



# 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: 10-20-14

# Health

Permit No.: B14003838

Building Address: 14714 Lear Ct  
 City: Glennelg State: MD Zip Code: 21737  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: GP 10-90  
 Census Tract: \_\_\_\_\_ Subdivision: Warfield Estates  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 8033  
 Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: Vacant lot  
 Proposed Use: Single Family House  
 Estimated Construction Cost: \$ 250,000  
 Description of Work: New 2 story "Baconfield" with 2 car side load garage, Morning room, 4'x12' to family room, sitting area w/ covered porch Bonus RM #2  
 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: Jim Kerwin  
 Address: PO Box 552  
 City: Woodsbine State: MD Zip Code: 21797  
 Phone: 443-309-7792 Fax: \_\_\_\_\_  
 Email: Jim@DecaturBuildingServices.com

Contractor Company: NV Homes  
 Contact Person: Ryan Johnson  
 Address: 9720 Patuxent Woods Drive  
 City: Columbia State: MD Zip Code: 21046  
 License No.: SL  
 Phone: 410-379-5956 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width:
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:
	2 <sup>nd</sup> floor:
Area of construction (sq. ft.):	Basement:
	<input type="checkbox"/> Finished Basement
Use group:	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>
<input type="checkbox"/> Masonry	No. of efficiency units:
<input type="checkbox"/> Wood Frame	No. of 1 BR units:
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:
<input checked="" type="checkbox"/> Roadside Tree Project Permit	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Heating System</b>	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>614000257</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.

Applicant's Signature: Jim Kerwin  
 Email Address: Jim@DecaturBuildingServices.com  
 Title/Company: AGENT

Print Name: Jim Kerwin  
 Date: 10/20/2014

## RECEIVED

OCT 20 2014

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>11/17/2014</u>	<u>R. Bright</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</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check #	<u>815081</u>



# 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: 12/10/14

Permit No.: B14C04464

Building Address: 14714 Lear Ct  
 City: Gaithersburg State: MD Zip Code: 21737  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: The Warfields  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 33  
 Tax Map: 27 Parcel: 114 Grid: 5  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot-Size: 431901

Existing Use: SFD  
 Proposed Use: SFD w/ 1500 Gallon Propene Tank  
 Estimated Construction Cost: \$ 8000  
 Description of Work:  
Install 1000 gallon underground propene tank  
 Occupant or Tenant:  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: Owner  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: Ten Oaks Properties  
 Address: PO Box 30  
 City: Gaithersburg State: MD Zip Code: 21737  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: JEREMY CLARNEY  
 Address: PO Box 1233  
 City: Eldersburg State: MD Zip Code: 21784  
 Phone: 410-710-1229 Fax: \_\_\_\_\_  
 Email: Jeremy.Clarney@AppliedLandApproved.com

Contractor Company: Tech Air  
 Contact Person: Jeff Kenney  
 Address: 1560 A-D Center Center Dr  
 City: Baltimore State: MD Zip Code: 21227  
 License No.: 68764  
 Phone: (410) 545-4377 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input type="checkbox"/> SF Dwelling	<input type="checkbox"/> SF Townhouse
No. of stories:	<b>Depth</b>	<b>Width</b>
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:	
	2 <sup>nd</sup> floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<b>Roadside Tree Project Permit</b>	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<b>Water Supply</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Grading Permit Number:</b>	
<b>Building Shell Permit Number:</b>	

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.

Applicant's Signature: [Signature]  
 Email Address: jeremy@appliedlandapproved.com  
 Title/Company: \_\_\_\_\_

Print Name: JEREMY CLARNEY  
 Date: 12/8/14

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
 \*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>12/12/14</u>	<u>H. Oswald</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>0</u>
Permit Fee	\$ <u>100.00</u>
Tech Fee	\$ <u>10.00</u>
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ <u>110.00</u>
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>4081</u>

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





**Building Permit Application**  
 Howard County Maryland  
 Department of Inspections, Licenses and Permits  
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Date Received: 10-20-14

Permit No.: B14003838

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 City: Glenelg State: MD Zip Code: 21737  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: GP 10-90  
 Census Tract: \_\_\_\_\_ Subdivision: Warfield Estates  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: #033  
 Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Property Owner's Name: NVR INC  
 Address: 9720 Patriot 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: Jim Kerwin  
 Address: PO Box 572  
 City: Woodsbine State: MD Zip Code: 21797  
 Phone: 443-309-7792 Fax: \_\_\_\_\_  
 Email: Jim@DecaturBuildingServices.com

Existing Use: Vacant lot  
 Proposed Use: Single Family House  
 Estimated Construction Cost: \$ 250,000  
 Description of Work: New 2 story "Baconfield" with 2 car side load garage, Morning Room, 4' EXT to family room, sitting area w/ covered porch  
 Occupant or Tenant: Govs, Rm #2  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Contractor Company: NV Homes  
 Contact Person: Ryan Johnson  
 Address: 9720 Patriot Woods Drive  
 City: Columbia State: MD Zip Code: 21046  
 License No.: SL  
 Phone: 410-379-5956 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Commercial Building Characteristics	Residential Building Characteristics	
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No. of stories:	<u>Depth</u>	<u>Width</u>
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:	
Area of construction (sq. ft.):	2 <sup>nd</sup> floor:	
Use group:	Basement:	
	<input type="checkbox"/> Finished Basement	
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<u>Construction type:</u>	<input type="checkbox"/> Slab on Grade	
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<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<u>Roadside Tree Project Permit</u>	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<u>Roadside Tree Project Permit #</u>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<u>Water Supply</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<u>Sewage Disposal</u>	
<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	
<u>Heating System</u>	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<u>Sprinkler System:</u>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>614070237</u>	
Building Shell Permit Number: _____	

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Applicant's Signature: Jim Kerwin  
 Print Name: JIM KERWIN  
 Email Address: Jim@DecaturBuildingServices.com  
 Date: 10/20/2014  
 Title/Company: AGENT

RECEIVED  
 OCT 20 2014  
 LICENSES & PERMITS DIVISION

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
 \*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
 FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		

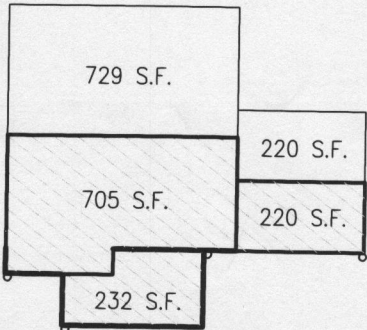
Is Sediment Control approval required for issuance?  Yes  No  
 CONTINGENCY CONSTRUCTION START

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

Filing Fee	\$ 100
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# 815081

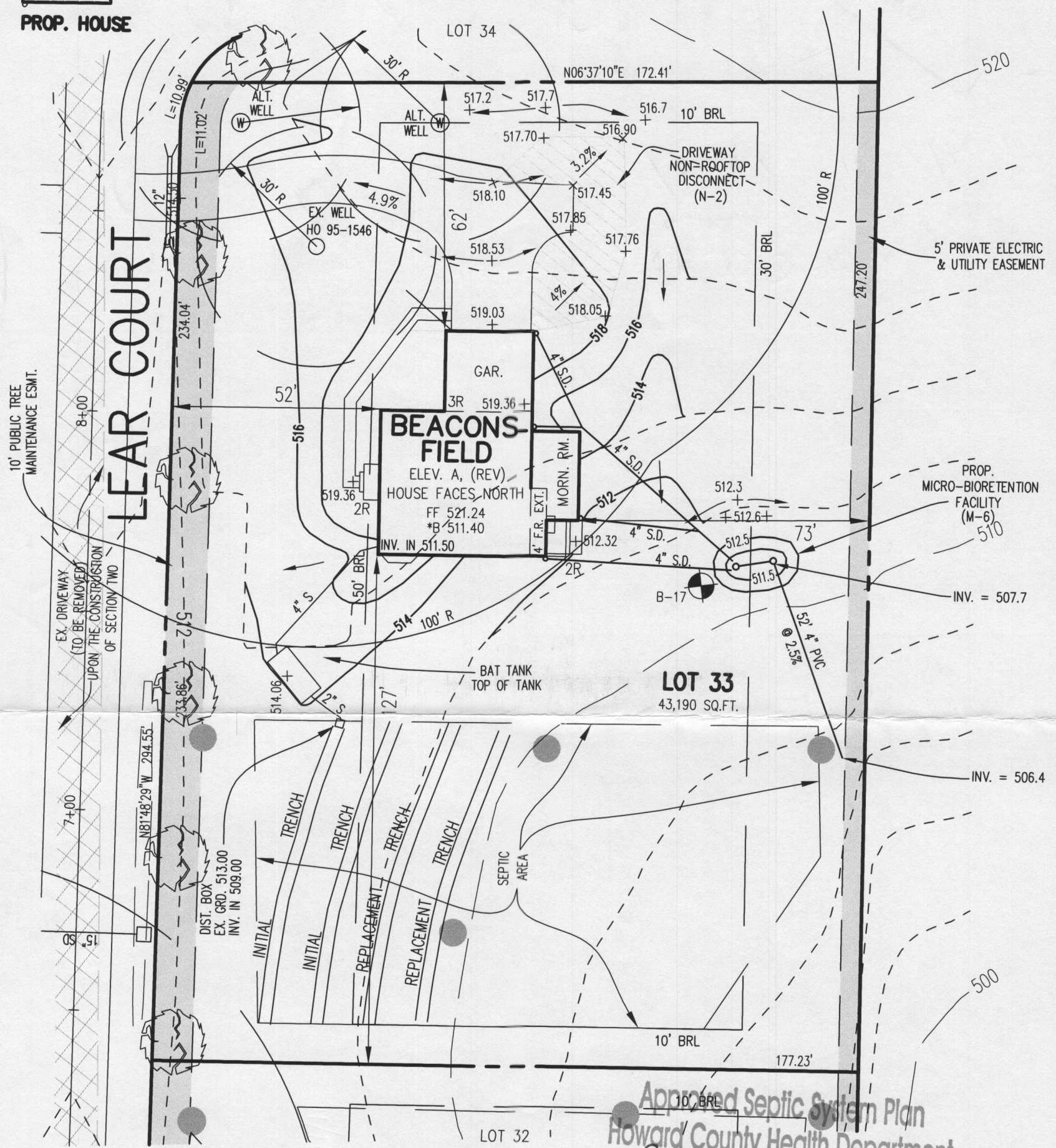
Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA





PROP. HOUSE

= AREA TO MICRO-BIORETENTION FACILITY



\*NOTE: NO GRAVITY SEWER SERVICE FOR BASEMENT.

**NOTE**  
 THE EXISTING WELL SHOWN ON THIS PLAN, TAG NO. HO 95-1546 HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.

Approved Septic System Plan  
 Howard County Health Department  
 BH00 3838  
 5-bedroom SFD, approved as illustrated  
*P. Buckler*  
 Signature 11/17/2014  
 Date

14714 LEAR COURT  
**THE WARFIELDS II**  
 LOT 33  
 SECTION TWO  
 ZONED: RC-DEO

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

TAX MAP NO.: 21 GRID NO.: 23 PARCEL NO.: 55  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: NOV. 9, 2014

Drawing Name:

# BEACONSFIELD



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

	CRAWL SPACE				FULL BASEMENT				ATTACHED GARAGES/ROOM							DETACHED GARAGE		STANDARD DETAILS
	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	2 CAR SIDE ATT. GARAGE	2 CAR REAR ATT. GARAGE	4'-0" EXTENSION	MORNING ROOM	BONUS ROOM	SITTING AREA W/ COVERED PORCH	BONUS ROOM #2	TWO CAR	THREE CAR	
NOTE SHEET	NS-1				NS-1													D-1
FRONT ELEVATIONS		3	4	5		3	4	5								16.1	16.2	D-2
SIDE AND REAR ELEVATIONS	6				6											16.1	16.2	D-3
FOUNDATION	7				4				8	10	15	15				16.1	16.2	D-4
PLUMBING GROUND WORK	11				12													D-5
BASEMENT PLAN					13						15	15						D-5a
FIRST FLOOR PLAN	14				14						15	15				16.1	16.2	D-6
SECOND FLOOR PLAN	17				17								17	17	18			D-7
BUILDING SECTION	19				19				23	20	22	21	23	21		16.1	16.2	D-8c
STAIR PLANS / ELEVATION / SECTION - STANDARD	24				24													D-11
STAIR PLANS / ELEVATION / SECTION - UPGRADE	27				27													D-12
STAIR PLANS / ELEVATION / SECTION - MTL. BALUSTER	26				26													D-13
KITCHEN PLANS - CABINET HOOD 'A'	30				30							31						D-14
KITCHEN PLANS - CABINET HOOD 'B'	32				32							34	35					D-15a
KITCHEN PLANS - WET BAR / HUTCH / BUTLER'S PANTRY	33				33													D-15b
KITCHEN PLANS - WET BAR / HUTCH / BUTLER'S PANTRY	36				36													D-16
EXTERIOR DETAILS			37				37											D-16a
INTERIOR DETAILS	38				38													D-17
BASEMENT ELECTRICAL	39				39						41	41						D-17a
FIRST FLOOR ELECTRICAL	40				40				40	40	41	41						D-18c
SECOND FLOOR ELECTRICAL	42				42								42	42	43			D-19
FIRST FLOOR JOIST LAYOUT	44				44				44	45	45	47	47					D-20
SECOND FLOOR JOIST LAYOUT	46				46				46	47	47	46	46					D-21
ROOF FRAMING		48	50	52		48	50	52										D-22
ROOF FRAMING W/ BONUS ROOM #2		44	51	53		44	51	53	54	54		54						D-23a
TRUSS BRACING	55				55													D-24
BRACED WALL PANEL DETAIL	56				56													D-25
ROOF VENTILATION	57				57													D-26
CRAWL / BASEMENT HVAC PLAN	59				59													D-27
FIRST FLOOR HVAC PLAN	61				61													D-28
SECOND FLOOR HVAC PLAN	62				62									63				D-29
																		D-30
																		D-31
																		D-32
																		D-33
																		D-34
																		D-35
																		D-36
																		D-37
																		D-38
																		D-39
																		D-40
																		F-1
																		SP-1
																		SP-2
																		SEP-1
																		SEP-2
																		SEP-3
																		SEP-4

### BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT.	1377
SECOND FLOOR	GROSS SQ. FT.	1364
HOUSE TOTAL	GROSS SQ. FT.	2741

### ELEVATIONS SQ. FT.

ELEVATION 'A'	GROSS SQ. FT.	+0
ELEVATION 'B'	GROSS SQ. FT.	+45
ELEVATION 'C'	GROSS SQ. FT.	+0

### ADDITIONAL SQ. FT.

REAR ATTACHED GARAGE	GROSS SQ. FT.	+177
4'-0" EXT. TO FAMILY RM.	GROSS SQ. FT.	+68
MORNING ROOM	GROSS SQ. FT.	+264
MORNING ROOM W/ 4'-0" EXT. TO FAMILY RM.	GROSS SQ. FT.	+300
BONUS ROOM	GROSS SQ. FT.	+364
SITTING AREA W/ COVERED PORCH	GROSS SQ. FT.	+148
BONUS ROOM #2	GROSS SQ. FT.	+607

### MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL	GROSS SQ. FT.	4083
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT		

### FINISHED BASEMENT SQ. FT.

RECREATION ROOM	GROSS SQ. FT.	+768
W/ REAR GARAGE	GROSS SQ. FT.	+438
W/ 4'-0" EXT.	GROSS SQ. FT.	+800
W/ MORNING ROOM	GROSS SQ. FT.	+1016
HOME OFFICE	GROSS SQ. FT.	+165
BASMENT BATH	GROSS SQ. FT.	+44
MEDIA ROOM	GROSS SQ. FT.	+212

### UNFINISHED AREA

BASEMENT	GROSS SQ. FT.	1368
4'-0" EXT. TO FAMILY RM.	GROSS SQ. FT.	+68
MORNING ROOM	GROSS SQ. FT.	+264
MORNING ROOM W/ 4'-0" EXT. TO FAMILY RM.	GROSS SQ. FT.	+300
REAR GARAGE	GROSS SQ. FT.	+636
SIDE GARAGE	GROSS SQ. FT.	+440

