



HEALTH

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: 3/16/17

Permit No.: B17001035

Building Address: 5031 Crape Myrtle Court
City: Ellicott City State: MD Zip Code: 21042
Suite/Apt. #: _____ SDP/WP/BA #: GP-17-049
Census Tract: _____ Subdivision: Walnut Creek
Section: _____ Area: _____ Lot: 142
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant lot
Proposed Use: Single Family house
Estimated Construction Cost: \$ 350,000

Description of Work: New 2 story "Monticello II" with 2 car side load garage, 2 car attached garage, suite 1st floor, morning RM, 4' EXT family RM, covered porch, family suite, porch, covered porch, finished lower level
Occupant or Tenant: _____

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

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

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

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

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

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input checked="" type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
	<input type="checkbox"/> Slab on Grade	
Construction type:	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> Reinforced Concrete	Multi-family Dwelling	
<input type="checkbox"/> Structural Steel	No. of efficiency units:	
<input type="checkbox"/> Masonry	No. of 1 BR units:	
<input type="checkbox"/> Wood Frame	No. of 2 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input 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>617000091</u>	
Building Shell Permit Number: _____	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

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

Jim KERWIN
Print Name
3/16/2017
Date

RECEIVED
MAR 16 2017
LICENSES & PERMITS

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

****PLEASE WRITE NEATLY & LEGIBLY****
FOR OFFICE USE ONLY

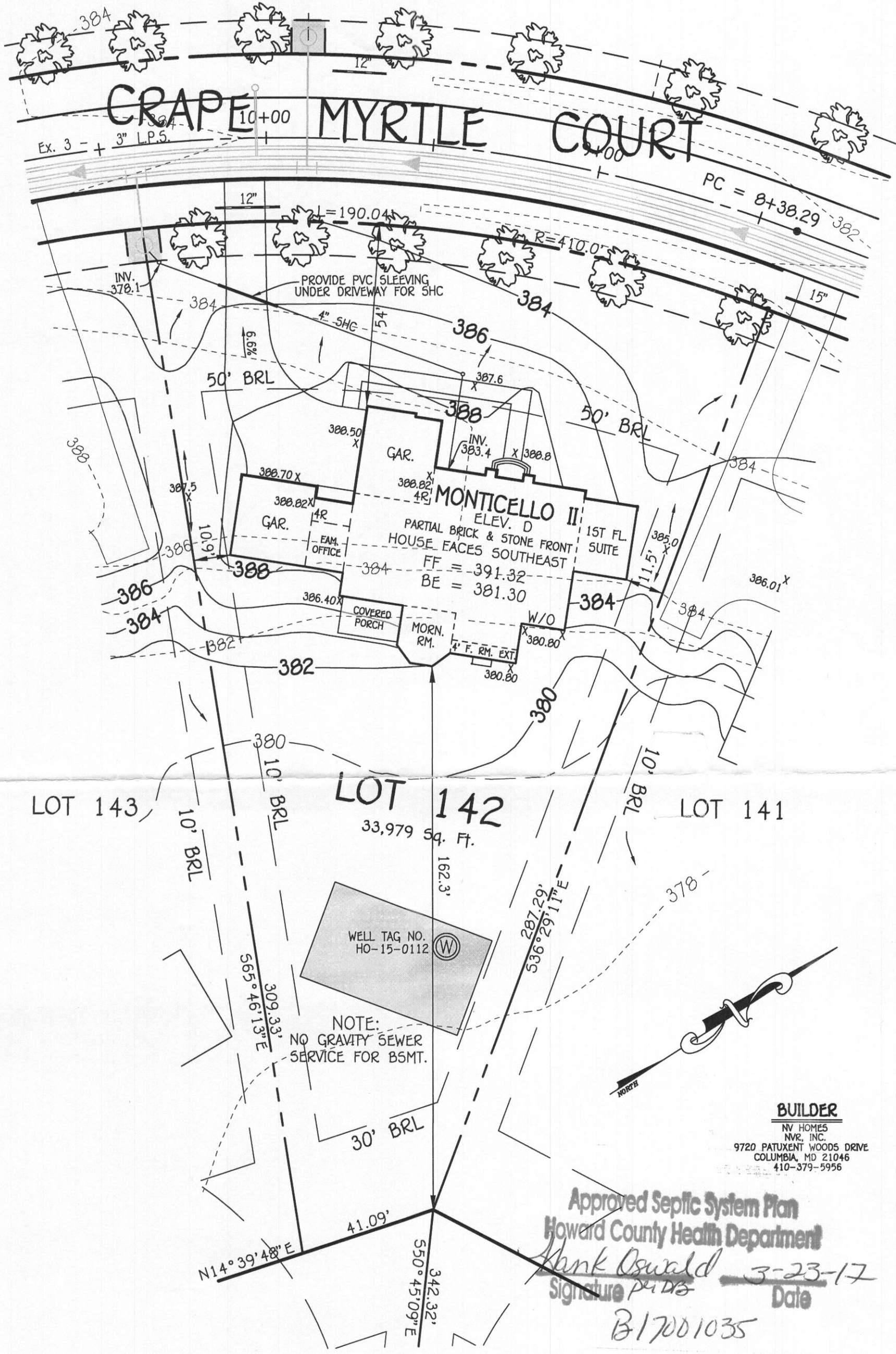
AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
Health	<u>3/23/17</u>	<u>H. O. ...</u>

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	\$ 100.00
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50.00
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# 989155

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



LOT 143

LOT 142
33,979 Sq. Ft.

LOT 141

WELL TAG NO.
HO-15-0112

NOTE:
NO GRAVITY SEWER
SERVICE FOR BSMT.

BUILDER

NV HOMES
NVR, INC.
9720 PATUXENT WOODS DRIVE
COLUMBIA, MD 21046
410-379-5956

Approved Septic System Plan
Howard County Health Department

Frank Oswald
Signature P41DB

3-23-17
Date

B17001035

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-15-0112, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

PLAN

SCALE: 1" = 30'

**PERMIT SITE PLAN
LOT 142**

5031 CRAPE MYRTLE COURT
WALNUT CREEK

ZONED: RC-DEO

TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 6, 2017

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL BLVD
ELLCOTT CITY, MARYLAND 21042
(410) 461-2955

OWNER

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



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](https://twitter.com/HowardCoHealthDep)

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

MEMORANDUM

TO: **Faris Taylor**
NV Homes

FROM: **Hank Oswald**
Well & Septic Program

RE: **5031 Crape Myrtle Court** - Potential Basement Bedroom

DATE: March 23, 2017

I have reviewed the floor plans in support of Building Permit **B17001035** for a new home at **5031 Crape Myrtle Court** and noted that there is a full bathroom next to an unfinished storage room in the basement. Please note that this makes it very likely for this unfinished storage room to be considered a bedroom upon conversion to finished living space.

This lot is connected to the shared sewage system which has a **five** bedroom per lot limitation. If the design of the basement floor plan/storage room changes to include a finished room in the future, one of the other bedrooms must be converted to a non-bedroom to maintain compliance with Health Department requirements.

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

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

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, March 23, 2017 9:27 AM
To: 'Faris, Taylor'
Subject: RE: Floor Plan_5031 Crape Myrtle Court
Attachments: Basement bedroom memo- shared.pdf

Thanks for the clarification on the unfinished basement storage room. Please see attached basement bedroom memo. Building permit # B17001035 has been approved by the Health Department.

Hank

From: Faris, Taylor [<mailto:tfaris@nvrinc.com>]
Sent: Thursday, March 23, 2017 8:38 AM
To: Oswald, Hank
Subject: RE: Floor Plan_5031 Crape Myrtle Court

I've attached a highlighted version of the basement, the pink is the footprint and the blue is finished space. The Home Office will be unfinished in this home, so we do not have any bedrooms in the basement.

Is DILP sending you floor plans in black and white? I always highlight them in color, so they should be scanning them over in color as well.

Taylor Faris

Construction Cost Manager
Maryland East Division



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

9720 Patuxent Woods Drive
Columbia, MD 21046

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

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Thursday, March 23, 2017 8:23 AM
To: Faris, Taylor
Subject: RE: Floor Plan_5031 Crape Myrtle Court

Mr. Faris:

Would be able to define the walls/doors in the basement for me. It's hard to tell from the floor plan how the rooms are separated (Please see attachment).

Thanks,

Hank

From: Faris, Taylor [<mailto:tfaris@nvrinc.com>]
Sent: Wednesday, March 22, 2017 4:21 PM
To: Oswald, Hank
Subject: RE: Floor Plan_5031 Crape Myrtle Court

Yes, the basement bath is finished

Taylor Faris
Construction Cost Manager
Maryland East Division



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Mr. Faris:

I have a quick question about the floor plan for 5031 Crape Myrtle Court. Is the basement bathroom finished?

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health

Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

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Attachments: 20170323083418604.pdf

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MONTICELLO II

AL Lot 142
5 Bedrooms

HEALTH



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

	FULL BASEMENT					ATTACHED GARAGE / ROOMS										STANDARD DETAILS
	STD. DWGS.	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'	ELEV. 'D'	ELEV. 'E'	SIDE ATTACHED GARAGE	4' EXTENSION TO FAMILY ROOM	CONSERVATORY / IN-LAW'S SUITE	MORNING ROOM / SITTING AREA	BASEMENT NET BAR	FIRST FLOOR BEDROOM	LIBRARY	BEDROOM #5	SERVICE ENTRY / REAR PORCH	
NOTE SHEET	2															D-1
FRONT ELEVATIONS - SIDING		3		6												D-2
FRONT ELEVATIONS - BRICK		4		7		10										D-4
FRONT ELEVATIONS - PARTIAL STONE			5													D-5a
FRONT ELEVATIONS - BRICK AND STONE					8	9										D-6
LEFT SIDE ELEVATIONS		11	12	13	14	15	16	17	18	19						D-7
RIGHT SIDE ELEVATIONS		20	21	22	23	24	25	26	27	28						D-8c
REAR ELEVATIONS		29	30	31	32	33	34	35	36	37						D-11
FOUNDATION	38		40	40	40	40										D-12b
FOUNDATION HOLD DOWN LAYOUT	41						40	34	34	34						D-12b
PLUMBING GROUND WORKS	43		44	44	44	44	44	45	45	45						D-13
BASEMENT PLAN	46						47	47	47							D-13b
FIRST FLOOR PLAN	48	44	44	44	44	44	52		50	51	44	44				D-14
SECOND FLOOR PLAN	53	54	54	54	54	54			55				55			D-15
BUILDING SECTION AT FOYER	56													50		D-17
BUILDING SECTION AT GARAGE	57							50	50							D-17a
STAIR PLAN (FRONT)	59															D-19
STAIR PLAN (REAR)	60															D-20
KITCHEN PLANS - CABINET HOOD B	61										65					D-21
KITCHEN PLANS - CABINET HOOD C	62										65					D-22
KITCHEN PLANS - GOURMET	63										65					D-27
INTERIOR DETAILS - BATH ELEVATIONS	64															D-28
INTERIOR DETAILS - FIRST FLOOR	67															D-29
INTERIOR DETAILS - SECOND FLOOR	68															D-30
INTERIOR DETAILS - CASED OPENINGS	69															D-34
INTERIOR DETAILS - ENTRY DOOR	69.2															D-35
EXTERIOR DETAILS		70	71	72	73	74				76				77		D-36
BASEMENT ELECTRICAL	79							80	80	80						D-37
FIRST FLOOR ELECTRICAL	81	82	82	82	82	82	84		83		82	82				D-37b
SECOND FLOOR ELECTRICAL	85	86	86	86	86	86			87				87			D-40
FIRST FLOOR JOIST LAYOUT	88								89	89						D-44
SECOND FLOOR JOIST LAYOUT	90			91	91	91							91			D-45
ROOF FRAMING		92	93	94	95	96		107	107				108			WB-1
ROOF FRAMING - 2 AND 3 CAR SIDE ENTRY GARAGE																
ROOF FRAMING - SITTING AREA		100	100	101	102	103										
ROOF FRAMING - SIDE ATTACHED GARAGE		104	104	104	105	106										
TRUSS BRACING		109	110	111	112											SP-1
BRACED WALL PANEL DETAIL		113	114	115												SP-2
ROOF VENTILATION		116	117	118	119	120										SEP-1
HVAC LAYOUT	121															SEP-2
HVAC LAYOUT	122															SEP-3
HVAC LAYOUT	123															SEP-4
																F-1

BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT.	2834
SECOND FLOOR	GROSS SQ. FT.	2474
HOUSE TOTAL	GROSS SQ. FT.	5308

ELEVATIONS SQ. FT.

ELEVATION 'A'	GROSS SQ. FT.	+0
ELEVATION 'B'	GROSS SQ. FT.	-4
ELEVATION 'C'	GROSS SQ. FT.	-104
ELEVATION 'D'	GROSS SQ. FT.	-75
ELEVATION 'E'	GROSS SQ. FT.	+153

ADDITIONAL SQ. FT.

4' EXTENSION TO FAMILY ROOM	GROSS SQ. FT.	+80
MORNING ROOM	GROSS SQ. FT.	+244
CONSERVATORY / IN-LAW'S SUITE	GROSS SQ. FT.	+352
SIDE GARAGE	GROSS SQ. FT.	+137
W/ FAMILY OFFICE	GROSS SQ. FT.	+46
SITTING ROOM	GROSS SQ. FT.	+123
BEDROOM #5	GROSS SQ. FT.	+352

MAXIMUM FINISHED SQ. FT.

HOUSE TOTAL	GROSS SQ. FT.	6774
**MAXIMUM SQ. FT. DOES NOT INCLUDE BASEMENT		

FINISHED BASEMENT SQ. FT.

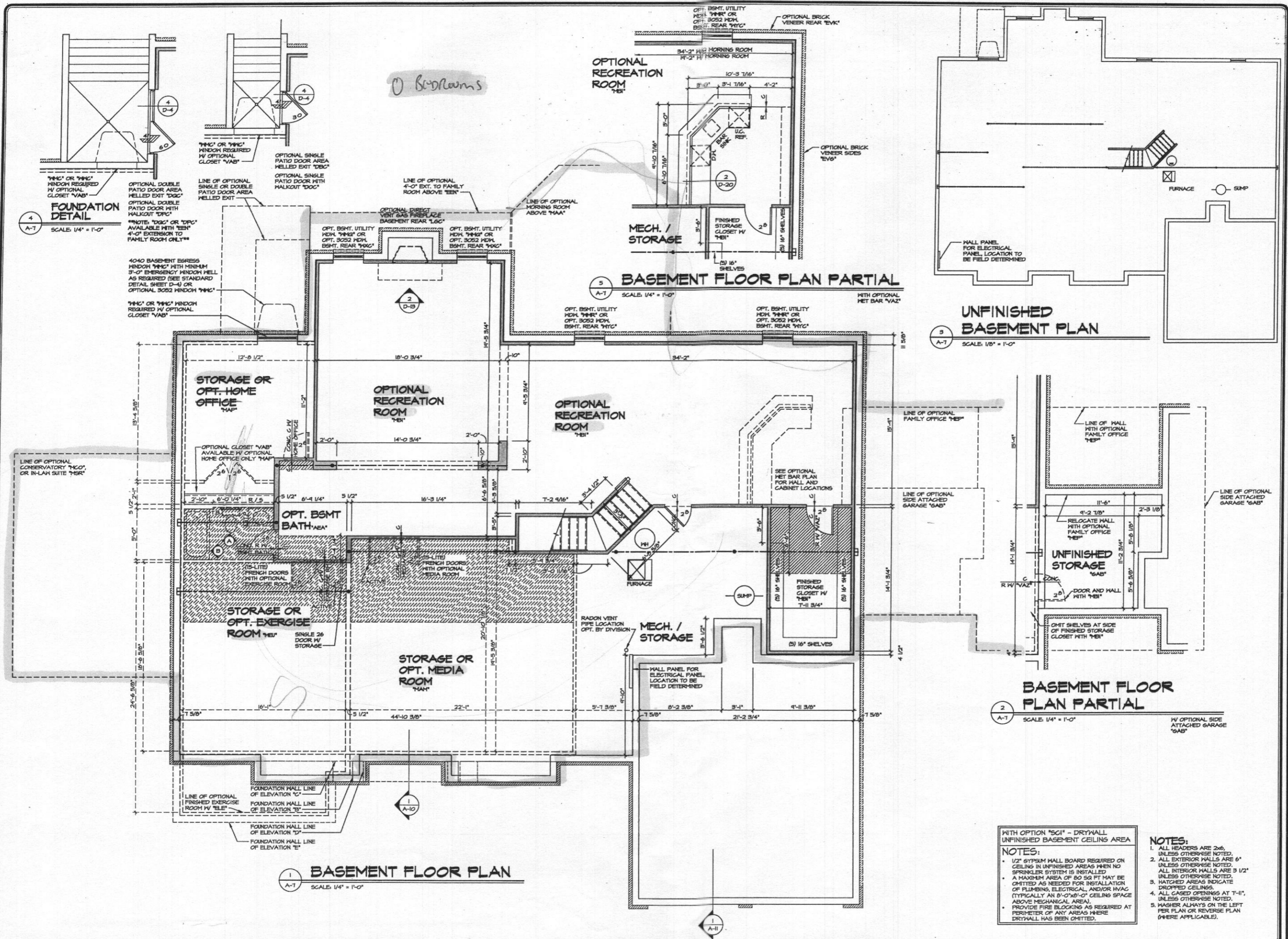
RECREATION ROOM	GROSS SQ. FT.	+1367
W/ 4' EXTENSION TO FAMILY ROOM	GROSS SQ. FT.	+80
W/ MORNING ROOM	GROSS SQ. FT.	+244
HOME OFFICE	GROSS SQ. FT.	+190
EXERCISE ROOM	GROSS SQ. FT.	+383
W/ 'ELE'	GROSS SQ. FT.	+49
MEDIA ROOM	GROSS SQ. FT.	+49
BASEMENT BATH	GROSS SQ. FT.	+50

FOOTPRINT

BASE HOUSE:	
WIDTH:	68'-0"
DEPTH:	66'-2"
MAXIMUM:	
WIDTH:	118'-0"
DEPTH:	84'-0"

SET - VERSION
10100-01

CS-1



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

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

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

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

NOTES:
WITH OPTION "5C1" - DRYWALL UNFINISHED BASEMENT CEILING AREA

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

REVISIONS

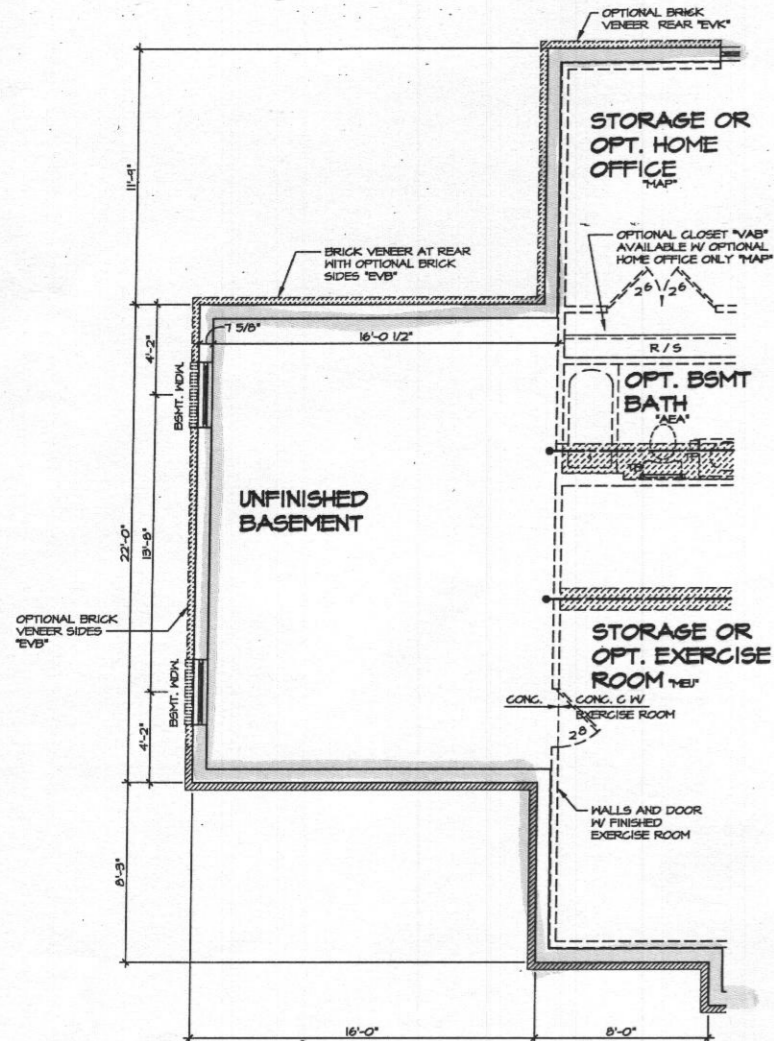
REV. NO.	DATE	DESCRIPTION
1	8/27/09	04A - PROTOTYPE REVISIONS
2	9/6/09	04A - CREATED VERSION 01
3	9/29/09	04A - ASST REVISIONS
4	10/14/09	04A - FINISH TUB CONVERSION
5	12/28/09	04A - ASST. 10/1/09 NOTE
6	1/22/10	04A - REVISED BRSSS MINOR LOCATION TO MATCH FOUNDATION (PAR ID 20054)
7	2/25/10	04A - REVISED LVL AT ANGLED PART OF STAIR FOR HEADROOM (PAR ID 21737)
8	7/24/10	04A - ASST. NOTE AT BRSSS MINOR PAR 3419

