



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: 2/22/17

Permit No.: B17000719

Building Address: 12170 Hayland Farm Way
City: Ellicott City State: MD Zip Code: 21042
Suite/Apt. # _____ SDP/WP/BA #: GP16-65
Census Tract: _____ Subdivision: Walnut Creek
Section: _____ Area: _____ Lot: 70
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant lot
Proposed Use: Single Family House
Estimated Construction Cost: \$ 240,000
Description of Work: New 2 story "Monticello II" with 2 car front lot and 2 car side road garage, main room, 4' EXT to family rm, family office, sitting area w/conn to 1st floor suite, finished lower level (Rec. rm, media rm, exercise room and bathroom)
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 Paris
Address: 9720 Patuxent Woods Drive
City: Columbia State: MD Zip Code: 21046
License No.: 56
Phone: 410-379-5956 Fax: _____
Email: TParis@NVRInc.com

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

RECEIVED
FEB 22 2017
LICENSES & PERMITS
DIVISION

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:
	<input checked="" type="checkbox"/> Finished Basement
	<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: 5
<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:
<input type="checkbox"/> Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
* Needs 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.

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

Jim KERWIN
Print Name
2/22/2017
Date

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	3/15/17	B. Howard

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	#989078

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



Bureau of Environmental Health
8930 Stanford Blvd. Columbia, MD 21045
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
Website: www.hchealth.org

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

MEMORANDUM

To: NV Homes
C/o Mr. Taylor Faris
Via E-Mail: tfaris@nvrinc.com

From: Dana Bernard, REHS, L.E.H.S
Well and Septic Program

Date: March 15, 2017

RE: Building Permit # B17000719
12170 Hayland Farm Way

I have reviewed the floor plans in support of Building Permit **B17000719** for a new home at 12170 **Hayland Farm Way** and noted that a full bathroom will be installed. Please note that this makes it very likely that the space labeled "OPT. HOME OFFICE" will be considered a bedroom upon completion of that portion of the basement as finished living space. As this lot is connected to the shared sewage system with a **five** bedroom per lot limitation, any future building permit for converting the remaining area of the basement into finished living space may be denied by the Health Department if the total number of proposed bedrooms in the dwelling is greater than five.

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 area 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

Respectfully,

Dana Bernard, REHS/RS
Environmental Specialist II
Well and Septic Program

Enclosures
File

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

Date: 3/6/2017

To: George Martin / Dana Bernard
(Person's Name and Division)

From: Jim Kerwin (443) 309-7792
(Your Name, Company Name and Telephone Number)

Subject: Project name Walnut Creek

Project site address 12170 Hayland Farm way

Permit # B17000719 SDP # _____

Other information pertinent to this project _____

RECEIVED
MAR 07 2017
PLAN REVIEW DIVISION

- Please check the attachments below that you are submitting with this transmittal:
- Letter of response to address plan review comment letter
 - Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
 - Letter Summarizing Changes
 - Energy conservation calculations
 - Copies of Floor Plans (be specific). * Floor Plans showing Bedrooms
 - Health Department Request DPZ/ DED Request Applicant's Request
 - Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
 - Other _____

Contact Person Information: (Required)

Please Print Name

Telephone No:

E-Mail Address:

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 AKH

RECEIVED
MAR 08 2017
*** PER HEALTH DEPT**
HOWARD COUNTY HEALTH DEPT.
BUREAU OF ENVIRONMENTAL HEALTH

Bernard, Dana

From: Faris, Taylor <tfaris@nvrinc.com>
Sent: Monday, March 06, 2017 9:53 AM
To: Bernard, Dana
Cc: 'jim@decaturbuildingservices.com'
Subject: RE: Building Permits

Good morning Dana,

We will drop off the floor plans for 12170 Hayland Farm Way and 5041 Lindera Court today or tomorrow. I also received the memo regarding the 5 bedroom max requirement at 5023 Crape Myrtle Court. I thought I had responded on 2/9, but I apologize if I did not. We understand the requirements on that lot and didn't have any questions.

Thank you

Taylor Faris
Construction Cost Manager
Maryland East Division



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

9720 Patuxent Woods Drive
Columbia, MD 21046

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

From: Bernard, Dana [<mailto:dbernard@howardcountymd.gov>]
Sent: Monday, March 06, 2017 9:32 AM
To: Faris, Taylor
Cc: 'jim@decaturbuildingservices.com'
Subject: Building Permits

Good Morning Mr. Faris,

I have received your building permits for 12170 Hayland Farm Way, 5041 Lindera Court, and I wanted to follow up on 5023 Crape Myrtle Court. I have listed below the items needed for each property. Please contact me if you have any questions.

1. 12170 Hayland Farm Way- Floor plans needed.
2. 5041 Lindera Court- Floor plans needed.

3. 5023 Crape Myrtle Court- Sent letter and wanted to see if you had any questions because I have not received a response.

Thank you & Have a*')

,,.,.,,*') ,.,,*')

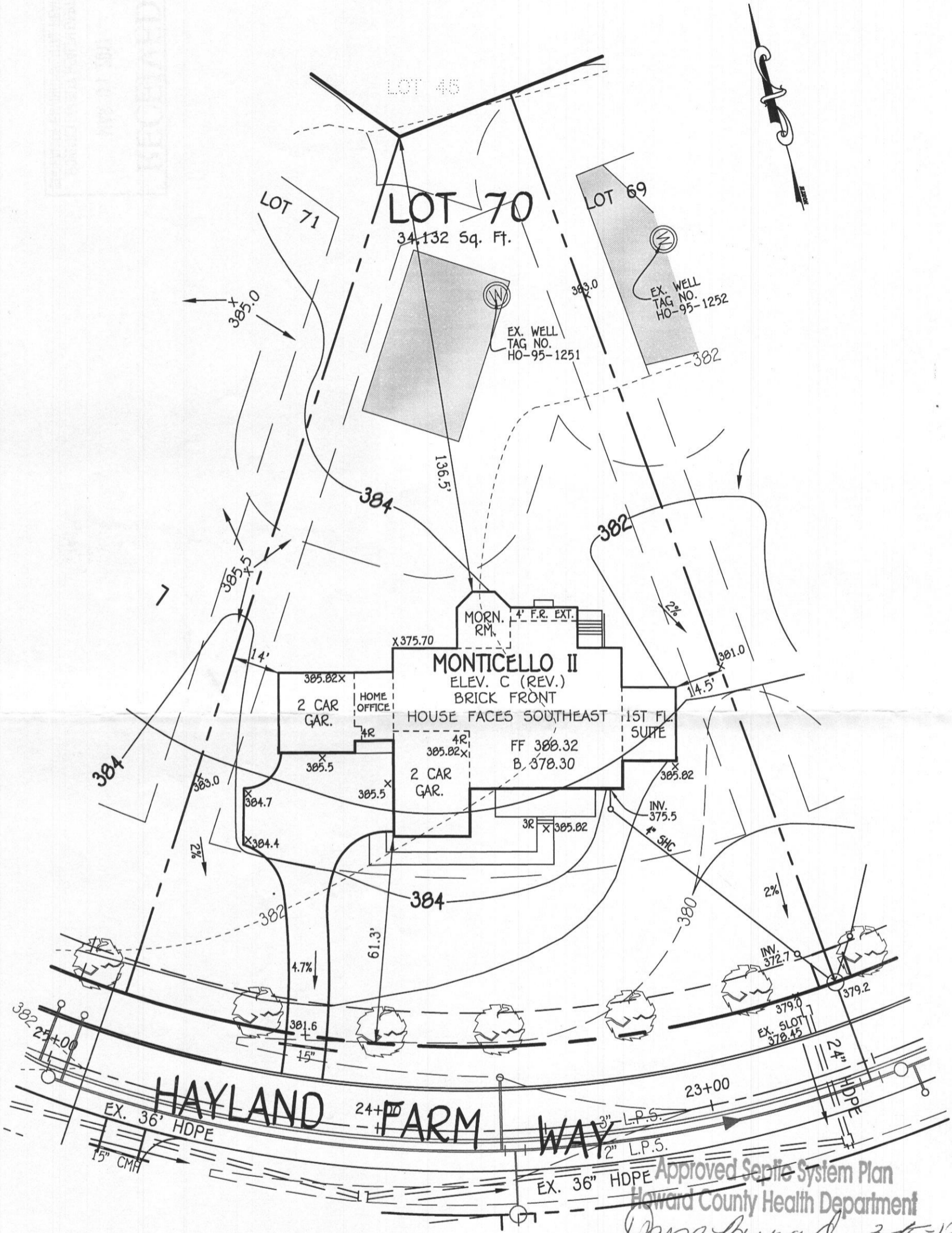
(.,. (.,. * Wonderful Day !

