



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: 10/3/14

Permit No.: B14003635

Building Address: 14401 Howard Rd
City: Greenly State: MD Zip Code: 21036
Suite/Apt. #: _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: _____
Section: _____ Area: _____ Lot: 1
Tax Map: 21 Parcel: _____ Grid: 23
Zoning: _____ Map Coordinates: _____ Lot Size: 3.3 AC

Existing Use: SFD
Proposed Use: SFD w/ Tank
Estimated Construction Cost: \$ 8,000
Description of Work: Install vertical underground propane tank

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

Property Owner's Name: Ten Oaks Property
Address: PO Box 30
City: Greenly State: MD Zip Code: 21737
Phone: _____ Fax: _____
Email: _____

Applicant's Name & Mailing Address (If other than stated herein)
Applicant's Name: Jeremy Clancy
Address: PO Box 1253
City: Greenly State: MD Zip Code: 21737
Phone: 4133401225 Fax: _____
Email: Jeremy@appliedandapproved.com

Contractor Company: Tech Air
Contact Person: Jeff Kenny
Address: 5100 A-D Center Center Dr.
City: Baltimore State: MD Zip Code: 21227
License No.: 608164
Phone: 413515-4393 Fax: _____
Email: _____

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

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

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Grading Permit Number:	
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: Jeremy Clancy Print Name: Jeremy Clancy
Email Address: Jeremy@appliedandapproved.com Date: 10/3/14
Title/Company: Permits

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

AGENCY	DATE	SIGNATURE OF APPROVAL
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>10/20/14</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 checked="" type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
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>3854</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
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: 8/20/14

Permit No.: B14003051

Building Address: 14401 Howard Rd.
 City: DAYTON State: MD Zip Code: 21036
 Suite/Apt. #: _____ SDP/WP/BA #: GP15-05
 Census Tract: _____ Subdivision: Warfield Estates
 Section: _____ Area: _____ Lot: 3001
 Tax Map: 21 Parcel: 68 Grid: _____
 Zoning: RC-DEO Map Coordinates: _____ Lot Size: 3.3082 AC.

Existing Use: Vacant lot
 Proposed Use: Single Family House
 Estimated Construction Cost: \$ 300,000
 Description of Work: New 2 Story "Clifton Park II" with 3 car garage, Morning Room, sitting area, covered porch, unfinished lower level
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height: _____	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1 st floor: _____
Area of construction (sq. ft.): _____	2 nd floor: _____
Use group: _____	Basement: _____
<u>Construction type:</u>	<input type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input checked="" 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: <u>4</u>
<input type="checkbox"/> State Certified Modular	<u>Multi-family Dwelling</u>
	No. of efficiency units: _____
	No. of 1 BR units: _____
	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
	Footings: _____
	Roof: _____
	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home
<input checked="" type="checkbox"/> Roadside Tree Project Permit #	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="checkbox"/> Roadside Tree Project Permit #	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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: Worthington 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.: 56
 Phone: 410-379-5956 Fax: _____
 Email: _____

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

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>G14000271</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: 8/20/2014
RECEIVED
 AUG 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>8/20/14</u>	<u>H. Oxybald</u>

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

DPZ SETBACK INFORMATION
 Front: _____
 Rear: _____
 Side: _____
 Signage: 50' b/w 15' 2'
 All minimum setbacks met? Yes No
 Is Entrance Permit Required? Yes No
 Historic District? Yes No
 Lot Coverage for New Town Zone:
 SDP/Red-line approval date: _____

Filing Fee	\$ 100.00
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50.00
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# 793227



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

September 11, 2014

Fisher, Collins and Carter
Centennial Square Office Park
10272 Baltimore National Pike
Ellicott City, MD 21042

Sent via email to: amv@fcc-eng.com

**RE: B14003051
BAT Plan
14401 Howard Road, Lot 1**

Aldo Vitucci:

This letter is in response to the BAT Plan submitted for 14401 Howard Road, Lot 1. Upon review of the plan, a couple of items need to be added or changed on the plan. Please revise the plan to include the following:

- 1.) Match top of septic tank elevation as listed in the septic tank elevations chart with septic profile.
- 2.) Add dose and run-time for pump. Dose should be approximately 50 – 80 gallons, run-time will correspond to pump flow rate and dose
- 3.) Match Note regarding # of bedrooms with Sewage Disposal System Data.
- 4.) Add head calculations and plot point on pump curve. Match corresponding dose and run-time.
- 5.) Move D-Box location to ridge and center the trench inverts (i.e. instead of one long trench, incorporate shorter trenches in a branch formation.)
- 6.) Adjust for 50% sidewall credit with 3 foot sidewall, and make bottom trench depth at 6 foot.
- 7.) Profile shows a 4 inch sewer @ 2% but the actual calculation is 7.4 %. Correct drawing and show last 5 feet before tank to be 2 %.

Building permit approval is being withheld until this plan has been revised and forwarded to the Health Department. I may be reached at (410) 313-1786 if you would like to discuss the project.

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well & Septic Program



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
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

August 25, 2014

DECATUR BUILDING SERVICES
P.O. BOX 552
WOODBINE, MD 21797
ATTN: JIM KERWIN

Sent via email to: JIM@DECATURBUILDINGSERVICES.COM

RE: B14003051
14401 Howard Road
Dayton, MD 21036

Mr. Kerwin:

This letter is in response to building permit B14003051. The application describes the construction of a 4 bedroom house with a 3 car garage. Upon review of the submittal, the site plan did not include the invert elevation for the septic line at the house and septic tank. Additionally, house floor plans and a BAT plan are required for this review.

Building permit approval is being withheld until a revised site plan, floor plans and a BAT plan has been forwarded to the Health Department for review and approval. I may be reached at (410) 313-1786 if you would like to discuss the project.

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well & Septic Program

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'	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'K'	THREE CAR SIDE ENTRY TWO CAR SIDE ATTACHED	CONSERVATORY SUITE FIRST FLOOR	MORNING ROOM		BONUS ROOM	
NOTE SHEET	2																	
FRONT ELEVATIONS - SIDING		3																D-1
FRONT ELEVATIONS - BRICK		4																D-2
FRONT ELEVATIONS - SIDING/STONE		5	6	7	8	10												D-3
RIGHT SIDE ELEVATIONS - SIDING OR SIDING/STONE		11	13	14	16	18												D-4
RIGHT SIDE ELEVATIONS - BRICK		12		15	17													D-5
LEFT SIDE ELEVATIONS - SIDING OR SIDING/STONE		14	21	22	24	26												D-5a
LEFT SIDE ELEVATIONS - BRICK		20		23	25													D-6
REAR ELEVATIONS - SIDING		27	29	30	32	34												D-7
REAR ELEVATIONS - BRICK		28		31	33													D-8
FOUNDATION		35	36	37.1	37.2	37.1												D-8c
HOLD DOWN DETAILS	43						39	40	40	41	41			38	38	38	42	D-11
PLUMBING GROUND WORKS	44						43							39	42	38	42	D-12
BASEMENT PLAN		46.1	46.1	46.2	46.2	46.2	45											D-13
FIRST FLOOR PLAN	47	48	48	48	44	44	47	48	48	44	44							D-14
FIRST FLOOR PLAN PARTIALS	50						50											D-15
SECOND FLOOR PLAN	54	56	56	56	56		54	56	56	56	56	50	53	51	51	52		D-15a
SECOND FLOOR PLAN PARTIALS	57						57									55		D-16
BUILDING SECTION AT FOYER	58						58											D-16a
BUILDING SECTION AT GARAGE	60						60						61	61	61	59		D-17
STAIR SECTION (FRONT STAIR) - STANDARD	62						62											D-17a
STAIR SECTION (FRONT STAIR) - UPGRADE	63						63											D-18
STAIR SECTION (FRONT STAIR) - UPGRADE w/ METAL	64						64											D-18c
STAIR SECTION (REAR STAIR) - STANDARD	66						66											D-20
STAIR SECTION (REAR STAIR) - UPGRADE	67						67											D-21
KITCHEN PLANS - CABINET HOOD 'B'	70						70											D-22
KITCHEN PLANS - CABINET HOOD 'C'	72						72									71		D-22a
KITCHEN PLANS - GOURMET	74						74									73		D-21
KITCHEN PLANS - ISLANDS	76						76									75		D-28
NET BAR, LAUNDRY, CHARGING CENTER	77						77											D-28a
INTERIOR DETAILS - BATH ELEVATIONS	78						78											D-29
INTERIOR DETAILS - COLUMNS / BULKHEAD	79						79											D-30
INTERIOR DETAILS - FOYER AND FAMILY ROOM WINDOWS	81						81											D-34
INTERIOR DETAILS - FIREPLACE DETAILS	82						82											D-35
INTERIOR DETAILS - FIREPLACE DETAILS w/ BONUS RM.	83						83											D-36
INTERIOR MISC. DETAILS	84						84											D-37
EXTERIOR ELEVATION DETAILS			85	85	86				85	85	86							D-40
EXTERIOR MISC. DETAILS	87						87											D-44
BASEMENT ELECTRICAL		88.1	88.1	88.2	88.2	88.2												D-45
FIRST FLOOR ELECTRICAL	89	90	90	91	91		89	90	90	91	91							WB-1
FIRST FLOOR ELECTRICAL PARTIALS	92						92											WB-2
SECOND FLOOR ELECTRICAL	96	98	98	98	98		96	98	98	98	98	42	45	43	43	44		F-1
SECOND FLOOR ELECTRICAL PARTIALS	99						99											
FIRST FLOOR JOIST LAYOUT	100	101	101	102	102		100	104	104	105	105							SP-1
SECOND FLOOR JOIST LAYOUT	106	108	108	109	109		106	108	108	109	109	100	103	100	103	103		SP-2
ROOF FRAMING	110	111	112	113	114		110	111	112	113	114	115	116	115	116	117	107	SEP-1
TRUSS BRACING	119						119											SEP-2
BRACED WALL	121						121											SEP-3
ROOF VENTILATION	122						122											SEP-4
BASEMENT HVAC PLAN	128	123	124	125	126	127	128	124	125	126	127							
CRAWL SPACE HVAC PLAN							129											
FIRST FLOOR HVAC PLAN	130						130											
SECOND FLOOR HVAC PLAN	131						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.	+10
ELEVATION 'B'	GROSS SQ. FT.	+20
ELEVATION 'C'	GROSS SQ. FT.	+120
ELEVATION 'D'	GROSS SQ. FT.	+219
ELEVATION 'K'	GROSS SQ. FT.	+32

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.	+348
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

MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL	GROSS SQ. FT.	6349
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**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT

FINISHED BASEMENT SQ. FT.

RECREATION ROOM	GROSS SQ. FT.	+1244
MEDIA ROOM	GROSS SQ. FT.	+317
HOME OFFICE	GROSS SQ. FT.	+233
BASEMENT BATH	GROSS SQ. FT.	+68
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

CLIFTON PARK II - 01

J:\DWG\NVA\DETACHED\CLIFTON PARK II\10300_01\CS1.DWG 05/02/14 1 3:20 pm

HOWARD ROAD
50' R/W



E 1309200
N 578200



LOT 1
3.3082 ACRES

THE WARFIELDS II
NON-BUILDABLE
PRESERVATION
PARCEL 'B'
PLAT NO. 20248

E 1309650
N 578500

PLAN
SCALE: 1" = 30'

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-95-0392, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

Site Plan Approved
AS SHOWN H.O.

PERMIT SITE PLAN
FOR
LOT 1

14401 HOWARD ROAD

KENNARD WARFIELD JR.

LOT 1
14401 HOWARD ROAD

TAX MAP NO.: 21 ZONED: RC-DEO PARCEL NO.: 68
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPT. 24, 2014
SHEET 1 OF 1

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

W7-3001

4 Bed UN Finished Basement

CLIFTON PARK II

B14003051



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												D-1	
FRONT ELEVATIONS - SIDING		3							3											D-2	
FRONT ELEVATIONS - BRICK		4		7	8				4		7	8								D-3	
FRONT ELEVATIONS - SIDING/STONE		5	6		4	10.1	10.2		5	6		4	10.1	10.2						D-4	
RIGHT SIDE ELEVATIONS - SIDING OR SIDING/STONE		11	13	14	16	18.1	18.2		11	13	14	16	18.1	18.2						D-5	
RIGHT SIDE ELEVATIONS - BRICK		12		15	17				12		15	17								D-5a	
LEFT SIDE ELEVATIONS - SIDING OR SIDING/STONE		14	21	22	24	26.1	26.2		14	21	22	24	26.1	26.2						D-6	
LEFT SIDE ELEVATIONS - BRICK		20		23	25				20		23	25								D-6	
REAR ELEVATIONS - SIDING		27	24	30	32	34.1	34.2		27	24	30	32	34.1	34.2						D-8c	
REAR ELEVATIONS - BRICK		28		31	33				28		31	33								D-11	
FOUNDATION		35	36	37.1	37.2	37.1	41.2		34	40	40	41.1	41.1	41.2	38	38	38	38		D-12	
HOLD DOWN DETAILS		43							43											D-13	
PLUMBING GROUND WORKS		44							45											D-14	
BASEMENT PLAN		46.1	46.1	46.2	46.2	46.3	46.3		47	48	48	49.1	49.1	49.2						D-15	
FIRST FLOOR PLAN		47	48	48	44.1	44.1	44.2		47	48	48	49.1	49.1	49.2						D-15a	
FIRST FLOOR PLAN PARTIALS		50							50						50	53				D-16	
SECOND FLOOR PLAN		54	56	56	56	56	56		54	56	56	56	56	56				55		D-16a	
SECOND FLOOR PLAN PARTIALS		57							57											D-17	
BUILDING SECTION AT FOYER		58							58											D-17a	
BUILDING SECTION AT GARAGE		60							60						60					D-18c	
STAIR SECTION (FRONT STAIR) - STANDARD		62	63						62	63										D-20	
STAIR SECTION (FRONT STAIR) - UPGRADE		64	65						64	65										D-21	
STAIR SECTION (FRONT STAIR) - UPGRADE W/ METAL		66	67						66	67										D-22	
STAIR SECTION (REAR STAIR) - STANDARD		68							68											D-22a	
STAIR SECTION (REAR STAIR) - UPGRADE		69							69											D-27	
KITCHEN PLANS - CABINET HOOD "B"		70							70											D-28	
KITCHEN PLANS - CABINET HOOD "C"		72							72											D-28a	
KITCHEN PLANS - GOURMET		74							74											D-29	
KITCHEN PLANS - ISLANDS		76							76											D-30	
WET BAR, LAUNDRY, CHARGING CENTER		77.1							77.1											D-34	
INTERIOR DETAILS - BATH ELEVATIONS		78							78											D-35	
INTERIOR DETAILS - COLUMNS / BULKHEAD		79							79											D-36	
INTERIOR DETAILS - FOYER AND FAMILY ROOM WINDOWS		80	80	80	80	80	81		80	80	80	80	80	81						D-37	
INTERIOR DETAILS - FIREPLACE DETAILS		82							82											D-40	
INTERIOR DETAILS - FIREPLACE DETAILS W/ BONUS RM.		83							83											D-44	
INTERIOR MISC. DETAILS		84							84											D-45	
EXTERIOR ELEVATION DETAILS				85	85	86.1	86.2				85	85	86.1	86.2						WB-1	
EXTERIOR MISC. DETAILS		87							87											WB-2	
BASEMENT ELECTRICAL		88.1	88.1	88.2	88.2	88.3	88.3													F-1	
FIRST FLOOR ELECTRICAL		89	90	90	91.1	91.1	91.2		89	90	90	91.1	91.1	91.2						F-1	
FIRST FLOOR ELECTRICAL PARTIALS		92							92						92	95				SP-1	
SECOND FLOOR ELECTRICAL		96	98	98	98	98	98		96	98	98	98	98	98						SP-2	
SECOND FLOOR ELECTRICAL PARTIALS		99							99											SEP-1	
FIRST FLOOR JOIST LAYOUT		100	101	101	102	102	102		103	104	104	105	105	105	100	103	100	100	103	SEP-2	
SECOND FLOOR JOIST LAYOUT		106	108	108	104	104	104		106	108	108	104	104	104					107	SEP-1	
ROOF FRAMING		110	111	112	113	114.1	114.2		110	111	112	113	114.1	114.2	115	116	117.1	117.2		SEP-1	
TRUSS BRACING		119					120.2		119					120.2						SEP-2	
BRACED HALL		121							121											SEP-3	
ROOF VENTILATION		123	124	125	126	127.1	127.2		123	124	125	126	127.1	127.2						SEP-4	
BASEMENT HVAC PLAN		128.1	128.2																		
CRAWL SPACE HVAC PLAN									129												
FIRST FLOOR HVAC PLAN		130							130												
SECOND FLOOR HVAC PLAN		131							132												

BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT.	2480
SECOND FLOOR	GROSS SQ. FT.	1487
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.	+332
SITTING AREA	GROSS SQ. FT.	+165
BONUS ROOM / BEDROOM	GROSS SQ. FT.	+348
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.	6349
**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

