



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: 3-5-14

Permit No.: B14000590

Building Address: 12130 Hayland Farm Way
 City: Ellicott City State: Md Zip Code: 21042
 Suite/Apt. #: _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Walnut Creek
 Section: _____ Area: 33,000 Lot: 28
 Tax Map: 28 Parcel: 49 Grid: 17418
 Zoning: _____ Map Coordinates: _____ Lot Size: 33,000

Property Owner's Name: Winchester Homes Inc
 Address: 6905 Rockledge Dr #800
 City: Bethesda State: MD Zip Code: 20814
 Phone: 301 802 4800 Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: Steve Lombardi
 Address: 8838 Sweet Gum Place
 City: Springfield State: VA Zip Code: 22153
 Phone: 703 403 7674 Fax: _____
 Email: Summitpermits@aol.com

Existing Use: VACANT
 Proposed Use: SFD
 Estimated Construction Cost: \$ 200,000
 Description of Work: Randall II custom

Contractor Company: Winchester Homes Inc
 Contact Person: Kalena
 Address: 6905 Rockledge Dr #800
 City: Bethesda State: MD Zip Code: 20814
 License No.: 2817
 Phone: 301 802 4800 Fax: _____
 Email: _____

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

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

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1 st floor: <u>49 x 64</u>
Area of construction (sq. ft.):	2 nd floor: <u>49 x 64</u>
Use group:	Basement:
Construction type:	<input checked="" type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood Frame	No. of Bedrooms:
<input type="checkbox"/> State Certified Modular	Multi-family Dwelling
	No. of efficiency units:
	No. of 1 BR units:
	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input 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>GP13000395</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: [Signature]
 Email Address: Summitpermits@aol.com
 Title/Company: Summit Management

Print Name: Steve Lombardi
 Date: 3/4/14
RECEIVED
 MAR 05 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	<u>4/24/14</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	\$ 100
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check #	3919

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: 4/23/14
To: Health Dept / Plan Review
(Person's Name and Division)
From: LeToya Tilghman Winchester, (301) 803 4003
(Your Name, Company Name and Telephone Number)
Subject: Project name Walnut Creek Lot 0028
Project site address 12130 Hayland Farm Way
Permit Number B1A000590 SDP # _____
Other information pertinent to this project _____

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to Howard County plan review code letter
- Revised plans and/or revised details: When submitting for a complete re-review, duplicate sets shall be submitted.
- Structural steel certification
- Energy conservation calculations
- Certification for _____ (be specific).
- Copies of _____ (be specific).
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
- Other Revised Plans per Healths Comments 1 set - Health
2 sets - Plan Review

RECEIVED
APR 23 2014
LICENSES & PERMITS
DIVISION

Is there anyone else that should be contacted regarding this project if there are questions?

If so, please list that person's name and telephone number below:

Stephen Landoll (703) 403-7621
(Person's name) (Telephone number)

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 che

Check # 20895
invoice # 357724

white: Plan Review Division
yellow: Applicant
pink: Permit Division

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, April 14, 2014 12:08 PM
To: 'Tilghman, LaToya'
Subject: RE: B14000590 - Lot 0028

We would consider that study a bedroom. The closet is not the determining factor for defining a bedroom in our code. The bathroom access in that case is something we would call direct. It is right outside the room. You could do the doorway fix on either room in order to keep the bathrooms as-is

From: Tilghman, LaToya [mailto:LaToya.Tilghman@whihomes.com]
Sent: Monday, April 14, 2014 11:26 AM
To: Williams, Jeffrey
Subject: RE: B14000590 - Lot 0028

Jeffrey,

Please see comments below....

From: Williams, Jeffrey [mailto:jewilliams@howardcountymd.gov]
Sent: Monday, April 14, 2014 10:26 AM
To: Tilghman, LaToya
Subject: RE: B14000590 - Lot 0028

If lot 25 was revised to show the exercise room with a 4' wide opening with no door, then it no longer is a bedroom and you would be left with 4 on 2nd floor and 1 on first floor for 5 total, which is acceptable. – Great! Howard County has already scanned in the plans.

Correct me if I'm looking at the wrong plans for 28, but I am looking at a den in the basement next to a full bath for 1 bedroom, a study on the 1st floor next to a full bath for bedroom 2, and 4 bedrooms upstairs making 6 total. – The study on the first level does not contain a closet. This may be the confusion. We were under the impression that since it did not have a closet it and the room was not connected directly with the bathroom this was not considered a bedroom.

From: Tilghman, LaToya [mailto:LaToya.Tilghman@whihomes.com]
Sent: Monday, April 14, 2014 10:02 AM
To: Williams, Jeffrey
Subject: RE: B14000590 - Lot 0028

I'm a little confused by the below e-mail response. Lot 0028 does have a full bath on the first floor. Lot 0025 has a full bath as well as a half on the first floor. The plans have been revised to include a cased opening at the exercise room and direct access to the bathroom has been changed to bring the bedroom count down to the 5 and under. Is there something else that I didn't get information on that may have contained an issue with the site plans?

From: Williams, Jeffrey [mailto:jewilliams@howardcountymd.gov]
Sent: Monday, April 14, 2014 9:43 AM
To: Tilghman, LaToya
Subject: RE: B14000590 - Lot 0028

I'll take a look at them. The issue with both had to do with confusion over the sight plan whether the 1st floor optional full bath was chosen on either. I suppose you are saying that on lot 25 they had chosen that option, but on lot 28 they did not? If so, lot 28 would have the 4 bedrooms up and 1 in basement making 5 total.

From: Tilghman, LaToya [<mailto:LaToya.Tilghman@whihomes.com>]
Sent: Monday, April 14, 2014 9:40 AM
To: Williams, Jeffrey
Subject: RE: B14000590 - Lot 0028

Jeffrey,

We are currently submitting the revised hard signed and stamped copy of lot 0025 for your review and approval. In reviewing the information for lot 0028, we determined that this lot is not affected by the Walnut Creek shared septic rule. Lot 0028 only contains 4 bedrooms and one optional added den in the basement (which would be considered a bedroom) and comply with the "5 or less" limitation of the Walnut Creek subdivision. With all of this, is there any way that we would be able to have lot 0025 and 0028 approved as soon as possible considering the paper copy for lot 0025 is in route?

Thanks,
LaToya

From: Williams, Jeffrey [<mailto:jewilliams@howardcountymd.gov>]
Sent: Thursday, April 10, 2014 10:36 AM
To: Tilghman, LaToya
Subject: RE: B14000590 - Lot 0028

Refer to the email I just sent regarding lot 25. This lot also has 6 bedrooms counting the den in the basement and the study on the 1st floor. Please revise in similar fashion. Thanks.

From: Tilghman, LaToya [<mailto:LaToya.Tilghman@whihomes.com>]
Sent: Wednesday, April 02, 2014 2:50 PM
To: Williams, Jeffrey
Subject: RE: B14000590 - Lot 0028

Jeff,

Here is lot 0028, please confirm that you've received these as well. Feel free to contact me if there is any additional information you'll need.

Thanks,

LaToya Tilghman
Starts Process Manager

Winchester Homes, Inc.
6905 Rockledge Drive - Suite 800
Bethesda, MD 20817
O: 301.803.4803
C: 240.499.6728

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, April 10, 2014 10:36 AM
To: 'Tilghman, LaToya'
Subject: RE: B14000590 - Lot 0028

Refer to the email I just sent regarding lot 25. This lot also has 6 bedrooms counting the den in the basement and the study on the 1st floor. Please revise in similar fashion. Thanks.

From: Tilghman, LaToya [mailto:LaToya.Tilghman@whihomes.com]
Sent: Wednesday, April 02, 2014 2:50 PM
To: Williams, Jeffrey
Subject: RE: B14000590 - Lot 0028

Jeff,

Here is lot 0028, please confirm that you've received these as well. Feel free to contact me if there is any additional information you'll need.

Thanks,

LaToya Tilghman
Starts Process Manager

Winchester Homes, Inc.
6905 Rockledge Drive - Suite 800
Bethesda, MD 20817
O: 301.803.4803
C: 240.499.6728

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

Date: 4/23/14
 To: Health Dept / Plan Review
 (Person's Name and Division)
 From: LeToya Tilghman Winchester, (301) 803 4003
 (Your Name, Company Name and Telephone Number)
 Subject: Project name Walnut Creek Lot 0028
 Project site address 12130 Hayland Farm Way
 Permit Number B1A000590 SDP # _____
 Other information pertinent to this project _____

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to Howard County plan review code letter
- Revised plans and/or revised details: When submitting for a complete re-review, duplicate sets shall be submitted.
- Structural steel certification
- Energy conservation calculations
- Certification for _____ (be specific).
- Copies of _____ (be specific).
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
- Other Revised Plans per Healths Comments 1 set - Health
2 sets - Plan Review

RECEIVED
 APR 23 2014
 LICENSES & PERMITS
 DIVISION

Is there anyone else that should be contacted regarding this project if there are questions?