Dana Bernard, R.E.H.S/L.E.H.S.
Environmental Specialist II
Bureau of Environmental Health
Well and Septic Program
Phone (410) 313-2775
E-mail: DBernard@howardcountymd.gov

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WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-95-1251, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.



Approved Septic System Plan
 Howard County Health Department
[Signature] 3-15-17
 Signature Date
 B31000719

BUILDER

NV HOMES INC.
 9720 PATUXENT WOODS
 COLUMBIA, MARYLAND 21046

OWNER

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

**PERMIT SITE PLAN
 LOT 70**

12170 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: FEB. 22, 2017

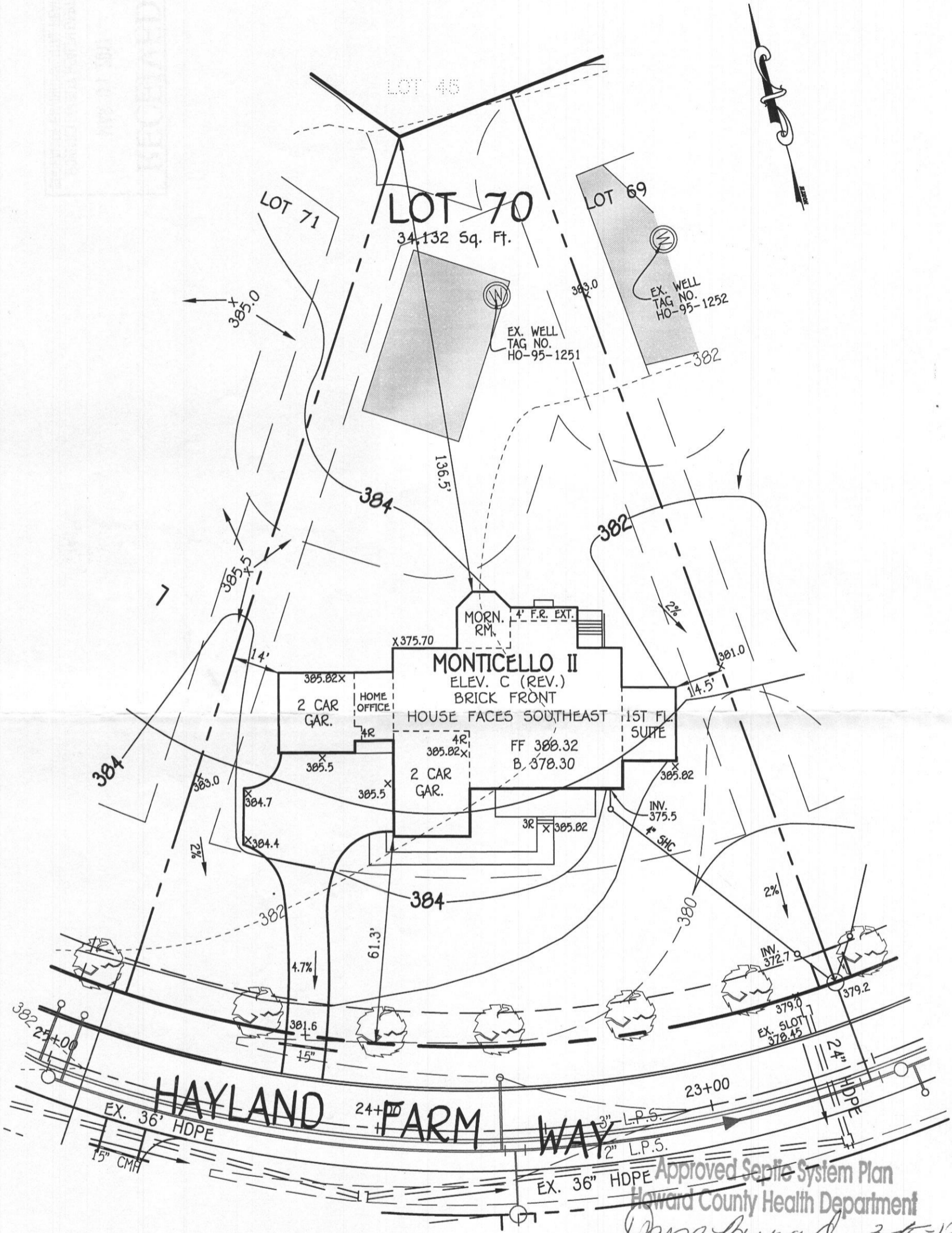
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2895

PLAN

SCALE: 1" = 30'

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-95-1251, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.



Approved Sewer System Plan
 Howard County Health Department
[Signature] 3-15-17
 Signature Date
 B11000719

BUILDER

NV HOMES INC.
 9720 PATUXENT WOODS
 COLUMBIA, MARYLAND 21046

OWNER

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

**PERMIT SITE PLAN
 LOT 70**

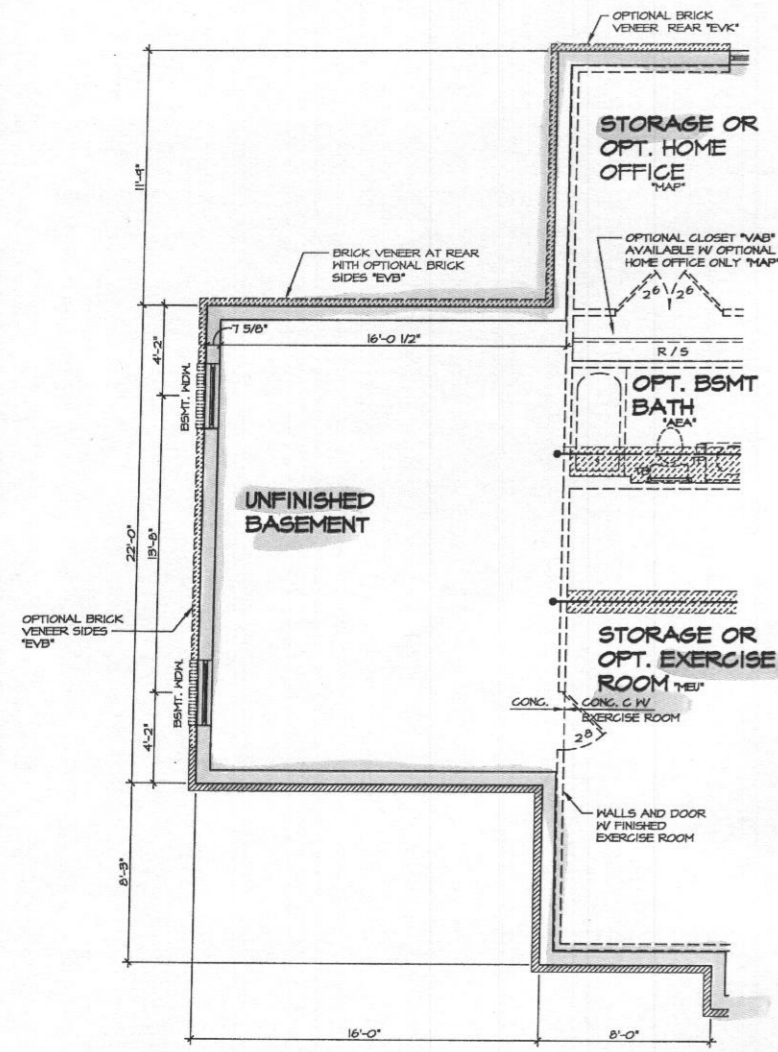
12170 HAYLAND FARM WAY
WALNUT CREEK

ZONED: RC-DEO
 TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: FEB. 22, 2017

