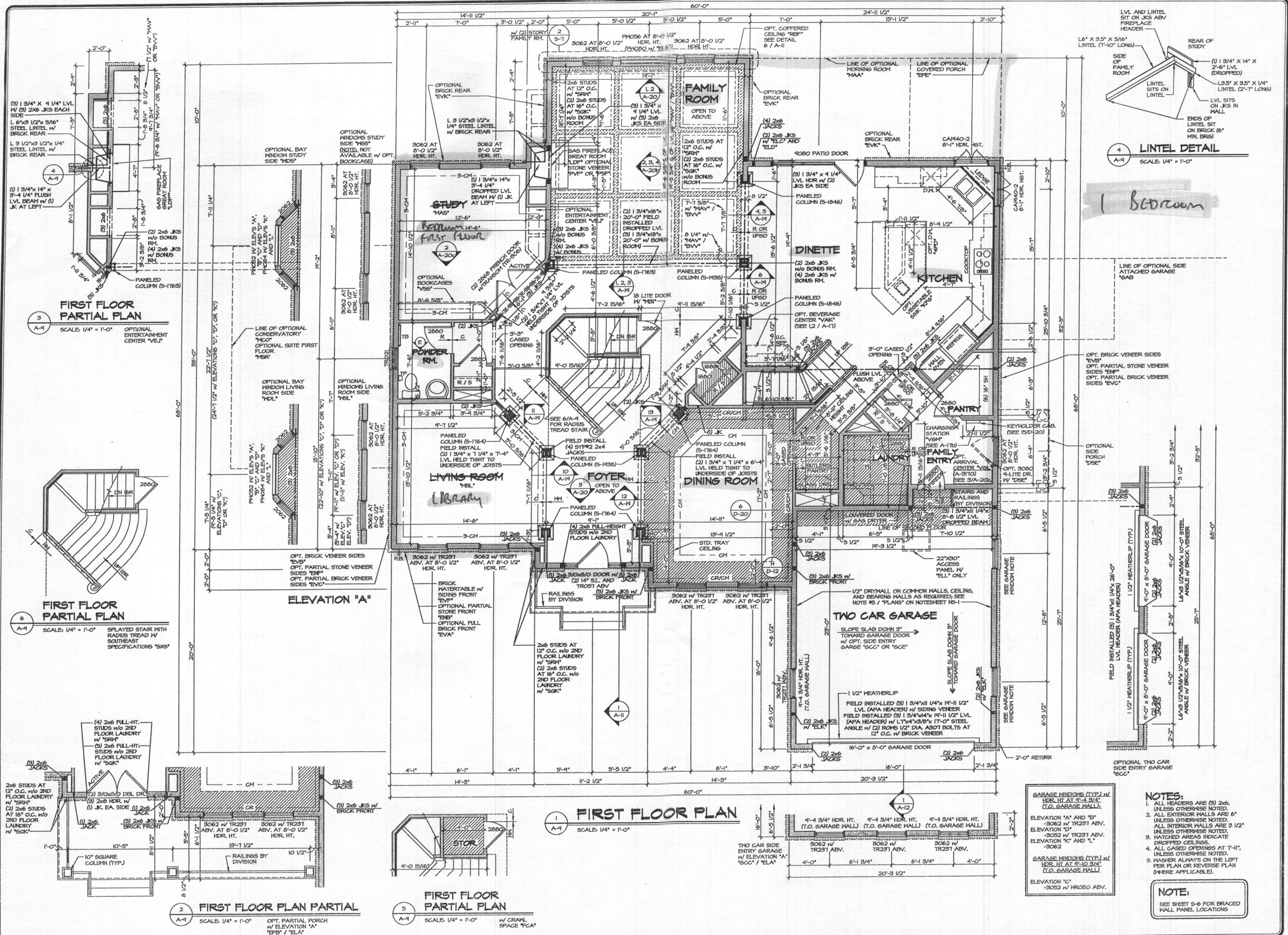


0 Bedrooms

MODEL	CLIFTON PARK II	
DRAWING TITLE	BASEMENT PLAN	
OPTION DESCRIPTION	FULL BASEMENT	
SHEET NO.	A-8	
46.1		
SET NO.	10500	
VERSION	01	
DRAWN BY	A-JH	
DATE	1/10/19	
OPTION	FBA	
REVISIONS		
NO.	DATE	DESCRIPTION
1	10/20/14	GEL - REVISED GRAPHICAL ERROR
2	11/20/14	1994 - ADIT REVISIONS
3	12/20/14	1994 - ADIT REVISIONS
4	3/27/14	1995 - ADIT R.V. SK-001
5	4/29/14	1995 - ADIT R.V. SK-001
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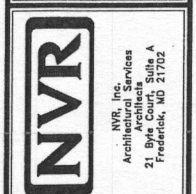




1 Bedroom

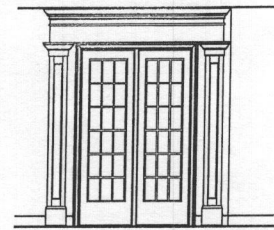
Scoreroom

REV. NO.	DATE	DESCRIPTION
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3	12/17/12	REVISIONS TO PERMITS
4	12/17/12	REVISIONS TO PERMITS
5	12/17/12	REVISIONS TO PERMITS
6	12/17/12	REVISIONS TO PERMITS
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9	12/17/12	REVISIONS TO PERMITS
10	12/17/12	REVISIONS TO PERMITS
11	12/17/12	REVISIONS TO PERMITS
12	12/17/12	REVISIONS TO PERMITS
13	12/17/12	REVISIONS TO PERMITS
14	12/17/12	REVISIONS TO PERMITS
15	12/17/12	REVISIONS TO PERMITS
16	12/17/12	REVISIONS TO PERMITS
17	12/17/12	REVISIONS TO PERMITS
18	12/17/12	REVISIONS TO PERMITS
19	12/17/12	REVISIONS TO PERMITS
20	12/17/12	REVISIONS TO PERMITS
21	12/17/12	REVISIONS TO PERMITS
22	12/17/12	REVISIONS TO PERMITS
23	12/17/12	REVISIONS TO PERMITS
24	12/17/12	REVISIONS TO PERMITS
25	12/17/12	REVISIONS TO PERMITS
26	12/17/12	REVISIONS TO PERMITS
27	12/17/12	REVISIONS TO PERMITS



MODEL	CLIFTON PARK II
SET NO.	10300
VERSION	01
DRAWN BY	A-JH
DATE	12/17/12
OPTION	OPTION
SHEET NO.	A-9
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	
	47