If so, please list that person's name and telephone number below:

Stephen Landoll 703, 403-7621
 (Person's name) (Telephone number)

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 [Signature]

Check # 20895
 Invoice # 357724

white: Plan Review Division
 yellow: Applicant
 pink: Permit Division

Bricker, Robert

From: Bricker, Robert
Sent: Tuesday, March 18, 2014 4:12 PM
To: 'Summit Managemant'; Tilghman, LaToya
Subject: B14000590_12130 Hayland Farm Way

The proposed construction application is 'On Hold'. An evaluation of the floor plans for this proposed "Randall II custom" is required. Please submit a set of floor plans for the proposed residence directly to me at the Bureau of Environmental Health or as PDF via email.

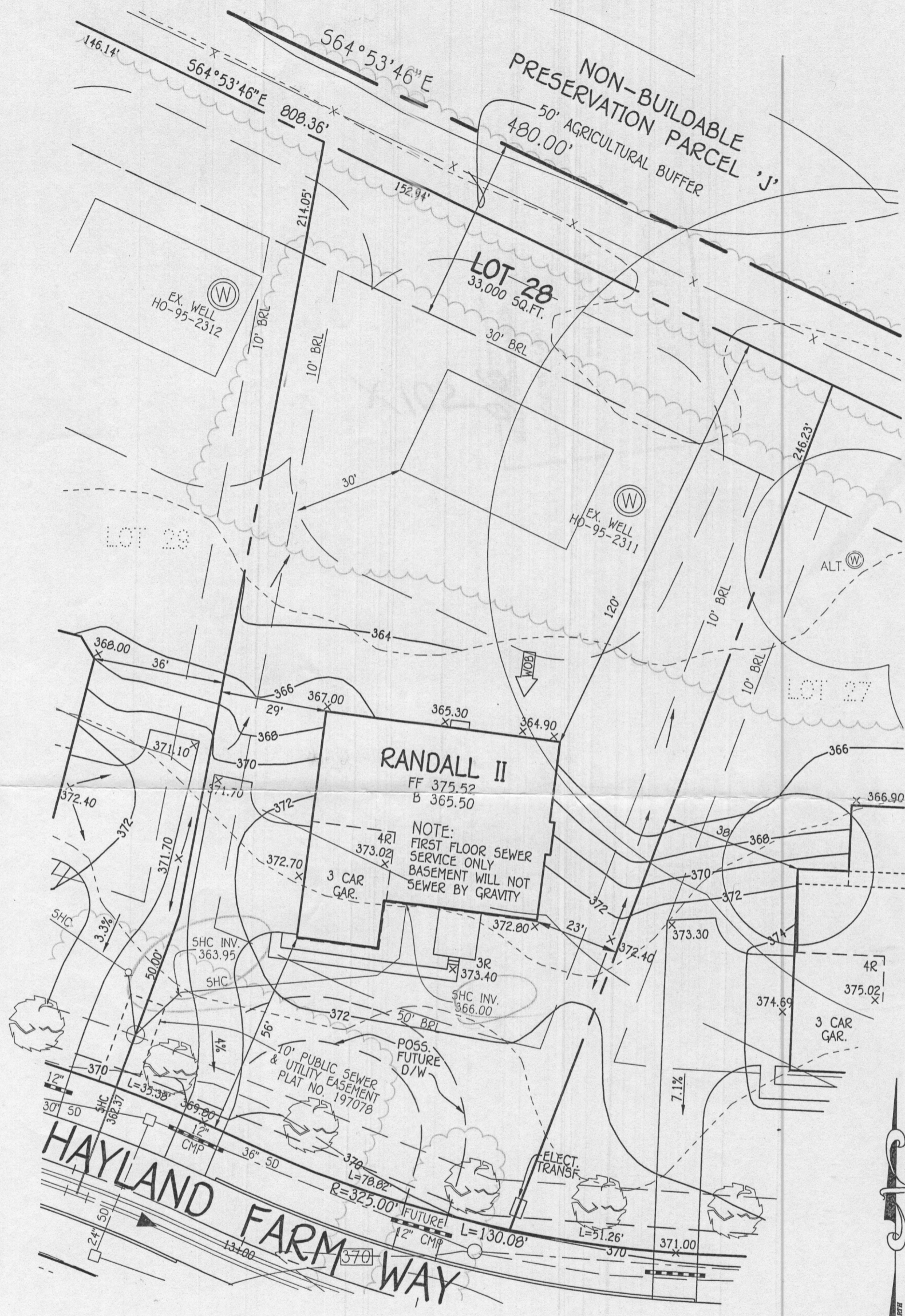
Also, as the number of bedrooms was not stated on the application form, submit to me a declaration of the number of bedrooms intended in the proposed residence .

ROBERT BRICKER, CPSS, REHS/RS
ENVIRONMENTAL HEALTH SPECIALIST
DEVELOPMENT COORDINATION SECTION, WELL AND SEPTIC PROGRAM
HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH
8930 STANFORD BOULEVARD
COLUMBIA, MD 21045

410-313-2691; fax, 410-313-2648
rbricker@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.



RANDALL II
 FF 375.52
 B 365.50

NOTE:
 FIRST FLOOR SEWER
 SERVICE ONLY
 BASEMENT WILL NOT
 SEWER BY GRAVITY

3 CAR GAR.

3 CAR GAR.

HAYLAND FARM WAY

PLAN

SCALE: 1" = 30'

BUILDER

CAMBERLEY HOMES
 6905 ROCKLEDGE DRIVE
 BETHESDA, MARYLAND 20817
 PH. 301-803-4800

OWNER

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

approved
314000590
1/23/14
[Signature]

PERMIT SITE PLAN
LOT 28
 12130 HAYLAND FARM WAY
WALNUT CREEK

ZONED: RC-DEO

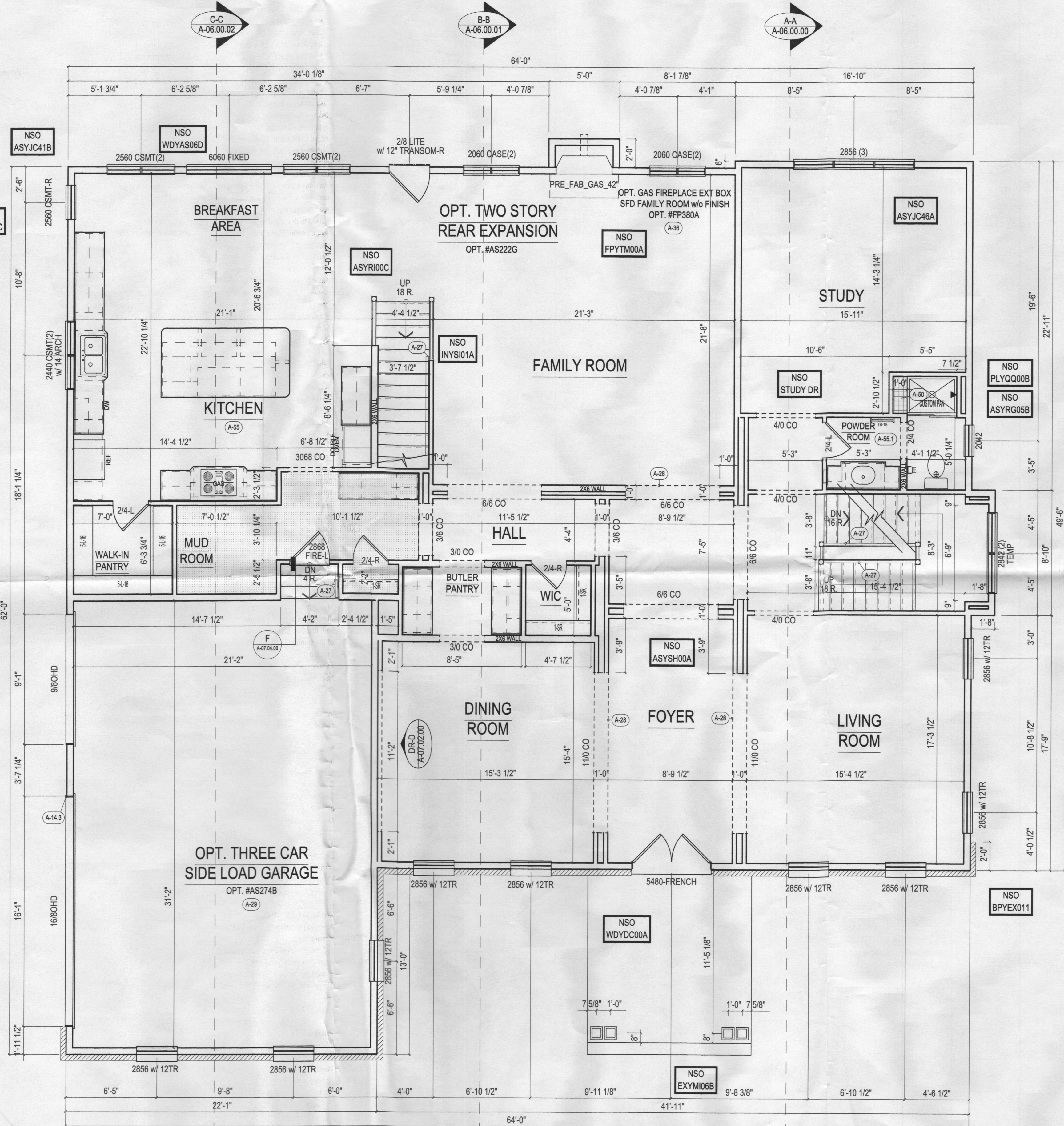
TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: FEBRUARY, 2014