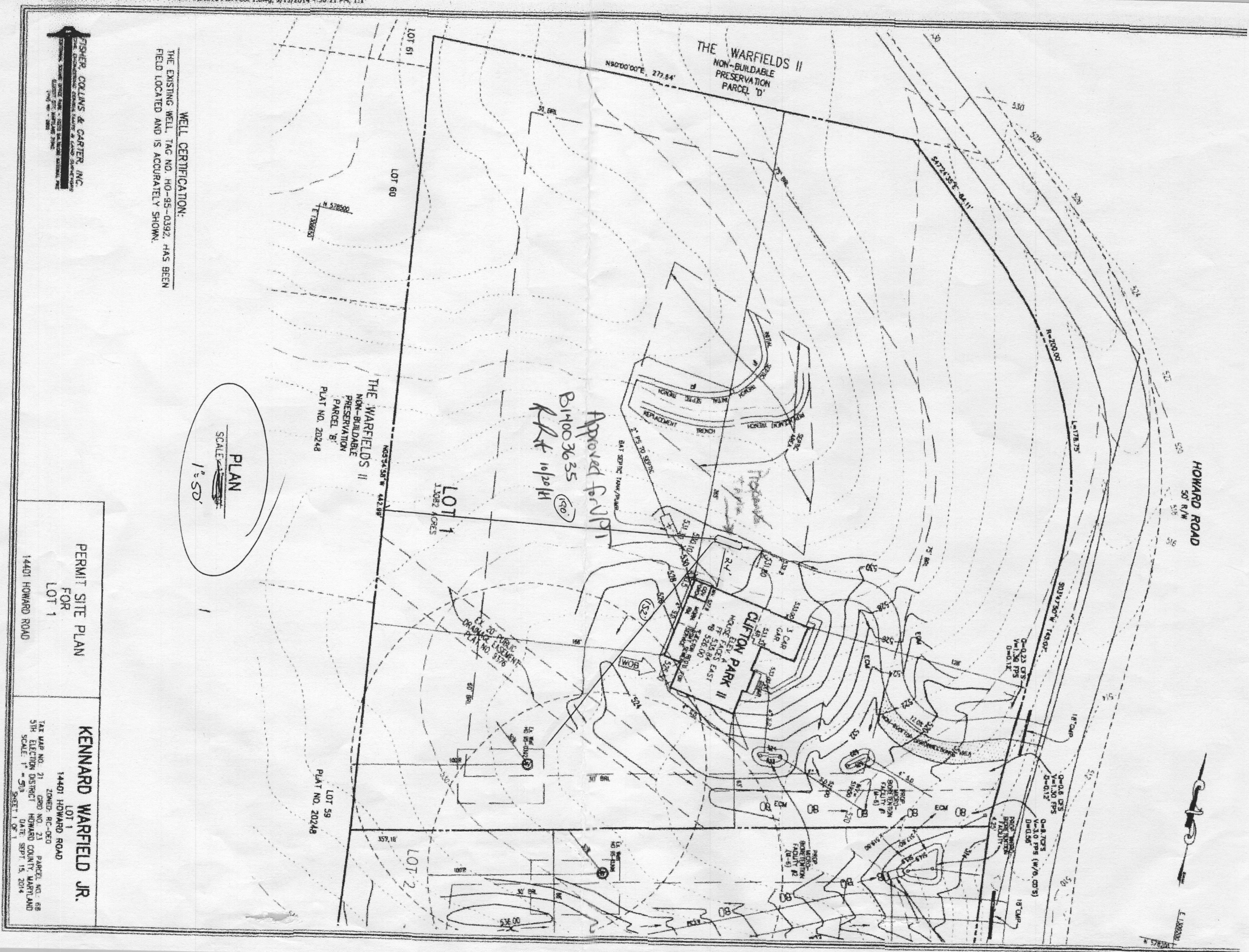
BASE HOUSE:	
WIDTH:	60'-4"
DEPTH:	68'-4"
MAXIMUM:	
WIDTH:	110'-8"
DEPTH:	78'-8"

SET - VERSION
10300-01

CS-1

14401 Howard Road

J:\A.Dwg\NVA\DETACHED\CLIFTON PARK II_10300_01\CS1.DWG 06/09/14 - 1:08 PM



HOWARD ROAD
50' R/W

THE WARFIELDS II
NON-BUILDABLE
PRESERVATION
PARCEL 'D'

THE WARFIELDS II
NON-BUILDABLE
PRESERVATION
PARCEL 'B'
PLAT NO. 20248

LOT 1
1.1082 ACRES

LOT 59
PLAT NO. 20248

Approved for NPT
B14003635
R/Lt 10/20/11

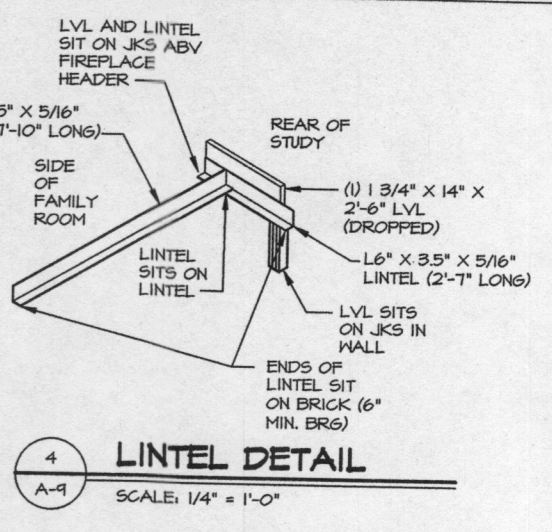
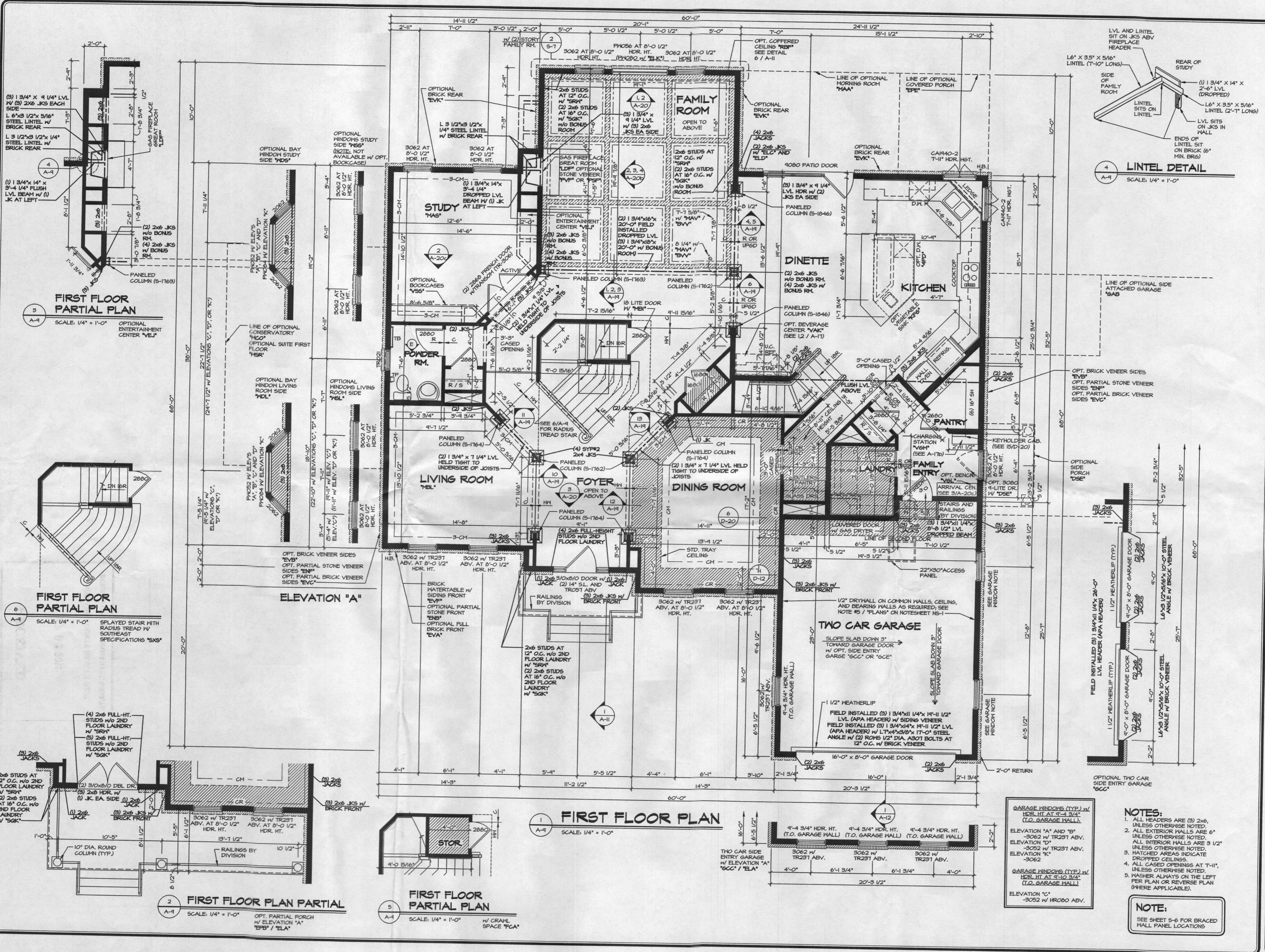
PLAN
SCALE 1"=50'

WELL CERTIFICATION:
THE EXISTING WELL, TAG NO. HO-95-0392, HAS BEEN
FIELD LOCATED AND IS ACCURATELY SHOWN.

FISHER, COLLINS & CARTER, INC.
REGISTERED PROFESSIONAL ENGINEERS
14401 HOWARD ROAD, SUITE 200, WOODBRIDGE, VA 22191
(703) 596-1100

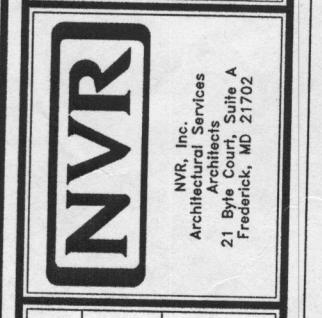
PERMIT SITE PLAN FOR LOT 1 14401 HOWARD ROAD	KENNARD WARFIELD JR. LOT 1 14401 HOWARD ROAD ZONED: RC-OEO TAX MAP NO. 21 5TH ELECTION DISTRICT SCALE: 1" = 50' SHEET 1 OF 1
---	---

PARCEL NO. 68
PAGE 23
DATE: SEPT. 15, 2014



REV. NO.	DATE	REMARKS
1	12/12/12	AS-BUILT - PAR 2500S (ADDED NOTE AT BUTLER'S PANTRY FOR DROPPED CEILING)
2	12/12/12	12/12/12 12/12/12 - REVISED CHANGING STATION OPT. TO "WGR"
3	12/12/12	12/12/12 12/12/12 - REVISED OPTION FOR ARRIVAL BRICK
4	12/12/12	12/12/12 12/12/12 - FIREPLACE HEADSTAIR PROJECT
5	12/12/12	12/12/12 12/12/12 - MOVED DINING ROOM/ENTRANCE PANTRY OPENING (PAR #2500)
6	12/12/12	12/12/12 12/12/12 - ADJUSTED STAIR (PAR #2500)
7	12/12/12	12/12/12 12/12/12 - ADJUSTED STAIR (PAR #2500)
8	12/12/12	12/12/12 12/12/12 - ADJUSTED STAIR (PAR #2500)
9	12/12/12	12/12/12 12/12/12 - ADJUSTED STAIR (PAR #2500)

NVR, Inc. owner, expressly warrants the construction, materials and workmanship of the work shown on these plans and that the work will conform to the specifications and other requirements set forth in these plans. These plans are not to be used for any other project without the express written consent of NVR, Inc.

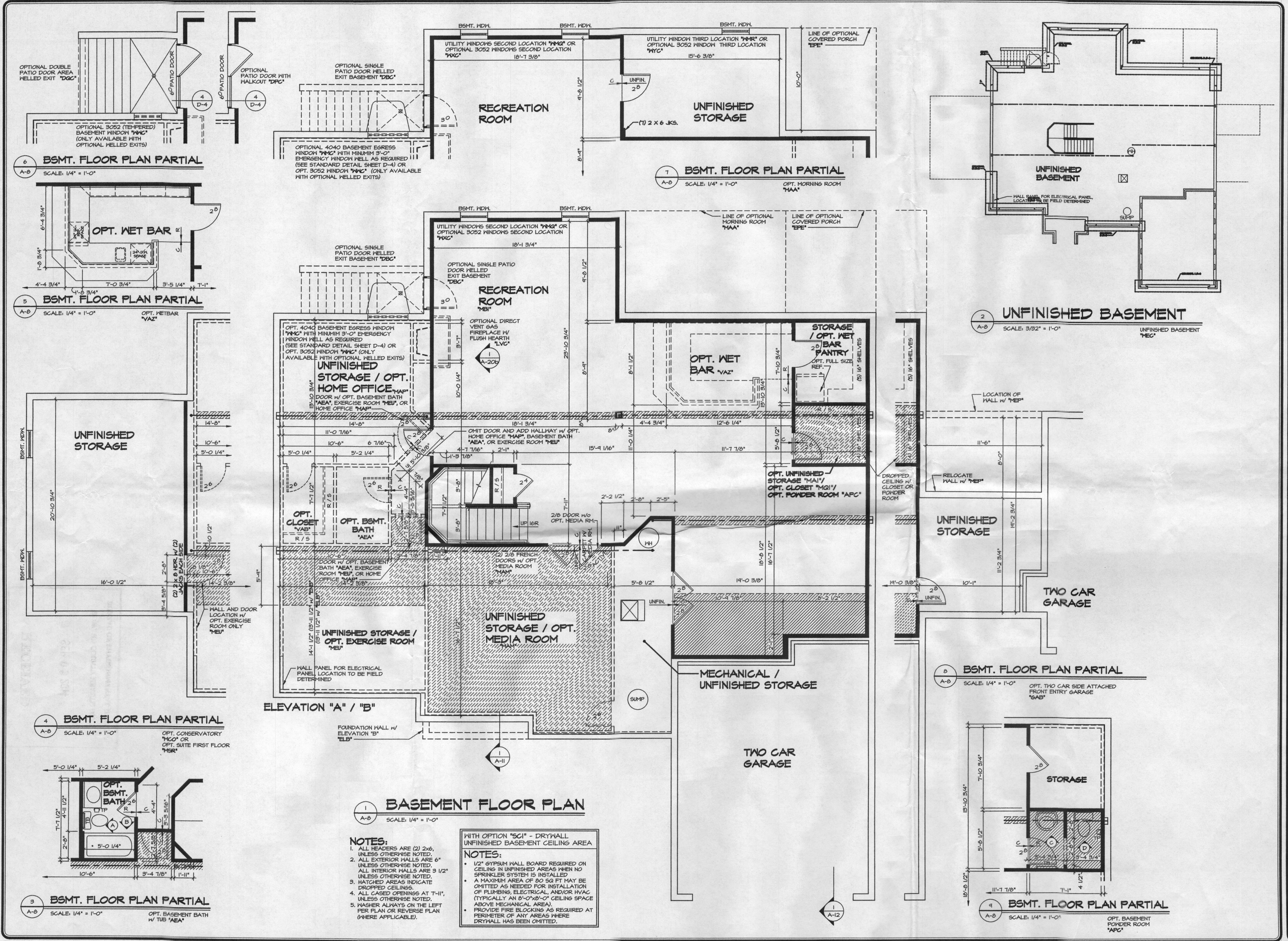


SET NO. 10500	VERSION 01
DRAWN BY A-JH	DATE: 12/7/12
OPTION	

SHEET NO. A-9	MODEL CLIFTON PARK II	OPTION DESCRIPTION
47	FIRST FLOOR PLAN	

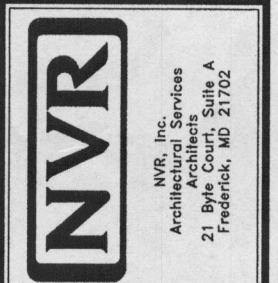
- NOTES:**
- ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 - ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILING.
 - ALL GATED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS ON THE LEFT PER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

