

VILLAGE OF GILBERTS

A RESOLUTION MODIFYING THE APPROVED BUILDING ELEVATIONS FOR THE SINGLE FAMILY HOMES IN THE CONSERVANCY DEVELOPMENT

WHEREAS, on January 31, 2017, the Gilberts Village Board approved the First Amendment to an Annexation and Development Agreement between the Village of Gilberts and Gilberts Development LLC for 914.02 acres of the Conservancy Development, legally described on Exhibit A ("*Conservancy Development*"), which Agreement was recorded on February 3, 2017, with the Kane County Recorder's Office, as Document No. 2017K006675 ("*Amended Annexation Agreement*"); and

WHEREAS, on January 31, 2017, the Village Board also approved Ordinance No. 05-2017, an Ordinance Approving a First Amendment to an Existing Planned Unit Development and the Preliminary PUD Plan for the Conservancy Development, which Ordinance was recorded on February 3, 2017, with the Kane County Recorder's Office, as Document No. 2017K006674 ("*Amended PUD Ordinance*"); and

WHEREAS, the Amended PUD Ordinance approved Building Elevation Plans for the single family homes in the Conservancy Development, which plans were attached to the PUD Ordinance as Exhibit D; and

WHEREAS, Gilberts Development LLC has requested that the Village Board approve modified Building Elevation Plans for the single family homes in the Conservancy Development, as prepared by Ryan Homes; and

WHEREAS, Section 3 of the Amended PUD Ordinance and Section 22.J of the Amended Annexation Agreement authorize the Village Board to approve modifications to the approved Building Elevation Plans pursuant to a Resolution; and

WHEREAS, the Village Board has considered and approves the request by Gilberts Development LLC to approve modified Building Elevation Plans for the single family homes in the Conservancy Development, as set forth in this Resolution.

THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS AS FOLLOWS:

Section 1. **Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Resolution as though set forth in this Section 1.

Section 2. **Approval of Modified Building Elevation Plans for Single Family Homes.** In accordance with the authority granted by the Amended Annexation Agreement and the Amended PUD Ordinance, the Village Board of Trustees hereby modifies the approved Building Elevation Plans for single family residences in the Conservancy Development that were attached as Exhibit

D to the Amended PUD Ordinance to replace the approved Building Elevation Plans with the modified Building Elevation Plans attached to this Resolution as **Exhibit B**.

Section 3. Conditions. The approval granted in Section 2 of this Resolution is conditioned upon and limited by the following requirements, conditions, and restrictions, the violation of any of which shall, in the sole discretion of the President and Board of Trustees, invalidate the approvals:

- A. **No Authorization of Work.** This Resolution does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Conservancy Development pursuant to the approvals granted in this Resolution unless and until all conditions of this Resolution have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Laws.** The Village's zoning, subdivision, and building regulations, and all other applicable Village ordinances and regulations shall continue to apply to the Conservancy Development, and the development and use of the Conservancy Development shall comply with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. **Continued Effect of the Approvals.** The Amended PUD Ordinance and the Amended Annexation Agreement shall remain in full force and effect, and the Owner shall comply with all requirements, conditions, and restrictions therein.

In addition, any violation of this Resolution shall be deemed a violation of the Village of Gilberts Zoning Code and shall subject the Owner to enforcement proceedings accordingly.

Section 4. Effective Date. This Resolution shall take effect upon its passage and approval according to law.

PASSED BY THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 21 day of Aug, 2018.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dan Corbett	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Elissa Kojzarek	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Nancy Farrell	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Jeanne Allen	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Lou Hacker	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Trustee Guy Zambetti	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
President Rick Zirk	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

APPROVED THIS 21 DAY OF Aug, 2018



Rick Zirk, Village President

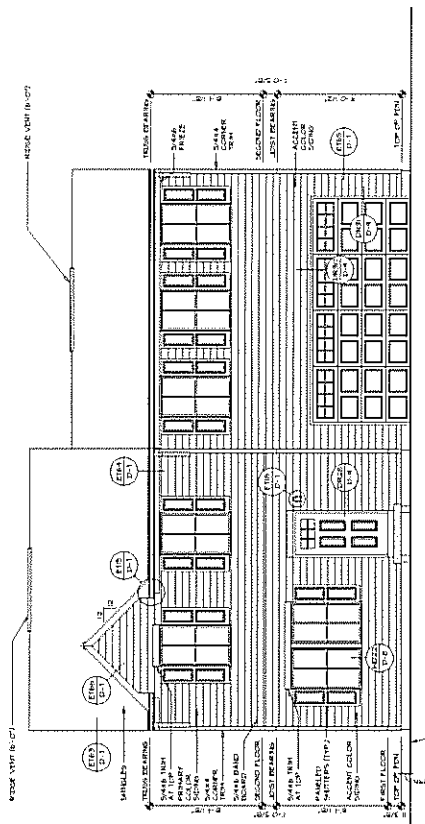
ATTEST:

Courtney Nicholas, Village Clerk

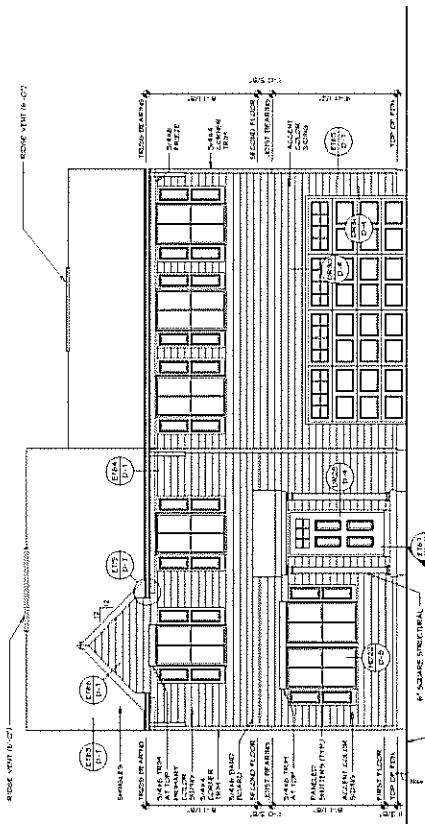
Published:

AUG. 22, 2018

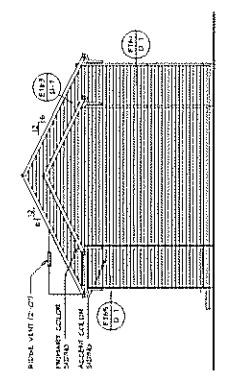
	<u>Approved Under</u>	<u>New Plans</u>	<u>OK to Obsolete 12/31/18</u>
	<u>Ordinance 05-2017</u>		
Plan 1680	x		
Plan 1918	x		
Plan 2203	x		
Sienna	x		
Florence	x		x
Venice	x		x
Milan	x		x
Naples	x		x
Rome	x		x
Torino	x		x
Landon	x		
Bateman	x		
Olsen	x		
Parker	x		x
Winterbrook	x		
Springhaven	x		
Allegheny		x	
Ballenger		x	
Columbia		x	
Hudson		x	
Lehigh		x	
Seneca		x	
York		x	



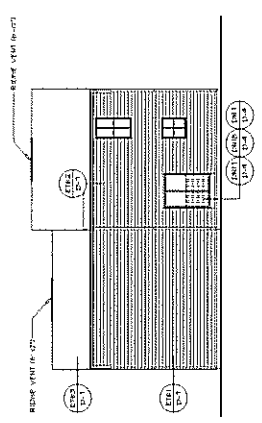
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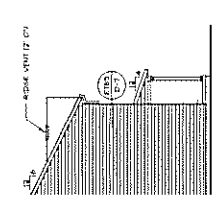
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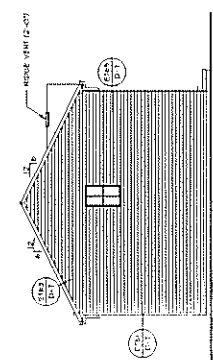
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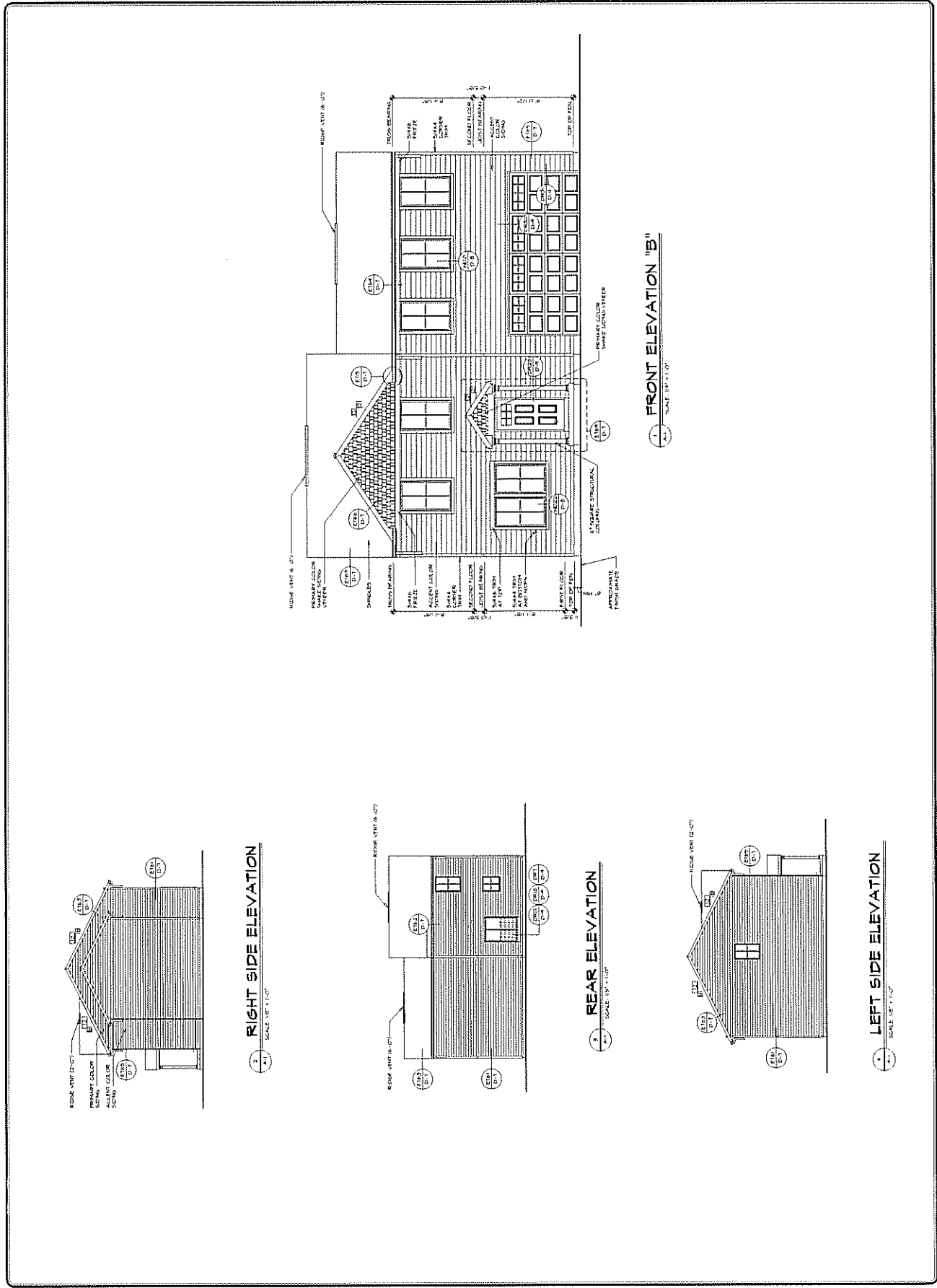
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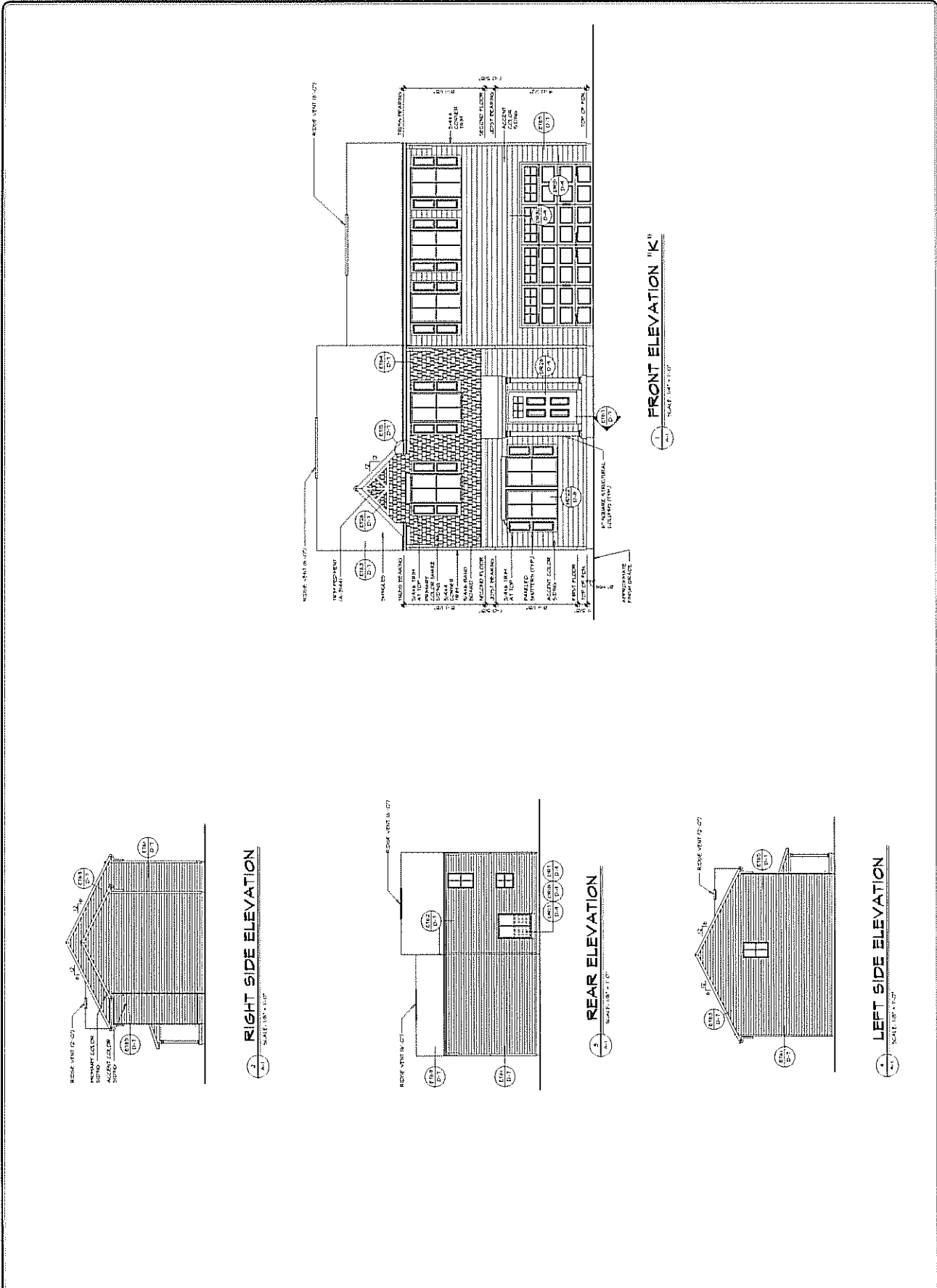


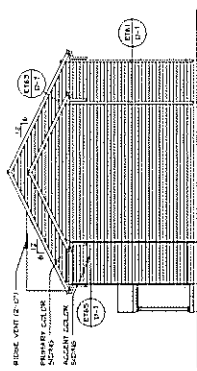
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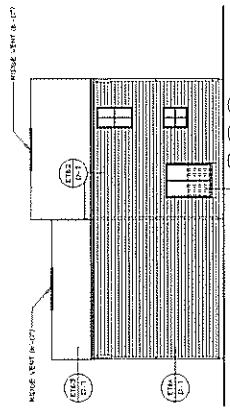
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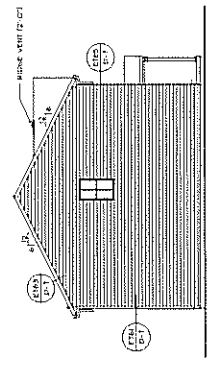




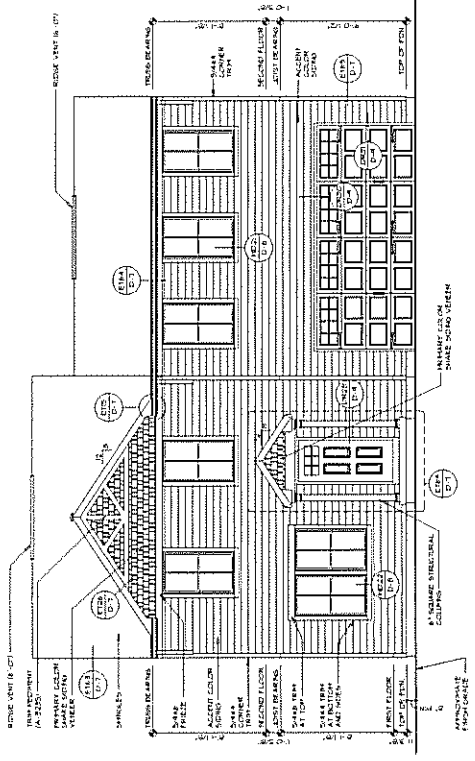
RIGHT SIDE ELEVATION



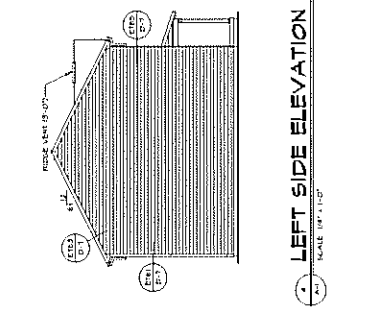
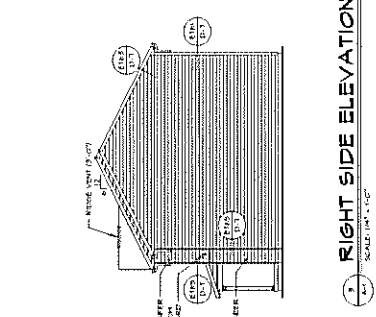
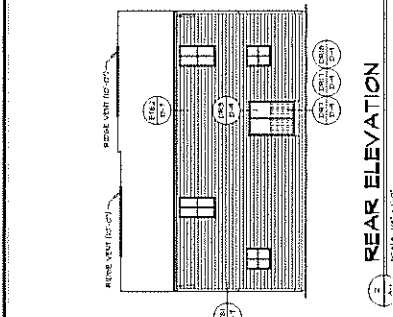
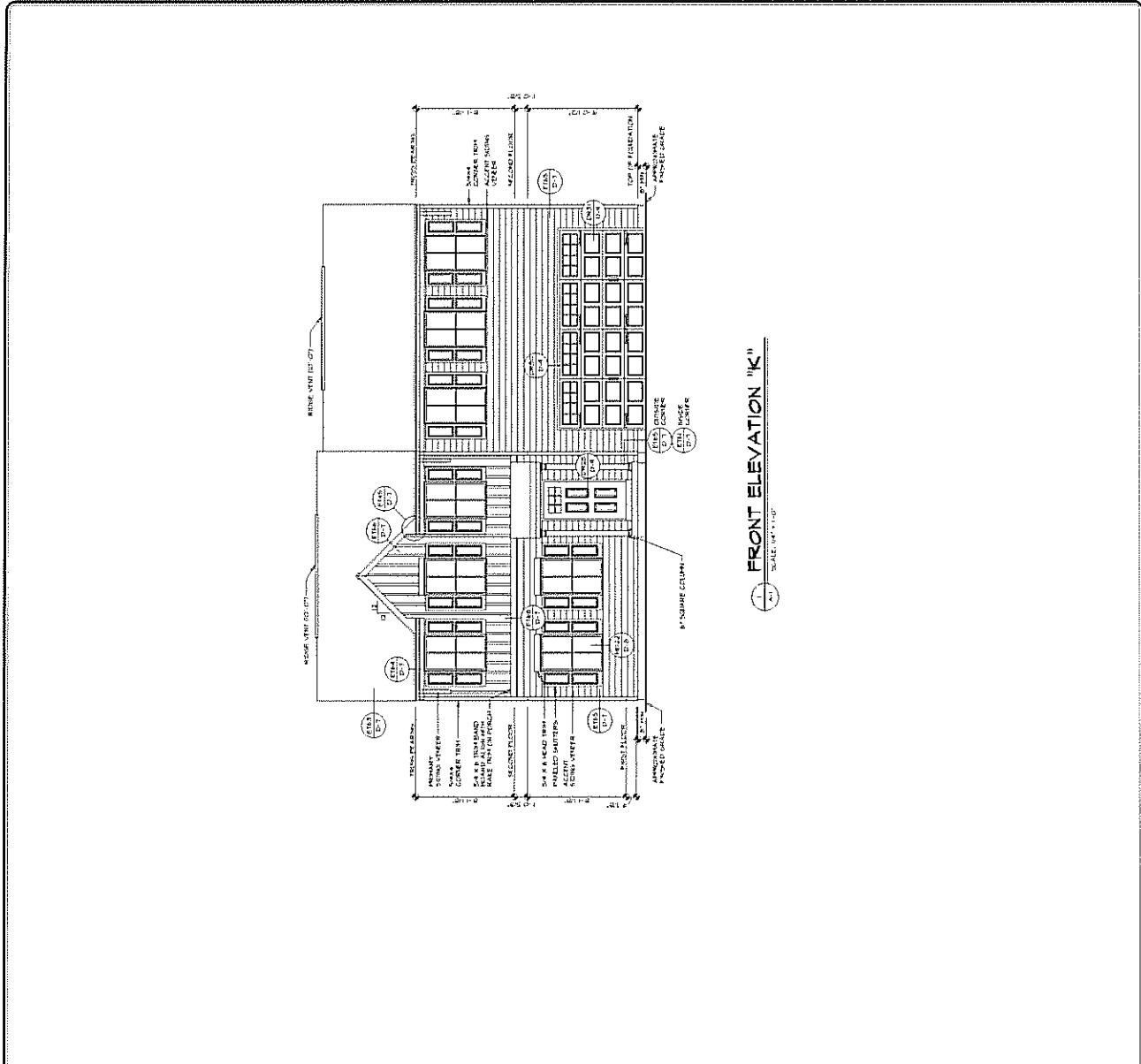
REAR ELEVATION



LEFT SIDE ELEVATION



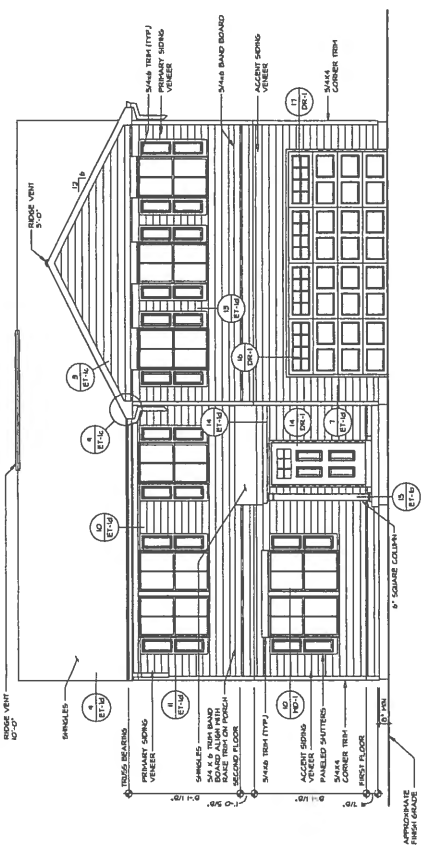
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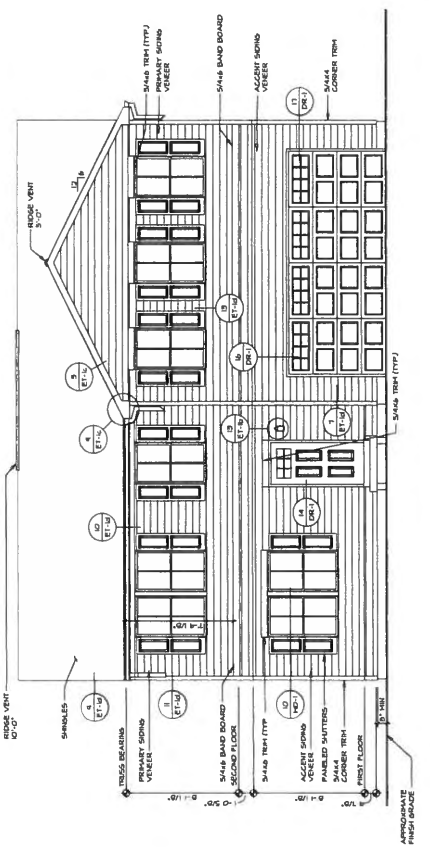
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SHEET NO.		PROJECT: 2100	
FRONT SIDE & REAR ELEVATIONS		DATE: 2/17/15	
ELEVATION "A"		BY: NVR	

NVR, INC. is hereby certifying that the information contained herein is true and correct to the best of our knowledge and belief, and that we are duly licensed and qualified to provide the services rendered hereon. We warrant that the information contained herein is true and correct to the best of our knowledge and belief, and that we are duly licensed and qualified to provide the services rendered hereon.

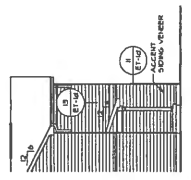
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6	02/17/15	REVISED PER COMMENTS



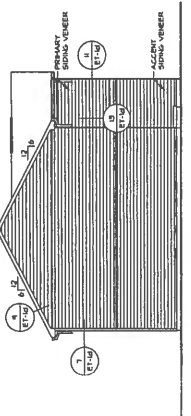
FRONT ELEVATION "A" I
SCALE: 1/8" = 1'-0"
OPTIONAL FRONT PORCH



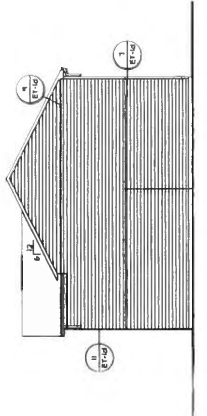
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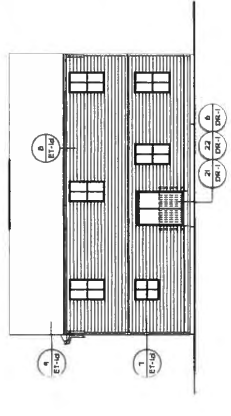
LEFT ELEVATION
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OPTIONAL FRONT PORCH



LEFT ELEVATION
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RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

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A-B

PLAN 2208

SECOND FLOOR PLAN

DATE: 2/9/15

VERSION C1

REV. NO. 2208

BY: C.A.B.

PROJECT: 12/08/13 - 853.01



NVR
Architectural Services
11111 11th Street, Suite 100
Fremont, CA 94538

THIS PLAN, SPECIFICATIONS, CONTRACT DOCUMENTS, AND PERMITS SHALL BE KEPT TOGETHER WITH THE ORIGINAL SET OF CONTRACT DOCUMENTS. ANY CHANGES TO THIS PLAN SHALL BE MADE BY A REVISION SHEET. THIS PLAN IS THE PROPERTY OF NVR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF NVR, THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT.

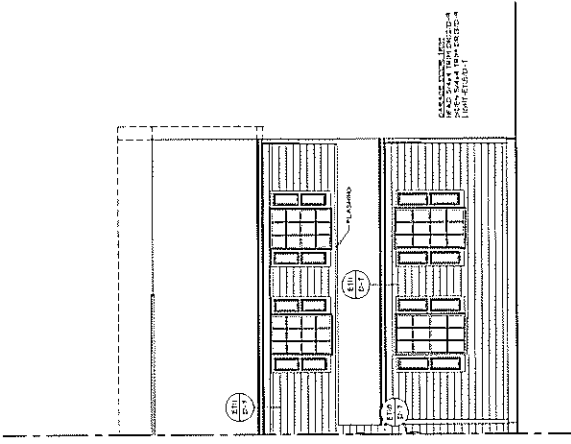
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5	02/09/15	REVISIONS TO PERMITS
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7	02/09/15	REVISIONS TO PERMITS
8	02/09/15	REVISIONS TO PERMITS
9	02/09/15	REVISIONS TO PERMITS
10	02/09/15	REVISIONS TO PERMITS

NOTES:
1. GENERAL NOTES (N-I)
2. SEE PLAN 2208 FOR ADDITIONAL INFORMATION
3. SEE PLAN 2208 FOR ADDITIONAL INFORMATION
4. SEE PLAN 2208 FOR ADDITIONAL INFORMATION

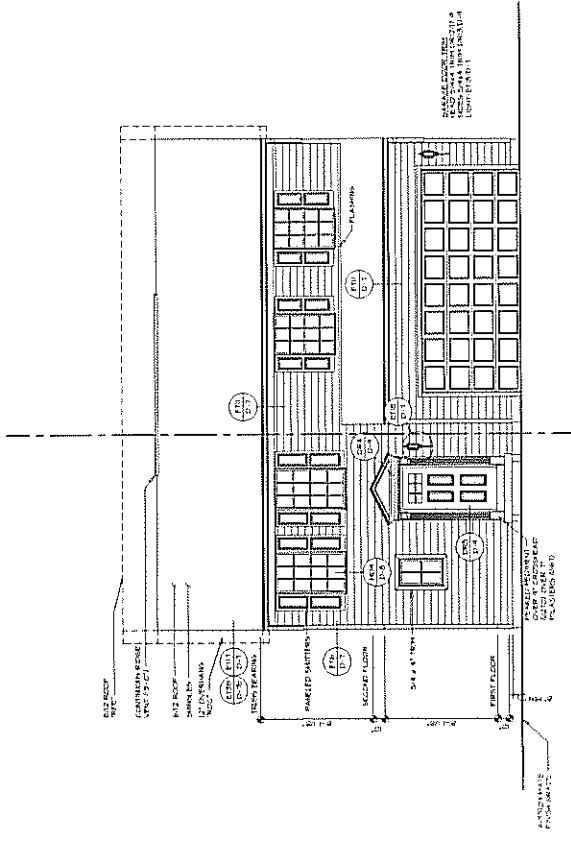
LEGEND:
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NON-BEARING WALL
PARTITION WALL
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JACKS
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SEE TC DETAILS FOR FINISHED CONNECTIONS

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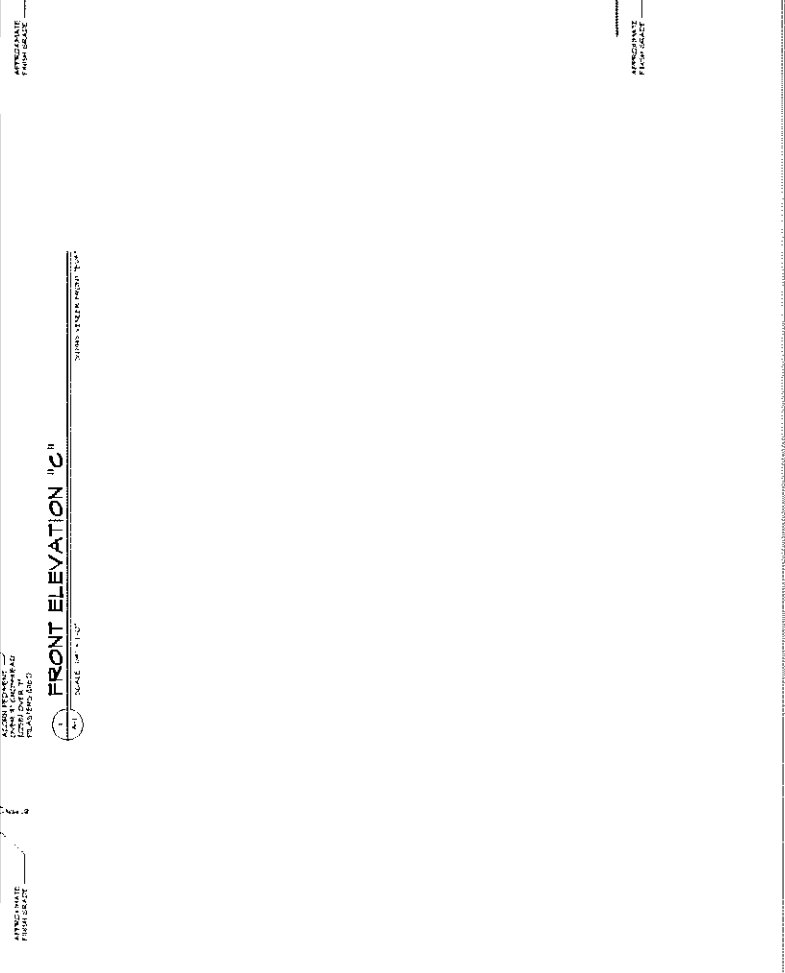
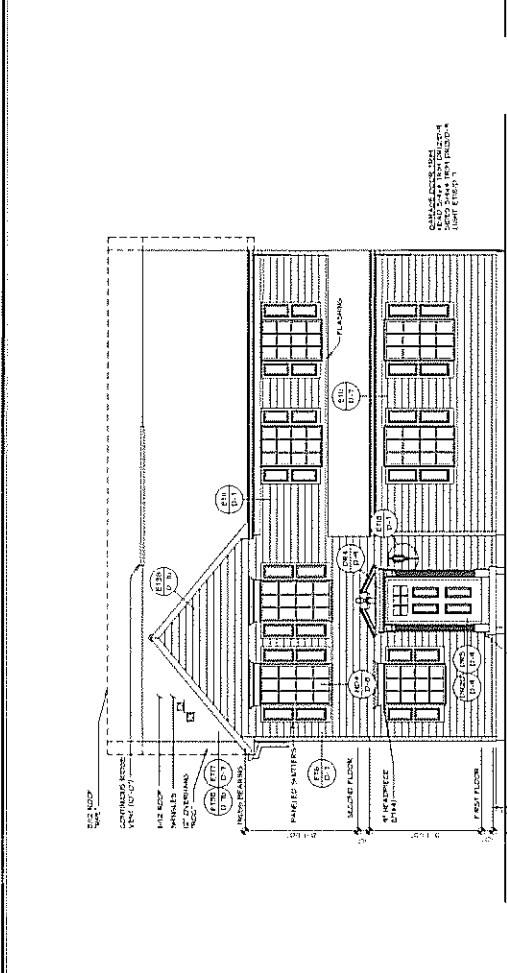
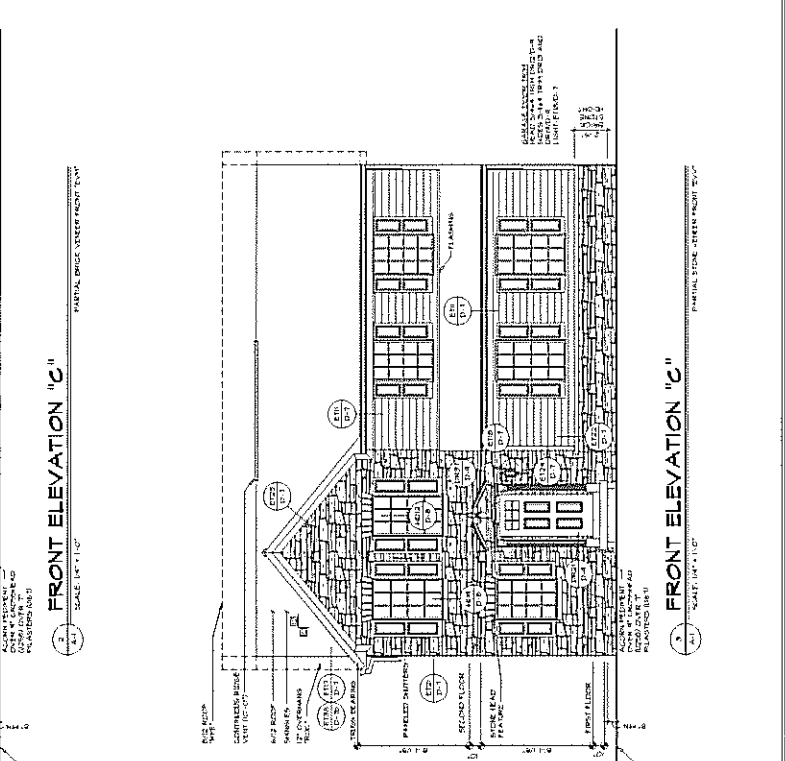
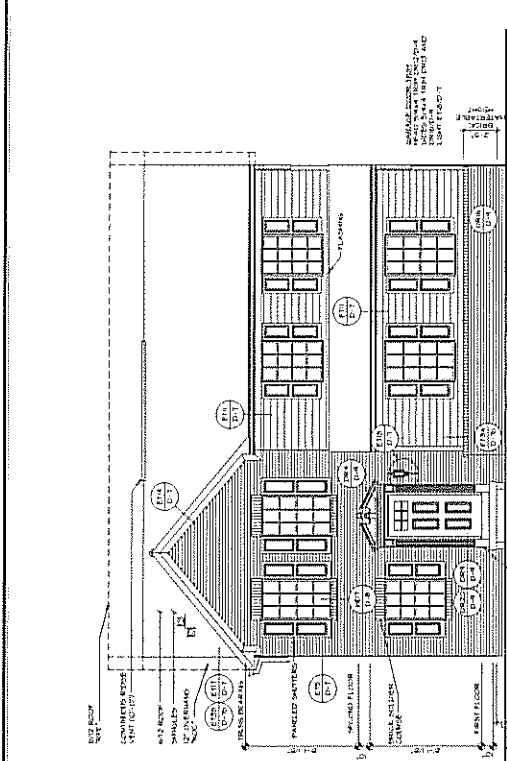
NVR NATIONAL VEHICLE REPAIR CORPORATION 11/17/19 - 12/19/19		DATE: 2/2/2018 DRAWN BY: [blank] PROJECT NO: [blank]	ELEVATION NO. 1 ELEVATION: [blank]	PROJECT NO. 101 PROJECT NAME: SIENA
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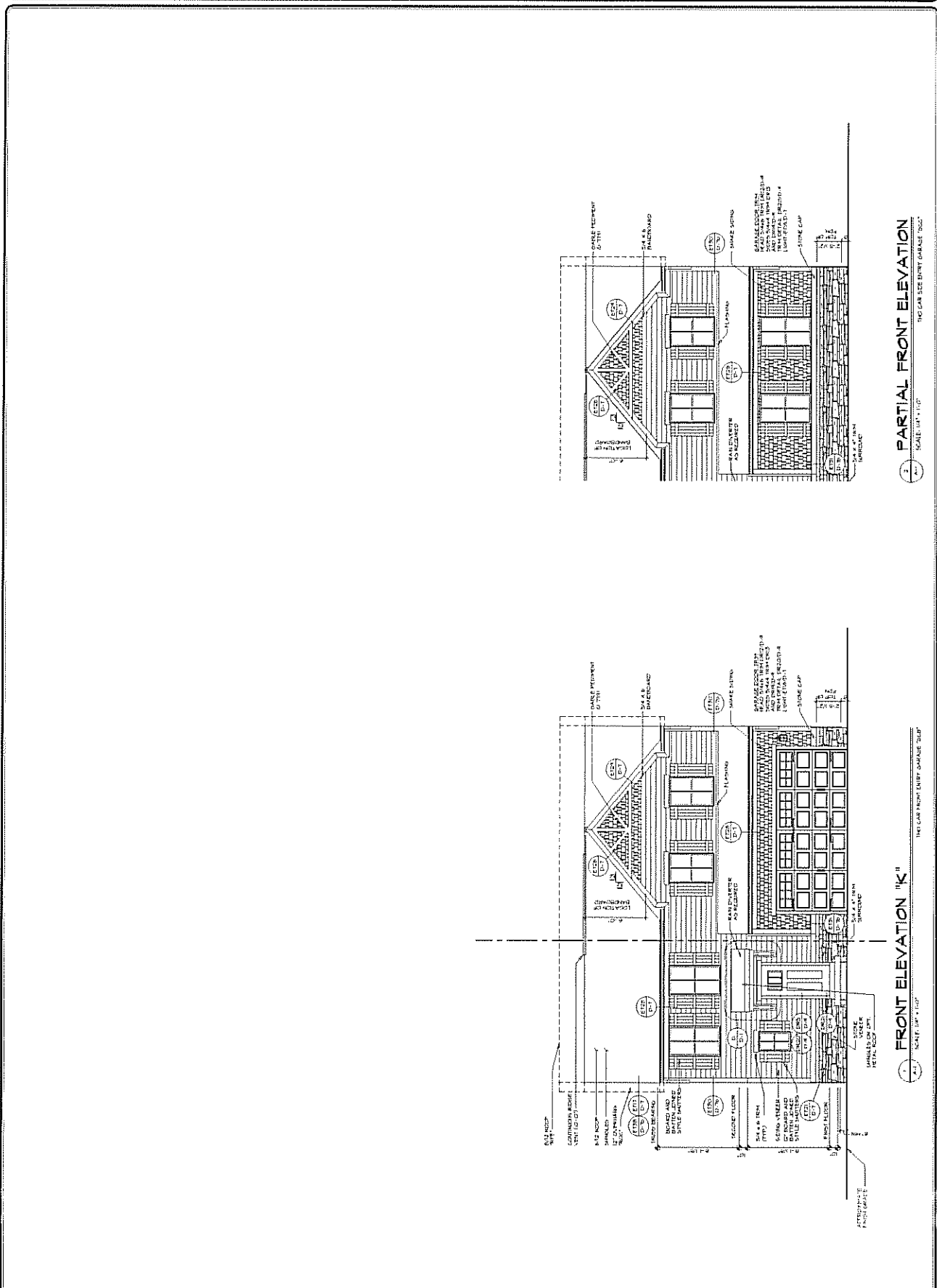
PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 NO GAR SEE ENTRY DAMAGE '06/2'



FRONT ELEVATION "A"
 SCALE: 1/4" = 1'-0"
 NO GAR FRONT ENTRY DAMAGE '06/2'



SIENNA 11111 11111 11111		DATE: 11/11/11 DRAWN BY: J. J. J. CHECKED BY: J. J. J. PROJECT NO.: 11111
NVR 11111 11111 11111		DATE: 11/11/11 DRAWN BY: J. J. J. CHECKED BY: J. J. J. PROJECT NO.: 11111



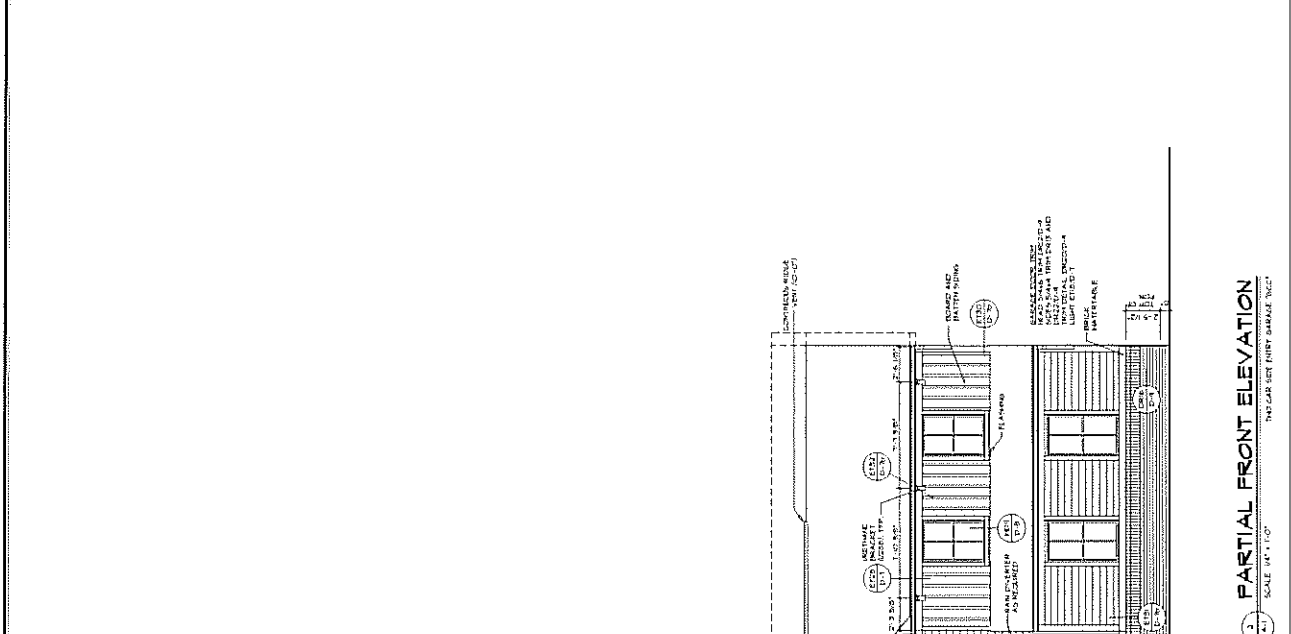
PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 THIS CAR SIZE ENTRY GARAGE "DUAL"

FRONT ELEVATION "K"
 SCALE: 1/4" = 1'-0"
 THIS CAR FRONT ENTRY GARAGE "DUAL"

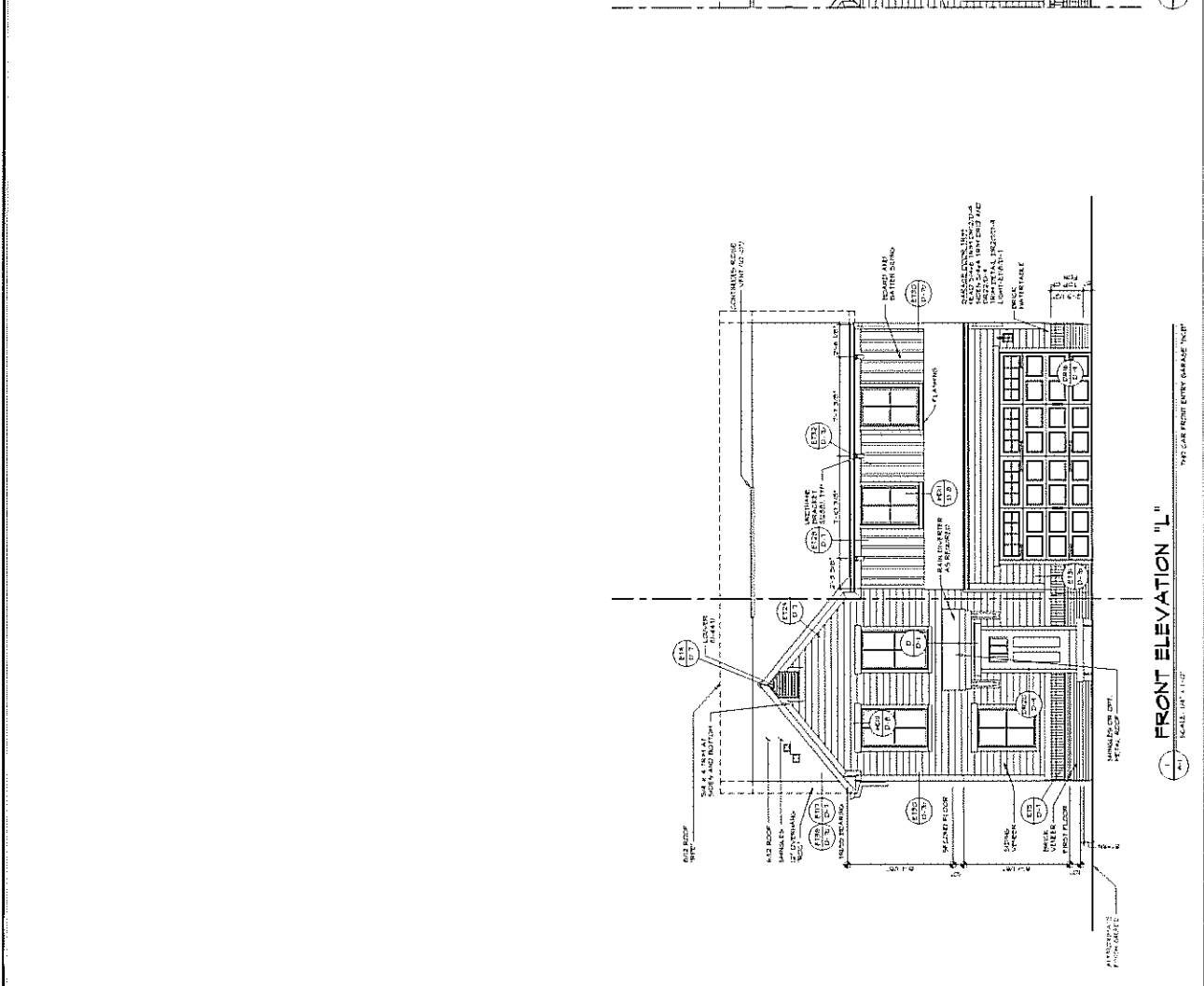
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3	SECTION ELEVATION 2	DATE: 2/2/2010	PROJECT NO: 1001
2	SECTION ELEVATION 3	DATE: 2/2/2010	PROJECT NO: 1001
1	SECTION ELEVATION 4	DATE: 2/2/2010	PROJECT NO: 1001



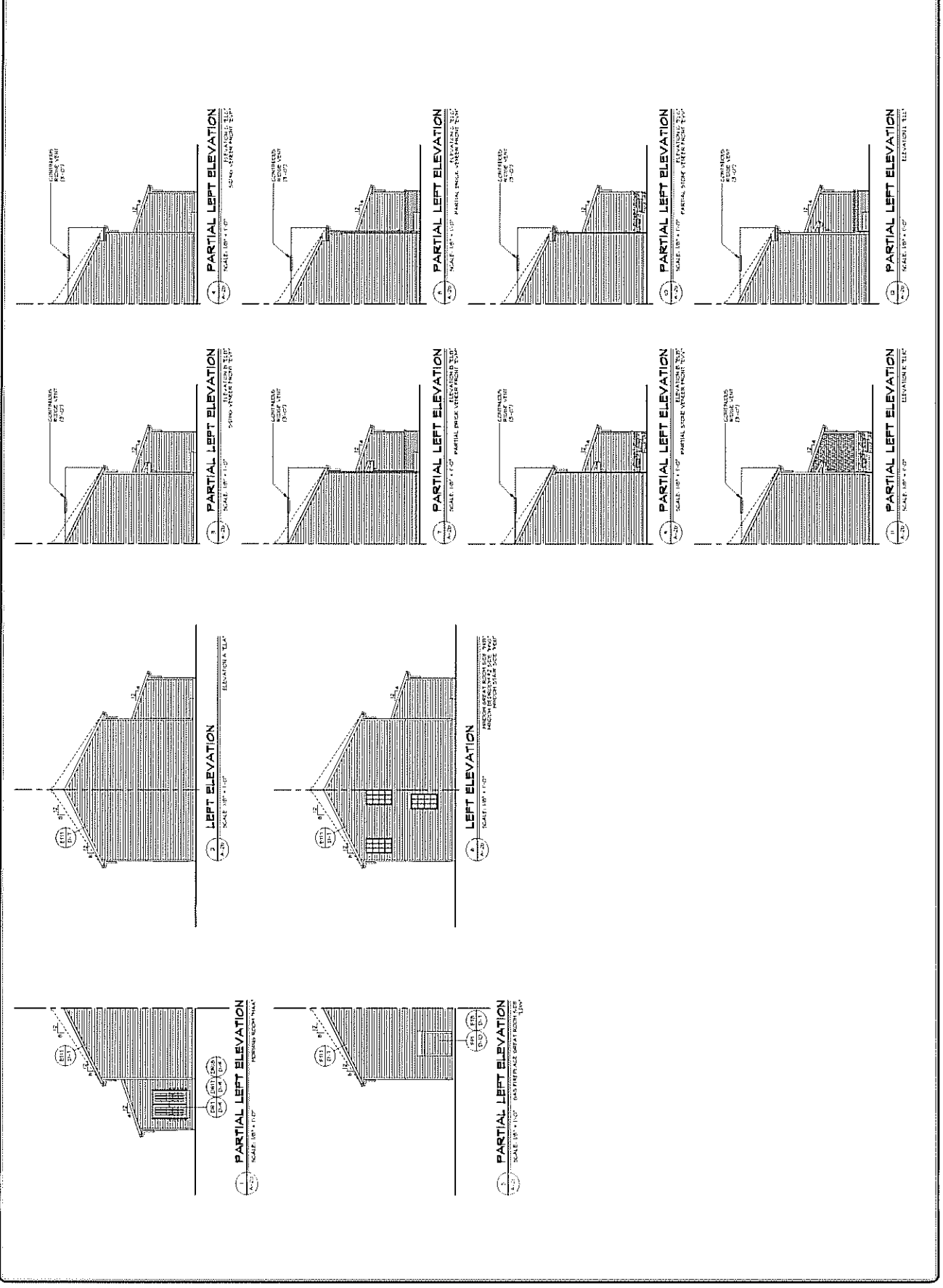
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PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THE CAR FRONT ENTRY GARAGE "NO. 2"



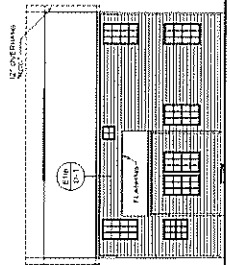
FRONT ELEVATION "1"
SCALE: 1/4" = 1'-0"
THE CAR FRONT ENTRY GARAGE "NO. 1"



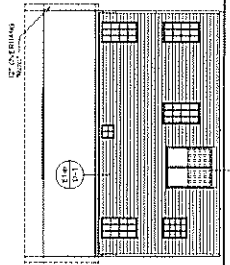
SHEET NO. 12 DATE: 2/22/23 DRAWN BY: [Name] CHECKED BY: [Name]		PROJECT NO. 23020 PROJECT NAME: [Name] CLIENT: [Name]		CITY: [City] STATE: [State] ZIP: [Zip]	
TITLE: REAR ELEVATION SCALE: 1/8" = 1'-0"		TITLE: REAR ELEVATION SCALE: 1/8" = 1'-0"		TITLE: REAR ELEVATION SCALE: 1/8" = 1'-0"	



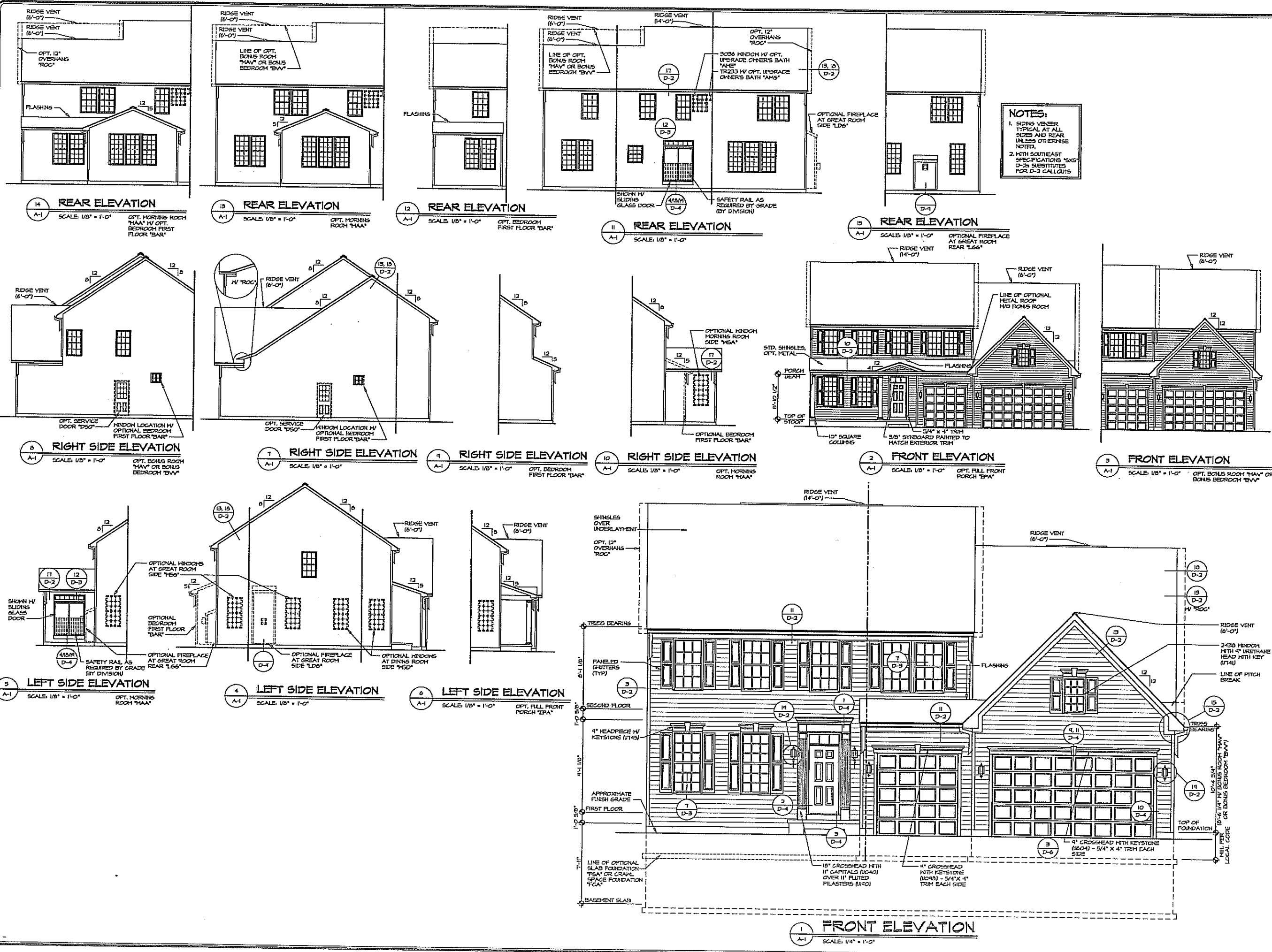
NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE SHOWN ON THIS DRAWING.
 3. REFER TO OTHER SHEETS FOR DETAILS AND NOTES.



REAR ELEVATION
 SCALE: 1/8" = 1'-0"



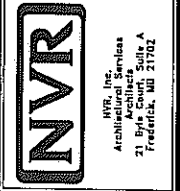
REAR ELEVATION
 SCALE: 1/8" = 1'-0"



NOTES:
 1. SIDING VENEER TYPICAL AT ALL SIDES AND REAR UNLESS OTHERWISE NOTED.
 2. WITH SOUTHEAST SPECIFICATIONS "SXS" D-2s SUBSTITUTES FOR D-2 CALLOUTS

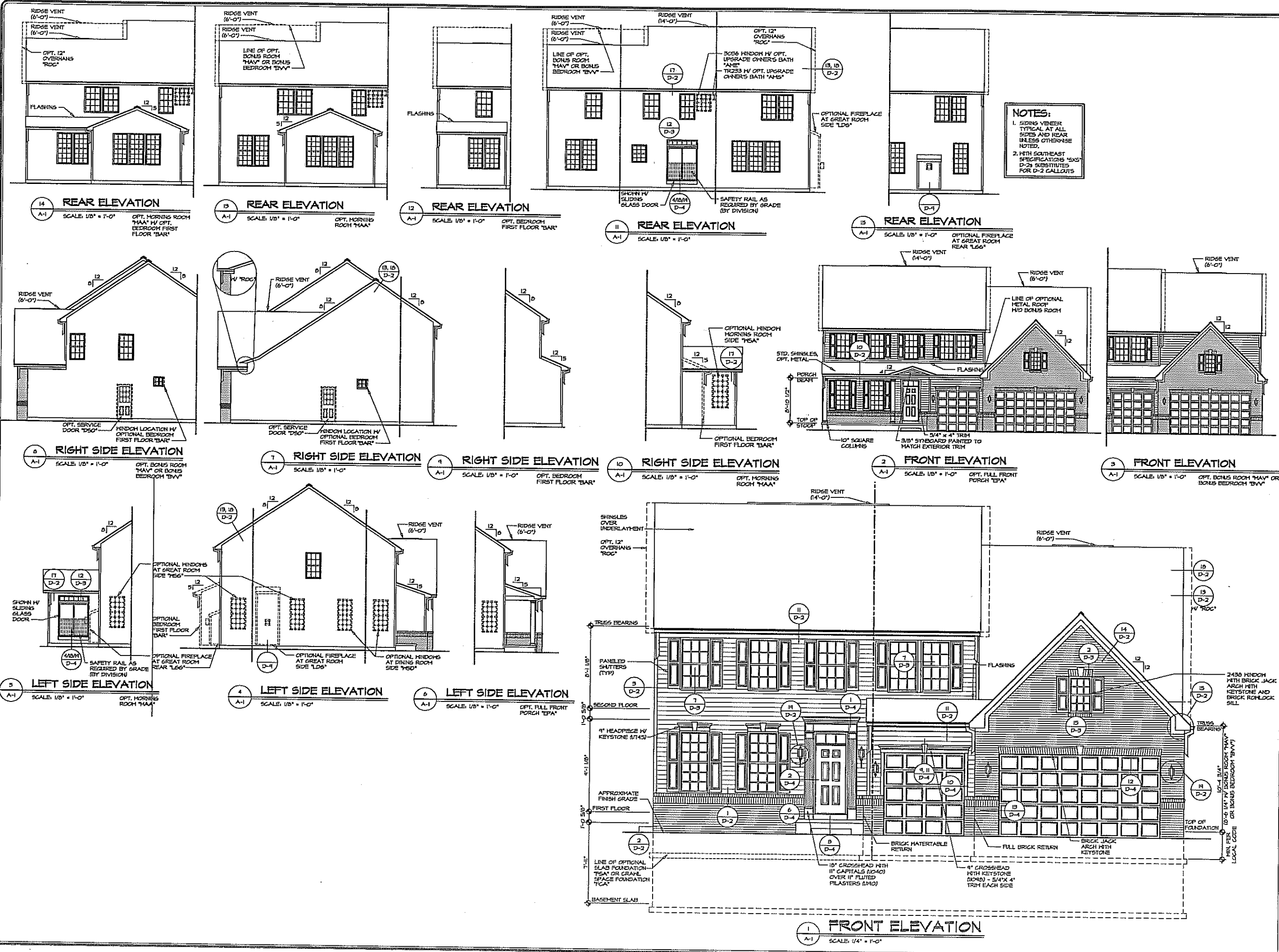
REV. NO.	DATE	DESCRIPTION
1	10/04/13	CSB - PROTOTYPIC REVISIONS
2	10/06/13	CSB - CREATED VERSION 01

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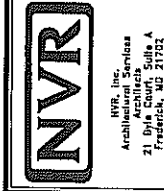
SET NO. LPDNOO	VERSION C1	DRAWN BY CSB	DATE: 4/24/13
MODEL	LONDON	OPTION	ELA
DRAWING TITLE	FRONT, SIDE AND REAR ELEVATIONS	OPTION	EYF
SHEET NO.	A-1	DESCRIPTION	ELEVATION "A" SIDING VENEER
			2

5:00 PM DETACHED LONDON - LONDON - 01.A REV. 01 - 11/17/13 - 10:39 AM



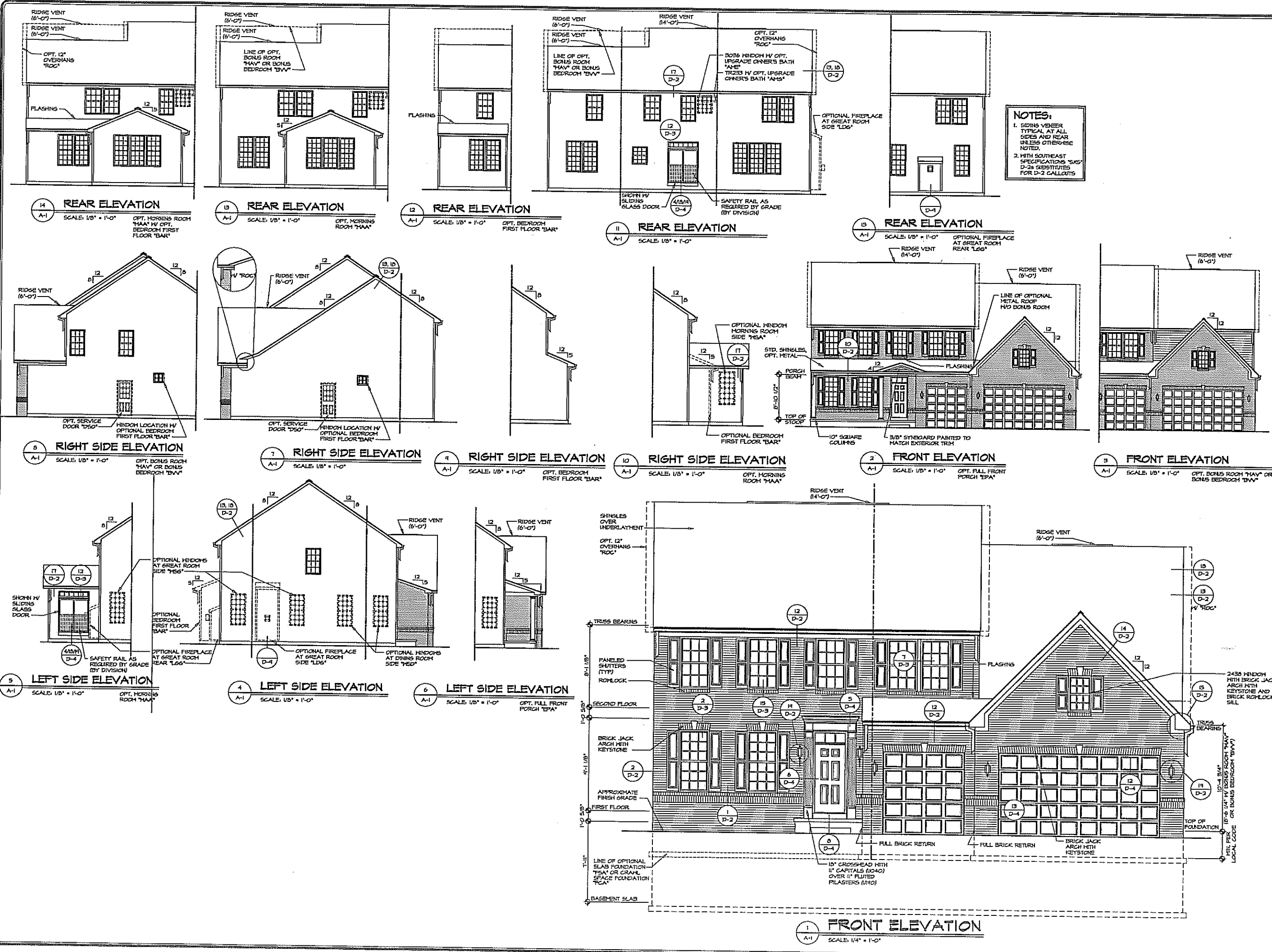
NOTES:
 1. SIDING VENEER TYPICAL AT ALL SIDES AND REAR UNLESS OTHERWISE NOTED.
 2. WITH SOUTHEAST SPECIFICATIONS "SXS" D-2s SUBSTITUTES FOR D-2 CALLOUTS

REV.	NO.	DATE	DESCRIPTION
1	1	08/20/13	ISSUED FOR PERMITS
2	2	08/20/13	ISSUED FOR PERMITS



MODEL LANDON	SET NO. LDN00	DATE: 4/25/13
DRAWING TITLE FRONT, SIDE AND REAR ELEVATIONS	DESIGN BY: CSB	OPTION ELA
OPTION DESCRIPTION ELEVATION "A"		EVM
SHEET NO. A-1		3

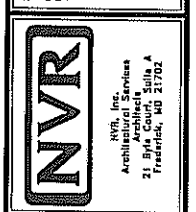
11/17/13 10:59 AM



NOTES:
1. SIDING VENEER TYPICAL AT ALL SIDES AND REAR UNLESS OTHERWISE NOTED.
2. WITH SOUTHEAST SPECIFICATIONS "SXS" D-2s SUBSTITUTES FOR D-2 CALLOUTS

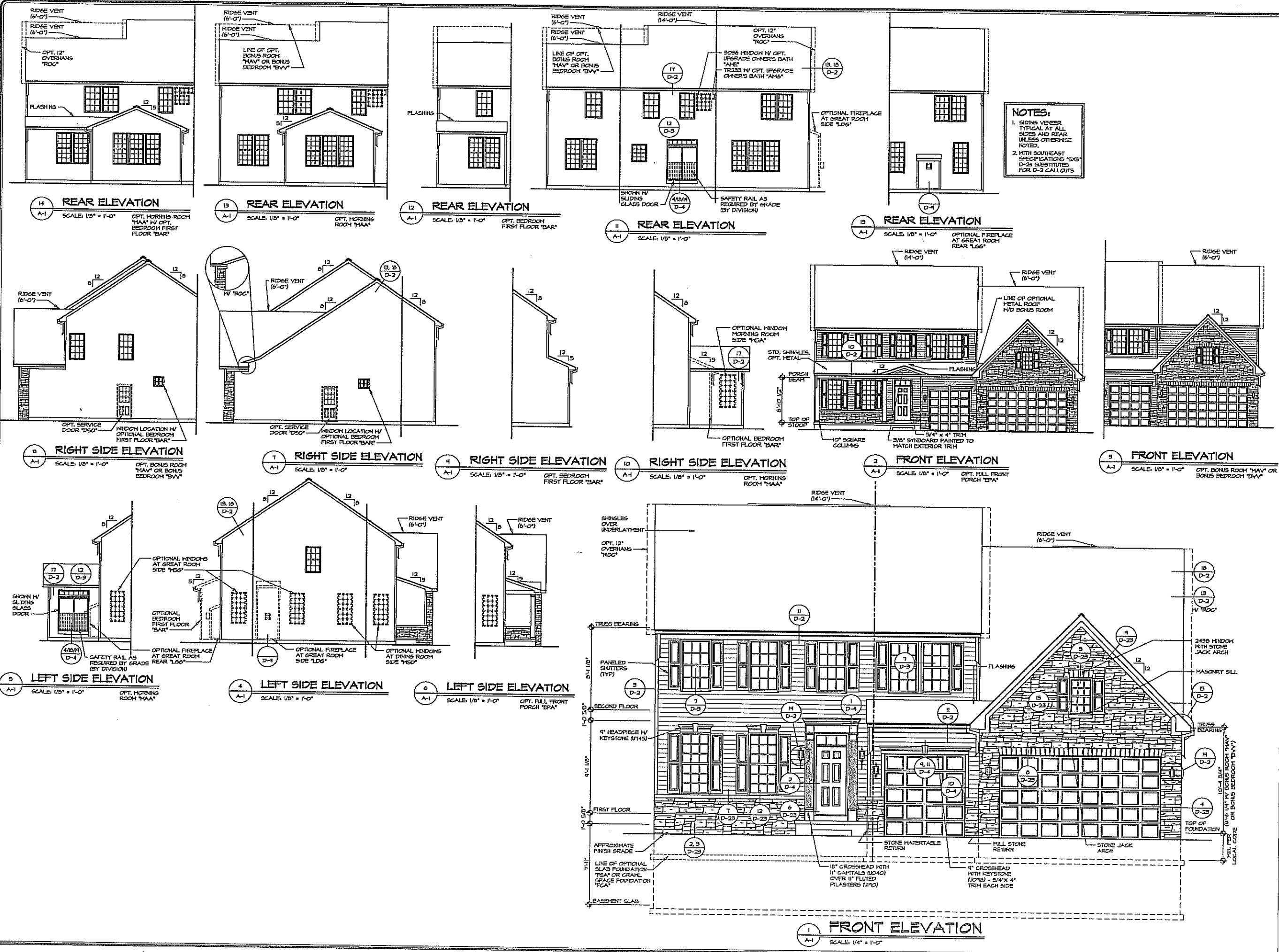
REV. NO.	DATE	DESCRIPTION
1	10/08/13	ISSUE FOR PERMITS
2	12/18/13	ISSUE FOR PERMITS

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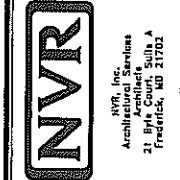
SHEET NO.	A-1
MODEL	LONDON
DRAWING TITLE	FRONT, SIDE AND REAR ELEVATIONS
OPTION DESCRIPTION	ELEVATION "A" BRICK VENEER
OPTION	ELA EVA
DESIGNER	BRANN BY CSB
DATE	4/24/13
SET NO.	LONDON
REVISION	CSB

N:\DRAWING\DESIGN\LONDON-01\NVA.dwg 11/17/13 10:40 AM



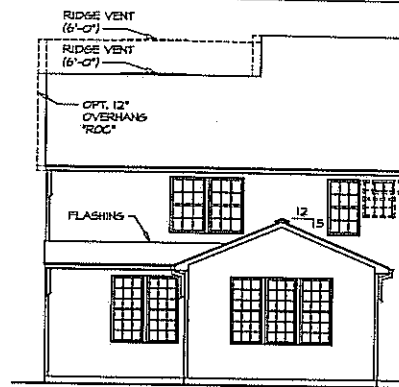
NOTES:
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 2. WITH SOUTHEAST SPECIFICATIONS 'S/S' D-24 SUBSTITUTES FOR D-2 CALLOUTS

REV. NO.	DATE	DESCRIPTION
1	02/08/08	ISSUE FOR PERMIT
2	02/08/08	ISSUE FOR PERMIT - REVISED

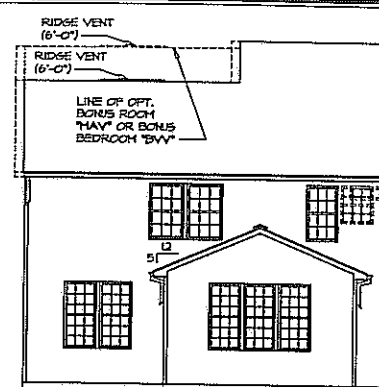


MODEL: LANDON	SET NO. LND00	DATE: 4/24/13
DRAWING TITLE: FRONT, SIDE AND REAR ELEVATIONS	VERSION: 01	OPTION: ELA
DRAWN BY: CSB	DATE: 4/24/13	OPTION: EV
SHEET NO. A-1		
SHEET DESCRIPTION: PARTIAL STONE VENEER		
SHEET NO. 5		

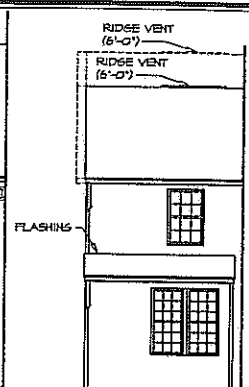
11/17/13 - 10:00 AM



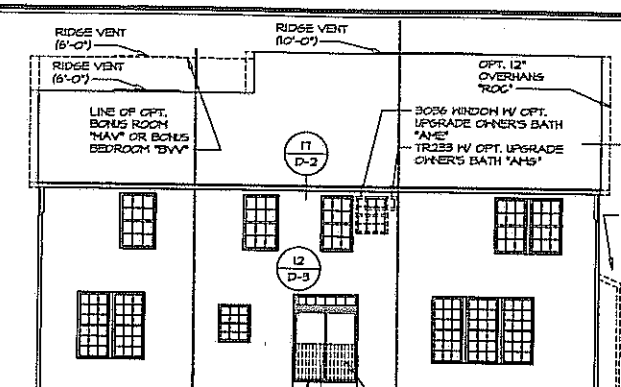
12 REAR ELEVATION
A-1 SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "HAA" W/ OPT. BEDROOM FIRST FLOOR "BAR"



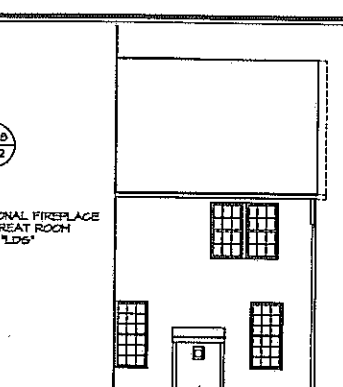
11 REAR ELEVATION
A-1 SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "HAA"



10 REAR ELEVATION
A-1 SCALE: 1/8" = 1'-0"
OPT. BEDROOM FIRST FLOOR "BAR"

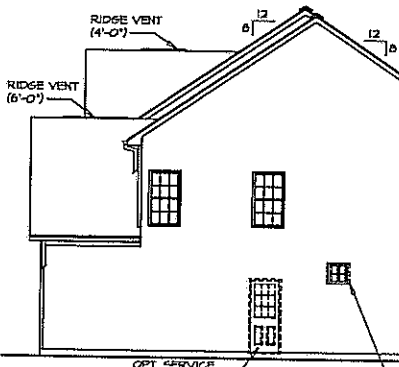


9 REAR ELEVATION
A-1 SCALE: 1/8" = 1'-0"
SHOWN W/ SLIDING GLASS DOOR "AAA" D-4 SAFETY RAIL AS REQUIRED BY GRADE (BY DIVISION)

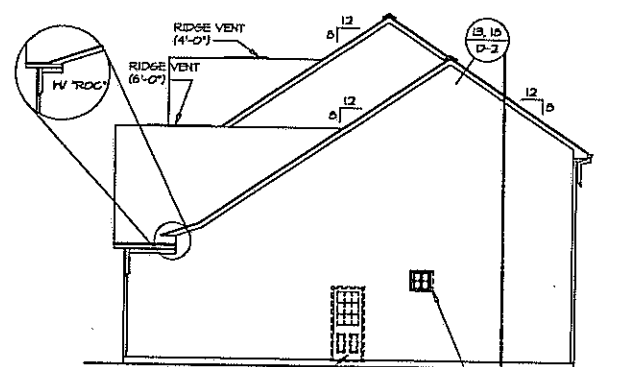


13 REAR ELEVATION
A-1 SCALE: 1/8" = 1'-0"
OPTIONAL FIREPLACE AT GREAT ROOM REAR "LGG"

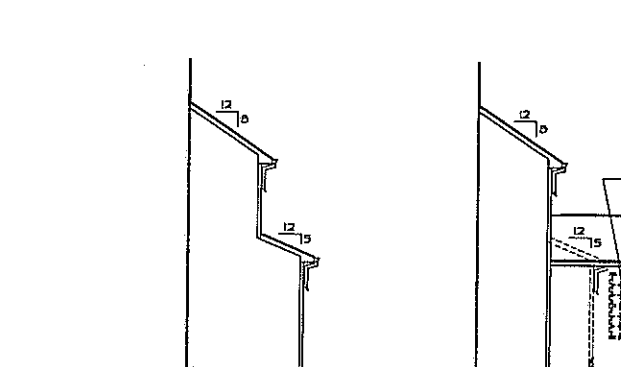
NOTES:
1. SIDING VENEER TYPICAL AT ALL SIDES AND REAR UNLESS OTHERWISE NOTED.
2. WITH SOUTHEAST SPECIFICATIONS "SXS" D-2s SUBSTITUTES FOR D-2 CALLOUTS



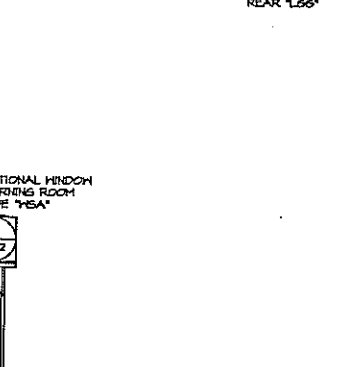
6 RIGHT SIDE ELEVATION
A-1 SCALE: 1/8" = 1'-0"
OPT. BONUS ROOM "HAA" OR BONUS BEDROOM "BVV"



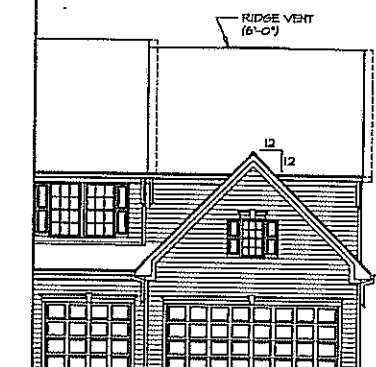
5 RIGHT SIDE ELEVATION
A-1 SCALE: 1/8" = 1'-0"
OPT. SERVICE DOOR "DSO" HINDON LOCATION W/ OPTIONAL BEDROOM FIRST FLOOR "BAR"



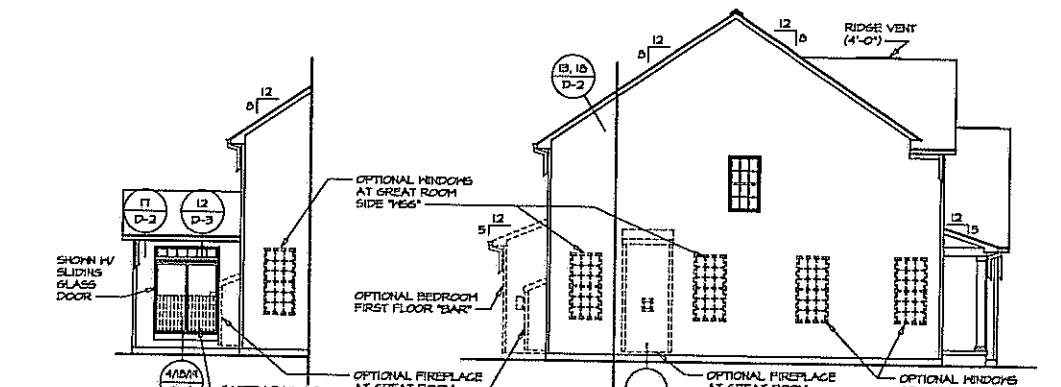
7 RIGHT SIDE ELEVATION
A-1 SCALE: 1/8" = 1'-0"
OPT. BEDROOM FIRST FLOOR "BAR"



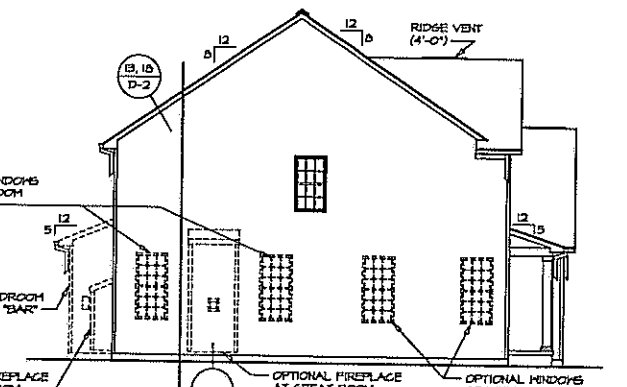
8 RIGHT SIDE ELEVATION
A-1 SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "HAA"



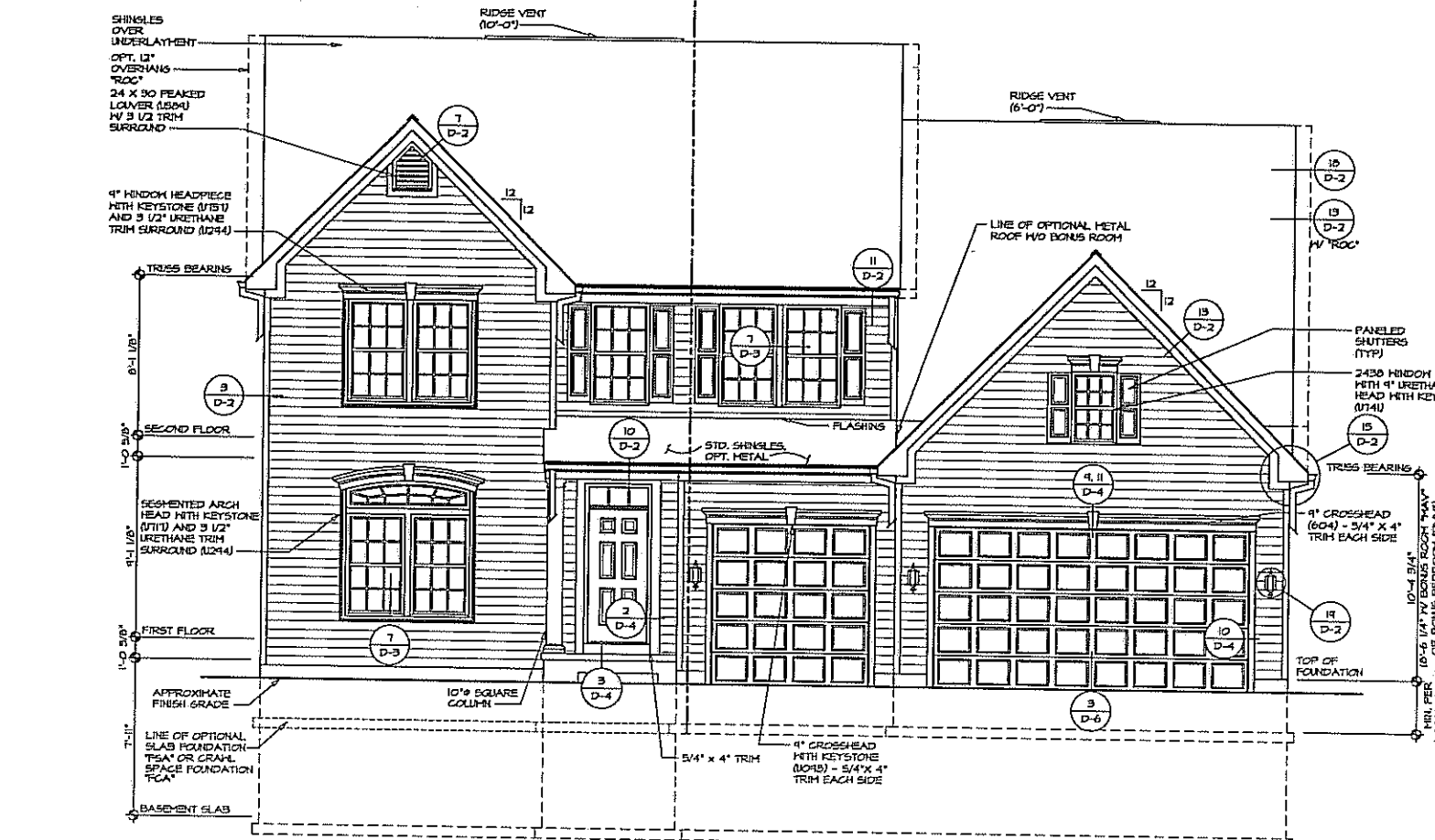
2 FRONT ELEVATION
A-1 SCALE: 1/8" = 1'-0"
OPT. BONUS ROOM "HAA" OR BONUS BEDROOM "BVV"



4 LEFT SIDE ELEVATION
A-1 SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "HAA"



3 LEFT SIDE ELEVATION
A-1 SCALE: 1/8" = 1'-0"
OPTIONAL HINDON MORNING ROOM SIDE "YEA"



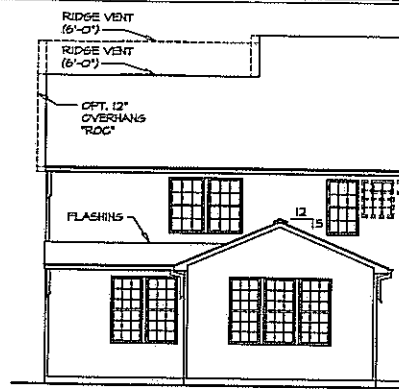
1 FRONT ELEVATION
A-1 SCALE: 1/4" = 1'-0"

REV. NO.	DATE	DESCRIPTION
1	03/03/13	ISSUED FOR PERMITS
2	04/24/13	ISSUED FOR PERMITS
3	05/17/13	ISSUED FOR PERMITS

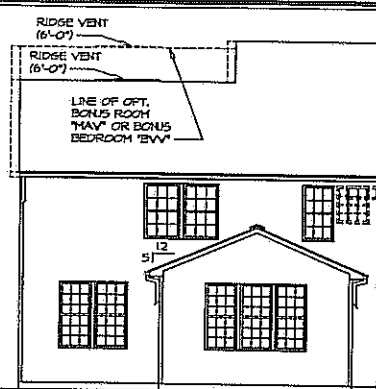
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Architectural Services
21 Frederick, MD 21702

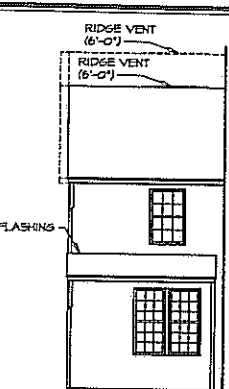
SET NO. LPNOO	VERSION 01	DRAWN BY CSB	DATE: 4/24/13	OPTION	ELB	EVF
MODEL	LANDON	DRAWING TITLE: FRONT, SIDE AND REAR ELEVATIONS				
SHEET NO.	A-1	OPTION DESCRIPTION: ELEVATION "B" SIDING VENEER				
J:\DATA\PROJECTS\LANDON-LONGO-01\ELV.dwg 11/17/13 11:04:00 AM						



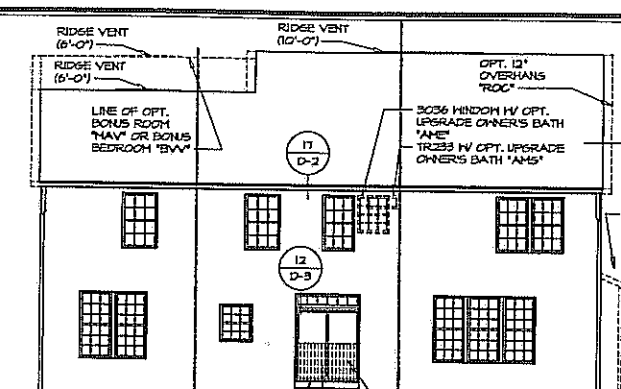
12 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "MAA" W/ OPT. BEDROOM FIRST FLOOR "BAR"



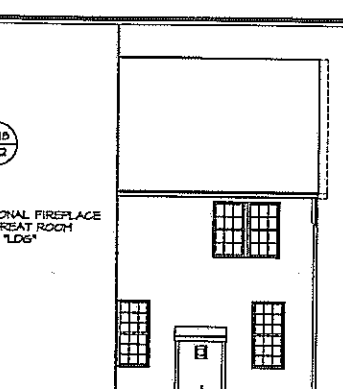
11 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "MAA"



10 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BEDROOM FIRST FLOOR "BAR"

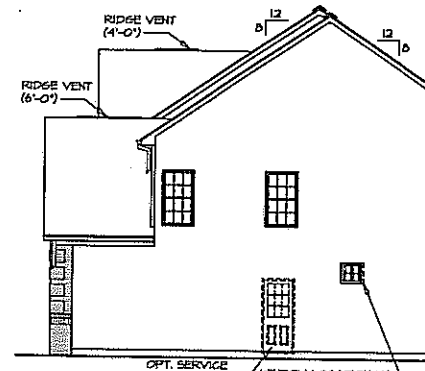


9 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPTIONAL FIREPLACE AT GREAT ROOM REAR "LGG"

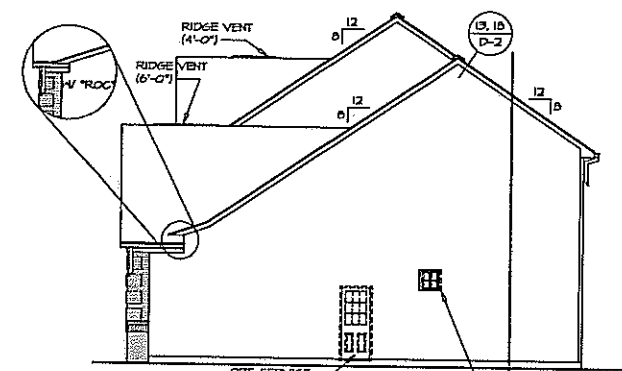


13 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPTIONAL FIREPLACE AT GREAT ROOM REAR "LGG"

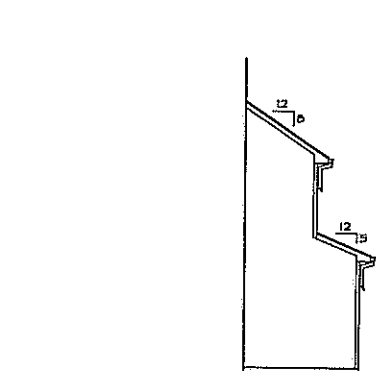
NOTES:
1. SIDING VENEER TYPICAL AT ALL SIDES AND REAR UNLESS OTHERWISE NOTED.
2. WITH SOUTHEAST SPECIFICATIONS "SXS" D-2a SUBSTITUTES FOR D-2 CALLOUTS



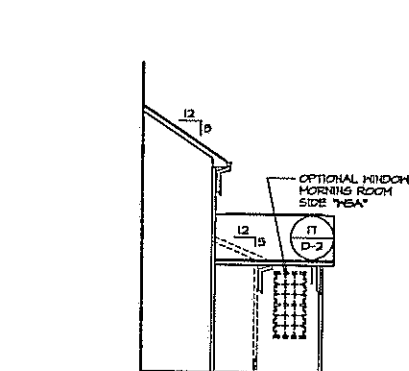
6 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. SERVICE DOOR "DSO" WINDOW LOCATION W/ OPTIONAL BEDROOM FIRST FLOOR "BAR"



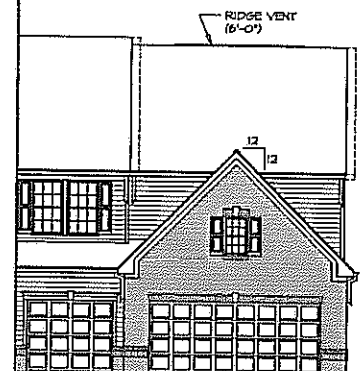
5 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. SERVICE DOOR "DSO" WINDOW LOCATION W/ OPTIONAL BEDROOM FIRST FLOOR "BAR"



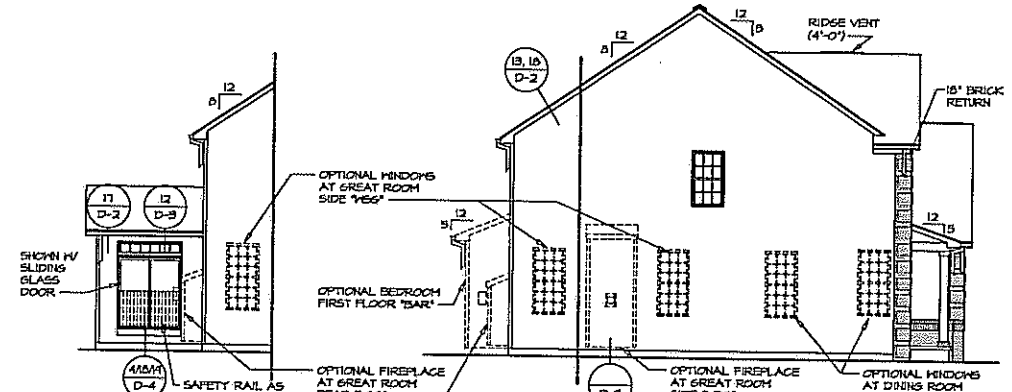
1 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BEDROOM FIRST FLOOR "BAR"



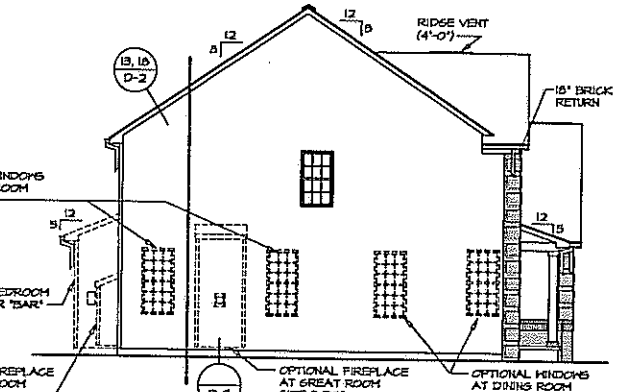
8 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "MAA"



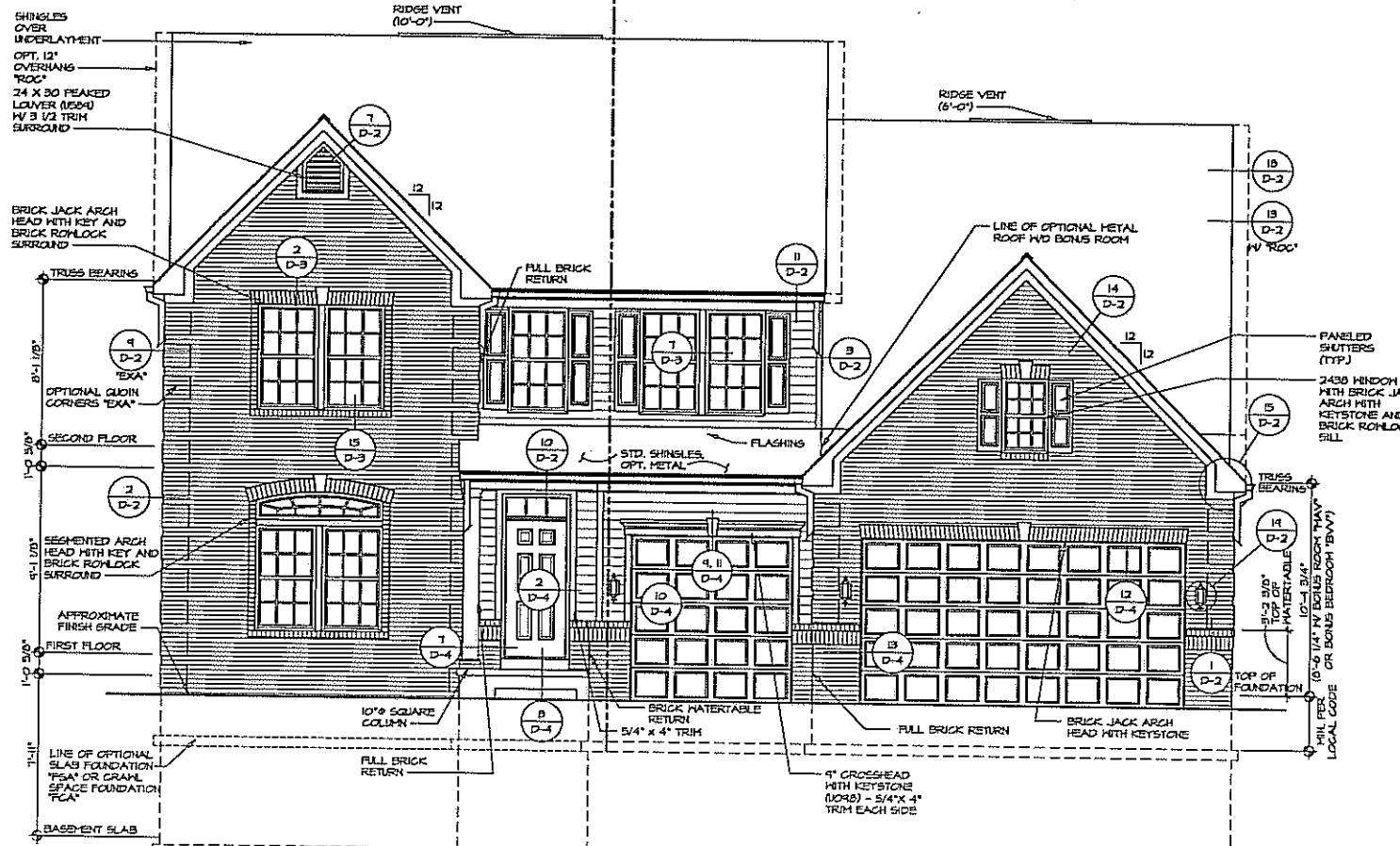
2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BONUS ROOM "MAV" OR BONUS BEDROOM "BVM"



4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "MAA"



3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

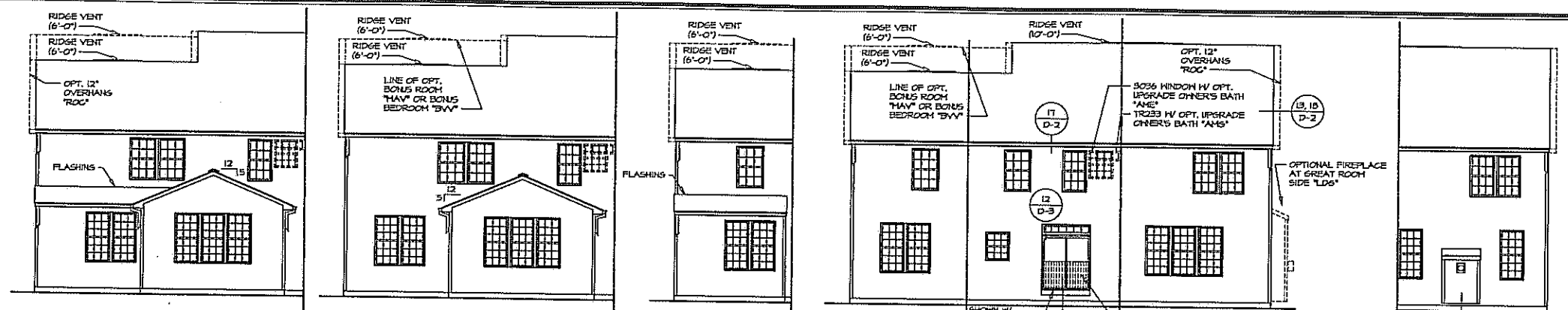
REV. NO.	DATE	REVISION
1	08/03/13	ISSUED FOR PERMITS
2	08/03/13	ISSUED FOR PERMITS
3	08/03/13	ISSUED FOR PERMITS

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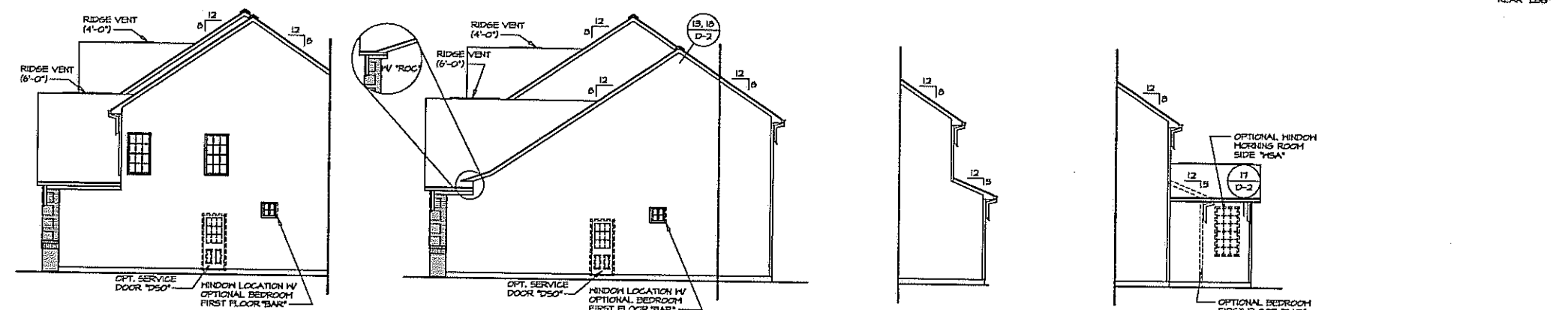
SET NO. LD100
VERSION 01
DRAWN BY CSB
DATE: 4/29/13
OPTION
ELEM
EVM

USER: LANDON
DRAWING TITLE: FRONT, SIDE AND REAR ELEVATIONS
OPTION DESCRIPTION: ELEVATION "B" PARTIAL BRICK VENEER
SHEET NO.: A-1
7

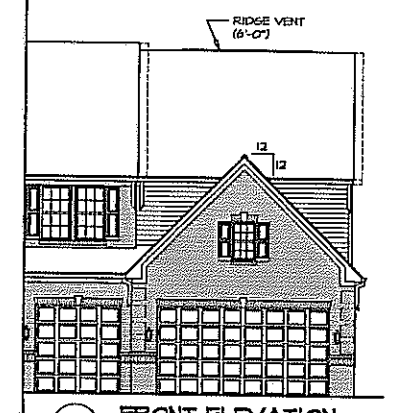


NOTES:
 1. SIDING VENERE TYPICAL AT ALL SIDES AND REAR UNLESS OTHERWISE NOTED.
 2. WITH SOUTHEAST SPECIFICATIONS 'SXS' D-2a SUBSTITUTES FOR D-2 CALLOUTS

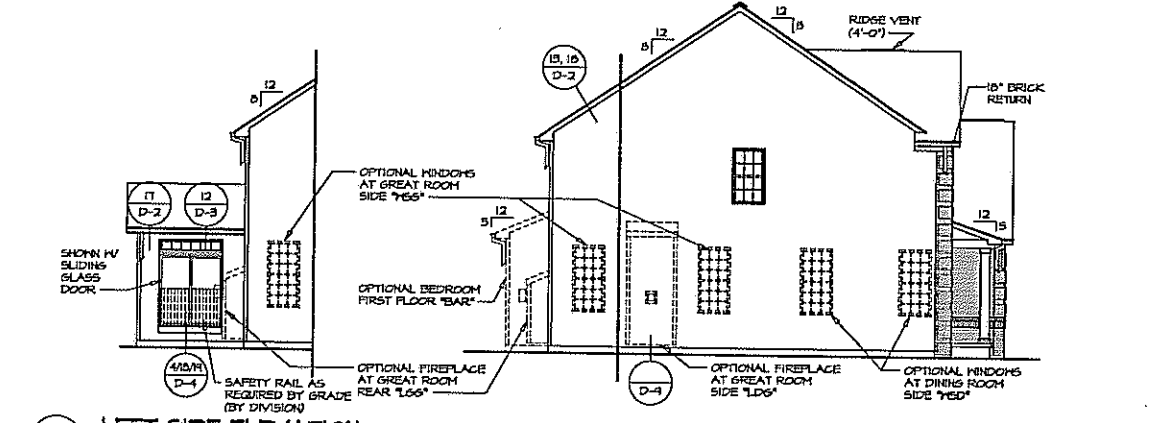
12 REAR ELEVATION SCALE: 1/8" = 1'-0" OPT. MORNING ROOM "MAA" W/ OPT. BEDROOM FIRST FLOOR "BAR"
 11 REAR ELEVATION SCALE: 1/8" = 1'-0" OPT. MORNING ROOM "MAA"
 10 REAR ELEVATION SCALE: 1/8" = 1'-0" OPT. BEDROOM FIRST FLOOR "BAR"
 9 REAR ELEVATION SCALE: 1/8" = 1'-0"
 13 REAR ELEVATION SCALE: 1/8" = 1'-0" OPTIONAL FIREPLACE AT GREAT ROOM REAR "LGS"



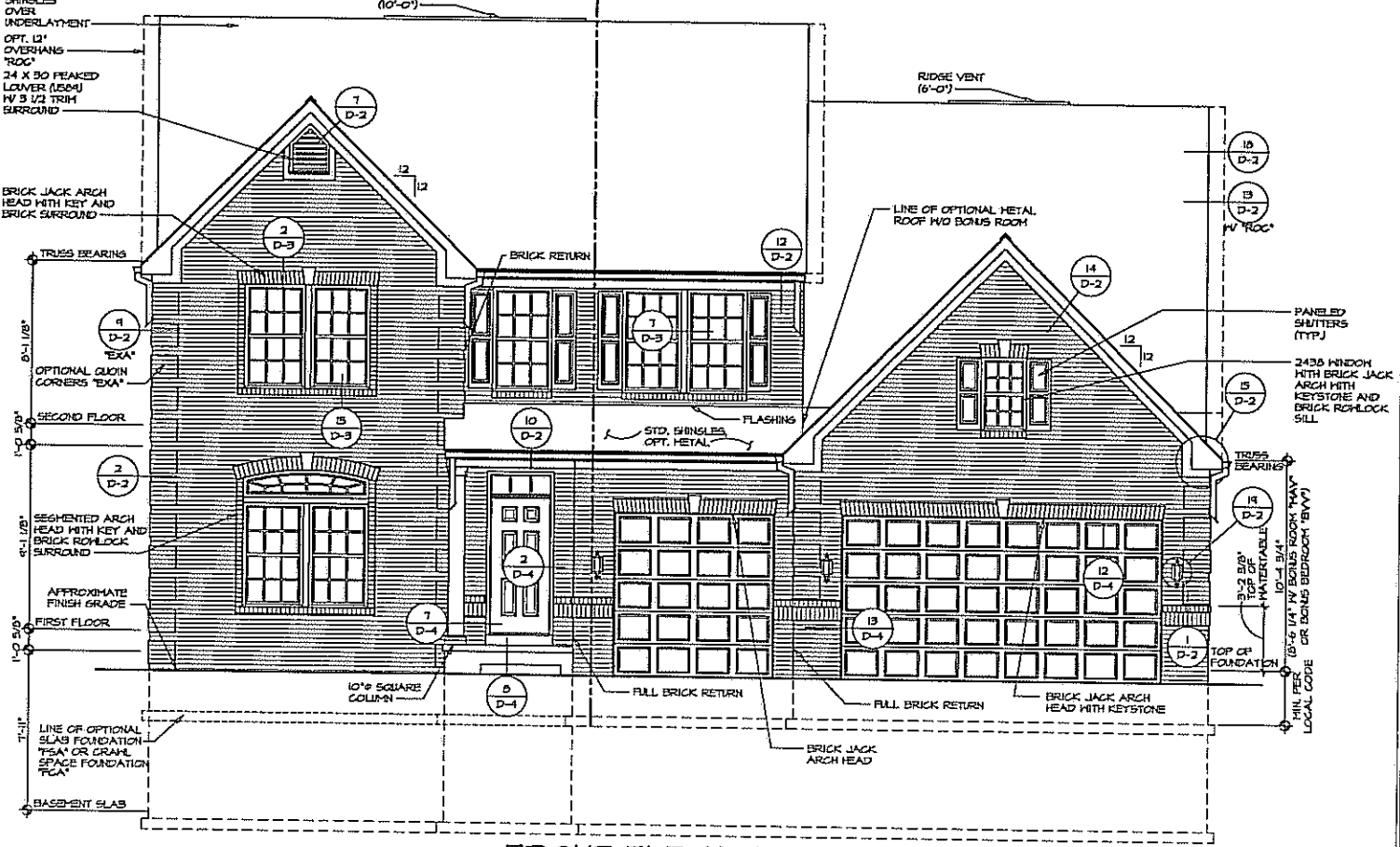
6 RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0" OPT. BONUS ROOM "MAY" OR BONUS BEDROOM "BVV"
 5 RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"
 7 RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0" OPT. BEDROOM FIRST FLOOR "BAR"
 8 RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0" OPT. MORNING ROOM "MAA"



2 FRONT ELEVATION SCALE: 1/8" = 1'-0" OPT. BONUS ROOM "MAY" OR BONUS BEDROOM "BVV"



4 LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0" OPT. MORNING ROOM "MAA"
 3 LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"



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

REV. NO. DATE BY/CHKD. DESCRIPTION

1		CSB	CSB	ADDED UP TO LOWER
2		CSB	CSB	PROTOTYPE REVISIONS
3		CSB	CSB	CREATED VERSION 01

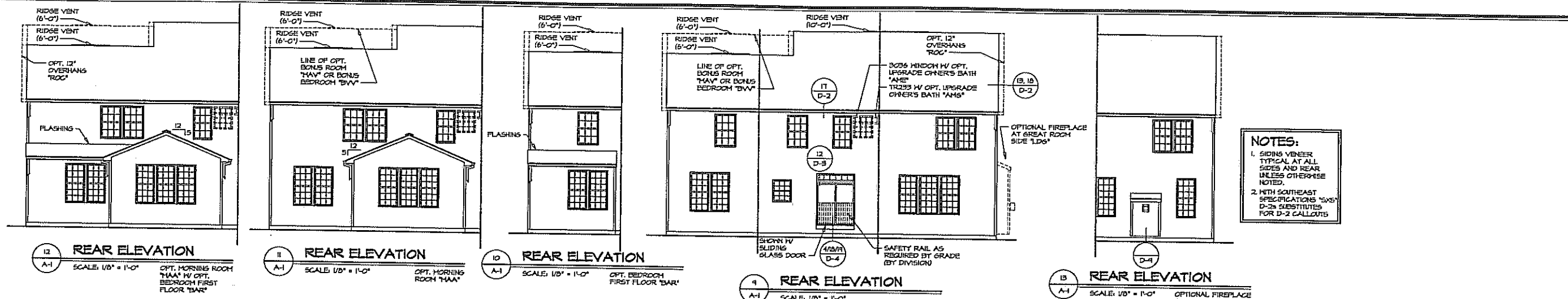


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 21 Brye Court, Suite A
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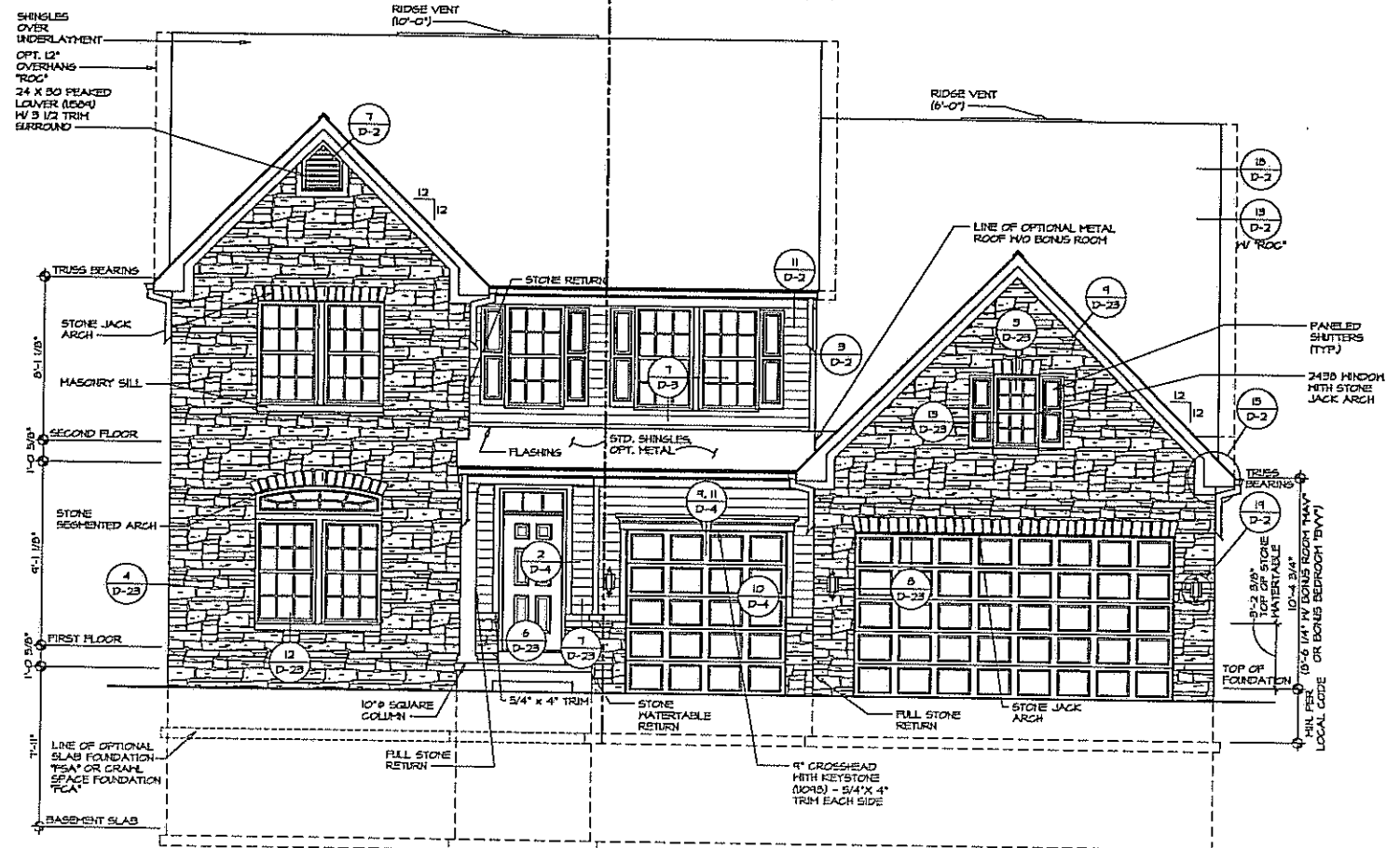
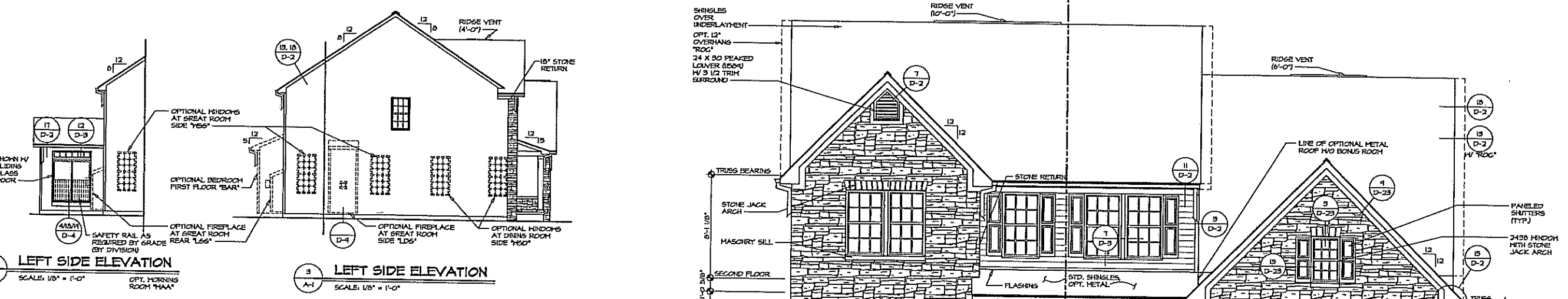
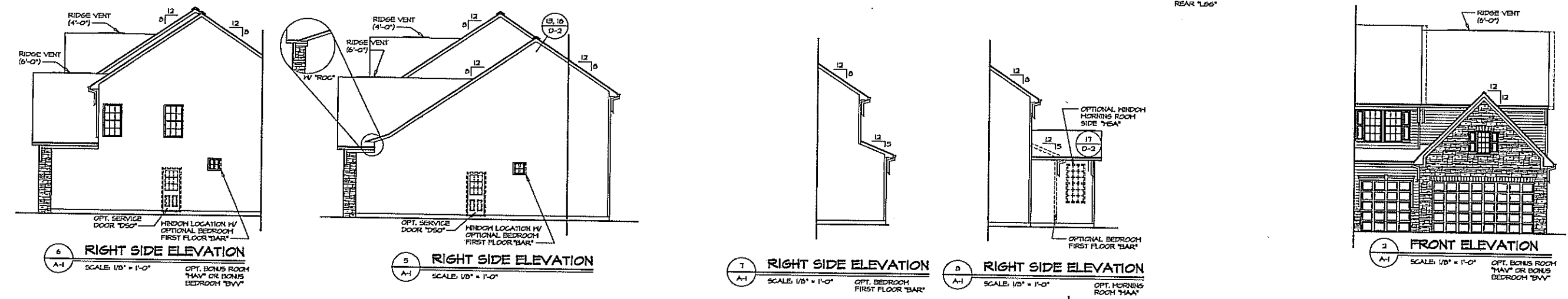
SET NO. LINGO VERSION 01 DRAWN BY: CSB DATE: 4/24/19 SHEET NO. A-1