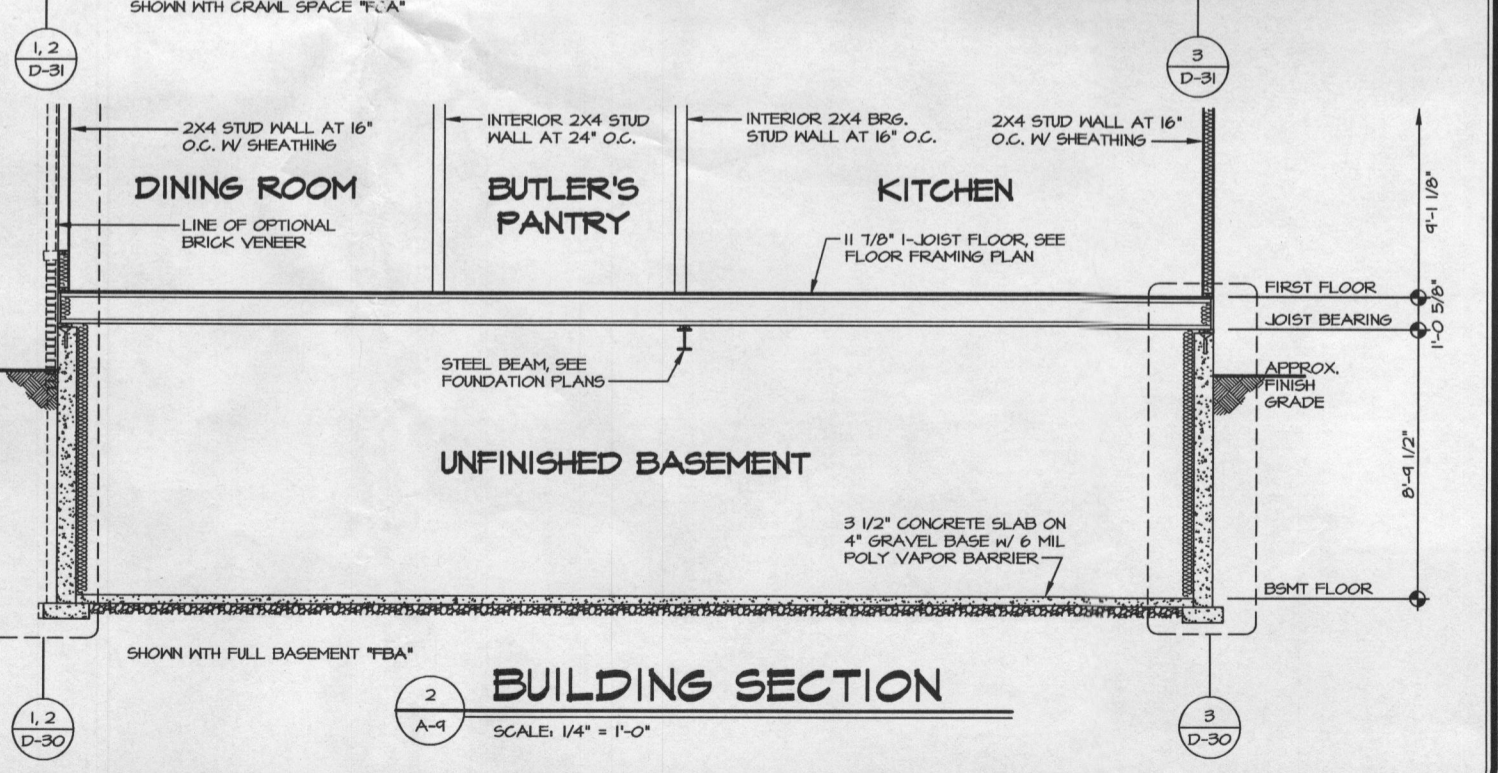
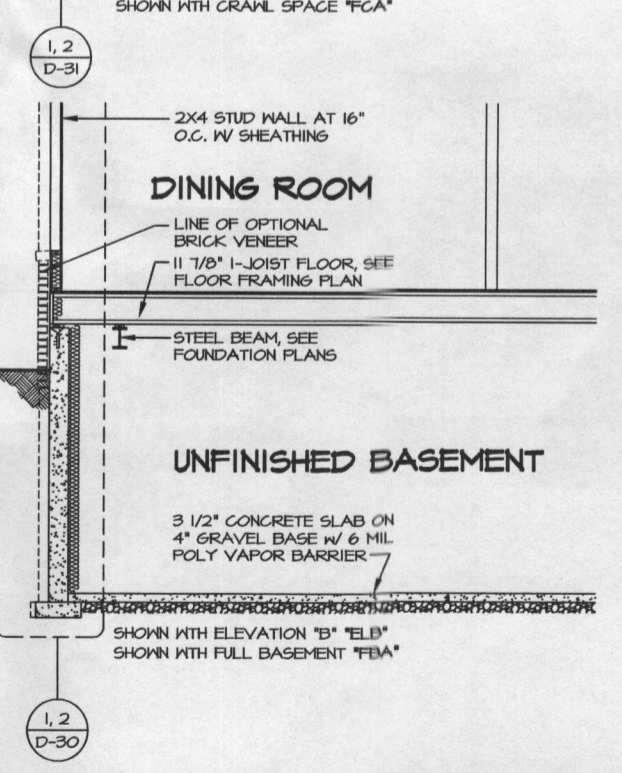
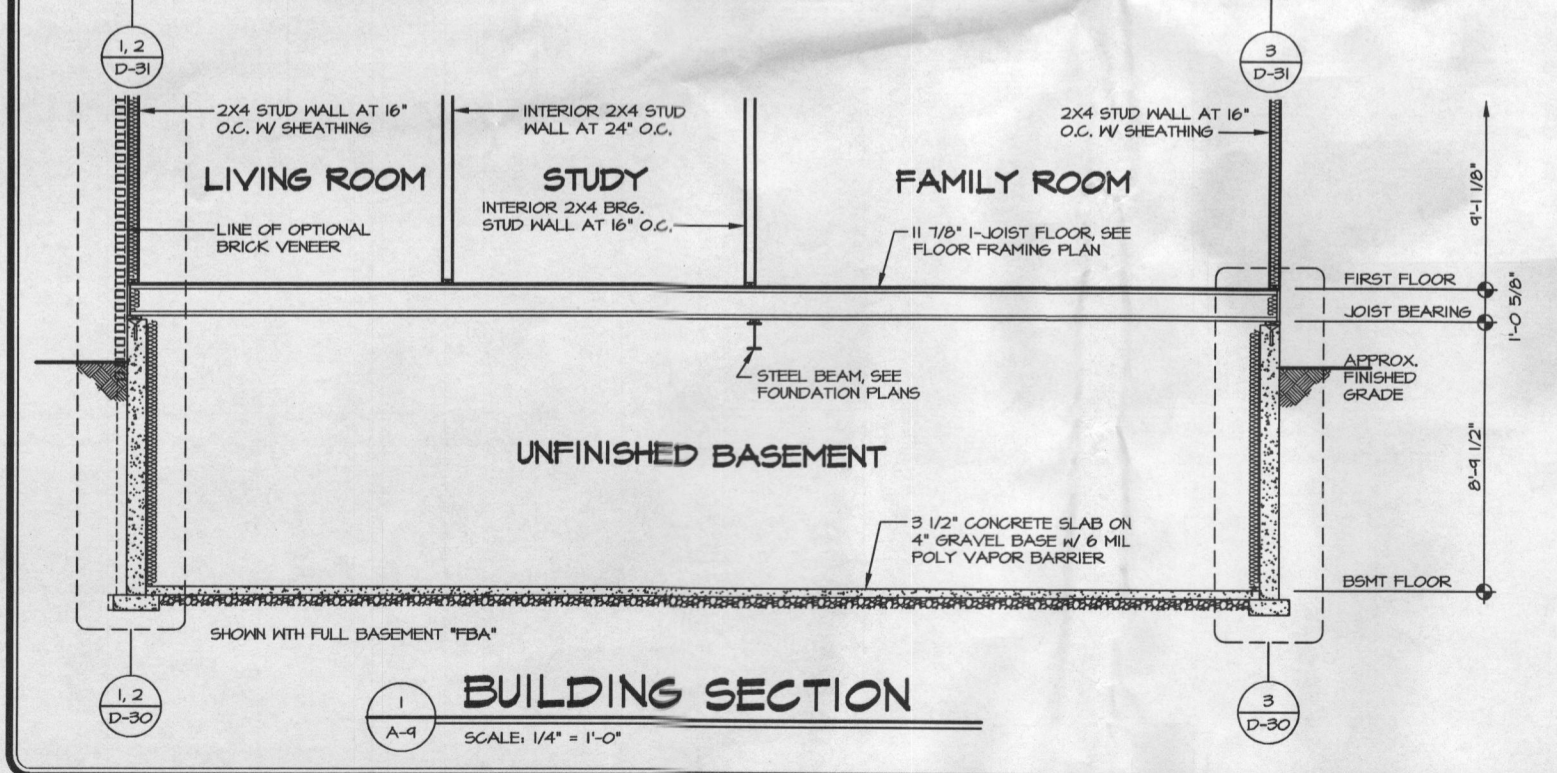
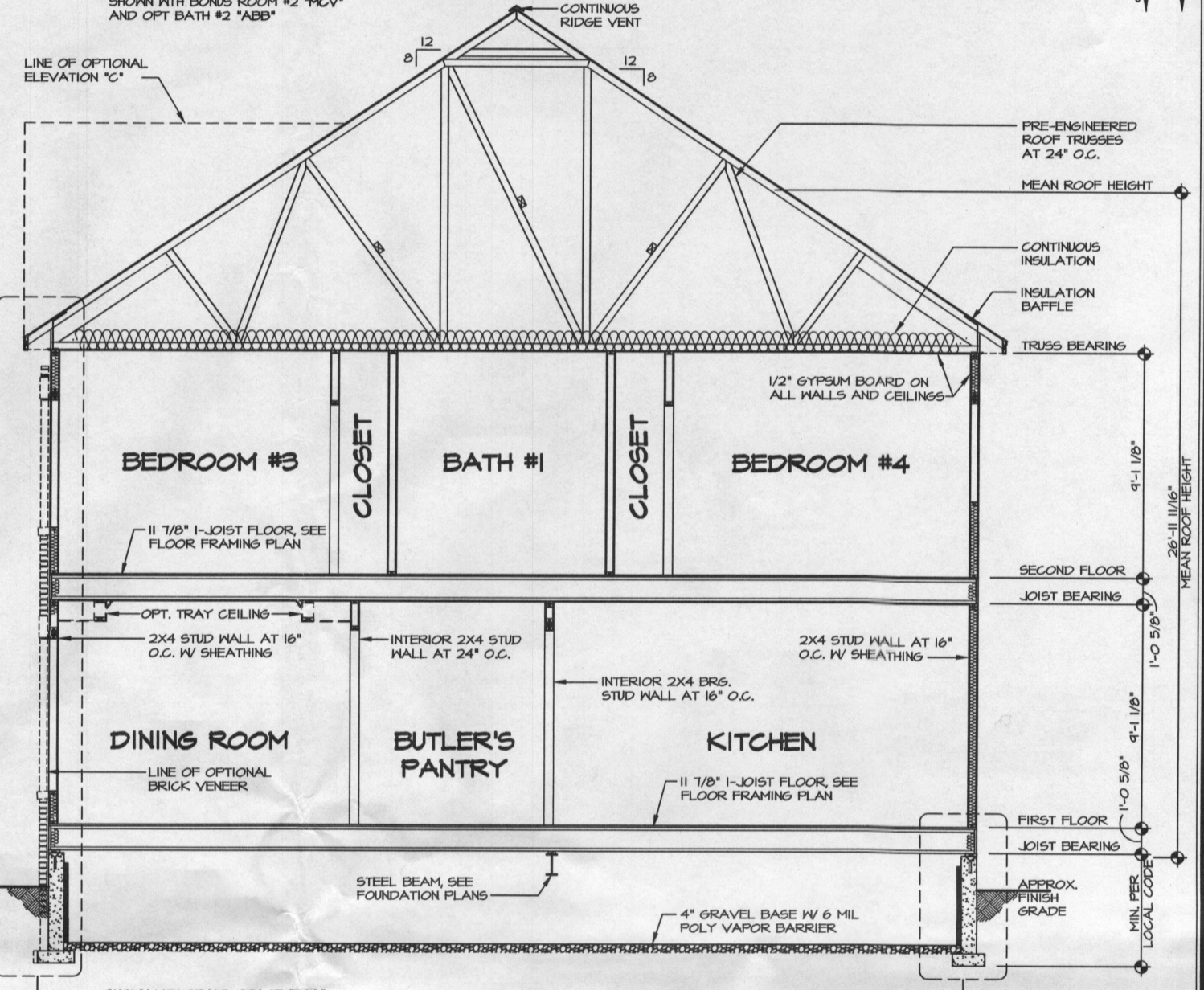
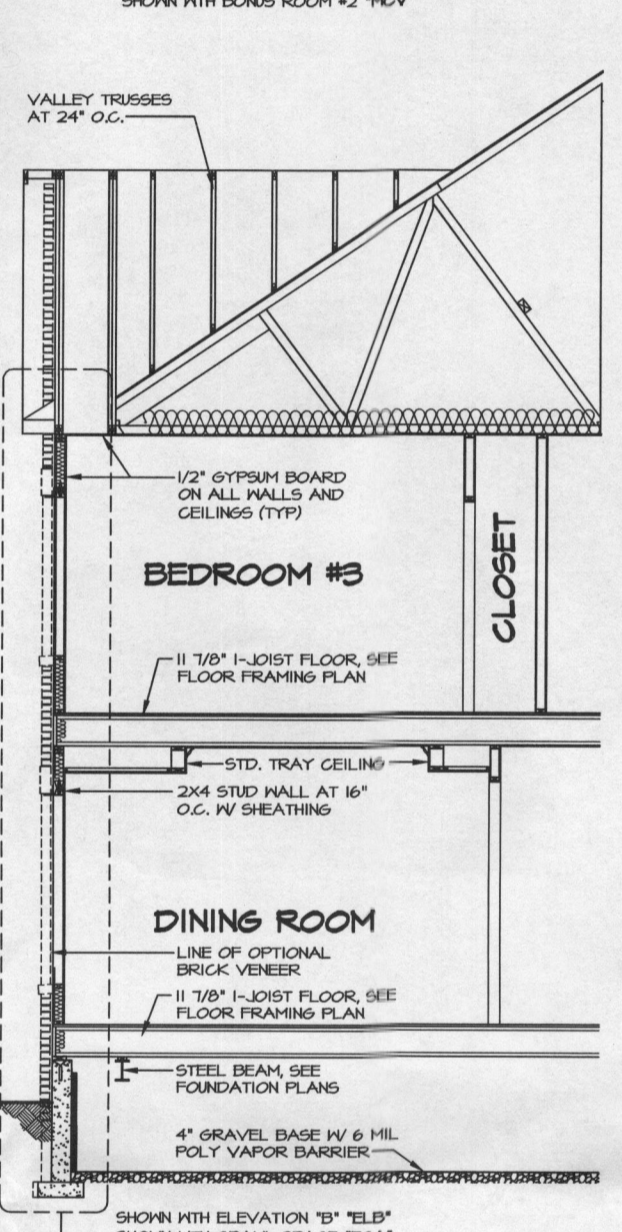
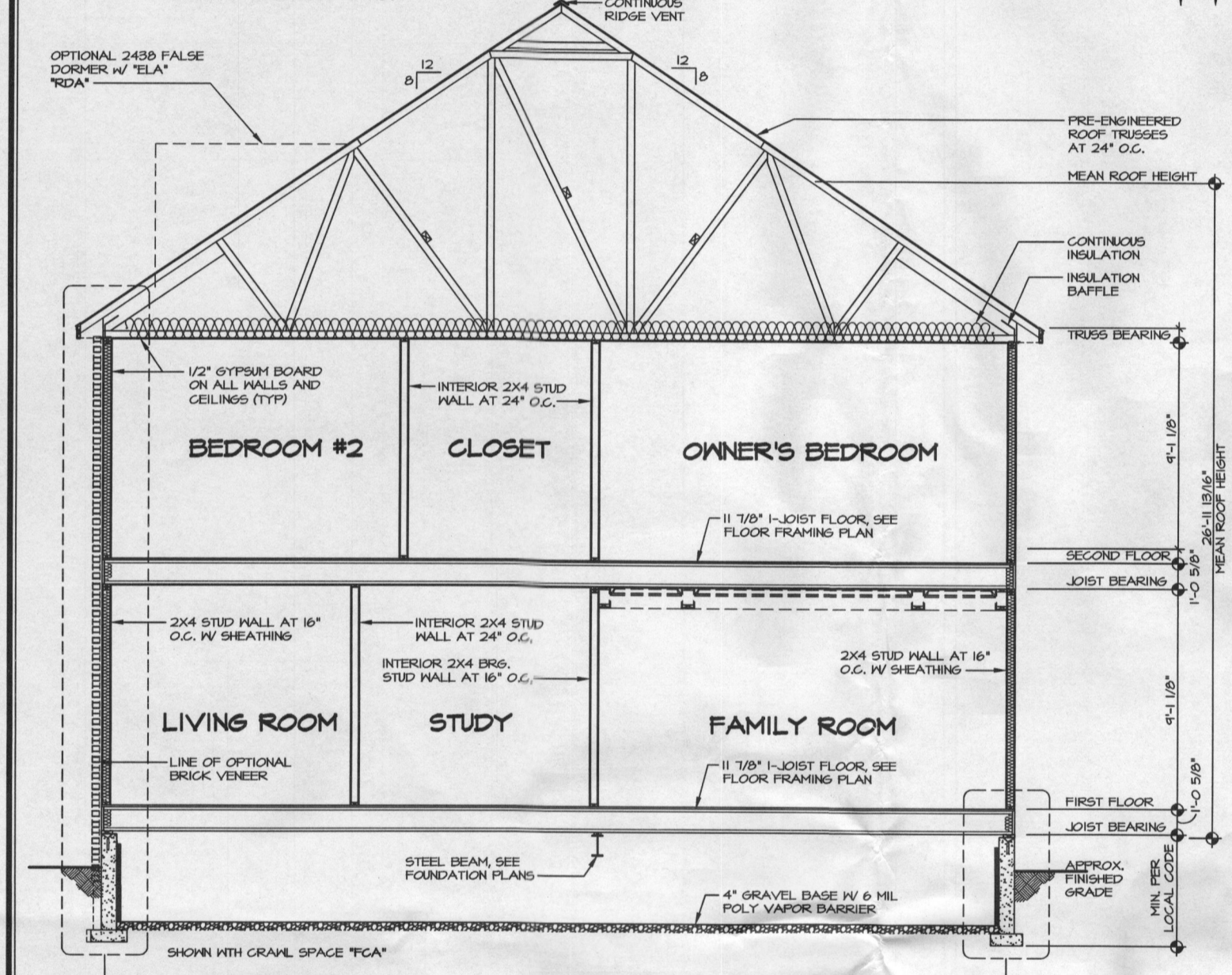
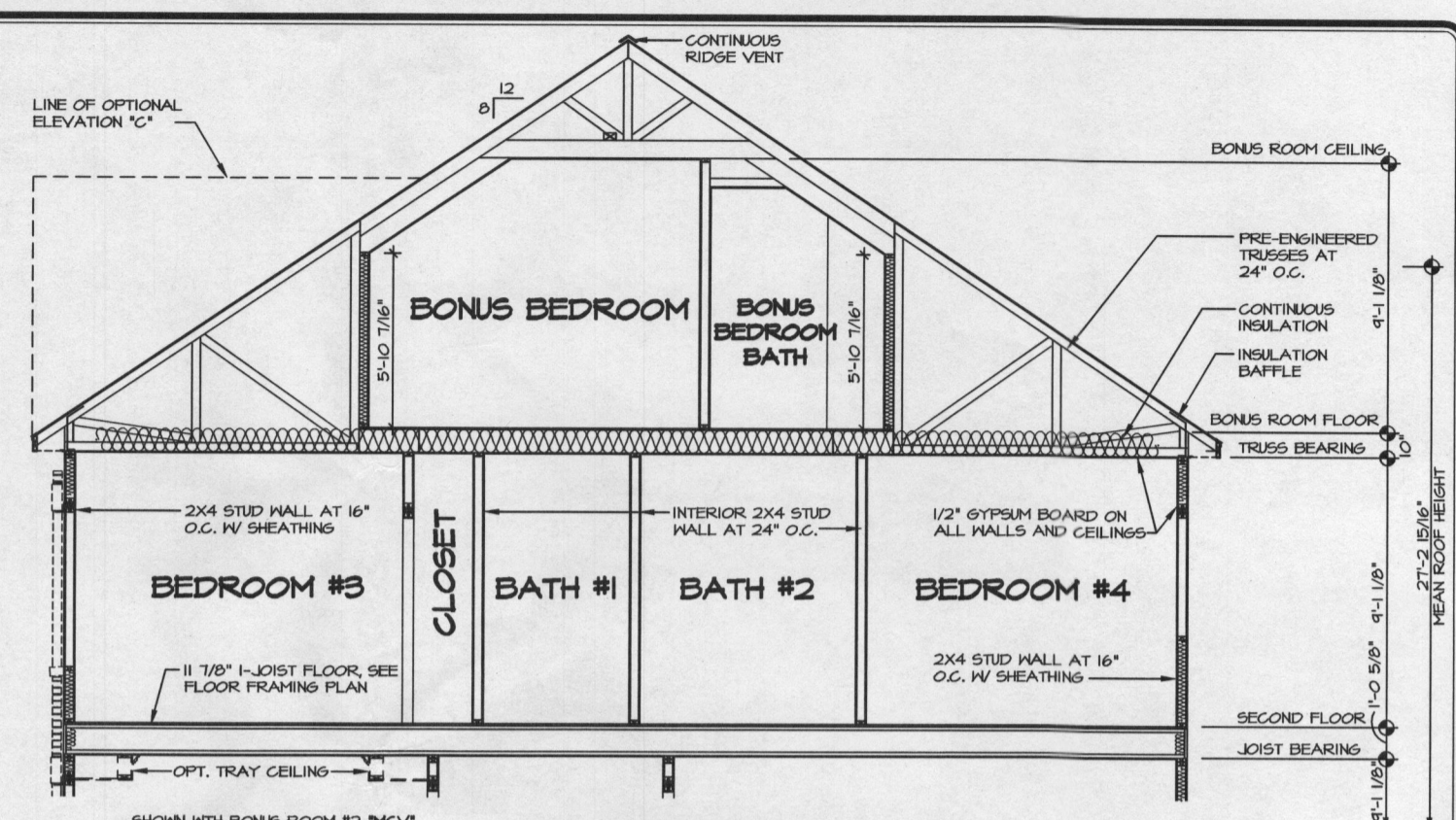
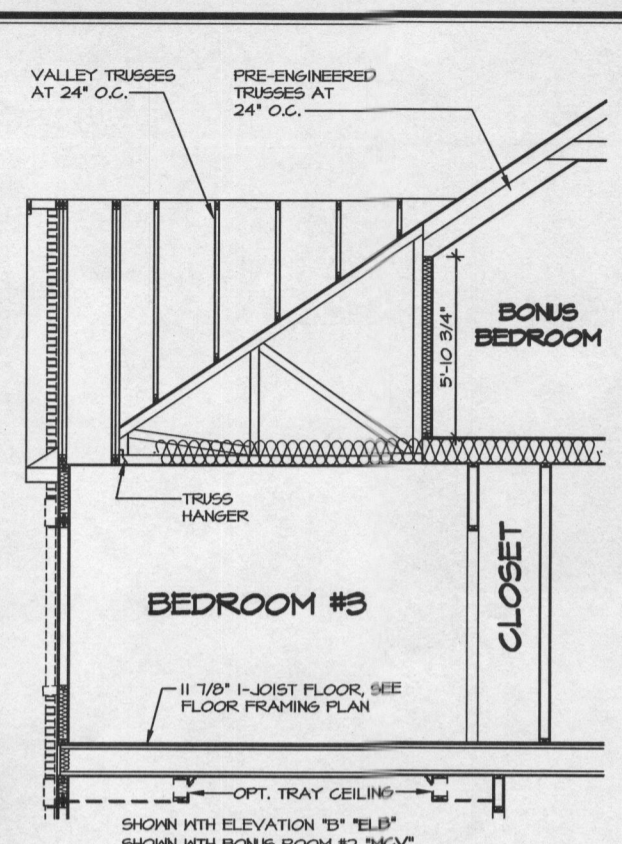
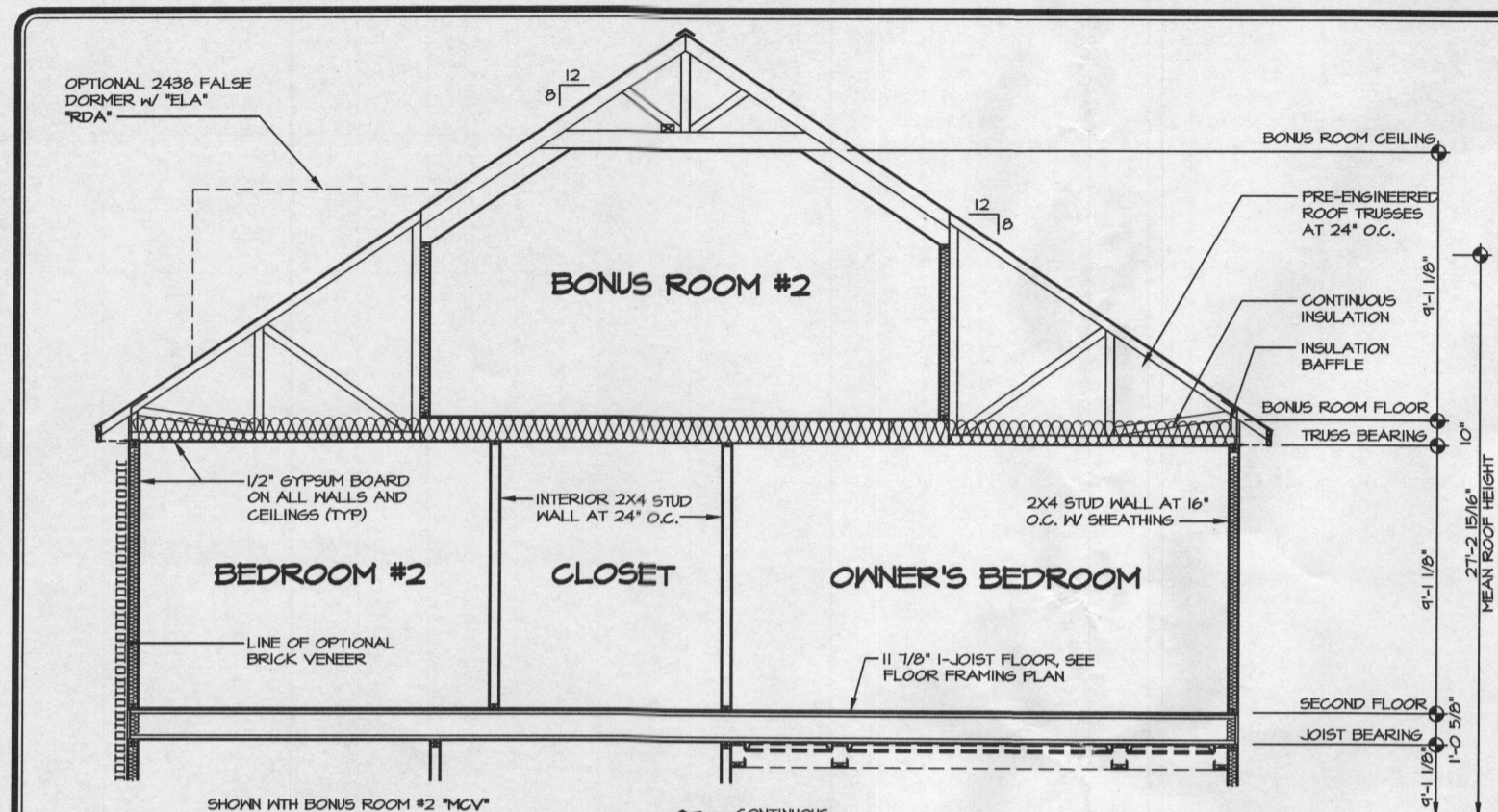
### FOOTPRINT