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

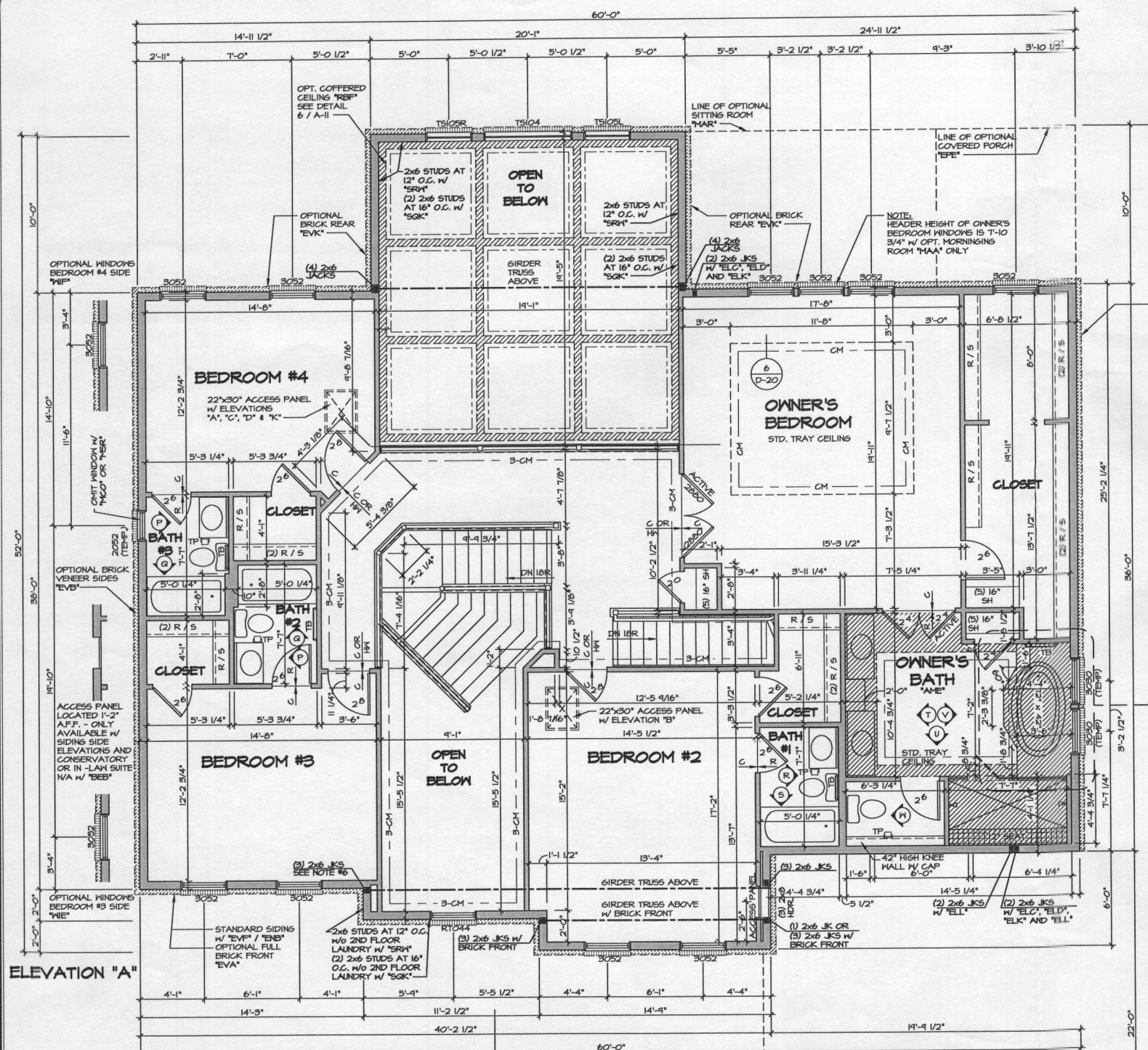


REV. NO.	DATE	DESCRIPTION
1	6/24/13	PROTOTYPED REVISIONS
2	7/17/13	R.L.C. - REVISE DOOR LOCATION INTO MECHANICAL ROOM
3	12/18/13	R.L.C. - ADD DOOR TO UNFINISHED SPACE (PAR #20946)
4	3/27/14	SES - ADDIT. R.V. 6X-001
5	4/23/14	DIAG - TIB CONVERSION
6	4/29/14	DEA - ADDED 'SC1' NOTE

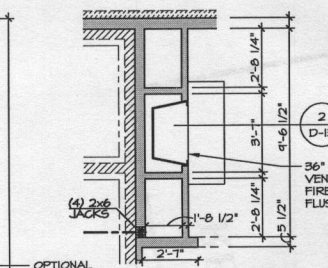
SET NO. 10300 VERSION 01 DRAWING TITLE BASEMENT PLAN	DRAWN BY A.J.H. DATE: 1/10/13 OPTION FEA
MODEL CLIFTON PARK II BASEMENT PLAN	OPTION DESCRIPTION FULL BASEMENT
SHEET NO. A-8	46.1



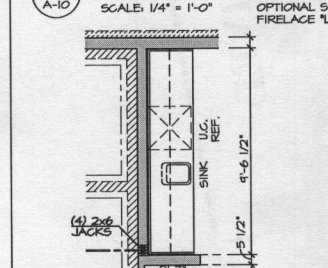
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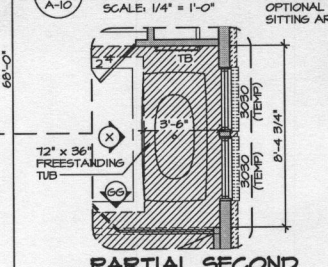
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



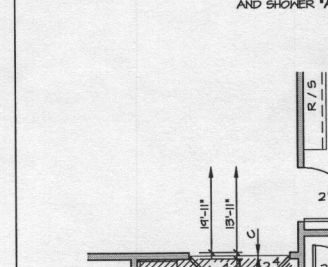
2 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



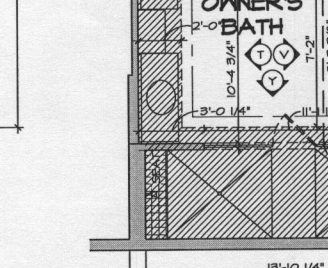
3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



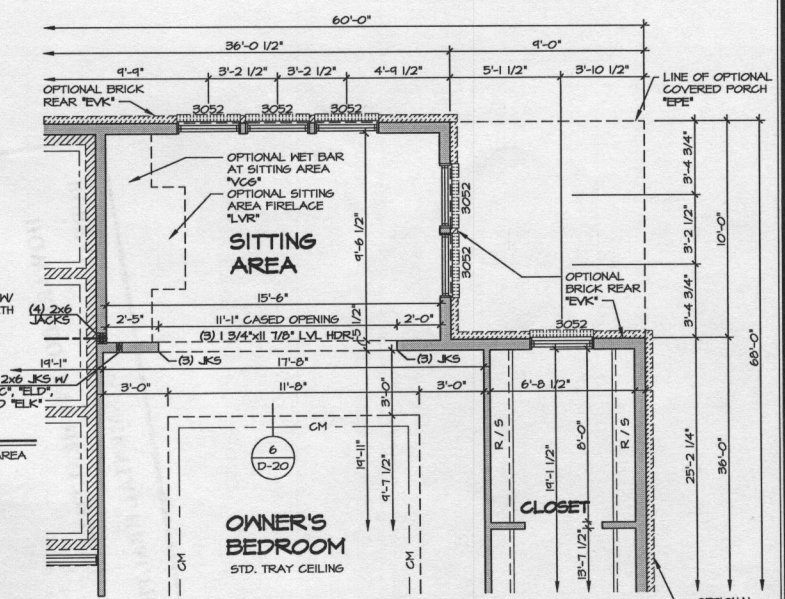
4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



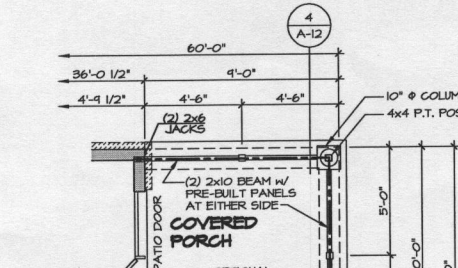
5 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



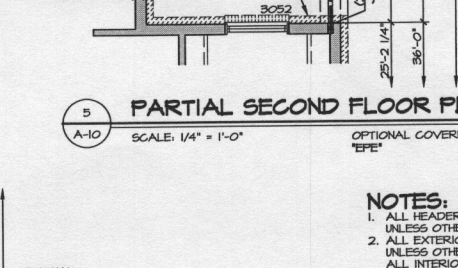
6 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



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

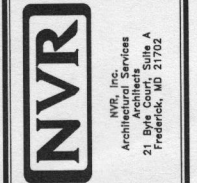
- NOTES:**
- ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 - ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILINGS.
 - WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 - JACKS MUST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

NOTE:
SEE SHEET S-1 FOR BRACED HALL PANEL LOCATIONS

ELEVATION "A"

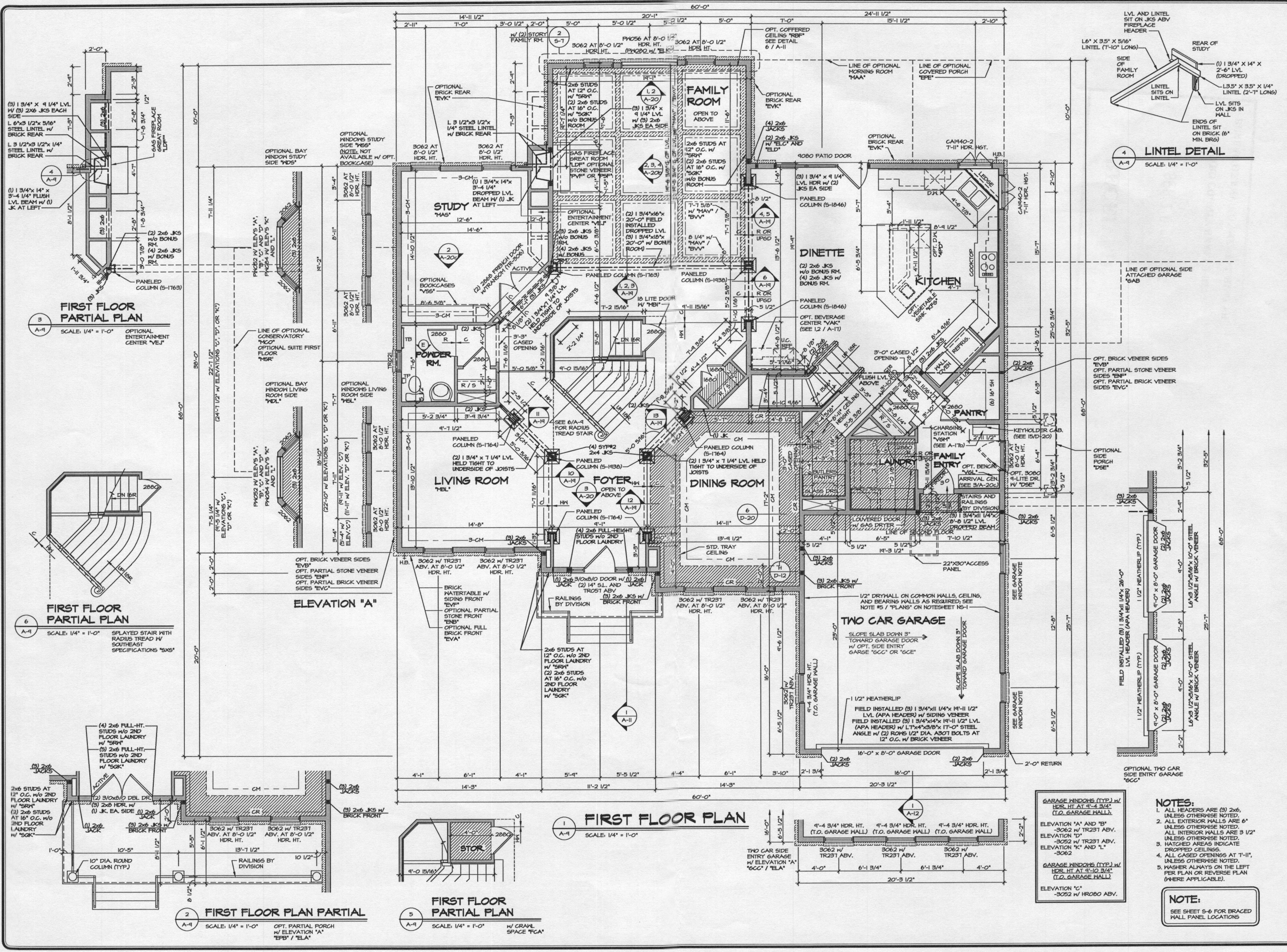
REV. NO.	DATE	REMARKS
10	8/8/14	CVB - MATCHED DIMENSIONS
9	8/29/13	SKR - REMOVED NOTE ABOUT 3 PIECE CROWN IN FAMILY ROOM
8	9/23/13	CHS - FIREPLACE HEARTH PROJECT
7	1/28/14	SSS - ADJUSTED STAIR (PAR #2119)
6	4/16/14	DAS - TUB CONVERSION
5	5/1/14	AJH - PAR # 22543 ADDED NOTE FOR WINDOW AT BATH #9
4	5/2/14	SSS - ADDED ELEVATION "A" WINDOW NOTE
3	6/18/14	EA - MODIFIED TRAY IN OWNER'S BATH (PAR 24499)
2	6/27/14	EA - RELOCATED TONEL BAR (BATH # 3) (PAR#25003)

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SET NO. 10300
VERSION 01
DRAWN BY AJH
DATE: 12/21/12
OPTION

MODEL CLIFTON PARK II
DRAWING TITLE SECOND FLOOR PLAN
SHEET NO. A-10
OPTION DESCRIPTION 54



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

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

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

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

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

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

GARAGE WINDOWS (TYP.) w/ HDR. HT. AT 9'-4 3/4" (T.O. GARAGE WALL)
ELEVATION 'A' AND 'B' - 3062 w/ TR231 ABV.
ELEVATION 'D' - 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/ HR060 ABV.

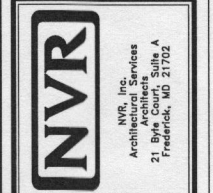
- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILING.
 4. ALL CASED OPENINGS AT T-11", UNLESS OTHERWISE NOTED.
 5. WASHER ALWAYS ON THE LEFT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

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

REMARKS

REV. NO.	DATE	DESCRIPTION
10	5/1/14	A-J - P&B 25008 (ADDED NOTE AT BUTLERS PANTRY) FOR DROPPED CEILING
11	5/20/14	B-M - ADDED DIM. TO LVL AND CENTERLINE OF FIREPLACE PER PAR 24910
12	6/22/14	B-L - REMOVED RAISE RAILING FROM 3/A-1 (PAR ID: 24921)
13	7/21/14	J-E - ADDED DIMENSIONS FOR KITCHEN ISLAND (PAR 26159)
14	8/11/14	L-R - REVISED FULL COLUMNS FOR KITING ISLAND (PAR 26159)
15	8/11/14	L-R - REVISED FULL COLUMNS FROM 5-1162 TO 5-1166 (PAR #26671)
16	9/24/14	A-H - ADJUST RBY BK 001
17	9/24/14	A-H - ADJUSTED HALF COLUMN IN OPT. PORCH PER PAR 22629
18	4/24/14	B-S - ADJUSTED WALL AT STUDY BOOKCASE AREA

