Planning Commission
May 20, 2025 - 6:00 PM
233 South Main Street, Monroe, Ohio

Call to Order

Roll Call

Approval of Minutes

- Approval of the April 15, 2025 Planning Commission Meeting Minutes

Old Business

- Case No. 2025-4-3— Consideration of a PUD Amendment to the Tall Oaks Planned Unit Development

New Business

Administrative Reports

Adjournment

Planning Commission
April 15, 2025
233 South Main Street, Monroe, Ohio

Call to Order

Mr. Duckworth, Chair, called the meeting to order at 6:15 p.m.

Roll Call

Planning Commission members present: Andrew Hall, Robert Duckworth, Debbie Hagedorn.

Planning Commission members not present: Andrew Hall, Christina McElfresh

Staff members present: Tom Smith, Development Director; Kameryn Jones, Assistant Development Director; Jameson Cole, Planner; Michelle Layman, Planning and Zoning Specialist.

Mr. Duckworth asked for a motion to excuse Mr. Frye and Mrs. McElfresh from tonight's meeting. Mrs. Hagedorn moved to excuse Mr. Frye and Mrs. McElfresh from tonight's meeting; seconded by Mr. Hall. Voice vote. Motion carried.

Approval of Minutes

Mrs. Hagedorn moved to approve the minutes from the January 21, 2025 and March 18, 2025, Planning Commission meeting; seconded by Mr. Hall. Voice vote. Motion carried.

Old Business

None

New Business

Mr. Duckworth opened the Public Hearing for Case No. 2025-4-2- Consideration of a Conditional Use permit for the creation of a short-term rental.

Mr. Duckworth stated the following: The request will be presented by Staff. Following this presentation, anyone wishing to speak in favor of the proposal will be given an opportunity to speak. After all proponents have spoken, the opponents will be given an opportunity to present their case. Speakers are asked not to repeat the same ideas which have been previously presented but indicate that they agree with a previous speaker. All persons speaking are subject to cross examination and must be sworn. The Board has the

opportunity to question any speaker after they have completed their presentation. Once the public hearing is closed, individual speakers have no right to comment during discussion by the Board.

Mr. Duckworth asked all those wishing to speak during this public hearing (including staff) to stand and raise their right hand to be sworn in.

After being sworn in staff present the case.

Mr. Cole reviewed the background as follows:

- Lori Holthaus has submitted a conditional use application for a proposed short-term rental.
- The applicant is proposing to turn the existing 1,296 square foot single-family dwelling unit into a short-term rental.
- The site is .34 acres zoned SR Suburban Residential PUD.
- The applicant wishes to begin leasing out the home as soon as possible

Mr. Cole reviewed the conditional use permit as follows:

Because the requested use is considered a "Short-Term Rental", categorized as a Conditional Use in the Primary Use Table, a Conditional Use permit and review are required for Planning Commission's consideration.

The following standards shall apply to all conditional uses. Planning Commission shall consider the following standards when making a decision on a conditional use. Staff has provided feedback where applicable.

- ***The proposed conditional use will operate or be designed in a manner that does not diminish the use or functionality of surrounding properties;***

  The property in question is not being altered as part of the change in use and should not diminish the function of the surrounding neighborhood.

- ***The proposed conditional use will incorporate provisions for hours of operation, parking and loading areas, driveways, lighting, signs, landscaping, buffering, and other site improvements;***

  The proposed short-term rental will have a 3 PM check-in and 11 AM check-out time. The owner/representative stated that the property will be maintained similarly to how it has been as a single-family dwelling unit. The lights are automatic dusk to dawn and there will be no signage.

- ***The proposed conditional use must have adequate public services (e.g. streets, off-street parking, pedestrian facilities, water, sewer, gas, electricity, and police and fire protection) available without the reduction of services to any existing uses;***

  The property has a driveway for off-street parking, access to the sidewalks and has all the standard utilities. The owner/representative stated they will ensure the trash is put out and taken in on collection days. The change in use will not reduce any services already provided to the property.

- ***If, in the opinion of Planning Commission or City Council, the conditional use becomes a nuisance, the Conditional Use Permit may be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit;***

  The owner/owner representative is aware that the permit may be revoked by the Planning Commission/City Council if the conditions of the permit are not met or maintained.

- ***The proposed conditional use will incorporate design features to sufficiently protect adjacent uses that may include but are not limited to service areas, pedestrian and vehicular circulation, safety provisions, access ways to and from the site, lighting, screening and buffering, fencing, and building placement; and***

  The property is not changing as part of the change in use and is functionally similar to a single-family dwelling in terms of the lot design, home placement, off-street parking and lighting.

- ***The proposed use is compatible with adjacent existing uses. Compatibility shall be expressed in terms of appearance, architectural scale, use and intensity, and features, site design and scope, landscaping, as well as the control of adverse environmental impacts, including noise and lighting, or other undesirable conditions.***

  The conditional use will appear as a single-family dwelling like those around it. No exterior or interior alterations are proposed.

Mr. Cole reviewed the review criteria and staff comments as follows:

- ***The proposed occupancy and the size of the property, and whether a smaller occupancy level is appropriate:***

  The applicant has indicated the home has three bedrooms. The applicant has stated that the rental agreement will state that there will be no more than 8 overnight guests allowed, indicating 2 occupants per bedroom plus 2 occupants for 1 pull-out couch.

The zoning code allows no more than 2 guests per bedroom on the site. The pullout couch cannot be considered and the maximum occupancy for the short-term rental unit should not exceed 6 based only on the number of bedrooms.

- ***Setbacks and proximity to other dwellings:***

  The setbacks of the property are appropriate and are similar to the surrounding single family dwelling units.

- ***Rental regulations (such as no large parties, no extra guests) imposed by the owner and the degree of owner involvement in property management:***

  The applicant has indicated that an agreement will be created and will include no weddings and no large parties. In addition, there will be outside cameras on the property for monitoring. An electronic keypad lock will be managed by owner/owner representative.

- ***Occupant access to waterways and other environmentally sensitive areas:***

  There is no direct access to waterways or environmentally sensitive areas from the property. The property is similar to the surrounding neighborhood in its proximity to Coldwater Creek.

- ***Vehicle access and onsite parking and the number of parking spaces available:***

  The property has a driveway that can hold approximately 4 cars.

- ***Compliance with all state, county, and city ordinances, laws, rules, and regulations including the City's building and fire codes.***

  The home was approved by zoning and building as a single-family dwelling unit and does not have any previous or current violations.

B. Public Comments:

- John Heinkel, 85 Bayberry Ln, called asking for additional information regarding the conditional use.
- Ben Toney, 80 Bayberry Ln, called asking for additional information regarding the conditional use.

C. Department Comments

- **Fire Department:** No comment.
- **Police Department:** No comment.

Engineering/Public Works Department: No comment.

Mr. Cole reviewed the staff recommendation as follows:

- Staff recommends approval of the Conditional Use application with the following conditions:
- The short-term rental unit rental agreement shall meet code requirements and state the maximum number of guests allowed on the premises shall be no more than 2 per bedroom on the site.

Ms. Lori Holthaus spoke as a proponent of the conditional use permit.

Mrs. Hagedorn asked if anyone has reached out to rent the home. Lori stated no one has.

Mr. Hall asked what the HOA requirements are. Lori stated she hadn't spoken to them yet. He also asked if there are any other short-term rentals in the area. Lori stated she does not believe so.

Mrs. Beth Heinkel spoke as an opponent of the conditional use permit. She stated that she has been a resident for many years and has accepted the new development that has happened. Mrs. Heinkel stated she doesn't support the short-term rental because of additional parking issues, issues that could come up regarding property maintenance, and doesn't feel this is a good fit for the community.

Mr. John Heinkel spoke as an opponent of the conditional use permit. He stated he agrees with the issues Mrs. Heinkel raised. Mr. Heinkel spoke about his concerns for children in the neighborhood. Mr. Heinkel also stated this could bring property values down. Mr. Heinkel brought up the code stating the maximum number of overnight occupants is 15 which is far from the six mentioned in the presentation by staff. Mr. Heinkel stated he feels this type of housing is not appropriate for the area.

Mrs. Hagedorn moved to accept the documents for the record; seconded by Mr. Hall. Voice vote. Motion carried.

Mrs. Hagedorn moved to close the public hearing; seconded by Mr. Hall. Voice vote. Motion carried.

Mr. Hall asked staff for clarification on the number of occupants that can be in the home. Mr. Cole stated the number of occupants is two per bedroom, which would be six.

Mr. Hall asked if there are any restrictions that the city can add to an approval, such as a timeline for the rental. Mr. Smith stated Planning Commission could set those parameters if they choose to.

Mrs. Hagedorn asked if there are any other short-term rentals in Monroe. Mrs. Jones stated there are several rentals in the area that predate this process.

Mr. Duckworth asked if they were to approve this and the HOA says no, who would supersede. Mrs. Jones stated the HOA would have the ability to deny the application even if a permit is approved by the City. Mrs. Jones stated both the HOA and City's approval would be needed for this to move forward.

Mrs. Hagedorn stated she doesn't feel this is something the community wants in the City. She stated she doesn't feel this fits the future plans for Monroe.

Mr. Hall agreed with Mrs. Hagedorn. He stated his family has used a short-term in the area that is zoned Downtown. Mr. Hall also stated he doesn't like to tell people what they can do with their property. Mr. Duckworth agreed. Mr. Hall brought up potentially putting a limit on the amount of time a person can run a short-term rental.

Mr. Duckworth agreed with both Mrs. Hagedorn and Mr. Hall.

Mr. Hall asked Lori if she had a timeframe of when her mother would be moving back in the home. Lori stated that her mother lives with her currently. Lori stated she isn't looking to make a profit from the short-term rental but didn't want the property to sit empty either. Lori stated the odds of her mother moving back home are zero but that her mother won't allow the family to sell the home at this time.

Mrs. Jones stated the code does have a provision that allows Planning Commission and Council to recall and revoke the conditional use permit if deemed a nuisance.

Mrs. Hagedorn moved to deny Case No. 2025-4-2-Consideration of a conditional use permit for the creation of a short-term rental with the following conditions:

- The short-term rental unit agreement shall meet code requirements and state the maximum number of guests allowed on the premises shall be no more than 2 per bedroom on the site.

Seconded by Mr. Hall. Roll call vote.

