RECEIVED

JUL 06 2017

LICENSES & PERMITS DIVISION

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: _____

Permit No.: B7002597

Building Address: 5032 Lindera Court
City: Ellicott City State: MD Zip Code: 21042
Suite/Apt. #: _____ SDP/WP/BA #: GP 17-013
Census Tract: _____ Subdivision: Walnut Creek
Section: _____ Area: _____ Lot: 132
Tax Map: _____ Parcel: _____ Grid: _____
Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant lot
Proposed Use: Single family house
Estimated Construction Cost: $ 250,000
Description of Work: New 2 story "Monticello II" with 3 car garage, conservatory, morning room, 4' ext to family rm, sitting area w/covered porch, finished lower level (Rec rm, office, wet bar, exercise rm, bath rm + media rm)
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: TFaris@NVRInc.com

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

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

Utilities	
Water Supply	
☑ Public	
☐ Private	
Sewage Disposal	
☑ Public	
☐ Private	
Electric: ☑ Yes ☐ No	
Gas: ☑ Yes ☐ No	
Heating System	
☑ Electric ☐ Oil	
☑ Natural Gas ☐ Propane Gas	
☐ Other:	
Sprinkler System:	
☑ Yes ☐ No	
Grading Permit Number:	G-17000212
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 Kerwin
Print Name

Jim@Decaturbuildingservices.com
Email Address

July 3, 2017
Date

AGENT NV Homes
Title/Company

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	7-7-17	Dave Brunnard

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

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
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	$ 150.00
Permit Fee	$
Tech Fee	$
Excise Tax	$
PSFS	$
Guaranty Fund	$
Add'l per Fee	$
Total Fees	$
Sub-Total Paid	$
Balance Due	$
Check	# 118622

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

T:\Operations\Updated Forms\Building applmp 8.2012.docx

LOT 132 - 5 BEDROOMS

MONTICELLO II

	FULL BASEMENT						ATTACHED GARAGE / ROOMS										
	STD. DWGS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "D"	ELEV. "E"	SIDE ATTACHED GARAGE	4' EXTENSION TO FAMILY ROOM	CONSERVATORY/ IN-LAWS SUITE	MORNING ROOM/ SITTING AREA	BASEMENT WET BAR	FIRST FLOOR BEDROOM	LIBRARY	BEDROOM #5	SERVICE ENTRY/ REAR PORCH		STANDARD DETAILS
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-5
FRONT ELEVATIONS - BRICK AND STONE					8	9											D-5a
LEFT SIDE ELEVATIONS		11/12	13	14/15	16/17	18/19											D-6
RIGHT SIDE ELEVATIONS		20/21	22	23/24	25/26	27/28											D-7
REAR ELEVATIONS		29/30	31	32/33	34/35	36/37											D-8c
FOUNDATION	38		40	40	40	40	40	39	39	39							D-11
FOUNDATION HOLD DOWN LAYOUT	41/42																D-12b
PLUMBING GROUND WORKS	43		44	44	44	44	44	45	45	45							D-12c
BASEMENT PLAN	46							47	47	47							D-13
FIRST FLOOR PLAN	48		49	49	49	49	52		50	51		49	49				D-13b
SECOND FLOOR PLAN	53		54	54	54	54				55				55			D-14
BUILDING SECTION AT FOYER	56								58	58				58			D-15
BUILDING SECTION AT GARAGE	57																D-17
STAIR PLAN (FRONT)	59																D-17a
STAIR PLAN (REAR)	60																D-19
KITCHEN PLANS - CABINET HOOD B	61/64										65						D-20
KITCHEN PLANS - CABINET HOOD C	62/64										65						D-21
KITCHEN PLANS - GOURMET	63/64										65						D-22
INTERIOR DETAILS - BATH ELEVATIONS	66																D-27
INTERIOR DETAILS - FIRST FLOOR	67																D-28
INTERIOR DETAILS - SECOND FLOOR	68																D-29
INTERIOR DETAILS - CASED OPENINGS	69.1																D-30
INTERIOR DETAILS - ENTRY DOOR	69.2																D-34
EXTERIOR DETAILS		10/75	11/75	12/75	73	74/76				78					77		D-35
BASEMENT ELECTRICAL	79							80	80	80							D-36
FIRST FLOOR ELECTRICAL	81		82	82	82	82	84		83			82	82				D-37
SECOND FLOOR ELECTRICAL	85		86	86	86	86				87				87			D-38b
FIRST FLOOR JOIST LAYOUT	88							89	89	89							D-40
SECOND FLOOR JOIST LAYOUT	90			91	91	91								91			D-44
ROOF FRAMING		92	93	94	95	96			107	107				108			D-45
ROOF FRAMING - 2 AND 3 CAR SIDE ENTRY GARAGE				97	98	99											
ROOF FRAMING - SITTING AREA		100	100	101	102	103											WB-1
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

NVR

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

BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT:	2839
SECOND FLOOR	GROSS SQ. FT:	2479
HOUSE TOTAL	GROSS SQ. FT:	5318

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:	6779

**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:	+99
MEDIA ROOM	GROSS SQ. FT:	+491
BASEMENT BATH	GROSS SQ. FT:	+50

FOOTPRINT

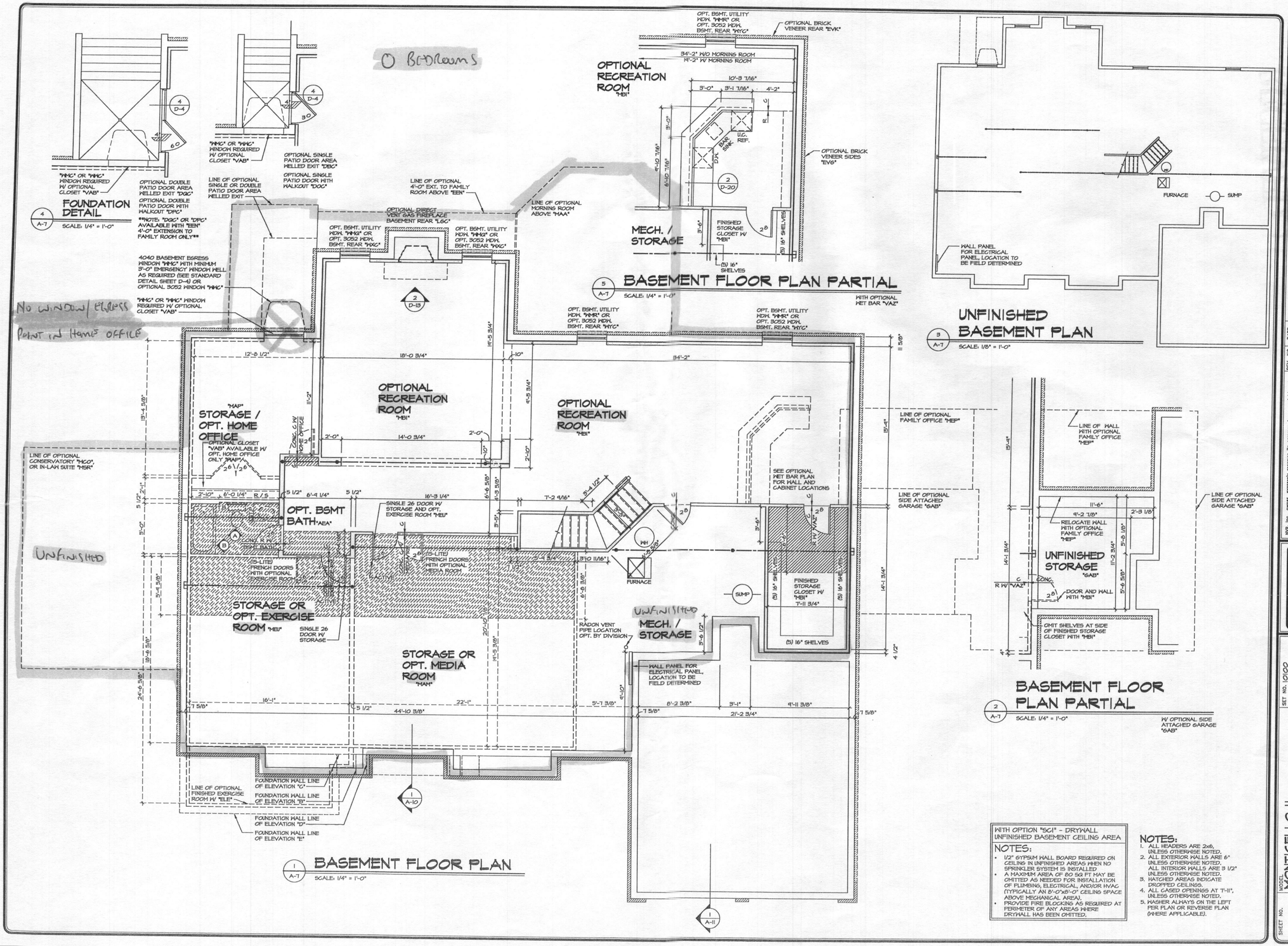
BASE HOUSE:
WIDTH: 68'-0"
DEPTH: 66'-2"

MAXIMUM:
WIDTH: 118'-0"
DEPTH: 84'-8"

SET - VERSION
10100-01

CS-1

J:\Dwg\nvi\DETACHED\MONTICELLO II_10100_01\CS1.dwg 01/19/15 - 11:03 am



WITH OPTION "SG1" - 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"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

NOTES:

1. ALL HEADERS ARE 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).

REV. NO.	DATE	REMARKS
1	8/27/13	DAG - PROTOTYPE REVISIONS
2	9/6/13	DRA - CREATED VERSION 01
3	3/20/14	DRA - AUDIT REVISIONS
4	4/8/14	GIL - PRA205 TUB CONVERSION
5	4/28/14	DRA - ADDED "SG1" NOTE
6	10/28/14	GLS - REVISED EGRESS WINDOW LOCATION TO MATCH FOUNDATION (PAR ID 280564)
7	3/25/15	GLS - SHIFTED LVL AT ANGLED PART OF STAIR FOR HEADROOM (PAR ID 291271)
8	7/24/15	SKM - ADDED NOTE AT EGRESS WINDOW PAR 54151
9	4/13/17	GLS - ADDED DIMENSIONS FOR BULKHEAD IN MEDIA AND EXERCISE (PAR ID 452642)

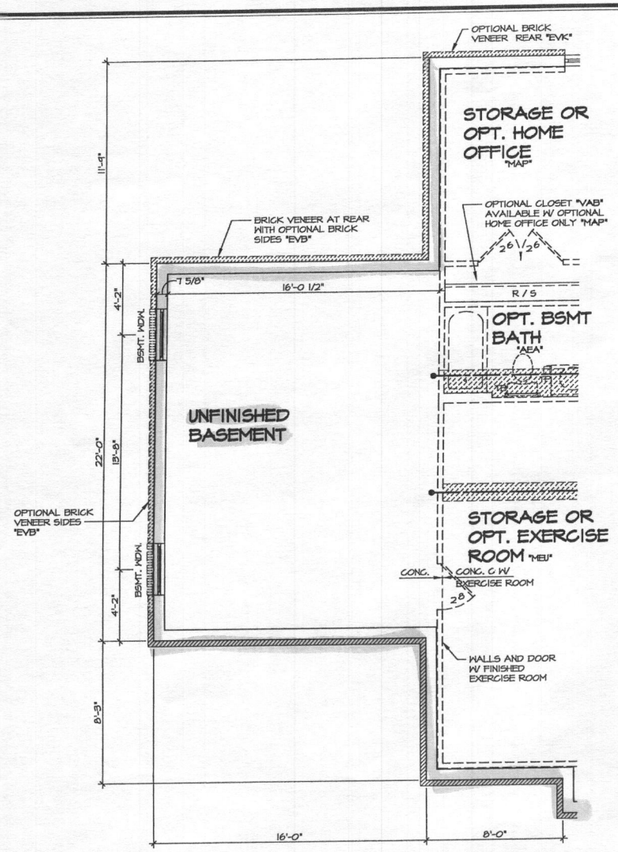
NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.