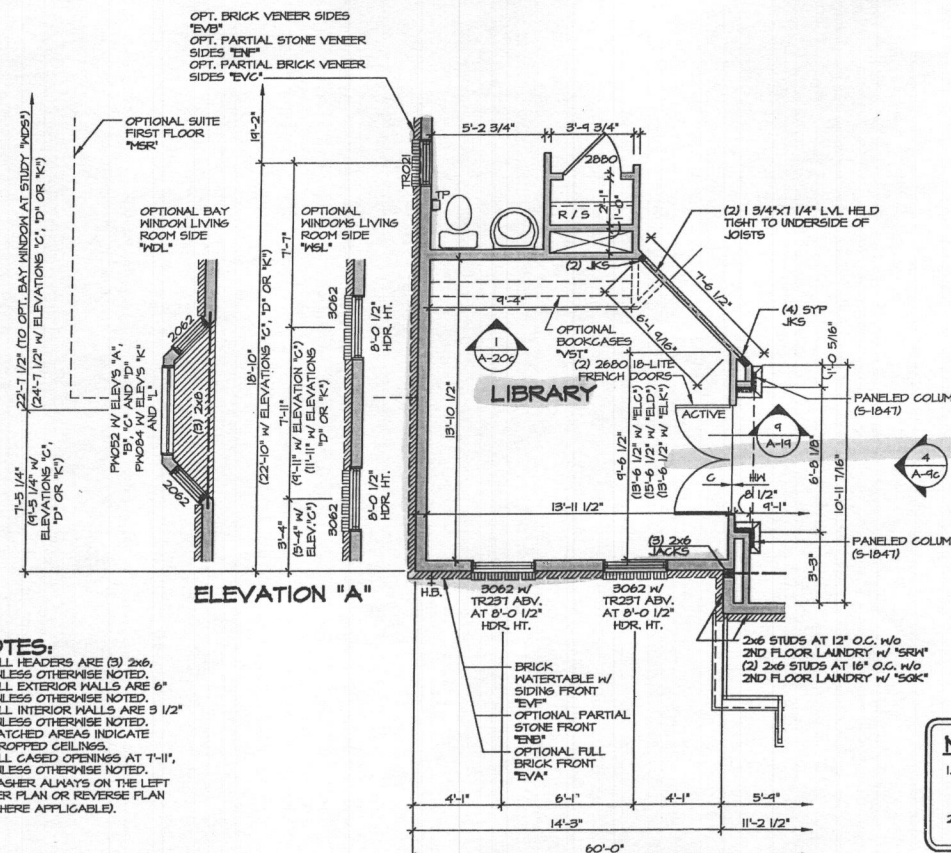
J:\DWG\A\DETACHED\CLIFTON PARK II 10300_01.PLT.dwg 12/07/12 10:45 am



PARTIAL ELEVATION

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

4
A-9c



ELEVATION "A"