Mr. Duckworth opened the Public Hearing for Case No. 2025-4-3- Consideration of a PUD Amendment to the Tall Oaks Planned Unit Development

Mr. Duckworth stated the following: The request will be presented by Staff. Following this presentation, anyone wishing to speak in favor of the proposal will be given an opportunity to speak. After all proponents have spoken, the opponents will be given an opportunity to present their case. Speakers are asked not to repeat the same ideas which have been previously presented but indicate that they agree with a previous speaker. All persons speaking are subject to cross examination and must be sworn. The Board has the opportunity to question any speaker after they have completed their presentation. Once the public hearing is closed, individual speakers have no right to comment during discussion by the Board.

Mr. Duckworth asked all those wishing to speak during this public hearing (including staff) to stand and raise their right hand to be sworn in.

After being sworn in staff present the case.

Mrs. Jones presented the background information as follows:

- CKN Development LLC has submitted a PUD Amendment to alter the existing Tall Oaks Planned Unit Development.
- The applicant seeks to complete the remaining 114 acres of the Tall Oaks subdivision with an overall total of 227 lots and requests modification to the original subdivision layout, lot sizes, setbacks, and architectural requirements as part of their development.
- The original Tall Oaks PUD was approved in 2006 and specified a maximum of 200 lots and made specific provisions for minimum lot size, building setbacks, and specified Ryan Homes as the approved builder. In 2008, the agreement was amended to universalize the architectural criteria. The original PUD and its amendment are attached for reference.
- The site is presently zoned SR Suburban Residential PUD.

Mrs. Jones reviewed several maps of the area.

Mrs. Jones reviewed the proposed layout changes as follows:

- As stated in their application, the expansion of the gas pipeline easement and changes in storm water detention requirements since the creation of this subdivision necessitate changes to the layout.

Mrs. Jones reviewed several slides that summarize the layout modifications.

Mrs. Jones reviewed the design criteria changes as follows:

- The applicant has agreed to maintain the existing PUD requirements for Phase 1, except for the 3-gable requirement.
- The applicant has removed the Alberti Ranch and Allegheny models from consideration for the entire subdivision, making the minimum floor area 2,114 SF.
- Staff recommends maintaining the minimum code requirements for architectural standards throughout the subdivision, including but not limited to:
    - 12” minimum overhangs on all exterior walls
    - Minimum 4/12 roof pitch over front porches and 5/12 over all other areas.

Mrs. Jones reviewed slides of the elevations from each of the models proposed for the subdivision.

Mrs. Jones reviewed proposed open space and amenities as follows:

- There is a significant buffer along the southern property line shared with the Applegate subdivision.
- Based on the submitted landscape plan, it appears the intent is to maintain at least some of this area and areas like it throughout the subdivision.
- Staff requests clarification on which areas will remain.

Mrs. Jones presented staff comments as follows:

Planning Commission considers the following review criteria from *1202.07 Planned Unit Development, 1207.16 Master Development Plan, and 1207.23 Zoning Map Amendment.* Staff has provided feedback where applicable.

1202.07 Planned Unit Development

A. Purpose. The purposes of the Planned Unit Development (PUD") district are:

1. Ensure Against Misuse. To establish standards to ensure against misuse of the increased flexibility.
2. Redevelopment. To generate the reuse or redevelopment of sites where an orderly change of use is determined to be desirable, especially where reuse is restricted because of existing nonconformities, physical development, or the constraints of conventional zoning standards.
The Tall Oaks subdivision, initiated in 2006, was intended to be built over several phases not to exceed 200 lots. Only the first phase was built, with 15 single-family homes constructed to date, with several homes built across two or more lots.
As stated by the applicant, additionally, the size of the gas and electric easements splitting the property have increased, rendering some of the original layout unachievable. City requirements related to stormwater detention also impact the practicality of the old layout.
3. Land Use Compatibility. It is further intended that development permitted pursuant to this Section be laid out so that proposed uses, buildings, and site improvements relate to each other and to adjoining existing uses and to the public realm in such a way that they will be compatible, with no material adverse impact of one use on another.
4. Flexibility and Innovation. To allow regulatory flexibility to clearly achieve:

a. Development that is in accordance with the City's Comprehensive Plan;
There are parts of this proposed development that do and do not support the goals of the comprehensive plan. For example, this development significantly contributes to connectivity efforts both interior to the subdivision as well as along the perimeter along Route 4. However, the subdivision does not contribute to housing stock diversity on either end of the spectrum.

b. Economy and efficiency in the use of land, natural resources, energy, and in the provision of public services and utilities;

c. Protection and preservation of natural resources and natural features;

From the submitted landscape plan, there appears to be areas of existing vegetation to be kept intact with this project.

d. Creation of useful open space particularly suited to the proposed development and the parcel on which it is located; and

The network of trails proposed runs throughout the subdivision and in some areas is located within existing vegetated areas. The

applicant utilizes the area unbuildable for homes to extend a significant portion of the trail east to west.

e. Appropriate development to satisfy the needs of residents of the City of Monroe.

B. Eligibility. A PUD district is only permitted where the proposed design could not be largely or substantially achieved using conventional zone districts or PZC standards, including available tools allowing flexibility within those districts.

There is already a PUD in place. This is considered an amendment to the PUD.

C. Purposes Not Intended. The PUD district shall not be used for the sole purpose of circumventing the requirements of this Code, securing an agreement between an applicant and nearby property owners to receive zoning approval, or assigning responsibility to the City for private deed covenants or restrictions.

The application submitted is to amend the 2006/2008 PUD agreement.

D. Permitted Uses. The permitted uses within the PUD shall be based on the underlying base zoning district. If an applicant wishes to incorporate uses other than those permitted in the underlying base district, the applicant may request a change of the underlying base zoning district in concurrence with the procedure during the zoning map amendment process for the PUD as established in Section 1207.23, Zoning Map Amendment. No such change in the underlying base zoning district shall be approved without concurrent approval of a Master Development Plan. Written notice of such decision shall be provided to the Director, and any such development shall be subject to the requirements of Section 1207.16, Master Development Plans, and paragraph F below.

This application does not seek to change or add any permitted uses. Single-unit detached homes are permitted in the underlying base zoning district.
E. Areas of Flexibility Permitted. Each PUD application may request only the following types of adjustments from the underlying base zoning district standards as regulated in Article 02.02, Residential Zoning Districts or Article 02.03, Mixed Use and Nonresidential Zoning Districts:

1. Adjustment of minimum lot sizes;
2. Adjustment in residential development density;
3. Adjustment of building setbacks;
4. Additional types of buffer yards not specified in Section 1204.21, Buffer yard Landscaping; and
5. Additional types of housing not specified in this PZC.

The applicant requests an adjustment in lot size from 15,000 SF in the current PUD to an absolute minimum of 8,450 SF. The proposed density is higher as the overall number of lots will increase from 200 to 226 total. The overall side yard setbacks between structures will change from 30 FT between structures to 15 FT between structures. The minimum side yard setback to the property line will remain a minimum of 5 FT.

F. Development Standards.

1. Generally. Development requirements for each separate PUD district shall be set forth in the ordinance granting the PUD district or the concept plan attached to the ordinance and may include, but not be limited to, uses, density, lot area, lot width, lot depth, yard depths and widths, building size, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the Planning Commission and City Council may deem appropriate.
The applicant has submitted the proposed development plan, landscape plan, and elevations to be incorporated into the PUD.

2. Conformance with the PZC. The PUD district shall conform to all other sections of this PZC unless specifically excluded in the granting ordinance.
The application meets this requirement.

3. Size.

a. Minimum Acreage. The minimum acreage for a PUD district request shall be three acres for non-residential development and ten acres for residential development.
The application meets this requirement.
b. Exceptions. The Planning Commission may allow an application for smaller project areas if such land is found to be suitable for a PUD by virtue of its unique historical character, topography, unique use, or other natural features, or by virtue of its qualifying as an isolated problem area.
The application meets this requirement.

4. High-Density Residential Uses. For high-density residential developments, a common civic and open space shall be designated for the leisure and recreational use enjoyment of the occupants and general public. Except as provided below, the open amenity space shall be no less than required for a similar development as set forth in Article 02.02, Residential Zoning Districts. This requirement may only be varied downward by the City Council when the installation of private recreational open space or where the availability and nature of adjacent and

accessible public open space is such that a lesser amount would adequately accommodate the development.

This development would not be considered high-density.

5. Mixed and Nonresidential Uses. For mixed-use and nonresidential developments, common civic and open spaces shall be designated for the enjoyment of the general public or, in the case of industrial developments, the employees. Except as provided below, the civic and open space shall be no less than required for a similar development as set forth in Article 02.03, Mixed Use and Nonresidential Zoning Districts. This requirement may only be varied downward by the City Council when installation of private recreational open space or where the availability and nature of adjacent and accessible public open amenity space is such that a lesser amount would adequately accommodate the development.

This is not a mixed-use or non-residential development.

6. Site Layout. The subject property is laid out in an efficient manner relative to the natural and built environments and designed to achieve the aims of a compact, highly walkable environment;

The original intent of the Tall Oaks subdivision, as well as the current zoning designation of SR Suburban Residential, are not intended to compact or urban form. In part due to the constraints of the property and the way it has developed thus far, the subdivision shows longer block lengths and more cul-de-sac streets than currently permitted and therefore will not be as well connected as would be desired. However, the network of sidewalks and trails contributes to a pedestrian friendly environment.

7. Building Form and Massing. The placement, arrangement, size, and relationships of buildings relative to streets, pedestrian and civic spaces, and one another create an urban environment;

See *Site Layout* above. The original intent of the Tall Oaks subdivision, as well as the current zoning designation of SR Suburban Residential, are not intended to create an urban form.

8. Walkability. There are trail and sidewalk connections within and between buildings, civic spaces, parking areas, transit areas, and to adjacent development; there are amenities and other pedestrian improvements; and the proximity of origins and destinations both internal and external to the development must be such that walking and bicycling are safe and viable modes of transportation;

The applicant has incorporated connectivity with an 8 FT walking trail through the subdivision, one of which is designed around a retention pond. The trail widens to 10 FT along the subdivision frontage on State Route 4, which could serve future connections external to the development. No other formal amenity space such as playground, pavilion, etc. is provided. Staff requests a calculation of the open space (excluding easements) and formal space.

9. Undeveloped Space. Together with the developed areas, the undeveloped spaces devoted to natural resource preservation, buffering of uses, and for passive and active use must be connected and continuous throughout the development;

As mentioned, there is a significant area of the property with gas lines and overhead powerlines with their associated easements. This renders that area largely undevelopable except for some pavement within strict parameters.

The landscape plan shows areas of existing vegetation proposed to remain. There is a significant line of existing trees and vegetation along the southern border, along the frontage on Route 4.