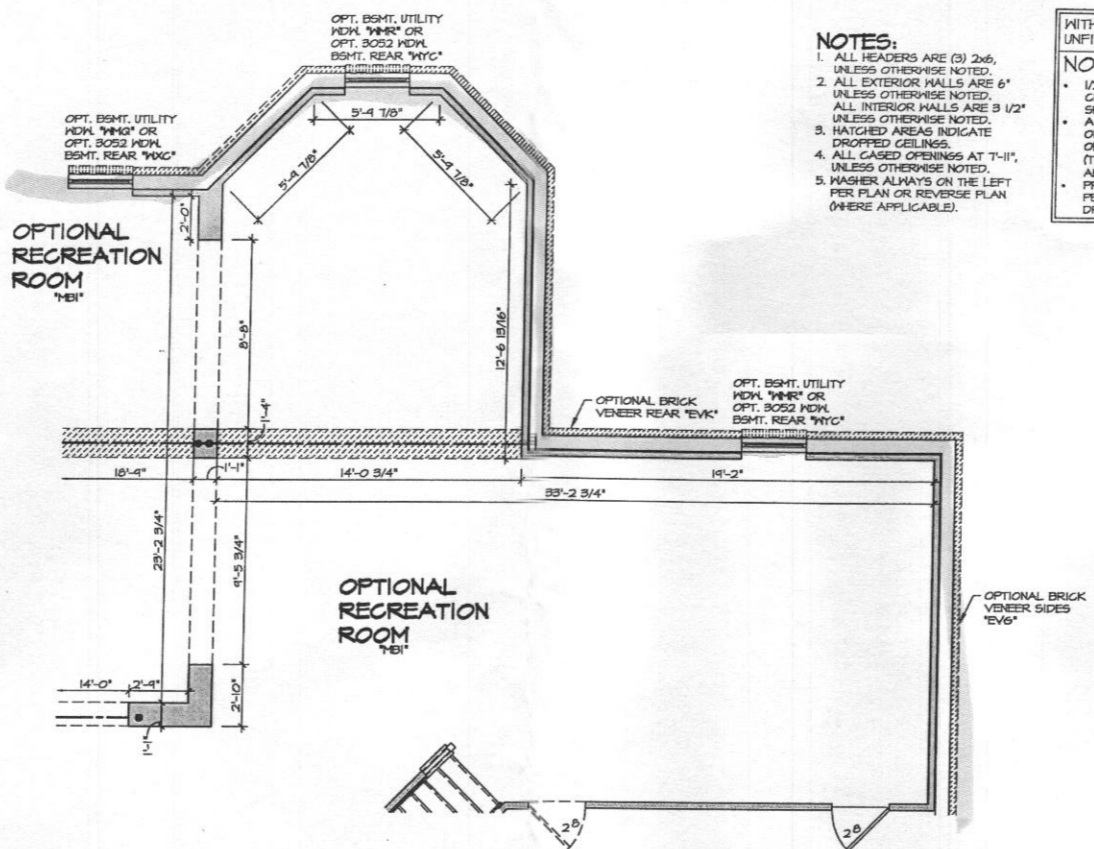
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2895

PLAN

SCALE: 1"=30'



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



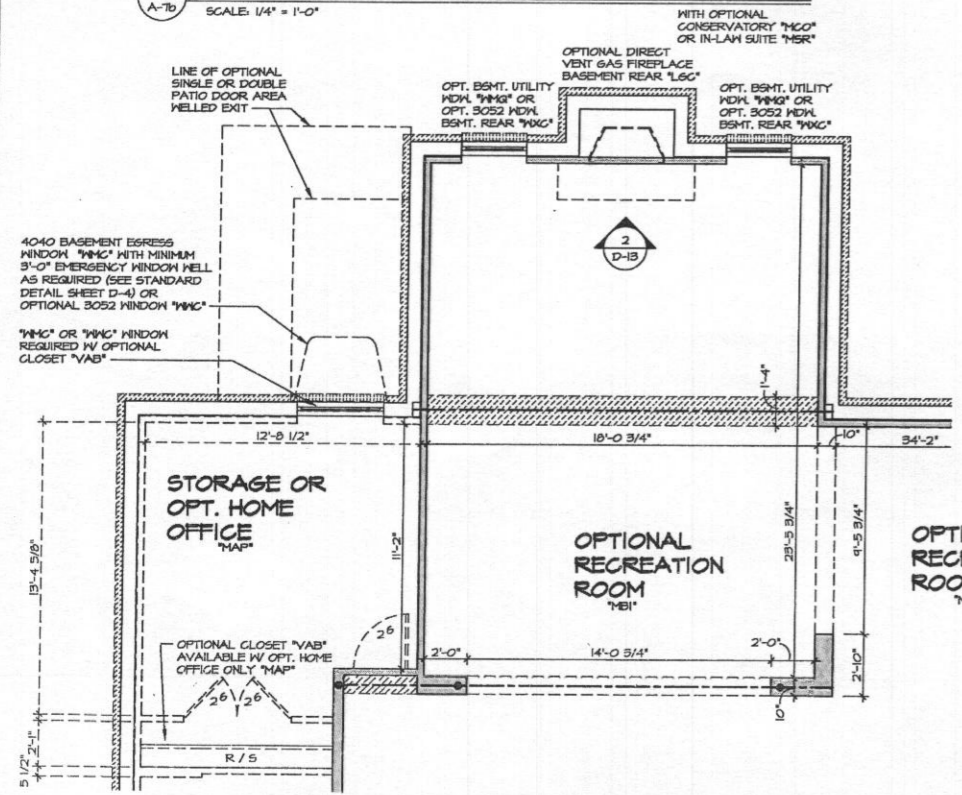
3 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"

- 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. HATCHES ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

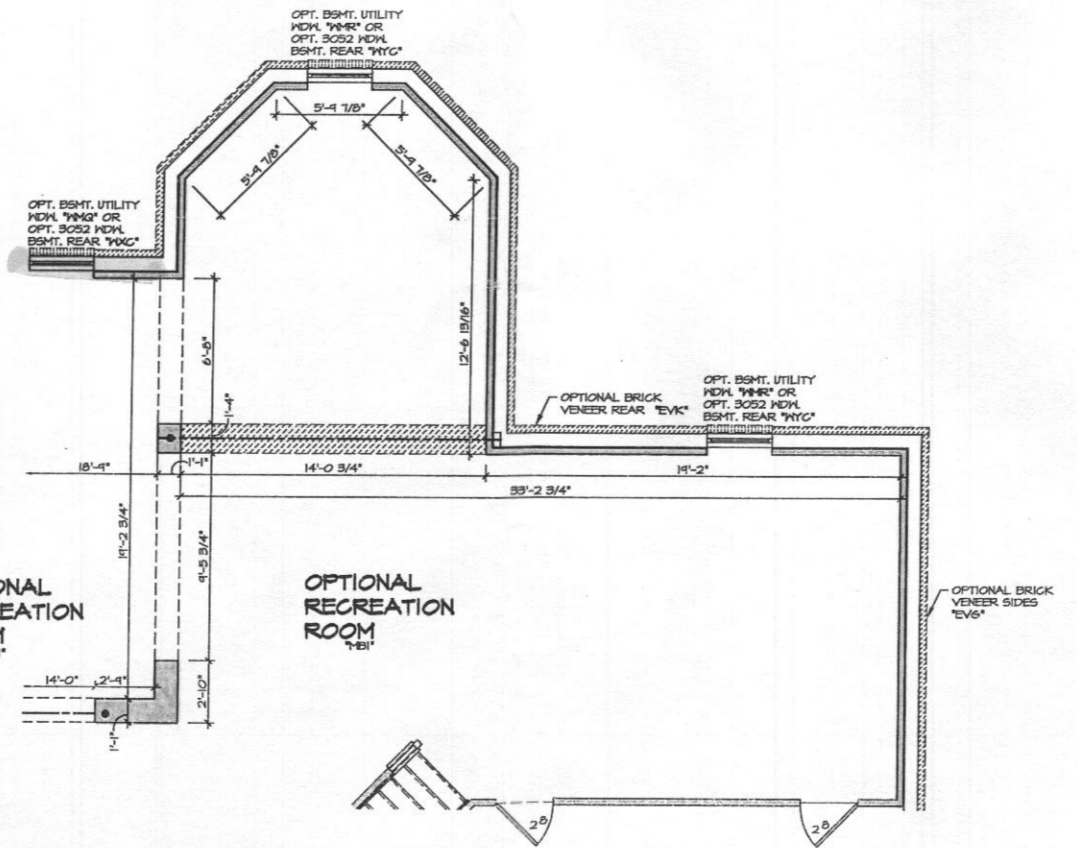
WITH OPTION 'SCI' - DRYHALL UNFINISHED BASEMENT CEILING AREA

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 DRYHALL HAS BEEN OMITTED.



