



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: _____

Permit No.: B16005163

Building Address: 5044 Lindera Ct.
 City: Clarksville State: MD Zip Code: 21029
 Suite/Apt. #: _____ SDP/WP/BA #: GP17-013
 Census Tract: _____ Subdivision: Walnut Creek
 Section: _____ Area: _____ Lot: 129
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant lot
 Proposed Use: Single Family Home
 Estimated Construction Cost: \$ 250,000
 Description of Work: New 2 story "Monticello II" ELV 'E', 2 car side garage, 2 car front attached garage, Suite 1st floor, sitting area w/covered porch, morning room, family office and finished lower level
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

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

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 Favis
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 License No.: 56
 Phone: 410-379-5956 Fax: _____
 Email: T.Favis@NVRInc.com

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

Utilities	
Water Supply	
<input type="checkbox"/> Public	RECEIVED
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	DEC 01 2016
<input checked="" type="checkbox"/> Private	LICENSES & PERMITS DIVISION
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input 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	
Grading Permit Number:	<u>616000338</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
12/2/2016
 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	<u>12/9/16</u>	<u>H. Oswald</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	\$ <u>1000</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>962294</u>



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: **5044 Lindera Court**
Potential Basement Bedroom

DATE: December 9, 2016

I have reviewed the floor plans in support of Building Permit **B16005163** for a new home at 5044 Lindera Court and noted that there is a full bathroom in the finished basement. There is a hand written note on the floor plan stating that the wall and door separating the home office from the rec room in the basement are being removed. Please note, with the wall and door removed, this makes that space a non-bedroom and maintains the floor plan at 5 bedrooms which is the max limit for this residence. Should the design of the basement floor plan change to include this wall and door 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.

The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing 5 bedroom design to accommodate a future finished basement. If you

choose to only size for the existing design, any future building permit for a finished basement may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.

Oswald, Hank

From: Oswald, Hank
Sent: Friday, December 09, 2016 10:43 AM
To: 'TFARIS@NVRINC.COM'
Subject: 5044 Linder Court
Attachments: Basement bedroom memo_5044 Linder Court.pdf

Hi Faris:

Attached, please find a memo regarding the basement floor plan layout for 5044 Linder Court. Should you have any questions, please don't hesitate to ask.

Building permit B16005163 has been approved by the Health Department.

Respectfully,

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)

5044 Lindera Court

B16005163

Lot 129

5 Bedrooms

MONTICELLO II



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

	FULL BASEMENT					ATTACHED GARAGE / ROOMS										STANDARD DETAILS
	STD. DIMS.	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 BARK	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-5
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-8
REAR ELEVATIONS		29	30	31	32	33	34	35	36	37						D-11
FOUNDATION	38		40	40	40	40										D-12
FOUNDATION HOLD DOWN LAYOUT	41						40	34	34	34						D-12B
PLUMBING GROUND WORKS	43		44	44	44	44										D-12C
BASEMENT PLAN	46							47	47	47						D-13
FIRST FLOOR PLAN	48		49	49	49	49		52	50	51	44	44				D-13B
SECOND FLOOR PLAN	53		54	54	54	54							55			D-14
BUILDING SECTION AT FOYER	56													55		D-15
BUILDING SECTION AT GARAGE	57													58		D-17
STAIR PLAN (FRONT)	59													58		D-17G
STAIR PLAN (REAR)	60															D-19
KITCHEN PLANS - CABINET HOOD B	61															D-20
KITCHEN PLANS - CABINET HOOD C	62															D-21
KITCHEN PLANS - GOURMET	63															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															D-30
INTERIOR DETAILS - ENTRY DOOR	69.2															D-34
EXTERIOR DETAILS		70	71	72	73	74				78				77		D-35
BASEMENT ELECTRICAL	79															D-36
FIRST FLOOR ELECTRICAL	81		82	82	82	82		84	80	80	80			82	82	D-37
SECOND FLOOR ELECTRICAL	85		86	86	86	86										D-38
FIRST FLOOR JOIST LAYOUT	88															D-40
SECOND FLOOR JOIST LAYOUT	90			91	91	91			89	89	89					D-44
ROOF FRAMING		92	93	94	95	96										D-45
ROOF FRAMING - 2 AND 3 CAR SIDE ENTRY GARAGE				97	98	99										
ROOF FRAMING - SITTING AREA		100	100	101	102	103										
ROOF FRAMING - SIDE ATTACHED GARAGE		104	104	104	105	106										
TRUSS BRACINGS		109	110	111	112											
BRACED WALL PANEL DETAIL		113	114	115												
ROOF VENTILATION		116	117	118	119	120										
HVAC LAYOUT	121															
HVAC LAYOUT	122															
HVAC LAYOUT	123															

BASE SQUARE FOOTAGE

FIRST FLOOR	GROSS SQ. FT.	2894
SECOND FLOOR	GROSS SQ. FT.	2474
HOUSE TOTAL	GROSS SQ. FT.	5368

ELEVATIONS SQ. FT.

ELEVATION 'A'	GROSS SQ. FT.	+0
ELEVATION 'B'	GROSS SQ. FT.	-4
ELEVATION 'C'	GROSS SQ. FT.	-10.4
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
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**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.	+58

FOOTPRINT

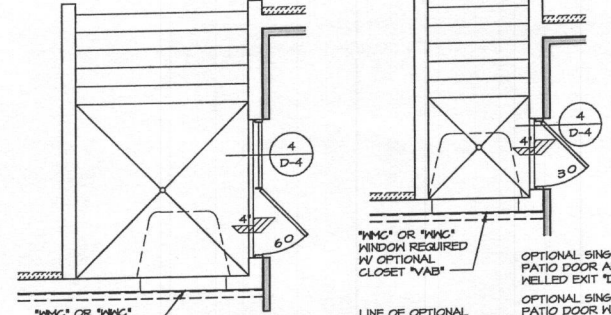
BASE HOUSE:	
WIDTH:	68'-0"
DEPTH:	66'-2"
MAXIMUM:	
WIDTH:	118'-0"
DEPTH:	84'-8"

SET - VERSION

10100-01

CS-1

J:\Dwg\NVR\DETACHED\MONTICELLO II\10100_01\CS1.dwg 01/19/15 - 11:03 am



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

OPTIONAL DOUBLE PATIO DOOR AREA HELLED EXIT "DGC"
OPTIONAL DOUBLE PATIO DOOR WITH WALKOUT "DPC"
NOTE: "DGC" OR "DPC" AVAILABLE WITH "EEN" 4'-0" EXTENSION TO FAMILY ROOM ONLY**
OPTIONAL WINDOW REQUIRED W/ OPTIONAL CLOSET "VAB"

4040 BASEMENT EGRESS WINDOW "WMC" WITH MINIMUM 3'-0" EMERGENCY WINDOW WELL AS REQUIRED (SEE STANDARD DETAIL SHEET D-4) OR OPTIONAL 3052 WINDOW "WMC"

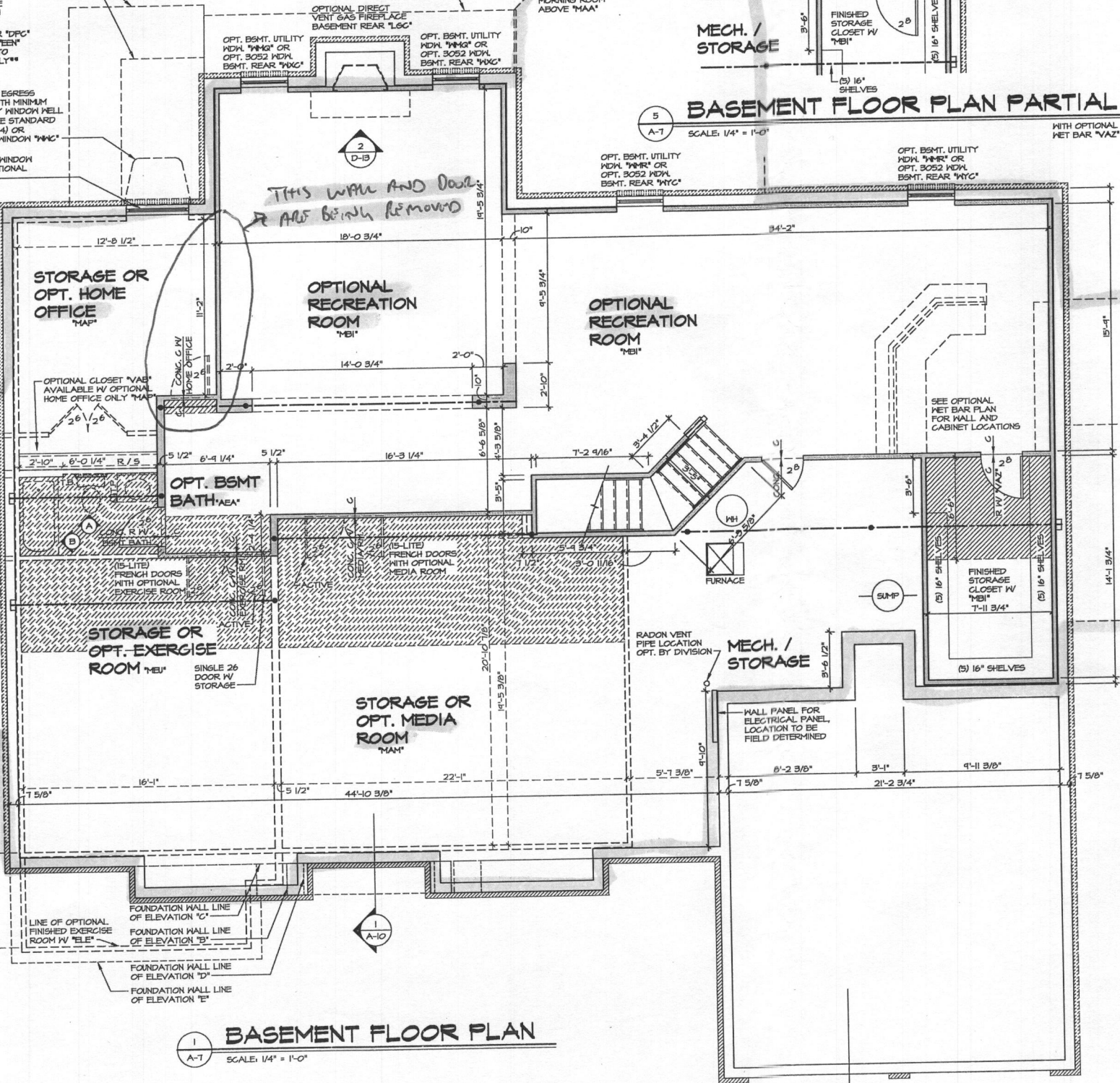
Bedrooms

OPTIONAL RECREATION ROOM "REI"

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

WITH OPTIONAL NET BAR "VAZ"

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



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

WITH OPTION "SCI" - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:

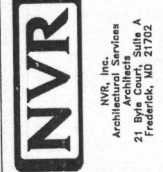
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL AND/OR HVAC (TYPICALLY AN 8'-0" X 8'-0" CEILING SPACE ABOVE MECHANICAL AREA)
- PROVIDE FIRE BLOCKING AS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

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

REVISIONS

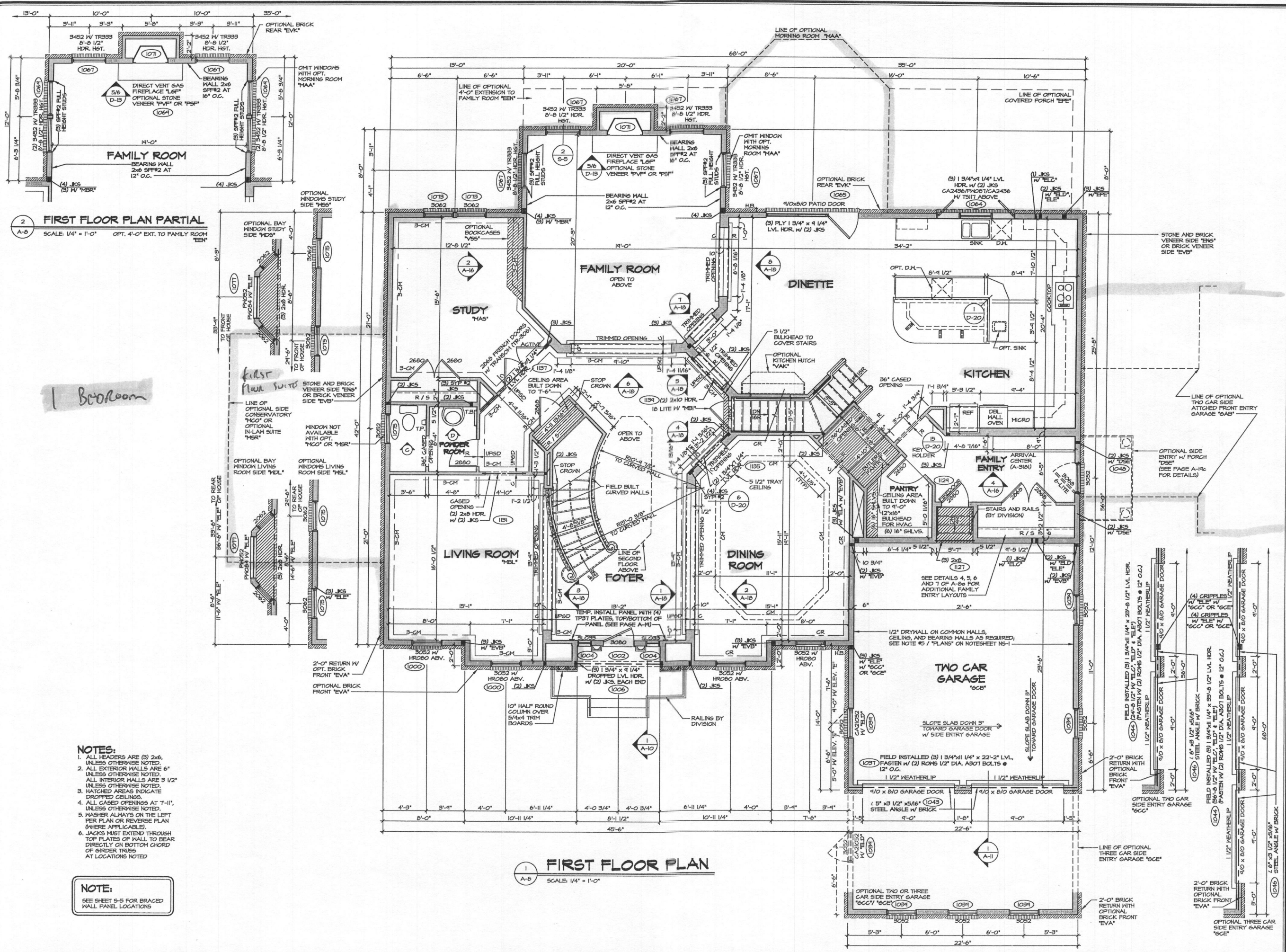
REV. NO.	DATE	DESCRIPTION
1	8/27/03	DWG - PROTOTYPE REVISIONS
2	9/6/03	DRA - CREATED REVISIONS
3	9/22/04	DRA - AUDIT REVISIONS
4	4/19/04	CEL - FRANK'S TUB CONVERSION
5	4/29/04	DRA - ADDED "SCI" NOTE
6	10/28/04	D.S. - REVISED EGRESS WINDOW LOCATION TO MATCH FOUNDATION (PAR ID 28954)
7	9/25/05	D.S. - SHIFTED L.V. AT ANKLED PART OF STAIR FOR HEADROOM (PAR ID 3112)
8	7/24/09	8991 - ADDED NOTE AT EGRESS WINDOW PAR 8494

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

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



- 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 CEILINGS.
 - ALL CASED OPENINGS AT T-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 S-5 FOR BRACED WALL PANEL LOCATIONS

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	07/15/12	ISSUE - PLANT BUILT ARRIVAL CENTER PROJECT
2	07/15/12	DLR - REVISED SIZE OF GARAGE ACCESS DOOR (PAR 39914)
3	07/15/12	DLR - REVISED KITCHEN WINDOW (PAR 34546)
4	07/15/12	DLR - ADJUSTED HALL AT FRIDGE 3-1/4" (PAR 39916)
5	07/15/12	DLR - DASHED IN GARAGE CABINET WINDOWS BY ELEV. "D" (PAR 39919)
6	07/15/12	DLR - RELOCATED HOSE BIB CLOSER TO GARAGE (PAR 39921)
7	07/15/12	DLR - DHR 4021 - SHELVEYS REVISIONS
8	07/15/12	DLR - DHR 4021 - REVISED GARAGE DOOR TO FIRE RATED 2" DOOR
9	07/15/12	DLR - AUDIT REVISIONS

NVR

NVR, Inc.
Architects
21 Bye Court, Suite A
Frederick, MD 21702

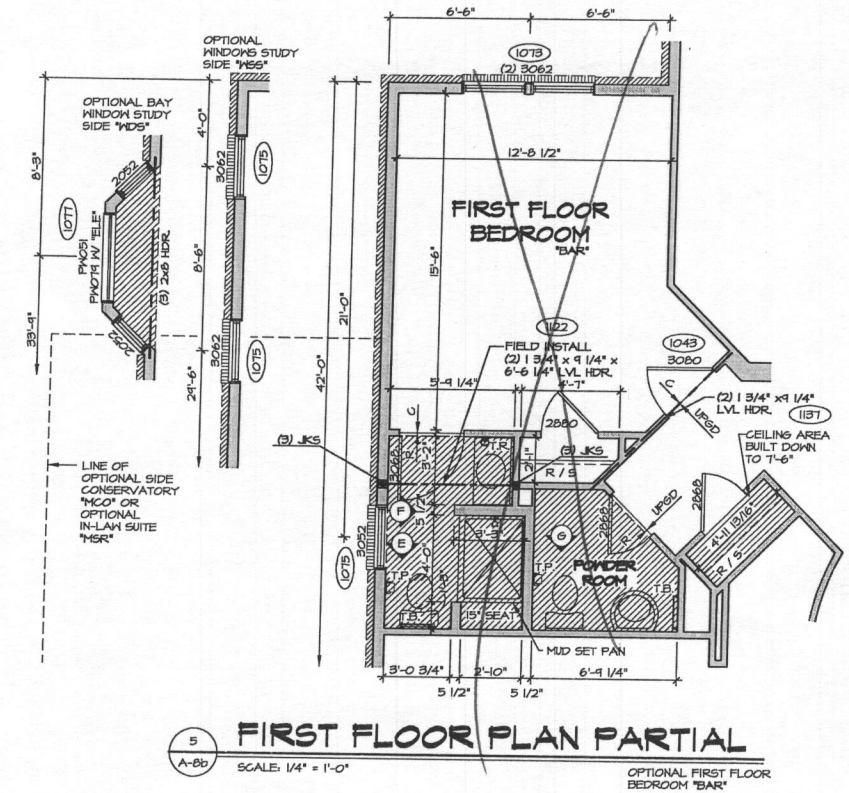
MODEL: MONTICELLO II

DRAWING TITLE: FIRST FLOOR PLAN

SHEET NO. A-8

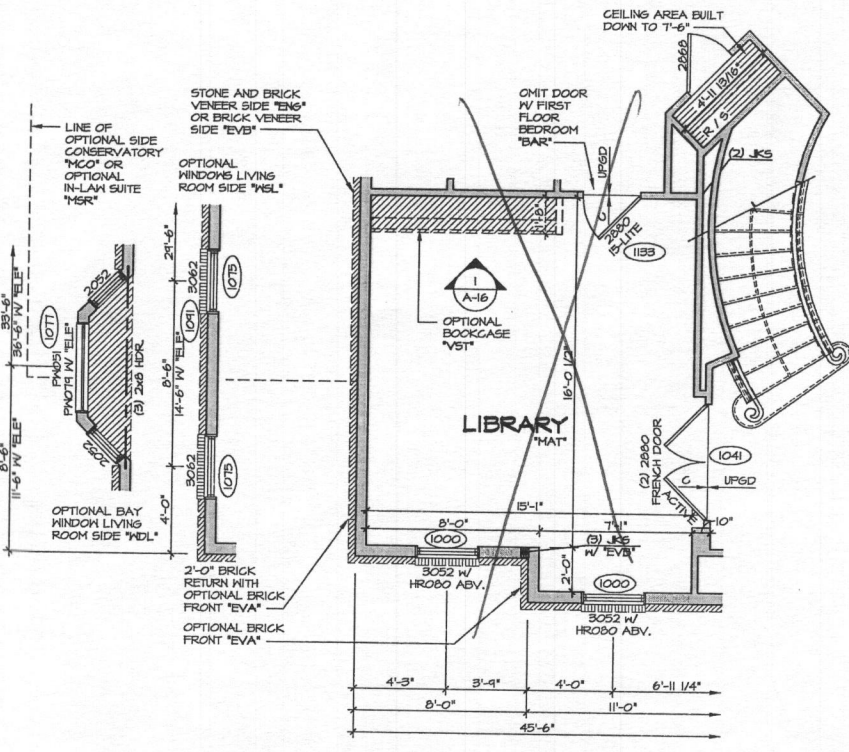
OPTION DESCRIPTION: 4B

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

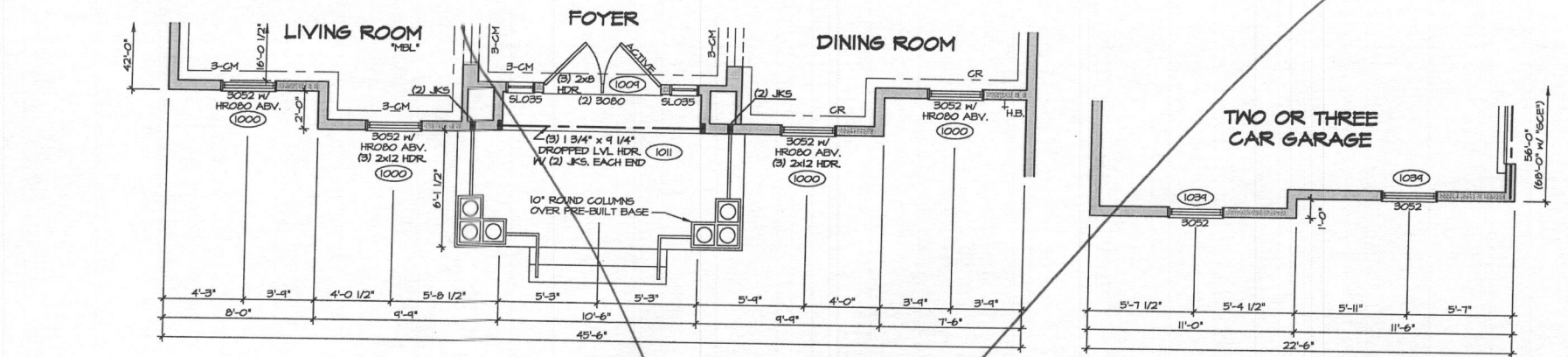


- NOTES:**
1. ALL HEADERS ARE (B) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILINGS.
 4. ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 5. HASHER ALWAYS ON THE LEFT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