10. Complete Streets and Parking. All private and public streets must be designed for multi-modal use, including vehicular movement, on-street parking, and safe use for pedestrians and bicyclists. Parking is required to be well distributed and designed to create an urban streetscape;

The proposed development is in a lower-density suburban context. The current layout shows streets that meet City specifications in terms of street width, sidewalks, and includes a trail network for multimodal use. The streets can accommodate on-street parking in addition to off-street parking available for each lot.

11. Phasing. The development must be phased in a manner that assures an adequate mixture of residential and non-residential land uses and allows for transition from the early phases to completion, relating to the intensity of uses and parking; and

The applicant has proposed four phases in addition to the already platted Phase 1. It appears all phases will maintain necessary access throughout the duration of construction.

12. Quality Design. The design of buildings and hardscape and landscape areas help to establish visual interest, aesthetic appeal, and a unique identity for the development, including as key considerations human-scale

amenities, integration of civic spaces for public interaction, and protection from the environmental elements.
The submitted landscape plan shows street trees as required throughout the development area. There is a landscaped area at the entrance of Phase 2 along Granny Smith Lane.
The landscape plan appears to show areas of existing vegetation proposed to remain throughout the subdivision, notably along the southern border shared with the Applegate neighborhood. Staff would recommend retaining as much existing vegetation in this area as possible to buffer between neighborhoods.

1207.16 Master Development Plan

- *Site Layout. The development is laid out in an efficient manner relative to its context and location (natural and built environments) and designed to achieve the aims of a compact, highly walkable environment;*

  See above under *Site Layout*.
- *Quality Design. The design of buildings, circulation, hardscape, and landscape areas help to establish functionality, visual interest, aesthetic appeal, and a unique identity for the development including human-scale amenities, integration of civic spaces for public interaction, and protection from the environmental elements;*

  See above under *Quality Design*.

- *Phasing. The development is phased in a manner that assures an adequate mixture of residential and non-residential land uses and allows for transition from the early phases to completion, relating to the intensity of uses and parking; and*

  See above under *Phasing*.
- *Single Site Design. All properties within a single site must be contiguous and immediately adjacent to one another or be the subject of additional development plans and filing fees.*

  The project under review contains multiple parcels all contiguous to one another.

1207.23 Zoning Amendment— Planned Unit Development

- Common Review Criteria. All applicable common review criteria as denoted in Table 1207.07-1, Common Review Criteria;

- *Balanced Community. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community;*

  This residential development provides for all single unit detached homes at varying lot sizes from 65 FT to 90 FT wide.

- *Arrangement of Land Uses. An orderly and creative arrangement of all land uses with respect to each other and to the entire community;*

- *Amenity Offset. Each proposed modification of any subdivision or zoning regulation is compensated for by a significant increase in other site amenities or design element that exceeds the minimum requirements established;*

  Based on the current zoning code, there are two subdivision regulations waivers requested:

  1. Limitations on the Number of Cul-de-sac Streets. When used, the total number of lots on cul-de-sac streets shall not exceed more than 20% of lots in subdivisions unless an exception is granted by the City Engineer.

  2. Residential Blocks. The maximum block length for a residential subdivision in the RR, SR, GR, NC, and GR zoning districts shall not exceed 800 feet measured along the centerline of the block (along the rear property lines).

  Based on the current zoning code, there are the following zoning regulation waivers requested as part of this PUD:

  - The minimum floor area in the existing PUD is 1,900 for single-story homes and 2,400 for 1.5 and two-story homes. The minimum floor area per the current code is 1,800 SF. The minimum floor area requested as part of this application is 1,421 SF. The applicant has agreed to maintain the existing PUD floor area minimums in Phase 1.
  - The minimum lot size in the existing PUD is 15,000 SF, except for two lots. The minimum lot size per the current code is 21,780 SF (1/2 acre) for conventional development with at least 15% open space and 7,500 SF for conservation development with at least 50% open space. The minimum lot size requested with this application is 8,450 SF.
  - The minimum lot width shown in the existing PUD plan is 90 FT. The minimum lot width permitted in the base zoning code is 100 FT in conventional development and 75 FT in conservation development. The requested minimum lot width is 65 FT.

- The minimum front yard setback in the existing PUD is 40 FT, the minimum allowed by base code ranges between 25 and 40 FT depending on development type. The proposal shows both 30 and 40 FT front yard setbacks. The minimum side yard setback in the existing PUD is 5 FT and the minimum separation between homes ranges from 20 to 30 feet depending on garage placement. The minimum rear yard setback in the existing PUD and current code is 30 FT. The applicant has requested 25-30 FT depending on lot size.
- The existing PUD specified architectural criteria regarding roof pitch, gables, overhangs, and material types (see attached PUD for reference). The base code requires a minimum overall roof pitch of 5/12 and 4/12 for front porches; does not require gables; requires 12" overhangs on all exterior walls; and does not specify percentages of material types. The application requests modification of these requirements to accommodate the models submitted.

- *Comprehensive Transportation System. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, that shall include facilities for roadways, trails, and pedestrian walkways;*

  There are separated multi-use pathways. The proposed project includes 5 FT sidewalk along both sides of the street except for where it is one-sided on Winesap and Buckeye/Street F as the streets pass over the easement areas. Staff requests more information as to why sidewalks cannot be placed on both sides of the street in this area.

- *Cultural or Recreational Facilities. The provisions of cultural or recreational facilities for all segments of the community;*

  The development plan shows for trails but does not show other recreational facilities.

- *Relationship to Natural and Built Environment. The location of general building envelopes to take maximum advantage of the natural and built environment; and*

- *Public Utilities, Facilities, and Services. The staging of development in a manner that can be accommodated by the timely provision of public utilities, facilities, and services.*

  As previously mentioned, the applicant shows four phases in addition to Phase 1. It appears all phases will maintain necessary access throughout the duration of construction. Both water and sewer will be provided by Butler County, with stormwater managed by Monroe.

Mrs. Jones presented the public comments as follows:

- Letters have been included in Planning Commission's packet from the following in response to the public hearing:
  - Mike and Eileen Watkins, 85 Tall Oaks
  - Edward and Shannon Schul, 12 Buckeye
  - Jeff and Emily Hendrix, 81 Tall Oaks
  - Ronald and Bonnie Frazier, 84 Tall Oaks
  - Kelly and Kathy Farrell, 62 Tall Oaks
  - Jana and Chea Proctor, 80 Tall Oaks
  - Rebecca Hitchcock, 435 Granny Smith
  - Craig and Lisa Silverglade, 88 Tall Oaks

Mrs. Jones presented department comments as follows:

- **Fire Department:**
  - The applicant has shown a temporary turnaround required for emergency services at the terminus of Street F. This turnaround must meet all code (Fire, Engineering, Zoning, etc.) requirements for size, pavement type, barricade and signage requirements. 20174 Ohio Fire Code Appendix D D103.4 Dead Ends. Dead-End fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.
  - Fire reserves the right to comment during future submittals.

- **Police Department:** No comment.

- **Engineering/Public Works Department:**
  - Applicant should consider a second access point on Route 4 at Street C.
  - In place of an access point off Route 4, a second stub to the north on Street F is required. *The applicant has revised plans to show a second stub at Street F.*

Traffic calming solutions (mini roundabout, street narrowing, etc.) will be explored in future submittals for longer blocks and at intersections of streets including Street C, Street F, and Winesap (ex: Winesap/Autumn Oak, C/D, C/F).

Mrs. Jones presented the staff recommendation as follows:

- To summarize, Planning Commission should consider the following issues:

- Buffering— Based on public comment received, there is a concern about screening and privacy between the existing neighborhoods and the new. As such, Staff suggests the applicant identify clearing limits on their plans to show preservation of as much existing vegetation as possible or plans for new buffer landscaping/mounding, particularly at the southern border with the Applegate subdivision, between Phase 1 and Phase 4 of Tall Oaks, and any other areas as determined Planning Commission.

- Amenity Offset— Part of Planning Commission's task is to weigh the requested waivers (summarized in this report) against any design or amenity elements in which the project significantly exceeds the minimum requirements. The applicant calculates nearly 27% open space above the 20% required for PUDs. The applicant calculates 21% formal open space above the 5% required for PUDs.

- Design Criteria— Planning Commission should consider whether to alter the design criteria as requested by the applicant and if so, where the new design criteria would apply.

  As mentioned previously, the applicant has agreed to maintain the existing PUD floor area minimums in Phase 1 but is requesting the models submitted be permitted in Phase 1.

  Staff does not support modifying any design criteria to less than what the base code permits.

- Lot Dimensions—Similar to design criteria, Planning Commission should consider whether to approve the decrease in lot size, setbacks, and width and where appropriate, if approved. The proposed plan shows the 12 lots on the north side of Autumn Oak directly abutting Tall Oaks Phase 1 as remaining 90 FT wide, 15,000 SF lots as originally planned. The remaining lots in Phase 2 and Phase 3 are all proposed as 70 FT wide and 9,100 SF.

  There is considerable separation between the southern portion of the development and Phase 4 and Phase 5 to the north, which may make for a more natural transition to a different type of housing. The applicant has proposed lots in this area to vary between 65-70 FT wide and 8,450-9,100 SF in area.

- In applications for Planned Unit Developments and their amendments, Planning Commission acts as a recommending body to City Council.
- Planning Commission may table the application, recommend approval, recommend approval with conditions, or recommend denial of the application.

- Should Planning Commission make a recommendation for approval to City Council, Staff recommends the following conditions:
    - The applicant will provide sidewalk on both sides of the road on Winesap and Buckeye/Street F in the area crossing the gas easements unless documentation specifically prohibiting it is provided.
    - The applicant will submit a plan identifying clearing limits to preserve as much existing vegetation as possible or incorporating new buffer landscaping/mounding as determined by Planning Commission.
    - For Phase 1, the existing PUD design criteria, floor area minimums, setbacks, and lot size/dimensions shall remain intact.
    - For Phases 2-5, the PUD may be modified for setbacks as requested.
    - For Phases 2-5, the PUD may be modified to permit only the models submitted that meet minimum base code standards for architectural criteria and minimum floor area.
    - All other department comments will be met.

Mr. Hall asked to see the slide showing the lots that had been previously purchased. Mrs. Jones stated some of the lots do not have homes on them.