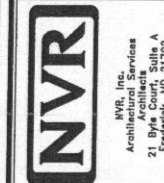
1 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"



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

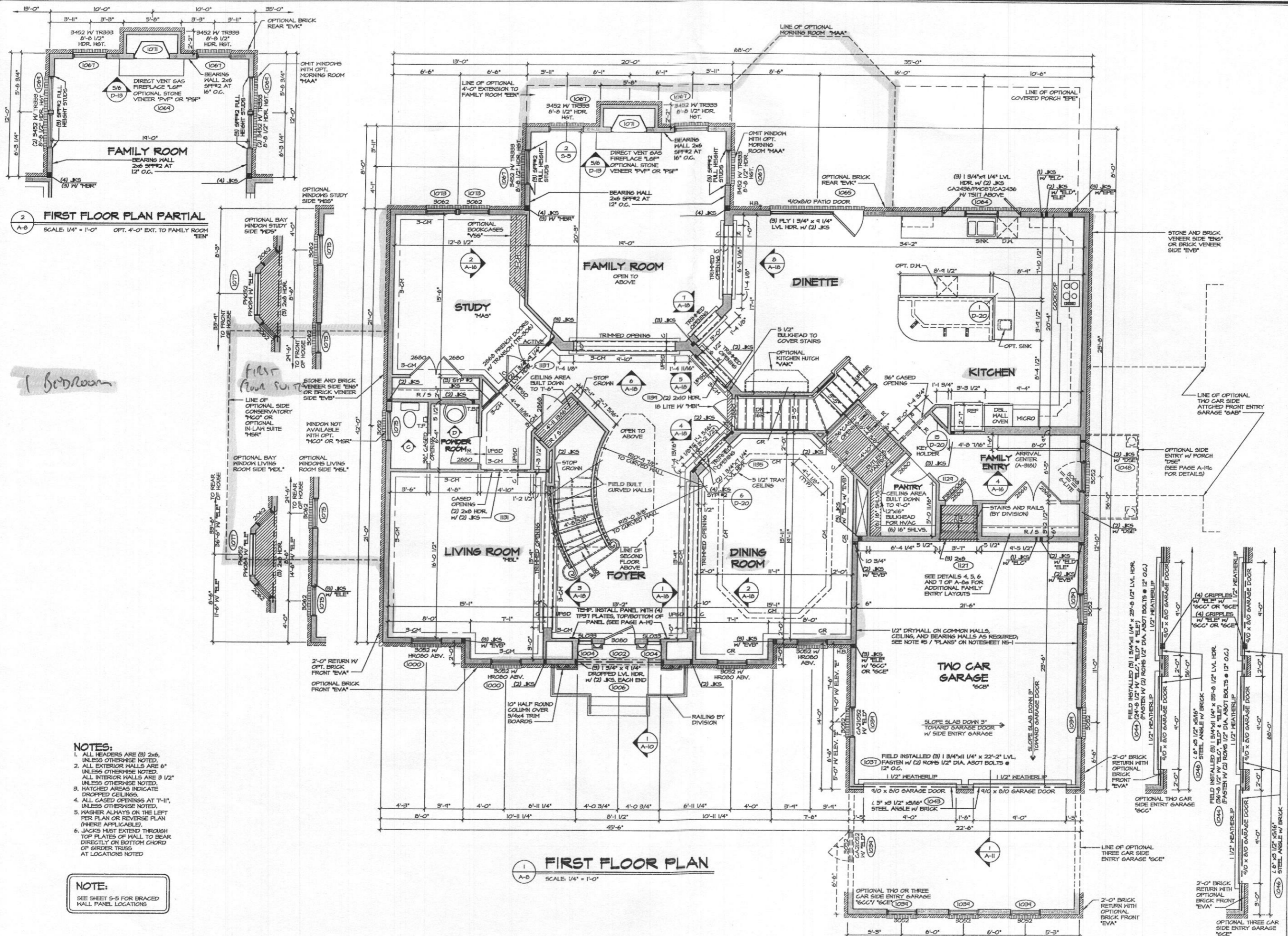
REV. NO.	DATE	REMARKS
1	02/27/13	DAS - PROTOTYPE REVISIONS
2	04/10/13	DAS - CREATED REVISION 01
3	02/28/14	DRA - ADDED REVISION 02
4	10/28/14	CLS - REVISED BRASS HANDBL LOCATIONS TO MATCH FOUNDATION (PAR ID 20854)
5	12/24/13	MM - ADDED NOTE AT BRASS HANDBL LOCATIONS
6	11/20/13	CLS - REVISED HALL AT COLUMN IN HALL TO BE 2'-4" ON INSIDE (PAR ID 20671)

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

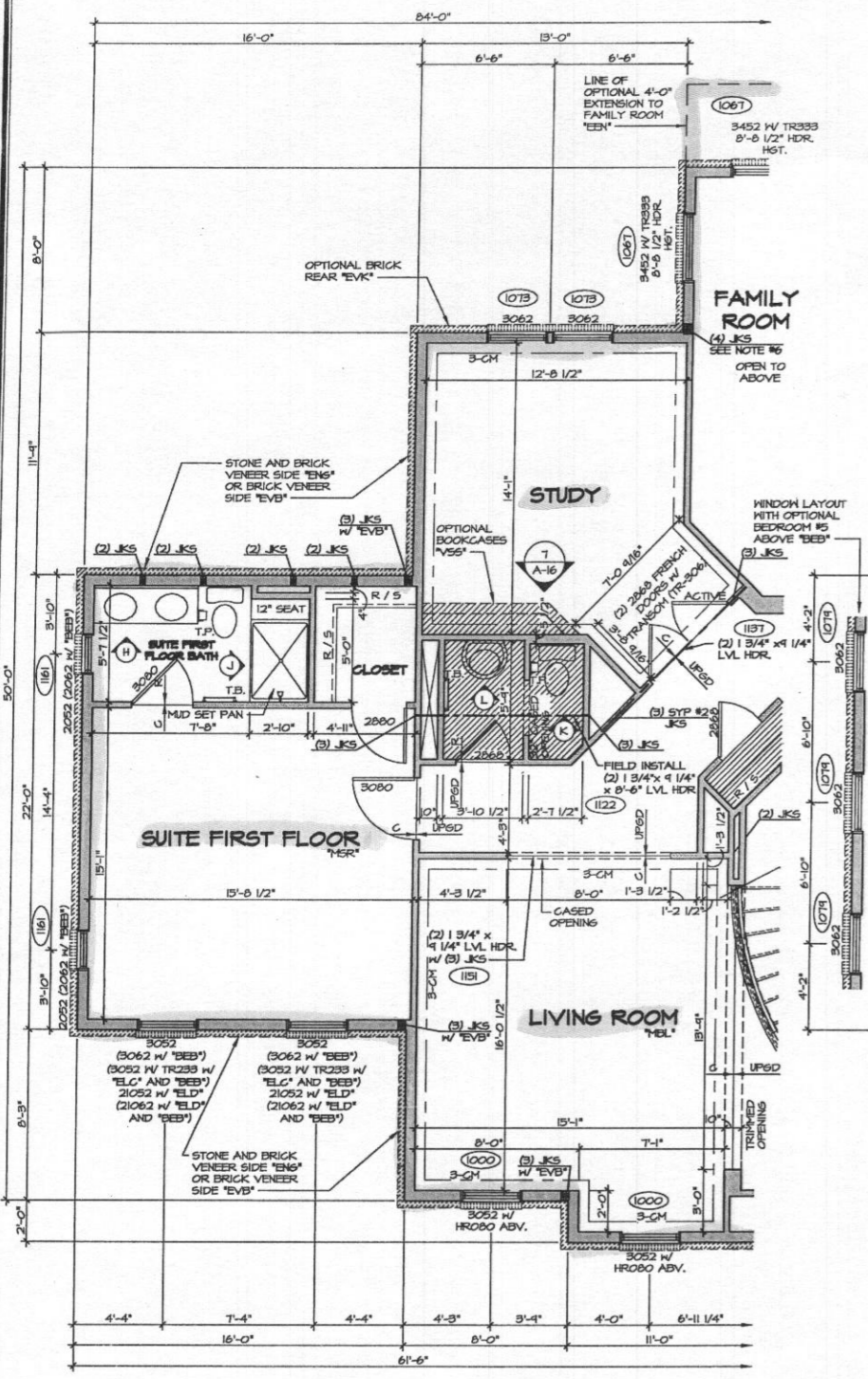
MODEL	SET NO. 10100
DRAWING TITLE	VERSION 01
OPTION DESCRIPTION	DRAWN BY JEA
	DATE: 1/19/13
	OPTION EEN
	OPTION MAA
	OPTION MCO, MER
SHEET NO.	A-7b
	47