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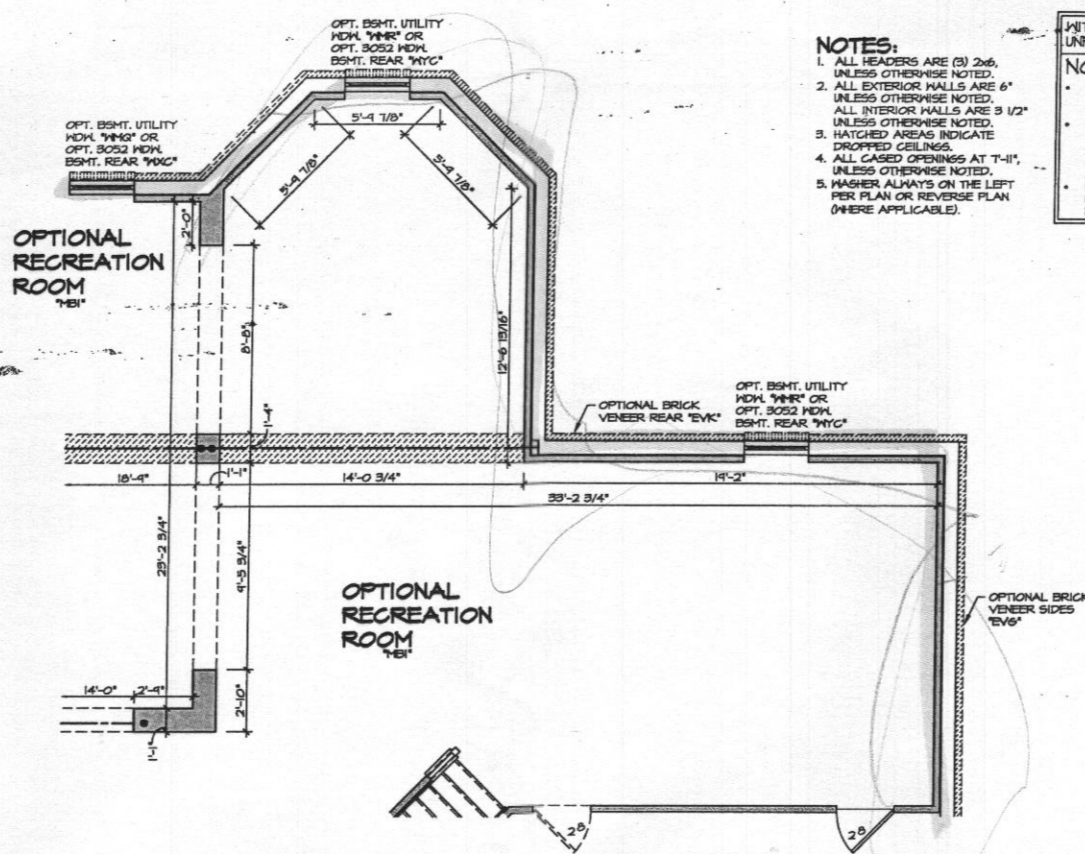
NVR
NVR, Inc.
Architectural Services
2150 Conover Road
Ft. Belvoir, MD 21114

SET NO. 10100	VERSION 01	DRAWN BY JEA	DATE: 11/15/12
PROJECT TITLE	BASEMENT FLOOR PLAN		
SHEET NO. A-7	OPTION DESCRIPTION	46	

J:\DWG\DETACHED\MONTICELLO II 10100 01A\BSMTFLR.DWG 07/23/15 - 2:47 PM



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



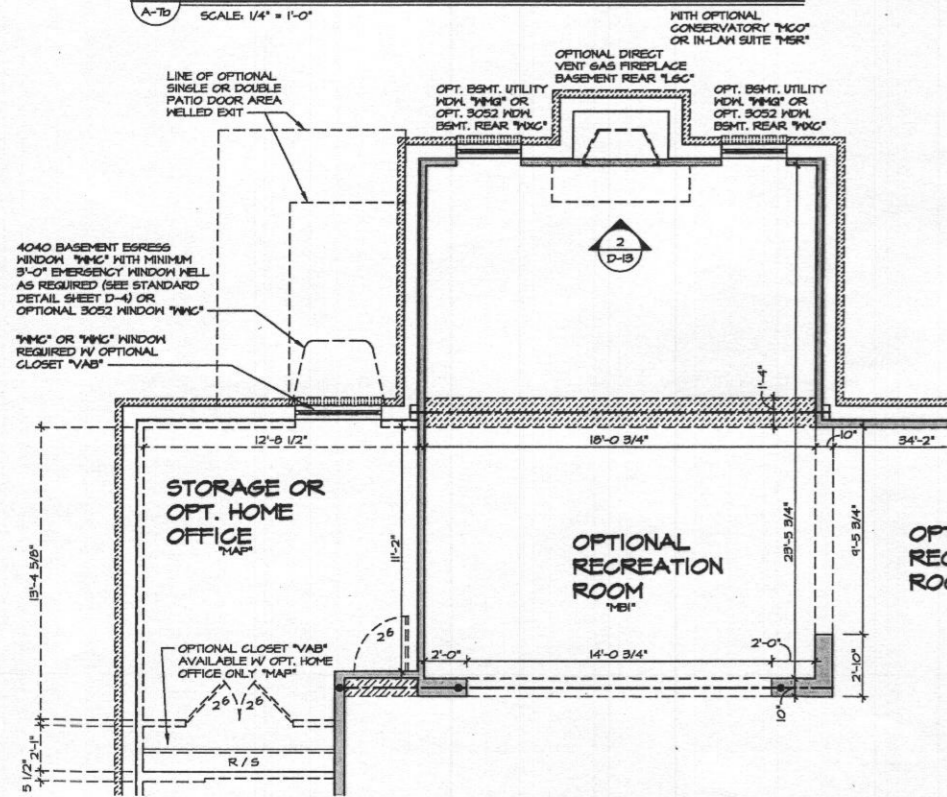
3 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
WITH OPTIONAL MORNING ROOM 'MAA' AND 4' EXTENSION TO FAMILY ROOM 'FEN'

- NOTES:
1. ALL HEADERS ARE (8) 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 7'-11" UNLESS OTHERWISE NOTED.
 5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

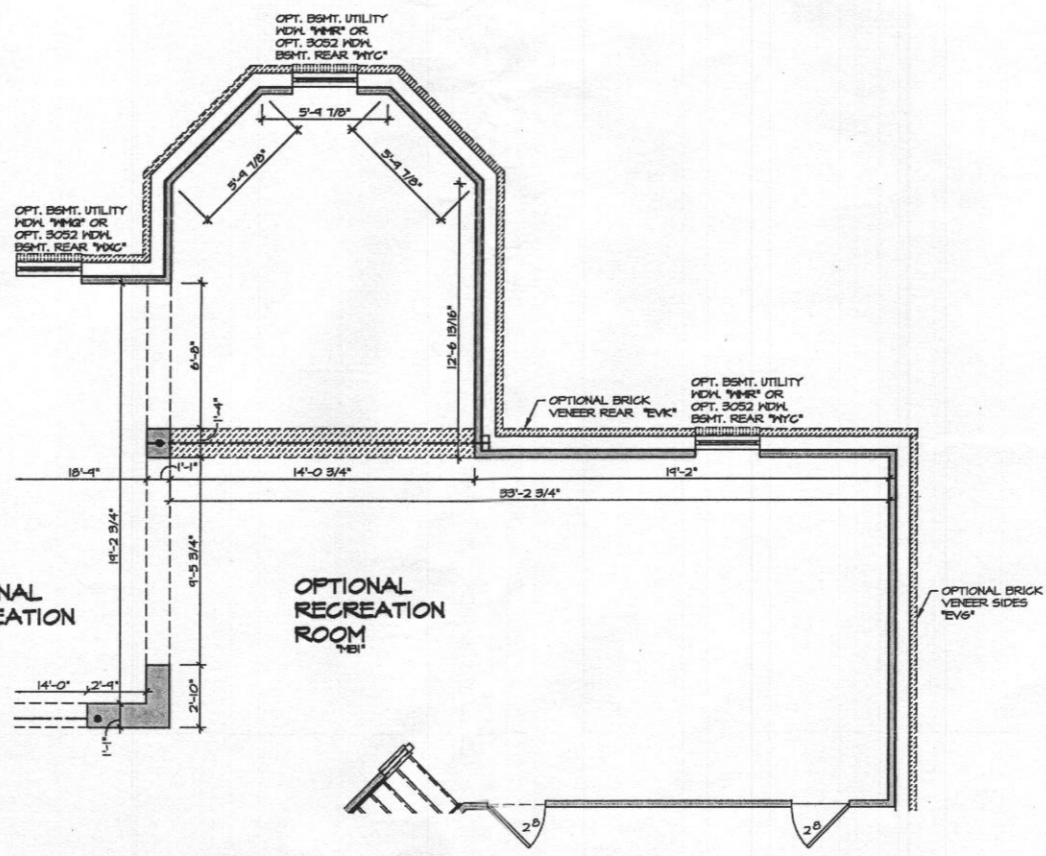
WITH OPTION 'SC1' - DRYWALL UNFINISHED BASEMENT CEILING AREA

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.