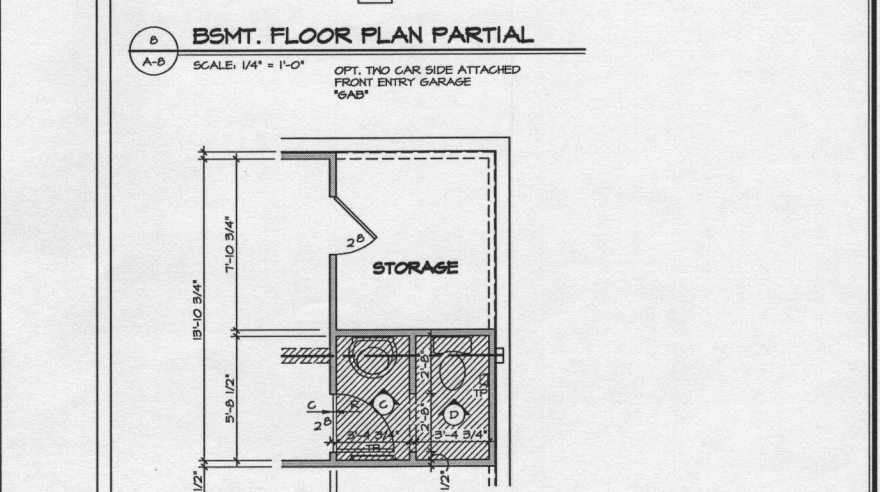
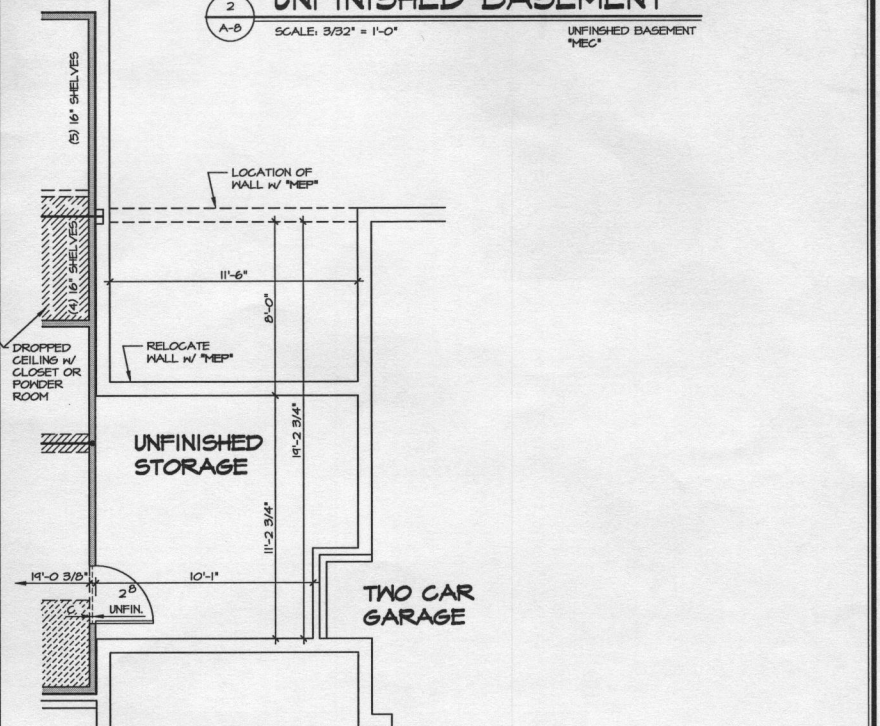
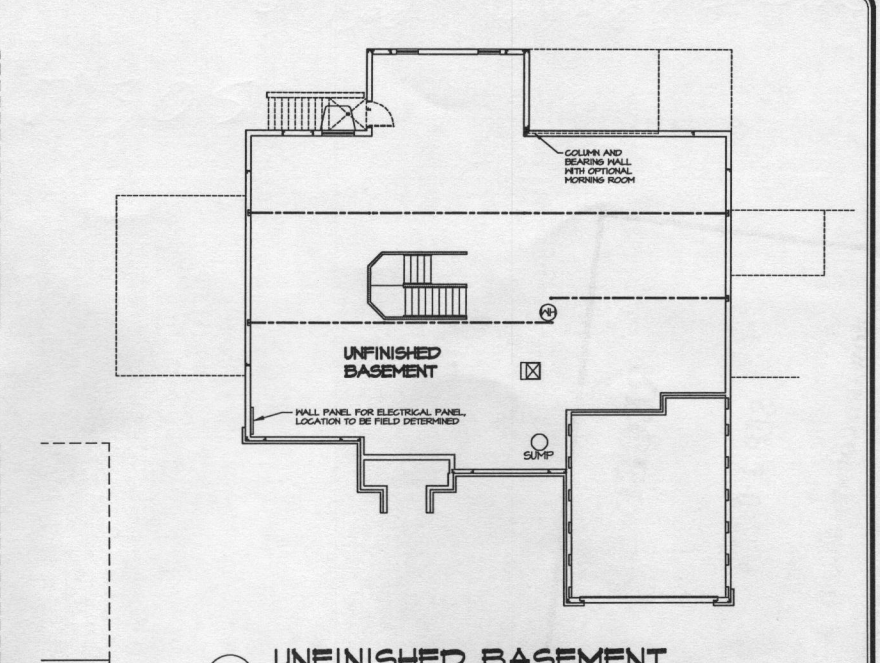
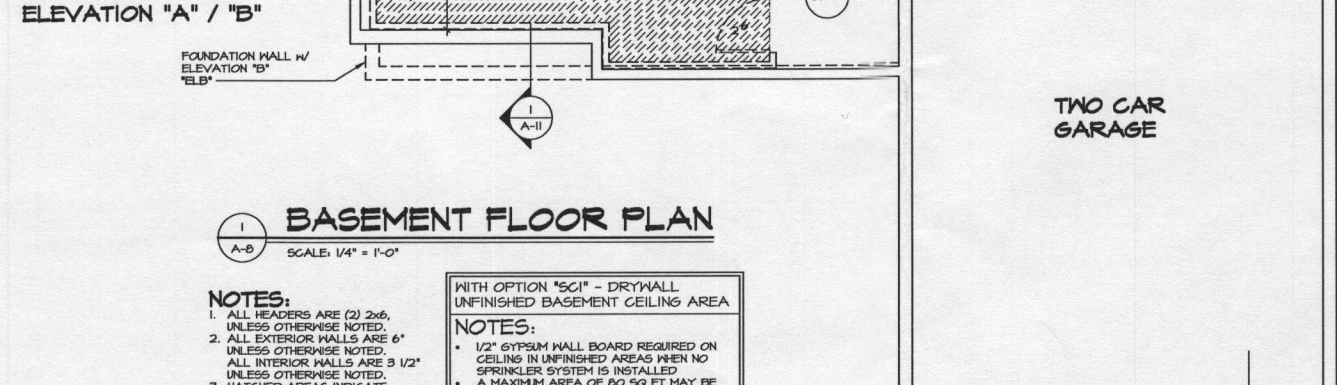
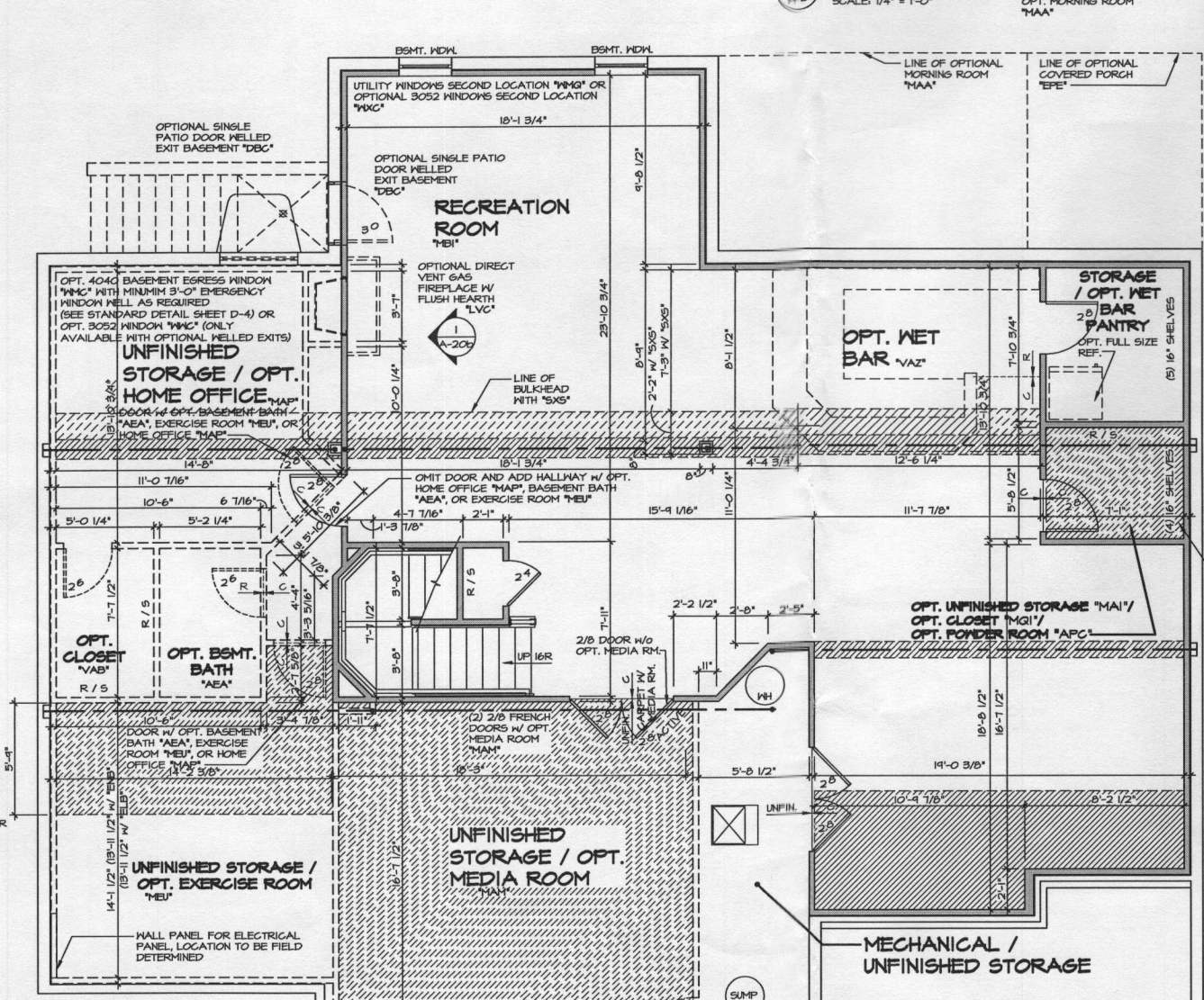
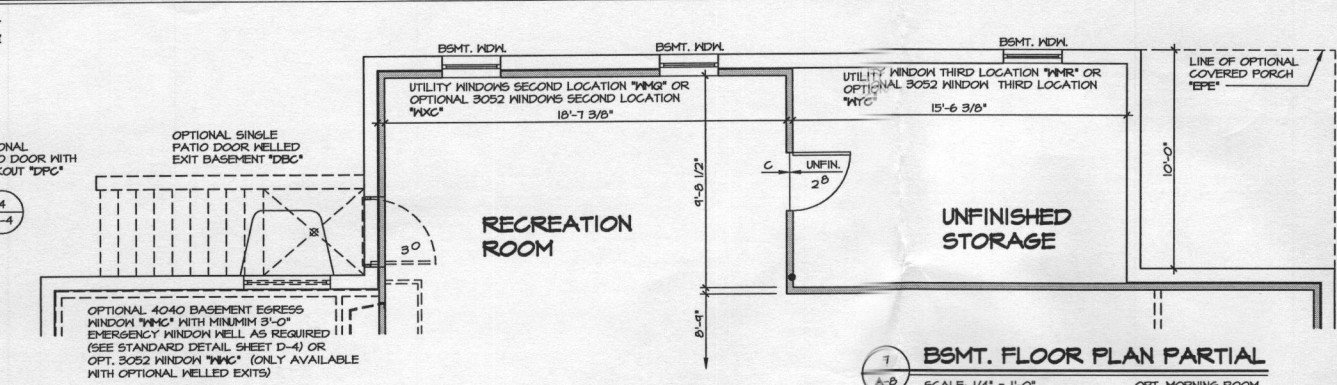
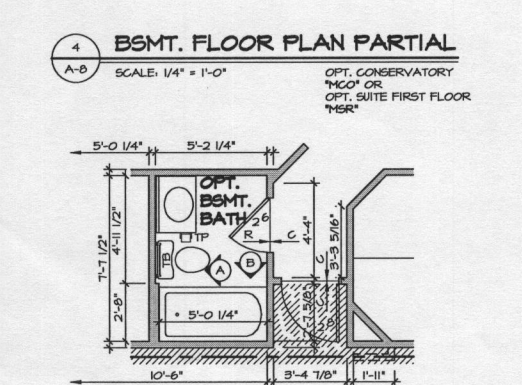
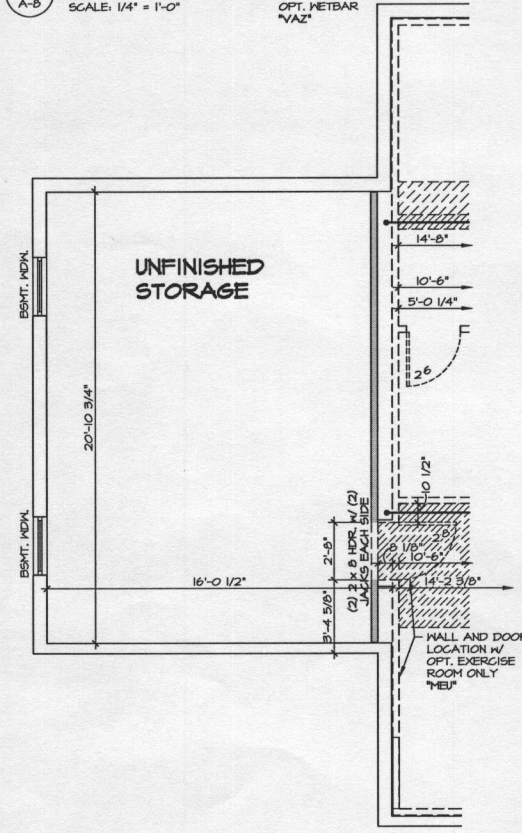
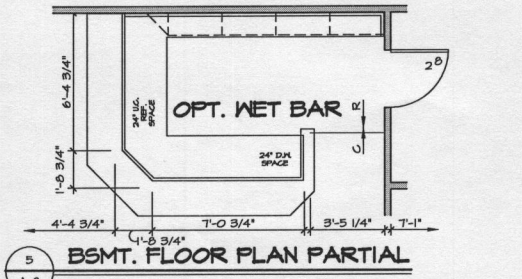
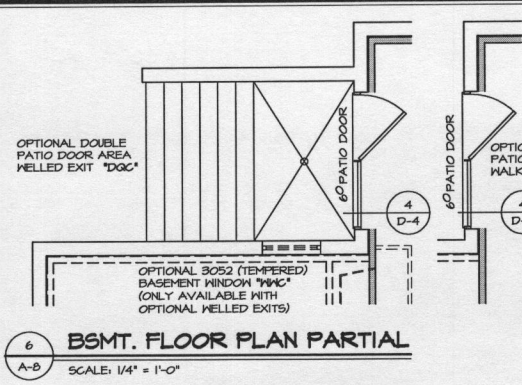
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NVR, Inc.
Architectural Services
21 Byle Court, Suite A
Frederick, MD 21702

SET NO. 10300	VERSION 01
DRAWN BY A-JH	DATE: 12/7/12
OPTION	

MODEL CLIFTON PARK II	
DRAWING TITLE FIRST FLOOR PLAN	
SHEET NO. A-9	OPTION DESCRIPTION
	47



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

WITH OPTION 'SCI' - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:

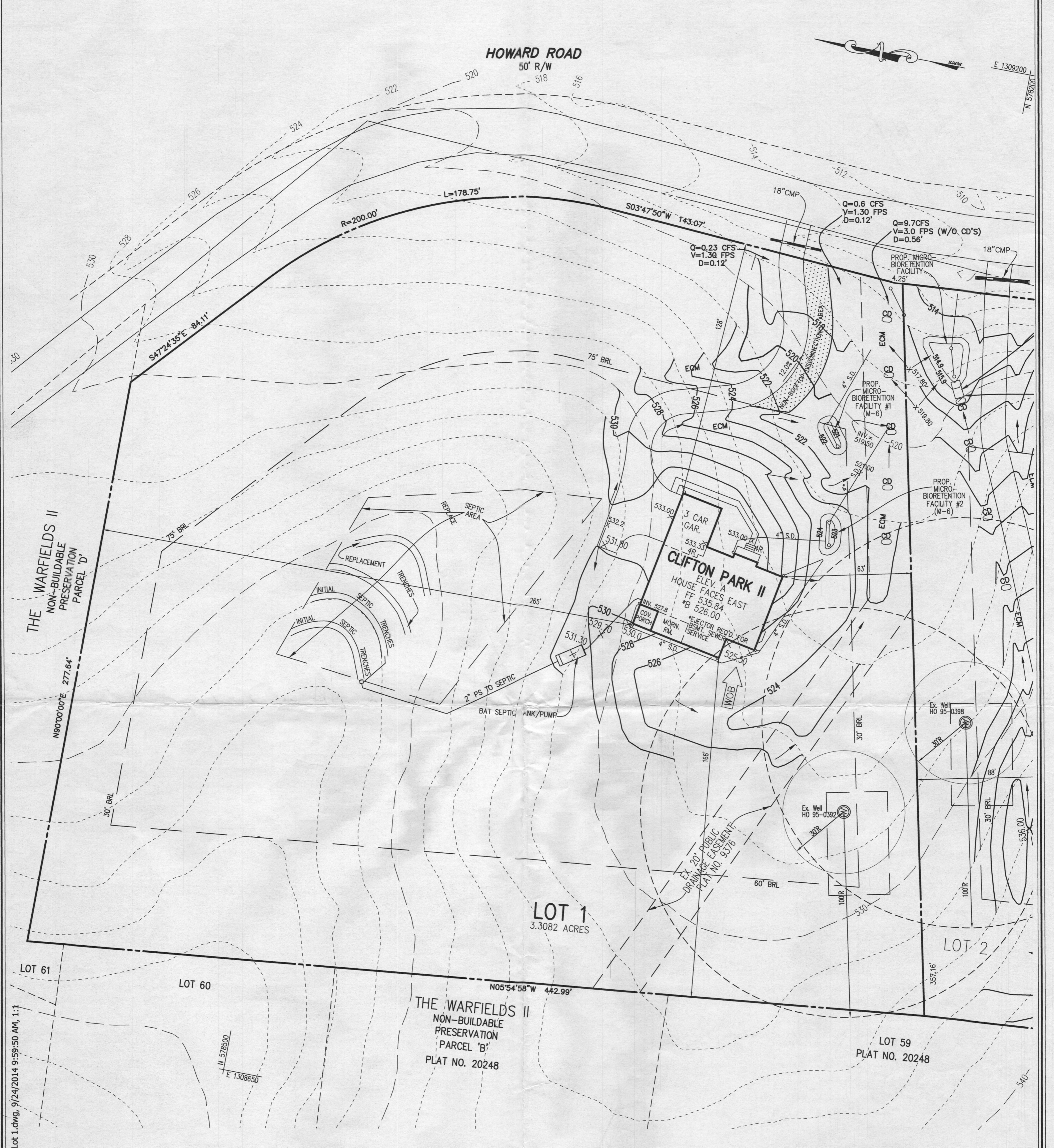
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0" x 8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING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