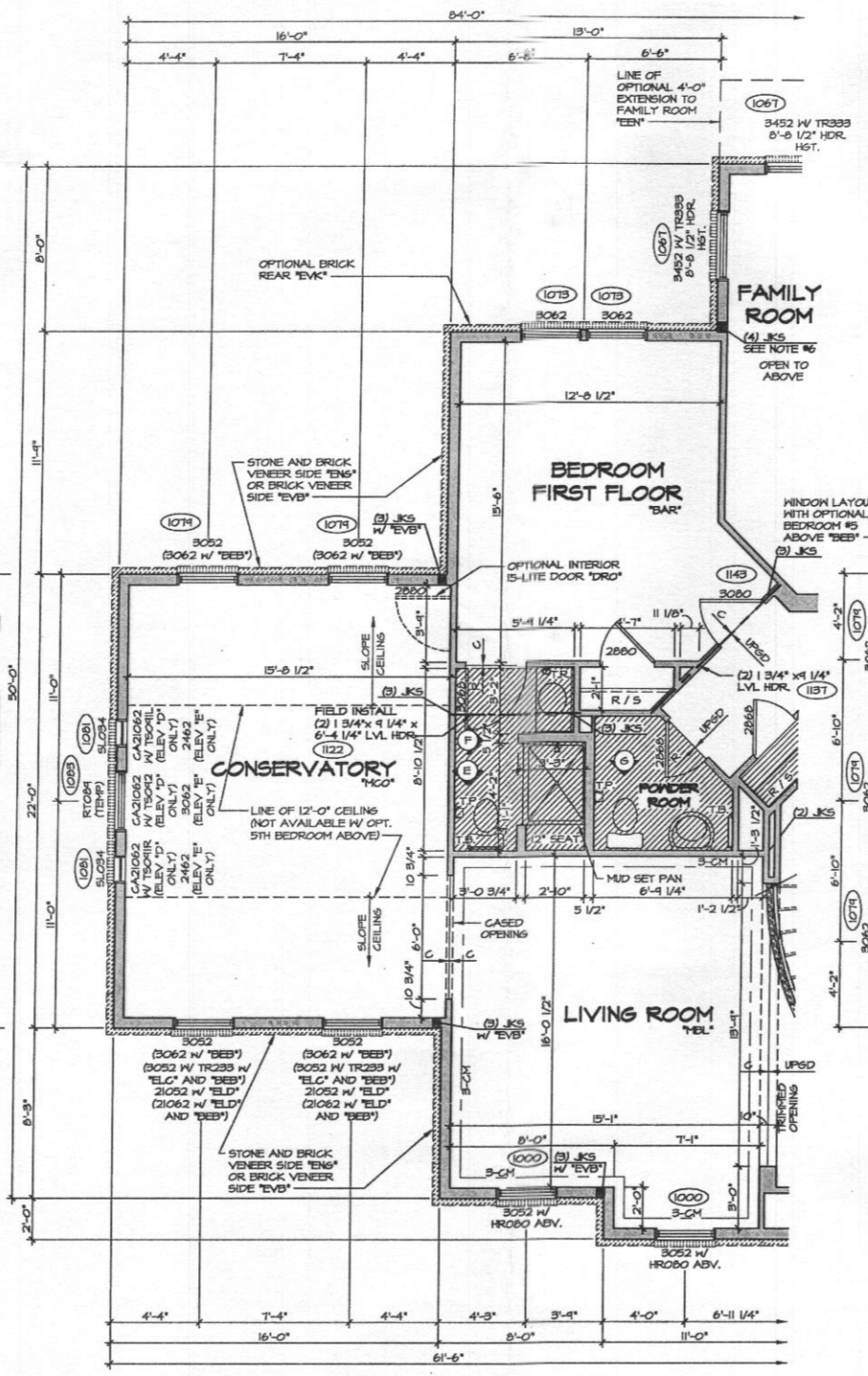
REV. NO.	DATE	REMARKS
1	6/10/10	DATE - PLANT BUILT ARRIVAL CENTER PRO. BCT
2	7/14/10	DATE - REVISED SIZE OF GARAGE ACCESS DOOR (PAR 358/4)
3	9/14/10	DATE - REVISED KITCHEN WINDOW (PAR 358/4)
4	12/20/10	DATE - ADJUSTED HALL AT PROBE 23/4 (PAR 358/4)
5	3/20/11	DATE - DASHED IN CASED OPENING WINDOW (PAR 358/4)
6	5/16/11	DATE - RELOCATED CASED OPENING WINDOW (PAR 358/4)
7	12/24/11	DATE - RELOCATED CASED OPENING WINDOW (PAR 358/4)
8	5/20/14	DATE - RELOCATED CASED OPENING WINDOW (PAR 358/4)
9	5/20/14	DATE - ADJUST REVISIONS
10	5/20/14	DATE - ADJUST REVISIONS