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-95-2311, HAS BEEN
 FIELD LOCATED AND IS ACCURATELY SHOWN.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 451-2855

I:\2004\04001\dwg\PHASE TWO FINALS\PermitSitePlans\Lot 28 (Camberley) Permit Site Plan.dwg, Model, 2/11/2014 9:20:46 AM, 1:30

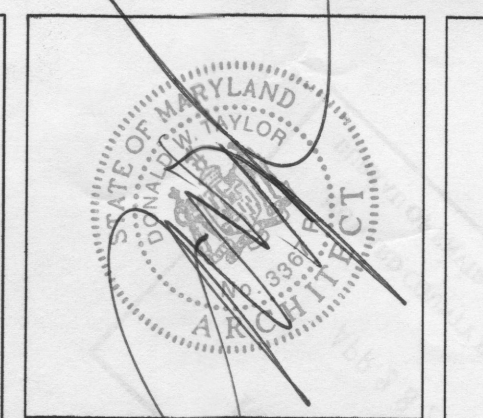


NSO NOTES

- ASYJC41B Expand the Breakfast room including the second floor above and unfinished basement below 4-feet to the rear in the corner, squaring-off the Breakfast room. Expanded space on the 2nd floor to be added to the Owner's Bedroom, expanding the trayceiling to accommodate.
- ASYJC46A Expand the Study including the second floor above and unfinished basement below 4-feet 6-inches to the rear. Expanded space on the 2nd floor to be added to Bedroom 2, expanding the walk-in closet, and expanding and reconfiguring Bath 2. Price assumes NO additional cabinets/countertops, and standard flooring. Ceiling light fixtures re-distributed within the expanded spaces. Installation of this option is subject to the approval by the site engineer and Winchester's Production Department. These parties can cause modification or deletion of the aforementioned YHW option without notice to the customer.
- ASYR005B Re-design the 1st floor Powder room to convert to a full bath with the installation of a 42x34 preformed shower pan with 12-inch deep tile seal and a glass shower door. Includes re-designing the vanity to a single bowl vanity cabinet with a rectangular wall mirror, strip light above, and medicine cabinet. Flooring to be 4x4 white/bone ceramic tile and includes 4x4 white/bone ceramic tile wall surround at the shower.
- ASYR00C Delete the wall and cased opening between the Family room and Kitchen. Ceiling to be flush to the stairwell opening with no bulkhead.
- ASYSH00A Install rough framing ONLY in a wall for future niche. NO trim, built-ins, and lighting modifications included in this price; these modifications to be priced through 3rd party vendors.
- BPYEX011 Install full-height brick returns on the Garage and non-Garage side elevations. Returns to extend back the sides 2-feet from the front facade. Includes modifications to the foundation and cornice above to accommodate.
- EXYMI06B Install a flat roof portico with rails above and expand the overall masonry stoop dimensions to approx 12-foot x 12-foot with four 8-inch square columns in lieu of the standard gable metal roofed porch.
- FPYTM00A Install a 14-inch raised hearth on the Family room prefab fireplace. Raised hearth sides to be faced with painted drywall. Hearth surface to remain per selections.
- INYSI01A Install an oak box stair [oak treads and risers] with a carpet runner on the back stair from the family room to the 2nd floor Hall. Stair landings to be site-finished oak. Stair stringers and railings to remain per the standard stair specs.
- PLYQ000B Delete the standard shower pan in the first floor Bath and rough-in the drain pipe ONLY to approximately 12-inches above the sub-floor for installation of a ceramic tile shower pan with Schluter system membrane and drain by others. Does NOT include pricing for any ceramic tile floor in the shower.
- STUDY DR Make opening into study a 4/0 Cased opening to satisfy county requirements.
- WDYAA07A Install two single 2856 hung windows with 12-inch high rectangular transoms above in the side wall of the Living room.
- WDYAB01C Install a single 2560 casement window in the side wall of the Breakfast room.
- WDYAS06D Install a combination fixed 6060 window flanked by two twin 2560 casement windows in the rear wall of the Breakfast room in lieu of the standard twin windows flanked by single windows. Center window to have no grilles.
- WDYDC00A Install a 5480 Thermo-Tru double active, 15-lite with 1 panel below, 8-foot tall, fiberglass front entry door in the Foyer.
- WDYOE00A Install a 16x8 Garage overhead door in lieu of the two standard 9x8 doors on the front 2 bays of the optional 3-car side-load Garage. Includes a structural beam above the new door to support the main steel beam for the 2nd floor above in the Garage ceiling. Includes an additional exterior Garage light fixture.

KEY NOTES

- A-14.3 1" WEATHER LIP REQUIRED AT GARAGE DOOR
- A-27 REFER TO GENERAL SPECS FOR HANDRAIL REQUIRED.
- A-28 LINE OF WALL ABOVE
- A-29 REFER TO CONSTRUCTION SPEC. 13 FOR GARAGE WALL AND CEILING FINISHES
- A-36 THE FIREPLACE MODEL THAT IS INSTALLED MUST MEET ALL CLEARANCE CODES AT THE SIDES AND REAR OF THE FIREBOX AND THE CHIMNEY CHASE AS PER THE MANUFACTURERS SPECS.
- A-50 FRAME SHOWER SEAT 18" AFF AND SLOPE SEAT 1/4in/FT BACK TO FRONT
- A-50.1 ALL WALLS WITH CEMENT BOARD AND TILE ARE TO BE FRAMED AT 16" O.C.
- A-55 REFER TO KITCHEN LAYOUTS FOR ADDITIONAL KITCHEN CABINET INFO.
- A-55.1 REFER TO BATH LAYOUTS FOR ADDITIONAL BATH CABINET INFO.
- E-4 DIMENSIONS AT RECESSED LIGHT FIXTURES SHOULD BEHELD TO AS CLOSE AS POSSIBLE. BUT MAY HAVE TO VARY DUE TO FIELD CONDITIONS.
- E-12 ALL OUTLETS TO BE PLACED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCALELECTRICAL CODES.
- G-4 CONTINUOUS HANDRAILS IN STAIRWELLS AS REQUIRED BY LOCAL JURISDICTIONS.
- G-7 SHADED AREAS INDICATE CEILINGS TO BE FRAMED TO A HEIGHT OF NO LESS THAN 8', U.N.O.
- G-8 SOLID LINES BETWEEN ANY ROOM OR HALL INDICATE FLOORING CHANGES UNLESS OTHERWISE NOTED.
- G-9 ALL TOWEL BARS TO BE INSTALLED AT 48" AFF (TYP)
- G-10 ALL CASED OPENINGS TO BE AT 7'-10 7/8" UNLESS OTHERWISE NOTED.
- G-11 REFER TO FLOOR JOIST LAYOUT FOR PLUMBING DROP LOCATIONS.
- G-14 FOLLOW MANUFACTURERS SPECS FOR ALL TOP CUT OUTS FOR SINKS AND COOKTOPS NOTE: CENTERLINES ARE PROVIDED ON COUNTERTOP PLANS ON SHEET A-7.0.0
- G-15 ALL END SPLASHES ARE TO BE SHIPPED LOOSE AND FIELD INSTALLED.