OPTION DESCRIPTION: ELEVATION 'B' BRICK VENERE
 DATE: 4/24/19
 DRAWN BY: CSB
 CHECKED BY: EVA

J:\DRAWING\BETHESDA\LANSON-1500-01A\B-1500-01A-171713-13-18140-001



NOTES:
1. SIDING VENEER TYPICAL AT ALL SIDES AND REAR UNLESS OTHERWISE NOTED.
2. WITH SOUTHEAST SPECIFICATIONS "SXS" D-24 SUBSTITUTES FOR D-2 CALLOUTS



REVISIONS	DATE	BY	DESCRIPTION
1	10/20/18	CSB	ISSUE FOR PERMIT
2	10/20/18	CSB	ISSUE FOR PERMIT
3	10/20/18	CSB	ISSUE FOR PERMIT

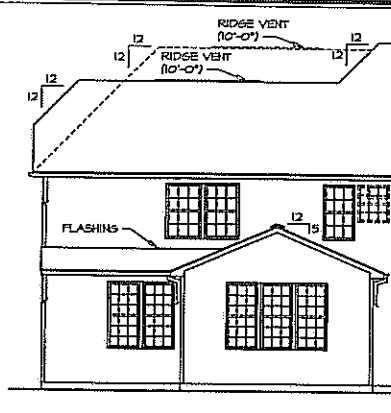
SET NO. LD/NO	VERSION 01	DATE	4/24/15
DRAWN BY	CSB	OPTION	ELB
DATE	4/24/15	FILED	EYV

MODEL	LANDON	OPTION DESCRIPTION	PARTIAL STONE VENEER
DRAWING TITLE	FRONT, SIDE AND REAR ELEVATIONS	ELEVATION "B"	
SHEET NO.	A-1		9

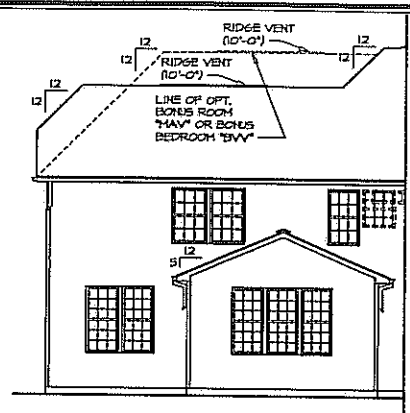


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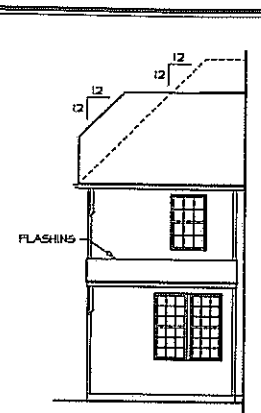
11/17/15 - 10:40 am



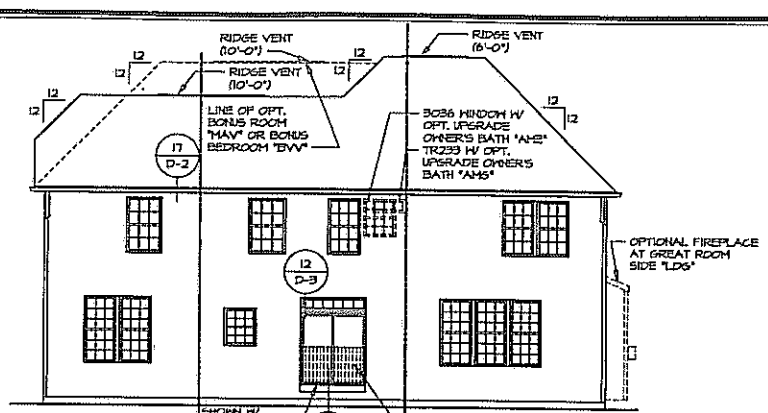
12 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "MAA" HV OPT. BEDROOM FIRST FLOOR "BAR"



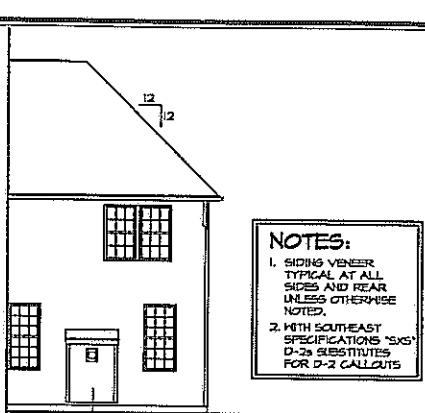
11 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "MAA"



10 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BEDROOM FIRST FLOOR "BAR"

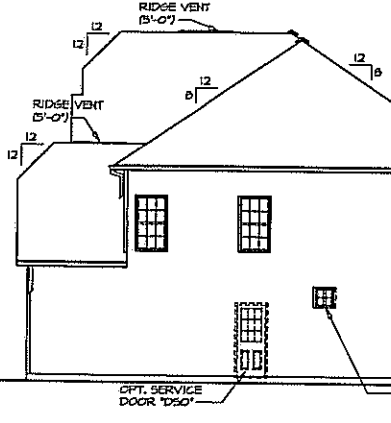


9 REAR ELEVATION
SCALE: 1/8" = 1'-0"

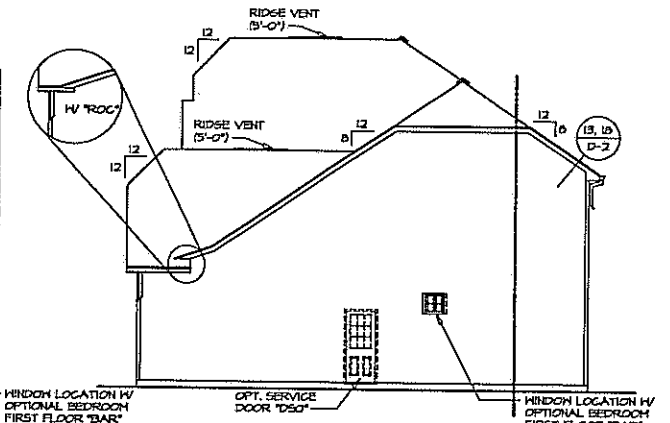


13 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPTIONAL FIREPLACE AT GREAT ROOM REAR "LDS"

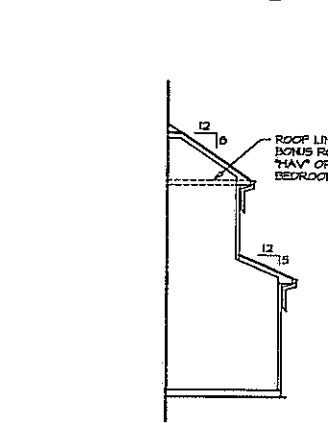
NOTES:
1. SIDING VENEER TYPICAL AT ALL SIDES AND REAR UNLESS OTHERWISE NOTED.
2. WITH SOUTHEAST SPECIFICATIONS "SXS" D-2s SUBSTITUTES FOR D-2 CALLOUTS



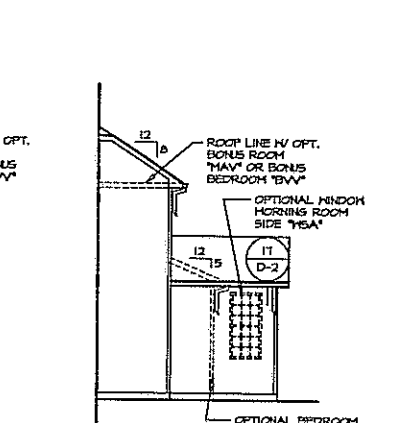
6 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BONUS ROOM "MAV" OR BONUS BEDROOM "BVV"



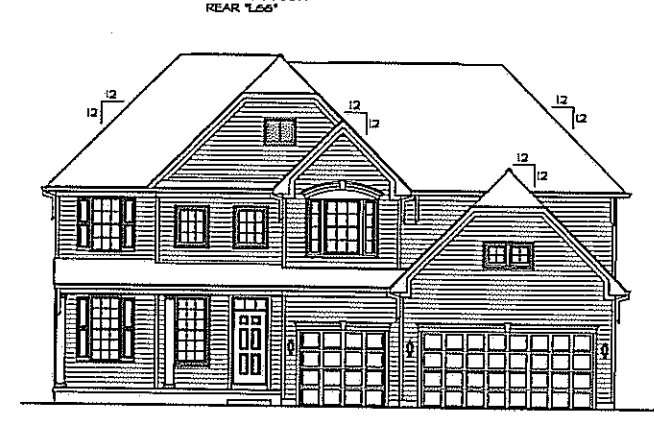
5 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



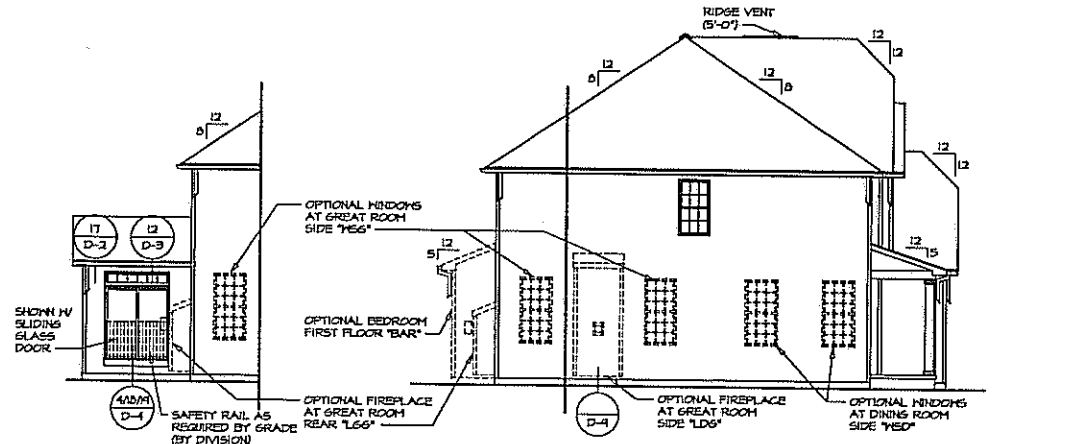
7 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BEDROOM FIRST FLOOR "BAR"



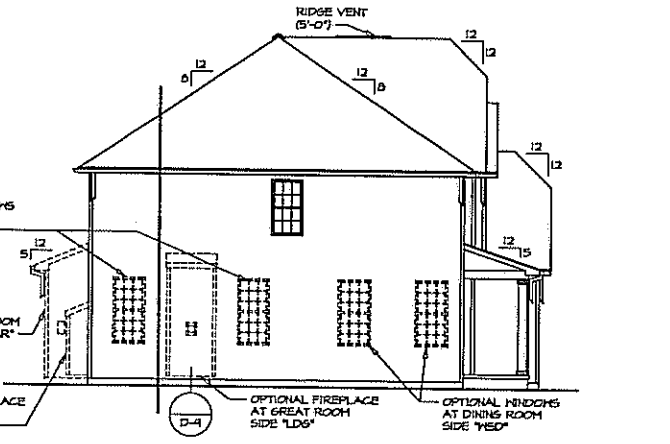
8 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "MAA"



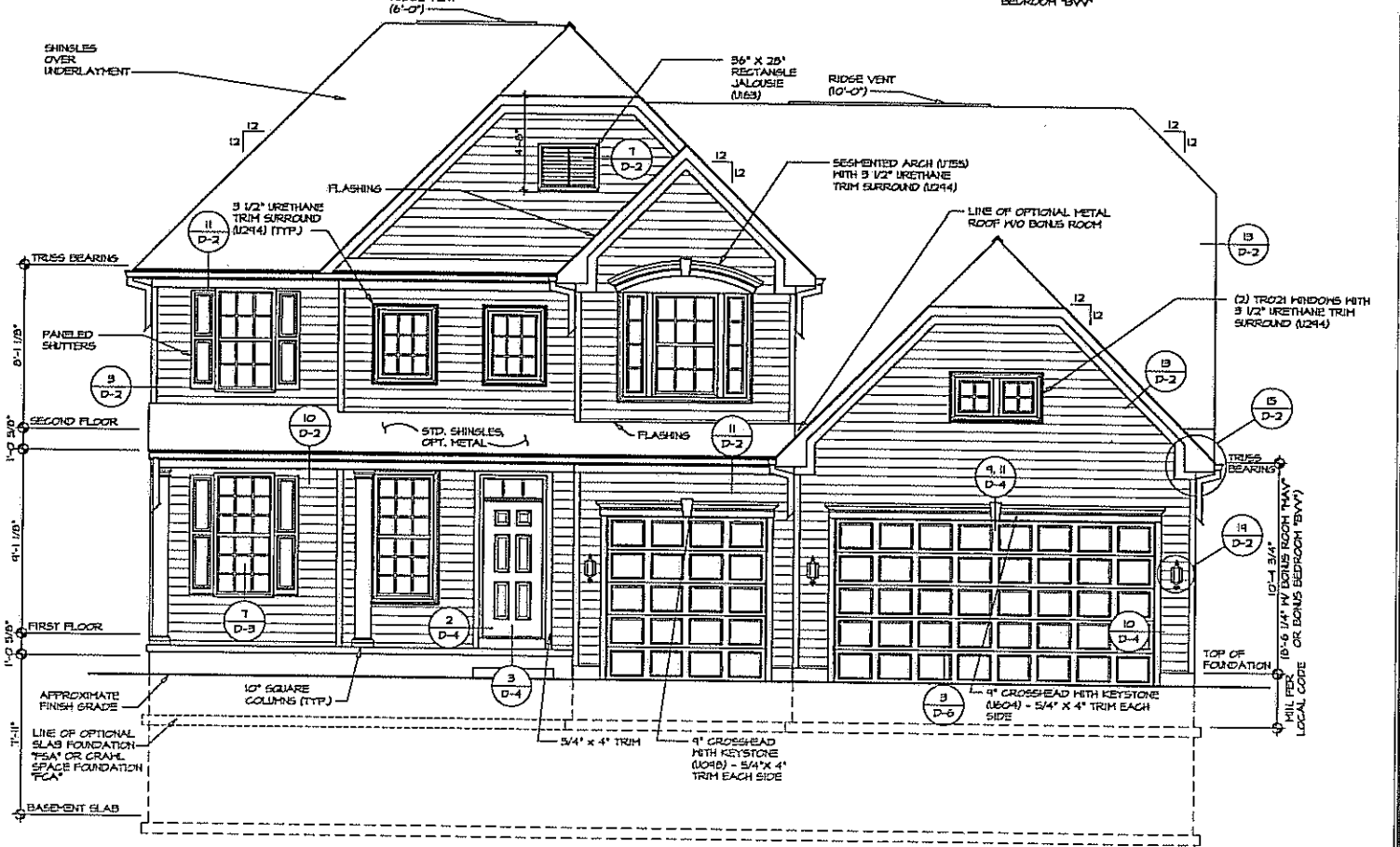
2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BONUS ROOM "MAV" OR BONUS BEDROOM "BVV"



4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "MAA"



3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



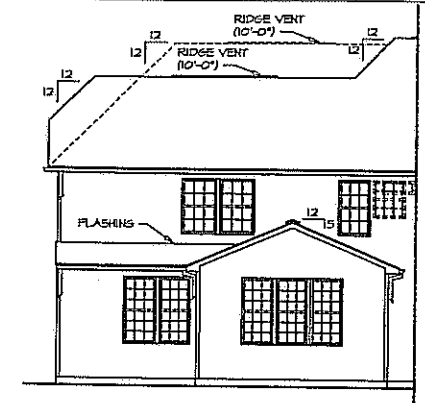
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	DESCRIPTION
1	10/03/08	CSB - PROTOTYPE DESIGN
2	10/03/08	CSB - CREATED VERSION 01

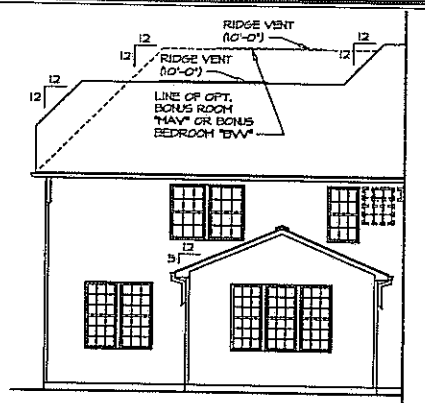
MODEL	SET NO. LDH00	VERSION 01	DATE	4/29/13
DRAWING TITLE	DRAWN BY	CSB	DATE	4/29/13
OPTION DESCRIPTION	ELC	ELC	ELC	ELC
SIDING VENEER	ELC	ELC	ELC	ELC

MODEL	LANDON
DRAWING TITLE	FRONT, SIDE AND REAR ELEVATIONS
OPTION DESCRIPTION	ELEVATION "C"
SIDING VENEER	

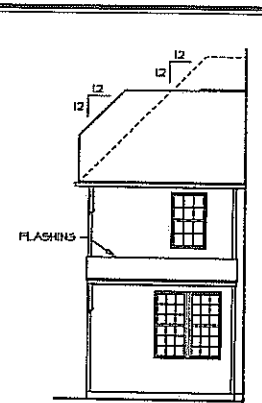
10



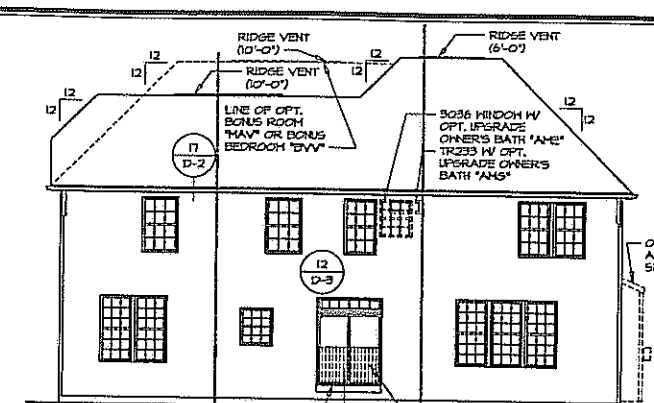
12 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "MAA" W/ OPT. BEDROOM FIRST FLOOR "BAR"



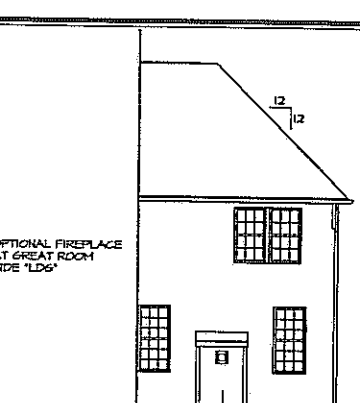
11 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "MAA"



10 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BEDROOM FIRST FLOOR "BAR"

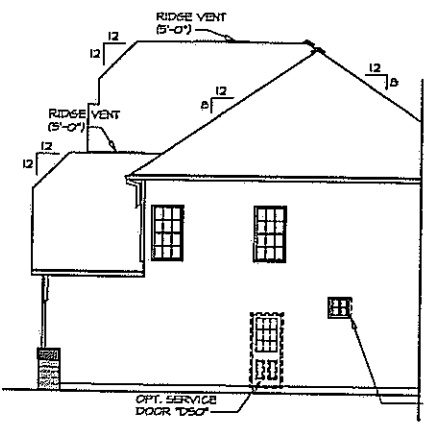


9 REAR ELEVATION
SCALE: 1/8" = 1'-0"

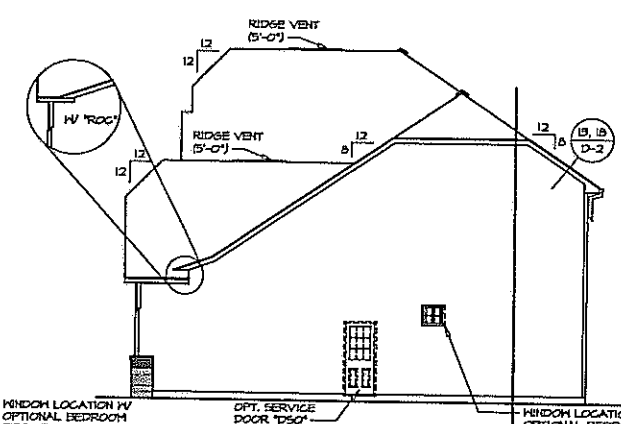


13 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPTIONAL FIREPLACE AT GREAT ROOM REAR "L66"

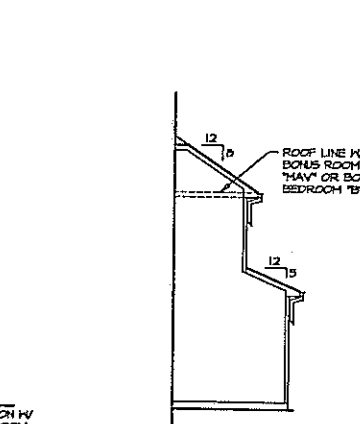
NOTES:
1. SIDING VENEER TYPICAL AT ALL SIDES AND REAR UNLESS OTHERWISE NOTED.
2. WITH SOUTHEAST SPECIFICATIONS "5x5" D-2s SUBSTITUTES FOR D-2 GALLANTS



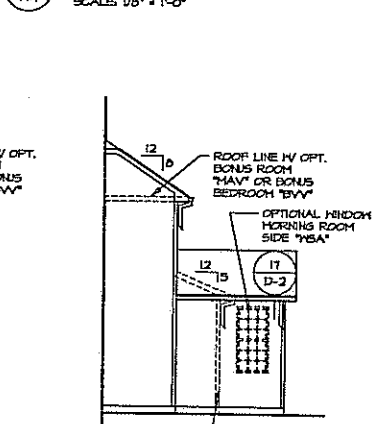
6 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BONUS ROOM "MAV" OR BONUS BEDROOM "BVM"



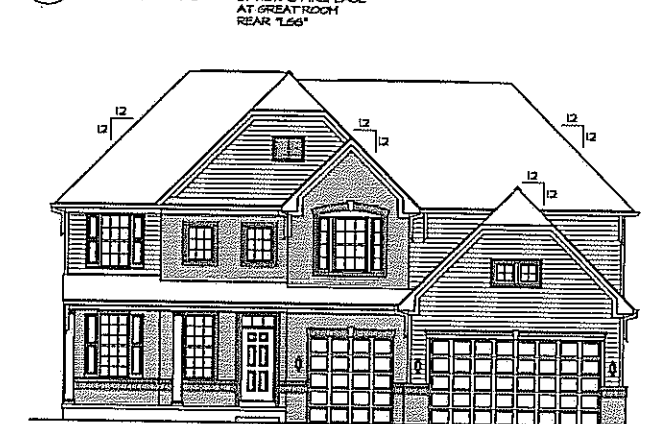
5 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



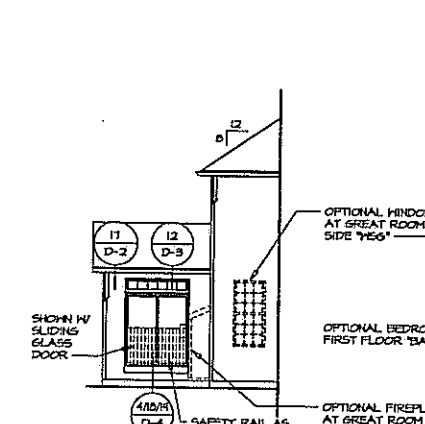
7 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BEDROOM FIRST FLOOR "BAR"



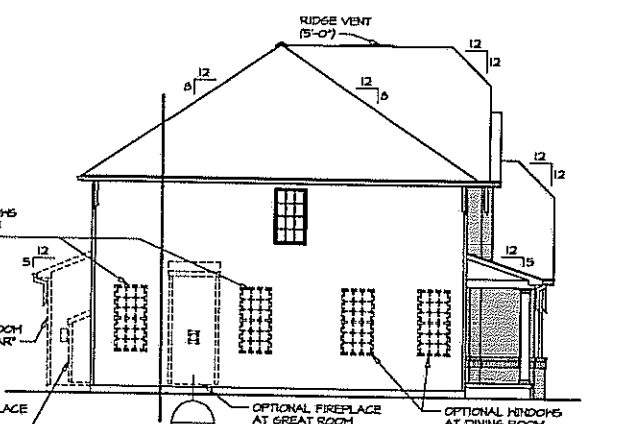
8 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "MAA"



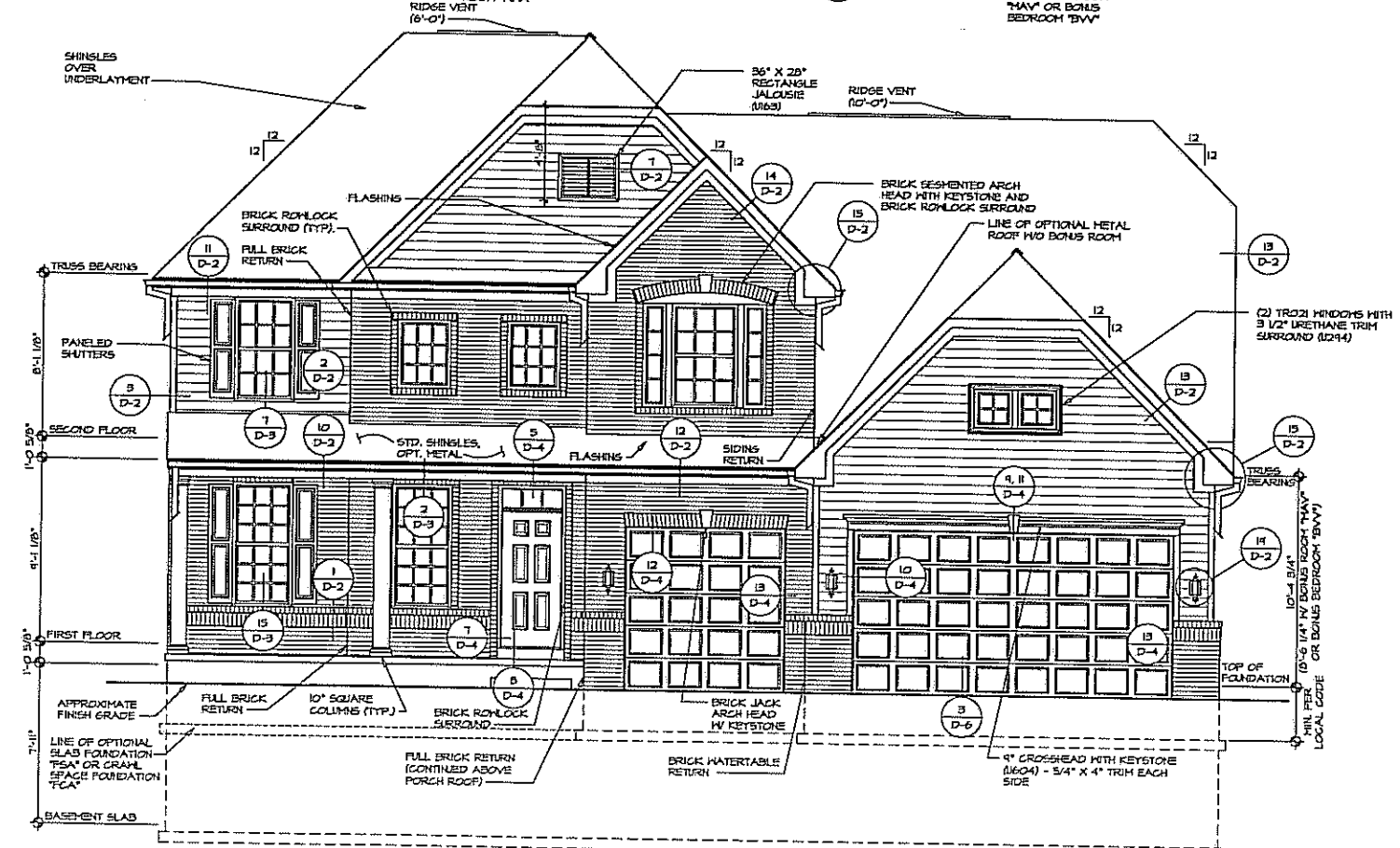
2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BONUS ROOM "MAV" OR BONUS BEDROOM "BVM"



4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
OPT. MORNING ROOM "MAA"



3 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

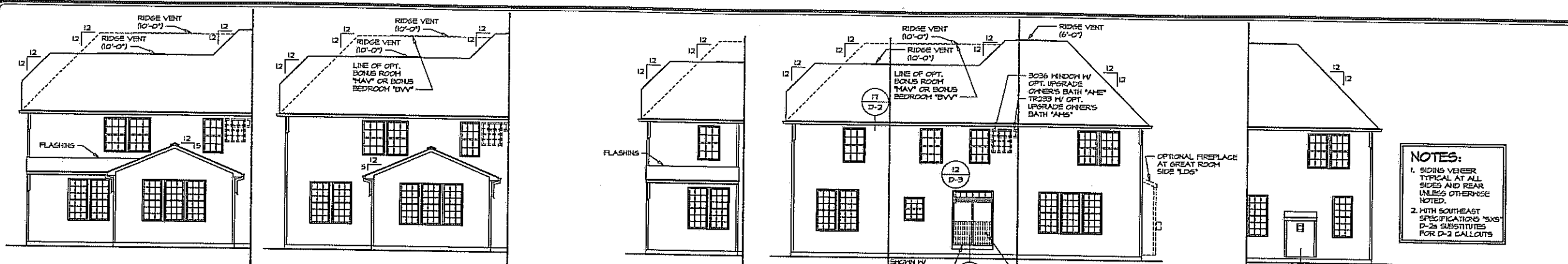
REV. NO.	DATE	REVISIONS
1		ISSUED FOR PERMITS
2		ISSUED FOR CONSTRUCTION

SET NO.	LDN00
VERSION	01
DRAWN BY	CSB
DATE	4/24/18
OPTION	ELC
	EVH

SHEET NO.	A-1
DESCRIPTION	PARTIAL BRICK VENEER

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 Frederick, MD 21702



NOTES:
 1. SIDING VENEER TYPICAL AT ALL SIDES AND REAR UNLESS OTHERWISE NOTED.
 2. WITH SOUTHEAST SPECIFICATIONS "S/S" D-2a SUBSTITUTES FOR D-2 CALLOUTS

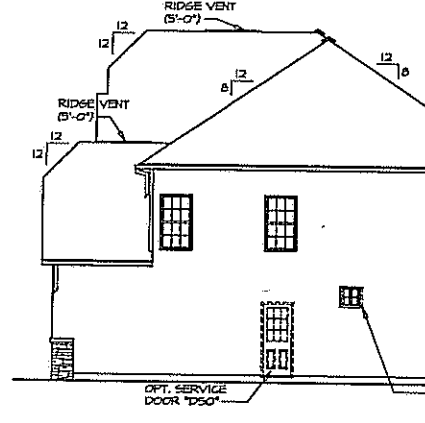
12 REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 OPT. MORNING ROOM "MAA" W/ OPT. BEDROOM FIRST FLOOR "BAR"

11 REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 OPT. MORNING ROOM "MAA"

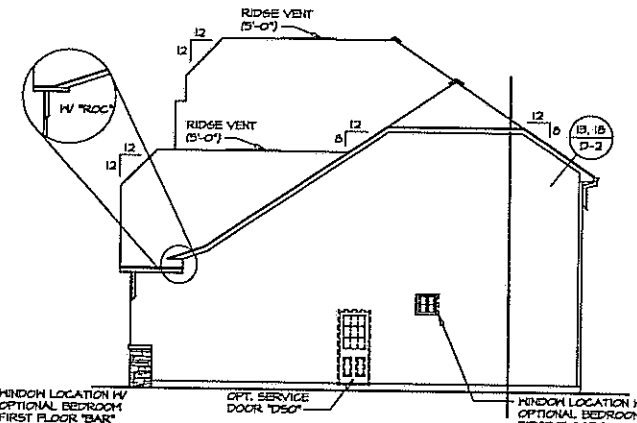
10 REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 OPT. BEDROOM FIRST FLOOR "BAR"

14 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

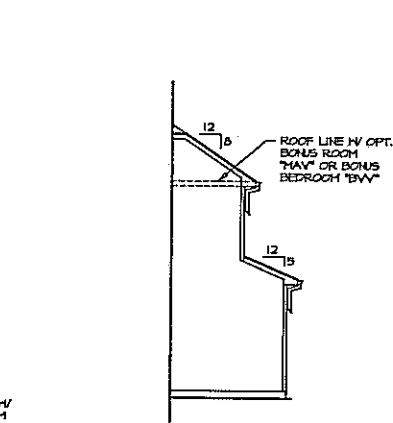
13 REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 OPTIONAL FIREPLACE AT GREAT ROOM REAR "LGG"



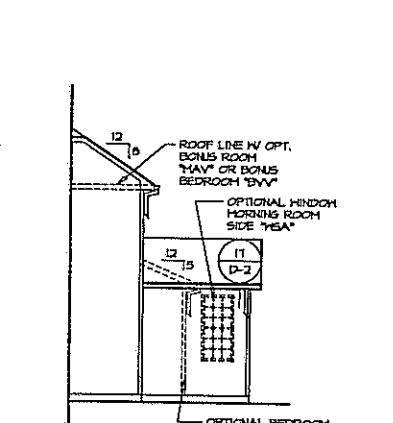
6 RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 OPT. BONUS ROOM "MAV" OR BONUS BEDROOM "BVV"



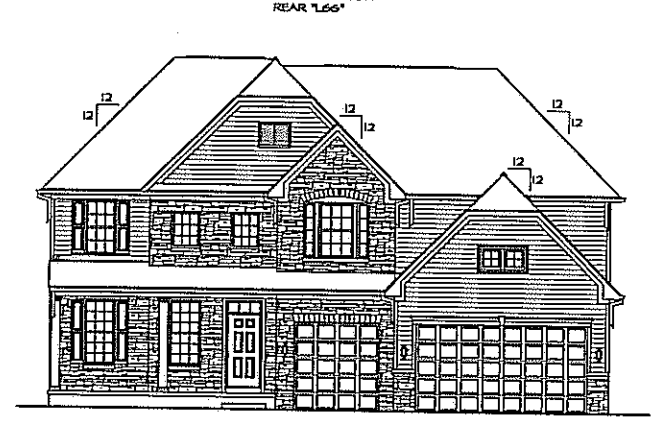
3 RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



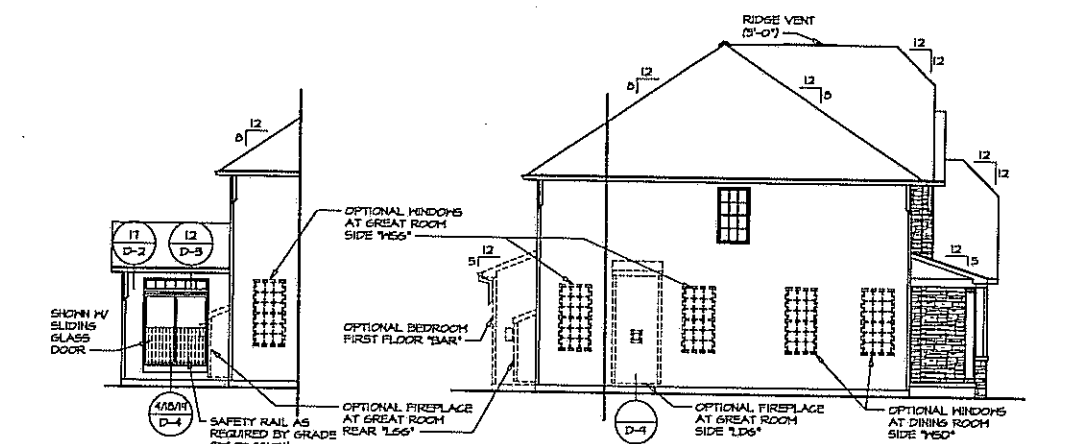
7 RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 OPT. BEDROOM FIRST FLOOR "BAR"



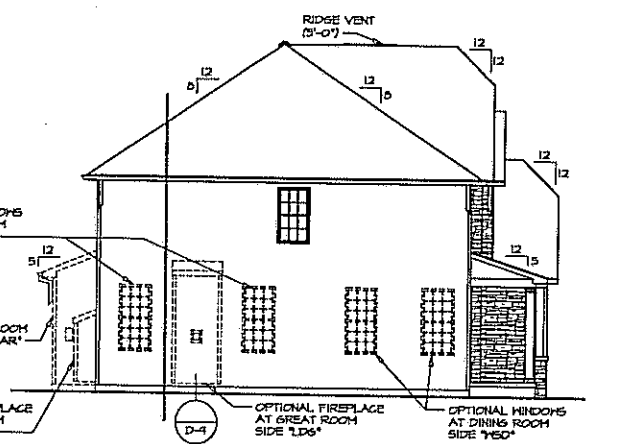
8 RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 OPT. MORNING ROOM "MAA"



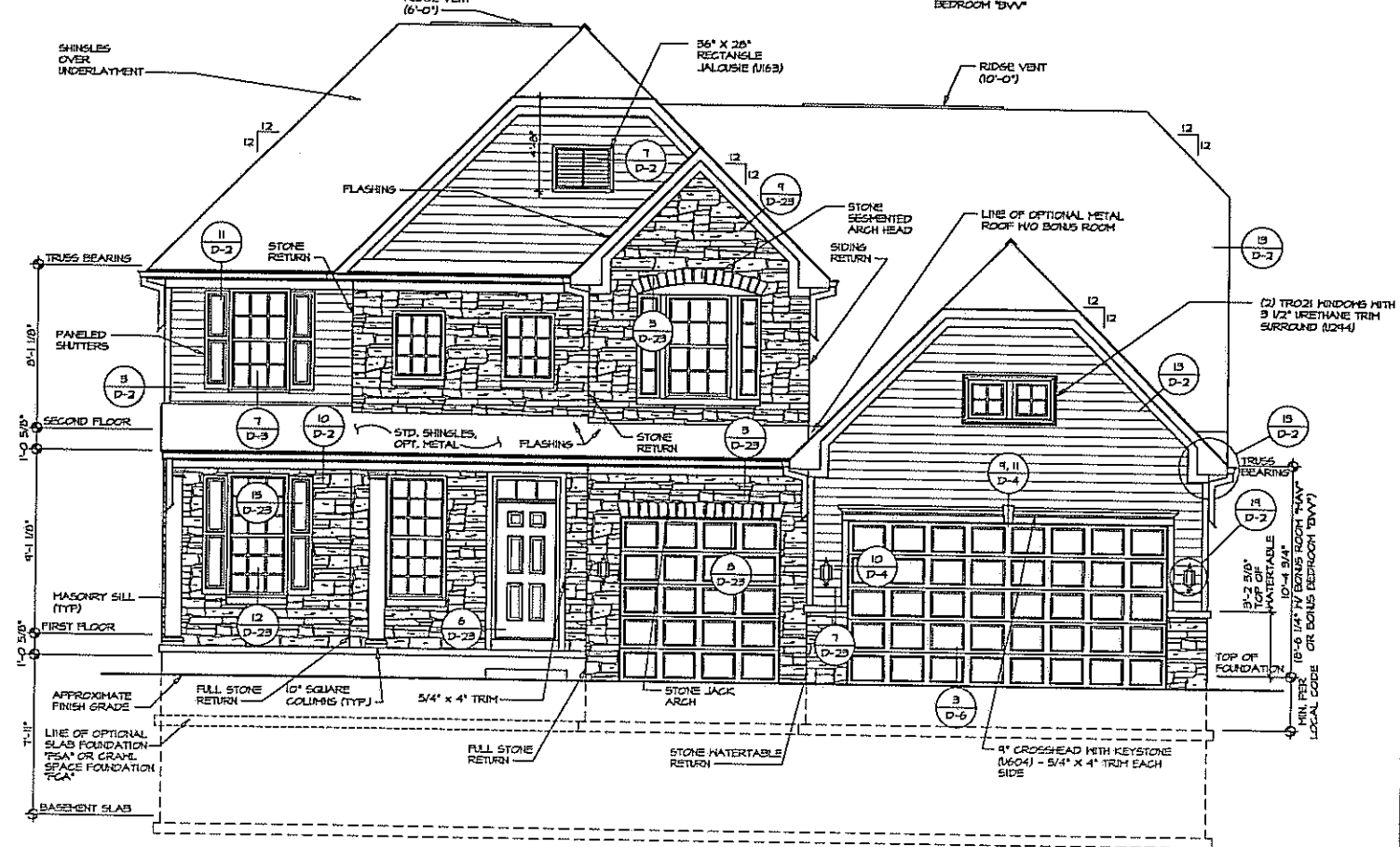
2 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"
 OPT. BONUS ROOM "MAV" OR BONUS BEDROOM "BVV"



4 LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 OPT. MORNING ROOM "MAA"



5 LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

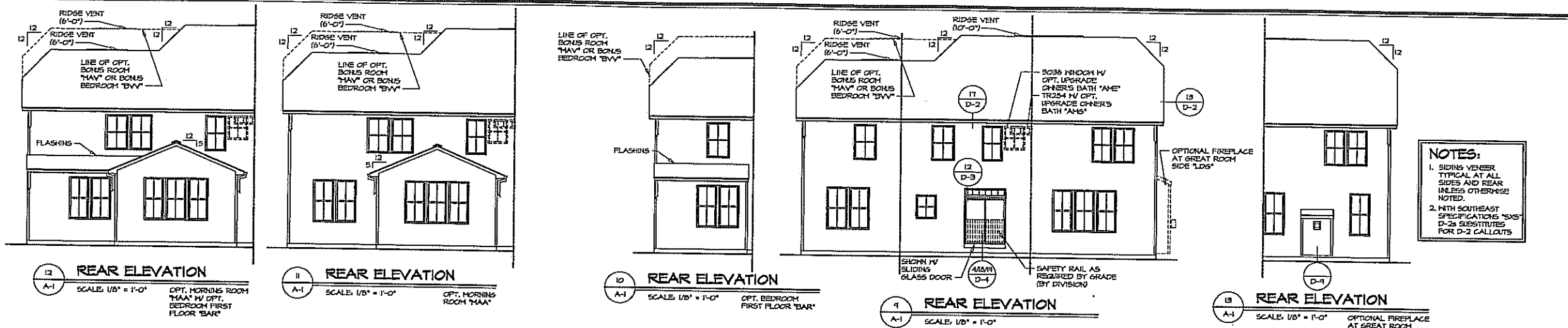


1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

REV. NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR PERMITS

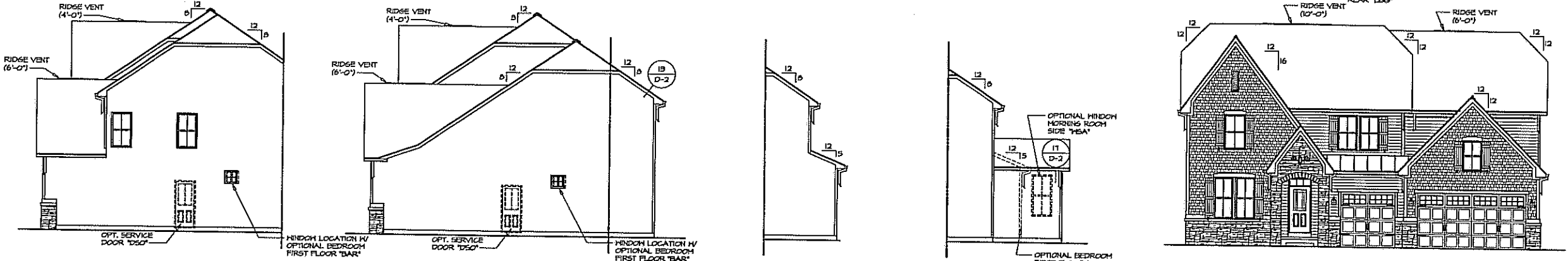
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 Architectural Services
 121 Hyde Court, Suite A
 Frederick, MD 21702

SET NO. LND00	VERSION 01
DRAWN BY CCB	DATE: 4/24/13
OPTION ELC	BY EV
MODEL LONDON	FRONT, SIDE AND REAR ELEVATIONS
SHEET NO. A-1	OPTION DESCRIPTION: PARTIAL STONE VENEER

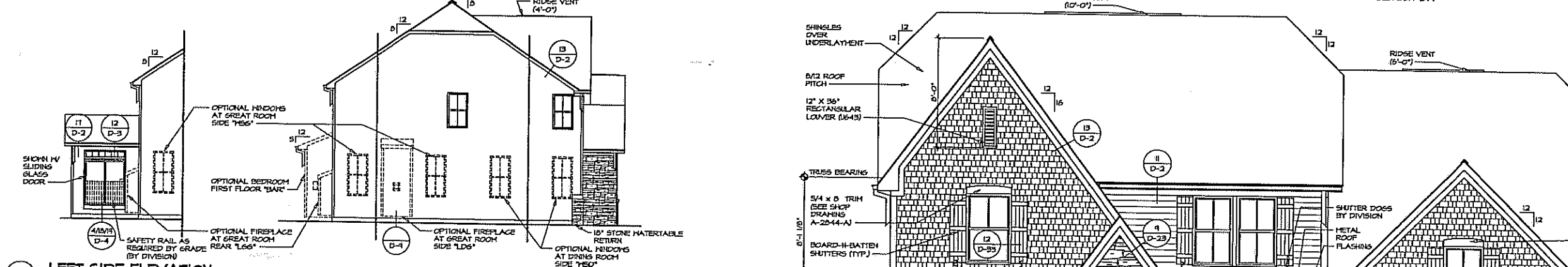


NOTES:
 1. SIDING VENEER TYPICAL AT ALL SIDES AND REAR UNLESS OTHERWISE NOTED.
 2. WITH SOUTHEAST SPECIFICATIONS "SWS" D-25 SUBSTITUTES FOR D-2 CALLOUTS

12 REAR ELEVATION SCALE: 1/8" = 1'-0" OPT. MORNING ROOM "HAY" IV OPT. BEDROOM FIRST FLOOR "BAY"
 11 REAR ELEVATION SCALE: 1/8" = 1'-0" OPT. MORNING ROOM "HAY"
 10 REAR ELEVATION SCALE: 1/8" = 1'-0" OPT. BEDROOM FIRST FLOOR "BAY"
 9 REAR ELEVATION SCALE: 1/8" = 1'-0"
 13 REAR ELEVATION SCALE: 1/8" = 1'-0" OPTIONAL FIREPLACE AT GREAT ROOM REAR "LD6"




6 RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0" OPT. BONUS ROOM "HAY" OR BONUS BEDROOM "BVV"
 5 RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"
 7 RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0" OPT. BEDROOM FIRST FLOOR "BAY"
 8 RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0" OPT. MORNING ROOM "HAY" RIDGE VENT (10'-0")
 2 FRONT ELEVATION SCALE: 1/8" = 1'-0" OPT. BONUS ROOM "HAY" OR BONUS BEDROOM "BVV"



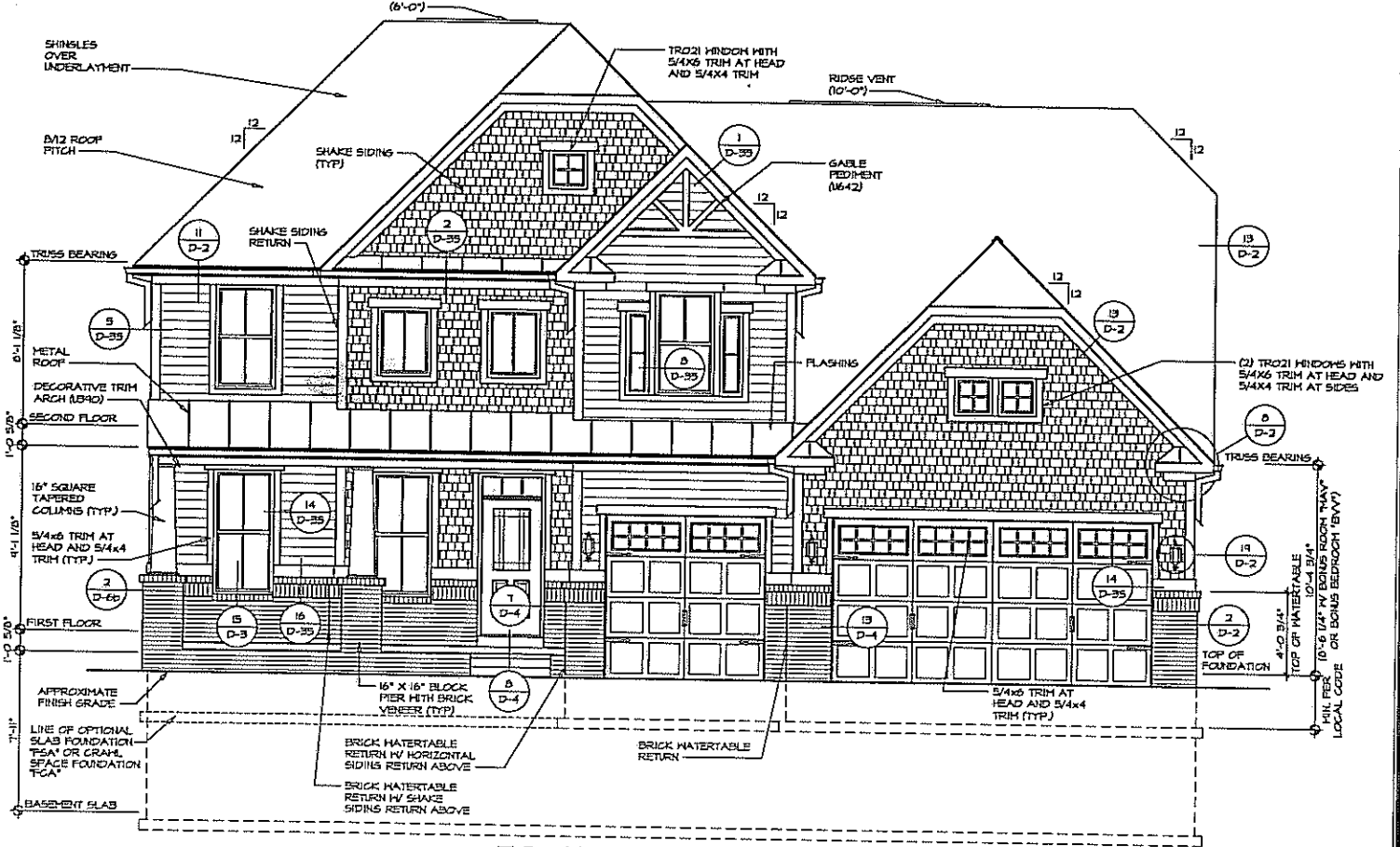
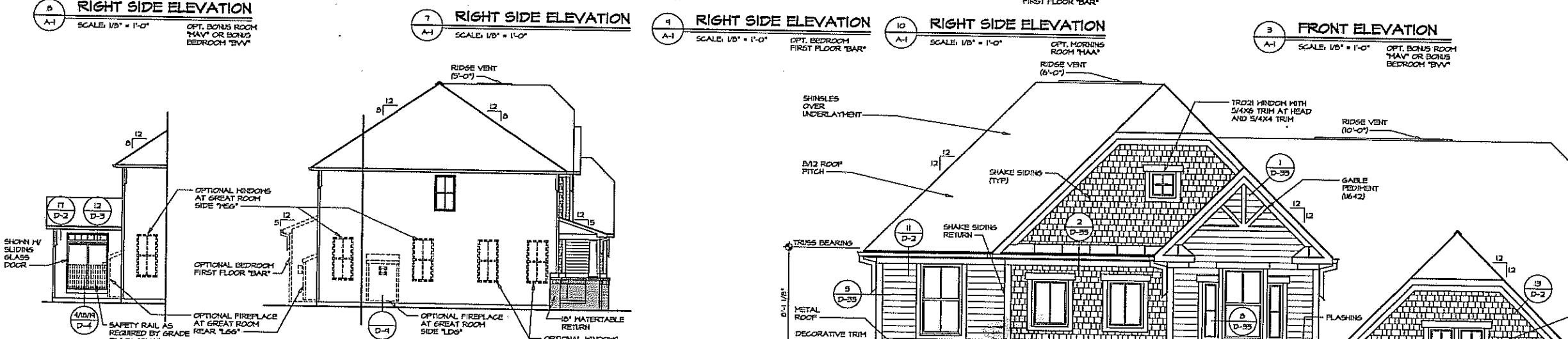
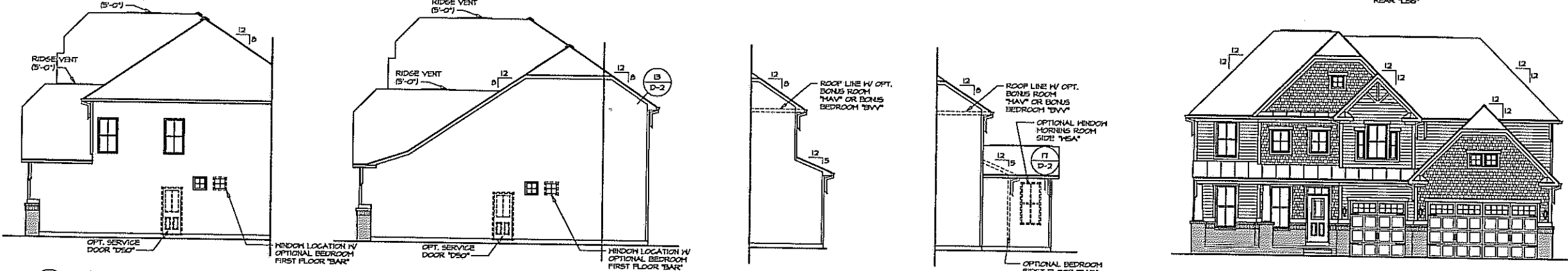
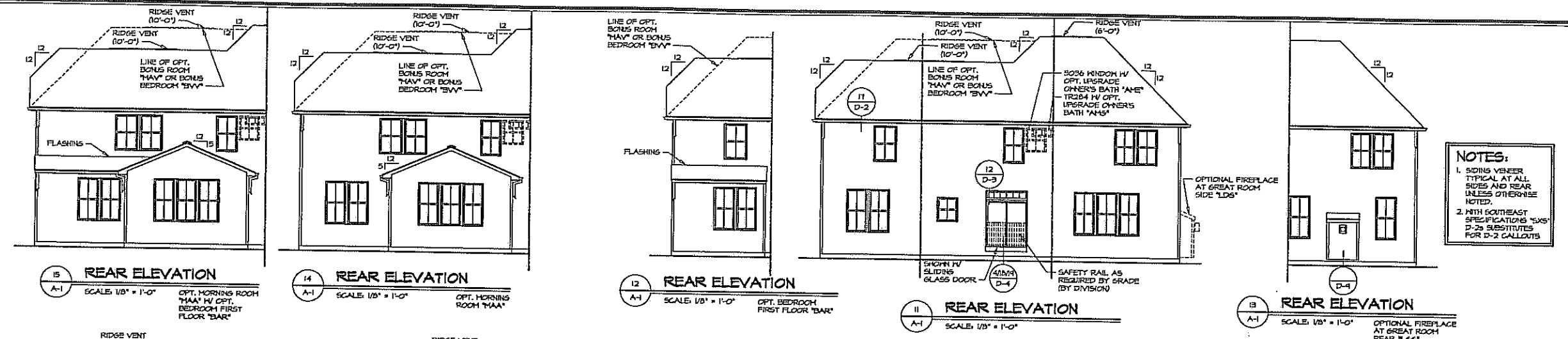
4 LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0" OPT. MORNING ROOM "HAY"
 3 LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"



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

REVISIONS	
REV. NO.	DATE
1	02/08/2008 - PROPOSED REVISIONS
2	02/10/2008 - CREATED VERSION C1
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 <p>NVR, Inc. Architectural Services 21 Brye Court, Suite A Frederick, MD 21704</p>	
SET NO. L1400	VERSION C1
DRAWN BY: CSS	DATE: 4/28/13
OPTION: ELK	
MODEL: LONDON	
DRAWING TITLE: FRONT, SIDE AND REAR ELEVATIONS	
SECTION DESCRIPTION: ELEVATION "K"	
SHEET NO. A-1	14

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

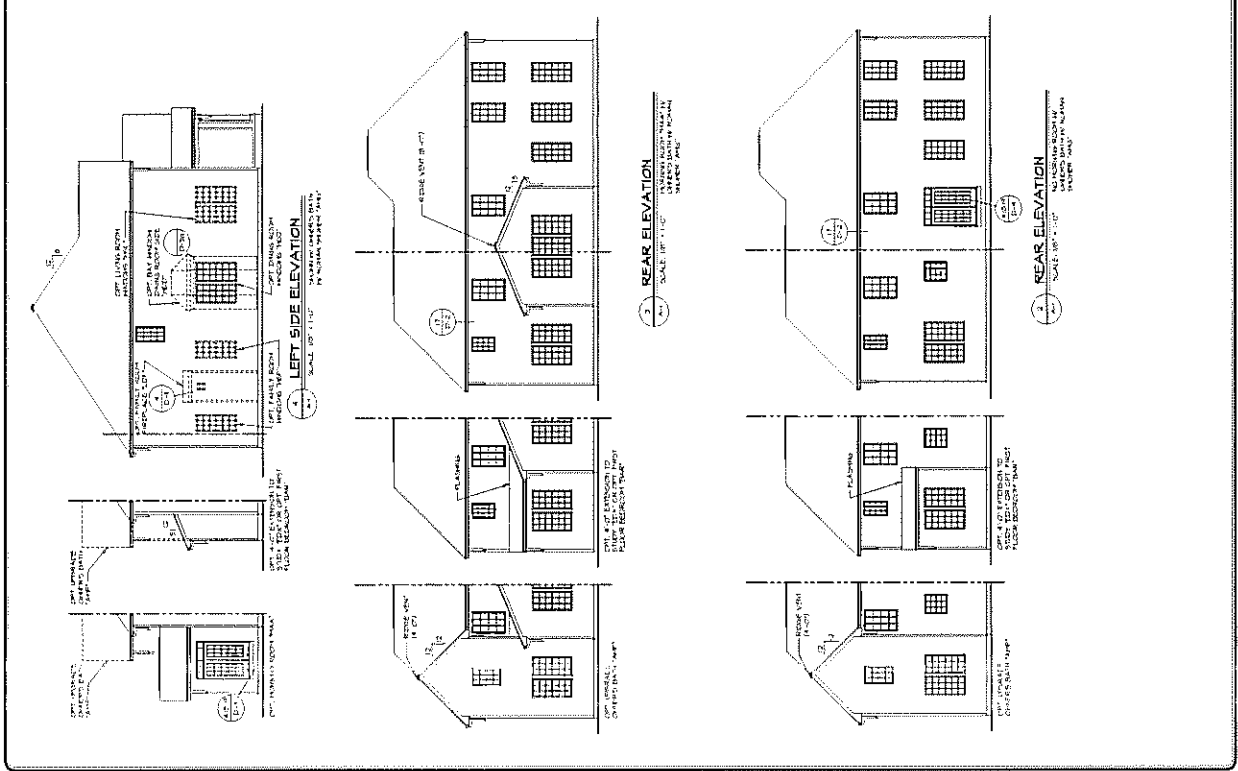
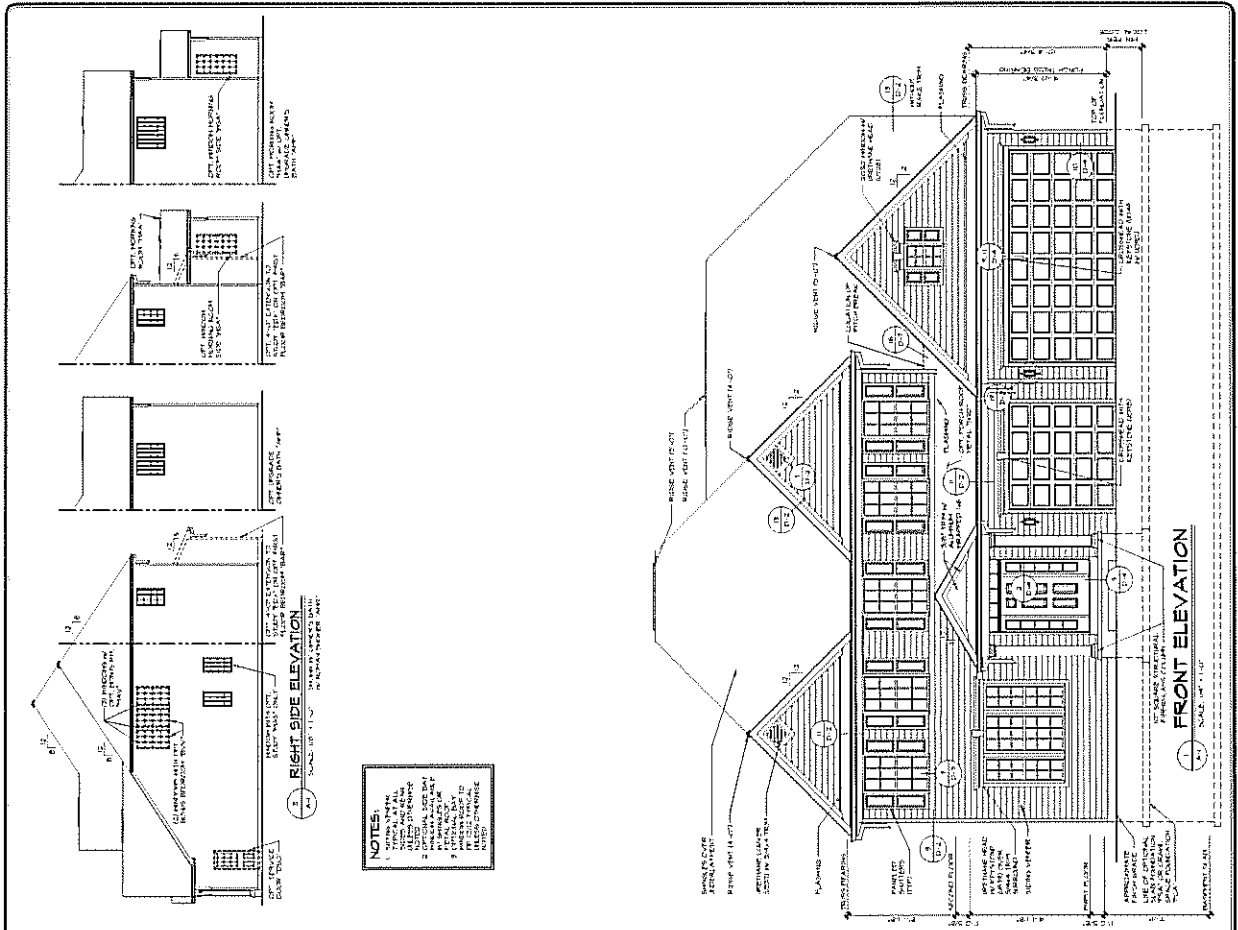
REV. NO.	DATE	DESCRIPTION
1	02/03/08	PROPOSED REVISIONS
2	02/03/08	GREATER REVISIONS

SET NO.	LDN00
VERSION	01
DRAWN BY	CSB
DATE	4/24/15
OPTION	ELL

MODEL	LANDON
DRAWING TITLE	FRONT, SIDE AND REAR ELEVATIONS
OPTION DESCRIPTION	ELEVATION 'L'
SHEET NO.	A-1
	15

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<p>DATE: 12/12/17 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: [Name]</p>	<p>NO. 1 SHEET NO. 1 OF 1</p>	<p>DATE: 12/12/17 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: [Name]</p>	<p>NO. 1 SHEET NO. 1 OF 1</p>
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WINTERBROOK



NVR, Inc.
Architectural Services
Architects
5285 Westview Drive, Suite 100
Frederick, MD 21703

	FULL BASEMENT								CRAWL SPACE								SLAB								STANDARD DETAILS	
	STD. DWGS.	ELEV. '9"	ELEV. '0"	ELEV. '1"	ELEV. '2"	ELEV. '3"	MORNING ROOM	640/655/1	STD. DWGS.	ELEV. '9"	ELEV. '0"	ELEV. '1"	ELEV. '2"	ELEV. '3"	MORNING ROOM	640/655/1	STD. DWGS.	ELEV. '9"	ELEV. '0"	ELEV. '1"	ELEV. '2"	ELEV. '3"	MORNING ROOM	640/655/1		
SPEC SHEET	55-1								55-1								55-1								AD-1	
GENERAL NOTES	2								2								2								FD-1	
SCHEDULES	3/4								3/4								3/4								FD-2	
ELEVATIONS - FRONT		5/6	7/8	9/10	11	12				5/6	7/8	9/10	11	12				5/6	7/8	9/10	11	12			FD-3	
ELEVATIONS - SIDE	13/14								13/14								13/14								FD-4	
ELEVATIONS - REAR	15								15								15								GB-1	
FOUNDATION - STD KITCHEN LAYOUT	16		18	18	19	19	17		24/32	26/34	26/34	27/35	27/35	29/33			40/48	42/50	42/50	43/51	43/51	41/44			JT-3	
FOUNDATION - ALT KITCHEN LAYOUT	20		22	22	23	23	21		28/36	30/38	30/38	31/34	31/34	29/37			44/52	46/54	46/54	47/55	47/55	45/53			RF-1	
FOUNDATION GRADE BEAMS	56								56								56								ET-1	
FOUNDATION HOLD DOWNS	57/58								57/58								57/58								ET-1b	
PLUMBING	59								60								60/62								ET-1c	
BASEMENT FLOOR PLAN	63/64																								ET-1d	
FIRST FLOOR PLAN - STD KITCHEN LAYOUT	65		66	66	66	66	67		65	66	66	66	66	67			65	66	66	66	66	67			ET-1e	
FIRST FLOOR PLAN - ALT KITCHEN LAYOUT	68		69	69	69	69	70		68	69	69	69	69	70			68	69	69	69	69	70			ET-2	
SECOND FLOOR PLAN	71								71								71								ET-3	
BUILDING SECTIONS - BEDROOM FIRST FLOOR	72								72								72								FP-1	
BUILDING SECTIONS - FOYER	73								73								73								FP-1b	
BUILDING SECTIONS - DINING ROOM	74/75								74/75								74/75								WD-1	
BUILDING SECTIONS - STD KITCHEN LAYOUT								76																	WD-2	
BUILDING SECTIONS - ALT KITCHEN LAYOUT								77																	WD-3	
STAIR SECTIONS	78/178,2/19,1/19,2/19,3								78/178,2/19,1/19,2/19,3								78/178,2/19,1/19,2/19,3								DR-1	
KITCHENS PLAN - STD KITCHEN LAYOUT	80/82								80/82								80/82									DR-2
KITCHENS PLAN - ALT KITCHEN LAYOUT	81/83								81/83								81/83									DR-3
KITCHENS PLAN - HETBAR	84																								IT-1	
BATHS	85								85								85								IT-1b	
BASEMENT ELECTRICAL	86/87																								IT-1c	
FIRST FLOOR ELECTRICAL - STD KITCHEN LAYOUT	88		89	89	89	89	90		88	89	89	89	89	90			88	89	89	89	89	90			IT-2	
FIRST FLOOR ELECTRICAL - ALT KITCHEN LAYOUT	91		92	92	92	92	93		91	92	92	92	92	93			91	92	92	92	92	93			ST-1	
SECOND FLOOR ELECTRICAL	94								94								94								ST-2	
FIRST FLOOR FRAMING - STD KITCHEN LAYOUT	95								95																WB-1	
FIRST FLOOR FRAMING - ALT KITCHEN LAYOUT	96								96																WB-1b	
SECOND FLOOR FRAMING	97								97								97								WB-1c	
ROOF FRAMING - STD KIT. - NO BONUS ROOM		98	102	106	110	114				98	102	106	110	114				98	102	106	110	114			KT-1	
ROOF FRAMING - ALT KIT. - NO BONUS ROOM		99	103	107	111	115				99	103	107	111	115				99	103	107	111	115			SP-1	
ROOF FRAMING - STD KIT. - BONUS ROOM/BEDROOM		100	104	108	112	116				100	104	108	112	116				100	104	108	112	116			SP-2	
ROOF FRAMING - ALT KIT. - BONUS ROOM/BEDROOM		101	105	109	113	117				101	105	109	113	117				101	105	109	113	117			SP-3	
ROOF FRAMING - STD KITCHEN LAYOUT - MORNING RM.							118																		SEP-1	
ROOF FRAMING - ALT KITCHEN LAYOUT - MORNING RM.							119																		SEP-2	
TRUSS BRACING	120/121								120/121								120/121									SEP-3
WALL BRACING - 40 MPH	122																									SEP-4
WALL BRACING - 100 MPH	123																									SEP-5
HVAC - 5X5 - BASEMENT FOUNDATION	124																									FC-1
HVAC - 8ZD - BASEMENT FOUNDATION	125																									FC-2
HVAC - 8ZE - BASEMENT FOUNDATION	126																									FC-3
HVAC - 5X5 - STANDARD KITCHEN	127								133/134								133/134									FC-4
HVAC - 8ZD - STANDARD KITCHEN	128								134/140								134/140									WB-1
HVAC - 8ZE - STANDARD KITCHEN	129								135/141								135/141									WB-2
HVAC - 5X5 - ALTERNATE KITCHEN	130								136/142								136/142									
HVAC - 8ZD - ALTERNATE KITCHEN	131								137/143								137/143									
HVAC - 8ZE - ALTERNATE KITCHEN	132								138/144								138/144									
HVAC - 5X5 - SECOND FLOOR	145								148								148									
HVAC - 8ZD - SECOND FLOOR	146								149								149									
HVAC - 8ZE - SECOND FLOOR	147								150								150									

FOOTPRINT

BASE HOUSE:	
WIDTH:	50'-0"
DEPTH:	64'-0"
MAXIMUM:	
WIDTH:	50'-8"
DEPTH:	64'-4"

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	2144 SF
1ST FLOOR (BASE SF)	2144 SF

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	2144 SF
1ST FLOOR 4'-0" EXT. TO GREAT ROOM W/ MORNING ROOM (ADD. SF)	238 SF
1ST FLOOR MORNING ROOM (ADD. SF)	164 SF
1ST FLOOR ALTERNATE KITCHEN LAYOUT (ADD. SF)	120 SF
1ST FLOOR 4'-0" EXT. TO GREAT ROOM (ADD. SF)	81 SF

SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR BONUS BEDROOM	452 SF
2ND FLOOR BONUS ROOM	420 SF

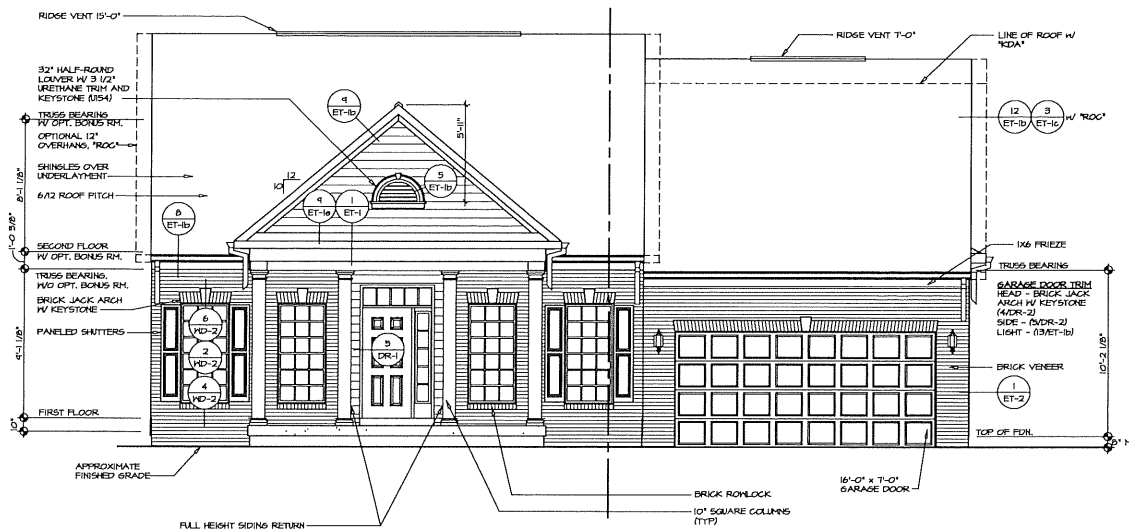
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE	452 SF

BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	414 SF
BASEMENT BEDROOM (ADD. SF)	411 SF
HOME OFFICE (ADD. SF)	320 SF
MEDIA ROOM (ADD. SF)	318 SF
FINISHED BASEMENT 4'-0" EXT. TO GREAT ROOM W/ MORNING RM (ADD. SF)	238 SF
FINISHED BASEMENT MORNING ROOM (ADD. SF)	168 SF
BASEMENT BATH (ADD. SF)	88 SF
FINISHED BSMT 4'-0" EXT. TO GREAT RM (ADD. SF)	81 SF

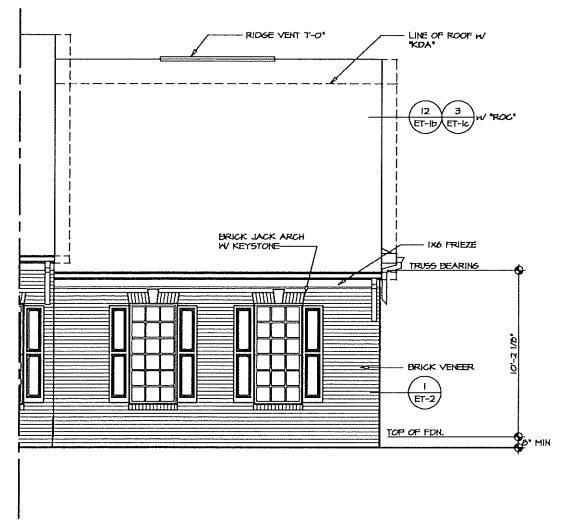
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT (BASE SF)	2156 SF
UNFINISHED BSMT 4'-0" EXT. W/ MORNING RM (ADD. SF)	238 SF
2ND FLOOR UNFINISHED STORAGE BONUS RM (ADD. SF)	174 SF
UNFINISHED BASEMENT MORNING ROOM (ADD. SF)	164 SF
2ND FLOOR UNFINISHED STORAGE BONUS BDRM (ADD. SF)	148 SF
UNFINISHED BASEMENT ALT. KITCHEN LAYOUT (ADD. SF)	120 SF
UNFINISHED BASEMENT 4'-0" EXT. TO GREAT ROOM W/ MORNING RM (ADD. SF)	81 SF

SET - VERSION	WTR00-02	CS-1
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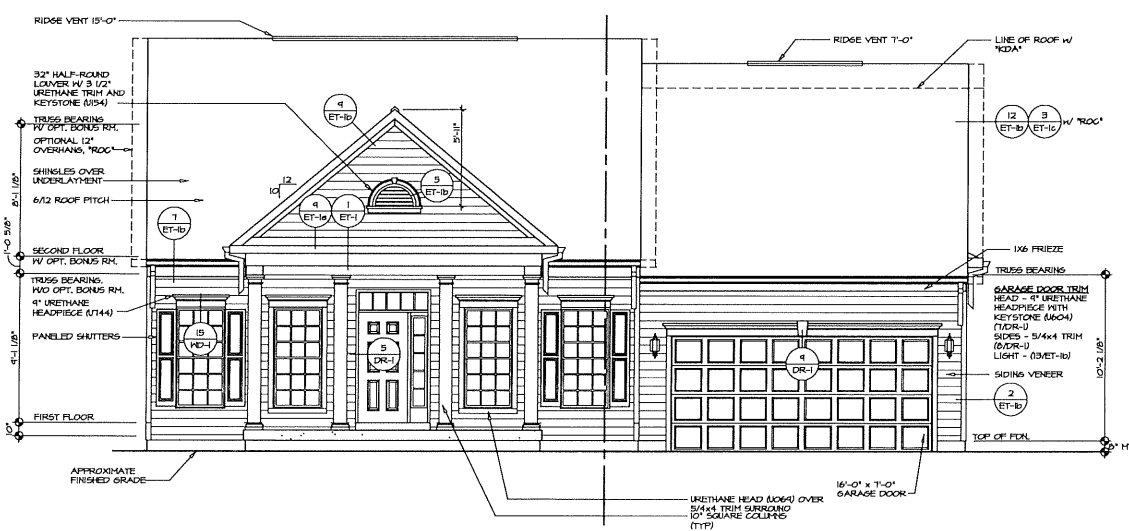
J:\PROJECTS\WINTERBROOK\WINTERBROOK-WF\FLOOR_CS1.dwg 03/27/18 - 10:37 am



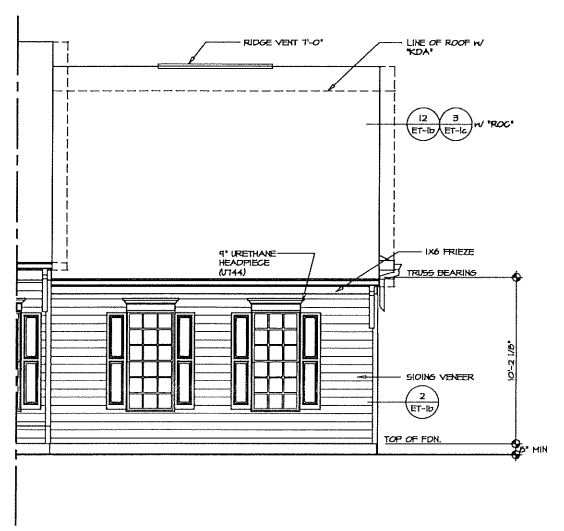
3 FRONT ELEVATION "D"
SCALE: 1/4" = 1'-0" PARTIAL BRICK VENEER FRONT "EVW"



4 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" SIDE ENTRY GARAGE "EGC"

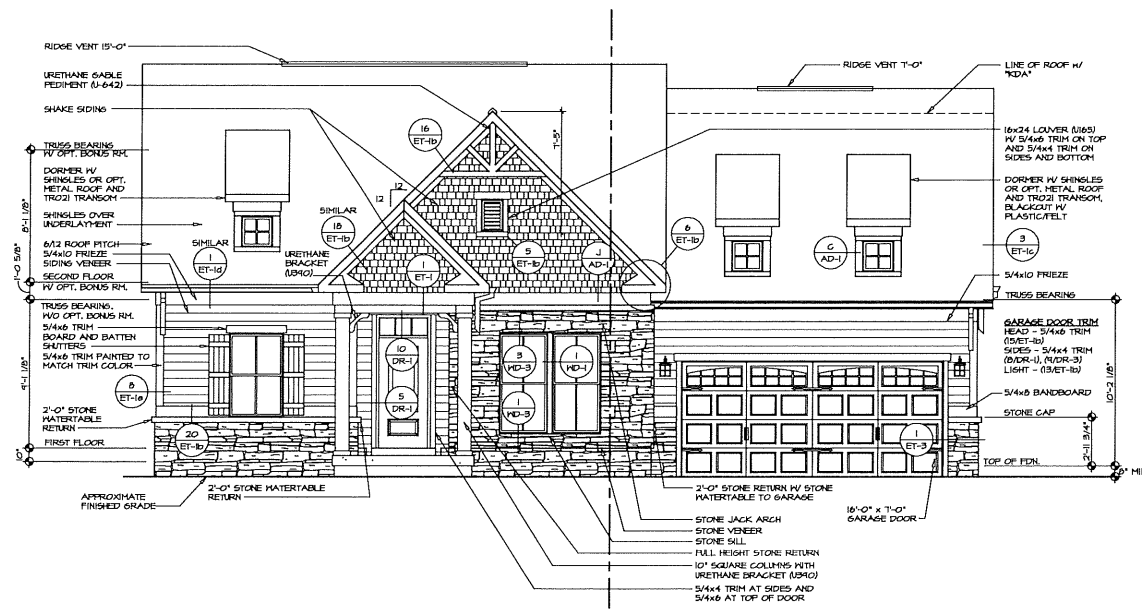


1 FRONT ELEVATION "D"
SCALE: 1/4" = 1'-0" SIDING VENEER FRONT "EVW"

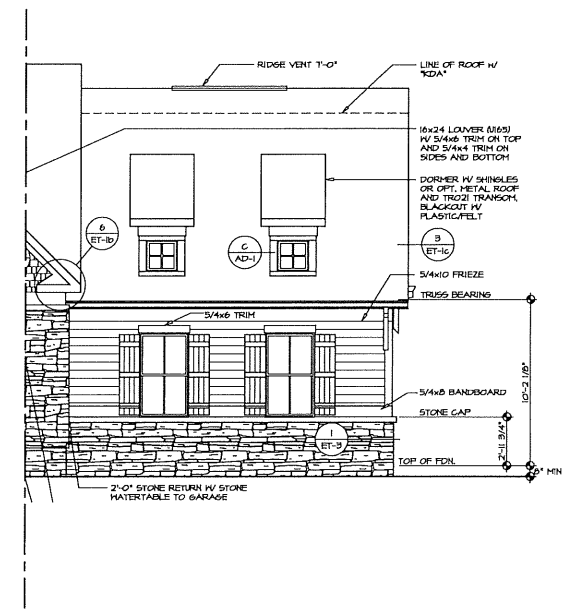


2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" SIDE ENTRY GARAGE "EGC"

SHEET NO. A-1	MODEL WINTERBROOK	SET NO. WINTERBROOK	DATE 6/1/2015	REVISIONS
	DRAWING TITLE FRONT ELEVATIONS	VERSION 03	DRAWN BY HDL	1 10/21/14 ALL - ADDED FRIEZE BEARING/GARAGE HEAD FEATURE (M54)
	OFFICE DESCRIPTION SIDING VENEER FRONT PARTIAL BRICK VENEER FRONT	OPTION EVW	DATE 6/1/2015	2 10/21/14 ALL - ADDED MISSING TRIM (PANE SHUTTER)
NVR NVR, INC. Architectural Services 3285 Westchester Pike Frederick, MD 21732		NVR, Inc. hereby certifies that the information contained on this drawing was prepared by NVR, Inc. or under the direct supervision of a registered professional architect or engineer. This drawing is not to be used for any other project without the written consent of NVR, Inc.		
PROJECT: WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK		31. PROJECTIONS: WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK - WINTERBROOK 32. 7/1/18 - 10:58 AM		

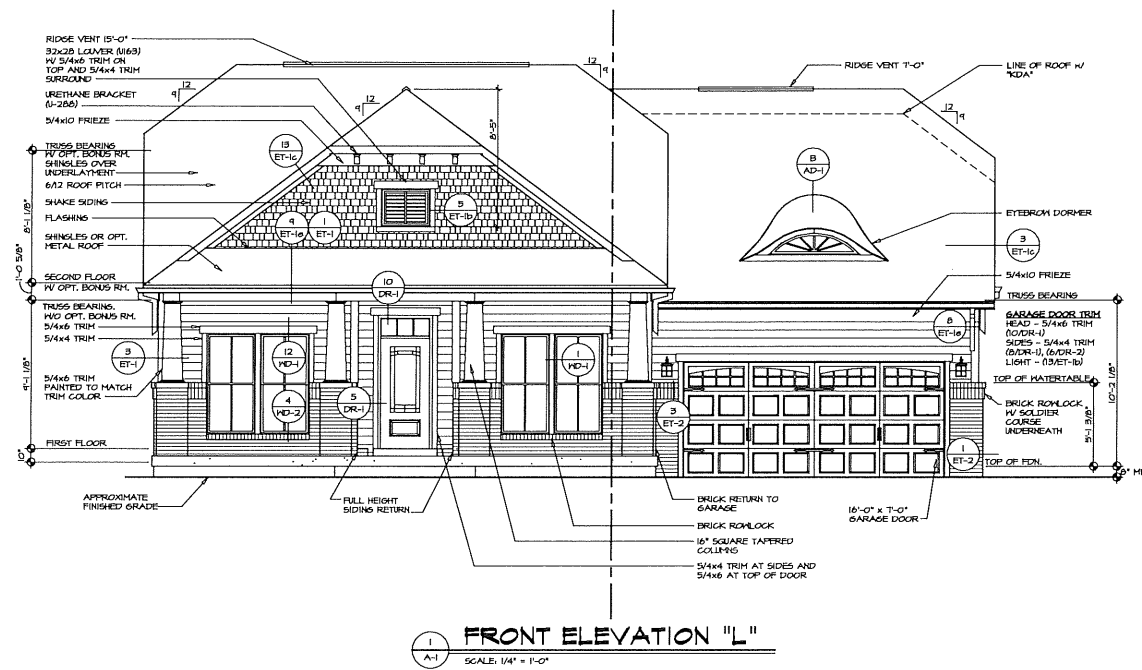


1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"

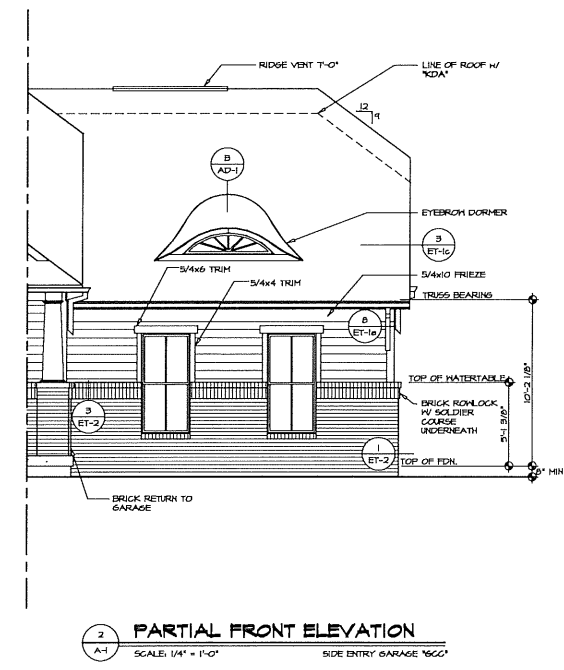


2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" SIDE ENTRY GARAGE '66C'

SHEET NO. A-1	MODEL WINTERBROOK	DATE 6/12/15	RELEASES
	DRAWING TITLE FRONT ELEVATION	DESIGN BY HDL	1. 10/24/14 - STANDARD DETAIL TO 2. 02/01/15 - SAFETY PORCH STAIRS/DOOR PROJECT 3. 4/21/15 - IMPACT COLLARS TO ADD CAPS 4. 02/01/15 - IMPACT COLLARS TO ADD CAPS 5. 02/01/15 - IMPACT COLLARS TO ADD CAPS 6. 02/01/15 - IMPACT COLLARS TO ADD CAPS
OPTION DESCRIPTION ELEVATION "K"	OPTION ELK	DATE 6/12/15	1. 02/01/15 - IMPACT COLLARS TO ADD CAPS 2. 02/01/15 - IMPACT COLLARS TO ADD CAPS 3. 02/01/15 - IMPACT COLLARS TO ADD CAPS 4. 02/01/15 - IMPACT COLLARS TO ADD CAPS 5. 02/01/15 - IMPACT COLLARS TO ADD CAPS 6. 02/01/15 - IMPACT COLLARS TO ADD CAPS
		NVR, INC. ARCHITECTURE 5305 FREDERICK RD. SUITE 100 FREDERICK, MD 21703	
31. VERBODEN TO KOPEN EN VERKOPEN VAN DEZE TEGEKENINGEN. ALLE RECHTEN VOORBEREIDDE EN BEHOUDEN.			

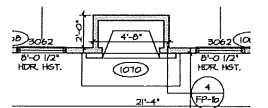


1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"

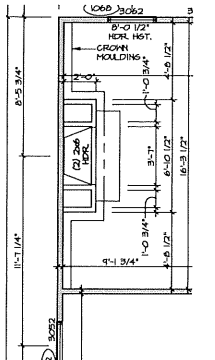


2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" SIDE ENTRY GARAGE 16'00"

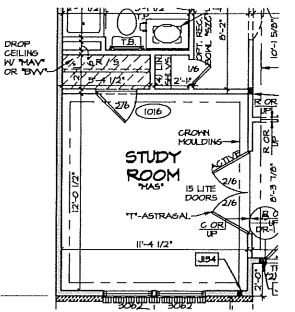
SHEET NO. A-1	MODEL WINTERBROOK	DATE 6/9/2015	REVISIONS															
	DRAWING TITLE FRONT ELEVATION	OPTION ELL	<table border="1"> <tr> <th>REV.</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>1</td> <td>6/9/15</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>2</td> <td>6/9/15</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>3</td> <td>3</td> <td>6/9/15</td> <td>ISSUED FOR PERMITS</td> </tr> </table>	REV.	NO.	DATE	DESCRIPTION	1	1	6/9/15	ISSUED FOR PERMITS	2	2	6/9/15	ISSUED FOR PERMITS	3	3	6/9/15
REV.	NO.	DATE	DESCRIPTION															
1	1	6/9/15	ISSUED FOR PERMITS															
2	2	6/9/15	ISSUED FOR PERMITS															
3	3	6/9/15	ISSUED FOR PERMITS															
OPTION DESCRIPTION ELEVATION "L"	12	<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL ENERGY EFFICIENCY CODE (IECC). THESE CODES ARE INCORPORATED BY REFERENCE INTO THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.</p>																
<p>WINTERBROOK 12000 WINTERBROOK DRIVE FREDERICK, MD 21701 301.771.1100</p>		<p>DATE: 08/17/15 - 10:28 AM</p>																



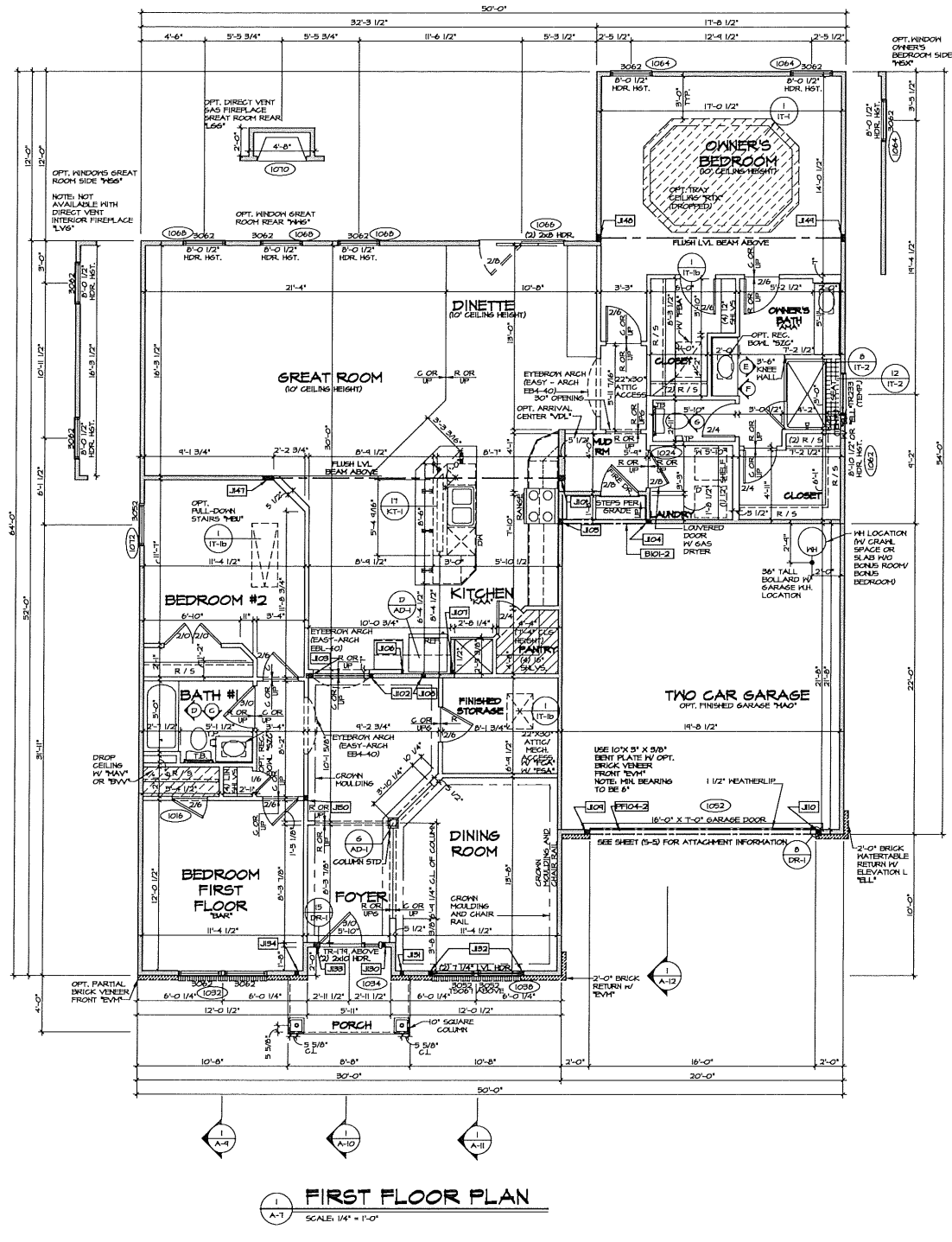
6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



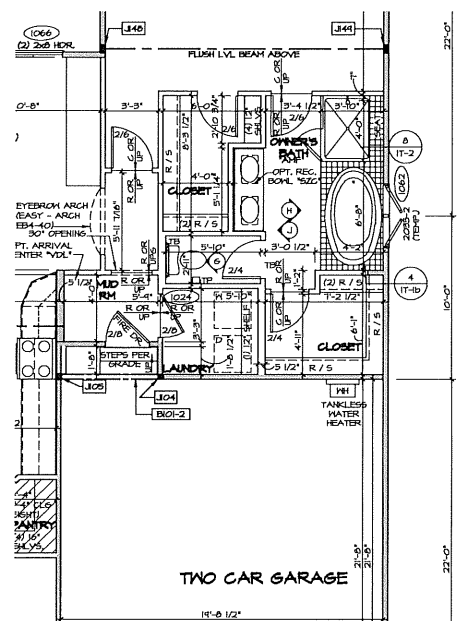
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



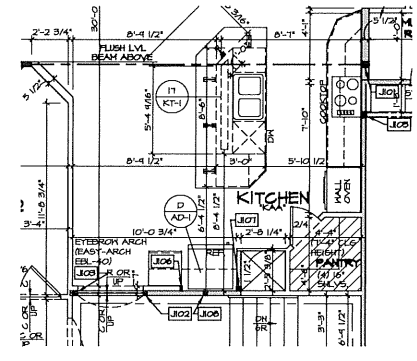
3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



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

NOTES:

- GENERAL NOTES (N-U)
- SCHEDULES (N-U)
- LVL NAILING SCHEDULE (N-U)
- SEE GENERAL NOTES (N-U) FOR ADDITIONAL INFORMATION.

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM-HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

REV.	NO.	DATE	REMARKS
1	0	05/14/18	ISSUE FOR PERMITS
2	1	05/14/18	REVISIONS TO PERMITS
3	2	05/14/18	REVISIONS TO PERMITS
4	3	05/14/18	REVISIONS TO PERMITS
5	4	05/14/18	REVISIONS TO PERMITS
6	5	05/14/18	REVISIONS TO PERMITS
7	6	05/14/18	REVISIONS TO PERMITS
8	7	05/14/18	REVISIONS TO PERMITS
9	8	05/14/18	REVISIONS TO PERMITS
10	9	05/14/18	REVISIONS TO PERMITS
11	10	05/14/18	REVISIONS TO PERMITS
12	11	05/14/18	REVISIONS TO PERMITS

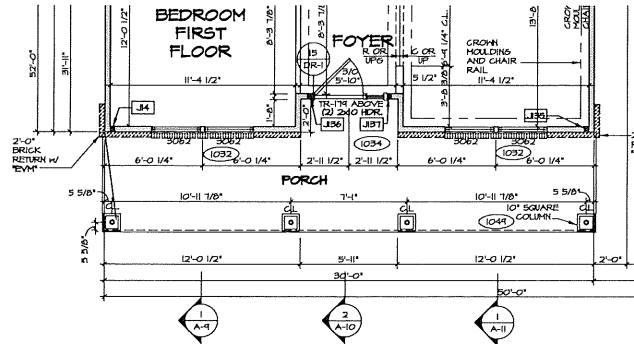
NVR

Architect/Engineer
5215 Westchase Drive, Suite 100
Frederick, MD 21703

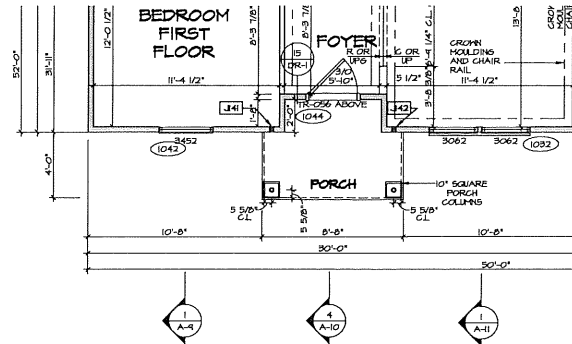
SET NO. 10000
VERSION 02
DRAWN BY: HDL
DATE: 5/20/2015
KCA

MODEL: WINTERBROOK
DRAWING TITLE: FIRST FLOOR PLAN
SHEET NO.: A-7
SHEET DESCRIPTION: STANDARD KITCHEN LAYOUT
65

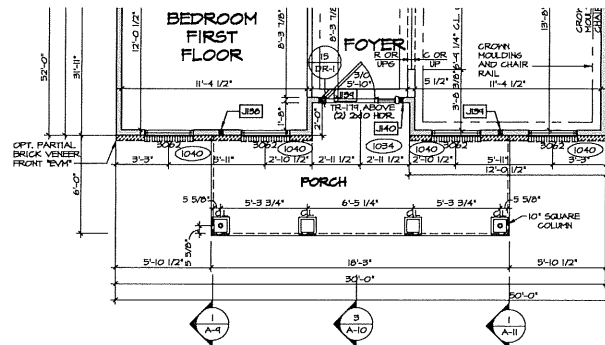
ALL SERVICES BY WINTERBROOK ARCHITECTURE/ENGINEERING, P.A. 5215 WESTCHASE DRIVE, SUITE 100, FREDERICK, MD 21703. PHONE: 301.477.1818 - FAX: 301.477.1819



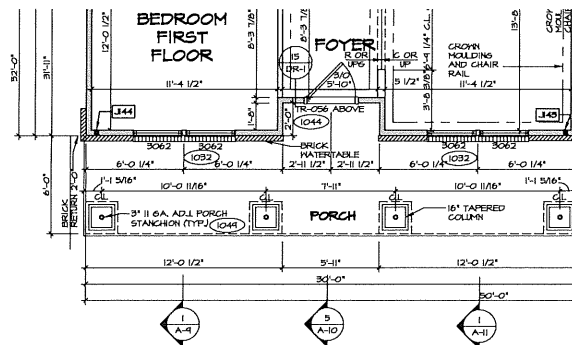
1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION C 'REL'



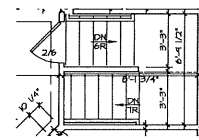
3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION K 'REL'



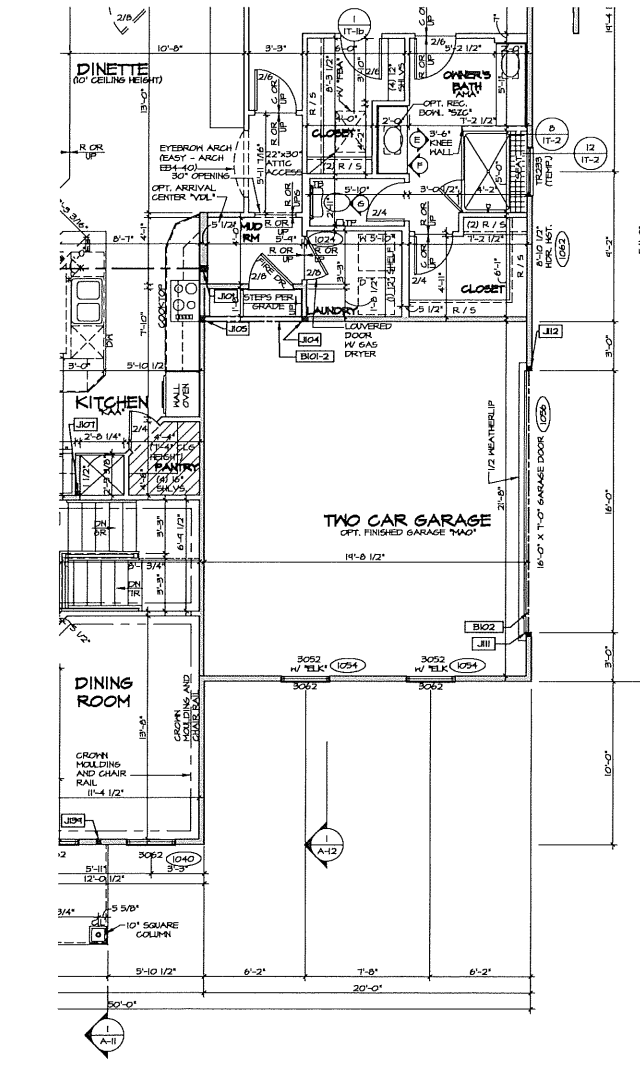
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION D 'REL'



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



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



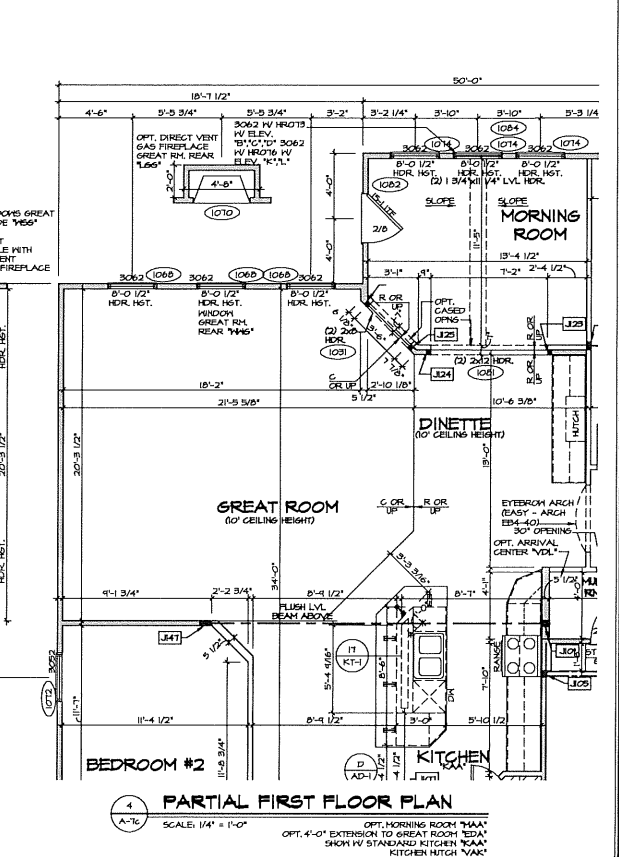
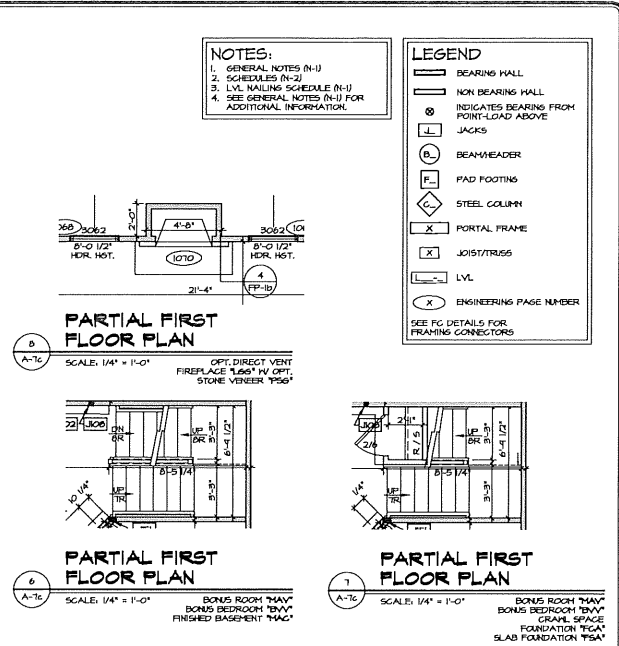
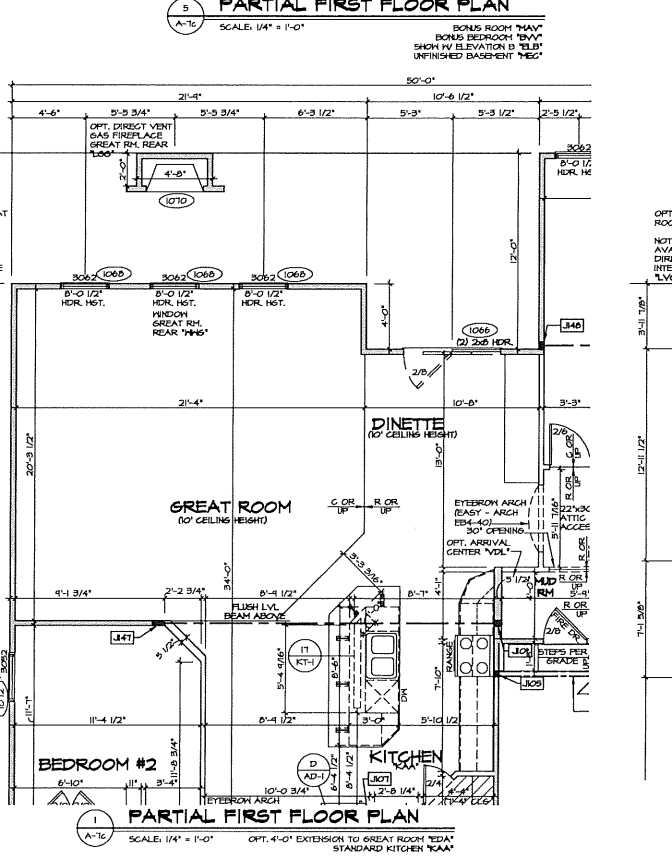
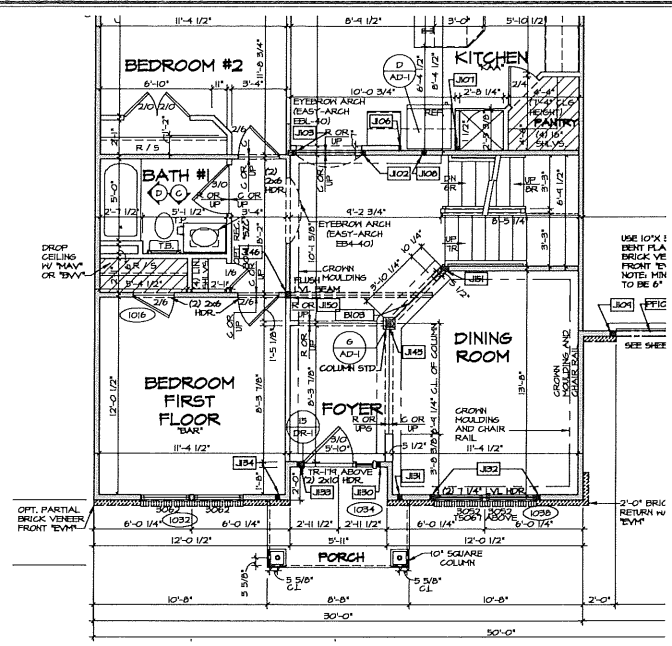
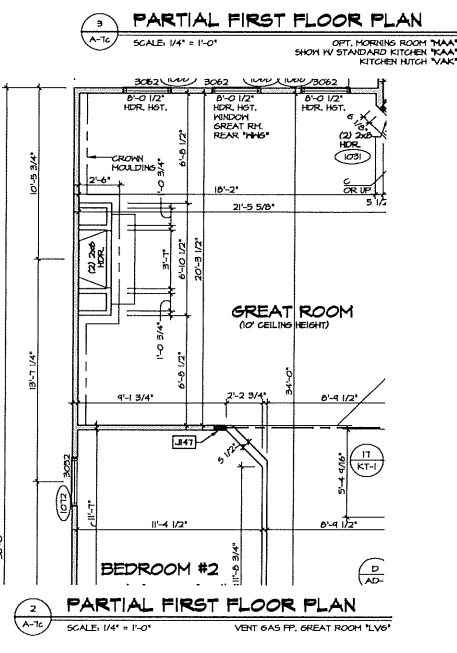
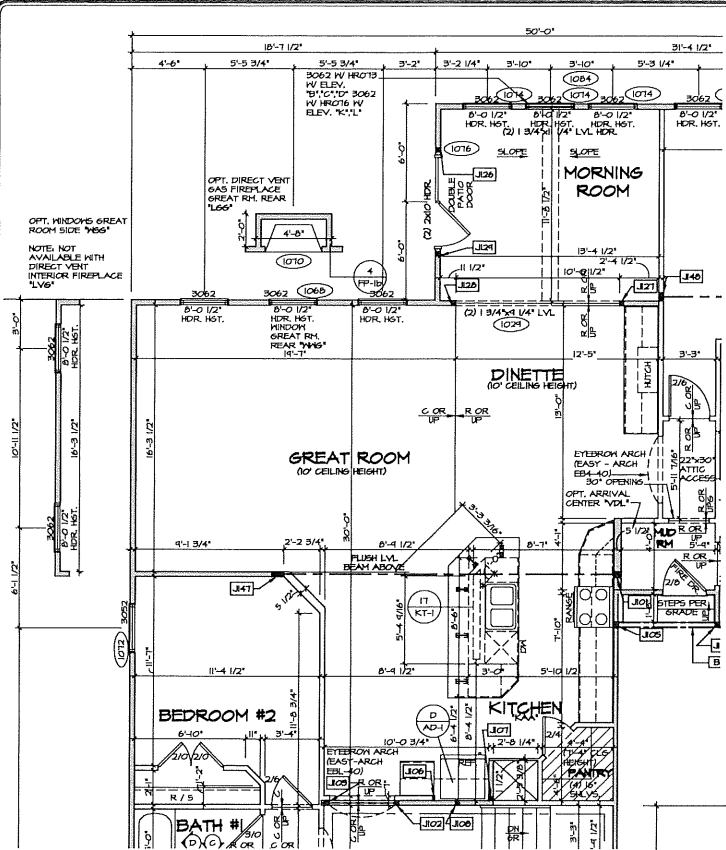
7 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE 'EGG' SHOW W/ FULL BASEMENT FOUNDATION 'TEBA'

NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL HAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND
 [Symbol] BEARING WALL
 [Symbol] NON BEARING WALL
 [Symbol] INDICATES BEARING FROM POINT-LOAD ABOVE
 [Symbol] JACKS
 [Symbol] BEAM-HEADER
 [Symbol] PAD FOOTING
 [Symbol] STEEL COLUMN
 [Symbol] PORTAL FRAME
 [Symbol] JOIST/TRUSS
 [Symbol] LVL
 [Symbol] ENGINEERING PAGE NUMBER
 SEE FC DETAILS FOR FRAMING CONNECTORS

REV. NO.	DATE	DESCRIPTION
1	1/25/15	ISS - REVISED ATTIC ACCESS PANEL LOCATIONS (PAR 5002&4)
2	1/26/15	ISS - REVISED ATTIC ACCESS PANEL LOCATIONS (PAR 5002&4)
3	1/26/15	ISS - REVISED ATTIC ACCESS PANEL LOCATIONS (PAR 5002&4)
4	1/26/15	ISS - REVISED ATTIC ACCESS PANEL LOCATIONS (PAR 5002&4)
5	1/26/15	ISS - REVISED ATTIC ACCESS PANEL LOCATIONS (PAR 5002&4)
6	1/26/15	ISS - REVISED ATTIC ACCESS PANEL LOCATIONS (PAR 5002&4)
7	1/26/15	ISS - REVISED ATTIC ACCESS PANEL LOCATIONS (PAR 5002&4)
8	1/26/15	ISS - REVISED ATTIC ACCESS PANEL LOCATIONS (PAR 5002&4)

MODEL: WINTERBROOK
 DRAWING TITLE: FIRST FLOOR PLAN RIDER
 SHEET NO.: A-7b
 66



- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (N-2)
 - L.V.L. NAILING SCHEDULE (N-1)
 - SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
- LEGEND**
- BEARING HALL
 - NON BEARING HALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - L.V.L.
 - ENGINEERING PAGE NUMBER
- SEE PG DETAILS FOR FRAMING CONNECTORS

REV.	NO.	DATE	DESCRIPTION
1	01	12/01/16	ALL - CRAFTSMAN TRIM UPDATE
2	02	12/22/16	ALL - REVISED INTERIOR FIREPLACE NOTE TO L.V.L. (PAR 800229)
3	03	1/25/17	ALL - SHORTENED CHANCE IN BATH #1 TO 1/2" (SHORTENED L.V.L. LEFT 1/2" PAR 800189)
4	04	4/20/17	ALL - REVISED CHANCE OPENING FOR CLEARANCE AT L.V.L. WITH 1" (PAR 800189)
5	05	2/23/17	ALL - REVISED CHANCE OPENING FOR CLEARANCE AT L.V.L. WITH 1" (PAR 800189)
6	06	2/23/17	ALL - REVISED CHANCE OPENING FOR CLEARANCE AT L.V.L. WITH 1" (PAR 800189)
7	07	2/23/17	ALL - REVISED CHANCE OPENING FOR CLEARANCE AT L.V.L. WITH 1" (PAR 800189)
8	08	4/20/17	ALL - REVISED CHANCE OPENING FOR CLEARANCE AT L.V.L. WITH 1" (PAR 800189)
9	09	4/20/17	ALL - REVISED CHANCE OPENING FOR CLEARANCE AT L.V.L. WITH 1" (PAR 800189)

PROJECT INFORMATION

MODEL: WINTERBROOK
DRAWING TITLE: PARTIAL FIRST FLOOR PLAN
OPTION: 4'-0" EXTENSION TO GREAT ROOM MORNING ROOM BONUS ROOM

CLIENT INFORMATION

LET BY: INTERCO
VERSION: 03
DRAWN BY: HDL
DATE: 5/20/2015
OPTION: MAA
BY: MAA
DATE: 5/20/2015

DESIGNER INFORMATION

ARCHITECT: NVR
ADDRESS: 5215 FREDERICK RD
FREDERICK, MD 21703

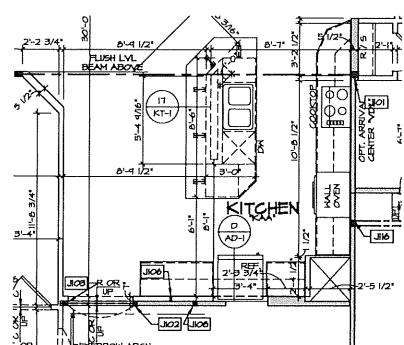
PROJECT LOCATION

PROJECT: WINTERBROOK - WINTERBROOK, GA. SHEETS: WINTERBROOK - PARTIAL FIRST FLOOR PLAN - 67

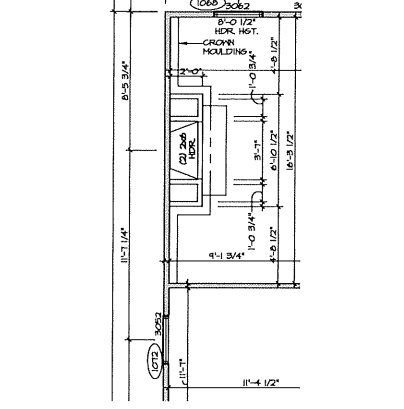
DATE

05/17/16 - 2016

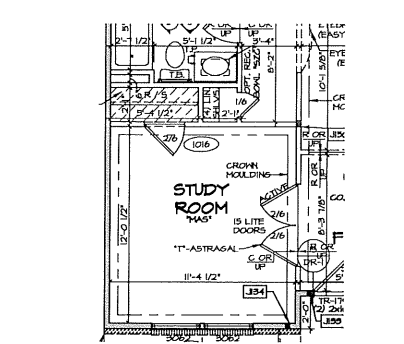
1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. DIRECT VENT FIREPLACE 1'66" W/ OPT. STONE VENEER 1'56"



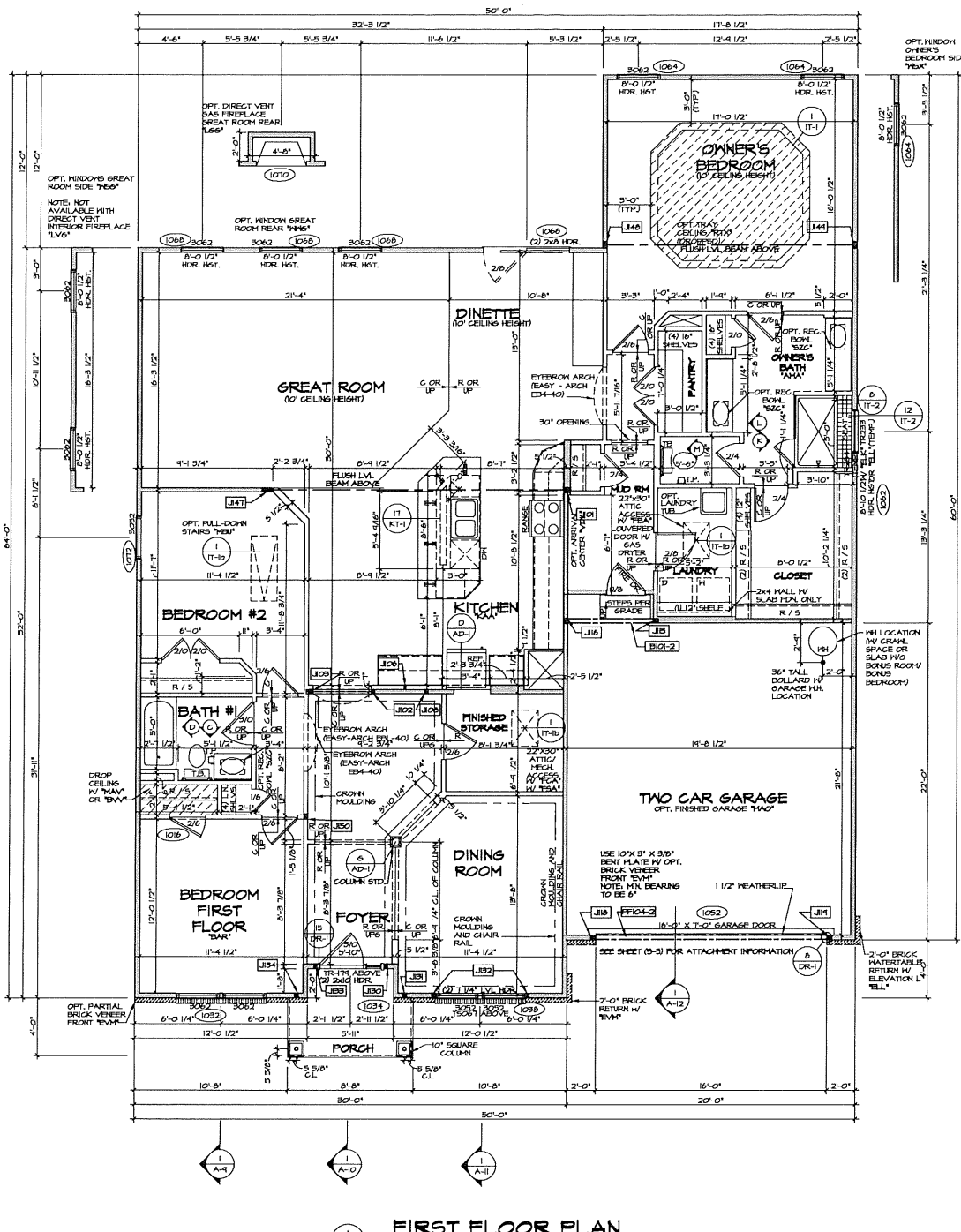
4 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. UPGRADE KITCHEN 1'04"



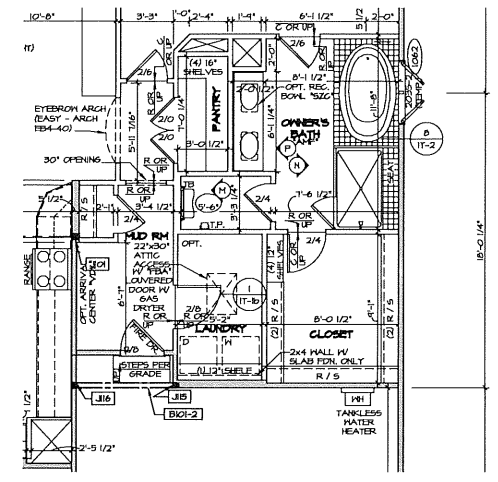
3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
VENT 6x6 FF. GREAT RM. INTERIOR 1'66"



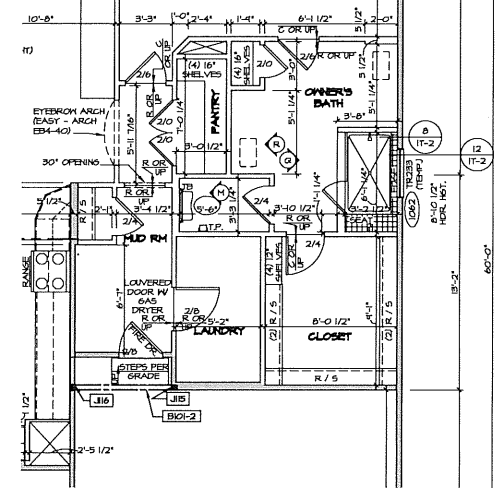
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
VENT 6x6 FF. GREAT RM. INTERIOR 1'66"



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



5 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
UPGRADE OWNER'S BATH W/ SOAKING TUB AND SHOWER 1'04" SLAB FOUNDATION 1'54" CRAWL SPACE FOUNDATION 1'64" TANKLESS WATER HEATER 1'04" 1'04"



6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
UPGRADE OWNER'S BATH W/ ROMAN SHOWER 1'04"

NOTES:

- GENERAL NOTES (N-1)
- SCHEDULES (N-2)
- LVL NAILING SCHEDULE (N-3)
- SEE GENERAL NOTES (N-4) FOR ADDITIONAL INFORMATION.