10100 SET NO. 10100 VERSION 01 DRAWN BY JDS DATE: 11/15/12 OPTION	10100 MODEL MONTICELLO II DRAWING TITLE FIRST FLOOR PLAN OPTION DESCRIPTION
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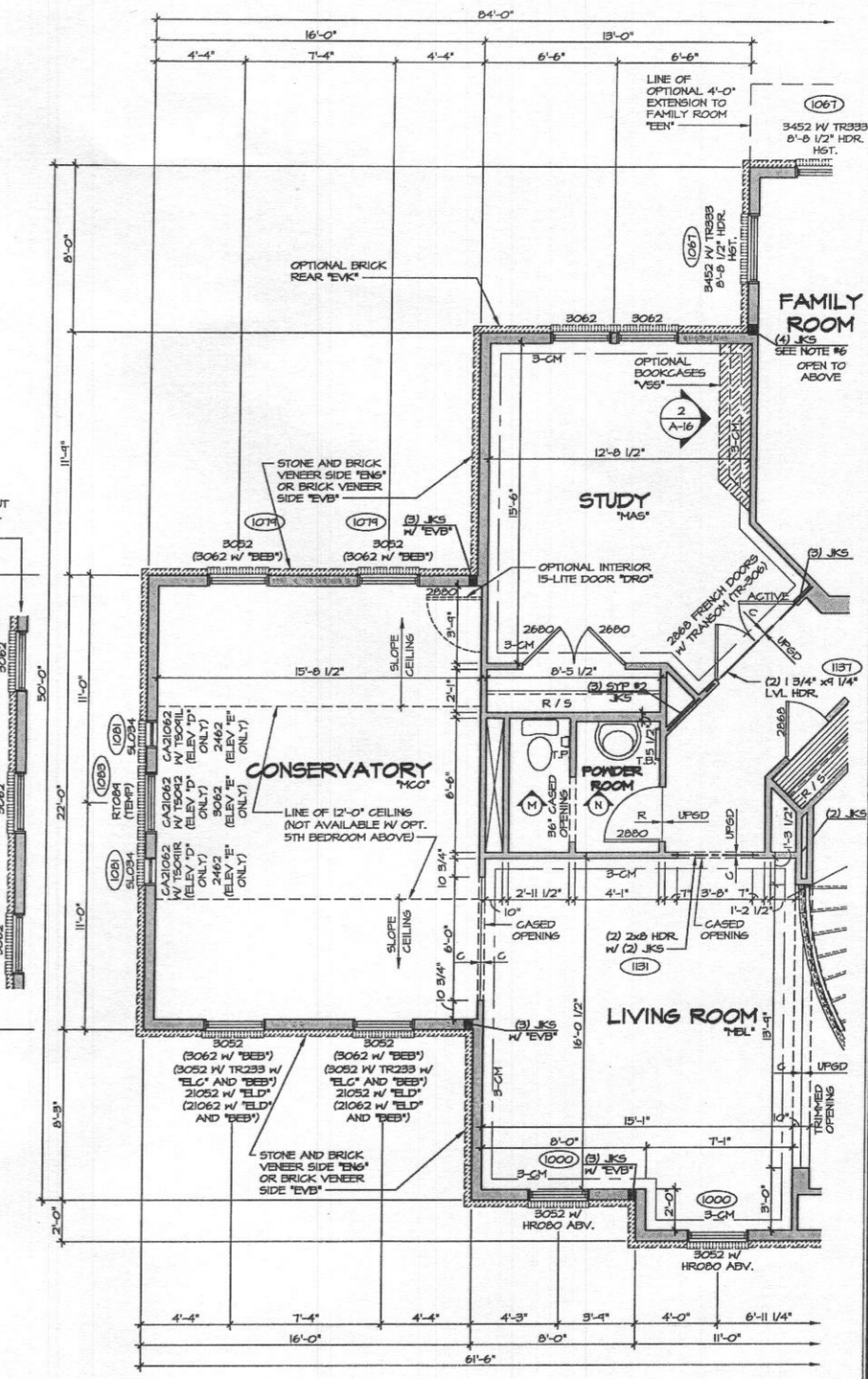
A-8 SHEET NO.	48 OPTION
-------------------------	---------------------



3 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL IN-LAW SUITE "MSR"
 (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 W/ ELEVATION "A")

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. HATCHED AREAS INDICATE DROPPED CEILING. UNLESS OTHERWISE NOTED.
 5. ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
 6. JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

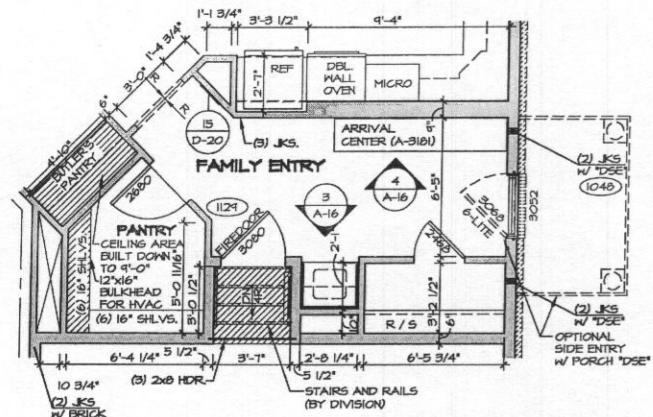
NOTE:
 SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS

SHEET NO. A-8c	MODEL MONTICELLO II	DRAWING TITLE FIRST FLOOR PLAN PARTIALS	OPTION DESCRIPTION CONSERVATORY W/ FIRST FLOOR BEDROOM IN-LAW SUITE	DATE: 11/21/12	REVISIONS
			DATE: 11/21/12	1. 02/27/15 DMS - PROTOTYPE REVISIONS	
			DATE: 11/21/12	2. 02/27/15 DMS - CREATED REVISION 01	
			DATE: 11/21/12	3. 02/27/15 DMS - ADD 3 PIECE GRANT TO STUDY	
			DATE: 11/21/12	4. 02/27/15 GEM - PRAXIS TUB CONVERSION	
			DATE: 11/21/12	5. 02/27/15 DMS - INCREASED CHASE W/ "BAR" AND "MCO" OPTION COMBINATION PAR. 21069	
DATE: 11/21/12	6. 02/27/15 DMS - V.A. CODE UPDATE				
DATE: 11/21/12	7. 02/27/15 DMS - V.A. CODE UPDATE				
DATE: 11/21/12	8. 02/27/15 DMS - V.A. CODE UPDATE				
DATE: 11/21/12	9. 02/27/15 DMS - V.A. CODE UPDATE				
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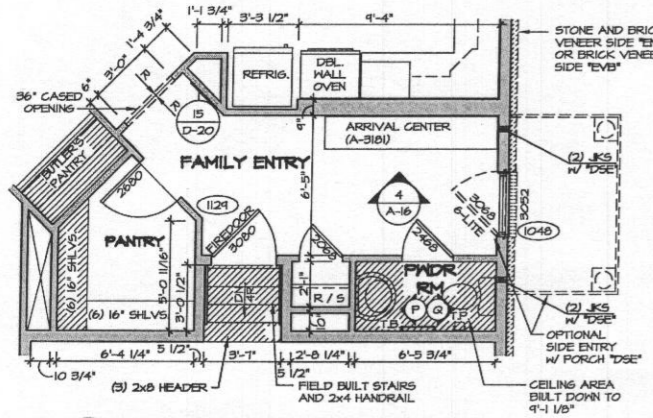
NVR
 Architects
 21 Byre Court, Suite A
 Frederick, MD 21702

SET NO. 10100
 VERSION 01
 DRAWN BY JDS
 DATE: 11/21/12
 OPTION
 MCO / BAR
 MSR



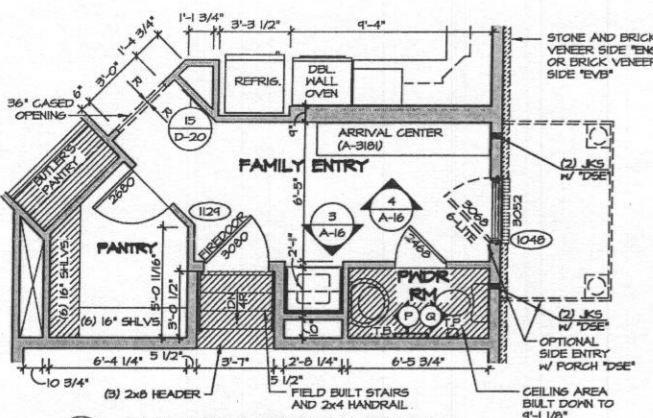
4 FIRST FLOOR PLAN PARTIAL

SCALE 1/4" = 1'-0"
OPTIONAL FAMILY ENTRY
UTILITY SINK W/ CABINETS
VSM*



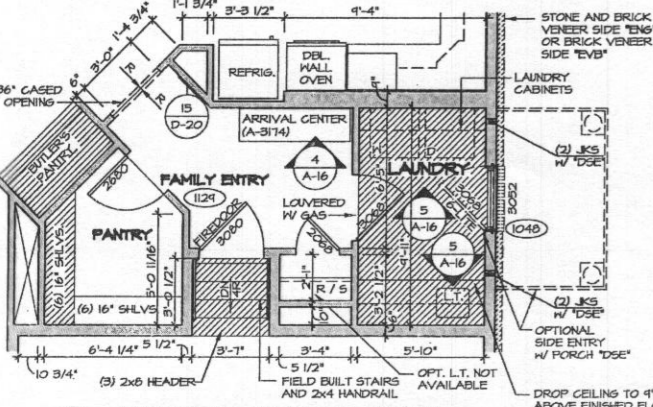
5 FIRST FLOOR PLAN PARTIAL

SCALE 1/4" = 1'-0"
OPTIONAL FIRST FLOOR
POWDER ROOM SECOND
LOCATION "APO"