WINCHESTER HOMES, INC.
6905 ROCKLEDGE DR.
SUITE 800
BETHESDA
MARYLAND 20817
(301) 803-4800

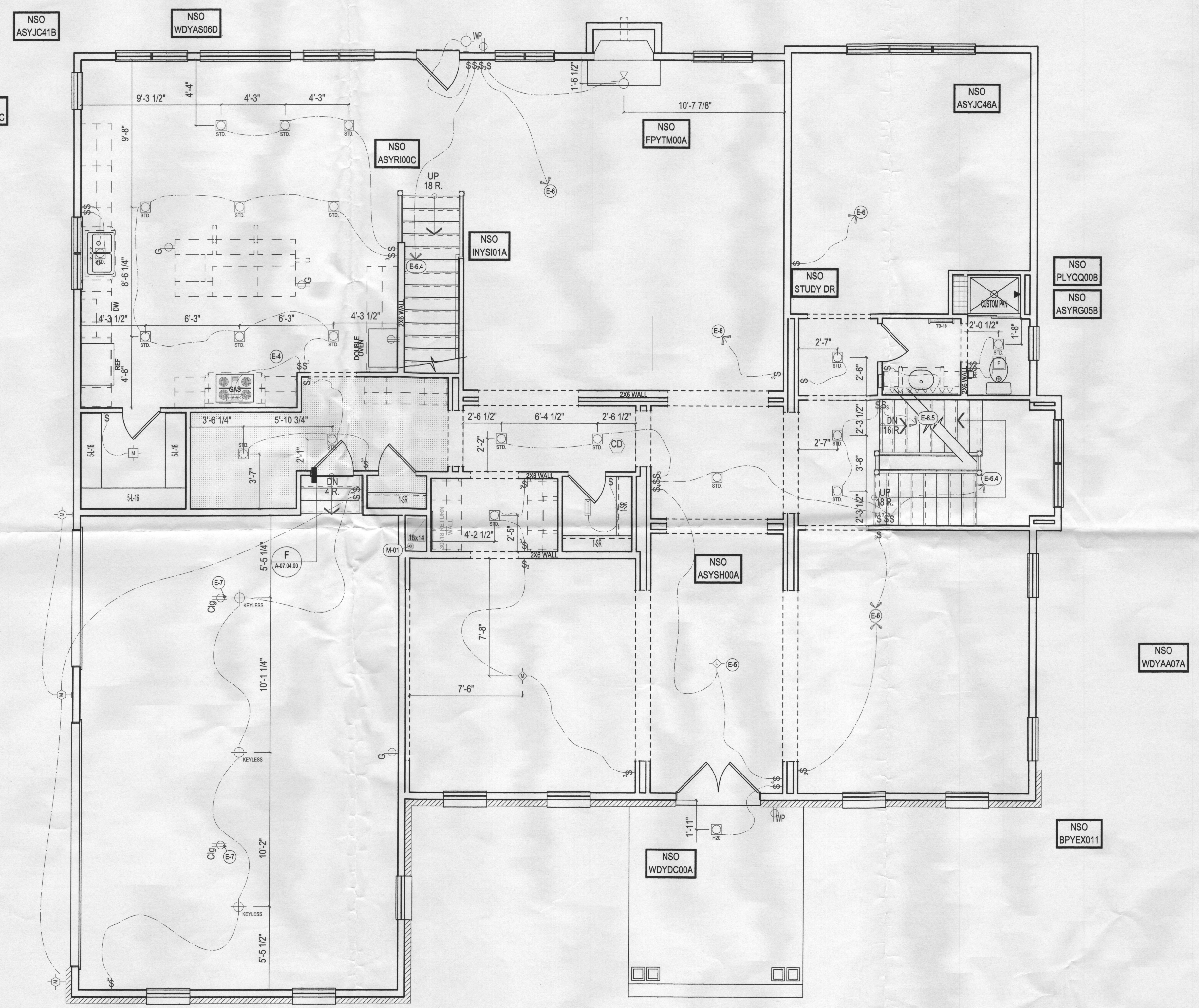
WHI
YOUR HOME + YOUR WAY
11100028

PRINT DATE: 04/22/2014
SET NUMBER: 09RL92

FIRST FLOOR PLAN

A
03.00.00

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



NSO NOTES

ASJYC41B Expand the Breakfast room including the second floor above and unfinished basement below 4-feet to the rear in the corner, squaring-off the Breakfast room. Expanded space on the 2nd floor to be added to the Owner's Bedroom, expanding the trayceiling to accommodate.

ASJYC46A Expand the Study including the second floor above and unfinished basement below 4-feet 6-inches to the rear. Expanded space on the 2nd floor to be added to Bedroom 2, expanding the walk-in closet, and expanding and reconfiguring Bath 2. Price assumes NO additional cabinets/countertops, and standard flooring. Ceiling light fixtures re-distributed within the expanded spaces. Installation of this option is subject to the approval by the site engineer and Winchester's Production Department. These parties can cause modification or deletion of the aforementioned YHYW option without notice to the customer.

ASRG05B Re-design the 1st floor Powder room to convert to a full bath with the installation of a 42x34 preformed shower pan with 12-inch deep tile seat and a glass shower door. Includes re-designing the vanity to a single bowl vanity cabinet with a rectangular wall mirror, strip light above, and medicine cabinet. Flooring to be 4x4 white/bone ceramic tile and includes 4x4 white/bone ceramic tile wall surround at the shower.

ASRYI00C Delete the wall and cased opening between the Family room and Kitchen. Ceiling to be flush to the stairwell opening with no bulkhead.

ASYSH00A Install rough framing ONLY in a wall for future niche. NO trim, built-ins, and lighting modifications included in this price; these modifications to be priced through 3rd party vendors.

BPYEX011 Install full-height brick returns on the Garage and non-Garage side elevations. Returns to extend back the sides 2-feet from the front facade. Includes modifications to the foundation and cornice above to accommodate.

EXYMI00B Install a flat roof portico with rails above and expand the overall masonry stoop dimensions to approx 12-foot x 12-foot with four 8-inch square columns in lieu of the standard gable metal roofed porch.

FPYTM00A Install a 14-inch raised hearth on the Family room prefab fireplace. Raised hearth sides to be faced with painted drywall. Hearth surface to remain per selections.

INYSI01A Install an oak box stair (oak treads and risers) with a carpet runner on the back stair from the family room to the 2nd floor Hall. Stair landings to be site-finished oak. Stair stringers and railings to remain per the standard stair specs.

PLYQQ00B Delete the standard shower pan in the first floor Bath and rough-in the drain pipe ONLY to approximately 12-inches above the sub-floor for installation of a ceramic tile shower pan with Schluter system membrane and drain by others. Does NOT include pricing for any ceramic tile floor in the shower.

STUDY DR Make opening into study a 4/0 Cased opening to satisfy county requirements.

WDYAA07A Install two single 2856 hung windows with 12-inch high rectangular transoms above in the side wall of the Living room.

WDYAB01C Install a single 2560 casement window in the side wall of the Breakfast room.

WDYAS06D Install a combination fixed 6060 window flanked by two twin 2560 casement windows in the rear wall of the Breakfast room in lieu of the standard twin windows flanked by single windows. Center window to have no grilles.

WDYDC00A Install a 5480 Thermo-Tru double active, 15-lite with 1 panel below, 8-foot tall, fiberglass front entry door in the Foyer.

WDYOE00A Install a 16x8 Garage overhead door in lieu of the two standard 9x8 doors on the front 2 bays of the optional 3-car side-load Garage. Includes a structural beam above the new door to support the main steel beam for the 2nd floor above in the Garage ceiling. Includes an additional exterior Garage light fixture.

HVAC ACCEPTABLE PLAN VARIATIONS

1. SUPPLY REGISTER LOCATIONS ARE PERMITTED TO SHIFT +/- 4'-0" IN ANY DIRECTION PROVIDED THE FOLLOWING:

A. NO ADDITIONAL ELBOWS HAVE BEEN ADDED TO THE ORIGINAL LAYOUT.

B. THE SUPPLY BRANCH DUCT ORIGINATES FROM THE SAME SUPPLY TRUNK SECTION.

C. NO ADDITIONAL JOISTS HOLES ARE CUT.

2. FLOOR REGISTERS MAY BE CHANGED TO WALL REGISTERS AND VICE VERSA IN BATHROOMS, CLOSETS, ETC., PROVIDED THE ABOVE CONDITIONS ARE MET.

3. SUPPLY REGISTER SIZES ARE THE RESPONSIBILITY OF THE HVAC CONTRACTOR AND SHALL PROVIDE AN ADEQUATE THROW AND FACE VELOCITY BELOW 500 FPM.

4. RETURN AIR GRILLE SIZES SHOWN ON PLAN ARE THE MINIMAL ACCEPTABLE GRILLE AREA. LARGER GRILLES ARE PERMITTED.

KEY NOTES

E-4 DIMENSIONS AT RECESSED LIGHT FIXTURES SHOULD BE HELD TO AS CLOSE AS POSSIBLE. BUT MAY HAVE TO VARY DUE TO FIELD CONDITIONS.

E-5 PENDANT FIXTURE AT 2ND FLOOR CENTERED ON THE DOOR AND WINDOW.

E-6 TO SWITCHED OUTLET

E-6.4 TO LIGHT ABOVE

E-6.5 TO LIGHT BELOW

E-7 CEILING MOUNTED OUTLETS FOR FUTURE OVERHEAD DOOR OPENERS.