BASE HOUSE:	
WIDTH:	36'-0"
DEPTH:	38'-0"
MAXIMUM:	
WIDTH:	56'-0"
DEPTH:	72'-4"

SET - VERSION

09700-18

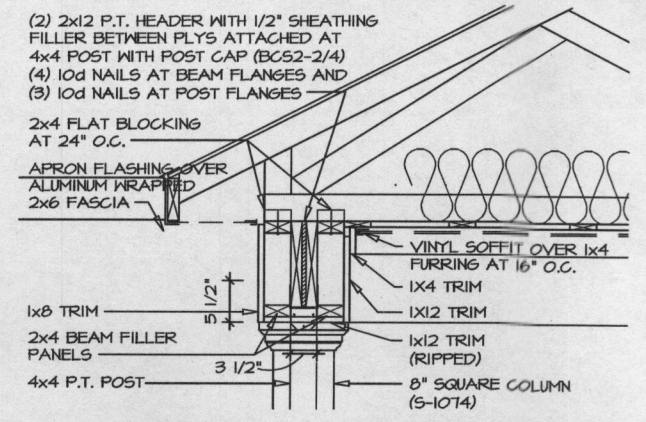
CS-1



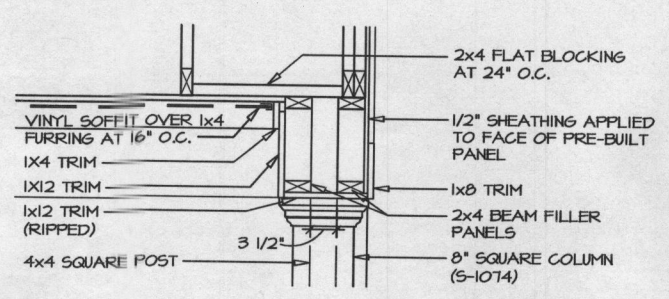
**BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

**BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

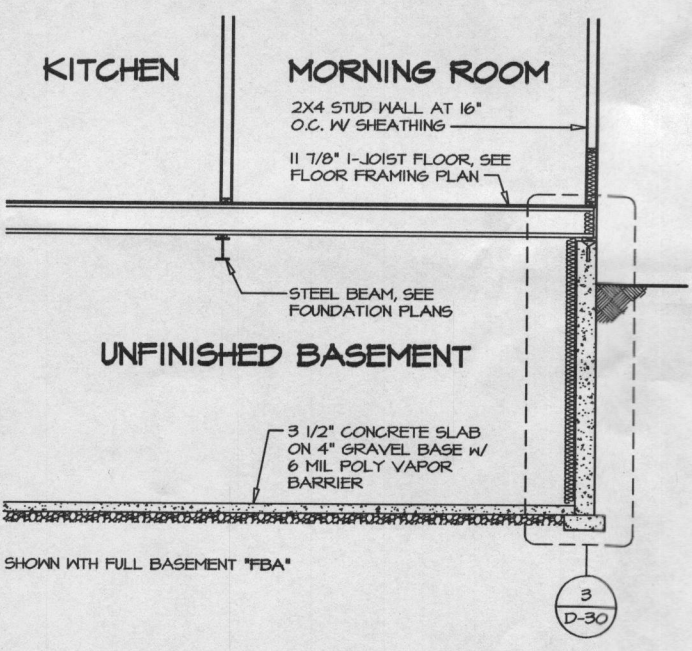
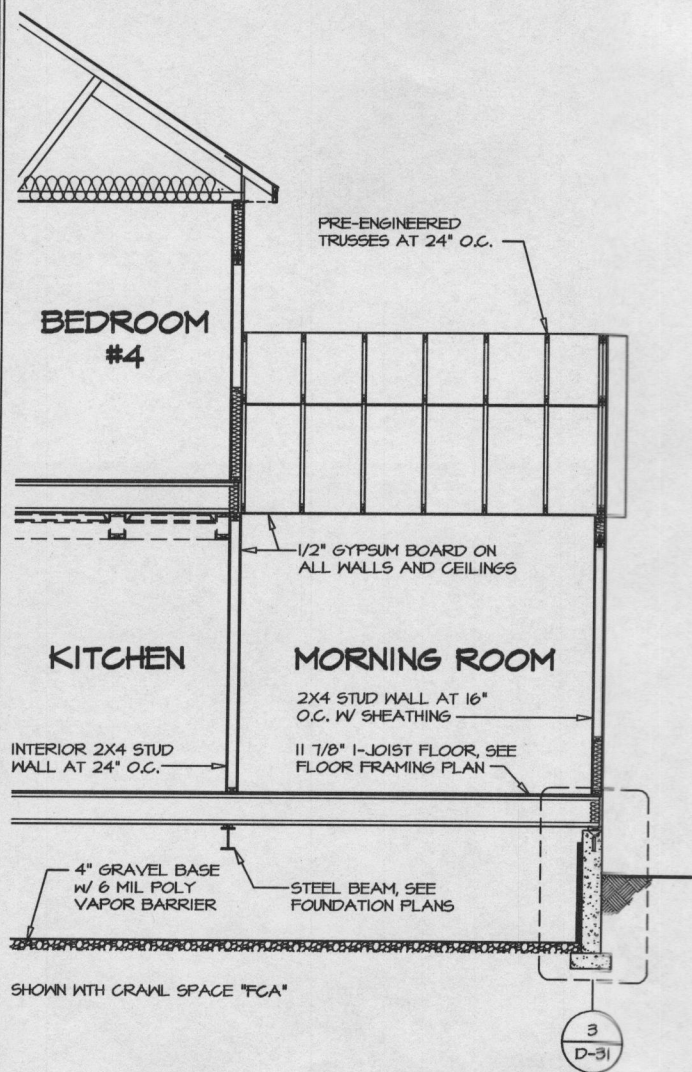
<b>REVISIONS</b> DATE REV. NO. DESCRIPTION 6/10/12 1 RBB - PROTOTYPE TRAP REVISIONS (RCH-NH-0592) 6/10/12 2 SAM - PROTOTYPE REVISIONS (RCH-NH-0592) 6/10/12 3 A.H. - CREATED VERSION 1.0 10/16/12 4 A.H. - FIELD AUDIT R-CDE-MT-0016	
<b>NOTES</b> 1. NVR, INC. APPROXIMATELY REPRODUCES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF NVR, INC.	
<b>NVHomes</b> NVR, Inc. Architectural Services 21 Bye Court, Suite A Frederick, MD 21704	
SET NO. 04700 VERSION 1.0 DRAWN BY DRA DATE: 6/17/11 OPTION	MODEL BEACONSFIELD DRAWING TITLE BUILDING SECTION OPTION DESCRIPTION
SHEET NO. A-9	19



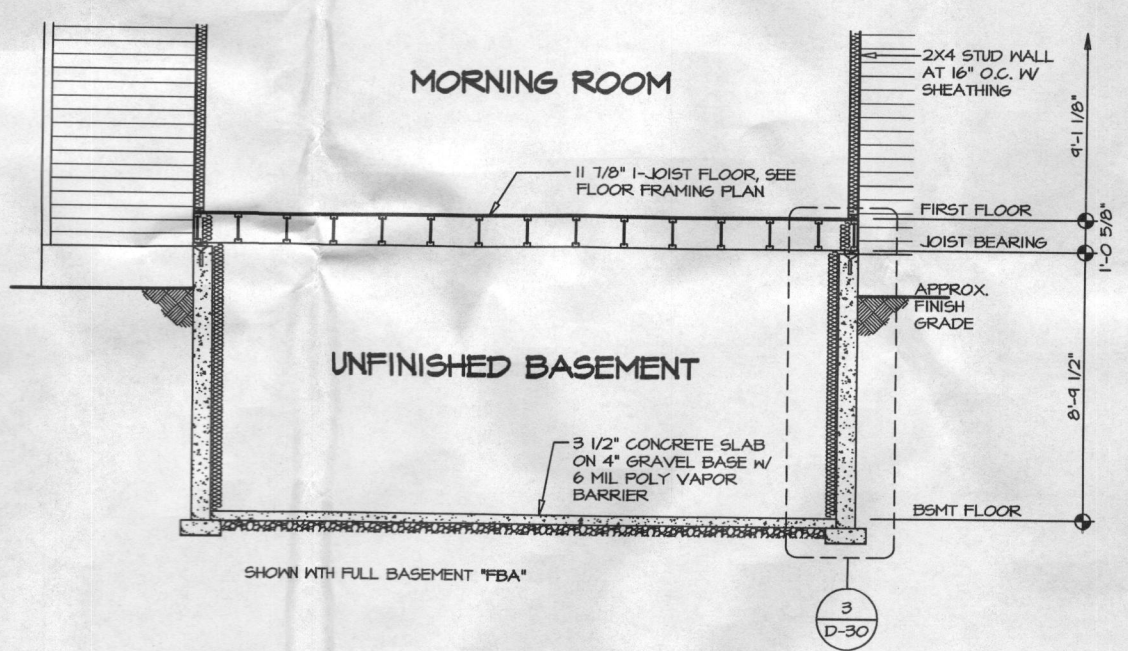
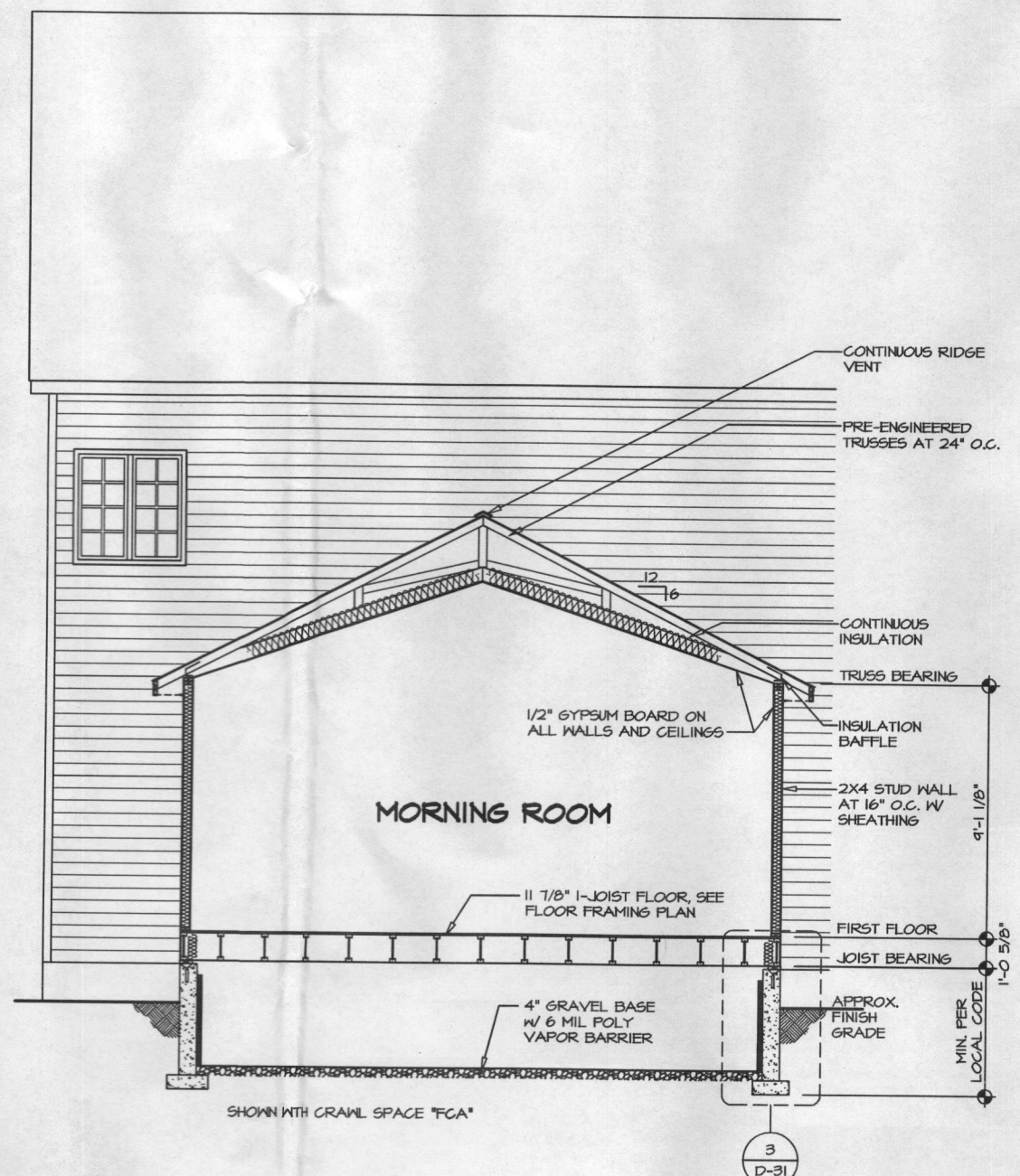
**3 PORCH BEAM DETAIL**  
 SCALE: 3/4" = 1'-0"