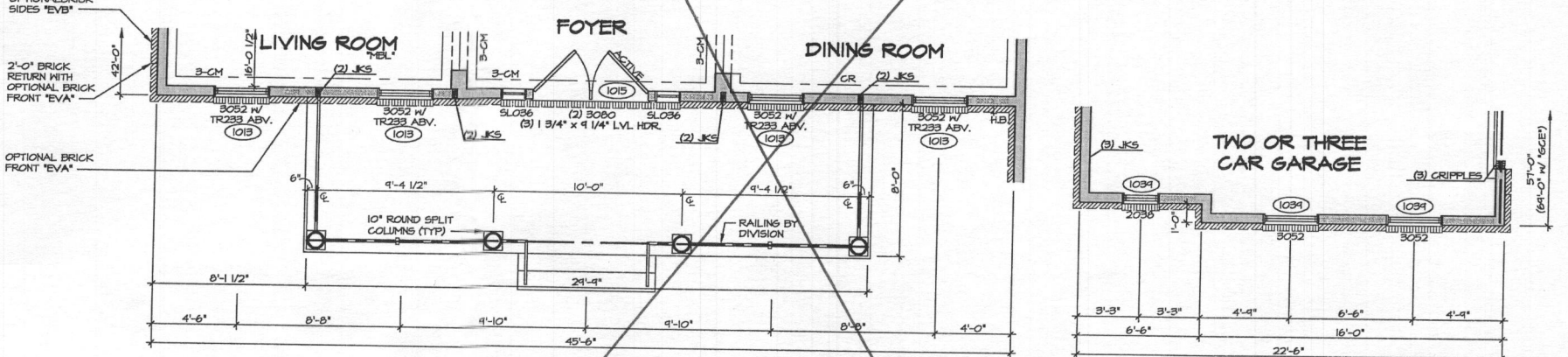
NOTE:
SEE SHEET S-5 FOR BRACED WALL PANEL LOCATIONS



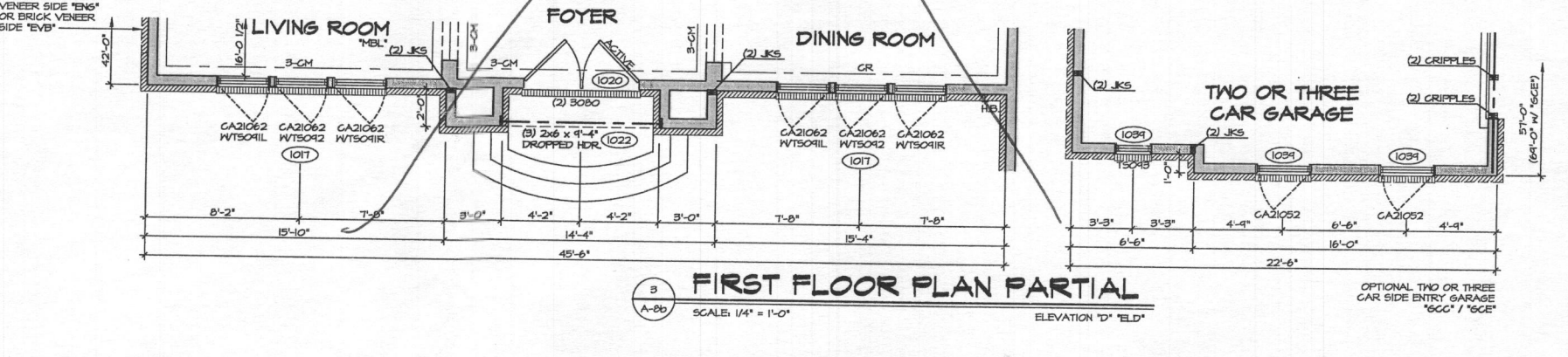
FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL LIBRARY "MAT" (SHOWN IN ELEVATION "A")



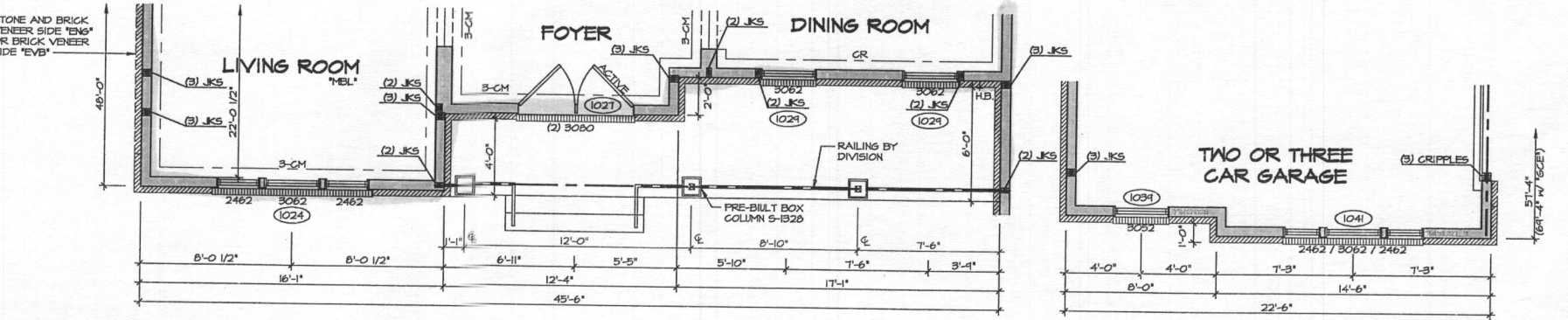
FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB"



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



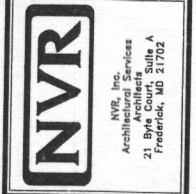
FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ELEVATION "D" "ELD"



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

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	9/27/15	DATE - PROTOTYPED REVISIONS
2	9/24/15	DATE - CREATED REVISION (1)
3	11/18/15	DATE - ADDED NOTE FOR LIBRARY DOOR
4	4/28/14	DATE - PRAXIS SUB CONVERSION
5	12/20/14	DATE - INCREASED CHASE W/ "BAR" AND "MCO" OPTION COMBINATION PAR. 21815
6	11/15/15	DATE - FIELD AUBT
7	10/15/15	DATE - VA LOCAL UPDATE
8	5/6/16	DATE - RELOCATED HOSE BIB CLOSER TO GARAGE PAIR SHIFTS



MODEL: MONTICELLO II

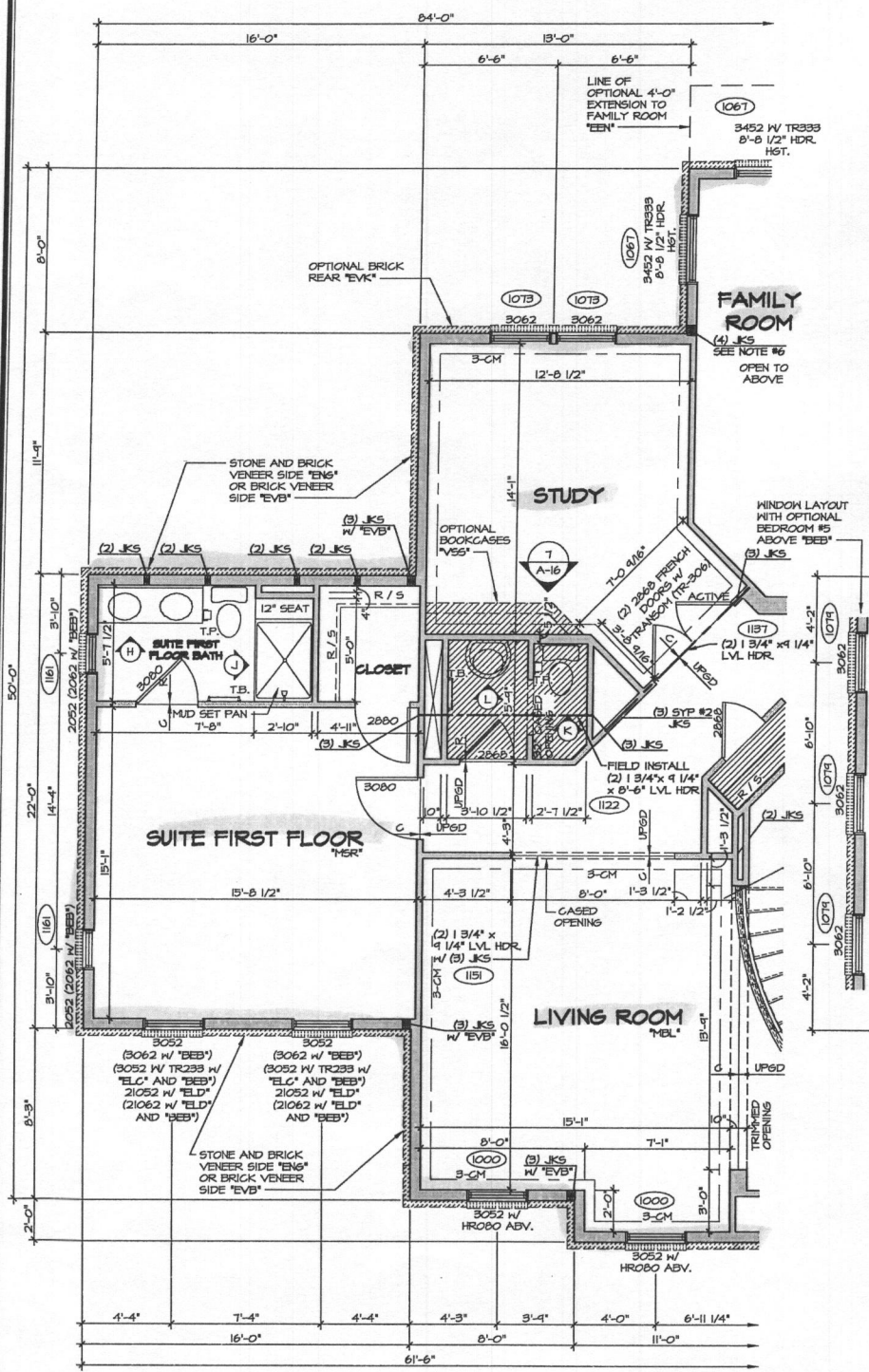
SET NO. 11000
VERSION G1
DRAWN BY JDS
DATE: 11/20/12
OPTION: ELB/ELC/ELD/ELR
FIRST FLOOR BEDROOM BAR
FIRST FLOOR LIBRARY MAT