M-01 B-VENT

residential design team

WINCHESTER HOMES, INC.
6905 ROCKLEDGE DR.
SUITE 800
BETHESDA
MARYLAND 20817
(301) 803-4800

WHI

YOUR HOME + YOUR WAY

11100028

PRINT DATE: 04/22/2014

SET NUMBER: 09RL92

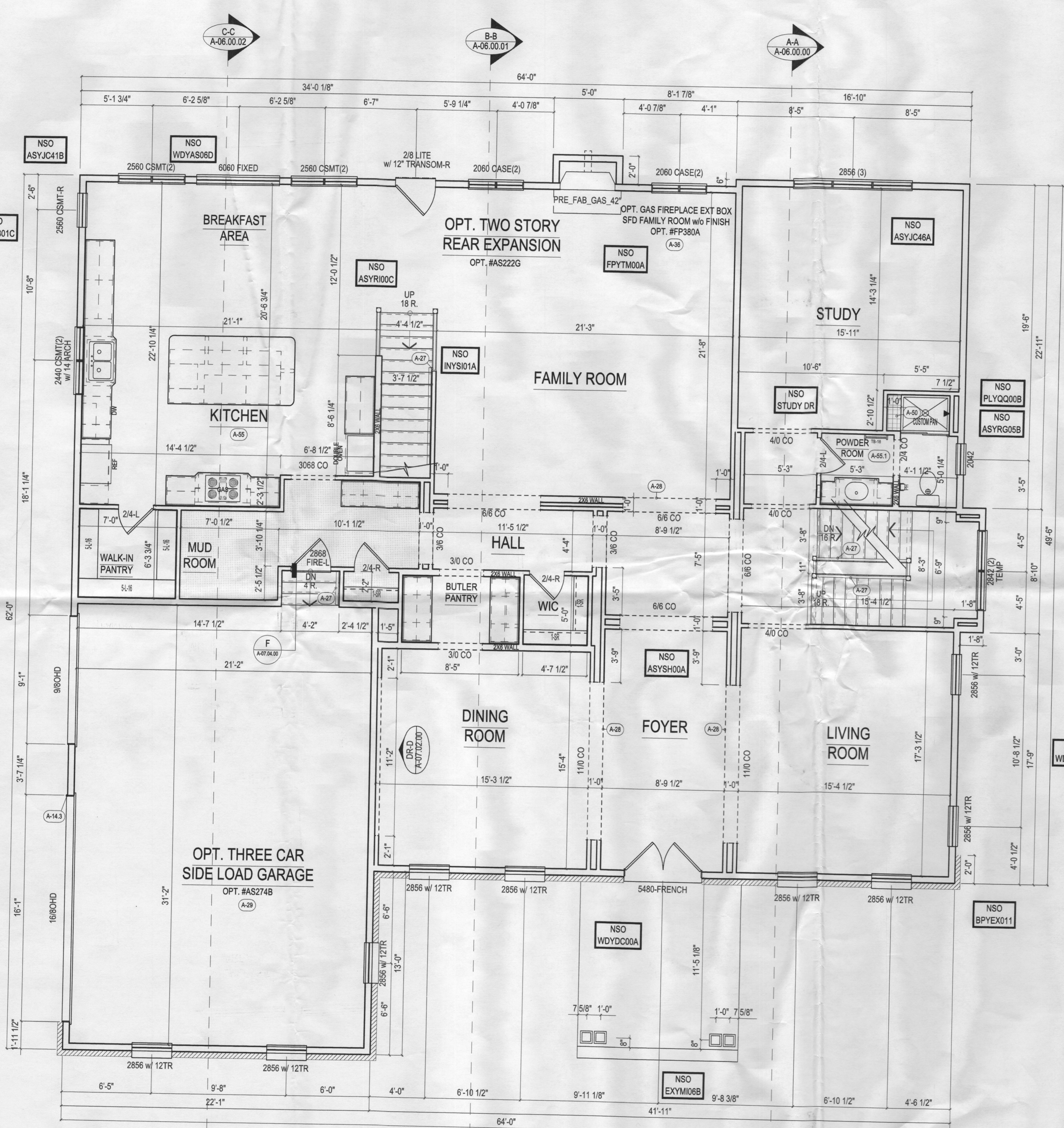
FIRST FLOOR ELECTRICAL PLAN

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

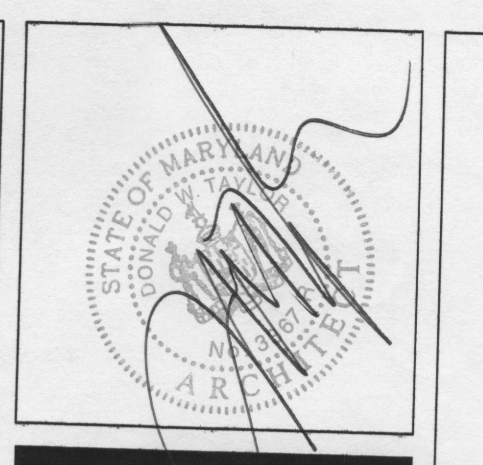
ME

03.00.00

FLOOR REGISTER SIZE & FEEDER SIZE	FR	SINGLE POLE SWITCH AT +48"	SERVICE PANEL	PULLCHAIN CEILING FIXTURE	SMALL CEILING FIXTURE	DIRECTIONAL RECESSED FIXTURE	4 3/4" x 12 1/2" FLUORESCENT FIXTURE
CEILING REGISTER SIZE & FEEDER SIZE	GR	3-WAY SWITCH AT +48"	DUPLEX OUTLET	EXTERIOR HANGING FIXTURE	EXHAUST FAN	LARGE CARRIAGE LIGHT	4 3/4" x 21 1/2" FLUORESCENT FIXTURE
WALL REGISTER SIZE & FEEDER SIZE	WR	4-WAY SWITCH AT +48"	SWITCHED OUTLET	LARGE HANGING FIXTURE	EXHAUST FAN w/ LIGHT	MED. CARRIAGE LIGHT	8 1/2" x 48" FLUORESCENT FIXTURE
WALL RETURN	WR	SMOKE DETECTOR SHALL COMPLY WITH UL217, IFC Sec 903.1.4	WEATHER PROOF GFI OUTLET	MED. HANGING FIXTURE	EXHAUST FAN w/ LIGHT & HEAT LAMP	SMALL CARRIAGE LIGHT	17 3/4" x 51 1/2" FLUORESCENT FIXTURE
RECTANGULAR DUCT RUN & SIZE	R	SMOKE CARBON MONOXIDE DETECTOR SHALL COMPLY WITH UL2076, IFC Sec 903.15.2	GROUND FAULT OUTLET	SMALL HANGING FIXTURE	STANDARD RECESSED FIXTURE	24" WALL MOUNT STRIP FIXTURE	
CIRCULAR DUCT RUN & SIZE	C	DOOR BELL CHIMES	220V OUTLET	LARGE CEILING FIXTURE	CLOSE CLEARANCE RECESSED FIXTURE	36" WALL MOUNT STRIP FIXTURE	
RETURN AIR DUCT SIZE	RA	DISPOSAL	KEYLESS CEILING FIXTURE	MED. CEILING FIXTURE	WATER CONDITION RECESSED FIXTURE	48" WALL MOUNT STRIP FIXTURE	
SUPPLY AIR DUCT SIZE	SA						



- NSO NOTES**
- ASYJC41B Expand the Breakfast room including the second floor above and unfinished basement below 4-feet to the rear in the corner, squaring-off the Breakfast room. Expanded space on the 2nd floor to be added to the Owner's Bedroom, expanding the travelling to accommodate.
 - ASYJC46A Expand the Study including the second floor above and unfinished basement below 4-feet 6-inches to the rear. Expanded space on the 2nd floor to be added to Bedroom 2, expanding the walk-in closet, and expanding and reconfiguring Bath 2. Price assumes NO additional cabinets/countertops, and standard flooring. Ceiling light fixtures re-distributed within the expanded spaces. Installation of this option is subject to the approval by the site engineer and Winchester's Production Department. These parties can cause modification or deletion of the aforementioned YHYW option without notice to the customer.
 - ASYRG05B Re-design the 1st floor Powder room to convert to a full bath with the installation of a 42x34 preformed shower pan with 12-inch deep tile seat and a glass shower door. Includes re-designing the vanity to a single bowl vanity cabinet with a rectangular wall mirror, strip light above, and medicine cabinet. Flooring to be 4x4 white/bone ceramic tile and includes 4x4 white/bone ceramic tile wall surround at the shower.
 - ASYR100C Delete the wall and cased opening between the Family room and Kitchen. Ceiling to be flush to the stairwell opening with no bulkhead.
 - ASYSH00A Install rough framing ONLY in a wall for future niche. NO trim, built-ins, and lighting modifications included in this price; these modifications to be priced through 3rd party vendors.
 - BPYEX011 Install full-height brick returns on the Garage and non-Garage side elevations. Returns to extend back the sides 2-feet from the front facade. Includes modifications to the foundation and cornice above to accommodate.
 - EXYMI06B Install a flat roof portico with rails above and expand the overall masonry stoop dimensions to approx. 12-foot x 12-foot with four 8-inch square columns in lieu of the standard gable metal roofed porch.
 - FPYTM00A Install a 14-inch raised hearth on the Family room prefab fireplace. Raised hearth sides to be faced with painted drywall. Hearth surface to remain per selections.
 - INYSI01A Install an oak box stair [oak treads and risers] with a carpet runner on the back stair from the family room to the 2nd floor Hall. Stair landings to be site-finished oak. Stair stringers and railings to remain per the standard stair specs.
 - PLYQQ00B Delete the standard shower pan in the first floor Bath and rough-in the drain pipe ONLY to approximately 12-inches above the sub-floor for installation of a ceramic tile shower pan with Schluter system membrane and drain by others. Does NOT include pricing for any ceramic tile floor in the shower.
 - STUDY DR Make opening into study a 4/0 Cased opening to satisfy county requirements.
 - WDYAA07A Install two single 2856 hung windows with 12-inch high rectangular transoms above in the side wall of the Living room.
 - WDYAB01C Install a single 2560 casement window in the side wall of the Breakfast room.
 - WDYAS06D Install a combination fixed 6060 window flanked by two twin 2560 casement windows in the rear wall of the Breakfast room in lieu of the standard twin windows flanked by single windows. Center window to have no grilles.
 - WDYDC00A Install a 5480 Thermo-Tru double active, 15-lite with 1 panel below, 8-foot tall, fiberglass front entry door in the Foyer.
 - WDYOE00A Install a 16x8 Garage overhead door in lieu of the two standard 5x8 doors on the front 2 bays of the optional 3-car side-load Garage. Includes a structural beam above the new door to support the main steel beam for the 2nd floor above in the Garage ceiling. Includes an additional exterior Garage light fixture.
- KEY NOTES**
- A-14.3 1" WEATHER LIP REQUIRED AT GARAGE DOOR
 - A-27 REFER TO GENERAL SPECS FOR HANDRAIL REQUIRED.
 - A-28 LINE OF WALL ABOVE
 - A-29 REFER TO CONSTRUCTION SPEC. 13 FOR GARAGE WALL AND CEILING FINISHES
 - A-36 THE FIREPLACE MODEL THAT IS INSTALLED MUST MEET ALL CLEARANCE CODES AT THE SIDES AND REAR OF THE FIREBOX AND THE CHIMNEY CHASE AS PER THE MANUFACTURER'S SPECS.
 - A-50 FRAME SHOWER SEAT 18" AFF AND SLOPE SEAT 1/4in/FT BACK TO FRONT
 - A-50.1 ALL WALLS WITH CEMENT BOARD AND TILE ARE TO BE FRAMED AT 16" O.C.
 - A-55 REFER TO KITCHEN LAYOUTS FOR ADDITIONAL KITCHEN CABINET INFO. REFER TO BATH LAYOUTS FOR ADDITIONAL BATH CABINET INFO.
 - E-4 DIMENSIONS AT RECESSED LIGHT FIXTURES SHOULD BEHELD TO AS CLOSE AS POSSIBLE. BUT MAY HAVE TO VARY DUE TO FIELD CONDITIONS.
 - E-12 ALL OUTLETS TO BE PLACED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCALELECTRICAL CODES.
 - G-4 CONTINUOUS HANDRAILS IN STAIRWELLS AS REQUIRED BY LOCAL JURISDICTIONS.
 - G-7 SHADED AREAS INDICATE CEILINGS TO BE FRAMED TO A HEIGHT OF NO LESS THAN 8' U.N.O.
 - G-8 SOLID LINES BETWEEN ANY ROOM OR HALL INDICATE FLOORING CHANGES UNLESS OTHERWISE NOTED.
 - G-9 ALL TOWEL BARS TO BE INSTALLED AT 48" AFF (TYP)
 - G-10 ALL CASED OPENINGS TO BE AT 7'-10 7/8" UNLESS OTHERWISE NOTED.
 - G-11 REFER TO FLOOR JOIST LAYOUT FOR PLUMBING DROP LOCATIONS. FOLLOW MANUFACTURER'S SPECS FOR ALL TOP CUT CUTS FOR SINKS AND COOKTOPS NOTE: CENTERLINES ARE PROVIDED ON COUNTERTOP PLANS ON SHEET A-7.0.0
 - G-15 ALL END SPLASHES ARE TO BE SHIPPED LOOSE AND FIELD INSTALLED.