LEGEND

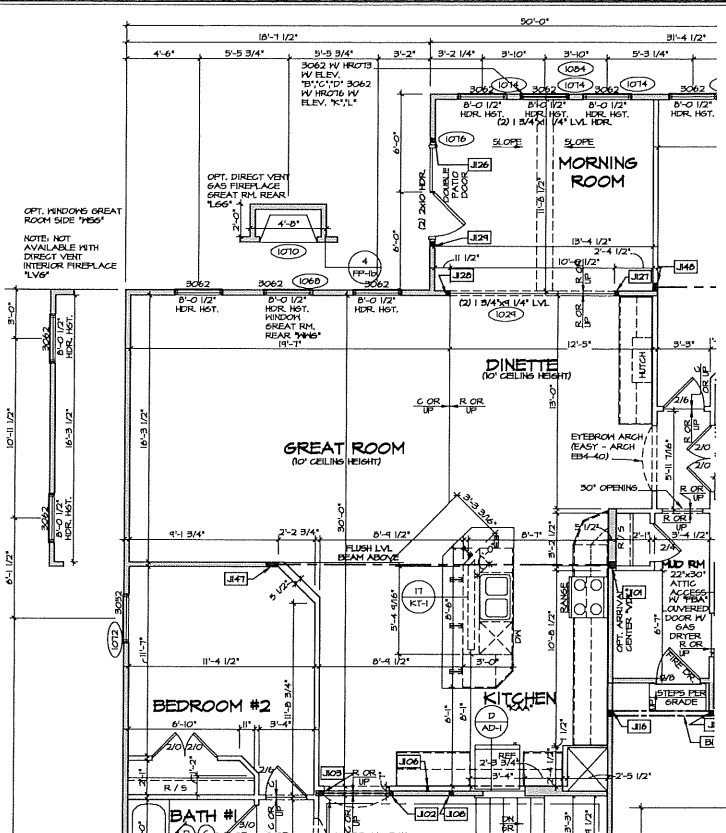
- BEARING WALL
- NON BEARING WALL
- LVL NAILING ABOVE POINT-LOAD ABOVE JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- SEE PG. DETAILS FOR FRAMING CONNECTORS

REV. NO.	DATE	DESCRIPTION
1	05/17/18	ISSUE FOR PERMITS
2	05/17/18	REVISED GROUND CONDITIONS AT BATH #1 (PAR-214)
3	05/17/18	REVISED GROUND CONDITIONS AT BATH #2 (PAR-214)
4	05/17/18	REVISED GROUND CONDITIONS AT BATH #3 (PAR-214)
5	05/17/18	REVISED GROUND CONDITIONS AT BATH #4 (PAR-214)
6	05/17/18	REVISED GROUND CONDITIONS AT BATH #5 (PAR-214)
7	05/17/18	REVISED GROUND CONDITIONS AT BATH #6 (PAR-214)
8	05/17/18	REVISED GROUND CONDITIONS AT BATH #7 (PAR-214)
9	05/17/18	REVISED GROUND CONDITIONS AT BATH #8 (PAR-214)
10	05/17/18	REVISED GROUND CONDITIONS AT BATH #9 (PAR-214)
11	05/17/18	REVISED GROUND CONDITIONS AT BATH #10 (PAR-214)
12	05/17/18	REVISED GROUND CONDITIONS AT BATH #11 (PAR-214)
13	05/17/18	REVISED GROUND CONDITIONS AT BATH #12 (PAR-214)
14	05/17/18	REVISED GROUND CONDITIONS AT BATH #13 (PAR-214)
15	05/17/18	REVISED GROUND CONDITIONS AT BATH #14 (PAR-214)
16	05/17/18	REVISED GROUND CONDITIONS AT BATH #15 (PAR-214)
17	05/17/18	REVISED GROUND CONDITIONS AT BATH #16 (PAR-214)
18	05/17/18	REVISED GROUND CONDITIONS AT BATH #17 (PAR-214)
19	05/17/18	REVISED GROUND CONDITIONS AT BATH #18 (PAR-214)
20	05/17/18	REVISED GROUND CONDITIONS AT BATH #19 (PAR-214)
21	05/17/18	REVISED GROUND CONDITIONS AT BATH #20 (PAR-214)
22	05/17/18	REVISED GROUND CONDITIONS AT BATH #21 (PAR-214)
23	05/17/18	REVISED GROUND CONDITIONS AT BATH #22 (PAR-214)
24	05/17/18	REVISED GROUND CONDITIONS AT BATH #23 (PAR-214)
25	05/17/18	REVISED GROUND CONDITIONS AT BATH #24 (PAR-214)
26	05/17/18	REVISED GROUND CONDITIONS AT BATH #25 (PAR-214)
27	05/17/18	REVISED GROUND CONDITIONS AT BATH #26 (PAR-214)
28	05/17/18	REVISED GROUND CONDITIONS AT BATH #27 (PAR-214)
29	05/17/18	REVISED GROUND CONDITIONS AT BATH #28 (PAR-214)
30	05/17/18	REVISED GROUND CONDITIONS AT BATH #29 (PAR-214)
31	05/17/18	REVISED GROUND CONDITIONS AT BATH #30 (PAR-214)
32	05/17/18	REVISED GROUND CONDITIONS AT BATH #31 (PAR-214)
33	05/17/18	REVISED GROUND CONDITIONS AT BATH #32 (PAR-214)
34	05/17/18	REVISED GROUND CONDITIONS AT BATH #33 (PAR-214)
35	05/17/18	REVISED GROUND CONDITIONS AT BATH #34 (PAR-214)
36	05/17/18	REVISED GROUND CONDITIONS AT BATH #35 (PAR-214)
37	05/17/18	REVISED GROUND CONDITIONS AT BATH #36 (PAR-214)
38	05/17/18	REVISED GROUND CONDITIONS AT BATH #37 (PAR-214)
39	05/17/18	REVISED GROUND CONDITIONS AT BATH #38 (PAR-214)
40	05/17/18	REVISED GROUND CONDITIONS AT BATH #39 (PAR-214)
41	05/17/18	REVISED GROUND CONDITIONS AT BATH #40 (PAR-214)
42	05/17/18	REVISED GROUND CONDITIONS AT BATH #41 (PAR-214)
43	05/17/18	REVISED GROUND CONDITIONS AT BATH #42 (PAR-214)
44	05/17/18	REVISED GROUND CONDITIONS AT BATH #43 (PAR-214)
45	05/17/18	REVISED GROUND CONDITIONS AT BATH #44 (PAR-214)
46	05/17/18	REVISED GROUND CONDITIONS AT BATH #45 (PAR-214)
47	05/17/18	REVISED GROUND CONDITIONS AT BATH #46 (PAR-214)
48	05/17/18	REVISED GROUND CONDITIONS AT BATH #47 (PAR-214)
49	05/17/18	REVISED GROUND CONDITIONS AT BATH #48 (PAR-214)
50	05/17/18	REVISED GROUND CONDITIONS AT BATH #49 (PAR-214)
51	05/17/18	REVISED GROUND CONDITIONS AT BATH #50 (PAR-214)
52	05/17/18	REVISED GROUND CONDITIONS AT BATH #51 (PAR-214)
53	05/17/18	REVISED GROUND CONDITIONS AT BATH #52 (PAR-214)
54	05/17/18	REVISED GROUND CONDITIONS AT BATH #53 (PAR-214)
55	05/17/18	REVISED GROUND CONDITIONS AT BATH #54 (PAR-214)
56	05/17/18	REVISED GROUND CONDITIONS AT BATH #55 (PAR-214)
57	05/17/18	REVISED GROUND CONDITIONS AT BATH #56 (PAR-214)
58	05/17/18	REVISED GROUND CONDITIONS AT BATH #57 (PAR-214)
59	05/17/18	REVISED GROUND CONDITIONS AT BATH #58 (PAR-214)
60	05/17/18	REVISED GROUND CONDITIONS AT BATH #59 (PAR-214)
61	05/17/18	REVISED GROUND CONDITIONS AT BATH #60 (PAR-214)
62	05/17/18	REVISED GROUND CONDITIONS AT BATH #61 (PAR-214)
63	05/17/18	REVISED GROUND CONDITIONS AT BATH #62 (PAR-214)
64	05/17/18	REVISED GROUND CONDITIONS AT BATH #63 (PAR-214)
65	05/17/18	REVISED GROUND CONDITIONS AT BATH #64 (PAR-214)
66	05/17/18	REVISED GROUND CONDITIONS AT BATH #65 (PAR-214)
67	05/17/18	REVISED GROUND CONDITIONS AT BATH #66 (PAR-214)
68	05/17/18	REVISED GROUND CONDITIONS AT BATH #67 (PAR-214)
69	05/17/18	REVISED GROUND CONDITIONS AT BATH #68 (PAR-214)
70	05/17/18	REVISED GROUND CONDITIONS AT BATH #69 (PAR-214)
71	05/17/18	REVISED GROUND CONDITIONS AT BATH #70 (PAR-214)
72	05/17/18	REVISED GROUND CONDITIONS AT BATH #71 (PAR-214)
73	05/17/18	REVISED GROUND CONDITIONS AT BATH #72 (PAR-214)
74	05/17/18	REVISED GROUND CONDITIONS AT BATH #73 (PAR-214)
75	05/17/18	REVISED GROUND CONDITIONS AT BATH #74 (PAR-214)
76	05/17/18	REVISED GROUND CONDITIONS AT BATH #75 (PAR-214)
77	05/17/18	REVISED GROUND CONDITIONS AT BATH #76 (PAR-214)
78	05/17/18	REVISED GROUND CONDITIONS AT BATH #77 (PAR-214)
79	05/17/18	REVISED GROUND CONDITIONS AT BATH #78 (PAR-214)
80	05/17/18	REVISED GROUND CONDITIONS AT BATH #79 (PAR-214)
81	05/17/18	REVISED GROUND CONDITIONS AT BATH #80 (PAR-214)
82	05/17/18	REVISED GROUND CONDITIONS AT BATH #81 (PAR-214)
83	05/17/18	REVISED GROUND CONDITIONS AT BATH #82 (PAR-214)
84	05/17/18	REVISED GROUND CONDITIONS AT BATH #83 (PAR-214)
85	05/17/18	REVISED GROUND CONDITIONS AT BATH #84 (PAR-214)
86	05/17/18	REVISED GROUND CONDITIONS AT BATH #85 (PAR-214)
87	05/17/18	REVISED GROUND CONDITIONS AT BATH #86 (PAR-214)
88	05/17/18	REVISED GROUND CONDITIONS AT BATH #87 (PAR-214)
89	05/17/18	REVISED GROUND CONDITIONS AT BATH #88 (PAR-214)
90	05/17/18	REVISED GROUND CONDITIONS AT BATH #89 (PAR-214)
91	05/17/18	REVISED GROUND CONDITIONS AT BATH #90 (PAR-214)
92	05/17/18	REVISED GROUND CONDITIONS AT BATH #91 (PAR-214)
93	05/17/18	REVISED GROUND CONDITIONS AT BATH #92 (PAR-214)
94	05/17/18	REVISED GROUND CONDITIONS AT BATH #93 (PAR-214)
95	05/17/18	REVISED GROUND CONDITIONS AT BATH #94 (PAR-214)
96	05/17/18	REVISED GROUND CONDITIONS AT BATH #95 (PAR-214)
97	05/17/18	REVISED GROUND CONDITIONS AT BATH #96 (PAR-214)
98	05/17/18	REVISED GROUND CONDITIONS AT BATH #97 (PAR-214)
99	05/17/18	REVISED GROUND CONDITIONS AT BATH #98 (PAR-214)
100	05/17/18	REVISED GROUND CONDITIONS AT BATH #99 (PAR-214)
101	05/17/18	REVISED GROUND CONDITIONS AT BATH #100 (PAR-214)

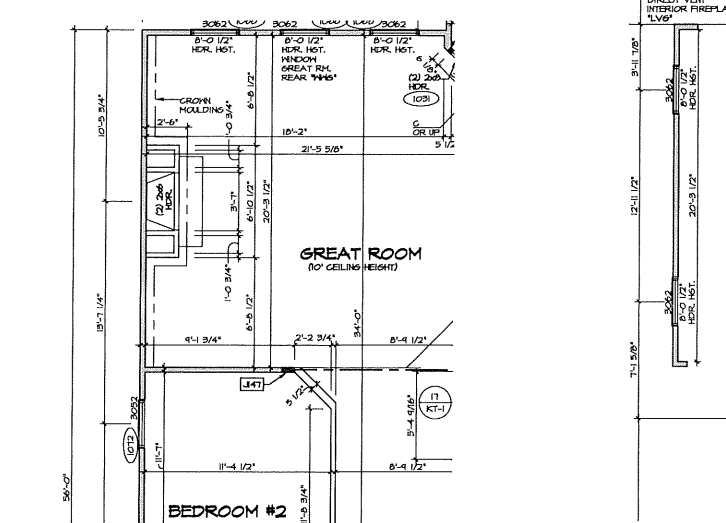
NVR
NVR, INC.
Architectural & Engineering
3385 Markham Blvd. 100
Frederick, MD 21703

REV. NO. 0000
VERSION
DRAWN BY: HDL
DATE: 5/17/2015
OPTION: KUB
ALTERNATE KITCHEN LAYOUT

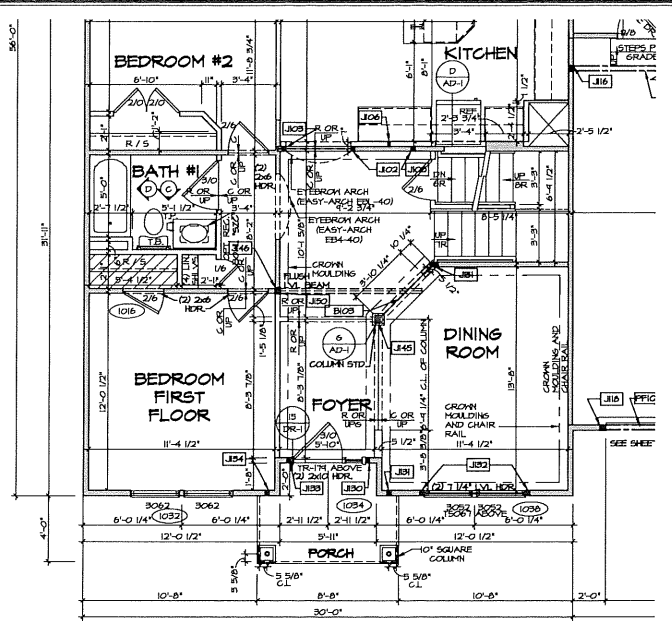
SHEET NO. **A-7**
MODEL: WINTERBROOK
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION: ALTERNATE KITCHEN LAYOUT
68



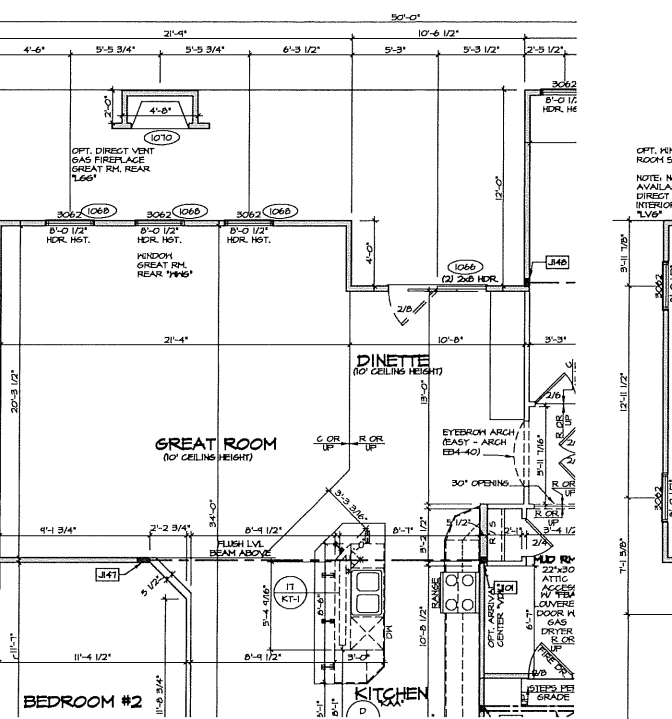
3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. MORNING ROOM "MAA"
SHOW W/ STANDARD KITCHEN "KAA"
KITCHEN HITCH "YAK"



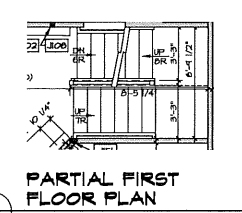
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
VENT GAS FP. GREAT ROOM "LV6"



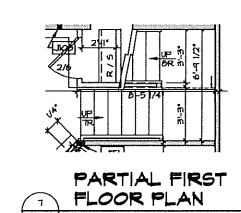
5 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
BONUS ROOM "MAY"
BONUS BEDROOM "BYV"
FINISHED BASEMENT "YAC"



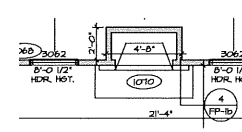
1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. 4'-0" EXTENSION TO GREAT ROOM "EDA"
STANDARD KITCHEN "KAA"



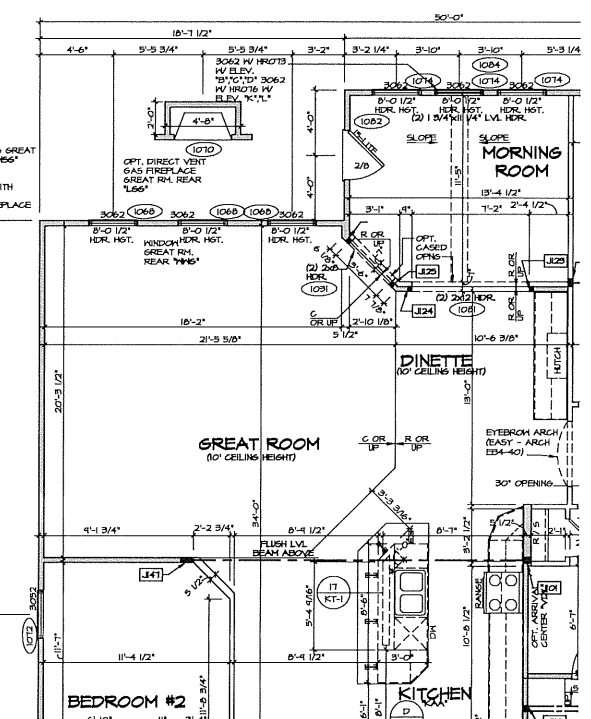
6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
BONUS ROOM "MAY"
BONUS BEDROOM "BYV"
FINISHED BASEMENT "YAC"



7 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
BONUS ROOM "MAY"
BONUS BEDROOM "BYV"
FINISHED BASEMENT "YAC"



6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. DIRECT VENT FIREPLACE
GREAT RM. REAR "L66"
W/ OPT. STONE VENEER "L66"



4 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. 4'-0" EXTENSION TO GREAT ROOM "EDA"
SHOW W/ STANDARD KITCHEN "KAA"
KITCHEN HITCH "YAK"

- NOTES:
- GENERAL NOTES (N-U)
 - SCHEDULES (N-D)
 - LVL NAILING SCHEDULE (N-U)
 - SEE GENERAL NOTES (N-U) FOR ADDITIONAL INFORMATION.

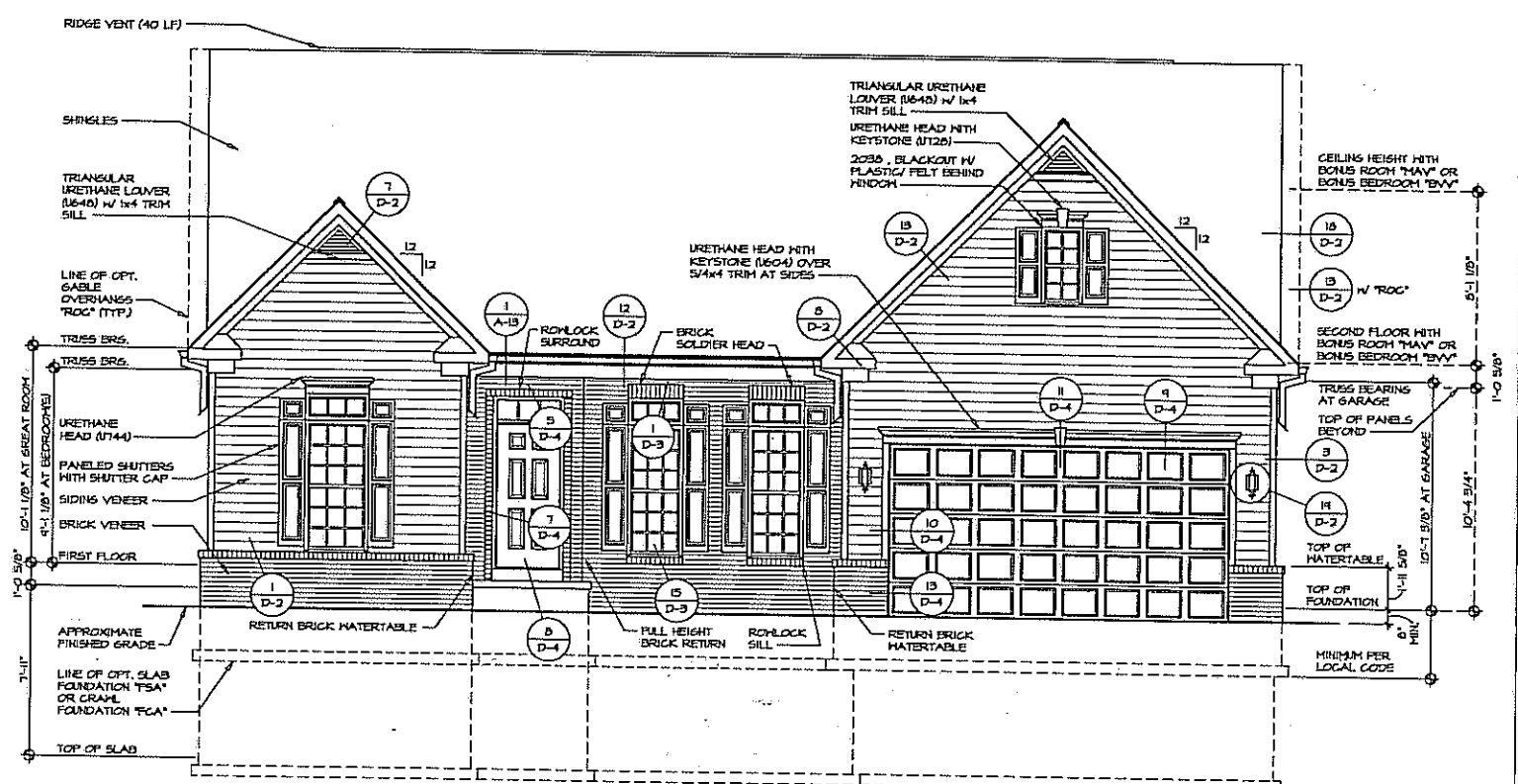
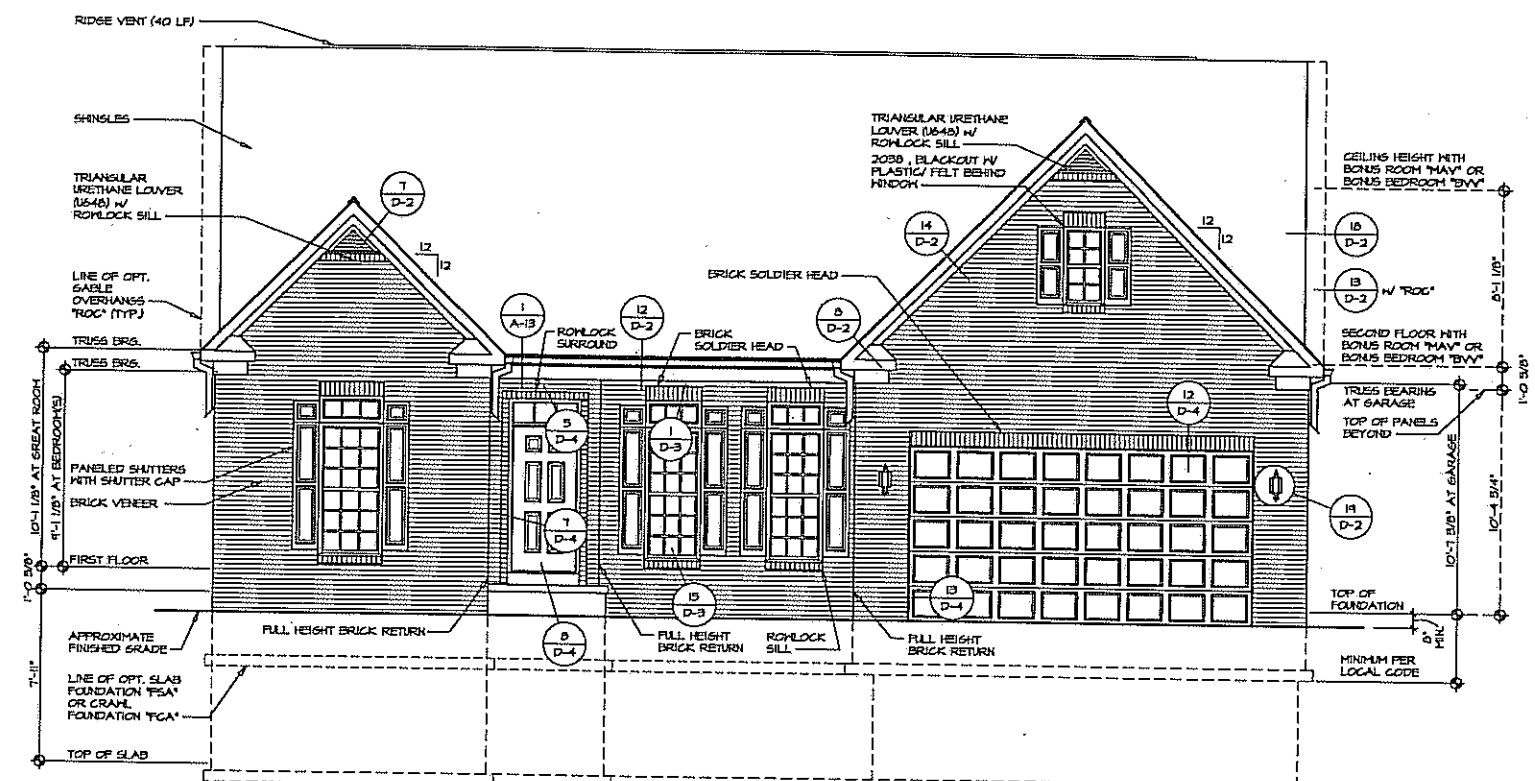
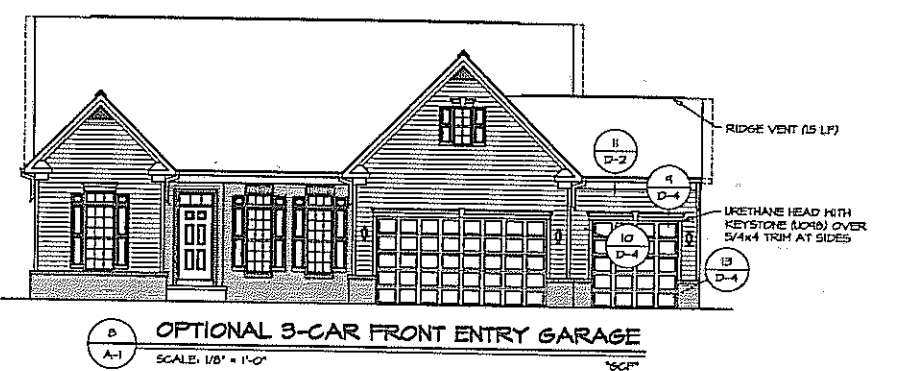
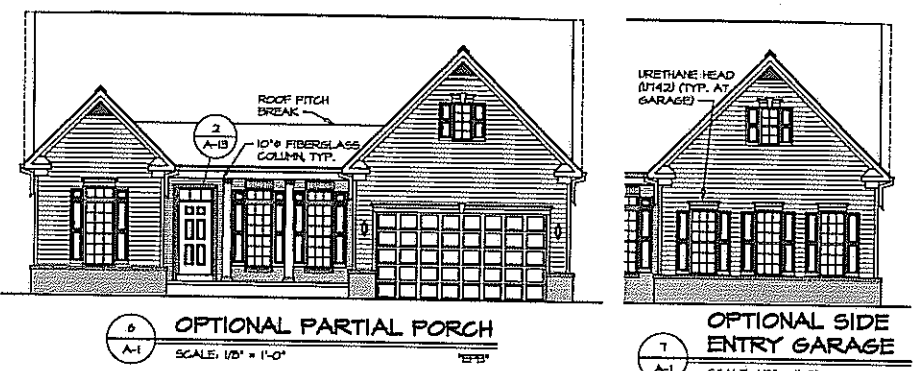
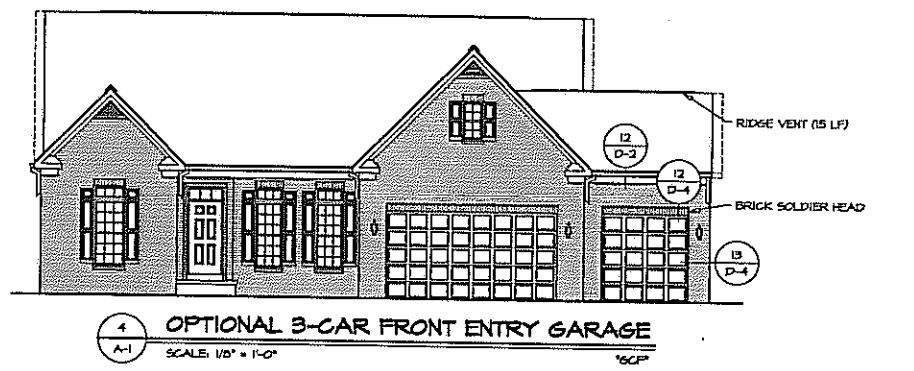
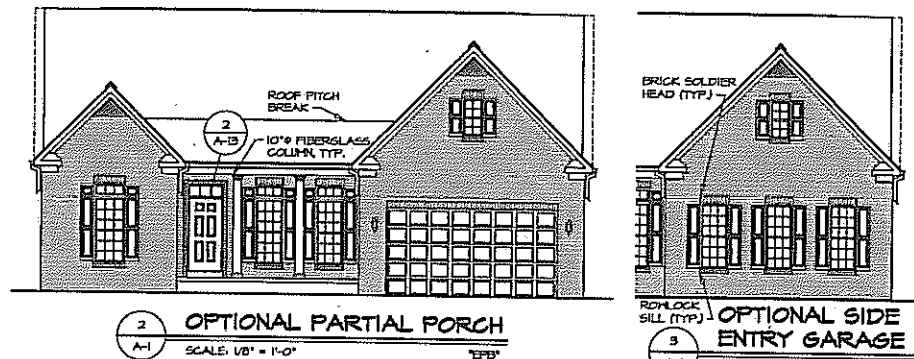
- LEGEND
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE PG DETAILS FOR DRAWING CONNECTORS

REVISION	DATE	DESCRIPTION
1	12/10/15	ISSUE FOR PERMIT
2	12/10/15	ISSUE FOR PERMIT
3	12/10/15	ISSUE FOR PERMIT
4	12/10/15	ISSUE FOR PERMIT
5	12/10/15	ISSUE FOR PERMIT
6	12/10/15	ISSUE FOR PERMIT
7	12/10/15	ISSUE FOR PERMIT
8	12/10/15	ISSUE FOR PERMIT
9	12/10/15	ISSUE FOR PERMIT
10	12/10/15	ISSUE FOR PERMIT

PROJECT	WINTERBROOK - WINTERBROOK, OHIO
DATE	05/14/18
SCALE	AS SHOWN
DRAWN BY	MM
CHECKED BY	MM
DATE	5/21/2015
OPTION	EDA
SCALE	AS SHOWN
DATE	5/21/2015
OPTION	EDA
SCALE	AS SHOWN
DATE	5/21/2015
OPTION	EDA

SHEET NO.	A-7C
TITLE	PARTIAL FIRST FLOOR PLAN
DESCRIPTION	EXTENSION TO GREAT ROOM
DATE	05/14/18
SCALE	AS SHOWN
DRAWN BY	MM
CHECKED BY	MM
DATE	5/21/2015
OPTION	EDA
SCALE	AS SHOWN
DATE	5/21/2015
OPTION	EDA

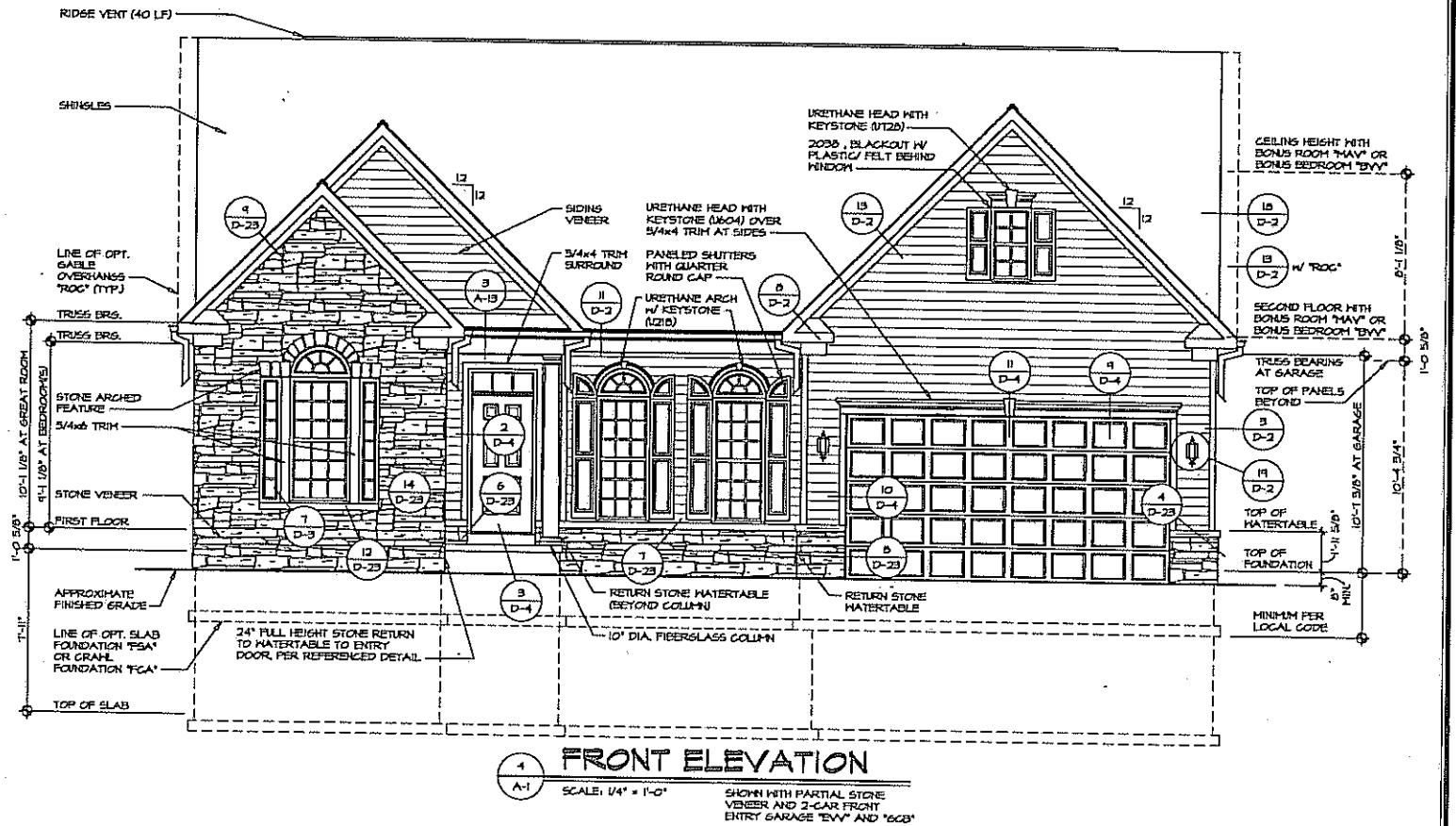
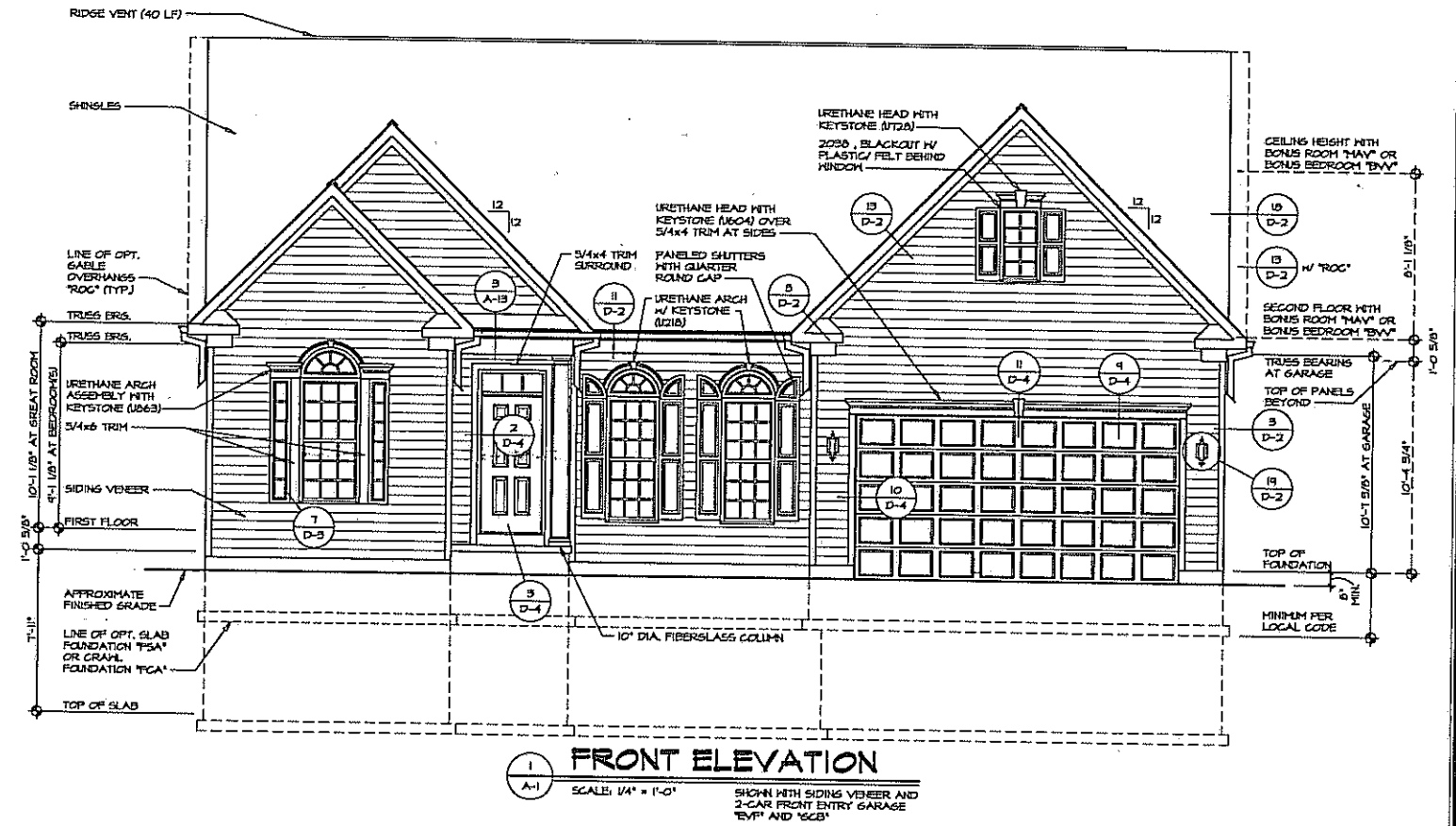
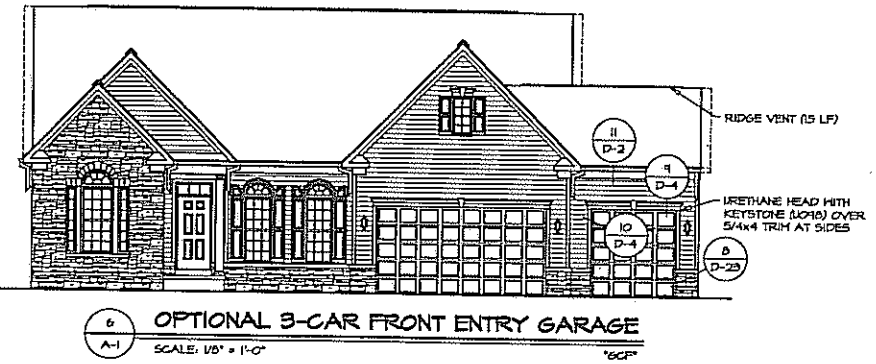
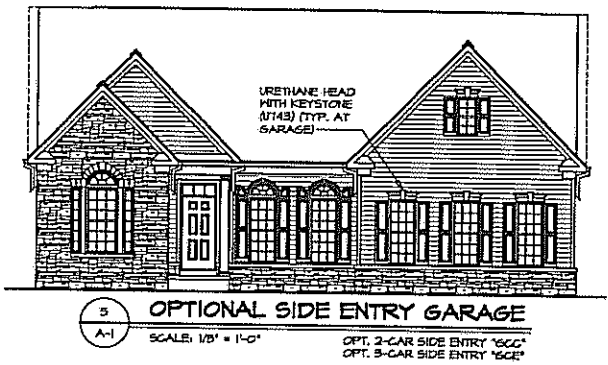
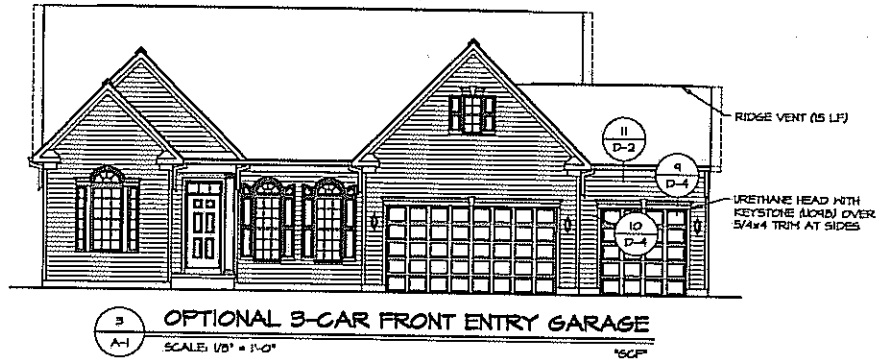
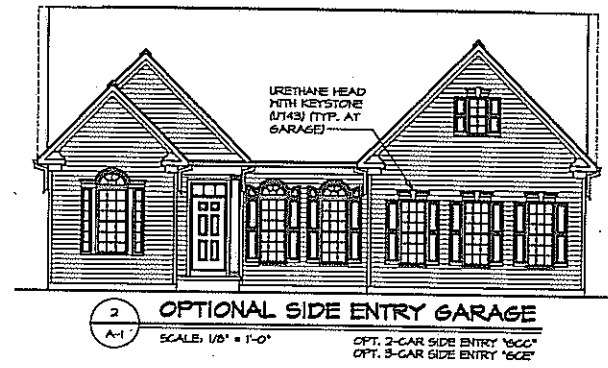
31. PROJECT'S RESPONSIBILITY: WINTERBROOK - WINTERBROOK, OHIO. SHEET: PARTIAL FIRST FLOOR PLAN. DATE: 05/14/18. SCALE: AS SHOWN.




REVISIONS	
REV. NO.	DATE
1	7/25/13
REVISIONS	
NVR	
NVR, Inc. Architectural Services 21 Brye Court, Suite A Frederick, MD 21702	
SET NO. SPH00	VERSION 01
DRAWING TITLE	FRONT ELEVATION
DATE	9/25/13
OPTION	ELA
OPTION	EVA
OPTION	EVM
DRAWING DESCRIPTION	
ELEVATION "A" PARTIAL BRICK VENEER FRONT	
SHEET NO.	A-1
3	

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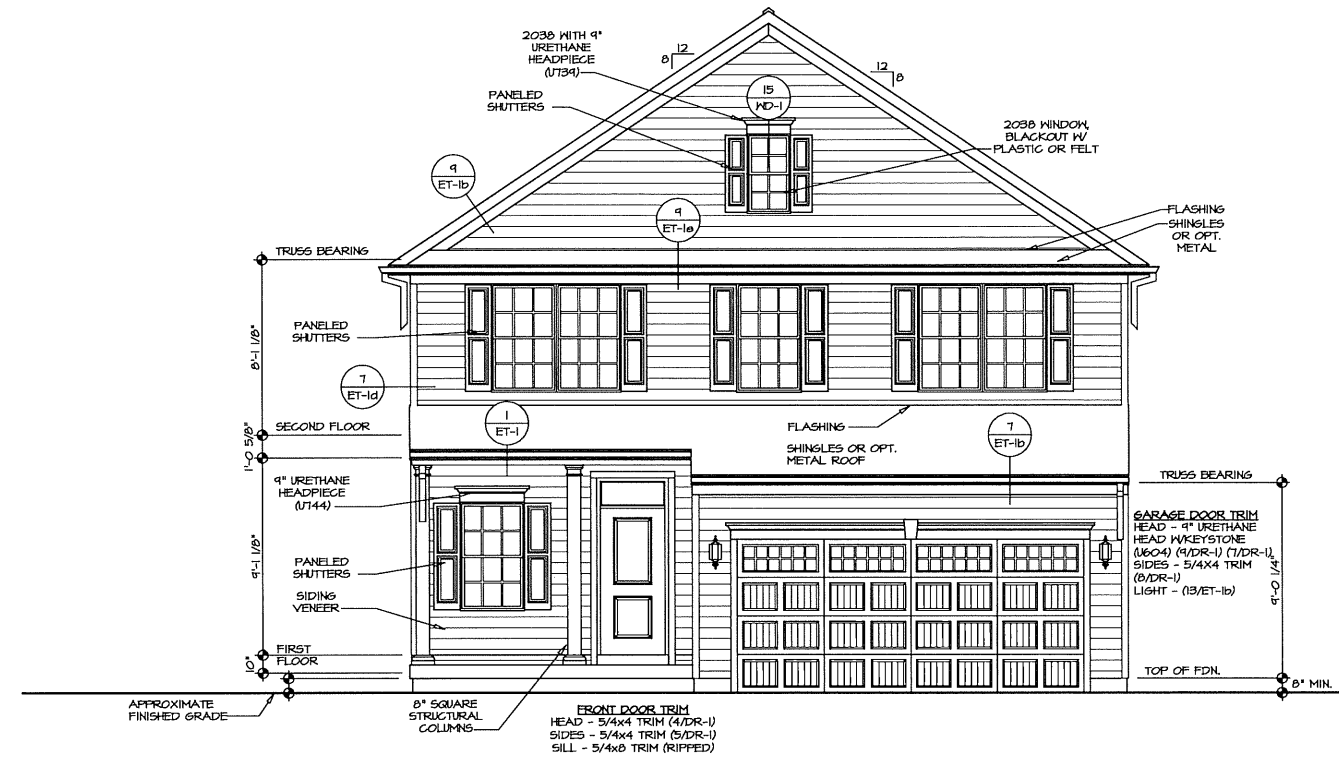
DATE: 9/25/13
DRAWN BY: BDH
OPTION: ELA
EVA
EVM



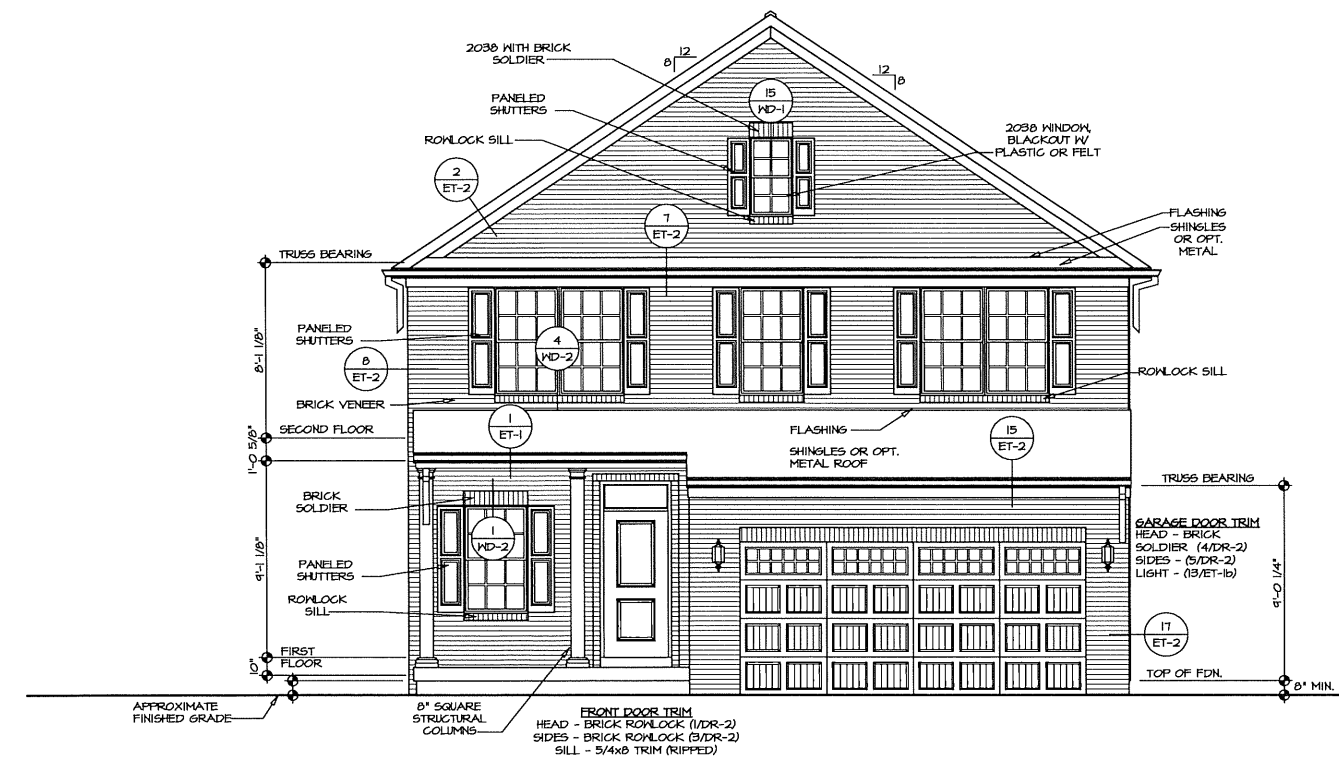
 NVR, Inc. Architectural Services 21 3 rd Court, Suite A Frederick, MD 21702	
SHEET NO. A-1	MODEL SPRINGHAVEN
DRAWING TITLE FRONT ELEVATION	OPTION 4
DATE 10/2/12	DRAWN BY BIDH
OPTION ELB EVF EW	SET NO. SPH00 VERSION 01
REMARKS:	
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REV. NO. DATE 1 10/2/12	
97727213 - 7413 9/11	

NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



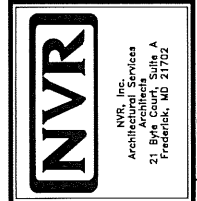
1
A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" SIDING VENEER "EVF"



2
A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" BRICK VENEER "EVA"

REV. NO.	DATE	REMARKS

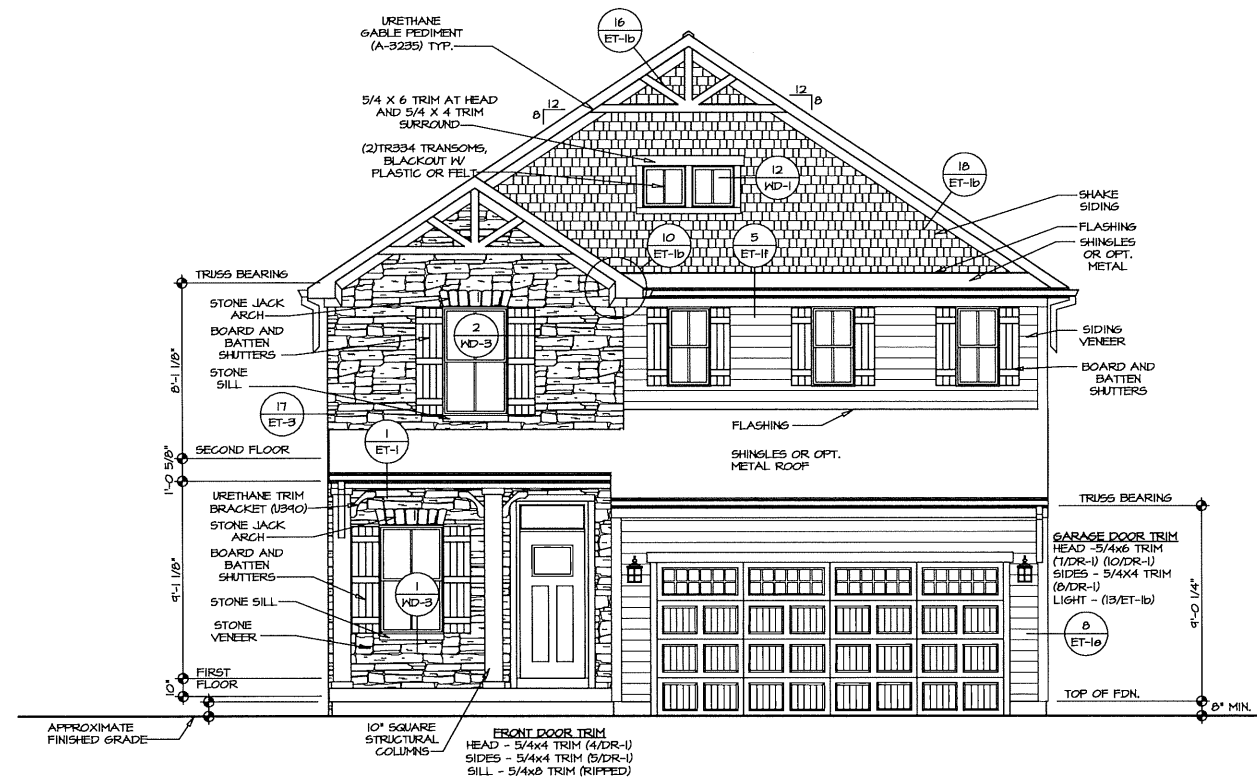
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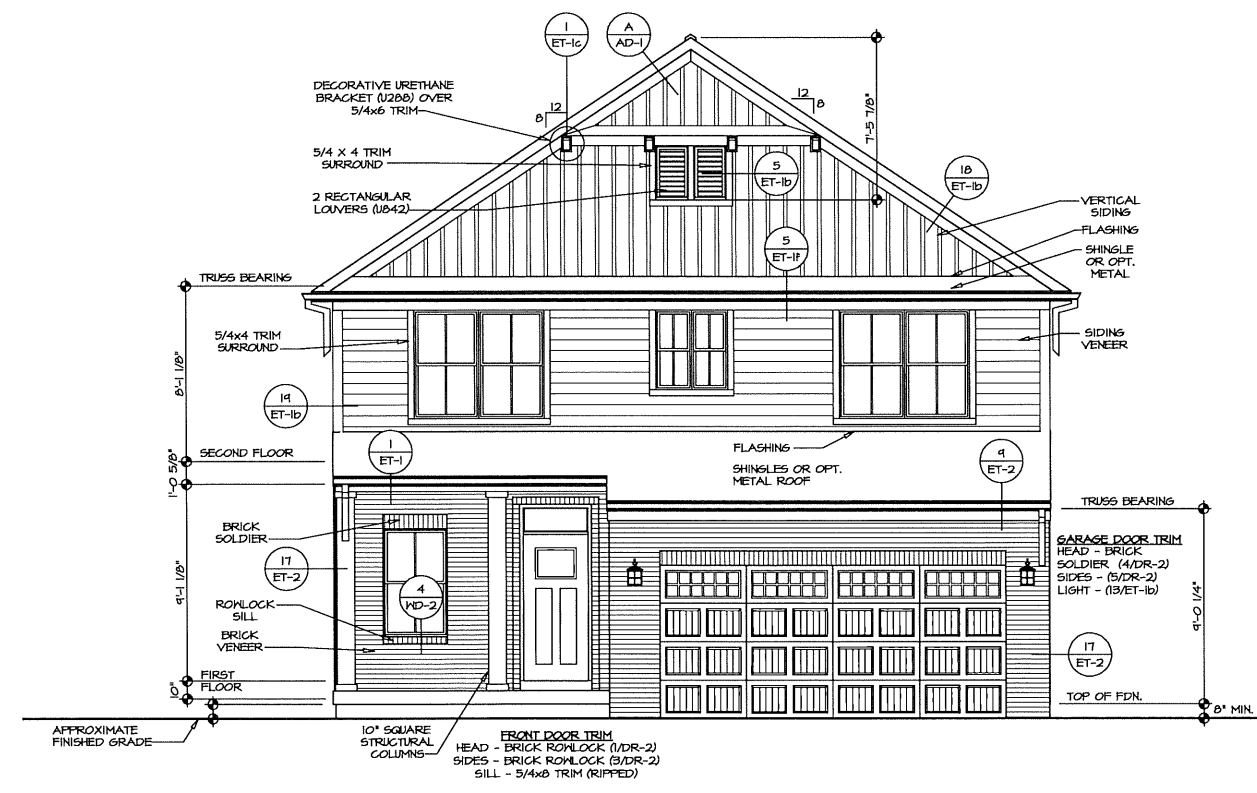
SET NO. AL600	VERSION 01	DRAWN BY KDH	DATE: 7/12/17
MODEL ALLEGHENY	DRAWING TITLE FRONT ELEVATION	OPTION ELEV	
SHEET NO. A-1			

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"
ELEVATION K "ELK"



2 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"
ELEVATION L "ELL"

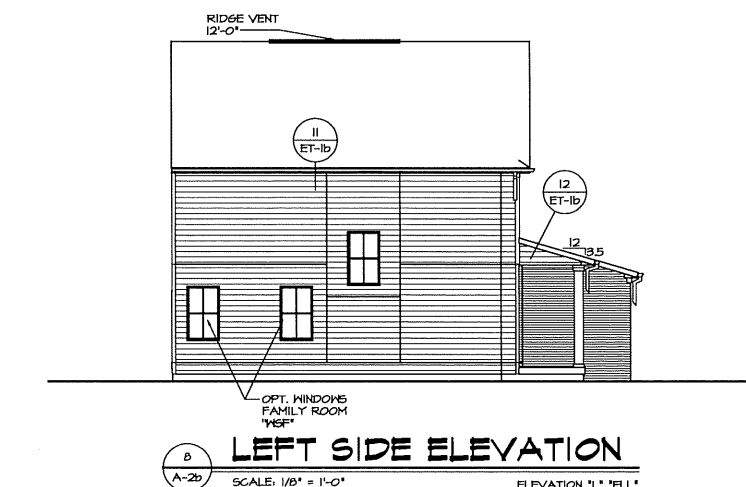
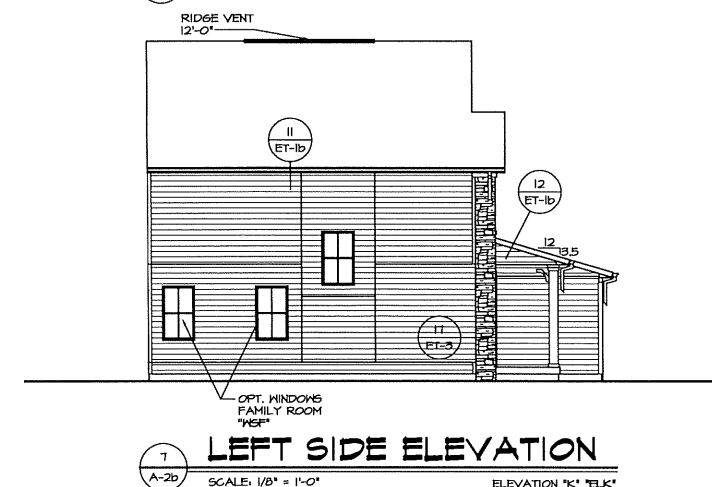
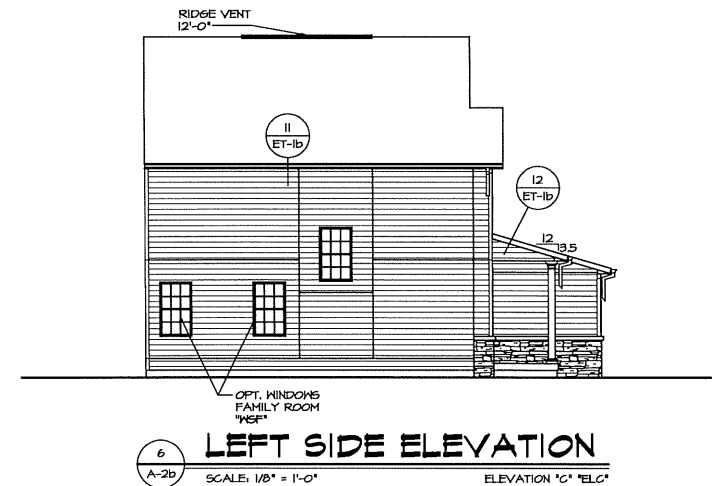
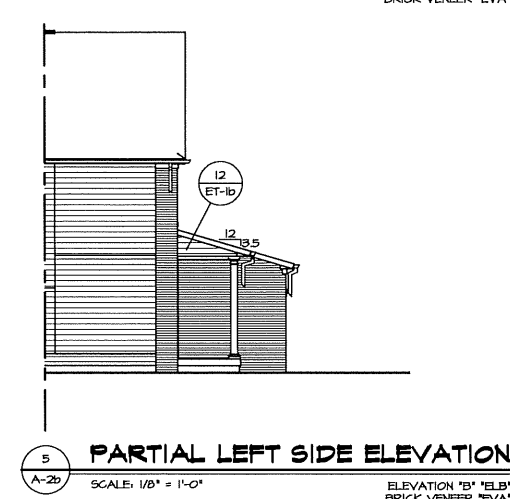
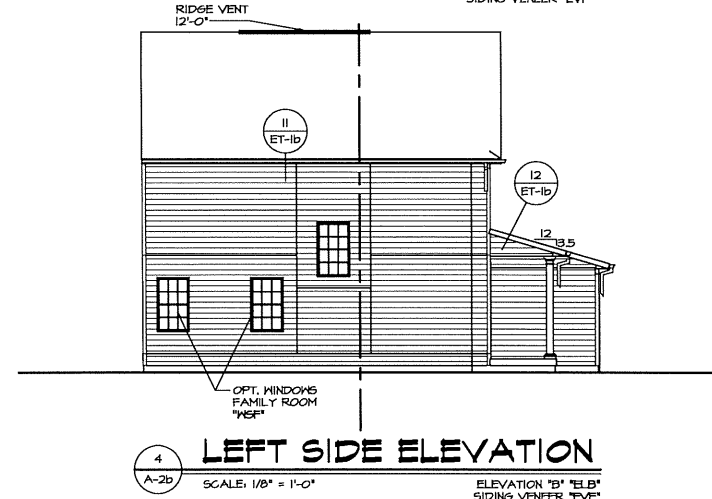
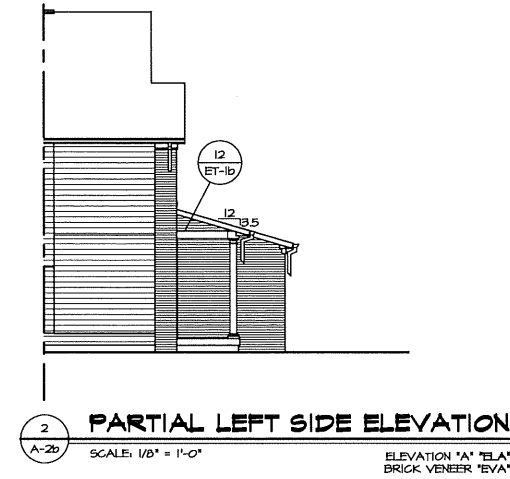
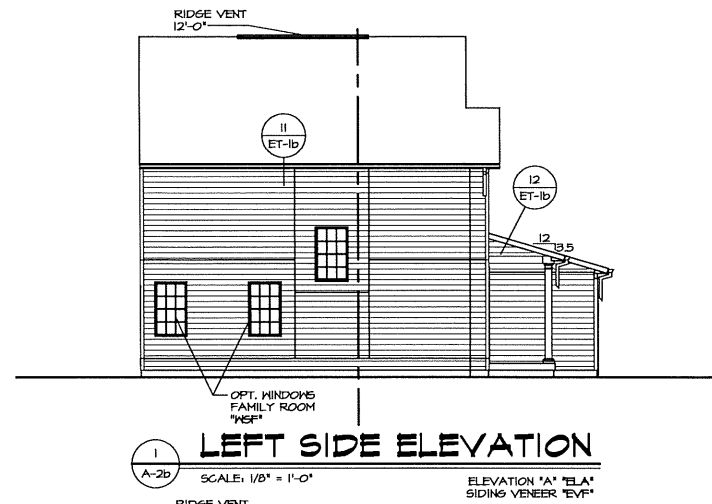
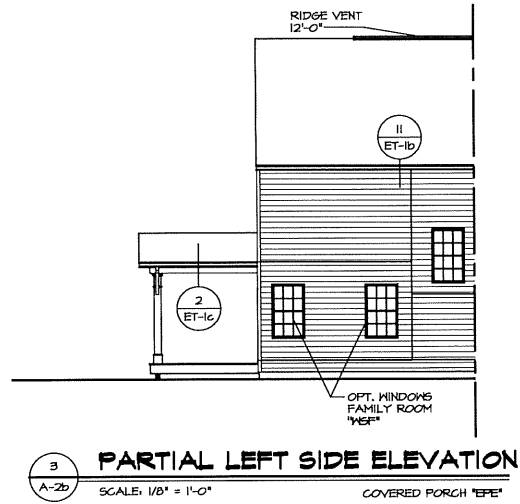
SHEET NO. A-1	MODEL ALLEGHENY	SET NO. ALSO VERSION 01	DATE 7/12/17
	DRAWING TITLE FRONT ELEVATION	DRAWN BY KDH	OPTION ELK ELL
OPTION B	OPTION DESCRIPTION ELEVATION "K" ELEVATION "L"	PROJECT: RYANHOMES\ALLEGHENY_ALG000_01\Sheets\Master_Shts\Elevations\A-1_ELK_ELL.dwg 03/28/18 - 6:52 am	
	REMARKS	REV. NO.	DATE



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NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



REV. NO.	DATE	REMARKS

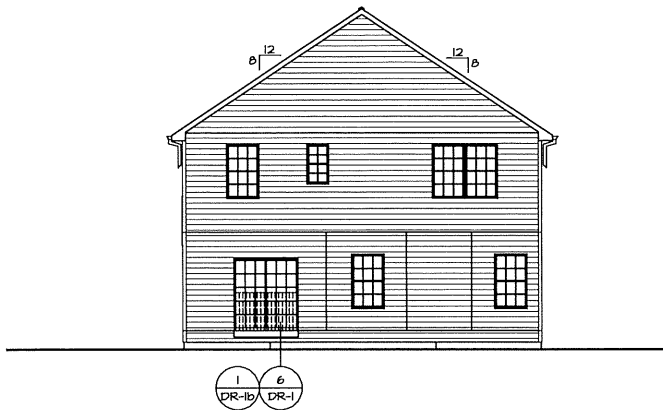
NVR
NVR, Inc.
Architectural Services
5285 Westport Road, Suite 100
Frederick, MD 21703

MODEL	ALLEGHENY
DRAWING TITLE	LEFT SIDE ELEVATIONS
OPTION DESCRIPTION	
SHEET NO.	A-2b
	10

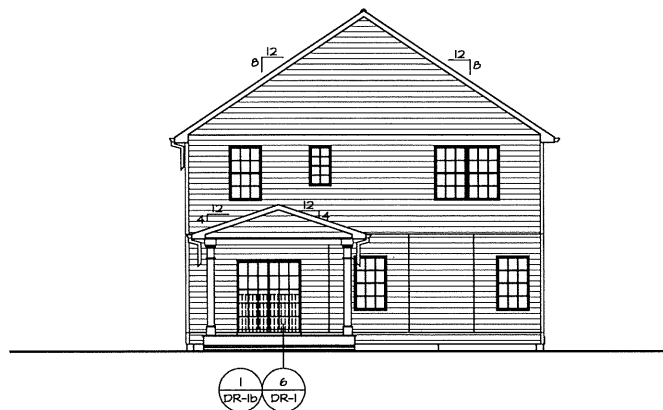
X:\PROJECTS\RYANHOMES\ALLEGHENY_ALG00_01\Sheets\Monitor_Sn\ Elevations\10 A-2b_ELV_LEFT.dwg 03/28/18 -- 8:52 am

NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



1
A-2c
REAR ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
DOUBLE PATIO DOOR "DPT"



2
A-2c
REAR ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
COVERED PORCH "EPC"
SLIDING GLASS DOOR "DGT"



3
A-2c
REAR ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
ELEVATION L "ELL"
SLIDING GLASS DOOR "DGT"
GAS FIREPLACE FAMILY ROOM REAR "LGF"

REMARKS

REV. NO. DATE

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NVR, Inc.
Architectural Services
5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. AL600

VERSION 01

DRAWN BY KDH

DATE: 7/17/17

OPTION

MODEL ALLEGHENY

DRAWING TITLE REAR ELEVATION

OPTION DESCRIPTION

SHEET NO. A-2c

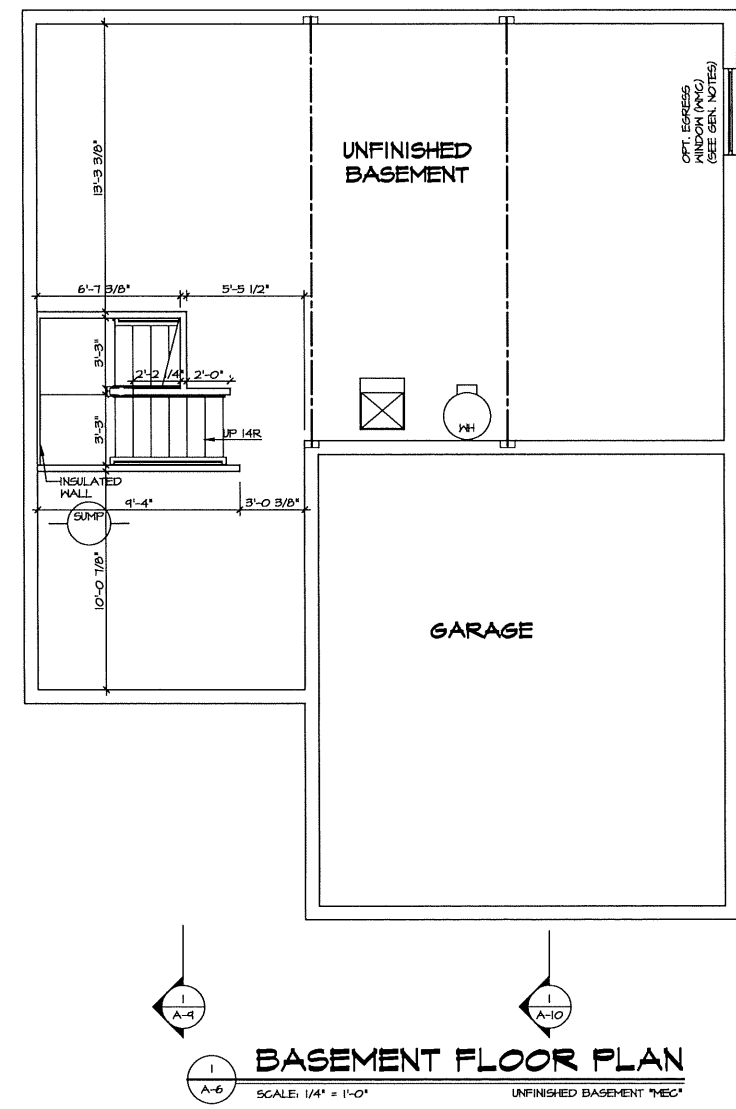
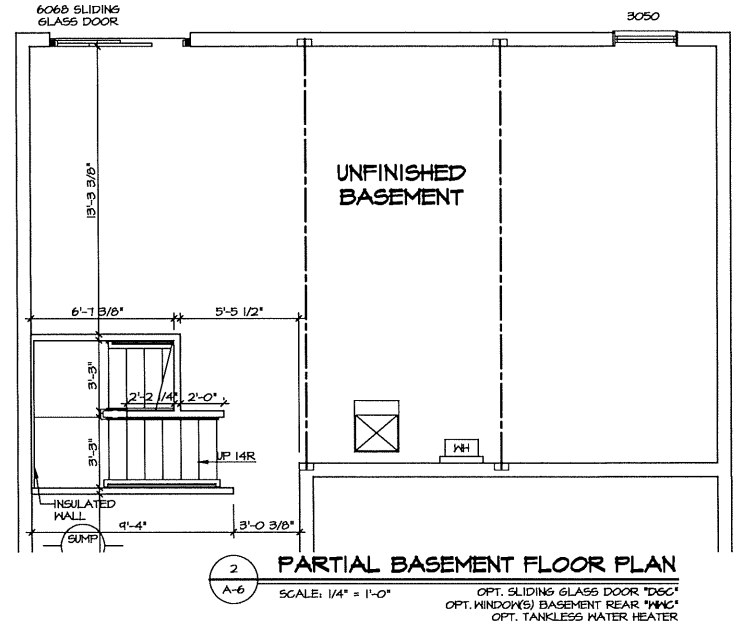
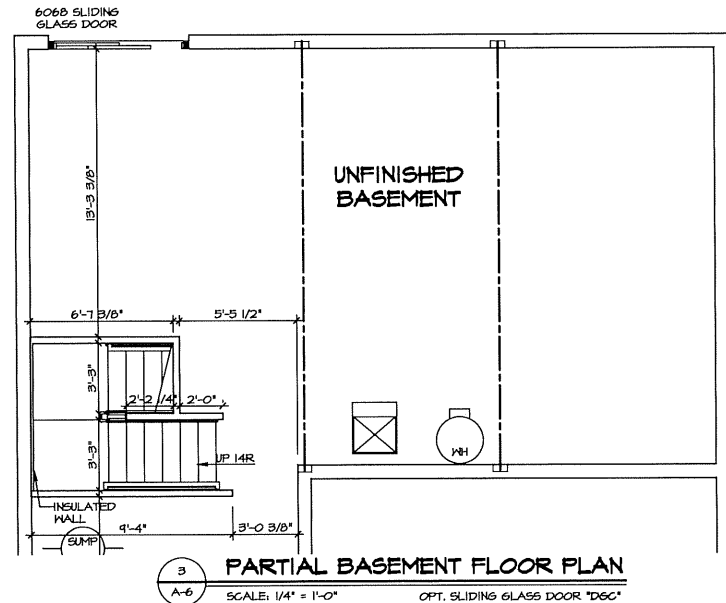
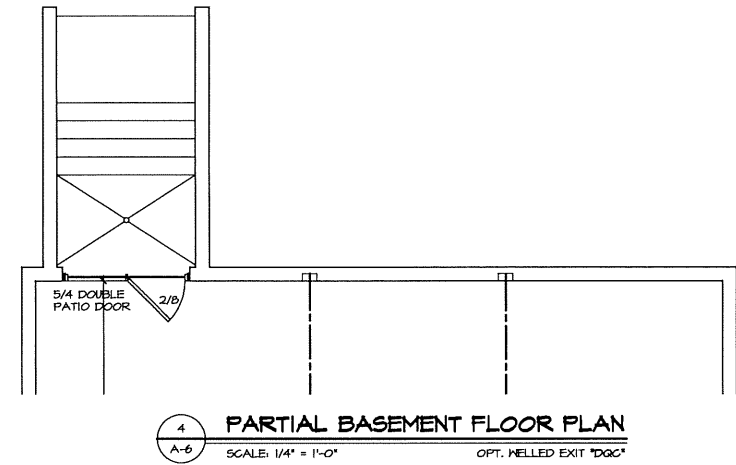
11

NOTES:
 1. GENERAL NOTES (N-1)
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)
 4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND

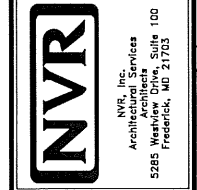
- BEARING WALL
- - - NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
- ⊥ JACKS
- ⊖ BEAM/HEADER
- ⊔ PAD FOOTING
- ⊕ STEEL COLUMN
- ⊠ PORTAL FRAME
- ⊞ JOIST/TRUSS
- LVL
- ⊗ ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

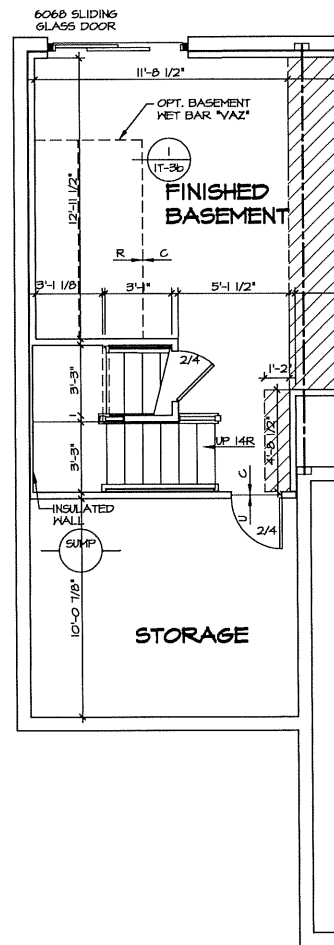


REV. NO.	DATE	REMARKS
1	2/28/16	ASST - CHANGED TRPC TO "DGC" AND UPDATED TO 6068 SLIDING GLASS DOOR
2	3/2/16	ASST - ADDED CAPTED WALL / ROSE RAIL IN BASEMENT STAIR PER GENERAL PROJECT LOG

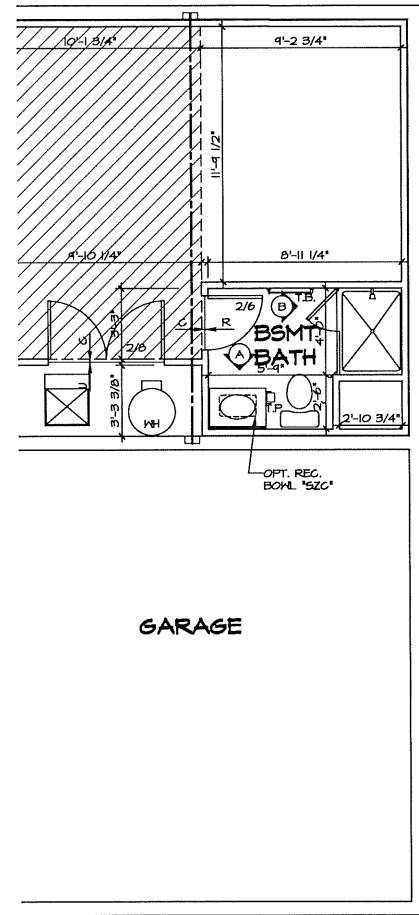
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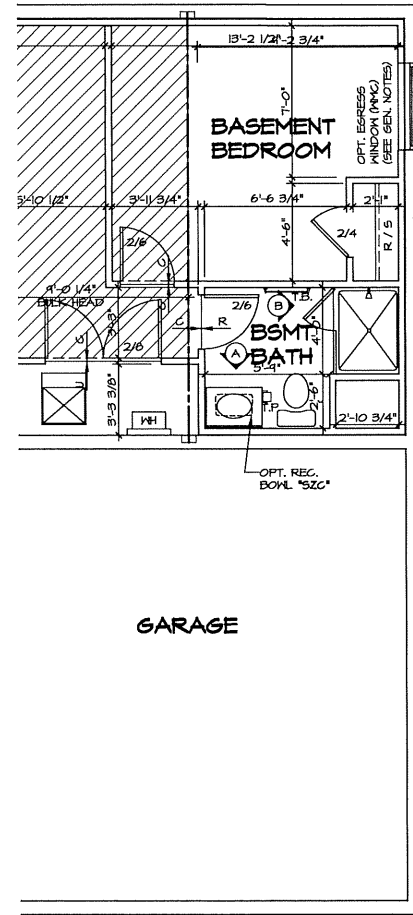
SET NO. AL600	VERSION 01	DRAWN BY TN	DATE: 07/21/2017
MODEL ALLEGHENY		DRAWING TITLE BASEMENT FLOOR PLAN	
SHEET NO. A-6		OPTION UNFINISHED BASEMENT	
		OPTION MEC	
		SHEET NO. 26	



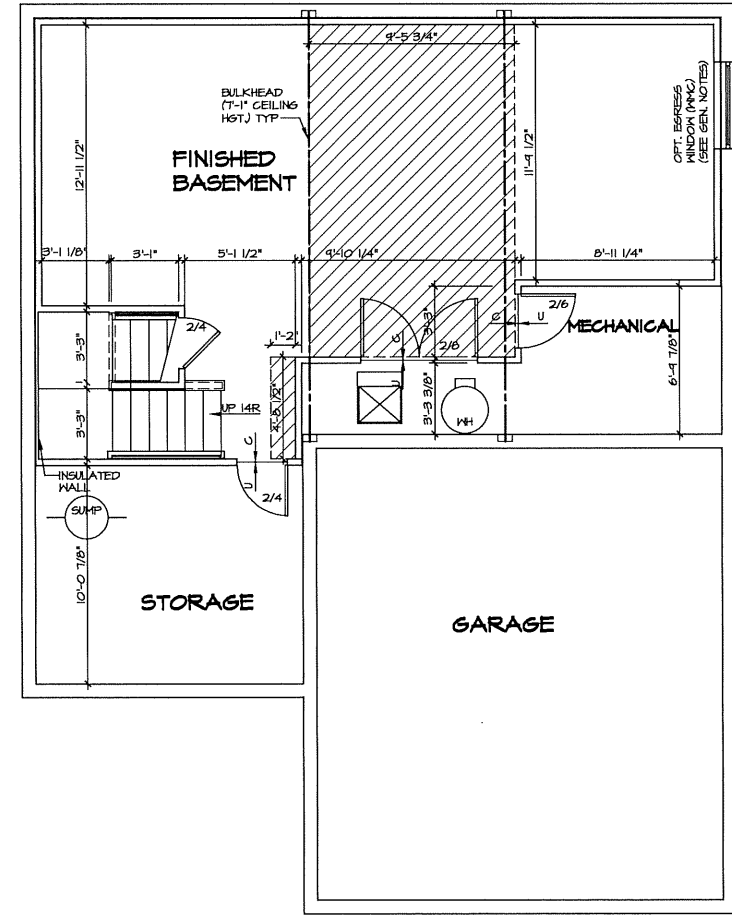
4 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 OPT. MET BAR BASEMENT "VAZ"



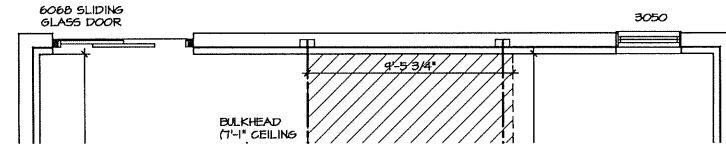
3 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 OPT. BASEMENT BATHROOM TYPE A W/SHOWER "AEB" NO WATER HEATER TANKLESS



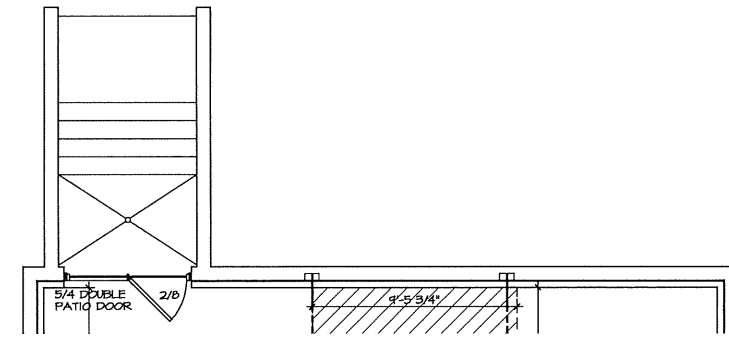
2 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 OPT. ONE BEDROOM BASEMENT "BAC" WATER HEATER PROPANE TANKLESS "HW" WATER HEATER NATURAL GAS TANKLESS "HNG"



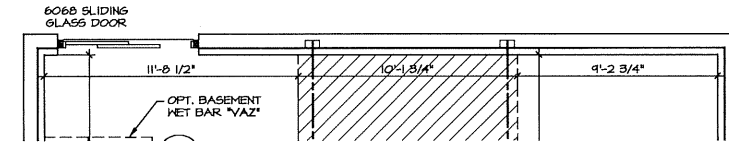
1 BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"



6 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 OPT. WINDOW(S) BASEMENT REAR "WKC" OPT. SLIDING GLASS DOOR "DGC"



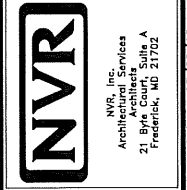
7 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 OPT. HELLED EXIT "DGC"



5 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 OPT. SLIDING GLASS DOOR "DGC"

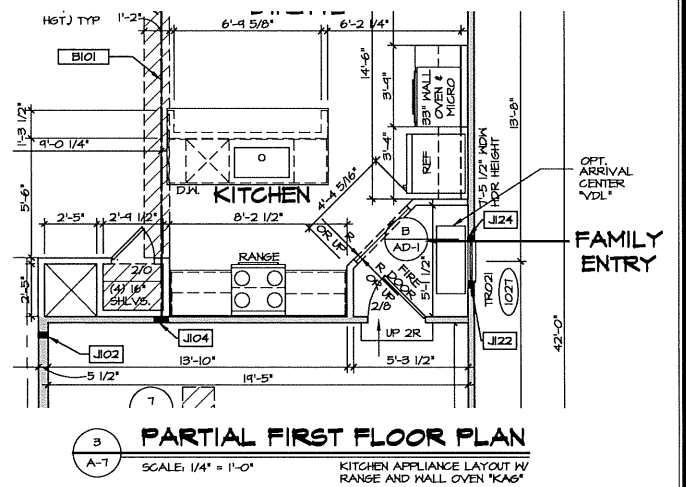
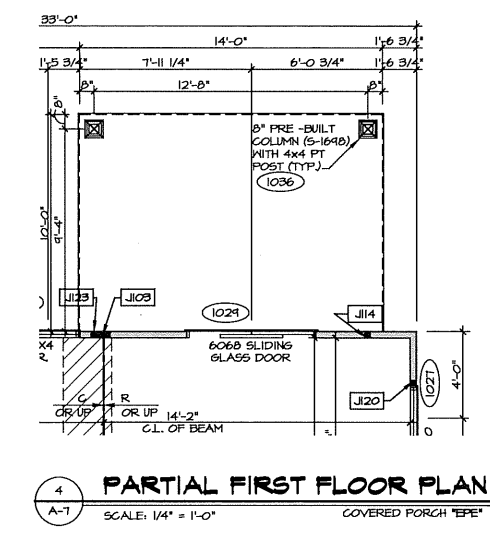
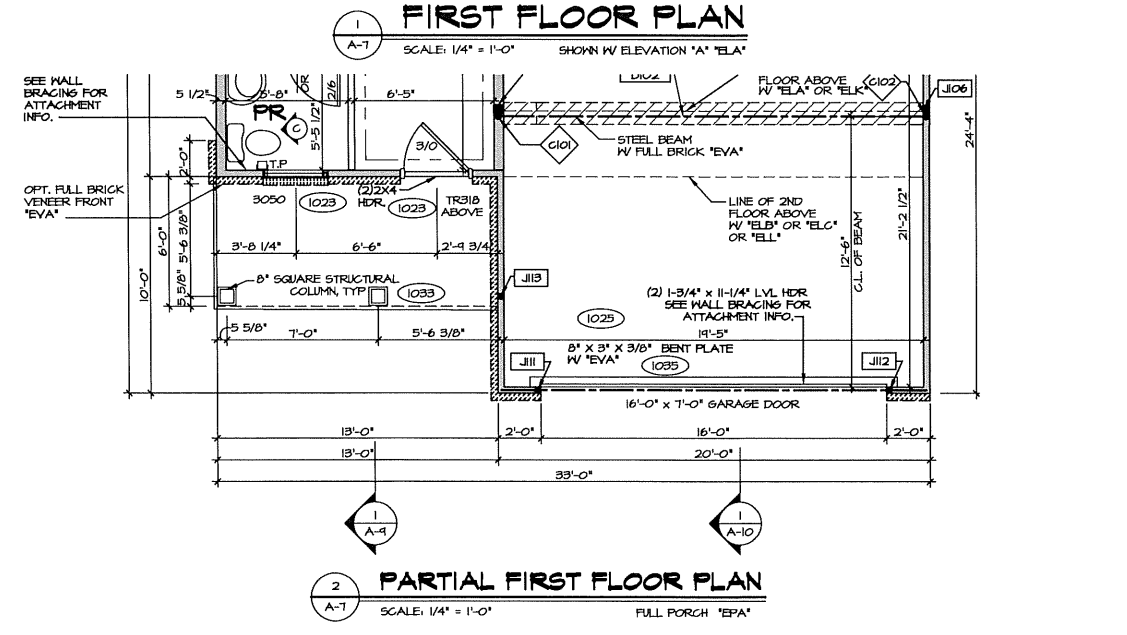
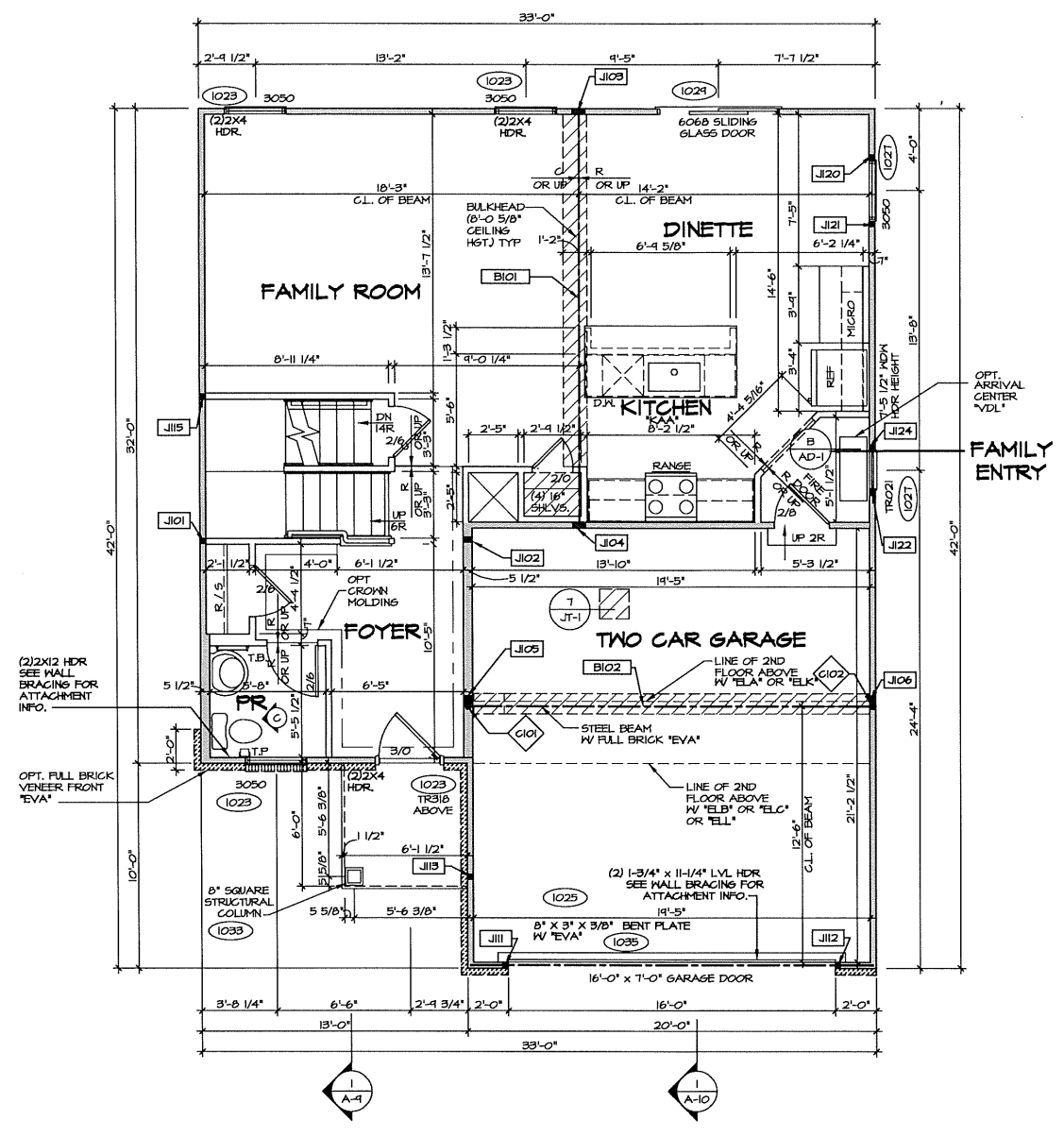
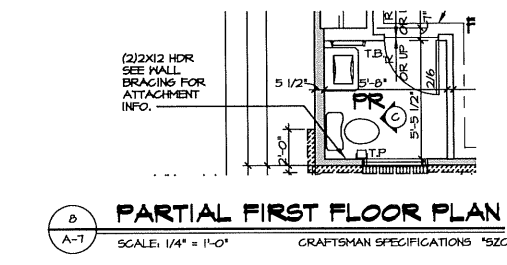
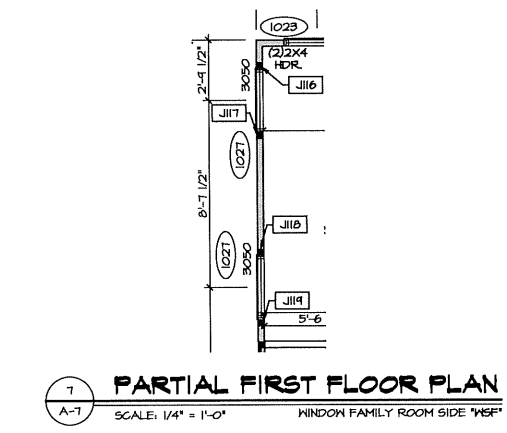
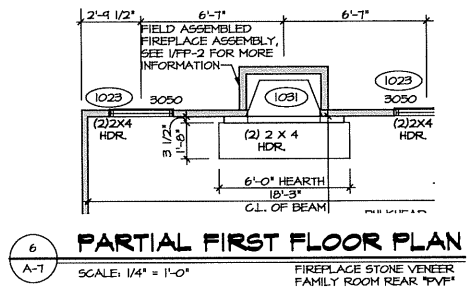
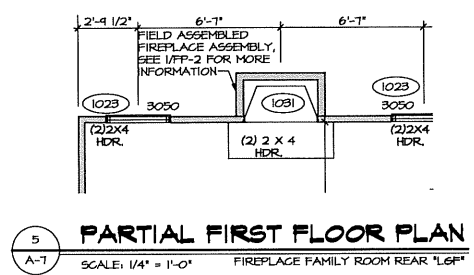
REV. NO.	DATE	REMARKS
1	2/25/16	ASH - CHANGED "TRC" TO "DGC" AND UPDATED TO 6068 SLIDING GLASS DOOR

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SET NO. AL600	VERSION 01	DRAWN BY TN	DATE: 07/25/2017
MODEL ALLEGHENY		OPTION MAC	
DRAWING TITLE BASEMENT FLOOR PLAN			
OPTION DESCRIPTION FINISHED BASEMENT			
SHEET NO. A-6			27

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH. EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.



NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

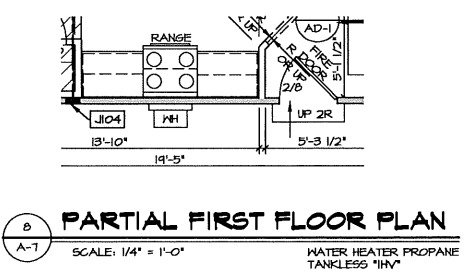
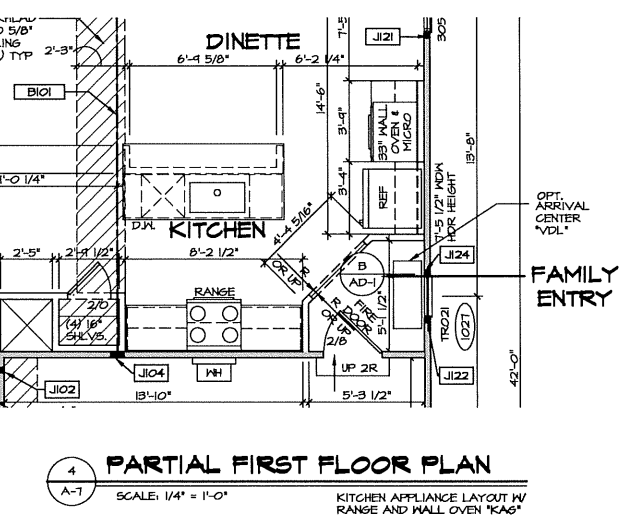
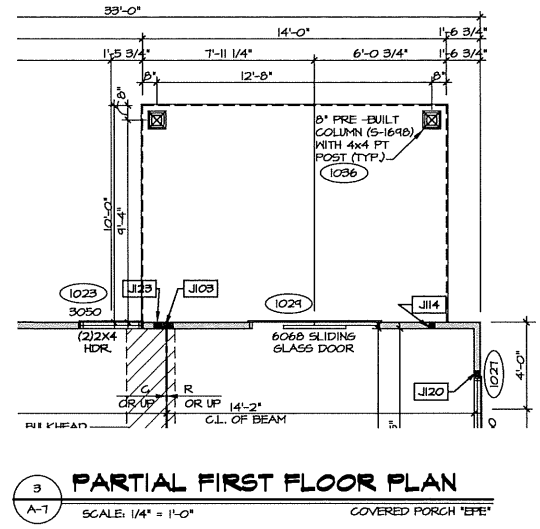
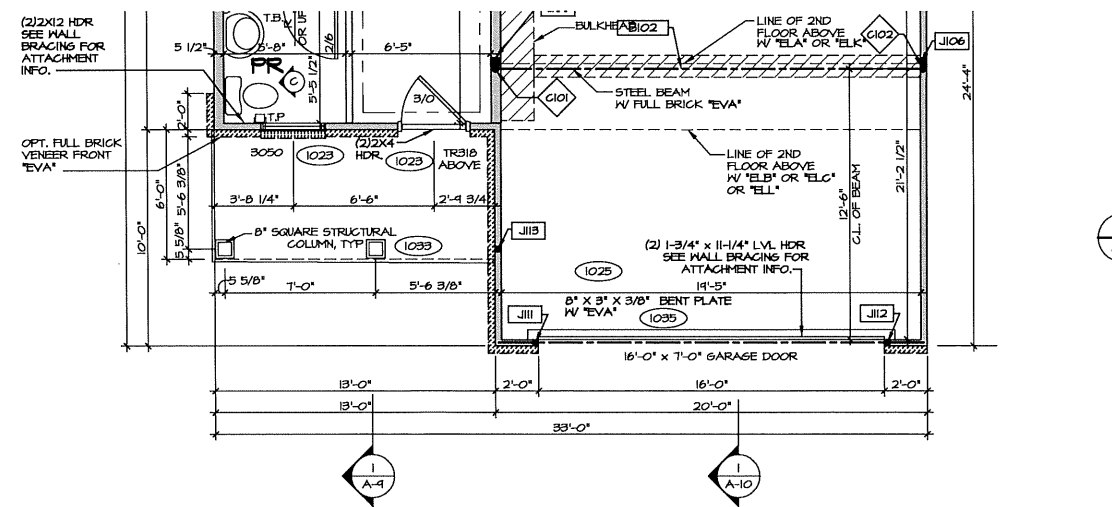
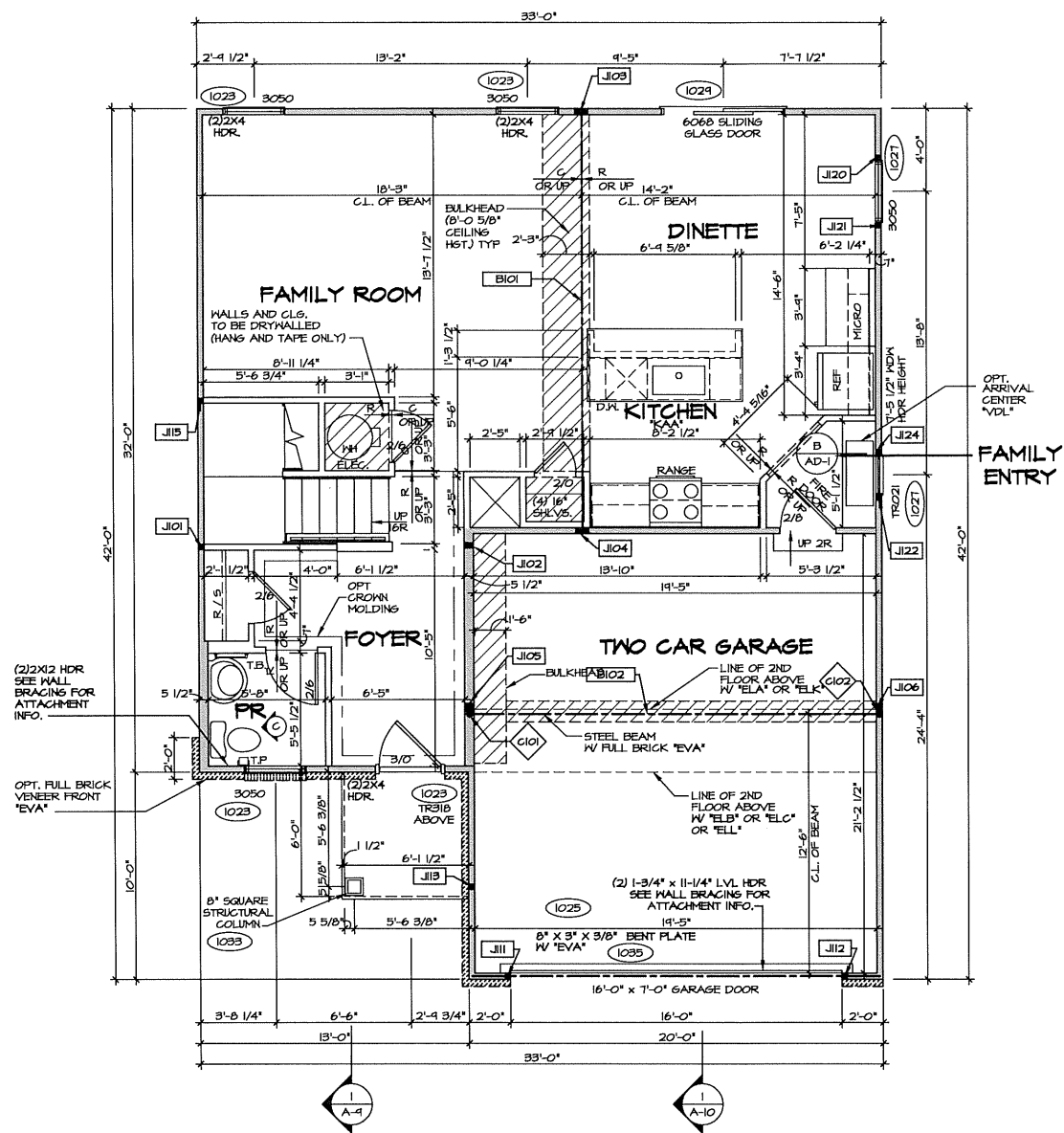
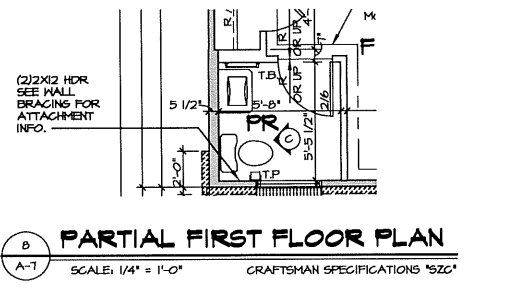
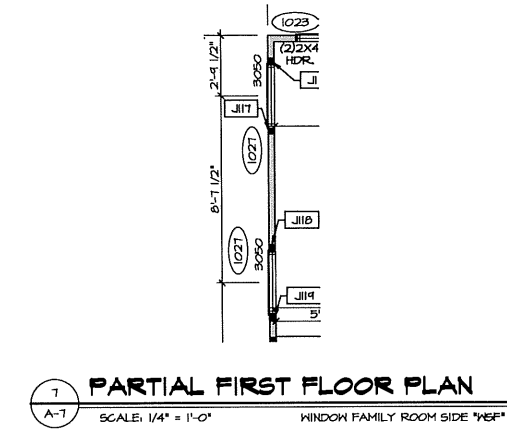
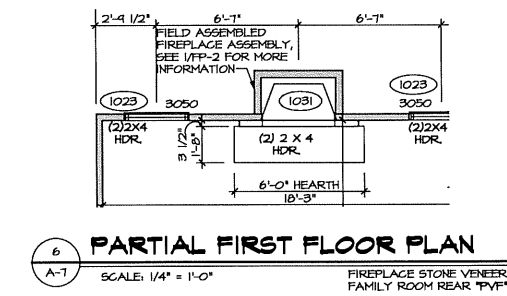
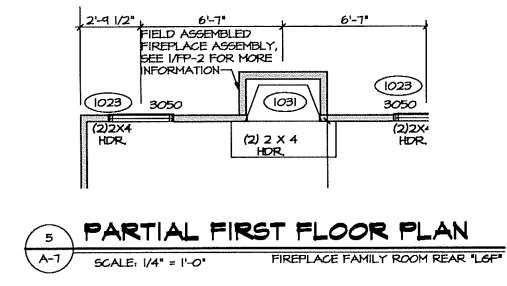
LEGEND

[Symbol]	BEARING WALL
[Symbol]	NON BEARING WALL
[Symbol]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Symbol]	JACKS
[Symbol]	BEAM/HEADER
[Symbol]	PAD FOOTINGS
[Symbol]	STEEL COLUMN
[Symbol]	PORTAL FRAME
[Symbol]	JOIST/TRUSS
[Symbol]	LVL
[Symbol]	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

MODEL	ALLEGHENY
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	FULL BASEMENT FOUNDATION
SHEET NO.	A-7
DATE	7/19/17
VERSION	01
BY	TON
DATE	7/19/17
OPTION	FBA
REVISIONS	
REV. NO.	
DATE	
REMARKS	

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.



NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND

[Symbol]	BEARING WALL
[Symbol]	NON BEARING WALL
[Symbol]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Symbol]	JACKS
[Symbol]	BEAM/HEADER
[Symbol]	PAD FOOTING
[Symbol]	STEEL COLUMN
[Symbol]	PORTAL FRAME
[Symbol]	JOIST/TRUSS
[Symbol]	LVL
[Symbol]	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

REMARKS

REV. NO. DATE

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SHEET NO. **A-7**

MODEL **ALLEGHENY**

DRAWING TITLE **FIRST FLOOR PLAN**

OPTION DESCRIPTION **CRAWL FOUNDATION SLAB FOUNDATION**

DATE: **7/14/17**

DESIGNED BY: **YON**

DRAWN BY: **YON**

SET NO. **ALG00**

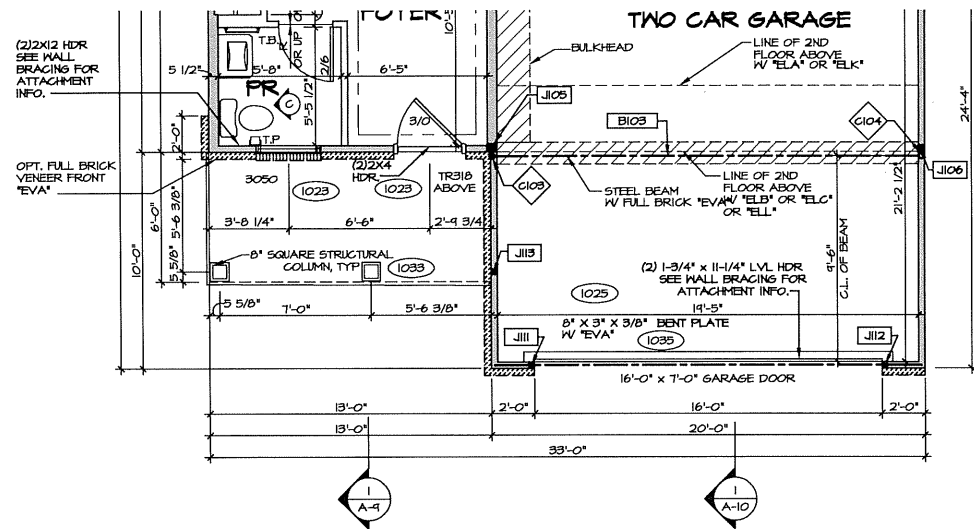
VERSION **01**

OPTION **FCA FSA**

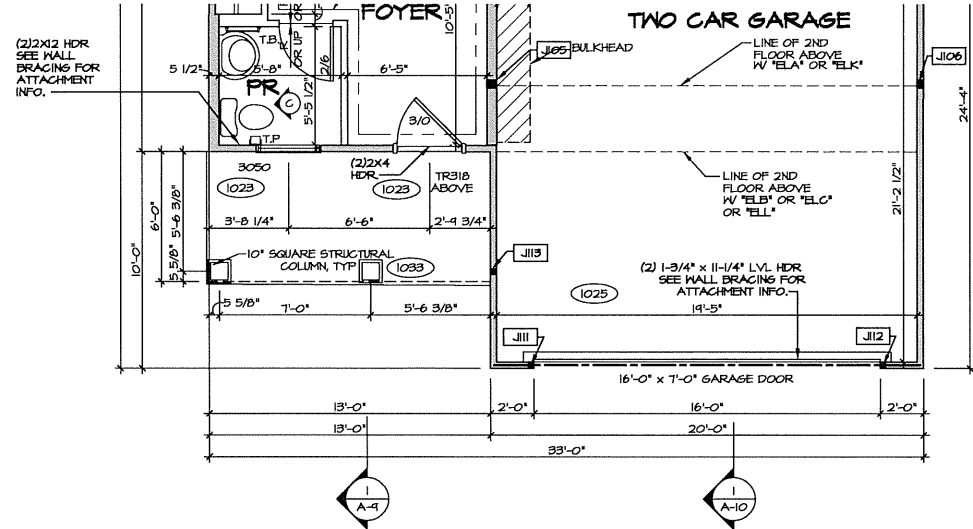
PLN. FCA, FSA, DWG. 03/28/18 - 8:55 AM

PROJECT: RYANHOMES/ALLEGHENY/ALG00-01/Sheets/Master_Sm/Floor_Plan/A-7

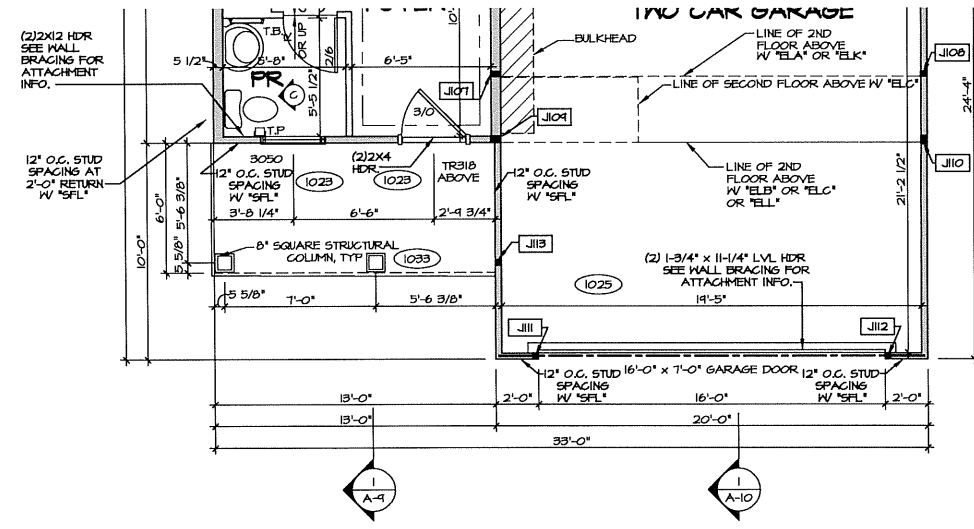
NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH. EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.