1 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
WITH OPTIONAL 4' EXTENSION TO FAMILY ROOM 'FEN'



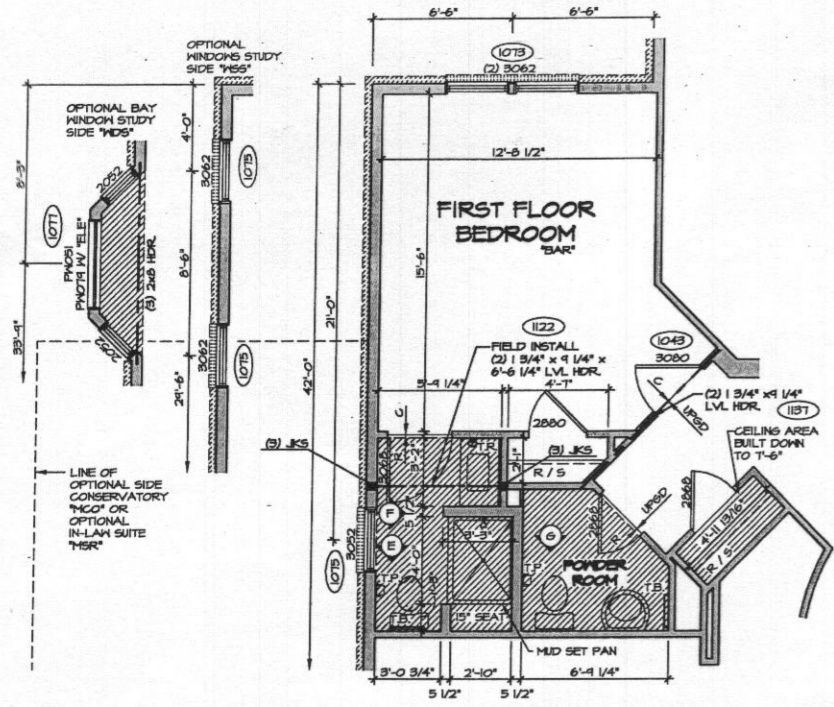
2 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
WITH OPTIONAL MORNING ROOM 'MAA'

REV. NO.	DATE	REVISIONS
1	8/27/08	1045 - PROTOTYPE REVISIONS
2	4/18/09	1045 - CREATED VERSION 01
3	4/28/09	1045 - ADDED 'REV. NOTE'
4	10/28/09	1045 - REVISED BRICK VENEER LOCATION TO MATCH FOUNDATION (PAR ID 20594)
5	12/2/09	1045 - ADDED NOTE AT BRICK VENEER PAR 2419
6	1/22/10	1045 - REVISED WALL AT COLUMN IN WALL TO BE 2'-0" ON INSIDE (PAR ID 20571)



SHEET NO.	A-7D	47
MODEL	MONTICELLO II	
DRAWING TITLE	BASEMENT FLOOR PLAN PARTIAL	
OPTION DESCRIPTION	4' EXTENSION TO FAMILY ROOM, MORNING ROOM, CONSERVATORY, IN-LANES SUITE	
SET NO.	10100	
VERSION 01		
DRAWN BY	JEA	
DATE	1/15/10	
OPTION	EEN, MAA, MCC, MBR	

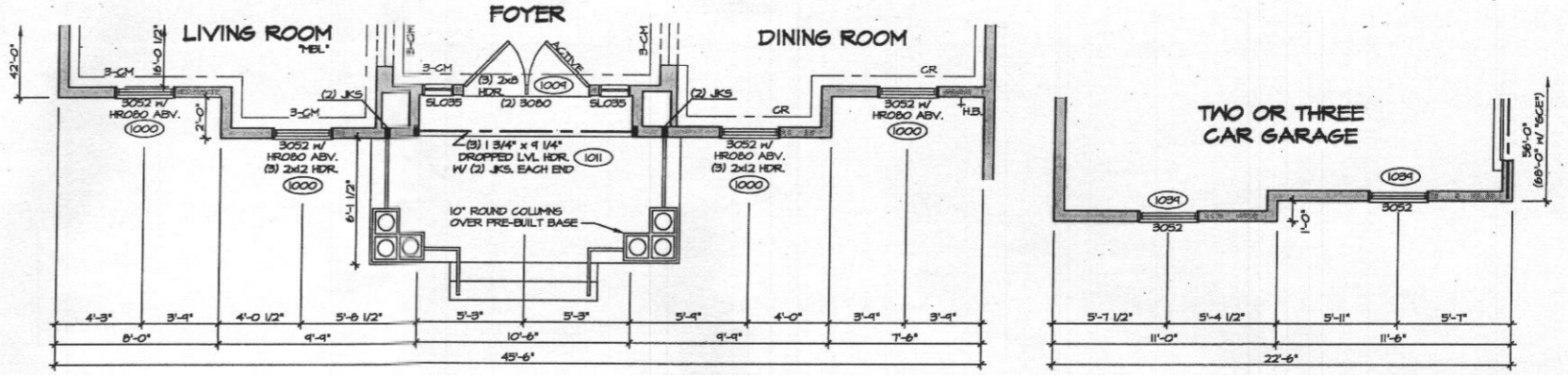
3A DRAWING DETACHED MONTICELLO II 10100 01A BSMTFL CON. HP. REV. 11/20/10 - 8102 01B



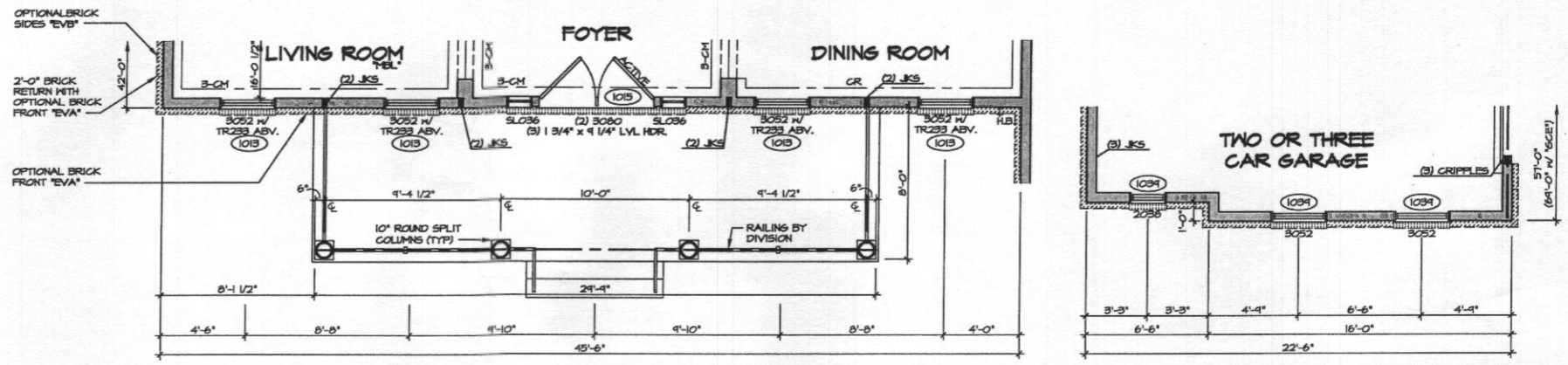
1 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL FIRST FLOOR BEDROOM "BAR"

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

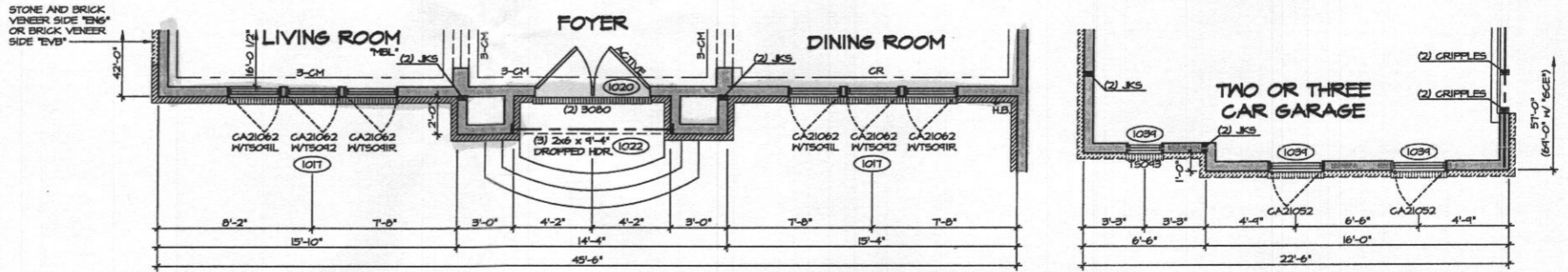
NOTE:
SEE SHEET 5-5 FOR BRACED WALL PANEL LOCATIONS



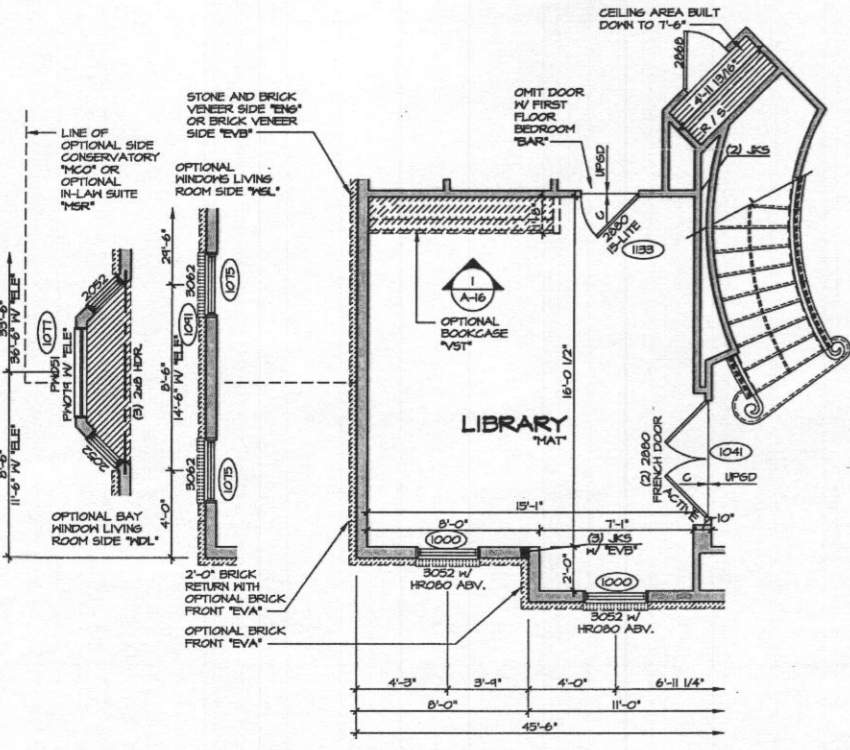
2 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB"



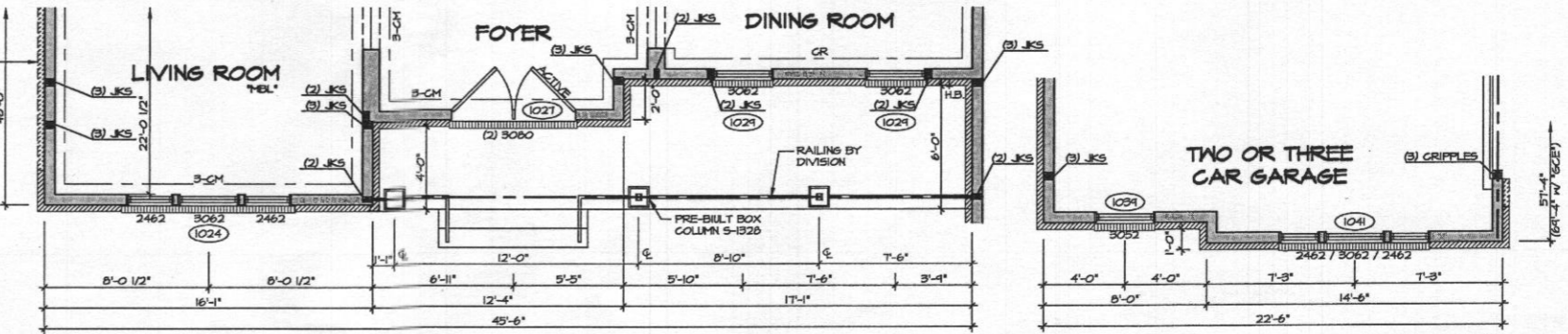
3 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "C" "ELC"