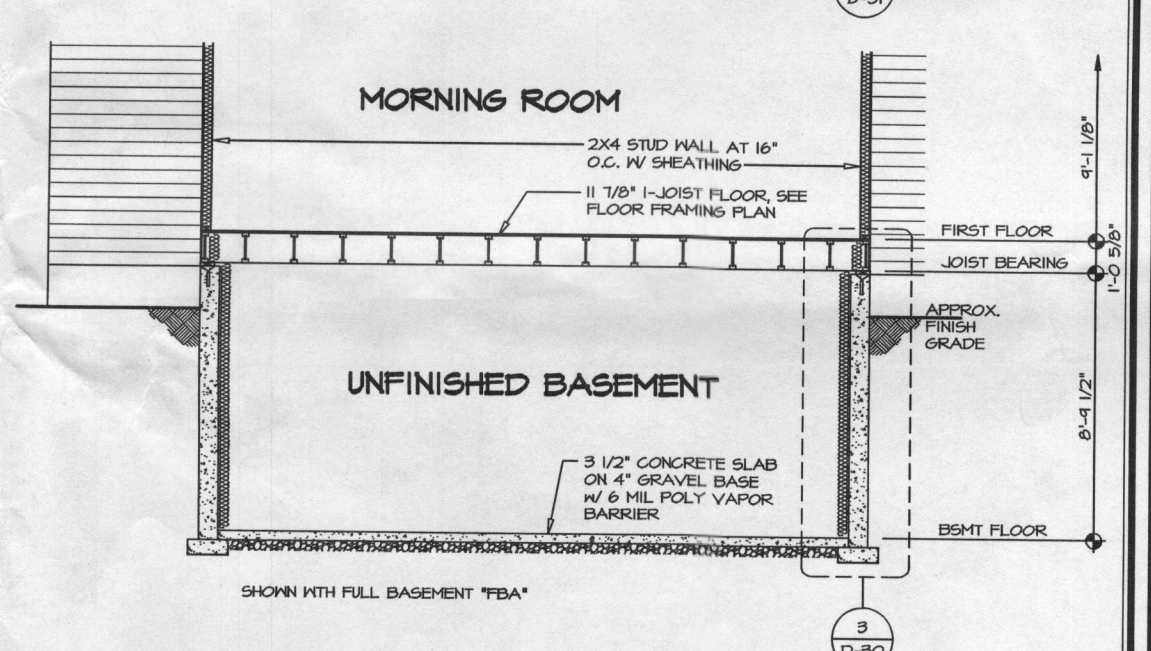
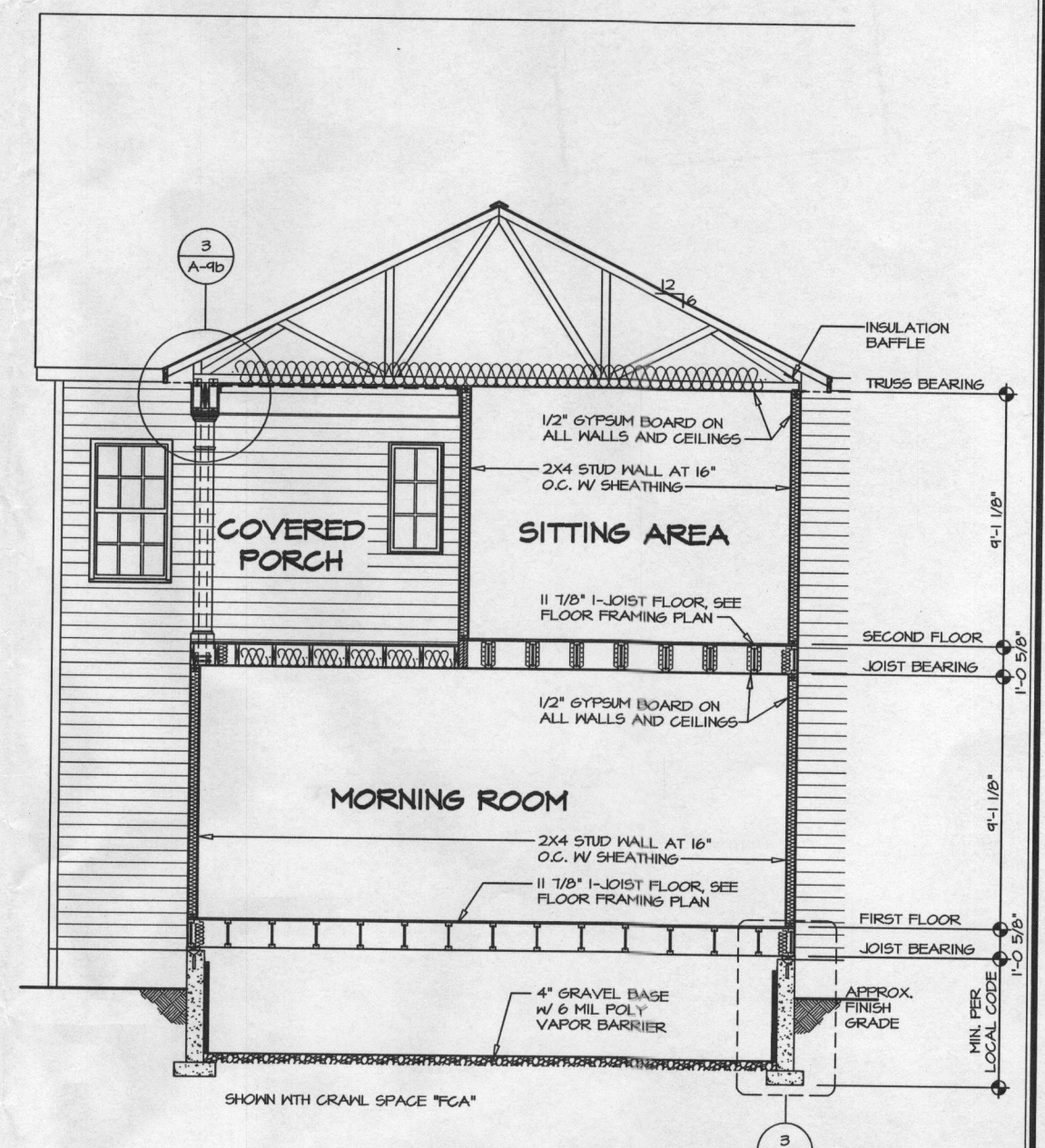
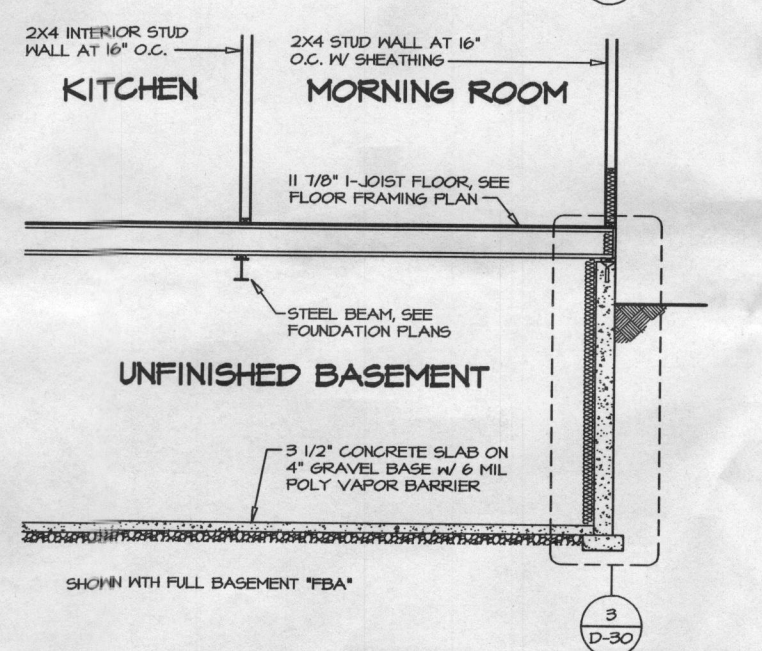
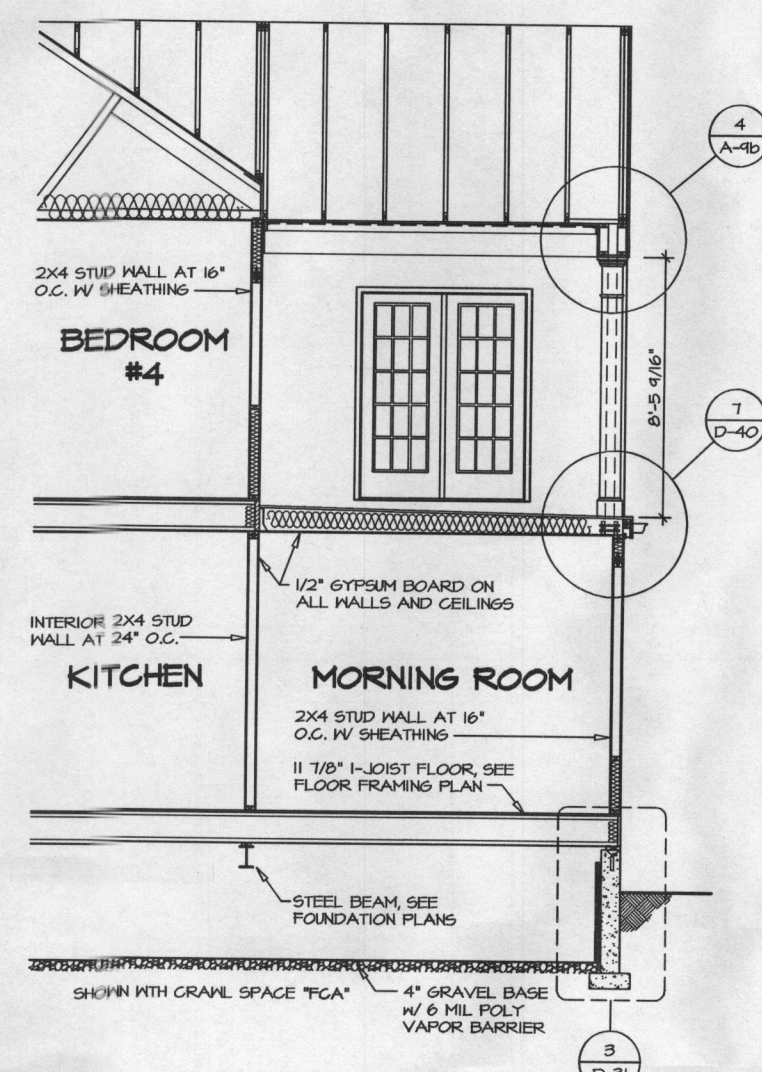
**4 PORCH BEAM DETAIL**  
 SCALE: 3/4" = 1'-0"



**1 BUILDING SECTIONS**  
 SCALE: 1/4" = 1'-0"  
 MORNING ROOM "MAA"



**2 BUILDING SECTIONS**  
 SCALE: 1/4" = 1'-0"  
 MORNING ROOM "MAA" W/ SITTING ROOM "MEB" AND COVERED PORCH

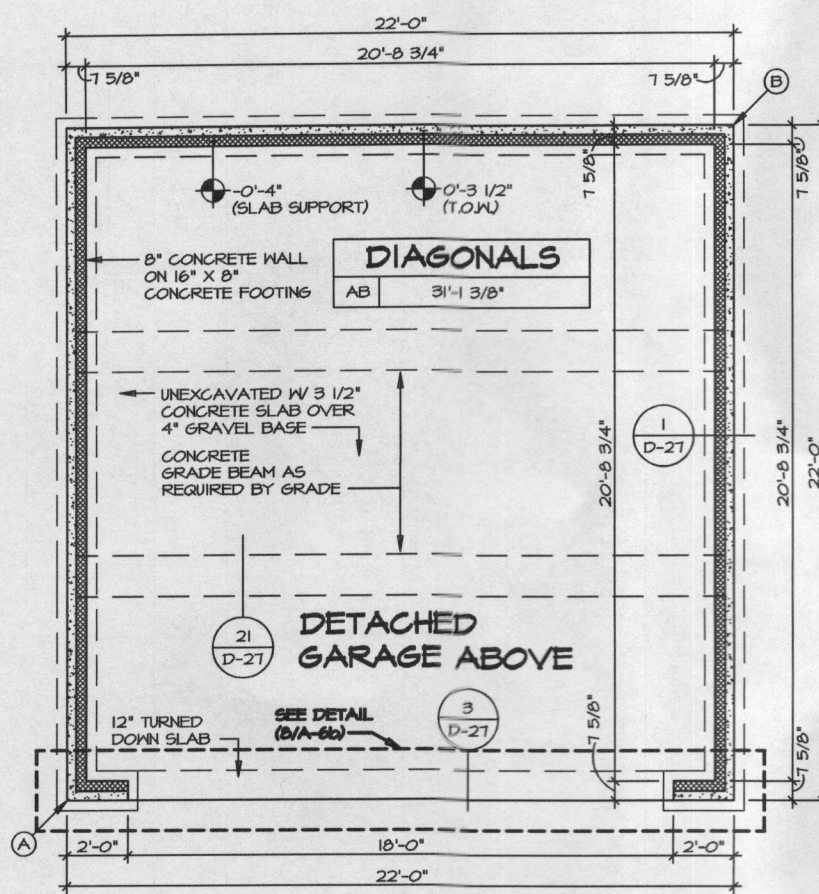


REV. NO.	DATE	REMARKS
1	5/9/12	REB - PROTOTYPE TRAP REVISIONS (MORNING ROOM)
2	6/10/12	SAH - PROTOTYPE REVISIONS (MORNING ROOM)
3	6/10/12	A.J.H. CREATED VERSION 1.0

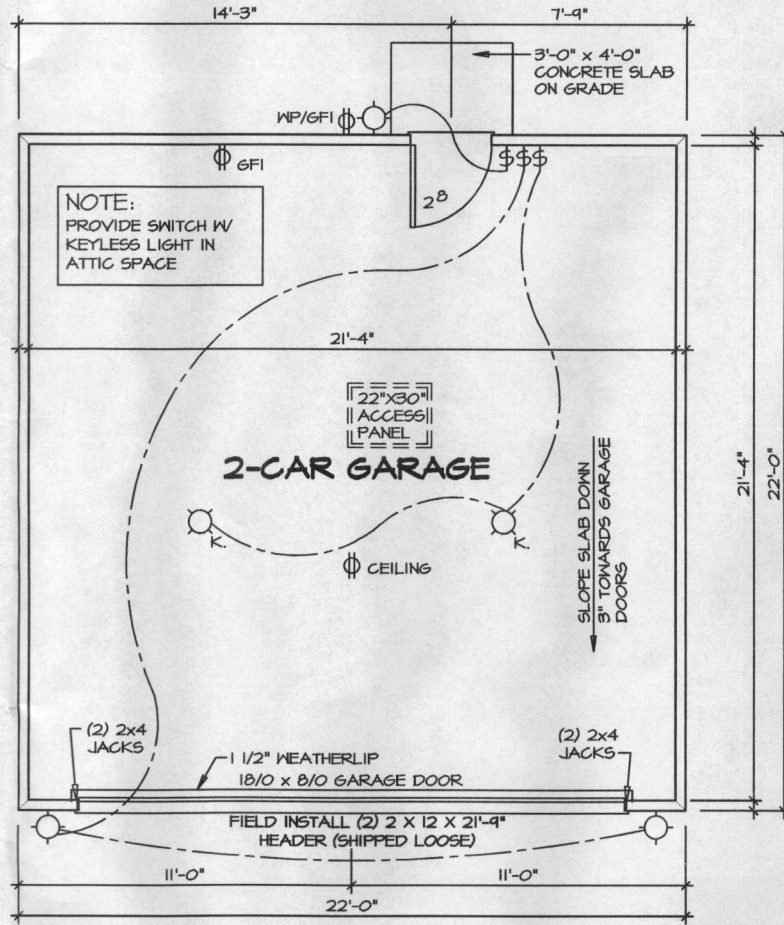
**NVHomes**  
 NVH, Inc.  
 Architectural Services  
 21 Bye Court, Suite A  
 Frederick, MD 21702

SET NO. 02100	VERSION 1.0
DRAWN BY DRA	DATE: 6/17/11
OPTION MAA	MEMBER MEB

MODEL BEACONSFIELD	BUILDING SECTION
SHEET NO. A-9b	OPTION DESCRIPTION MORNING ROOM SITTING ROOM
2	



**1 FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



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

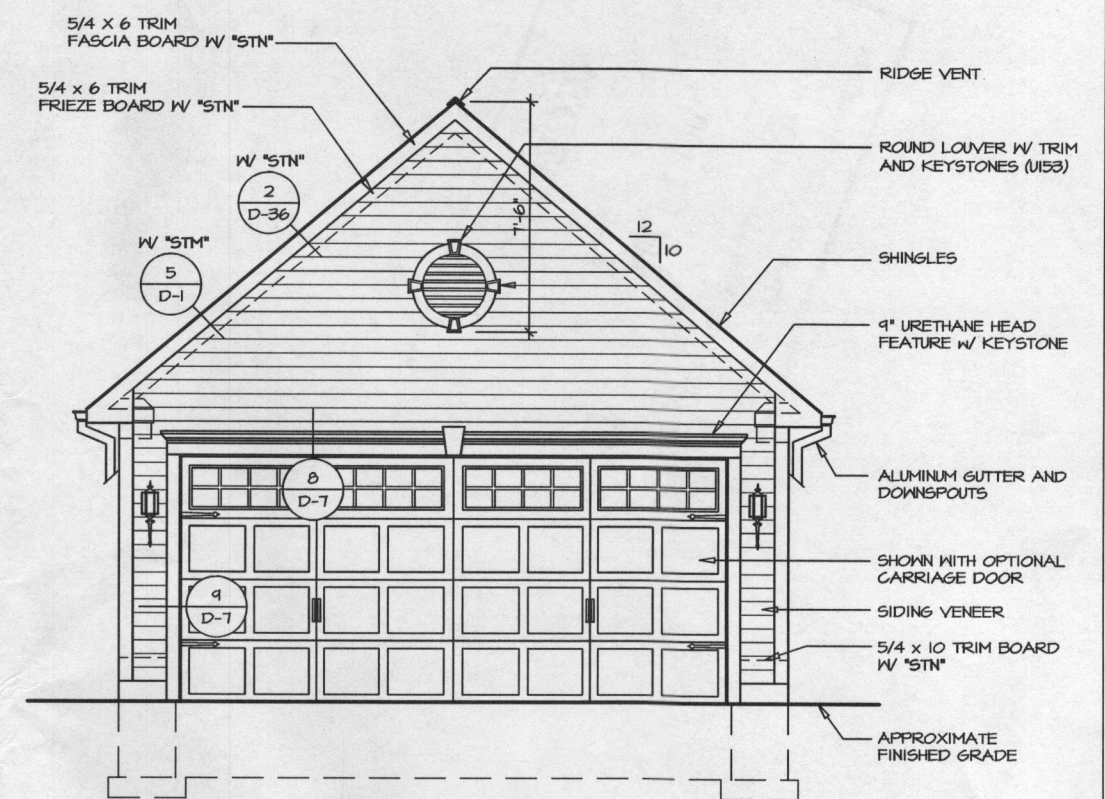
**NOTES:**  
1. ALL HEADERS ARE (2) 2x6, UNLESS OTHERWISE NOTED.  
2. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.  
3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.  
4. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.  
5. HASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE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

**ELECTRICAL LEGEND**

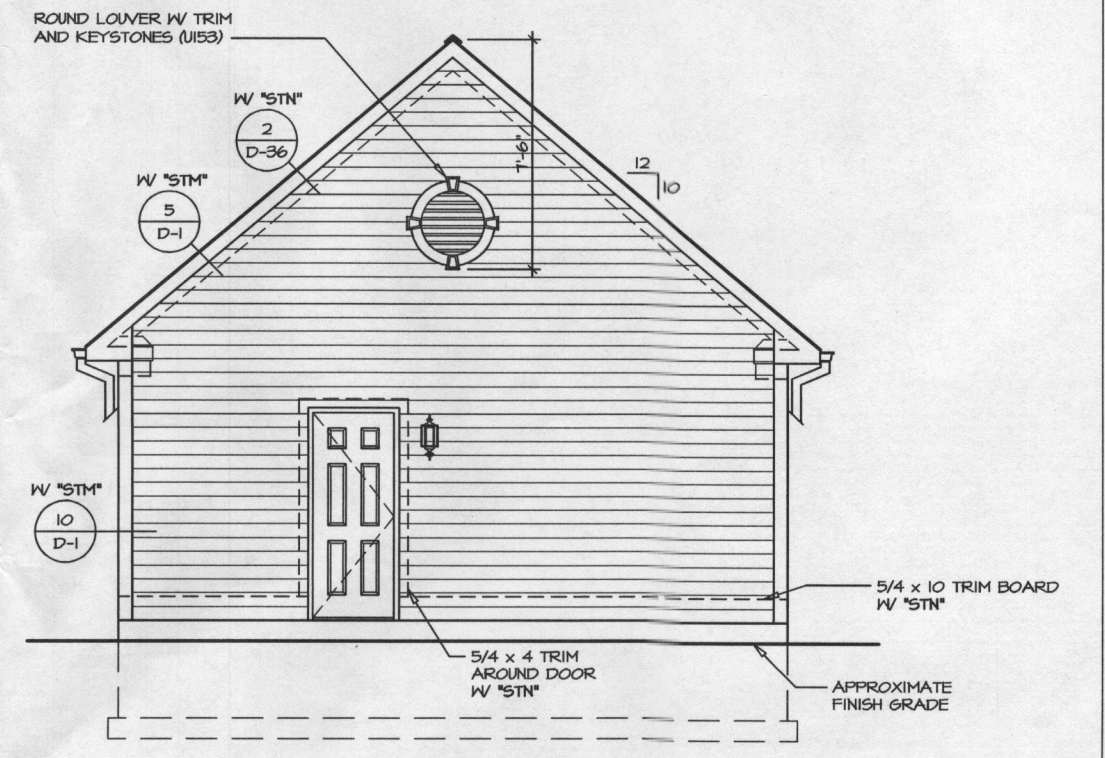
- ⊕ SINGLE POLE SWITCH
- ⊕ DUPLEX RECEPTACLE
- ⊕ DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
- ⊕ DUPLEX RECEPTACLE - WATERPROOF AND GROUND FAULT INTERRUPT
- ⊕ LIGHT FIXTURE - WALL MOUNTED
- ⊕ LIGHT FIXTURE - CEILING MOUNTED