NVR, Inc.
Architectural Services
Attn: Jim Lee
21 Bank Court, Suite A
Frederick, MD 21702

SET NO. 10100
VERSION 01
DRAWN BY JEA
DATE: 11/15/12
OPTION

MODEL: MONTICELLO II
DRAWING TITLE: BASEMENT FLOOR PLAN
SHEET NO.: A-7
OPTION DESCRIPTION: 46

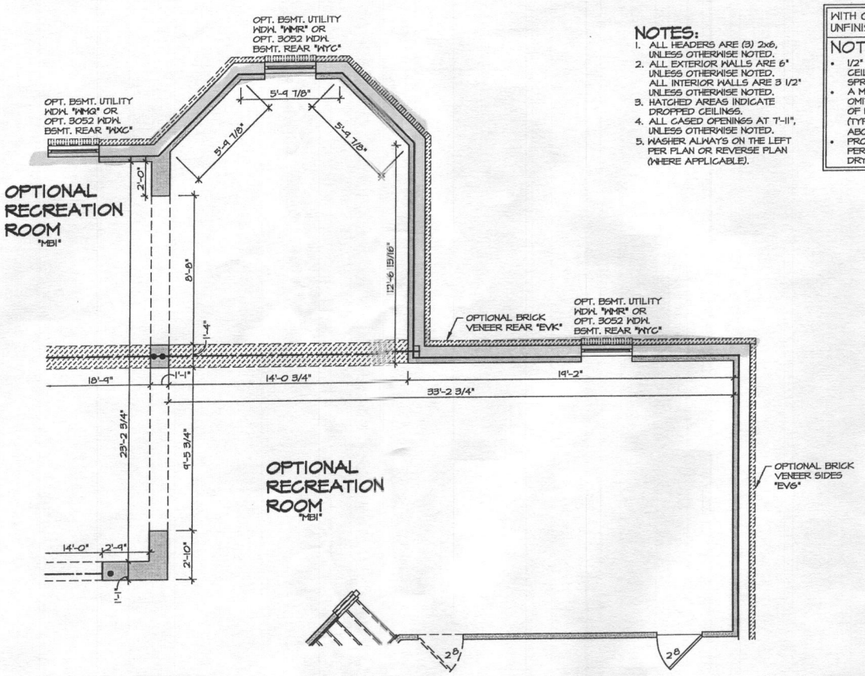
J:\Dwg\NV\DETACHED\MONTICELLO_II_10100_01\BSMTFB.dwg 04/13/17 - 11:46 am



4 A-7b **BASEMENT FLOOR PLAN PARTIAL**

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

WITH OPTIONAL CONSERVATORY "MCO" OR IN-LAW SUITE "MSR"



3 A-7b **BASEMENT FLOOR PLAN PARTIAL**

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

WITH OPTIONAL MORNING ROOM "MAA" AND 4' EXTENSION TO FAMILY ROOM "EEN"

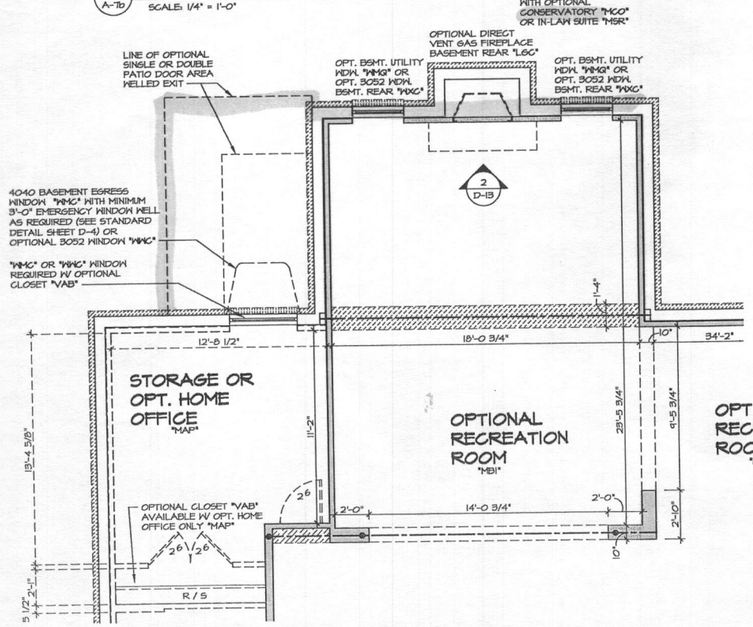
NOTES:

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 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 "SCI" - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:

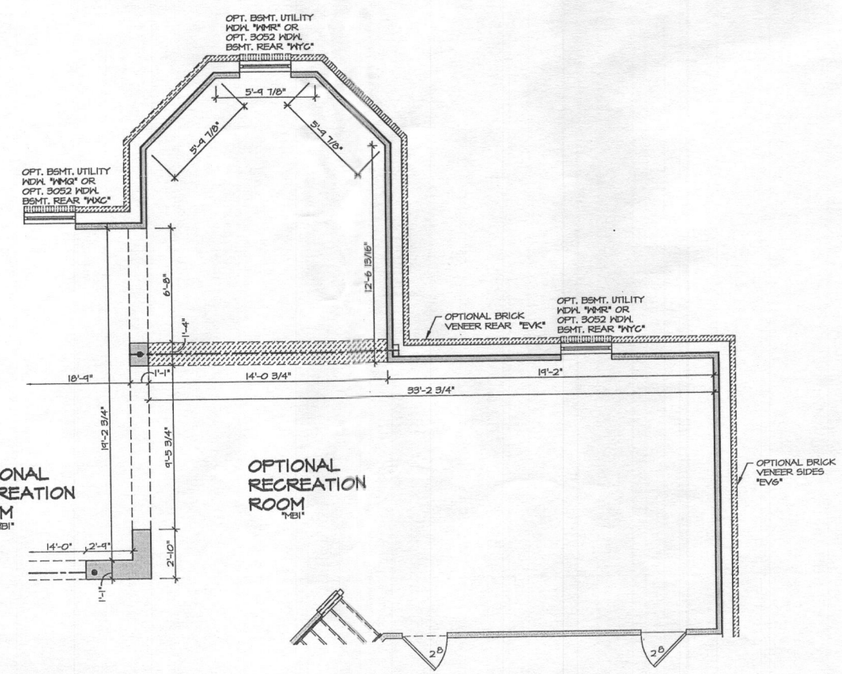
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.



1 A-7b **BASEMENT FLOOR PLAN PARTIAL**

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

WITH OPTIONAL 4' EXTENSION TO FAMILY ROOM "EEN"



2 A-7b **BASEMENT FLOOR PLAN PARTIAL**

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

WITH OPTIONAL MORNING ROOM "MAA"

REV. NO.	DATE	REMARKS
1	8/21/13	DA6 - PROTOTYPE REVISIONS
2	4/4/13	DA6 - CREATED VERSION 01
3	4/28/14	DRA - ADDED "SCI" NOTE
4	10/28/14	GLS - REVISED EGRESS WINDOW LOCATION TO MATCH FOUNDATION (PAR ID 28954)
5	7/24/15	SKM - ADDED NOTE AT EGRESS WINDOW PAR 34194
6	11/20/15	GLS - REVISED WALL AT COLUMN W/ MAA TO BE 2'-4" ON INSIDE (PAR ID 36571)

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.

NVR
NVR, Inc.
Architectural Services
Architects
21 Bryan Drive, Suite A
Frederick, MD 21702

SET NO. 10100
VERSION 01
DRAWN BY JEA
DATE: 1/8/13

MODEL MONTICELLO II
DRAWING TITLE BASEMENT FLOOR PLAN PARTIAL

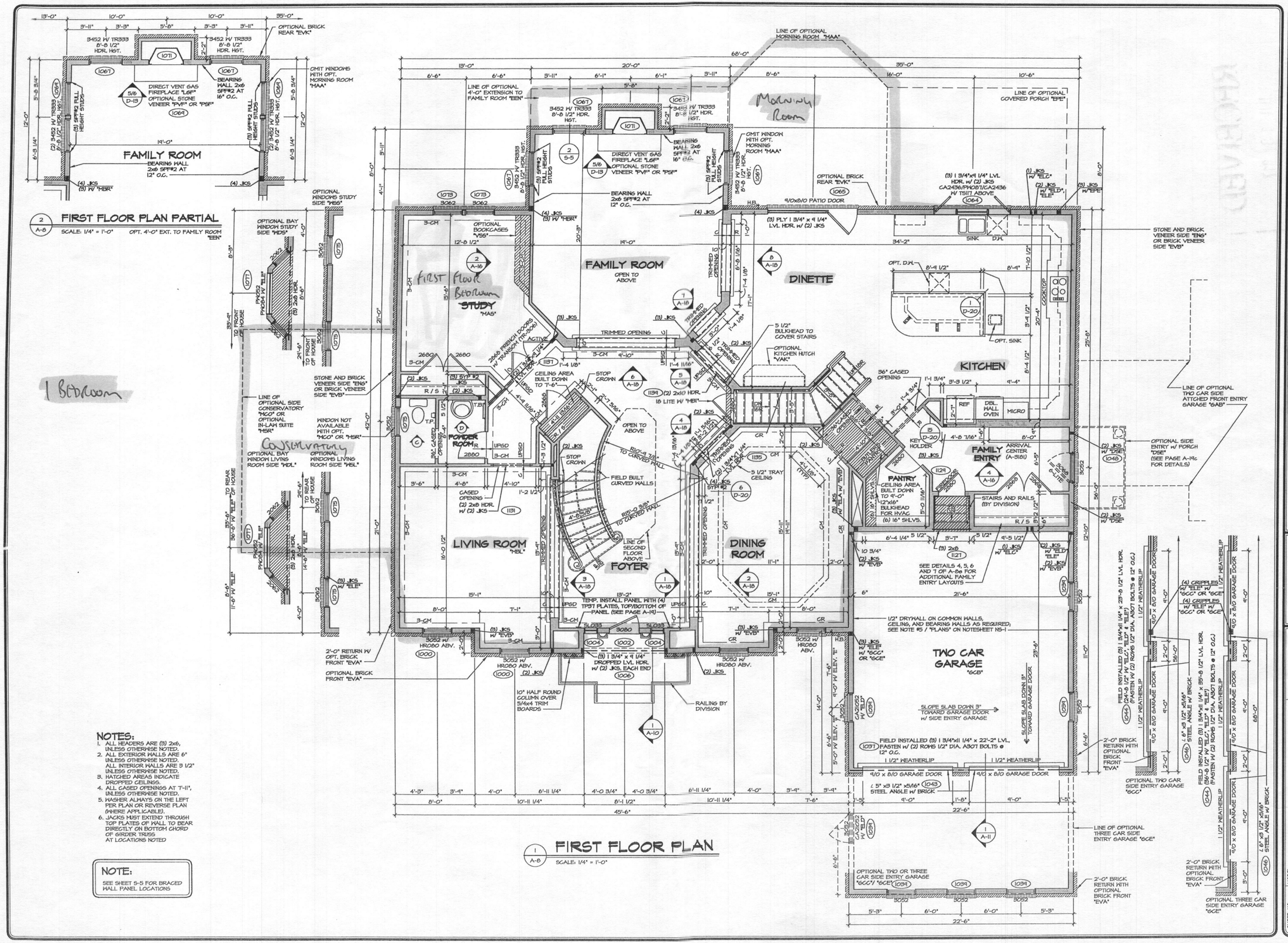
SHEET NO. A-7b

OPTION DESCRIPTION
4' EXTENSION TO FAMILY ROOM, MORNING ROOM, CONSERVATORY, IN-LAW'S SUITE

OPTION
EEN
MAA,
MCO, MSR

47

J:\Dwg mx\DETACHED\MONTICELLO II_10100_01\BSMTFB_CON_MR.dwg 11/20/15 - 9:02 am



2 / A-8 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" OPT. 4'-0" EXT. TO FAMILY ROOM "EEN"

1 / A-8 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:

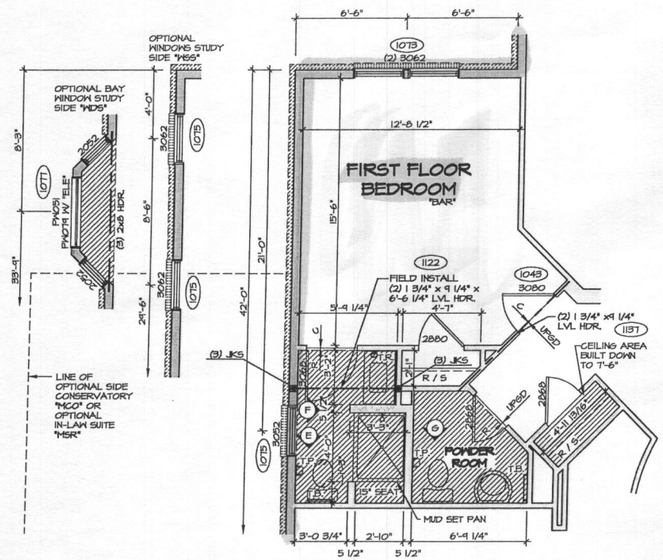
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
3. HATCHED AREAS INDICATE DROPPED CEILINGS.
4. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
5. WASHER ALWAYS ON THE LEFT PER PLAN OR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

REV. NO.	DATE	REMARKS
10	6/9/15	EME - PLANT BUILT ARRIVAL CENTER PROJECT
9	7/14/15	DLR - REVISED SIZE OF GARAGE ACCESS DOOR (PAR 35914)
12	4/4/15	DLR - REVISED KITCHEN WINDOW (PAR 35916)
13	12/4/15	DLR - REVISED KITCHEN WINDOW (PAR 34946)
14	8/28/15	BBS - PLANTED WALL AT FRIDGE 2-1/4" (PAR #35516)
15	5/5/16	LDS - RELOCATED LADDERS, LADDERS, WINDOWS IN ELEV. "D" (PAR 35716)
7	1/24/14	CAS - DWR #621 - SHELVING REMOVED TO GARAGE PAR 34973
8	9/10/14	AJH - DWR #621 (REVISED GARAGE DOOR, TO FIRE RATED B/ DOORS)
4	12/8/14	LDS - ADDIT REVISIONS