Mr. Jeff Hayes with TKN spoke as a proponent of the project. He reviewed the previous development project that was going to be put in starting in 2005. He reviewed the reason he is asking to remove the gable requirement as there are new elevations offered. Mr. Hayes explained what area they are planning to remove trees from and showed a photo of the area to Planning Commission. Mr. Hall explained that information can't be submitted for the record as it wasn't included in the packet. Mr. Hayes understood. He stated that everything on the south end would remain the same as it is now. Mr. Hayes stated there have been two additional pipelines installed since the previous development plans from 2005. Mr. Hayes stated they are keeping a pond on the north side of the property as well as some of the trees. Mr. Hayes discussed how the original plans didn't require storm water due to the proximity to the river which is why there were no ponds on the property originally. Mr. Hayes also stated there is no change proposed to section one. Mr. Hayes stated they are incorporating over a mile of walking trail, running it through the entire development. Mr. Hayes reviewed the staff recommendations to verify they have been met.

Mr. Hall had Mr. Hayes verify the open/green space.

Mr. Hayes stated there is a model for a ranch style home that is around 1900 square feet. Mr. Hayes stated that most of the proposed changes do not adjoin the current development. Mr. Hayes explained that the code change and additional pipeline make a substantial change to the development. He also stated the new proposed development meets the zoning code requirement regarding density and complies with the comprehensive plan.

Mrs. Hagedorn stated the north section does not have an entrance from Route 4. Mr. Hayes stated the original plan only had one access as well. He also stated this is considered a limited access road stating the connections to the north provide the ability to have future traffic access to Route 4.

Mr. Hall asked for clarification of the open space, regarding the darker shaded green area. Mr. Hayes reviewed the easements for Duke and two other pipeline easements. Mr. Hall asked what is classified as open space and what is not. Ms. Terry Corner with Bayer Becker Engineers spoke regarding the green space, stating the existing trees that are staying are in the open space. She also stated they will have to remove some trees due to the new construction of homes.

Mr. Duckworth stated the previous development allowed buyers to purchase multiple lots and asked if that will still be possible. He also asked what the approximate home values will be. Mr. Hayes stated that purchasing multiple lots would probably not be possible due to the price of the lots as it has gone up substantially.

Mr. Shawn Bullock with Ryan Homes stated the plan for home price is upper $400,000 to mid $500,000 range.

Mr. Hall asked Mrs. Jones for clarification of the minimum square footage proposed. Mrs. Jones stated she had misspoken regarding this in the staff report and that the 1900 square feet ranch would still meet the PUD requirements.

Mr. Mark Jackson, who is the trustee of the William Trimble Trust, spoke as a proponent. Mr. Jackson reviewed the history of the property. Mr. Jackson stated the property has been listed multiple times and has that there have been offers on the property that fell through due to the PUD requirements. Mr. Jackson stated it seems like they are doing what everyone wants by not changing Phase 1. Mr. Jackson is asking that Planning Commission continue to work with the developer. Mr. Jackson reviewed information about the pipeline.

Mr. Hall asked Mr. Jackson to elaborate on the previous offers and why deals were not able to go through. He stated his aunt is who sold multiple lots to the same buyer. Mr. Jackson stated one developer who had gotten far into the process had failed to come to the City prior to plans being drawn up and was denied. Mr. Jackson stated the land is difficult to develop and make a profit.

Mr. Hall asked why this was the case. Mr. Jackson noted the price of homes today is far higher than it was then.

Mr. Duckworth asked for any opponents to come forward to speak.

Mr. Mike Watkins, who lives at 85 Tall Oaks Drive came forward to speak. Mr. Watkins stated he appreciated the hard work the city has done. He stated they expected additional development when they moved in. He stated they purchased their home and an additional lot with the expectations that there would be a guideline for all future homes to adhere to. Mr. Watkins is asking that Planning Commission adhere to those same guidelines. Mr. Watkins also stated he believes a traffic survey should be done due to the amount of traffic in the area. Mr. Watkins also stated current Monroe schools are at capacity. Mr. Wakins stated he isn't concerned about the north side of the property. He also stated he appreciates that the developer removed the smaller 1400 square foot home. Mr. Watkins asked if there would be some kind of buffer between the existing homes and the new development. Mr. Watkins also asked if the lots that are near the homes on Apple Knoll could keep the existing lot size. Mr. Watkins asked about the retention ponds and if they will overflow. Mr. Smith stated we are not at the stage regarding engineering as those will be address during final plat. Mr. Watkins asked if Planning Commission were to approve the case tonight, would it then go to the city. Mr. Duckworth stated yes, that Planning Commission is a recommending body. Mr. Wakins asked if this would be heard at the next Council meeting. Mrs. Jones stated it would be at least a month out due to it being another public hearing and notice requirements.

Mrs. Janna Proctor, who lives at 80 Tall Oaks Drive came forward to speak. Mrs. Proctor stated the Advance Monroe 2040 Comprehensive plan recommend diversity of homes to the city. Mrs. Proctor reviewed the square footage of the proposed lots and said she doesn't feel that is in line with Monroe's overall vision. Mrs. Proctor reviewed the square footage of the proposed homes stating the footprints of the home make it hard if not impossible to have a side entry garage. Mrs. Proctor also stated the request doesn't clearly identity the materials that can be used, stating their requirements when building were that 75% of the home is required to be brick, stone, or the combination of the two. Mrs. Jones stated that the applicant would comply with this requirement in

Phase 1. Mrs. Proctor reviewed the amenity offset that was offered by the developer. Mrs. Proctor stated they bought into a development with standards and is asking that those standards be upheld.

Mr. Hall asked that speakers not repeat items that have already been discussed. He stated Planning Commission is taking notes and will take the comments into consideration.

Mr. Kelly Farrell who lives at 62 Tall Oaks Drive came forward to speak. Mr. Farrell stated he agrees with the previous comments. Mr. Farrell asked why there can't be a compromise that Phases 1, 2, and 3 meet the current standards and that Phases 4 and 5 have the new requirements.

Mrs. Sarah Chaney who lives at 2024 Apple Knoll came forward to speak. Mrs. Chaney spoke regarding the traffic in the Applegate subdivision. She stated that the proposed access points will increase the amount of traffic in their subdivision. Mrs. Chaney asked that a traffic study be conducted. She feels the proposed traffic will be a safety concern.

Mr. Craig Silverglade who lives at 88 Tall Oaks Drive came forward to speak. He stated he agrees with all those who spoke already. Mr. Silverglade asked how many homes are in Monroe Crossings. Mrs. Jones stated less than 890. Mr. Silverglade stated Monroe Crossings has at least 4 access points, comparing the proposed plans as only having 1.

Mr. Tom Hagedorn came forward to speak. He asked for clarification of the open spaces between Apple Knoll and the proposed subdivision. He is asking for specific regulations to be set. Mr. Hagedorn also echoed the sentiments of what others have said regarding the traffic on Apple Knoll.

Mrs. Hagedorn moved to accept the documents for the record; seconded by Mr. Hall. Voice vote. Motion carried.

Mrs. Hagedorn moved to close the public hearing; seconded by Mr. hall. Voice vote. Motion carried.

Mrs. Hagedorn thanked the public for coming to speak today. Mr. Duckworth agreed.

Mr. Hall stated he is concerned about what the existing residents expected to be developed in this area. He stated the lot size is a bigger concern for him. Mr. Hall also stated the traffic is a valid consideration as well. Mr. Hall stated the gables isn't a sticking point. Mr. Hall agreed that there needs to be obvious details about what will be kept in regards to open space and vegetation. Mr. Hall asked if this part will be taken

care of later on. Mr. Smith stated yes. Mr. Smith also stated a TIS will be done. Mr. Hall stated he would like to see the standards for Phases 1, 2, and 3 to remain the same. Mr. Hall stated he feels this is what the builder should bring to the table.

Mrs. Hagedorn stated this development originally planned for 200 homes and the new development plans for 227. She stated if the lot sizes were kept the same as they are this could reduce the number of homes. Mrs. Hagedorn also stated this will affect the schools in Monroe. Mrs. Hagedorn echoed what Mr. Hall stated, asking that Phases 1, 2, and 3 to remain the same and that Phase 4 and 5 be under the new standards. Mrs. Hagedorn also stated another exit seems to be necessary.

Mr. Duckworth agreed with the statements of Mrs. Hagedorn and Mr. Hall.

Mrs. Jones clarified what Planning Commission will be asking in the recommendation and reviewed what was previously stated.

Mr. Hall stated he doesn't want to see the lot sizes in Phases 4 and 5 be shrunk to accommodate the changes in Phase 1, 2, and 3.

Mrs. Hagedorn moved to recommend tabling Case No. 2025-4-3 Consideration of a PUD Amendment to the Tall Oaks Planned Unit Development revising the concept of Phases 2 and 3 to match Phase 1 and accepting the removal of the 3 gable requirements and to clarify what in the green space stays and what does not; seconded by Mr. Hall.

Roll call vote. Motion tabled.

Adjournment

Mrs. Hagedorn moved to adjourn; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Planning Commission meeting adjourned at 8:15 p.m.

Respectfully submitted,

Michelle Layman
Planning and Zoning Specialist

CITY OF MONROE
Inter-Office Correspondence

TO: Members of the Monroe Planning Commission
FROM: Kameryn Jones
Assistant Development Director

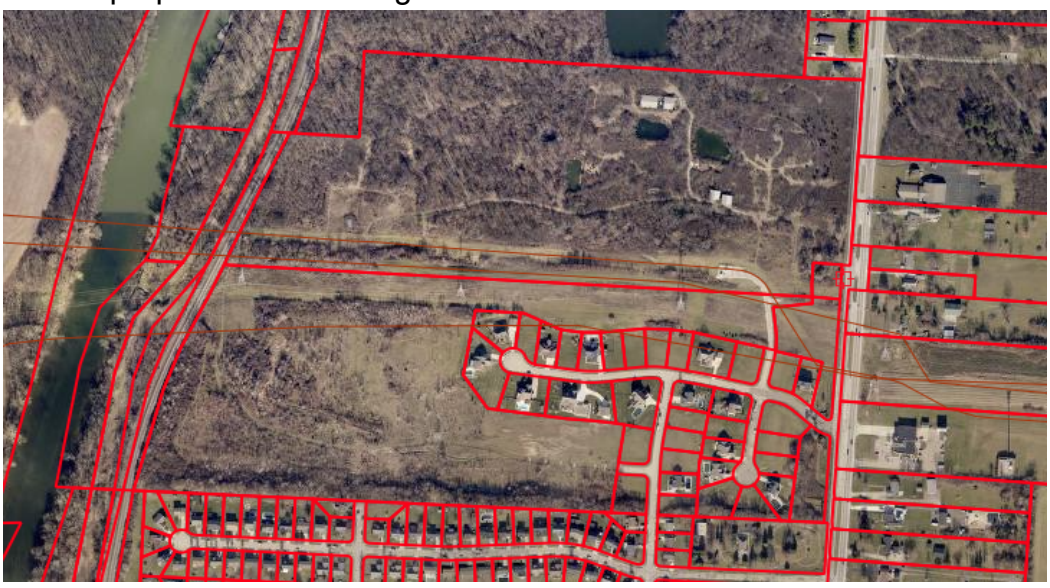
DATE: May 20, 2025
RE: Information Packet for May 20, 2025 Planning Commission Meeting at 6:00 p.m.