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



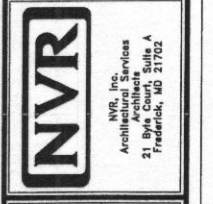
5 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL LIBRARY "MAT" (SHOWN IN ELEVATION "A")



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

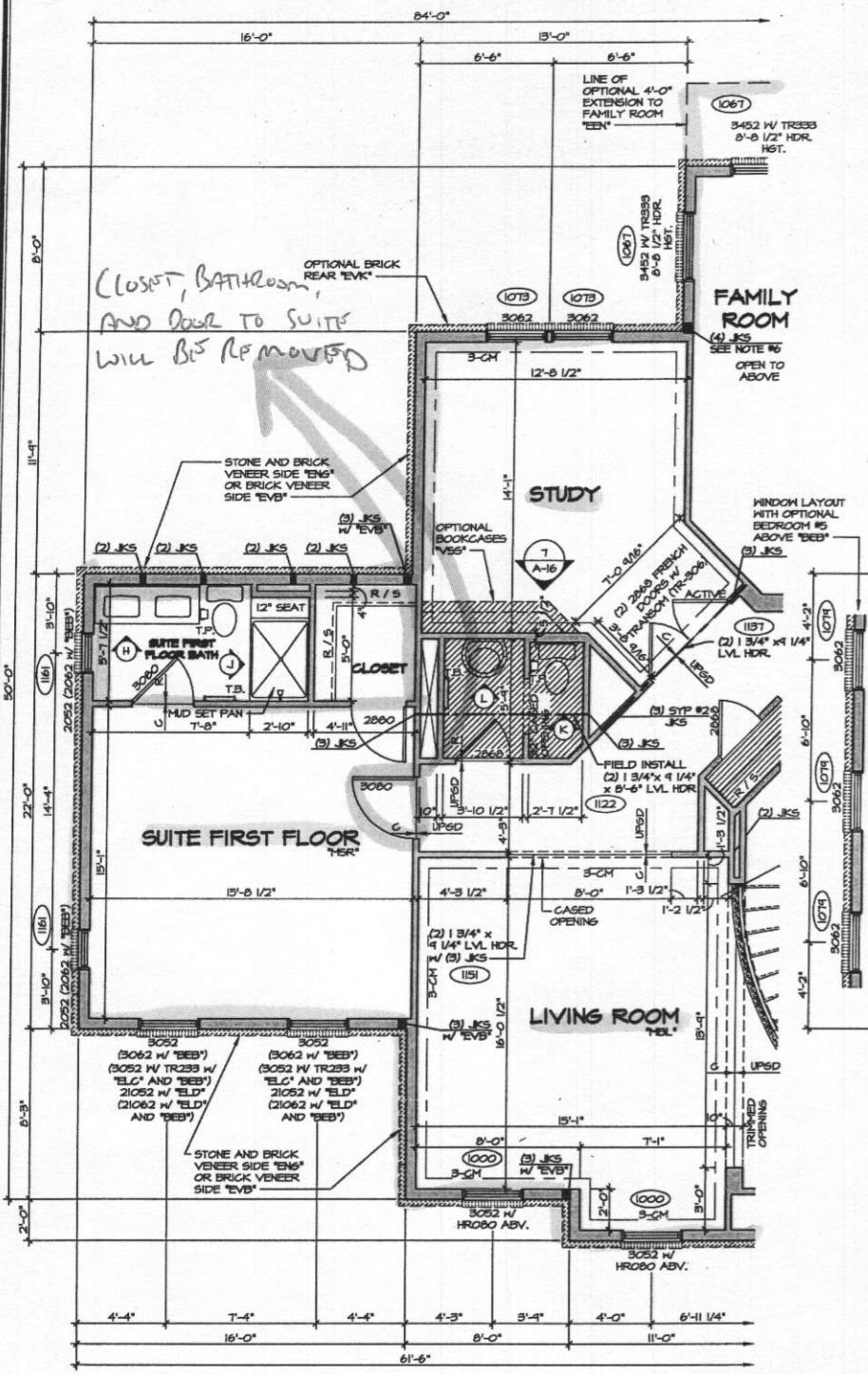
REVISIONS

REV. NO.	DATE	DESCRIPTION
1	02/15/12	DWG - PROTOTYPE REVISIONS
2	02/15/12	DWG - CREATED VERSION 01
3	02/15/12	DWG - ADDED NOTE FOR LIBRARY DOOR
4	02/15/12	DWG - ADDED NOTE FOR LIBRARY DOOR
5	02/15/12	DWG - ADDED NOTE FOR LIBRARY DOOR
6	02/15/12	DWG - ADDED NOTE FOR LIBRARY DOOR
7	02/15/12	DWG - ADDED NOTE FOR LIBRARY DOOR
8	02/15/12	DWG - ADDED NOTE FOR LIBRARY DOOR
9	02/15/12	DWG - ADDED NOTE FOR LIBRARY DOOR
10	02/15/12	DWG - ADDED NOTE FOR LIBRARY DOOR

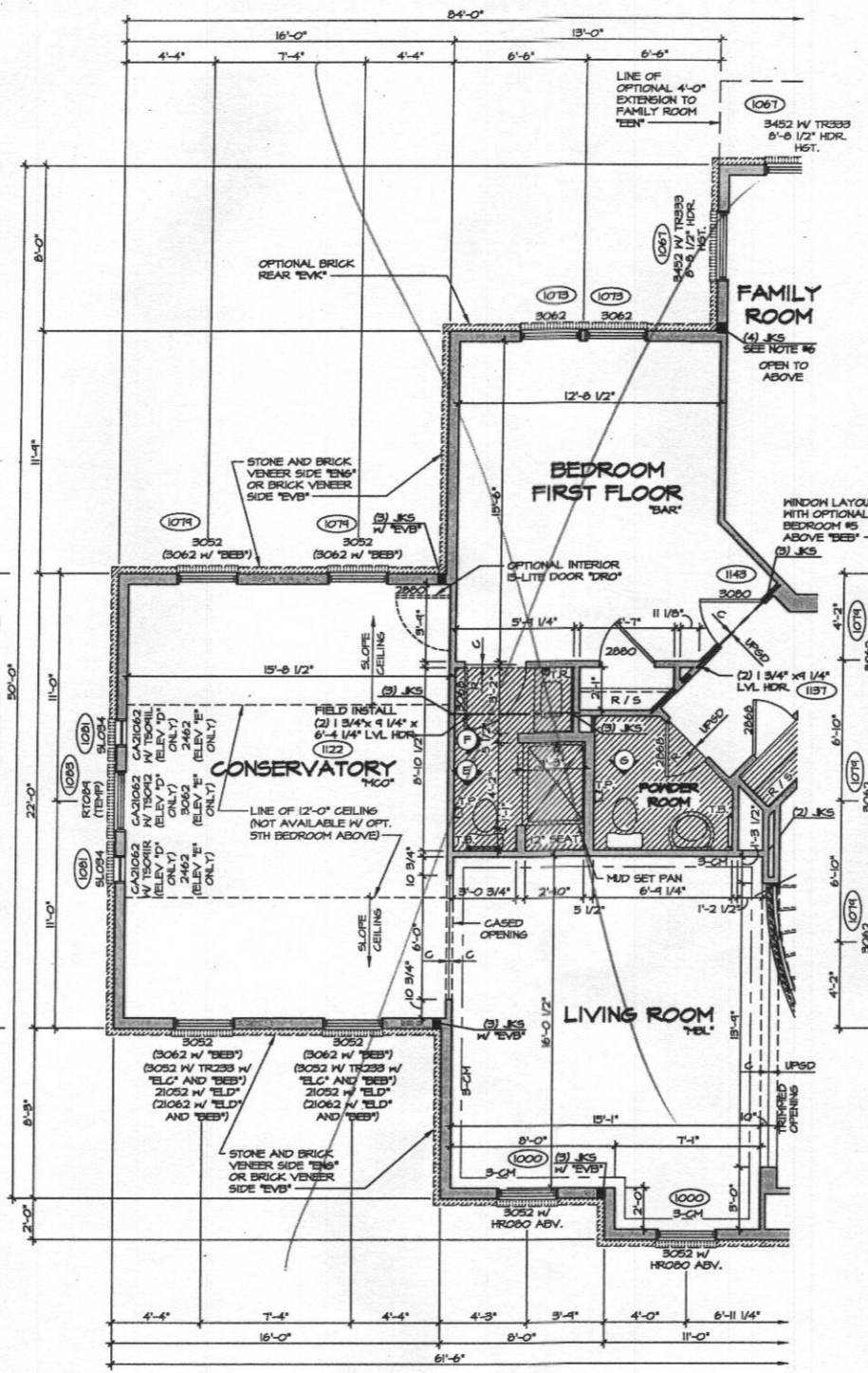


MODEL	MONTICELLO II
DRAWING TITLE	FIRST FLOOR PLAN PARTIALS
SET NO.	10100
VERSION	01
DRAWN BY	JDS
DATE	11/20/12
OPTION	ELB/ELC/ELD/ELE
BAR	BAR
MAT	MAT
OPTION DESCRIPTION	FIRST FLOOR BEDROOM FIRST FLOOR LIBRARY
SHEET NO.	A-8b
49	