rdt
residential design team

WINCHESTER HOMES, INC.
6905 ROCKLEDGE DR.
SUITE 800
BETHESDA
MARYLAND 20817
(301) 803-4800

WHI
YOUR HOME + YOUR WAY
11100028

PRINT DATE: 04/22/2014
SET NUMBER: 09RL92

FIRST FLOOR PLAN

A
03.00.00

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

RECEIVED
APR 28 2014
PROJECT: 11100028
11100028

NSO ASYJC41B

NSO WDYAS06D

NSO WDYAB01C

NSO ASYRI00C

NSO INYSI01A

NSO FPYTM00A

NSO ASYJC46A

NSO STUDY DR

NSO PLYQQ00B

NSO ASYRG05B

NSO ASYSH00A

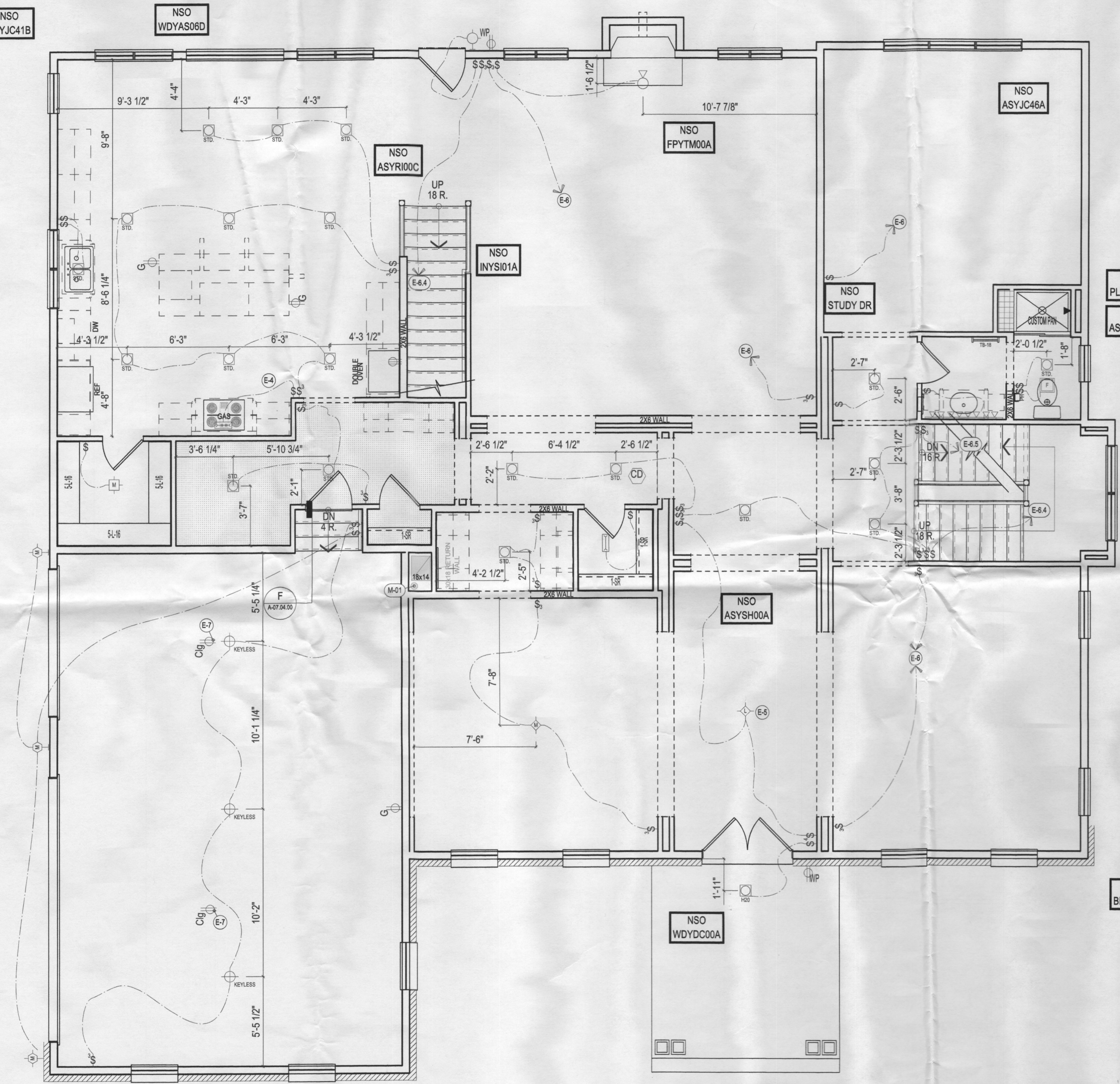
NSO WDYAA07A

NSO WDYDC00A

NSO BPYEX011

NSO WDYOE00A

NSO EXYMI06B



NSO NOTES

ASYJC41B Expand the Breakfast room including the second floor above and unfinished basement below 4-feet to the rear in the corner, squaring-off the Breakfast room. Expanded space on the 2nd floor to be added to the Owner's Bedroom, expanding the traycelling to accommodate.

ASYJC46A Expand the Study including the second floor above and unfinished basement below 4-feet 6-inches to the rear. Expanded space on the 2nd floor to be added to Bedroom 2, expanding the walk-in closet, and expanding and reconfiguring Bath 2. Price assumes NO additional cabinets/countertops, and standard flooring. Ceiling light fixtures re-distributed within the expanded spaces. Installation of this option is subject to the approval by the site engineer and Winchester's Production Department. These parties can cause modification or deletion of the aforementioned YHYW option without notice to the customer.

ASYRG05B Re-design the 1st floor Powder room to convert to a full bath with the installation of a 42x34 preformed shower pan with 12-inch deep tile seat and a glass shower door. Includes re-designing the vanity to a single bowl vanity cabinet with a rectangular wall mirror, strip light above, and medicine cabinet. Flooring to be 4x4 white/bone ceramic tile and includes 4x4 white/bone ceramic tile wall surround at the shower.

ASYRI00C Delete the wall and cased opening between the Family room and Kitchen. Ceiling to be flush to the stairwell opening with no bulkhead.

ASYSH00A Install rough framing ONLY in a wall for future niche. NO trim, built-ins, and lighting modifications included in this price; these modifications to be priced through 3rd party vendors.

BPYEX011 Install full-height brick returns on the Garage and non-Garage side elevations. Returns to extend back the sides 2-feet from the front facade. Includes modifications to the foundation and cornice above to accommodate.

EXYMI06B Install a flat roof portico with rails above and expand the overall masonry stoop dimensions to approx 12-foot x 12-foot with four 8-inch square columns in lieu of the standard gable metal roofed porch.

FPYTM00A Install a 14-inch raised hearth on the Family room prefab fireplace. Raised hearth sides to be faced with painted drywall. Hearth surface to remain per selections.

INYSI01A Install an oak box stair [oak treads and risers] with a carpet runner on the back stair from the family room to the 2nd floor Hall. Stair landings to be site-finished oak. Stair stringers and railings to remain per the standard stair specs.

PLYQQ00B Delete the standard shower pan in the first floor Bath and rough-in the drain pipe ONLY to approximately 12-inches above the sub-floor for installation of a ceramic tile shower pan with Schluter system membrane and drain by others. Does NOT include pricing for any ceramic tile floor in the shower.