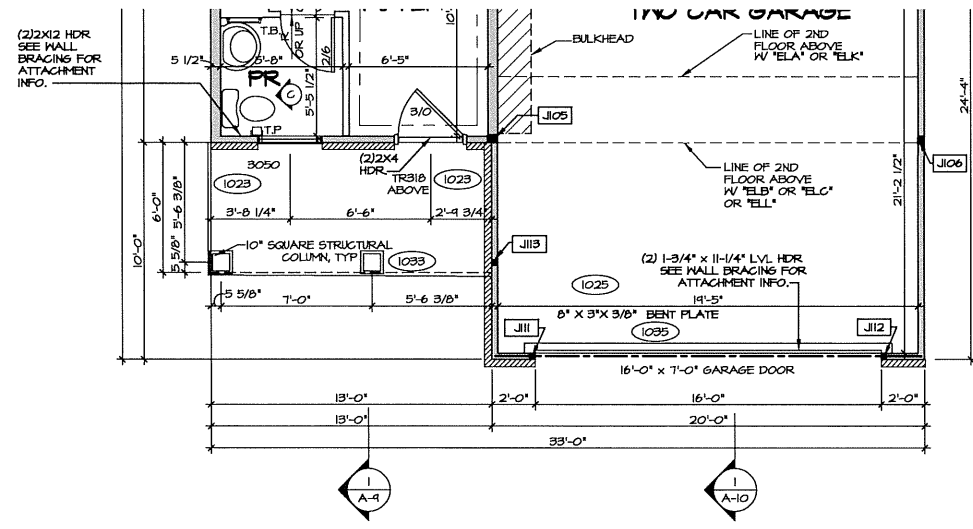
1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB"
SHOWN WITH CRAFTSMAN SPECIFICATIONS "S2C"



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



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



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

NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. L.V.L. NAILING SCHEDULE (N-1)

LEGEND

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARINGS FROM POINT-LOAD ABOVE
	JACKS
	BEAMHEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

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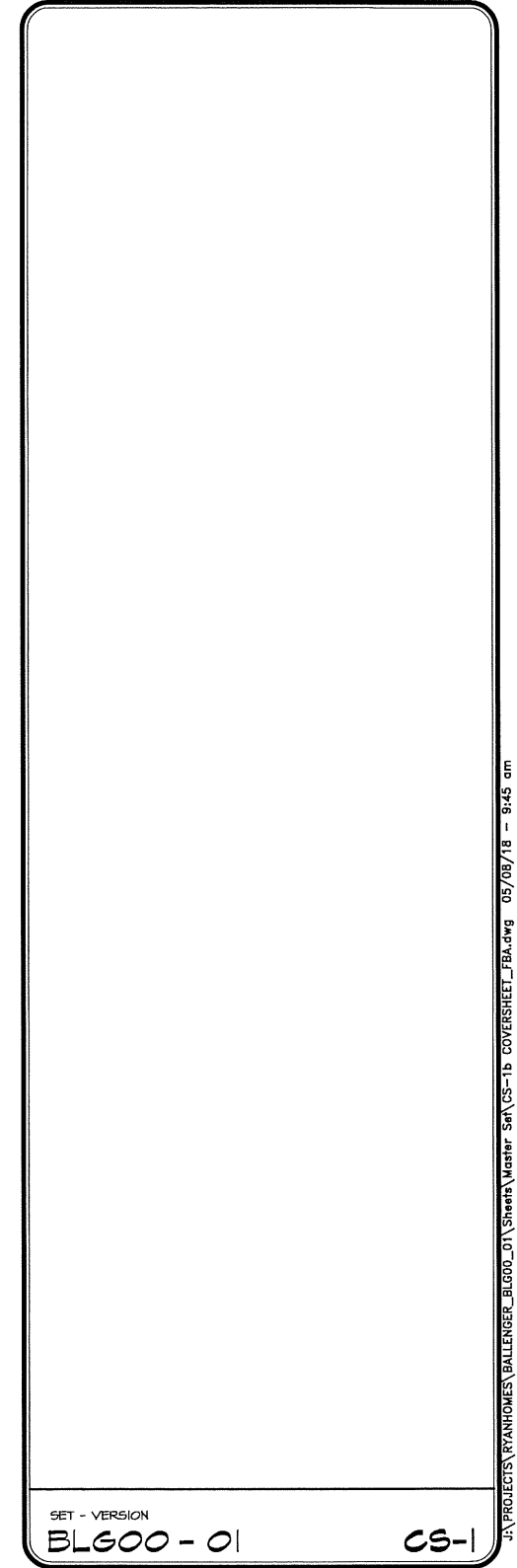
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SHEET NO.	A-7b
MODEL	ALLEGHENY
VERSION	01
DRAWN BY	YON
DATE	7/14/17
OPTION	ELB, ELC, ELK, ELL
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	ELEVATION "B", "C", "ELEVATION "K", "L"
30	

BALLENGER



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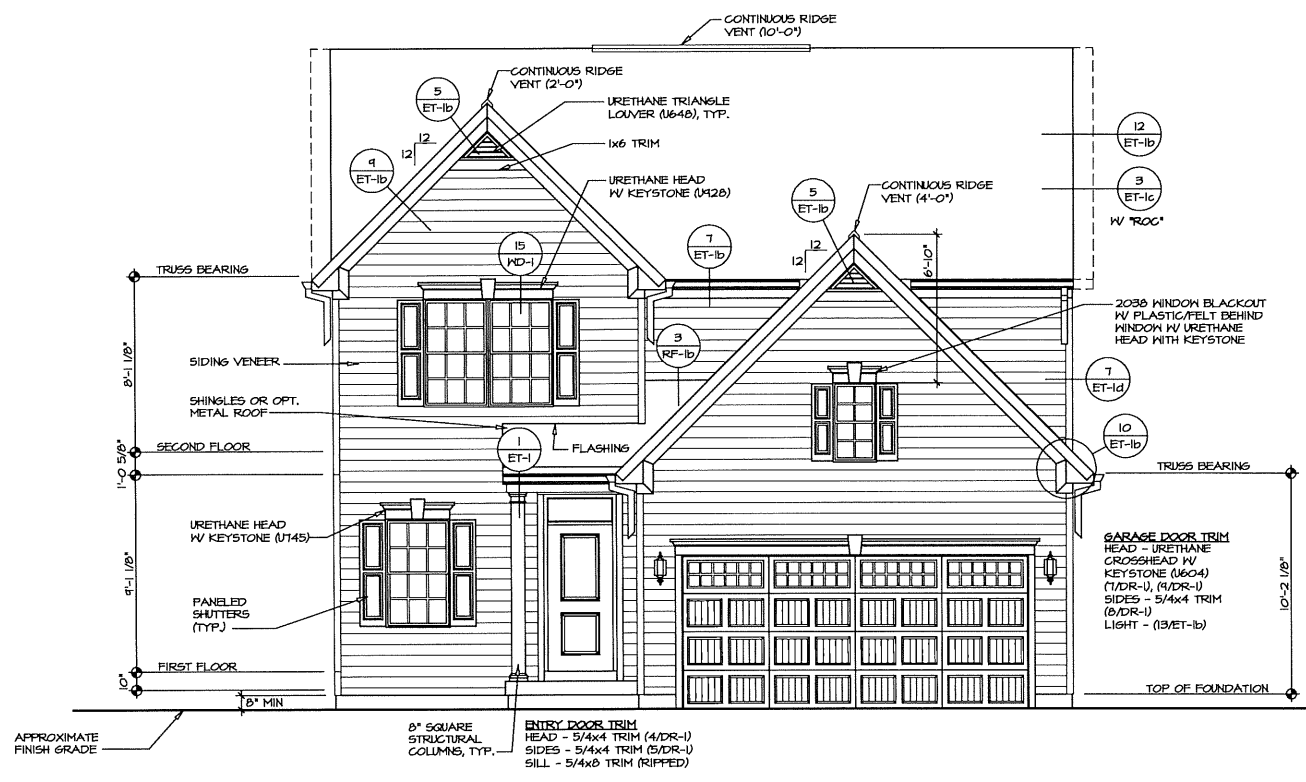
SET - VERSION

BL600 - 01

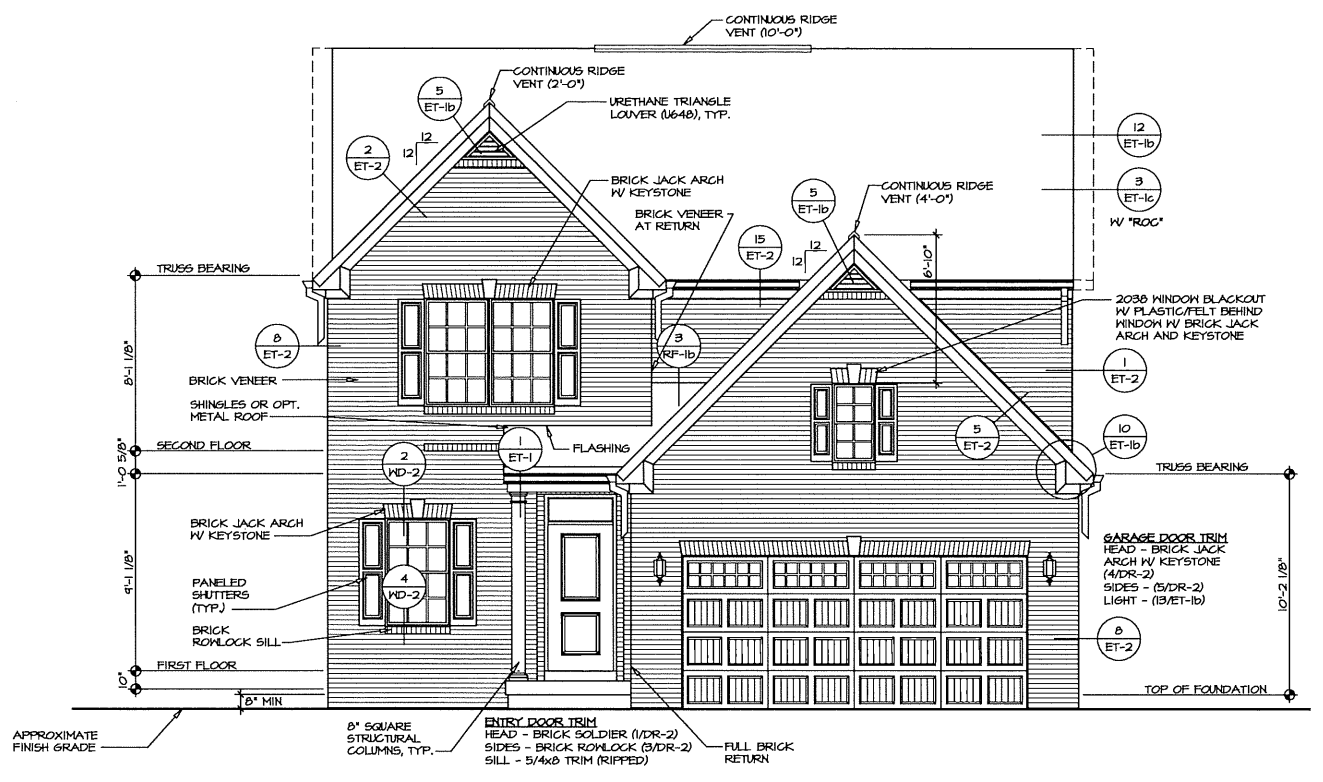
CS-1

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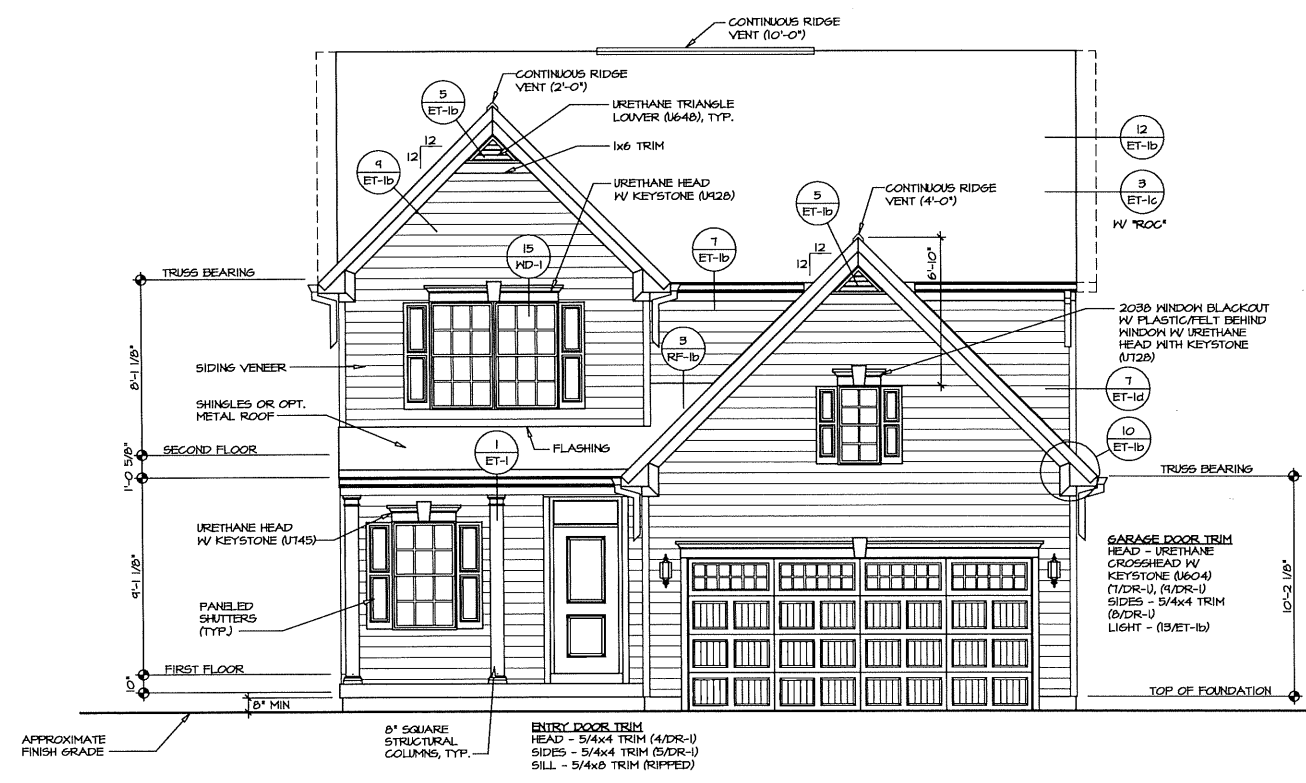
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



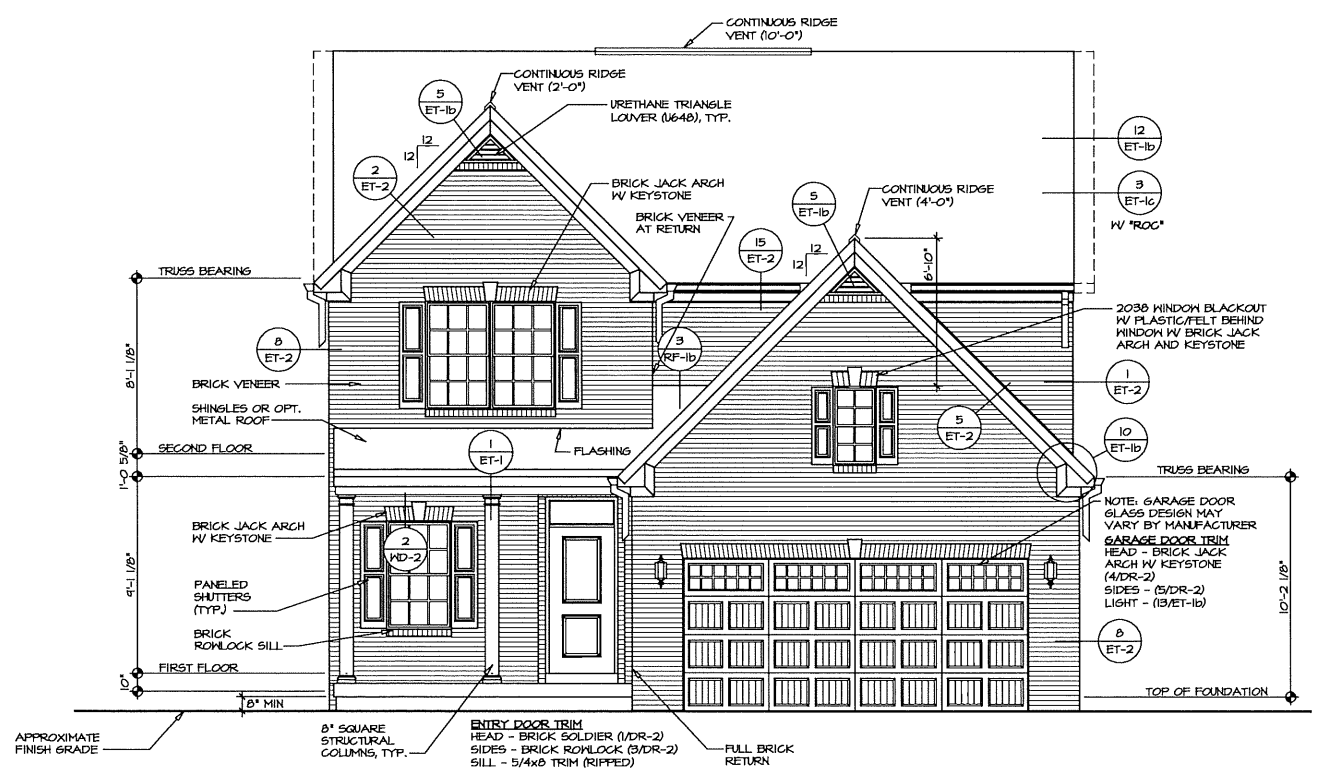
1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SIDING VENEER "EVF"



2 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
FULL BRICK VENEER "EVA"



3 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SIDING VENEER "EVF"
PORCH FULL FRONT "EPA"



4 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
FULL BRICK VENEER "EVA"
PORCH FULL FRONT "EPA"

REVISIONS
REV. NO. DATE

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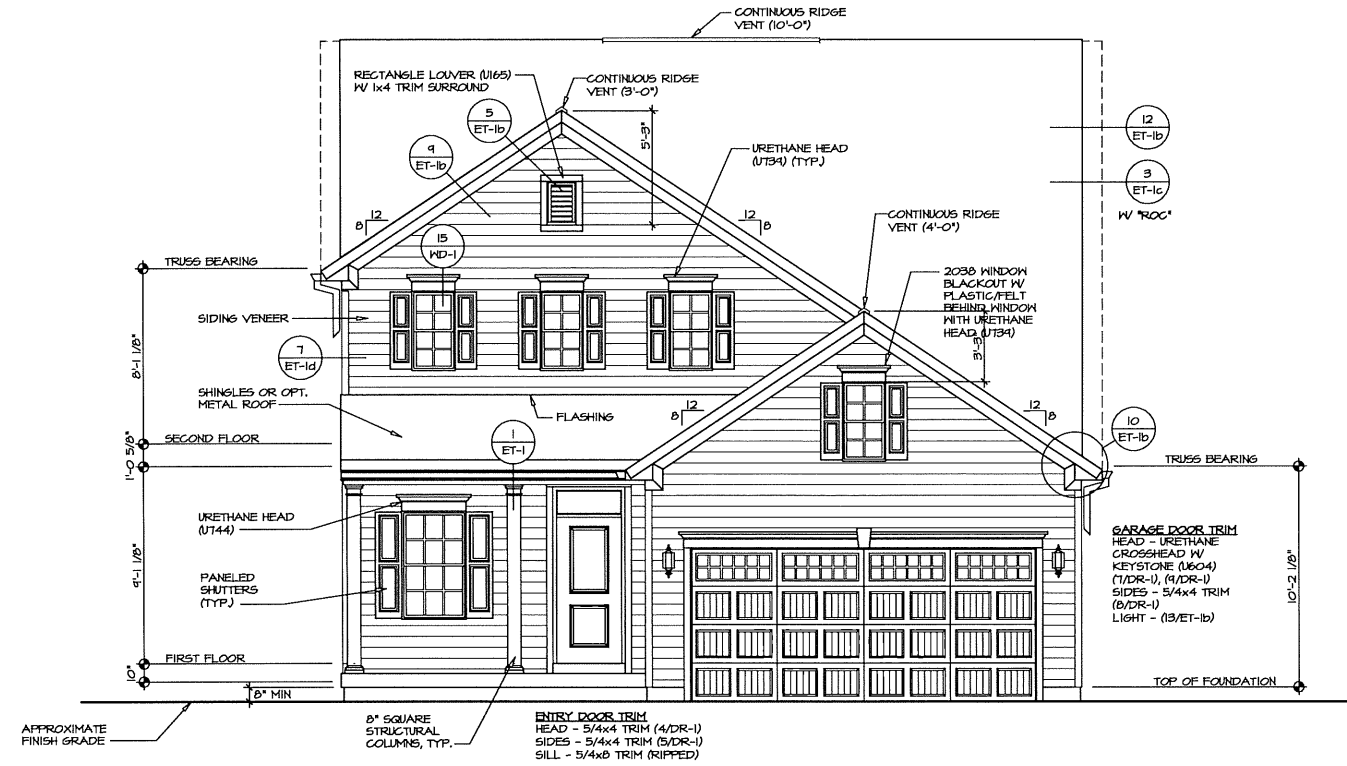


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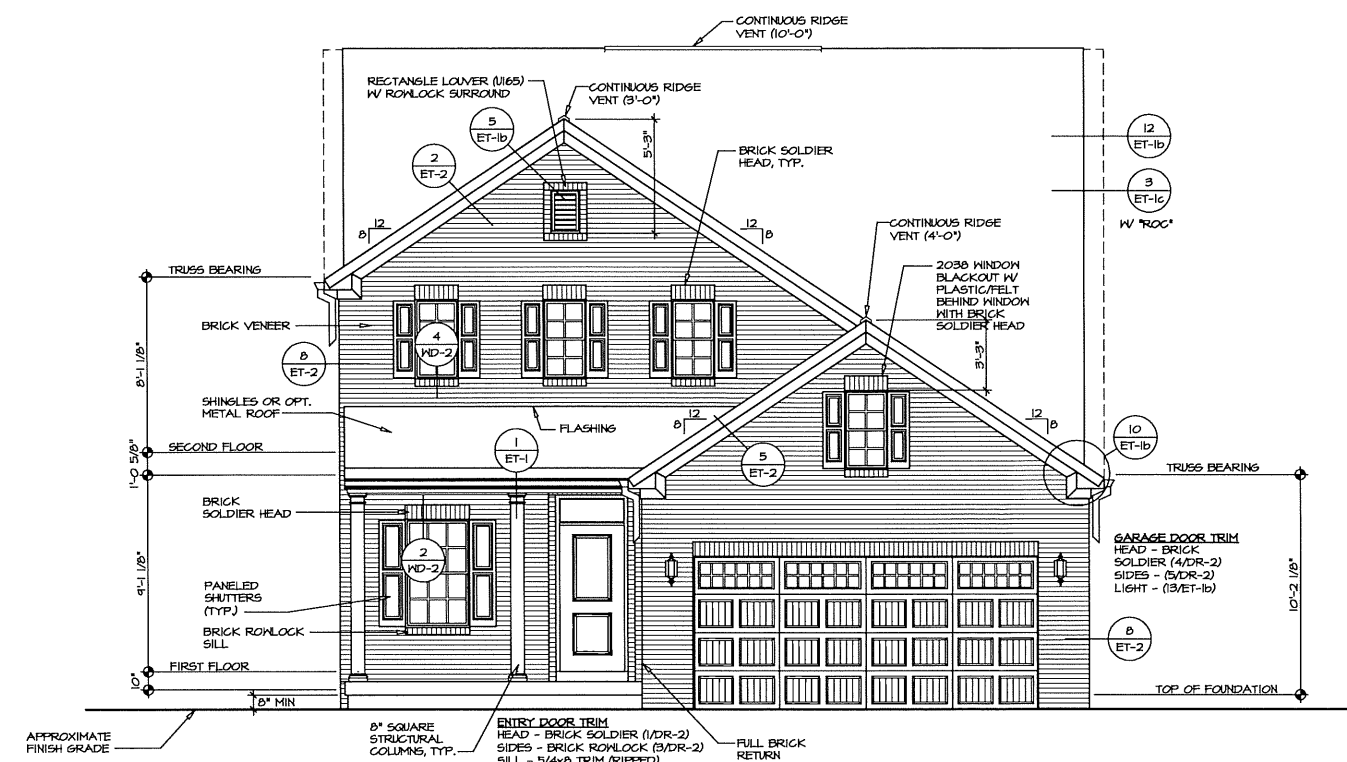
SET NO. BL600
VERSION 01
DRAWN BY PLD
DATE: 07/12/17
OPTION
EILA

MODEL: BALLENGER
DRAWING TITLE: FRONT ELEVATIONS
OPTION DESCRIPTION: ELEVATION "A"
SHEET NO. A-1
15

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.



1
A-1 **FRONT ELEVATION "B"**
SCALE: 1/4" = 1'-0" SIDING VENEER "EV"



2
A-1 **FRONT ELEVATION "B"**
SCALE: 1/4" = 1'-0" FULL BRICK VENEER "EVA"

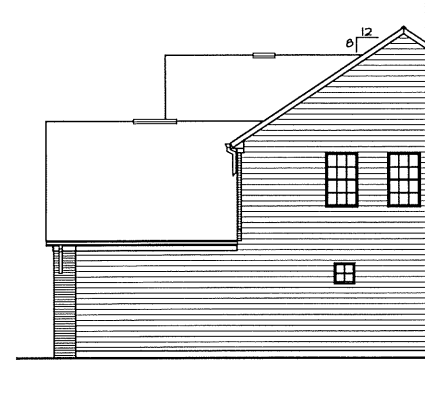
REV. NO.	DATE	REMARKS

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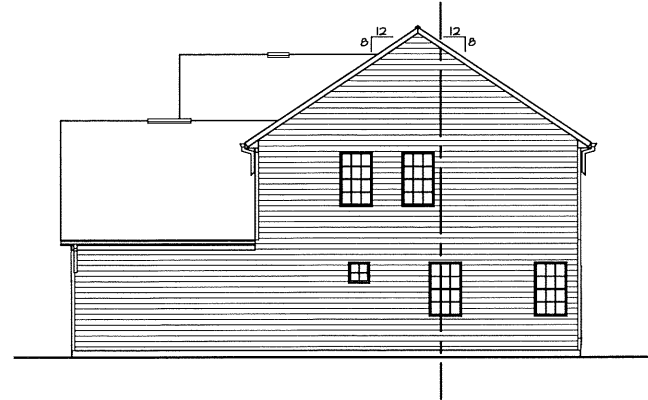
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SET NO. BL600	VERSION 01
DRAWN BY PLD	DATE: 07/2/17
OPTION	ELB

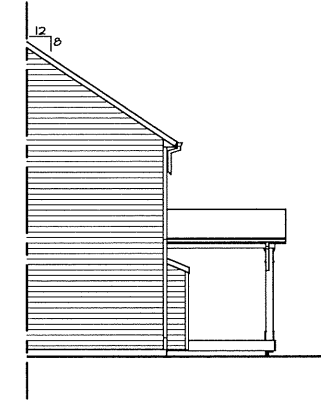
SHEET NO. A-1	MODEL BALLENGER	DRAWING TITLE FRONT ELEVATIONS
6	OPTION DESCRIPTION ELEVATION "B"	



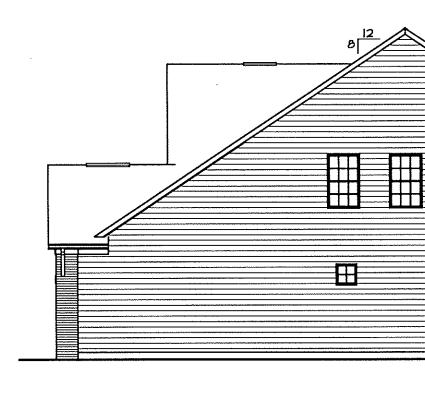
9 PARTIAL RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 BRICK VENEER "EVA"



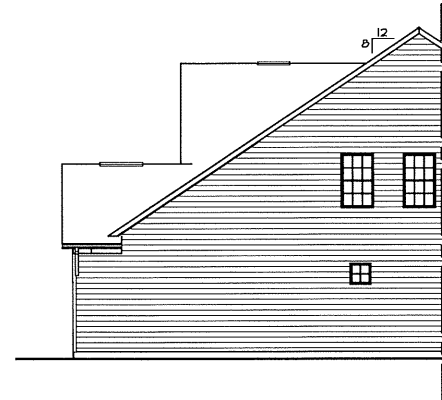
1 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 SIDING VENEER "EVP"
 OPT. WINDOW FAMILY ROOM "WFR"



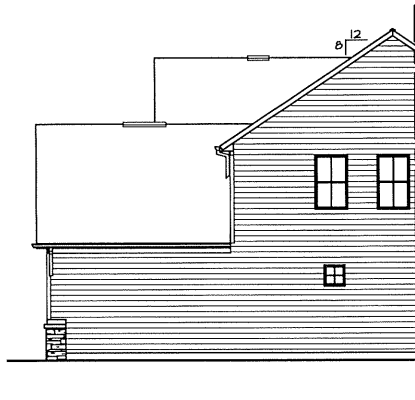
2 PARTIAL RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 GAS FIREPLACE FAMILY ROOM REAR "GFR"
 COVERED PORCH "EPE"



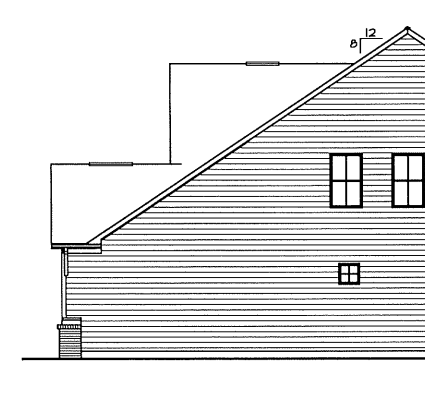
5 PARTIAL RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "B" "ELB"
 BRICK VENEER "EVA"



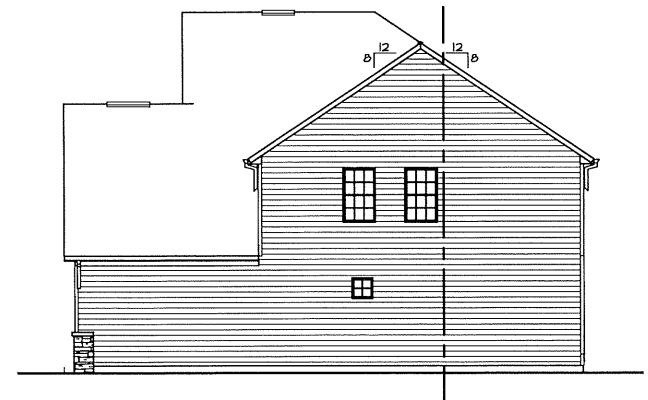
4 PARTIAL RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "B" "ELB"
 SIDING VENEER "EVP"



8 PARTIAL RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "K" "ELK"



7 PARTIAL RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "L" "ELL"



6 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "C" "ELC"

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SET NO. BL600

VERSION 01

DRAWN BY PLD

DATE: 07/12/17

OPTION

MODEL
 BALLENGER

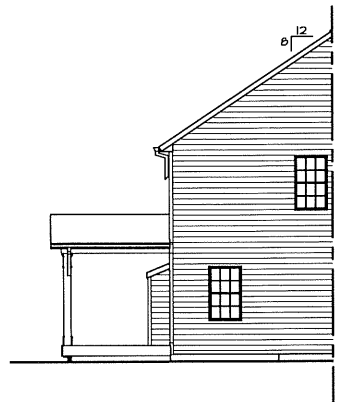
DRAWING TITLE
 RIGHT ELEVATION

OPTION DESCRIPTION

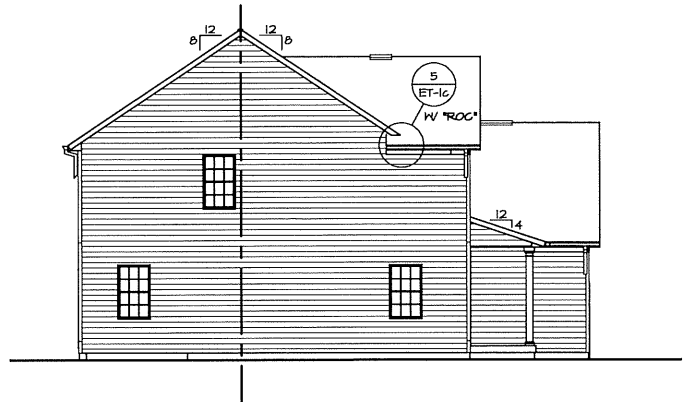
A-2

9

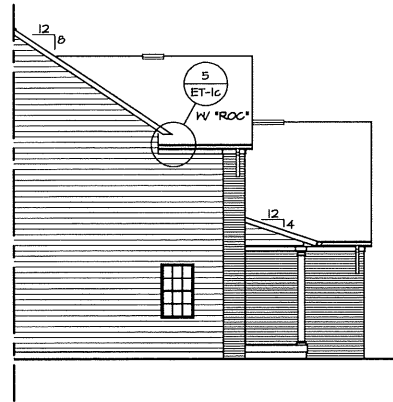
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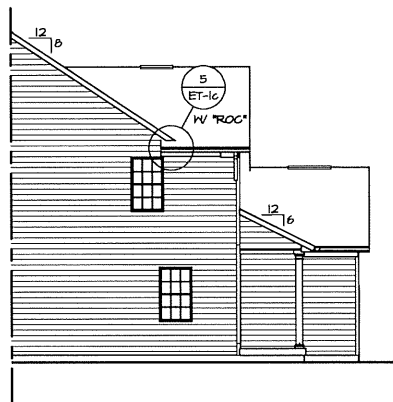
3 PARTIAL LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0"
 GAS FIREPLACE FAMILY ROOM REAR "L6F"
 COVERED PORCH "EPE"



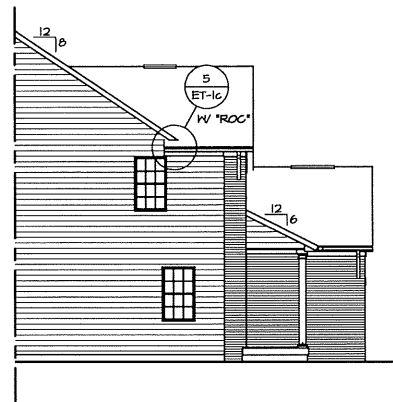
1 LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 SIDING VENEER "EVP"



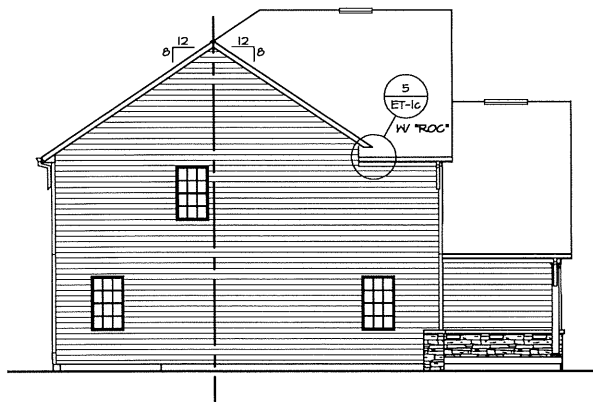
2 PARTIAL LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 BRICK VENEER "EVA"



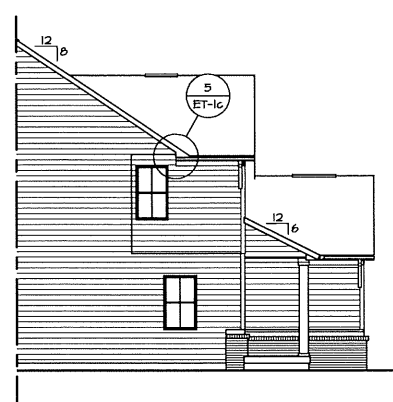
5 PARTIAL LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0"
 ELEVATION "B" "ELB"
 SIDING VENEER "EVP"



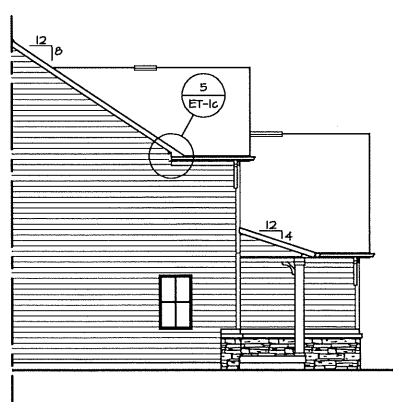
4 PARTIAL LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0"
 ELEVATION "B" "ELB"
 BRICK VENEER "EVA"



8 LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0"
 ELEVATION "C" "ELC"



7 PARTIAL LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0"
 ELEVATION "L" "ELL"



6 PARTIAL LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0"
 ELEVATION "K" "ELK"

REMARKS

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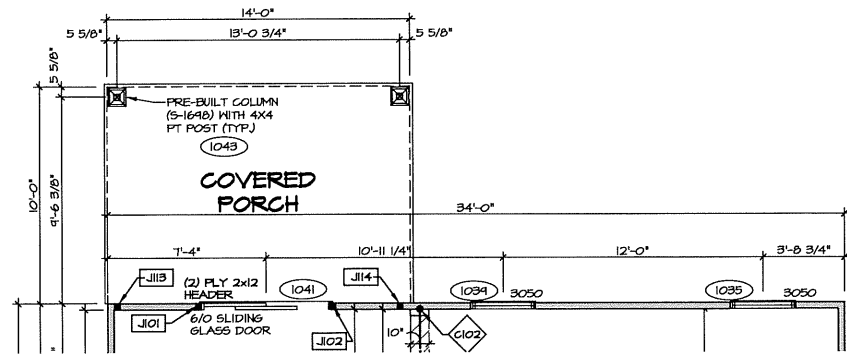


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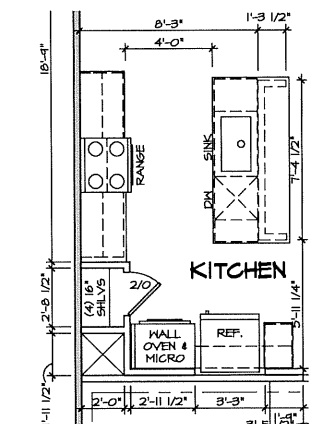
SET NO. BL600
 VERSION 01
 DRAWN BY PLD
 DATE: 07/12/17
 OPTION

MODEL
BALLENGER
 DRAWING TITLE
 LEFT ELEVATION
 OPTION DESCRIPTION

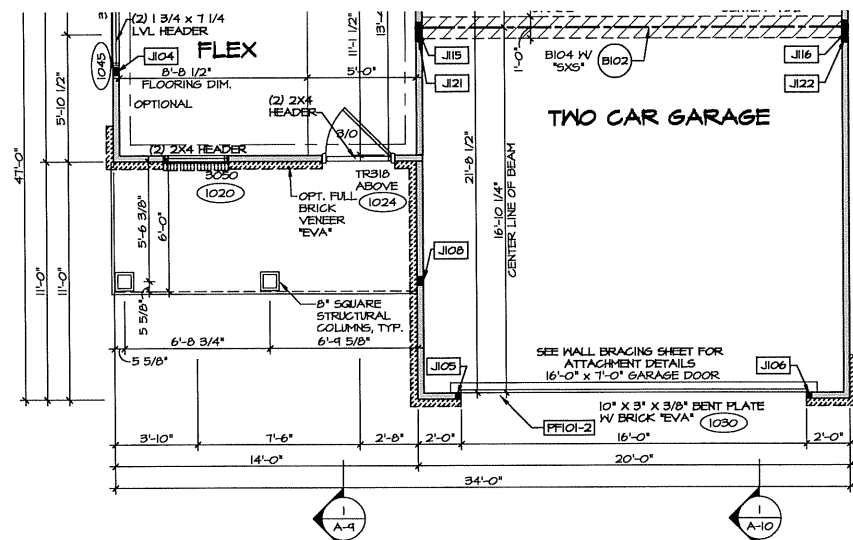
SHEET NO.
A-2b
 10



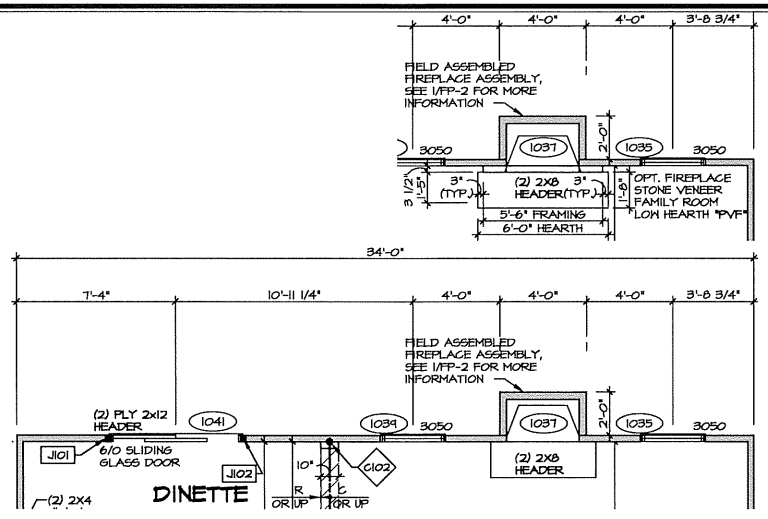
3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL COVERED PORCH "EPE"
OPTIONAL SLIDING DOOR "DST"



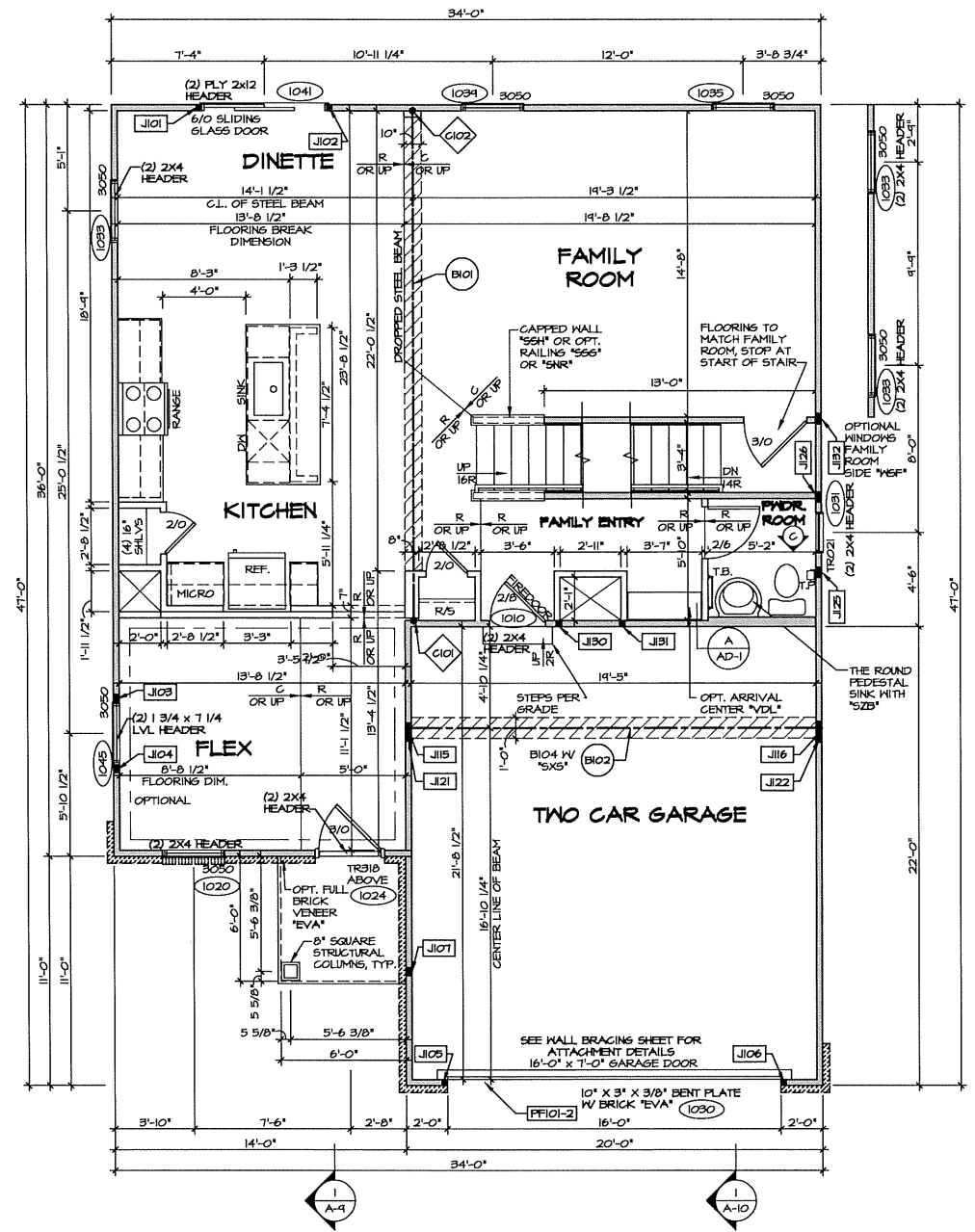
4 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL UPGRADE KITCHEN "KAG"



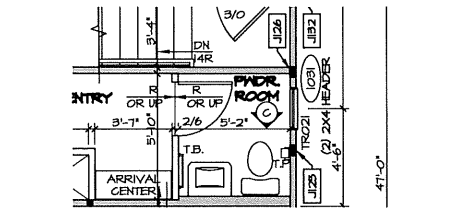
5 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL FULL FRONT PORCH "EPA"
ELEVATION A "ELA"



2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL FIREPLACE FAMILY ROOM REAR "LGF"
OPTIONAL DOUBLE PATIO DOOR DINETTE "DPT"



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



6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL SQUARE PEDESTAL SINK "SZC"

- NOTES:**
- SEE GENERAL NOTES (N-U) FOR ADDITIONAL INFORMATION.
 - SCHEDULES (N-2)
 - LVL NAILING SCHEDULE (N-U)
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

REV. NO. DATE

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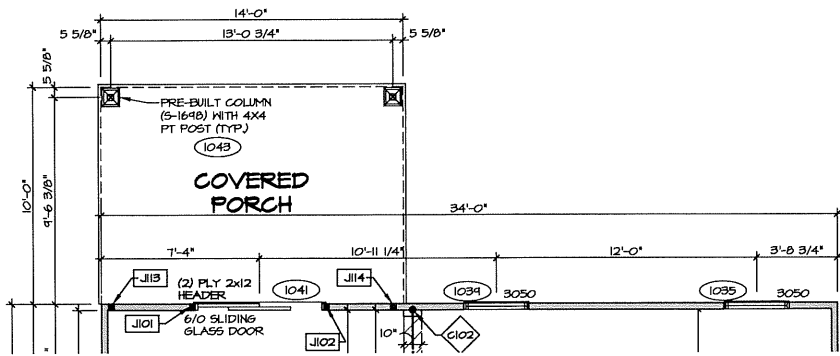
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Architectural Services
5285 Westchase Drive, Suite 100
Frederick, MD 21703

SET NO. BL600
VERSION 01
DRAWN BY HD
DATE: 07/03/2017
OPTION FBA

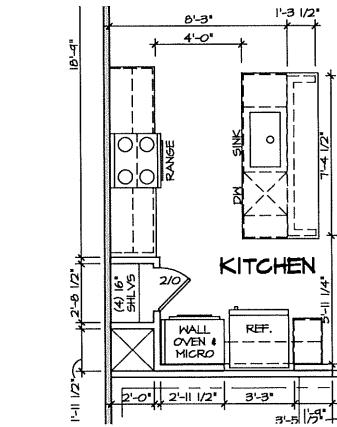
MODEL: BALLENGER
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION: FULL BASEMENT FOUNDATION

SHEET NO. A-7

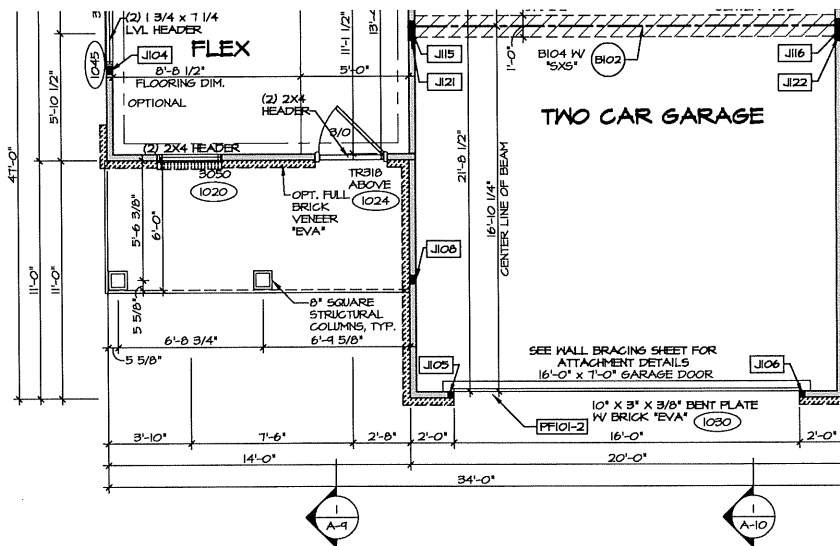
29



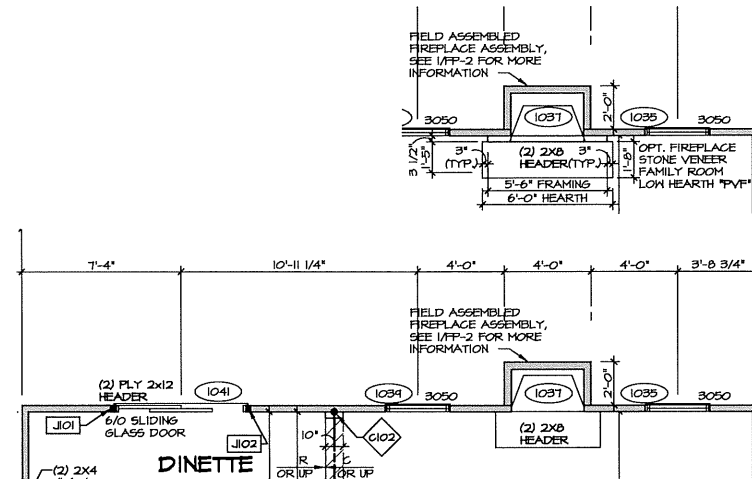
3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL COVERED PORCH "EPA"



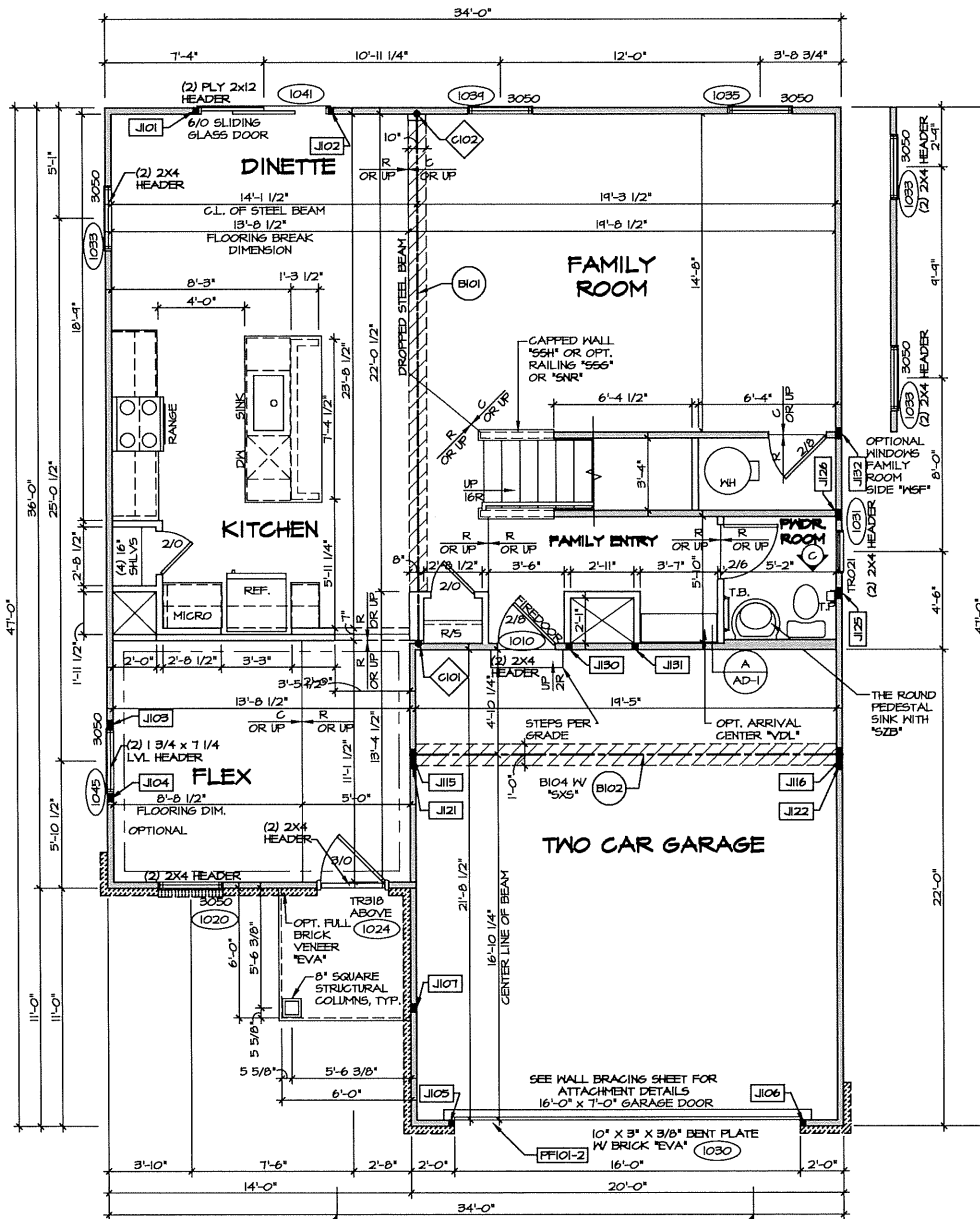
4 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL UPGRADE KITCHEN "KA6"



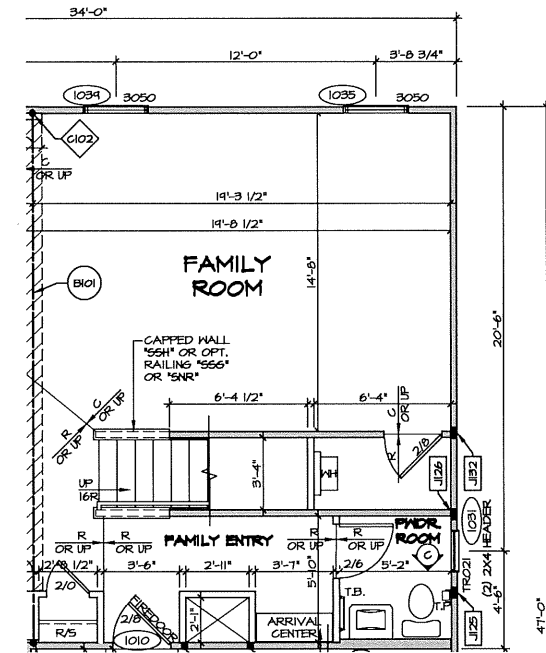
5 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL FULL FRONT PORCH "EPA" ELEVATION A "ELA"



2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL FIREPLACE FAMILY ROOM REAR "L6" OPTIONAL DOUBLE PATIO DOOR DINETTE "DPT"



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



6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL SQUARE FEDESTAL SINK "S2C" AND OPTIONAL TANKLESS WATER HEATER

- NOTES:**
- SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 - SCHEDULES (N-2)
 - L.V.L. NAILING SCHEDULE (N-1)
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARINGS FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - L.V.L.
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

REMARKS

REV. NO. DATE



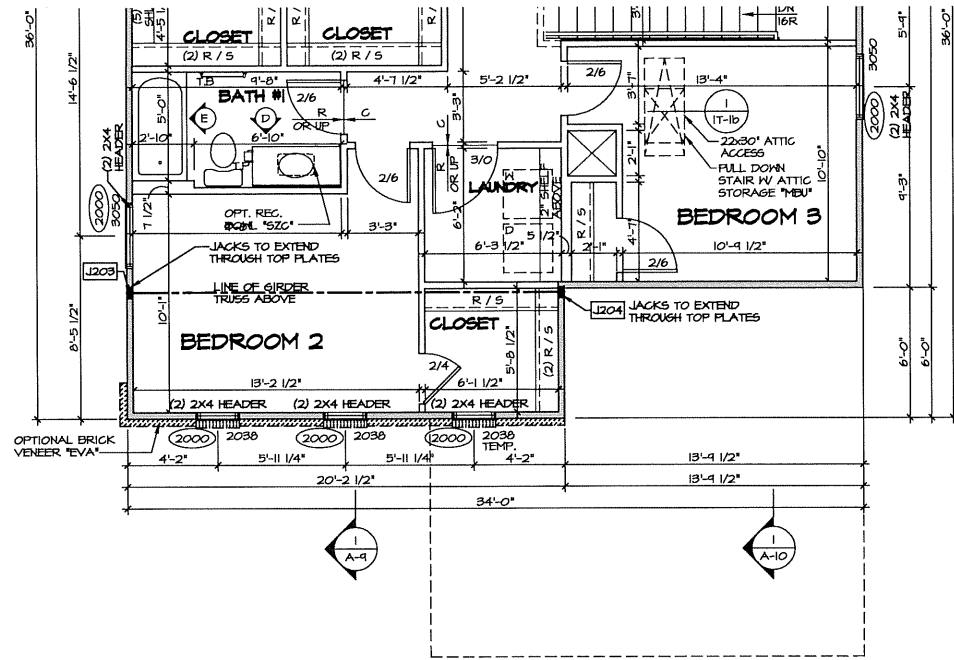
SET NO. BL600
VERSION 01
DRAWN BY HD
DATE: 07/03/2017
OPTION FCA
FSA

SHEET NO. **A-7**
MODEL **BALLENGER**
DRAWING TITLE **FIRST FLOOR PLAN**
OPTION DESCRIPTION **CRAWL SPACE FOUNDATION SLAB FOUNDATION**
30

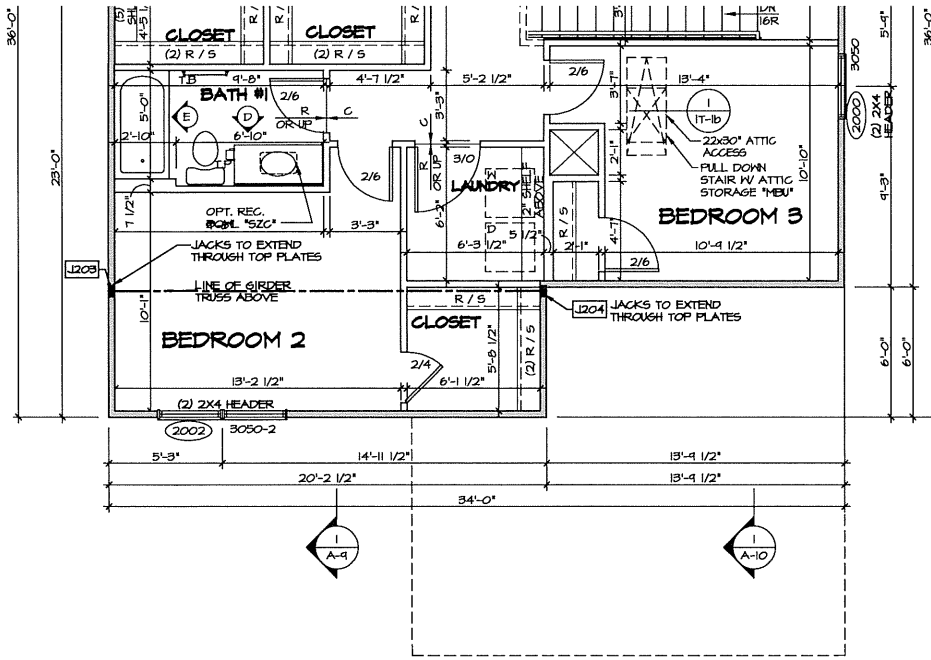
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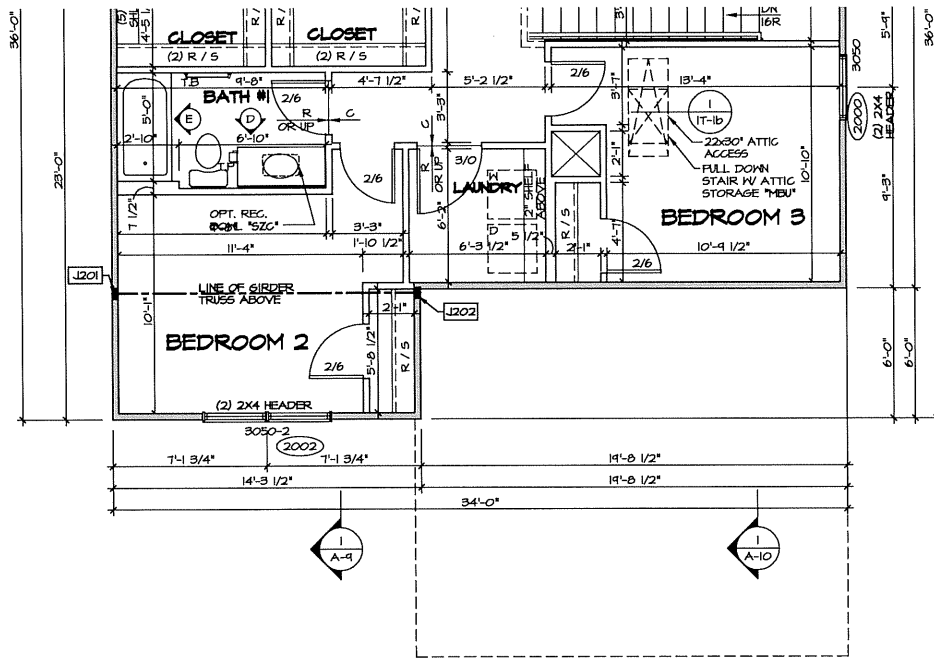
PROJECT: RYAN/HOMES/BALLENGER - BLDG. 01 - SHEET: MASTER - SFR - FIRST FLOOR - PLAN - 30 - A-7 - PLAN - FCA - SLAB - 05/08/18 - 9:50 am



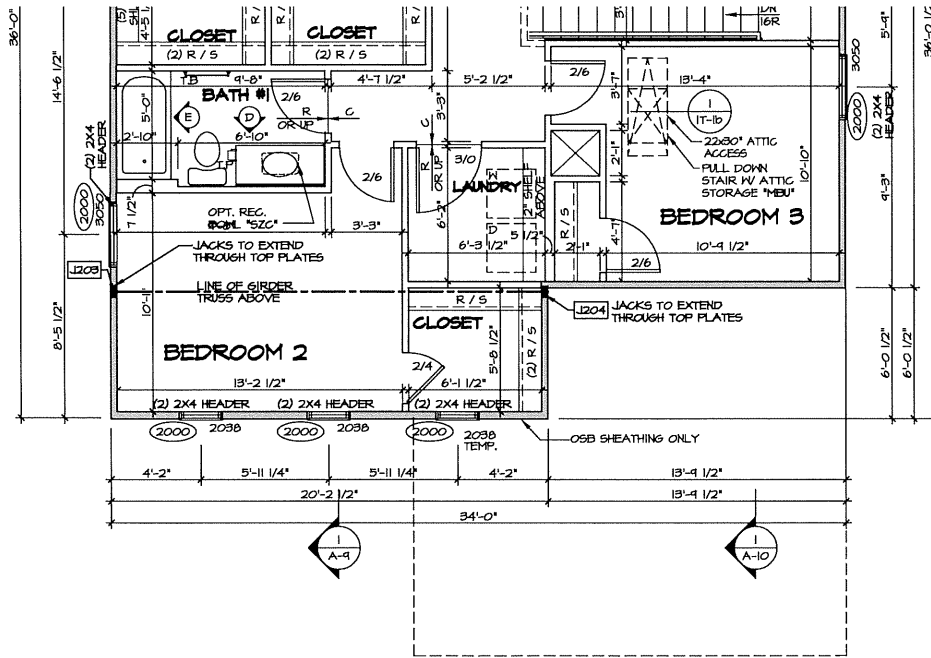
1 PARTIAL SECOND FLOOR PLAN
 A-Bb SCALE: 1/4" = 1'-0" ELEVATION B "EB"



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



3 PARTIAL SECOND FLOOR PLAN
 A-Bb SCALE: 1/4" = 1'-0" ELEVATION K "EK"



4 PARTIAL SECOND FLOOR PLAN
 A-Bb SCALE: 1/4" = 1'-0" ELEVATION L "EL"

- NOTES:**
- SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 - SCHEDULES (N-2)
 - LVL NAILING SCHEDULE (N-1)

- LEGEND**
- BEARING WALL
 - - - NON BEARING WALL
 - ⊙ INDICATES BEARING FROM POINT-LOAD ABOVE
 - ⊕ JACKS
 - ⊖ BEAM/HEADER
 - ⊞ PAD FOOTING
 - ⊞ STEEL COLUMN
 - ⊞ PORTAL FRAME
 - ⊞ JOIST/TRUSS
 - ⊞ LVL
 - ⊞ ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

REV. NO.	DATE	REMARKS

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SHEET NO. A-8b	MODEL BALLENGER	SET NO. BL500	DATE: 07/04/2017
	DRAWING TITLE PARTIAL SECOND FLOOR PLANS	VERSION 01	DRAWN BY HD
	OPTION DESCRIPTION FULL BASEMENT FOUNDATION		
	ELEVATION "B" "C"		FBA
	ELEVATION "K", "L"		ELB, ELC, ELK, ELL
			33

COLUMBIA



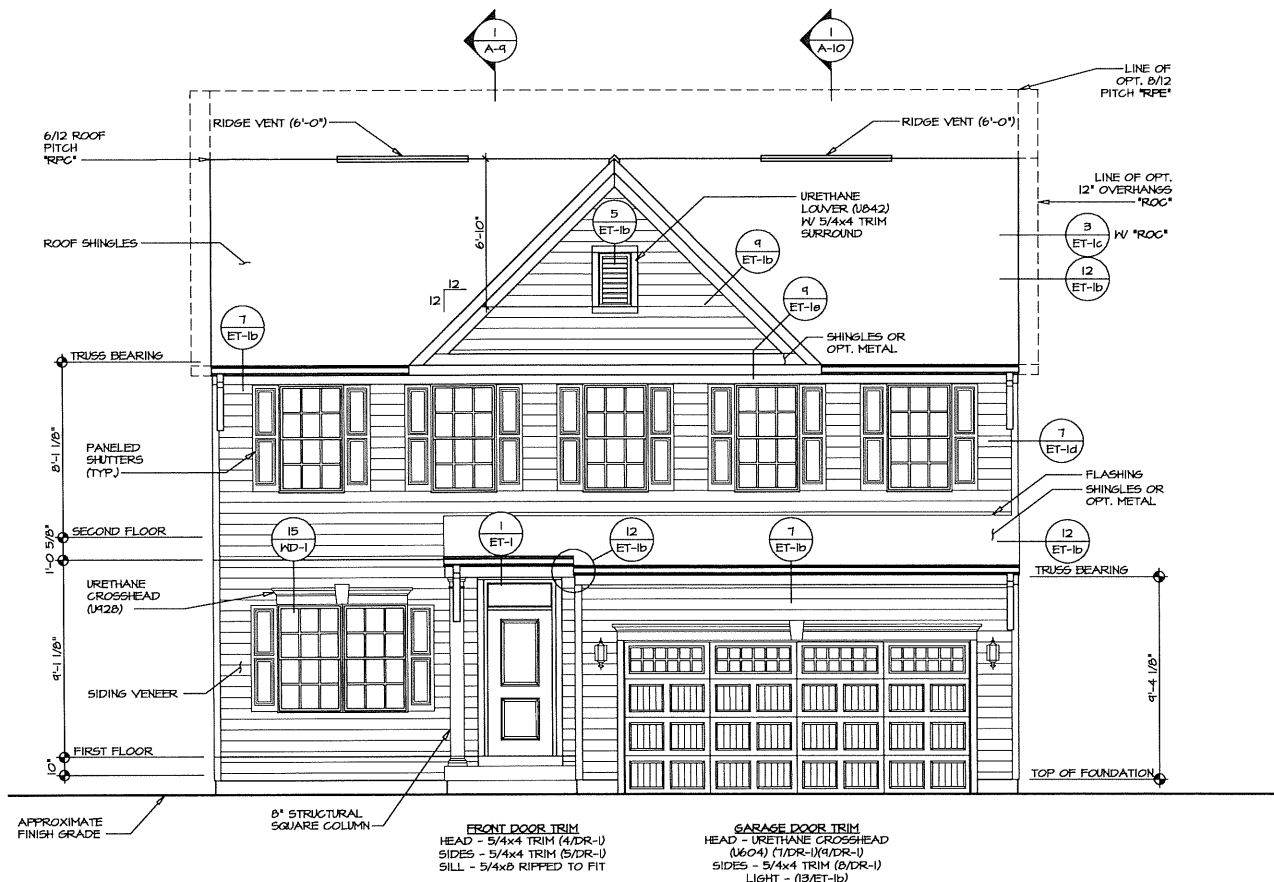
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 Architectural Services
 Architects
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	FULL BASEMENT							STANDARD DETAILS
	STD. DWGS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "K"	ELEV. "L"	SIDE/REAR ELEVATIONS	
COVER SHEET	CS-1B							AD-1
GENERAL NOTES	2							FD-1
SCHEDULES	3							FD-1b
ELEVATIONS		4/5	6/7	8	9	10	11/12	FD-1c
FOUNDATIONS	13/14							FD-2
FOUNDATION HOLD DOWNS	21							FD-2b
PLUMBING	23							
BASEMENT FLOOR PLAN	26							
FIRST FLOOR PLAN	27/28							GB-1
SECOND FLOOR PLAN	31							JT-1
BUILDING SECTIONS	33/36							JT-1b
STAIR SECTIONS	39/40/41/42/43.1/43.2							JT-2
KITCHENS - BATHS	44/45/46							JT-3
BASEMENT ELECTRICAL	47							JT-3b
FIRST FLOOR ELECTRICAL	48							RF-1
SECOND FLOOR ELECTRICAL	50							RF-1b
FIRST FLOOR FRAMING	52							ET-1
SECOND FLOOR FRAMING	54							ET-1b
ROOF FRAMING - 6/12 PITCH	76	56	58	60	62	64		ET-1c
ROOF FRAMING - 8/12 PITCH	76	57	59	61	63	65		ET-1d
TRUSS BRACING	77/78/79							ET-1e
WALL BRACING - FIRST FLOOR 90/100 MPH	80							ET-1h
WALL BRACING - SECOND FLOOR 90/100 MPH	82							ET-2
BHST FLOOR HVAC LAYOUT	84/85							ET-3
FIRST FLOOR HVAC LAYOUT	86							WD-1
SECOND FLOOR HVAC LAYOUT	88							WD-2
								WD-3
								DR-1
								DR-1b
								DR-2
								DR-3
								FP-1c
								FP-2
								IT-1
								IT-1b
								IT-1c
								IT-2
								IT-2b
								ST-1
								ST-2
								WS-1
								WS-1c
								WS-2
								KT-1
								SP-1
								SP-2
								SP-3
								SEP-1
								SEP-2
								SEP-3
								SEP-4
								F-1
								F-2
								FC-1
								FC-4
								FC-5
								WB-1
								WB-2
								FA-1
								FA-1b

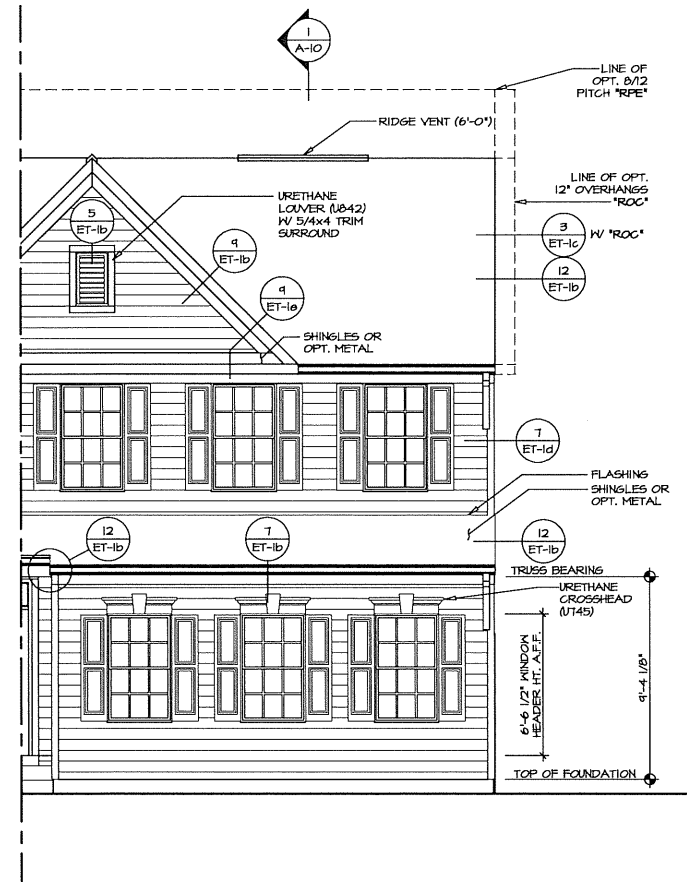
FOOTPRINT	
BASE HOUSE:	
WIDTH:	37'-0"
DEPTH:	46'-0"
MAXIMUM:	
WIDTH:	49'-4"
DEPTH:	56'-4"

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1091 SF
2ND FLOOR (BASE SF)	1332 SF
	2423 SF
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1091 SF
1ST FLOOR ELEVATION "B", "L" (ADD. SF)	34 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1332 SF
2ND FLOOR ELEVATION "C" (ADD. SF)	41 SF
2ND FLOOR ELEVATION "B", "L" (ADD. SF)	34 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
THREE CAR GARAGE	685 SF
TWO CAR GARAGE	445 SF
BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	731 SF
BASEMENT BATHROOM (ADD. SF)	30 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT (BASE SF)	1102 SF
UNFINISHED BASEMENT ELEVATION "B", "L" (ADD. SF)	35 SF

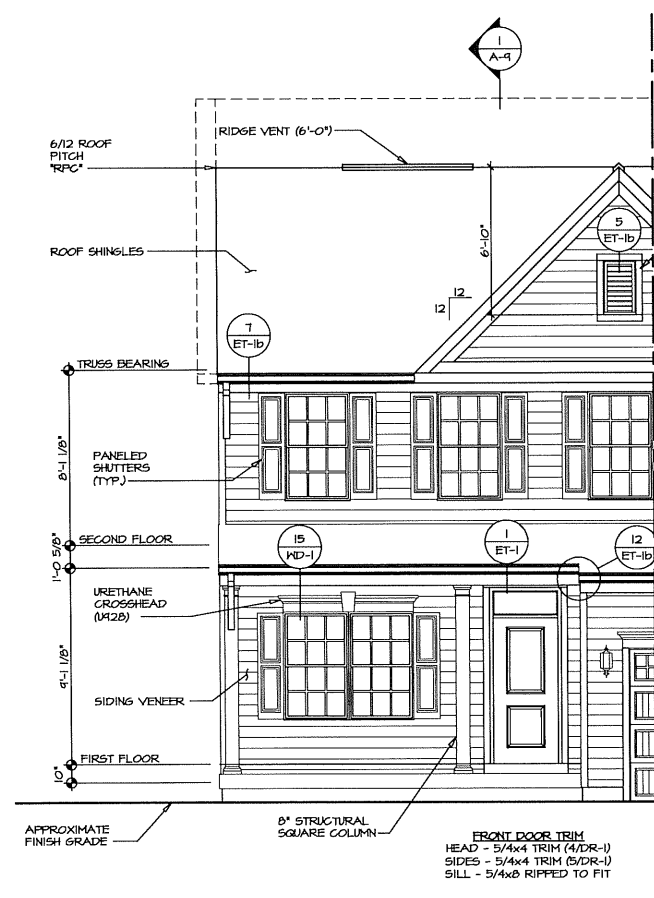
SET - VERSION
CLM00-01 **CS-1B**



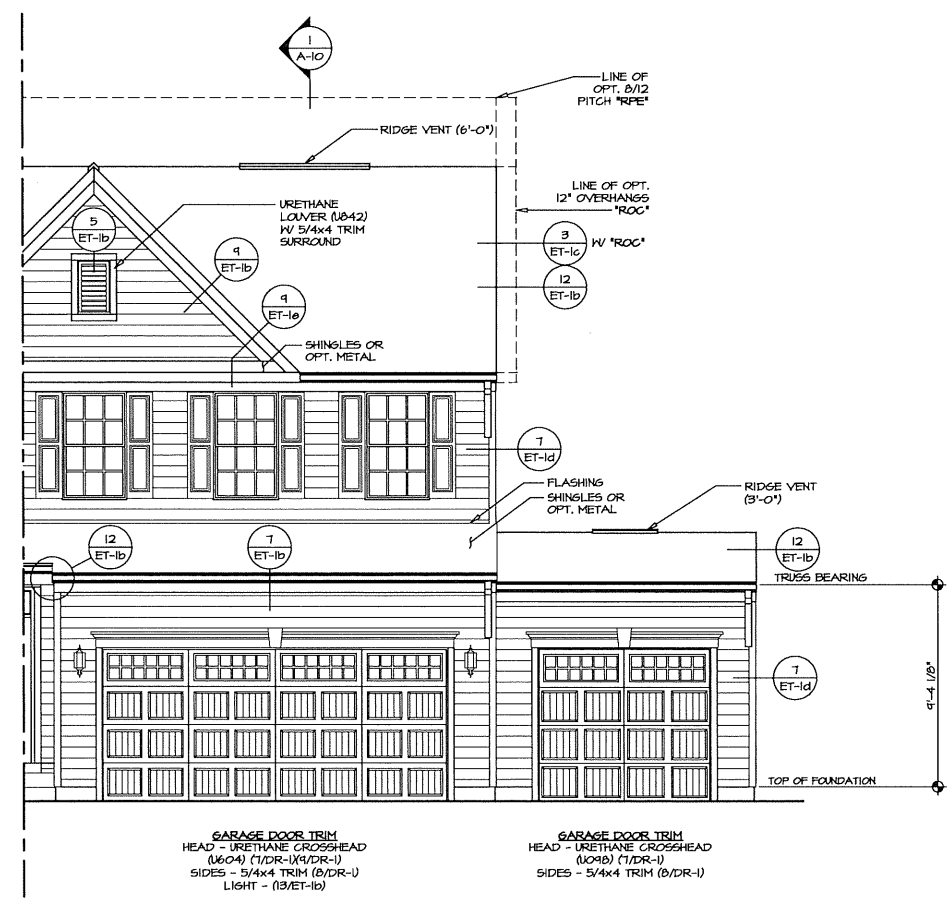
1
A-1
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"



2
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "GCC"




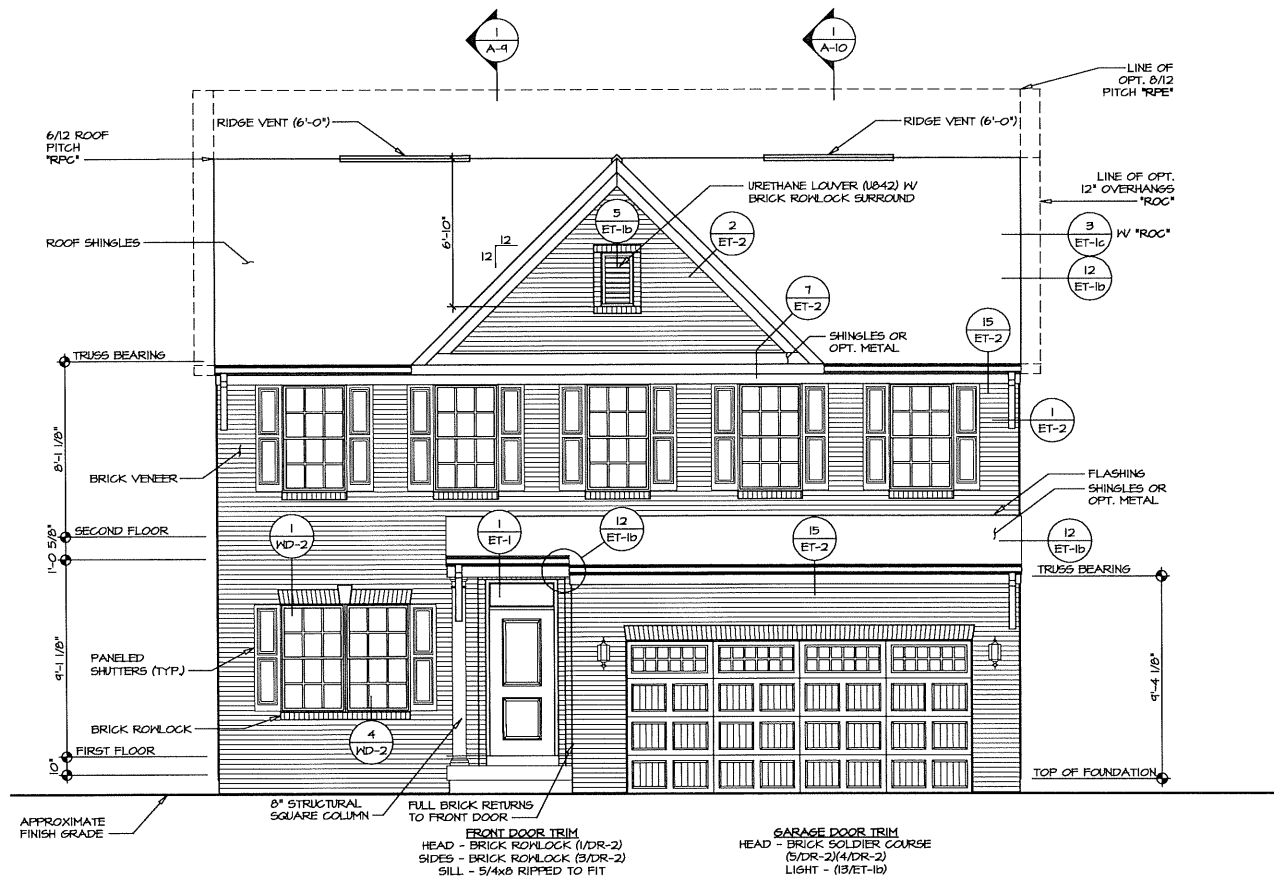
3
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. FULL FRONT PORCH "EPA"



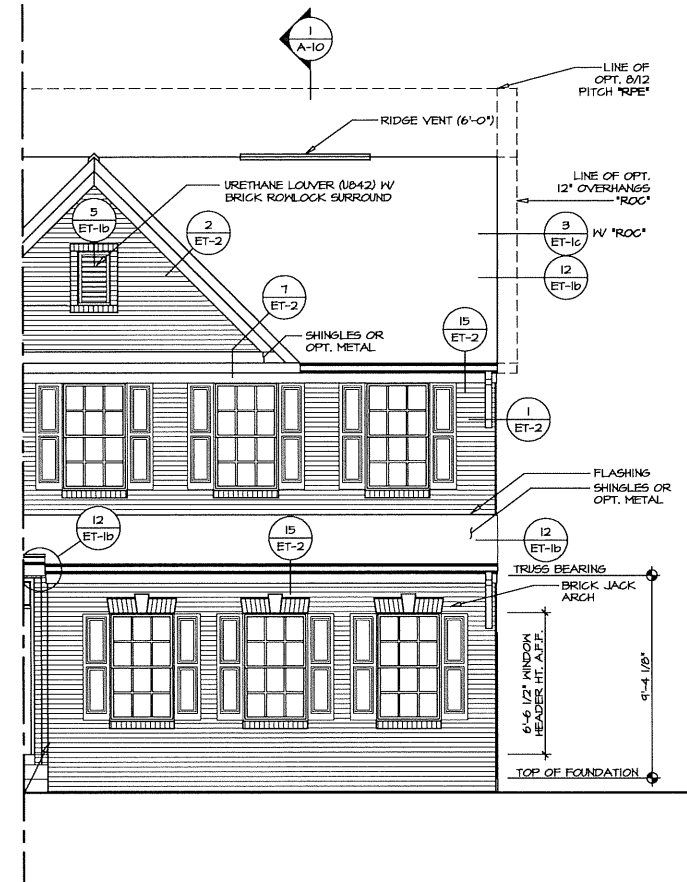
4
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "GCF"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

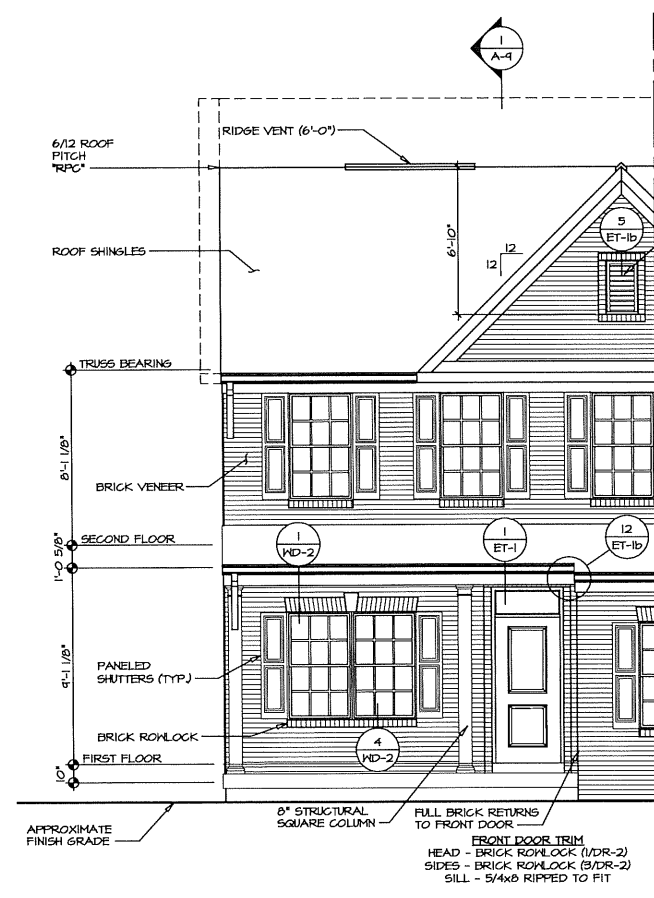
REVISIONS	
REV. NO.	DATE
1	2/15/18
REMARKS	
CXB - BRICK SIDING AND REAR	
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SET NO. CUMOD	VERSION 01
DRAWN BY ARY	DATE: 8/15/17
FRONT ELEVATION	OPTION
ELEVATION "A"	EVA
SIDING VENEER FRONT	EVF
SHEET NO.	4
C:\NVR_Software\COLUMBIA_CUMOD_01_2102_Sheets_Master_Sett\Elevations\A_1_A-1_SIDING_FRONT.dwg 05/14/18 - 3:08 PM	



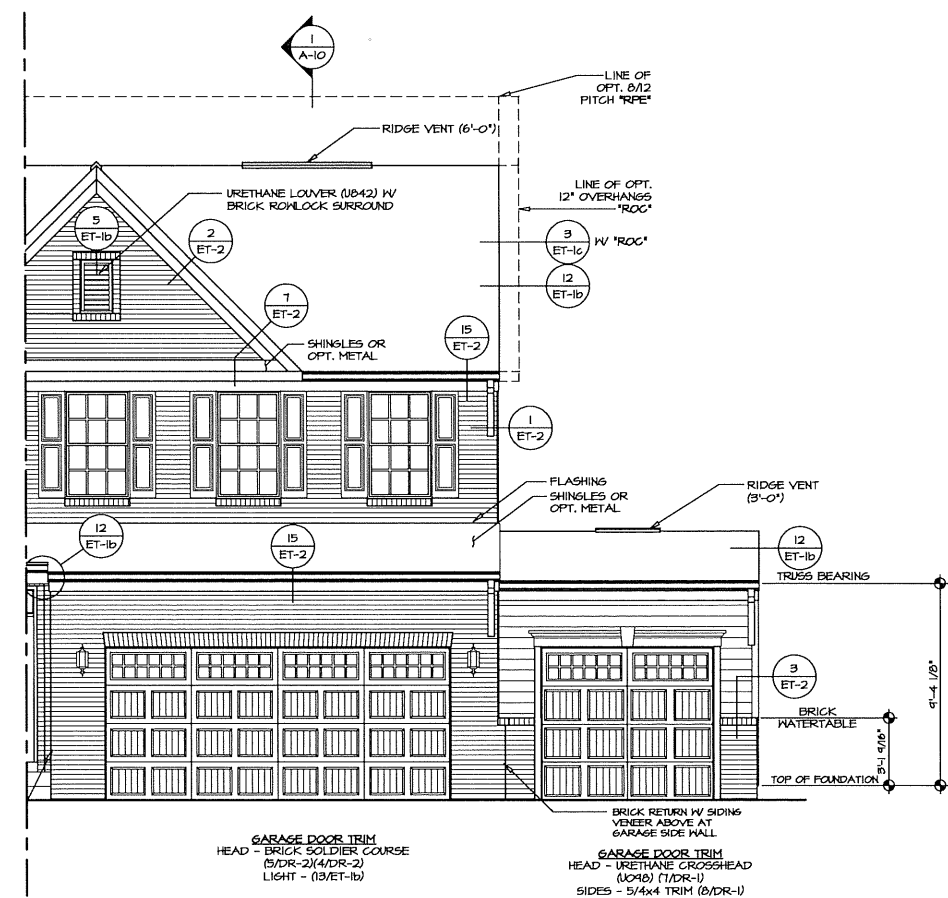
1 FRONT ELEVATION "A"
 SCALE: 1/4" = 1'-0"



2 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "6CC"



3 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0" OPT. FULL FRONT PORCH "6PA"

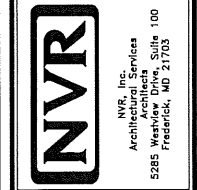


4 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "6CF"

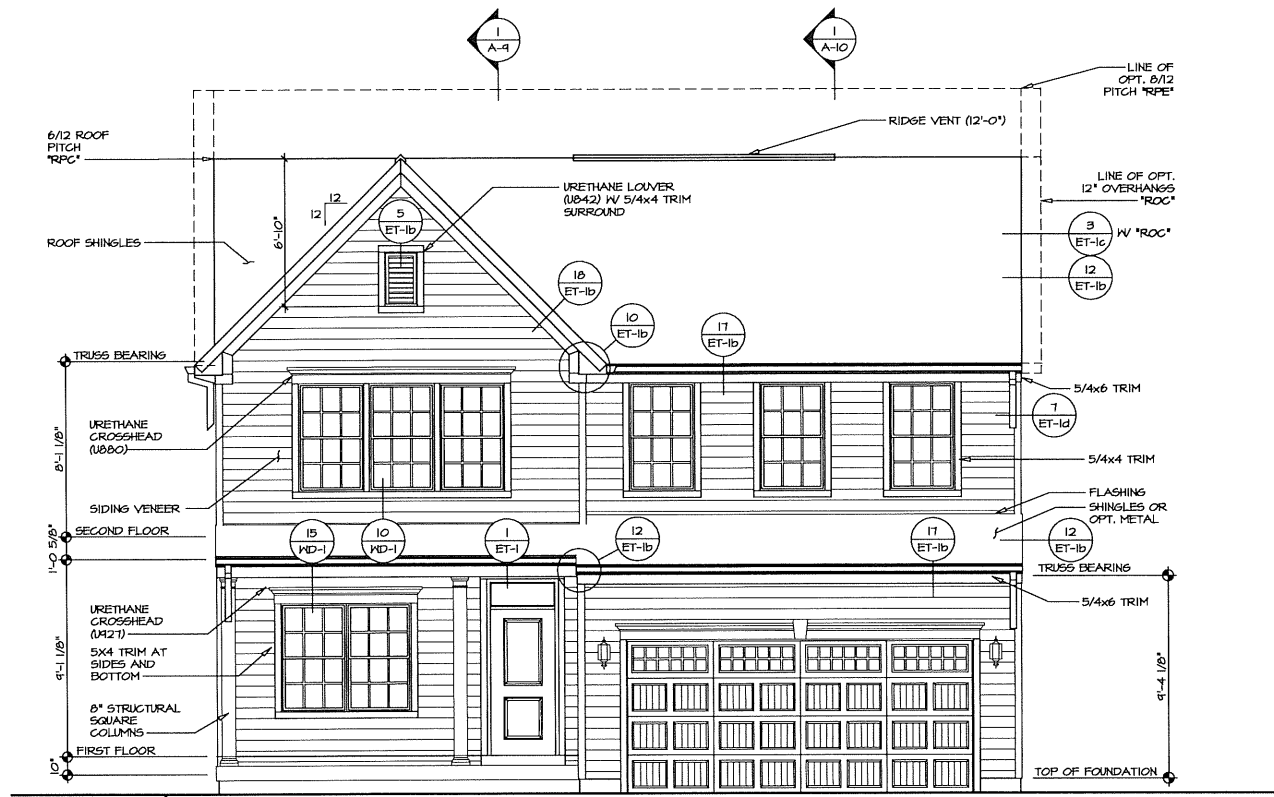
NOTE:
 GARAGE DOOR GLASS
 DESIGN MAY VARY BY
 MANUFACTURER

REV. NO.	DATE	REMARKS
1	2/25/18	CXB - BRICK SIDES AND REAR

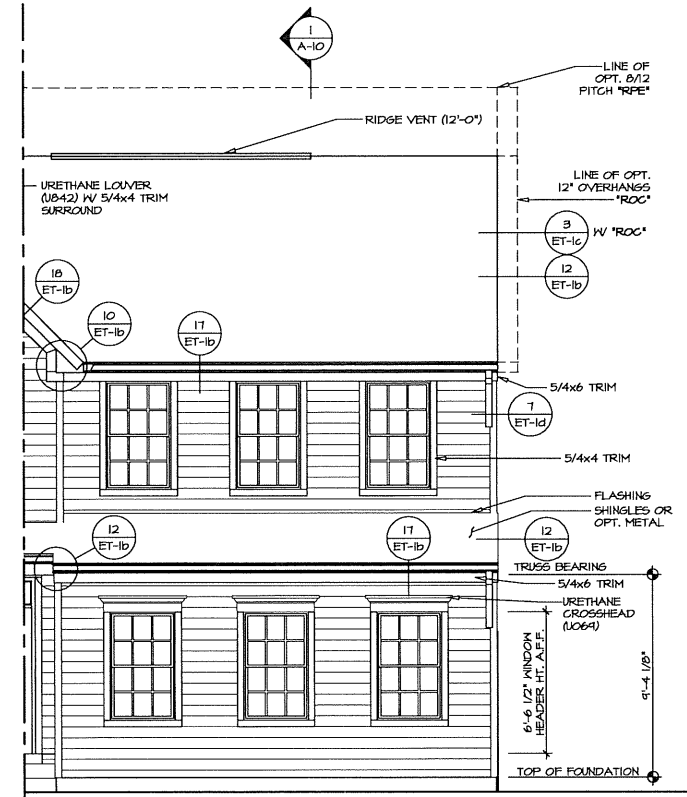
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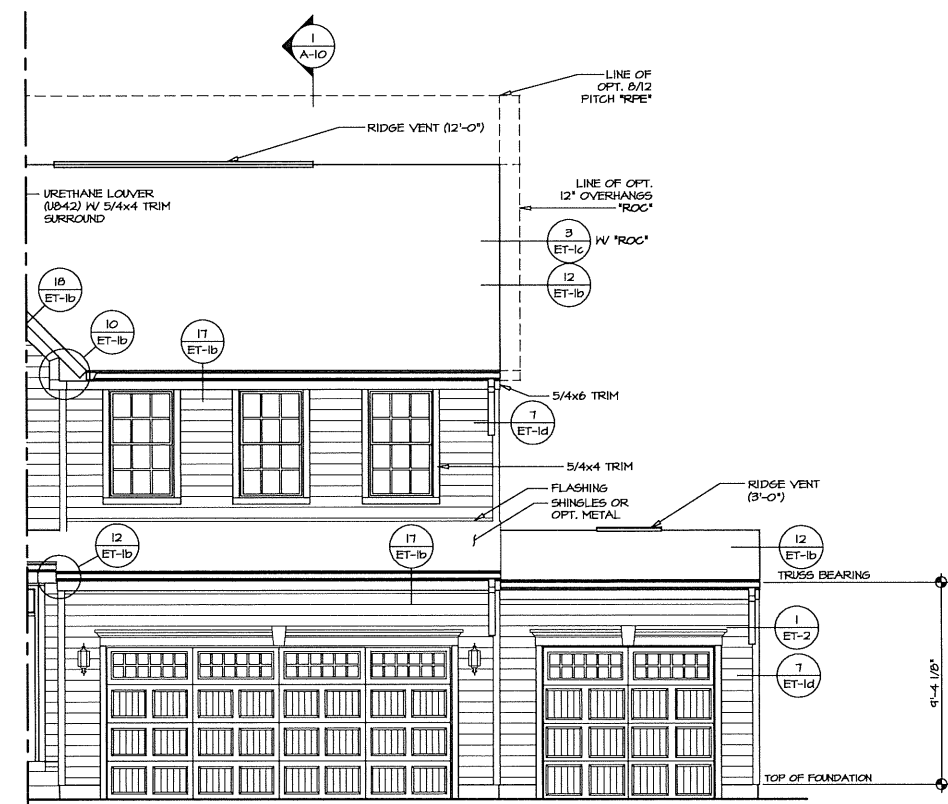
SET NO. CLMOO	VERSION 01	DRAWN BY ARM	DATE: 8/15/17
MODEL COLUMBIA	DRAWING TITLE FRONT ELEVATION	OPTION ELEVATION "A"	ELA E/A
SHEET NO. A-1	DESCRIPTION FULL BRICK VENEER FRONT		5



1
A-1
FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"




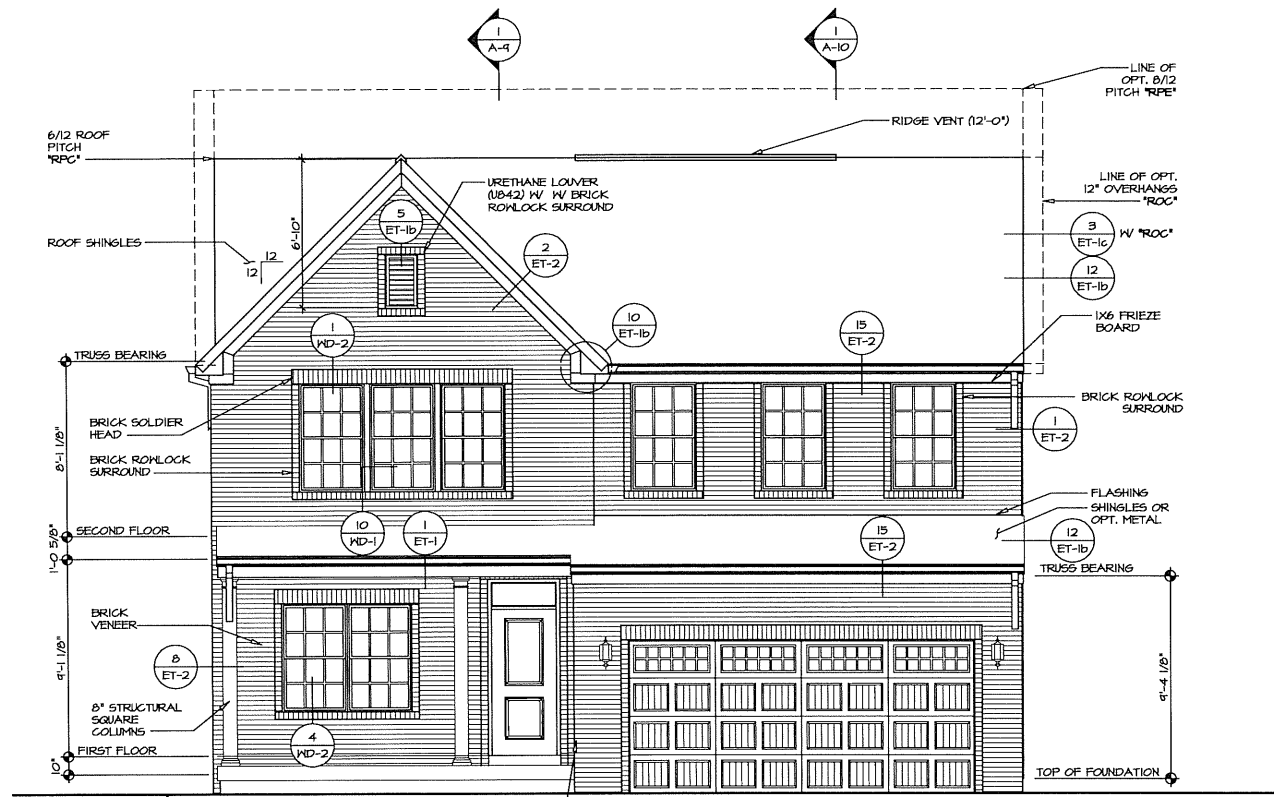
2
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY '6CG'



3
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE '6CF'

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

REMARKS	
REV. NO.	DATE
1	2/28/08 GXB - BRICK SIDES AND REAR
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 <small>NVR, Inc. Architectural Services 5285 Westover Drive, Suite 100 Frederick, MD 21703</small>	
SET NO.	CLMOO
VERSION	01
DRAWN BY	ARM
DATE:	8/16/17
OPTION	ELB
ELEVATION	EVF
MODEL	COLUMBIA
DRAWING TITLE	FRONT ELEVATION
ELEVATION	FRONT
SIDING VENEER	FRONT
SHEET NO.	A-1
	6

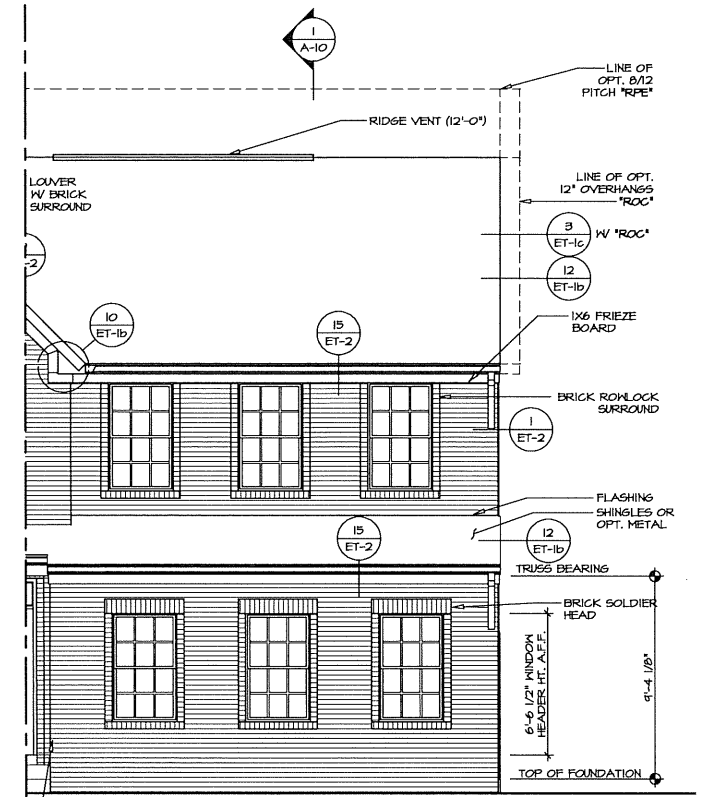


1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"

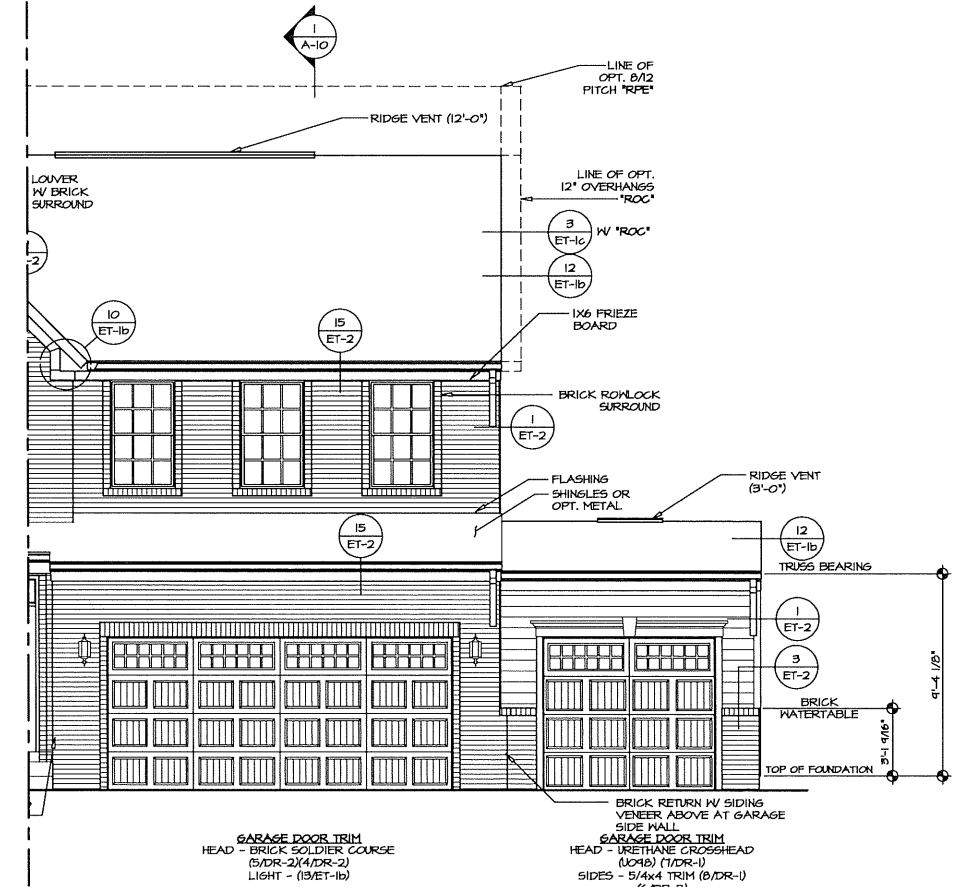
FRONT DOOR TRIM
HEAD - BRICK ROMLOCK (1/DR-2)
SIDES - BRICK ROMLOCK (3/DR-2)
SILL - 3/4x8 RIPPED TO FIT

GARAGE DOOR TRIM
HEAD - BRICK SOLDIER COURSE (5/DR-2)(4/DR-2)
LIGHT - (13/ET-1b)

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY '66C'

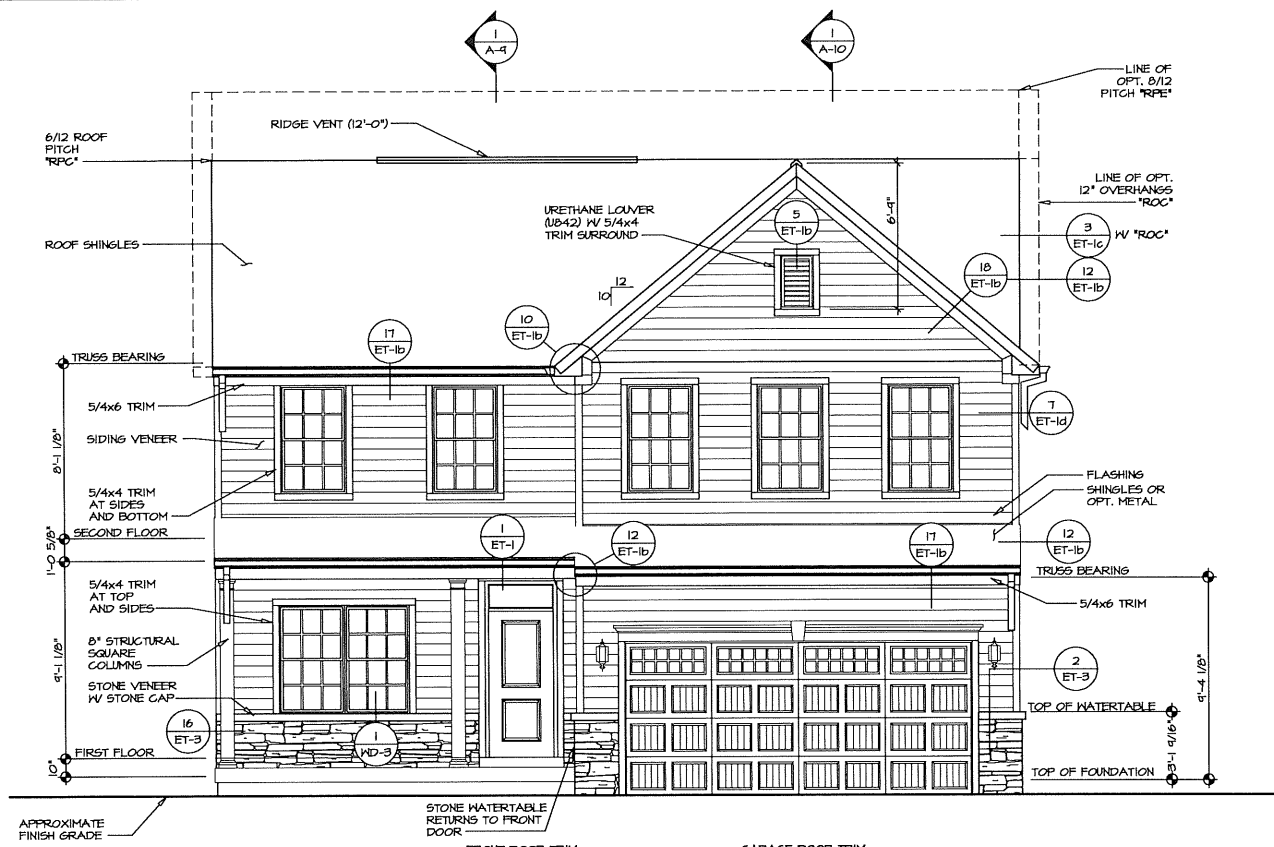


3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE '66C'

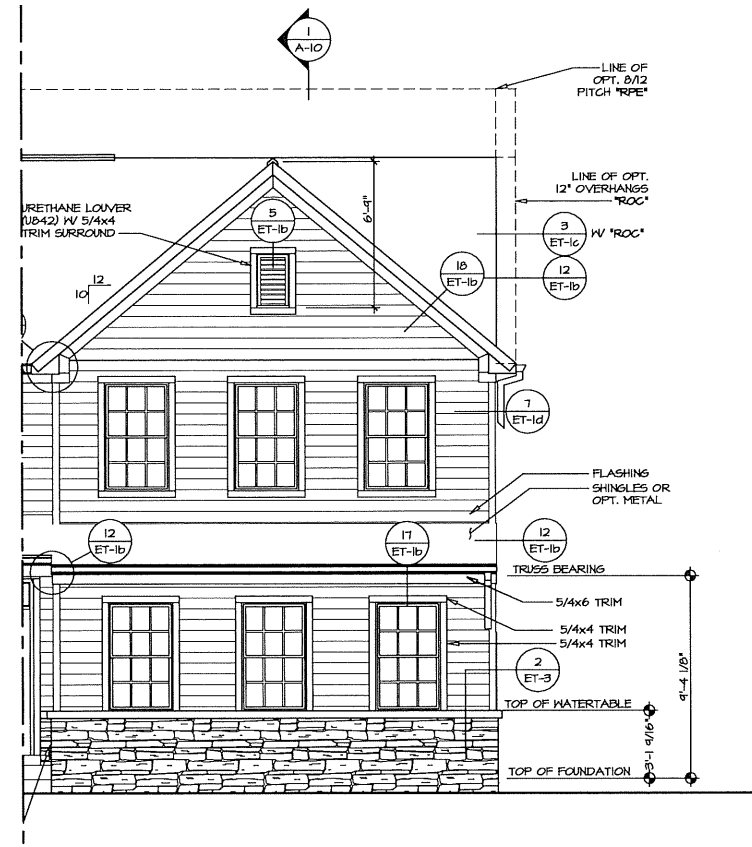
GARAGE DOOR TRIM
HEAD - BRICK SOLDIER COURSE (5/DR-2)(4/DR-2)
LIGHT - (13/ET-1b)

GARAGE DOOR TRIM
HEAD - URETHANE CROSSHEAD (UB42) (1/DR-1)
SIDES - 3/4x4 TRIM (3/DR-1) (6/DR-2)

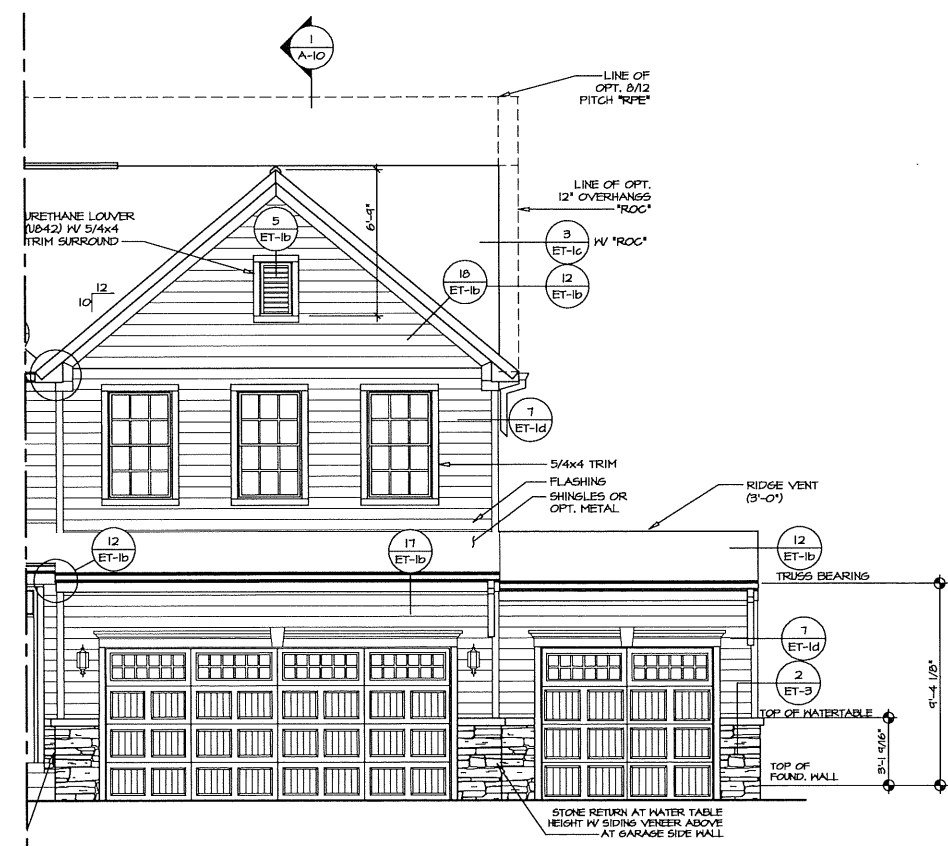
<p>REMARKS</p>	
REV. NO.	DATE
1	2/25/08
<p>2/25/08 C.V.B. - BRICK SIDES AND REAR</p>	
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<p>NVR NVR, Inc. Architectural Services 5285 Westchick Lane, Suite 100 Frederick, MD 21703</p>	
SET NO.	CLMOO
VERSION	01
DRAWN BY	ARM
DATE:	8/16/11
OPTION	ELB
	EVA
MODEL	COLUMBIA
DRAWING TITLE	FRONT ELEVATION
OPTION DESCRIPTION	ELEVATION "B" FULL BRICK VENEER FRONT
SHEET NO.	A-1
	7



FRONT ELEVATION "C"
 SCALE: 1/4" = 1'-0"
 FRONT DOOR TRIM
 HEAD - 5/4x4 TRIM (4/DR-1)
 SIDES - 5/4x4 TRIM (5/DR-1/2/DR-3)
 SILL - 5/4x8 RIPPED TO FIT
 GARAGE DOOR TRIM
 HEAD - URETHANE CROSSHEAD (1604) (1/DR-1/4/DR-1)
 SIDES - 5/4x4 TRIM (8/DR-1/4/DR-3)
 LIGHT - (13/ET-1b)



PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "6CC"



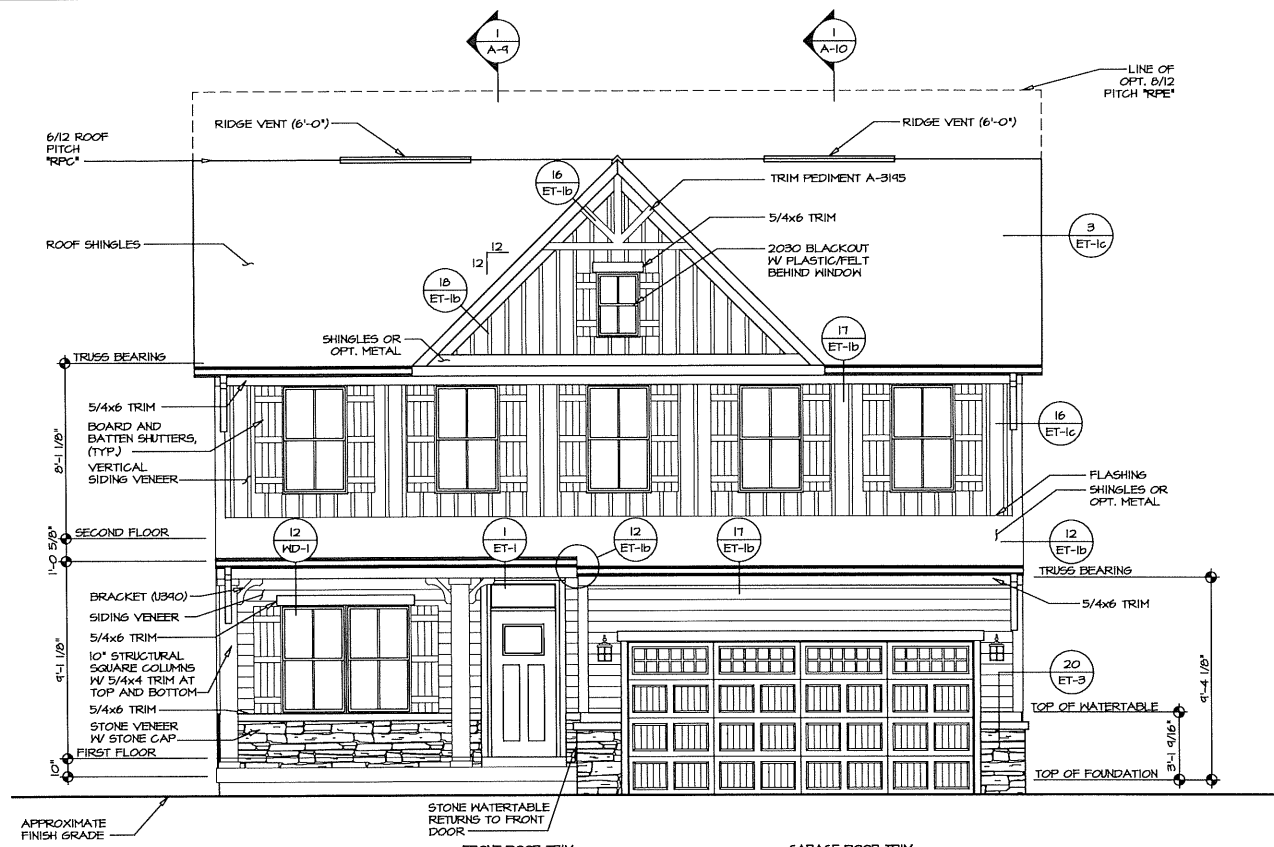
PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "6CF"

NOTE:
 GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REVISIONS	REMARKS
1	2/2/20 CAB - BRICK SIDES AND REAR
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98	
99	
100	