SHEET NO. A-8	MODEL CLIFTON PARK II	SET NO. 10500	DATE 1/10/19	REV. NO. 1	DATE 6/20/18	REVISIONS
	DRAWING TITLE BASEMENT PLAN	VERSION 01	DRAWN BY A-J	2	07/19/18	R.L.C. - REVISE DOOR LOCATION INTO MECHANICAL ROOM
OPTION FULL BASEMENT				3	07/20/18	J.S.S. - ADDED DOOR TO UNFINISHED SPACE (PAR 125256)
46.1				4	02/27/19	R.S.S. - ADIT R.V. 58-0001
				5	02/27/19	D.W.S. - TUB CONVERSION
				6	02/27/19	P.S.A. - ADDED '56' NOTE
				7	02/27/19	P.S.A. - ADDED '56X' BULHEAD
				8	02/27/19	J.R. - REPLACED (7) '56X' AT MORNING ROOM W/ COLUMN (PAR 124684)
				9	02/27/19	J.C.B. - TURNED ON LAYERS THAT SHOW DOOR SIZE AND DIMENSIONS

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

3-Dwg. (1/4) DETACHED CLIFTON PARK II - 10500_01A BSMT.dwg 08/17/14 - 2:48 PM



PLAN

SCALE: 1" = 30'

*Site Plan Approved
as shown - u.o. 9/26/14*

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-95-0392, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

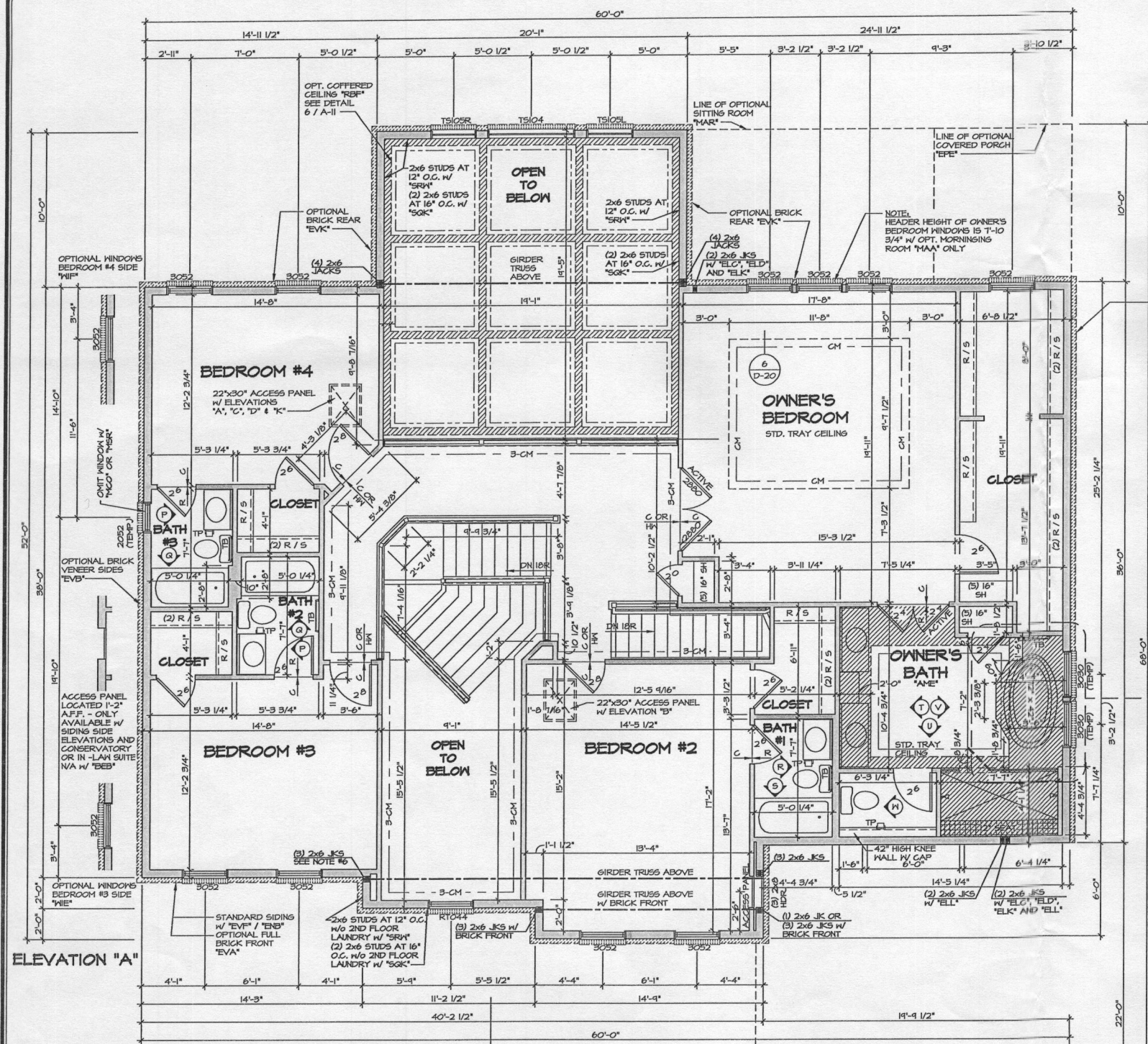
K:\Drawings 3\30310 Warfield Homestead\DWG\30310 PerPl Lot 1.dwg, 9/24/2014 9:59:50 AM, 1:1

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

**PERMIT SITE PLAN
FOR
LOT 1**

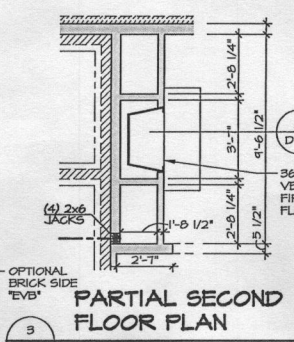
14401 HOWARD ROAD

KENNARD WARFIELD JR.
LOT 1
14401 HOWARD ROAD
ZONED: RC-DEO
TAX MAP NO.: 21 GRID NO.: 23 PARCEL NO.: 68
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPT. 24, 2014
SHEET 1 OF 1

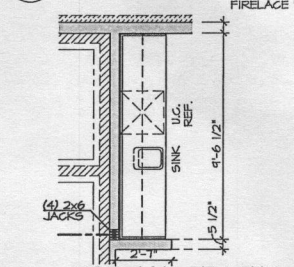


1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

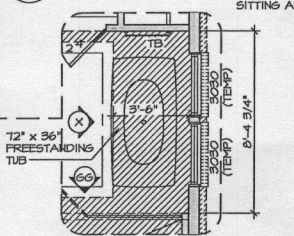
ELEVATION "A"



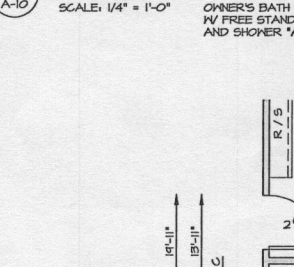
3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



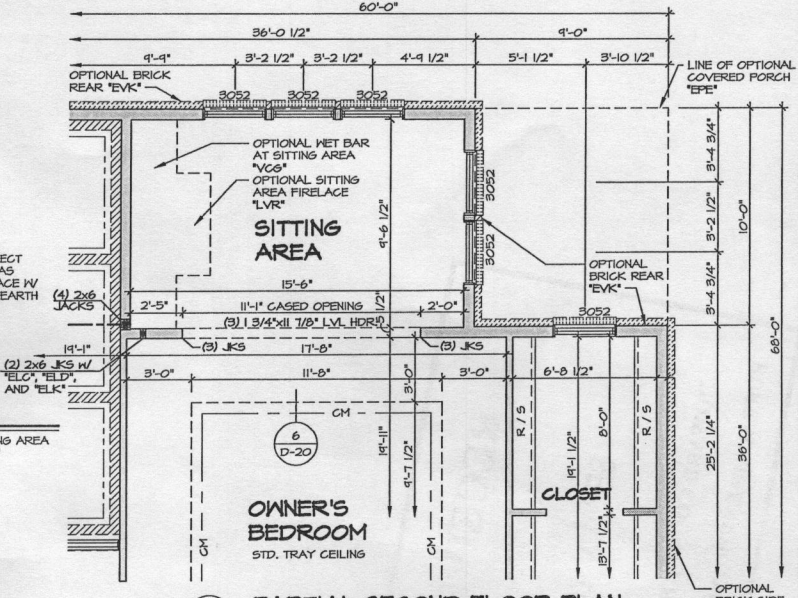
4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



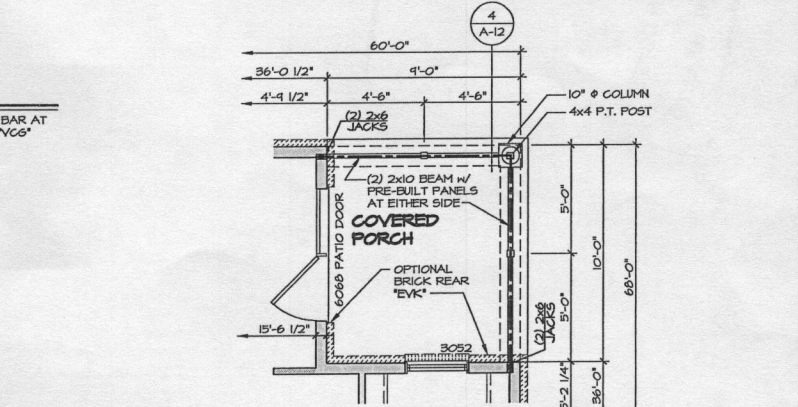
7 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



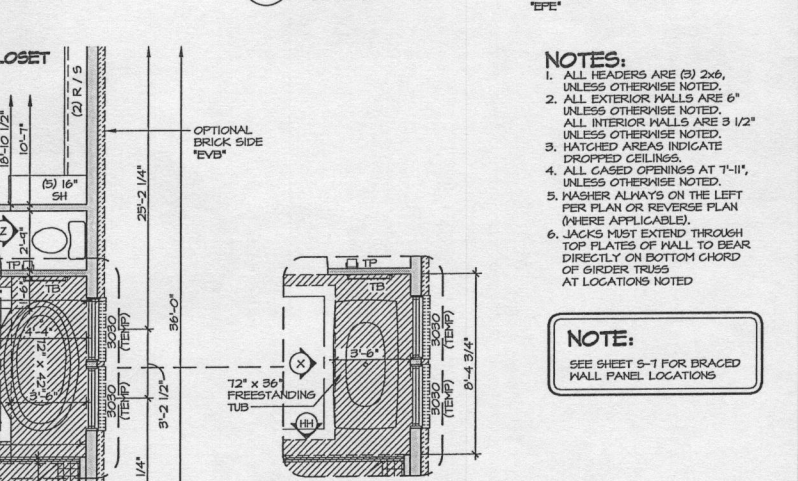
6 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



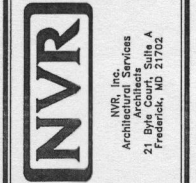
8 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- 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. WASHERS ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 6. JACKS MUST EXTEND THROUGH TOP FLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

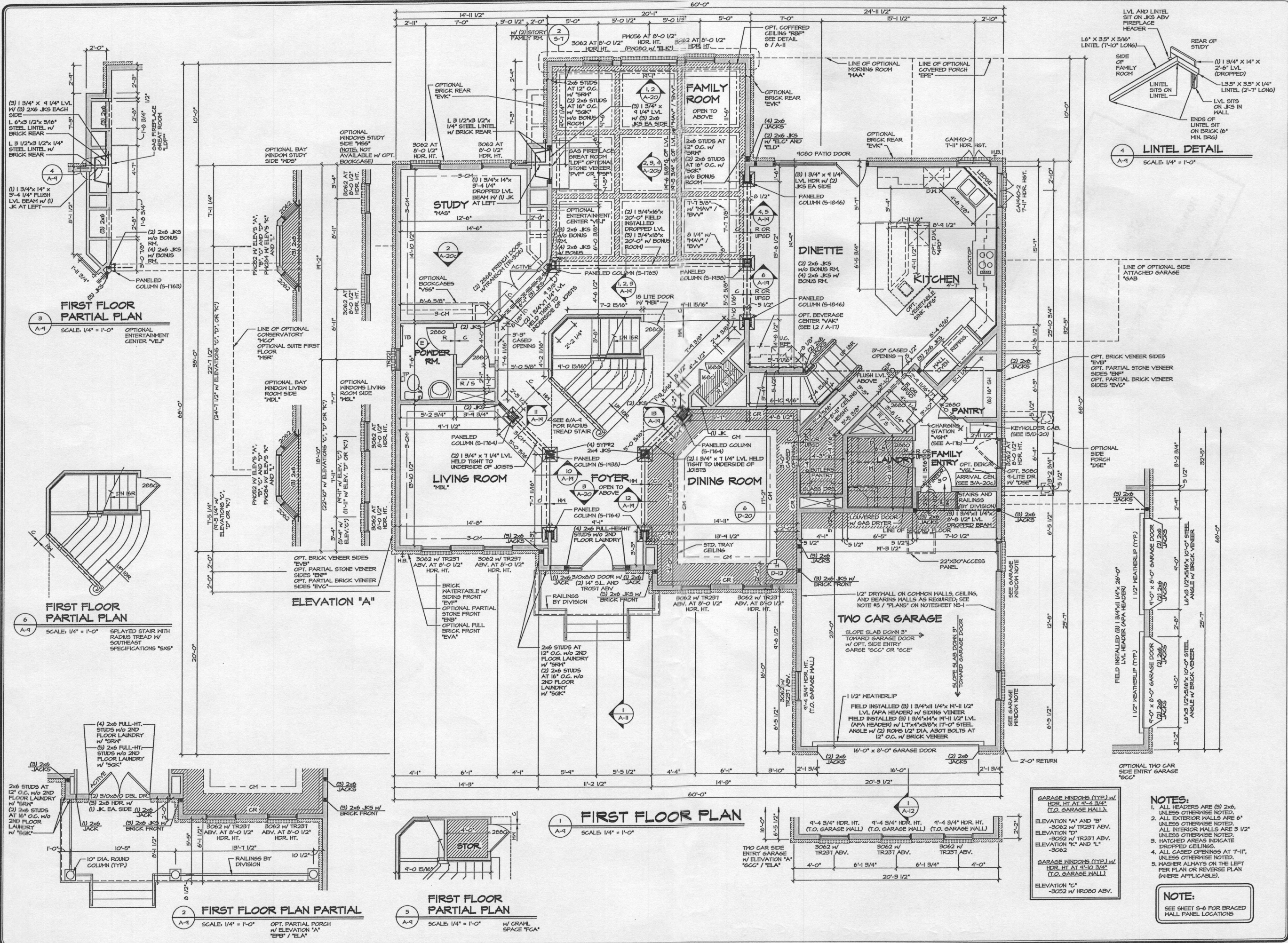
NOTE:
SEE SHEET S-1 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
1	01/04/14	CVB - MATCHED DIMENSIONS
2	02/20/14	SBK - REMOVED NOTE ABOUT 3 PIECE CROWN IN FAMILY ROOM
3	02/20/14	SBK - FIREPLACE HEARTH PRO. BEG.
4	02/20/14	SBK - ADJUSTED STAIR (PAR #2178)
5	02/20/14	SBK - TB CONVERSION
6	02/20/14	SBK - PAR # 2555 (ADDED NOTE FOR WINDOW AT BATH #3)
7	02/20/14	SBK - ADDED ELEVATION "L" WINDOW NOTE
8	02/20/14	SBK - MODIFIED DOOR IN OWNER'S BATH (PAR #4888)
9	02/20/14	SBK - RELOCATED TOWER BAR (BATH # 9) (PAR#25263)

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MODEL	CLIFTON PARK II
SET NO.	10300
VERSION	01
DRAWN BY	AJH
DATE	12/2/12
OPTION	OPTION
SHEET NO.	A-10
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
	54



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

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

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

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

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

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

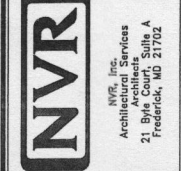
NOTES:
 1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 4. ALL CASED OPENINGS AT 7'-11" UNLESS OTHERWISE NOTED.
 5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