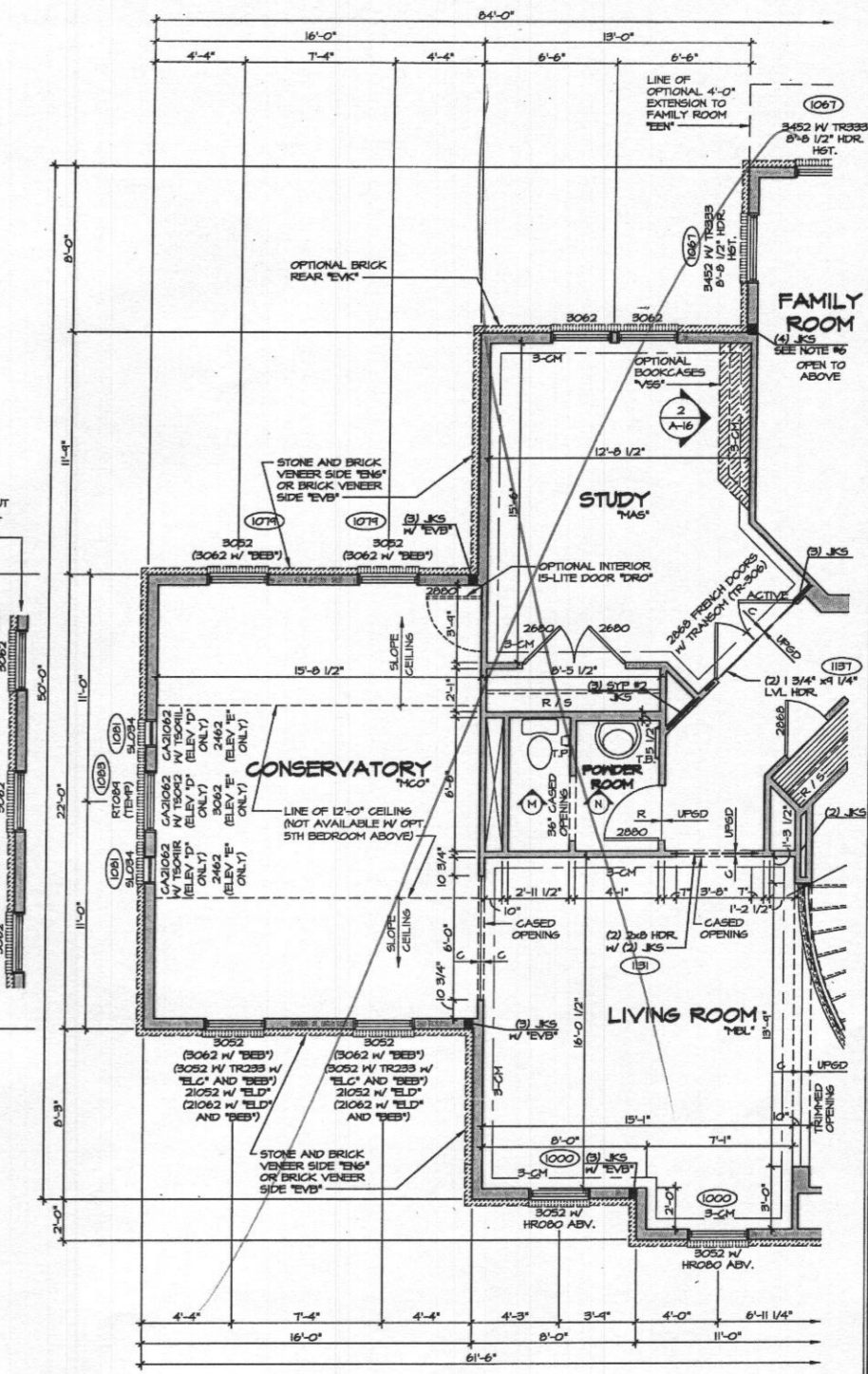
ALL DATA ON DETACHED MONTICELLO II - 10100 - 01A PART ELB, ELEVATION 02/14/12 - 423.00



3 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL IN-LAY SUITE "MR"
 (SHOWN WITH ELEVATION "A")



2 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL CONSERVATORY "MCO"
 W/ OPTIONAL FIRST FLOOR GUEST
 BEDROOM "BAR" (SHOWN WITH ELEVATION "A")

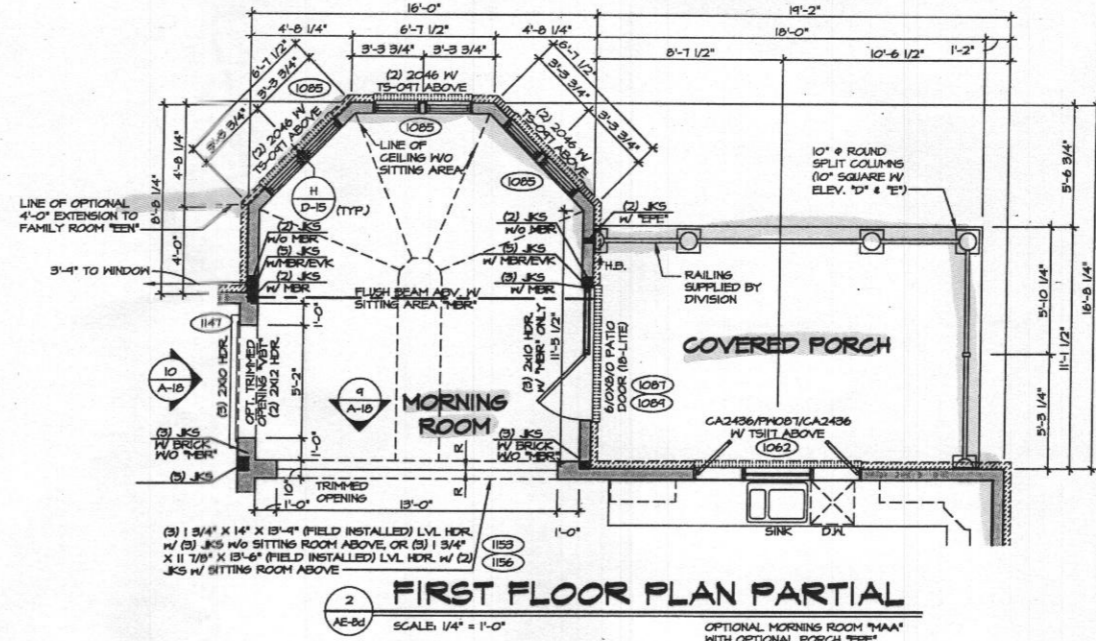
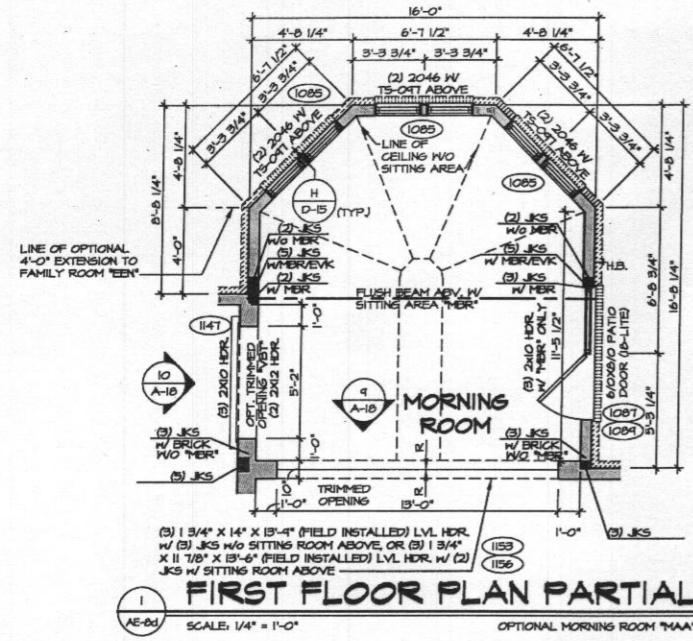


1 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL CONSERVATORY "MCO"
 (SHOWN WITH ELEVATION "A")

- 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 CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 - JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

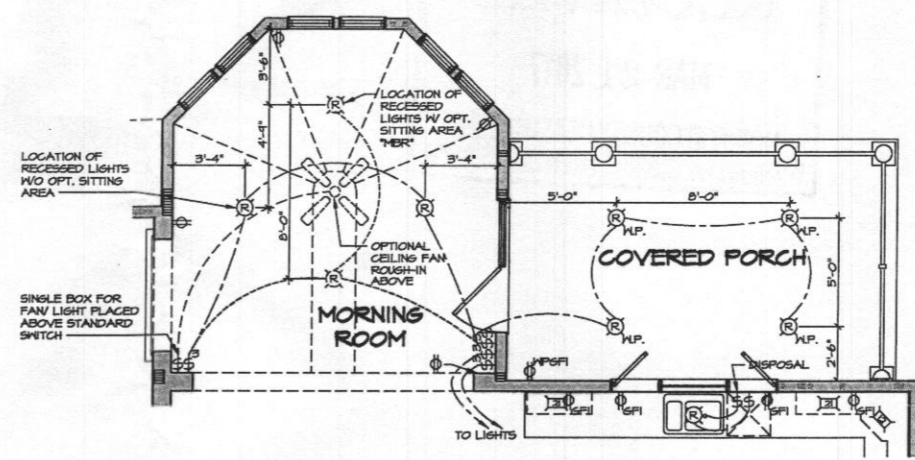
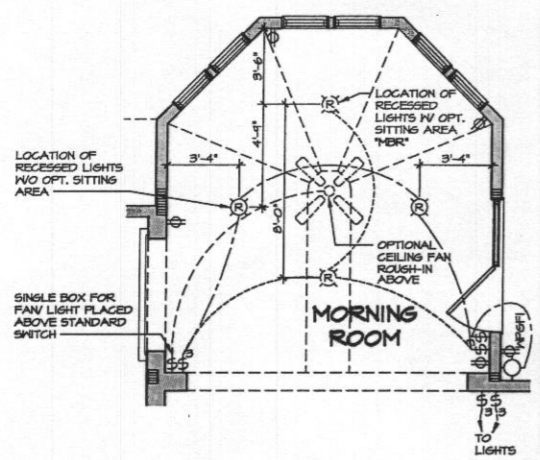
NOTE:
 SEE SHEET 5-5 FOR BRACED HALL PANEL LOCATIONS

SHEET NO. A-8c	MODEL MONTICELLO II	DRAWING TITLE FIRST FLOOR PLAN PARTIALS	REV. NO.	DATE	REVISIONS
			1	02/15/12	DAS - PROTOTYPE REVISIONS
			2	03/15/12	DAS - CREATED VERSION C1
			3	03/15/12	PLG - ADD 3 PIECE CROWN TO STUDY
			4	02/14/12	PLG - INCREASE THE CONVERSION
			5	02/14/12	PLG - INCREASE CHASE IN "BAR" AND "MCO" OPTION COMBINATION PAR 2059B
			6	02/15/12	PLG - VA CODE UPDATE
7	02/17/12	PLG - ADD COUNTERTOP LAYOUTS FOR OWNER'S BATH			
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<p>NVR NVR, Inc. Architectural Services 21 Blye Court, Suite A Frederick, MD 21702</p>					
SET NO. 10100 VERSION C1 DRAWN BY JDS DATE: 11/21/12 OPTION MCO / BAR MGR			OPTION DESCRIPTION CONSERVATORY W/ FIRST FLOOR BEDROOM IN-LAY SUITE		
10100001.PLT - CO-REV - 02/14/12 - 423.rvt					



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

- 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).