I. Case No. 2025-4-3— TABLED—Consideration of a PUD Amendment to the Tall Oaks Planned Unit Development

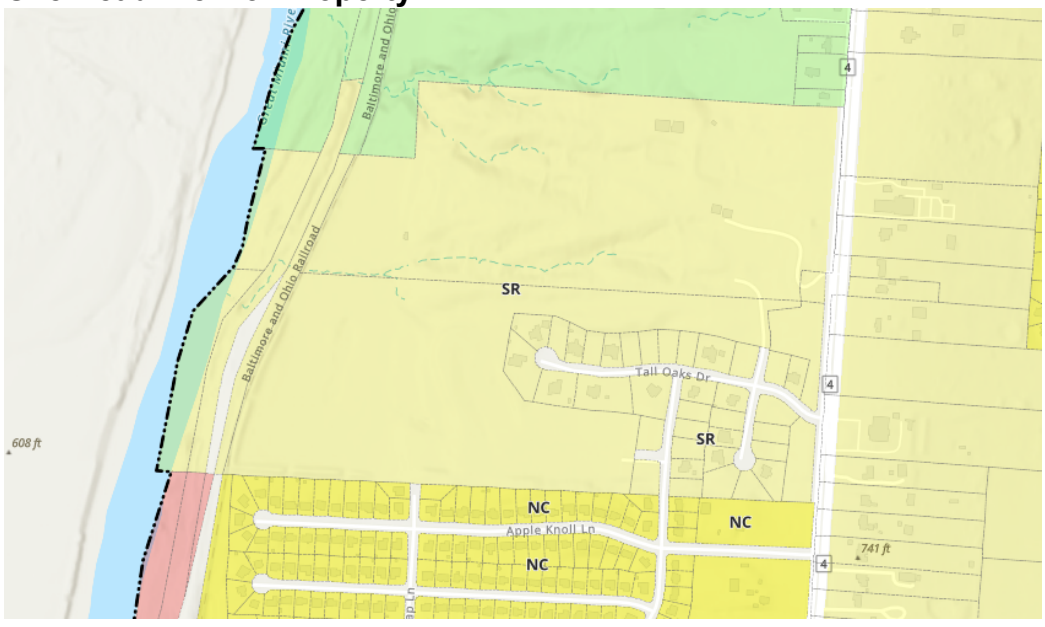
A. Background

- CKN Development LLC has submitted a PUD Amendment to alter the existing Tall Oaks Planned Unit Development.
- The applicant seeks to complete the remaining 114 acres of the Tall Oaks subdivision with an overall total of 201 buildable lots and requests modification to the original subdivision layout, lot sizes, setbacks, and architectural requirements as part of their development.
- The original Tall Oaks PUD was approved in 2006 and specified a maximum of 200 lots and made specific provisions for minimum lot size, building setbacks, and specified Ryan Homes as the approved builder. In 2008, the agreement was amended to universalize the architectural criteria. The original PUD and its amendment are attached for reference.
- The site is presently zoned SR Suburban Residential PUD.

- As a result of the tabling of this case on April 15th, the applicant has made modifications to their proposal for Planning Commission's consideration.



Overhead View of Property



Proposed Development Plan (April 15)

Proposed Development Plan (May 20)

B. Staff Comments

At the April 15th meeting, Planning Commission tabled the application for PUD Amendment in order for the applicant to address lot size in Phase 2 and Phase 3, architectural standards, and clarification on open space. Summarized below are the changes submitted:

1. **All lots on Autumn Oak that adjoin Phase 1A maintain the original PUD lot dimensions and setbacks.**
   This results in a change from 5 70-FT lots on the north side of Autumn Oak to now 4 90-FT lots.

2. **All other lots on Autumn Oak maintain the original PUD 90-FT lot width requirement but the setbacks and overall lot area has decreased. In their response, their rationale in decreasing the depth of the lots is to maintain the open space shared with the Applegate subdivision to the south.**
   The main difference is these lots are now 12,600 SF vs the 15,000 SF minimum required by the original PUD. Staff sees value in maintaining a buffer between this new phase and Apple Knoll.

3. **The number of 70-FT wide lots in Phase 2 and Phase 3 has decreased from 68 to 41.**

4. **All lots on the north side of the gas easements now have a minimum width of 65'.**
   The number of 65 FT lots has increased from 45 to 112. The applicant's first submittal showed 62 70-FT lots and 45 65-FT lots, totaling 107 on the north side.

5. **Sidewalk has been shown on both sides of all streets.**
   The applicant added sidewalk on both sides of the street where there was previously a gap over the pipeline easement.

6. **The applicant added existing tree lines to the plan along with approximate clearing limits to make clearer to understand what vegetation will remain as part of this project.**

7. **Updated street trees as per revised layout.**

8. **Added dimensions to existing vegetation that will remain along the southern development boundary against Applegate.**
   The open space between Apple Knoll and Phase 3 is 15 FT wide at its narrowest and 40 FT at its widest, which is the width for the majority of the southern border.

9. **The applicant has agreed to maintain the existing building/architectural design standards for the remaining lots in Phase 1 and for Phase 2 90-FT lots (all of Autumn Oak) except for the 3-gable requirement. The applicant has submitted elevations for consideration.**
   Staff recommends that all other phases meet minimum code requirements for architectural and building design.

10. **The applicant has agreed to maintain PUD minimum floor area requirements for Phase 1 and Phase 2.**
    The minimum floor area would be 1,900 SF for a one-story home and 2,400 SF for one and a half and two-story homes. Staff recommends the remaining homes in Phases 3-5 meet the minimum code standard of 1,800 SF.

C. Department Comments

- **Fire Department:**
    1. The applicant has shown a temporary turnaround required for emergency services at the terminus of Street F. This turnaround must meet all code (Fire, Engineering, Zoning, etc.) requirements for size, pavement type, barricade and signage requirements. 20174 Ohio Fire Code Appendix D D103.4 Dead Ends. Dead-End fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.
    2. Fire reserves the right to comment during future submittals.
- **Police Department:** No comment.
- **Engineering/Public Works Department:**
    1. In place of an access point off Route 4, a second stub to the north on Street F is required. *The applicant has revised plans to show a second stub at Street F.*
    2. Traffic calming solutions (mini roundabout, street narrowing, etc.) will be explored in future submittals for longer blocks and at intersections of streets including Street C, Street F, and Winesap (ex: Winesap/Autumn Oak, C/D, C/F).

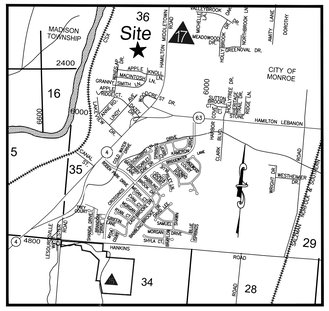
D. Staff Recommendation

In applications for Planned Unit Developments and their amendments, Planning Commission acts as a recommending body to City Council. Planning Commission may table the application, recommend approval with or without conditions, or recommend denial of the application.

Should Planning Commission make a recommendation for approval to City Council, Staff recommends the following conditions:

1. Phase 1 homes be built to match all original PUD requirements including floor area, setbacks, lot size, lot width, and architectural standards except for the 3-gable requirement.
2. For Phase 2 lots that abut Phase 1, lot size, width, and setbacks will remain consistent with the original PUD.
3. For all other Phase 2 lots along Autumn Oak, the 90-FT wide lots will remain with modified lot size and setbacks.
4. All Phase 2 lots will match original PUD requirements including floor area and architectural standards except for the 3-gable requirement.
5. For Phases 3-5, the PUD may be modified to permit homes that meet minimum base code standards for architectural criteria and minimum floor area.
6. All other department comments must be met.

PRELIMINARY PUD PLAN
TALL OAKS
SECTION 36, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO
MARCH, 2025
REVISED APRIL 4, 2025
REVISED APRIL 29, 2025



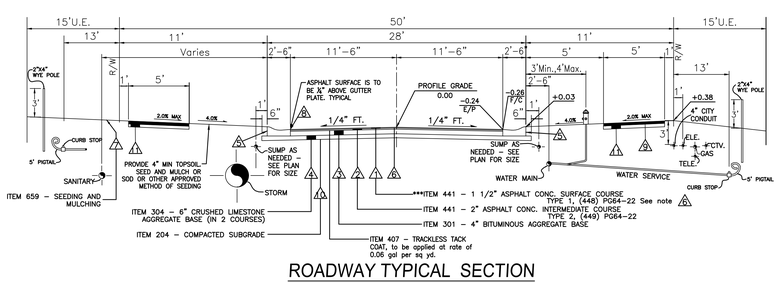
VICINITY MAP
NOT TO SCALE

OWNER
Barbara Trimble, Tr. of the
William H. Trimble Revocable Trust
2003 Beechglen Court
Cincinnati, OH 45233

DEVELOPER
CKN Development,LLC.
1768 Happy Valley Drive
Fairfield, OH 45014
(513) 846-9311

ENGINEER/SURVEYOR
Bayer Becker
6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600

LEGEND
- 90' SINGLE FAMILY LOTS - 15,000 S.F. MIN.
- 90' SINGLE FAMILY LOTS - 12,600 S.F. MIN.
- 70' SINGLE FAMILY LOTS
- 65' SINGLE FAMILY LOTS
- OPEN SPACE
- WALKING TRAIL
- FORMAL OPEN SPACE
- APPROXIMATE CLEARING LIMITS



ROADWAY TYPICAL SECTION

ITEM	DEPTH TOP OF PIPE
Sumplines	24" – 30"
Gas	24" – 30"
Water	48" – 54"
Electric	36" – 42"
Telephone	30" – 42"
Cable TV	30" – 42"
4" City Conduit	36" – 42"

***SURFACE COURSE, ITEM 441, AND TACK COAT, ITEM 407 ARE TO BE APPLIED NO SOONER THAN NINE (9) MONTHS AFTER THE INTERMEDIATE COURSE, (ITEM 441), AND FIFTY (50) PERCENT OF THE HOMES ARE COMPLETED. IF AFTER TWO (2) YEARS FIFTY (50) PERCENT OF THE HOMES HAVE NOT BEEN COMPLETED, THEN THE TOP COURSE MAY BE APPLIED (AS APPROVED BY THE CITY).