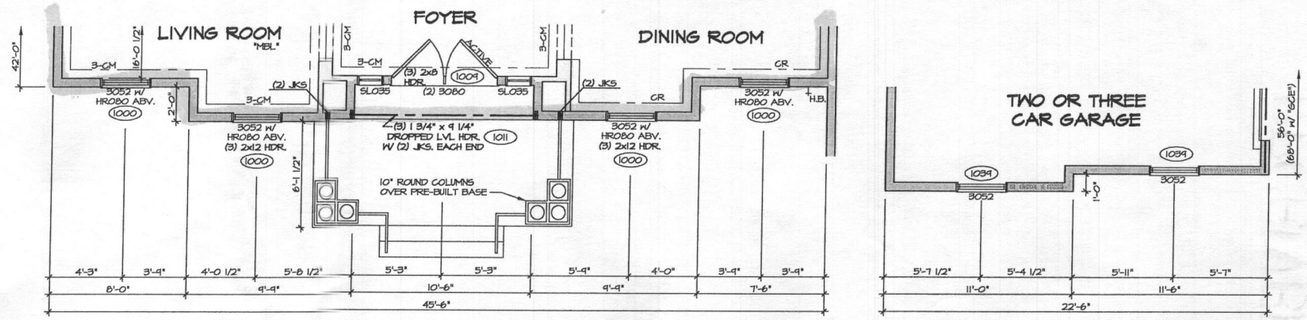
NVR, Inc. xxxxx xxxx



5 A-8b FIRST FLOOR PLAN PARTIAL

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

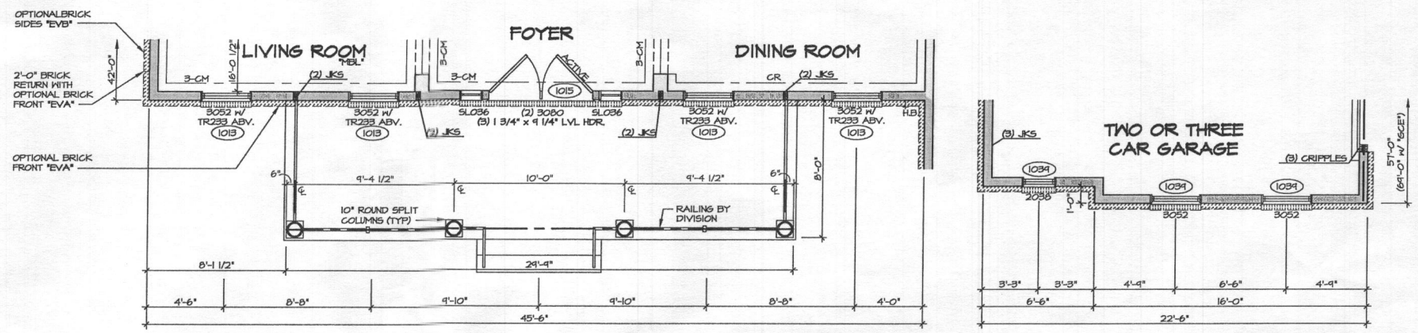
OPTIONAL FIRST FLOOR BEDROOM "BAR"



1 A-8b FIRST FLOOR PLAN PARTIAL

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

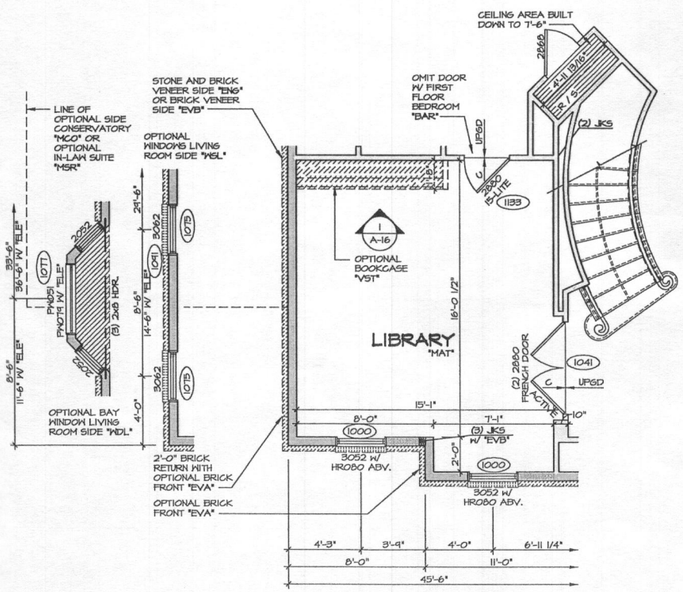
ELEVATION "B" "ELB"



2 A-8b FIRST FLOOR PLAN PARTIAL

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

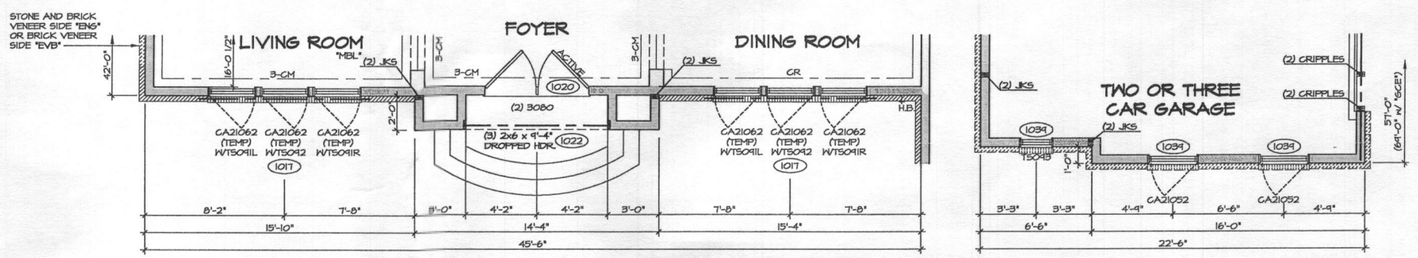
ELEVATION "C" "ELC"



6 A-8b FIRST FLOOR PLAN PARTIAL

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

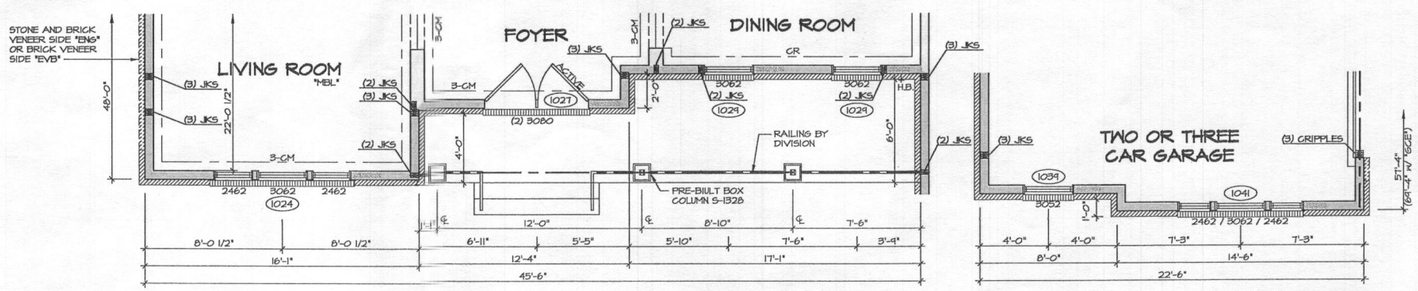
OPTIONAL LIBRARY "MAT" (SHOWN W/ ELVATION "A")



3 A-8b FIRST FLOOR PLAN PARTIAL

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

ELEVATION "D" "ELD"



4 A-8b FIRST FLOOR PLAN PARTIAL

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

ELEVATION "E" "ELE"

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 CEILINGS.
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-5 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
10	4/21/17	CLS - ADDED SHOP DRAWING #J-3561 FOR BLD FRONT WINDOWS (PAR ID 45121)
11	5/10/17	BBB - REMOVED STEEL LINTEL OVER ELEVATION "D" (5) GRIT WINDOWS (PAR 45127)
12	6/16/17	BRW - MODIFIED "STEP" FRONT WINDOWS TO BE TEMPERED (PAR#46-038)
5	12/30/14	SHH - INCREASED CHASE W/ "BAR" AND "WCO" OPTION (COMBINATION PAR 29848)
4	4/18/14	CRL - PRAXIS TUB CONTOUR FRONT WINDOWS TO BE TEMPERED (PAR#46-038)
6	1/1/15	JDS - FIELD ALERT.
7	10/1/15	BBP - VA COPE UPDATE
8	5/5/16	JDS - RELOCATED HOSE BIB CLOSER TO GARAGE PAR# 39373
9	2/2/17	KAD - PROJECT #1155 - ADDED CANTILEVER LAYOUTS FOR GANSER'S BATH

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.

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

SET NO. 10100
VERSION 01
DRAWN BY JDS
DATE: 11/20/12
OPTION ELB/ELC/ELD/ELE BAR MAT

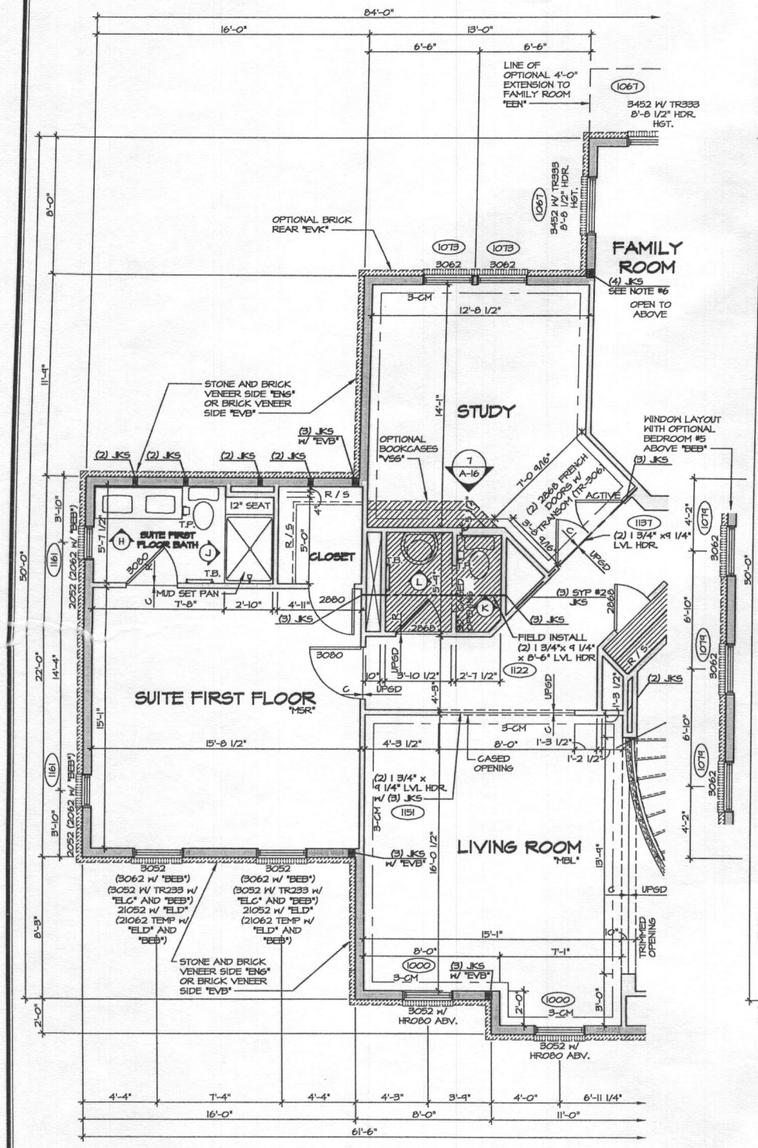
MODEL MONTICELLO II
DRAWING TITLE FIRST FLOOR PLAN PARTIALS

SHEET NO. A-8b

OPTION DESCRIPTION
ELEVATION PARTIALS
FIRST FLOOR BEDROOM
FIRST FLOOR LIBRARY

49

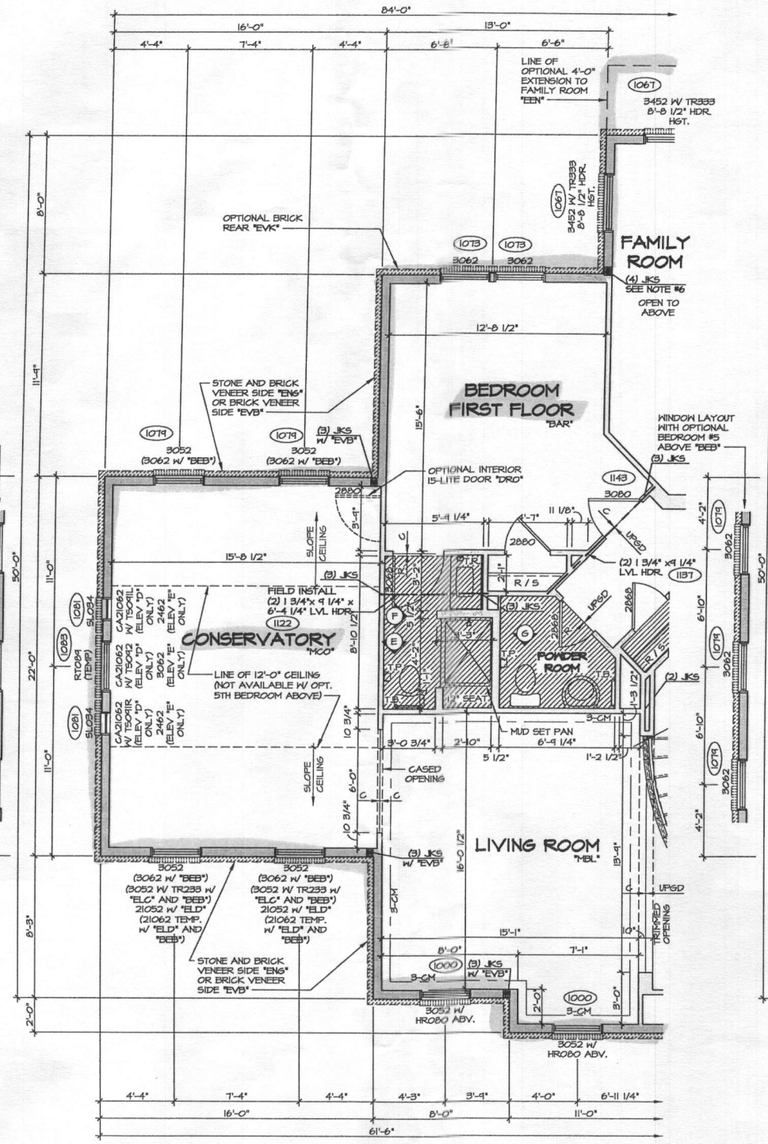
J:\Dwg\nv\DETACHED\MONTICELLO_II_10100_01\PLN1_EL.dwg 06/09/17 - 2:02 pm