STUDY DR Make opening into study a 4/0 Cased opening to satisfy county requirements.

WDYAA07A Install two single 2856 hung windows with 12-inch high rectangular transoms above in the side wall of the Living room.

WDYAB01C Install a single 2560 casement window in the side wall of the Breakfast room.

WDYAS06D Install a combination fixed 6060 window flanked by two twin 2560 casement windows in the rear wall of the Breakfast room in lieu of the standard twin windows flanked by single windows. Center window to have no grilles.

WDYDC00A Install a 5480 Thermo-Tru double active, 15-lite with 1 panel below, 8-foot tall, fiberglass front entry door in the Foyer. Install a 16x8 Garage overhead door in lieu of the two standard 9x8 doors on the front 2 bays of the optional 3-car side-load Garage. Includes a structural beam above the new door to support the main steel beam for the 2nd floor above

WDYOE00A In the Garage ceiling, includes an additional exterior Garage light fixture.

HVAC ACCEPTABLE PLAN VARIATIONS

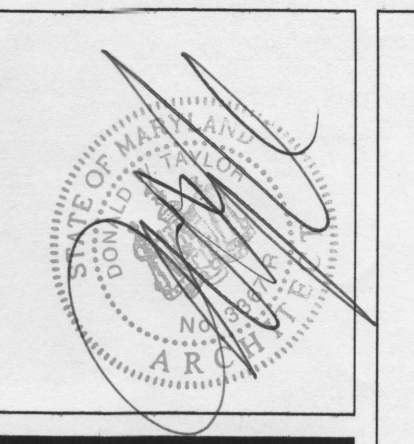
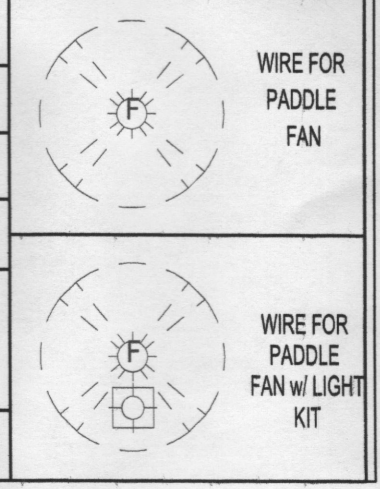
- SUPPLY REGISTER LOCATIONS ARE PERMITTED TO SHIFT +/- 4'-0" IN ANY DIRECTION PROVIDED THE FOLLOWING:
 - A. NO ADDITIONAL ELBOWS HAVE BEEN ADDED TO THE ORIGINAL LAYOUT.
 - B. THE SUPPLY BRANCH DUCT ORIGINATES FROM THE SAME SUPPLY TRUNK SECTION.
 - C. NO ADDITIONAL JOISTS HOLES ARE CUT.
- FLOOR REGISTERS MAY BE CHANGED TO WALL REGISTERS AND VICE VERSA IN BATHROOMS, CLOSETS, ETC., PROVIDED THE ABOVE CONDITIONS ARE MET.
- SUPPLY REGISTER SIZES ARE THE RESPONSIBILITY OF THE HVAC CONTRACTOR AND SHALL PROVIDE AN ADEQUATE THROW AND FACE VELOCITY BELOW 800 FPM.
- RETURN AIR GRILLE SIZES SHOWN ON PLAN ARE THE MINIMAL ACCEPTABLE GRILLE AREA. LARGER GRILLES ARE PERMITTED.

KEY NOTES

- E-4 DIMENSIONS AT RECESSED LIGHT FIXTURES SHOULD BEHELD TO AS CLOSE AS POSSIBLE. BUT MAY HAVE TO VARY DUE TO FIELD CONDITIONS.
- E-5 PENDANT FIXTURE AT 2ND FLOOR CENTERED ON THE DOOR AND WINDOW.
- E-6 TO SWITCHED OUTLET
- E-6.4 TO LIGHT ABOVE
- E-6.5 TO LIGHT BELOW
- E-7 CEILING MOUNTED OUTLETS FOR FUTURE OVERHEAD DOOR OPENERS.
- M-01 B-VENT

FLOOR REGISTER SIZE & FEEDER SIZE	SINGLE POLE SWITCH AT +48"	SERVICE PANEL	PULLCHAIN CEILING FIXTURE	SMALL CEILING FIXTURE	DIRECTIONAL RECESSED FIXTURE
CEILING REGISTER SIZE & FEEDER SIZE	3-WAY SWITCH AT +48"	DUPLEX OUTLET	EXTERIOR HANGING FIXTURE	EXHAUST FAN	LARGE CARRIAGE LIGHT
WALL REGISTER SIZE & FEEDER SIZE	4-WAY SWITCH AT +48"	SWITCHED OUTLET	LARGE HANGING FIXTURE	EXHAUST FAN w/ LIGHT	MED. CARRIAGE LIGHT
WALL RETURN	SMOKE DETECTOR SHALL COMPLY WITH UL217, IFC Sec R314	WEATHER PROOF GFI OUTLET	MED. HANGING FIXTURE	EXHAUST FAN w/ LIGHT & HEAT LAMP	SMALL CARRIAGE LIGHT
RECTANGULAR DUCT RUN & SIZE	SMOKE CARBON MONOXIDE DETECTOR SHALL COMPLY WITH UL2076, IFC Sec R315.2	GROUND FAULT OUTLET	SMALL HANGING FIXTURE	STANDARD RECESSED FIXTURE	24" WALL MOUNT STRIP FIXTURE
CIRCULAR DUCT RUN & SIZE	DOOR BELL CHIMES	220V OUTLET	LARGE CEILING FIXTURE	CLOSE CLEARANCE RECESSED FIXTURE	38" WALL MOUNT STRIP FIXTURE
RETURN AIR DUCT SIZE	DISPOSAL	KEYLESS CEILING FIXTURE	MED. CEILING FIXTURE	CLOSE CLEARANCE RECESSED FIXTURE	48" WALL MOUNT STRIP FIXTURE
SUPPLY AIR DUCT SIZE				WATER CONDITION RECESSED FIXTURE	

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



residential design team

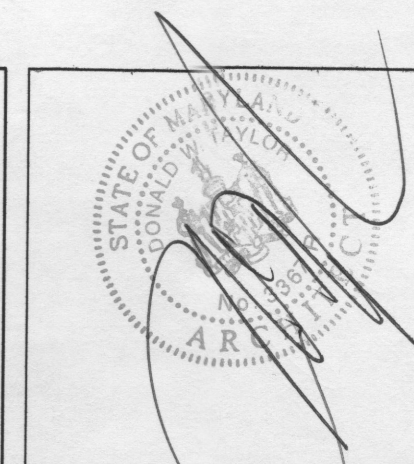
WINCHESTER HOMES, INC.
6905 ROCKLEDGE DR.
SUITE 800
BETHESDA MARYLAND 20817
(301) 803-4800