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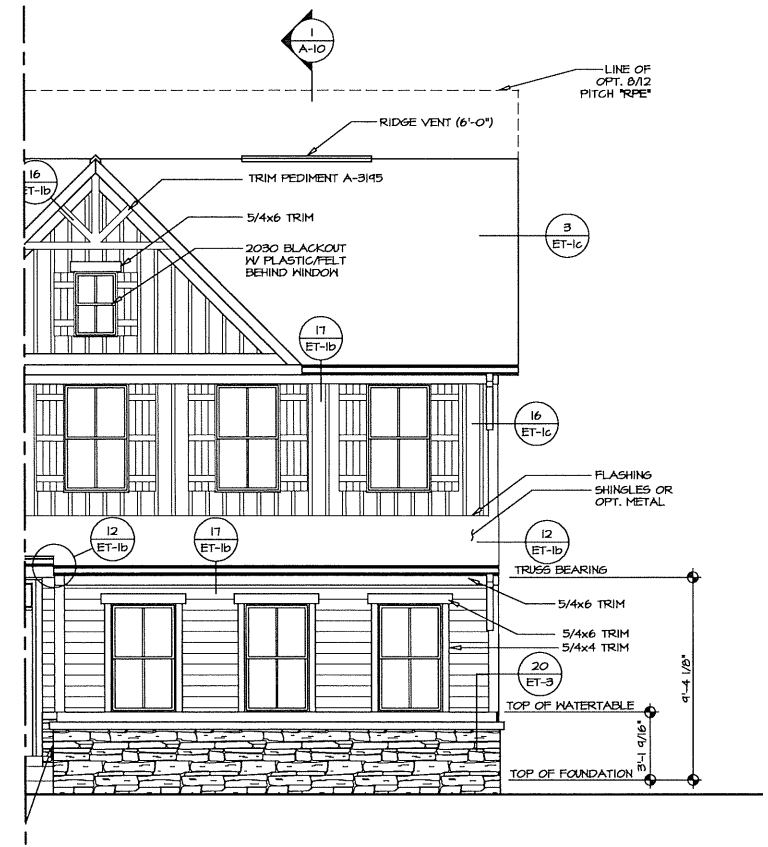
SET NO. CLMOO	VERSION 01	DRAWN BY ARY	DATE: 8/16/17	OPTION ELC
MODEL COLUMBIA	DRAWING TITLE FRONT ELEVATION			
SHEET NO. A-1	OPTION DESCRIPTION ELEVATION "C"			8



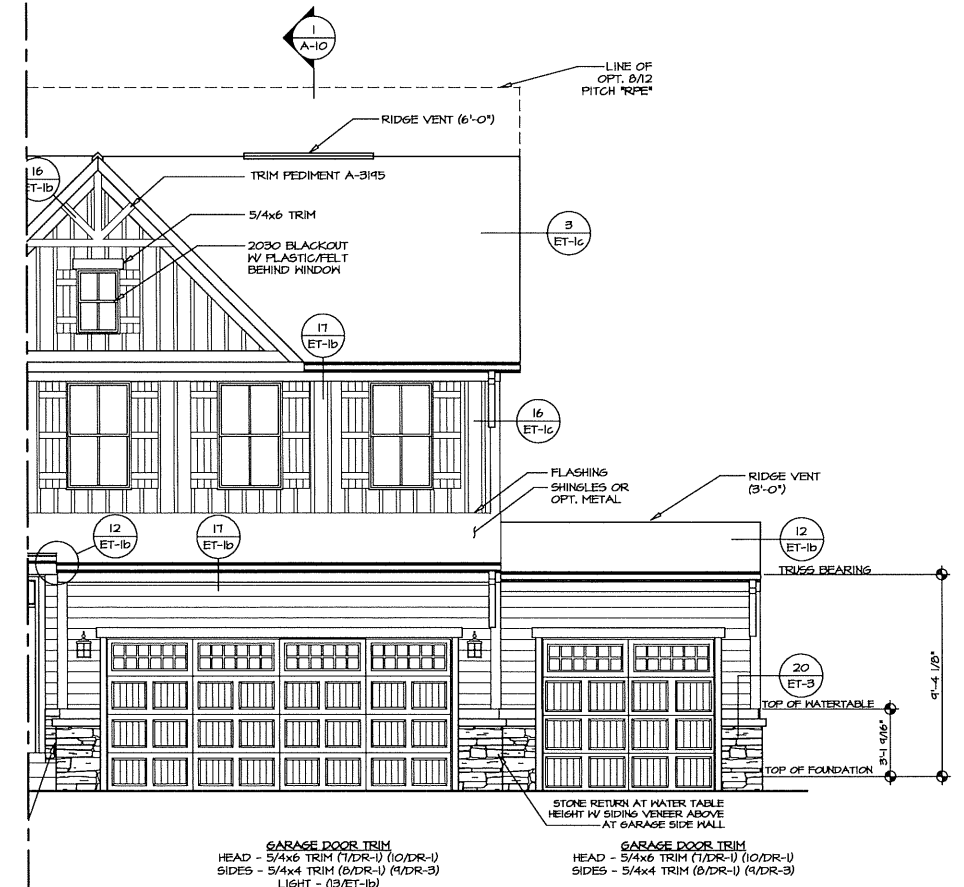
FRONT DOOR TRIM
 HEAD - 5/4x4 TRIM (4/DR-1)
 SIDES - 5/4x4 TRIM (2/DR-3) (2/DR-3)
 SILL - 5/4x8 RIPPED TO FIT

GARAGE DOOR TRIM
 HEAD - 5/4x6 TRIM (10/DR-1) (10/DR-1)
 SIDES - 5/4x4 TRIM (6/DR-1) (4/DR-3)
 LIGHT - (13/ET-1b)

FRONT ELEVATION "K"
 SCALE: 1/4" = 1'-0"



PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY '6CG'



PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE '6CF'

NOTE:
 GARAGE DOOR GLASS
 DESIGN MAY VARY BY
 MANUFACTURER

REV. NO.	DATE	REMARKS
1	1/25/18	ASH - REVISED WATERTABLE TRIM TO 5/4x6
2	2/25/18	CVB - BRICK SIDES AND REAR

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SET NO. CLM00
 VERSION 01
 DRAWN BY ARM
 DATE: 8/16/17
 OPTION
 ELK

MODEL
COLUMBIA
 DRAWING TITLE
 FRONT ELEVATION

OPTION DESCRIPTION
 ELEVATION "K"

SHEET NO.
A-1

9

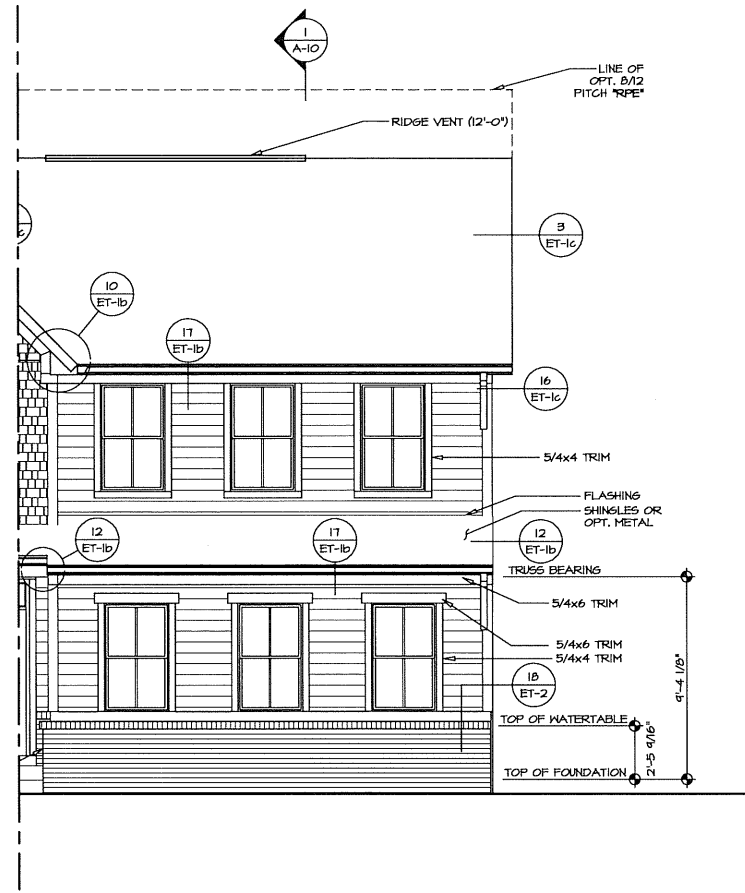
C:\NVR\Server\COLUMBIA\CUM00_01_2102A Sheets\Master Set\Elevations\9 A-1 ELK FRONT.dwg 05/14/18 - 3:08 PM



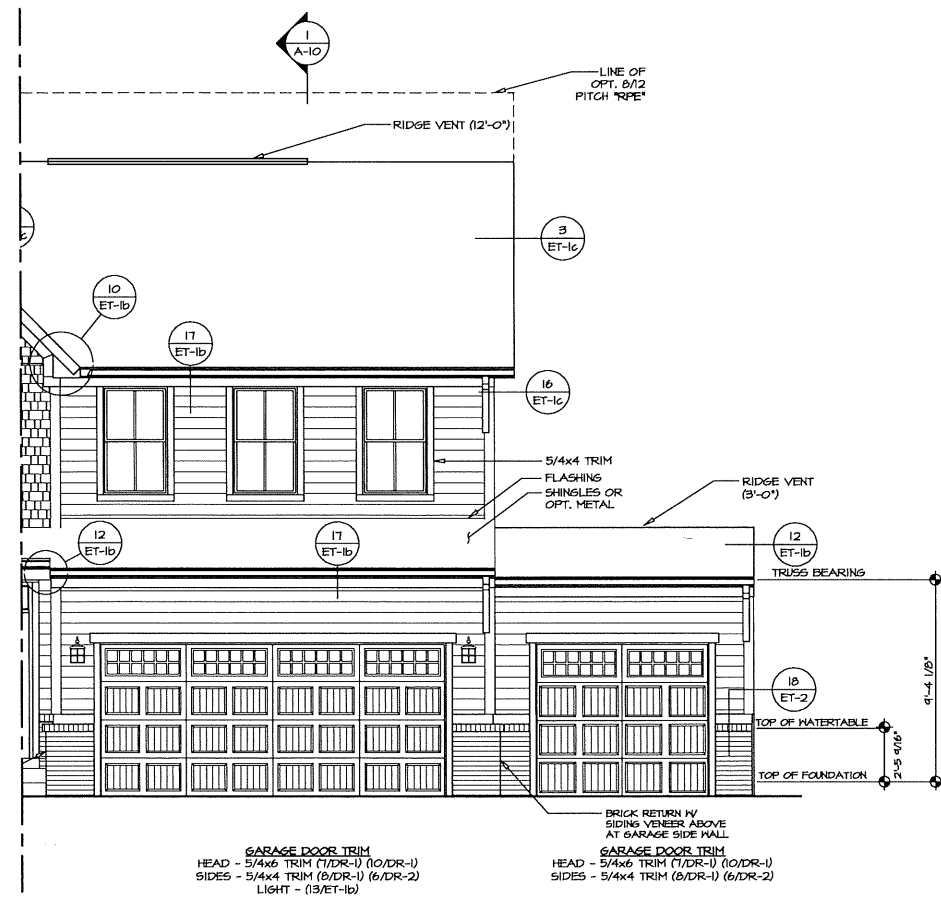
1
A-1
FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"

FRONT DOOR TRIM
HEAD - 5/4x4 TRIM (4/DR-1)
SIDES - 5/4x4 TRIM (5/DR-1) (10/DR-2)
SILL - 5/4x8 RIPPED TO FIT

GARAGE DOOR TRIM
HEAD - 5/4x6 TRIM (7/DR-1) (10/DR-1)
SIDES - 5/4x4 TRIM (8/DR-1) (6/DR-2)
LIGHT - (13/ET-1b)



2
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "6CC"



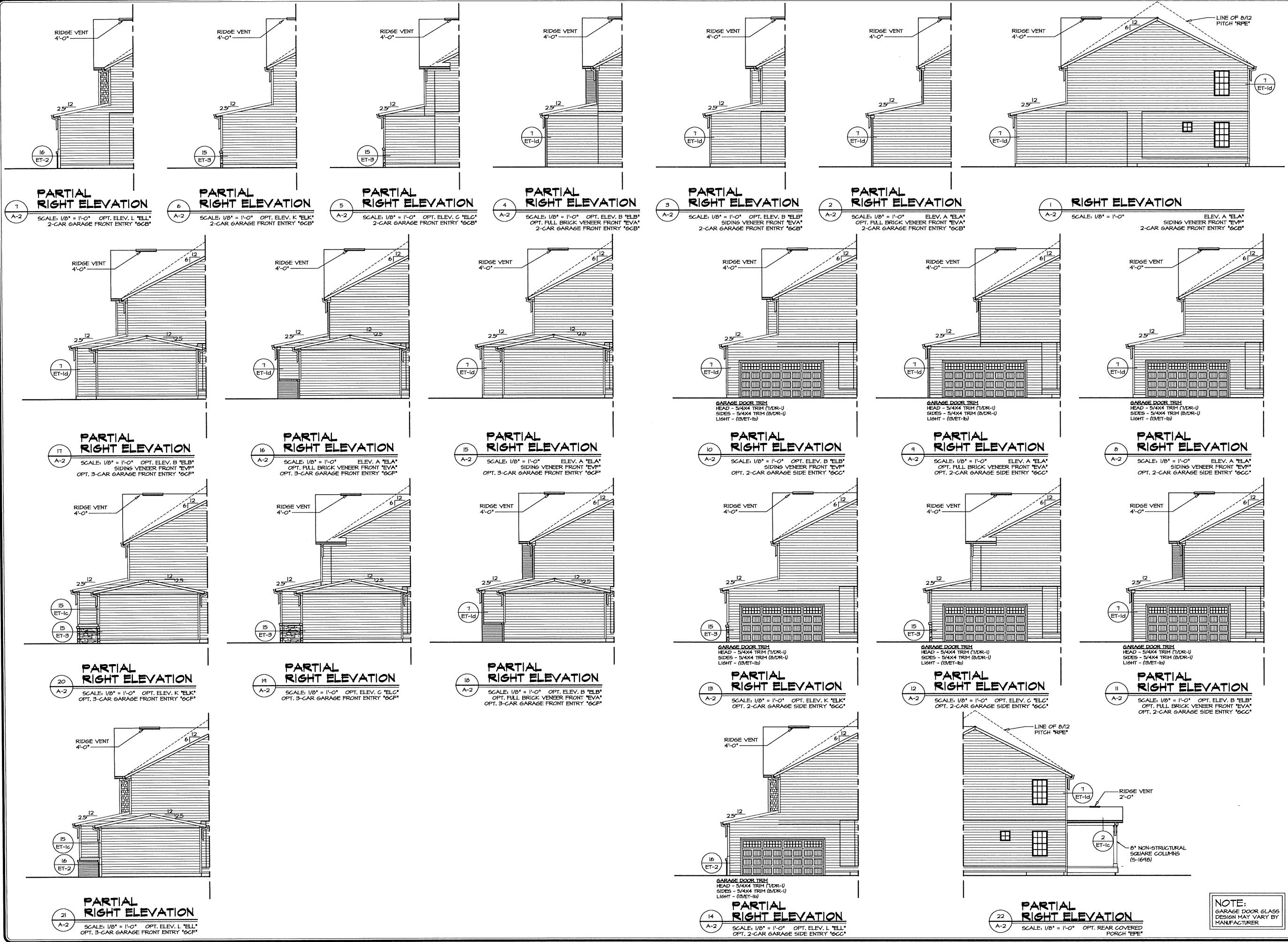
3
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "6CF"

GARAGE DOOR TRIM
HEAD - 5/4x6 TRIM (7/DR-1) (10/DR-1)
SIDES - 5/4x4 TRIM (8/DR-1) (6/DR-2)
LIGHT - (13/ET-1b)

GARAGE DOOR TRIM
HEAD - 5/4x6 TRIM (7/DR-1) (10/DR-1)
SIDES - 5/4x4 TRIM (8/DR-1) (6/DR-2)

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

SHEET NO. A-1	MODEL COLUMBIA	DRAWING TITLE FRONT ELEVATION	OPTION DESCRIPTION ELEVATION "L"	REV. NO.	DATE	REMARKS
				1	10/20	ARM - REVISED WATERTABLE TRIM TO 5/4x6
				2	2/5/20	COV - BRICK SIDING AND REAR
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<p>NVR NVR, Inc. Architectural Services 5285 Westchase Lakeside Suite 100 Frederick, MD 21703</p>						
<p>SET NO. CLMOO VERSION 01 DRAWN BY ARM DATE: 8/16/17 OPTION ELL</p>						
<p>© NVR, Inc. Columbia CLMOO_01_2102a Sheets Master Set Elevations\10 A-1 ELL FRONT.dwg 05/14/18 - 3:08 PM</p>						



REMARKS

REV. NO.	DATE	DESCRIPTION
1	10/20/18	ASHI - BRICK SIDE AND REAR
2	2/25/19	COVB - BRICK SIDING AND REAR

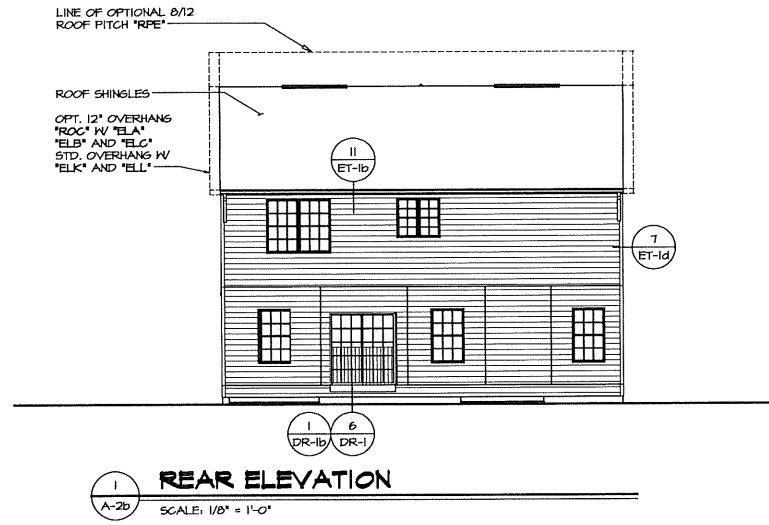
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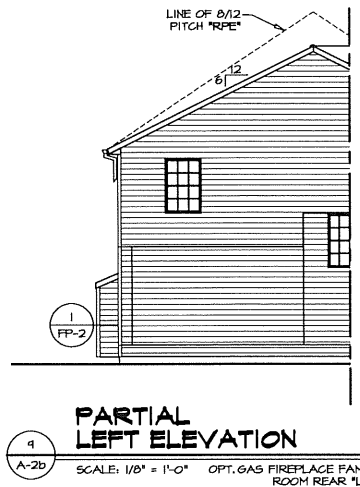
MODEL	COLUMBIA
DRAWING TITLE	RIGHT SIDE ELEVATION
OPTION DESCRIPTION	
SHEET NO.	A-2
OPTION	11

SET NO. CLMOO
 VERSION 01
 DRAWN BY ARM
 DATE: 8/21/17
 OPTION
 NVR-Services-COLUMBIA-CLMOO-01-2102-SheetA-Header-Sup-ElevationA.11-A-2-ELV_RIGHT.dwg 05/14/18 - 3:09 pm

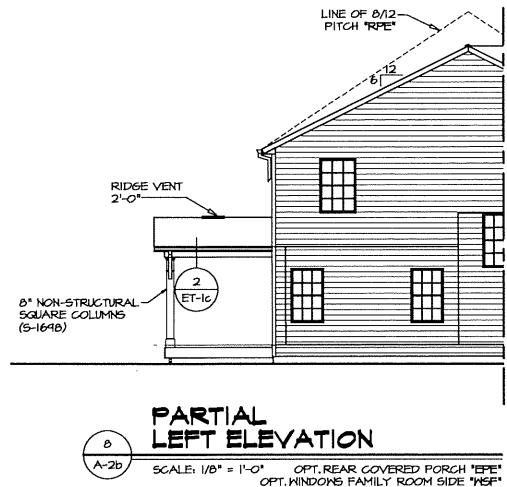
NOTE:
 GARAGE DOOR GLASS
 DESIGN MAY VARY BY
 MANUFACTURER



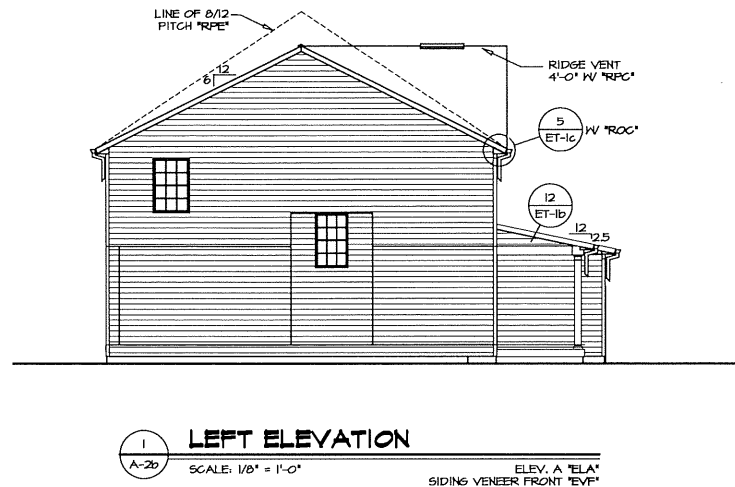
1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



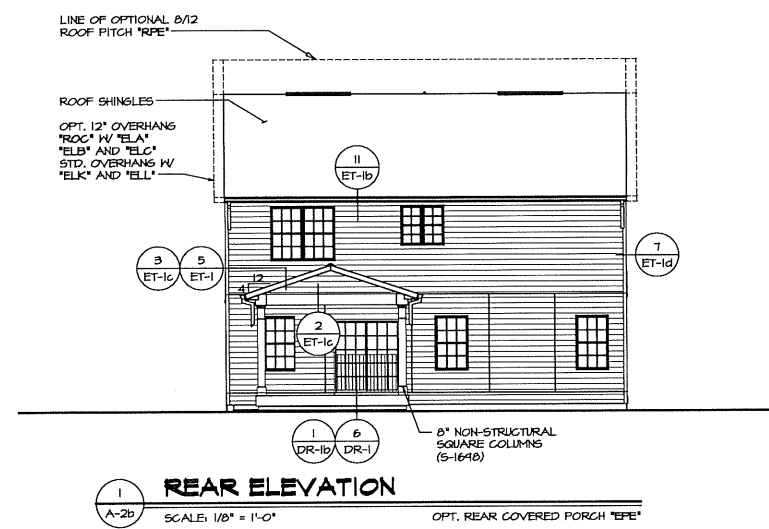
4 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" OPT. GAS FIREPLACE FAMILY ROOM REAR "L6F"



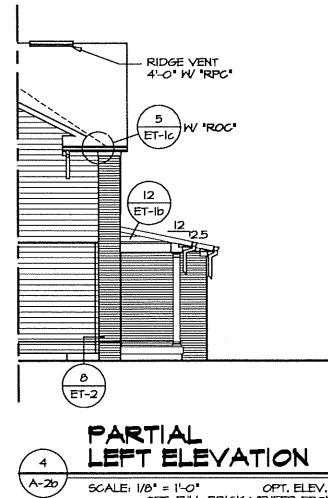
8 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" OPT. REAR COVERED PORCH "EPE" OPT. WINDOWS FAMILY ROOM SIDE "W5F"



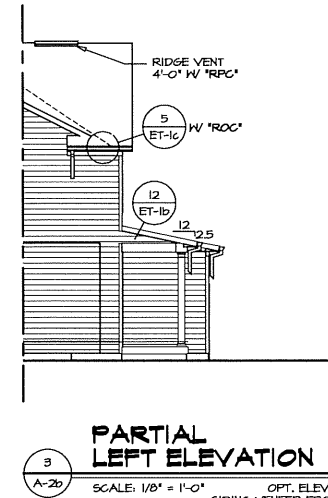
1 LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEV. A "ELA" SIDING VENEER FRONT "EVP"



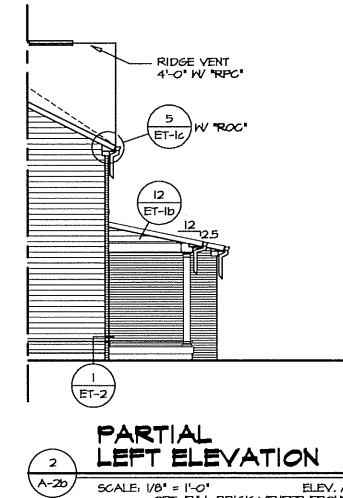
1 REAR ELEVATION
SCALE: 1/8" = 1'-0" OPT. REAR COVERED PORCH "EPE"



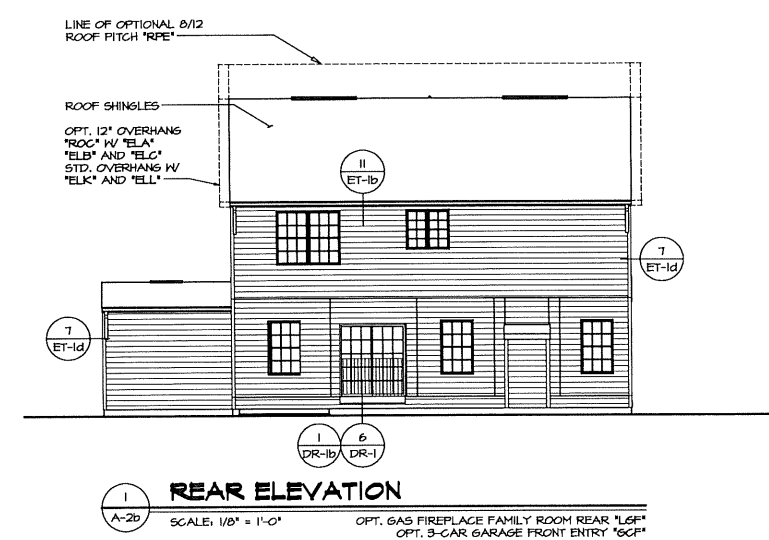
4 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB" OPT. FULL BRICK VENEER FRONT "EVB"



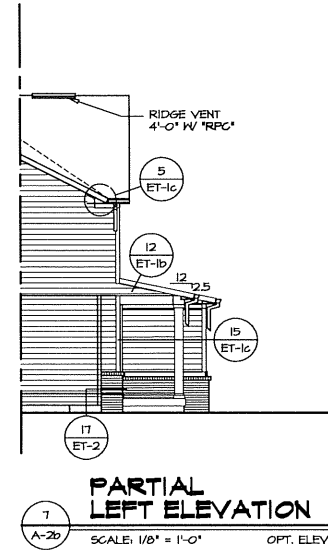
3 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB" SIDING VENEER FRONT "EVP"



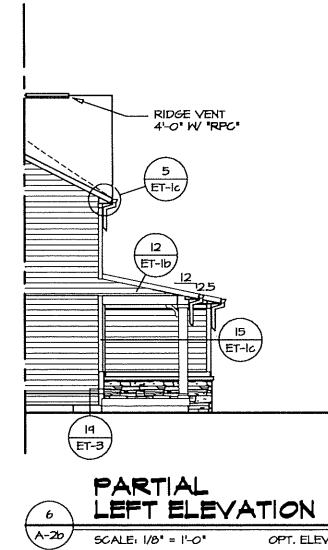
2 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEV. A "ELA" OPT. FULL BRICK VENEER FRONT "EVA"



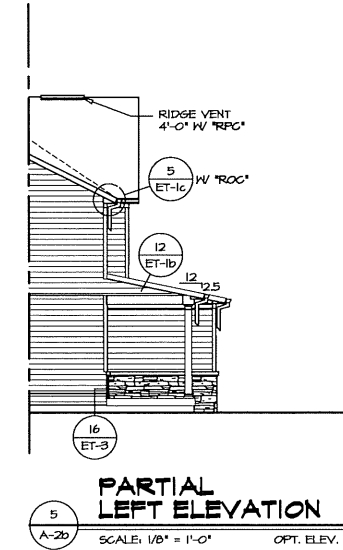
1 REAR ELEVATION
SCALE: 1/8" = 1'-0" OPT. GAS FIREPLACE FAMILY ROOM REAR "L6F" OPT. 3-CAR GARAGE FRONT ENTRY "G6F"



7 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" OPT. ELEV. L "ELL"



6 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" OPT. ELEV. K "ELK"

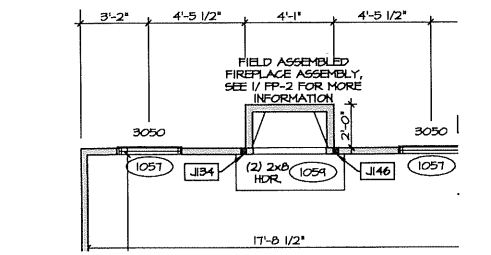


5 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" OPT. ELEV. C "ELC"

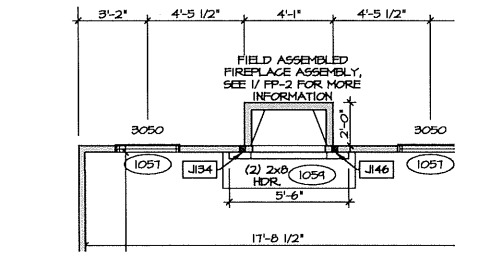
REV. NO.	DATE	REMARKS
1	1/26/18	ASH - REVISED WATERABLE TRIM TO 5/4x6
2	2/15/18	CVB - BRICK SIDES AND REAR

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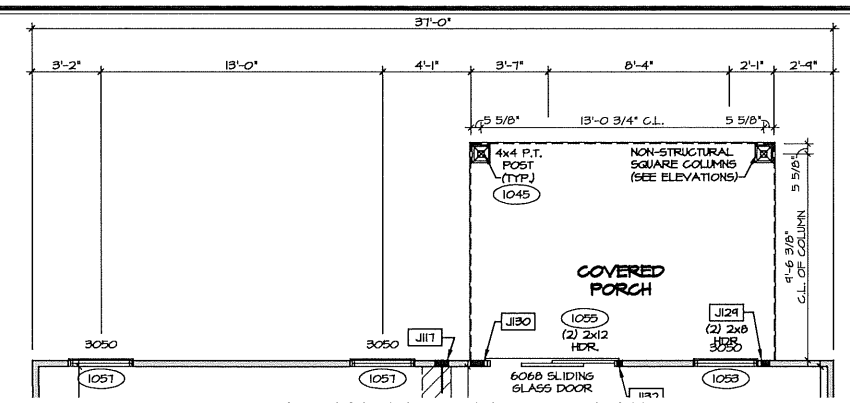
SHEET NO.	A-2b
MODEL	COLUMBIA
DRAWING TITLE	LEFT SIDE ELEVATIONS REAR ELEVATIONS
OPTION DESCRIPTION	OPTION
SET NO.	CLMOO
VERSION	01
DRAWN BY	ARM
DATE	8/21/17
OPTION	



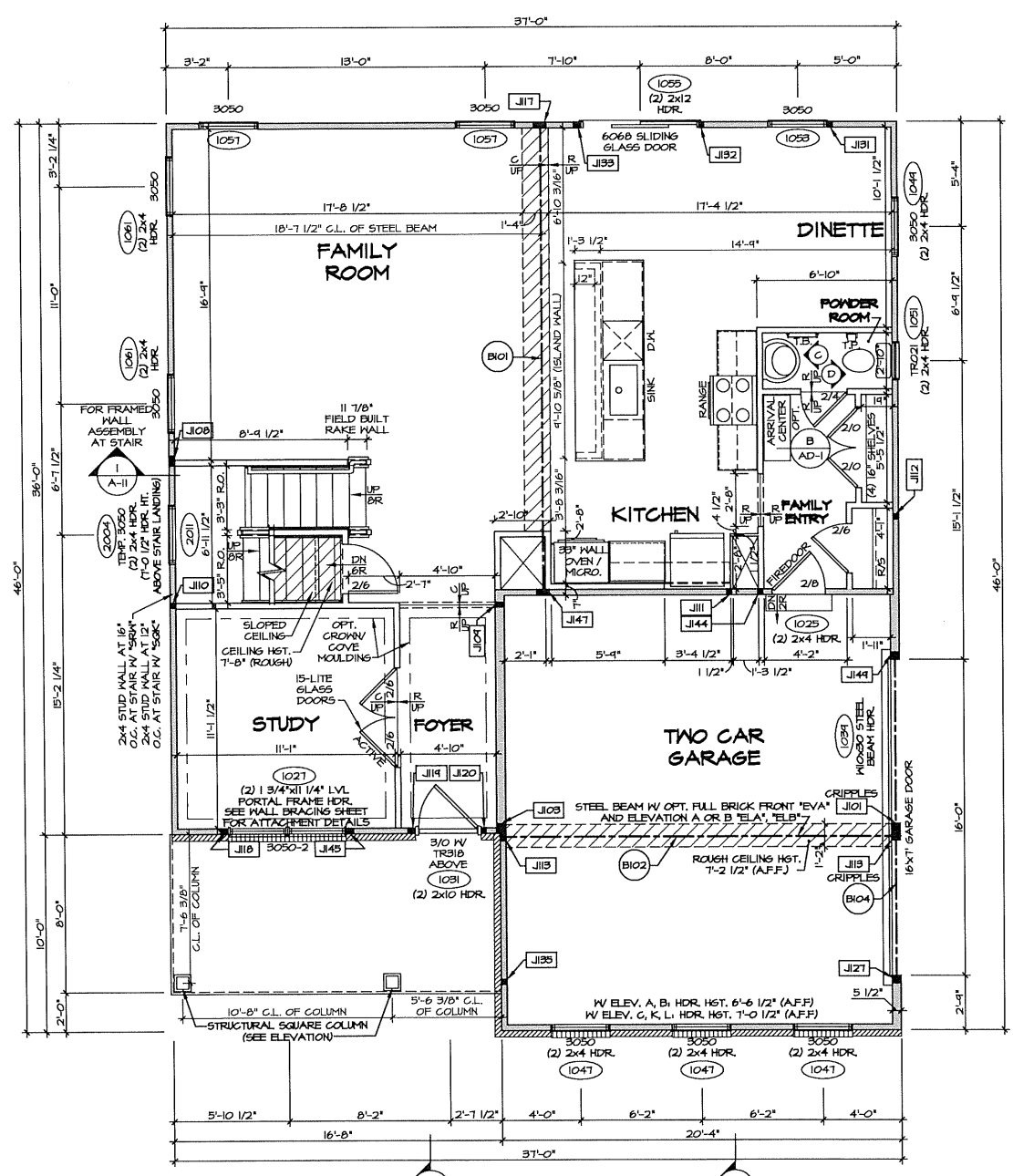
3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPT. GAS FIREPLACE FAMILY ROOM REAR "L6F"



4 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPT. GAS FIREPLACE FAMILY ROOM REAR "L6F" W/ OPT. STONE VENEER LOW HEARTH "PVP"

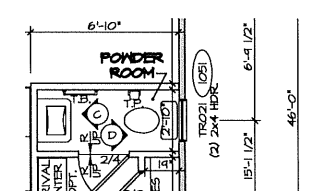


5 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPT. REAR COVERED PORCH "EPE"



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

- ELEVATION A "ELA"
- OPT. FULL FRONT PORCH "EPA"
- OPT. FULL BRICK VENEER FRONT "EVA"
- OPT. TWO CAR SIDE ENTRY GARAGE "GCC"
- OPT. STUDY "MCT"
- OPT. OAK STAIR W/ METAL BALUSTERS "SMT"
- OPT. APPLIANCE LAYOUT W/ RANGE AND WALL OVEN "KAG"
- OPT. KITCHEN FAMILY ROOM SIDE "HSP"



6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPT. RECTANGULAR PEDESTAL SINK "S2C"

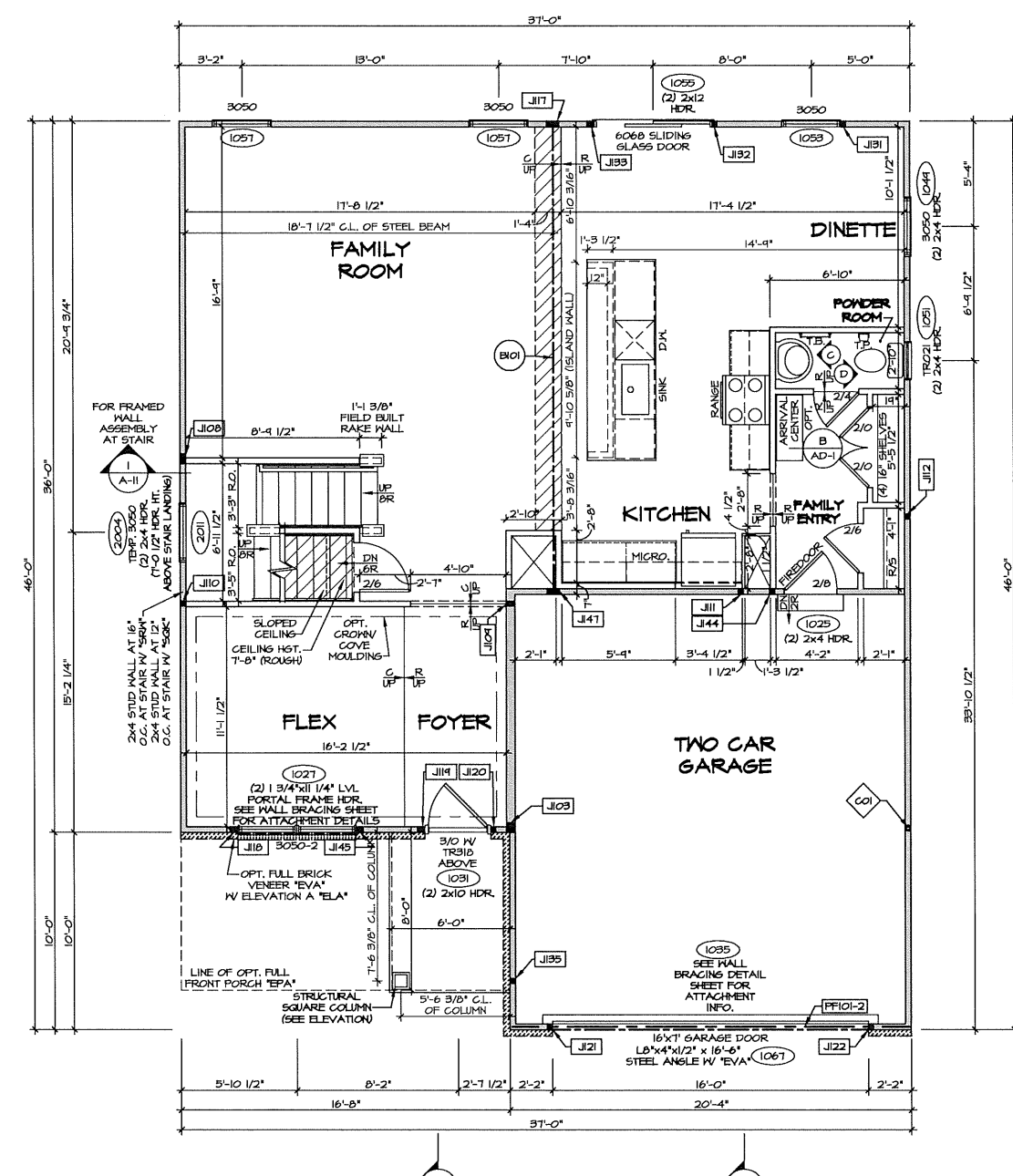
STEEL COLUMNS
COLUMN SIZE AND GRADE PER ENGINEERING AS SHOWN "SEA". REVISE ALL COLUMNS TO 3"Ø SCH. 40 W/ OPTION "SEB".

- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARINGS FROM POINT LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (N-2)
 - LVL NAILING SCHEDULE (N-1)
 - SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

NOTE: SEE GENERAL NOTES SHEET (N-1) FOR LVL. PLY TO PLY FASTENING SCHEDULE



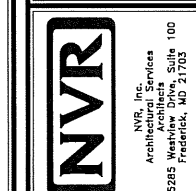
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- ELEVATION A "ELA"
- SIDING VENEER FRONT "EVA"
- TWO CAR FRONT ENTRY GARAGE "GCC"
- FLEX ROOM "MCT"
- CARPETED STAIR WITH CARPED WALL "SMT"
- APPLIANCE LAYOUT W/ RANGE "KAA"

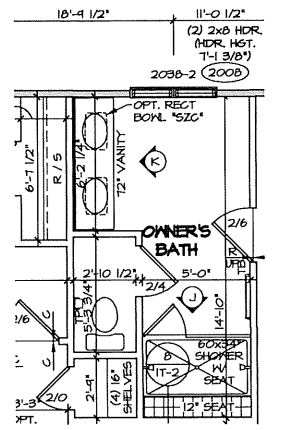
REMARKS

REV. NO.	DATE	DESCRIPTION
1	10/18	DBA - ADDED GENERAL NOTE FOR EXTERIOR WALLS
2	2/25/18	ASH - BRICK SIDING AND REAR
3	3/23/18	KAD - RELOCATED DOOR AND WINDOW AT DINETTE (PAR #5194)
4	4/9/18	KAD - REVERSE VISIBILITY OF WINDOW TAG (PAR #5194)
5	5/7/18	DBA - REVERSE HANDING AT SLIDING GLASS DOOR (PAR #5192)

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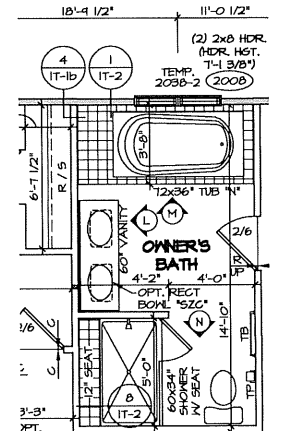


MODEL	COLUMBIA
SHEET NO.	A-7
VERSION	1
DRAWN BY	ARM
DATE	6/23/17
OPTION	FBA
DESCRIPTION	FULL BASEMENT FOUNDATION
SHEET NO.	27



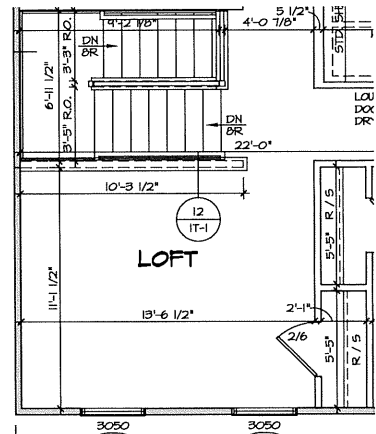
PARTIAL SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" OPT. OWNER'S BATHROOM ROMAN SHOWER *AMF*



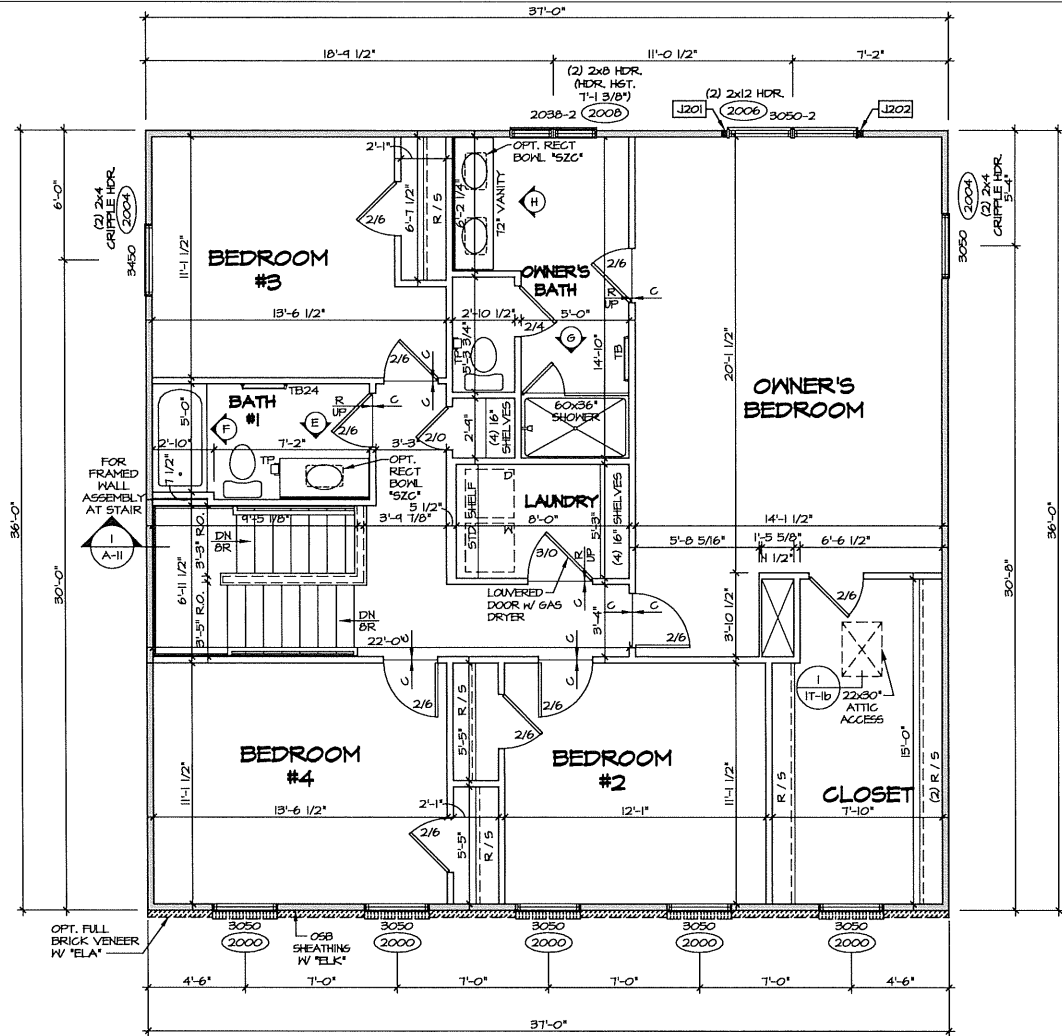
PARTIAL SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" OPT. OWNER'S BATHROOM SOAKING TUB AND SHOWER GLASS SURROUND *AMF*



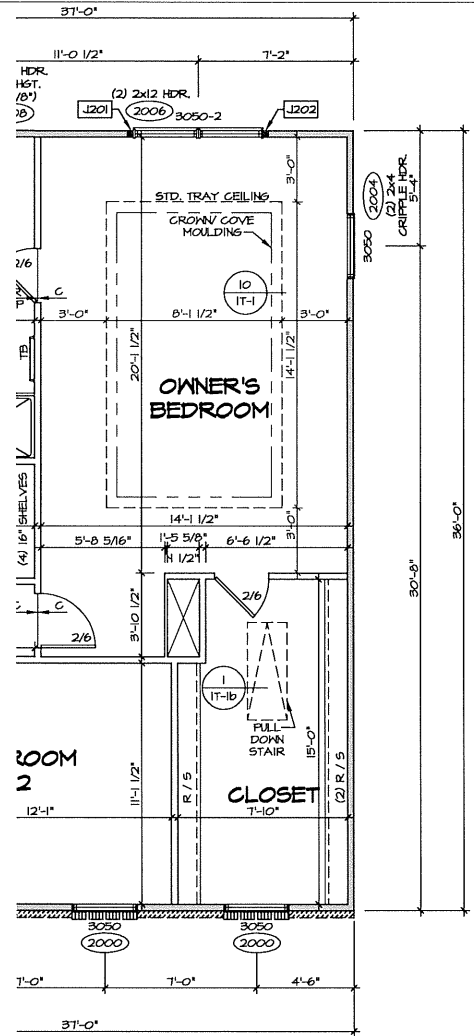
PARTIAL SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" SHOWN W/ ELEVATION A *ELA* OR OPT. ELEVATION K *ELK* OPT. THREE BEDROOM W/ LOFT *BCH* WITH OPT. PINE STAIR W/ WHITE BALUSTERS *SS6* OPT. OAK STAIR W/ WHITE BALUSTERS *SS1* OPT. CARPETED STAIR W/ SQUARE WHITE BALUSTERS *SNR* OPT. OAK STAIR W/ METAL BALUSTERS *SN6*



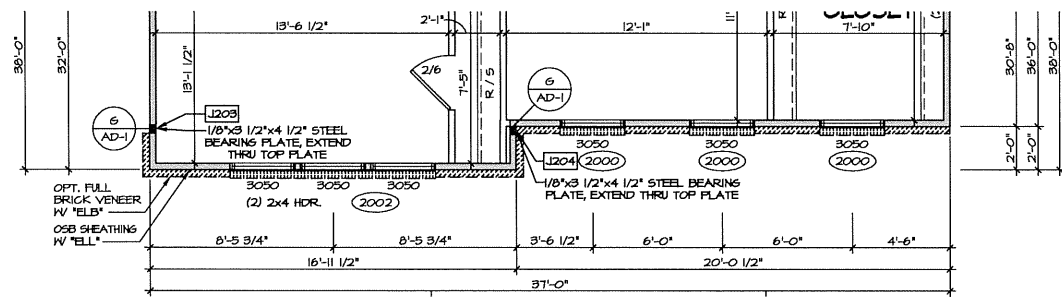
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" SHOWN W/ ELEVATION A *ELA* OR OPT. ELEVATION K *ELK* FOUR BEDROOM *BDB* CARPETED STAIR W/ CAPTED HALL *SSH* 6/12 ROOF PITCH *RFP*



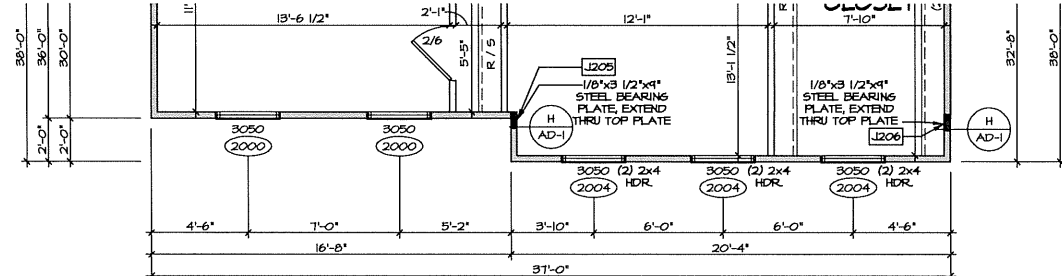
PARTIAL SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" OPT. 8/12 ROOF PITCH *RFP* OPT. ATTIC STORAGE *MBU*



PARTIAL SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" OPT. ELEVATION B *ELB* OR OPT. ELEVATION L *ELL*



PARTIAL SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" OPT. ELEVATION C *ELC*

NOTE: EXTERIOR WALLS DRAIN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (R-2)
 - LVL NAILING SCHEDULE (N-1)
 - SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND

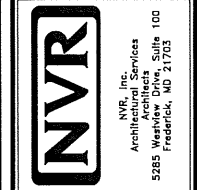
[Symbol]	BEARING WALL
[Symbol]	NON BEARING WALL
[Symbol]	INDICATES BEARINGS FROM POINT-LOAD ABOVE
[Symbol]	JACKS
[Symbol]	BEAM/HEADER
[Symbol]	PAD FOOTINGS
[Symbol]	STEEL COLUMN
[Symbol]	PORTAL FRAME
[Symbol]	JOIST/TRUSS
[Symbol]	LVL
[Symbol]	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

NOTE: SEE GENERAL NOTES SHEET (N-1) FOR LVL PLY TO PLY FASTENING SCHEDULE

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	12/01/17	DRA - REVISED SHOWER TO 60"x36" WITH *AMF* AND *AMF*
2	1/4/18	DRA - ADDED GENERAL NOTE FOR EXTERIOR WALLS
3	2/15/18	DRA - BRICK SIGNS AND REAR
4	4/5/18	KAD - REVISED STILE OPTIONS ON REAR WINDOWS (PAR #51285)



MODEL	COLUMBIA
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	FULL BASEMENT FOUNDATION
SHEET NO.	A-8
DATE	7/10/17
BY	ARM
DATE	7/10/17
BY	FBA
DATE	7/10/17
BY	FBA

HUDSON



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 5285 Westview Drive, Suite 100
 Frederick, MD 21703

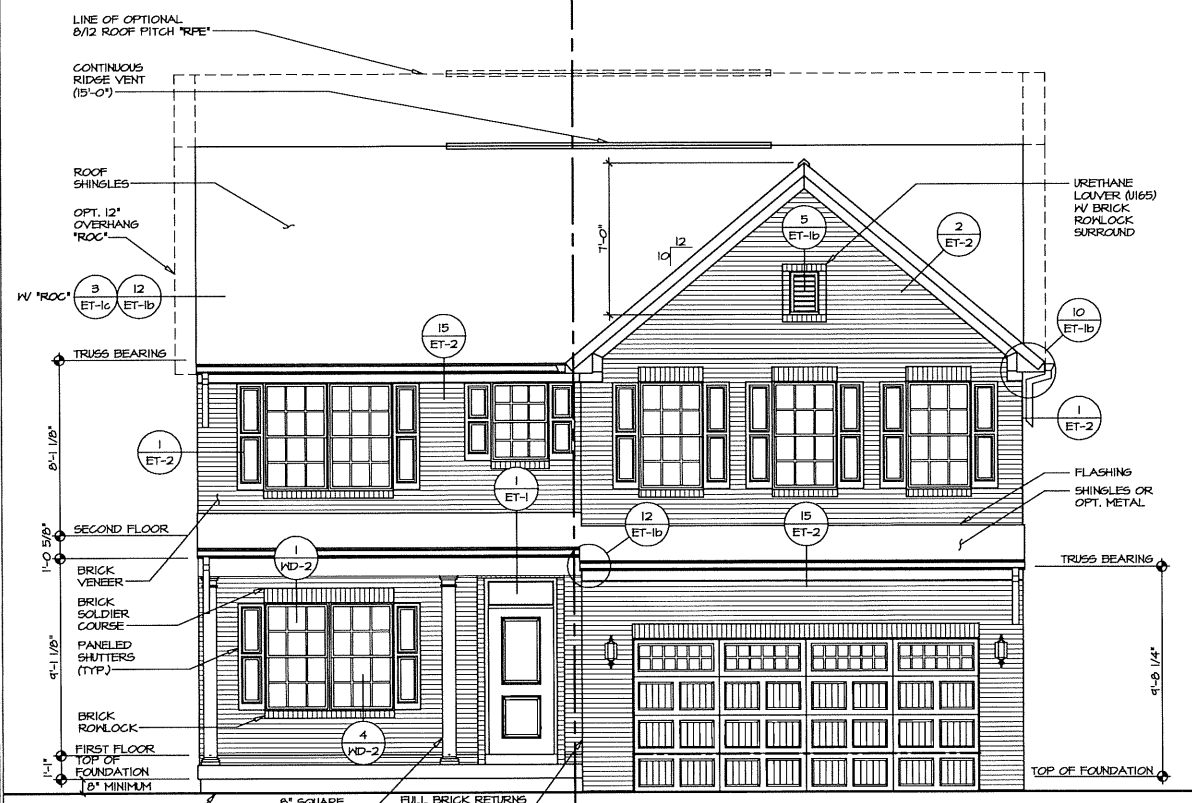
	FULL BASEMENT										STANDARD DETAILS	
	STD. PKGS.	ELEV. "A"	ELEV. "B"	ELEV. "C"	ELEV. "K"	ELEV. "L"	SIDE ELEVATIONS	REAR ELEVATIONS	3 CAR FRONT ENTRY GARAGE	3 CAR FRONT ENTRY GARAGE		
SPEC SHEET	56-1											AD-1
GENERAL NOTES	2											FD-1
SCHEDULES	3 / 4											FD-2
ELEVATIONS		5 / 6	7	8	9	10	11 / 12	13				FD-2b
FOUNDATIONS	14	14	15	15	15	15						
FOUNDATION HOLD DOWNS	26											
PLUMBING	28											GB-1
BASEMENT FLOOR PLAN	31 / 32											JT-1
FIRST FLOOR PLAN	33		35	35	35	35						JT-1b
SECOND FLOOR PLAN	38 / 39											JT-2
BUILDING SECTIONS	42/46/50											JT-3
STAIR SECTIONS	54/55/56/51.1/51.2/58											JT-3b
KITCHENS - BATHS	59 / 60											RF-1
BASEMENT ELECTRICAL	61 / 62											RF-1b
FIRST FLOOR ELECTRICAL	63		65	65	65	65						ET-1
SECOND FLOOR ELECTRICAL	68 / 69											ET-1b
FIRST FLOOR FRAMING	72											ET-1c
SECOND FLOOR FRAMING	74											ET-1d
ROOF FRAMING - 6/12 PITCH		76-74	92/93	100/101	108/109	116/117						ET-1e
ROOF FRAMING - 8/12 PITCH		84-87	96/97	104/105	112/113	120/121						ET-1f
TRUSS BRACING	124/125/126											ET-1h
WALL BRACING - 90 MPH	127											ET-2
WALL BRACING - 100 MPH	128											ET-3
BASEMENT FLOOR HVAC LAYOUT	129 / 130											ET-3b
FIRST FLOOR HVAC LAYOUT	131 / 132											WD-1
SECOND FLOOR HVAC LAYOUT	135 / 136											WD-2
												WD-3
												DR-1
												DR-1b
												DR-2
												DR-3
												FP-1
												FP-1c
												FP-2
												IT-1
												IT-1b
												IT-1c
												IT-2
												IT-3
												ST-1
												MS-1
												KT-1
												SP-1
												SP-2
												SP-3
												SEP-1
												SEP-2
												SEP-3
												SEP-4
												F-1
												F-2
												FC-1
												FC-4
												MB-1
												MB-2
												FA-1
												FA-1b

FOOTPRINT	
BASE HOUSE:	
WIDTH:	38'-0"
DEPTH:	48'-0"
MAXIMUM:	
WIDTH:	50'-0"
DEPTH:	58'-4"

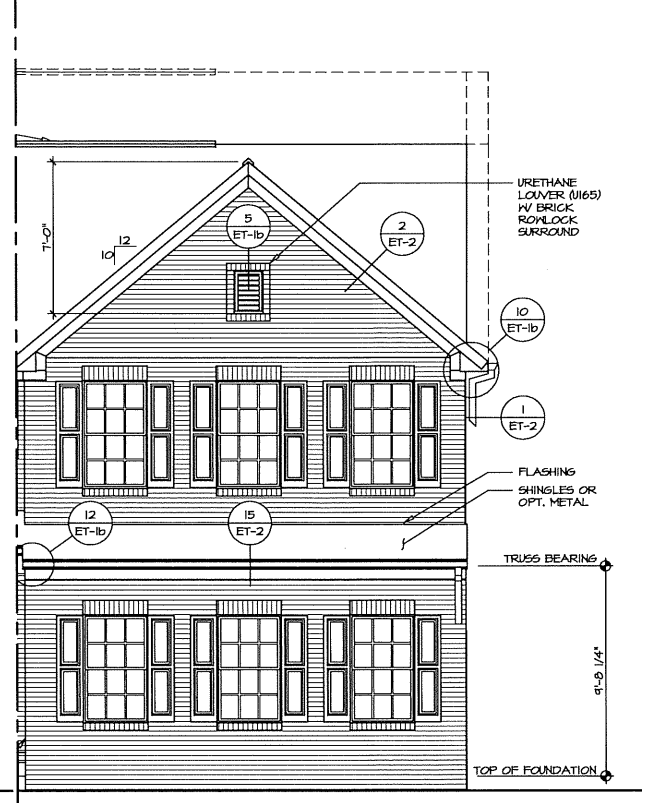
BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1214 SF
2ND FLOOR (BASE SF)	1504 SF
	2718 SF
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1214 SF
1ST FLOOR ELEVATION "B" OR "C" (ADD. SF)	10 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1504 SF
2ND FLOOR ELEVATION "C" (ADD. SF)	31 SF
2ND FLOOR ELEVATION "B" OR "L" (ADD. SF)	10 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
THREE CAR FRONT ENTRY GARAGE	670 SF
TWO CAR GARAGE	430 SF
BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	853 SF
BASEMENT BATHROOM (ADD. SF)	54 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT (BASE SF)	1214 SF
UNFINISHED STORAGE	217 SF
MECH ROOM	145 SF
MECH ROOM W/ "BAC" OR "AEB" (DEDUCT SF)	54 SF

SET - VERSION
HUD00 - 01 **CS-1B**

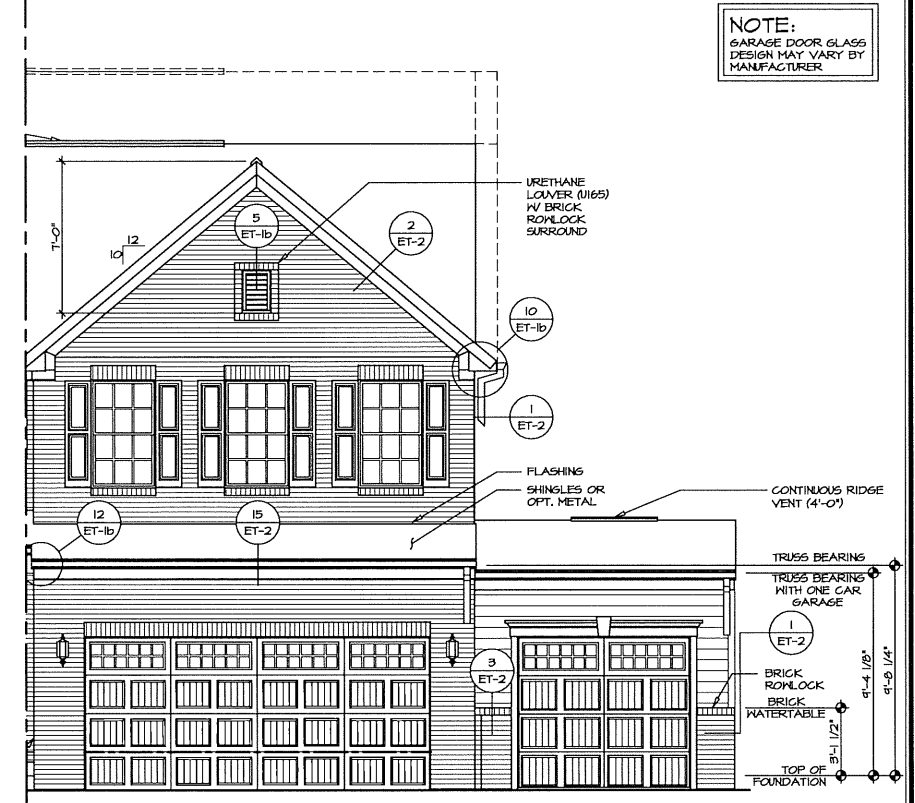
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



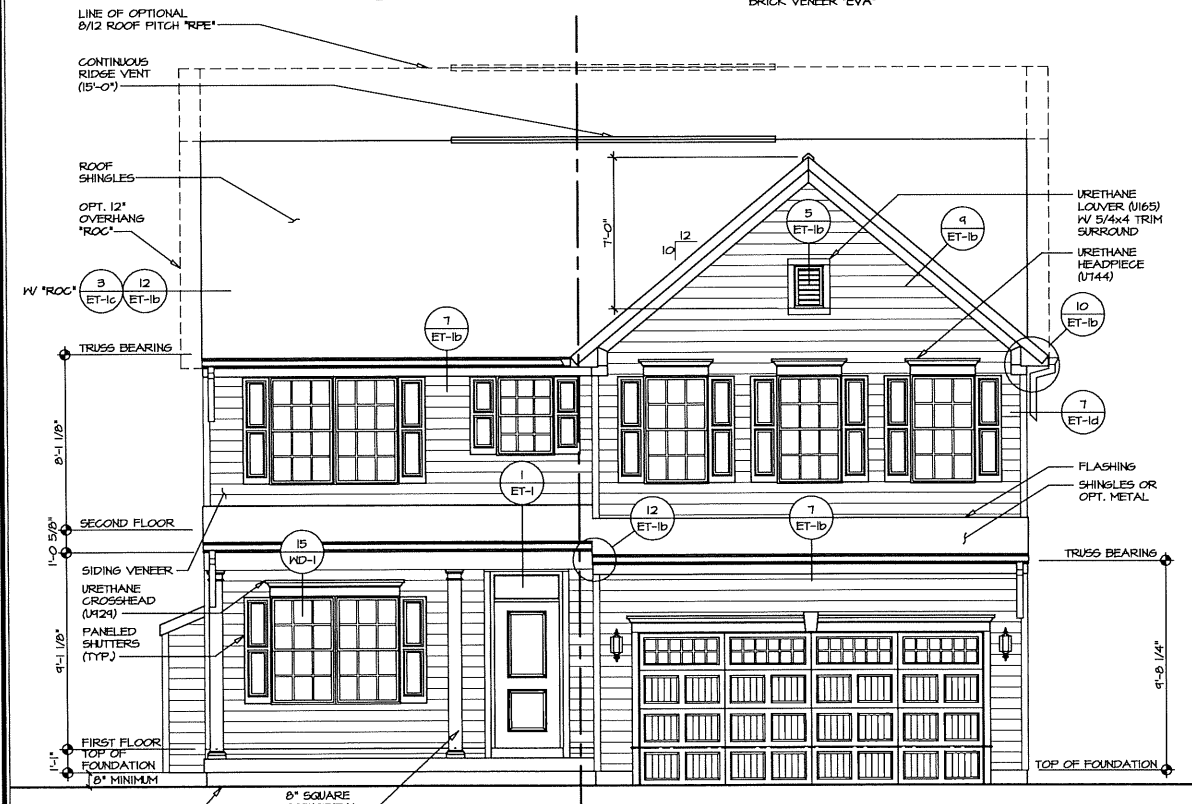
4 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "6CB"
BRICK VENEER "EVA"



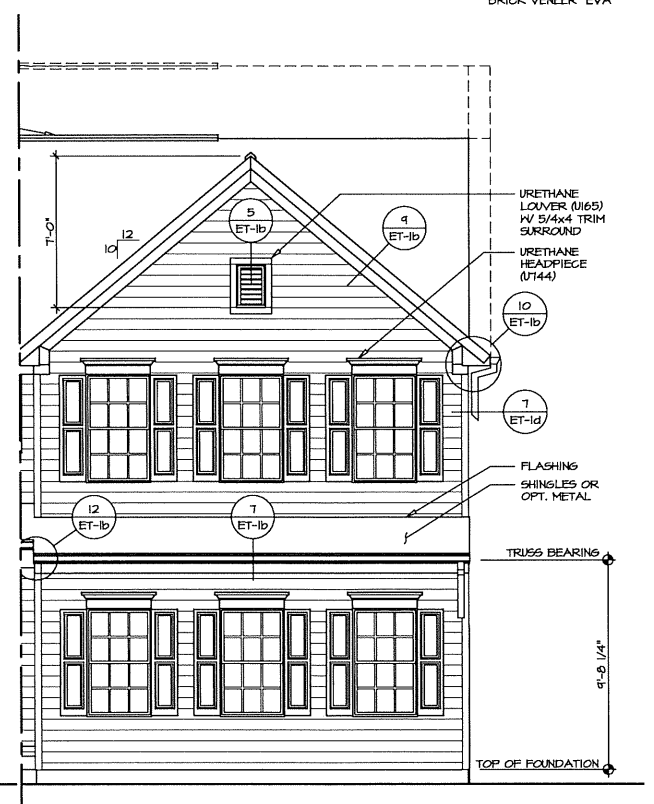
5 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "6CC"
BRICK VENEER "EVA"



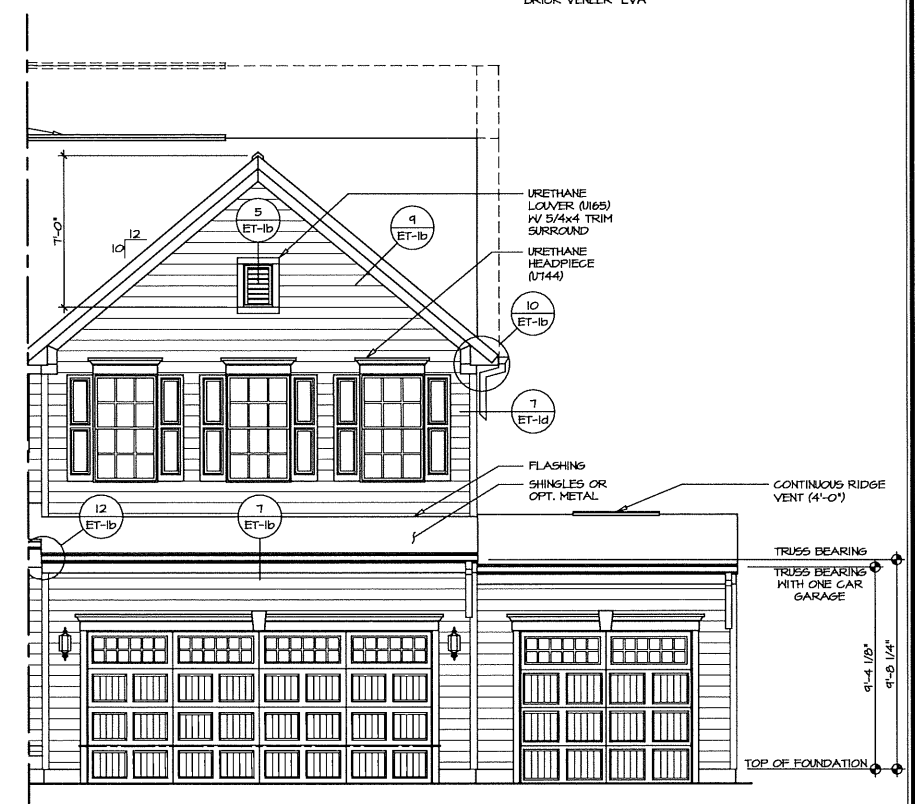
6 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "6CF"
BRICK VENEER "EVA"



1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "6CB"
SIDING VENEER "EVA"
SHOWN W/ GAS FIREPLACE FAMILY ROOM SIDE "LDF"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "6CC"
SIDING VENEER "EVA"



3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "6CF"
SIDING VENEER "EVA"

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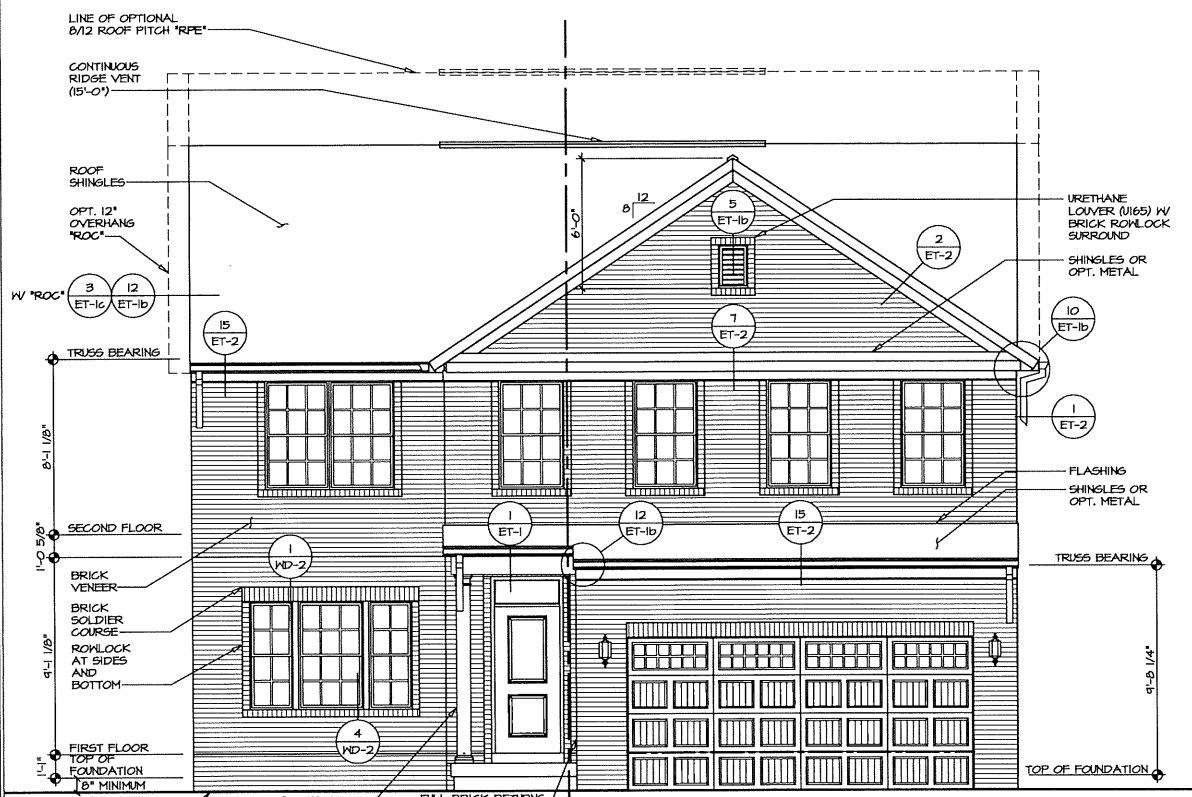


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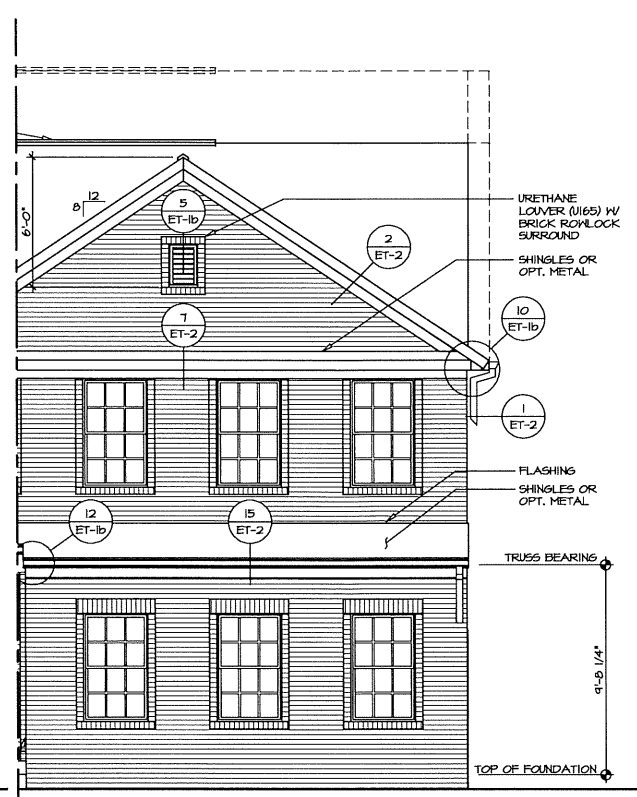
SET NO. HUD00	VERSION 01	DRAWN BY SGA	DATE: 8/28/17	OPTION
MODEL HUDSON	DRAWING TITLE FRONT ELEVATIONS		ELA	EPA
SHEET NO. A-1				6

PROJECT: RYAN HOMES HUDSON_HUD00_01 Sheets Master, Spk Elevations 6 A-1 E.L.A. EPA FRONT.dwg 03/20/18 - 8:19 AM

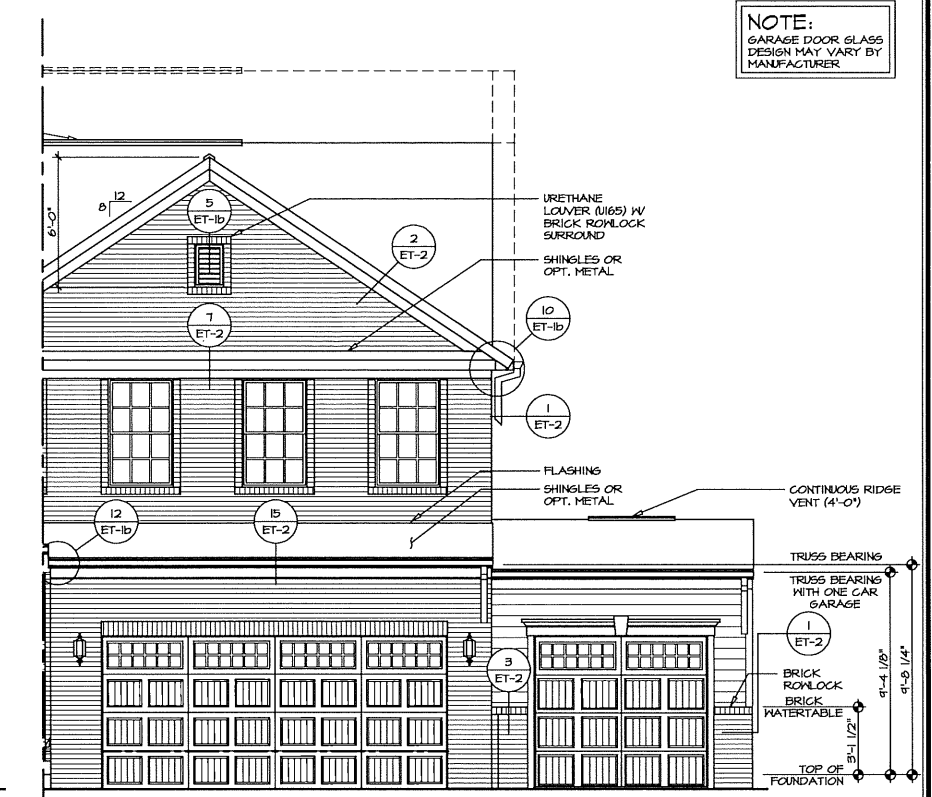
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



4 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" SHOWN W/ TWO CAR FRONT ENTRY GARAGE "SCB" BRICK VENEER "EVA"



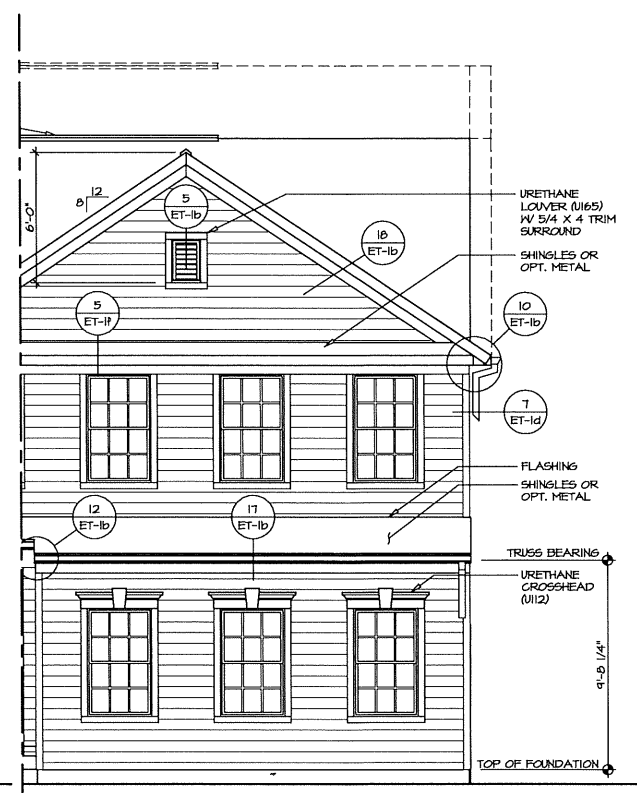
5 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" SHOWN W/ TWO CAR SIDE ENTRY GARAGE "SCC" BRICK VENEER "EVA"



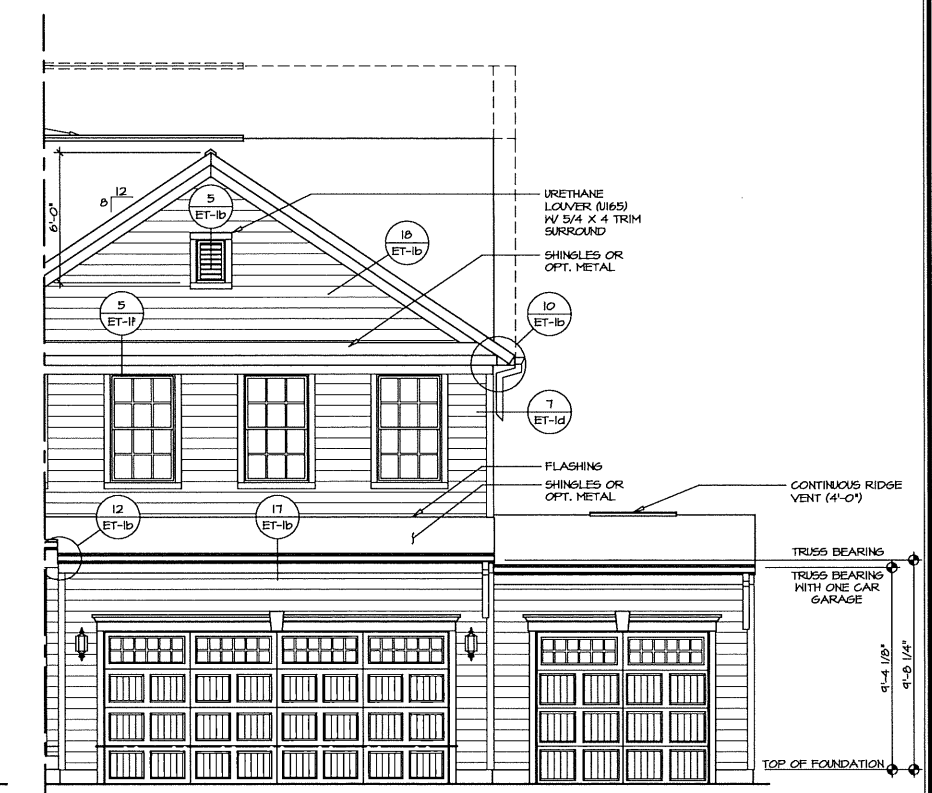
6 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" SHOWN W/ THREE CAR FRONT ENTRY GARAGE "SCF" BRICK VENEER "EVA"



1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" SHOWN W/ TWO CAR FRONT ENTRY GARAGE "SCB" SIDING VENEER "EVF"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" SHOWN W/ TWO CAR SIDE ENTRY GARAGE "SCC" SIDING VENEER "EVF"



3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" SHOWN W/ THREE CAR FRONT ENTRY GARAGE "SCF" SIDING VENEER "EVF"

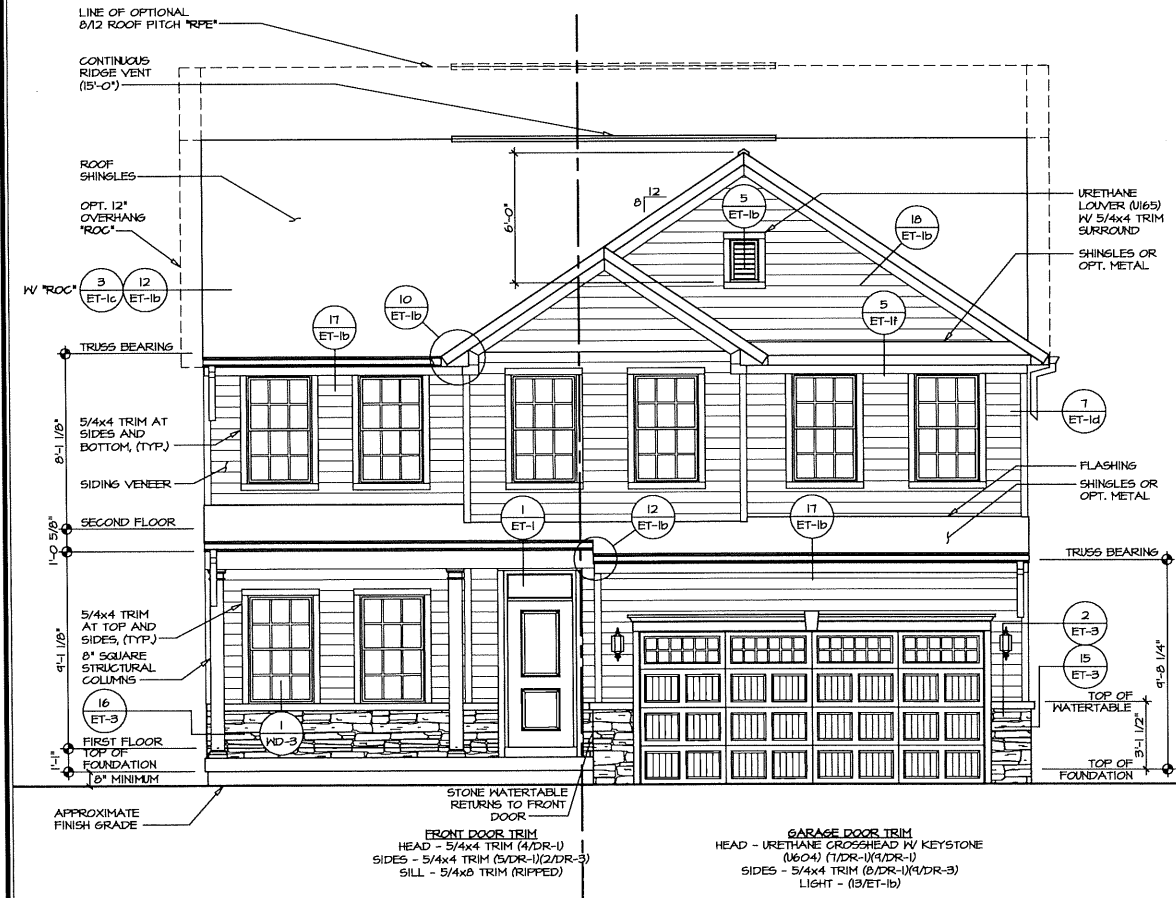
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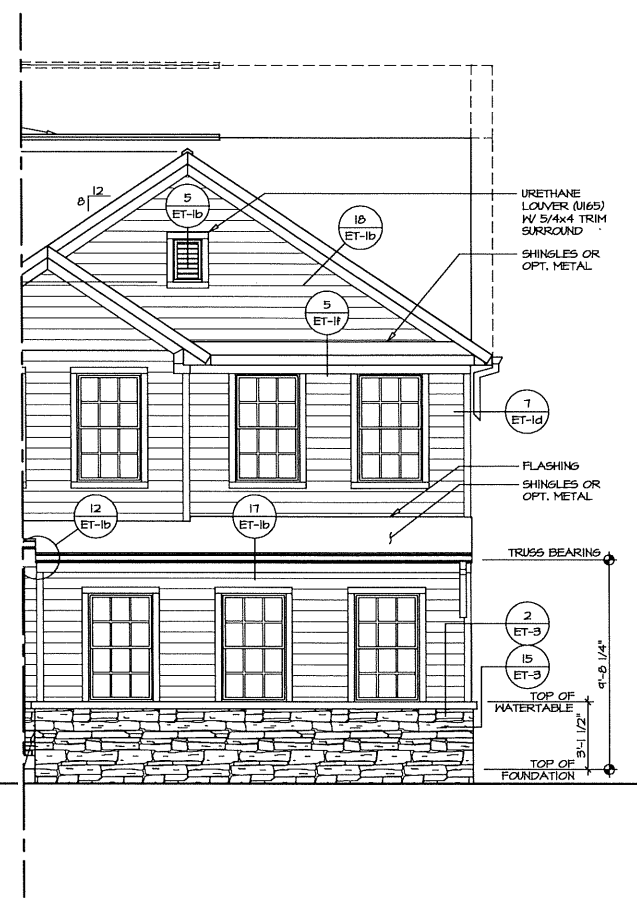
SET NO. HUDCO	VERSION 01
DRAWN BY SGA	DATE: 8/28/17
OPTION	ELEB
MODEL	FRONT ELEVATIONS
DRAWING TITLE	FRONT ELEVATIONS
OPTION DESCRIPTION	ELEVATION "B"
SHEET NO.	A-1
	7

PROJECT: RYAN/HOMES/HUDSON - HUDCO - 01 Sheets Master, Sp. Elevations 7 A-1 - ELEV - FRONT.dwg 05/20/18 - 8:19 am

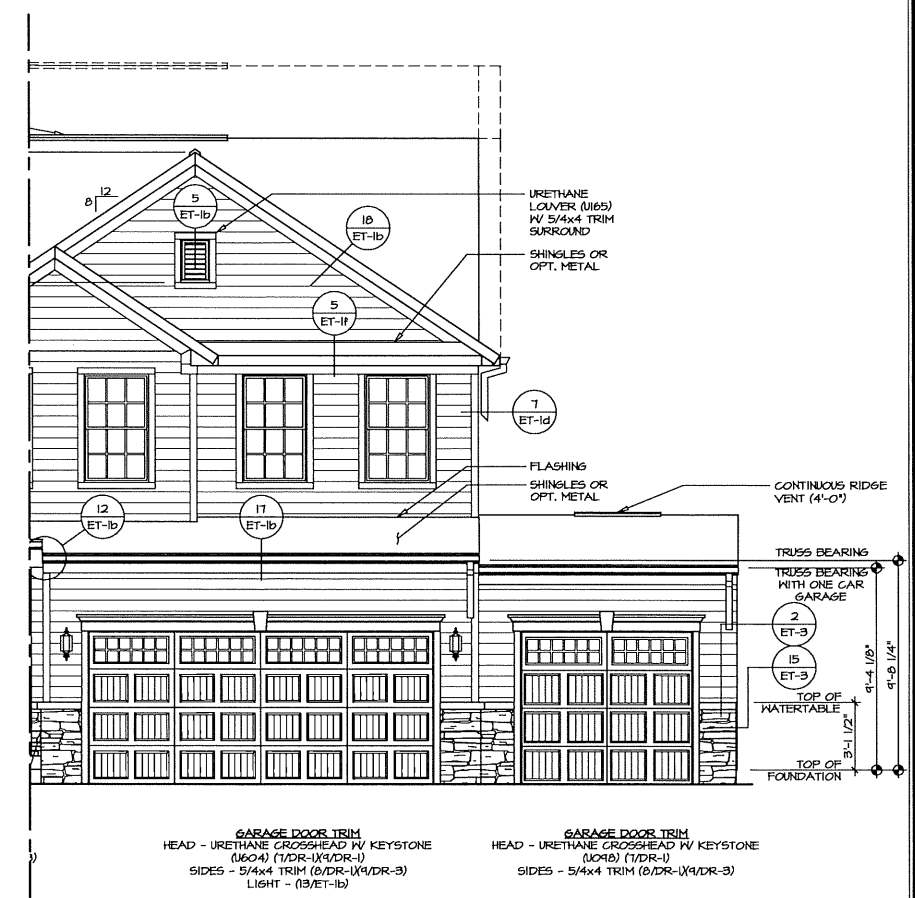
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "6CB"



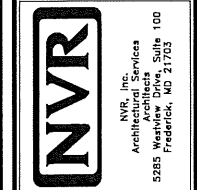
2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "6CC"



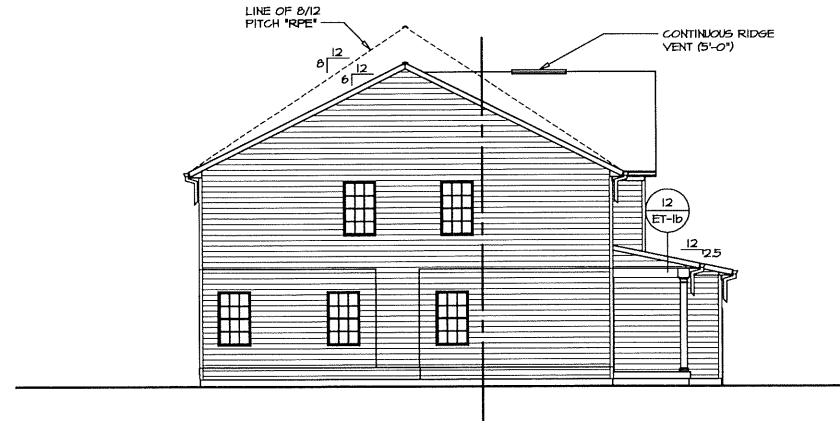
3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "6CF"

REV. NO.	DATE	REMARKS

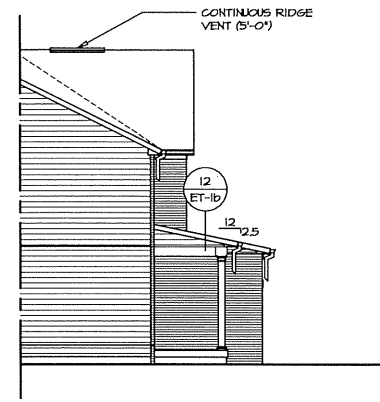
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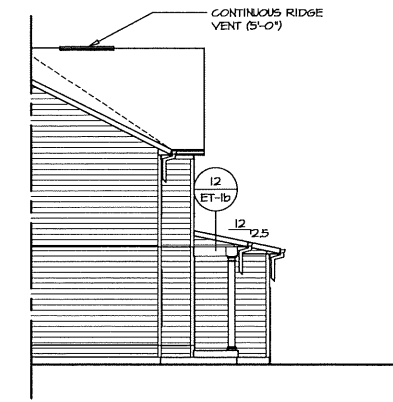
SET NO. HUDCO	VERSION 01	DRAWN BY SGA	DATE: 8/28/17	OPTION
MODEL	HUDSON	FRONT ELEVATIONS	OPTION	ELC
SHEET NO.	A-1	ELEVATION "C"	OPTION	ELC
PROJECT: RYAN HOMES HUDSON - HUDCO_01	Sheets: Master, Sph Elevations, B, A-1, ELC - FRONT.dwg	03/20/18	8:19	gm



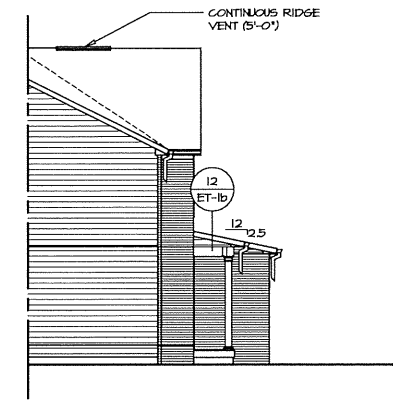
1 LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA" SIDING VENEER FRONT "EVF"



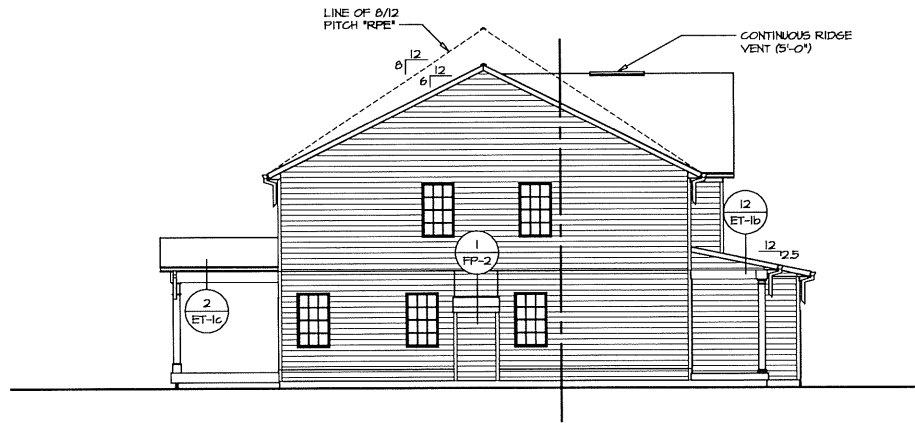
2 PARTIAL LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA" BRICK VENEER FRONT "EVA"



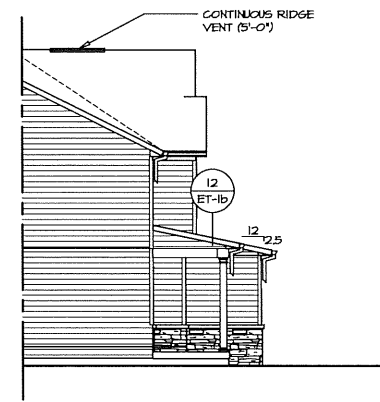
3 PARTIAL LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "B" "ELB" SIDING VENEER FRONT "EVF"



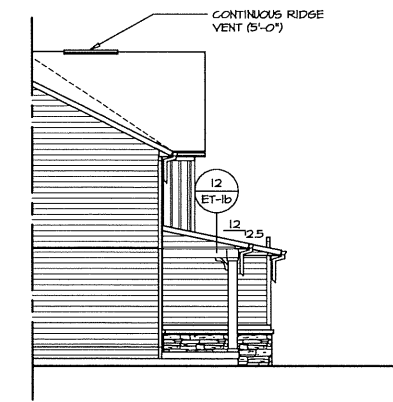
4 PARTIAL LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "B" "ELB" BRICK VENEER FRONT "EVA"



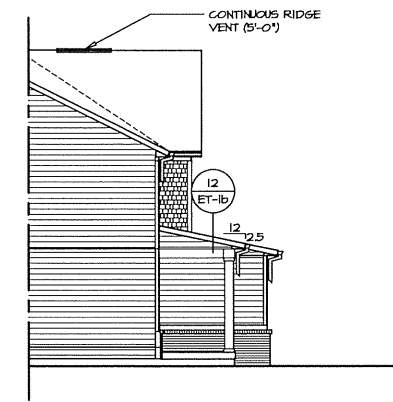
5 LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA" SIDING VENEER FRONT "EVF" REAR COVERED PORCH "EPE" GAS FIREPLACE FAMILY ROOM SIDE "LDF"



6 PARTIAL LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "C" "ELC"



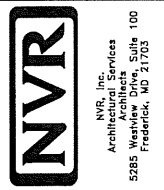
7 PARTIAL LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "K" "ELK"



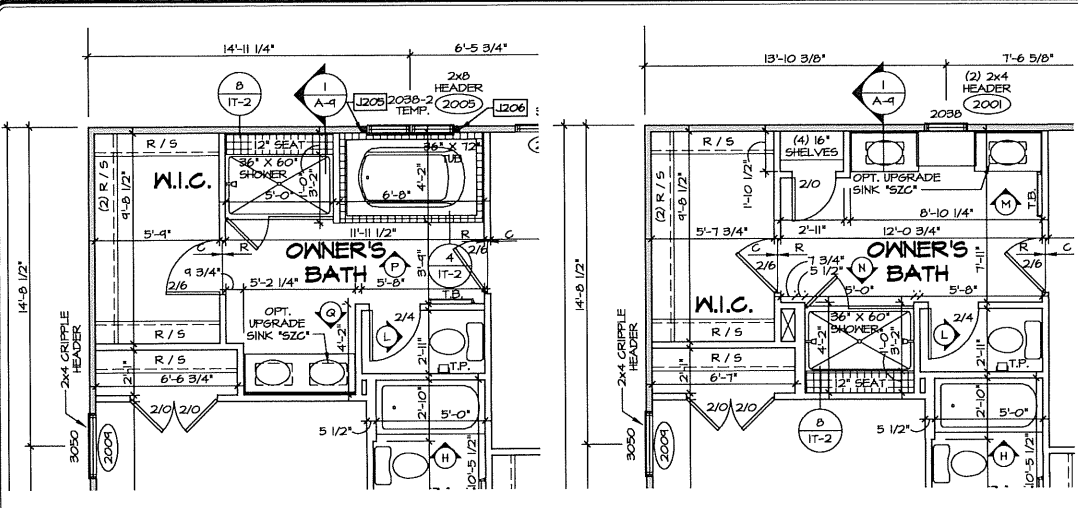
8 PARTIAL LEFT ELEVATION
 A-2b SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "L" "ELL"

REV. NO.	DATE	REMARKS

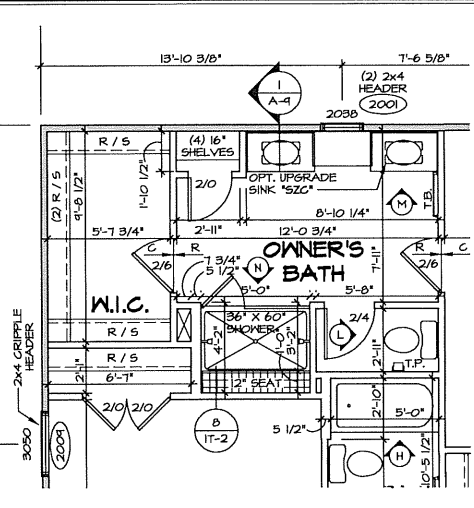
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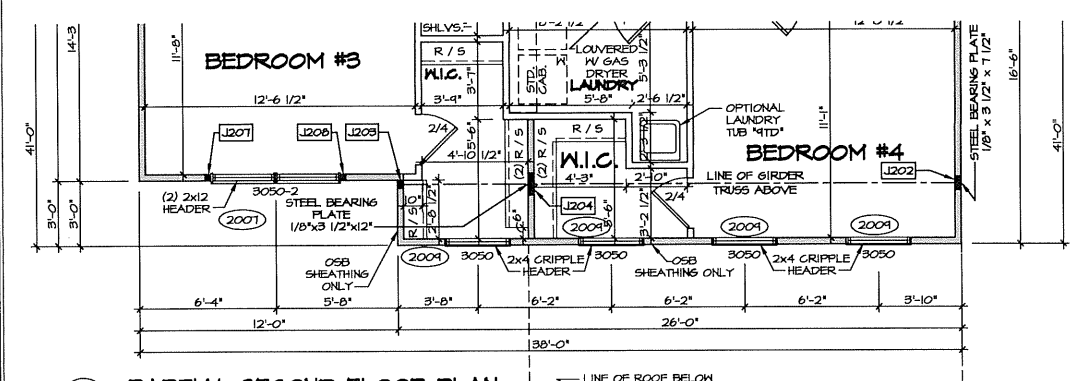
MODEL HUDSON	SET NO. HUD00
DRAWING TITLE LEFT SIDE ELEVATIONS	VERSION 01
OPTION DESCRIPTION	DRAWN BY SGA
	DATE: 8/28/17
	OPTION
SHEET NO. A-2b	12



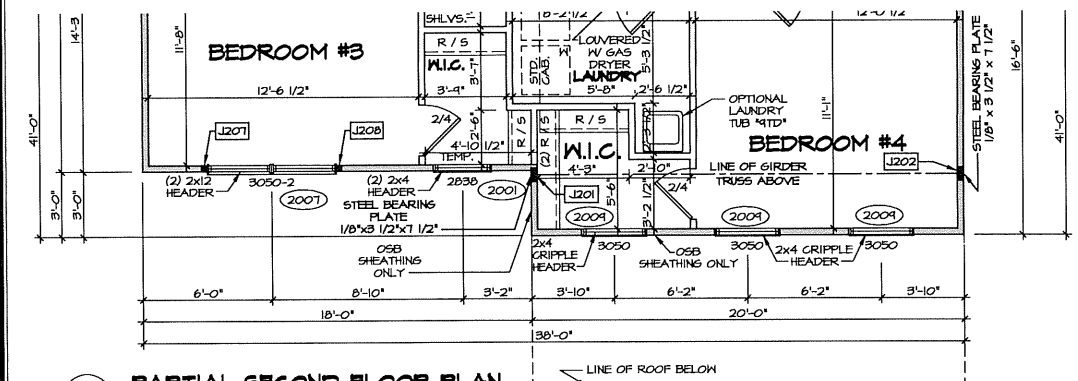
7 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SOAKING TUB & SHOWER *AMF*



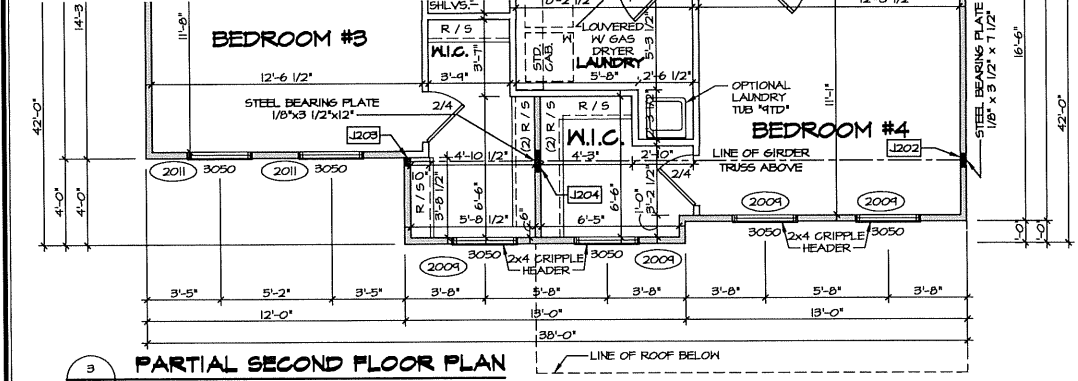
6 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM ROMAN SHOWER *AMF*



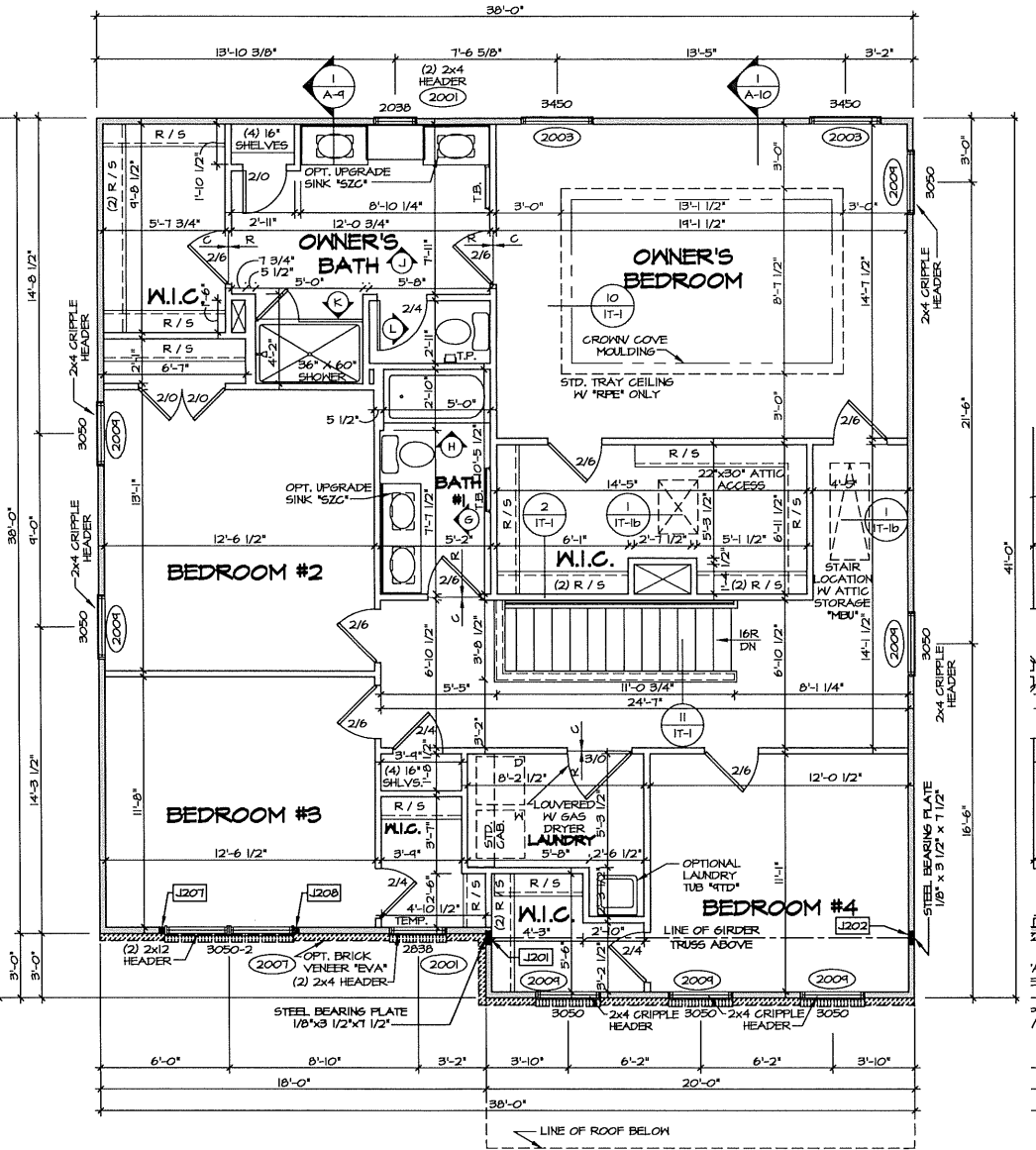
5 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION L *ELL* SHOWN W/ FOUR BEDROOM *BDB*



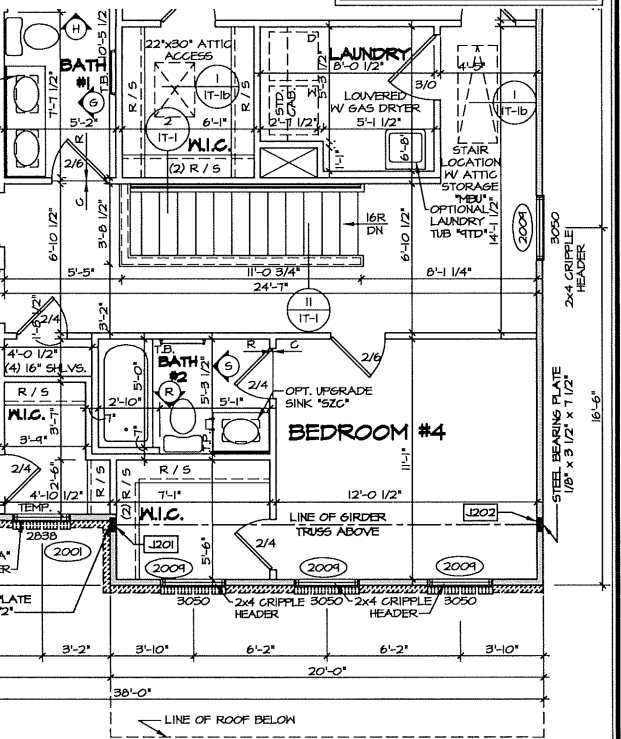
4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION K *ELK* SHOWN W/ FOUR BEDROOM *BDB*



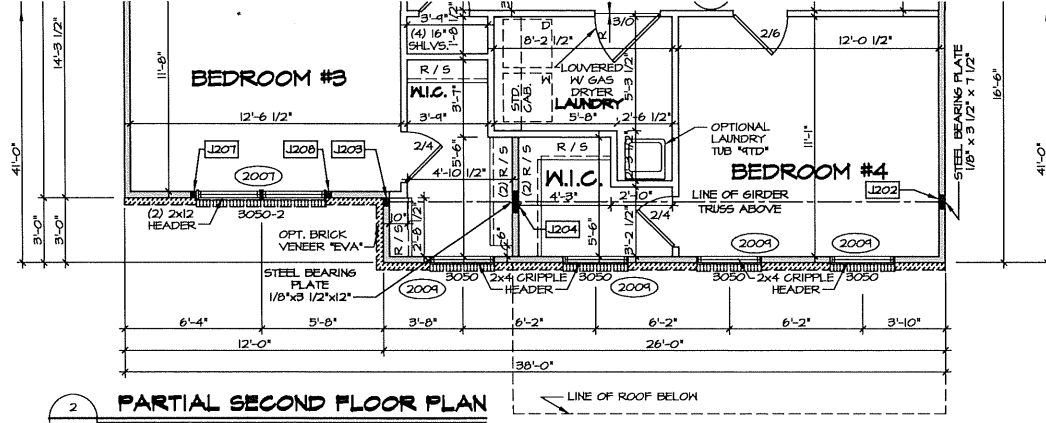
3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION C *ELC* SHOWN W/ FOUR BEDROOM *BDB*



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" SHOWN W/ ELEVATION *A* *ELA* OWNER'S BATHROOM SHOWER *AMA* FOUR BEDROOM *BDB* HINDON OWNER'S BEDROOM SIDE *MEX*



8 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" SHOWN W/ ELEVATION *A* *ELA* FOUR BEDROOM *BDB* BATH #2 *ABB*



2 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION B *ELB* SHOWN W/ FOUR BEDROOM *BDB*

NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL HAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND

 BEARING HALL
 NON BEARING HALL
 INDICATES BEARING FROM POINT-LOAD ABOVE
 JACKS
 BEAM/HEADER
 PAD FOOTING
 STEEL COLUMN
 PORTAL FRAME
 JOIST/TRUSS
 LVL
 ENGINEERING PAGE NUMBER
 SEE FC DETAILS FOR FRAMING CONNECTORS

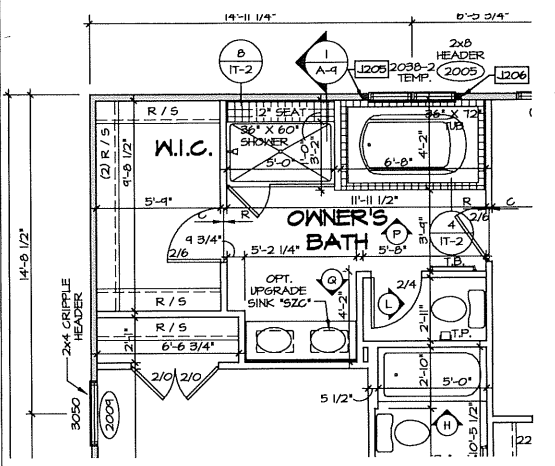
NOTE:
EXTERIOR HALLS DRAWING IS NOT INCLUDED IN HALL THICKNESS.