OPTION DESCRIPTION: ELEVATION PARTIALS

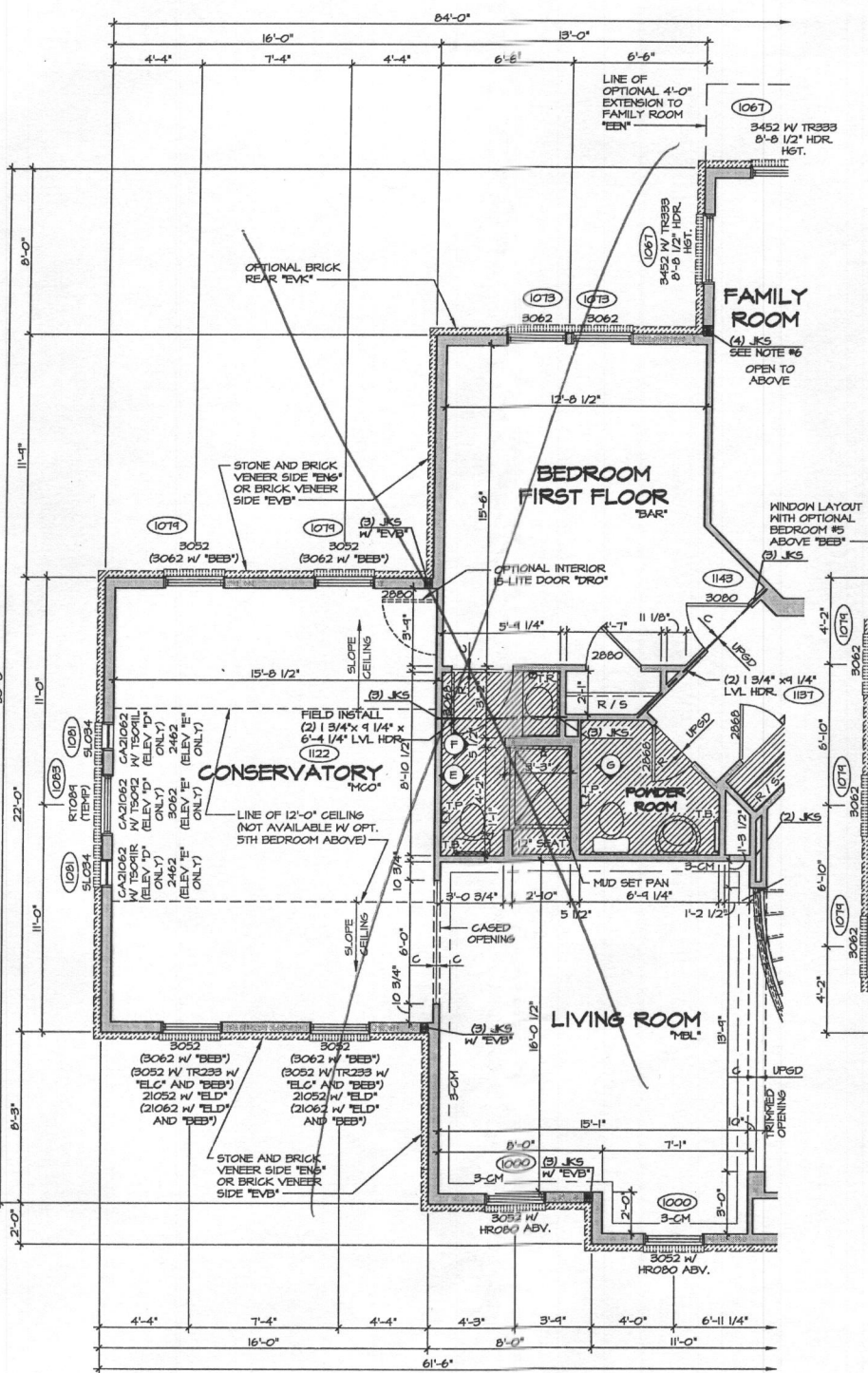
SHEET NO. A-8b

41

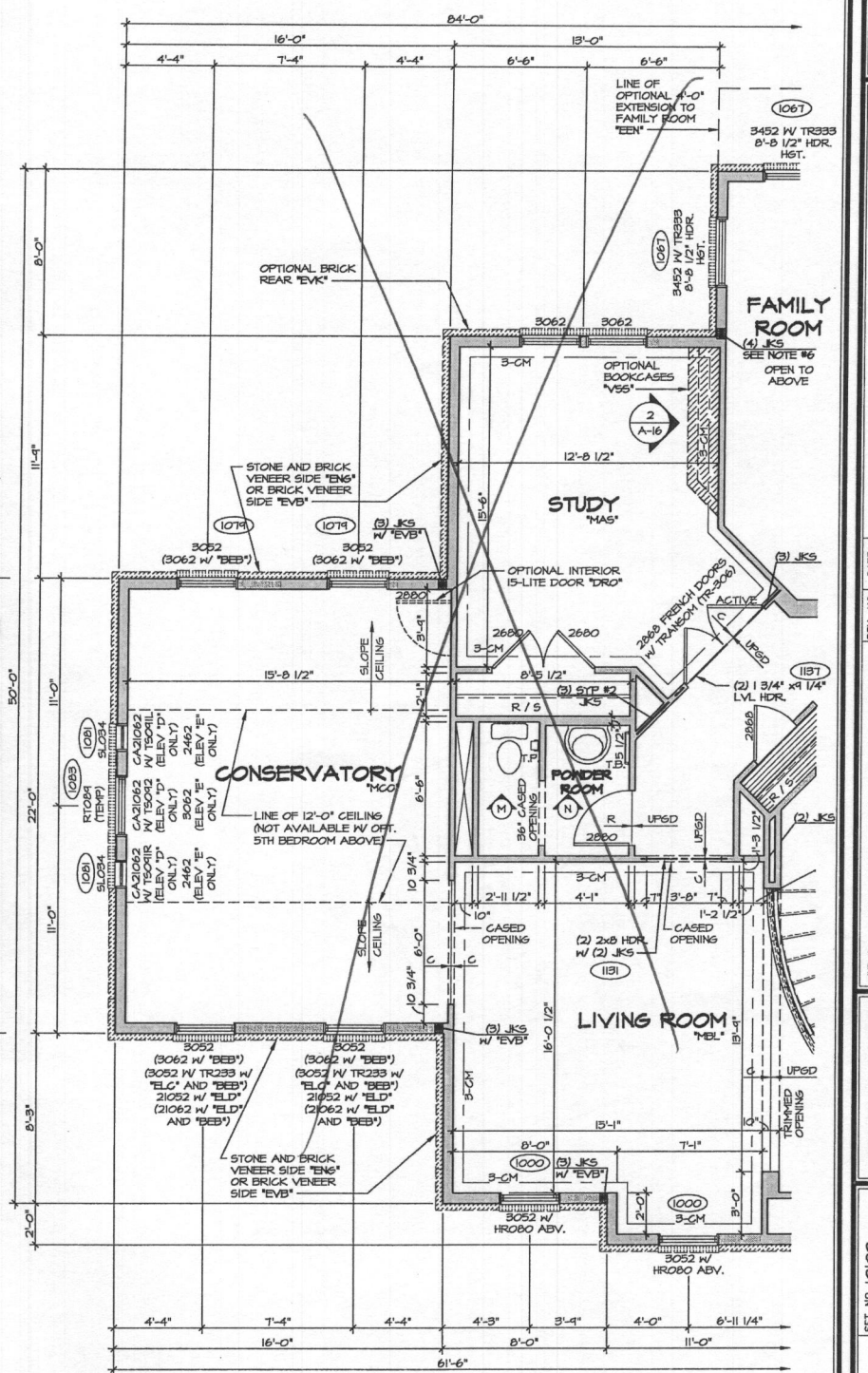
DATE: 05/05/16



1 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL IN-LAW SUITE "MER"
 (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")



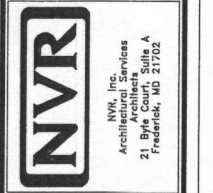
3 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL CONSERVATORY "MCO"
 (SHOWN W/ ELEVATION "A")

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 CEILING(S).
 ALL CASED OPENINGS AT "1-11",
 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