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

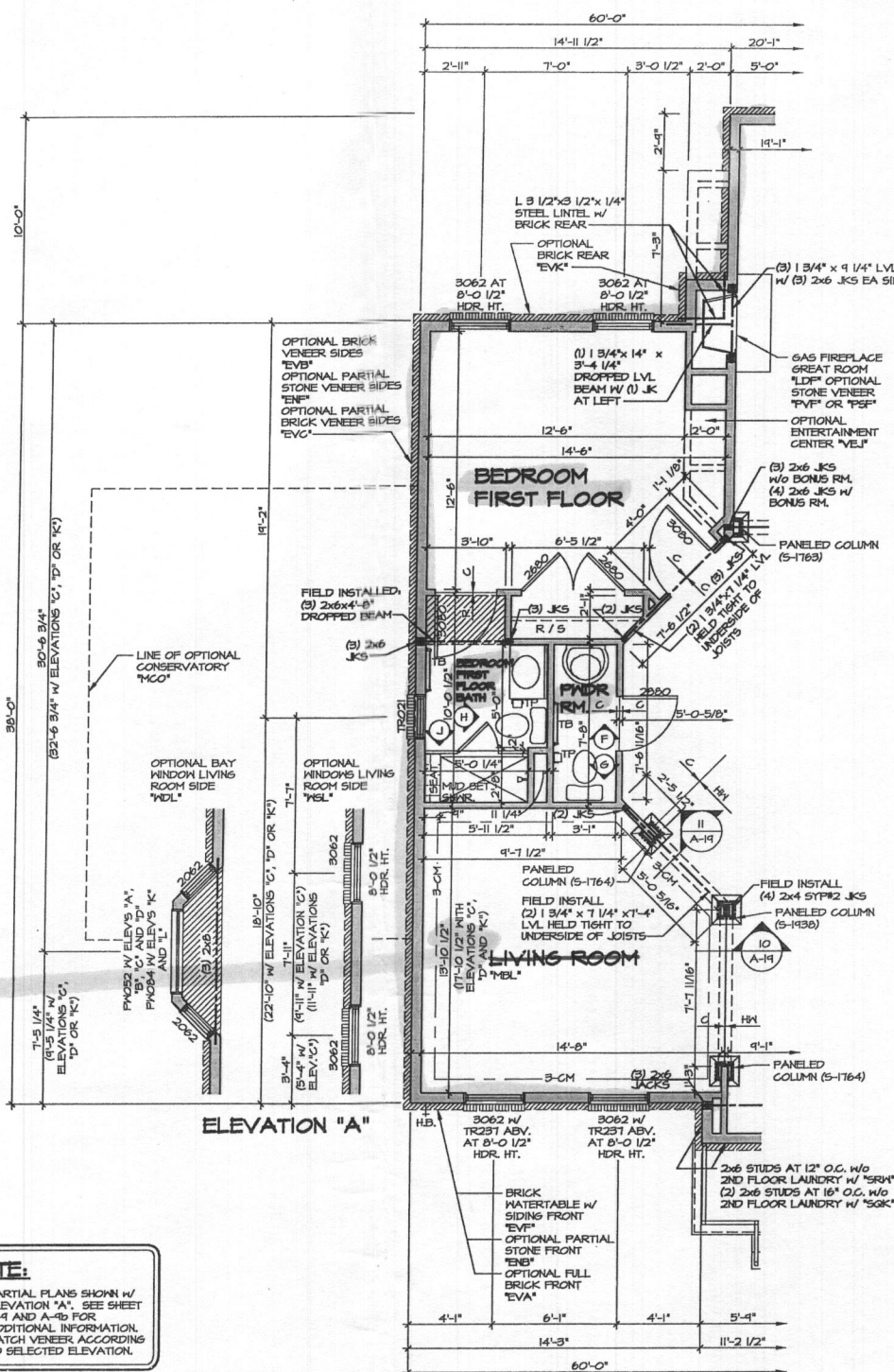
NOTE:
SEE SHEET S-6 FOR BRACED WALL PANEL LOCATIONS

PARTIAL FLOOR PLAN

SCALE: 1/4" = 1'-0" LIBRARY "MAT"
NOTE: N/A W/ OPT. CONSERVATORY "MCO"

1
A-9c

NOTE:
1. PARTIAL PLANS SHOWN W/ ELEVATION "A". SEE SHEET A-4 AND A-9b FOR ADDITIONAL INFORMATION.
2. MATCH VENEER ACCORDING TO SELECTED ELEVATION.

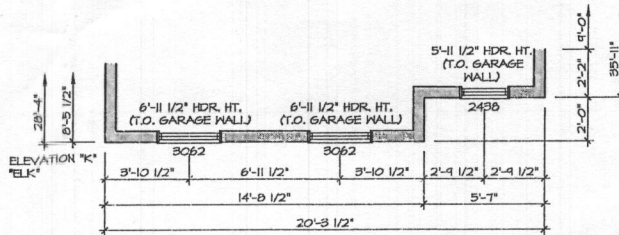


ELEVATION "A"

PARTIAL FLOOR PLAN

SCALE: 1/4" = 1'-0" BEDROOM FIRST FLOOR "BAR"
NOTE: N/A W/ OPT. SUITE FIRST FLOOR "MFR"