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

REMARKS

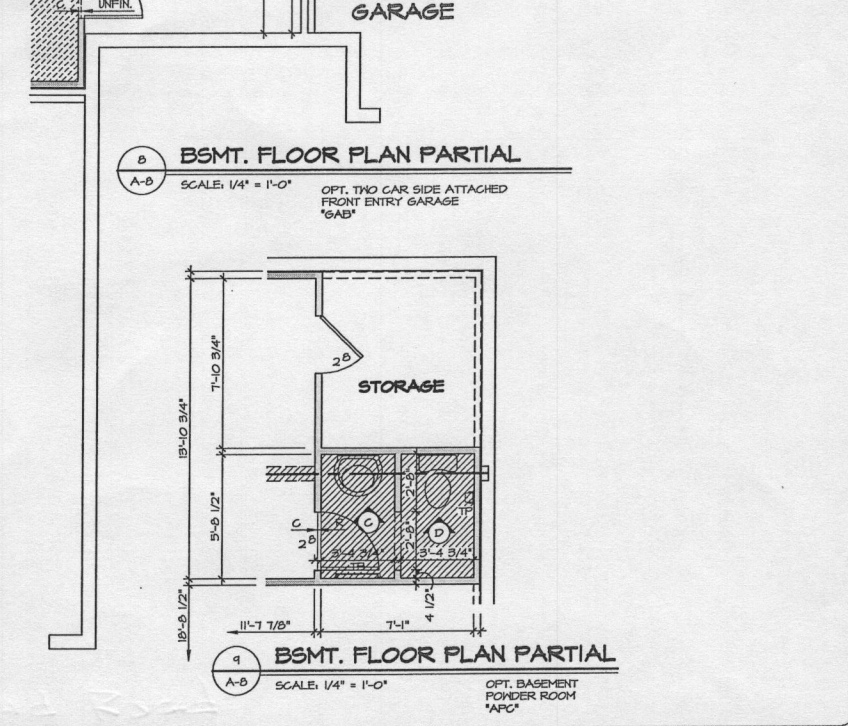
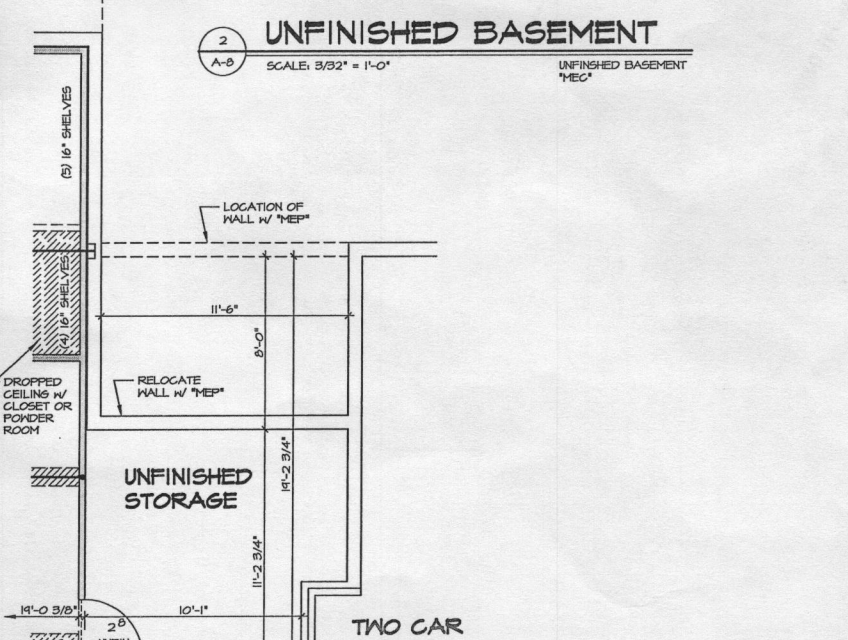
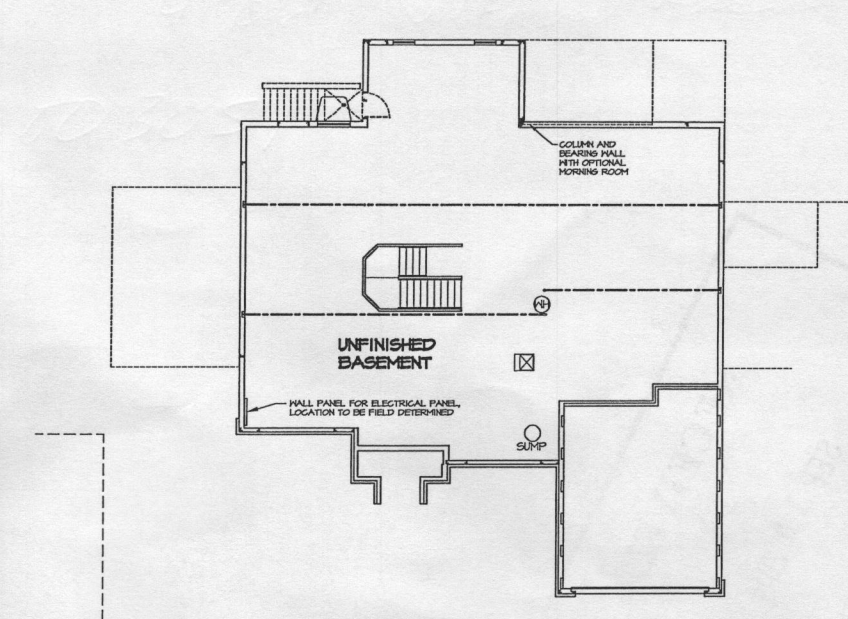
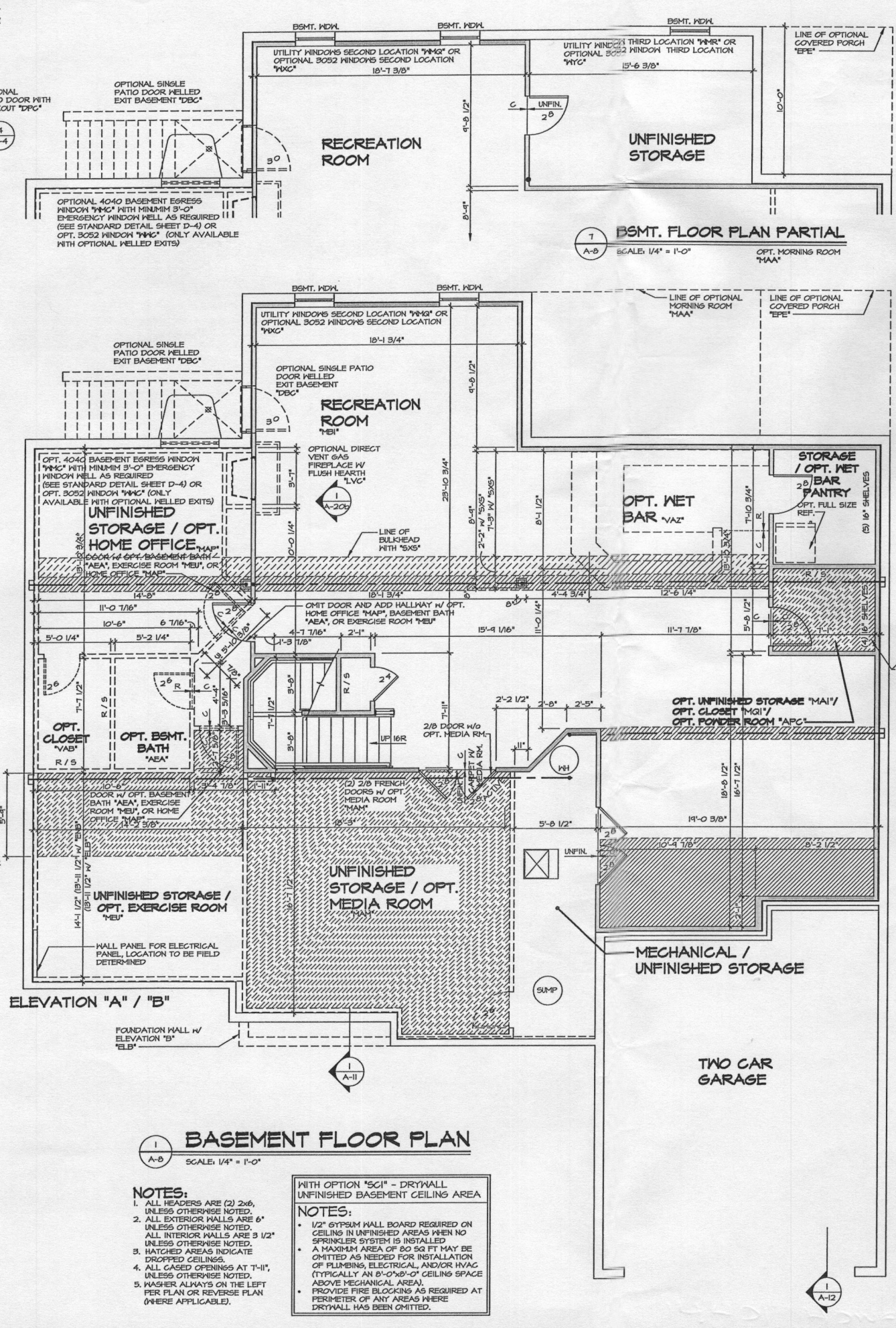
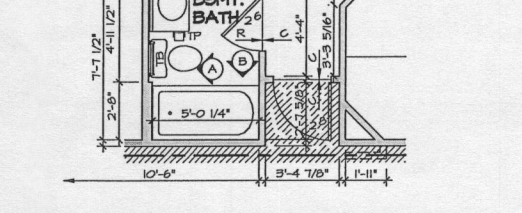
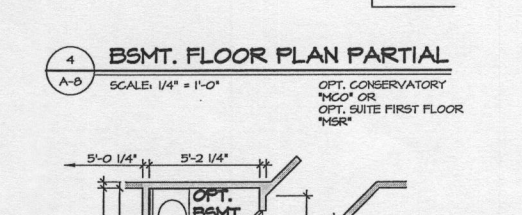
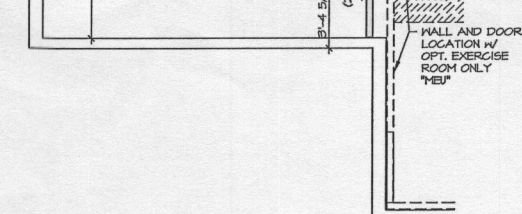
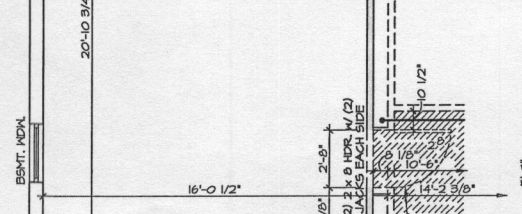
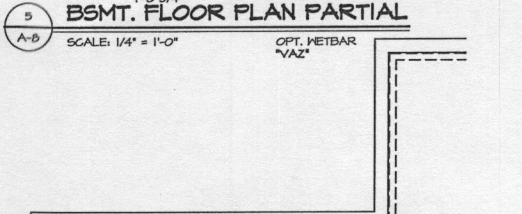
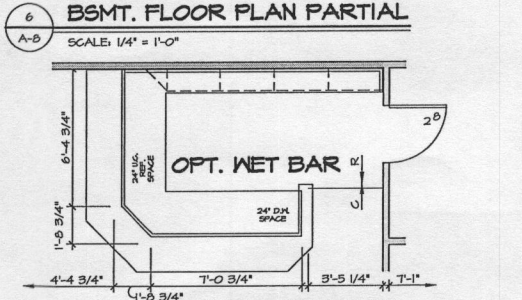
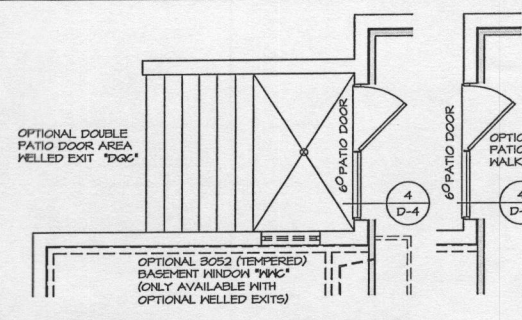
REV. NO.	DATE	DESCRIPTION
1	5/14/14	A-H - PARK 25000 (ADDED NOTE AT BUTLER'S PANTRY FOR DROPPED CEILING)
2	5/20/14	5/14 - ADDED DIM. TO LVL AND CENTERLINE OF FIREPLACE PER PAR. 2420
3	6/20/14	5/14 - REMOVED RAKE BALING FROM 5/14-1 (PAR. ID. 2420)
4	7/22/14	5/14 - ADDED AN ACTIVE NOTE TO THE DOOR SHOWN
5	8/11/14	5/14 - REVISED FULL COLUMN FROM 5-1162 TO 5-1160 (PAR. 526679)
6	8/24/14	5/14 - ADJUSTED HALF COLUMN W/ OPT. PORCH PER PAR. 22923
7	4/24/14	5/14 - ADJUSTED WALLS AT STUDY BOOKCASE AREA
8		
9		

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SET NO. 10300	VERSION 01
DRAWN BY AJH	DATE: 12/7/12
OPTION	

MODEL CLIFTON PARK II	
DRAWING TITLE FIRST FLOOR PLAN	
SHEET NO. A-9	OPTION DESCRIPTION 47



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 "T-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.

REV. NO.	DATE	REMARKS
1	6/19/13	R.C. - PROTOTYPE REVISIONS
2	7/17/13	R.C. - REVISE DOOR LOCATION INTO MECHANICAL ROOM
3	12/19/13	R.S. - ADD DOOR TO UNFINISHED SPACE (PAR 420246)
4	5/27/14	R.S. - ADDIT R/W-SK-001
5	4/23/14	D.S. - TRS CONVERSION
6	4/23/14	D.S. - ADD "SG1" NOTE
7	5/29/14	R.S. - ADD "SG1" BULKHEAD
8	6/23/14	J.R. - REPLACED (7) J.S. AT MORNING ROOM W/ COLUMN (PAR 424034)
9	6/10/14	C.V.B. - TURNED ON LAYERS THAT SHOW DOOR SIZE AND DIMENSIONS

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

SET NO. 10300
 VERSION 01
 DRAWN BY A-JH
 DATE: 1/10/13
 OPTION
 FBA

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

SHEET NO.
A-8
46.1

J:\NVA\NVA DETACHED\CLIFTON PARK II_10300_01_BSMT.dwg_08/11/14 - 2:46 PM

W7-3001

4 Bed UN Finished Basement

CLIFTON PARK II

B14003051



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

	FULL BASEMENT							CRAWL SPACE						ATTACHED GARAGES		OPTIONAL ROOMS				DETAILS STANDARD		
	STD. DIMS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "D"	ELEV. "K"	ELEV. "L"	STD. DIMS.	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														D-1
FRONT ELEVATIONS - SIDING		3							3													D-2
FRONT ELEVATIONS - BRICK		4		7	8				4		7	8										D-3
FRONT ELEVATIONS - SIDING/STONE		5	6		9	10.1	10.2		5	6		9	10.1	10.2								D-4
RIGHT SIDE ELEVATIONS - SIDING OR SIDING/STONE		11	13	14	16	18.1	18.2		11	13	14	16	18.1	18.2								D-5a
RIGHT SIDE ELEVATIONS - BRICK		12		15	17				12		15	17										D-6
LEFT SIDE ELEVATIONS - SIDING OR SIDING/STONE		19	21	22	24	26.1	26.2		19	21	22	24	26.1	26.2								D-7
LEFT SIDE ELEVATIONS - BRICK		20		23	25				20		23	25										D-8a
REAR ELEVATIONS - SIDING		27	29	30	32	34.1	34.2		27	29	30	32	34.1	34.2								D-11
REAR ELEVATIONS - BRICK		28		31	33				28		31	33										D-12
FOUNDATION		35	36	37.1	37.2	37.1	41.2		39	40	40	41.1	41.2		38	38	38	42				D-13
HOLD DOWN DETAILS	43							43														D-14
PLUMBING GROUND WORKS	44							45														D-15
BASEMENT PLAN	46.1	46.1	46.1	46.2	46.2	46.3	46.3															D-15a
FIRST FLOOR PLAN	47		48	48	49.1	49.1	49.2		47		48	48	49.1	49.1	49.2							D-16
FIRST FLOOR PLAN PARTIALS	50							50							50	53		51	51	52		D-16a
SECOND FLOOR PLAN	54		56	56	56	56	56		54		56	56	56	56						55		D-17
SECOND FLOOR PLAN PARTIALS	57							57														D-17a
BUILDING SECTION AT FOYER	58							58							61			61	61	54		D-18a
BUILDING SECTION AT GARAGE	60							60							60				60			D-18c
STAIR SECTION (FRONT STAIR) - STANDARD	62							62														D-20
STAIR SECTION (FRONT STAIR) - UPGRADE	64							64														D-21
STAIR SECTION (FRONT STAIR) - UPGRADE w/ METAL	66							66														D-22
STAIR SECTION (REAR STAIR) - STANDARD	68							68														D-22a
STAIR SECTION (REAR STAIR) - UPGRADE	69							69														D-27
KITCHEN PLANS - CABINET HOOD "B"	70							70											71			D-28
KITCHEN PLANS - CABINET HOOD "C"	72							72											73			D-28a
KITCHEN PLANS - GOURMET	74							74											75			D-29
KITCHEN PLANS - ISLANDS	76							76														D-30
MET BAR, LAUNDRY, CHARGING CENTER	77							77														D-34
INTERIOR DETAILS - BATH ELEVATIONS	78							78														D-35
INTERIOR DETAILS - COLUMNS / BULKHEAD	79							79														D-36
INTERIOR DETAILS - FOYER AND FAMILY ROOM WINDOWS	80	80	80	80	80	80	81		80	80	80	80	80	81								D-37
INTERIOR DETAILS - FIREPLACE DETAILS	82							82														D-40
INTERIOR DETAILS - FIREPLACE DETAILS w/ BONUS RM.	83							83														D-44
INTERIOR MISC. DETAILS	84							84														D-45
EXTERIOR ELEVATION DETAILS				85	85	86.1	86.2				85	85	86.1	86.2								WB-1
EXTERIOR MISC. DETAILS	87							87														WB-2
BASEMENT ELECTRICAL		88.1	88.1	88.2	88.2	88.3	88.3															F-1
FIRST FLOOR ELECTRICAL	89		90	90	91.1	91.1	91.2		89		90	90	91.1	91.1	91.2							F-1
FIRST FLOOR ELECTRICAL PARTIALS	92							92							92	95		93	93	94		F-1
SECOND FLOOR ELECTRICAL	96		98	98	98	98	98		96		98	98	98	98						47		F-1
SECOND FLOOR ELECTRICAL PARTIALS	99							99														SP-1
FIRST FLOOR JOIST LAYOUT	100		101	101	102	102	102		103		104	104	105	105	105		100	103	100	103		SP-2
SECOND FLOOR JOIST LAYOUT	106		108	108	109	109	109		106		108	108	109	109	109					107		SP-2
ROOF FRAMING		110	111	112	113	114.1	114.2			110	111	112	113	114.1	114.2		115	115				SEP-1
TRUSS BRACING		119					120.2			119					120.2							SEP-1
BRACED WALL		121								121												SEP-2
ROOF VENTILATION		123	124	125	126	127.1	127.2			123	124	125	126	127.1	127.2							SEP-3
BASEMENT HVAC PLAN		128.1																				SEP-3
CRAWL SPACE HVAC PLAN		129								129												SEP-4
FIRST FLOOR HVAC PLAN	130									130												SEP-4
SECOND FLOOR HVAC PLAN	131									131												SEP-4