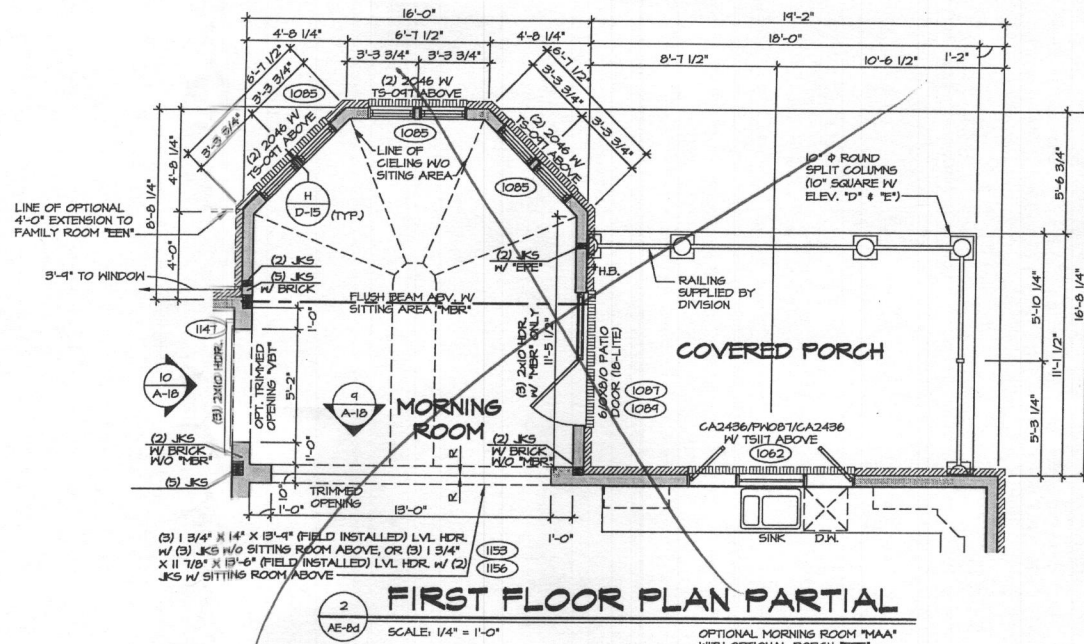
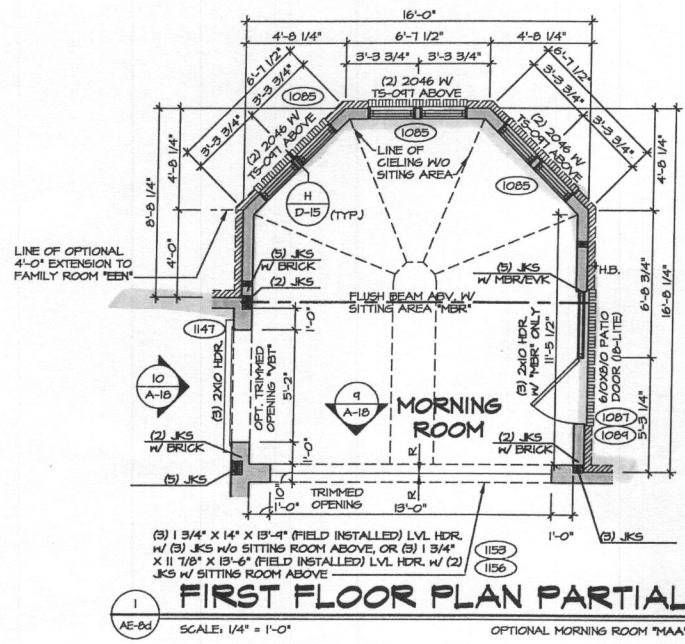
NOTE:
 SEE SHEET S-5 FOR BRACED
 WALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
1	8/27/18	DWG - PROTOTYPE REVISIONS
2	9/26/18	DWG - CREATED VERSION OF
3	10/24/18	RLC - ASB 3 PIECE GROUND STUDY
4	4/21/14	RLC - TRUSS DEB CONVERSION
5	12/20/14	RLC - INCREASED CHASE W/ "BAR" AND "MCO" OPTION COMBINATION PAR 24919
6	10/12/15	ESP - VA CODE UPDATE

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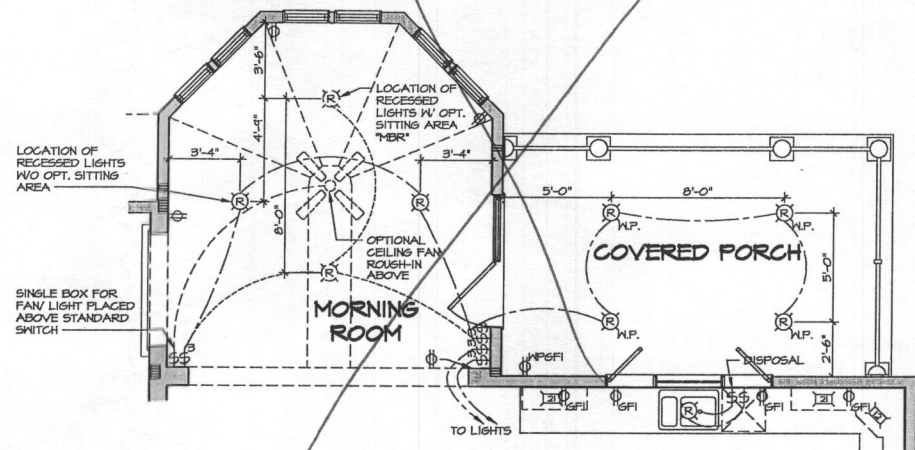
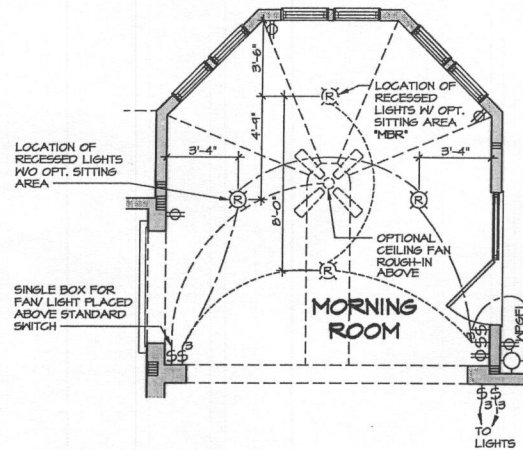


SHEET NO.	MODEL	SET NO.	DATE	OPTION
A-8c	MONTICELLO II	10100	11/21/12	MCO / BAR
50	FIRST FLOOR PLAN PARTIALS	VERSION 01	DRAWN BY JDS	MBR
	CONSERVATORY			
	CONSERVATORY W/ FIRST FLOOR BEDROOM			
	IN-LAW SUITE			



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

- NOTES:**
1. ALL HEADERS ARE (B) 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).



3 FIRST FLOOR ELECTRICAL PLAN PARTIAL
SCALE: 1/4" = 1'-0" OPTIONAL MORNING ROOM MAA

4 FIRST FLOOR ELECTRICAL PLAN PARTIAL
SCALE: 1/4" = 1'-0" OPTIONAL MORNING ROOM MAA WITH OPTIONAL PORCH EPE

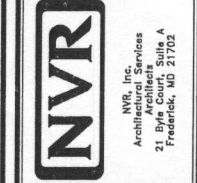
ELECTRICAL LEGEND			
⊕	SINGLE POLE SWITCH	⊕	EXHAUST FAN MOTOR WITH LIGHT
⊕ ₃	THREE WAY SWITCH	⊕	DOOR CHIME
⊕ ₄	FOUR WAY SWITCH	⊕	LIGHT FIXTURE - WALL MOUNTED
⊕ ₂	DUPLEX RECEPTACLE	⊕	LIGHT FIXTURE - CEILING MOUNTED
⊕ ₂ (S)	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED	⊕	LIGHT FIXTURE - RECESSED
⊕ ₂ (F)	DUPLEX RECEPTACLE - FLOOR MOUNTED	⊕	LIGHT FIXTURE - RECESSED WEATHER PROOF
⊕ ₂ (GFI)	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT	⊕	LIGHT FIXTURE - HANGING
⊕ ₂ (WPI)	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT	⊕	LIGHT FIXTURE - FLUORESCENT
⊕ ₂ (SD)	SMOKE DETECTOR - WIRED IN SERIES	⊕	LIGHT FIXTURE - UNDER CABINET LIGHT
⊕ ₂ (CD)	CARBON MONOXIDE DETECTOR	⊕	PULLCHAIN LAMPHOLDER
⊕	EXHAUST FAN MOTOR	⊕	KEYLESS LAMPHOLDER

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.

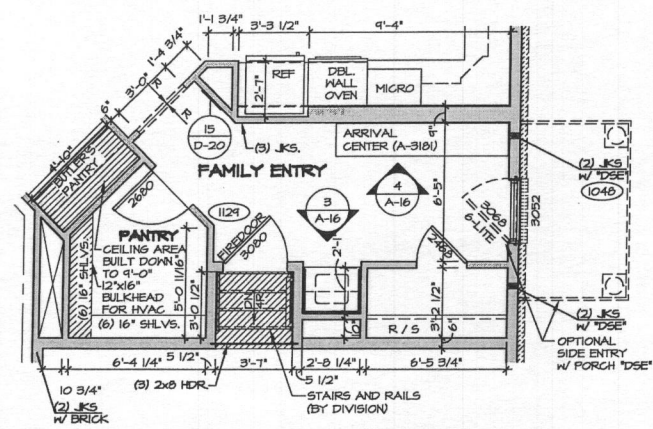
NOTE:
1. ELECTRICAL PLAN FOR ELECTRICAL DATA ONLY
2. LOCATION OF ELECTRICAL FEATURES ARE APPROXIMATE
3. INCLUDE ADDITIONAL OUTLET AT PANEL BOX LOCATION AS REQUIRED
4. OPTIONAL PENDANT LIGHTINGS TO BE 30"-36" ABOVE COUNTERTOP
5. OPTIONAL UNDER CABINET LIGHTS: SEE KITCHEN LAYOUT DRAWING FOR HALL CABINET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

REV. NO.	DATE	REMARKS
1	02/08/16	FOR - REVISED KITCHEN WINDOW (PAR 24246)
2	02/08/16	FOR - REVISED KITCHEN COUNTERTOP AIR LOCATIONS PER CODE (PAR 3111)
3	02/08/16	FOR - REVISED MORNING ROOM/KITCHEN HEADS TO FIELD INSTALLED
4	02/08/16	FOR - ADJUST REVISIONS
5	02/08/16	FOR - ADJUST HALL SHOULD BE A FULL HST OPEN PER MARKETING (PAR-22683)
6	02/08/16	FOR - CHANGED PASS THRU TO FULL OPENING (PAR 67)
7	02/08/16	FOR - REVISED STAIR FROM REAR COVERED PORCH (PAR 24246)
8	02/08/16	FOR - ADDED WINDOW TRIM DETAIL 11/2-5
9	02/08/16	FOR - ADDED NOTE FOR SQUARE COLUMNS IN ELD & ELE (PAR 25206)

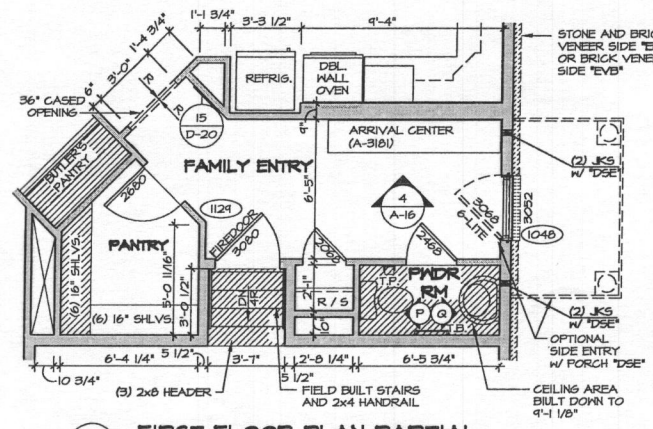
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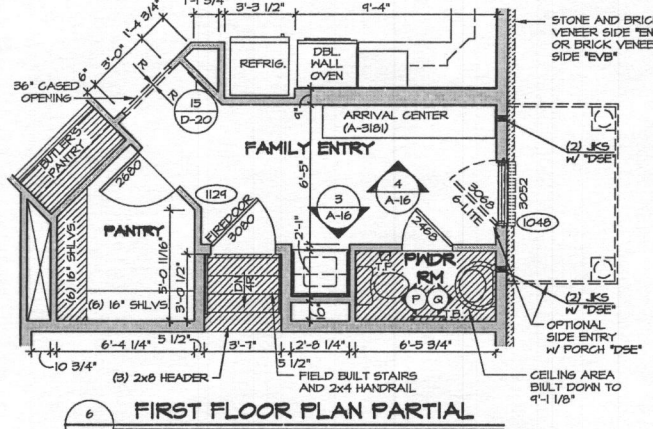
SHEET NO.	AE-8d
MODEL	MONTICELLO II
VERSION	01
DRAWN BY	JDS
DATE	11/23/12
OPTION	MAA
	EPE
	51