3 A-8c **FIRST FLOOR PLAN PARTIAL**

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

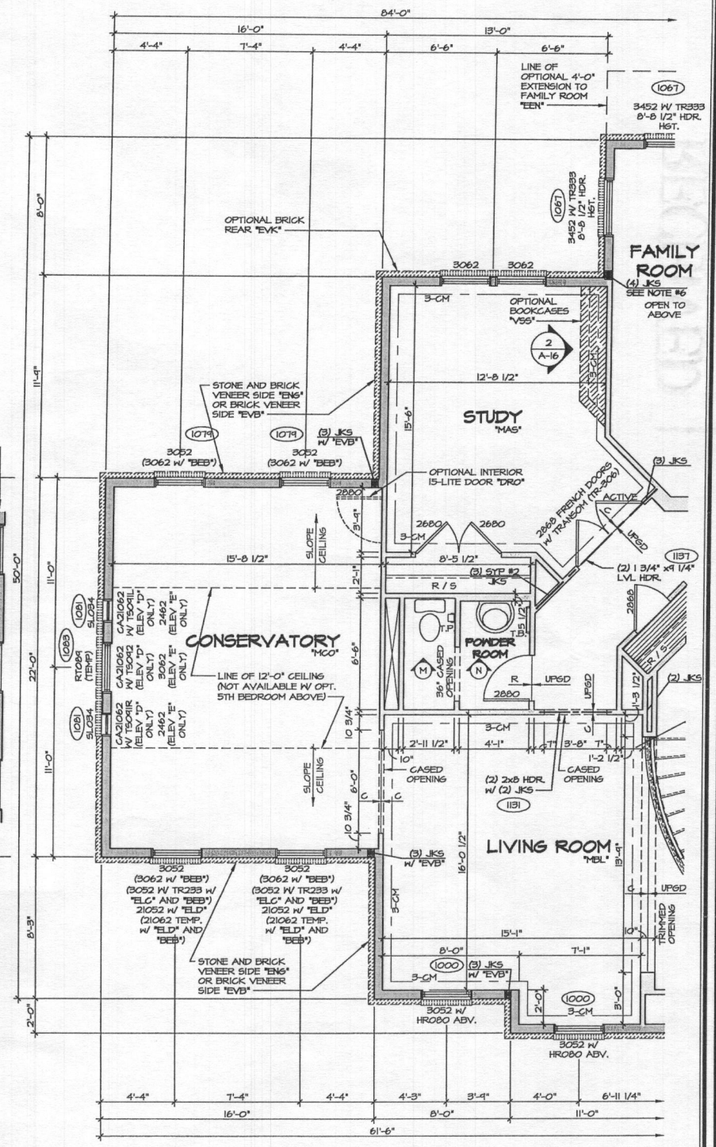
OPTIONAL IN-LAW SUITE "MSR" (SHOWN WITH ELEVATION "A")



2 A-8c **FIRST FLOOR PLAN PARTIAL**

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

OPTIONAL CONSERVATORY "MCO" W/ OPTIONAL FIRST FLOOR GUEST BEDROOM "BAR" (SHOWN WITH ELEVATION "A")



1 A-8c **FIRST FLOOR PLAN PARTIAL**

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

OPTIONAL CONSERVATORY "MCO" (SHOWN W/ ELEVATION "A")

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 @ 7'-11"
ALL CASED OPENINGS AT 7'-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 S-5 FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
1	4/29/13	DAG - PROTOTYPE REVISIONS
2	8/27/13	DAG - UPDATED VERSION 01
3	11/5/13	BRK - ADDED ATTIC ACCESS, MINOR REVISIONS
4	4/21/14	CEL - PROJ. 23 TREE CANOPY TO STUDY
5	12/30/14	MPM - INCREASED CANTILEVER
6	1/21/15	EBP - VA CODE UPDATE
7	2/2/17	KAD - PROJECT #1155 - ADDED COUNTERTOP LAYOUTS FOR OWNER'S BATH
8	6/6/17	BRK - MODIFIED "ELD" FRONT WINDOWS TO BE TEMPERED (PA2016-436)

NVR, Inc. owns, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.

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

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

SHEET NO. A-8c

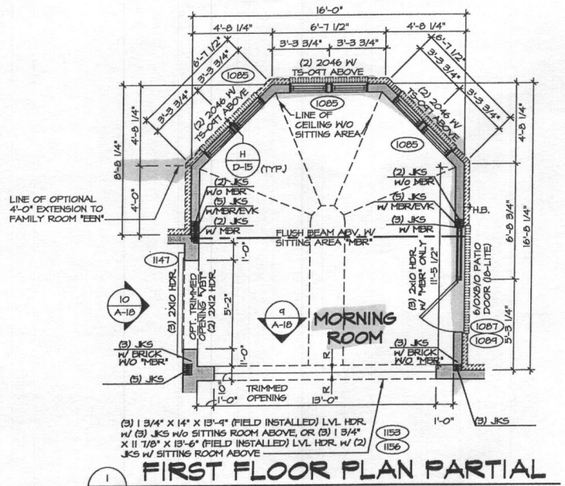
MODEL MONTICELLO II

DRAWING TITLE FIRST FLOOR PLAN PARTIALS

OPTION DESCRIPTION CONSERVATORY
CONSERVATOR W/FIRST FLOOR BEDROOM
IN-LAW SUITE

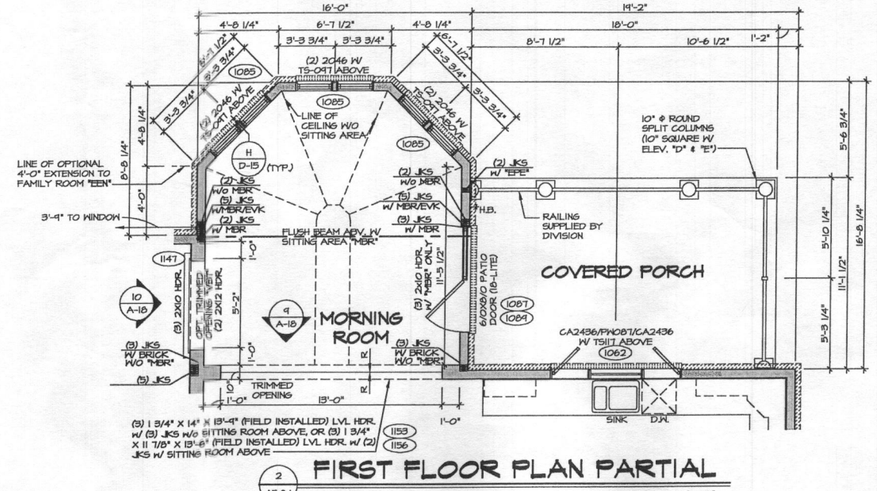
50

J:\Dwg\mx\DETACHED\MONTICELLO_II\10100_01\PLN1_C0.dwg 06/09/17 - 2:03 pm



1 AE-8d **FIRST FLOOR PLAN PARTIAL**

SCALE: 1/4" = 1'-0" — OPTIONAL MORNING ROOM "MAA"

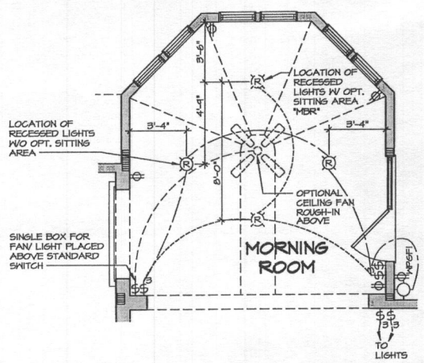


2 AE-8d **FIRST FLOOR PLAN PARTIAL**

SCALE: 1/4" = 1'-0" — OPTIONAL MORNING ROOM "MAA" WITH OPTIONAL PORCH "EPE"

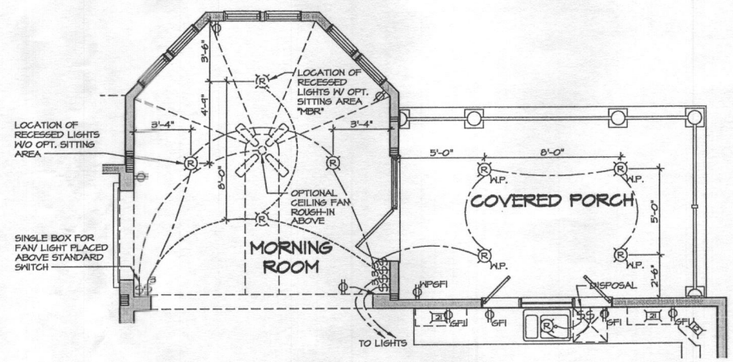
NOTE:
SEE SHEET 5-5 FOR BRACED WALL PANEL LOCATIONS

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 CEILINGS.
4. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
5. WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).



3 AE-8d **FIRST FLOOR ELECTRICAL PLAN PARTIAL**

SCALE: 1/4" = 1'-0" — OPTIONAL MORNING ROOM "MAA"



4 AE-8d **FIRST FLOOR ELECTRICAL PLAN PARTIAL**

SCALE: 1/4" = 1'-0" — OPTIONAL MORNING ROOM "MAA" WITH OPTIONAL PORCH "EPE"

ELECTRICAL LEGEND

SINGLE POLE SWITCH	EXHAUST FAN MOTOR WITH LIGHT
THREE WAY SWITCH	DOOR CHIME
FOUR WAY SWITCH	LIGHT FIXTURE - WALL 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
DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT	LIGHT FIXTURE - FLUORESCENT
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.