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

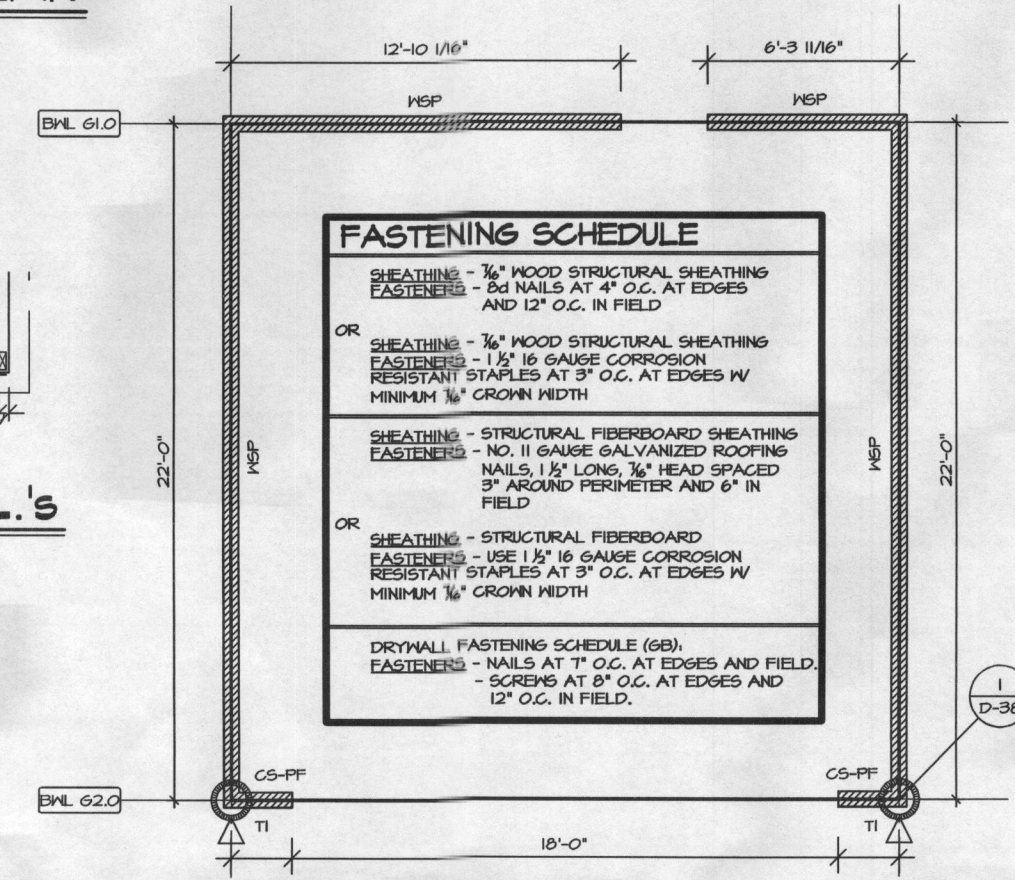
**NOTE:**  
1. EXTERIOR PORCH LIGHTS: CENTERLINE OF ELECTRICAL BOX TO BE INSTALLED AT 6'-6" ABOVE FIRST FLOOR.  
2. GARAGE DOOR LIGHTS: CENTERLINE OF ELECTRICAL BOX TO BE INSTALLED AT 1'-7" BELOW HEADER.  
3. GARAGE DOOR LIGHTS: CENTERLINE OF ELECTRICAL BOX TO BE INSTALLED AT 0'-7" BELOW HEADER.



**5 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**6 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**FASTENING SCHEDULE**

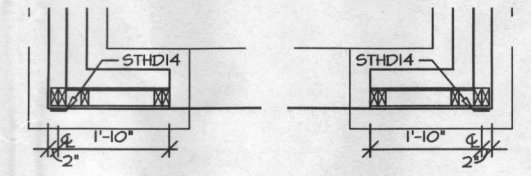
SHEATHING - 3/8" WOOD STRUCTURAL SHEATHING  
FASTENERS - 8d NAILS AT 4" O.C. AT EDGES AND 12" O.C. IN FIELD

OR  
SHEATHING - 3/8" WOOD STRUCTURAL SHEATHING  
FASTENERS - 1 1/2" 16 GAUGE CORROSION RESISTANT STAPLES AT 3" O.C. AT EDGES W/ MINIMUM 1/4" CROWN WIDTH

SHEATHING - STRUCTURAL FIBERBOARD SHEATHING  
FASTENERS - NO. 11 GALVANIZED ROOFING NAILS, 1 1/2" LONG, 3/4" HEAD SPACED 3" AROUND PERIMETER AND 6" IN FIELD

OR  
SHEATHING - STRUCTURAL FIBERBOARD SHEATHING  
FASTENERS - USE 1 1/2" 16 GAUGE CORROSION RESISTANT STAPLES AT 3" O.C. AT EDGES W/ MINIMUM 1/4" CROWN WIDTH

DRYWALL FASTENING SCHEDULE (608)  
FASTENERS - NAILS AT 7" O.C. AT EDGES AND FIELD.  
- SCREWS AT 8" O.C. AT EDGES AND 12" O.C. IN FIELD.

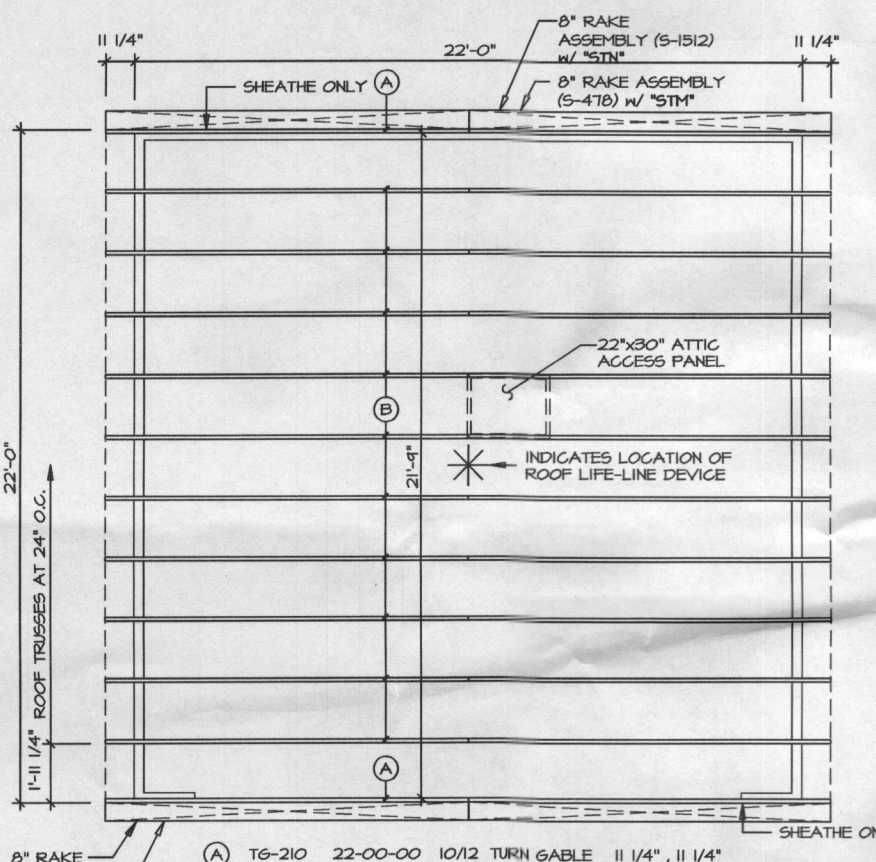


**8 HOLD DOWN C.L.'s**  
SCALE: 1/2" = 1'-0"

**HOLD-DOWN SCHEDULE**

LD CONNECTOR

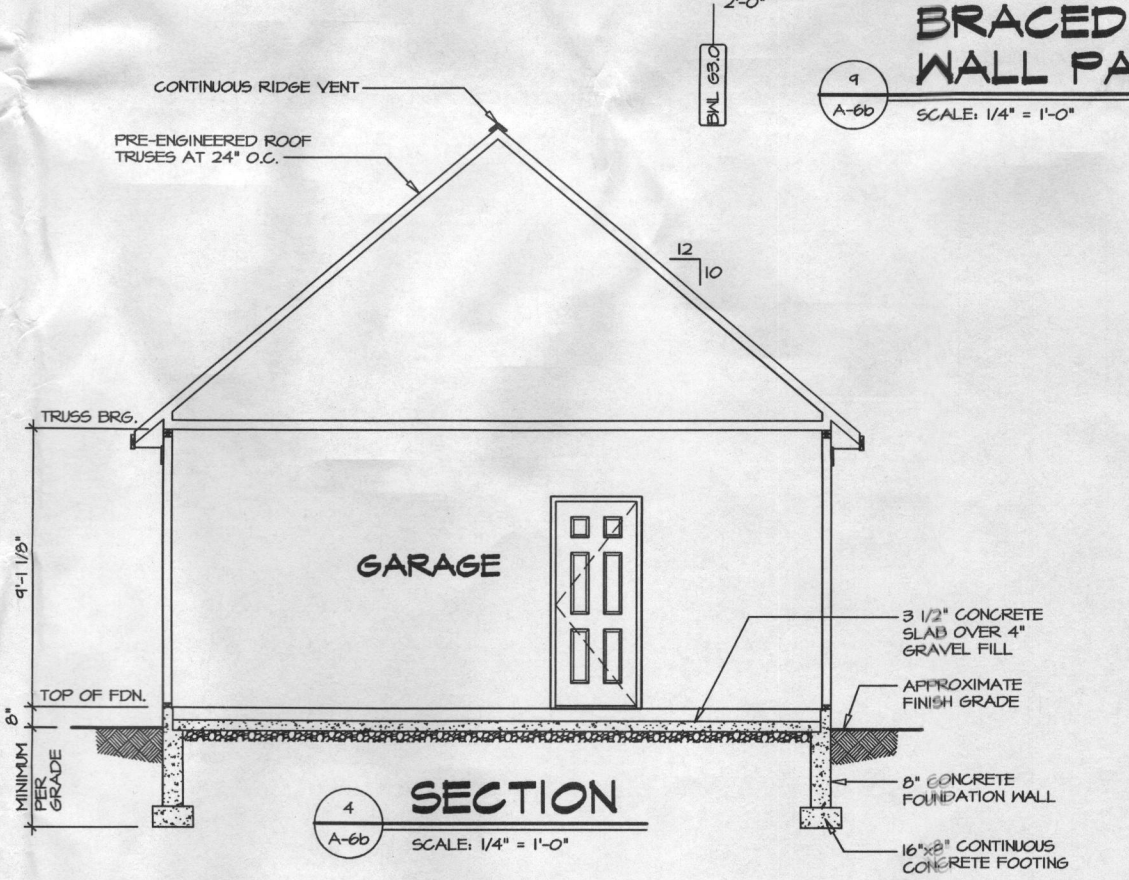
TI  
STD14  
ALTERNATIVE: 1/2" ANCHOR BOLT W/ 2X2X3/16" PLATE WASHER



**3 ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

**NOTE:**  
1. USE TIEDOWN CONDITION #1 ON ALL TRUSSES UNLESS OTHERWISE NOTED.  
2. LUS26 TRUSS HANGERS PROVIDE 435# OF UPLIFT FOR HANGEROED TRUSSES.  
3. HUS26 TRUSS HANGERS PROVIDE 1250# OF UPLIFT FOR HANGEROED TRUSSES.  
4. HUS26-2 TRUSS HANGERS PROVIDE 2000# OF UPLIFT FOR HANGEROED TRUSSES.

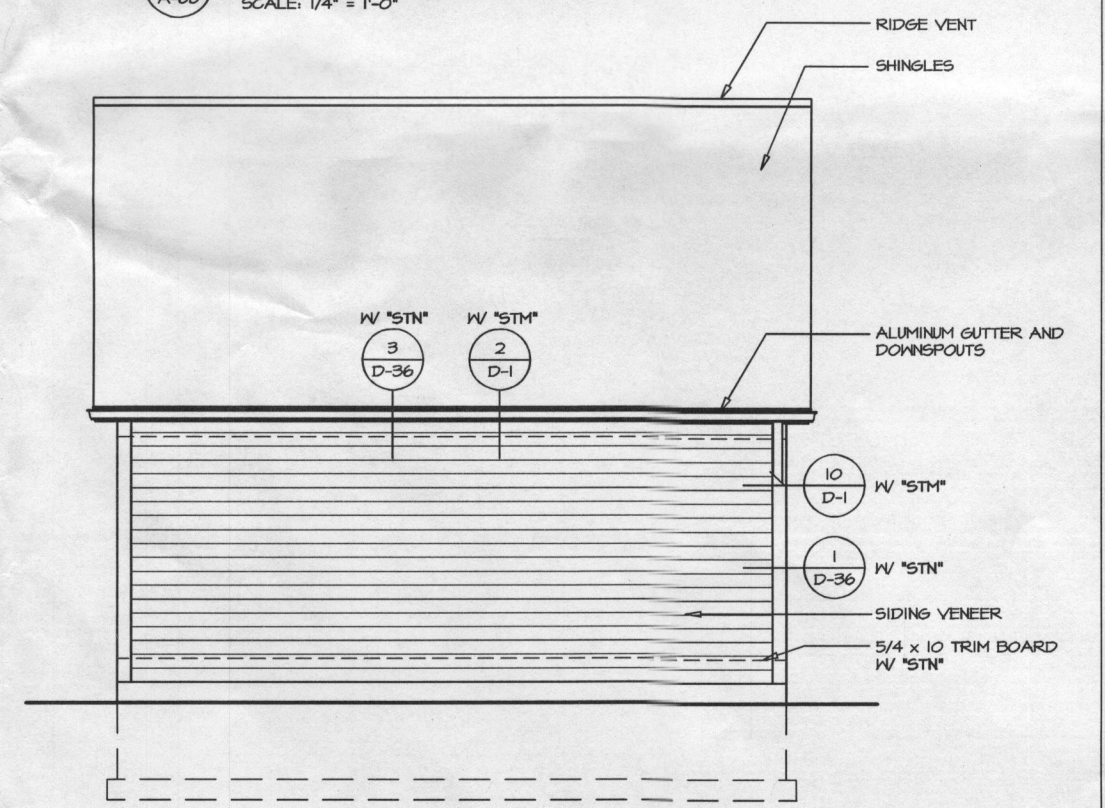
REFER TO STD. DTL. SHEET D-22 FOR TRUSS TIEDOWN SCHEDULE



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

**LEGEND**

BML XX BRACED WALL LINE I.D.  
— BRACED WALL LINE  
— HOUSE WALL  
— BRACED HALL PANEL  
HSP WOOD STRUCTURAL PANEL  
SFB STRUCTURAL FIBERBOARD SHEATHING  
GB GYPSUM BOARD  
LIB LET-IN BRACING (SEE STANDARD DETAIL 15 / D-36)  
CS-HSP CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL  
CS-SFB CONTINUOUS SHEATHING - STRUCTURAL FIBERBOARD SHEATHING  
CS-PF CONTINUOUS SHEATHING - PORTAL FRAME (SEE STANDARD DETAIL 1 / D-36 UNLESS OTHERWISE NOTED)  
ENG ENGINEERED DESIGN  
DO SOOF TIE-DOWN (LSTAYS UNLESS OTHERWISE NOTED) (Arrows Indicate Tie-Down location)  
X ENGINEERING PAGE NUMBER



**7 SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**REVISIONS**

REV. NO.	DATE	DESCRIPTION
1	6/2/02	A.H. - 2002 IBC
2	6/10/02	A.H. - CREATED VERSION 1.0
3	9/10/02	JFS - ADDED ATTIC ACCESS NOTE
4	10/10/02	JFS - ADDED TRIM WITH 'STN'
5	11/12/02	JFS - REVISED TRIM