ELECTRICAL LEGEND			
⊕	SINGLE POLE SWITCH	⊕	EXHAUST FAN MOTOR WITH LIGHT
⊕ ₃	THREE WAY SWITCH	⊕	DOOR CHIME
⊕ ₄	FOUR WAY SWITCH	⊕	LIGHT FIXTURE - HALL MOUNTED
⊕	DUPLEX RECEPTACLE	⊕	LIGHT FIXTURE - CEILING MOUNTED
⊕	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED	⊕	LIGHT FIXTURE - RECESSED
⊕	DUPLEX RECEPTACLE - FLOOR MOUNTED	⊕	LIGHT FIXTURE - RECESSED WEATHER PROOF
⊕	RECEPTACLE - 220V	⊕	LIGHT FIXTURE - HANGING
⊕ _{GFI}	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT	⊕	LIGHT FIXTURE - FLUORESCENT
⊕ _{GFI}	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT	⊕	LIGHT FIXTURE - UNDER CABINET LIGHT
⊕	SMOKE DETECTOR - WIRED IN SERIES	⊕	PULLCHAIN LAMPHOLDER
⊕	CARBON MONOXIDE DETECTOR	⊕	KEYLESS LAMPHOLDER
⊕	EXHAUST FAN MOTOR		

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

- NOTE:**
1. ELECTRICAL PLAN FOR ELECTRICAL DATA ONLY
 2. LOCATION OF ELECTRICAL FEATURES ARE APPROXIMATE
 3. INCLUDE ADDITIONAL OUTLET AT PANEL BOX LOCATION AS REQUIRED
 4. OPTIONAL PENDANT LIGHTING TO BE 30"-36" ABOVE COUNTERTOP
 5. OPTIONAL UNDER CABINET LIGHTS - SEE KITCHEN LAYOUT DRAWING FOR WALL CABINET SIZES AND LOCATION

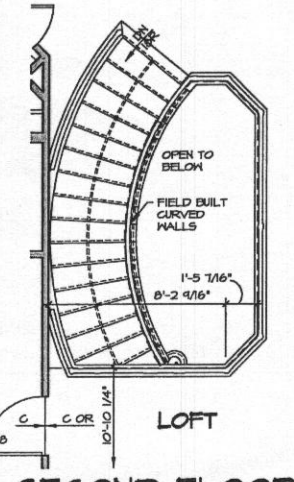
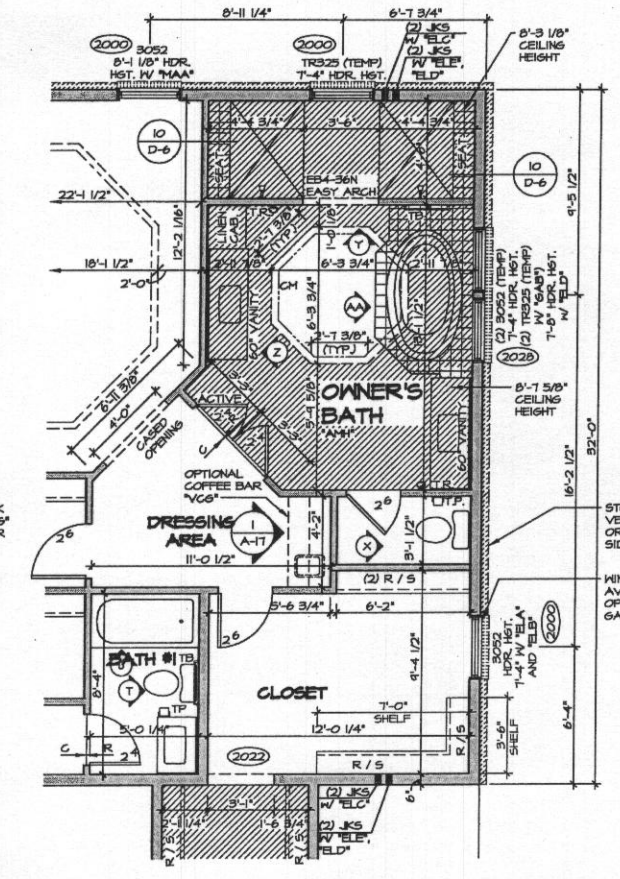
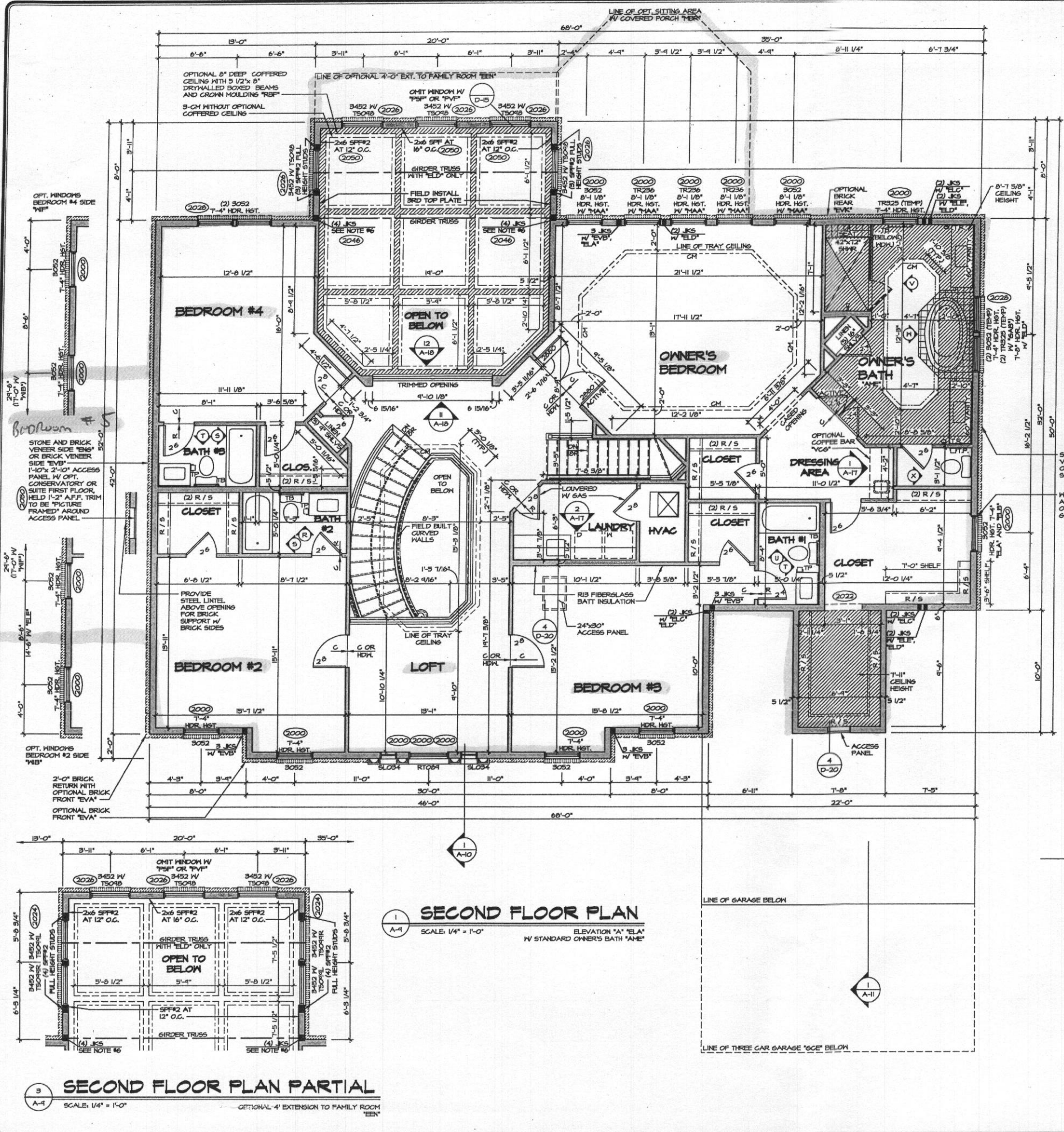
REV. NO.	DATE	REMARKS
1	9/4/15	DLR - REVISED KITCHEN WINDOW (PAR 5-45-46)
2	2/11/16	DLR - REVISED KITCHEN COUNTERTOP GFI LOCATIONS PER CODE (PAR 5-11-16)
3	1/17/16	DLR - PAR 4-34-11 - REVISED JACKS TO MATCH ENGINEERING
4	3/22/14	DRA - ADIT REVISIONS
5	3/22/14	DRG - CHANGED HALL SHOULD BE A FULL HST. OPEN PER HATCHETS (PAR-22-16)
6	6/2/14	SAH - CHANGED PASS THRU TO BALL OPENING (CASE 4-1)
7	6/16/14	EB6 - REMOVED STAIR FROM REAR COVERED PORCH (PAR-24-18)
8	6/16/14	EB6 - ADDED WINDOW FROM DETAIL H / D-5
9	4/6/15	505 - ADDED NOTE FOR SQUARE COLUMNS BY BLD. & ELE. (PAR 5-20-16)

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

SHEET NO.	MODEL	SET NO.	DATE
AE-Bd	MONTICELLO II	10100	11/23/12
51	DRAWING TITLE	VERSION 01	OPTION
	FIRST FLOOR PLAN PARTIALS	DRAWN BY	MAA
	MORNING ROOM WITH PORCH	DATE	EPE

5 Bedrooms



- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED.
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 4. ALL CASING OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
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 6. JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