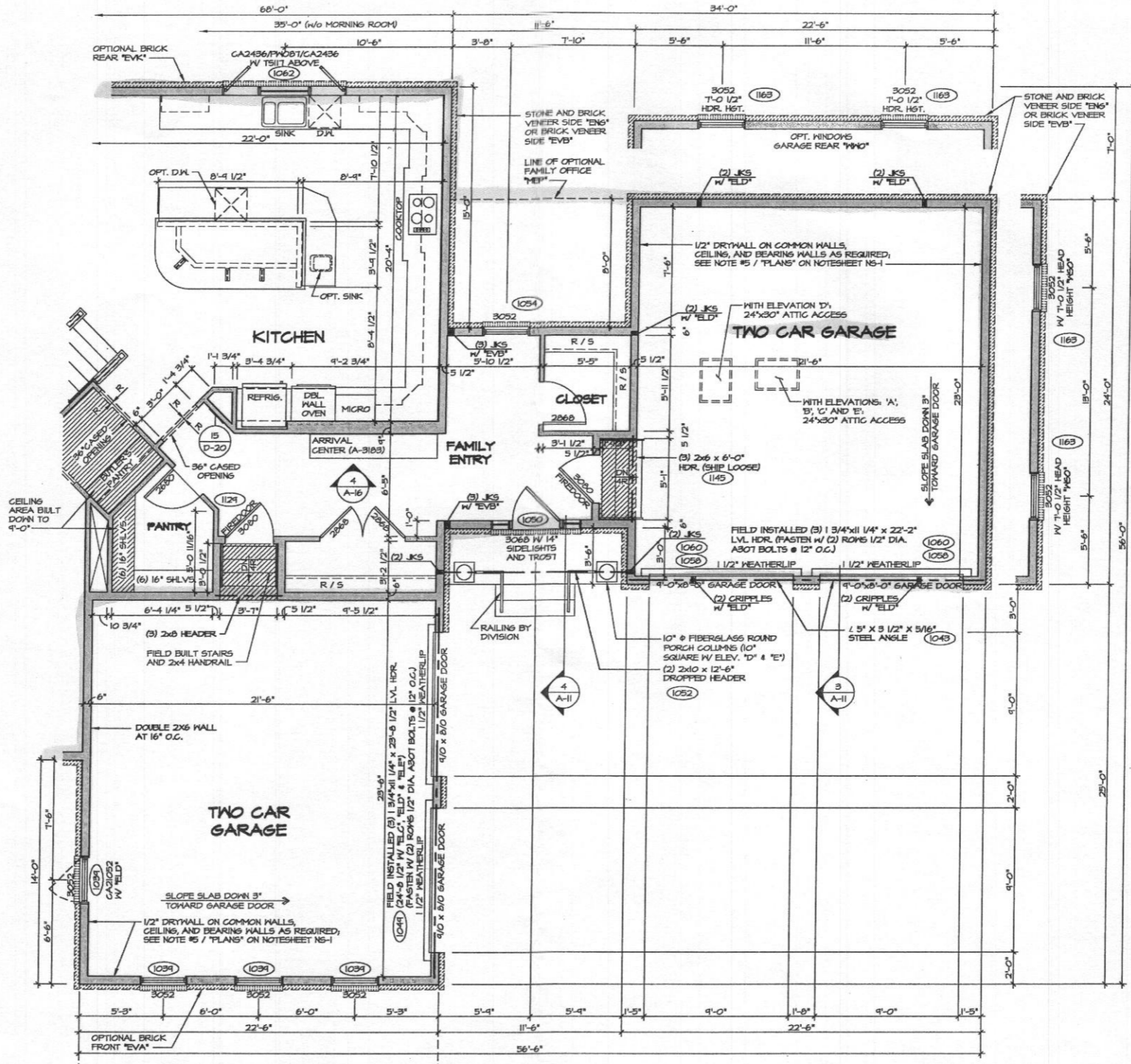
6 FIRST FLOOR PLAN PARTIAL

SCALE 1/4" = 1'-0"
OPTIONAL FIRST FLOOR POWDER ROOM
SECOND LOCATION "APO" W/ OPTIONAL
FAMILY ENTRY UTILITY SINK W/ CABINETS
VSM*



7 FIRST FLOOR PLAN PARTIAL

SCALE 1/4" = 1'-0"
OPTIONAL WASHER / DRYER FIRST
FLOOR "VAP" W/ TWO CAR SIDE
ATTACHED GARAGE

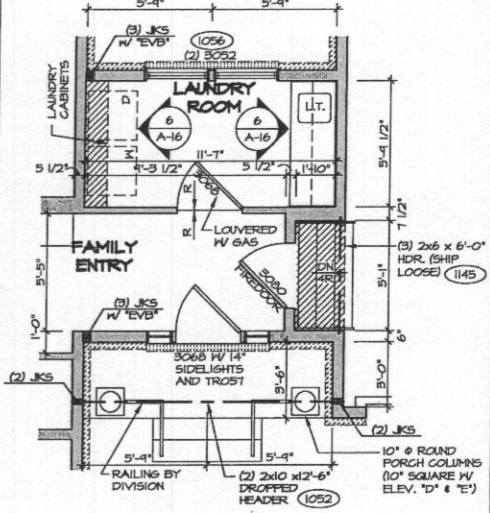


1 FIRST FLOOR PLAN PARTIAL

SCALE 1/4" = 1'-0"
TWO CAR SIDE ATTACHED GARAGE "GAB"
SHOWN W/ ELEVATION "A"

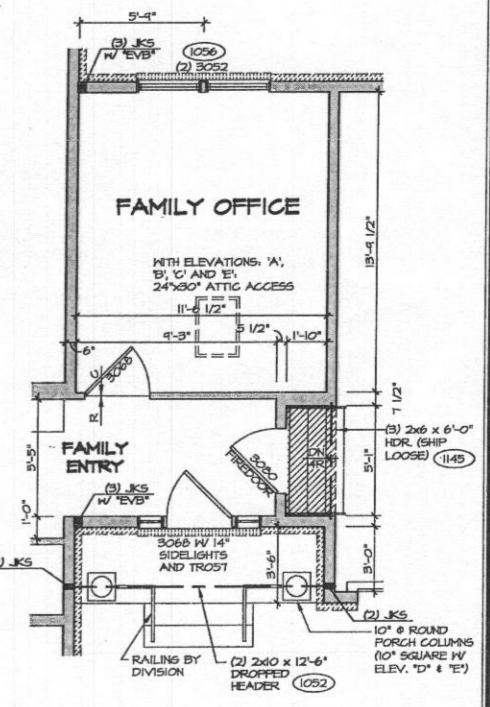
NOTE:
SEE SHEET 5-5 FOR BRACED
HALL PANEL LOCATIONS

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



2 FIRST FLOOR PLAN PARTIAL

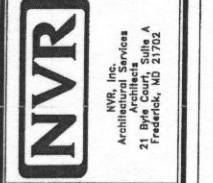
SCALE 1/4" = 1'-0"
OPTIONAL WASHER / DRYER
LOCATION FIRST FLOOR "VAP"
WITH OPTIONAL TWO CAR SIDE
ATTACHED GARAGE "GAB"



3 FIRST FLOOR PLAN PARTIAL

SCALE 1/4" = 1'-0"
OPTIONAL FAMILY OFFICE "MFP"
WITH OPTIONAL TWO CAR SIDE
ATTACHED GARAGE "GAB"