**MODEL:** BEACONSFIELD  
**DRAWING TITLE:** DETACHED GARAGE PLAN  
**OPTION DESCRIPTION:** TWO CAR DETACHED GARAGE

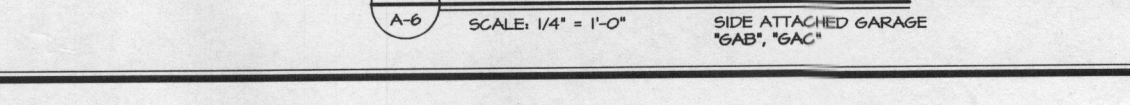
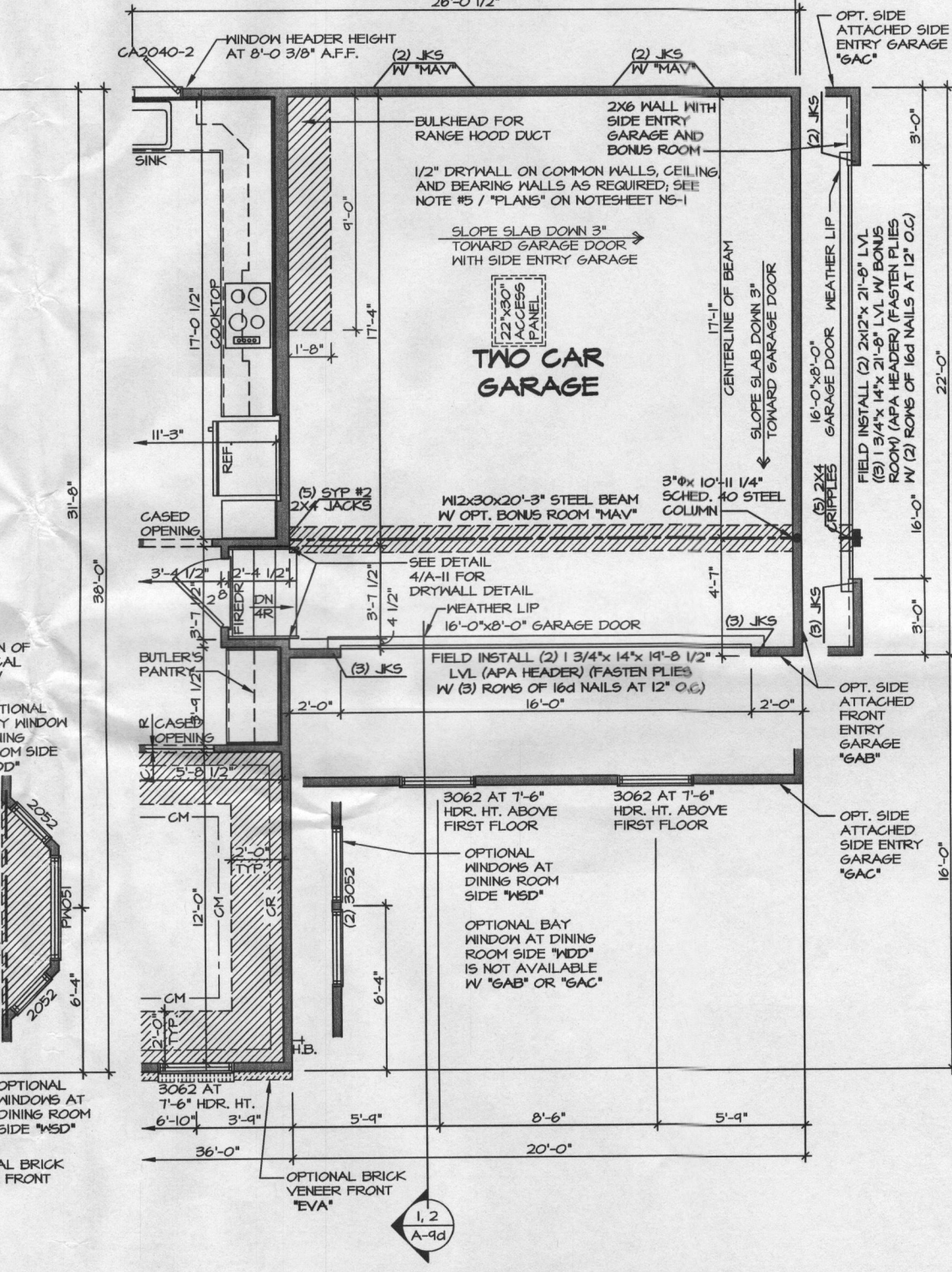
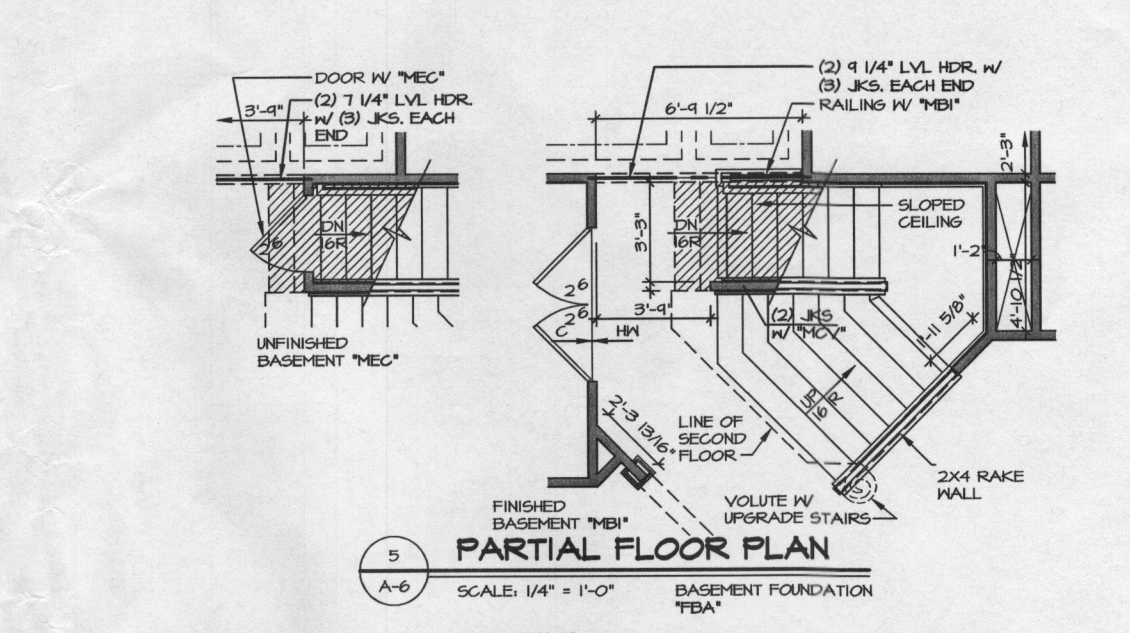
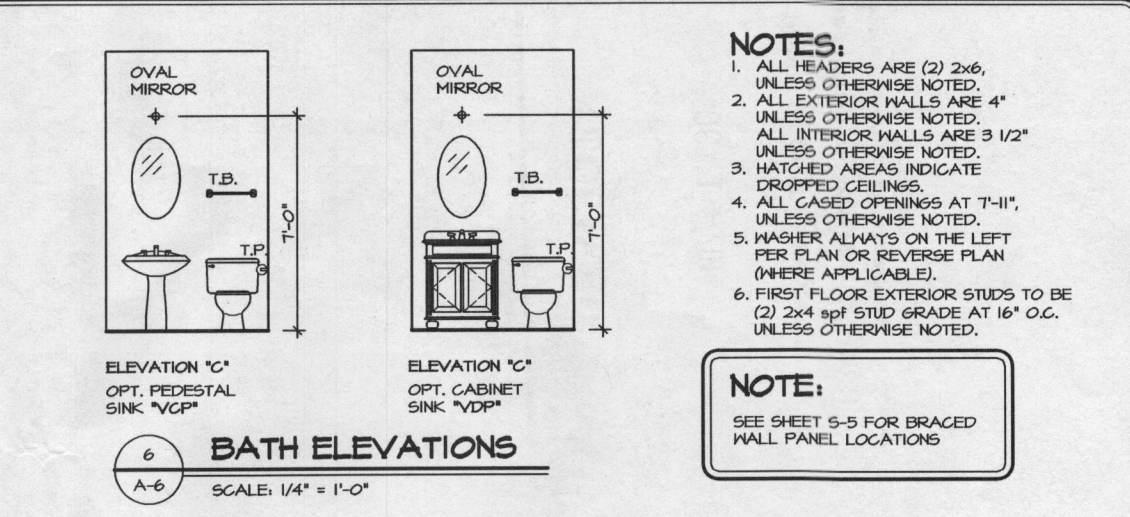
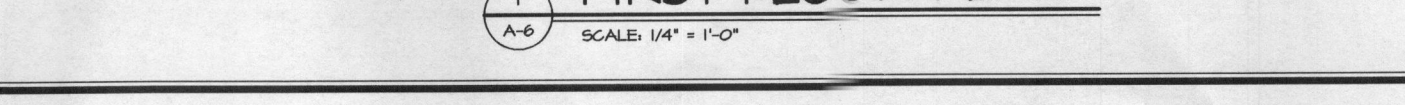
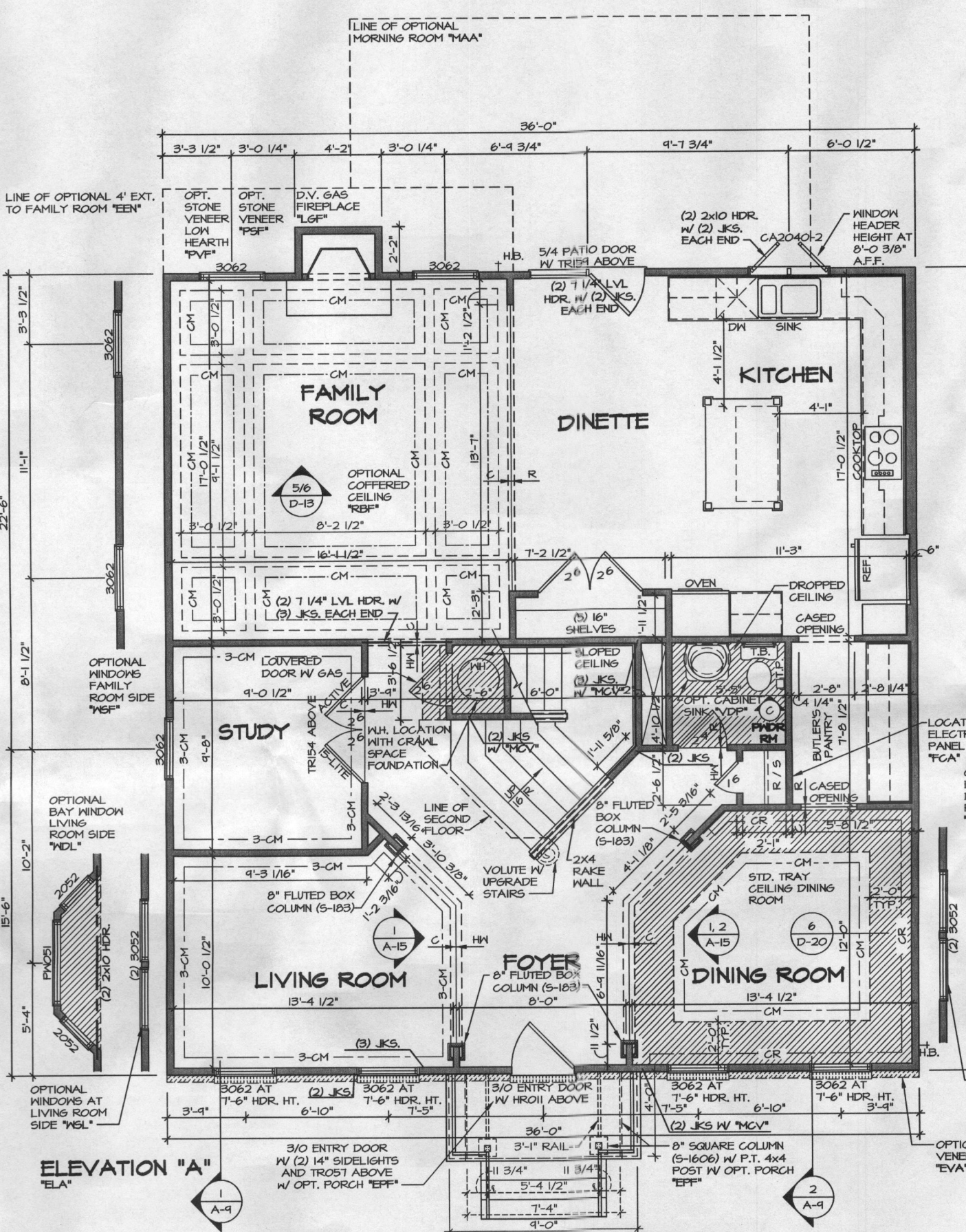
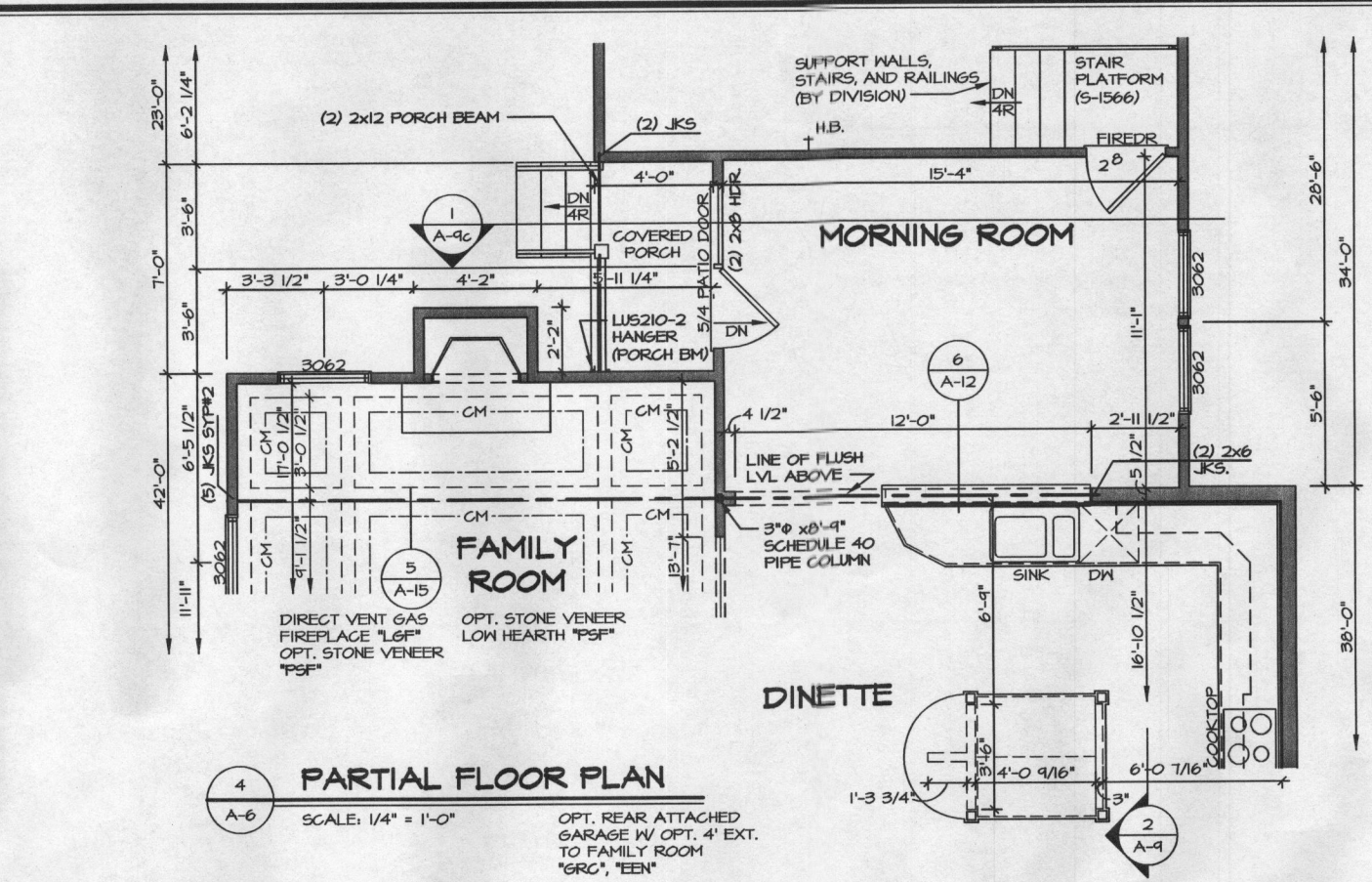
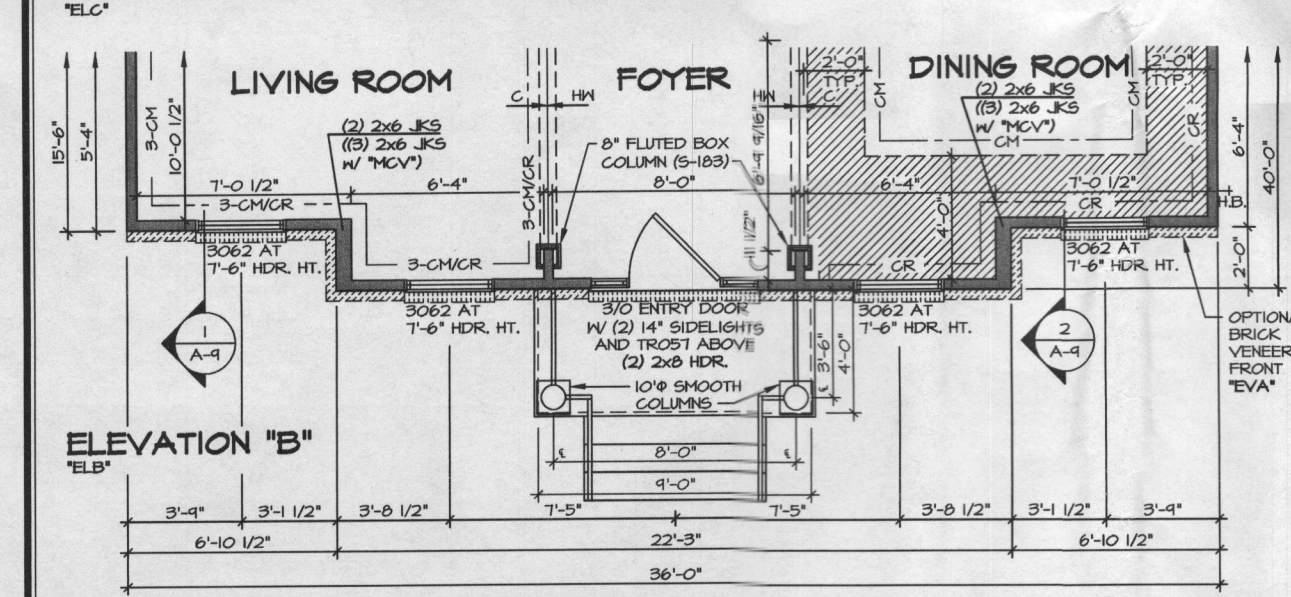
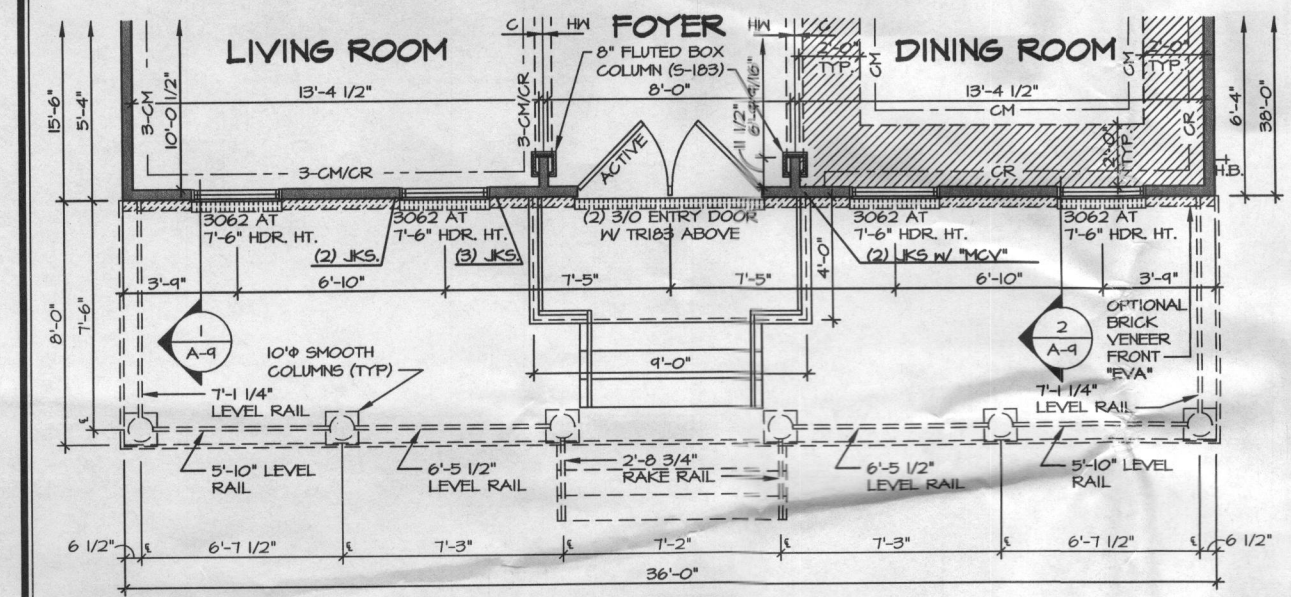
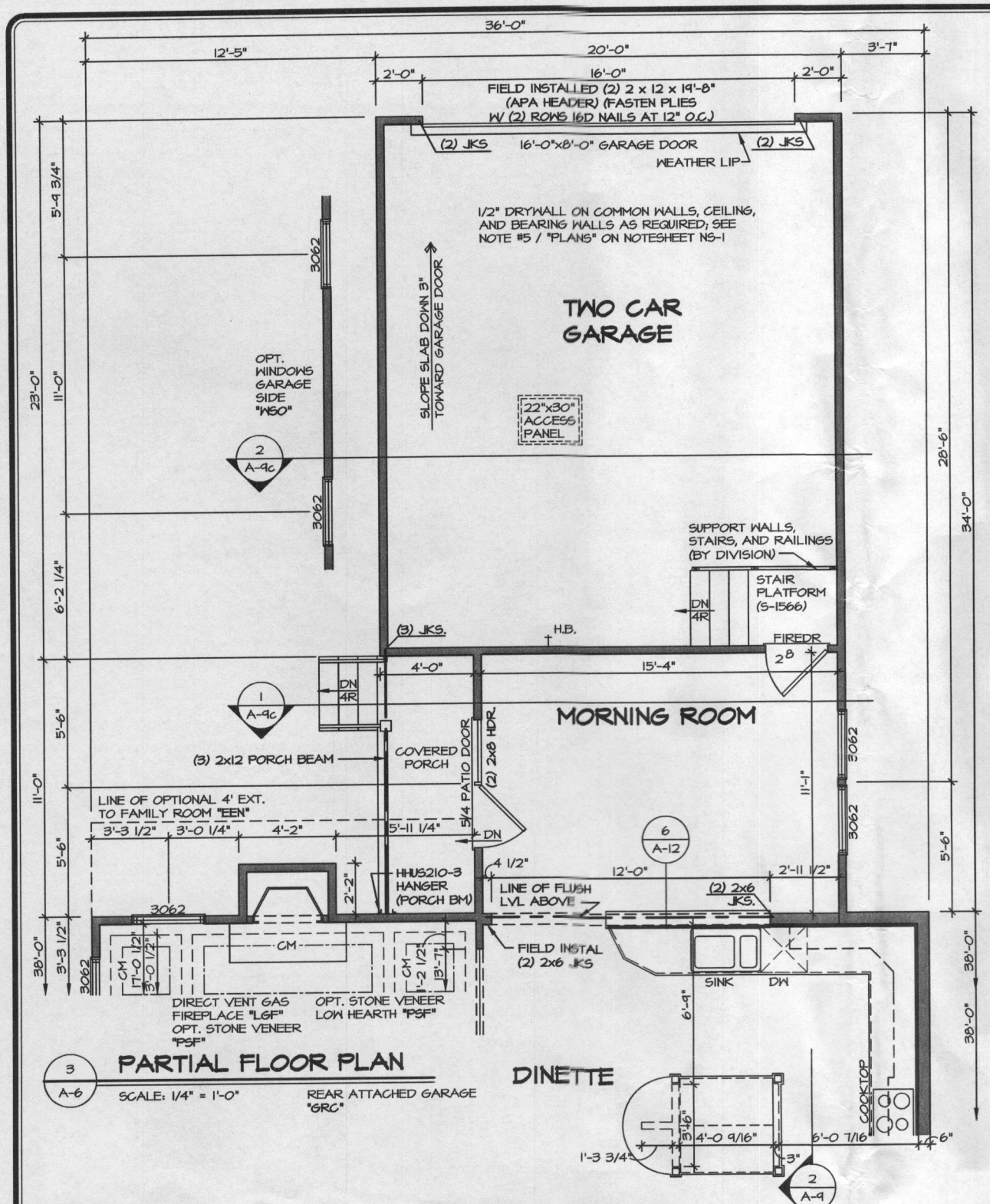
**SHEET NO.:** A-6b  
**OPTION:** 16.1

**NVHomes**  
Architectural Services  
21 Byes Court, Suite A  
Frederick, MD 21702

SET NO. 04T00  
VERSION 1.0  
DRAWN BY: DRA  
DATE: 6/1/01  
OPTION: 921

J:\A-Dwg\1\DETACHED\BEACONSFIELD\_09700\_16V1\1\_05.dwg 11/08/12 - 8:52 AM





**NOTES:**

1. ALL HEADERS ARE (2) 2x6, UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
3. HATCHED AREAS INDICATE DROPPED CEILING.
4. ALL CAGED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
6. FIRST FLOOR EXTERIOR STUDS TO BE (2) 2x4 w/ STUD GRADE AT 16" O.C. UNLESS OTHERWISE NOTED.