1. ITEM 609 – Standard Roll Type Curb and Gutter C-1 per Monroe Standard Detail 300-5
2. ITEM 407 – TACK COAT, to be applied at rate of 0.06 gal. per sq. yd.
3. TACK COAT shall be applied to front face of curb prior to the installation of 301 Bituminous Aggregate Base. Also to be applied to curb joint after the installation of 403 leveling course.
4. CONCRETE WALK – 4" thick concrete sidewalk, 5' wide, Item 608, Walk to be 1/2" higher than sod.
5. BASE – 4" crushed & compacted aggregate stone base of type #57, #304 or #411

GENERAL NOTES
1. Sanitary to be tied into Butler County System.
2. Water to be installed and connected to Butler County System.
3. Electric to be supplied by Duke Energy.
4. All public streets to be constructed according to City of Monroe standards and specifications.
5. Detention and Water Quality shall be provided for all currently undeveloped phases as per City of Monroe standards and specifications.
6. Contours furnished from aerial photography based on U.S.G.S. datum.
7. Existing structures and pavement on site shall be removed.
8. 5' Concrete Walk to be installed on both sides of the street as per City of Monroe standards.
9. The location of walking paths through the gas and electric easements are subject to approval of controlling utility companies.
10. The location of walking paths through open space will be adjusted accordingly where necessary to avoid excessive removal of trees.
11. Development to be constructed in 4 phases in 4 years.
12. Existing Zoning: Planned Unit Development

PROJECT DATA

	EXISTING PHASES 1 & 1A	PROPOSED PHASES			
LOT FRONTAGE (at Front Building Line)	90'	90'	90'	70'	65'
MINIMUM LOT AREA (S.F.)	15,000	15,000	12,600	9,100	8,450
FRONT SETBACK	40'	40'	30'	30'	30'
SIDE SETBACK (MIN)	5'	5'	5'	5'	6'
SIDE SETBACK (TOTAL)	20'-30' Between Houses (depending on garage placement)	20'-30' Between Houses* (depending on garage placement)	15' & 15' Between Houses	15' & 15' Between Houses	12'
REAR SETBACK	30'	30'	30'	25'	25'
# OF LOTS	41 Platted (35 Re-platted)	12	20	41	112

TOTAL # OF SINGLE FAMILY LOTS = 226
OPEN SPACE REQUIRED = 22.86 Acres (20.0%)
OPEN SPACE PROVIDED = 45.6± Acres (39.9%)
OPEN SPACE NOT ENCUMBERED BY EASEMENTS = 29.8± Acres (26.1%)
FORMAL OPEN SPACE = 9.5± Acres (20.8%)
TOTAL ACREAGE = 114.29± Acres
OVER-ALL DENSITY = 1.98 Units/Ac.
L.F. OF STREET = 8390

Basis of Bearing:
State Plane NAD83 (2011)
0 100 150
SCALE: 1" = 100'

Item	Revision Description	Date	Drawn	Chk.
1	Revised as per Staff Comments	2-12-25	TAC	
2	Revised as per Staff and Developer Comments	4-4-25	TAC	
3	Revised as per Staff Comments	4-29-25	TAC	
4				
5				
6				
7				
8				
9				

TALL OAKS
SECTION 36, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO
PRELIMINARY PUD PLAN

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 • 513.336.6600

Drawing: 24-0202 PUD
Drawn by: TAC
Checked By: EMR
Issue Date: 3-17-25
Sheet: 1/1

Plot time: Apr 29, 2025 – 2:24pm
Drawing name: J:\2024\24-0202\CIV\DWG\24-0202 PUD.dwg – Layout: Tab: PUD

PRELIMINARY PLANTING PLAN
TALL OAKS
SECTION 36, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO
MARCH, 2025
REVISED APRIL 29, 2025

DEVELOPER
CKN Development,LLC.
1768 Happy Valley Drive
Fairfield, OH 45014
(513) 846-9311

ENGINEER/SURVEYOR
Bayer Becker
6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600

ZONING NOTES
CHAPTER 1204 DEVELOPMENT & DESIGN STANDARDS

ARTICLE 4.02 OPEN SPACE STANDARDS
1204.03 GENERAL PROVISIONS

B) AMOUNT OF OPEN SPACE REQUIRED. DEVELOPMENT SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF OPEN SPACE DICTATED BY THE ZONING DISTRICT IN CHAPTER 1202, ZONING DISTRICT ESTABLISHED. AND THE FOLLOWING:

1) MINIMUM OPEN SPACE SET ASIDE. DEVELOPMENT SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF OPEN SPACE IDENTIFIED IN TABLE 1204.03-1, OPEN SPACE SET-ASIDE

- ANY RESIDENTIAL PUD REQUIRES 20% TOTAL OPEN SPACE INCLUDING 5% FORMAL OPEN SPACE

ARTICLE 04.05 LANDSCAPING, SCREENING, & BUFFERING
1204.19 GENERAL PROVISIONS

D. LANDSCAPE MATERIAL STANDARDS.

3. PLANTS.

G) DECIDUOUS AND EVERGREEN CANOPY OR SHADE TREES SHALL HAVE A MINIMUM OF 2.5 INCHES DIAMETER AT BREAST HEIGHT (DBH) AT THE TIME OF PLANTING, AS DETERMINED IN THE AMERICAN STANDARD FOR NURSERY STOCK. EVERGREENS SHALL ALSO BE A MINIMUM OF SIX FEET IN HEIGHT ABOVE GROUND AT THE TIME OF PLANTING. WHILE DECIDUOUS TREES SHALL ALSO BE A MINIMUM OF EIGHT FEET IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING.

H) UNDERSTORY, SMALL MATURING, OR ORNAMENTAL TREES SHALL HAVE A MINIMUM OF TWO INCHES DIAMETER AT BREAST HEIGHT (DBH) AT THE TIME OF PLANTING, AS DETERMINED IN THE AMERICAN STANDARD FOR NURSERY STOCK AND SHALL BE A MINIMUM OF SIX FEET IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING.

I) ALL DECIDUOUS TREES SHALL BE STAKED OR OTHERWISE SUPPORTED AS APPROPRIATE TO GROW STRAIGHT.

J) ALL TREES SHALL BE MULCHED AROUND THE BASE OF THE TRUNK WITH A MINIMUM DIAMETER OF THREE FEET OF MULCH.

K) THE USE OF NATIVE, DROUGHT-TOLERANT VEGETATION IS ENCOURAGED TO REDUCE DEPENDENCY UPON IRRIGATION.

L) ONCE THE MINIMUM LANDSCAPE REQUIREMENTS HAVE BEEN MET, ANY SIZE PLANT MAY BE INSTALLED ON A LOT TO SUPPLEMENT THE MINIMUM REQUIREMENTS.

5) GRASS OR GROUND COVER. GRASS OF THE FESCUS (GRAMINEAK) OR BLUEGRASS (POACEAE) FAMILY SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE APPLICABLE COUNTY.

6) MULCHED LANDSCAPED AREAS. REQUIRED LANDSCAPING SHALL BE LOCATED IN MULCHED LANDSCAPED BEDS WITH A MINIMUM WIDTH OF THREE FEET IN ALL DIRECTIONS.

7) SPECIES DIVERSITY.

B) WHEN 40 OR MORE TREES ARE REQUIRED ON A SITE, AT LEAST FOUR DIFFERENT SPECIES SHALL BE UTILIZED, IN ROUGHLY EQUAL PROPORTIONS

E. STREET TREES.

1) STREET TREES SHALL BE REQUIRED ON ALL PUBLIC AND PRIVATE FRONTAGES, EXCEPT INTERSTATE FRONTAGE AND ALLEYS, FOR ALL SUBDIVISIONS, NEW SITES OR DEVELOPMENT, AND EXPANSIONS OF SITES OR DEVELOPMENTS.

2) ALL NEW ROADS OR EXTENSIONS OF EXISTING ROADS, PUBLIC OR PRIVATE WHETHER INTERNAL OR EXTERNAL TO A SITE, ARE SUBJECT TO THE STREET TREE REQUIREMENTS.

3) STREET TREES SHALL BE REQUIRED ALONG BOTH SIDES OF ALL STREETS, PUBLIC OR PRIVATE, PLANTED 40 FEET ON CENTER IN THE TREE LAWN.

4) ALL DEVELOPMENTS SHALL INCLUDE STREET TREES THAT COMPLY WITH THE REQUIREMENTS FOR PLANTS IN 1204.19(D), LANDSCAPE MATERIAL STANDARDS, ABOVE.

5) SPECIFIC TREE TYPES OR SPECIES PROHIBITED OR PERMITTED TO BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ESTABLISHED IN A DOCUMENT MAINTAINED BY THE DEVELOPMENT DEPARTMENT.

6) STREET TREE PLACEMENT MAY BE SUBJECT TO SETBACK REQUIREMENTS FROM THE CURB, SIDEWALK, DRIVEWAY, AND OTHER UTILITIES. SUCH RESTRICTIONS SHALL BE ESTABLISHED IN A DOCUMENT MAINTAINED BY THE DEVELOPMENT DEPARTMENT.

7) AT THE TIME OF PLANTING, THE LOWEST LIMB OF ANY TREE SHALL NOT BE LESS THAN FIVE FEET ABOVE THE GROUND.