REMARKS
REV. NO. DATE
NVR, Inc. Architectural Services 5285 Washview Drive, Suite 100 Frederick, MD 21703
SET NO. HUDCO VERSION 01 DRAWN BY SGA DATE: 12/13/17 OPTION FBA BDB ABB
MODEL HUDSON DRAWING TITLE SECOND FLOOR PLAN OPTION FULL BASEMENT FOUNDATION FOUR BEDROOM BATH #2
SHEET NO. A-8 38
PROJECTS \RYAN\HOMES\HUDSON - HUDCO - 01\Sheets\Master_Sht\Second Floor_Plan\38_A-8_Plan2.FBA_BDB_ABB.dwg_03/20/18 - 8:26 AM

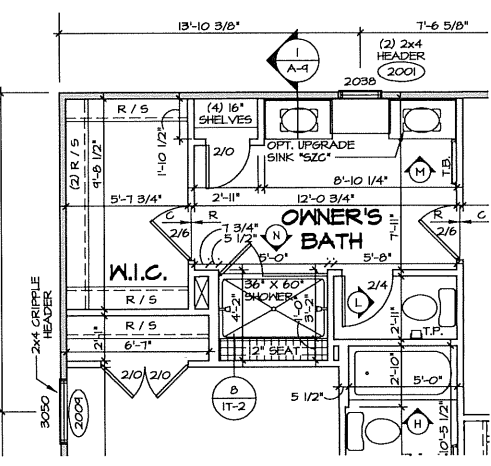
NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- NOTES:**
1. GENERAL NOTES (N-1)
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)
 4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

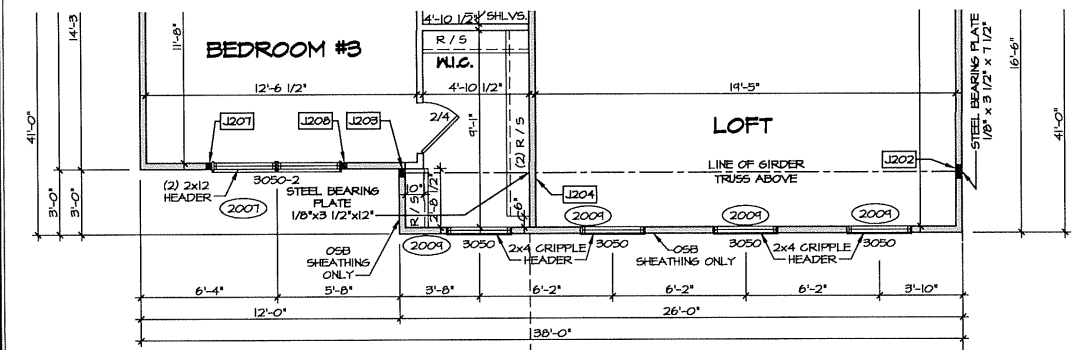
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



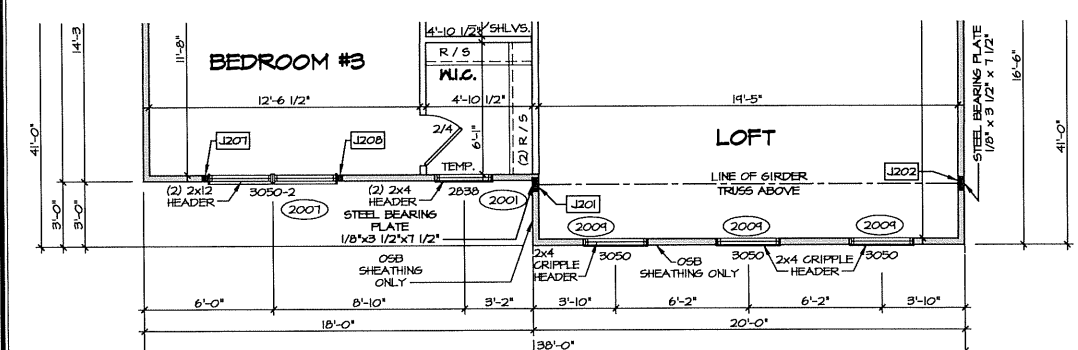
7 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SOAKING TUB & SHOWER 'AMF'



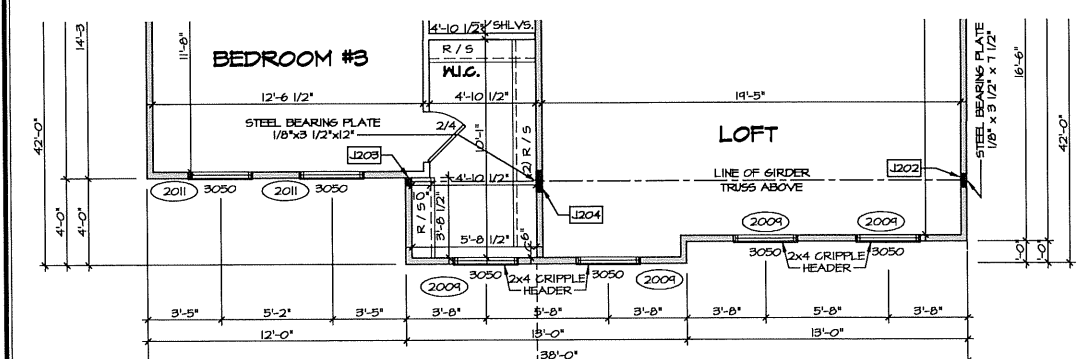
6 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM ROMAN SHOWER 'AMF'



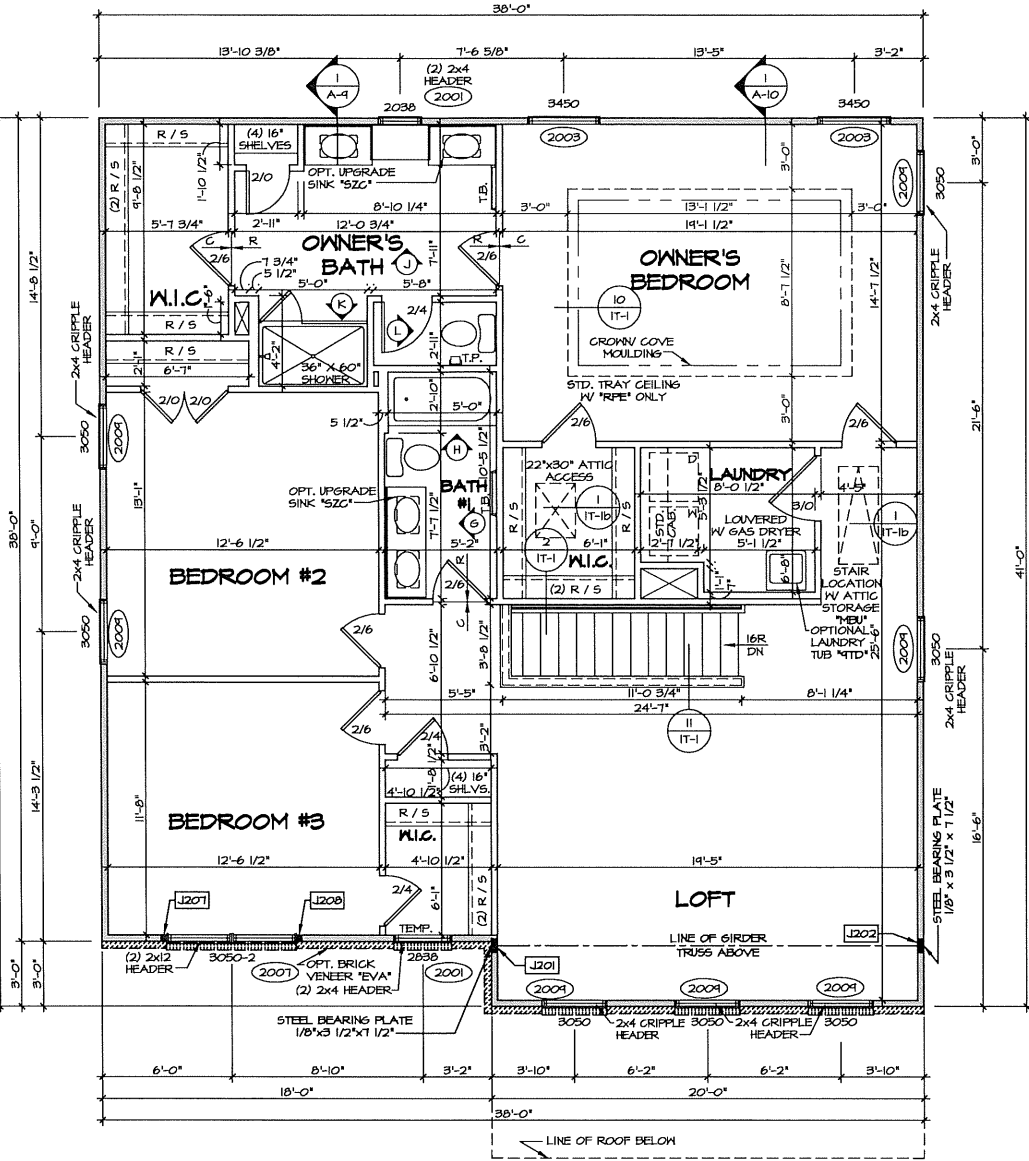
5 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION 'L' 'ELA' SHOWN W/ LOFT 'BCH'



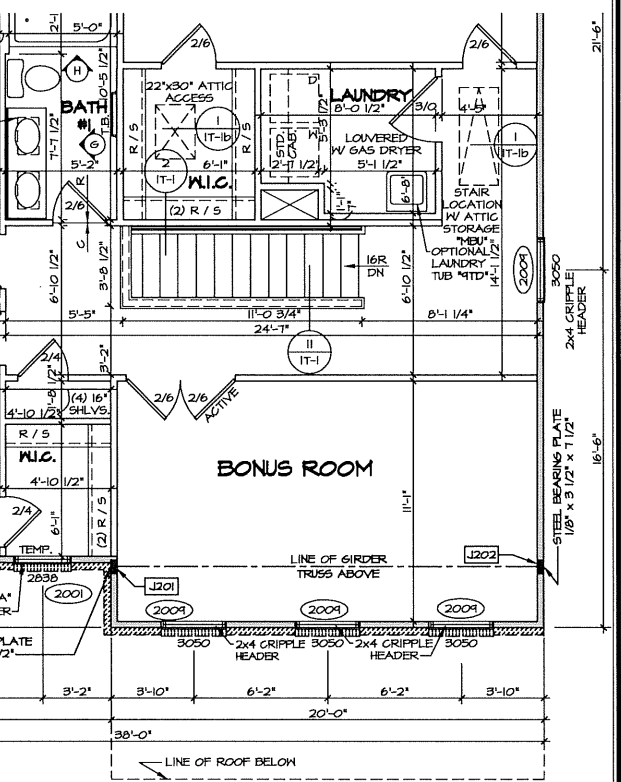
4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION 'K' 'ELK' SHOWN W/ LOFT 'BCH'



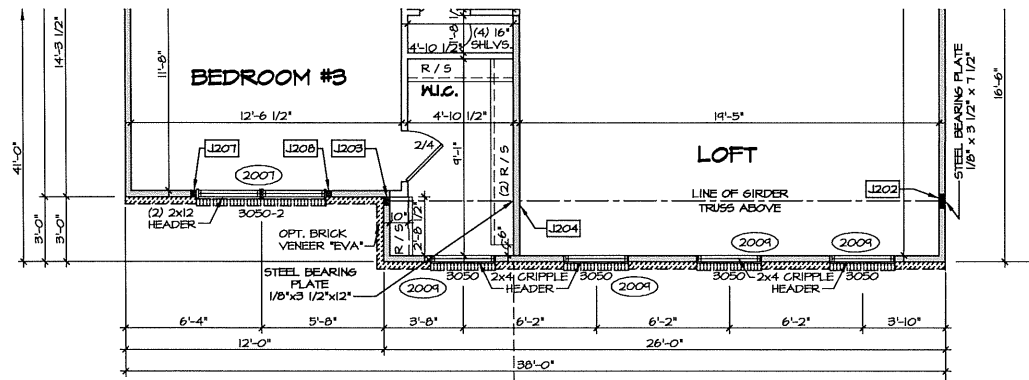
3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION 'C' 'ELC' SHOWN W/ LOFT 'BCH'



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" SHOWN W/ ELEVATION 'A' 'ELA' OWNER'S BATHROOM SHOWER 'AMA' LOFT 'BCH' WINDOW OWNER'S BEDROOM SIDE 'MEX'



2 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" SHOWN W/ ELEVATION 'A' 'ELA' BONUS ROOM 'BCV'



2 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION 'B' 'ELB' SHOWN W/ LOFT 'BCH'

REMARKS

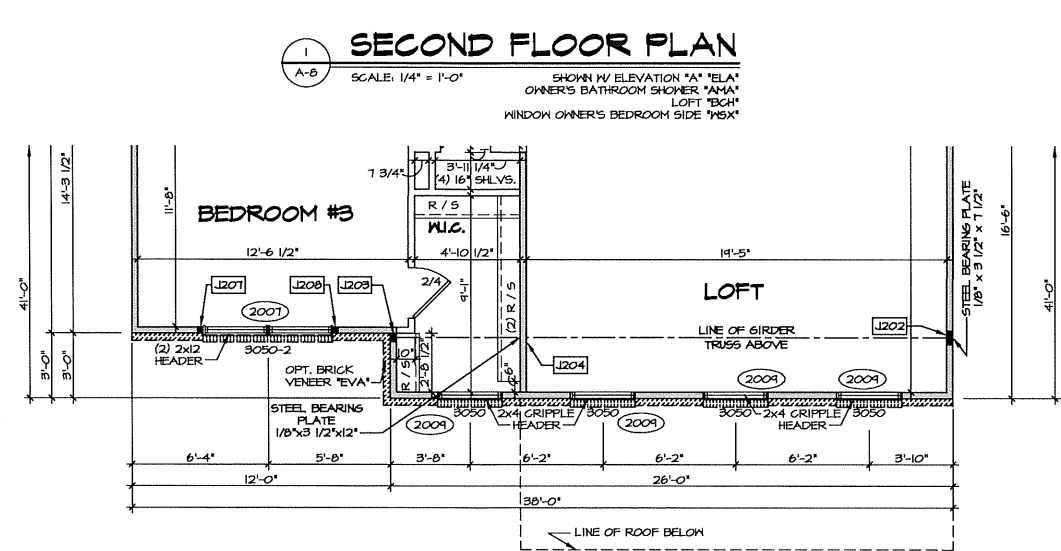
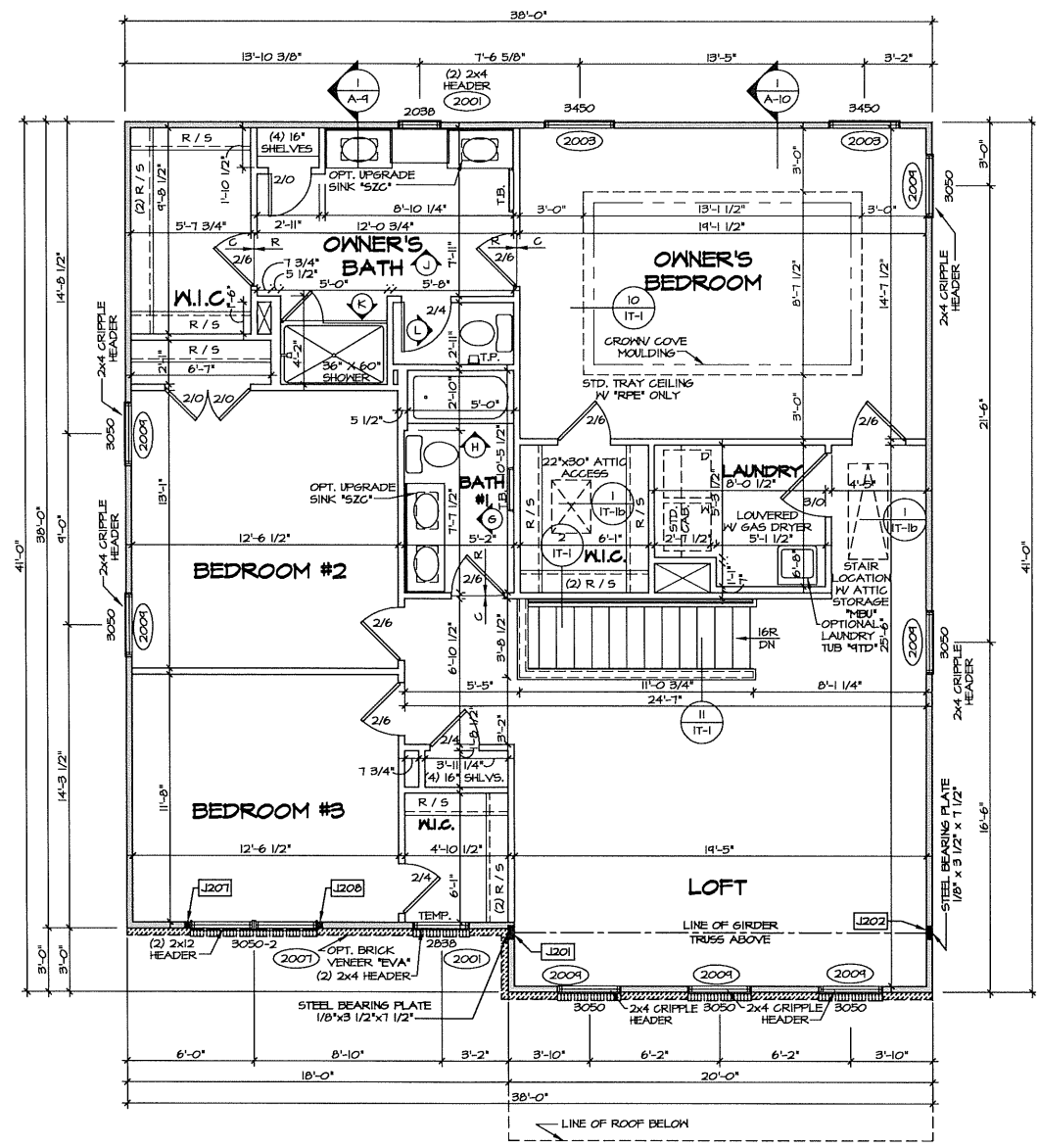
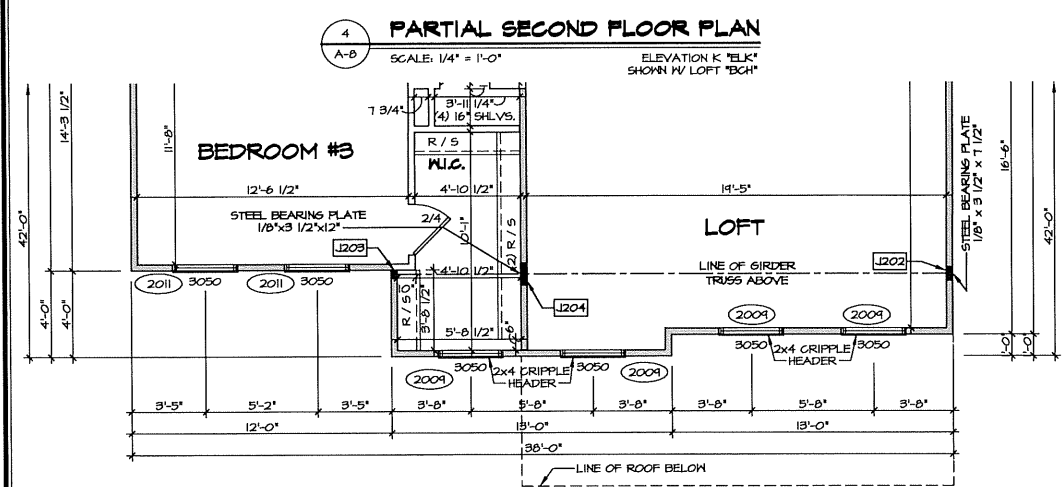
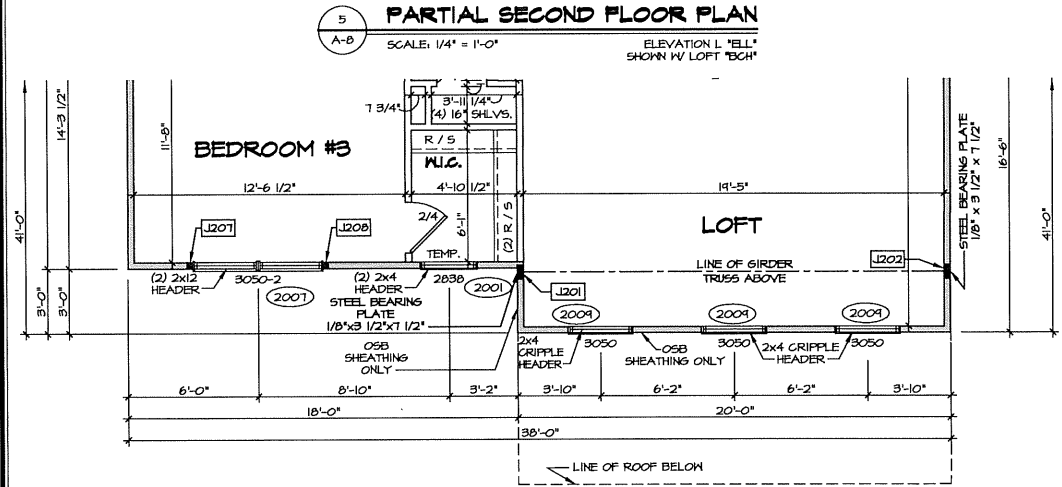
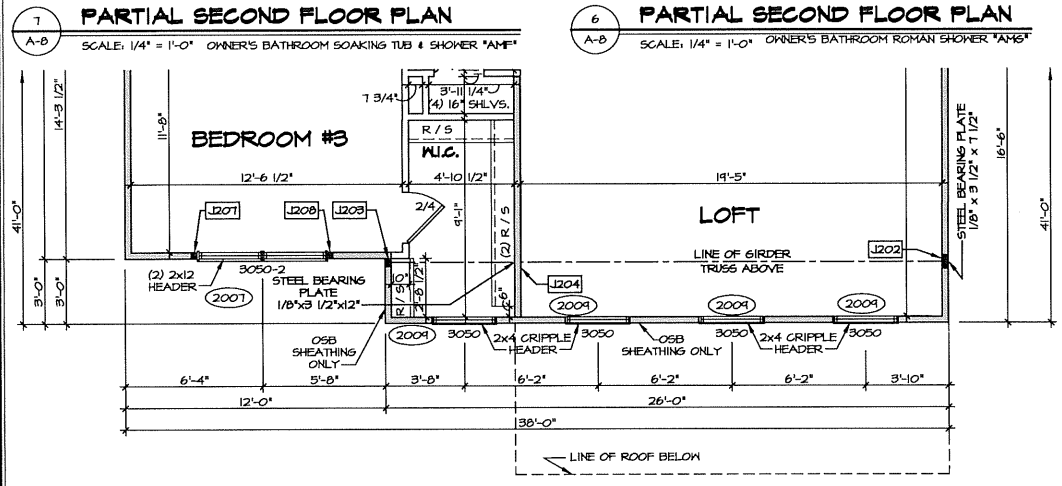
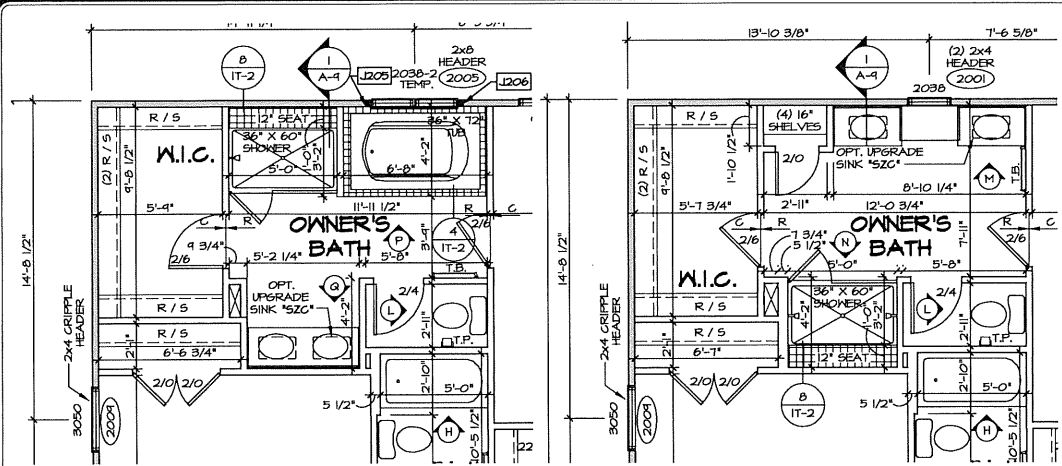
REV. NO. DATE



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Frederick, MD 21703

SET NO. HUD00	OPTION	DATE: 12/13/17	OPTION
VERSION 01	DRAWN BY SGA		FBA
			ECH
			BCV
MODEL HUDSON	DRAWING TITLE	SECOND FLOOR PLAN	
	OPTION DESCRIPTION	FULL BASEMENT FOUNDATION	
		LOFT	
		BONUS ROOM	
SHEET NO. A-8			39

PROJECT: RYAN/HUDSON-HUD00-01/Sheets/Working_Sets/Second Floor_Plan/39_A-8_PLN2_FBA_BCH_REV.dwg 03/20/18 - 8:26 am



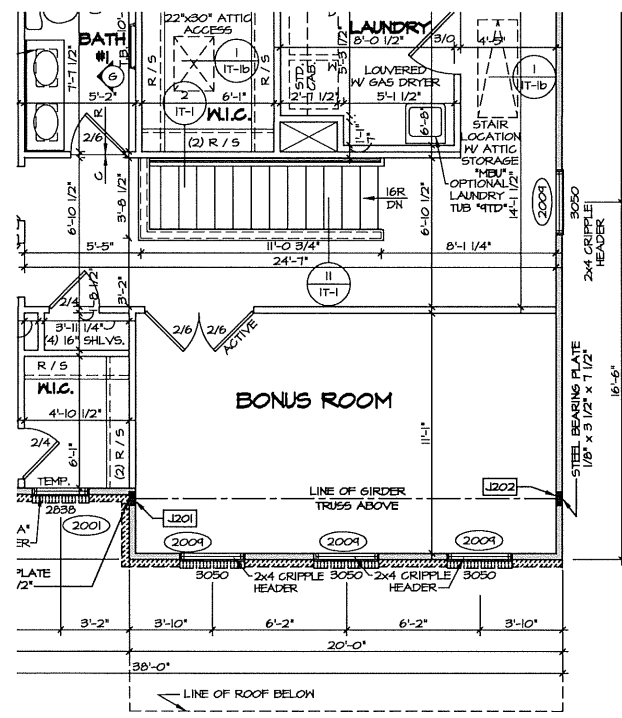
NOTES:

- GENERAL NOTES (N-1)
- SCHEDULES (N-2)
- LVL NAILING SCHEDULE (N-3)
- SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH. EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.



REMARKS

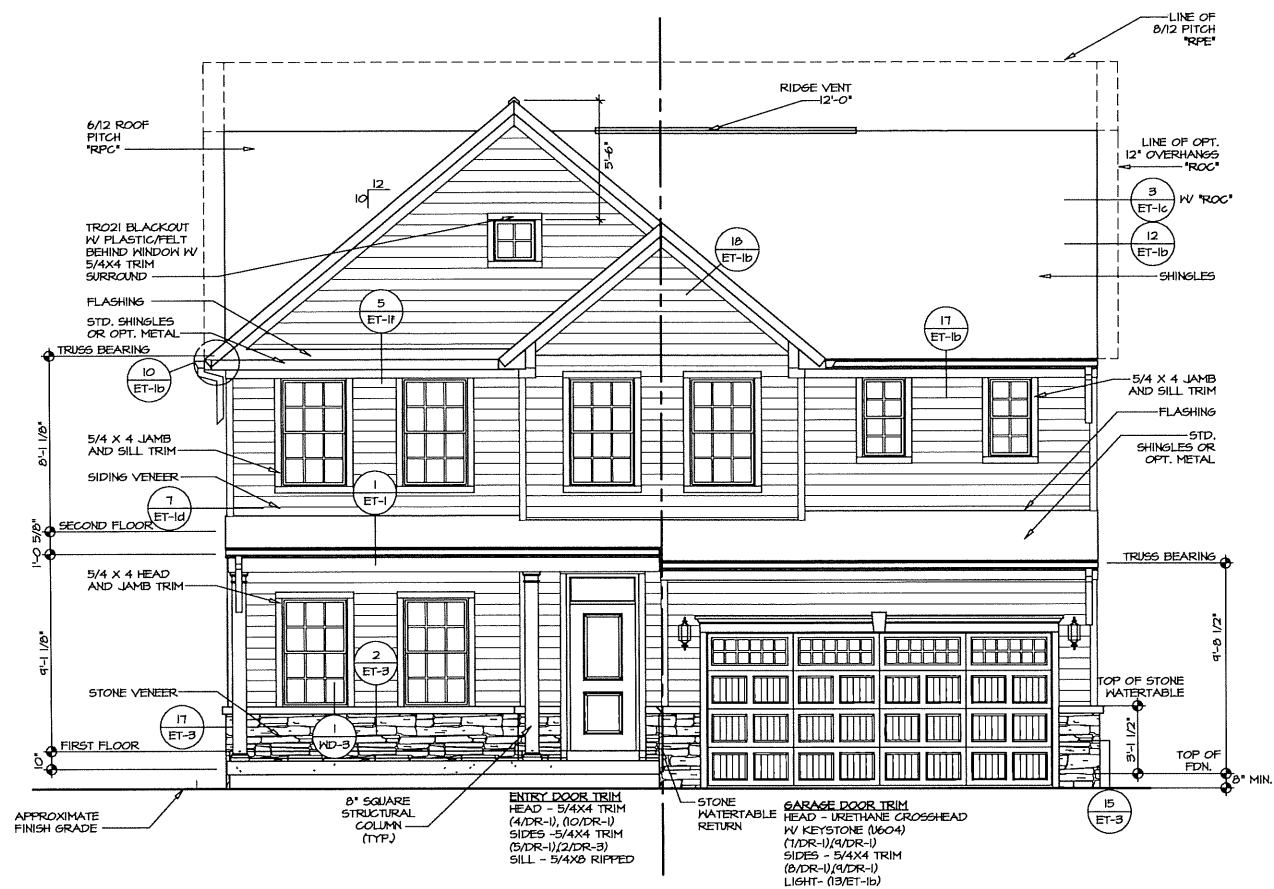
REV. NO. DATE

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5285 Westover Drive, Suite 100
Frederick, MD 21703

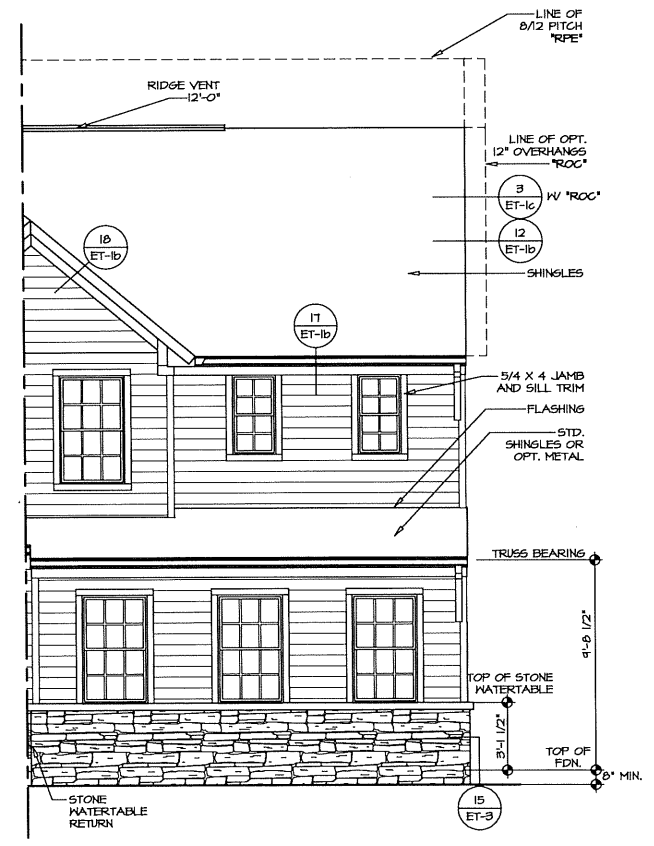
SET NO. HUD00
VERSION 01
DRAWN BY SGA
DATE: 12/13/17
OPTION
CRANKSPACE FOUNDATION
SLAB FOUNDATION
LOFT/BONUS ROOM

SHEET NO. **A-8**
41

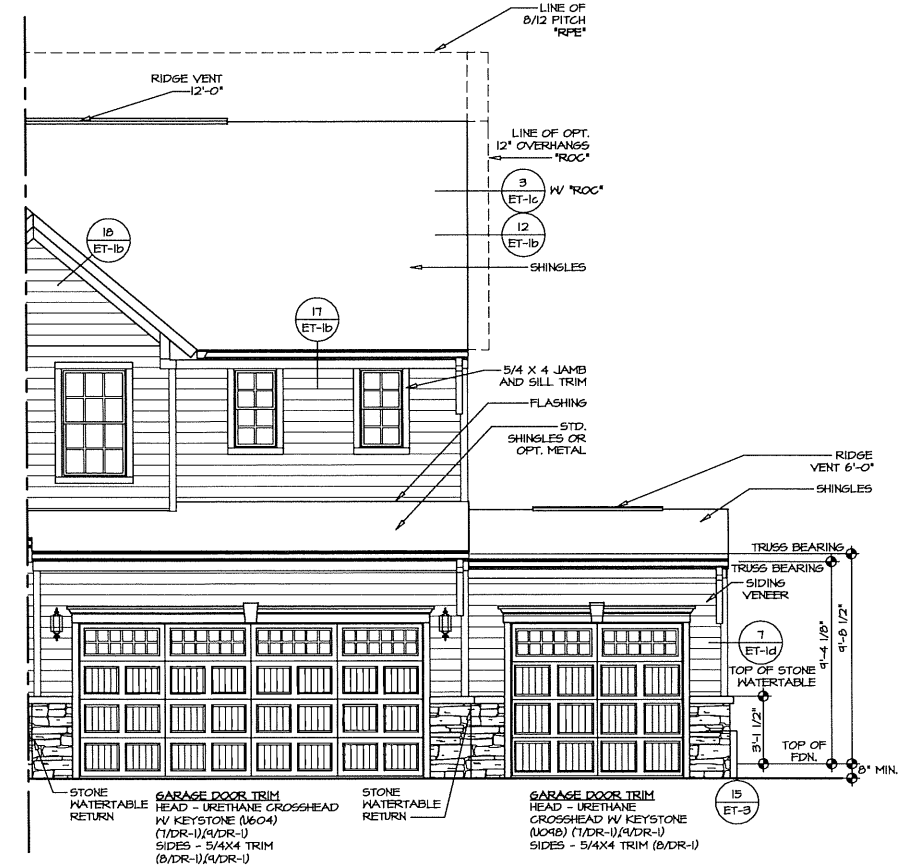
PROJECT: RYAN HOMES HUDSON - HUD00 - 01 Sheeta Master_Spl/Second Floor_Plan/A1 A-B PLN2.FCA.FSA.BCH.BCV.dwg 03/20/18 -- 8:27 am



1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION PARTIAL
SCALE: 1/4" = 1'-0" TWO CAR GARAGE SIDE ENTRY "SCC"



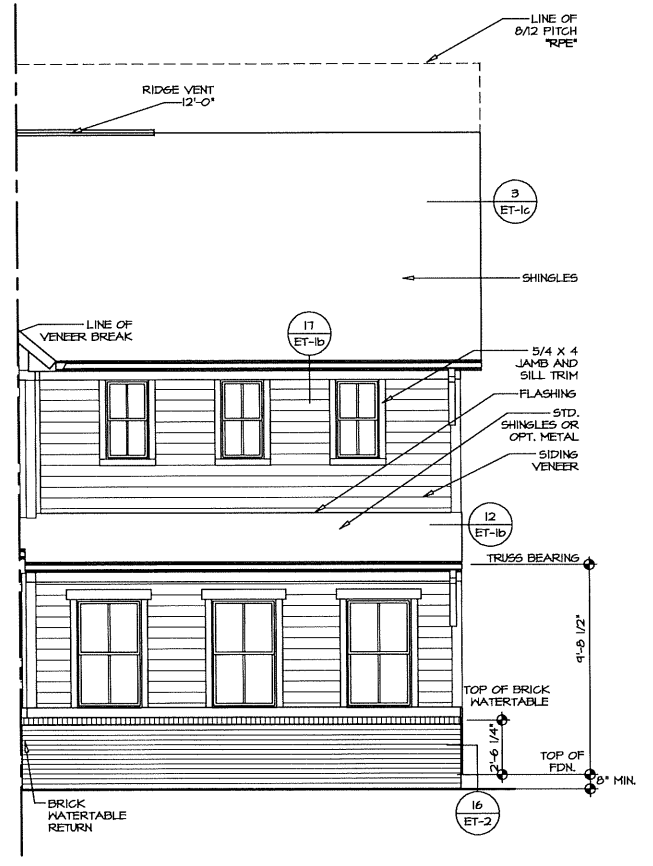
3 FRONT ELEVATION PARTIAL
SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY "SCF"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

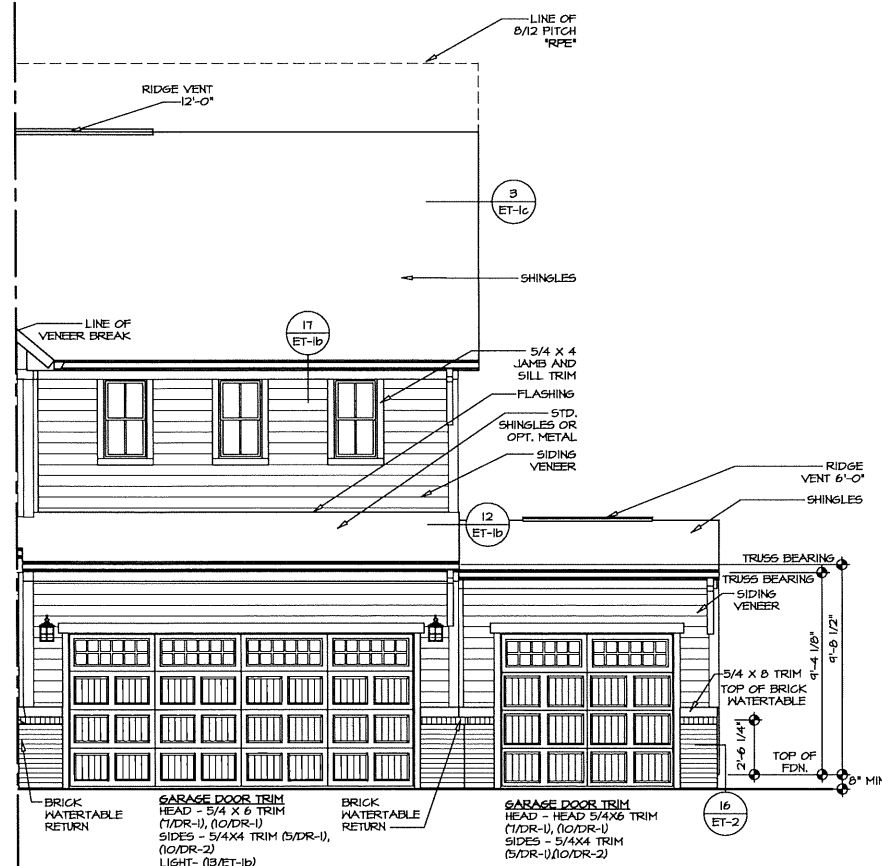
SHEET NO. A-1	MODEL LEHIGH	DRAWING TITLE FRONT ELEVATION	OPTION DESCRIPTION ELEVATION "C"	OPTION ELC	REV. NO.	DATE	REMARKS
<p><small>NVR, Inc., owner, expressly reserves the common law copyright and all other rights in and to the design and drawings herein. No part of this design and drawing may be reproduced, 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.</small></p>							
<p>NVR NVR, Inc. Architectural Services 5285 Westpark Drive, Suite 100 Frederick, MD 21703</p>							
<p>PROJECT: RYAN HOMES/LEHIGH LEHIGH_01A_SheetA_Master_Sat_Elevations 9 A-1 ELC_FRONT.dwg 04/02/18 - 6:25 am</p>							



1
A-1 **FRONT ELEVATION "K"**
SCALE: 1/4" = 1'-0"



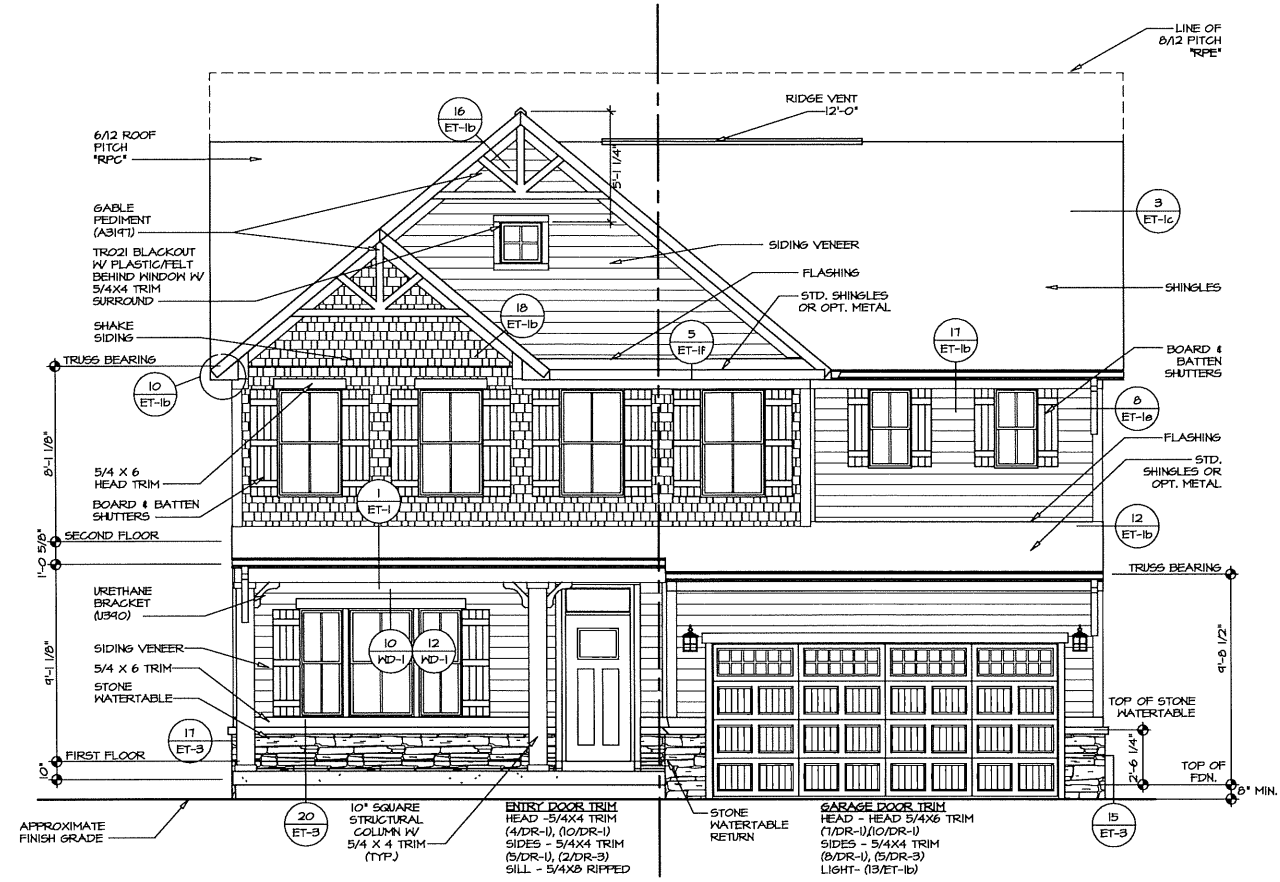
2
A-1 **FRONT ELEVATION PARTIAL**
SCALE: 1/4" = 1'-0" TWO CAR GARAGE SIDE ENTRY '600'



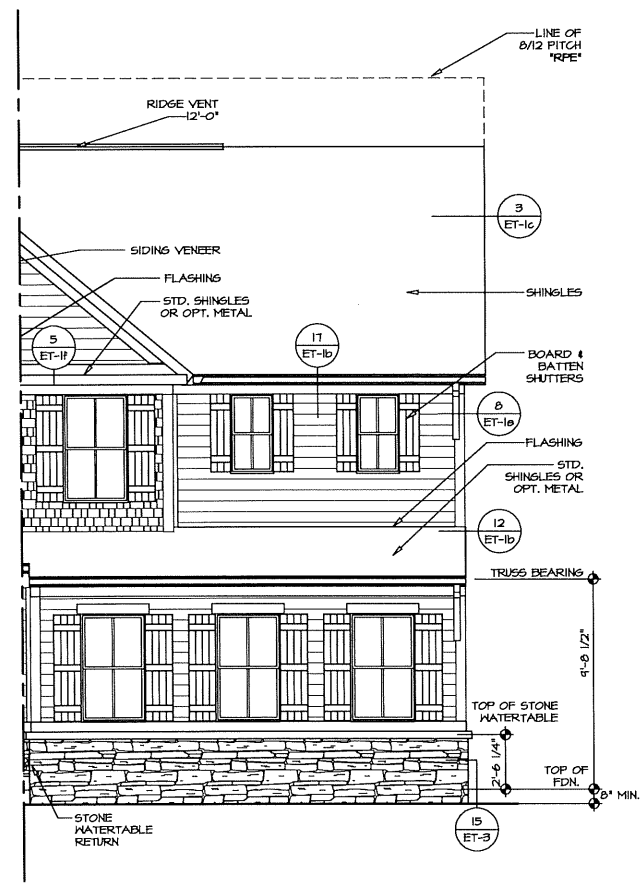
3
A-1 **FRONT ELEVATION PARTIAL**
SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY '600'

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

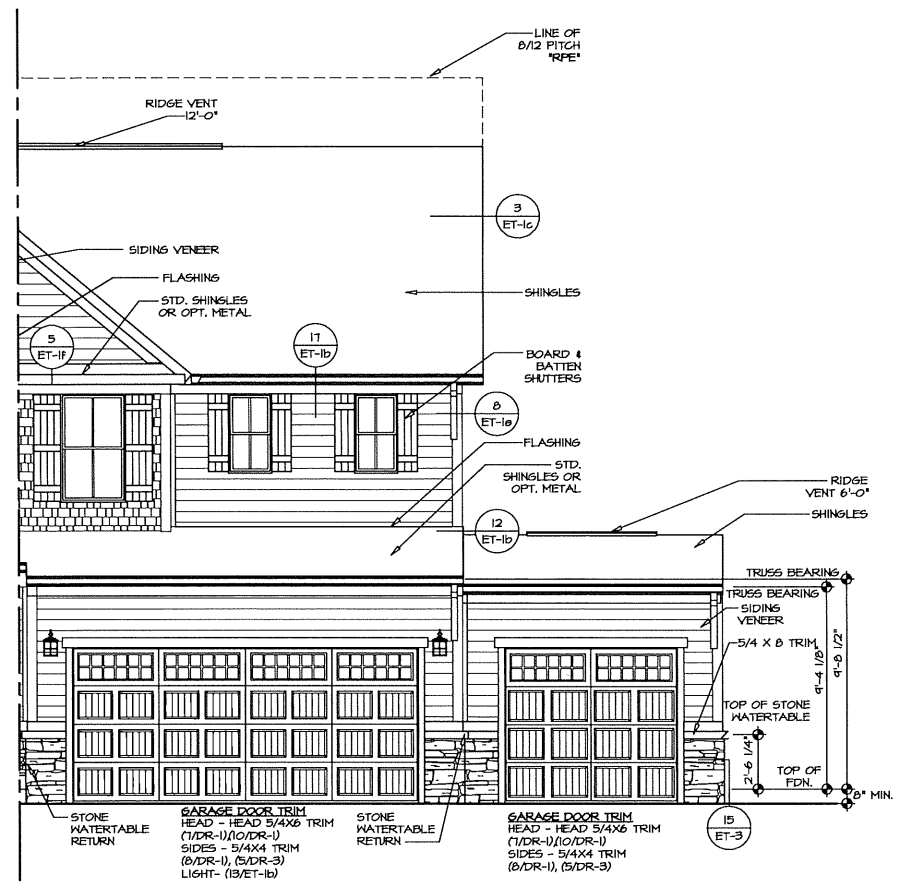
SHEET NO. A-1	MODEL LEIGH	SET NO. LGH00	REVISIONS
	DRAWING TITLE FRONT ELEVATION	VERSION 01	DATE
OPTION ELEVATION "K"	DATE 8/10/17	DESIGNED BY ALJ	DATE
OPTION 10	DATE	DATE	DATE
<p>PROJECT: RYAN/HOMES/LEIGH_01_SHEETS/Master_Sat/Elevations/10_A-1_ELK_FRONT.dwg 04/02/18 = 6:26 am</p>			
<p>NVR NVR, Inc. Architectural Services 5285 Westshore Drive, Suite 100 Frederick, MD 21703</p>			
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1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"




2 FRONT ELEVATION PARTIAL
SCALE: 1/4" = 1'-0" TWO CAR GARAGE SIDE ENTRY "600"



3 FRONT ELEVATION PARTIAL
SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY "600"

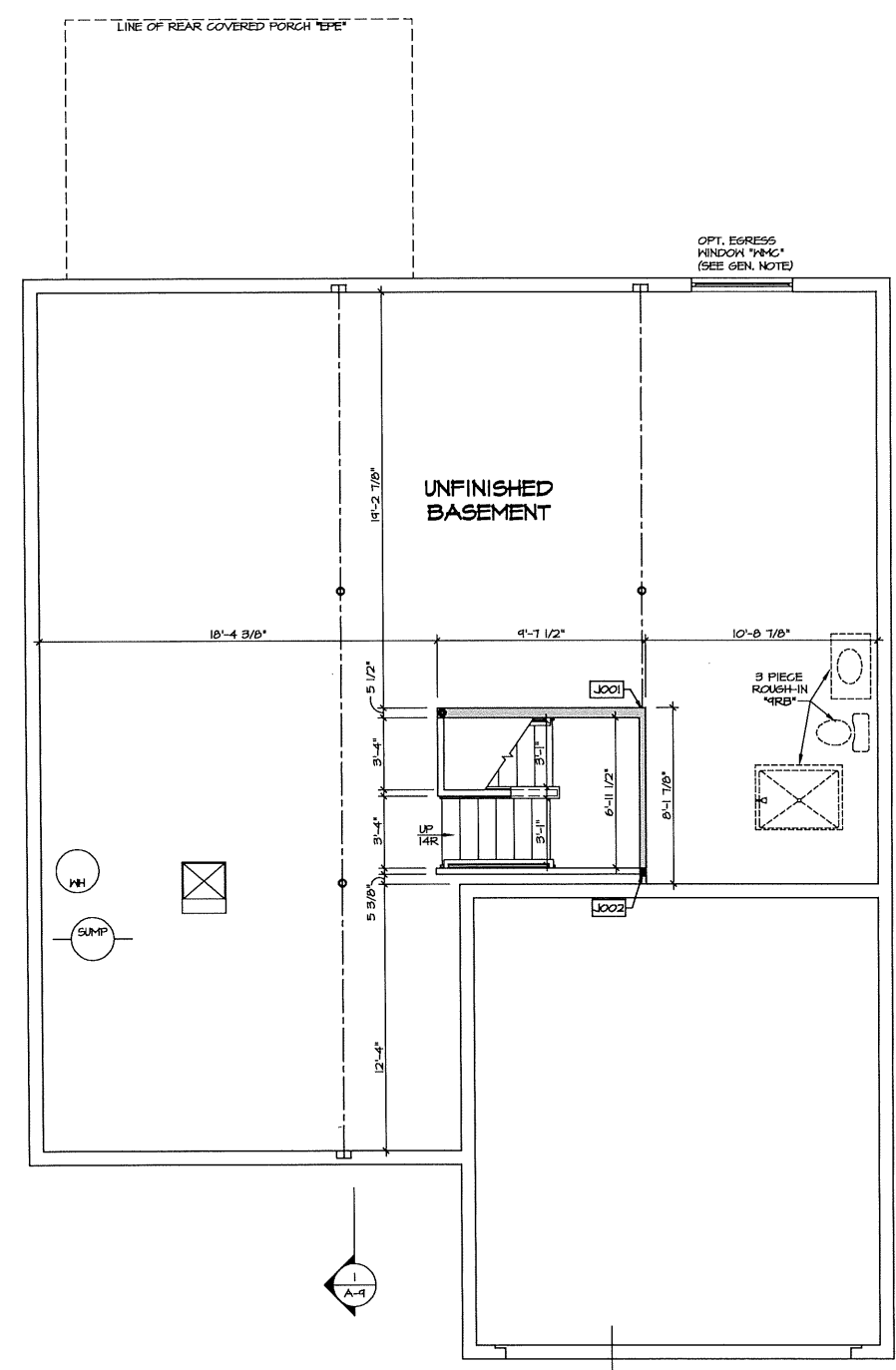
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

REMARKS	
REV. NO.	DATE
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 NVR, Inc. Architectural Services 5285 Washburn Drive, Suite 100 Frederick, MD 21703	
SET NO. LGH00	VERSION 01
DRAWN BY ALU	DATE: 8/10/17
OPTION ELL	OPTION ELL
MODEL LEHIGH	DRAWING TITLE FRONT ELEVATION
SHEET NO. A-1	OPTION DESCRIPTION ELEVATION "L"

PROJECTS\RYAN\HOMES\LEHIGH_LGH00_01\Sheets\Master_Sets\Elevations\11_A-1_ELL_FRONT.dwg 04/02/18 - 6:28 am

- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (N-2)
 - LVL NAILING SCHEDULE (N-1)
 - SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAMHEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



1
A-6
SCALE: 1/4" = 1'-0"

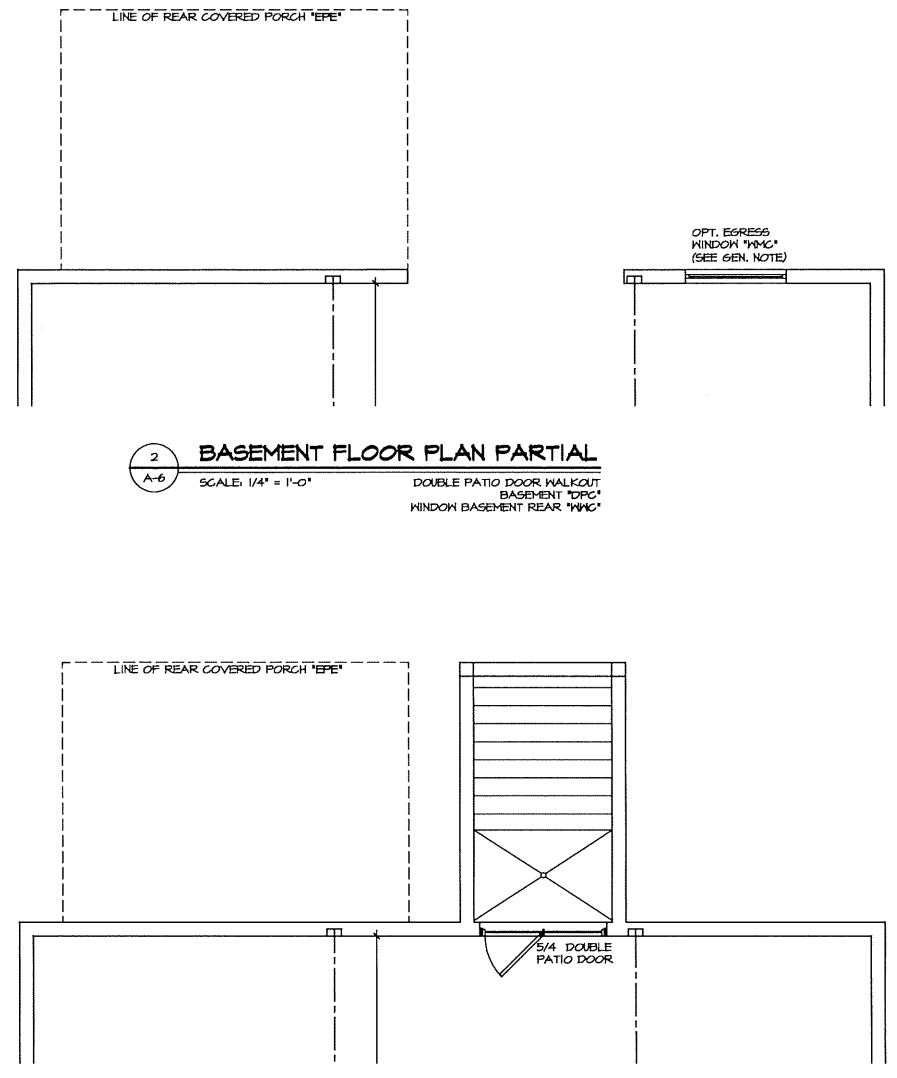
BASEMENT FLOOR PLAN

ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION K "ELK"
ELEVATION L "ELL"

5
A-6
SCALE: 1/4" = 1'-0"

BASEMENT FLOOR PLAN PARTIAL

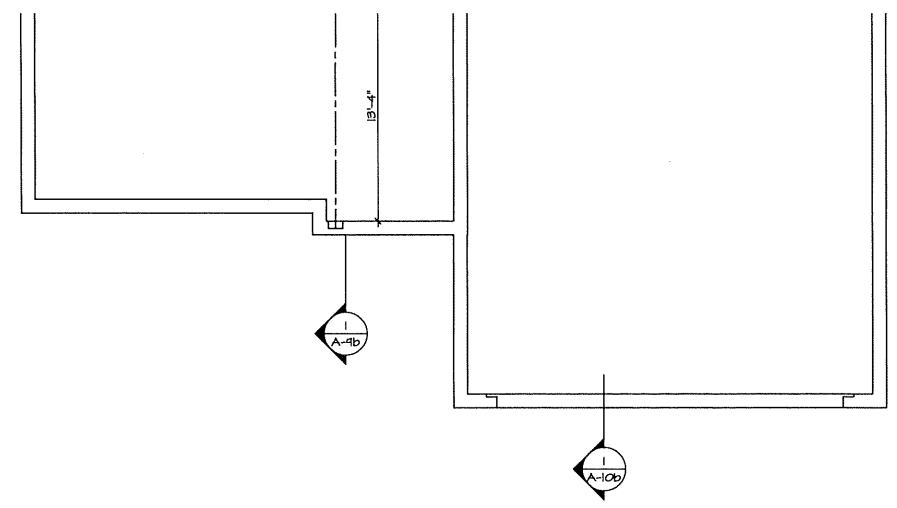
OPTIONAL TANKLESS WATER HEATER "HW", "HW"



3
A-6
SCALE: 1/4" = 1'-0"

BASEMENT FLOOR PLAN PARTIAL

DOUBLE PATIO DOOR AREAWAY HELLED EXIT "DGC"



4
A-6
SCALE: 1/4" = 1'-0"

BASEMENT FLOOR PLAN PARTIAL

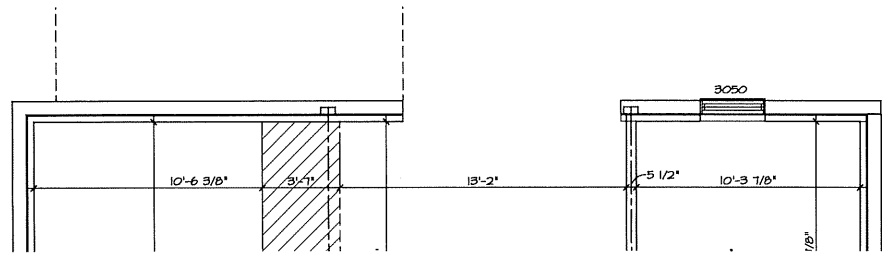
ELEVATION C "ELC"

SHEET NO. A-6	MODEL LEHIGH	SET NO. LGHO0	REVISIONS
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01 DRAWN BY ALJ	REV. NO. DATE
OPTION DESCRIPTION UNFINISHED BASEMENT	DATE: 8/11/17	OPTION MEC	REMARKS
28	PROJECT: RYAN/HOMES/LEHIGH LGHO0_01/Sheet/Master_Sat/Basement_Floor_Plan/28 A-6 BSMT_MEC.dwg 04/02/18 - 6:30 am		

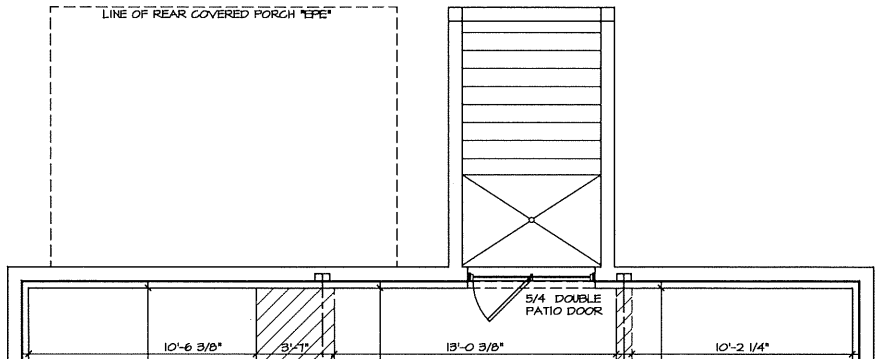
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2 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
DOUBLE PATIO DOOR WALKOUT
BASEMENT "DFC"



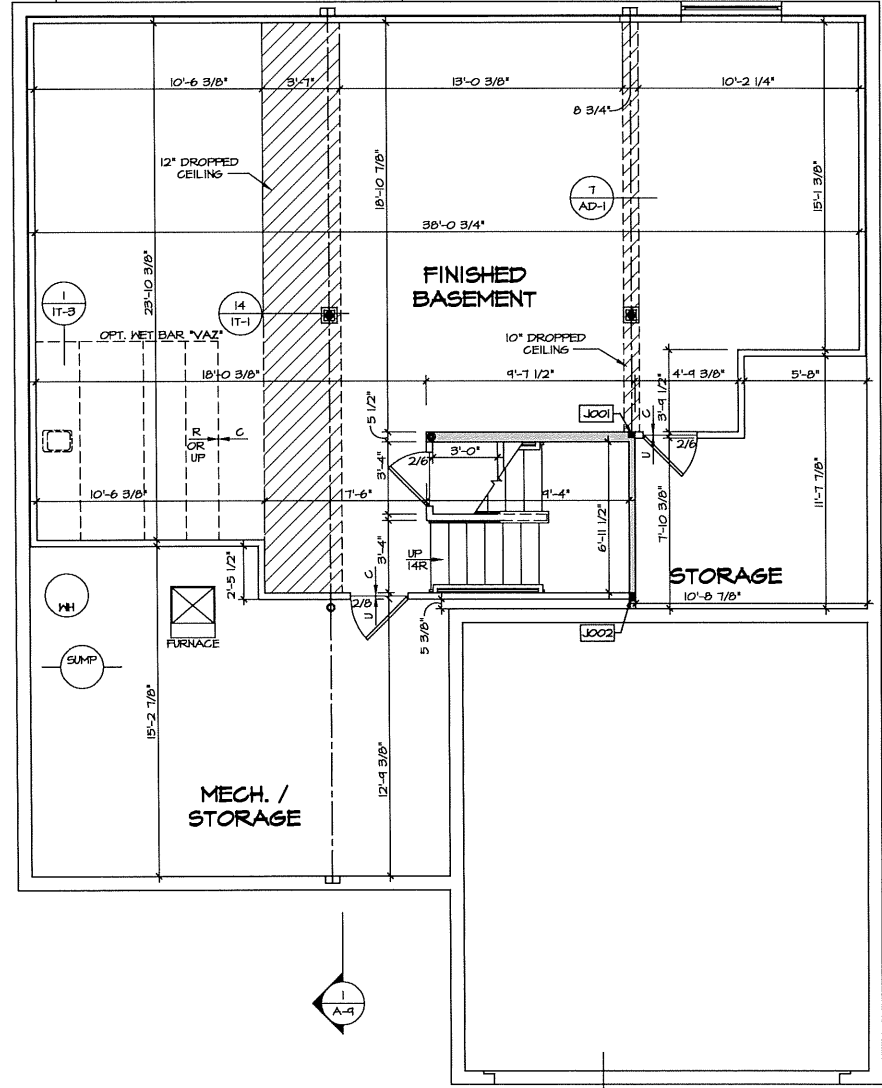
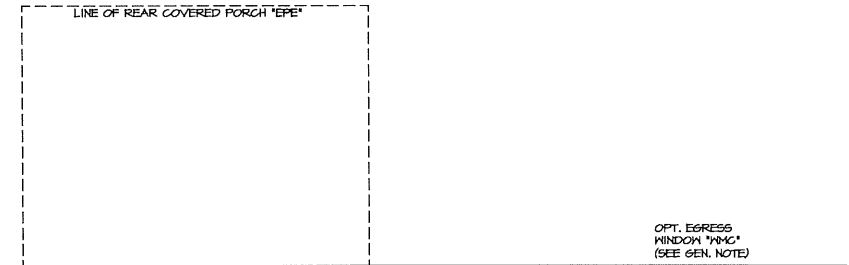
3 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
DOUBLE PATIO DOOR AREAWAY
WELLED EXIT "DFC"
WINDOW BASEMENT REAR "WVC"

NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR
ADDITIONAL INFORMATION.

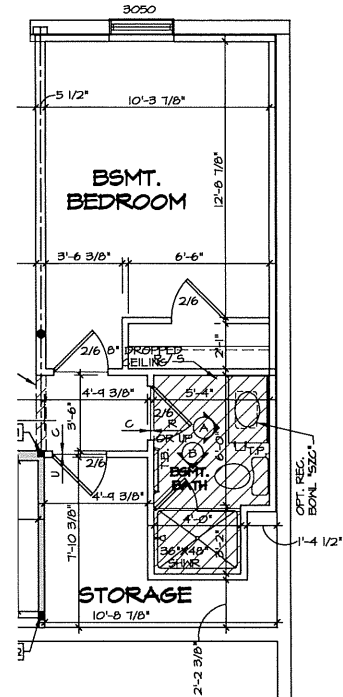
LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

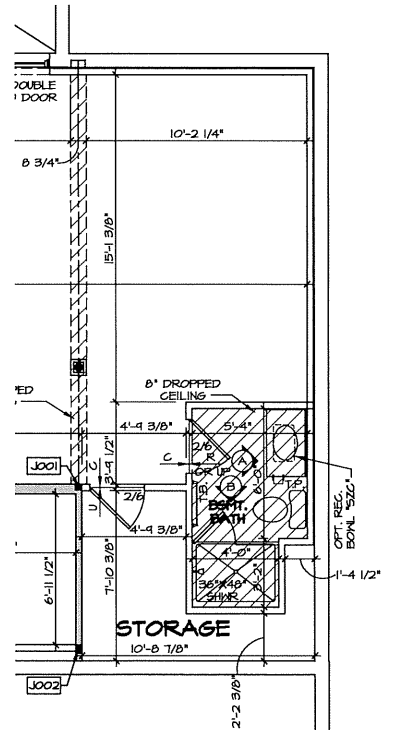
SEE FC DETAILS FOR FRAMING CONNECTORS



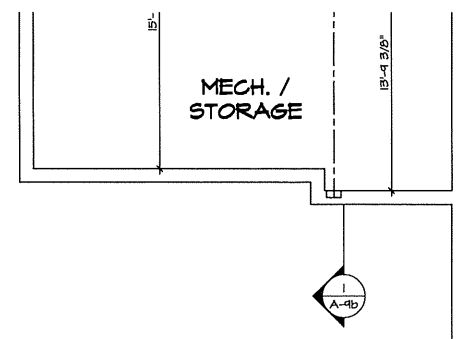
1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION K "ELK"
ELEVATION L "ELL"



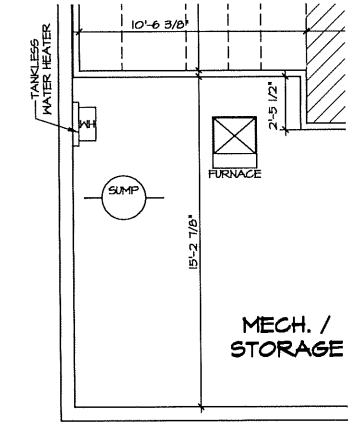
4 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
ONE BEDROOM BASEMENT "BAC"
BASEMENT BATHROOM SHOWER "ABE"
WINDOW BASEMENT REAR "WVC"



5 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
BASEMENT BATHROOM SHOWER "ABE"



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



7 BASEMENT FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0"
OPTIONAL TANKLESS WATER HEATER "THV", "THH"

REMARKS

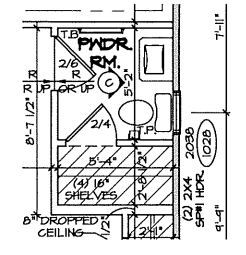
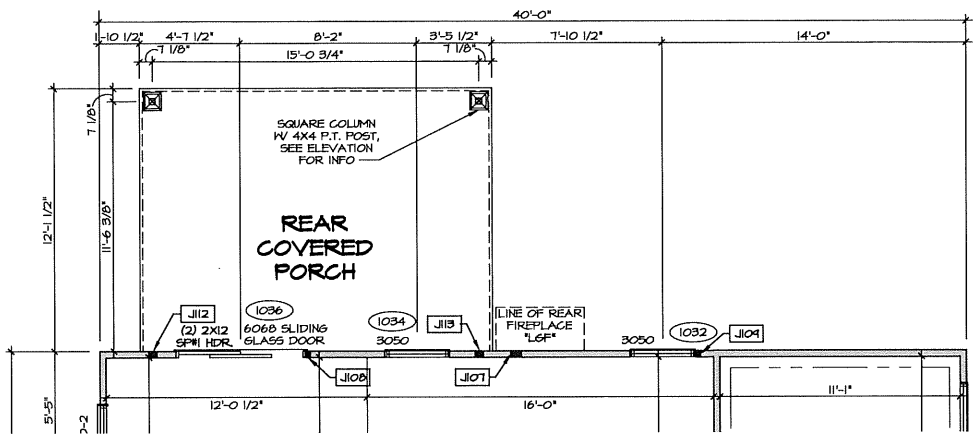
REV. NO. DATE

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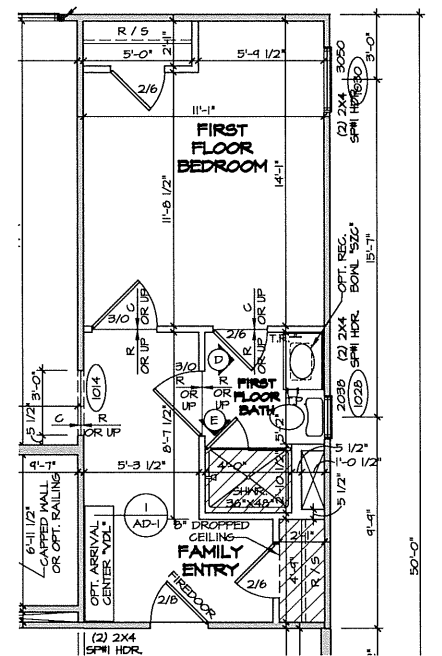
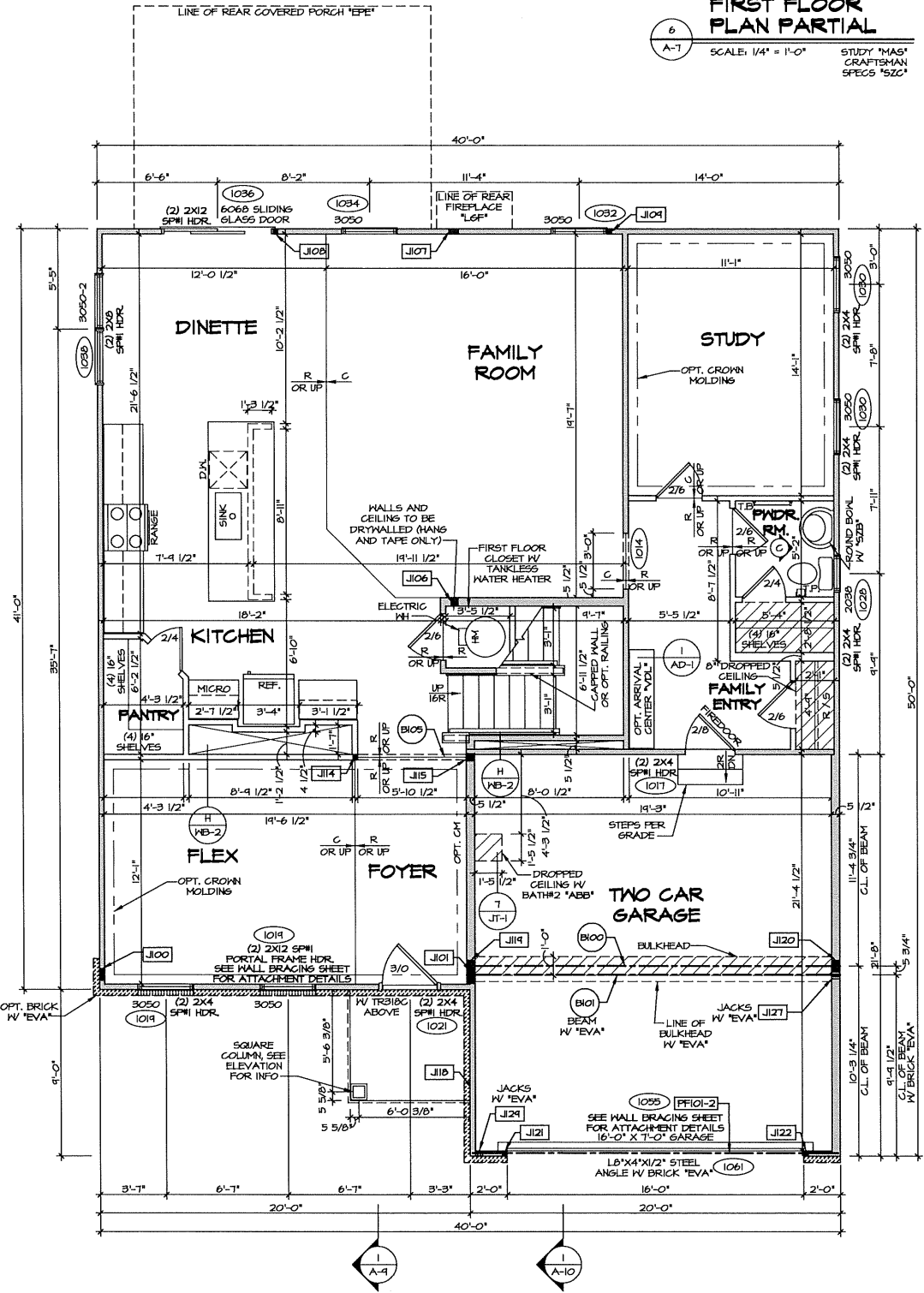
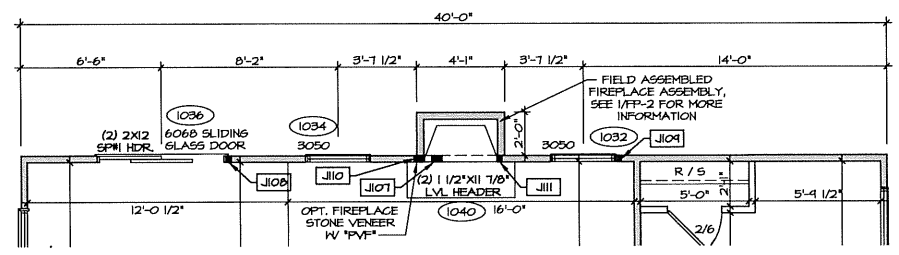
MODEL	LEHIGH
VERSION	01
DRAWN BY	ALU
DATE	8/11/17
OPTION	MAC
DRAWING TITLE	BASEMENT FLOOR PLAN
OPTION DESCRIPTION	FINISHED BASEMENT
SHEET NO.	A-6
	29

- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (N-2)
 - L.V.L. NAILING SCHEDULE (N-1)
 - SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

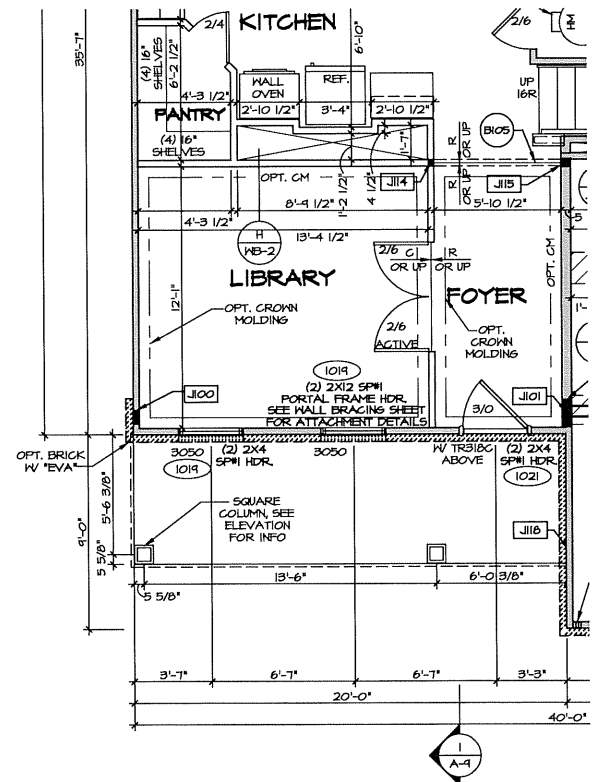
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - L.V.L.
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



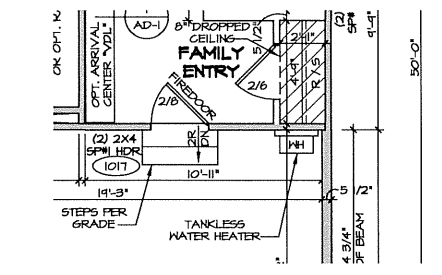
FIRST FLOOR PLAN PARTIAL



FIRST FLOOR PLAN PARTIAL



FIRST FLOOR PLAN PARTIAL



FIRST FLOOR PLAN PARTIAL

REV. NO. DATE

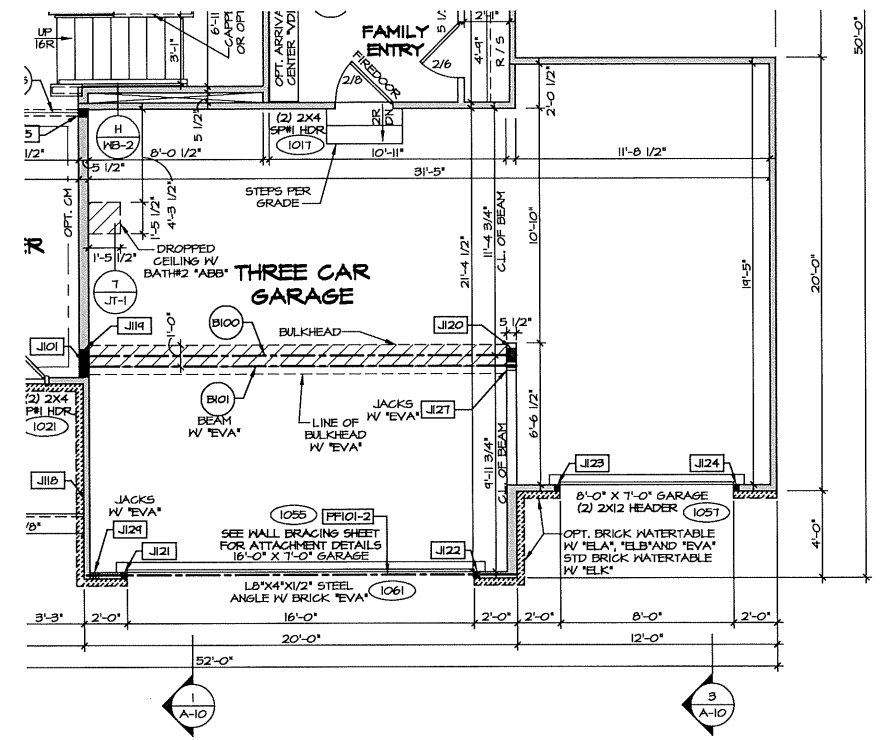
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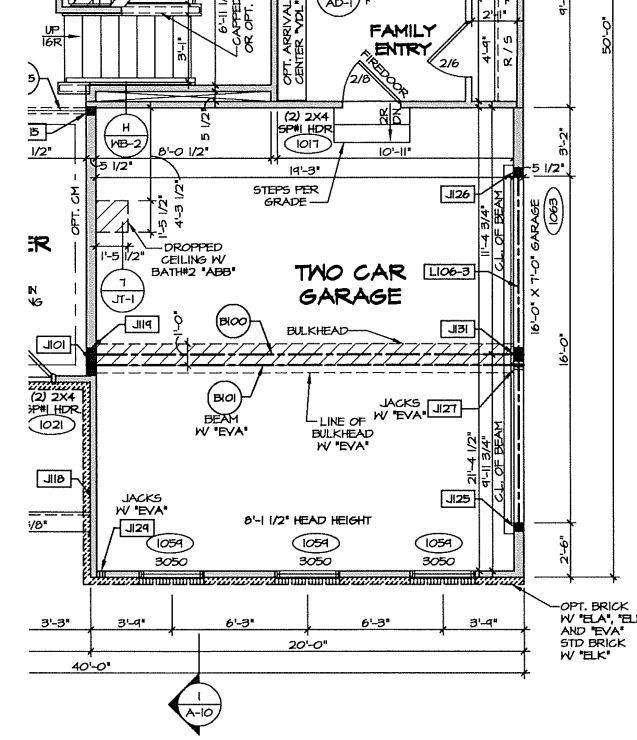
SET NO. LGH00
VERSION 01
DRAWN BY AKS
DATE: 8/17/17
OPTION
FCA
FSA

MODEL
LEHIGH
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION
CEMENT SPACE FOUNDATION
SLAB FOUNDATION

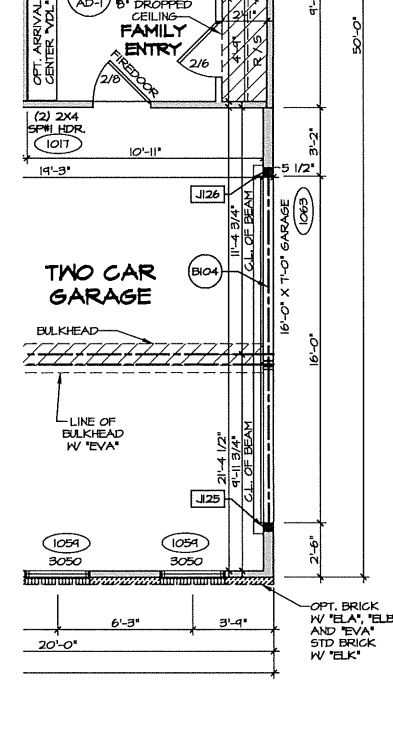
SHEET NO.
A-7
31



6 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE '60C'
SHOWN W/ ELEVATION A 'ELA'

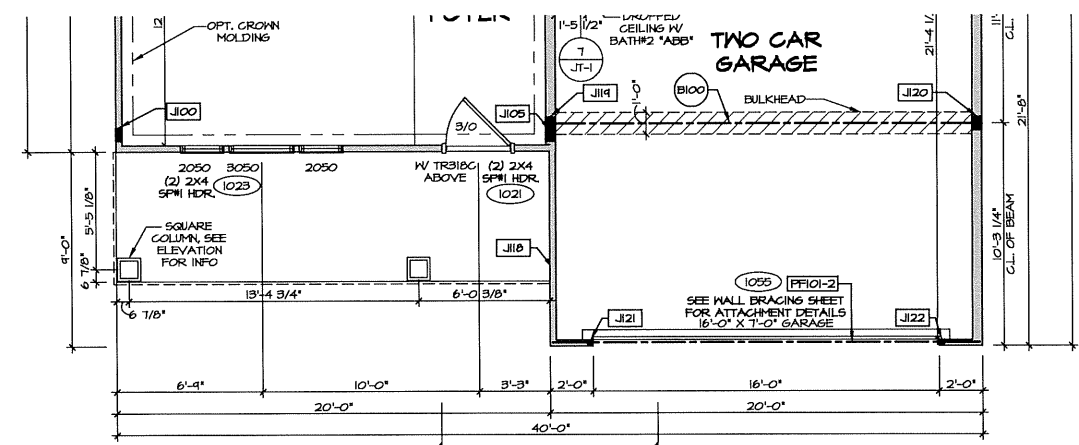


5 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE '60C'
SHOWN W/ ELEVATION A 'ELA'
FULL BASEMENT FOUNDATION 'FBA'
GRAVEL SPACE FOUNDATION 'FCA'

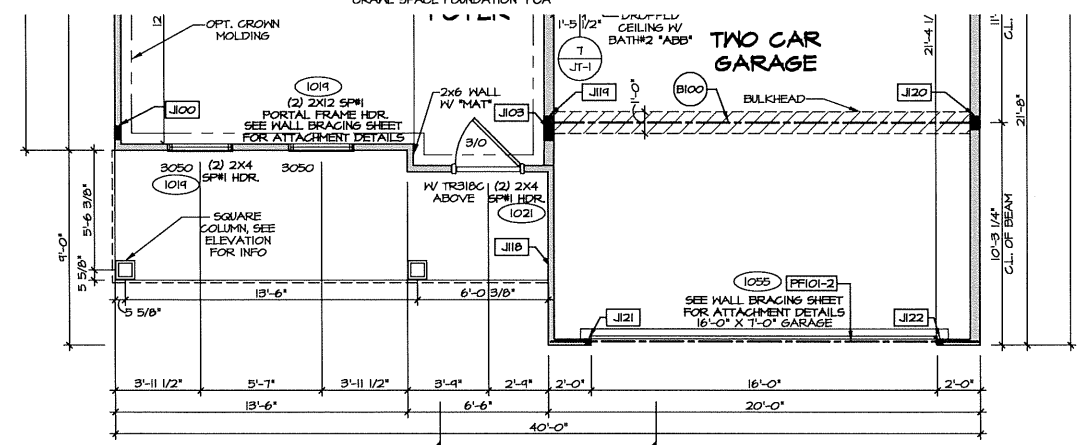


7 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE '60C'
SHOWN W/ ELEVATION A 'ELA'
SLAB FOUNDATION 'FSA'

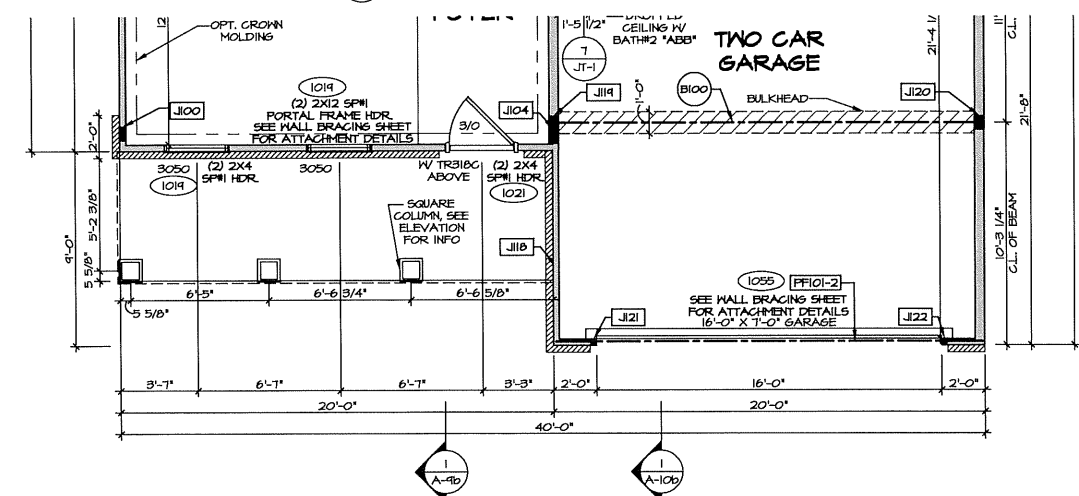
- NOTES:**
1. GENERAL NOTES (N-1)
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)
 4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM-HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



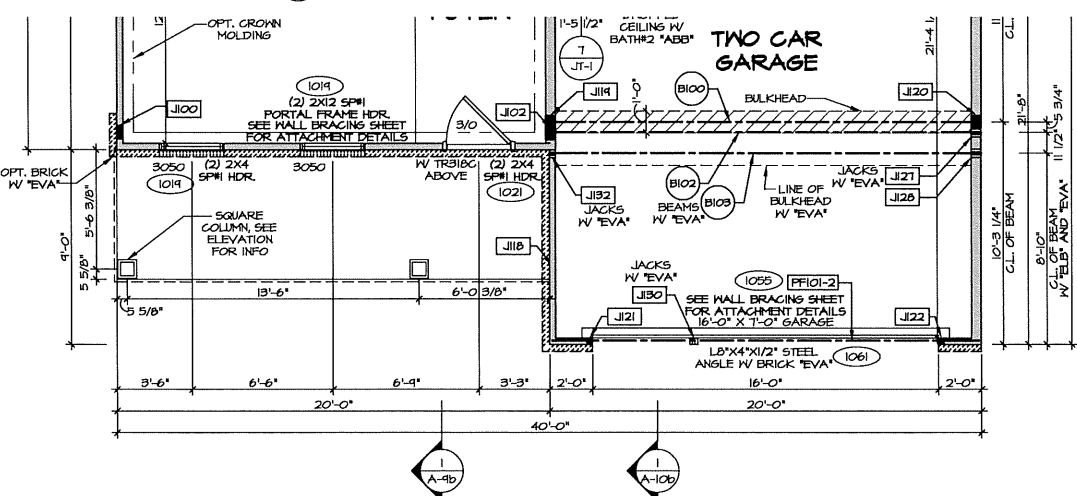
4 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION I 'ELA'



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



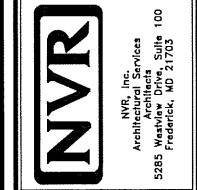
3 FIRST FLOOR PLAN PARTIAL
SCALE: 1/4" = 1'-0" ELEVATION K 'ELK'



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

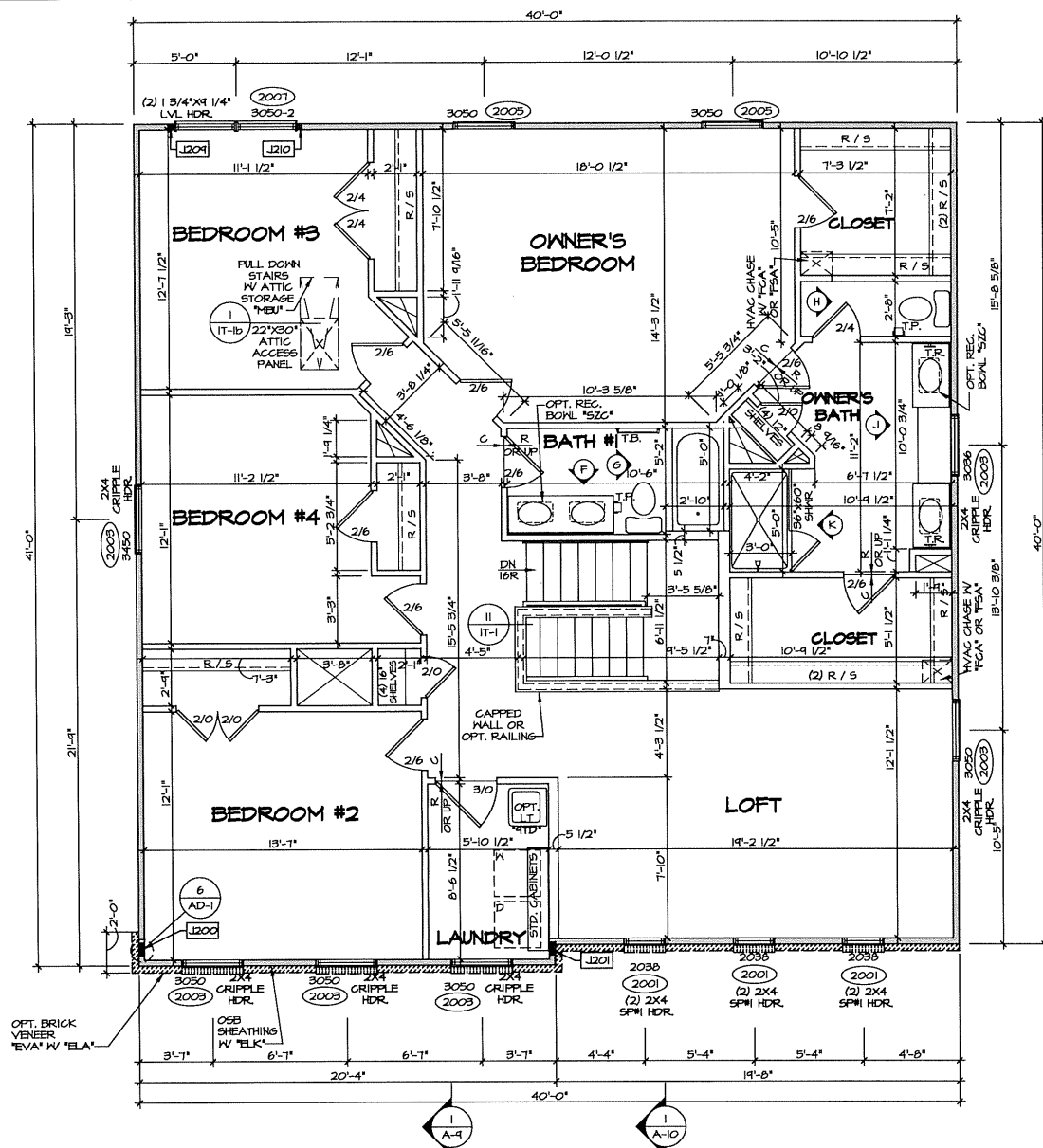
REV. NO.	DATE	REMARKS

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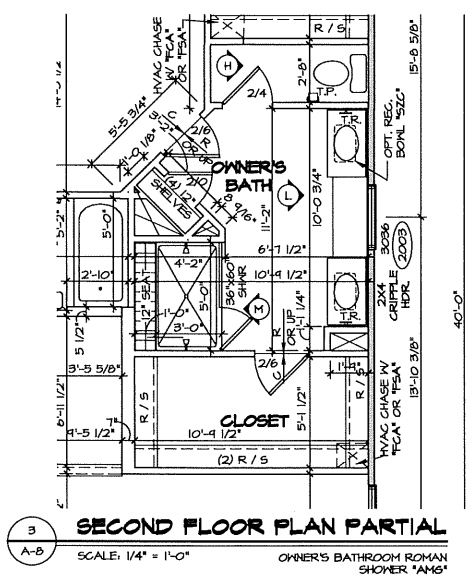


SET NO. L6400
VERSION 01
DRAWN BY AKS
DATE: 8/17/17
OPTION
ELEV. ELC, ELK, ELL
GCC
GCC

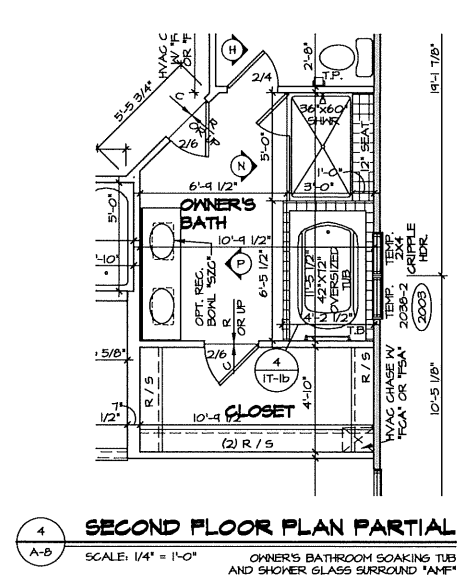
SHEET NO. A-7D
MOBEL LEHIGH
DRAWING TITLE FIRST FLOOR PLAN PARTIAL
OPTION DESCRIPTION
ELEVATION B, C, K, L
TWO CAR SIDE ENTRY GARAGE
THREE CAR FRONT ENTRY GARAGE



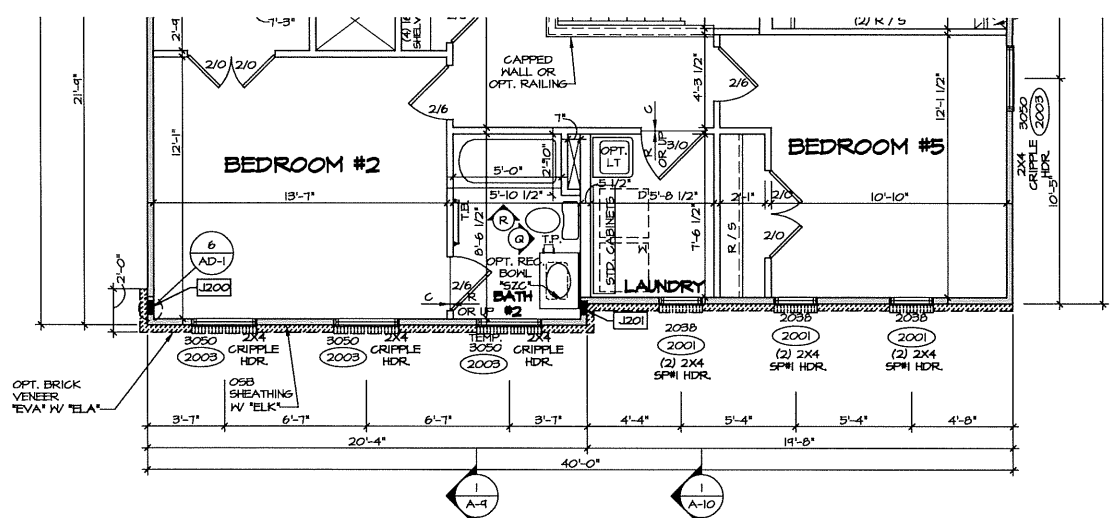
1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION A "ELA"
 ELEVATION K "ELK"
 FOUR BEDROOM W/ LOFT "BDH"
 OWNER'S BATHROOM SHOWER "AMA"



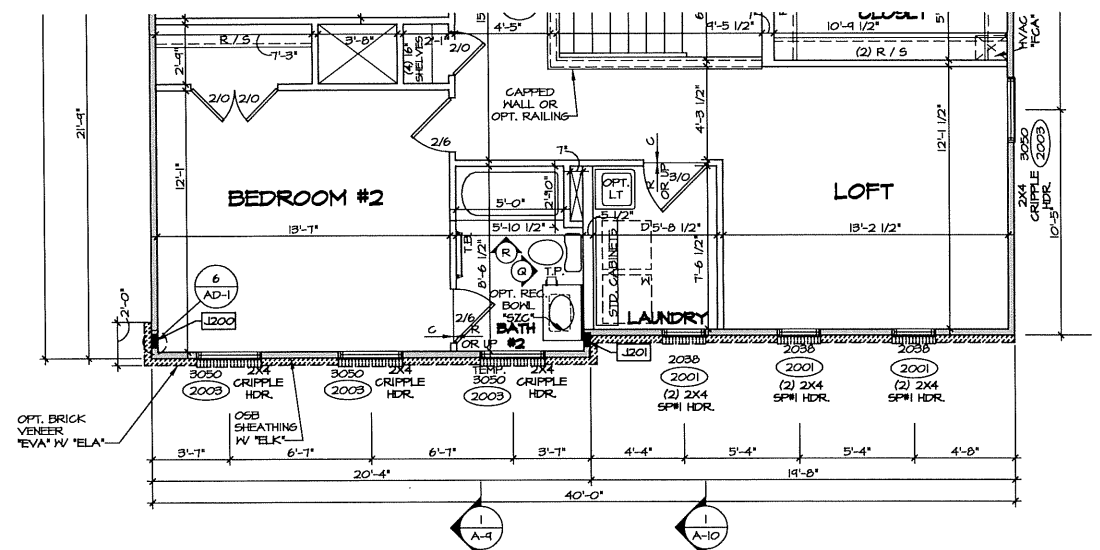
3 SECOND FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OWNER'S BATHROOM ROMAN SHOWER "AMA"



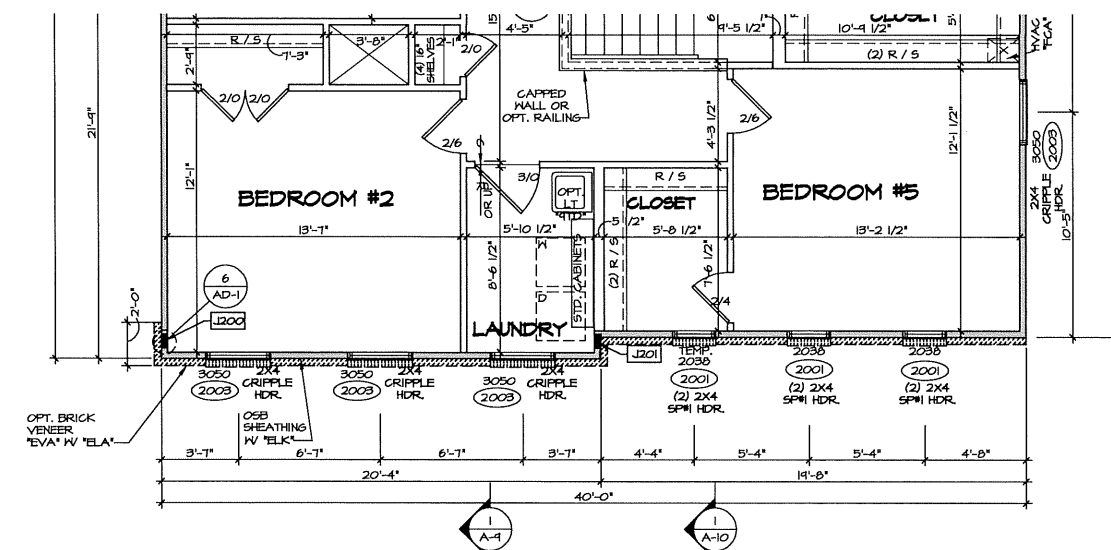
4 SECOND FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 OWNER'S BATHROOM SOAKING TUB AND SHOWER GLASS SURROUND "AMF"



5 SECOND FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 ELEVATION A "ELA"
 ELEVATION K "ELK"
 FIVE BEDROOM "BEB"
 BATHROOM #2 STANDARD TUB "ABB"



2 SECOND FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 ELEVATION A "ELA"
 ELEVATION K "ELK"
 FOUR BEDROOM W/ LOFT "BDH"
 BATHROOM #2 STANDARD TUB "ABB"

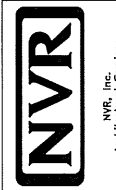


6 SECOND FLOOR PLAN PARTIAL
 SCALE: 1/4" = 1'-0"
 ELEVATION A "ELA"
 ELEVATION K "ELK"
 FIVE BEDROOM "BEB"

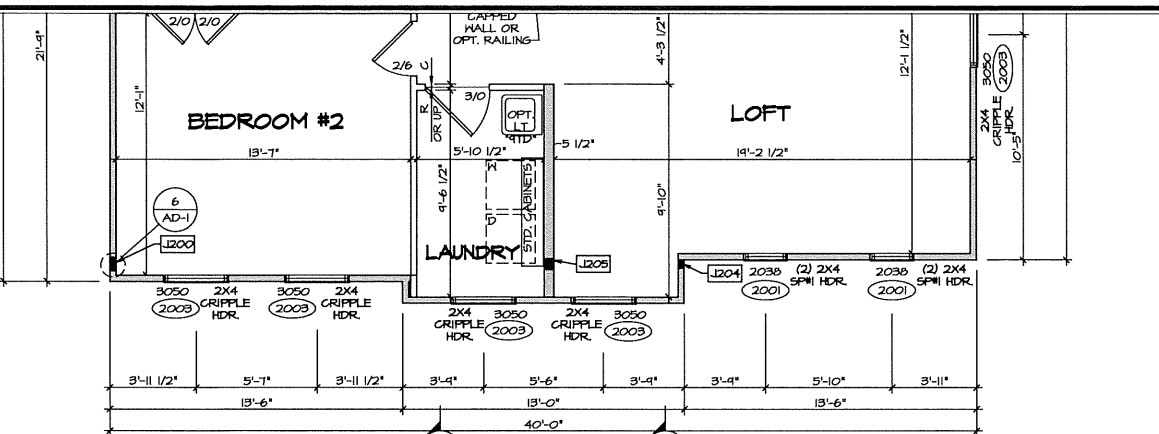
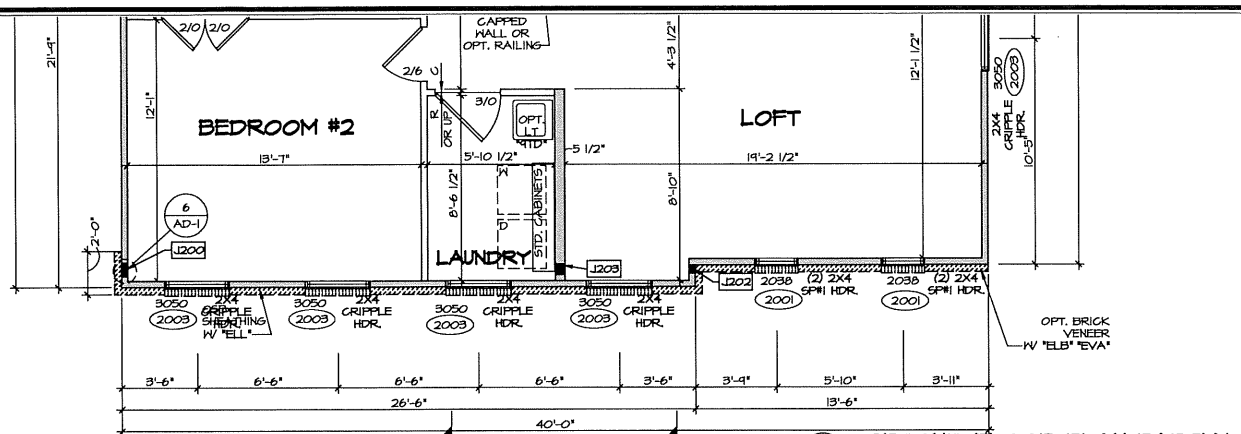
- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (N-2)
 - LVL RAILING SCHEDULE (N-1)
 - SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

REV. NO. DATE

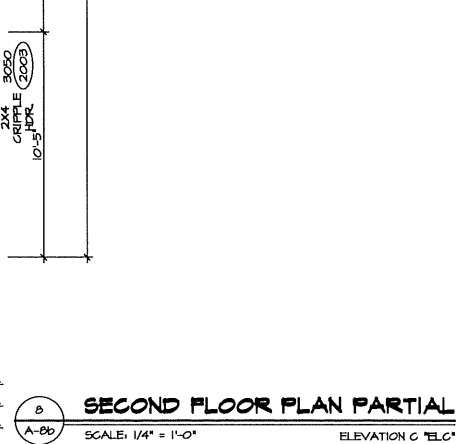
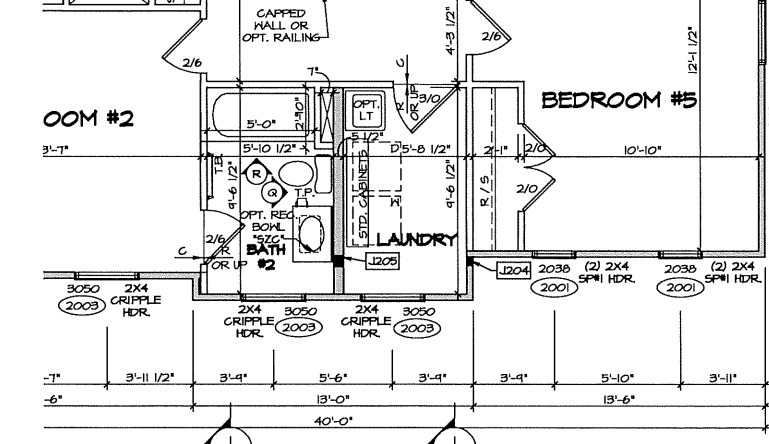
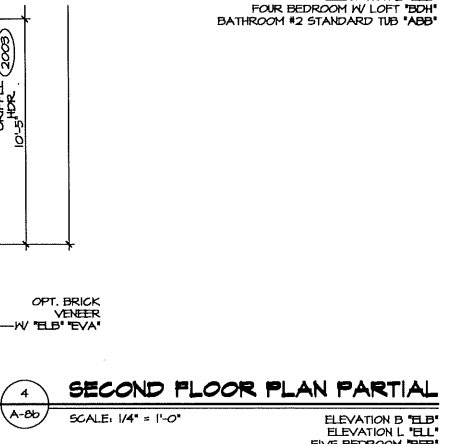
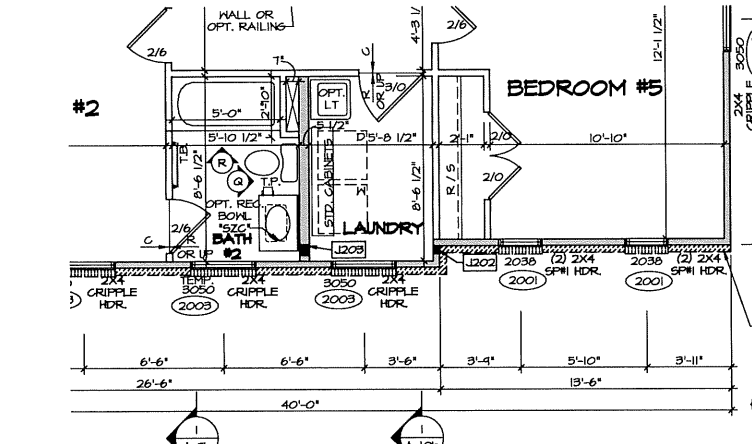
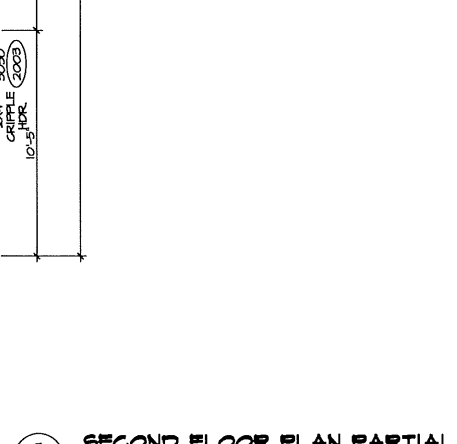
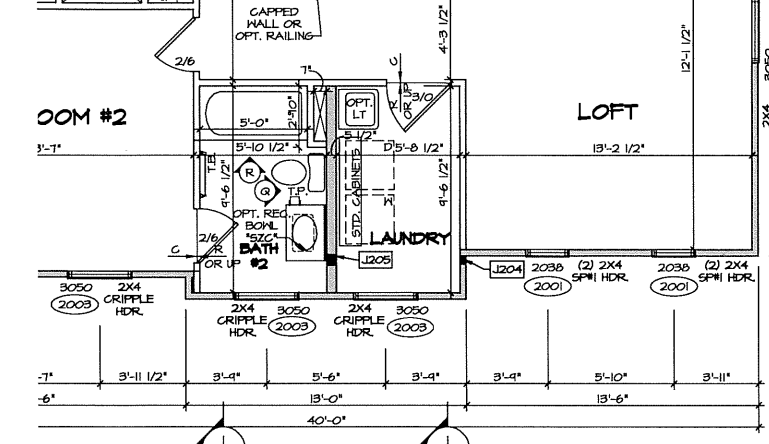
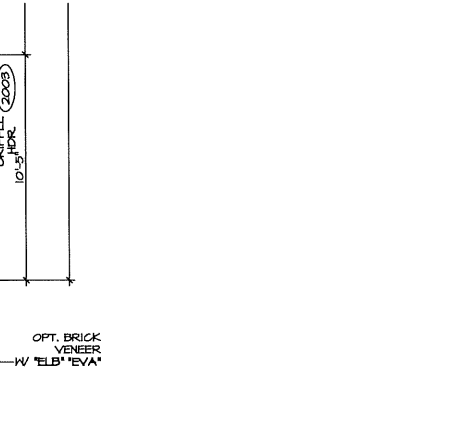
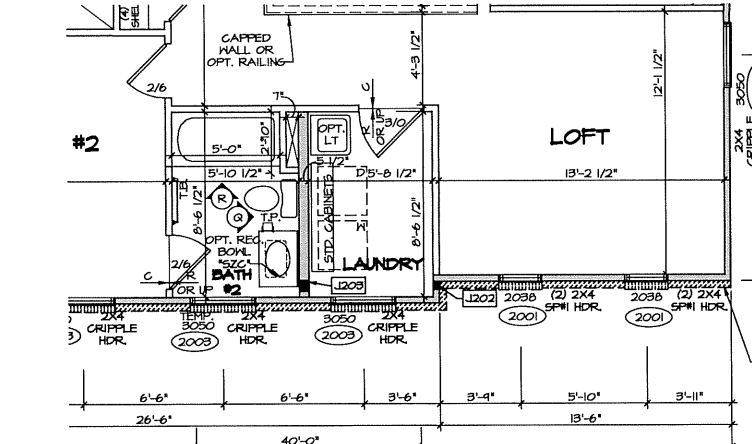
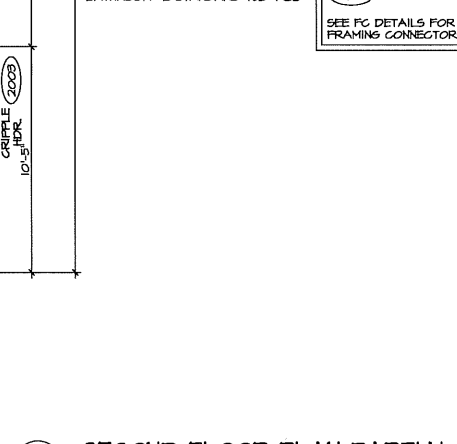
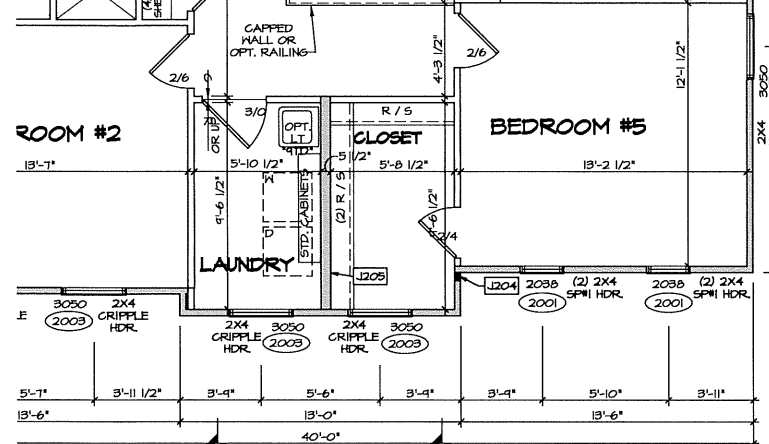
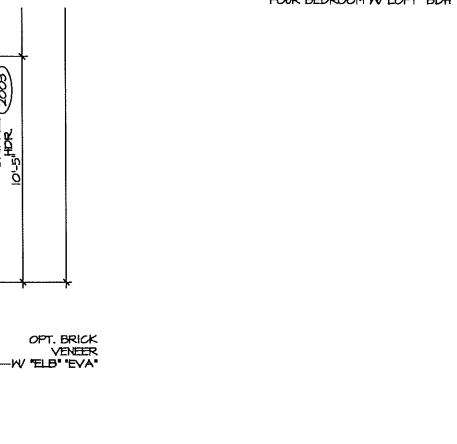
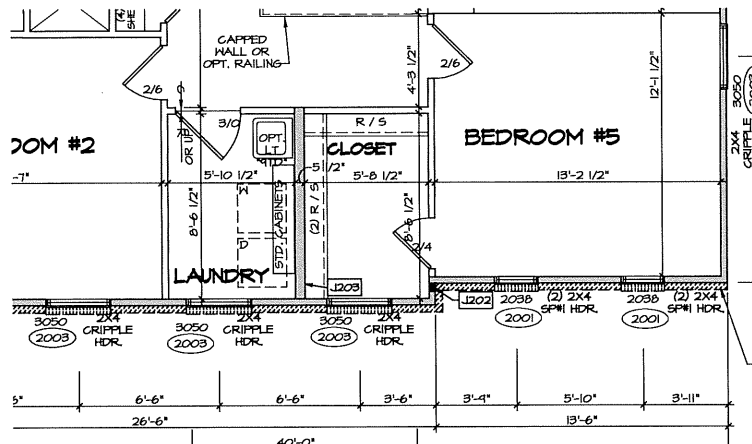
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SHEET NO.	MODEL	SET NO.	VERSION	DATE:	OPTION
A-8	LEHIGH	LGH00	01	8/14/17	
	DRAWN BY	ALLU			
	TITLE	SECOND FLOOR PLAN			
	DESCRIPTION				



- NOTES:**
- GENERAL NOTES (N-U)
 - SCHEDULES (N-2)
 - LVL RAILING SCHEDULE (N-U)
 - SEE GENERAL NOTES (N-U) FOR ADDITIONAL INFORMATION.
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



REV. NO. DATE

REMARKS

SET NO. LGH00
 VERSION 01
 DRAWN BY ALLU
 DATE: 8/14/17
 OPTION
 ELEV B
 ELEV L
 ELEV C

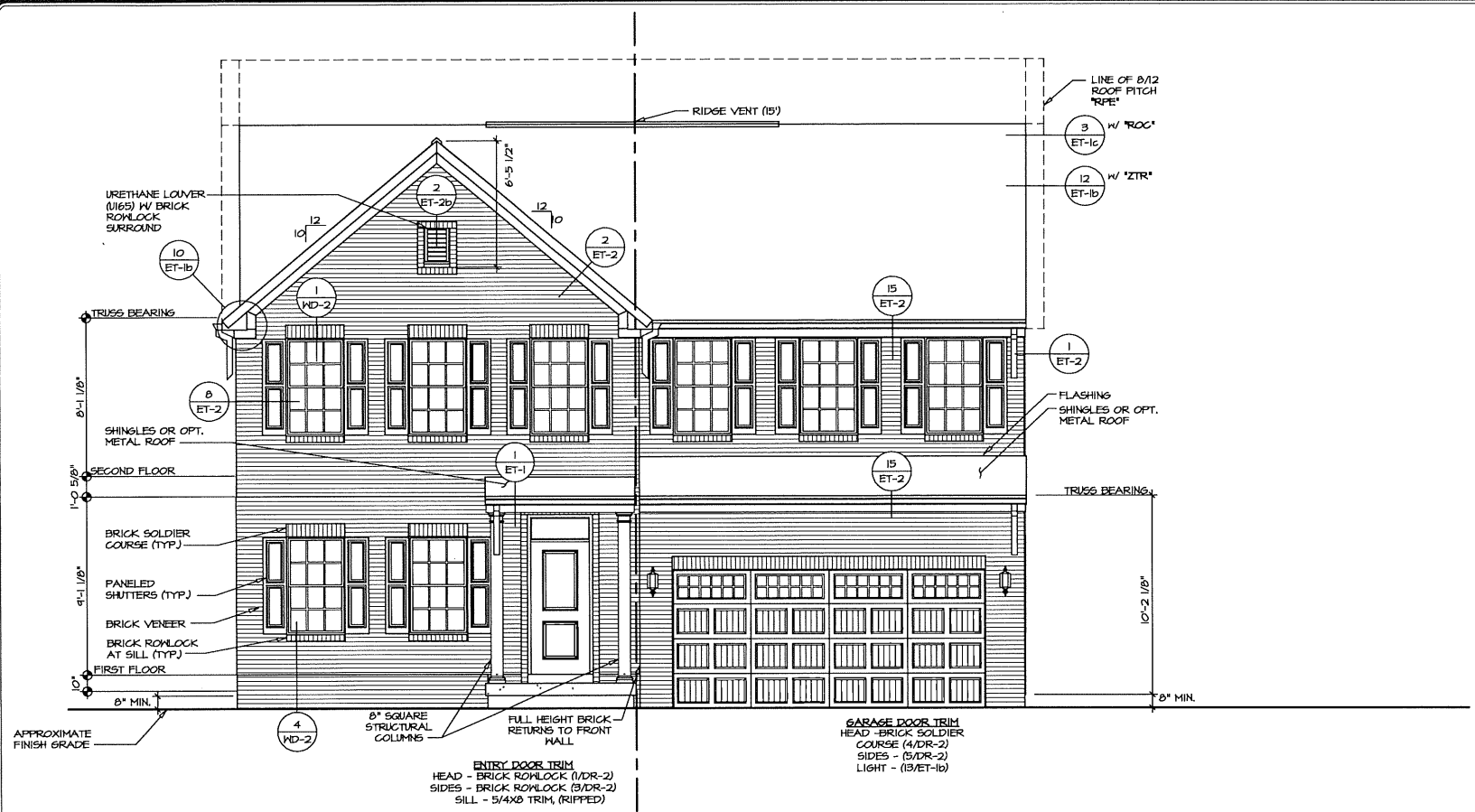
MODEL: LEHIGH
 DRAWING TITLE: SECOND FLOOR PLAN PARTIAL
 OPTION DESCRIPTION: ELEVATION B, ELEVATION L, ELEVATION C

SHEET NO. A-8b
 34

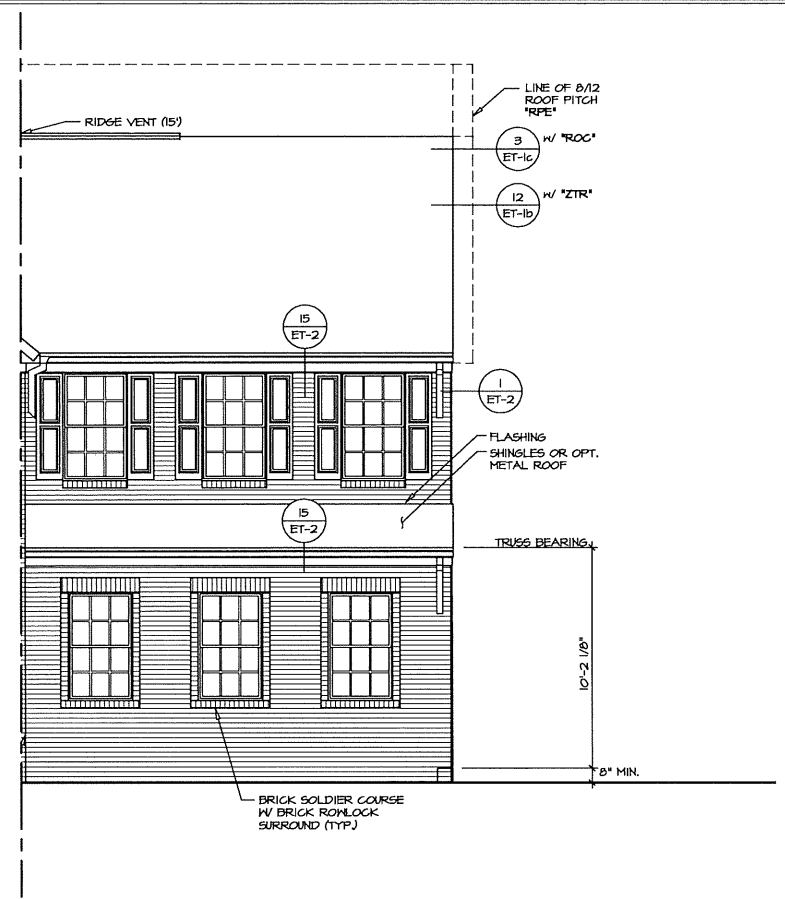
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PROJECT: RYANHOMES/LEHIGH_LGH00_01A/SHREWS/Master_Spt/Second Floor_Plan_A-8b_Plan_ELEV.dwg 04/02/18 - 6:31 AM