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

REV. NO.	DATE	REMARKS
10	7/23/14	TEB - ADDED DROPPED CEILING TO MORNING ROOM (PAR 25525)
11	8/20/14	TEB - REVERSED ACTIVE SIDE OF ELEVATION C ENTRY (PAR 26628)
12	8/20/14	TEB - ADDED DISTANTIAL DETAIL - PAR 26718
13	10/21/14	TEB - FIELD ADJUST #42-RT-H026
14	2/17/15	TEB - TRIM ADJUST
15	2/18/15	TEB - REVISED RAKE WALLS AT LIVING ROOM / DINING ROOM
16	3/20/15	LAB - ADDED REFRIGERATOR RECESS
17	4/02/15	CEL - ADDED STONE FIREPLACE LOK REARST

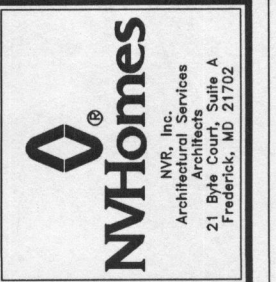
SET NO.	DATE	DESCRIPTION
01000	8/19/14	OPTION
10	8/19/14	OPTION

MODEL	DRAWN BY	DATE	OPTION
BEACONSFIELD	DRA	8/19/14	OPTION

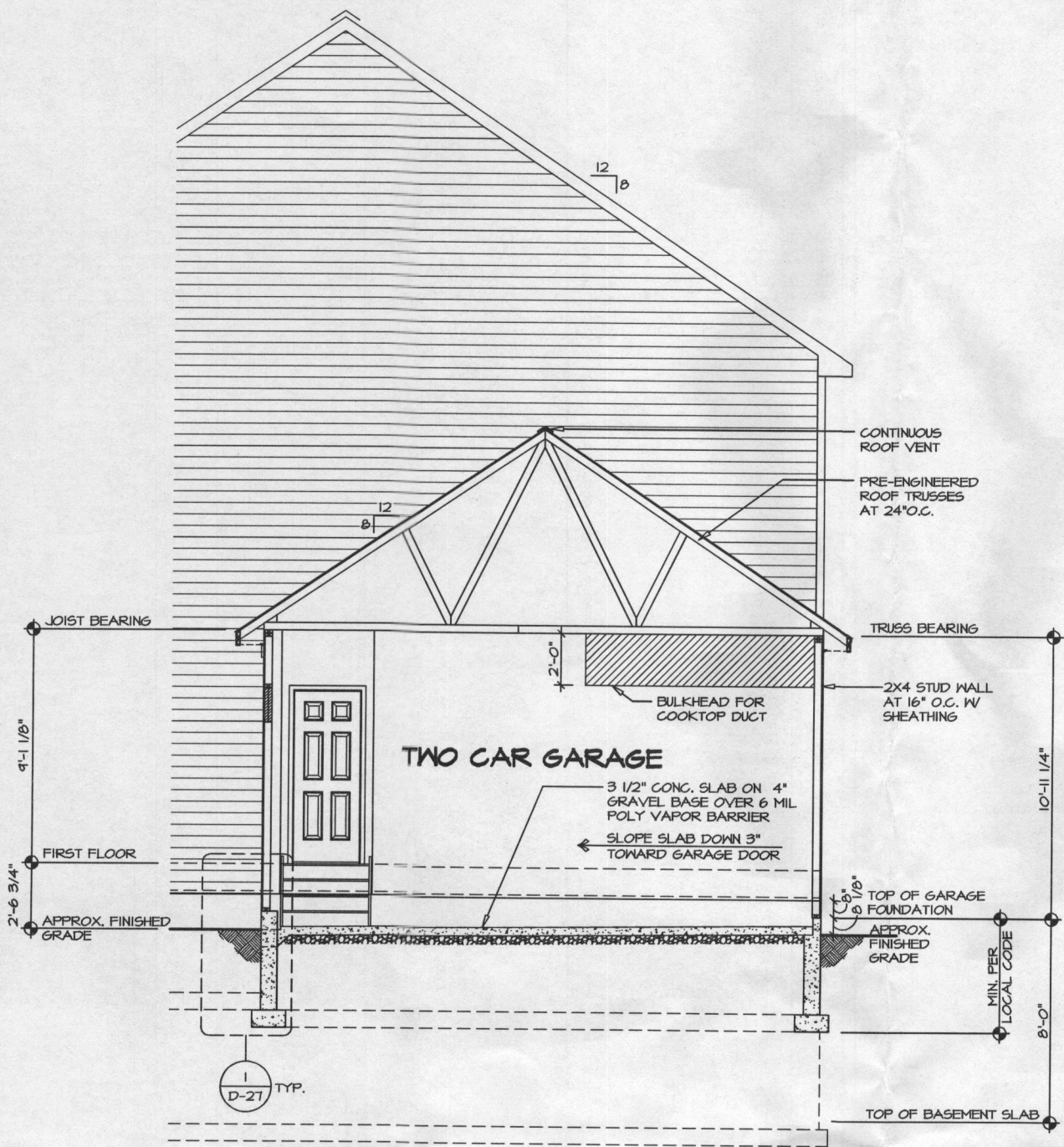
  

SHEET NO.	DRAWING TITLE	OPTION DESCRIPTION
A-6	FIRST FLOOR PLAN	
14		

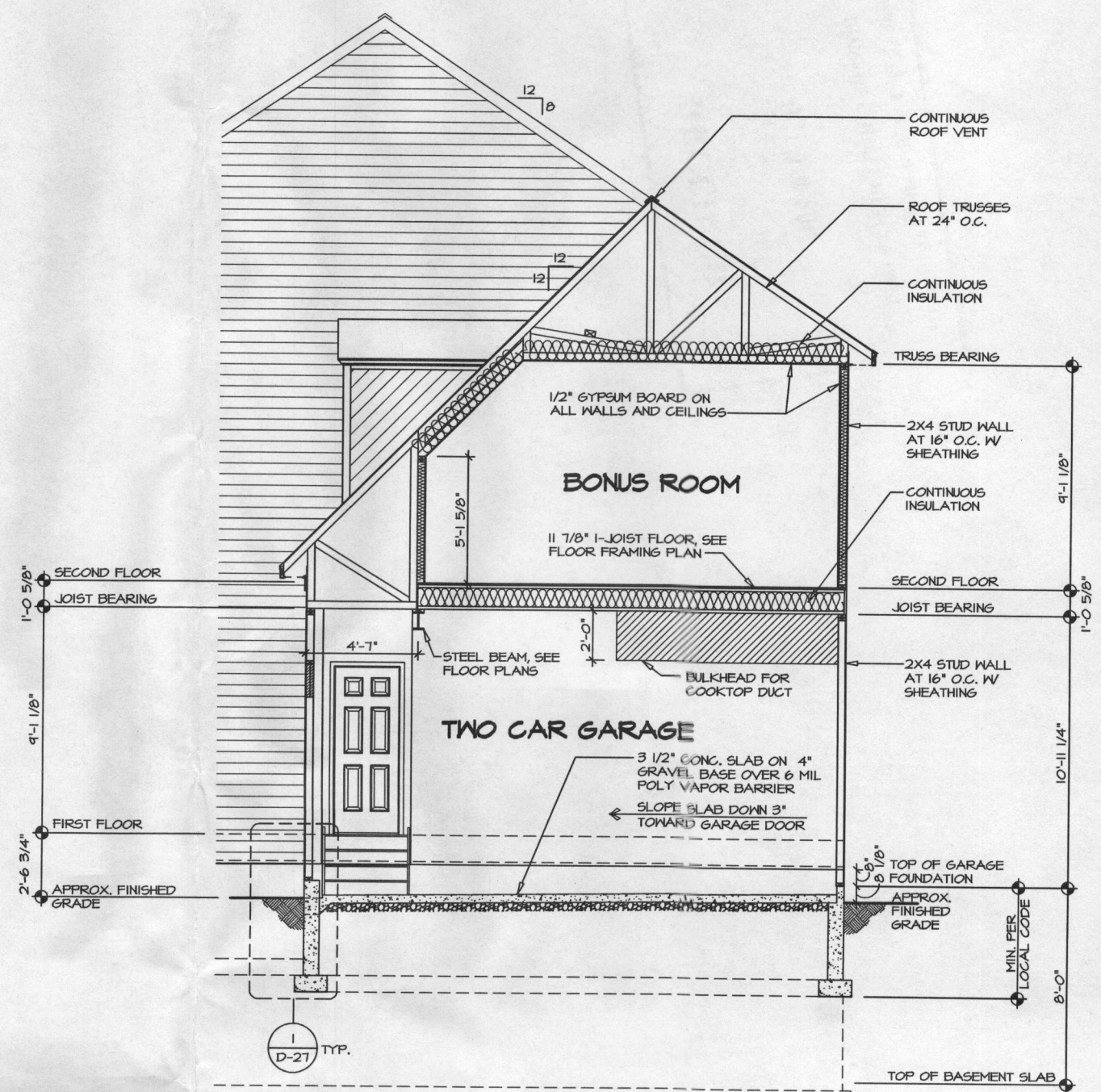
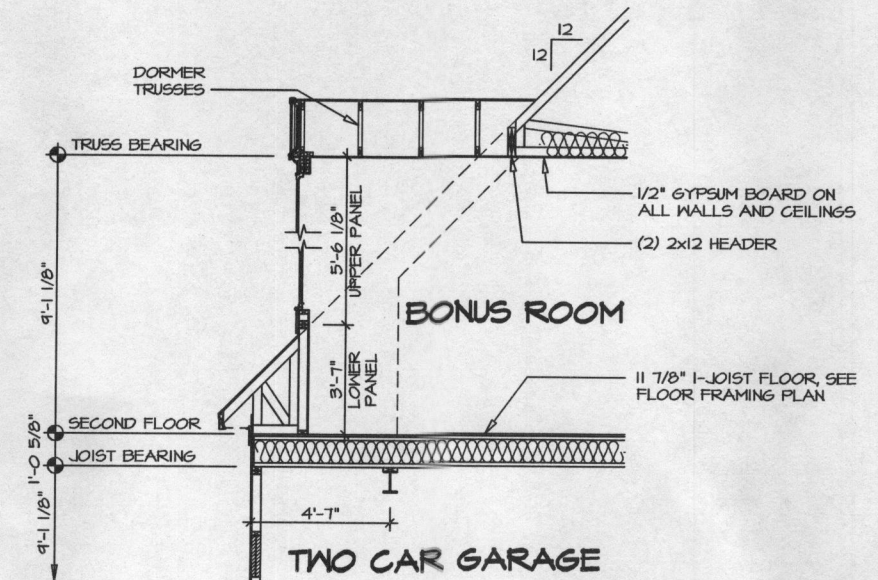


SET NO. 01000  
VERSION 10  
DRAWN BY DRA  
DATE: 8/19/14  
OPTION

MODEL: BEACONSFIELD  
DRAWING TITLE: FIRST FLOOR PLAN  
OPTION DESCRIPTION:

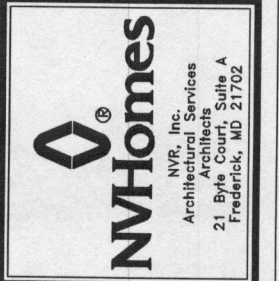


1  
A-9d  
**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"  
TWO CAR FRONT ENTRY GARAGE "GAB"

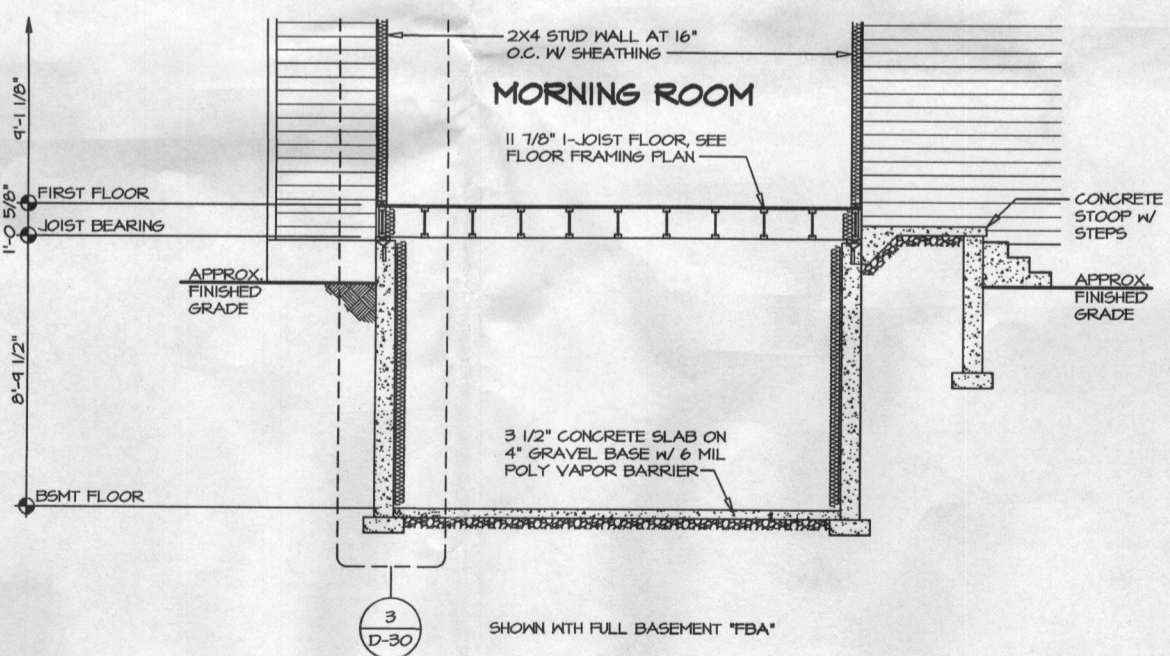
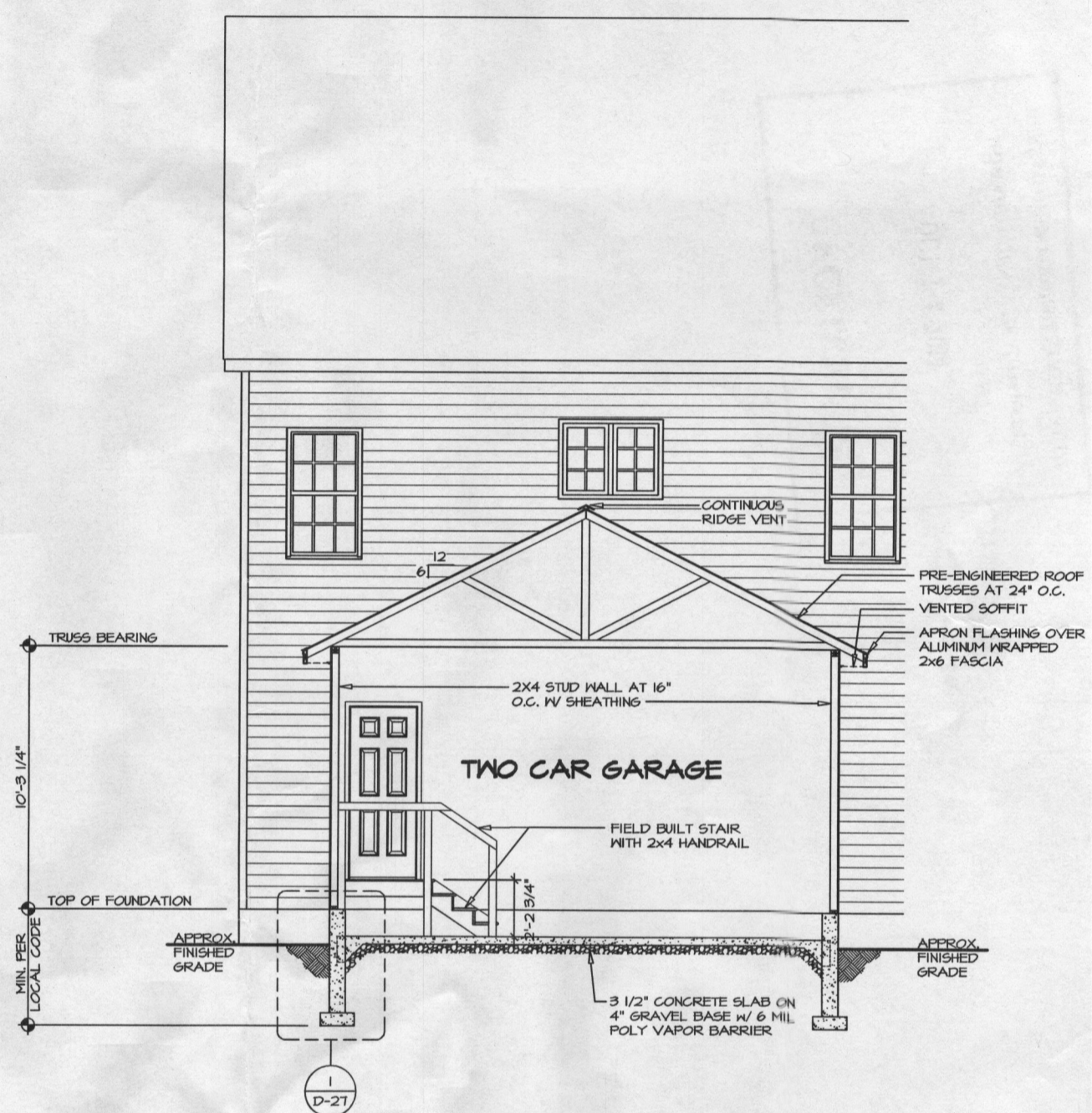
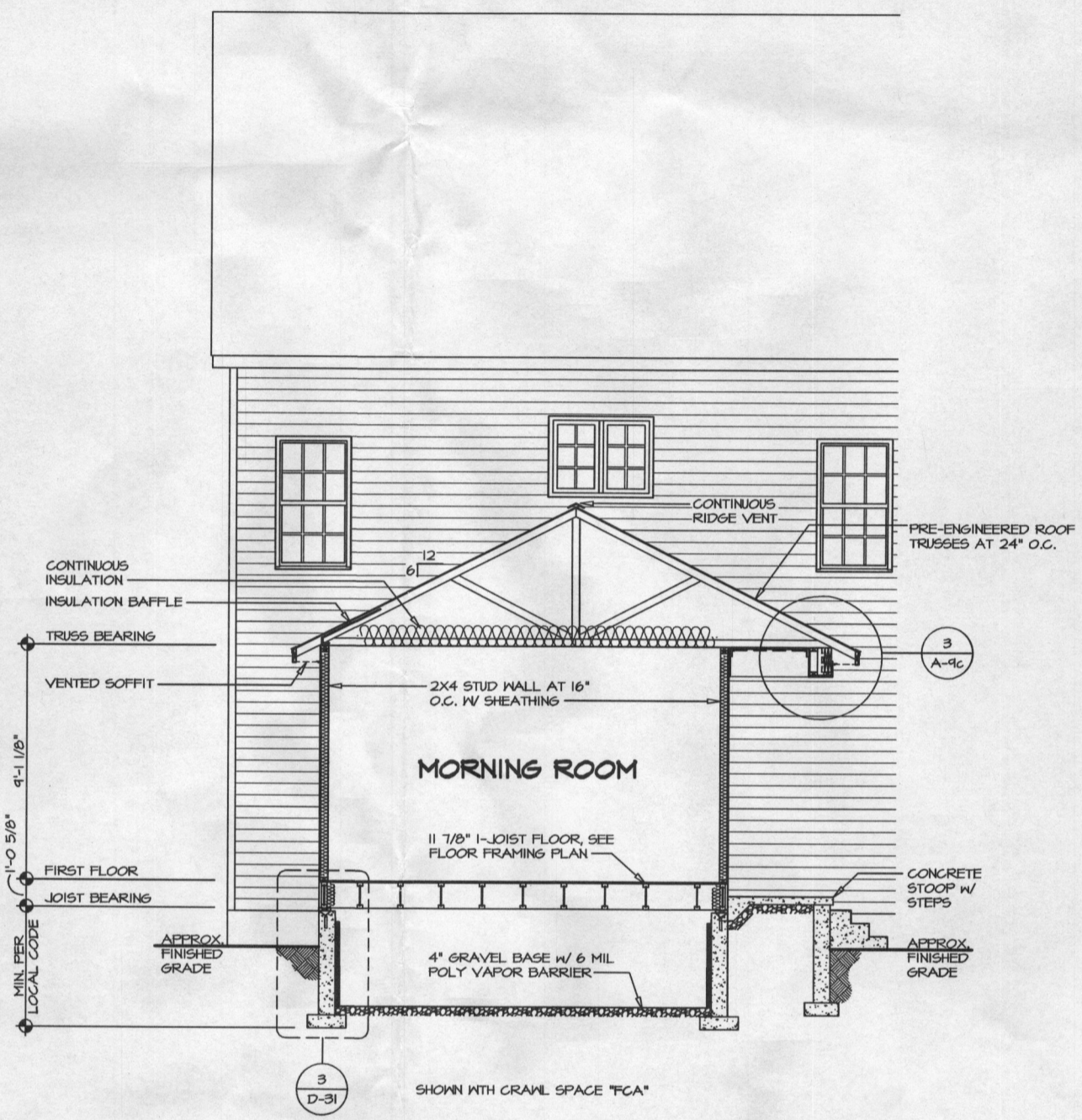