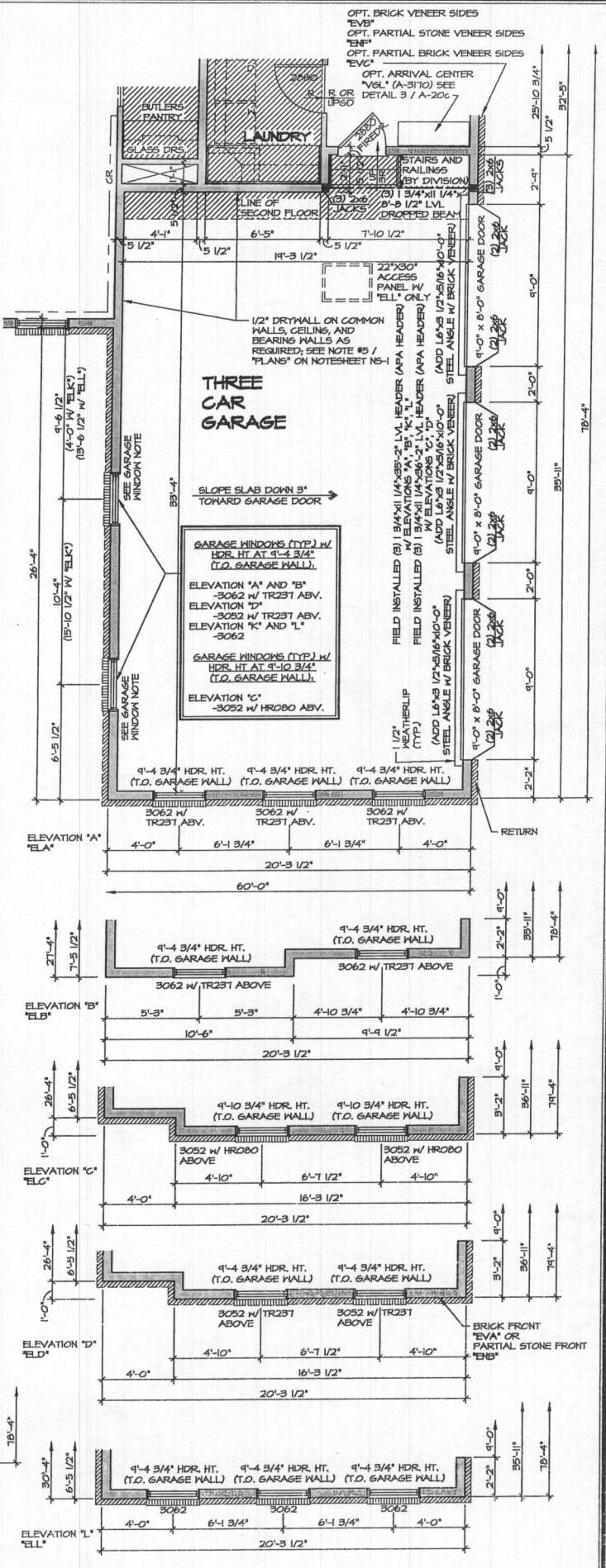
2
A-9c



PARTIAL FLOOR PLAN

SCALE: 1/4" = 1'-0" THREE CAR GARAGE SIDE ENTRY "GCE"

3
A-9c



THREE CAR GARAGE

GARAGE WINDOWS (TYP.) W/ HDR. HT. AT 9'-4 3/4" (T.O. GARAGE WALL).
ELEVATION "A" AND "B"
-3052 W/ TR231 ABV.
ELEVATION "C"
-3052 W/ TR231 ABV.
ELEVATION "K" AND "L"
-3062

GARAGE WINDOWS (TYP.) W/ HDR. HT. AT 9'-10 3/4" (T.O. GARAGE WALL).
ELEVATION "C"
-3052 W/ HR0B0 ABV.

ELEVATION "A"
9'-4 3/4" HDR. HT. (T.O. GARAGE WALL)
3062 W/ TR231 ABOVE
3062 W/ TR231 ABOVE
3062 W/ TR231 ABOVE

ELEVATION "B"
9'-4 3/4" HDR. HT. (T.O. GARAGE WALL)
3062 W/ TR231 ABOVE
3062 W/ TR231 ABOVE
3062 W/ TR231 ABOVE

ELEVATION "C"
3052 W/ HR0B0 ABOVE
3052 W/ HR0B0 ABOVE
3052 W/ HR0B0 ABOVE

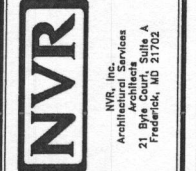
ELEVATION "D"
9'-4 3/4" HDR. HT. (T.O. GARAGE WALL)
9'-4 3/4" HDR. HT. (T.O. GARAGE WALL)
9'-4 3/4" HDR. HT. (T.O. GARAGE WALL)