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.	6349
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT		

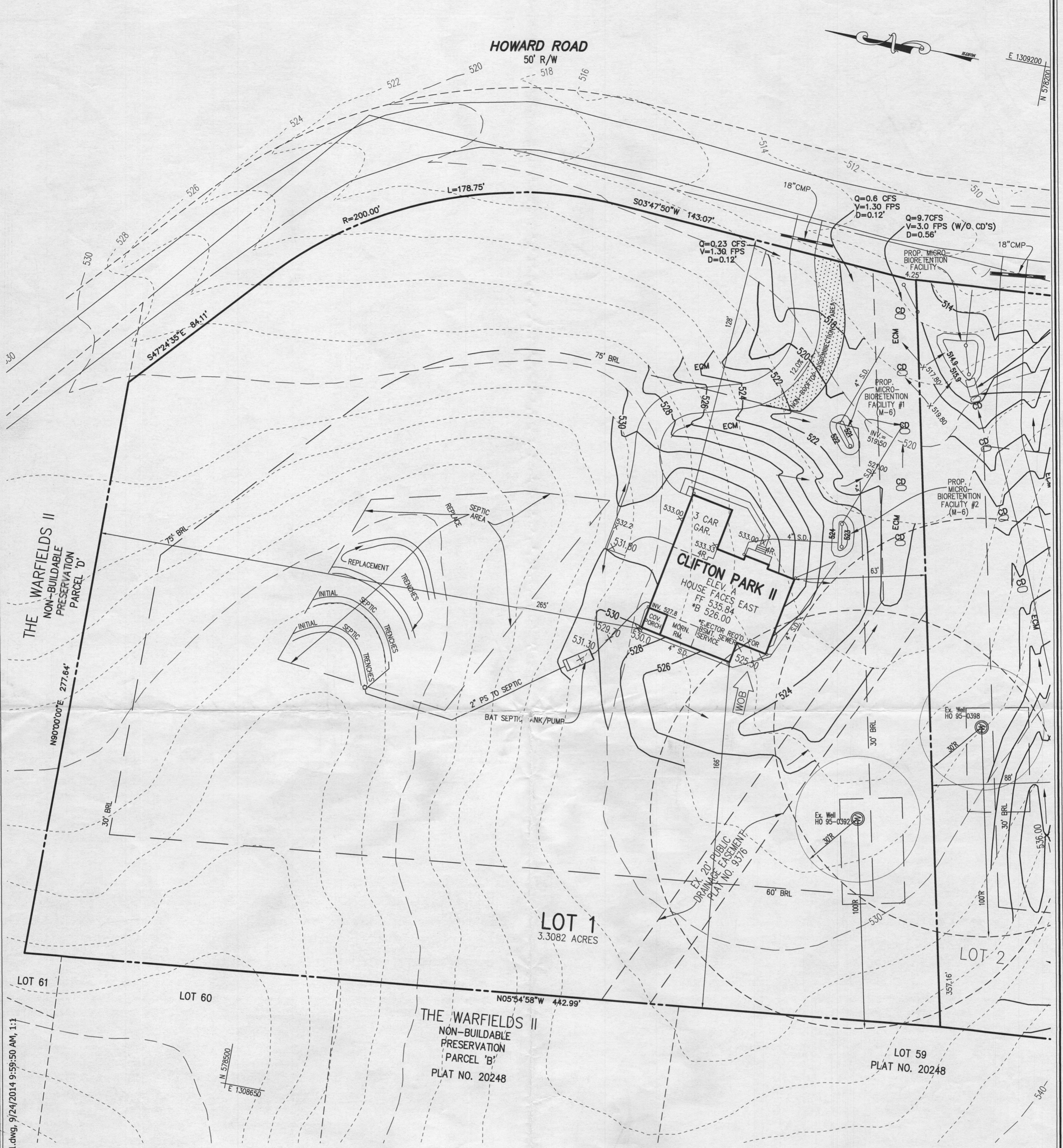
FINISHED BASEMENT SQ. FT.		
RECREATION ROOM	GROSS SQ. FT.	+1294
MEDIA ROOM	GROSS SQ. FT.	+317
HOME OFFICE	GROSS SQ. FT.	+233
BASEMENT BATH	GROSS SQ. FT.	+60
BASEMENT CLOSET	GROSS SQ. FT.	+44
EXERCISE ROOM	GROSS SQ. FT.	+219

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

SET - VERSION	10300-01	CS-1
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14401 Howard Road

J:\Dwg\NVA\DETACHED\CLIFTON PARK II\10300_01\CST.DWG 06/09/14 - 1:06 PM



HOWARD ROAD
50' R/W

E 1309200

N 5782001

THE WARFIELDS II
NON-BUILDABLE
PRESERVATION
PARCEL 'D'

CLIFTON PARK II
ELEV. A
HOUSE FACES EAST
FF 535.84
FB 526.00

LOT 1
3.3082 ACRES

LOT 2

THE WARFIELDS II
NON-BUILDABLE
PRESERVATION
PARCEL 'B'
PLAT NO. 20248

LOT 59
PLAT NO. 20248

PLAN

SCALE: 1" = 30'

Site Plan Approved
as shown - u.o. 9/26/14

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-95-0392, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