WHI
YOUR HOME + YOUR WAY
11100028

PRINT DATE: 04/22/2014
SET NUMBER: 09RL92

FIRST FLOOR
ELECTRICAL PLAN

ME
03.00.00



rdt
residential design team

WINCHESTER HOMES, INC.
6905 ROCKLEDGE DR.
SUITE 800
BETHESDA MARYLAND 20817
(301) 803-4800

WHI
YOUR HOME + YOUR WAY
11100028

PRINT DATE: 04/22/2014
SET NUMBER: 09RL92

FIRST FLOOR
ELECTRICAL PLAN

ME
03.00.00

NSO NOTES

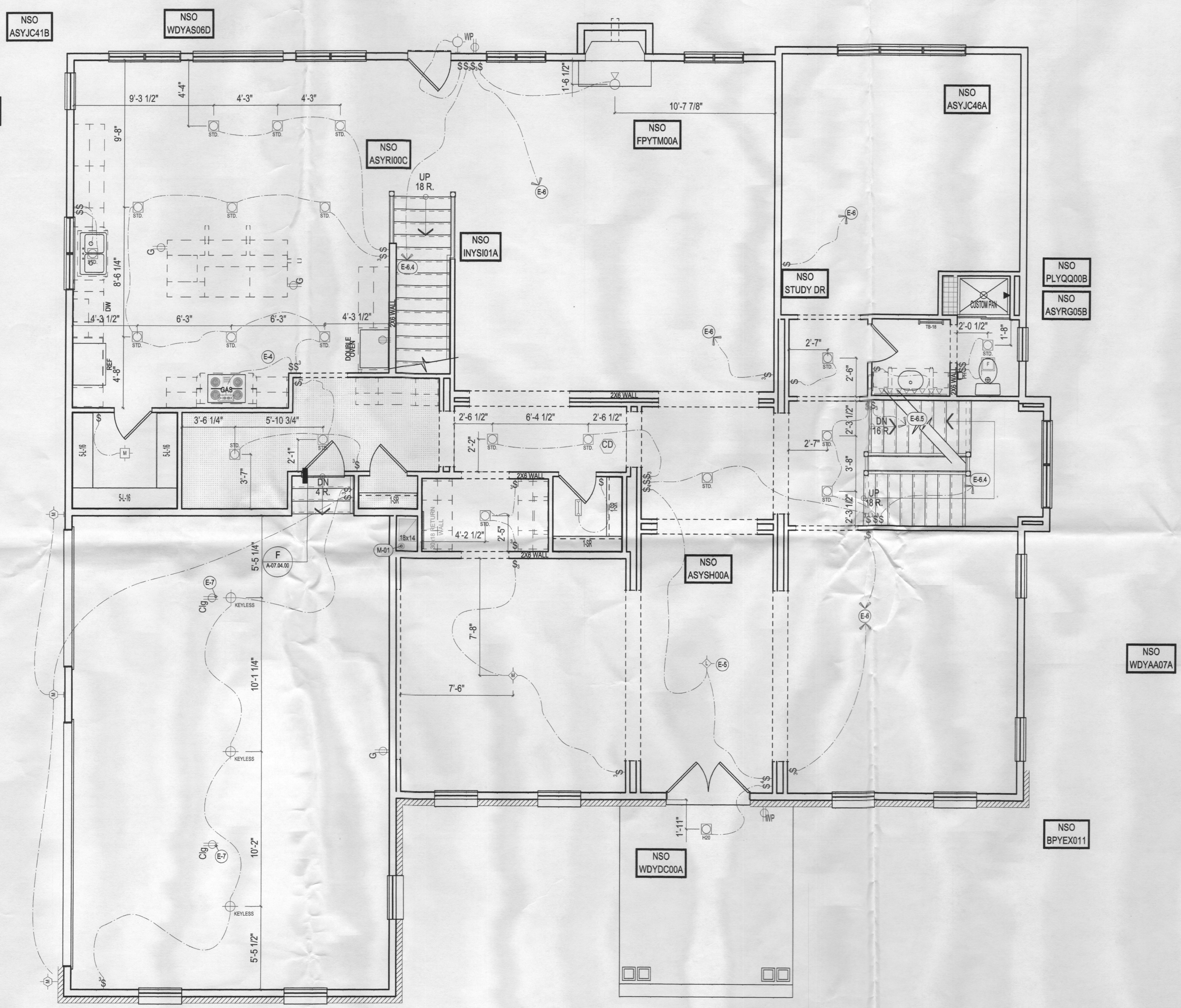
- ASVJC41B Expand the Breakfast room including the second floor above and unfinished basement below 4-feet to the rear in the corner, squaring-off the Breakfast room. Expanded space on the 2nd floor to be added to the Owner's Bedroom, expanding the trayceiling to accommodate.
- ASVJC46A Expand the Study including the second floor above and unfinished basement below 4-feet 6-inches to the rear. Expanded space on the 2nd floor to be added to Bedroom 2, expanding the walk-in closet, and expanding and reconfiguring Bath 2. Price assumes NO additional cabinets/countertops, and standard flooring. Ceiling light fixtures re-distributed within the expanded spaces. Installation of this option is subject to the approval by the site engineer and Winchester's Production Department. These parties can cause modification or deletion of the aforementioned YHW option without notice to the customer.
- ASVYG05B Re-design the 1st floor Powder room to convert to a full bath with the installation of a 42x34 preformed shower pan with 12-inch deep tile seat and a glass shower door. Includes re-designing the vanity to a single bowl vanity cabinet with a rectangular wall mirror, strip light above, and medicine cabinet. Flooring to be 4x4 white/bone ceramic tile and includes 4x4 white/bone ceramic tile wall surround at the shower.
- ASVYI00C Delete the wall and cased opening between the Family room and Kitchen. Ceiling to be flush to the stairwell opening with no bulkhead.
- ASVYH00A Install rough framing ONLY in a wall for future niche. NO trim, built-ins, and lighting modifications included in this price; these modifications to be priced through 3rd party vendors.
- BPVEX011 Install full-height brick returns on the Garage and non-Garage side elevations. Returns to extend back the sides 2-feet from the front facade. Includes modifications to the foundation and cornice above to accommodate.
- EXYMI06B Install a flat roof portico with rails above and expand the overall masonry stoop dimensions to approx 12-foot x 12-foot with four 8-inch square columns in lieu of the standard gable metal roofed porch.
- FPYTM00A Install a 14-inch raised hearth on the Family room prefab fireplace. Raised hearth sides to be faced with painted drywall. Hearth surface to remain per selections.
- INYSI01A Install an oak box stair [oak treads and risers] with a carpet runner on the back stair from the family room to the 2nd floor Hall. Stair landings to be site-finished oak. Stair stringers and railings to remain per the standard stair specs.
- PLYQQ00B Delete the standard shower pan in the first floor Bath and rough-in the drain pipe ONLY to approximately 12-inches above the sub-floor for installation of a ceramic tile shower pan with Schluter system membrane and drain by others. Does NOT include pricing for any ceramic tile floor in the shower.
- STUDY DR Make opening into study a 4/0 Cased opening to satisfy county requirements.
- WDYAA07A Install two single 2856 hung windows with 12-inch high rectangular transoms above in the side wall of the Living room.
- WDYAB01C Install a single 2560 casement window in the side wall of the Breakfast room.
- WDYAS06D Install a combination fixed 6060 window flanked by two twin 2560 casement windows in the rear wall of the Breakfast room in lieu of the standard twin windows flanked by single windows. Center window to have no grilles.
- WDYDC00A Install a 5480 Thema-Tru double active, 15-lite with 1 panel below, 8-foot tall, fiberglass front entry door in the Foyer.
- WDYOE00A Install a 16x8 Garage overhead door in the front 2 bays of the optional 3-car side-load Garage. Includes a structural beam above the new door to support the main steel beam for the 2nd floor above

HVAC ACCEPTABLE PLAN VARIATIONS

1. SUPPLY REGISTER LOCATIONS ARE PERMITTED TO SHIFT +/- 4'-0" IN ANY DIRECTION PROVIDED THE FOLLOWING:
 - A. NO ADDITIONAL ELBOWS HAVE BEEN ADDED TO THE ORIGINAL LAYOUT.
 - B. THE SUPPLY BRANCH DUCT ORIGINATES FROM THE SAME SUPPLY TRUNK SECTION.
 - C. NO ADDITIONAL JOISTS HOLES ARE CUT.
2. FLOOR REGISTERS MAY BE CHANGED TO WALL REGISTERS AND VICE VERSA IN BATHROOMS, CLOSETS, ETC., PROVIDED THE ABOVE CONDITIONS ARE MET.
3. SUPPLY REGISTER SIZES ARE THE RESPONSIBILITY OF THE HVAC CONTRACTOR AND SHALL PROVIDE AN ADEQUATE THROW AND FACE VELOCITY BELOW 500 FPM.
4. RETURN AIR GRILLE SIZES SHOWN ON PLAN ARE THE MINIMAL ACCEPTABLE GRILLE AREA. LARGER GRILLES ARE PERMITTED.

KEY NOTES

- E-4 DIMENSIONS AT RECESSED LIGHT FIXTURES SHOULD BEHELD TO AS CLOSE AS POSSIBLE, BUT MAY HAVE TO VARY DUE TO FIELD CONDITIONS.
- E-5 PENDANT FIXTURE AT 2ND FLOOR CENTERED ON THE DOOR AND WINDOW.
- E-6 TO SWITCHED OUTLET
- E-6.4 TO LIGHT ABOVE
- E-6.5 TO LIGHT BELOW
- E-7 CEILING MOUNTED OUTLETS FOR FUTURE OVERHEAD DOOR OPENERS.
- M-01 B-VENT



FLOOR REGISTER SIZE & FEEDER SIZE	3-WAY SWITCH AT +48"	SERVICE PANEL	PULLCHAIN CEILING FIXTURE	SMALL CEILING FIXTURE	DIRECTIONAL RECESSED FIXTURE
CEILING REGISTER SIZE & FEEDER SIZE	4-WAY SWITCH AT +48"	DUPLEX OUTLET	EXTERIOR HANGING FIXTURE	EXHAUST FAN	LARGE CARRIAGE LIGHT
WALL REGISTER SIZE & FEEDER SIZE	SMOKE DETECTOR SHALL COMPLY WITH UL217; IRC Sec R314	SWITCHED OUTLET	LARGE HANGING FIXTURE	EXHAUST FAN w/ LIGHT	MED. CARRIAGE LIGHT
WALL RETURN	SMOKE/CARBON MONOXIDE DETECTOR SHALL COMPLY WITH UL2075; IRC Sec R315.2	WEATHER PROOF GFI OUTLET	MED. HANGING FIXTURE	EXHAUST FAN w/ LIGHT & HEAT LAMP	SMALL CARRIAGE LIGHT
RECTANGULAR DUCT RUN & SIZE	DOOR BELL CHIMES	GROUND FAULT OUTLET	SMALL HANGING FIXTURE	STANDARD RECESSED FIXTURE	24" WALL MOUNT STRIP FIXTURE
CIRCULAR DUCT RUN & SIZE	DISPOSAL	220V OUTLET	LARGE CEILING FIXTURE	CLOSE CLEARANCE RECESSED FIXTURE	36" WALL MOUNT STRIP FIXTURE
RETURN AIR DUCT SIZE	KEYLESS CEILING FIXTURE	KEYLESS CEILING FIXTURE	MED. CEILING FIXTURE	WATER CONDITION RECESSED FIXTURE	48" WALL MOUNT STRIP FIXTURE
SUPPLY AIR DUCT SIZE					

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