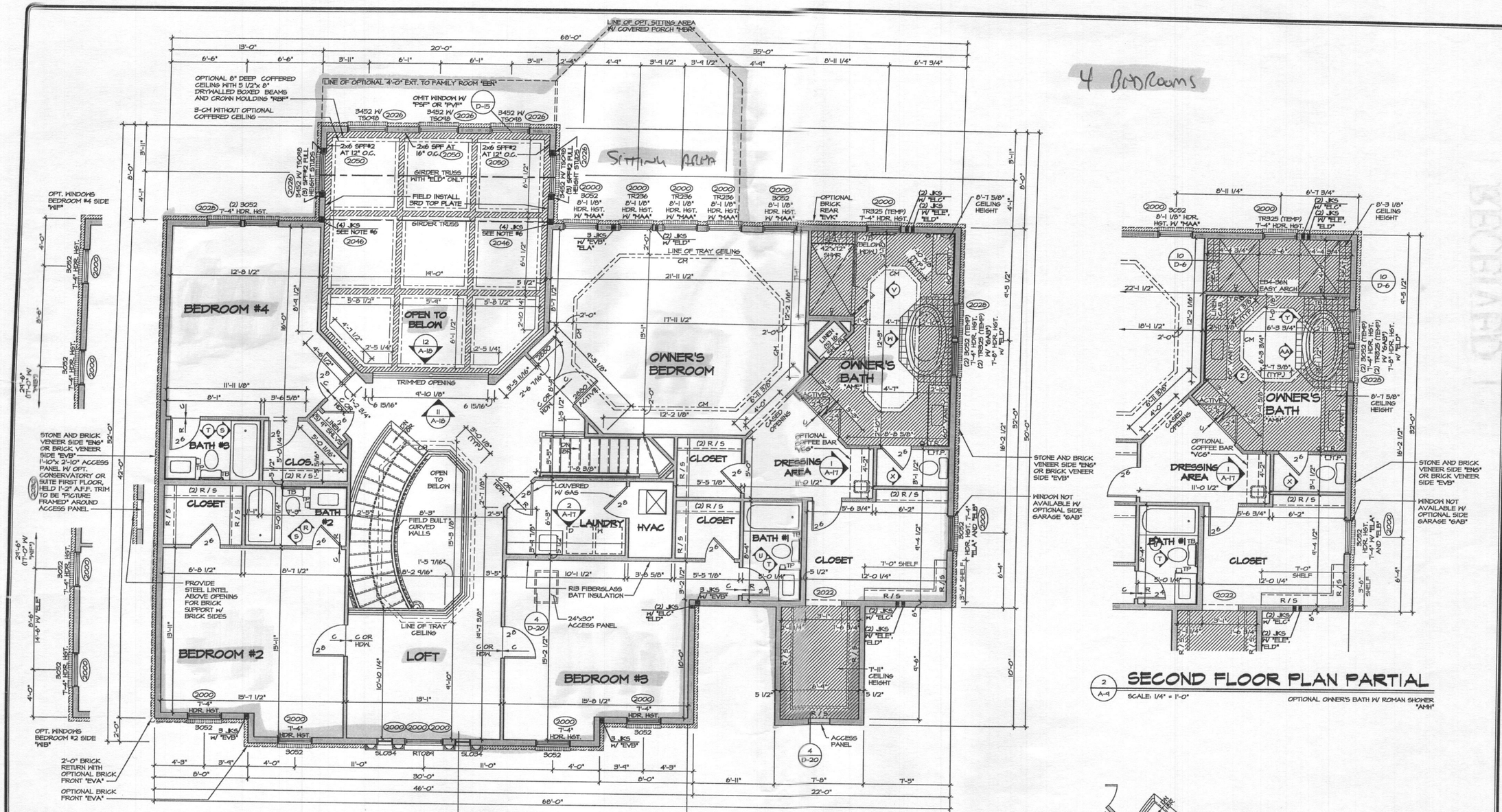
NOTE:
1. ELECTRICAL PLAN FOR ELECTRICAL DATA ONLY
2. LOCATION OF ELECTRICAL FEATURES ARE APPROXIMATE
3. INCLUDE ADDITIONAL OUTLET AT PANEL BOX LOCATION AS REQUIRED
4. OPTIONAL PENDANT LIGHTING TO BE 30"-36" ABOVE COUNTERTOP
5. OPTIONAL UNDER CABINET LIGHTS; SEE KITCHEN LAYOUT DRAWING FOR WALL CABINET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

REV. NO.	DATE	REMARKS
10	9/4/15	DLR - REVISED KITCHEN WINDOW (PAR #4546)
11	2/24/16	DLR - REVISED KITCHEN CONTINUOUS GFI LOCATIONS PER CODE (PAR #7710)
12	1/7/16	SBS - PAR #4847 - REVISED JACKS TO MATCH ENGINEERING
4	3/20/14	DRA - ADDT REVISIONS
5	3/26/14	BEB - CAPPED WALL SHOULD BE A FULL HGT OPNG PER MARKETING (PAR-23663)
6	6/3/14	SAM - CHANGED PLANS THRU TO FULL OPENING (DHR 676)
7	6/13/14	EJS - REMOVED STAIR FROM REAR COVERED PORCH (PAR#24734)
8	6/18/14	BEB - ADDED WINDOW TRIM DETAIL 11 / D-15
9	1/16/15	SBS - ADDED NOTE FOR SQUARE COLUMNS W/ E.D. & E.E. (PAR #5526)

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

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

SHEET NO. AE-8d
MODEL MONTICELLO II
DRAWING TITLE FIRST FLOOR PLAN PARTIALS
SET NO. 10100
VERSION 01
DRAWN BY JDS
DATE: 11/23/12
OPTION DESCRIPTION
MORNING ROOM — OPTION MAA
MORNING ROOM WITH PORCH — OPTION EPE
5|
J:\Dwg\nr\DETACHED\MONTICELLO_II_10100_01\PLN1_MR.dwg 01/19/17 - 9:39 am



1 A-9 SECOND FLOOR PLAN

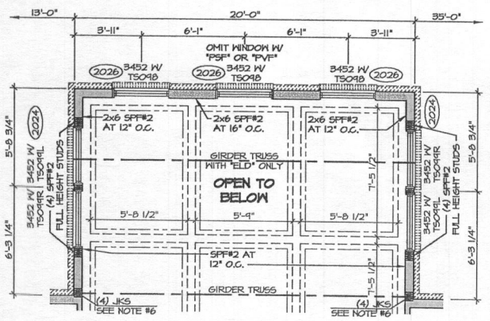
SCALE: 1/4" = 1'-0"

ELEVATION "A" "ELA" W/ STANDARD OWNER'S BATH "AME"

2 A-9 SECOND FLOOR PLAN PARTIAL

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

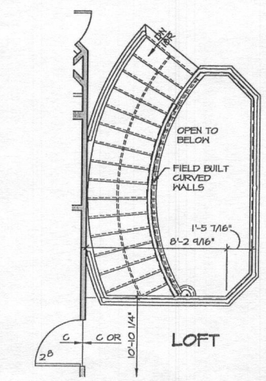
OPTIONAL OWNER'S BATH W/ ROMAN SHOWER "AMH"



3 A-9 SECOND FLOOR PLAN PARTIAL

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

OPTIONAL 4' EXTENSION TO FAMILY ROOM "EEN"



4 A-9 SECOND FLOOR PLAN PARTIAL

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

W/ LIBRARY "MAT"

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 CEILINGS.
4. ALL CASED OPENINGS AT 7'-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 S-5C FOR BRACED WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
14	2/2/17	KAD - PROJECT #1895 - ADDED COUNTERTOP LAYOUTS FOR OWNER'S BATH
13	5/8/14	HBT - REVISED HANDRAIL LOCATION
12	11/10/14	EJS - ADDED "BY DIVISION" NOTE TO LAUNDRY. INSULATION (PA#9282845)
11	12/8/14	JPS - MISC. TRIM AUDIT REVISIONS
10	8/26/15	GLS - REMOVED BY DIVISION FROM THE ROCK HOOL NOTE (PA# ID 318024)
9	4/8/15	J.R. - REV. OWNER'S TUB DECK, HDR. HGT. FROM 7'-0 1/2" TO 7'-4" (PA# #9320-01)
8	8/13/15	GLS - REVISED THE TUB DECK IN "AME" BATH FOR FULL OVERLAY (PA# ID 344469)
7	1/8/16	J.R. - REV. OWNER'S TUB DECK, HDR. HGT. FROM 7'-0 1/2" TO 7'-4" (PA# #9320-01)
6	4/14/16	CVB - ADDED INSULATION NOTE FOR THE WALL BETWEEN BEDROOM AND LAUNDRY
5	4/14/16	SRB - PA# #9369-2 - REVISED HEIGHT OF BATH WINDOW WITH ELD

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.

NVR

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

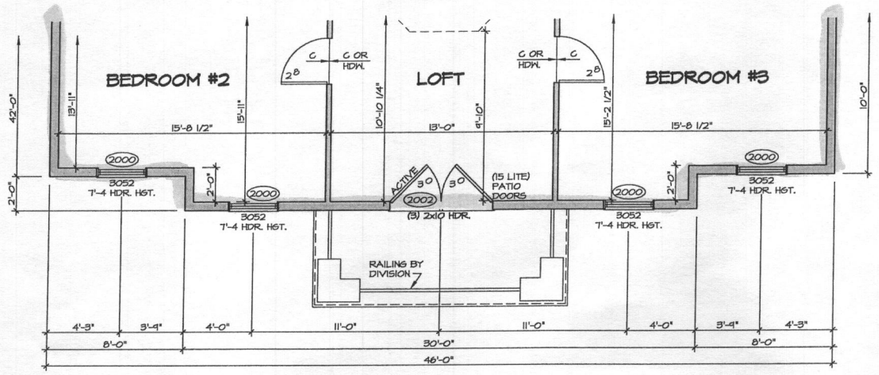
SET NO. 10100
VERSION 01
DRAWN BY JEA
DATE: 11/9/12
OPTION

MODEL MONTICELLO II
DRAWING TITLE SECOND FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-9

53

J:\Dwg\MOD\DETACHED\MONTICELLO_II_10100_01\PLN2.dwg 02/14/17 - 4:21 pm

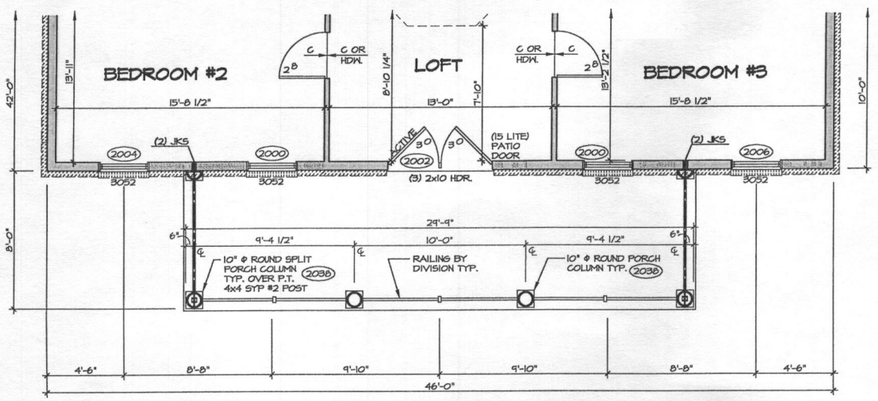


1 PARTIAL SECOND FLOOR PLAN

A-9b

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

ELEVATION "B" "ELB"

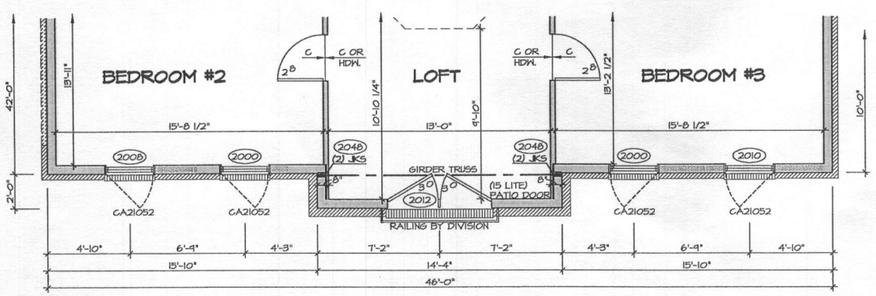


2 PARTIAL SECOND FLOOR PLAN

A-9b

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

ELEVATION "C" "ELC"

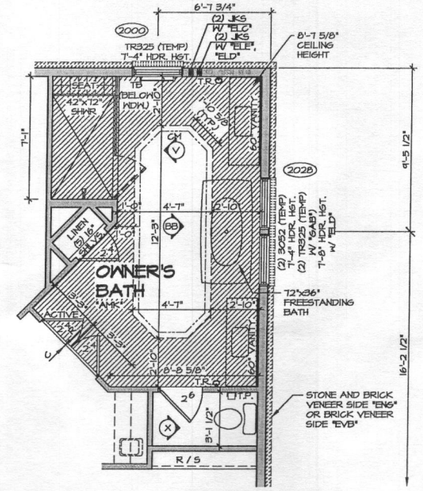


3 PARTIAL SECOND FLOOR PLAN

A-9b

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

ELEVATION "D" "ELD"

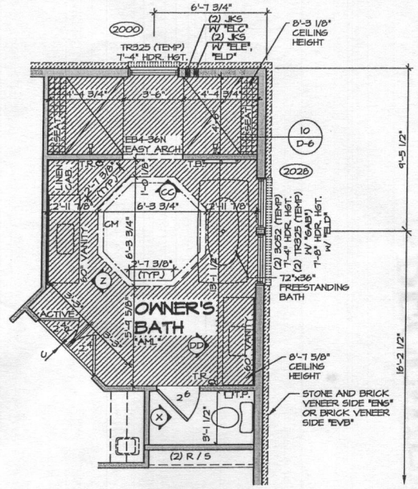


5 SECOND FLOOR PLAN PARTIAL

A-9b

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

OPTIONAL OWNERS BATHROOM TYPE K W/ FREESTANDING TUB AND SHOWER "AMK"



6 SECOND FLOOR PLAN PARTIAL

A-9b

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

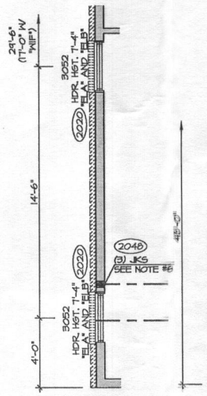
OPTIONAL OWNERS BATHROOM TYPE L W/ FREESTANDING TUB AND ROMAN SHOWER "AML"

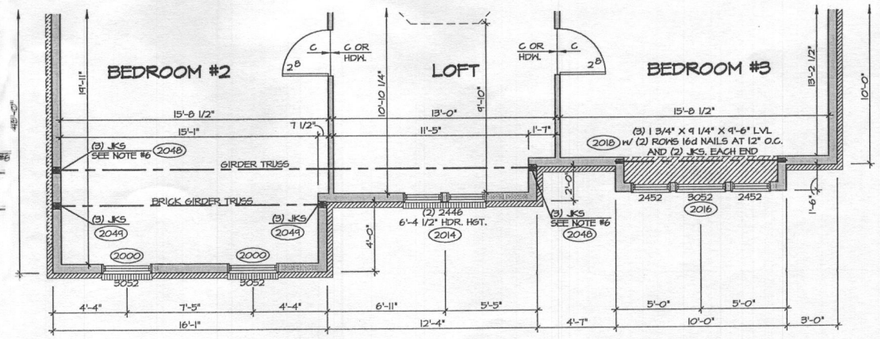
NOTE:

SEE SHEET S-5G 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 CEILINGS.
4. ALL CASED OPENINGS AT 7'-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





4 PARTIAL SECOND FLOOR PLAN

A-9b

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

ELEVATION "E" "ELE"

REV. NO.	DATE	REMARKS
1	8/27/13	D46 - PROTOTYPE REVISIONS
2	4/4/13	D46 - CREATED VERSION 01
3	3/28/14	D46 - AUDIT REVISIONS
4	4/8/16	SB5 - AUDIT REVISIONS
5	4/18/16	SB5 - PAR. REVISIONS - REVISED HEIGHT OF BATH WINDOW WITH ELD
6	2/2/17	K4-01 - PROJECT NEWS - ADDED COUNTERTOP LAYOUTS FOR OWNERS BATH

NVR, Inc. owns, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR, Inc.
Architectural Services
Architects
21 Bala Court, Suite A
Trenton, NJ 8702

SET NO. 10100
VERSION 01
DRAWN BY JEA
DATE: 11/14/12

OPTION ELB, ELC
ELD, ELE

MODEL MONTICELLO II

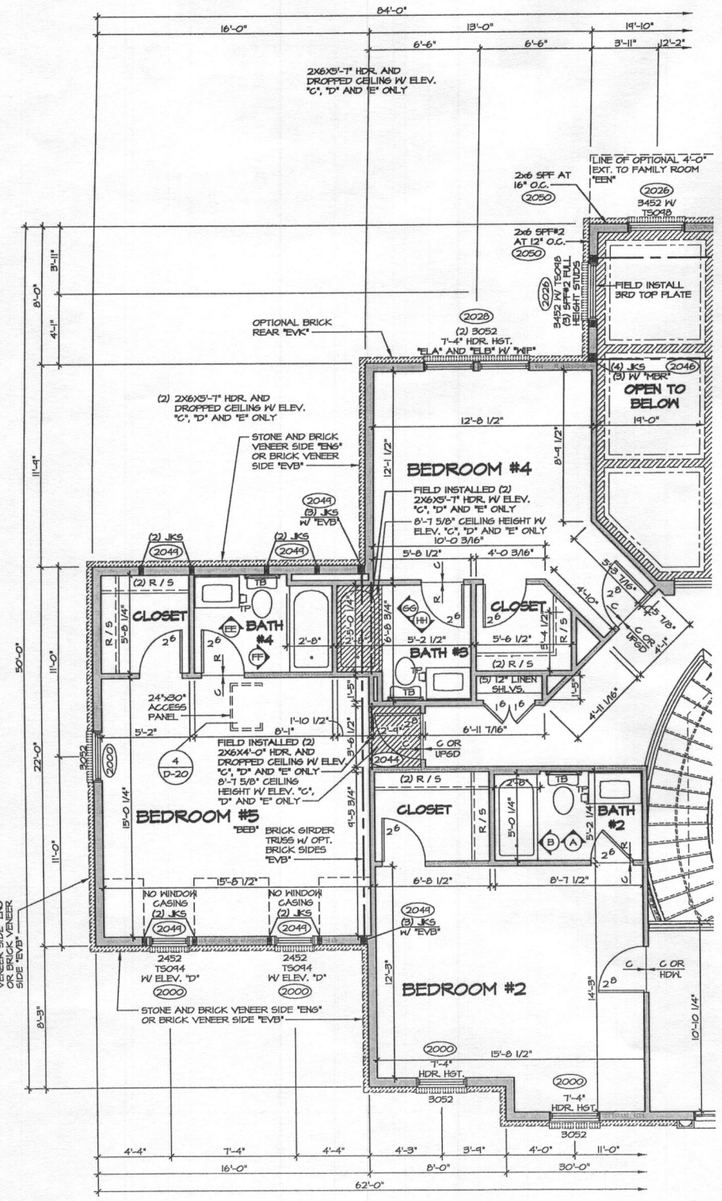
DRAWING TITLE SECOND FLOOR PLAN RIDER

OPTION DESCRIPTION ELEVATION "B", ELEVATION "C"
ELEVATION "D", ELEVATION "E"

SHEET NO. A-9b

54

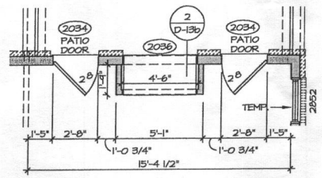
J:\DwgA\mx\DETACHED\MONTICELLO II_10100_01\BLN2_EL.dwg 02/14/17 - 4:22 pm



1 A-9c SECOND FLOOR PLAN PARTIAL

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

SHOWN WITH ELEVATION "A"
OPTIONAL BEDROOM #5 "BEB"



4 A-9c PARTIAL FLOOR PLAN

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

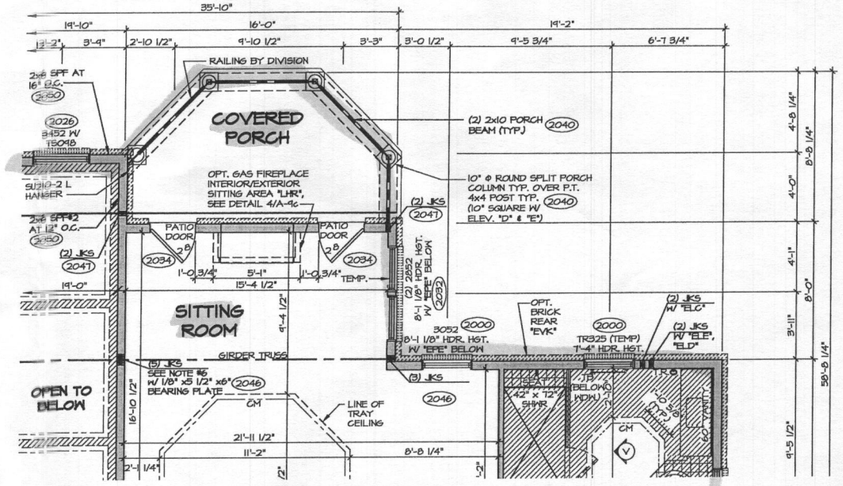
OPT. DIRECT VENT GAS FIREPLACE INT. / EXT. SITTING AREA "LHR"

NOTE:

SEE SHEET 6-5G FOR BRACED WALL PANEL LOCATIONS

NOTES:

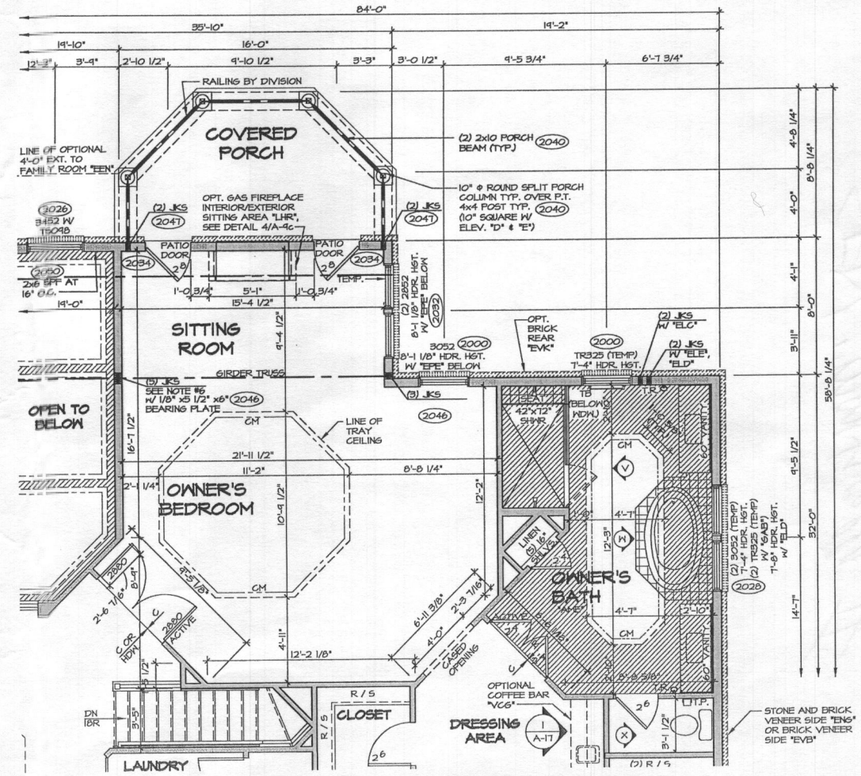
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
3. HATCHED AREAS INDICATE DROPPED CEILINGS.
4. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
5. HASHER ALWAYS ON THE LEFT PER PLAN OR 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



3 A-9c SECOND FLOOR PLAN PARTIAL

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

OPTIONAL SITTING ROOM W/ COVERED PORCH "MBR"
W/ 4'-0" EXTENSION TO FMAILY ROOM "EEN"



2 A-9c SECOND FLOOR PLAN PARTIAL

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

OPTIONAL SITTING ROOM W/ COVERED PORCH "MBR"
SHOWN WITH OWNER'S BATH WITH SOAKING TUB AND SHOWER "AME"

REV. NO.	DATE	REMARKS
10	10/27/14	GLS - ADD NOTE: NO WINDOW CASING DOBERS WINDOWS BEDROOM #5 (PAR. 295127)
11	4/8/15	SBS - ADDED NOTE FOR SQUARE COLUMNS W/ ELD & ELE (PAR. #30216)
12	8/31/15	GLS - REVISED THE TUB DECK IN "AME" BATH FOR FULL OVERLAY (PAR ID 314463)
13	11/2/15	BKJ - ADDED ATTIC ACCESS (PAR. 350161)
14	2/26/16	SMM - REVISED NOTES AT FIELD INSTALLED HDR'S W/ OPT. "BEB" PAR 317110
15	4/14/16	SBS - PAR #38452 - REVISED HEIGHT OF BATH WINDOW WITH ELD
16	2/2/17	KAD - PROJECT #1185 - ADDED COUNTERTOP LAYOUTS FOR OWNER'S BATH
5	6/26/14	EHS - EXTERIOR FIREPLACE ADDED
4	4/8/14	NBT - REVISED HANDRAIL LOCATION

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.

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

SET NO. 10100
VERSION 01
DRAWN BY JEA
DATE: 11/20/12
OPTION BEB
OPTION MBR

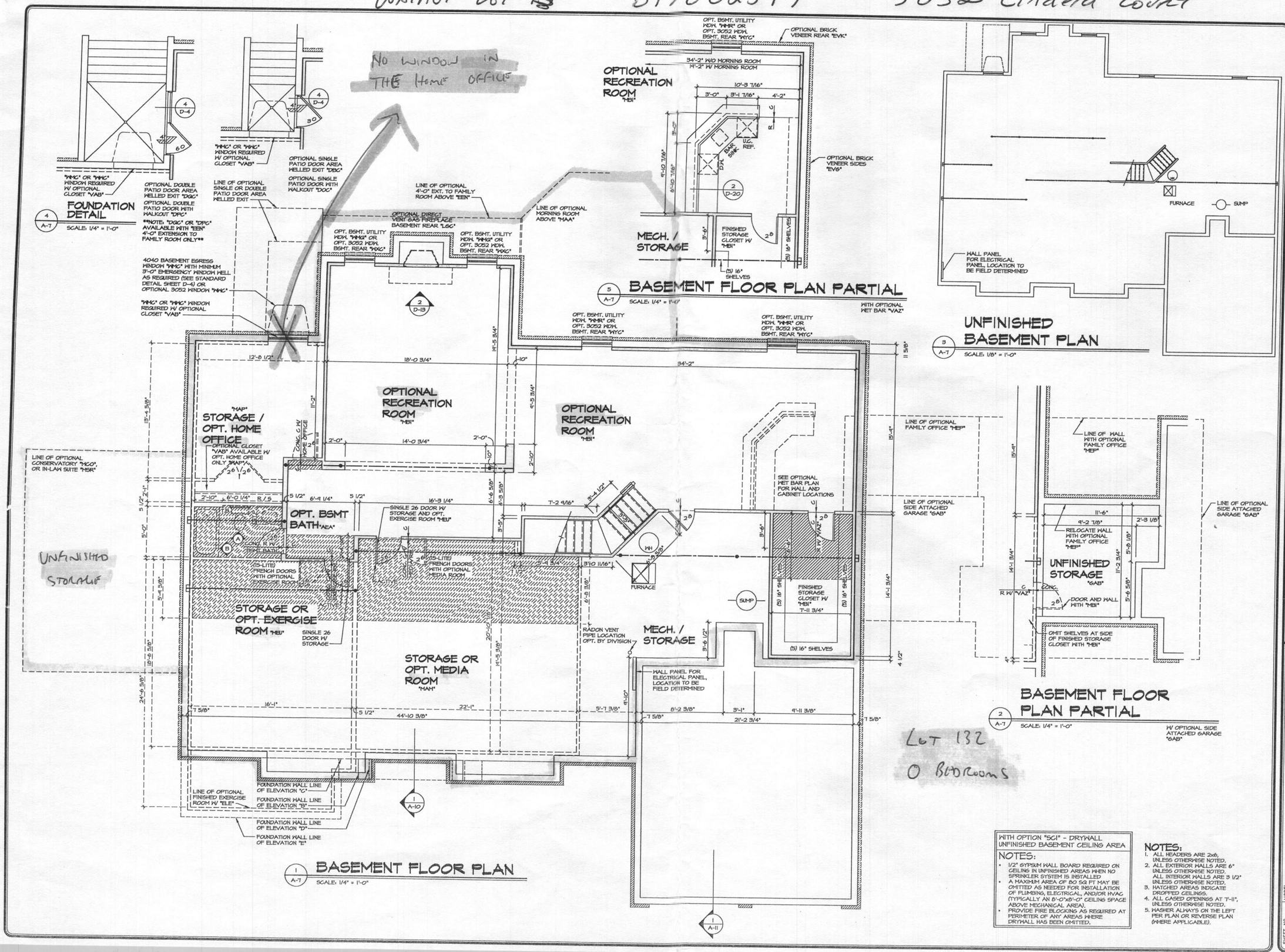
MODEL MONTICELLO II
DRAWING TITLE SECOND FLOOR PLAN PARTIAL
OPTION DESCRIPTION BEDROOM #5 SITTING AREA W/ COVERED PORCH