ELEVATION "L"
9'-4 3/4" HDR. HT. (T.O. GARAGE WALL)
9'-4 3/4" HDR. HT. (T.O. GARAGE WALL)
9'-4 3/4" HDR. HT. (T.O. GARAGE WALL)

REVISIONS

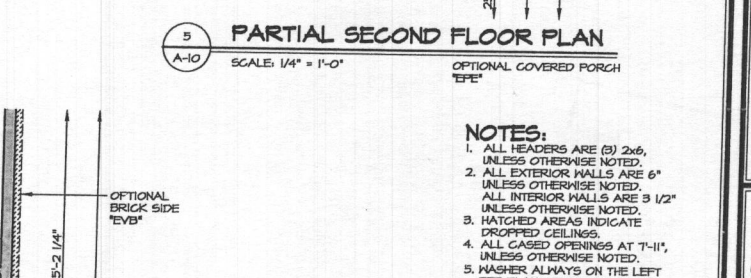
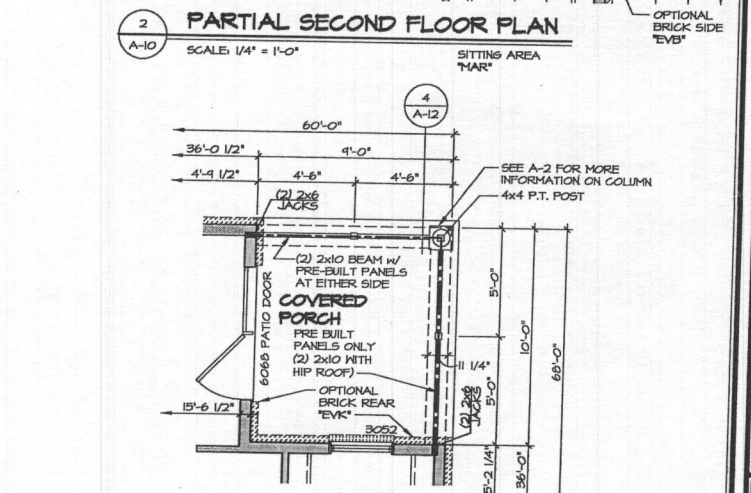
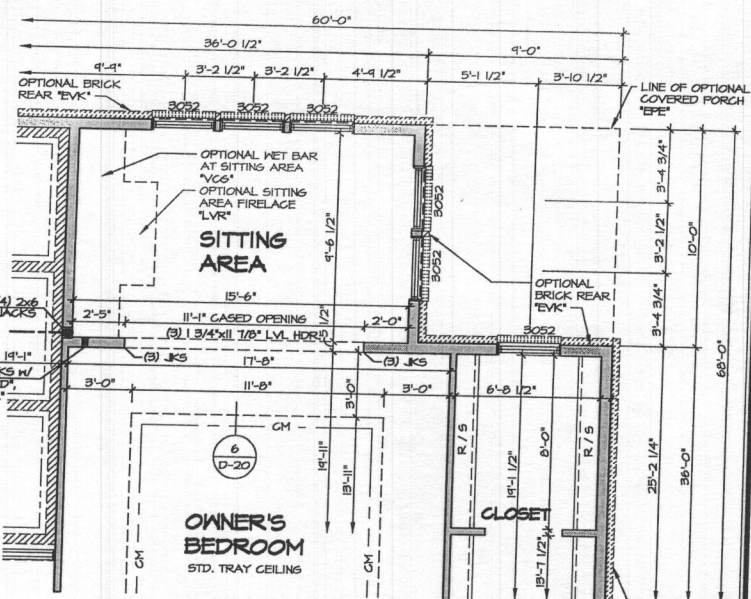
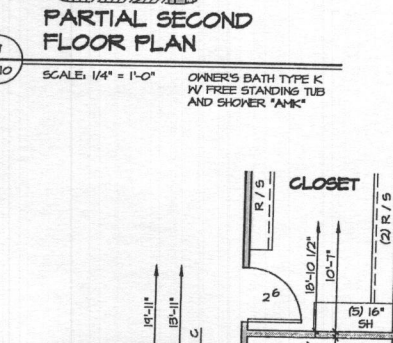
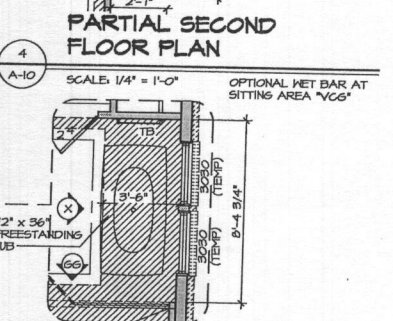
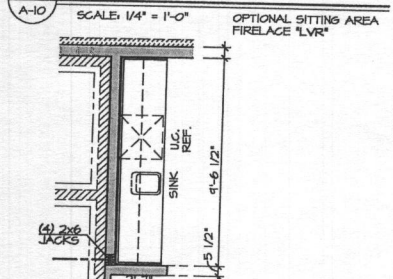