2  
A-9d  
**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"  
TWO CAR FRONT ENTRY GARAGE "GAB" W/ BONUS ROOM "MAV"

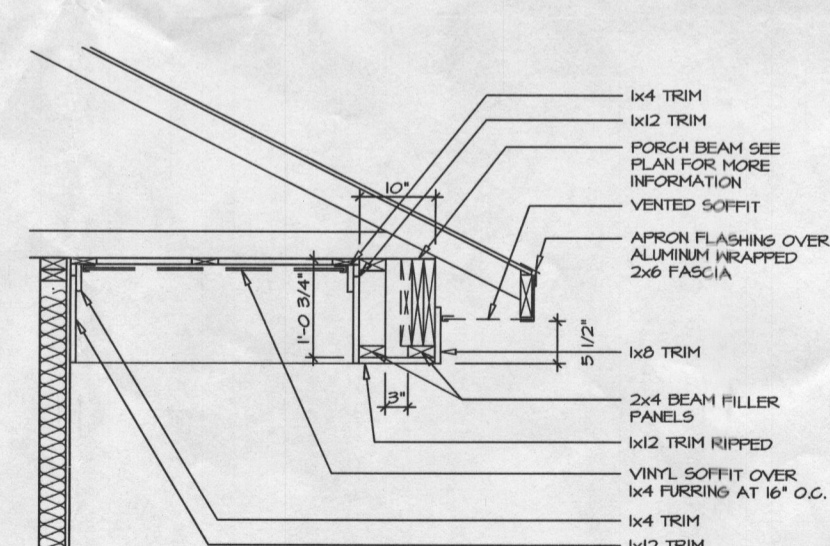
REV. NO.	DATE	REMARKS
1	6/9/12	A-J-I - PROTOTYPE FIELD ADIT REVISIONS (M0952-MU)
2	6/9/12	A-J-F - CREATED VERSION B



MODEL	BEACONSFIELD
DRAWING TITLE	BUILDING SECTION
SET NO.	OPTION
VERSION ID	GAB
DRAWN BY	GAC
DATE	8/17/11
OPTION	MAV
SHEET NO.	23
DESCRIPTION	TWO CAR FRONT ENTRY GARAGE TWO CAR SIDE ENTRY GARAGE BONUS ROOM



**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0" W/ REAR ATTACHED GARAGE "6RC"



**3 PORCH BEAM DETAIL**  
SCALE: 3/4" = 1'-0"

**1 BUILDING SECTIONS**  
SCALE: 1/4" = 1'-0" W/ REAR ATTACHED GARAGE "6RC"

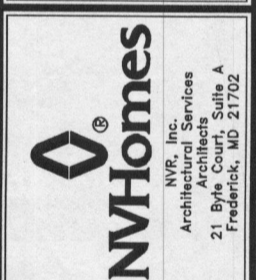
REV. NO.	DATE	REMARKS
1	6/11/12	5/4/12 5/4/12 - PROTOTYPE REVISIONS (REV-HH-0952)
2	6/18/12	A/4/12 CREATED VERSION 10

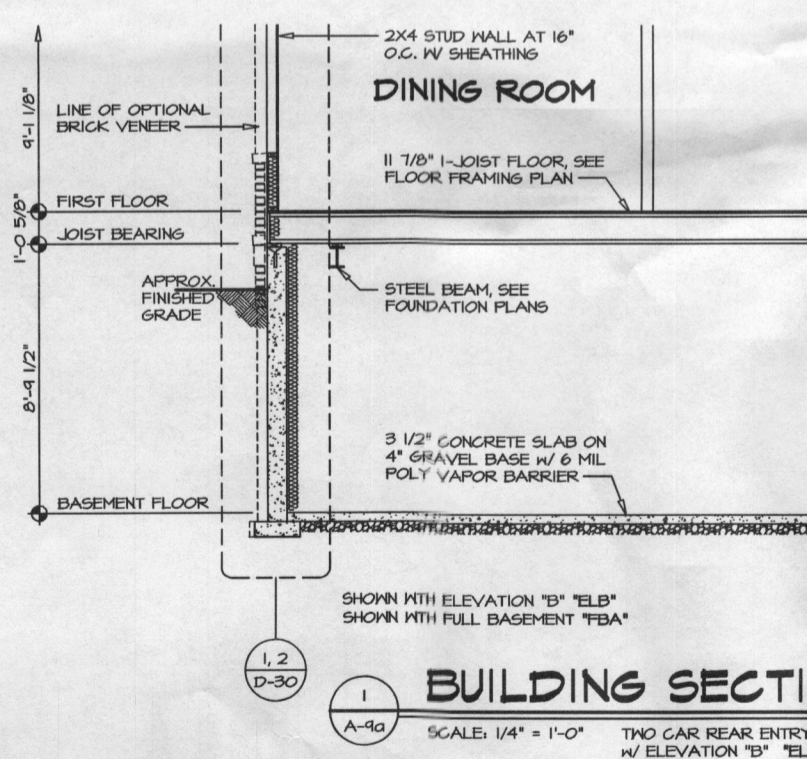
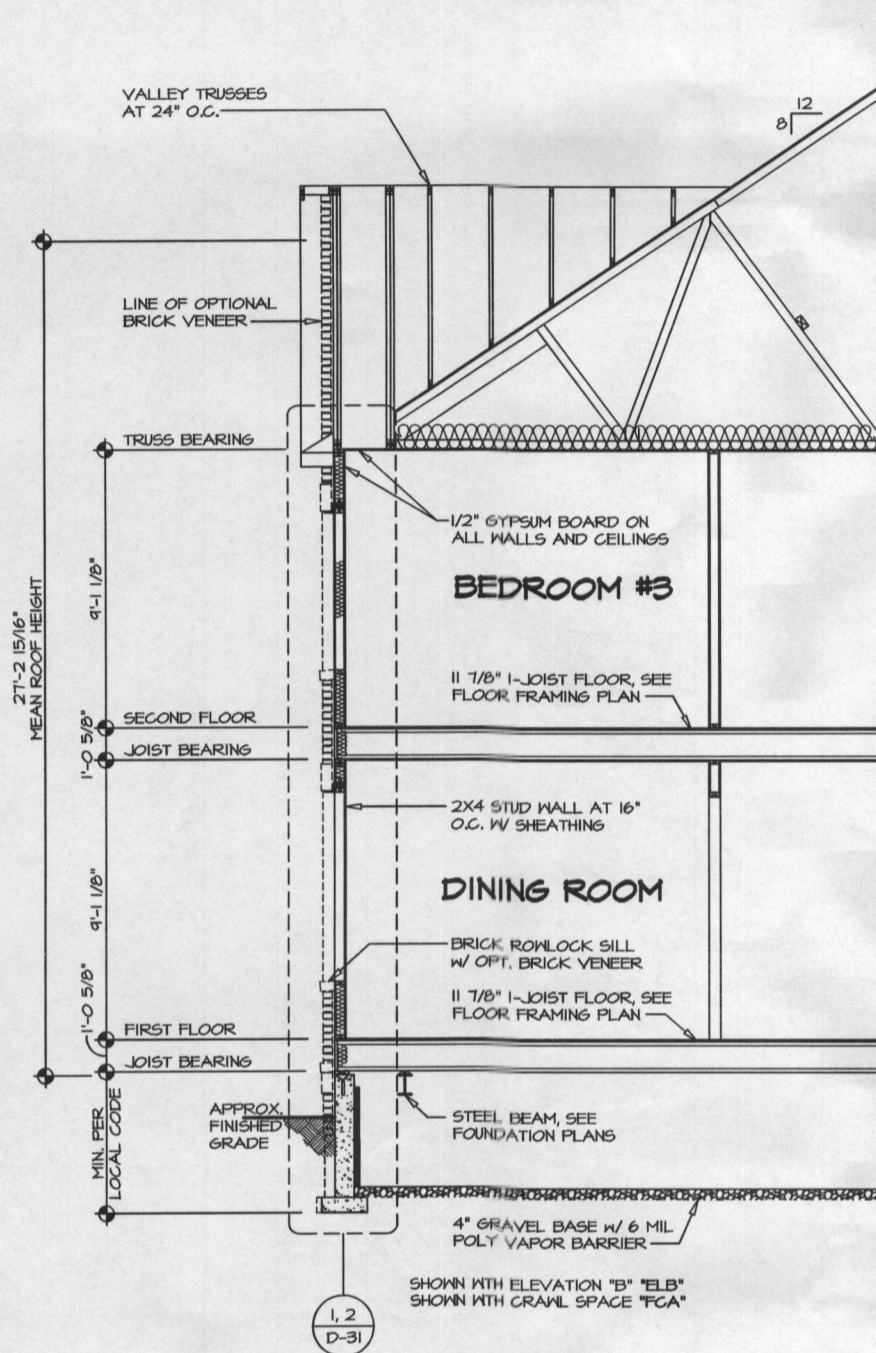
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SET NO. 04700  
VERSION 10  
DRAWN BY DRA  
DATE: 5/17/11  
OPTION  
6RC

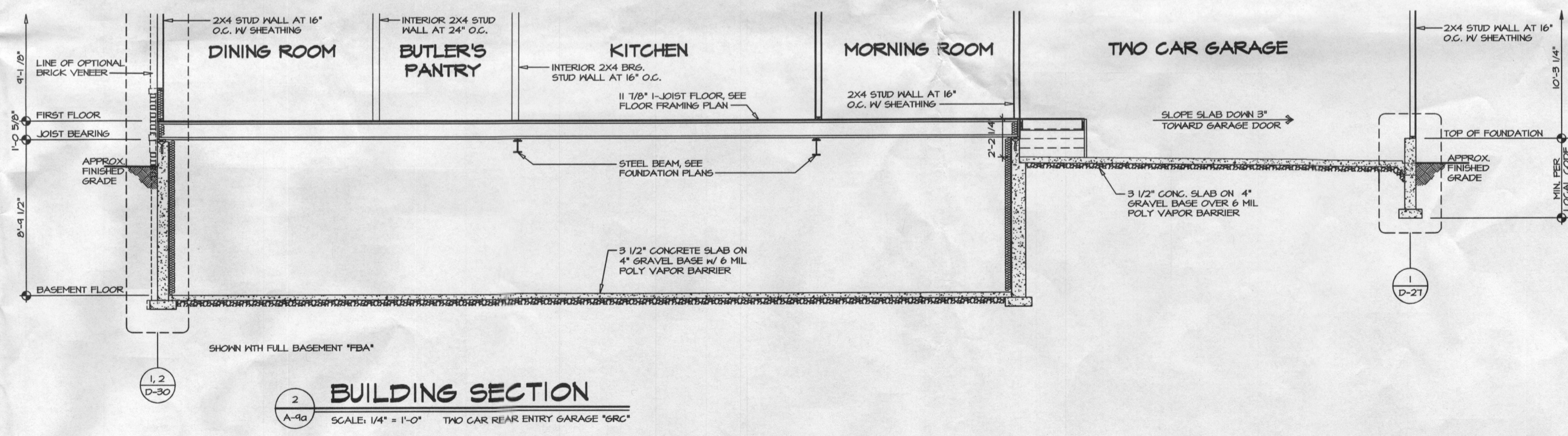
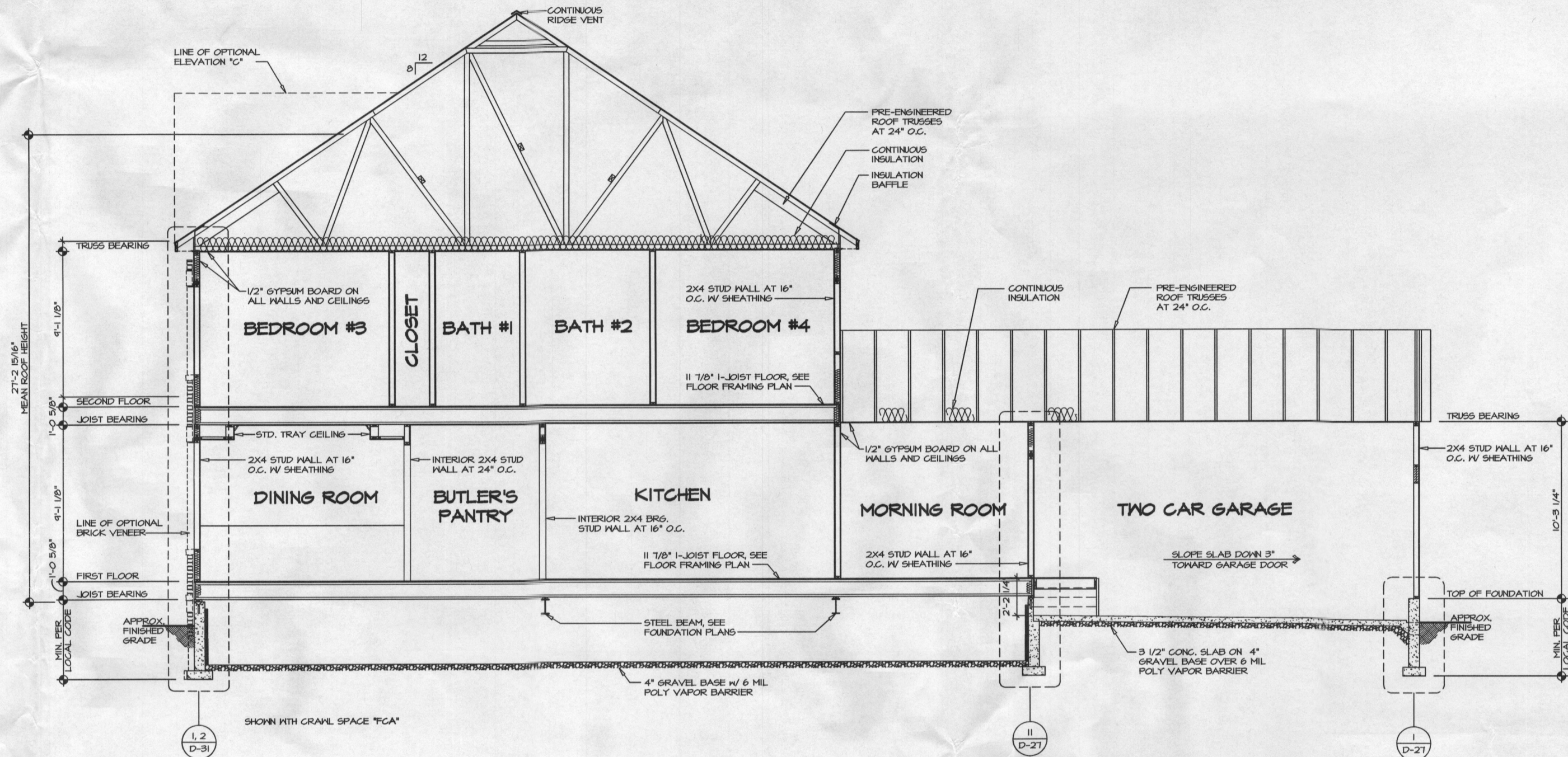
MODEL: BEACONSFIELD  
DRAWING TITLE: BUILDING SECTION  
BUILDING DESCRIPTION: REAR ATTACHED GARAGE

SHEET NO. A-9C  
OPTION DESCRIPTION: REAR ATTACHED GARAGE  
22





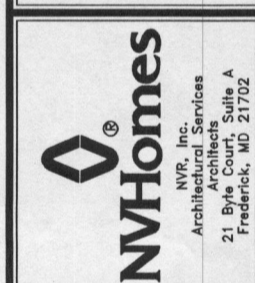
**1 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"  
 TWO CAR REAR ENTRY GARAGE '6RC'  
 W/ ELEVATION 'B' 'ELB'



**2 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"  
 TWO CAR REAR ENTRY GARAGE '6RC'

REV. NO.	DATE	REMARKS
1	6/12/23	ISSUE - PROTOTYPE TRAIL REGIONAL DEVELOPMENT
2	6/12/23	ADD - PROTOTYPE FIELD ABET. REGIONAL DEVELOPMENT
3	6/12/23	ADD - CREATED VERSION 1.0

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SET NO. OPT100	VERSION 1.0
DRAWN BY DRA	DATE: 8/17/11
OPTION GRC	OPTION REAR ATTACHED GARAGE

SHEET NO. <b>A-9a</b>	20
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