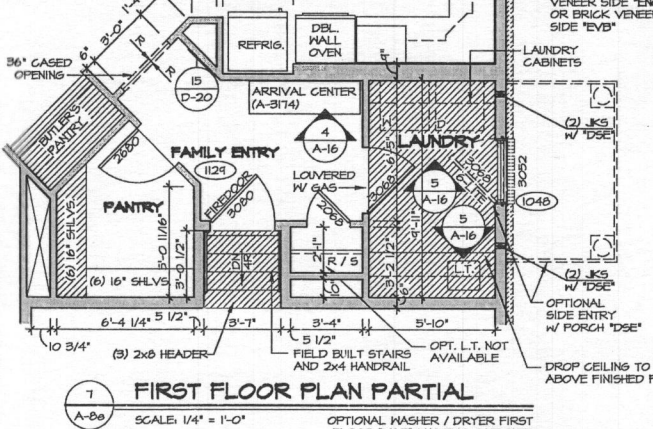
4 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL FAMILY ENTRY UTILITY SINK W/ CABINETS VGM*



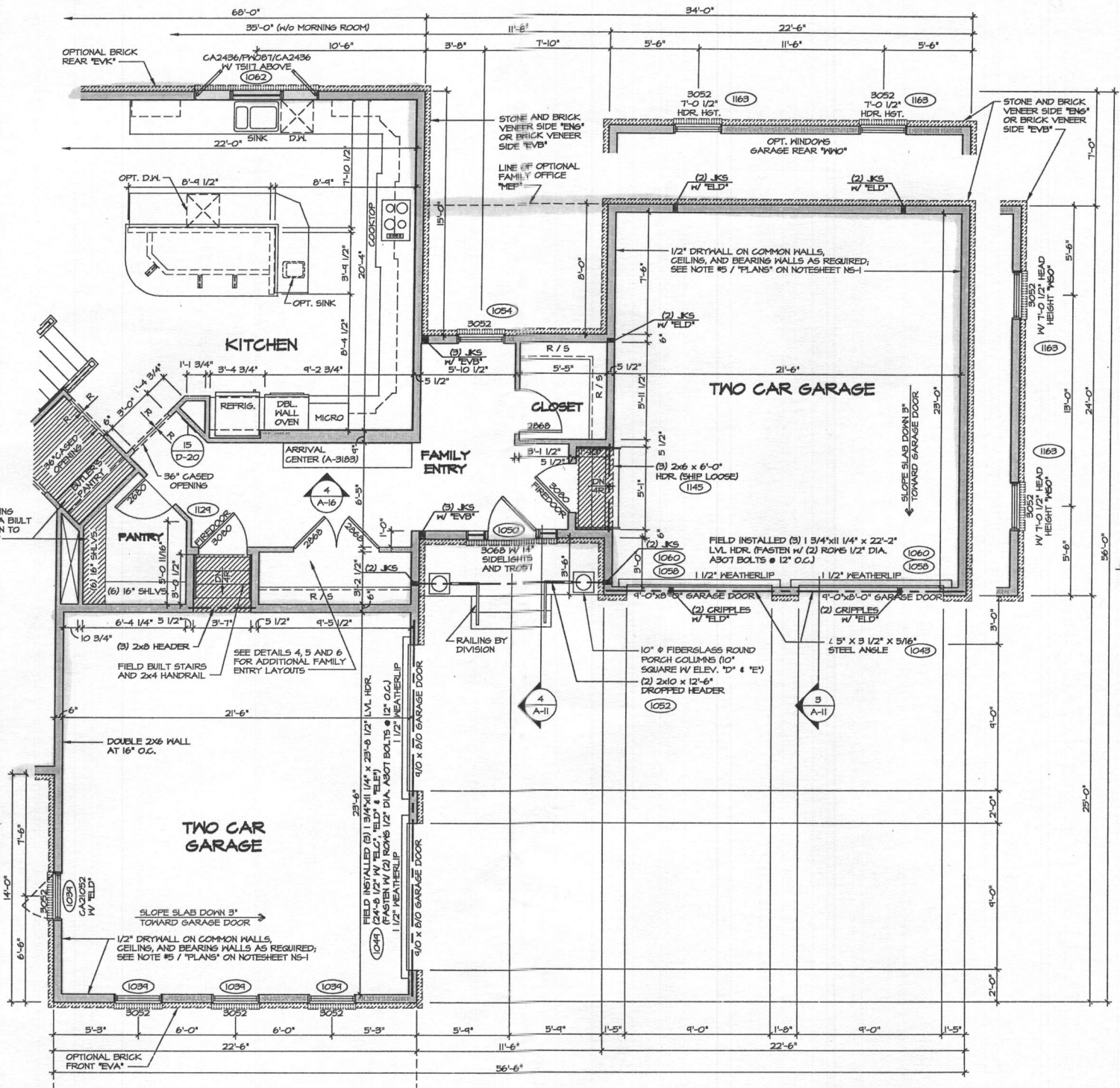
5 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL FIRST FLOOR POWDER ROOM SECOND LOCATION *APO*



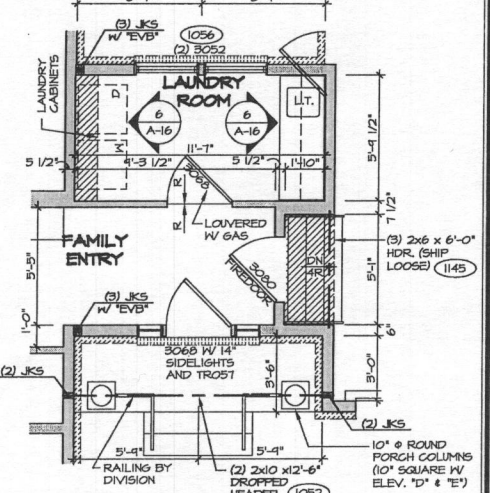
6 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL FIRST FLOOR POWDER ROOM SECOND LOCATION *APO* W/ OPTIONAL FAMILY ENTRY UTILITY SINK W/ CABINETS VGM*



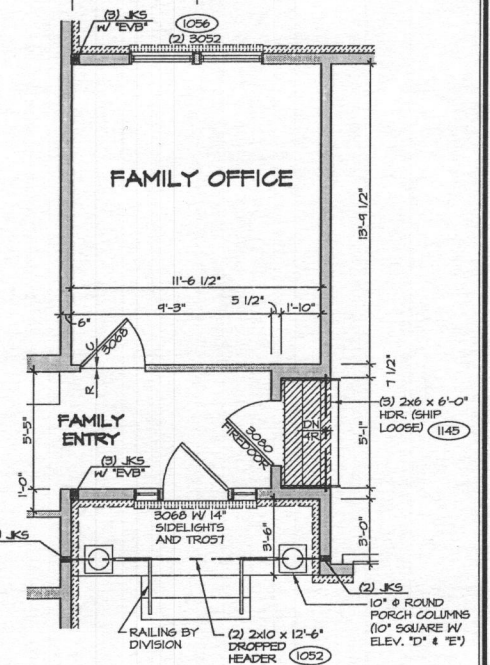
7 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL WASHER / DRYER FIRST FLOOR *VAP* W/ TWO CAR SIDE ATTACHED GARAGE



1 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 TWO CAR SIDE ATTACHED GARAGE *GAB* SHOWN W/ ELEVATION *A*



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*

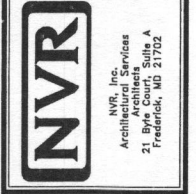


3 FIRST FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OPTIONAL FAMILY OFFICE *MFP* WITH OPTIONAL TWO CAR SIDE ATTACHED GARAGE *GAB*