PROHIBITED STREET TREES:
- ANY NUT OR FRUIT BEARING TREE
- ASH - WHITE, GREEN, & EUROPEAN MOUNTAIN
- BIRCH
- BLACK LOCUST
- BLACK WALNUT
- BOX ELDER
- BUCKEYE
- BUCKTHORN
- CATALPA
- COTTONWOOD
- ELM - AMERICAN, CHINESE, RED, SIBERIAN

*ANY TREE DETERMINED TO BE INVASIVE BY THE OHIO DEPT OF AGRICULTURE OR OHIO DEPT OF NATURAL RESOURCES. *

PREFERRED STREET TREES:
- BLACKGUM - TUPELO TOWER, WILDFIRE, GREEN GABLE, FIRESTARTER
- ELM - ALLEE LACEBARK, ATHENA LACEBARK, FRONTIER
- FREEMAN MAPLE - ARMSTRONG, MARMO, CELEBRATION
- GINGKO (MALE) - PRINCETON SENTRY, MAGYAR, PRESIDENTIAL GOLD, COLONNADE
- HONEY LOCUST - SUNBURST, SKYLINE, SHADEMASTER
- KENTUCKY COFFEE- ESPRESSO, TRUE NORTH
- LINDEN- BOULEVARD, GREENSPIRE, AMERICAN SENTRY

* SPECIFIC TREES NOT ON THIS LIST MAY BE SUBMITTED FOR CONSIDERATION. *

PLANTING REQUIREMENTS
- 14,991 LF / 40 LF = **375 STREET TREES REQUIRED**
- +40 TREES ON SITE - MINIMUM OF 3 SPECIES REQUIRED
- NO MORE THAN 3-5 TREES OF SAME SPECIES MAY BE PLANTED IN A ROW

NOTE: ANY TREES THAT CANNOT BE PLACED WITHIN THE TREE LAWN DUE TO CONFLICTS WITH DRIVEWAYS, UTILITIES, STREET LIGHTS, ETC. SHALL BE PLANTED IN THE FRONT YARD OF THE IMPACTED LOT BETWEEN THE FRONT BUILDING SETBACK LINE AND THE UTILITY EASEMENT.

CONCEPT GRAPHICS SCHEDULE

EXISTING VEGETATION
Takeoff: 1,014.435 sf

STREET TREES
- 1 TREE / 40 LF
- TREES TO BE INSTALLED AT 2.5" DBH & 8' TALL (MIN.)

Takeoff: 14,991 lf

CONCEPT PLANT SCHEDULE

TREE - SCREENING DECIDUOUS		5
TREE - SCREENING EVERGREEN		6
STREET TREE (SPECIES 1)		141
STREET TREE (SPECIES 2)		119
STREET TREE (SPECIES 3)		117

Basis of Bearing
State Plane NAD83 (2011)
0 100 150
SCALE: 1" = 100'

Item	Description	Date	Drawn	Chk.
1	Revised as per Staff Comments	3-10-25	CDS	
		4-29-25	CDS	

PRELIMINARY

TALL OAKS
SECTION 36, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO
PRELIMINARY PLANTING PLAN

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 513.336.6600

Drawing: 24-0202 PP
Drawn by: CDS
Checked By: ADH
Issue Date: 3-17-25
Sheet: 1/1

Plot time: Apr 29, 2025 - 12:31pm
Drawing name: J:\2024\24-0202\CAD\PP\24-0202 PP.DWG - Layout Tab: L1 Planting

GREENWOOD

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Details	Details
1	CS-1B	COVERSHEET	59	A-9	BUILDING SECTION THRU FOYER	118	S-3	ROOF FRAMING PLAN				DR-1	SP-1
1.1	SS-1	Spec Sheet	60	A-9B	PARTIAL BUILDING SECTION THRU FOYER	119	S-3	ROOF FRAMING PLAN				DR-1B	SP-2
2	CS-1C	COVERSHEET	61	A-9	BUILDING SECTION THRU FOYER	120	S-3	ROOF FRAMING PLAN				DR-2	SP-3
3	CS-1S	COVERSHEET	62	A-9B	PARTIAL BUILDING SECTION THRU FOYER	121	S-3	ROOF FRAMING PLAN				DR-3	ST-1
4	N-1	GENERAL NOTES	63	A-10	BUILDING SECTION THRU GARAGE	122	S-3	ROOF FRAMING PLAN				ET-1	ST-2
5	N-2	SCHEDULES	64	A-10	BUILDING SECTION THRU GARAGE	123	S-3	ROOF FRAMING PLAN				ET-1B	WB-1
6	N-3	SCHEDULES	65	A-10	BUILDING SECTION THRU GARAGE	124	S-3	ROOF FRAMING PLAN				ET-1C	WB-2
7	A-1	FRONT ELEVATION	66	A-10	BUILDING SECTION THRU GARAGE	125	S-3	ROOF FRAMING PLAN				ET-1D	WD-1
8	A-1	FRONT ELEVATION	67	A-10	BUILDING SECTION THRU GARAGE	126	S-3	ROOF FRAMING PLAN				ET-1F	WD-2
9	A-1	FRONT ELEVATION	68	A-10	BUILDING SECTION THRU GARAGE	127	S-3	ROOF FRAMING PLAN				ET-1H	WD-3
10	A-1	FRONT ELEVATION	69	A-10B	BUILDING SECTION THRU GARAGE	128	S-3	ROOF FRAMING PLAN				ET-1J	WS-1
11	A-1	FRONT ELEVATION	70	A-11	STAIR PLAN	129	S-3	ROOF FRAMING PLAN				ET-2	WS-1C
12	A-1	FRONT ELEVATION	71	A-11	STAIR PLAN	130	S-3	ROOF FRAMING PLAN				ET-2B	
13	A-1	FRONT ELEVATION	72	A-11	STAIR PLAN	131	S-3	ROOF FRAMING PLAN				ET-3	
14	A-2	RIGHT SIDE ELEVATION	73	A-11	STAIR PLAN	132	S-3	ROOF FRAMING PLAN				ET-3B	
15	A-2B	LEFT SIDE ELEVATION	74	A-11	STAIR PLAN	133	S-3	ROOF FRAMING PLAN				ET-3C	
16	A-2C	REAR ELEVATION	75	A-11	STAIR PLAN	134	S-3	ROOF FRAMING PLAN				F-1	
17	A-3	FOUNDATION PLAN	76	A-12	KITCHEN PLAN	135	S-3	ROOF FRAMING PLAN				F-1D	
18	A-3B	PARTIAL FOUNDATION PLAN	77	A-12	KITCHEN PLAN	136	S-3	ROOF FRAMING PLAN				F-2	
19	A-3C	PARTIAL FOUNDATION PLAN	78	A-12	KITCHEN PLAN	137	S-3	ROOF FRAMING PLAN				F-3	
20	A-3D	PARTIAL FOUNDATION PLAN	79	A-13	BATH ELEVATION	138	S-3	ROOF FRAMING PLAN				FA-1B	
21	A-3	FOUNDATION PLAN	80	E-1	BASEMENT ELECTRICAL PLAN	139	S-3	ROOF FRAMING PLAN				FC-1	
22	A-3B	PARTIAL FOUNDATION PLAN	81	E-1	BASEMENT ELECTRICAL PLAN	140	S-3	ROOF FRAMING PLAN				FC-1B	
23	A-3C	PARTIAL FOUNDATION PLAN	82	E-2	FIRST FLOOR ELECTRICAL PLAN	141	S-3	ROOF FRAMING PLAN				FC-2	
24	A-3D	PARTIAL FOUNDATION PLAN	83	E-2	FIRST FLOOR ELECTRICAL PLAN	142	S-3B	ROOF FRAMING PLAN				FC-3	
25	A-3	FOUNDATION PLAN	84	E-2B	PARTIAL FIRST FLOOR ELECTRICAL PLAN	143	S-3B	ROOF FRAMING PLAN				FC-4	
26	A-3B	PARTIAL FOUNDATION PLAN	85	E-2C	PARTIAL FIRST FLOOR ELECTRICAL PLAN	144	S-3B	ROOF FRAMING PLAN				FC-5	
27	A-3C	PARTIAL FOUNDATION PLAN	86	E-2D	PARTIAL FIRST FLOOR ELECTRICAL PLAN	145	S-3B	ROOF FRAMING PLAN				FD-1	
28	A-3D	PARTIAL FOUNDATION PLAN	87	E-3	SECOND FLOOR ELECTRICAL PLAN	146	S-3B	ROOF FRAMING PLAN				FD-1B	
29	A-3	FOUNDATION PLAN	88	E-3	SECOND FLOOR ELECTRICAL PLAN	147	S-3C	ROOF FRAMING PLAN				FD-2	
30	A-3B	PARTIAL FOUNDATION PLAN	89	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	148	S-4	TRUSS BRACING				FD-2B	
31	A-3C	PARTIAL FOUNDATION PLAN	90	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	149	S-4	TRUSS BRACING				FD-2C	
32	A-3D	PARTIAL FOUNDATION PLAN	91	E-4	ATTIC STORAGE ELECTRICAL PLAN	150	S-4	TRUSS BRACING				FD-3	
33	A-3	FOUNDATION PLAN	92	S-1	FIRST FLOOR FRAMING PLAN	151	S-4	TRUSS BRACING				FD-4	
34	A-3B	PARTIAL FOUNDATION PLAN	93	S-1	FIRST FLOOR FRAMING PLAN	152	S-5	WALL BRACING DETAILS				FD-4B	
35	A-3C	PARTIAL FOUNDATION PLAN	94	S-2	SECOND FLOOR FRAMING PLAN	153	S-5	WALL BRACING DETAILS				FP-1	
36	A-3D	PARTIAL FOUNDATION PLAN	95	S-2	SECOND FLOOR FRAMING PLAN	154	S-5	WALL BRACING DETAILS				FP-1C	
37	A-3E	FOUNDATION PLAN	96	S-2	SECOND FLOOR FRAMING PLAN	155	S-5B	WALL BRACING DETAILS				FP-2	
38	A-3E	FOUNDATION PLAN	97	S-2	SECOND FLOOR FRAMING PLAN	156	S-5B	WALL BRACING DETAILS				GB-1	
39	A-3E	FOUNDATION PLAN	98	S-2B	SECOND FLOOR FRAMING PLAN	157	S-5B	WALL BRACING DETAILS				IT-1	
40	A-4	FOUNDATION HOLD DOWNS	99	S-2B	SECOND FLOOR FRAMING PLAN	158	S-5C	WALL BRACING DETAILS				IT-1B	
41	A-4	FOUNDATION HOLD DOWNS	100	S-2B	SECOND FLOOR FRAMING PLAN	159	S-5C	WALL BRACING DETAILS				IT-1C	
42	A-4	FOUNDATION HOLD DOWNS	101	S-2B	SECOND FLOOR FRAMING	160	S-5C	WALL BRACING DETAILS				IT-2	
43	A-4B	FOUNDATION HOLD DOWNS	102	S-3	ROOF FRAMING PLAN	161	S-6	WALL BRACING DETAILS				IT-3	
44	A-5	PLUMBING PLAN	103	S-3	ROOF FRAMING PLAN	162	S-6	WALL BRACING DETAILS				JT-1	
45	A-5	PLUMBING PLAN	104	S-3	ROOF FRAMING PLAN	163	S-6	WALL BRACING DETAILS				JT-1B	
46	A-5	PLUMBING PLAN	105	S-3	ROOF FRAMING PLAN	164	M-1	BASEMENT HVAC LAYOUT				JT-2	
47	A-6	BASEMENT FLOOR PLAN	106	S-3	ROOF FRAMING PLAN	165	M-1	BASEMENT HVAC LAYOUT				JT-3	
48	A-6	BASEMENT FLOOR PLAN	107	S-3	ROOF FRAMING PLAN	166	M-2	FIRST FLOOR HVAC LAYOUT				JT-3B	
49	A-7	FIRST FLOOR PLAN	108	S-3	ROOF FRAMING PLAN	167	M-2	FIRST FLOOR HVAC LAYOUT				KT-1	
50	A-7	FIRST FLOOR PLAN	109	S-3	ROOF FRAMING PLAN	168	M-3	SECOND FLOOR HVAC LAYOUT				KT-1B	
51	A-7B	PARTIAL FIRST FLOOR PLAN	110	S-3	ROOF FRAMING PLAN	169	M-3	SECOND FLOOR HVAC LAYOUT				RF-1	
52	A-7C	PARTIAL FIRST FLOOR PLAN	111	S-3	ROOF FRAMING PLAN	170	AD-1	HOUSE SPECIFIC DETAILS				RF-1B	
53	A-7D	PARTIAL FIRST FLOOR PLAN	112	S-3	ROOF FRAMING PLAN							RF-1C	
54	A-8	SECOND FLOOR PLAN	113	S-3	ROOF FRAMING PLAN							SEP-1	
55	A-8	SECOND FLOOR PLAN	114	S-3	ROOF FRAMING PLAN							SEP-2	
56	A-8B	PARTIAL SECOND FLOOR PLAN	115	S-3	ROOF FRAMING PLAN							SEP-3	
57	A-9	BUILDING SECTION THRU FOYER	116	S-3	ROOF FRAMING PLAN							SEP-4	
58	A-9B	PARTIAL BUILDING SECTION THRU FOYER	117	S-3	ROOF FRAMING PLAN							SO-1	