SHEET NO. A-9c

55

J:\Dwg\mx\DETACHED\MONTICELLO II_10100_01\PLN2_MR_58.dwg 02/14/17 - 4:22 pm

WALNUT LOT B17002597 5032 Lindera Court



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"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

NOTES:

1. ALL HEADERS ARE 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).

REV. NO.	DATE	REMARKS
1	8/27/13	DAG - PROTOTYPE REVISIONS
2	5/8/13	DRA - CREATED VERSION 01
3	3/20/14	DRA - ADDT. REVISIONS
4	4/18/14	CEL - PRA#15 TUB CONVERSION
5	4/28/14	DRA - ADDED "SC1" NOTE
6	10/28/14	CLS - REVISED EGRESS WINDOW LOCATION TO MATCH FOUNDATION (PAR ID 28284)
7	5/29/15	CLS - SHIFTED LVS. AT ANGLED PART OF STAIR FOR HEADROOM (PAR ID 31127)
8	7/24/15	SKM - ADDED NOTE AT EGRESS WINDOW (PAR 34154)
9	4/13/17	CLS - ADDED DIMENSIONS FOR BULKHEAD IN MEDIA AND EXERCISE (PAR ID 45264)

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission of NVR, Inc.

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

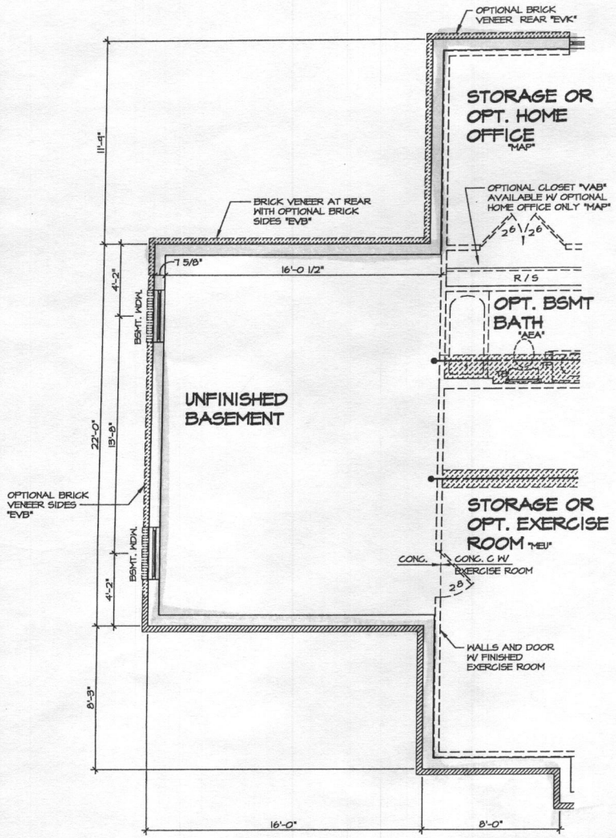
SET NO. 10100
VERSION 01
DRAWN BY JEA
DATE: 11/15/12
OPTION

MODEL MONTICELLO II
DRAWING TITLE BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-7

46

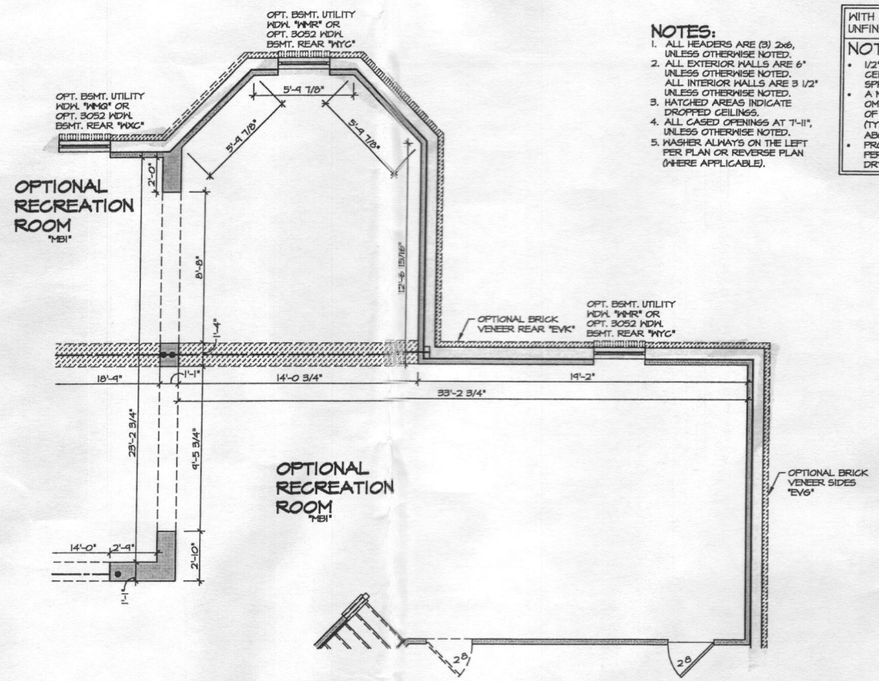
J:\Dwg\nv\DETACHED\MONTICELLO_II\10100_01\BSMTB.dwg 04/13/17 - 11:46 am



4 A-7b **BASEMENT FLOOR PLAN PARTIAL**

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

WITH OPTIONAL CONSERVATORY "MCO" OR IN-LAW SUITE "MSR"



3 A-7b **BASEMENT FLOOR PLAN PARTIAL**

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

WITH OPTIONAL MORNING ROOM "MAA" AND 4' EXTENSION TO FAMILY ROOM "EEN"

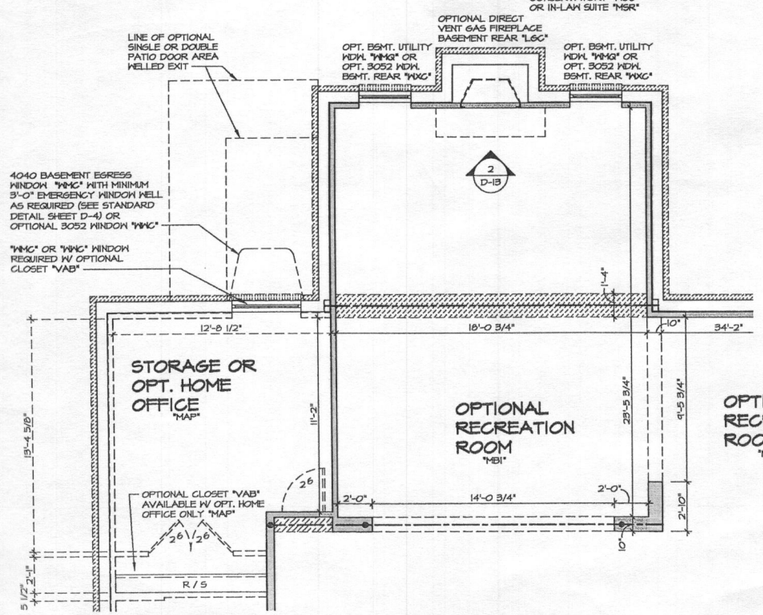
NOTES:

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 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 "SG1" - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:

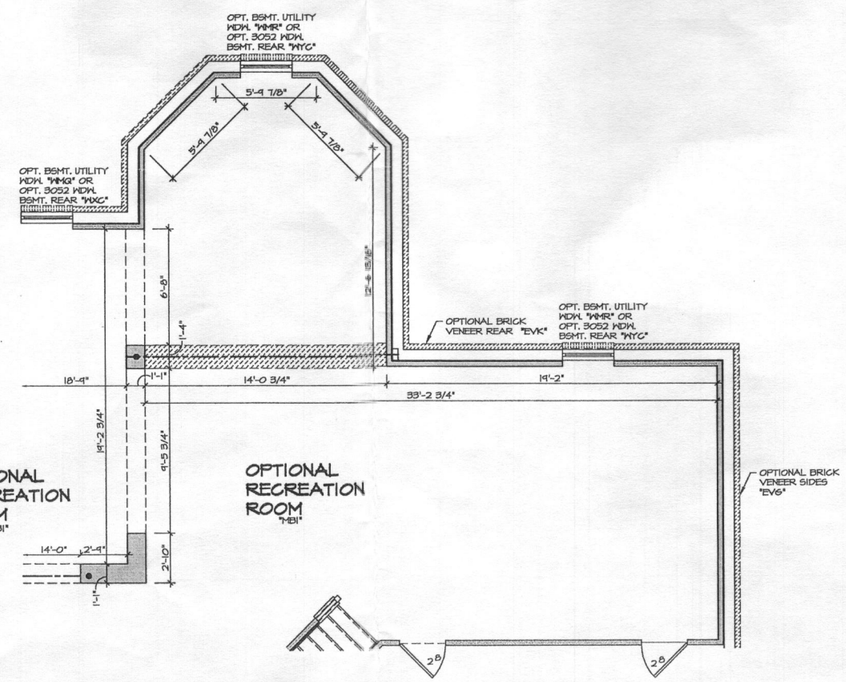
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.



1 A-7b **BASEMENT FLOOR PLAN PARTIAL**

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

WITH OPTIONAL 4' EXTENSION TO FAMILY ROOM "EEN"



2 A-7b **BASEMENT FLOOR PLAN PARTIAL**

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

WITH OPTIONAL MORNING ROOM "MAA"

REV. NO.	DATE	REMARKS
1	8/27/09	DAG - PROTOTYPE REVISIONS
2	4/4/13	DAG - CREATED VERSION 01
3	4/28/14	DRA - ADDED "SG1" NOTE
4	10/28/14	GLS - REVISED EGRESS WINDOW LOCATION TO MATCH FOUNDATION (PAR ID 26954)
5	7/24/15	BPH - ADDED NOTE AT EGRESS WINDOW (PAR 34931)
6	11/20/15	GLS - REVISED WALL AT GOLJAN W/ MAA TO BE 2'-4" ON INSIDE (PAR ID 36871)

NVR, Inc. owns, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.