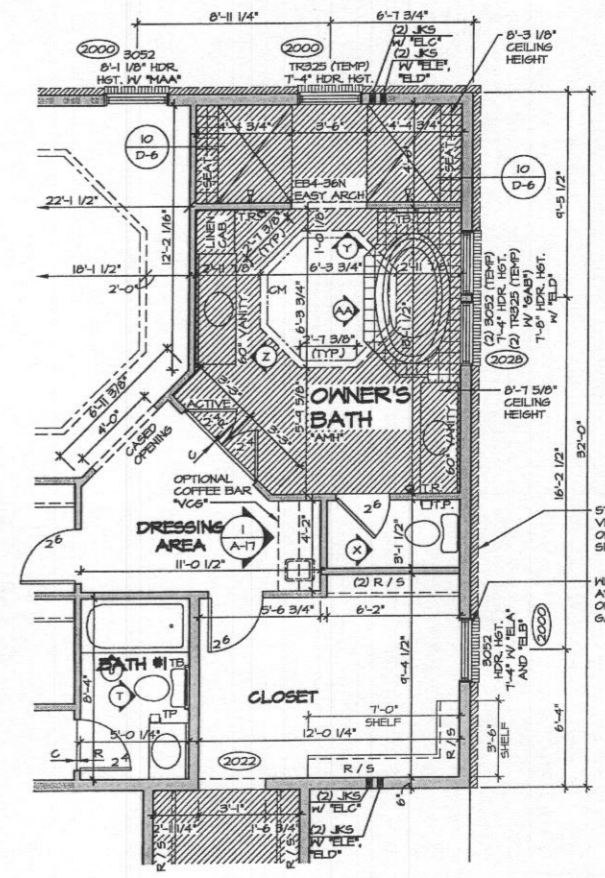
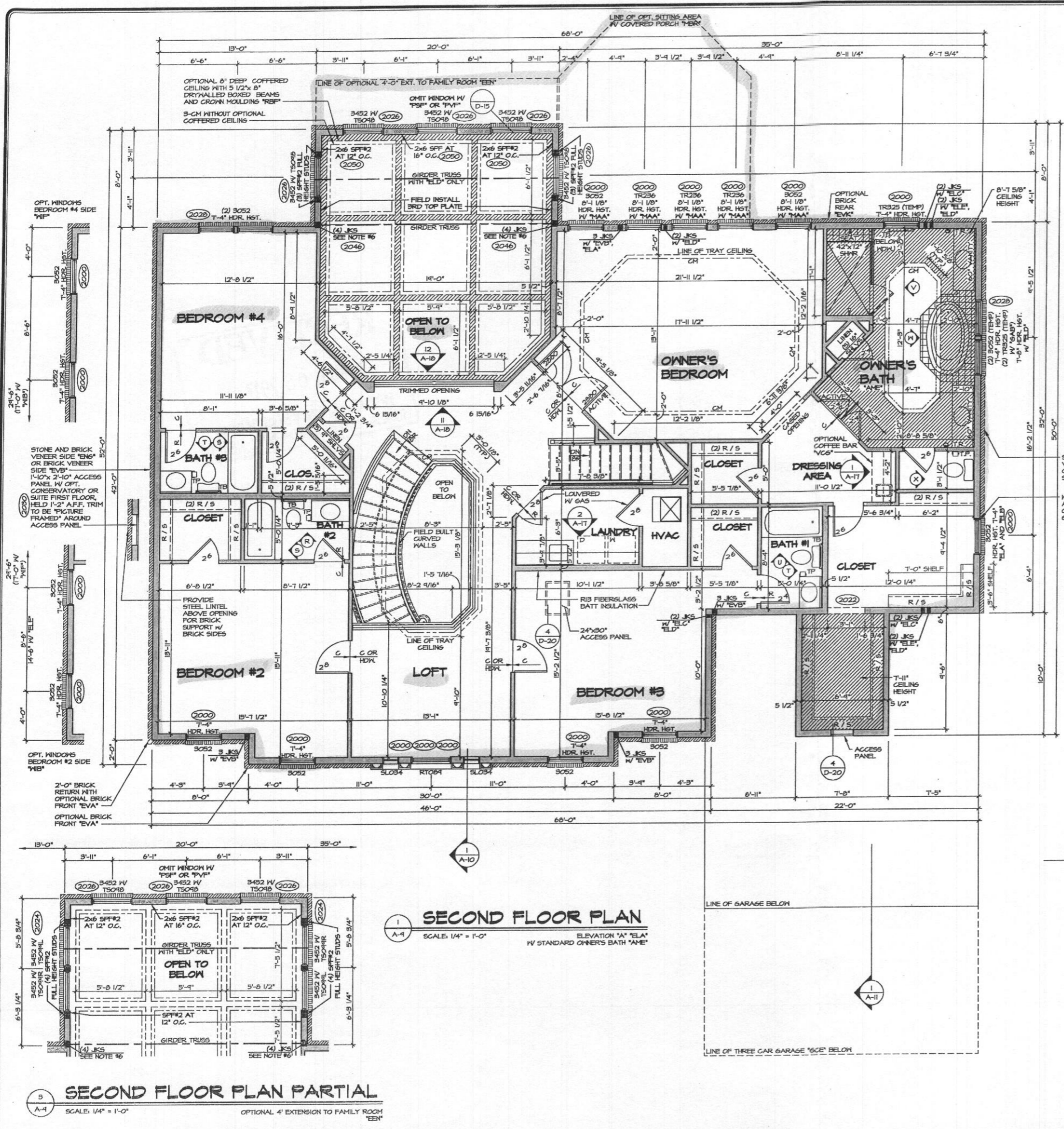
REV. NO.	DATE	REVISIONS
1	10/18/11	ISSUED FOR PERMITS
2	11/01/11	REVISED PER COMMENTS FROM PERMITS
3	11/01/11	REVISED PER COMMENTS FROM PERMITS
4	11/01/11	REVISED PER COMMENTS FROM PERMITS
5	11/01/11	REVISED PER COMMENTS FROM PERMITS
6	11/01/11	REVISED PER COMMENTS FROM PERMITS
7	11/01/11	REVISED PER COMMENTS FROM PERMITS
8	11/01/11	REVISED PER COMMENTS FROM PERMITS



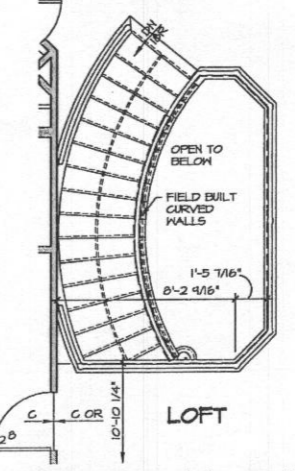
SET NO. 10100
VERSION 01
DRAWN BY JDS
DATE: 11/23/12
OPTION: 6AB
SHEET NO. 52

MODEL: MONTICELLO II
DRAWING TITLE: FIRST FLOOR PLAN PARTIAL
OPTION DESCRIPTION: TWO CAR SIDE ATTACHED GARAGE
FIRST FLOOR POWDER ROOM SECOND LOCATION
WASHER/DRYER FIRST FLOOR / SINK W/ CABINETS
VAP, VSM

4 Bedrooms



2 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL OWNER'S BATH W/ ROMAN SHOWER "A-4"



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

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "A" "ELA"
W/ STANDARD OWNER'S BATH "A-1"

3 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL 4' EXTENSION TO FAMILY ROOM "B"

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

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

REV. NO.	DATE	REMARKS
1	6/18/14	5844 - REVISED BATH #3 ELEVATION (SEE SHEET 5-5G)
2	6/18/14	MHT - REVISED HANDRAIL LOCATION
3	10/24/14	EL6 - ADDED "BY DIVISION" NOTE TO LAUNDRY INSULATION (PAR 2/25/15)
4	12/6/14	JP5 - HISC. TRIM ADJUST REVISIONS
5	2/26/15	CL9 - REMOVED BY DIVISION FROM THE ROCK KNOCK NOTE (PAR ID 31024)
6	4/6/15	JLR - REV. OWNER'S TUB POKA HDR. HEIGHT FROM T-0 TO T-1 (PAR #52004)
7	6/15/15	JLR - REVISED THE TUB DECK IN "A-1" BATH FOR FULL OVERLAY (PAR ID 34448)
8	10/15/15	CVB - ADDED INSULATION NOTE FOR THE WALL BETWEEN BEDROOM AND LAUNDRY
9	4/16/16	SE5 - PAR 89052 - REVISED HEIGHT OF BATH WINDOW WITH BLD

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

SHEET NO.	MODEL	SET NO.	DATE
A-9	MONTICELLO II	10100	1/19/12
153	DRAWING TITLE	VERSION 01	OPTION
	SECOND FLOOR PLAN		
	DRAWN BY		
	JEAN		
	OPTION DESCRIPTION		

DRAWN BY JEAN MONTICELLO II - 10100.01N.PLAN.dwg 04/19/16 - 2220.PLT