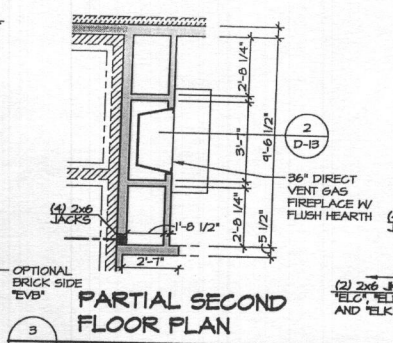
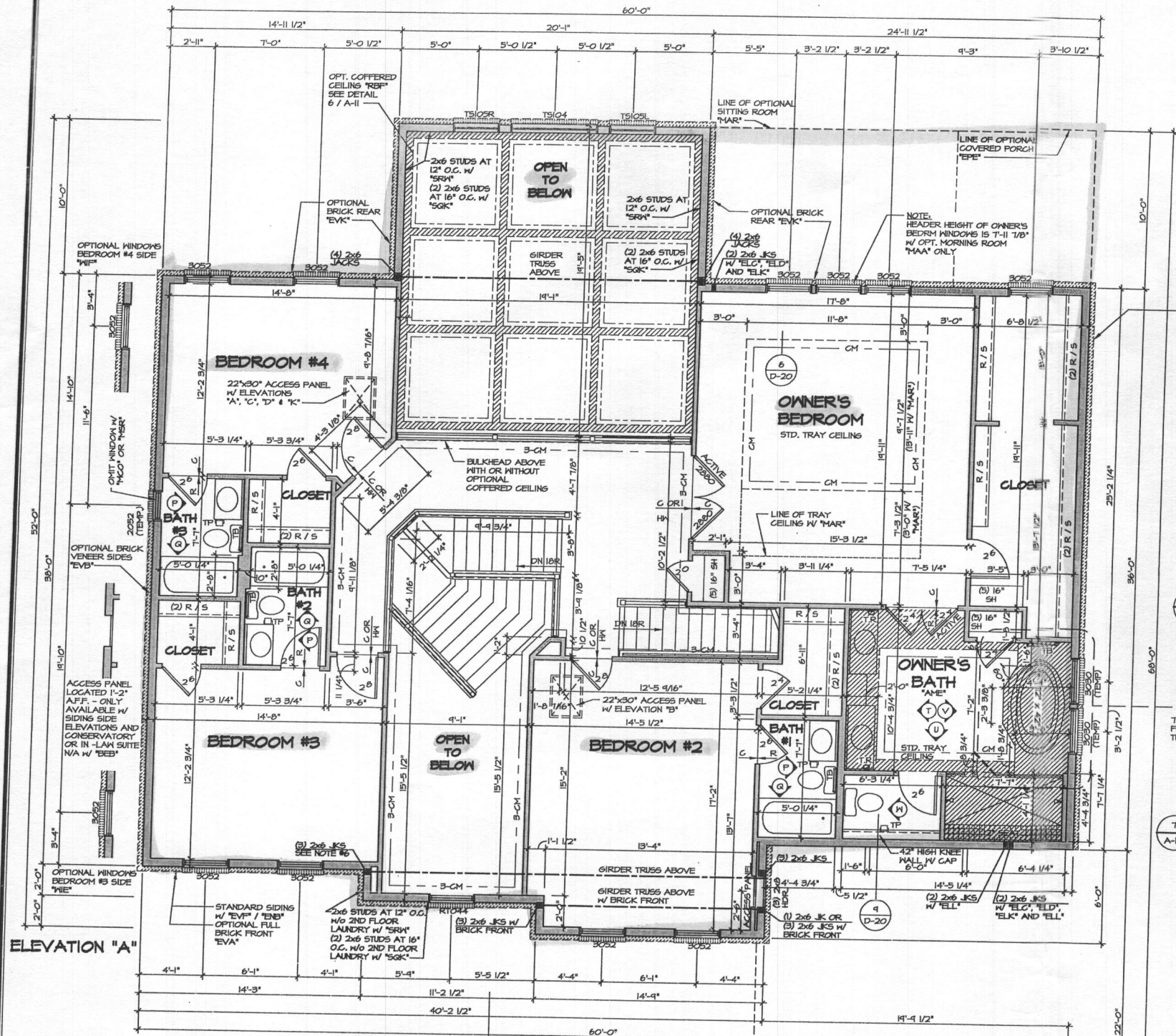
REV. NO.	DATE	DESCRIPTION
1	10/21/14	ISSUED FOR PERMITS
2	11/20/14	REVISIONS TO PERMITS
3	12/15/14	REVISIONS TO PERMITS
4	01/15/15	REVISIONS TO PERMITS
5	02/15/15	REVISIONS TO PERMITS
6	03/15/15	REVISIONS TO PERMITS
7	04/15/15	REVISIONS TO PERMITS
8	05/15/15	REVISIONS TO PERMITS
9	06/15/15	REVISIONS TO PERMITS