NVR, Inc.
Architectural Services
Architects
21 Bank Court, Suite A
Fredericksburg, VA 22402

SET NO. 10100
VERSION 01
DRAWN BY JEA
DATE: 1/18/13

MODEL: MONTICELLO II
DRAWING TITLE: BASEMENT FLOOR PLAN PARTIAL

OPTION DESCRIPTION: 4' EXTENSION TO FAMILY ROOM, MORNING ROOM, CONSERVATORY, IN-LAW'S SUITE

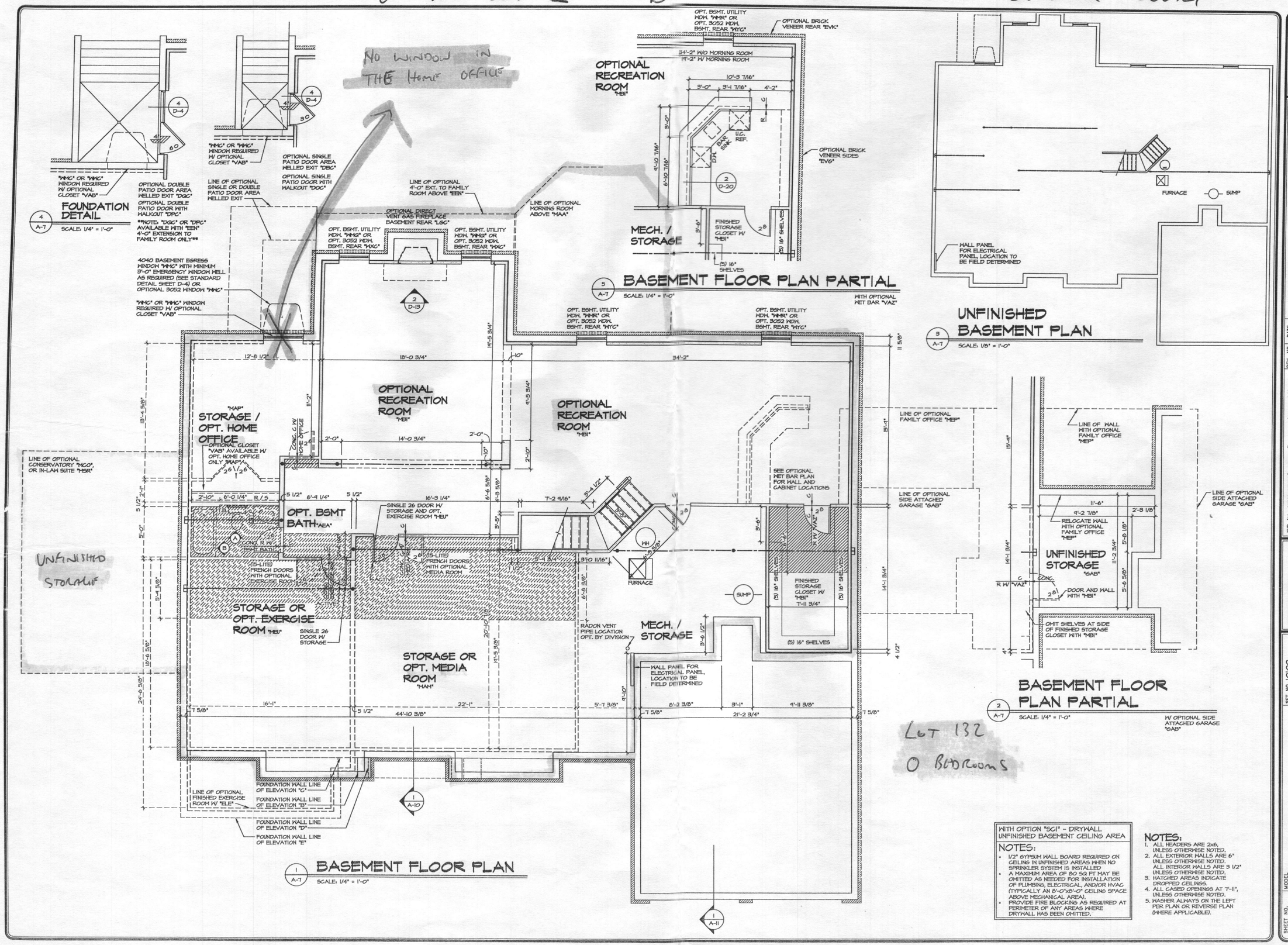
OPTION: EEN, MAA, MCO, MSR

SHEET NO. A-7b

47

J:\Dwg\nv\DETACHED\MONTICELLO II_10100_01\BSMTFB_CON_MR.dwg 11/20/15 - 9:02 am

Walnut Lot B B17002597 5032 Lindera Court



WITH OPTION "SGI" - 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"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

NOTES:

1. ALL HEADERS ARE 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. HASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

REV. NO.	DATE	REMARKS
1	8/27/13	DAG - PROTOTYPE REVISIONS
2	4/8/13	DRA - CREATED VERSION 01
3	3/20/14	DRA - ADDT REVISIONS
4	4/8/14	GEL - PRAXIS TUB CONVERSION
5	4/28/14	DRA - ADDED "5G" NOTE
6	10/28/14	GLS - REVISED EGRESS WINDOW LOCATION TO MATCH FOUNDATION (PAR ID 22954)
7	9/22/15	GLS - SHIFTED LVL AT ANGLED PART OF STAIR FOR HEADROOM (PAR ID 31271)
8	7/24/16	SKM - ADDED NOTE AT EGRESS WINDOW (PAR 34154)
9	4/13/17	GLS - ADDED DIMENSIONS FOR BULKHEAD IN MEDIA AND EXERCISE (PAR ID 45364)

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.

NVR, Inc.
Architectural Services
Mid-Atlantic Division
21 Byte Court, Suite A
Frederick, MD 21702

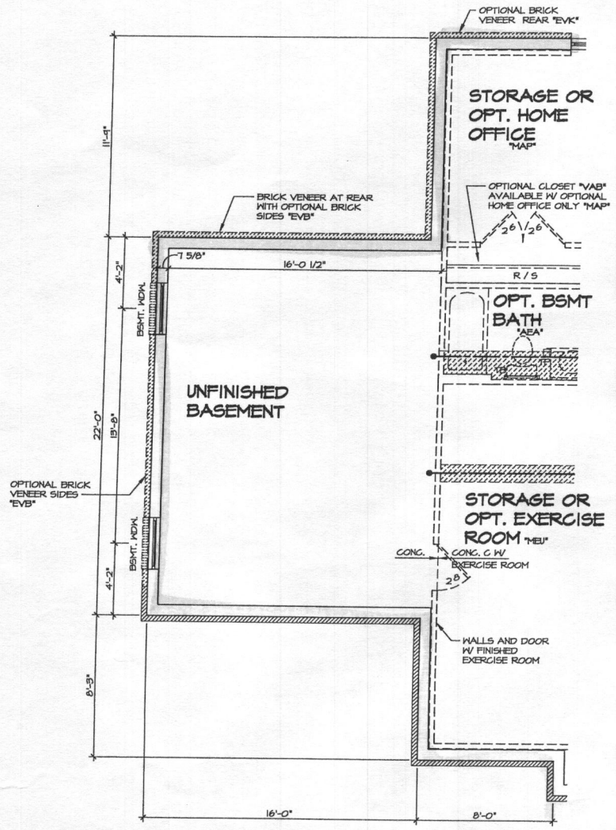
SET NO. 10100
VERSION 01
DRAWN BY JEA
DATE: 11/15/12
OPTION

MODEL MONTICELLO II
DRAWING TITLE BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-7

46

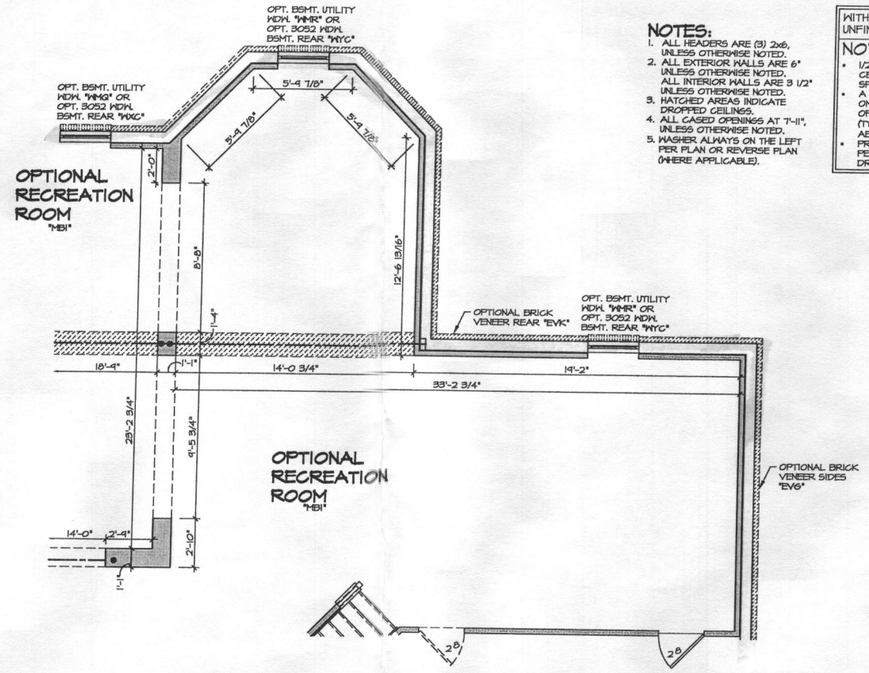
J:\Dwg\mx\DETACHED\MONTICELLO II_10100_01\BSMTFB.dwg 04/13/17 - 11:45 am



4 A-7b BASEMENT FLOOR PLAN PARTIAL

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

WITH OPTIONAL CONSERVATORY "MCO" OR IN-LAW SUITE "MSR"



3 A-7b BASEMENT FLOOR PLAN PARTIAL

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

WITH OPTIONAL MORNING ROOM "MAA" AND 4' EXTENSION TO FAMILY ROOM "EEN"

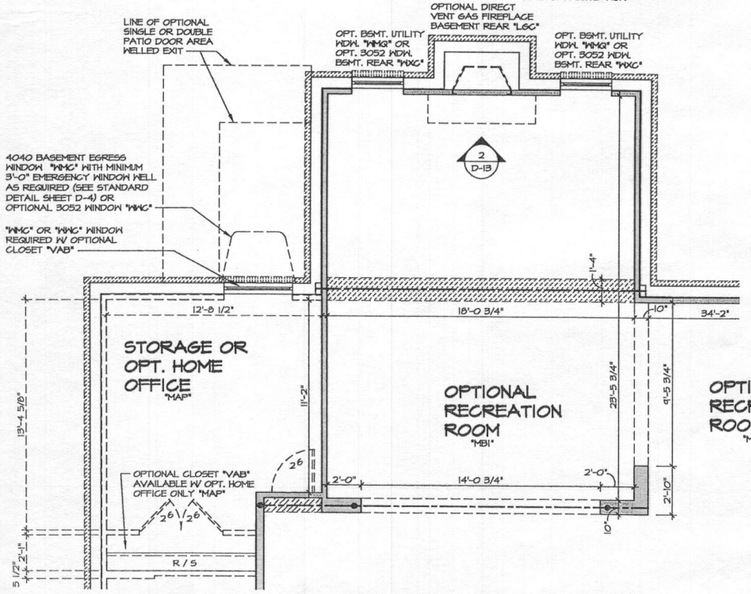
NOTES:

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 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 "SGI" - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:

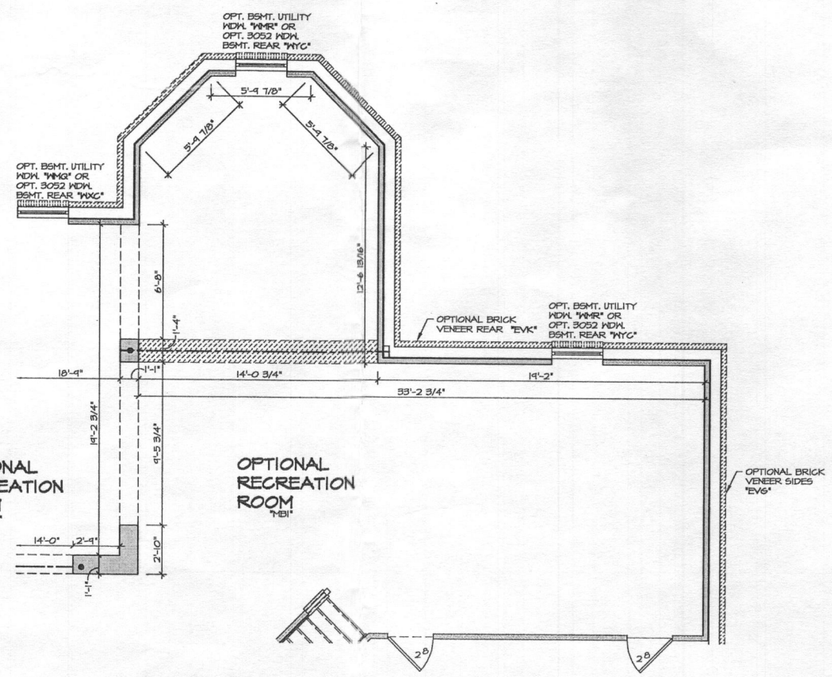
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.



1 A-7b BASEMENT FLOOR PLAN PARTIAL

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

WITH OPTIONAL 4' EXTENSION TO FAMILY ROOM "EEN"



2 A-7b BASEMENT FLOOR PLAN PARTIAL

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

WITH OPTIONAL MORNING ROOM "MAA"

REV. NO.	DATE	REMARKS
1	8/27/13	DAG - PROTOTYPE REVISIONS
2	9/6/13	DAG - CREATED VERSION 01
3	4/28/14	DRA - ADDED "SGI" NOTE
4	10/28/14	GLS - REVISED EGRESS WINDOW LOCATION TO MATCH FOUNDATION (PAR ID 230954)
5	7/24/15	SKM - ADDED NOTE AT EGRESS WINDOW PLAN SHEET
6	11/20/15	GLS - REVISED WALL AT COLUMN W/ MAA TO BE 2'-4" ON INSIDE (PAR ID 396711)

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
Attention: Architect
21 Byte Court, Suite A
Frederick, MD 21702

SET NO. 10100
VERSION 01
DRAWN BY JEA
DATE: 1/15/15

OPTION
EEN
MAA,
MCO, MSR

MODEL MONTICELLO II

DRAWING TITLE BASEMENT FLOOR PLAN PARTIAL

OPTION DESCRIPTION 4' EXTENSION TO FAMILY ROOM, MORNING ROOM, CONSERVATORY, IN-LAW'S SUITE

SHEET NO. A-7b

47

J:\Dwg\nv\DETACHED\MONTICELLO II_10100_01\BSMTFB_CON_MR.dwg 11/20/15 - 9:02 am