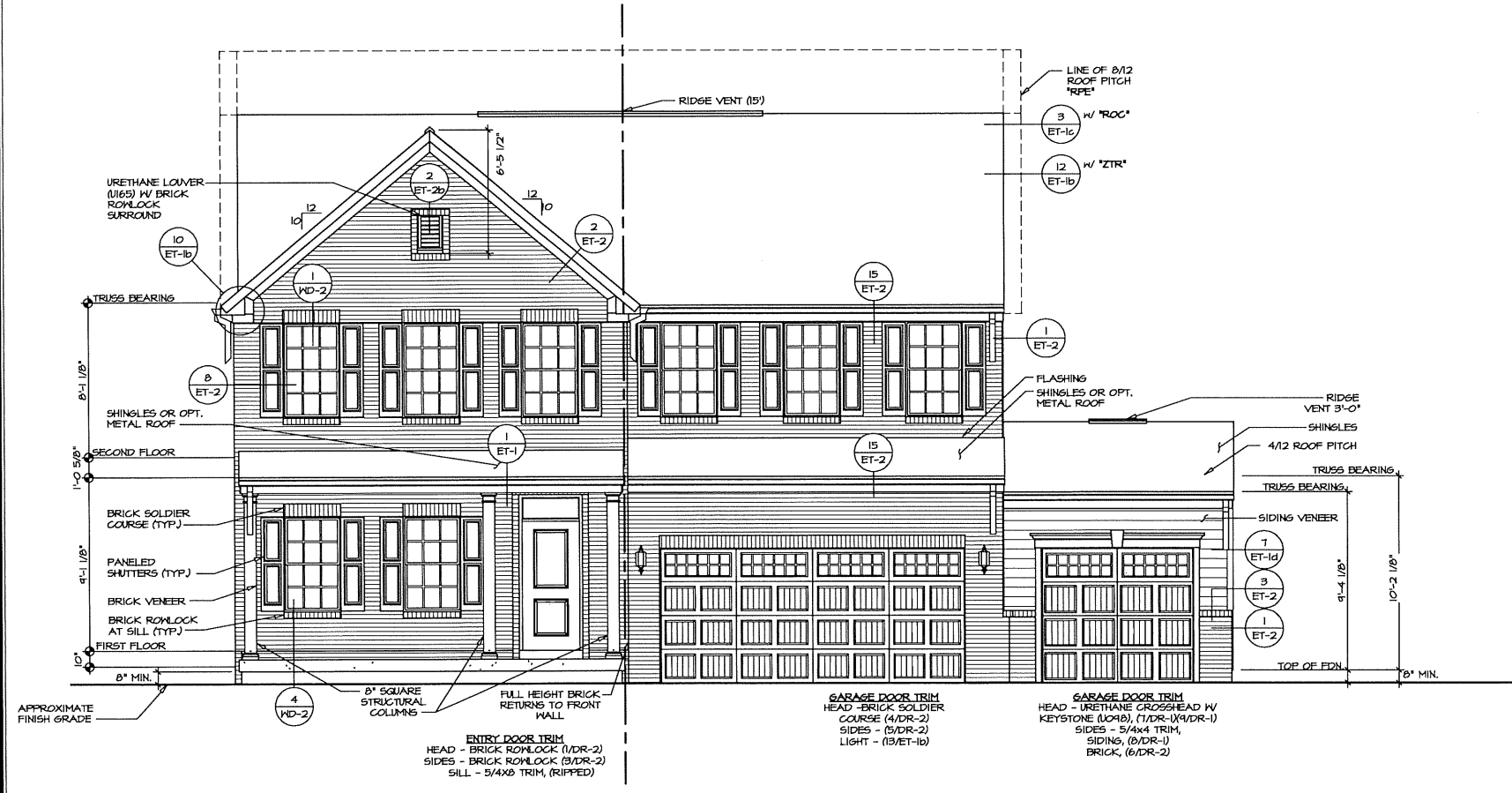
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



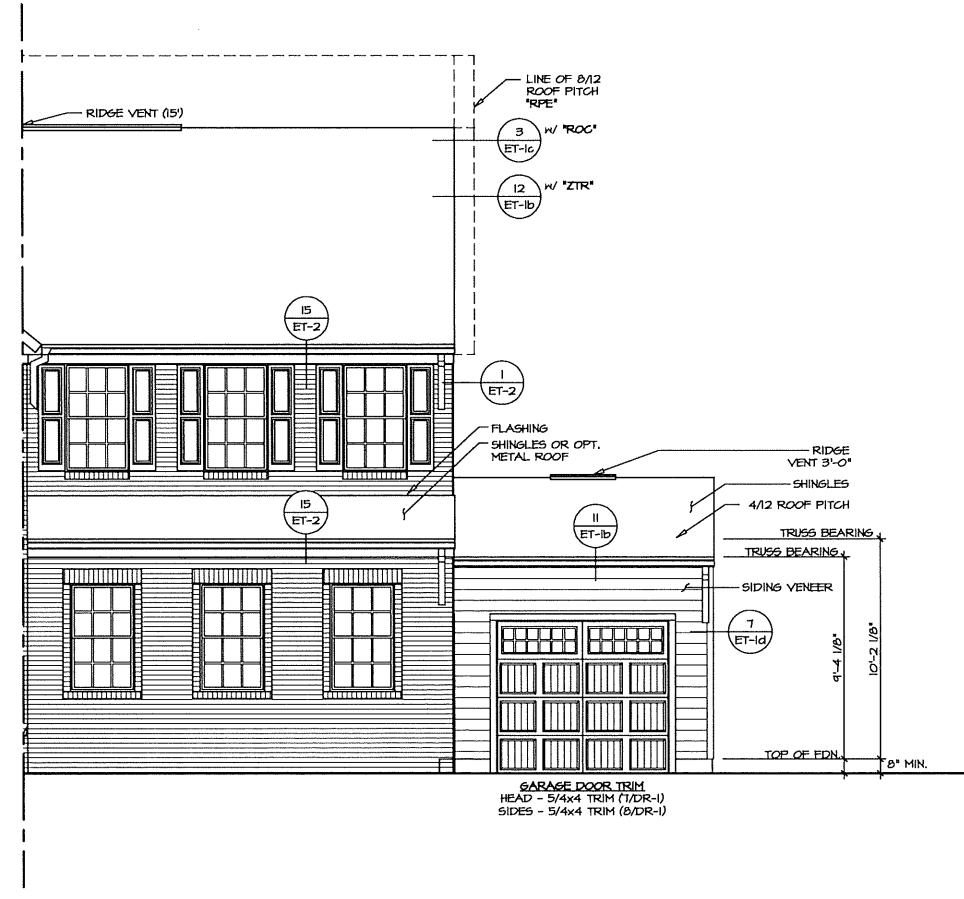
1
A-1
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE FRONT "6CB"



2
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - SIDE ENTRY "6CC"



3
A-1
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
FULL FRONT PORCH "6FA"
THREE CAR GARAGE - FRONT ENTRY "6CF"



4
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - SIDE ENTRY "6CC"
ONE CAR SIDE ATTACHED GARAGE "6AA"

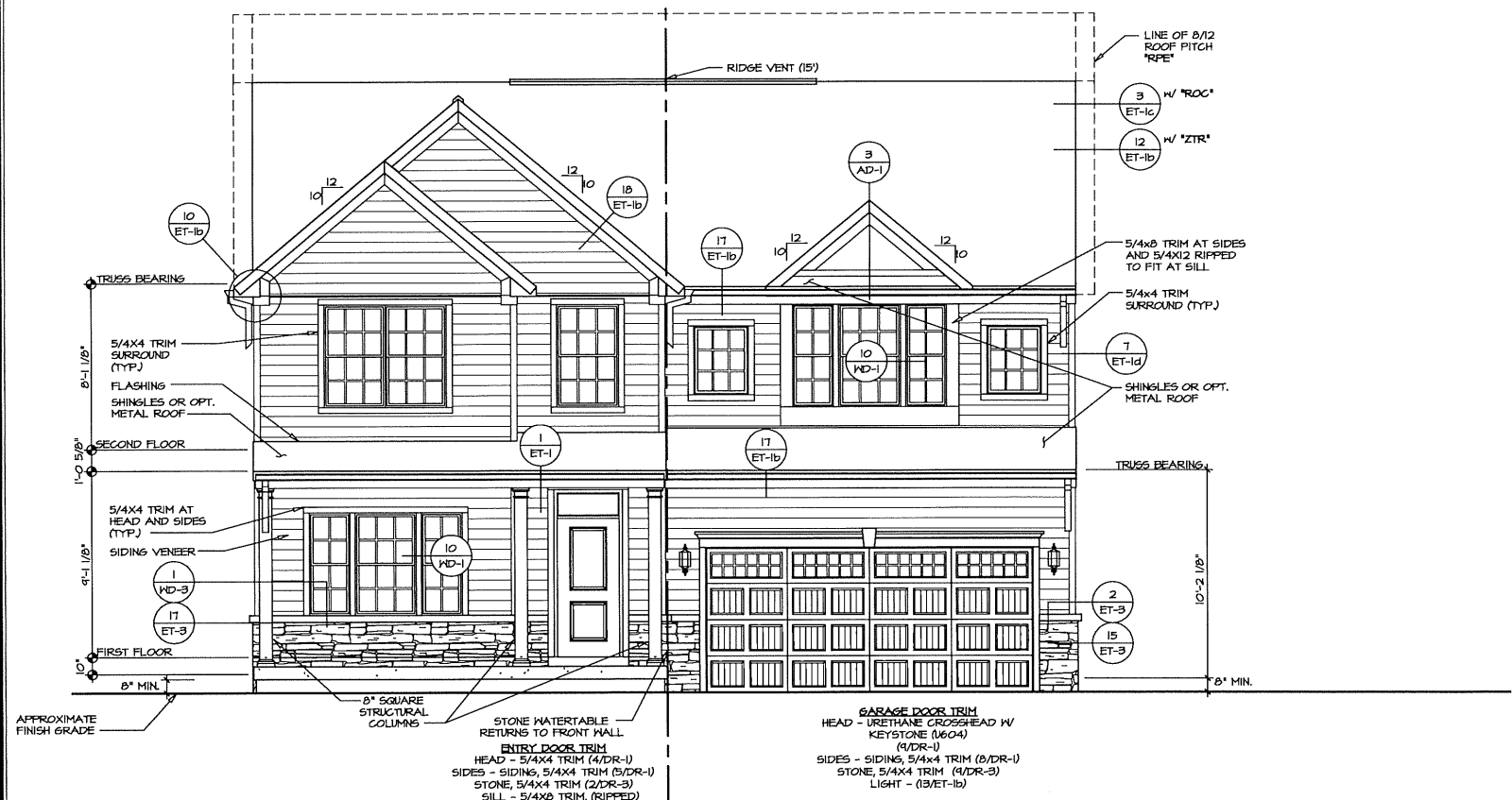
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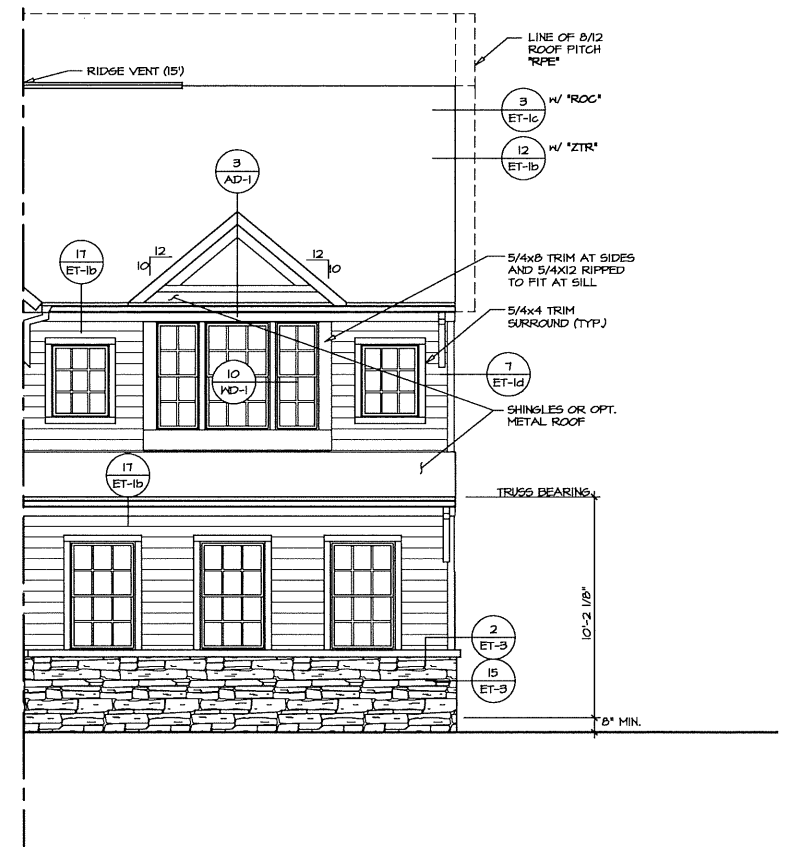
SET NO. SINC00
VERSION 01
DRAWN BY EJB
DATE: 8/25/17
OPTION
EVA

MODEL
SENECA
DRAWING TITLE
FRONT ELEVATION "A"
OPTION DESCRIPTION
BRICK VENEER FRONT
6

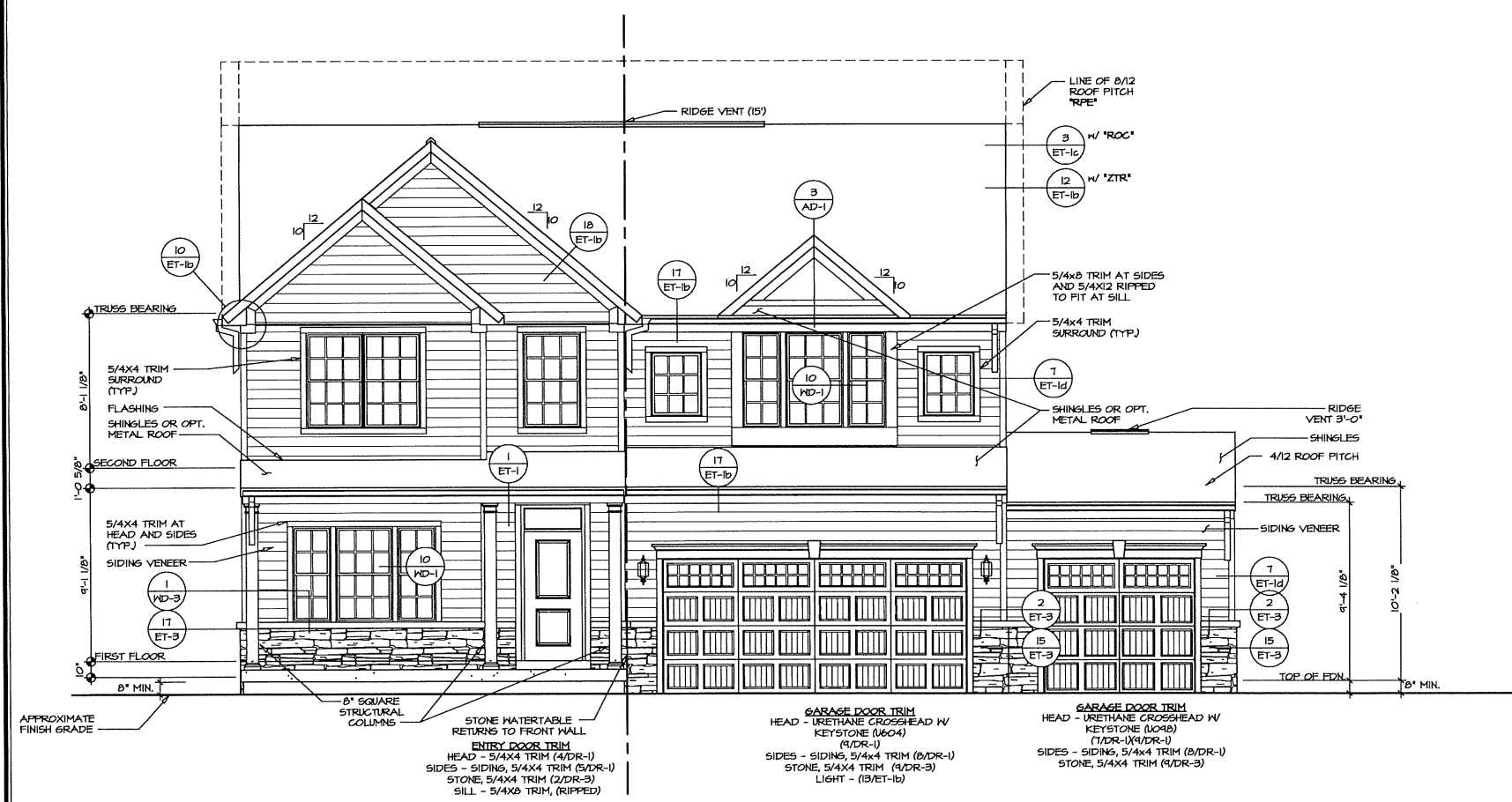
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



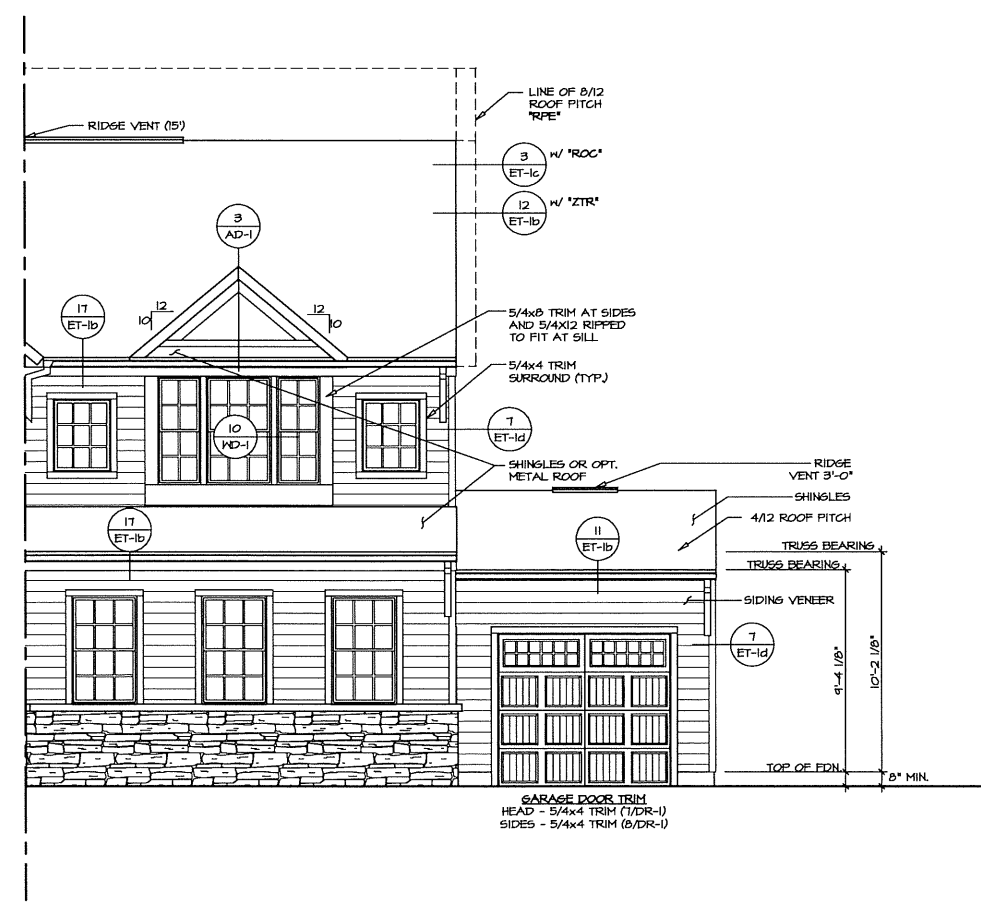
1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE FRONT "6CB"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - SIDE ENTRY "6CC"



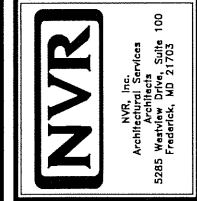
3 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"
THREE CAR GARAGE - FRONT ENTRY "6CF"



4 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - SIDE ENTRY "6CC"
ONE CAR SIDE ATTACHED GARAGE "6AA"

REV. NO.	DATE	DESCRIPTION
1	3/21/19	6TO - REVISED 2ND FLOOR WINDOW ABOVE FRONT DOOR

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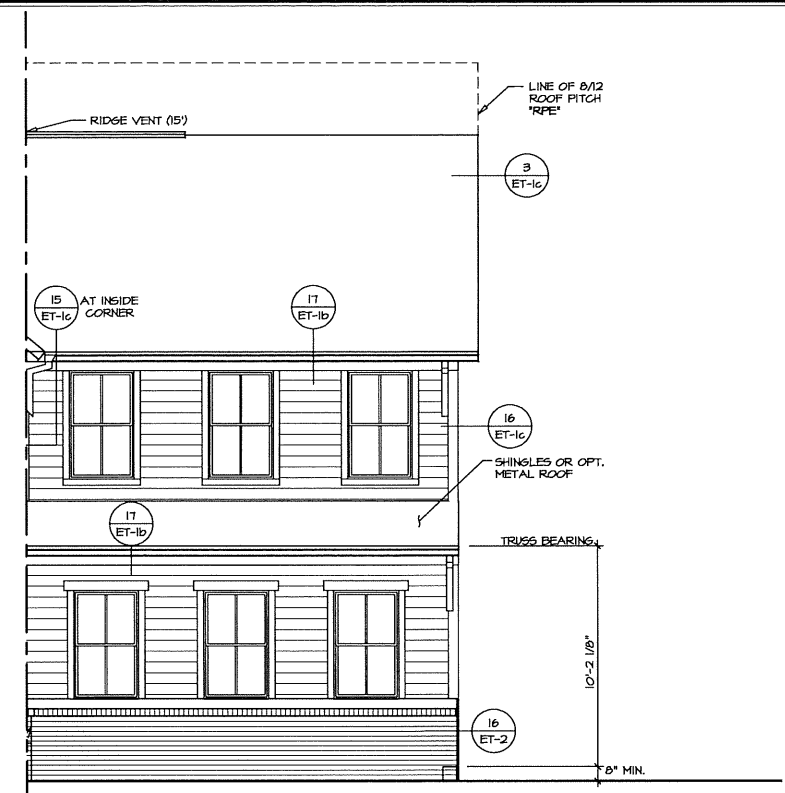


MODEL	SENECA
SET NO.	SNCOO
VERSION	01
DRAWN BY	ELJB
DATE	8/25/17
OPTION	
DRAWING TITLE	FRONT ELEVATION "C"
OPTION DESCRIPTION	
SHEET NO.	A-1
	9

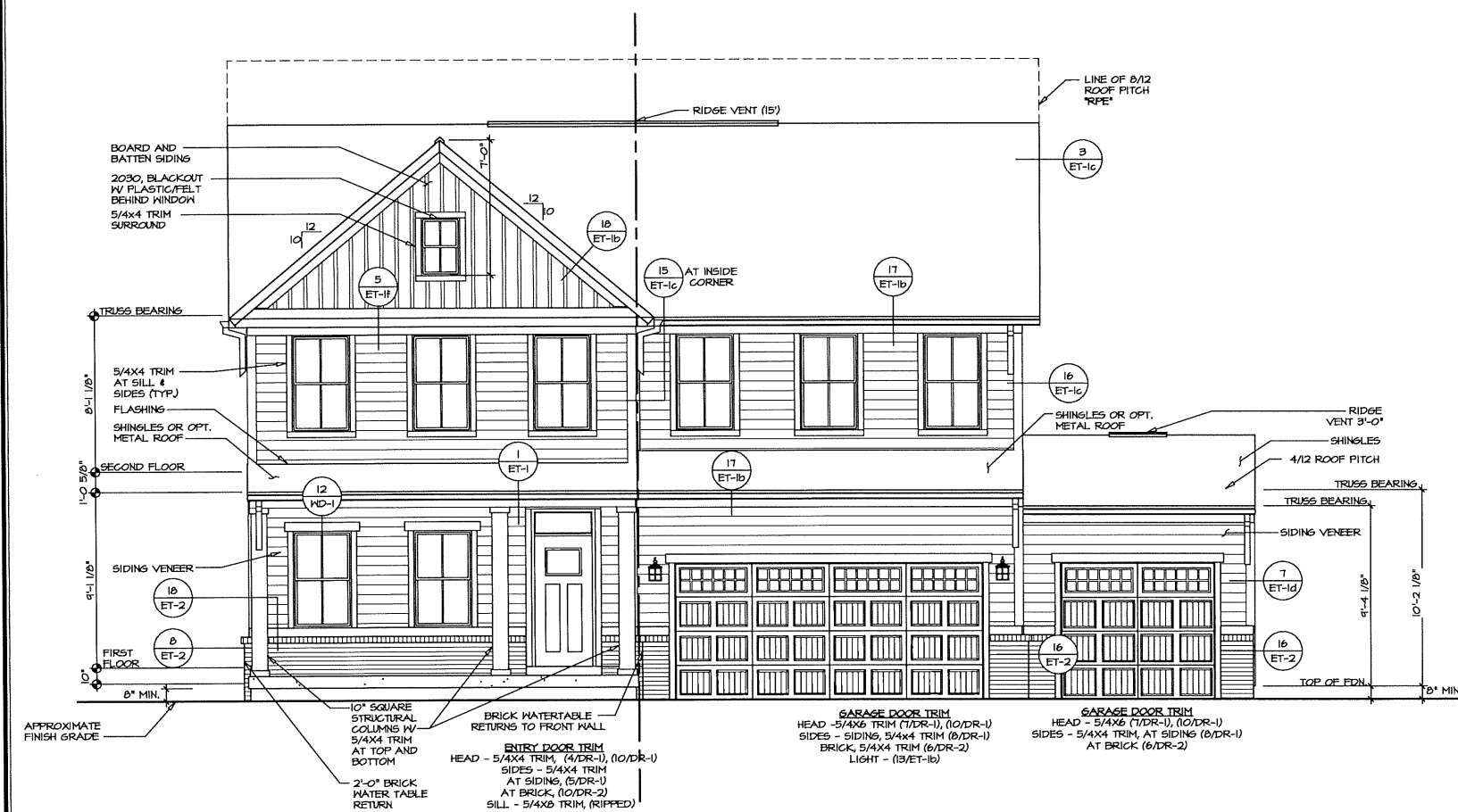
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



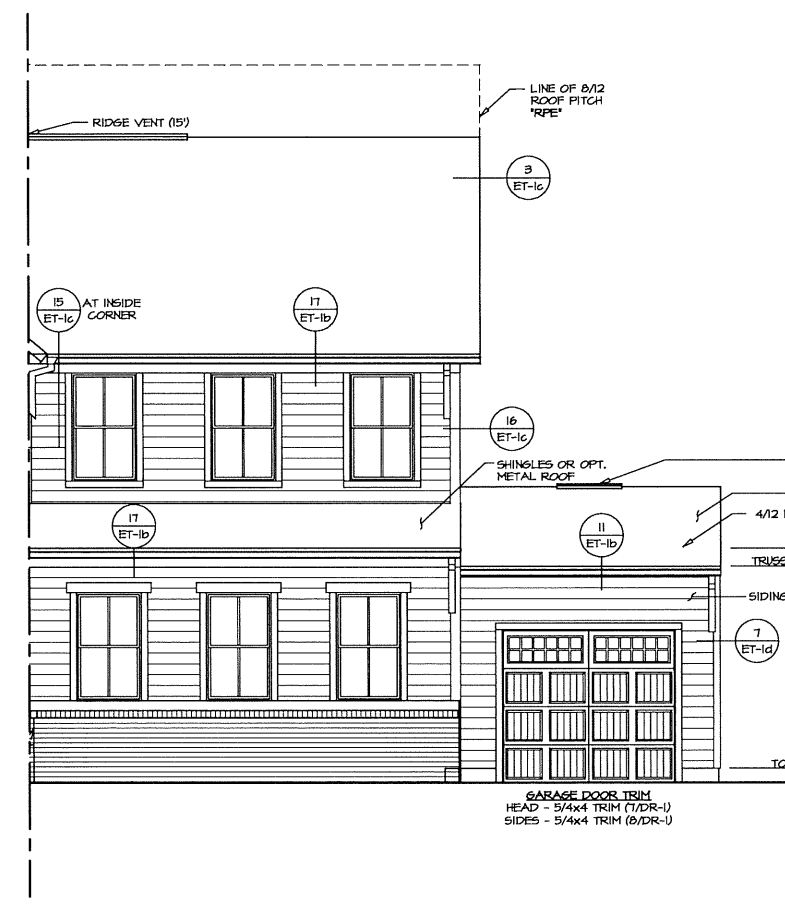
1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE FRONT "6CB"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - SIDE ENTRY "6CC"



3 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"
THREE CAR GARAGE - FRONT ENTRY "6CF"



4 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - SIDE ENTRY "6CC"
ONE CAR SIDE ATTACHED GARAGE "6AA"

REMARKS

REV. NO. DATE

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Frederick, MD 21703

SET NO. SNG00

VERSION 01

DRAWN BY EJB

DATE: 8/25/17

OPTION

MODEL
SENECA

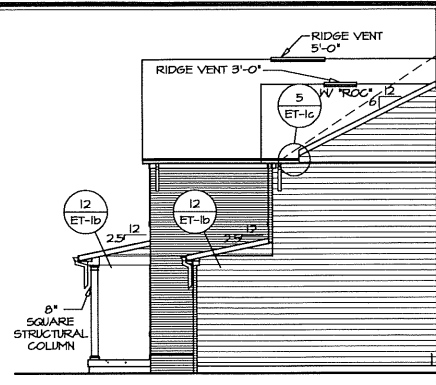
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FRONT ELEVATION "K"

OPTION DESCRIPTION

SHEET NO.
A-1

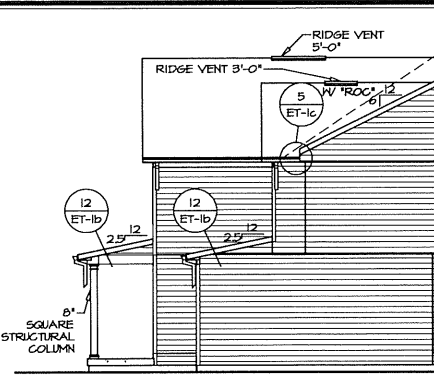
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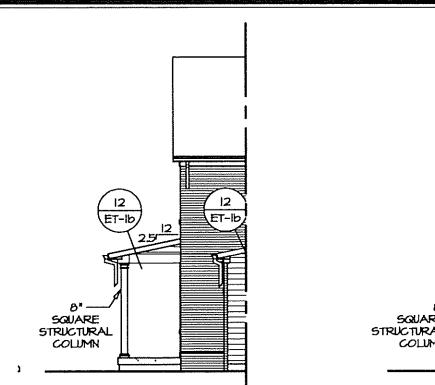
PARTIAL RIGHT ELEVATION

6
A-2 SCALE: 1/8" = 1'-0"
ELEVATION B "ELB"
BRICK VENEER FRONT "EVA"
FULL FRONT PORCH "EPA"
TWO-CAR FRONT ENTRY GARAGE "GCB"



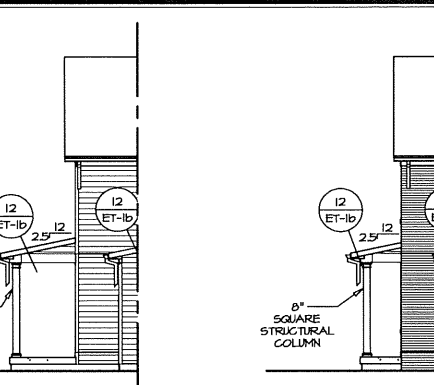
PARTIAL RIGHT ELEVATION

5
A-2 SCALE: 1/8" = 1'-0"
ELEVATION B "ELB"
SIDING VENEER FRONT "EVB"
FULL FRONT PORCH "EPA"
TWO-CAR FRONT ENTRY GARAGE "GCB"



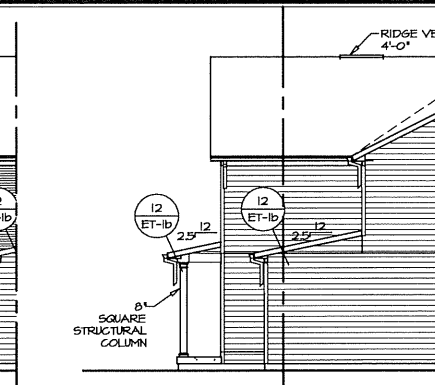
PARTIAL RIGHT ELEVATION

4
A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
BRICK VENEER FRONT "EVA"
FULL FRONT PORCH "EPA"
TWO-CAR FRONT ENTRY GARAGE "GCB"



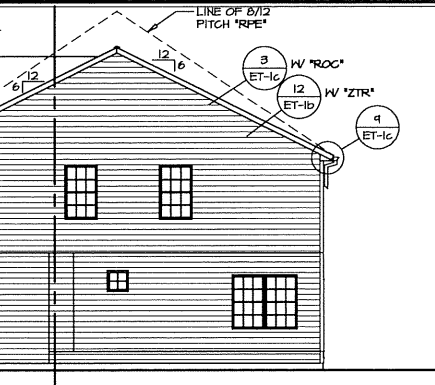
PARTIAL RIGHT ELEVATION

3
A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVB"
FULL FRONT PORCH "EPA"
TWO-CAR FRONT ENTRY GARAGE "GCB"



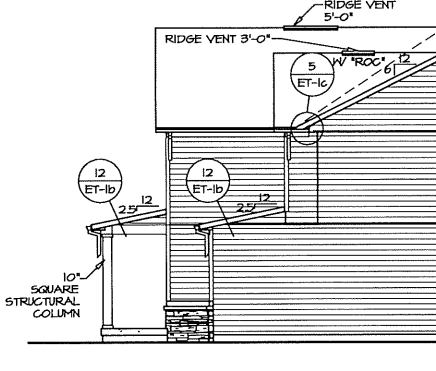
PARTIAL RIGHT ELEVATION

2
A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
BRICK VENEER FRONT "EVA"
TWO-CAR FRONT ENTRY GARAGE "GCB"



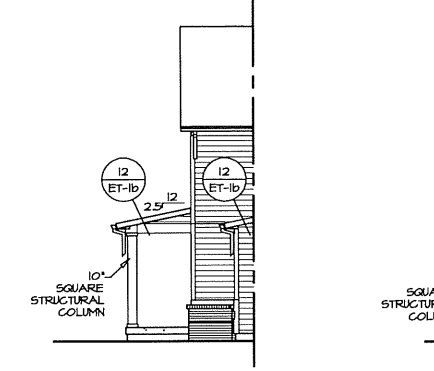
RIGHT ELEVATION

1
A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVB"
TWO-CAR FRONT ENTRY GARAGE "GCB"



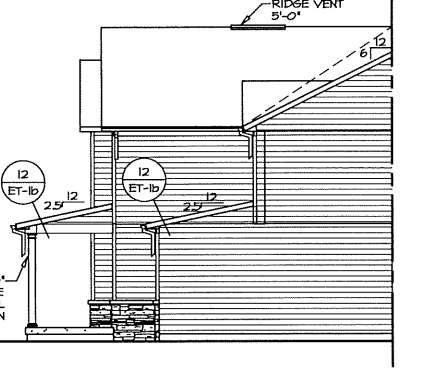
PARTIAL RIGHT ELEVATION

7
A-2 SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"
TWO-CAR FRONT ENTRY GARAGE "GCB"



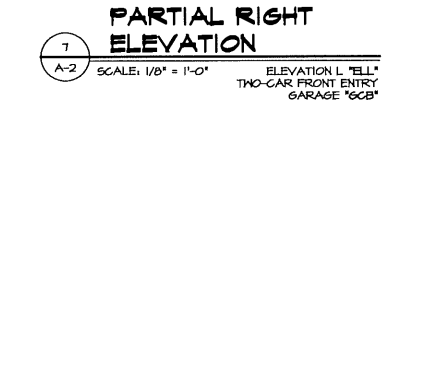
PARTIAL RIGHT ELEVATION

8
A-2 SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
TWO-CAR FRONT ENTRY GARAGE "GCB"



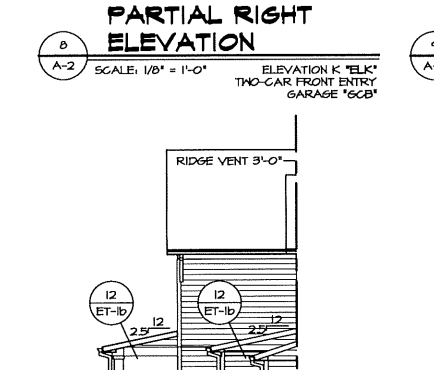
PARTIAL RIGHT ELEVATION

9
A-2 SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
TWO-CAR FRONT ENTRY GARAGE "GCB"



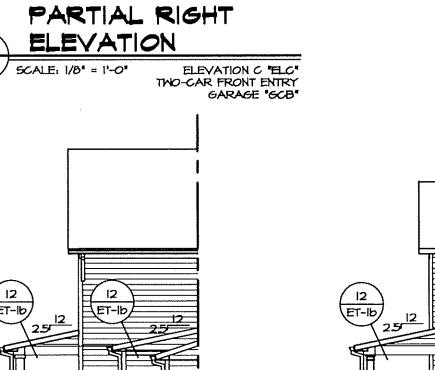
PARTIAL RIGHT ELEVATION

15
A-2 SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"
THREE CAR FRONT ENTRY GARAGE "GCF"



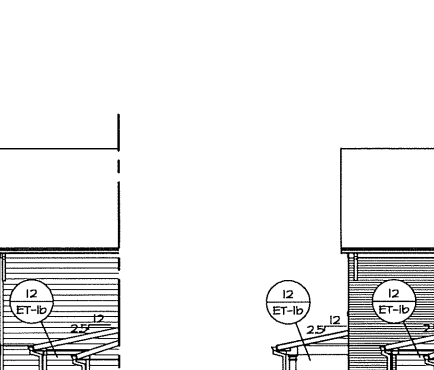
PARTIAL RIGHT ELEVATION

14
A-2 SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
THREE CAR FRONT ENTRY GARAGE "GCF"



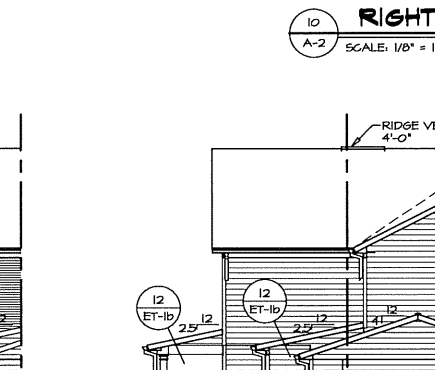
PARTIAL RIGHT ELEVATION

13
A-2 SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
THREE CAR FRONT ENTRY GARAGE "GCF"



PARTIAL RIGHT ELEVATION

12
A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
BRICK VENEER FRONT "EVA"
FULL FRONT PORCH "EPA"
THREE CAR FRONT ENTRY GARAGE "GCF"



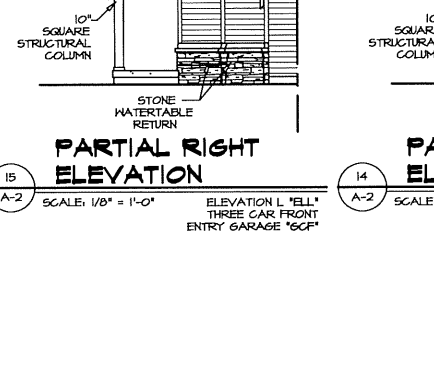
RIGHT ELEVATION

11
A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
SIDING VENEER FRONT "EVB"
FULL FRONT PORCH "EPA"
THREE CAR FRONT ENTRY GARAGE "GCF"



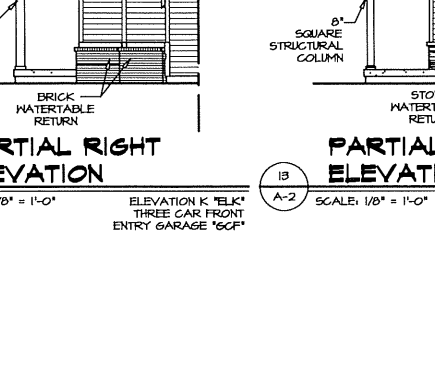
PARTIAL RIGHT ELEVATION

16
A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVB"
FULL FRONT PORCH "EPA"
TWO CAR SIDE ENTRY GARAGE "GCC"
SIDE ATTACHED GARAGE "GAA"
REAR COVERED PORCH "EPC"
FAMILY ROOM REAR FIREPLACE "LRF"



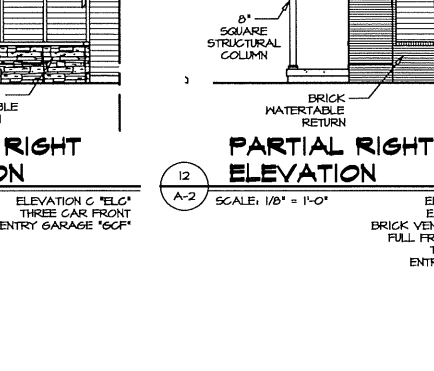
RIGHT ELEVATION

10
A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVB"
TWO-CAR SIDE ENTRY GARAGE "GCC"



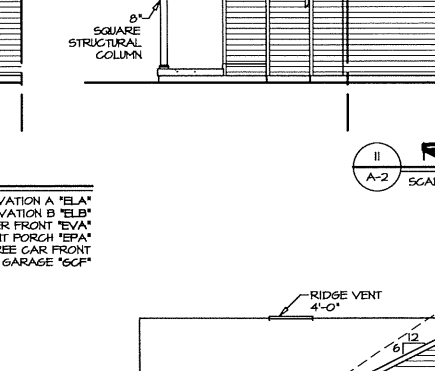
RIGHT ELEVATION

10
A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVB"
TWO-CAR SIDE ENTRY GARAGE "GCC"



RIGHT ELEVATION

10
A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVB"
TWO-CAR SIDE ENTRY GARAGE "GCC"



RIGHT ELEVATION

10
A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVB"
TWO-CAR SIDE ENTRY GARAGE "GCC"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS

REV. NO. DATE

SET NO. SINC00
VERSION 01

DRAWN BY EJB

DATE: 8/30/17

OPTION



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MODEL
SENECA

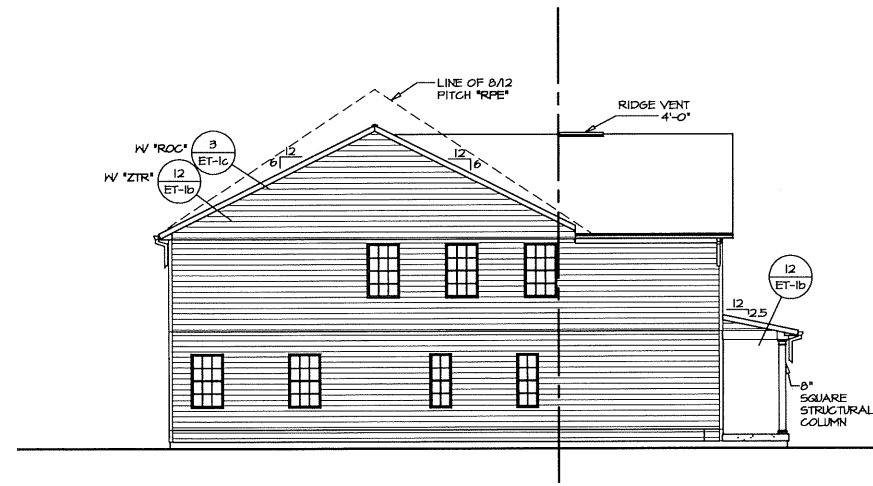
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RIGHT SIDE ELEVATIONS

OPTION DESCRIPTION

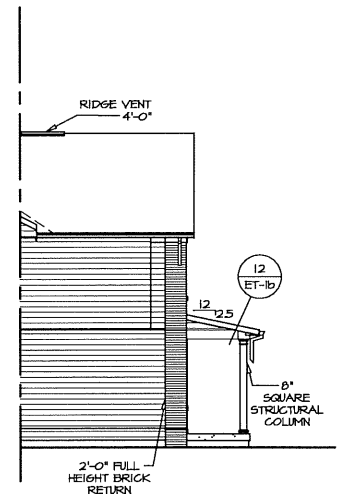
SHEET NO. A-2

12

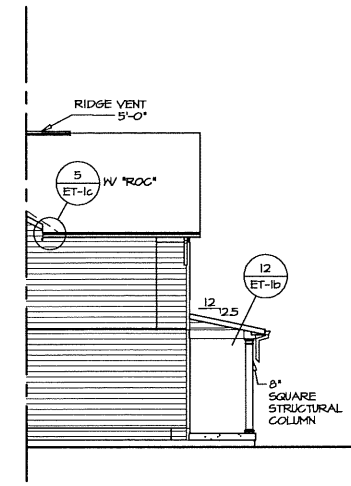
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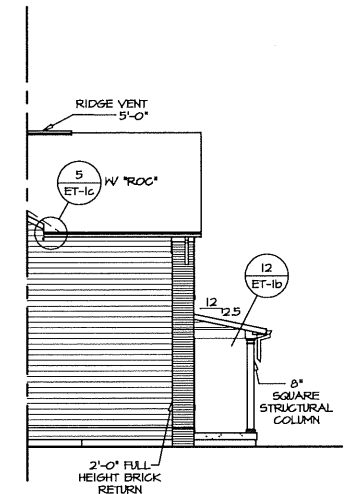
1 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 SIDING VENEER FRONT "EVP"



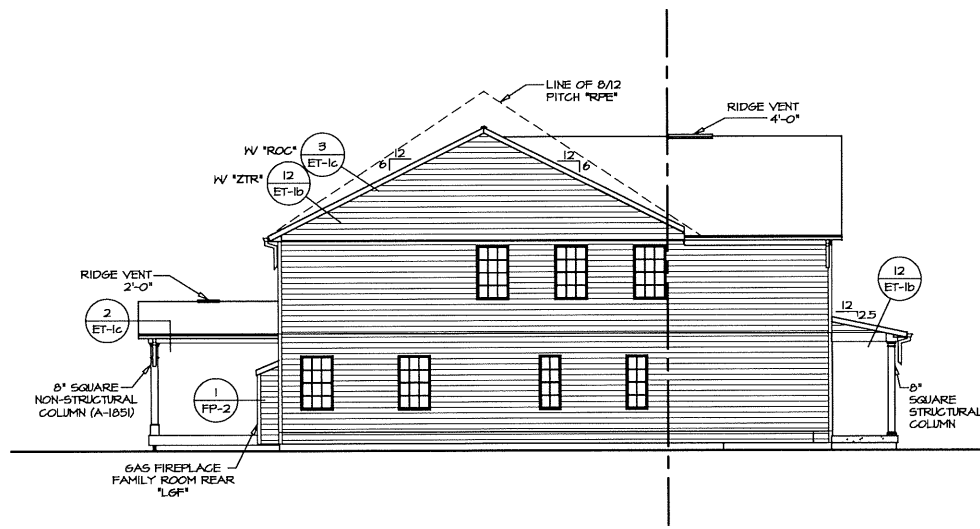
2 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 BRICK VENEER FRONT "EVA"



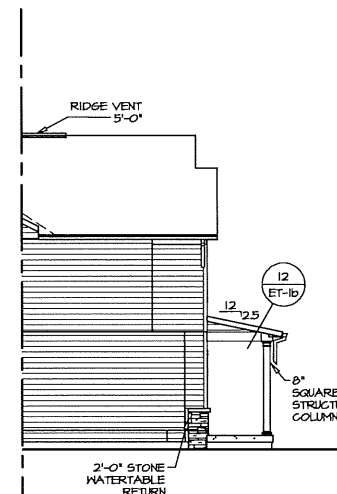
3 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "B" "ELB"
 SIDING VENEER FRONT "EVP"



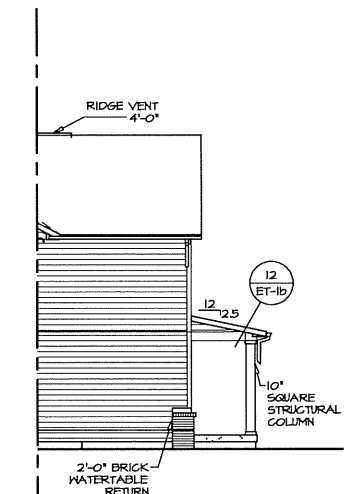
4 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "B" "ELB"
 BRICK VENEER FRONT "EVA"



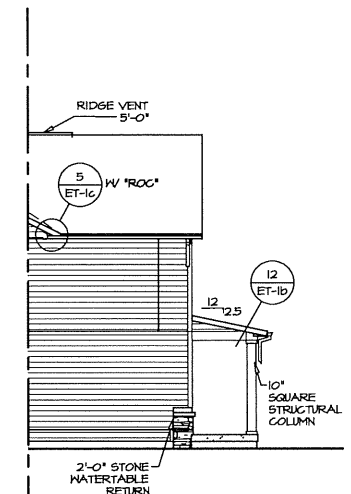
5 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 SIDING VENEER FRONT "EVP"
 REAR COVERED PORCH "EPE"
 GAS FIREPLACE FAMILY ROOM REAR "LGF"



6 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "C" "ELC"



7 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "K" "ELK"



8 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "L" "ELL"

NOTE:
 GARAGE DOOR GLASS
 DESIGN MAY VARY BY
 MANUFACTURER

MODEL SENECA DRAWING TITLE LEFT SIDE ELEVATIONS	SET NO. S400 VERSION 01	DRAWN BY EJB	DATE: 8/31/17
	OPTION DESCRIPTION		
SHEET NO. A-2b	13		
REMARKS			
REV. NO. DATE			
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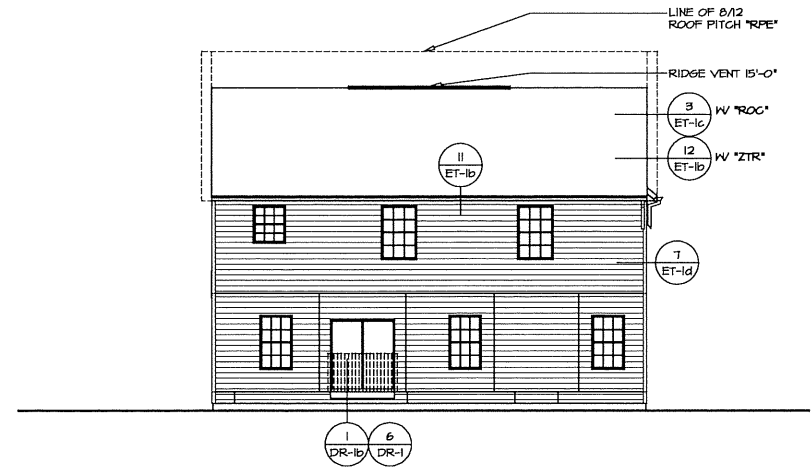
3 REAR ELEVATION

SCALE: 1/8" = 1'-0"
 ELEVATION A "ELA"
 ELEVATION B "ELB"
 ELEVATION C "ELC"
 FIREPLACE FAMILY ROOM REAR "LGF"
 REAR COVERED PORCH "EPE"
 DOUBLE PATIO DOOR DINETTE "DPT"
 OWNER'S BATHROOM SHOWER "AMA"
 OWNER'S BATHROOM ROMAN SHOWER "AMS"
 THREE CAR FRONT ENTRY GARAGE "SCF"



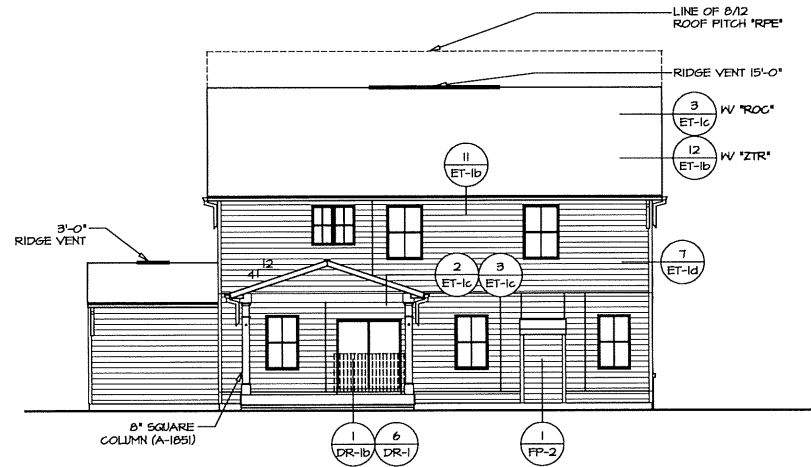
2 REAR ELEVATION

SCALE: 1/8" = 1'-0"
 ELEVATION K "ELK"
 ELEVATION L "ELL"
 THREE CAR FRONT ENTRY GARAGE "SCF"
 SLIDING GLASS DOOR "DGT"



1 REAR ELEVATION

SCALE: 1/8" = 1'-0"
 ELEVATION A "ELA"
 ELEVATION B "ELB"
 ELEVATION C "ELC"
 SLIDING GLASS DOOR "DGT"

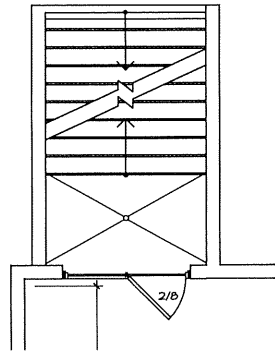


4 REAR ELEVATION

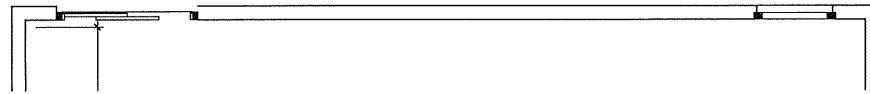
SCALE: 1/8" = 1'-0"
 ELEVATION K "ELK"
 ELEVATION L "ELL"
 FIREPLACE FAMILY ROOM REAR "LGF"
 REAR COVERED PORCH "EPE"
 SLIDING GLASS DOOR DINETTE "DGT"
 OWNER'S BATH SOAKING TUB AND SHOWER GLASS SURROUND "AMP"
 ONE CAR ATTACHED GARAGE "GAA"

NOTE:
 GARAGE DOOR GLASS
 DESIGN MAY VARY BY
 MANUFACTURER

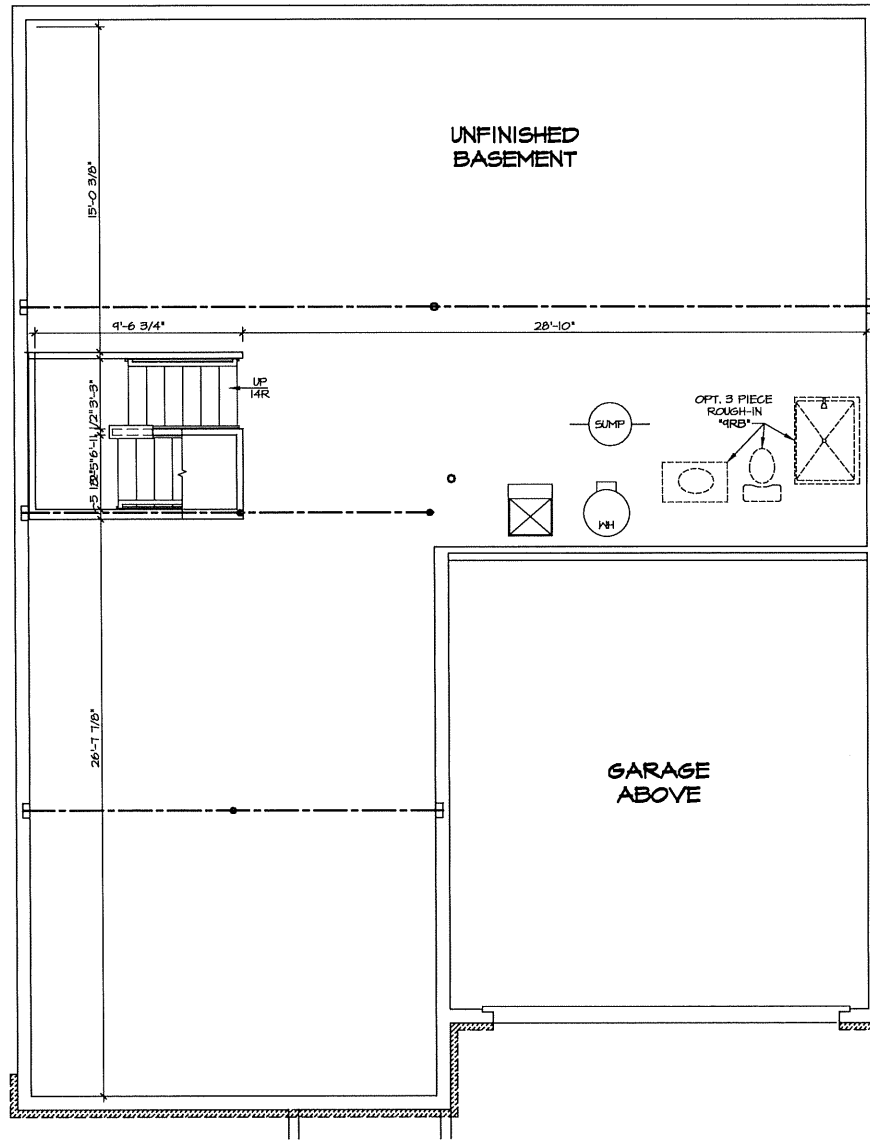
REMARKS	
REV. NO.	DATE
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<p>NVR NVR, Inc. Architectural Services 5285 Washburn Drive, Suite 100 Frederick, MD 21703</p>	
SET NO. SNG00	VERSION 01
DRAWN BY EJB	DATE: 8/31/17
OPTION	OPTION
MODEL SENECA DRAWING TITLE REAR ELEVATION	OPTION DESCRIPTION
SHEET NO. A-2c	14



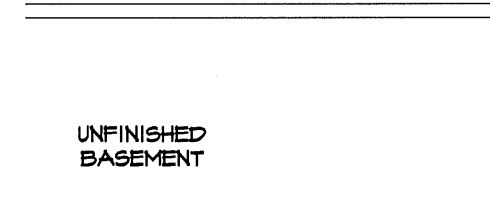
3 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0" DOUBLE PATIO DOOR HELLED EXIT "DGC"



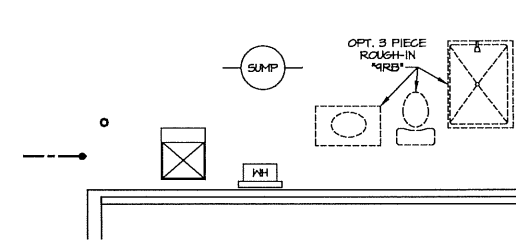
2 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0" SLIDING GLASS DOOR WALKOUT "DGC"
 WINDOWS BASEMENT REAR "WMC"



1 BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0" UNFINISHED BASEMENT "MEC"
 NO WATER HEATER TANKLESS "HW"



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



5 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0" WATER HEATER PROPANE TANKLESS "HW"

NOTES:
 1. SEE GENERAL NOTES (N-U) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-U)

LEGEND

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

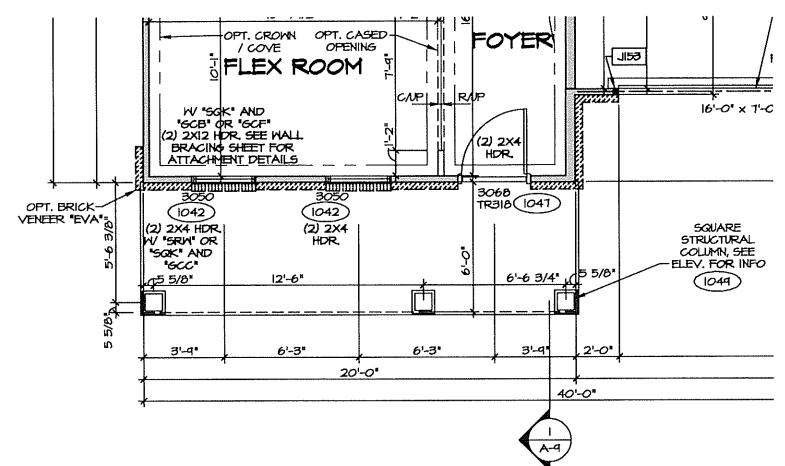
SEE FC DETAILS FOR FRAMING CONNECTORS

REV. NO.	DATE	REMARKS

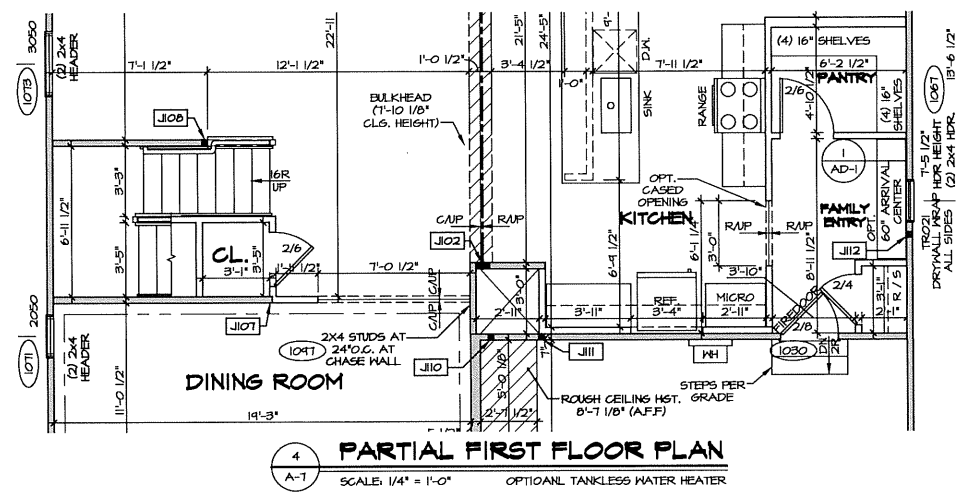
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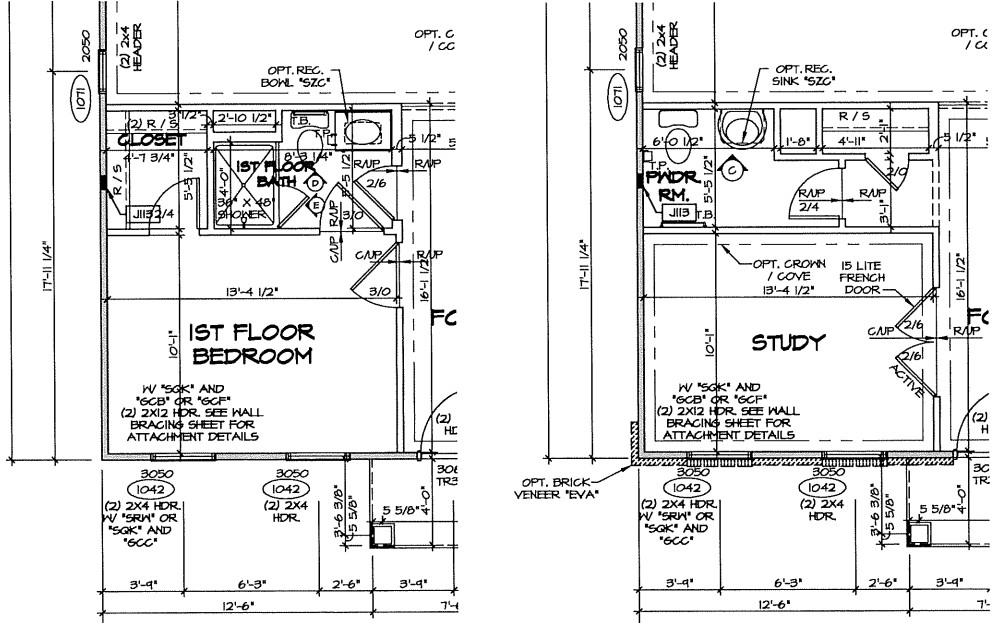
MODEL	SENECA
DRAWING TITLE	BASEMENT FLOOR PLAN
OPTION DESCRIPTION	UNFINISHED BASEMENT
SHEET NO.	A-6
SET NO.	SNC00
VERSION	01
DRAWN BY	CAP
DATE	7/7/2017
OPTION	MEC
SHEET NO.	34



5 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION A "ELA"
FULL FRONT PORCH "EPA"
SIDING VENEER FRONT "EVA"

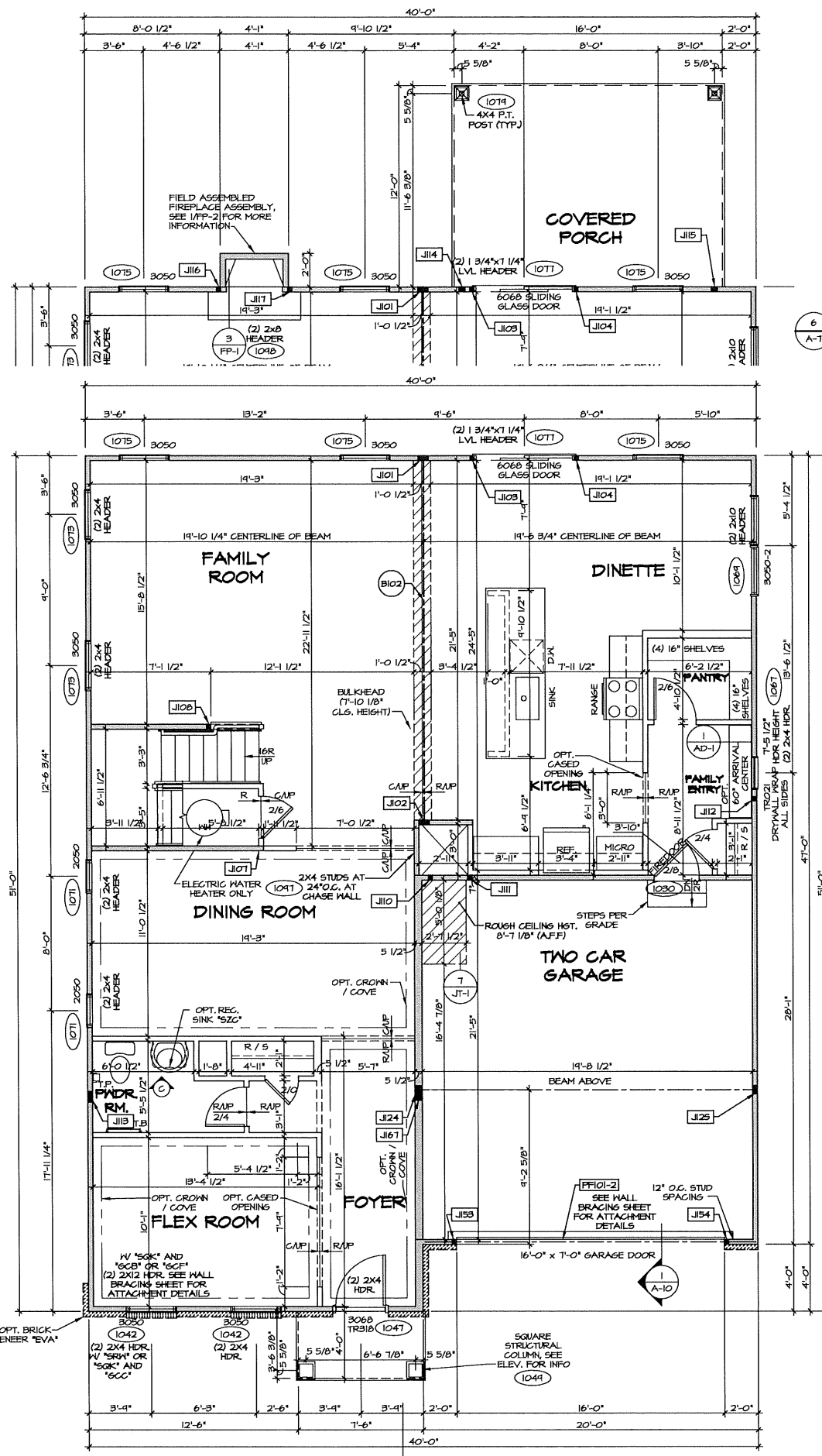


4 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPTIONAL TANKLESS WATER HEATER



3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ ELEVATION A "ELA"
FIRST FLOOR BEDROOM "BAR"

2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ ELEVATION A "ELA"
STUDY "HAS"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ ELEVATION A "ELA"
FLEX ROOM "MCF"

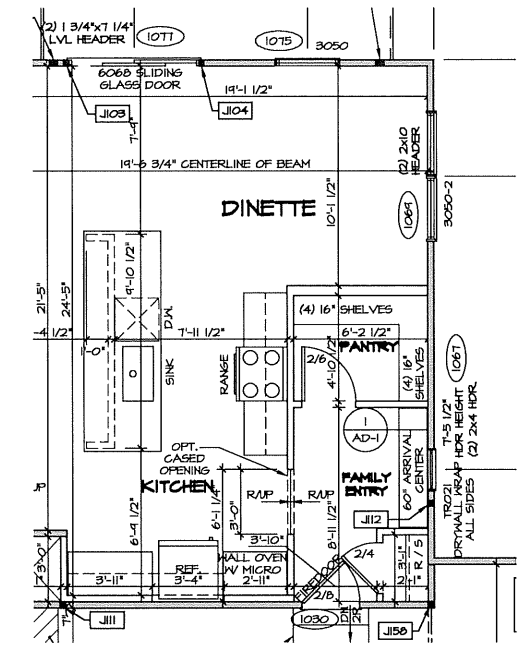
NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND

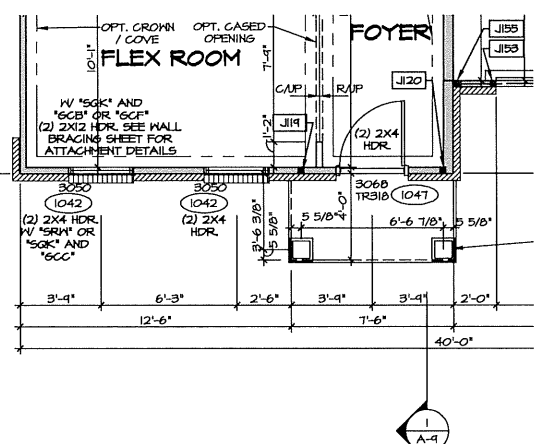
- BEARING WALL
- - - NON BEARING WALL
- ⊙ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- L LVL
- X ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
REAR COVERED PORCH "EPE"
FAMILY ROOM REAR FIREPLACE "L6F"



7 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
KITCHEN LAYOUT W/ RANGE AND WALL OVEN "KAG"



8 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION A "ELA"
BRICK VENEER FRONT "EVA"

REMARKS

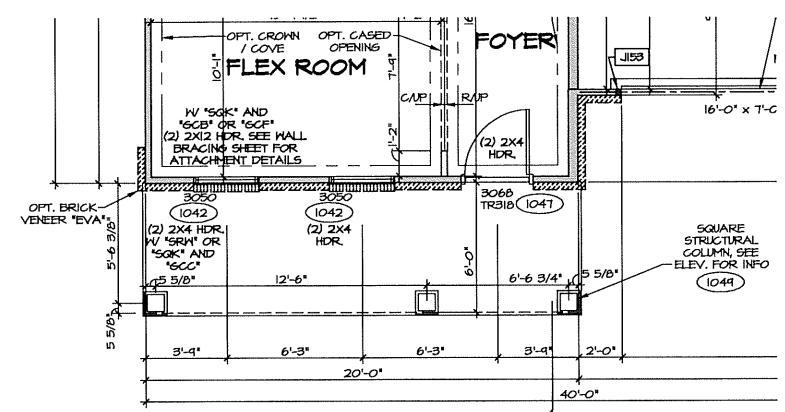
REV. NO. DATE



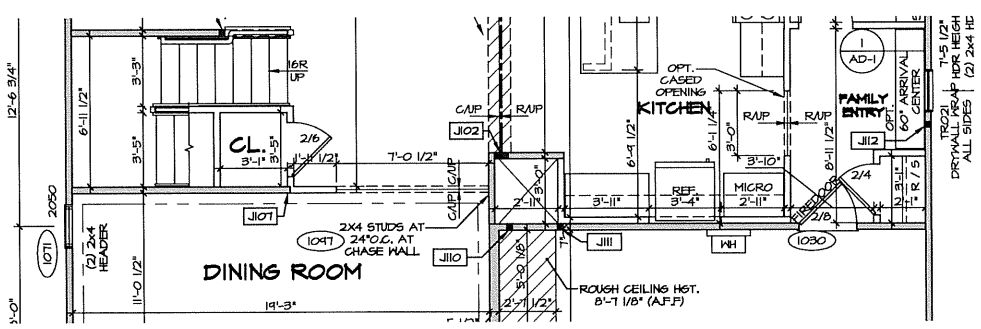
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SHEET NO.	A-7
MODEL	SENECA
VERSION	01
DRAWN BY	CAP
DATE	9/28/17
OPTION	FC
DESCRIPTION	CRAWL FOUNDATION
SHEET NO.	37

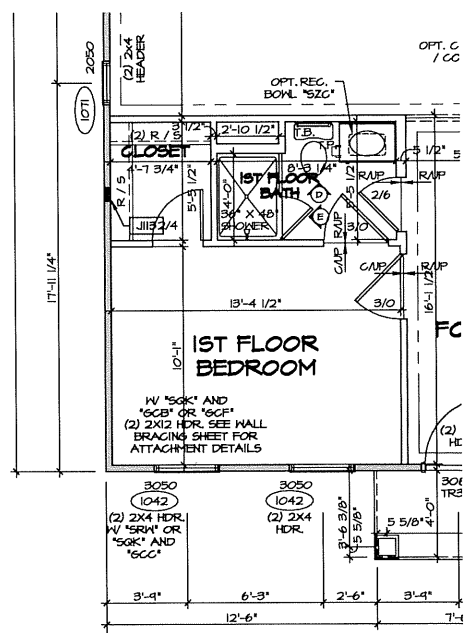
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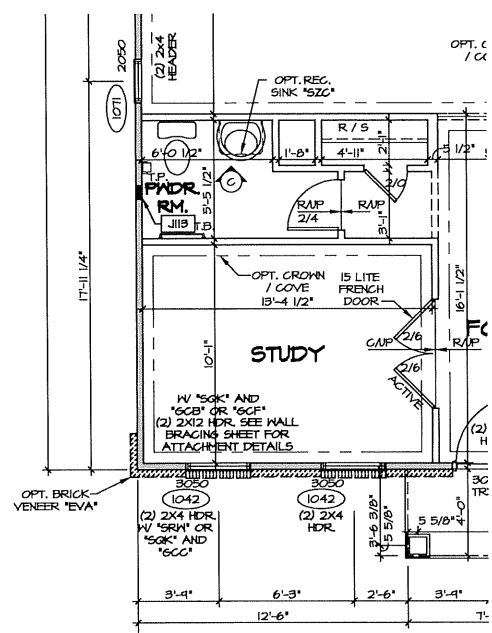
6 PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION A "ELA"
 FULL FRONT PORCH "EPA"
 SIDING VENEER FRONT "EVP"



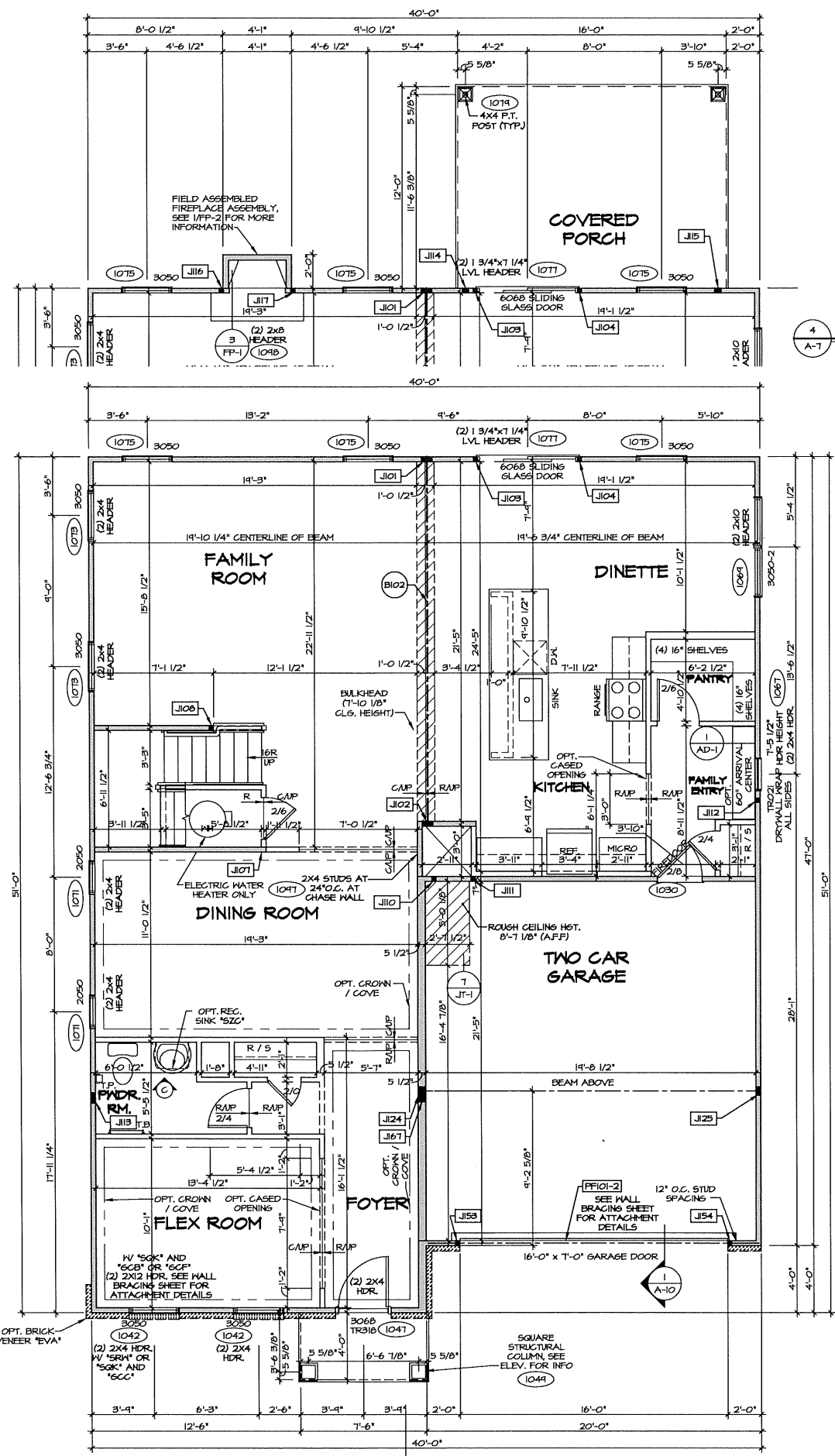
6 PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 OPTIONAL TANKLESS WATER HEATER



3 PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SHOWN W/ ELEVATION A "ELA"
 FIRST FLOOR BEDROOM "BAR"



2 PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SHOWN W/ ELEVATION A "ELA"
 STUDY "MAS"



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SHOWN W/ ELEVATION A "ELA"
 FLEX ROOM "MCP"

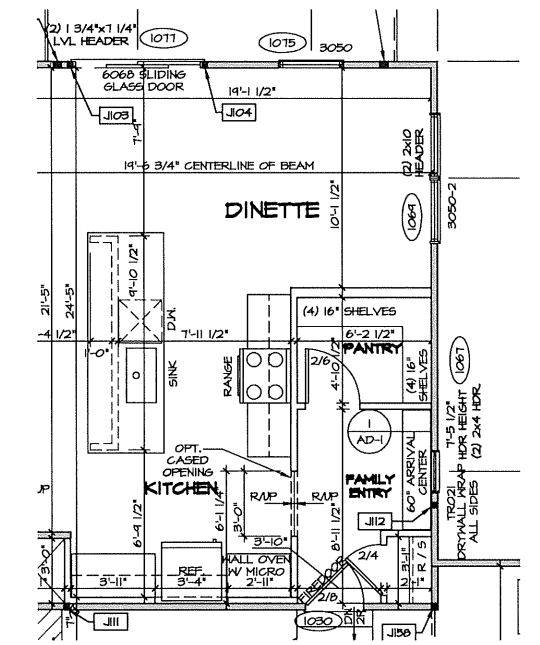
NOTES:
 1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL. NAILING SCHEDULE (N-1)

LEGEND

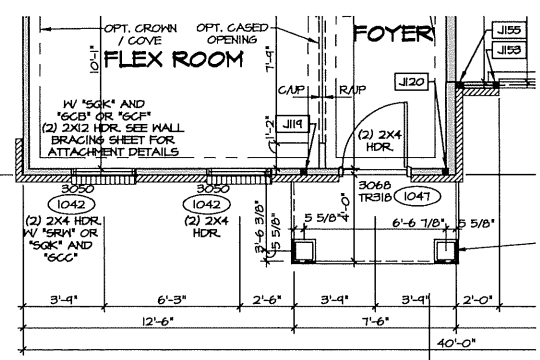
—	BEARING WALL
—	NON BEARING WALL
⊙	INDICATES BEARING FROM POINT-LOAD ABOVE
J	JACKS
B	BEAM/HEADER
F	PAD FOOTING
C	STEEL COLUMN
X	PORTAL FRAME
X	JOIST/TRUSS
L	LVL
X	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

4 PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 REAR COVERED PORCH "EPE"
 FAMILY ROOM REAR FIREPLACE "L6P"



5 PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 KITCHEN LAYOUT W/ RANGE AND WALL OVEN "KAS"



5 PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION A "ELA"
 BRICK VENEER FRONT "EVA"

REMARKS

REV. NO.	DATE

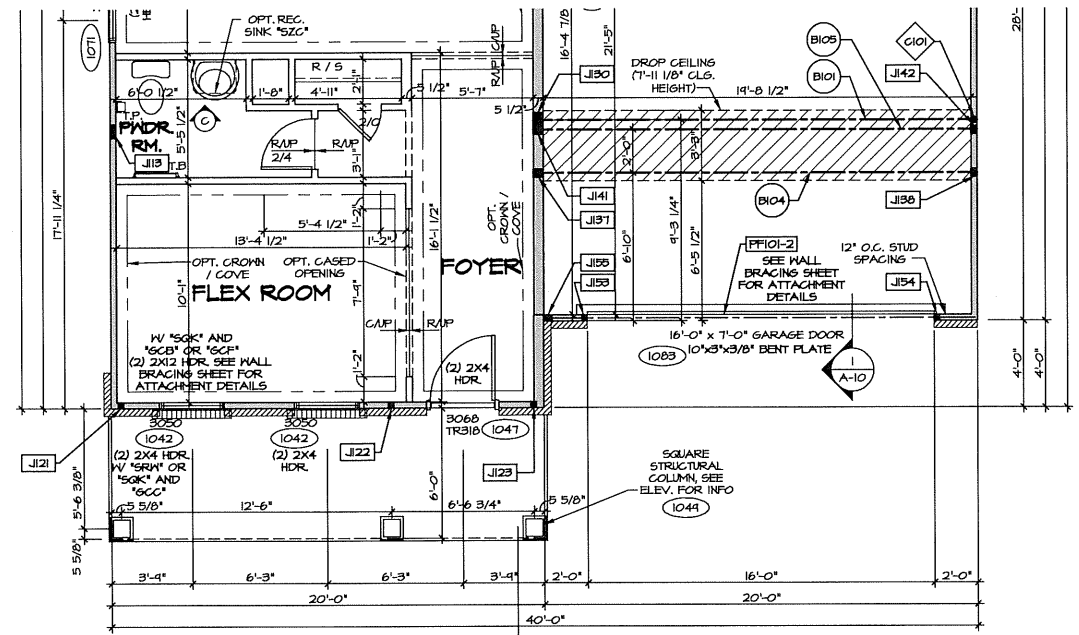
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SET NO. SENC00
 VERSION 01
 DRAWN BY CAP
 DATE: 7/17/2017
 OPTION FSA

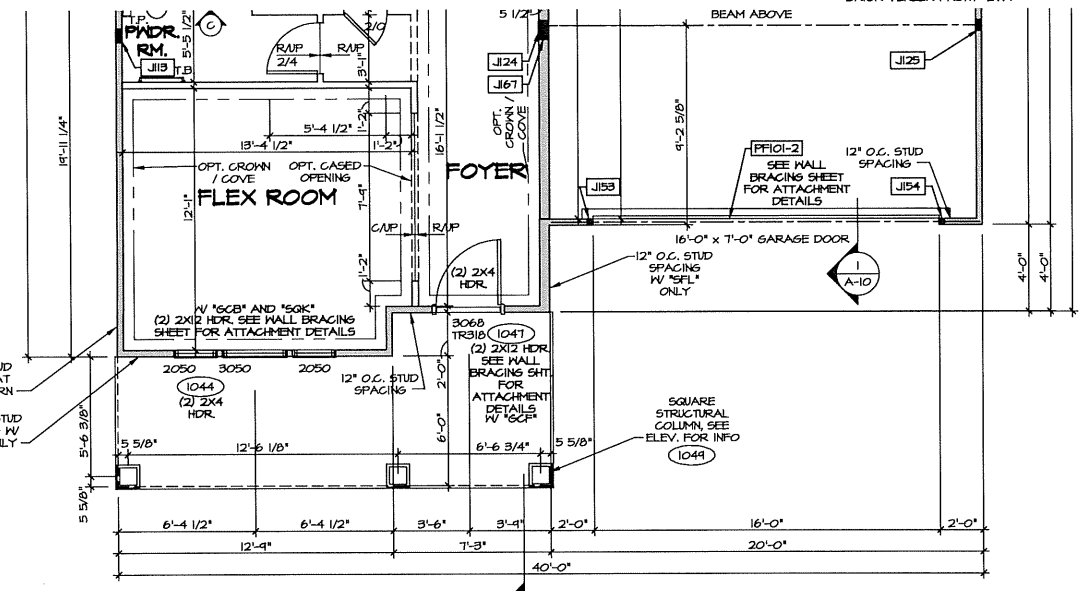
SENECA
 MODEL SENECA
 DRAWING TITLE FIRST FLOOR PLAN
 OPTION DESCRIPTION SLAB FOUNDATION

SHEET NO. **A-7**
 38

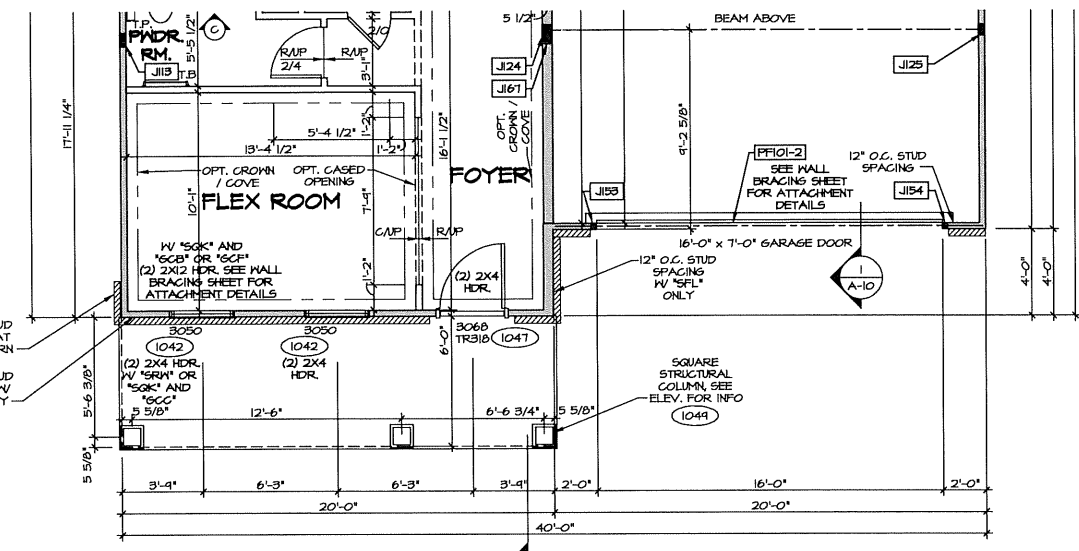
© NVR/SENECA SENC00_01-210CA Slab/Floor/Framing/Floor Plan A-7 PLAN FSA.dwg 05/15/18 - 2:57 PM



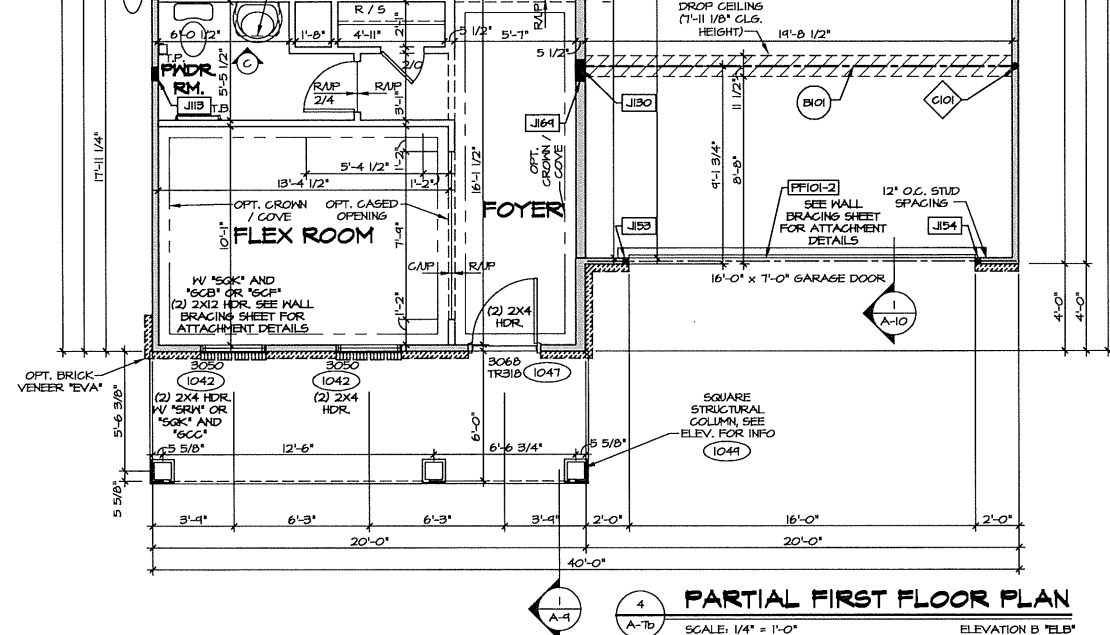
PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION B "ELB"
 BRICK VENEER FRONT "EVA"



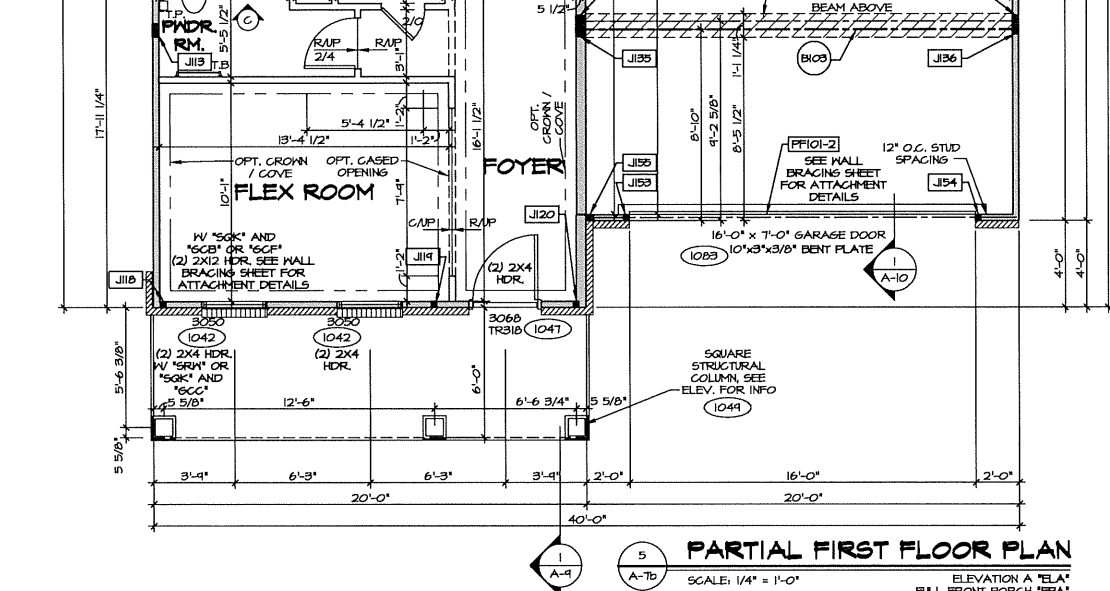
PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION C "ELC"



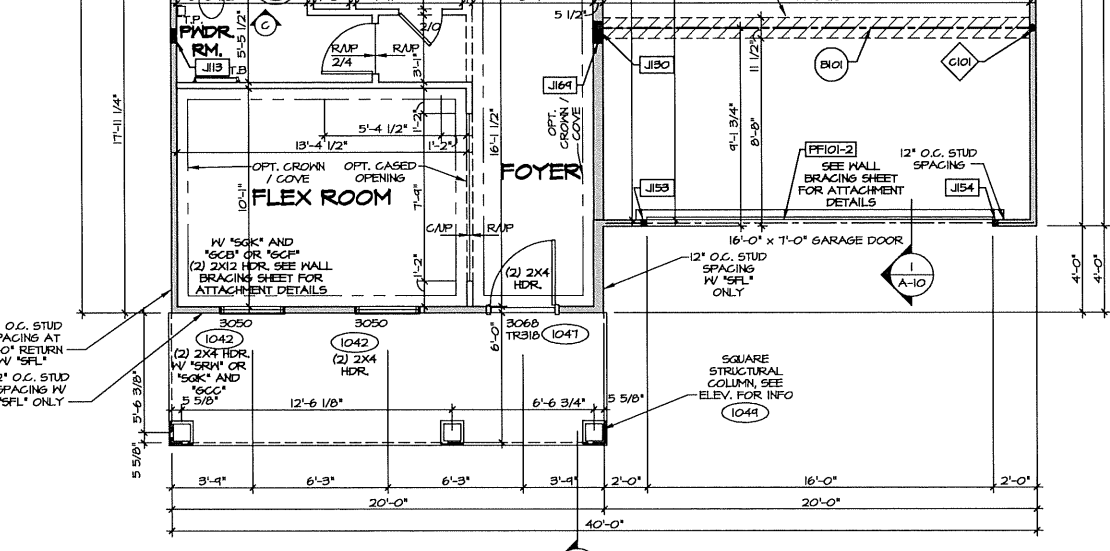
PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION K "ELK"



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



PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION A "ELA"
 FULL FRONT PORCH "EPA"
 BRICK VENEER FRONT "EVA"



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

- NOTES:**
 1. SEE GENERAL NOTES (N-U) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - ⊗ INDICATES BEARINGS FROM POINT-LOAD ABOVE
 - ⌋ JACKS
 - ⊖ BEAM/HEADER
 - ⊔ PAD FOOTINGS
 - ◇ STEEL COLUMN
 - ⊗ PORTAL FRAME
 - ⊗ JOIST/TRUSS
 - LVL
 - ⊗ ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

REVISIONS

REV. NO.	DATE	REMARKS

REV. NO. DATE

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SET NO. SNG00
 VERSION 01
 DRAWN BY CAP
 DATE: 7/7/2017
 OPTION
 ELEV. ELK, ELK, ELL
 ELL, EPA

MODEL
SENECA
 DRAWING TITLE
 PARTIAL FIRST FLOOR PLAN

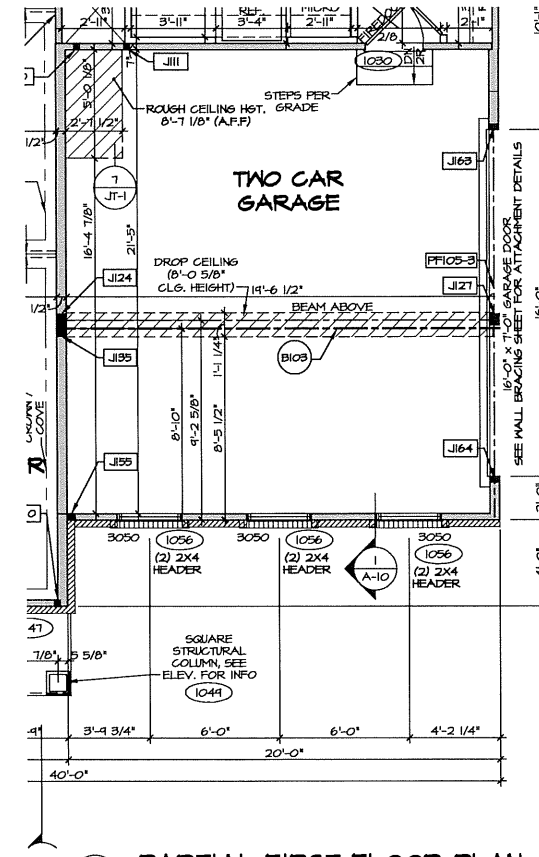
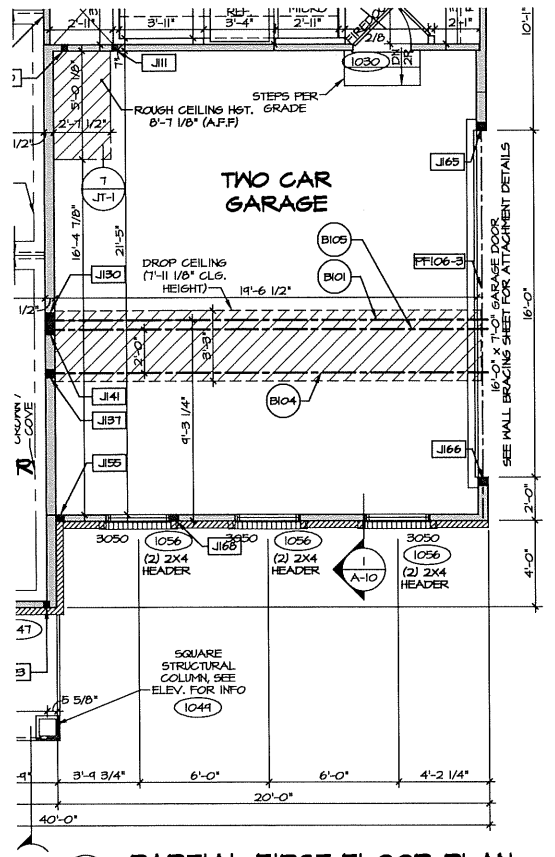
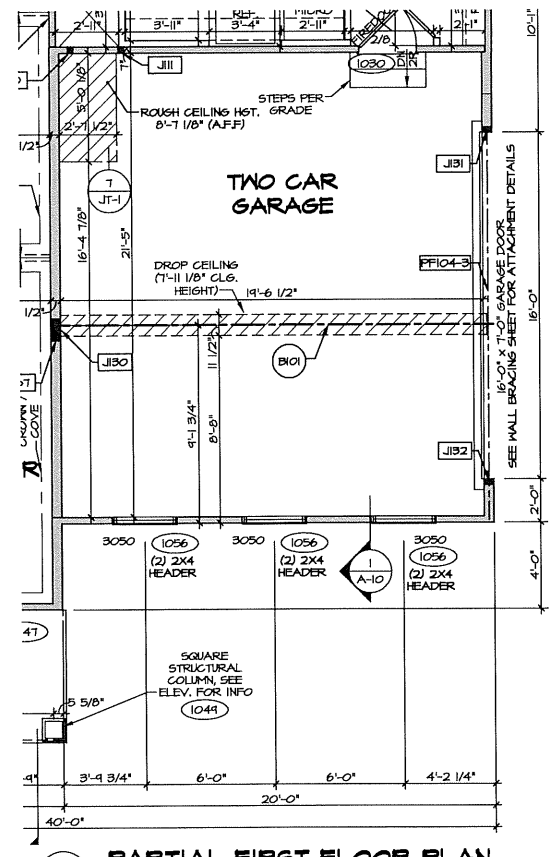
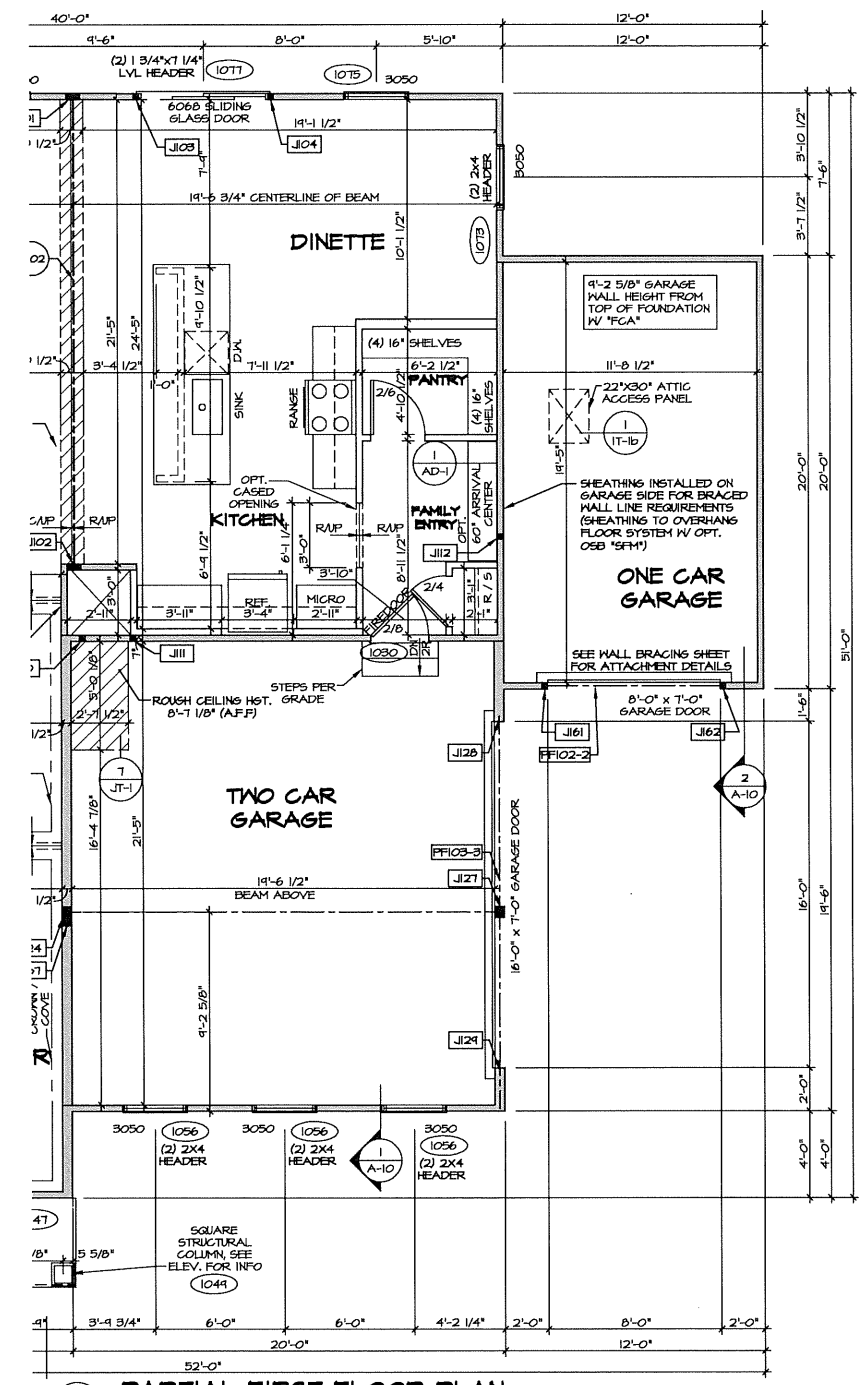
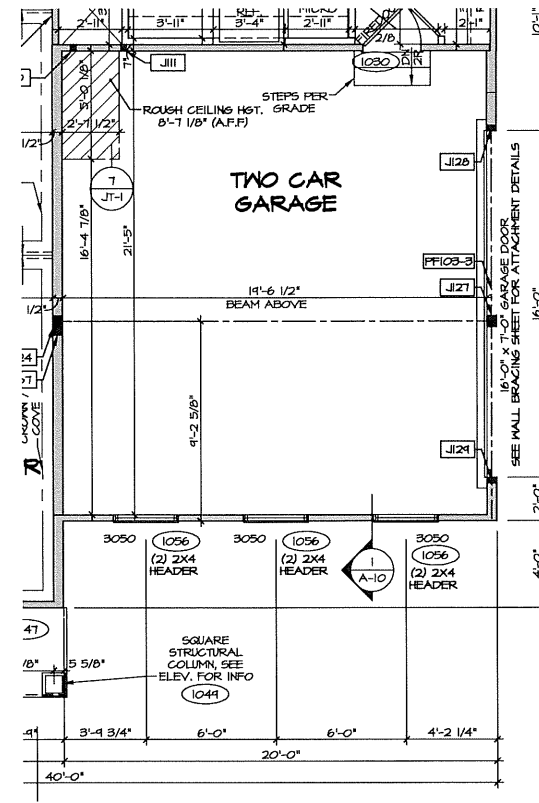
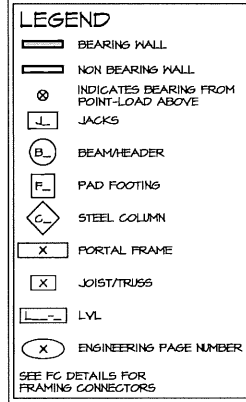
OPTION DESCRIPTION
 "B", "C", "K", "L"
 ELEVATION "A", FULL FRONT PORCH

SHEET NO.
A-7b

39

NVR (Sevea) SENECA_SNG00_01_210A_Sheets_Master_Sn1First Floor_Plan_39_A-7b_P1N1_ELEV.dwg 05/15/18 - 2:58 pm

NOTES:
 1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)



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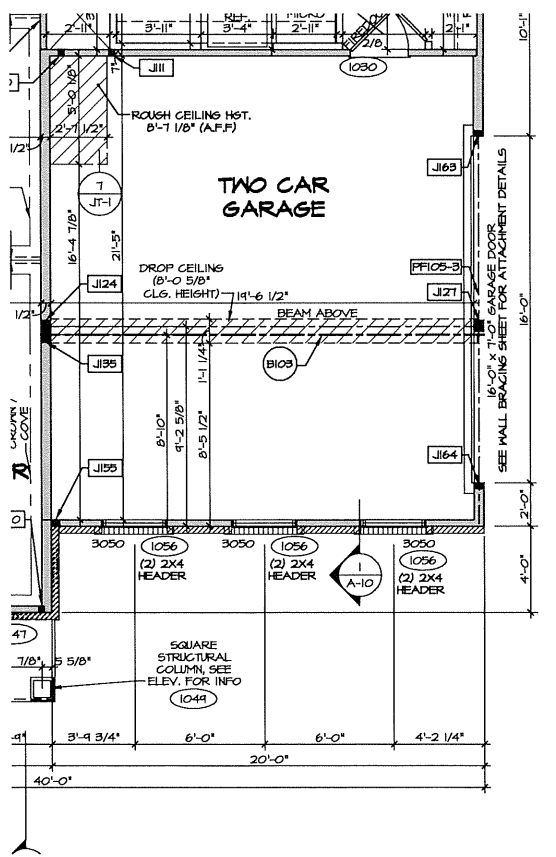
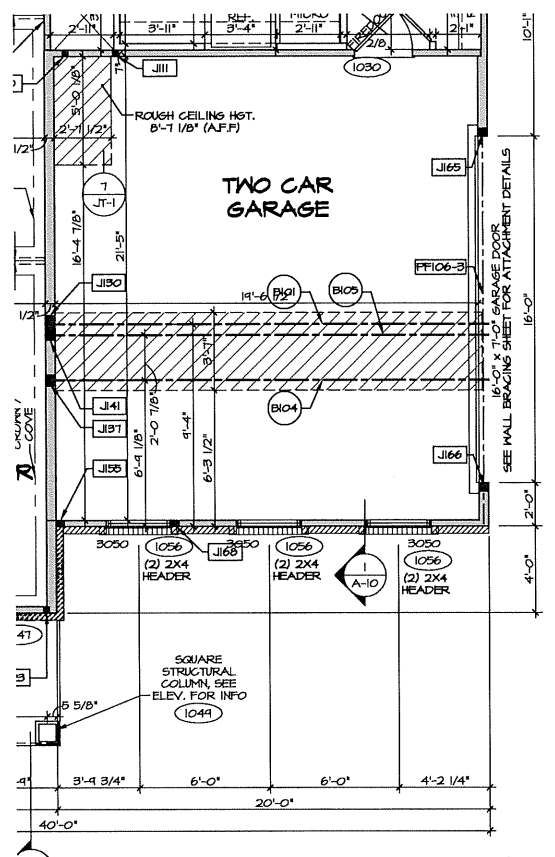
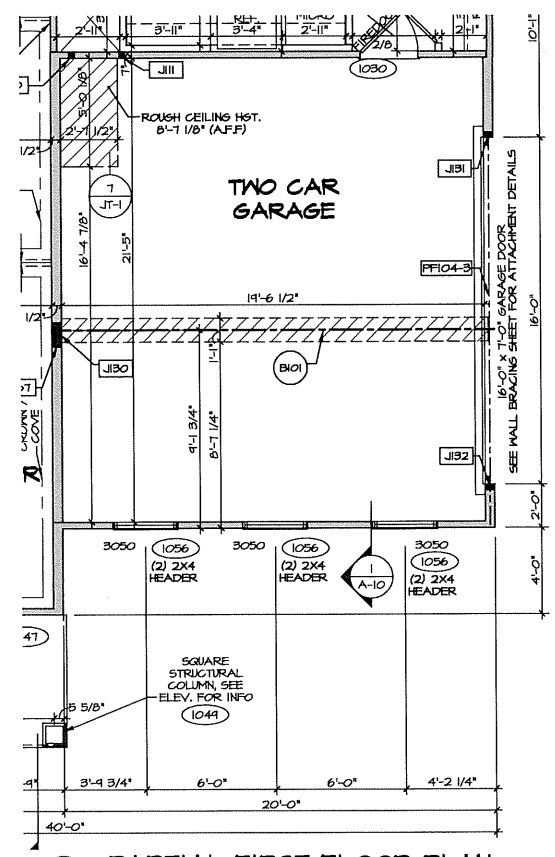
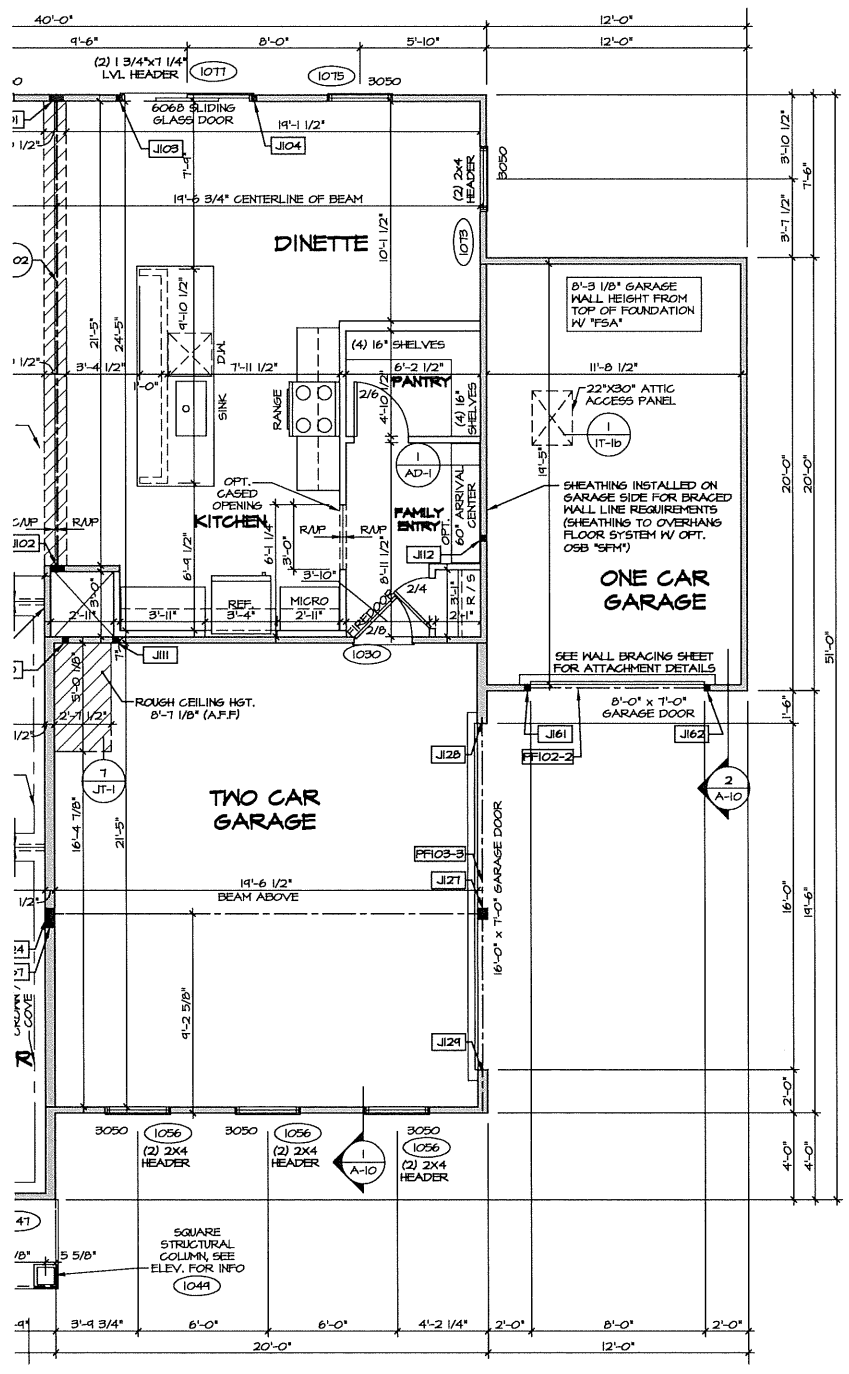
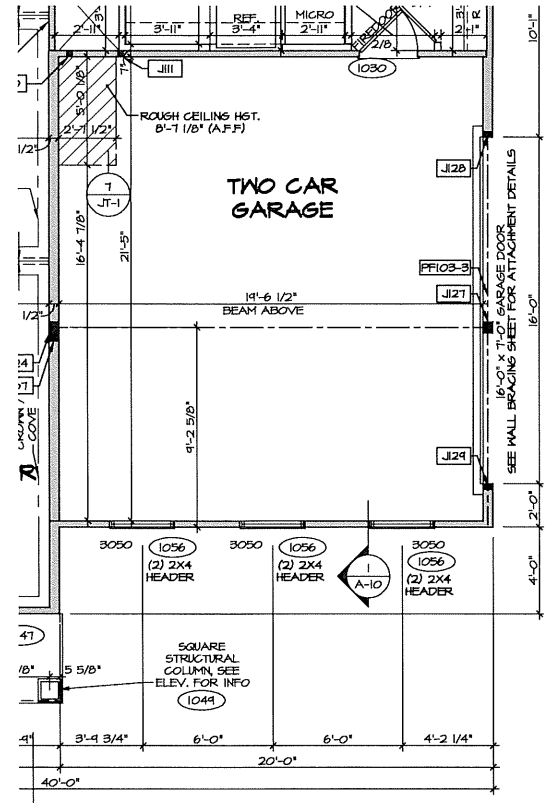
SHEET NO.	44
MODEL	SENECA
VERSION	01
DRAWING TITLE	PARTIAL FIRST FLOOR PLAN
OPTION DESCRIPTION	CRANF. FOUNDATION 2 CAR SIDE ENTRY GARAGE ONE CAR SIDE ATTACHED GARAGE
SET NO.	SINCOO
VERSION	01
DRAWN BY	CAP
DATE	9/28/17
OPTION	FCA
CC	GCC
CAA	GAA

NOTES:
 1. SEE GENERAL NOTES (N-U) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-U)

LEGEND

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS



REMARKS

REV. NO.	DATE

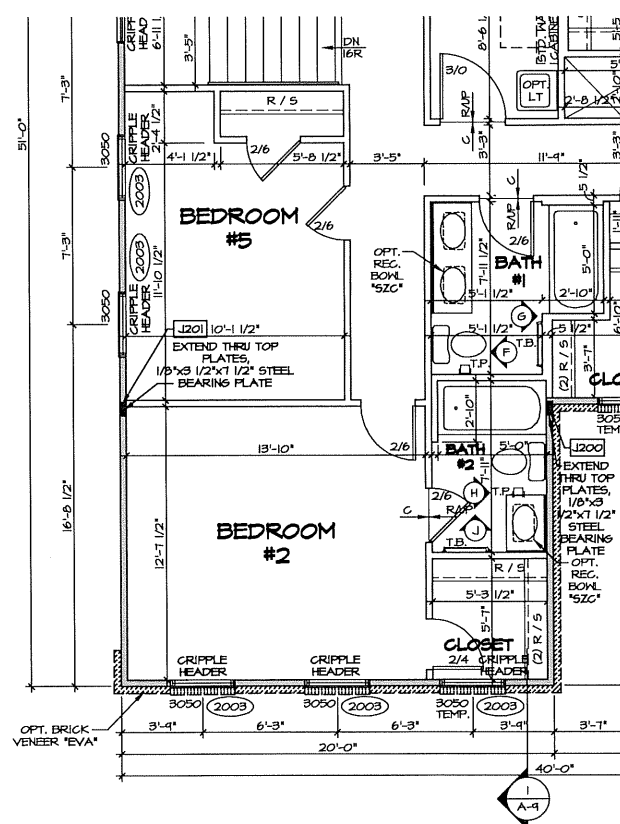
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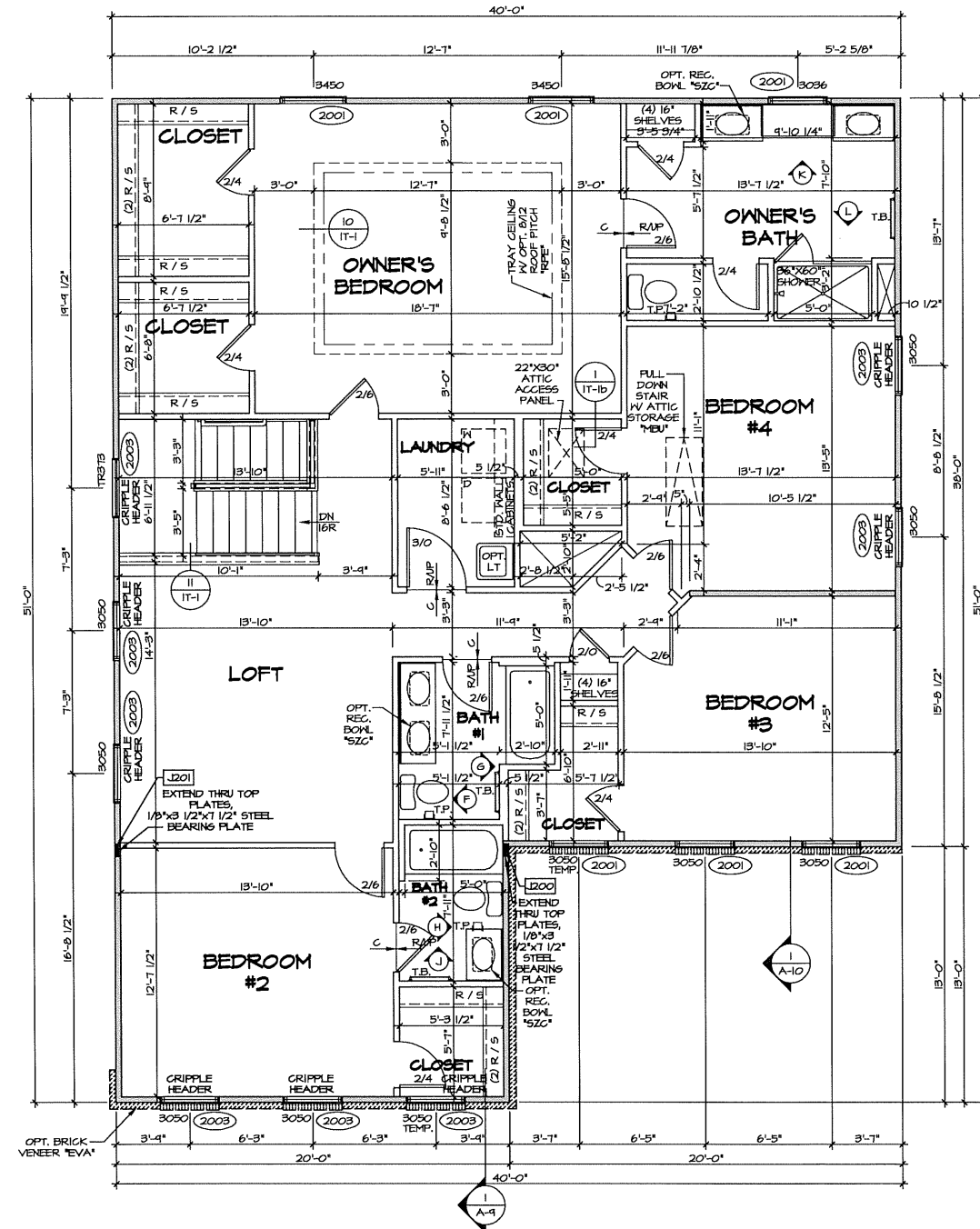
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SET NO. S5000	VERSION 01	DRAWN BY CAP	DATE: 9/28/17
OPTION	FSA	OPTION	FSA
TWO CAR SIDE ENTRY GARAGE	GCC	OPTION	GAA
ONE CAR SIDE ATTACHED GARAGE	GAA		