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

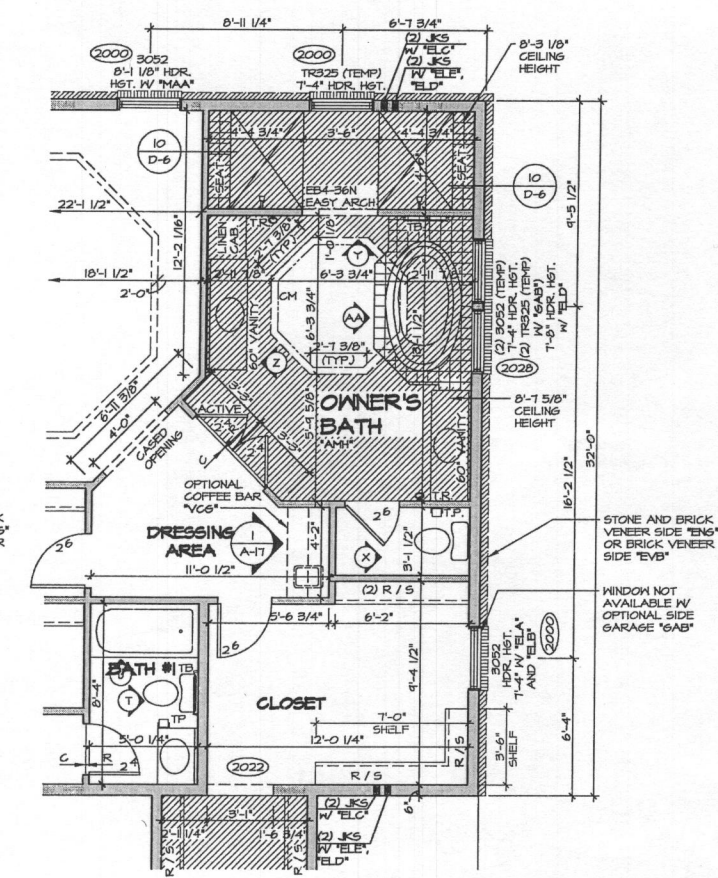
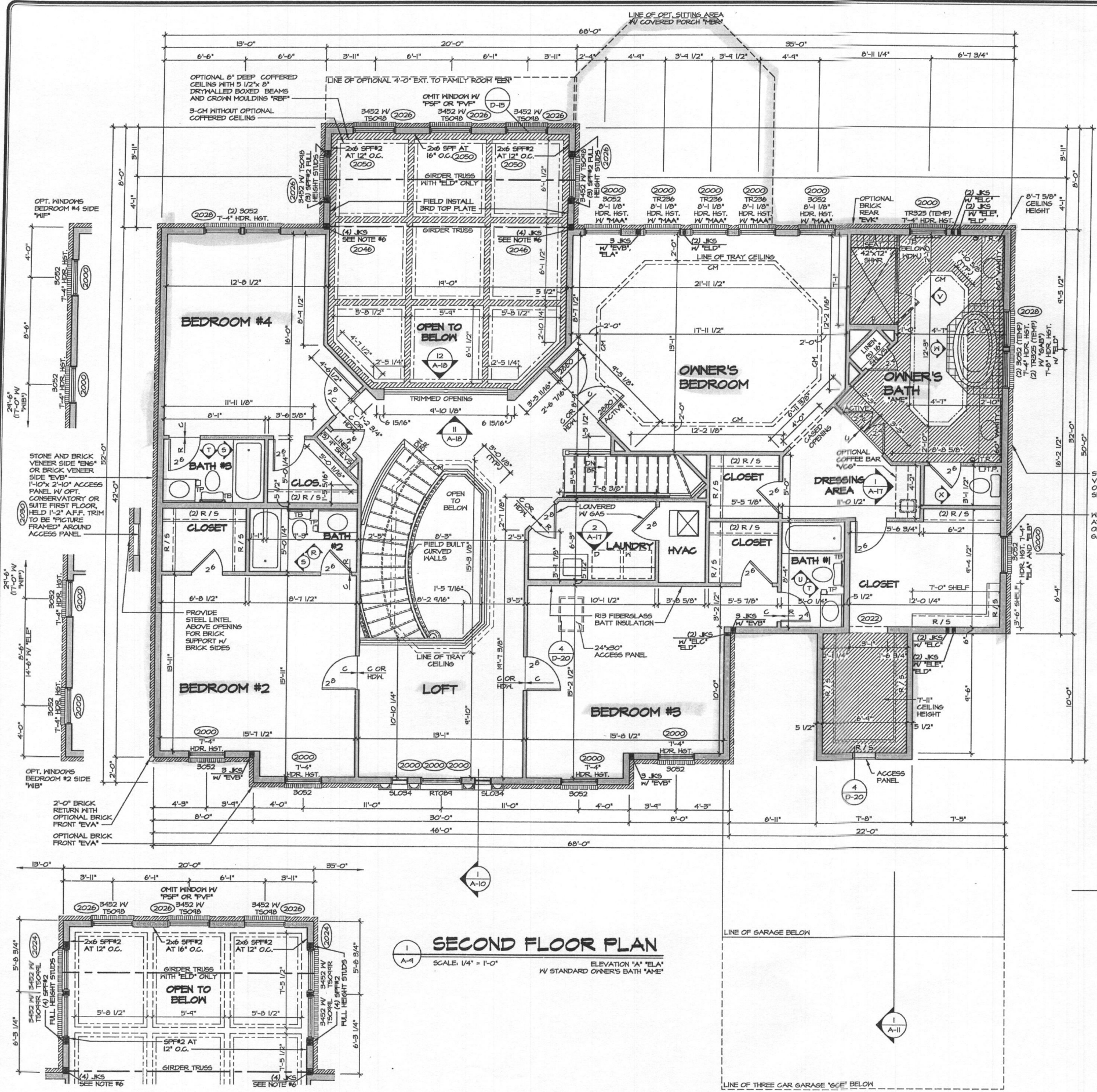
- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
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 3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILING.
 5. ALL GASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.
 6. WASHER ALWAYS ON THE LEFT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

REV. NO.	DATE	REMARKS
1	5/20/16	ISS - DASHED IN CLOSET GARMENT WINDOWS W/ ELEV. 'D' (PAR 30716)
2	10/03/16	ISSH - REVISED SIZE OF PANTRY TO BE 6'-4 1/4" PER MARKETING REVIEW
3	9/20/14	ISSH - ADIT REVISIONS
4	10/24/14	ISSH - DRR #921 - SHELVING REVISIONS
5	4/20/14	J.A.H. - DRR #921 (REVISED GARAGE DOOR TO FIRE RATED 2' DOOR)
6	4/25/16	ISSH - ADDED NOTE FOR SQUARE COLUMNS W/ BLD # BLE (PAR #92016)
7	6/09/16	ISSH - PLANT BUILT ARRIVAL CENTER PROJECT
8	9/4/15	ISSH - REVISED KITCHEN WINDOW (PAR 34546)
9	12/05/15	ISSH - ADJUSTED WALL AT BRIDGE 2-1/4" (PAR 195916)

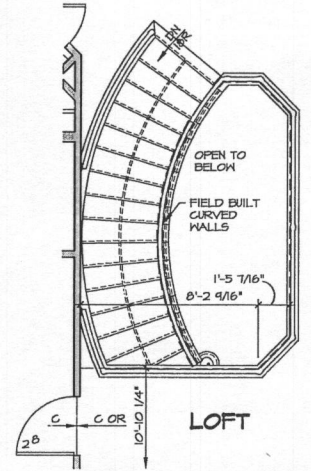


SHEET NO.	A-80
MODEL	MONTICELLO II
VERSION	01
DRAWN BY	JDS
DATE	11/23/12
OPTION	GAB
DESCRIPTION	TWO CAR SIDE ATTACHED GARAGE FIRST FLOOR POWDER ROOM SECOND LOCATION WASHER/DRYER FIRST FLOOR / SINK W/ CABINETS VAP, VSM
SHEET NO.	52

4 Bedrooms



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



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

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

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

- 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.
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 5. MASHER 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.

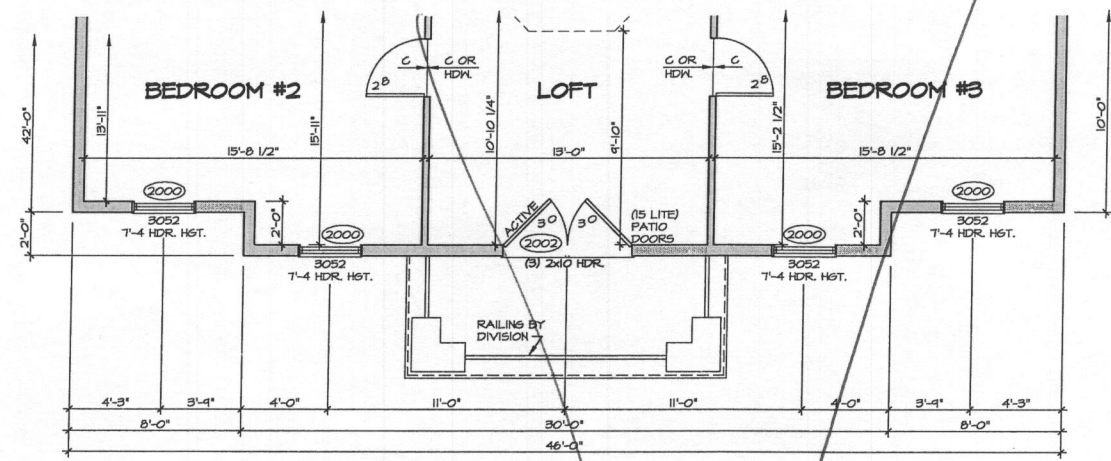
NOTE:
SEE SHEET S-3C FOR BRACED WALL PANEL LOCATIONS

REVISIONS

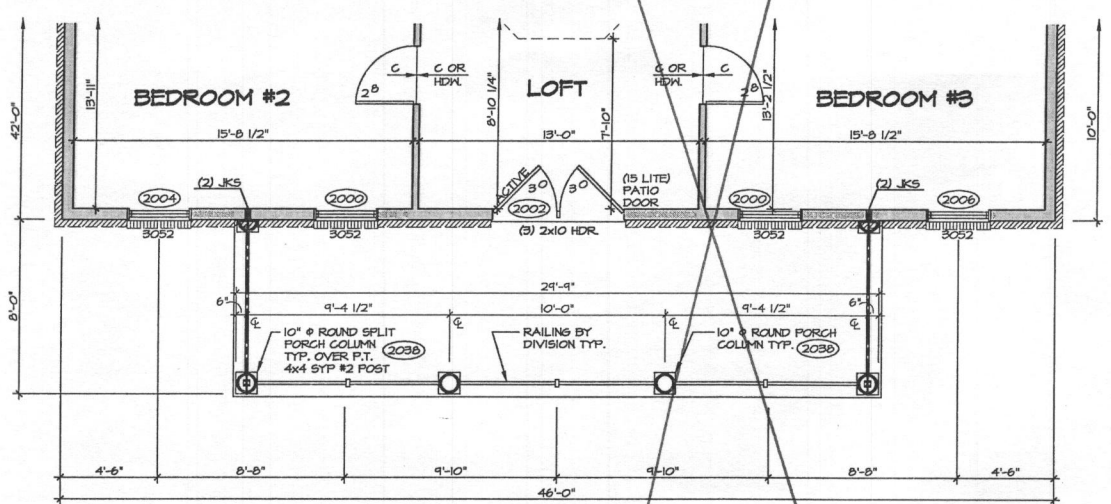
REV. NO.	DATE	DESCRIPTION
1	6/20/14	SM - REVISED BATH #3 ELEVATION BEHIND TO T-PAS 24795
2	10/20/14	HEB - REVISED HANDRAIL LOCATION
3	10/20/14	ELB - ADDED BY DIVISION NOTE TO LAUNDRY INSULATION (PAR 24794)
4	3/26/15	LEB - MISC. TRIM ADJUST REVISIONS
5	3/26/15	CLB - REVOKED BY DIVISION FROM THE ROCK POOL. NOTE (PAR ID 31924)
6	4/16/15	LEB - REV. OWNER'S TUB MESH. HDR. HEIGHT FROM T-0 TO T-1. (PAR ID 32020)
7	6/19/15	CLB - REVISED THE TUB DECK IN 'ANE' BATH FOR FULL OVERLAY (PAR ID 34463)
8	10/16/16	CVB - ADDED INSULATION NOTE FOR THE WALL BETWEEN BEDROOM AND LAUNDRY
9	4/10/16	1909 - PAR 1909D - REVISED HEIGHT OF BATH WINDOW WITH ELD

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Frederick, MD 21704

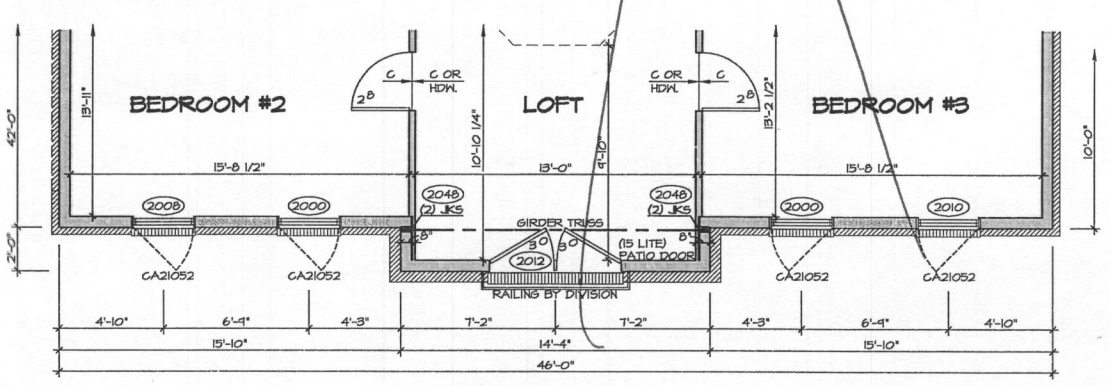
SHEET NO.	MODEL	SET NO.	DATE
A-9	MONTICELLO II	0100	11/19/12
53	DRAWING TITLE	VERSION	OPTION
	SECOND FLOOR PLAN	02	
	DRAWN BY	JEK	
	DATE	11/19/12	
	OPTION DESCRIPTION		