PERMIT SITE PLAN
FOR
LOT 1

14401 HOWARD ROAD

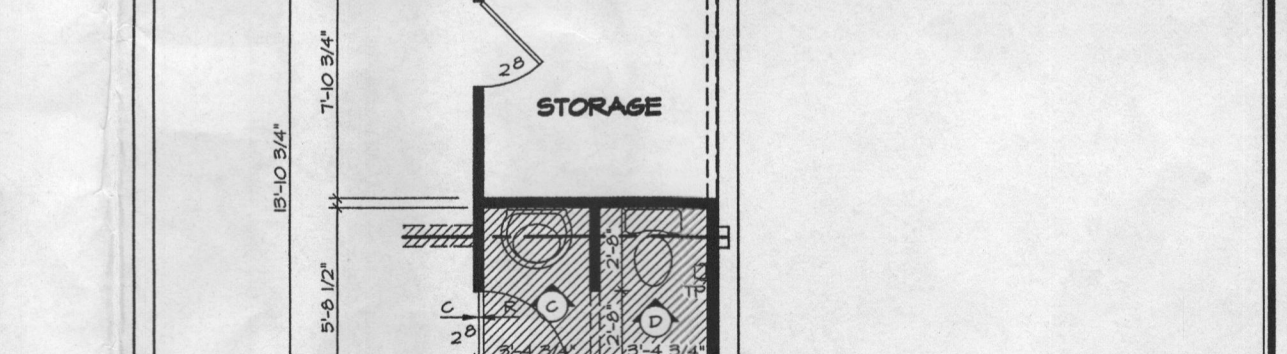
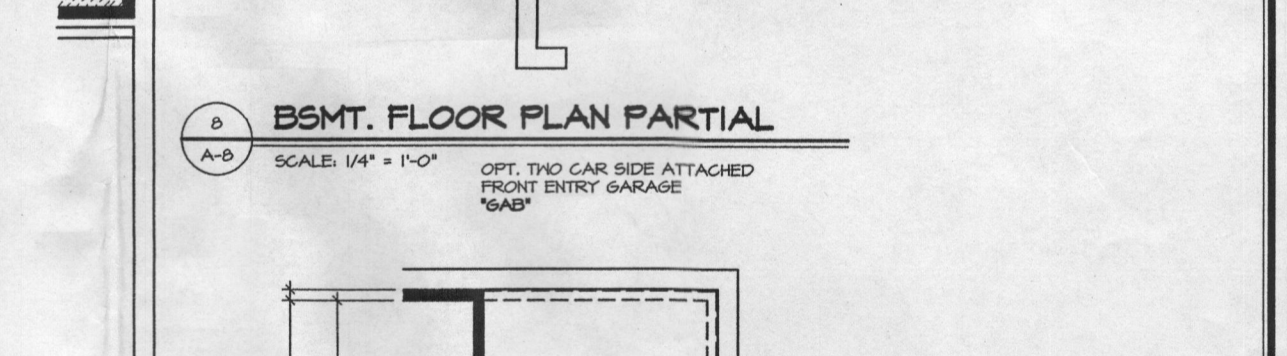
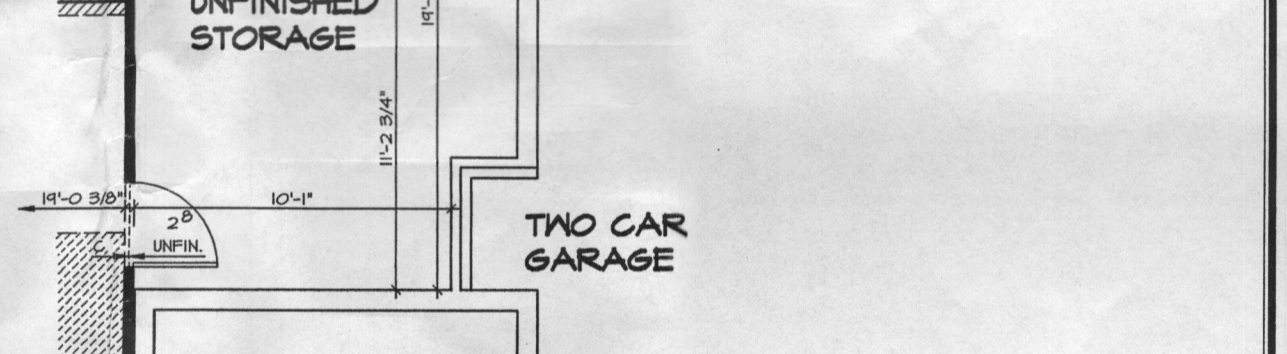
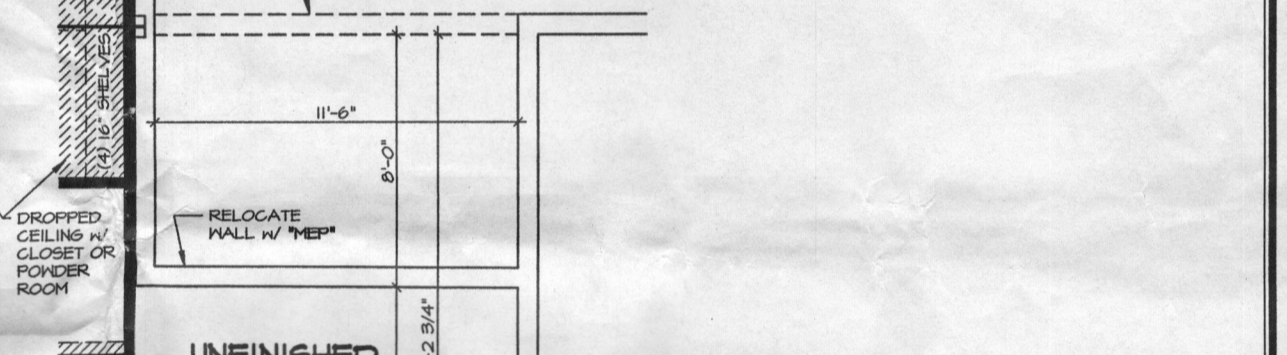
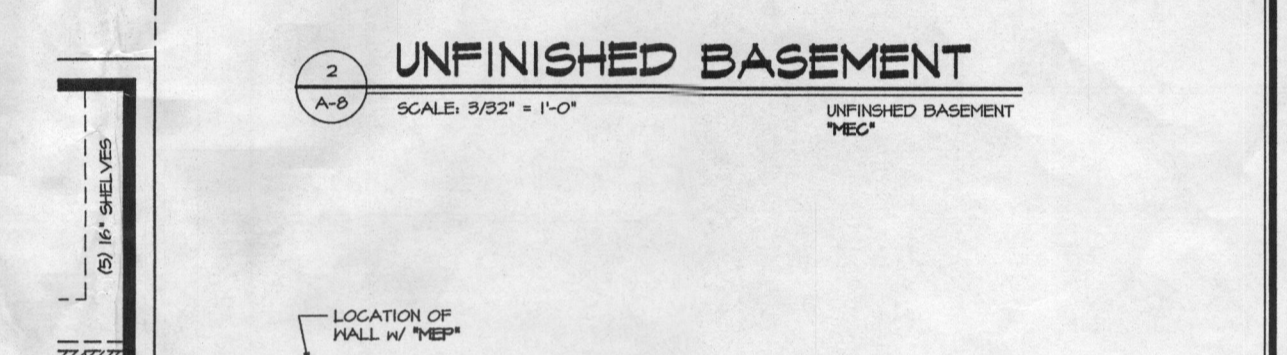
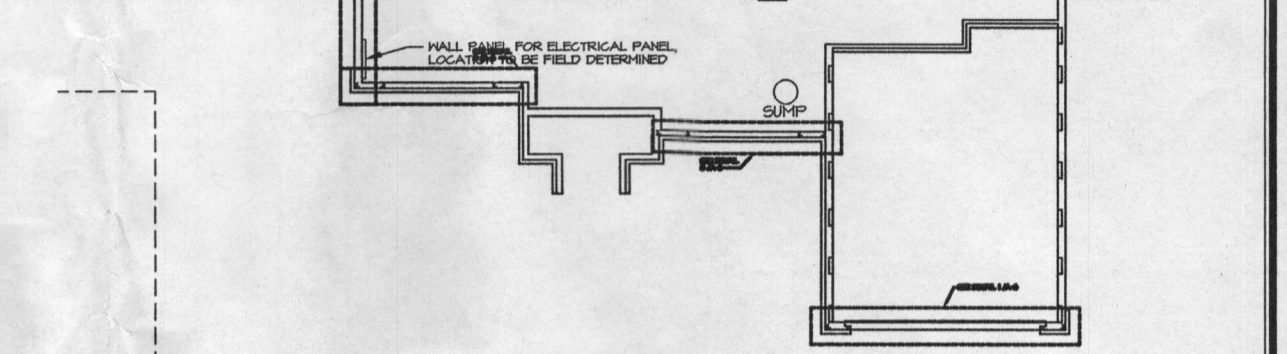
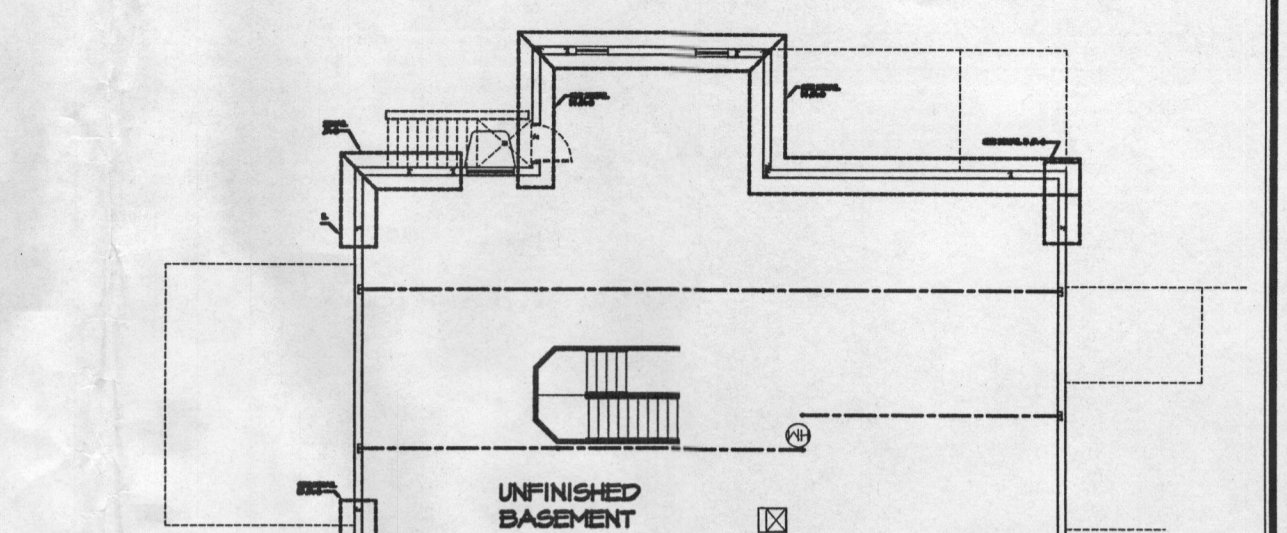
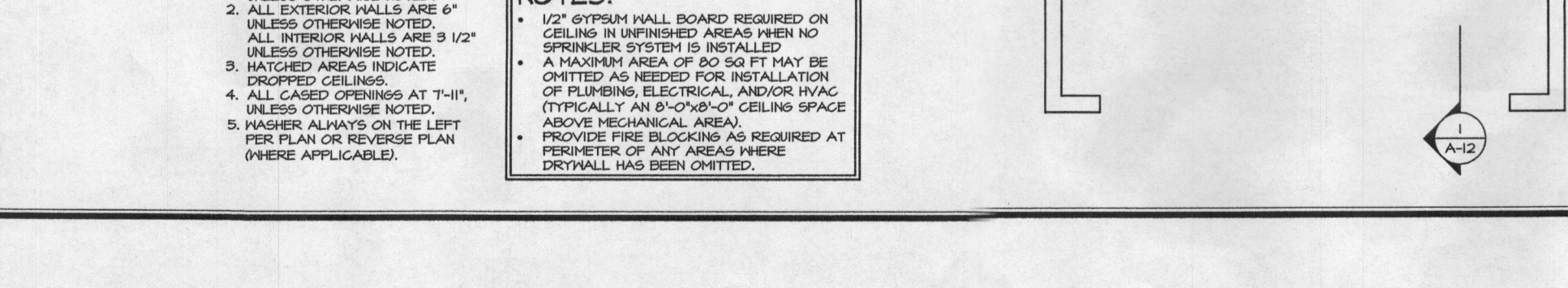
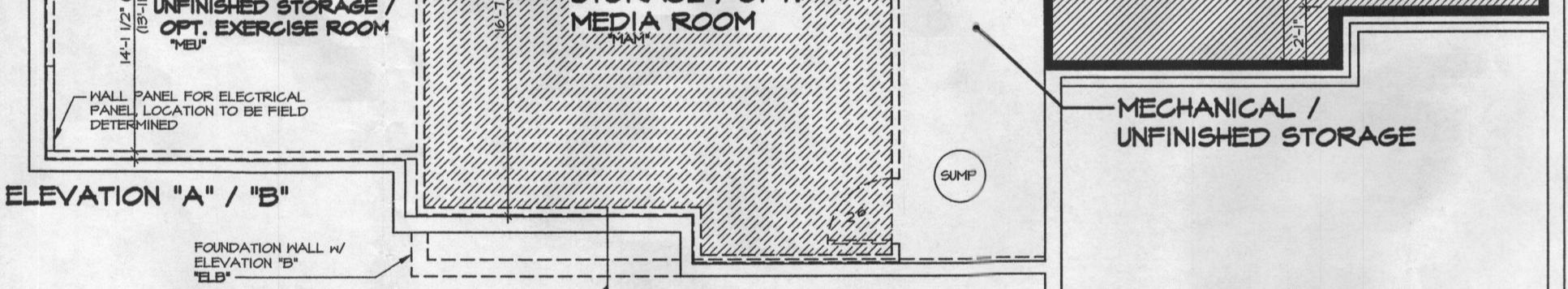
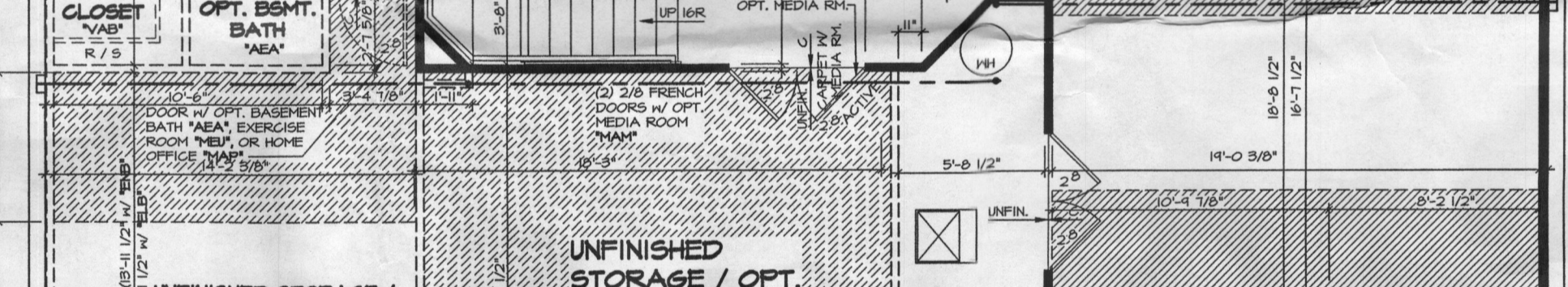
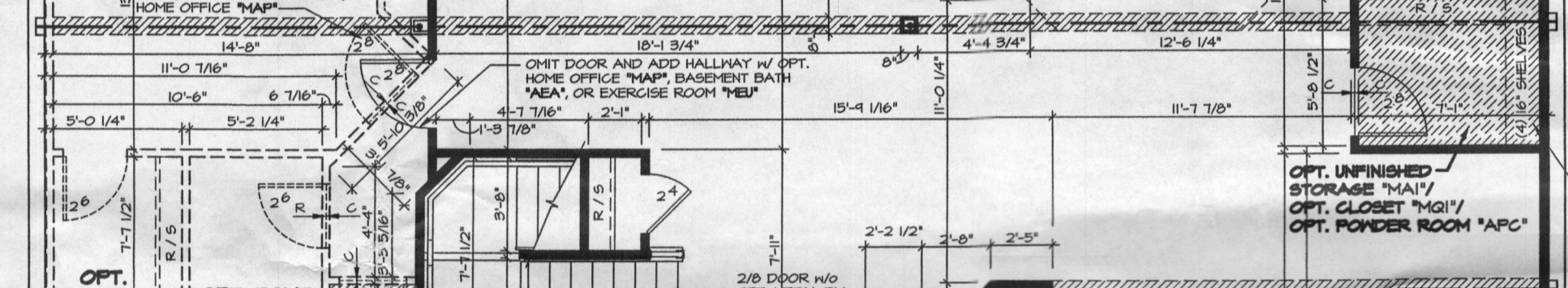
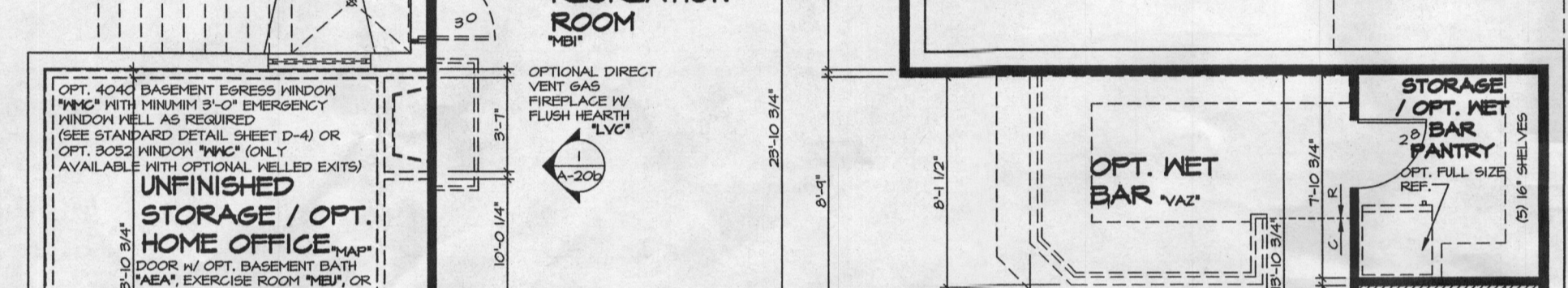
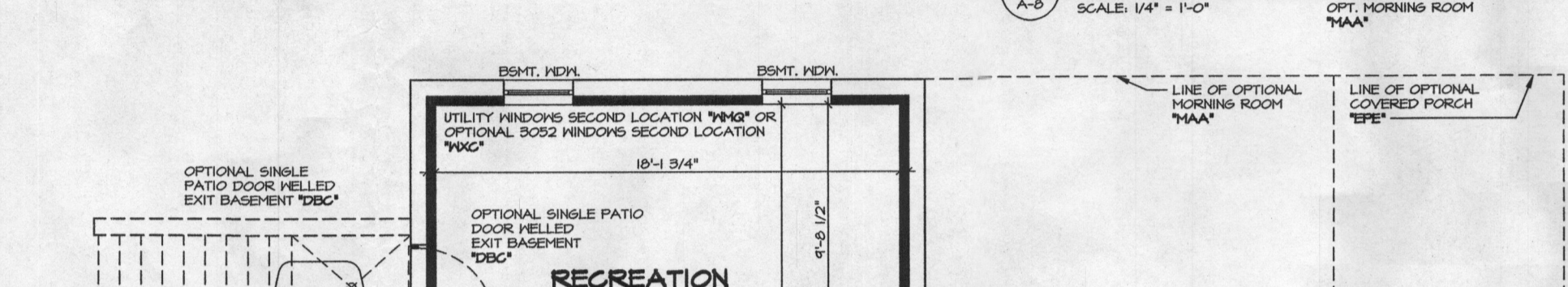
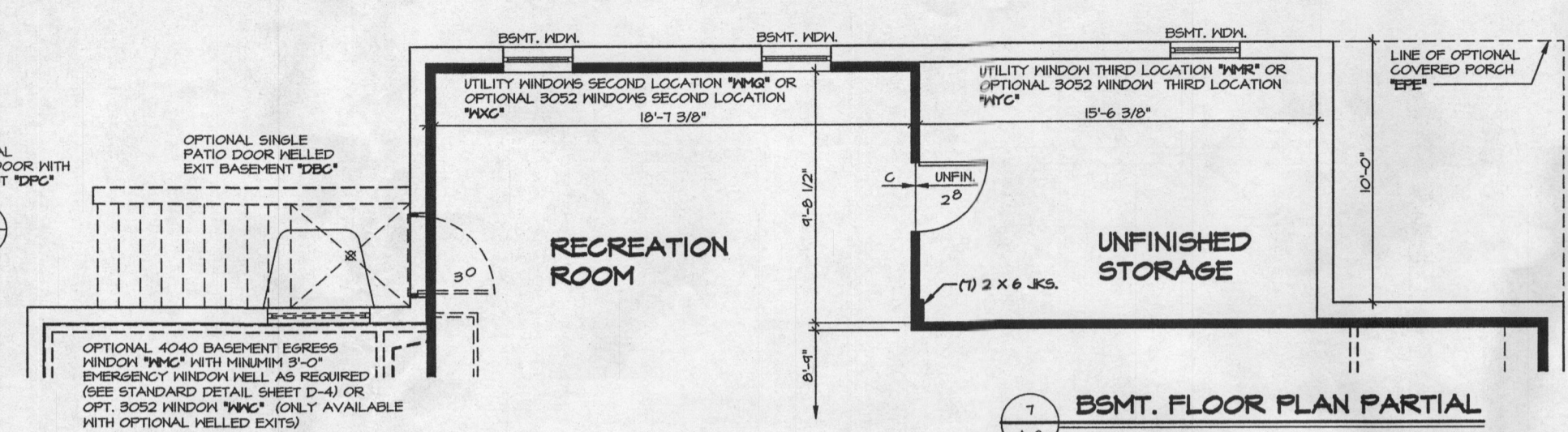
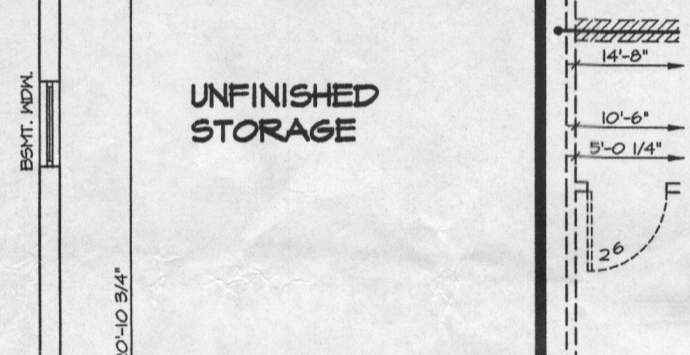
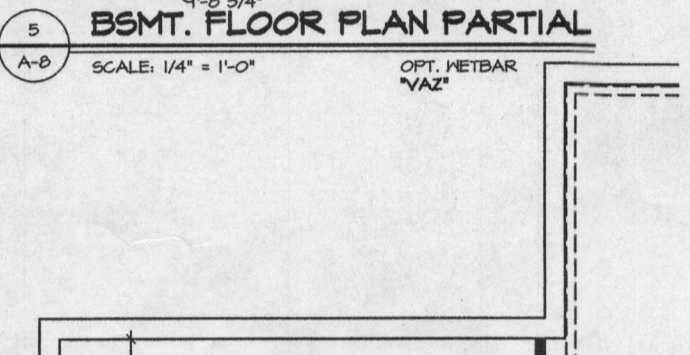
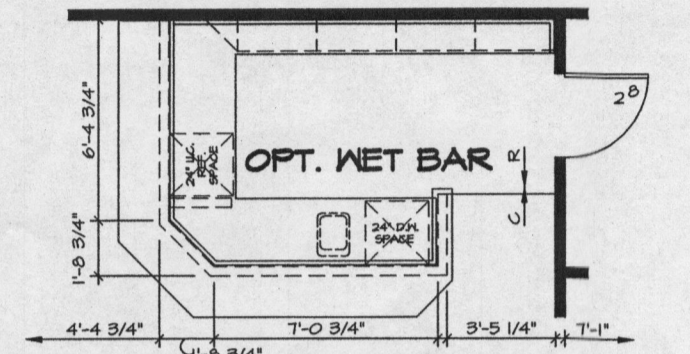
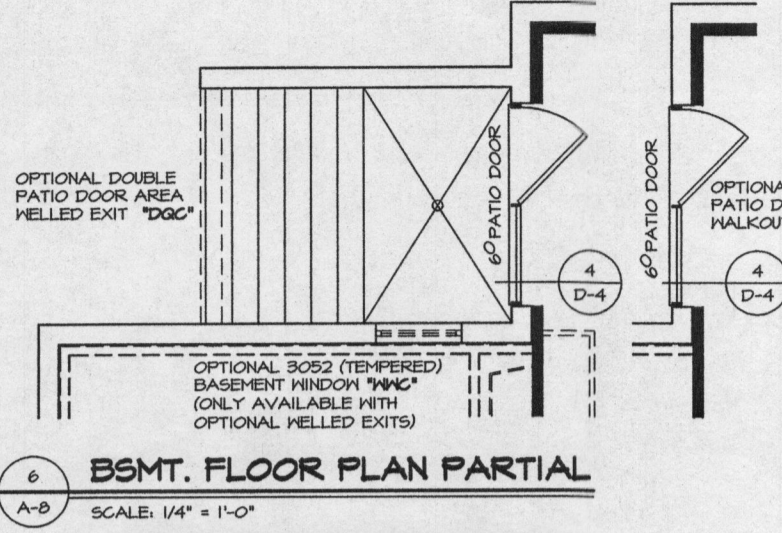
KENNARD WARFIELD JR.

LOT 1
14401 HOWARD ROAD

ZONED: RC-DEO
TAX MAP NO.: 21 GRID NO.: 23 PARCEL NO.: 68
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPT. 24, 2014
SHEET 1 OF 1

K:\Drawings\3\30310 Warfield Homestead\DWG\30310 PerPl Lot 1.dwg, 9/24/2014 9:59:50 AM, 1:1

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



NOTES:

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

NOTES:

- WITH OPTION "SC1" - DRYWALL UNFINISHED BASEMENT CEILING AREA
- 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.

MODEL	CLIFTON PARK II																					
DRAWING TITLE	BASEMENT PLAN																					
OPTION	FULL BASEMENT																					
SHEET NO.	A-8																					
DATE	1/10/13																					
OPTION	FBA																					
SET NO.	10300																					
VERSION	01																					
DRAWN BY	A-JH																					
DATE	1/10/13																					
OPTION	FBA																					
REVISIONS	<table border="1"> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>6/19/13</td> <td>PROTOTYPE REVISIONS</td> </tr> <tr> <td>2</td> <td>7/17/13</td> <td>R.L.C. - REVERSE DOOR LOCATION INTO MECHANICAL ROOM</td> </tr> <tr> <td>3</td> <td>12/19/13</td> <td>J.S.S. - ADD DOOR TO UNFINISHED SPACE (PAR 10306/8)</td> </tr> <tr> <td>4</td> <td>1/27/14</td> <td>S.B.S. - ADD TUB TO UNFINISHED SPACE (PAR 10306/8)</td> </tr> <tr> <td>5</td> <td>4/29/14</td> <td>D.A.S. - TUB CONVERSION</td> </tr> <tr> <td>6</td> <td>4/29/14</td> <td>D.R.A. - ADDED "SC1" NOTE</td> </tr> </table>	REV. NO.	DATE	DESCRIPTION	1	6/19/13	PROTOTYPE REVISIONS	2	7/17/13	R.L.C. - REVERSE DOOR LOCATION INTO MECHANICAL ROOM	3	12/19/13	J.S.S. - ADD DOOR TO UNFINISHED SPACE (PAR 10306/8)	4	1/27/14	S.B.S. - ADD TUB TO UNFINISHED SPACE (PAR 10306/8)	5	4/29/14	D.A.S. - TUB CONVERSION	6	4/29/14	D.R.A. - ADDED "SC1" NOTE
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REMARKS																						
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