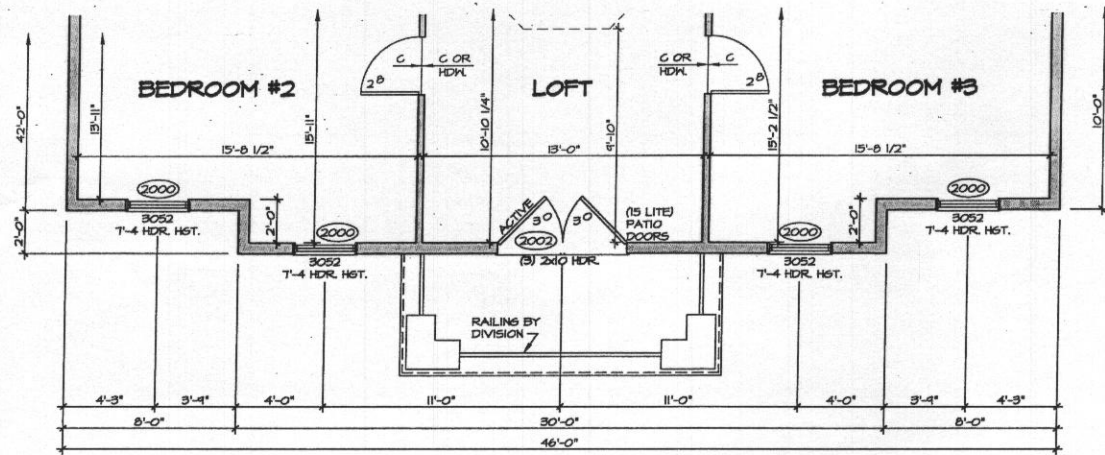
NOTE:
SEE SHEET S-5C FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
1	2/2/17	KAD - PROJECT #1095 - ADDED COUNTERTOP LAYOUTS FOR OWNERS BATH
2	5/24/17	MET - REVISED HORIZONTAL LOCATION
3	10/24/17	EJS - ADDED "BY DIVISION" NOTE TO LAUNDRY INSULATION (PAR 2849)
4	12/14/17	JPS - MISC. TRIM ADIT REVISIONS
5	12/14/17	CLS - REVOCED BY DIVISION FROM THE ROCK MOOL NOTE (PAR ID 81624)
6	4/6/18	J.R. - REV. OWNERS TUB DECK, DECK HEIGHT FROM T-0 TO T-4" (PAR 83200)
7	4/6/18	CLS - REVISED THE TUB DECK IN ANE. BATH FOR FULL OVERLAY (PAR ID 34469)
8	4/6/18	CWB - ADDED INSULATION NOTE FOR THE WALL BETWEEN BEDROOM AND LAUNDRY
9	4/6/18	1995 - PAR 85092 - REVISED HEIGHT OF BATH WINDOW WITH ELD

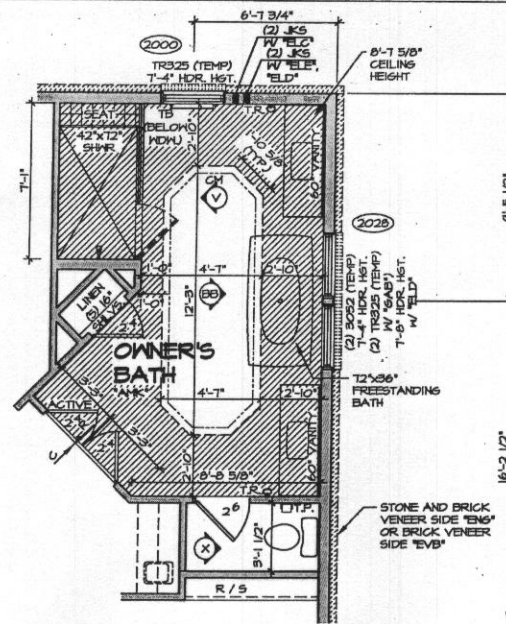
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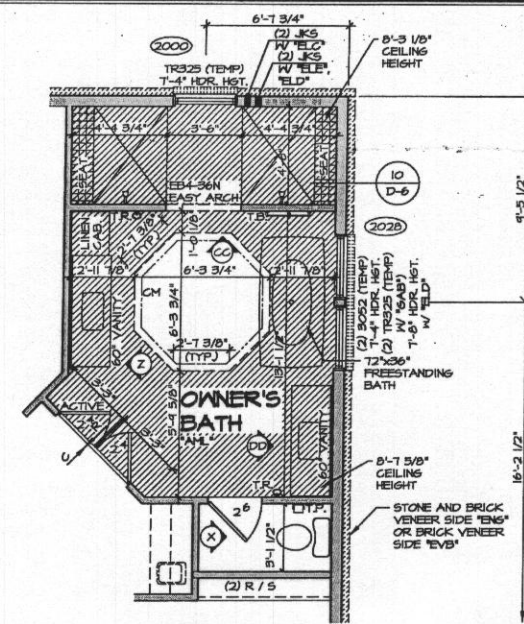
MODEL	MONTICELLO II
SET NO.	10100
VERSION	0
DRAWN BY	JEA
DATE	11/15/12
OPTION	
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-9
	53



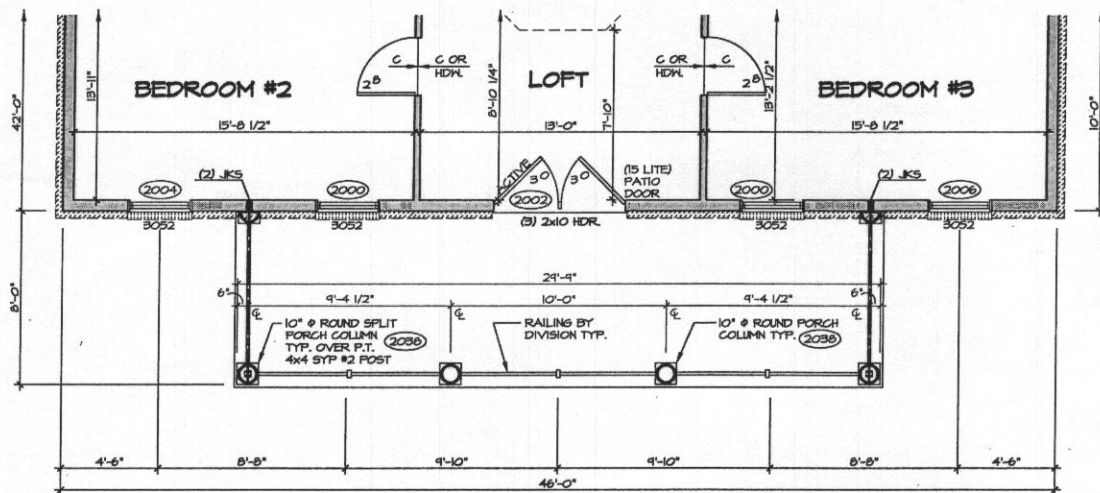
1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION 'B' 'ELB'



5 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" OPTIONAL OWNERS BATHROOM TYPE K W/ FREESTANDING TUB AND SHOWER 'ANL'



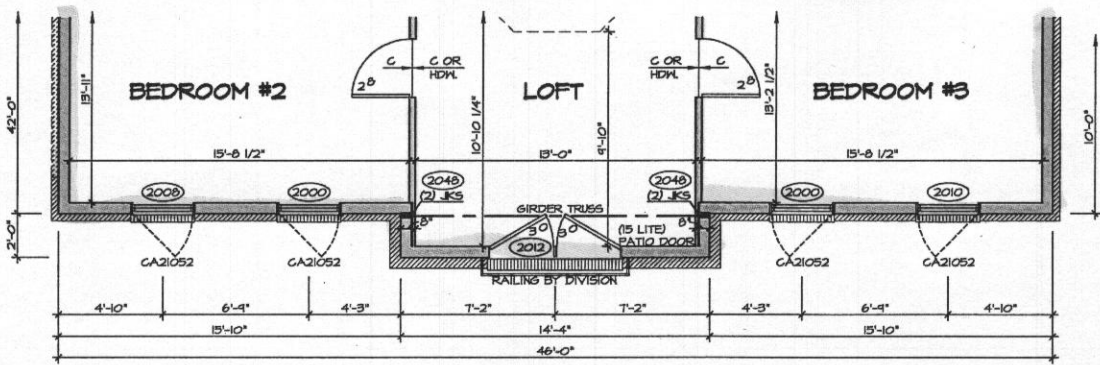
6 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" OPTIONAL OWNERS BATHROOM TYPE L W/ FREESTANDING TUB AND ROMAN SHOWER 'ANL'



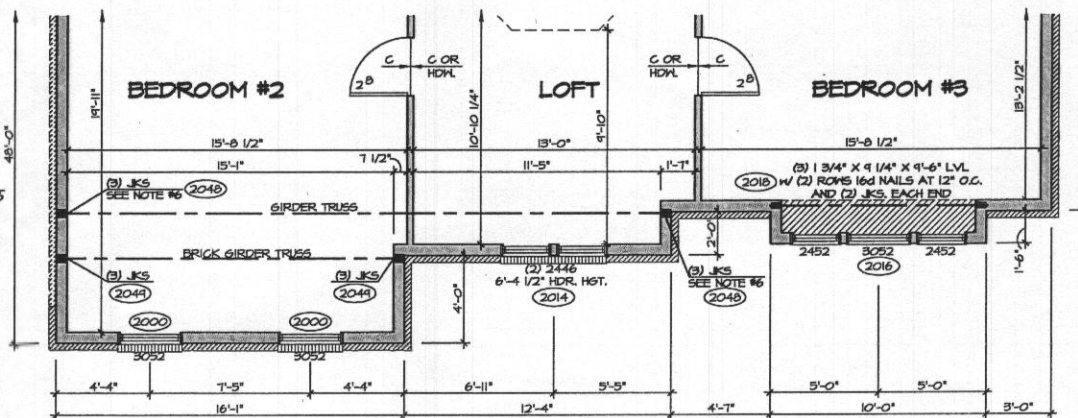
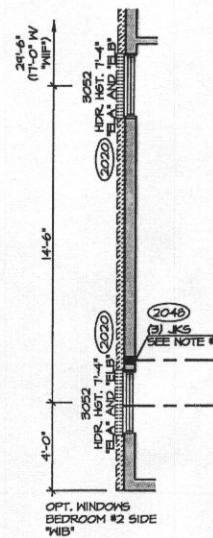
2 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION 'C' 'ELC'

NOTE:
SEE SHEET S-5C FOR BRACED HALL PANEL LOCATIONS

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



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



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

REV. NO.	DATE	DESCRIPTION
1	6/27/08	0A5 - PROTOTYPE REVISIONS
2	6/27/08	0A6 - CREATED VERSION 01
3	8/20/04	05A - HST REVISIONS
4	12/04/04	05A - HST REVISIONS
5	4/16/08	05B - 10x10 15002 - REVISED HEIGHT OF BATH WINDOW WITH ELD
6	2/27/07	1500 - PROJECT #1055 - ADDED COUNTERTOP LAYOUTS FOR OWNERS BATH

<p>NVR NVR, Inc. Architectural Services 21 Sycamore Street Framingham, MA 01702</p>	<p>SET NO. 10100 VERSION 01 DRAWN BY JEA DATE: 11/19/12 OPTION ELB, ELC ELD, ELE</p>
<p>MODEL MONTICELLO II DRAWING TITLE SECOND FLOOR PLAN RIDER</p>	<p>OPTION DESCRIPTION ELEVATION 'B', ELEVATION 'C', ELEVATION 'D', ELEVATION 'E'</p>
<p>SHEET NO. A-9b</p>	<p>54</p>