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SET NO. 10500
VERSION 01
DRAWN BY A-1H
DATE: 1/2/15
OPTION
MAT
BAR
GCE

SHEET NO. 50
MODEL: CLIFTON PARK II
DRAWING TITLE: FIRST FLOOR PARTIAL PLANS
LIBRARY: LIBRARY
OPTION DESCRIPTION: BEDROOM FIRST FLOOR, THREE CAR SIDE ENTRY GARAGE
DATE: 12/08/15



- NOTES:**
- ALL HEADERS ARE (2) 2x6, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILINGS.
 - ALL CASSED 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 S-7 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
10	02/04/14	C/S - HATCHED DIMENSIONS
11	02/04/14	C/S - REVISED TRAY CEILING W/ 'MAR' TO MATCH ROOF DRAINING (PAR ID 2021)
12	11/29/14	SEA - ADIT REVISIONS
13	10/15/14	SEA - REVISED HANDRAIL IN REAR STAIR (PAR 2065)
14	10/22/14	J.R. - ADDED BULKHEAD NOTE AT OVERLOOK INTO FAMILY ROOM (PAR 2067)
15	02/02/15	M.B.T. - REVISED REAR PORCH COLUMN NOTES
16	02/02/15	D.R. - REVISED RISER PLANTING TO FINISH TO ACCOMMODATE (PAR 2065)
17	02/24/16	D.R. - ADDED TOWER, RINGS OWNERS BATH VANITY (PAR 3174)
18	02/26/16	REB - MODIFIED HEADER HEIGHT OF OWNERS BEDROOM WINDOWS (PAR 4170)

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

SHEET NO.	MODEL	SET NO.	VERSION	DATE	OPTION
A-10	CLIFTON PARK II	10300	01	12/21/12	OPTION
DRAWING TITLE	SECOND FLOOR PLAN				
OPTION DESCRIPTION					
54					