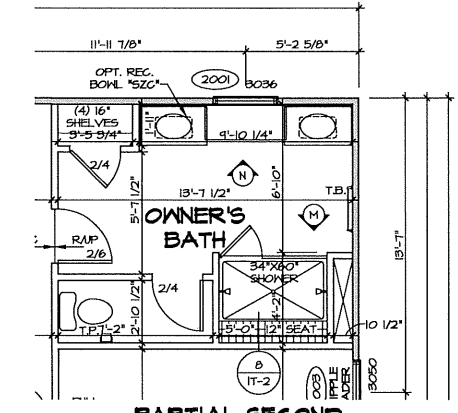
SHEET NO. **A-7d**
 MODEL **SENECA**
 DRAWING TITLE **PARTIAL FIRST FLOOR PLAN**
 OPTION DESCRIPTION **TWO CAR SIDE ENTRY GARAGE ONE CAR SIDE ATTACHED GARAGE**
 45



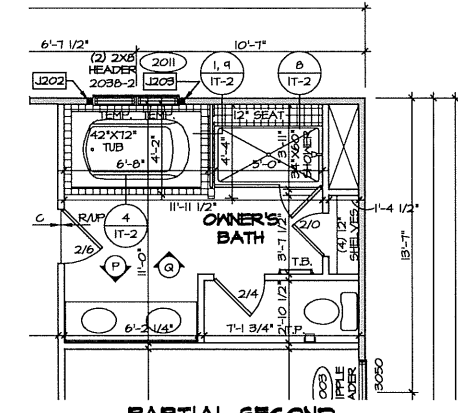
4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
FIVE BEDROOM "BED"



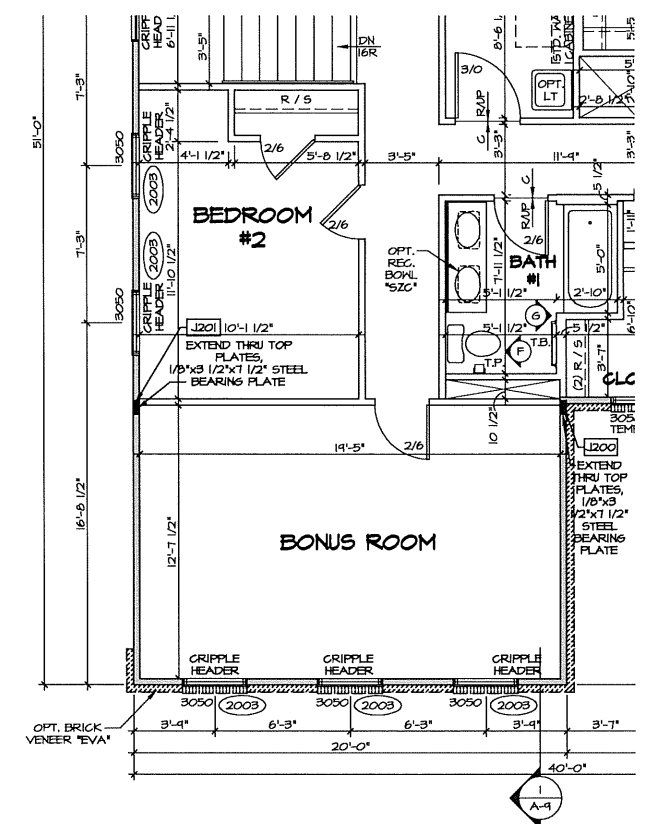
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ ELEVATION A "ELA"
OWNER'S BATHROOM SHOWER "AHA"
FOUR BEDROOM W/ LOFT "BDH"



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



3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
OWNER'S BATH W/ SOAKING TUB AND SHOWER GLASS SURROUND "AHT"



5 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
FOUR BEDROOM W/ BONUS ROOM "BVD"

NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND

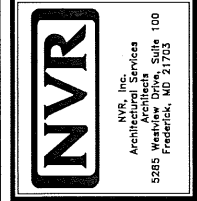
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[Symbol]	NON BEARING WALL
[Symbol]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Symbol]	JACKS
[Symbol]	BEAM/HEADER
[Symbol]	PAD FOOTING
[Symbol]	STEEL COLUMN
[Symbol]	PORTAL FRAME
[Symbol]	JOIST/TRUSS
[Symbol]	LVL
[Symbol]	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

REMARKS

REV.	NO.	DATE	DESCRIPTION

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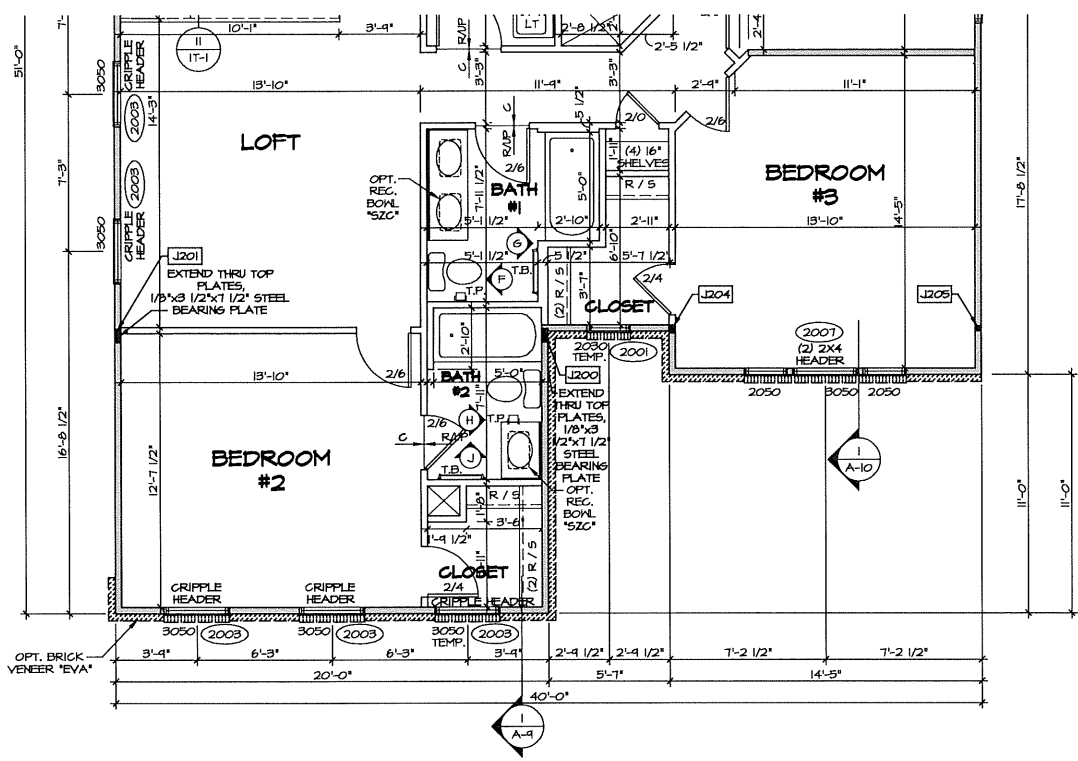
SET NO. S500
VERSION 01
DRAWN BY CAP
DATE: 7/6/2017
OPTION
FBA
ELA

MODEL: SENECA
DRAWING TITLE: SECOND FLOOR PLAN
OPTION DESCRIPTION: BASEMENT FOUNDATION ELEVATION "A"
SHEET NO. A-8
46

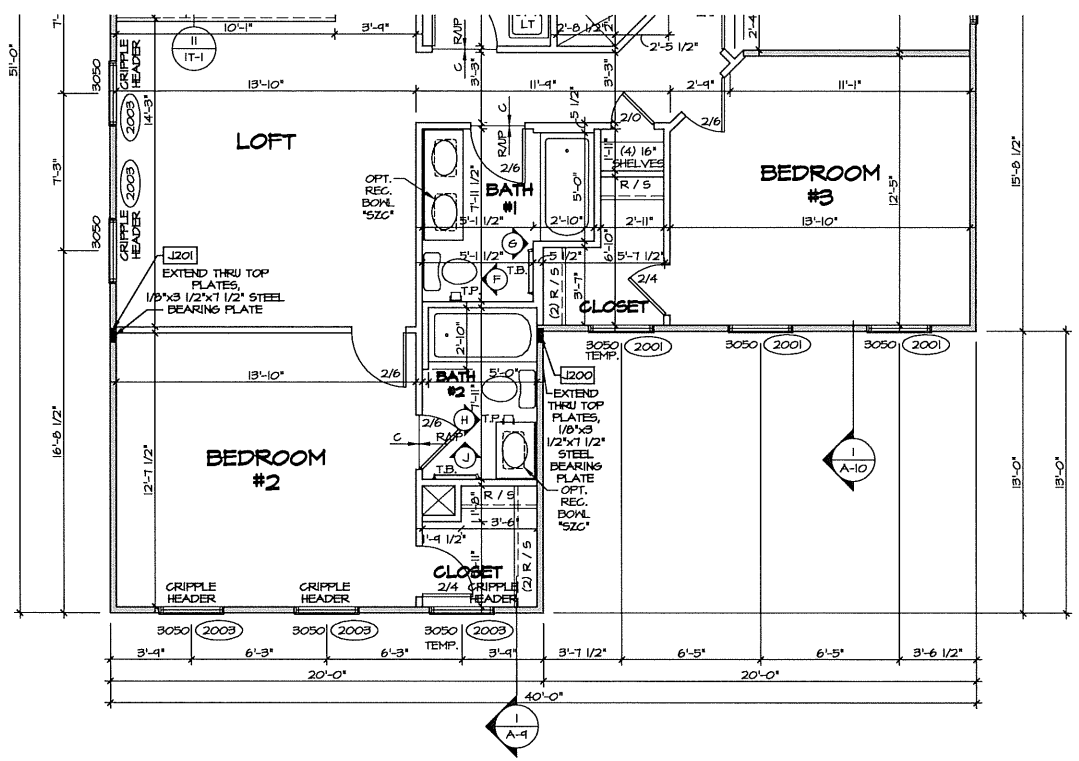
NOTES:
 1. SEE GENERAL NOTES (N-U) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-U)

LEGEND

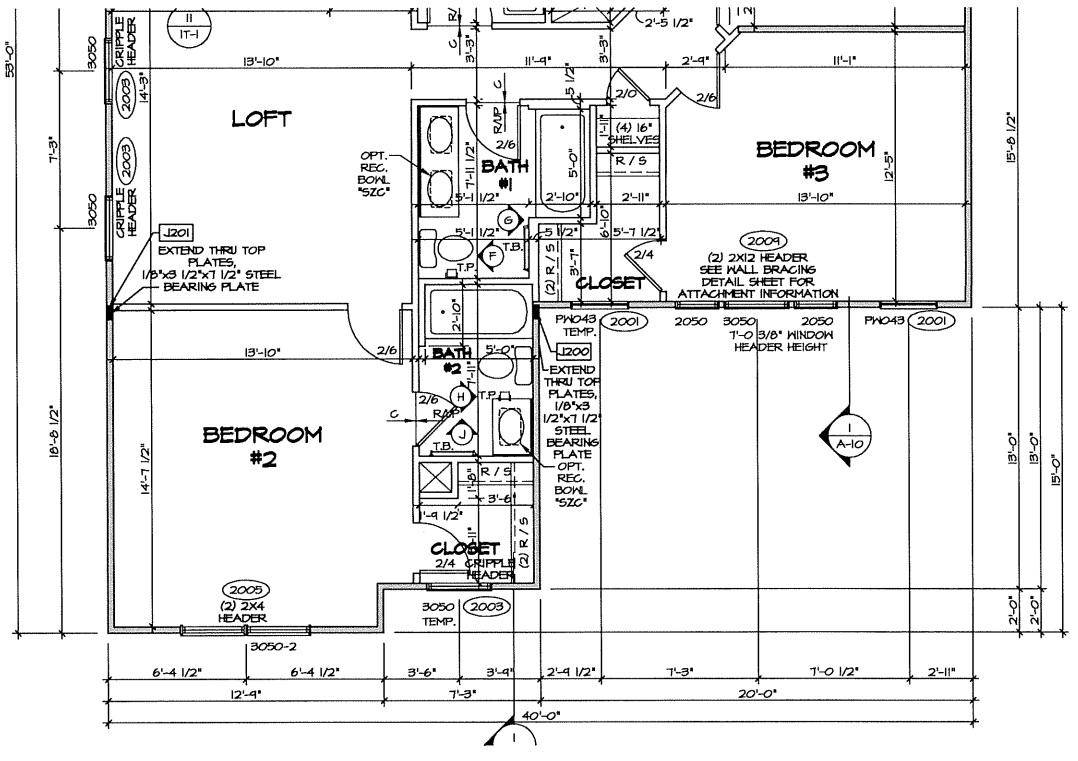
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	SEE FC DETAILS FOR FRAMING CONNECTORS



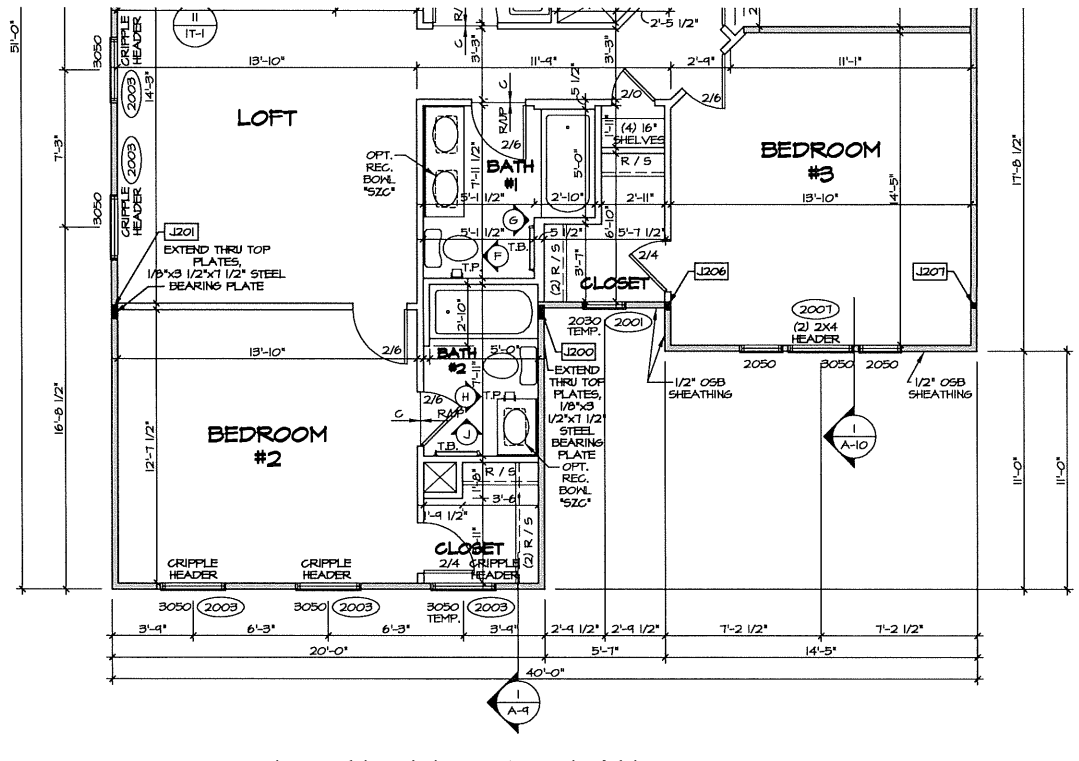
1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" ELEVATION B 'ELB'



3 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" ELEVATION K 'ELK'



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



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

REV. NO. DATE

--	--

BY: [Signature] DATE: [Date]
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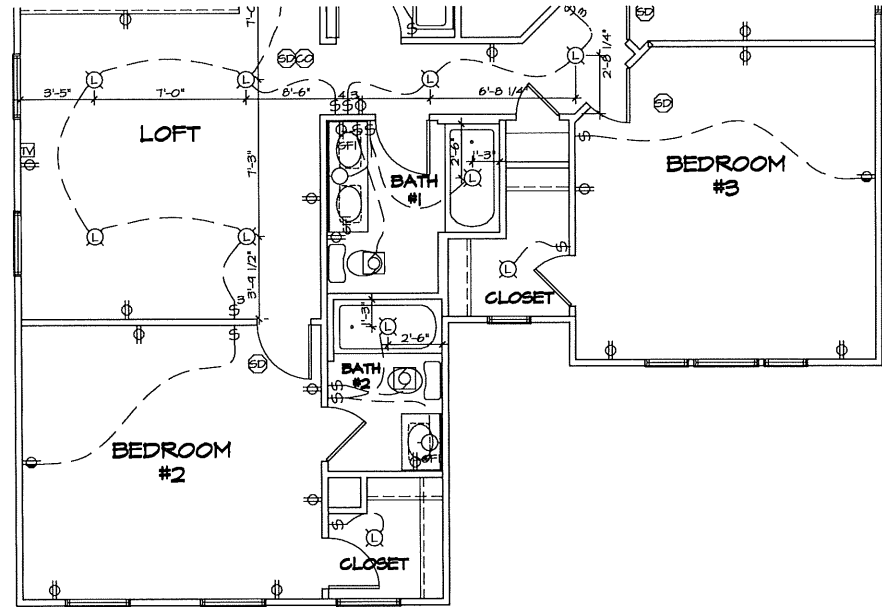
NVR, Inc.
 Architectural Services
 5285 Washburn Drive, Suite 100
 Frederick, MD 21703

SET NO. SMC00
 VERSION 01
 DRAWN BY CAP
 DATE: 8/7/17
 OPTION FCA
 FSA
 ELB, ELC, ELK, ELL

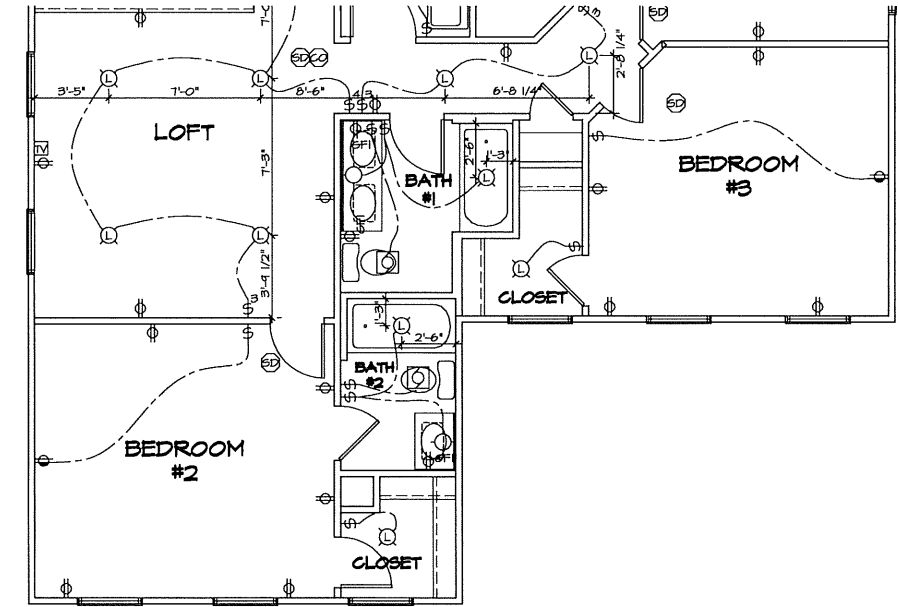
MODEL SENECA
 DRAWING TITLE PARTIAL SECOND FLOOR PLAN
 OPTION DESCRIPTION CRAWL FOUNDATION
 SLAB FOUNDATION
 ELEVATION 'B', 'C', 'K', 'L'

SHEET NO. A-8b
 49
 C:\NVR\Software\SENECA_SMC00_01_210A\Sheet\Master_Spl\Second Floor_Plan_49_A-8b_PLN2_FCA_ELEV.dwg 05/15/18 - 2:59 PM

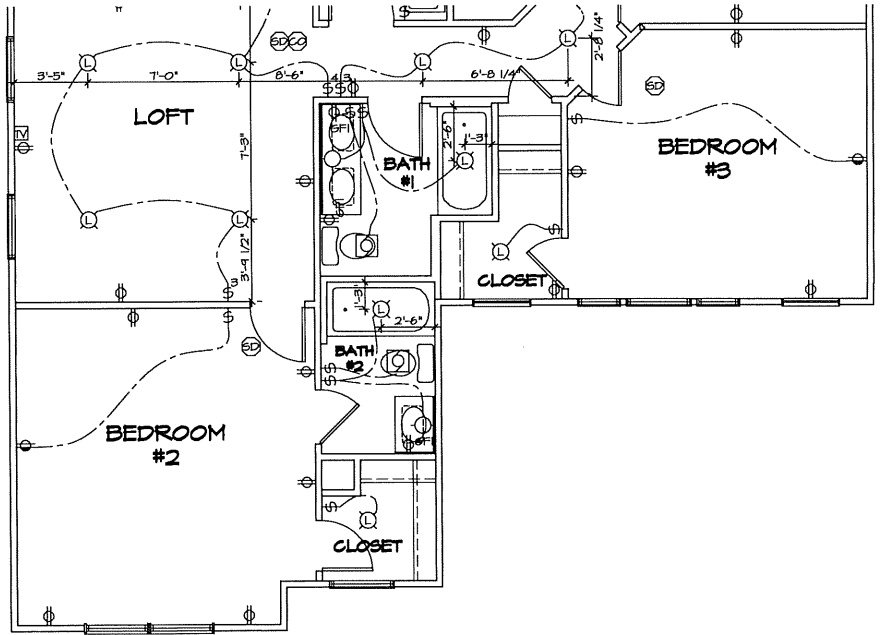
NOTE:
SEE GENERAL NOTES (N-1) SHEET FOR ELECTRICAL
LEGEND AND ADDITIONAL NOTES.



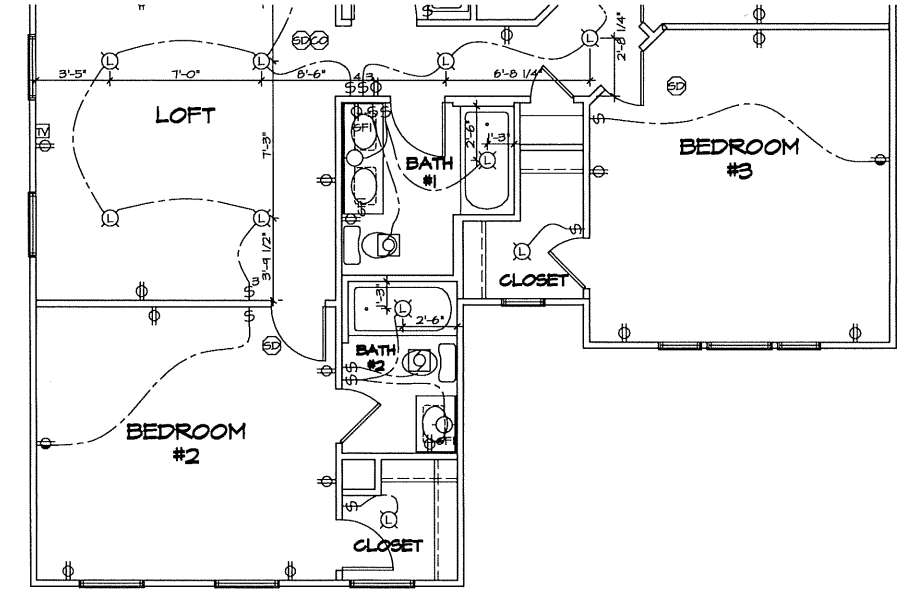
1 SECOND FLOOR ELECTRICAL PLAN
E-3b SCALE: 1/4" = 1'-0" ELEVATION B "ELB"



3 SECOND FLOOR ELECTRICAL PLAN
E-3b SCALE: 1/4" = 1'-0" ELEVATION K "ELK"



2 SECOND FLOOR ELECTRICAL PLAN
E-3b SCALE: 1/4" = 1'-0" ELEVATION C "ELC"



4 SECOND FLOOR ELECTRICAL PLAN
E-3b SCALE: 1/4" = 1'-0" ELEVATION L "ELL"

REV. NO. DATE

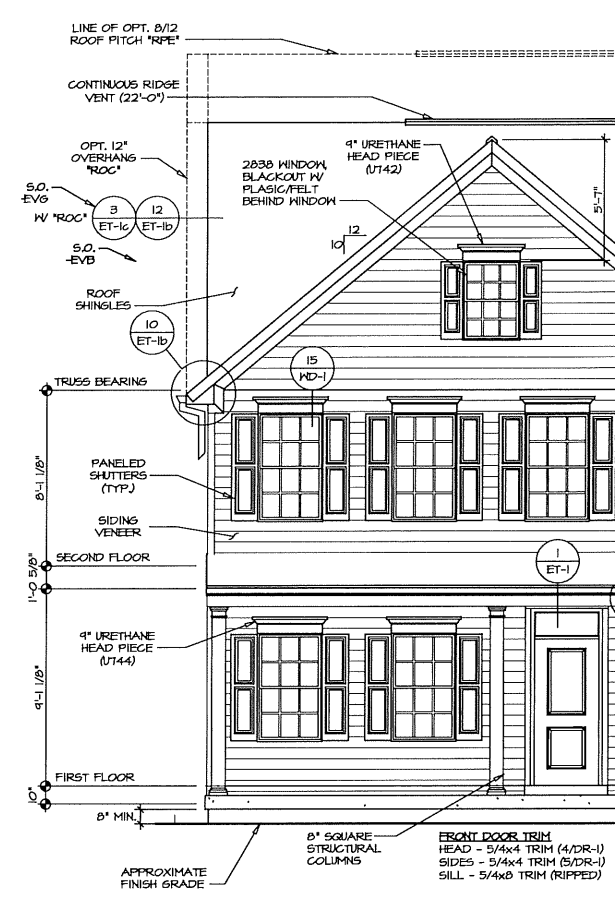
REMARKS



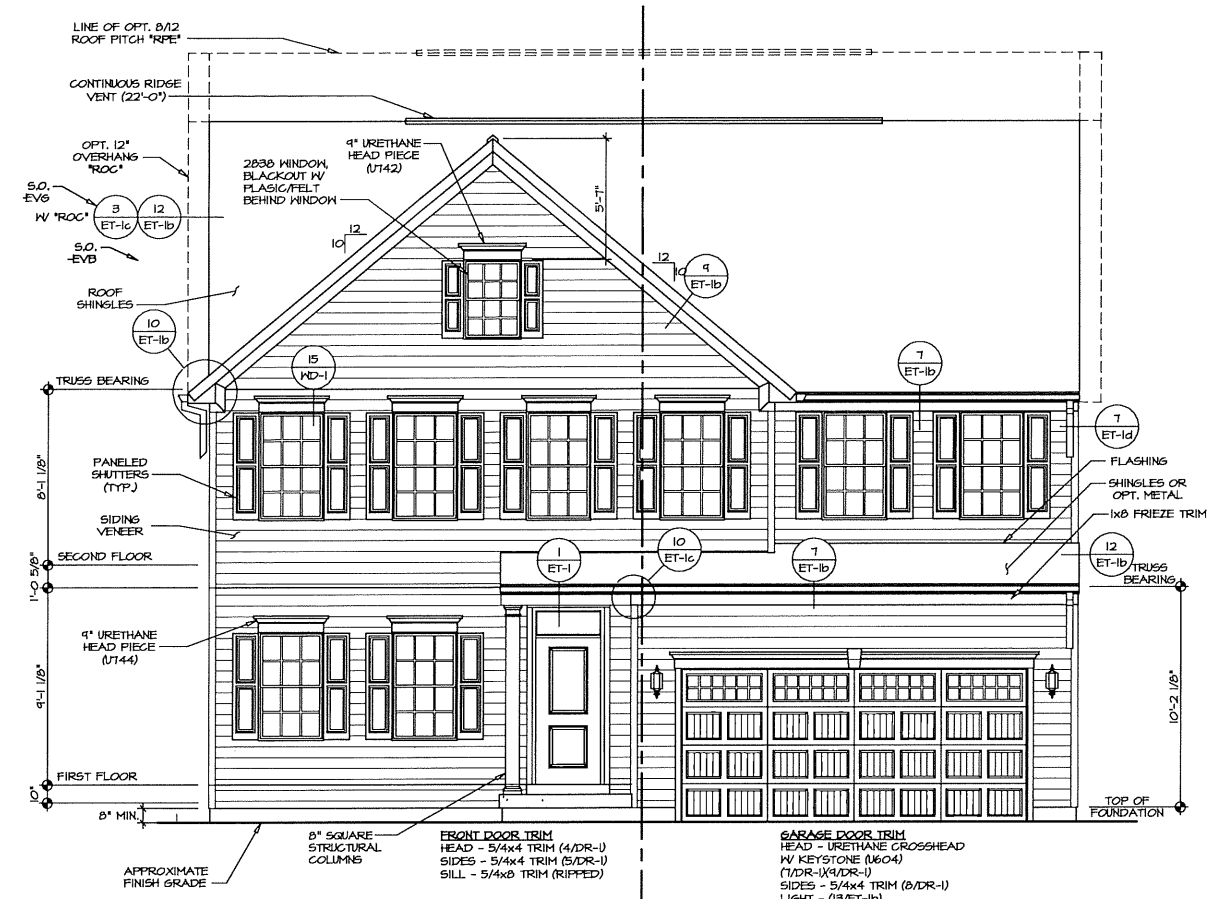
SET NO. SNG00
VERSION 01
DRAWN BY CAP
DATE: 9/7/17
OPTION
FCA
FSA

MODEL: SENECA
DRAWING TITLE: PARTIAL SECOND FLOOR ELECTRICAL PLAN
OPTION DESCRIPTION: CRAWL FOUNDATION SLAB FOUNDATION ELEVATION "B", "C", "K", & "L"

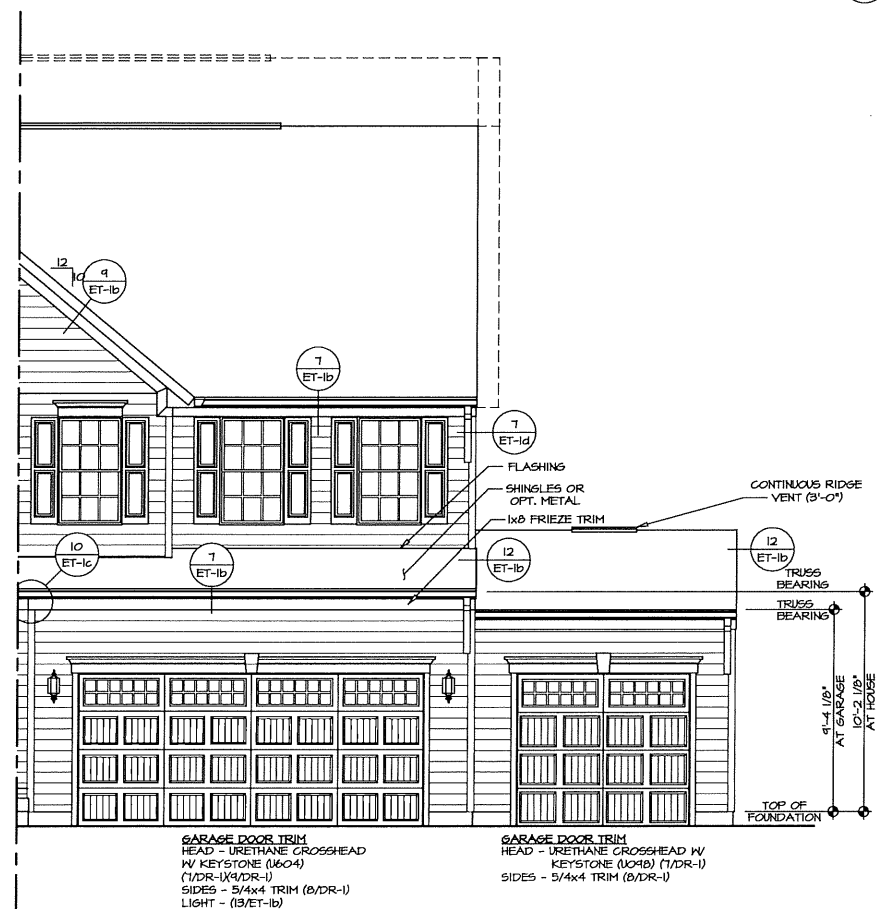
SHEET NO. E-3b 89



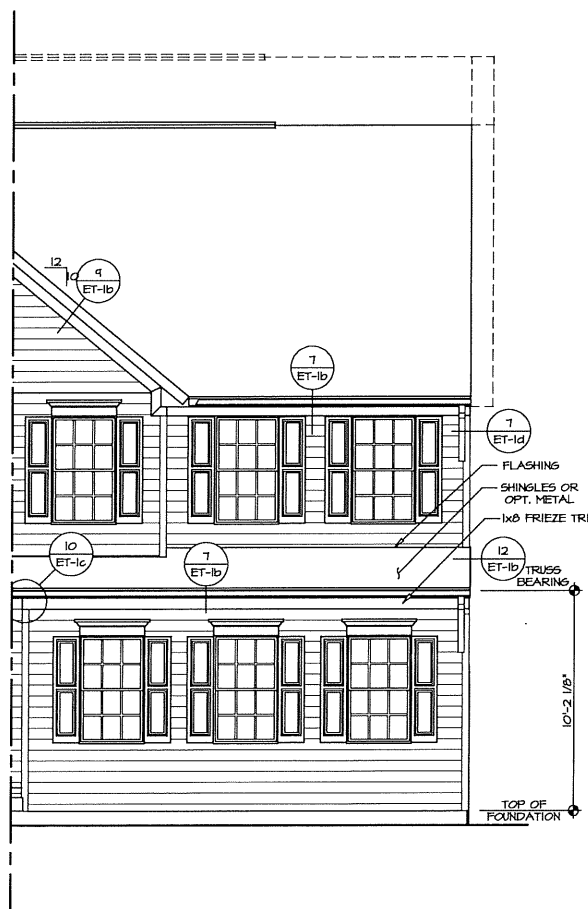
2 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 FULL FRONT PORCH "EPA"



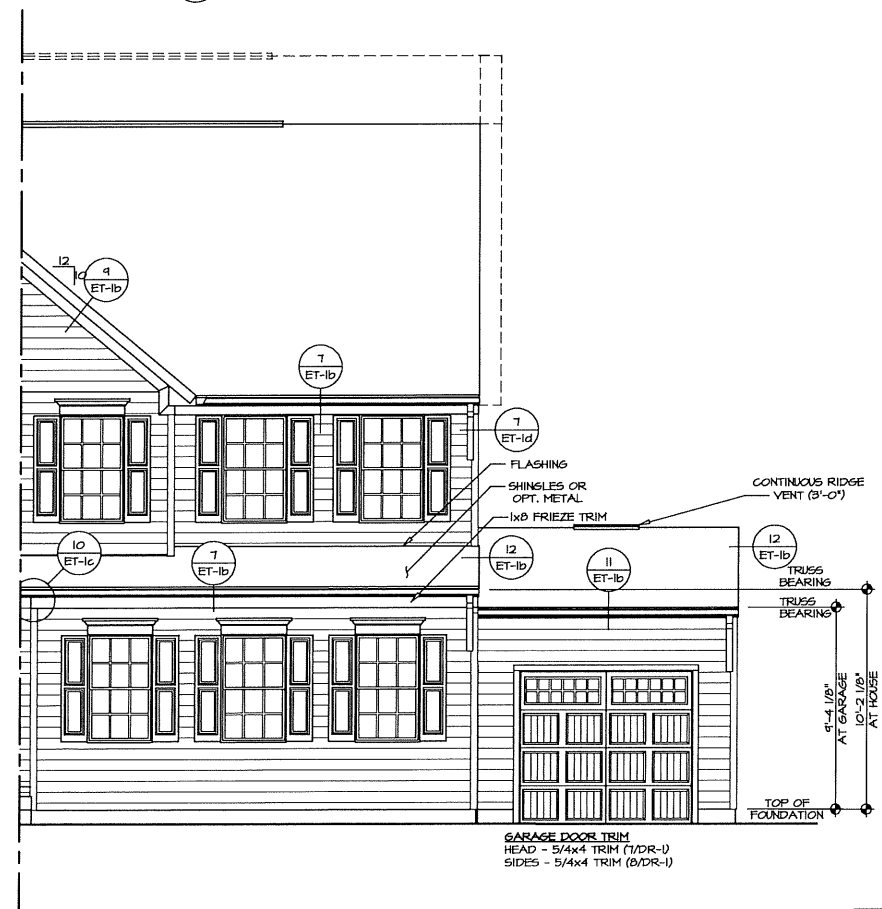
1 FRONT ELEVATION "A"
 SCALE: 1/4" = 1'-0"
 TWO-CAR FRONT ENTRY GARAGE "GCB"



5 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 THREE CAR GARAGE - FRONT ENTRY "GCF"




4 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 TWO CAR GARAGE - SIDE ENTRY "GCC"

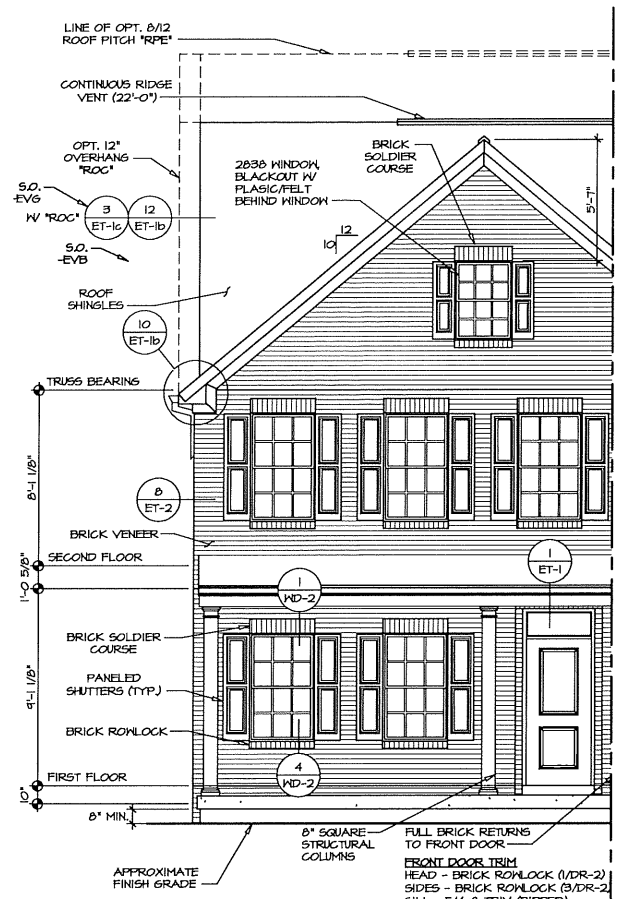


3 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 TWO CAR GARAGE - SIDE ENTRY "GCC" ONE CAR SIDE ATTACHED FRONT ENTRY GARAGE "GAA"

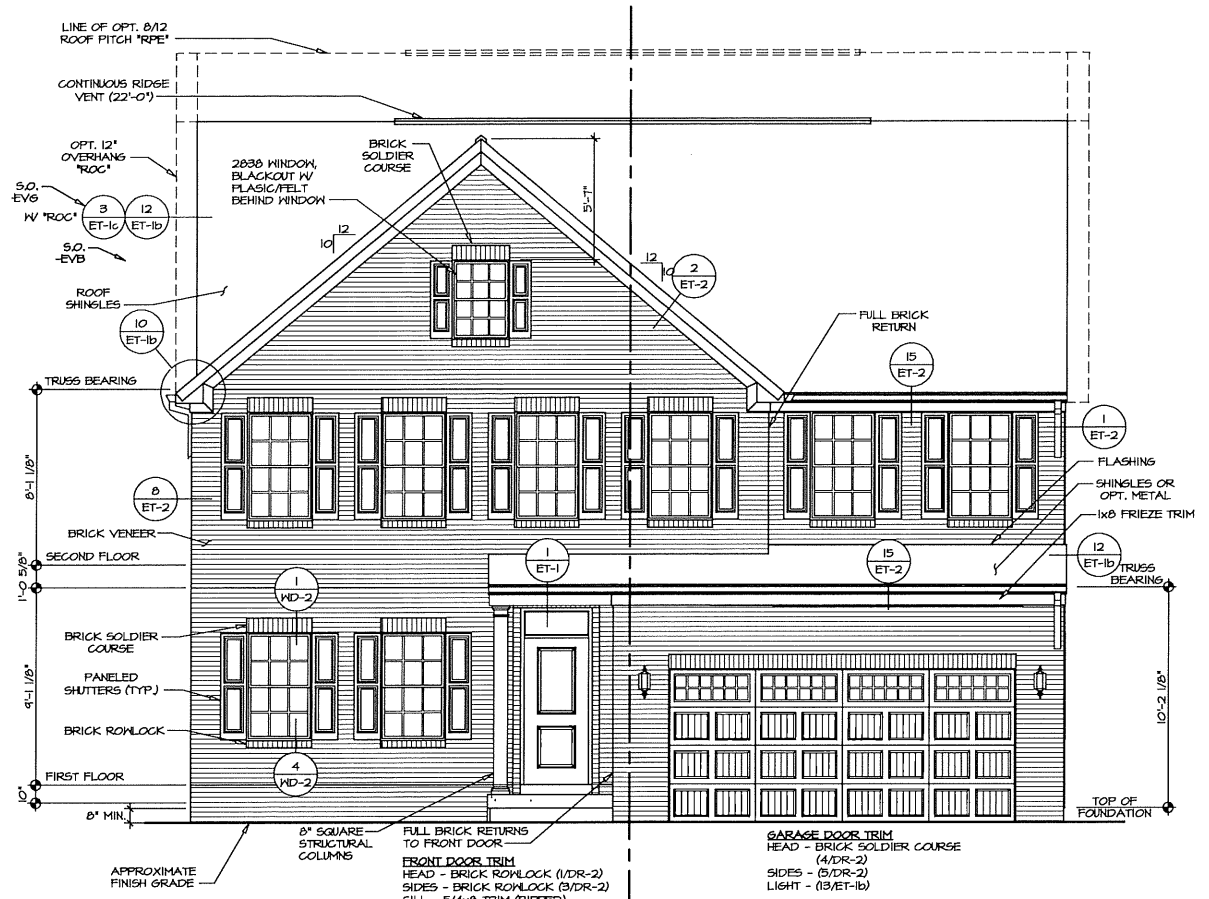
NOTE:
 GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER.

NOTE:
 GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS.

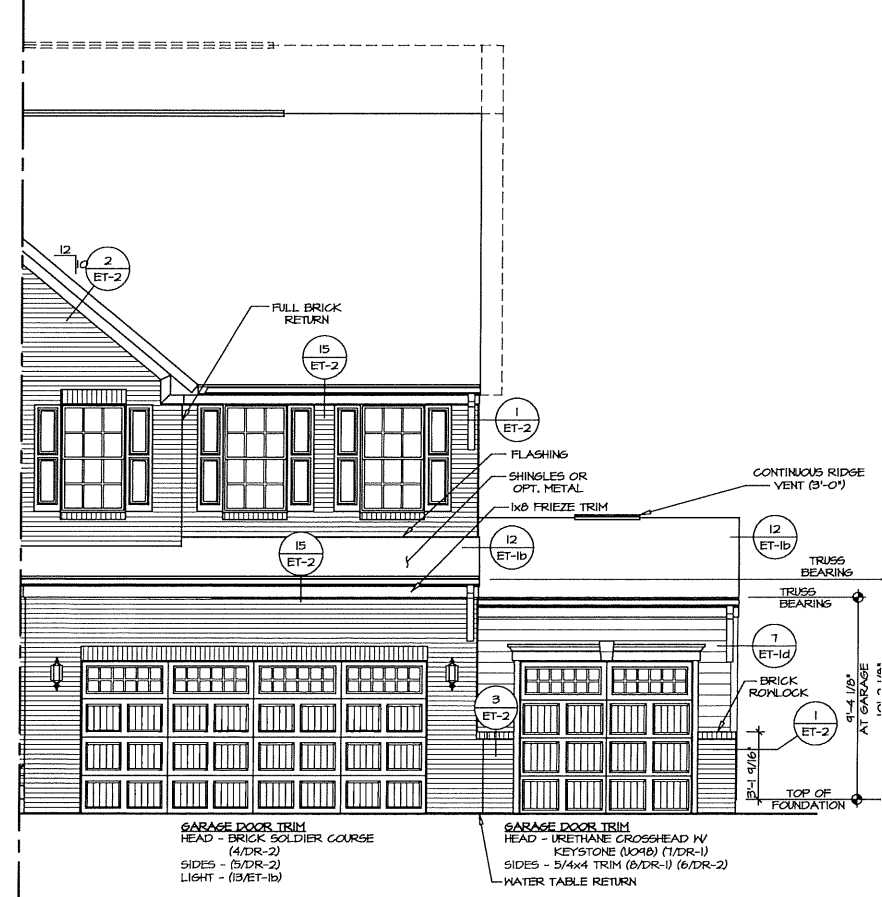
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REV. NO.	DATE
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 <small>NVR, Inc. Architectural Services 5285 Littleton Road Frederick, MD 21703</small>	
SET NO. YR000	VERSION 01
DRAWN BY ATK	DATE: 8/23/17
OPTION	ELA
	EVF
MODEL	
DRAWING TITLE	FRONT ELEVATIONS
OPTION DESCRIPTION	ELEVATION "A" SIDING VENEER
SHEET NO.	5



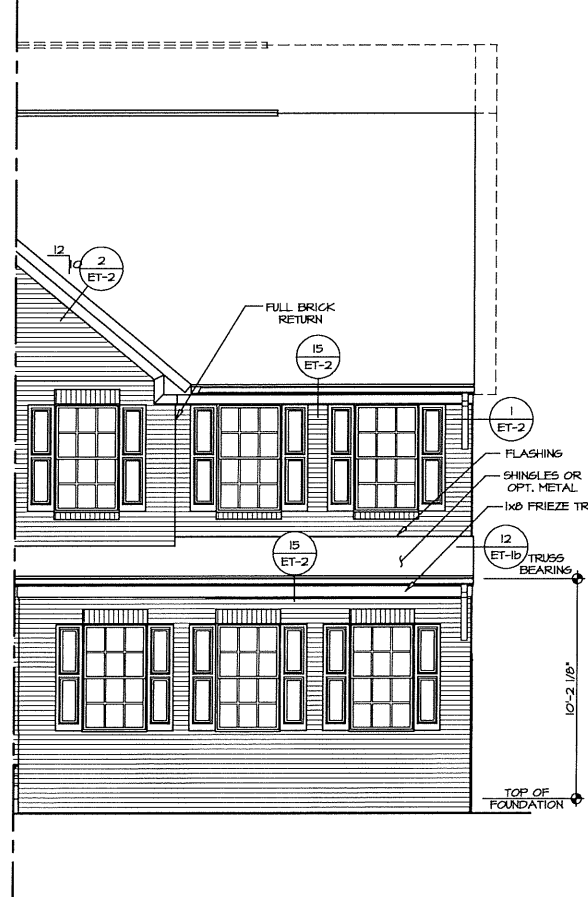
2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" FULL FRONT PORCH 'EPA'



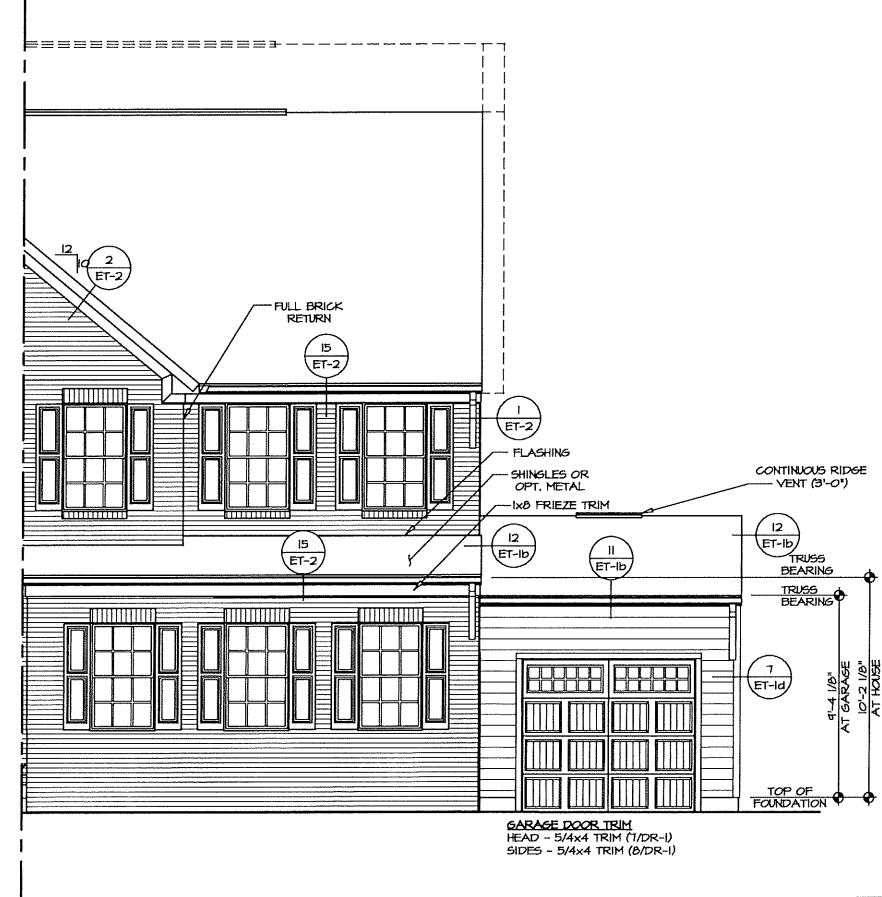
1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0" TWO-CAR FRONT ENTRY GARAGE '6CB'



5 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE-CAR FRONT ENTRY GARAGE '6CF'




4 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO-CAR SIDE ENTRY GARAGE '6CC'

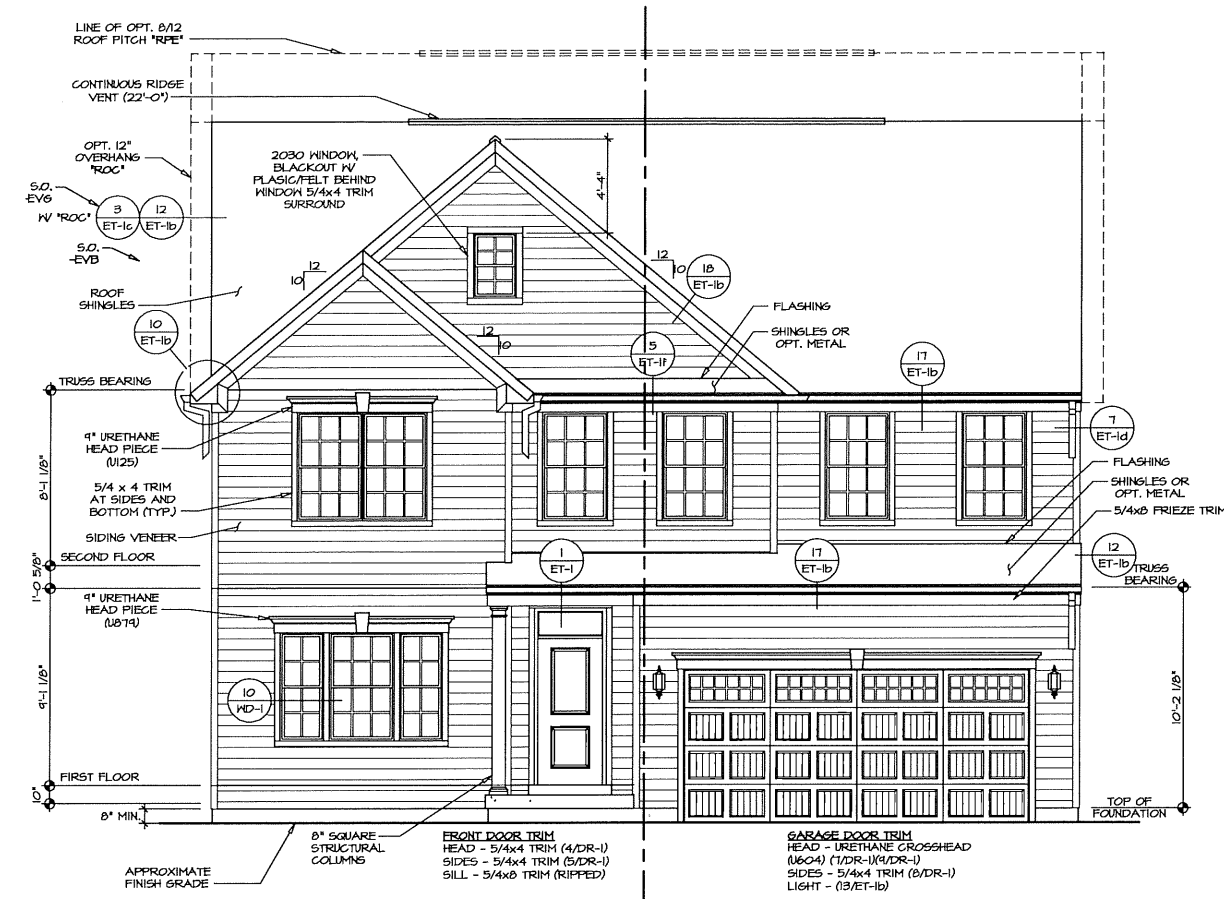


3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" ONE-CAR FRONT ENTRY GARAGE '6GA'

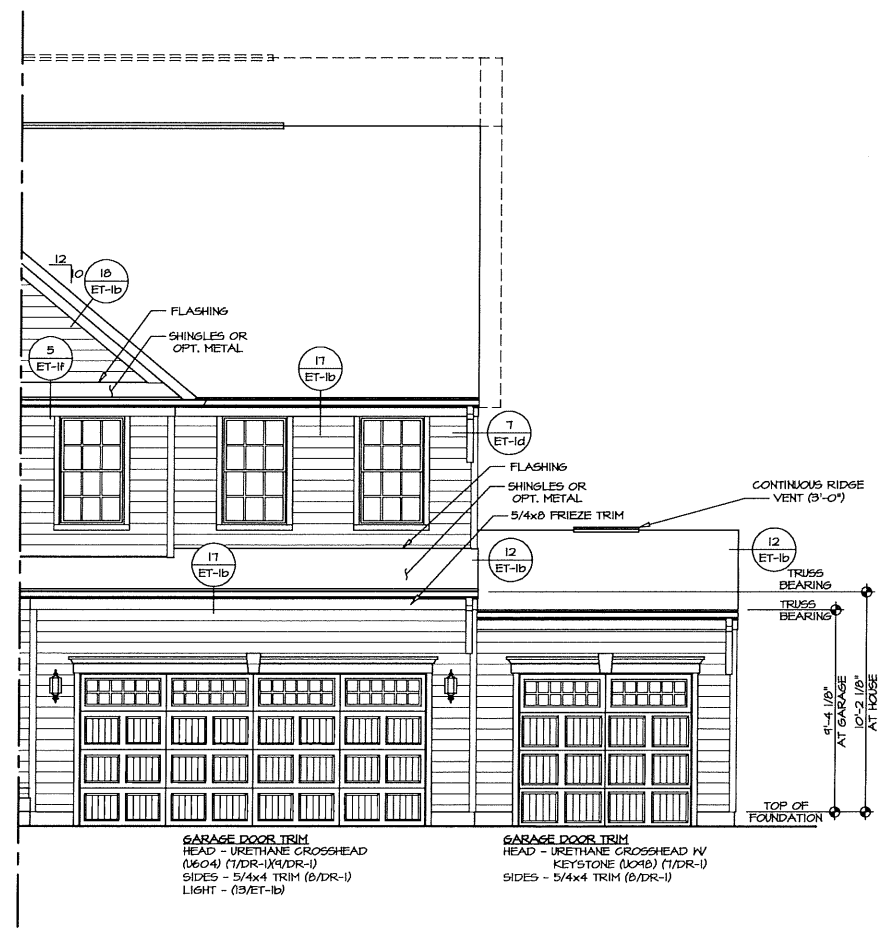
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

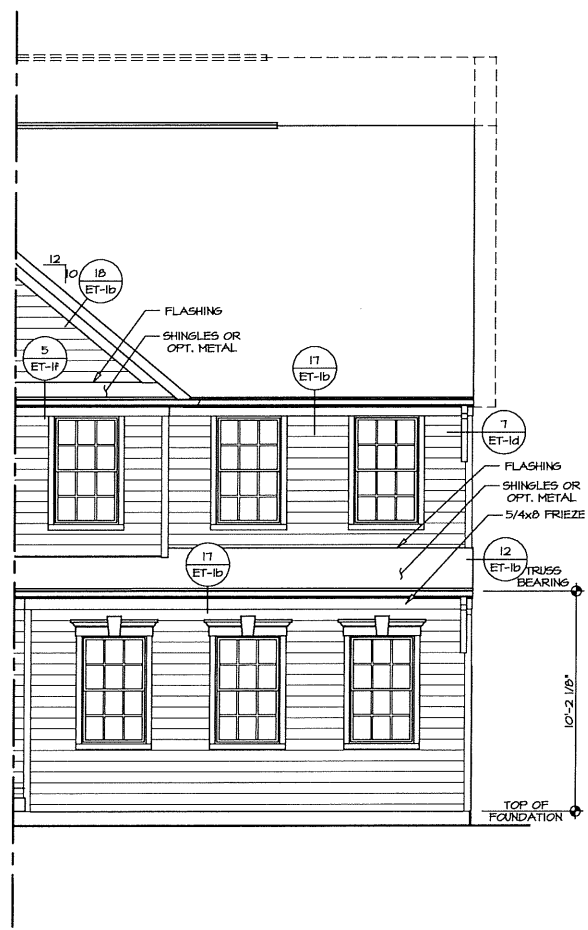
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REV. NO.	DATE
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SET NO. YR600	VERSION 01
DRAWN BY ATK	DATE: 8/28/17
OPTION	OPTION
ELA	EVA
MODEL	YORK
DRAWING TITLE	FRONT ELEVATIONS
OPTION DESCRIPTION	ELEVATION "A" BRICK VENEER
SHEET NO.	A-1
	6



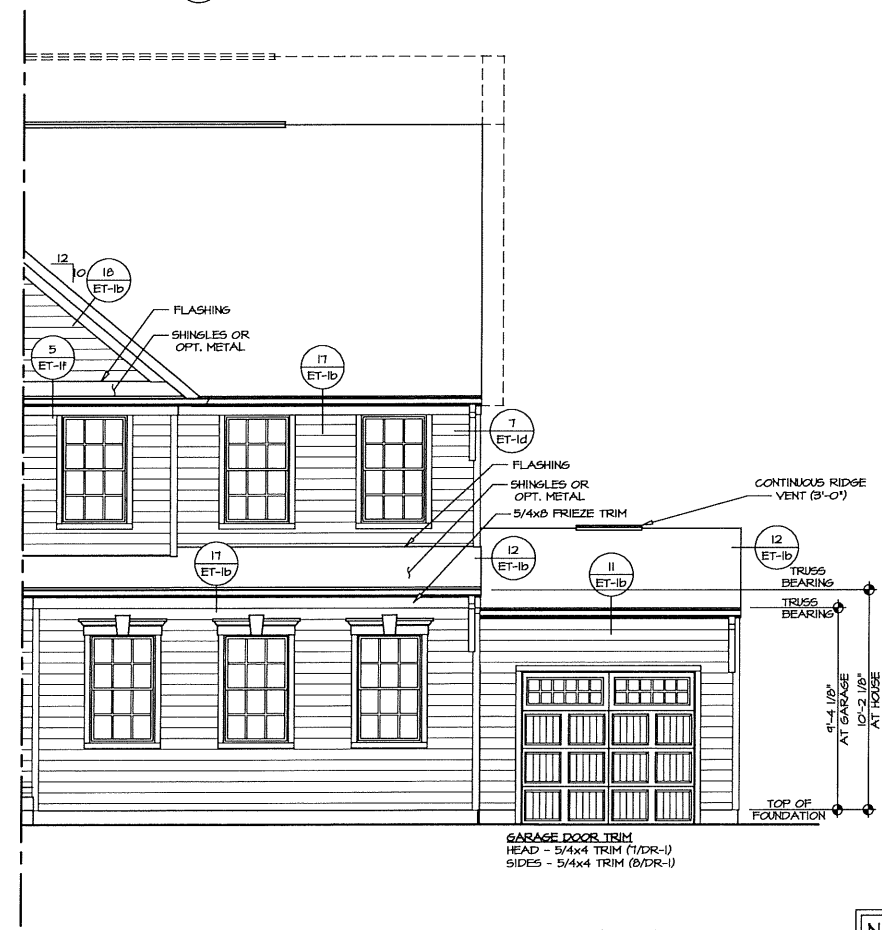
1 FRONT ELEVATION "B"
 SCALE: 1/4" = 1'-0"
 TWO-CAR FRONT ENTRY GARAGE "6CB"



4 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 THREE-CAR FRONT ENTRY GARAGE "6CF"




3 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 TWO-CAR SIDE ENTRY GARAGE "6CC"

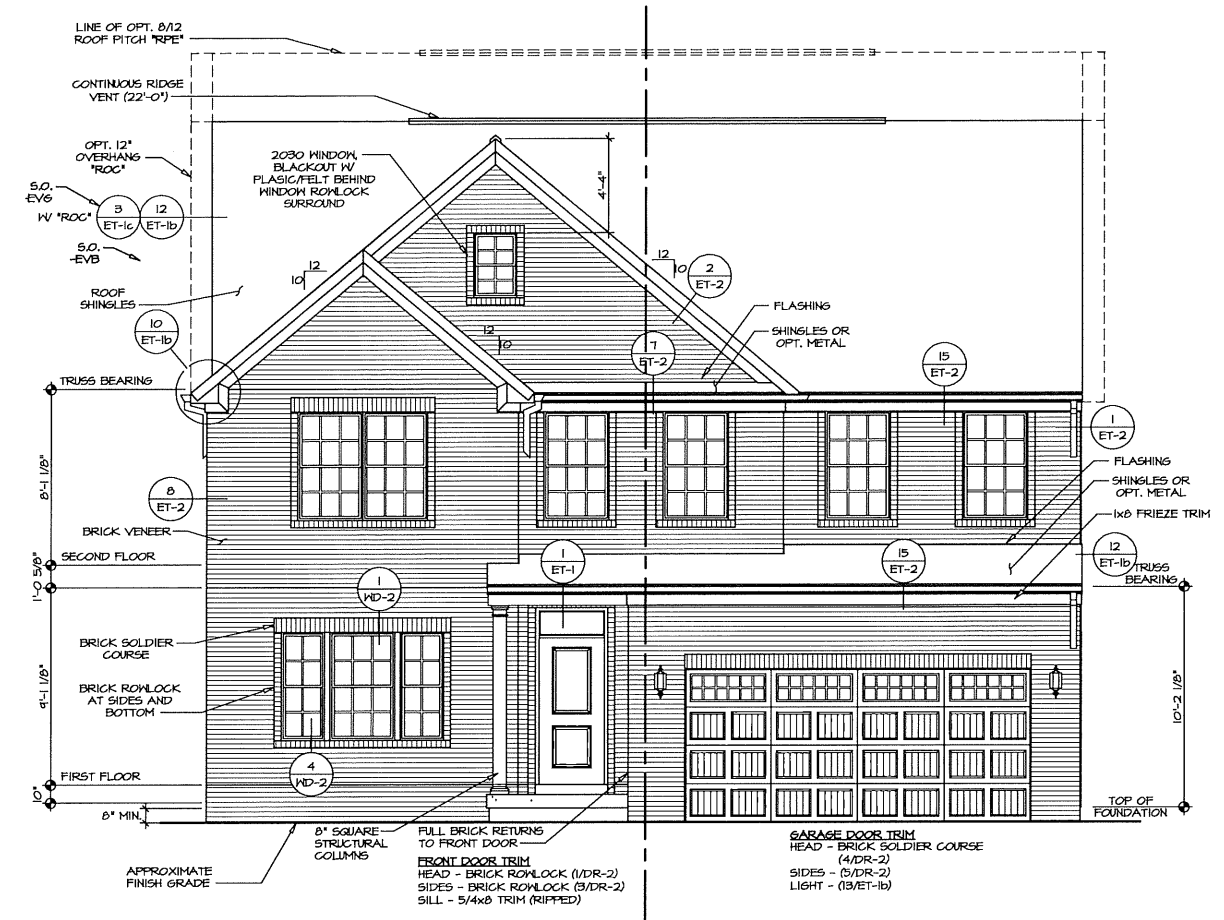


2 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 ONE-CAR FRONT ENTRY GARAGE "6AA"

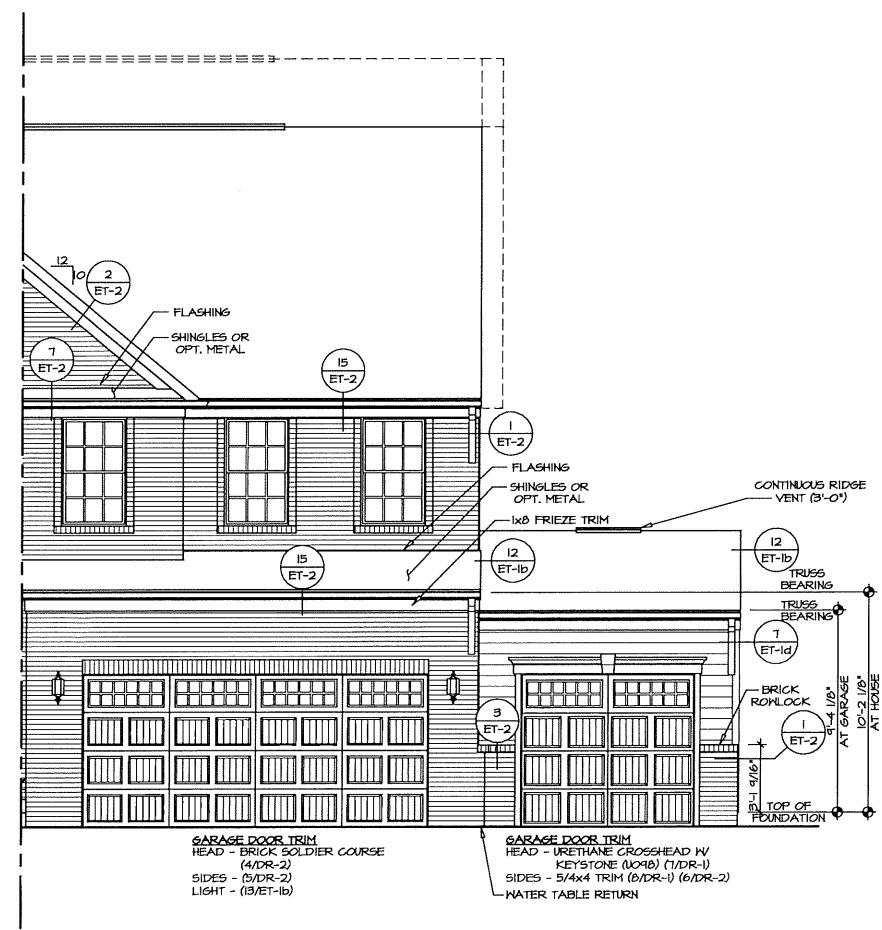
NOTE:
 GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NOTE:
 GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

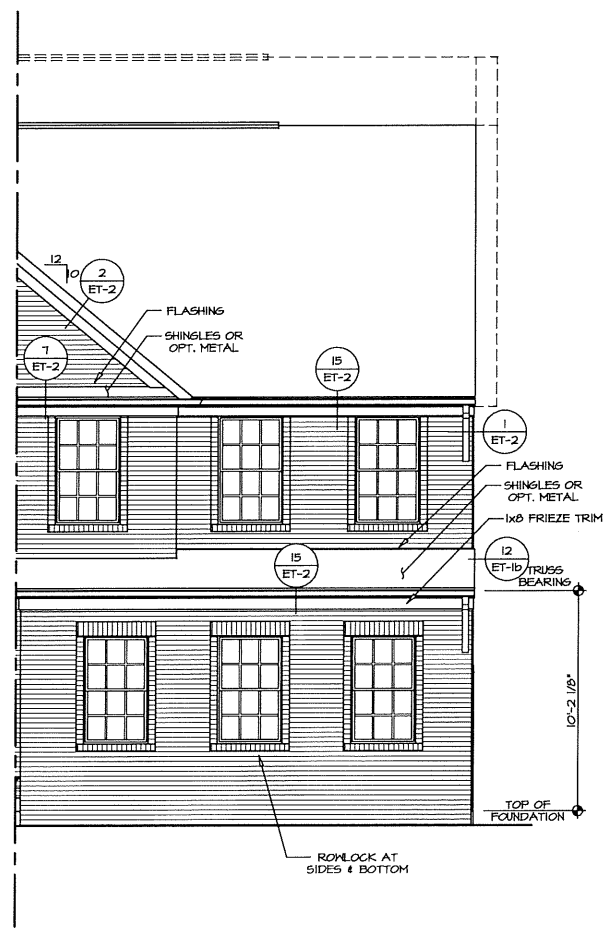
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REV. NO.	DATE
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SET NO. YR600	VERSION 01
DRAWN BY ATK	DATE: 8/23/17
OPTION	ELB
	EVF
MODEL	
DRAWING TITLE	FRONT ELEVATIONS
OPTION DESCRIPTION	ELEVATION "B" SIDING VENEER
SHEET NO.	A-1
	7



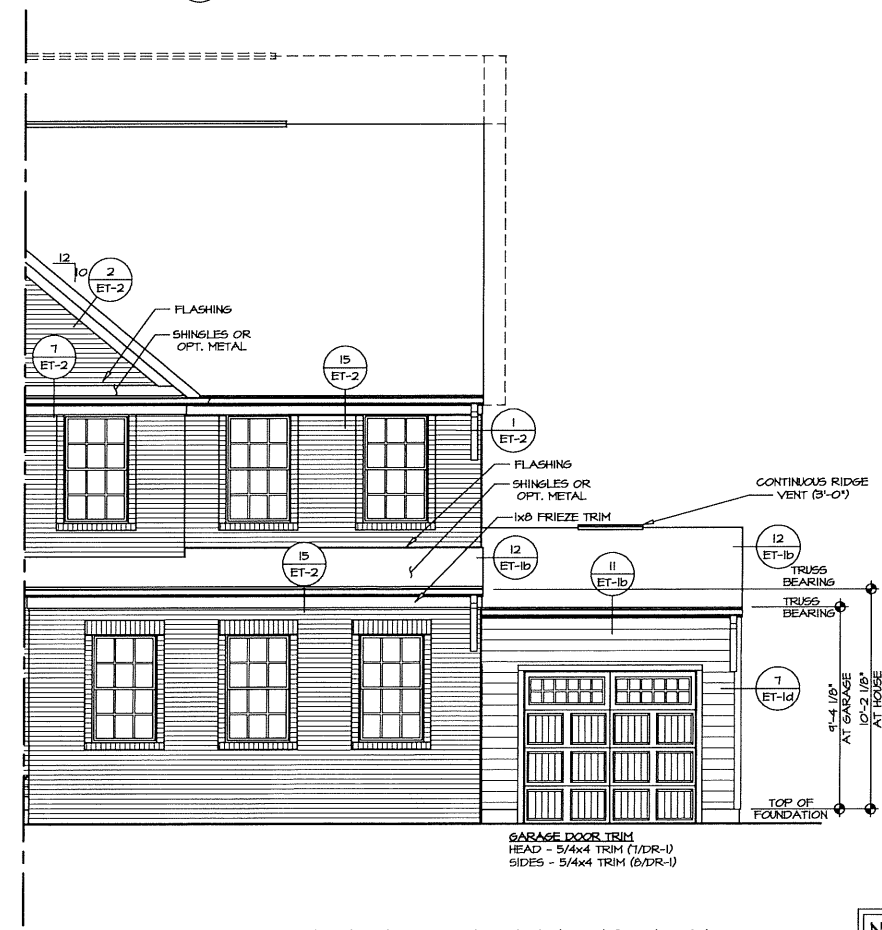
1 FRONT ELEVATION "B"
 SCALE: 1/4" = 1'-0" TWO-CAR FRONT ENTRY GARAGE "6CB"



4 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0" THREE-CAR FRONT ENTRY GARAGE "6CF"




3 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0" TWO-CAR SIDE ENTRY GARAGE "6CC"



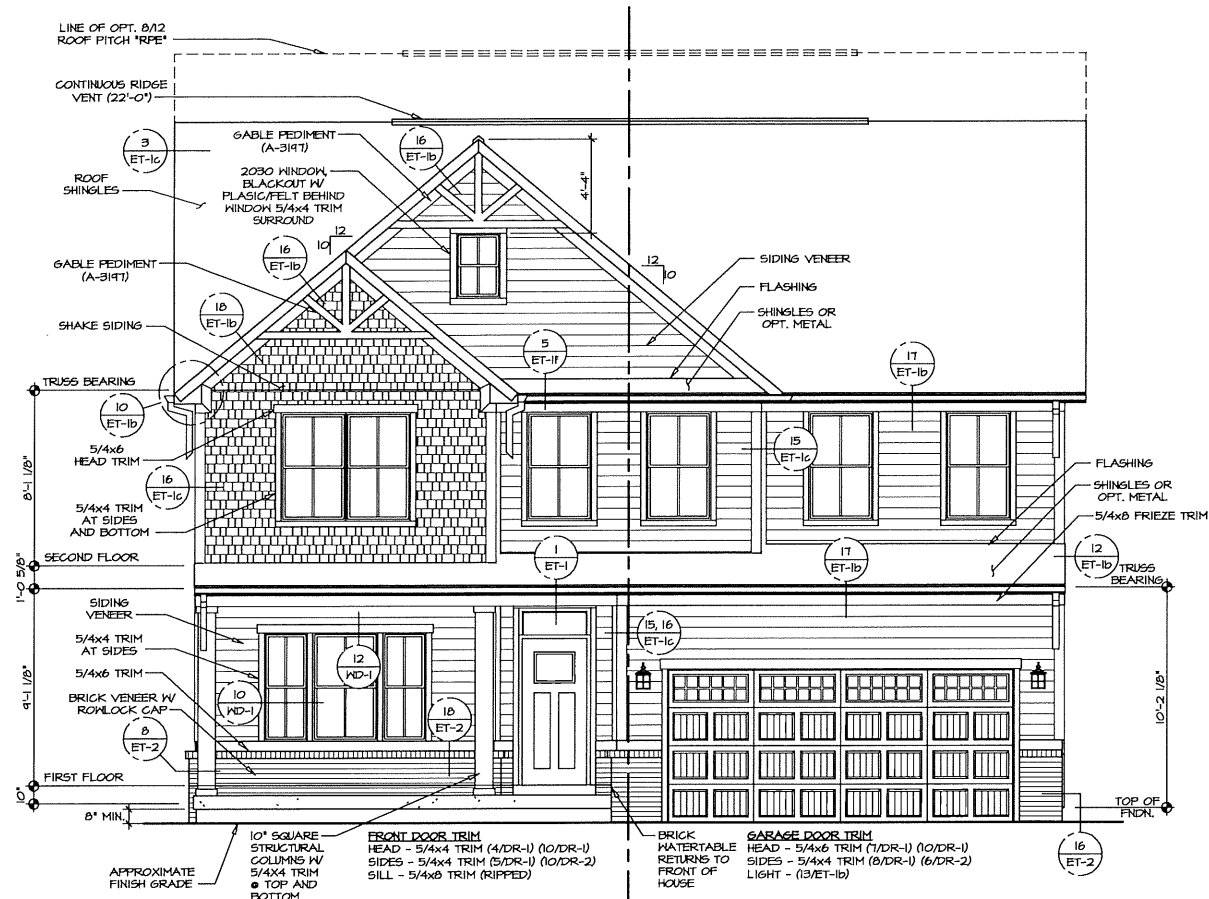
2 PARTIAL FRONT ELEVATION
 SCALE: 1/4" = 1'-0" ONE-CAR FRONT ENTRY GARAGE "6AA"

NOTE:
 GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

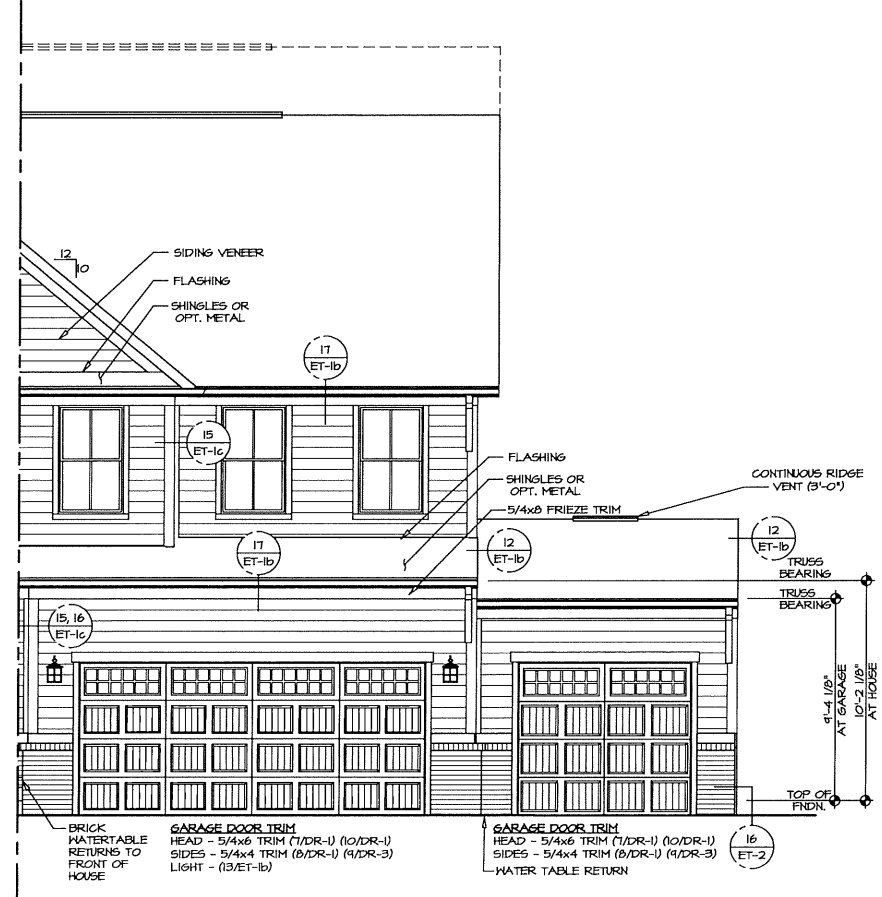
NOTE:
 GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

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SET NO. YR600	VERSION 01
DRAWN BY ATK	DATE: 8/24/17
OPTION	ELB
OPTION	EVA
MODEL	YORK
DRAWING TITLE	FRONT ELEVATIONS
OPTION DESCRIPTION	ELEVATION "B" BRICK VENEER
SHEET NO.	A-1
	8

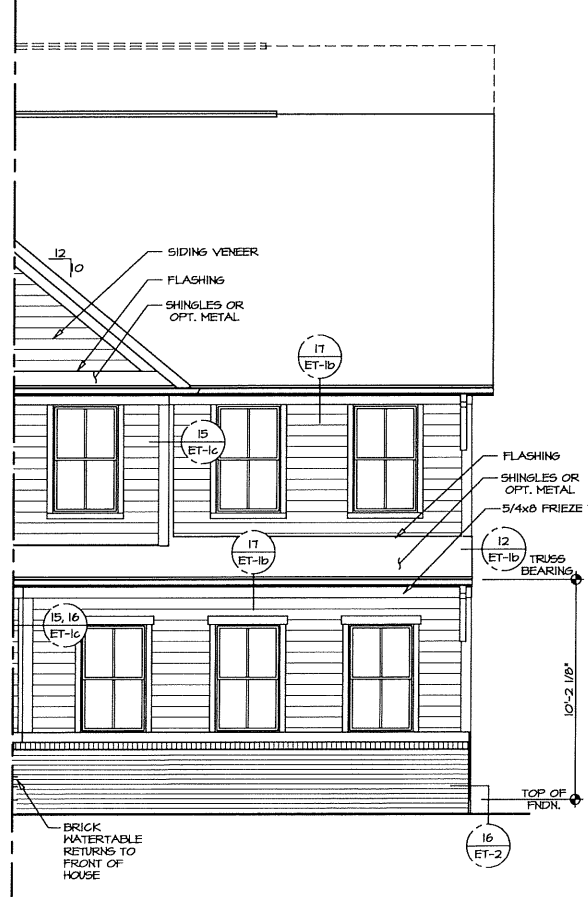
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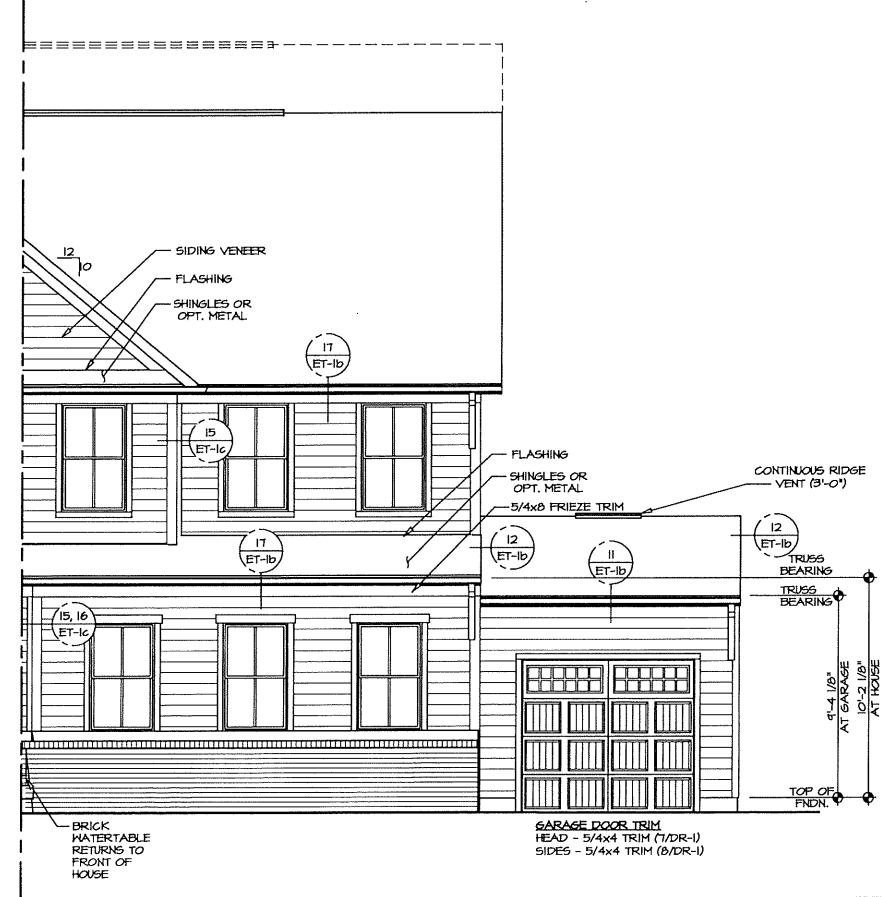
FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0" TWO-CAR FRONT ENTRY GARAGE "6CB"



PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE-CAR FRONT ENTRY GARAGE "6CF"



PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO-CAR SIDE ENTRY GARAGE "6CC"



PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" ONE-CAR FRONT ENTRY GARAGE "6AA"

REMARKS

REV. NO. DATE

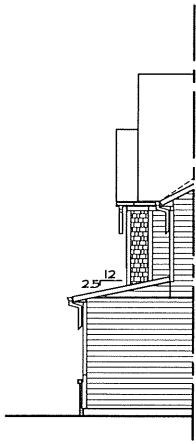
SET NO. YR600
VERSION 01
DRAWN BY ATK
DATE: 8/24/17
OPTION
ELL

SHEET NO. A-1

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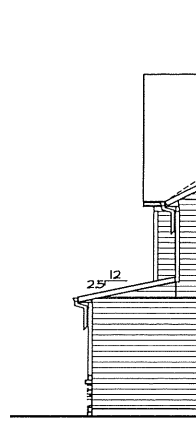


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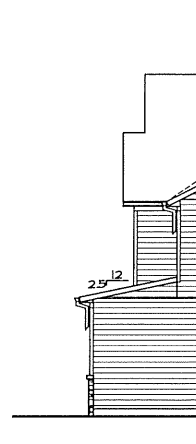
7 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION L "ELL"
TWO-CAR FRONT ENTRY GARAGE "6CB"



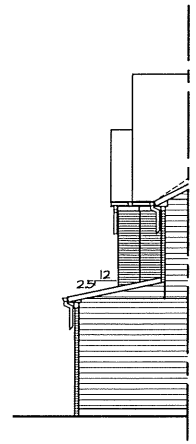
6 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION K "ELK"
TWO-CAR FRONT ENTRY GARAGE "6CB"



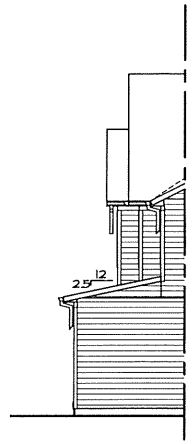
5 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION G "ELG"
TWO-CAR FRONT ENTRY GARAGE "6CB"



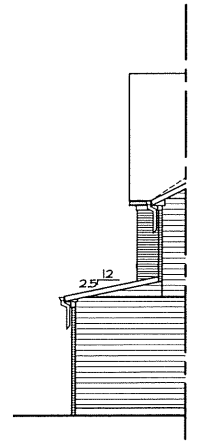
4 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION B "ELB"
BRICK VENEER FRONT "EVA"
TWO-CAR FRONT ENTRY GARAGE "6CB"



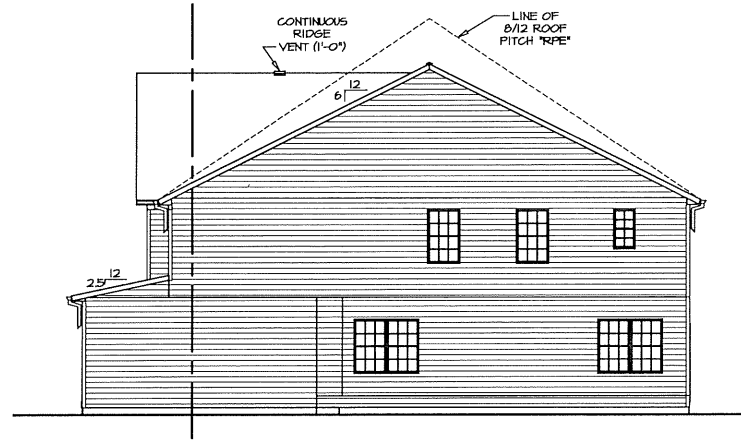
3 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION B "ELB"
SIDING VENEER FRONT "EVB"
TWO-CAR FRONT ENTRY GARAGE "6CB"



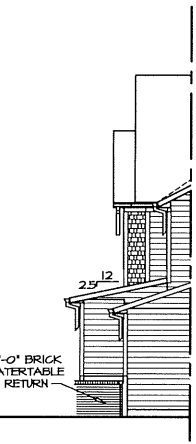
2 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION A "ELA"
BRICK VENEER FRONT "EVA"
TWO-CAR FRONT ENTRY GARAGE "6CB"



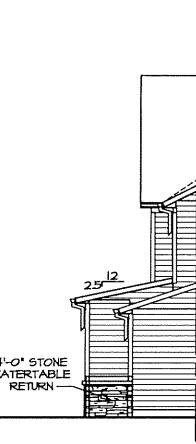
1 RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION A "ELA"
SIDING VENEER FRONT "EVB"
TWO-CAR FRONT ENTRY GARAGE "6CB"



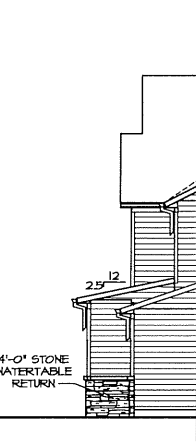
14 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION L "ELL"
THREE-CAR FRONT ENTRY GARAGE "6CF"



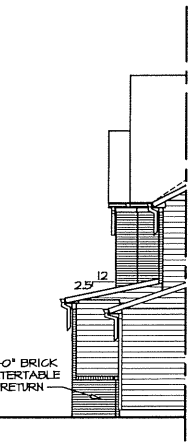
13 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION K "ELK"
THREE-CAR FRONT ENTRY GARAGE "6CF"



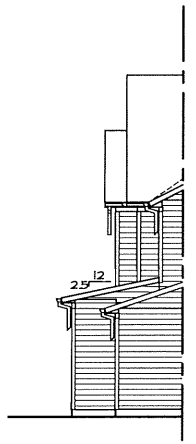
12 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION G "ELG"
THREE-CAR FRONT ENTRY GARAGE "6CF"



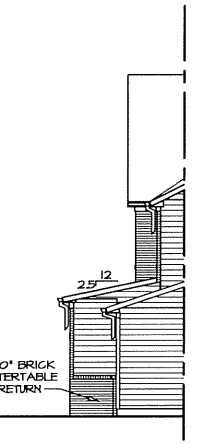
11 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION B "ELB"
BRICK VENEER FRONT "EVA"
THREE-CAR FRONT ENTRY GARAGE "6CF"



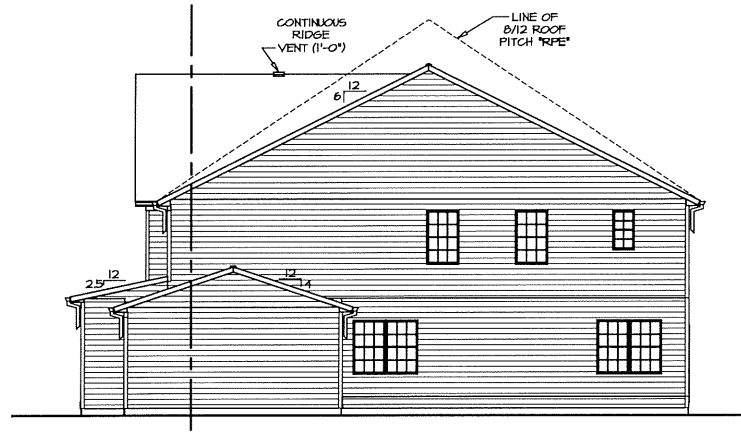
10 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION B "ELB"
SIDING VENEER FRONT "EVB"
THREE-CAR FRONT ENTRY GARAGE "6CF"



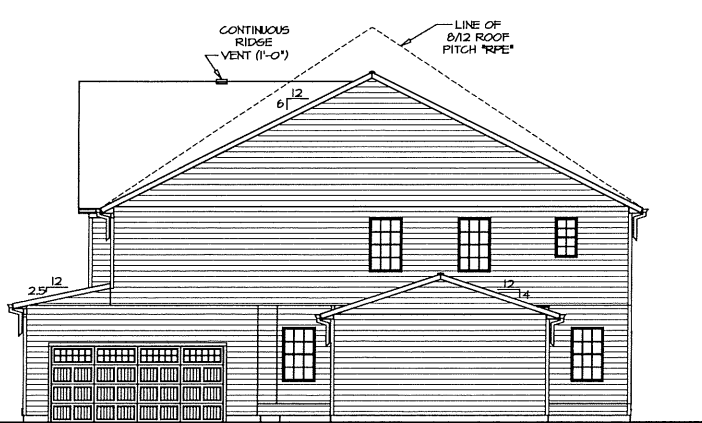
9 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION A "ELA"
BRICK VENEER FRONT "EVA"
THREE-CAR FRONT ENTRY GARAGE "6CF"



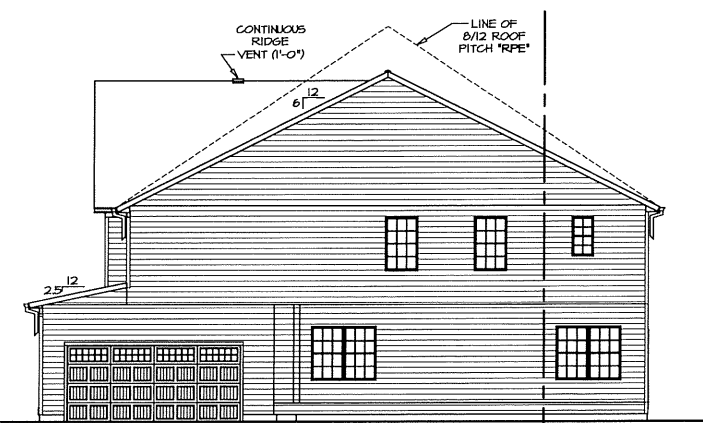
8 RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION A "ELA"
SIDING VENEER FRONT "EVB"
THREE-CAR FRONT ENTRY GARAGE "6CF"



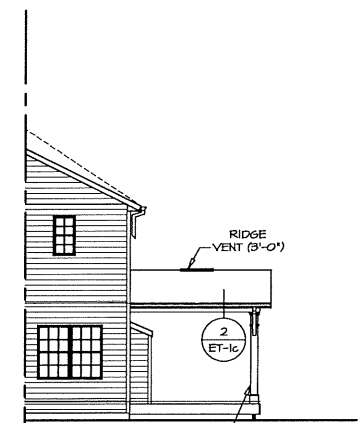
17 RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION A "ELA"
SIDING VENEER FRONT "EVB"
TWO-CAR SIDE ENTRY GARAGE "6CC"
ONE-CAR SIDE ATTACHED GARAGE "6AA"



16 RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION A "ELA"
SIDING VENEER FRONT "EVB"
TWO-CAR SIDE ENTRY GARAGE "6CC"



15 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION A "ELA"
SIDING VENEER FRONT "EVB"
REAR COVERED PORCH "EPC"
FIREPLACE FAMILY ROOM REAR "LGF"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REMARKS

REV. NO.

DATE

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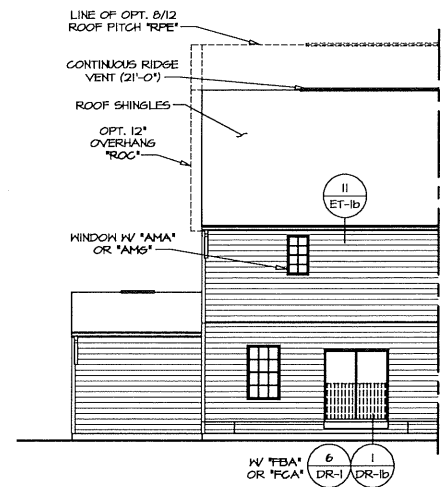


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Architectural Services
Architects
5285 Hillside Drive
Frederick, MD 21703

SET NO. YR300
VERSION 01
DRAWN BY ATK
DATE: 9/5/17
OPTION

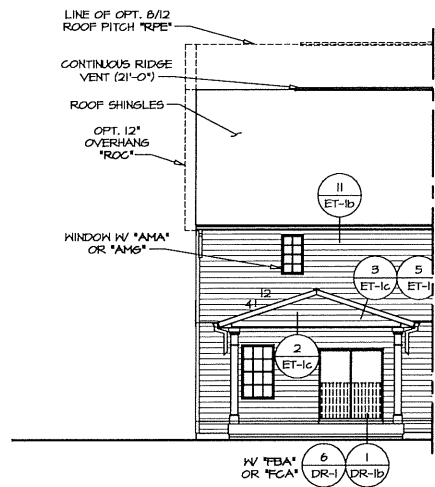
MODEL YORK
DRAWING TITLE RIGHT SIDE ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-2
12



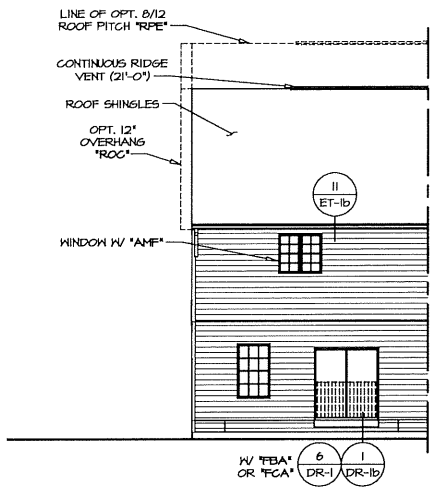
PARTIAL RIGHT ELEVATION

5
A-2b
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
THREE-CAR FRONT ENTRY GARAGE "GCF"
OR
ONE-CAR SIDE ATTACHED GARAGE "GAA"



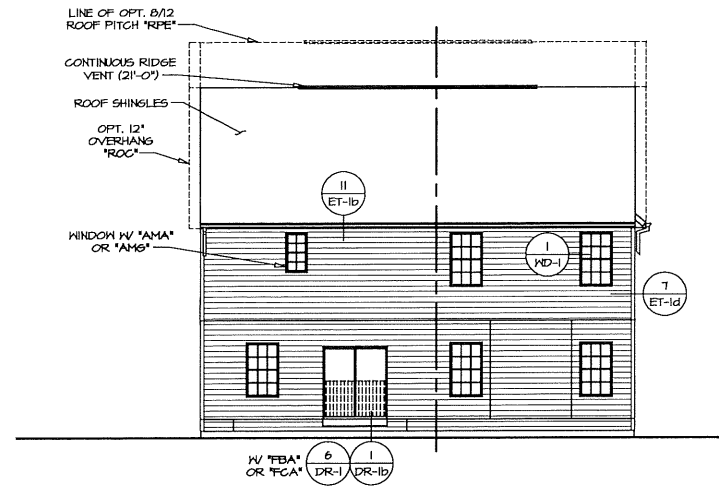
PARTIAL RIGHT ELEVATION

4
A-2b
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
REAR COVERED PORCH "EPF"



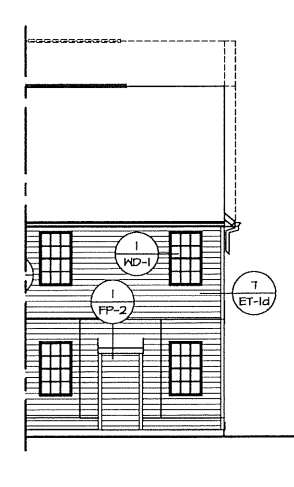
PARTIAL RIGHT ELEVATION

3
A-2b
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
DOUBLE PATIO DOOR DINETTE "DPT"
UPGRADE OWNER'S BATH "AMB"



RIGHT ELEVATION

1
A-2b
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
6/0 SLIDING GLASS DOOR "DST"



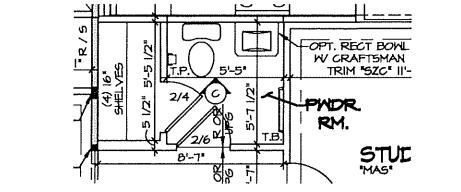
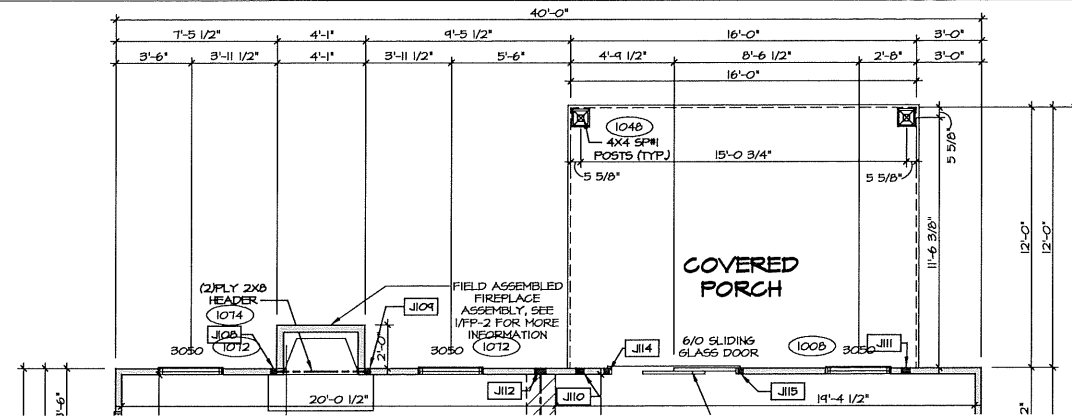
PARTIAL RIGHT ELEVATION

2
A-2b
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
GAS FIREPLACE FAMILY ROOM REAR "L6F"

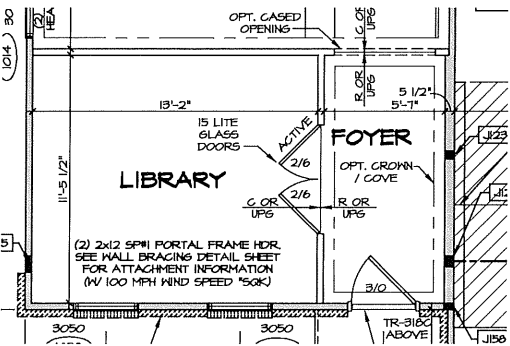
NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

SHEET NO. A-2c	MODEL YORK	SET NO. YR000	DATE: 9/5/17
	DRAWING TITLE REAR ELEVATIONS	VERSION 01	OPTION
14	OPTION DESCRIPTION	DRAWN BY ATK	DATE: 9/5/17
		OPTION	
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<p>NVR NVR, Inc. - Services Architects 5285 Mashley Drive, Suite 100 Frederick, MD 21703</p>			
<p>C:\NVR\Server\YORK\YR000_01_1070\Sheets\Master_Sets\Elevations\14_A-2c_ELV_REAR.dwg 03/26/18 - 10:25 am</p>			

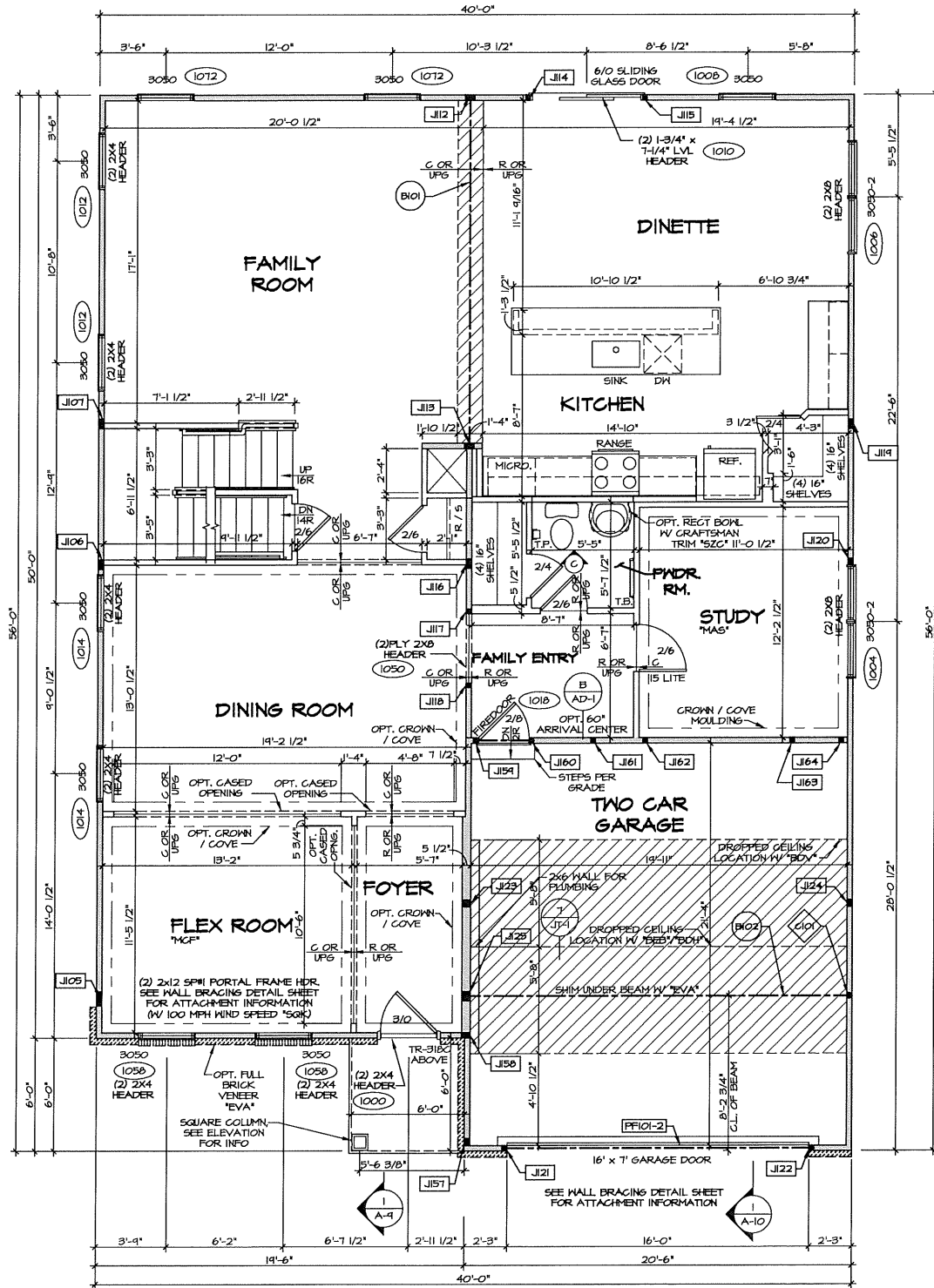
3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
REAR COVERED PORCH "EPE"
GAS FIREPLACE "EPE"



5 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
POWDER ROOM WITH RECT. BOWL "52B"



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



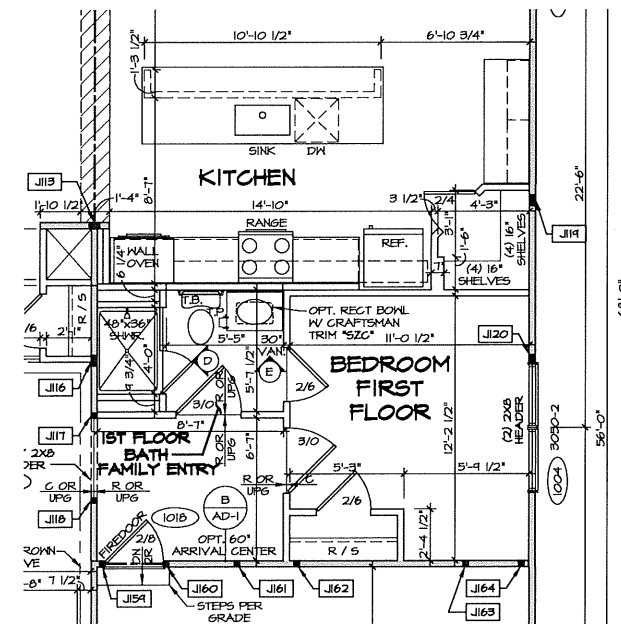
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "ELA"

NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL WALLING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARINGS FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS



2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
BEDROOM FIRST FLOOR "BAR"
SHOWN W/ UPGRADE KITCHEN "KAG"

REMARKS

REV. NO. DATE

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NVR
NVR, Inc.
Architectural Services
5225 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. TRK00
VERSION 01
DRAWN BY ATK
DATE: 7/27/17
OPTION
FULL BASEMENT FOUNDATION
BEDROOM FIRST FLOOR
LIBRARY
MAT

SHEET NO. **A-7**
39

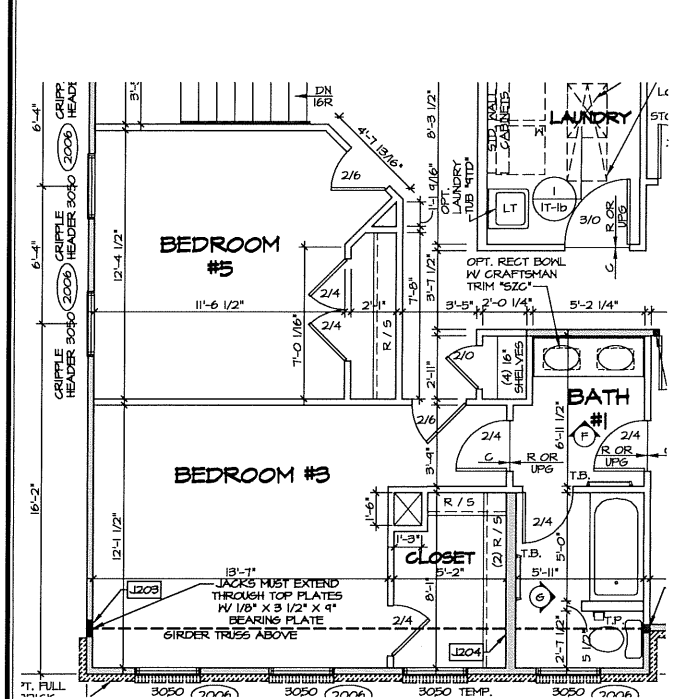
C:\NVR\Drawings\YORK_TRK00_01_1070\Sheets\Master_Shp_First_Floor_Plan_S9_A-7_PLN1_FBA.dwg 03/26/18 - 16:27 AM

NOTES:
 1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL. NAILING SCHEDULE (N-1)

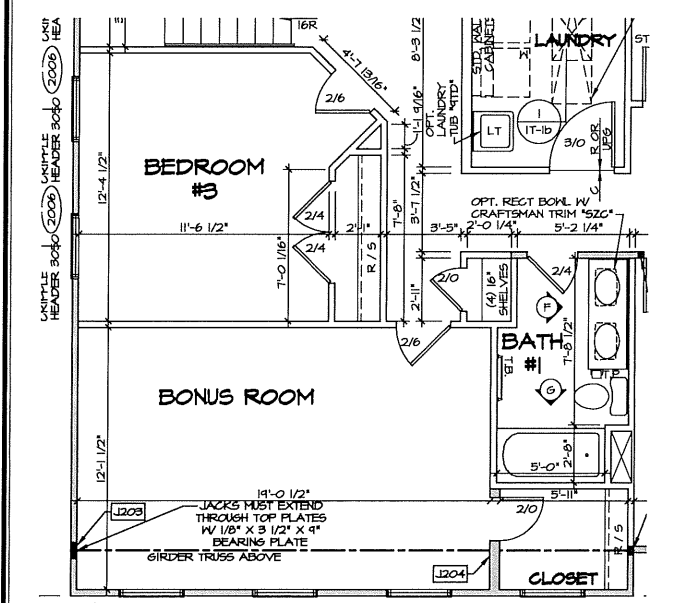
LEGEND

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL.
	ENGINEERING PAGE NUMBER

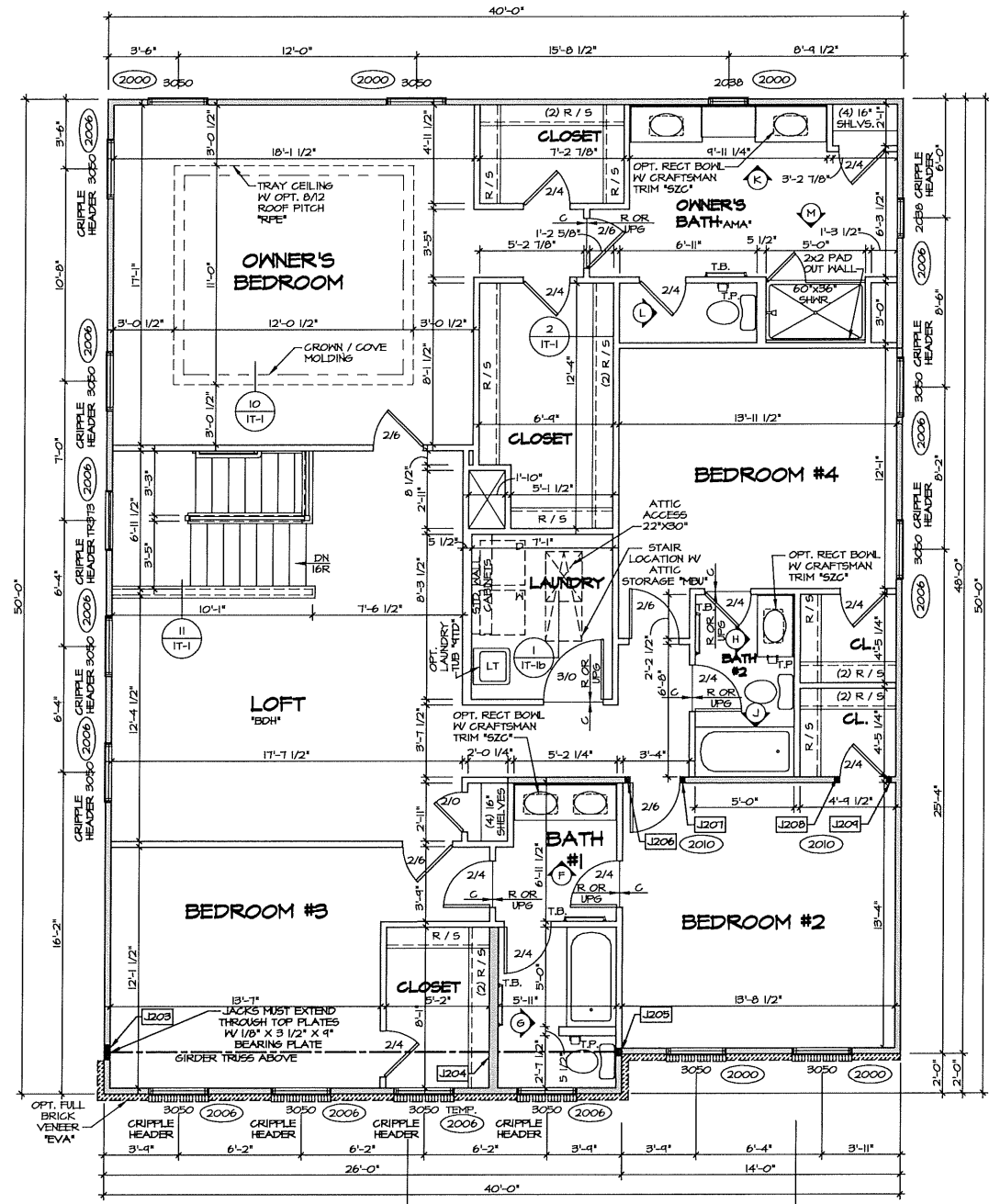
SEE FC DETAILS FOR FRAMING CONNECTORS



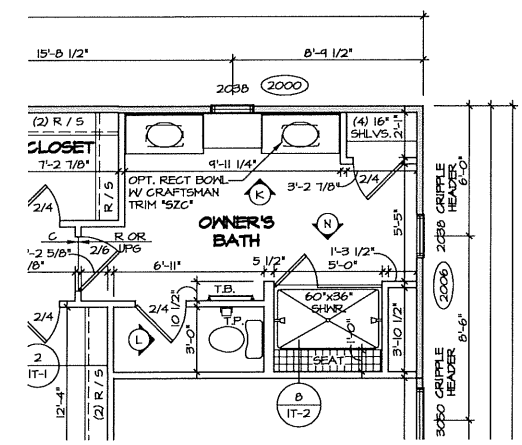
2 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FIVE BEDROOM "BBB"



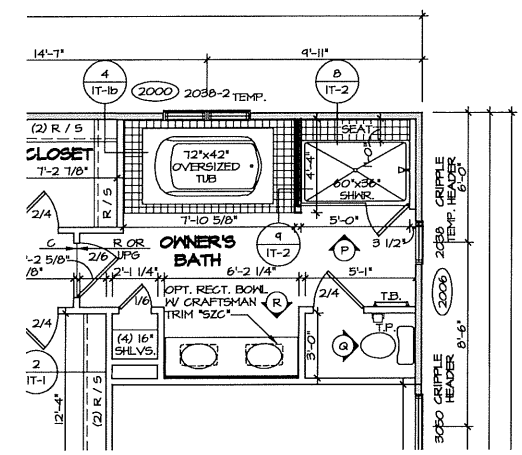
5 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 OPT. FOUR BEDROOM W/ BONUS ROOM "BBV"



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



3 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 OWNER'S BATHROOM W/ SHOWER "AMB"



4 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 OWNER'S BATHROOM W/ SOAKING TUB & SHOWER "AMB"

REMARKS

REV. NO.	DATE	DESCRIPTION

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 Architects
 5225 Westbow Drive, Suite 100
 Frederick, MD 21703

MODEL	SET NO. YR600
VERSION	BY ATK
DRAWING TITLE	DATE: 7/26/17
OPTION	FBA
OPTION DESCRIPTION	FULL BASEMENT FOUNDATION
SHEET NO.	49
A-8	