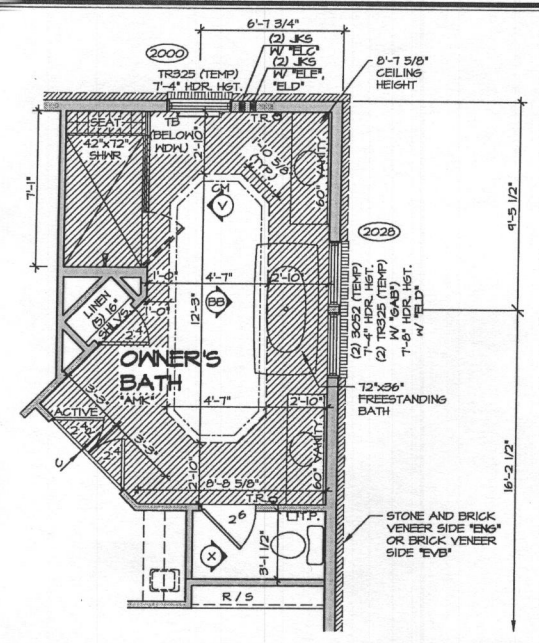
1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION 'B' 'ELB'



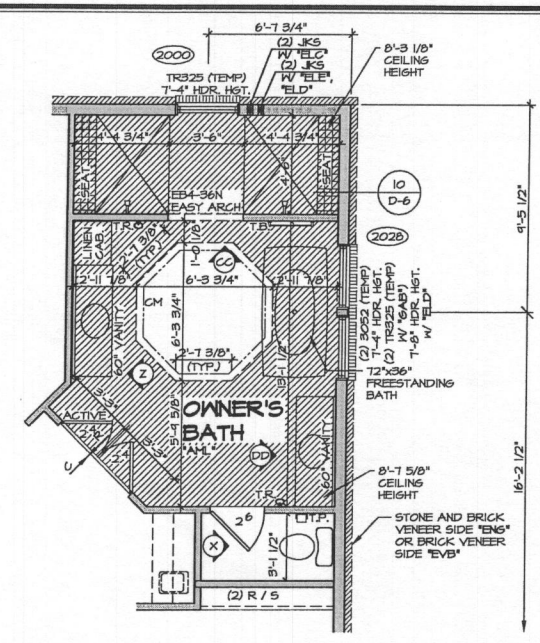
2 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION 'C' 'ELC'



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



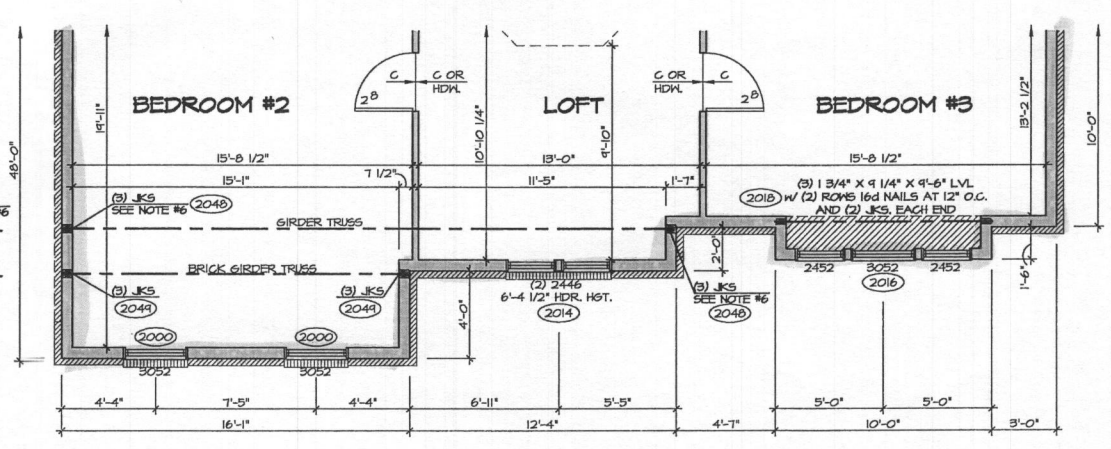
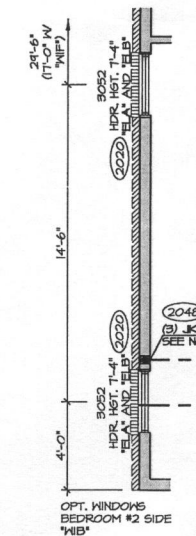
5 SECOND FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" OPTIONAL OWNERS BATHROOM TYPE K W/ FREESTANDING TUB AND SHOWER 'AKK'



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

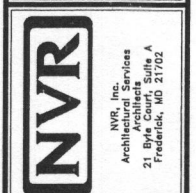
NOTE:
SEE SHEET S-5C FOR BRACED WALL PANEL LOCATIONS

- 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).
 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
SCALE: 1/4" = 1'-0" ELEVATION 'E' 'ELE'

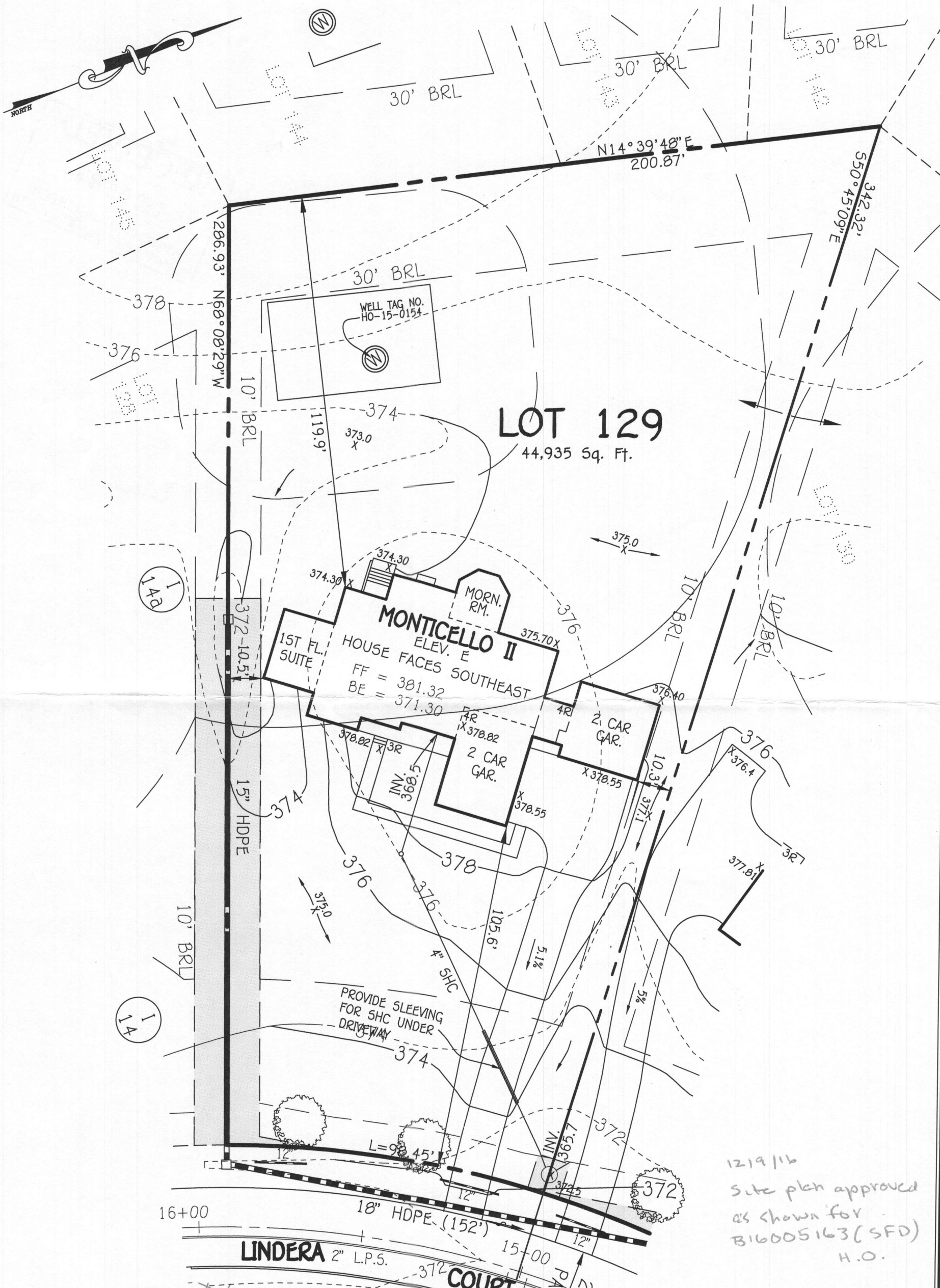
REV. NO.	DATE	REMARKS
1	02/21/15	DKS - PROTOTYPE REVISIONS
2	05/01/15	DKS - CREATED VERSION 01
3	02/01/16	DKS - ADIT REVISIONS
4	02/01/16	DKS - ADIT REVISIONS
5	01/01/16	DKS - PAX REVISIONS - REVISED HEIGHT OF BATH WINDOW WITH ELD



MODEL	MONTICELLO II
DRAWING TITLE	SECOND FLOOR PLAN RIDER
SET NO.	10100
VERSION 01	
DRAWN BY	JEA
DATE	11/14/12
OPTION	ELEV. ELC ELEV. ELD
SHEET NO.	A-9b
OPTION DESCRIPTION	ELEVATION 'B', ELEVATION 'C', ELEVATION 'D', ELEVATION 'E'
	54

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-15-0154, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.



LOT 129
44,935 Sq. Ft.

MONTICELLO II
ELEV. E
HOUSE FACES SOUTHEAST
FF = 381.32
BE = 371.30

1219116
Site plan approved
as shown for
B16005163 (SFD)
H.O.

BUILDER

NV HOMES INC.
9720 PATUXENT WOODS
COLUMBIA, MARYLAND 21046

OWNER

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

PERMIT SITE PLAN
LOT 129

5044 LINDERA COURT
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: NOV. 21, 2016

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

PLAN

SCALE: 1" = 30'

I:\2004\040001\dwg\PHASE FOUR FINALS\Permit Site Plans Ph.4\NV Per Pl Lot 129.dwg, 11/21/2016 8:23:14 AM, 1:30