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

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1646 SF
2ND FLOOR (BASE SF)	1088 SF
	2734 SF

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1646 SF
1ST FLOOR ELEVATION "B" OR "L" (ADD. SF)	27 SF

SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1088 SF
BATHROOM #2 STANDARD TUB (ADD SF)	110 SF
2ND FLOOR ELEVATION "B" OR "L" (ADD. SF)	27 SF
2ND FLOOR ELEVATION "F" (ADD. SF)	11 SF

GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
THREE CAR FRONT ENTRY GARAGE	683 SF
TWO CAR GARAGE	443 SF
ONE CAR GARAGE	240 SF

BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	1011 SF
BASEMENT BATHROOM OR BASEMENT BEDROOM (ADD. SF)	56 SF

UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT (BASE SF)	1646 SF
UNFINISHED STORAGE	621 SF
FRONT ENTRY FULL PORCH EXTENSION W/ ELEV. "A" OR "K" (ADD. SF)	175 SF
FRONT ENTRY PORCH W/ ELEV. "B" OR "L" (ADD. SF)	174 SF
FRONT ENTRY PORCH W/ ELEV. "F" (ADD. SF)	164 SF
REAR COVERED PORCH (ADD. SF)	144 SF
UNFINISHED STORAGE W/ "BAC" OR "AEB" (DEDUCT SF)	56 SF
UNFINISHED BASEMENT ELEVATION "B" OR "L" (ADD. SF)	27 SF
UNFINISHED STORAGE ELEVATION "B" OR "L" (ADD. SF)	27 SF
FRONT ENTRY ELEV. "A" NO FULL PORCH (ADD. SF)	24 SF
	3064 SF

FOOTPRINT	
BASE HOUSE:	
WIDTH:	40'-0"
DEPTH:	56'-6"
MAXIMUM:	
WIDTH:	52'-4"
DEPTH:	70'-2"

SET NO. - VERSION: GNWOO - 01 | SHEET NO.: CS-1B | PAGE NO.: 1

RELEASE NO. -----

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GREENWOOD

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17	A-3	FOUNDATION PLAN	76	A-12	KITCHEN PLAN	135	S-3	ROOF FRAMING PLAN				F-1D	
18	A-3B	PARTIAL FOUNDATION PLAN	77	A-12	KITCHEN PLAN	136	S-3	ROOF FRAMING PLAN				F-2	
19	A-3C	PARTIAL FOUNDATION PLAN	78	A-12	KITCHEN PLAN	137	S-3	ROOF FRAMING PLAN				F-3	
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21	A-3	FOUNDATION PLAN	80	E-1	BASEMENT ELECTRICAL PLAN	139	S-3	ROOF FRAMING PLAN				FC-1	
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23	A-3C	PARTIAL FOUNDATION PLAN	82	E-2	FIRST FLOOR ELECTRICAL PLAN	141	S-3	ROOF FRAMING PLAN				FC-2	
24	A-3D	PARTIAL FOUNDATION PLAN	83	E-2	FIRST FLOOR ELECTRICAL PLAN	142	S-3B	ROOF FRAMING PLAN				FC-3	
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32	A-3D	PARTIAL FOUNDATION PLAN	91	E-4	ATTIC STORAGE ELECTRICAL PLAN	150	S-4	TRUSS BRACING				FD-3	
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49	A-7	FIRST FLOOR PLAN	108	S-3	ROOF FRAMING PLAN	167	M-2	FIRST FLOOR HVAC LAYOUT				KT-1	
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51	A-7B	PARTIAL FIRST FLOOR PLAN	110	S-3	ROOF FRAMING PLAN	169	M-3	SECOND FLOOR HVAC LAYOUT				RF-1	
52	A-7C	PARTIAL FIRST FLOOR PLAN	111	S-3	ROOF FRAMING PLAN	170	AD-1	HOUSE SPECIFIC DETAILS				RF-1B	
53	A-7D	PARTIAL FIRST FLOOR PLAN	112	S-3	ROOF FRAMING PLAN							RF-1C	
54	A-8	SECOND FLOOR PLAN	113	S-3	ROOF FRAMING PLAN							SEP-1	
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NVR, Inc.
5285 Westview Drive,
Suite 100
Frederick, MD 21703

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1646 SF
2ND FLOOR (BASE SF)	1088 SF
	2734 SF

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1646 SF
1ST FLOOR ELEVATION "B" OR "L" (ADD. SF)	27 SF

SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1088 SF
BATHROOM #2 STANDARD TUB (ADD SF)	110 SF
2ND FLOOR ELEVATION "B" OR "L" (ADD. SF)	27 SF
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GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
THREE CAR FRONT ENTRY GARAGE	683 SF
TWO CAR GARAGE	443 SF
ONE CAR GARAGE	240 SF

UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FRONT ENTRY FULL PORCH EXTENSION W/ ELEV. "A" OR "K" (ADD. SF)	175 SF
FRONT ENTRY PORCH W/ ELEV. "B" OR "L" (ADD. SF)	174 SF
FRONT ENTRY PORCH W/ ELEV. "F" (ADD. SF)	164 SF
REAR COVERED PORCH (ADD. SF)	144 SF
FRONT ENTRY ELEV. "A" NO FULL PORCH (ADD. SF)	24 SF
	681 SF

FOOTPRINT	
BASE HOUSE:	
WIDTH:	40'-0"
DEPTH:	56'-6"
MAXIMUM:	
WIDTH:	52'-4"
DEPTH:	70'-2"

SET NO. - VERSION	SHEET NO.	PAGE NO.
GNWOO - 01	CS-1C	2

RELEASE NO. -----

C:\NVR\Solves\GREENWOOD_GNWOO_01_11335\Sheets\Master Set\Cover Sheet\CS-1C COVERSHEET.dwg 04/30/25 - 8:07 am

GREENWOOD

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Details	Details
1	CS-1B	COVERSHEET	59	A-9	BUILDING SECTION THRU FOYER	118	S-3	ROOF FRAMING PLAN				DR-1	SP-1
1.1	SS-1	Spec Sheet	60	A-9B	PARTIAL BUILDING SECTION THRU FOYER	119	S-3	ROOF FRAMING PLAN				DR-1B	SP-2
2	CS-1C	COVERSHEET	61	A-9	BUILDING SECTION THRU FOYER	120	S-3	ROOF FRAMING PLAN				DR-2	SP-3
3	CS-1S	COVERSHEET	62	A-9B	PARTIAL BUILDING SECTION THRU FOYER	121	S-3	ROOF FRAMING PLAN				DR-3	ST-1
4	N-1	GENERAL NOTES	63	A-10	BUILDING SECTION THRU GARAGE	122	S-3	ROOF FRAMING PLAN				ET-1	ST-2
5	N-2	SCHEDULES	64	A-10	BUILDING SECTION THRU GARAGE	123	S-3	ROOF FRAMING PLAN				ET-1B	WB-1
6	N-3	SCHEDULES	65	A-10	BUILDING SECTION THRU GARAGE	124	S-3	ROOF FRAMING PLAN				ET-1C	WB-2
7	A-1	FRONT ELEVATION	66	A-10	BUILDING SECTION THRU GARAGE	125	S-3	ROOF FRAMING PLAN				ET-1D	WD-1
8	A-1	FRONT ELEVATION	67	A-10	BUILDING SECTION THRU GARAGE	126	S-3	ROOF FRAMING PLAN				ET-1F	WD-2
9	A-1	FRONT ELEVATION	68	A-10	BUILDING SECTION THRU GARAGE	127	S-3	ROOF FRAMING PLAN				ET-1H	WD-3
10	A-1	FRONT ELEVATION	69	A-10B	BUILDING SECTION THRU GARAGE	128	S-3	ROOF FRAMING PLAN				ET-1J	WS-1
11	A-1	FRONT ELEVATION	70	A-11	STAIR PLAN	129	S-3	ROOF FRAMING PLAN				ET-2	WS-1C
12	A-1	FRONT ELEVATION	71	A-11	STAIR PLAN	130	S-3	ROOF FRAMING PLAN				ET-2B	
13	A-1	FRONT ELEVATION	72	A-11	STAIR PLAN	131	S-3	ROOF FRAMING PLAN				ET-3	
14	A-2	RIGHT SIDE ELEVATION	73	A-11	STAIR PLAN	132	S-3	ROOF FRAMING PLAN				ET-3B	
15	A-2B	LEFT SIDE ELEVATION	74	A-11	STAIR PLAN	133	S-3	ROOF FRAMING PLAN				ET-3C	
16	A-2C	REAR ELEVATION	75	A-11	STAIR PLAN	134	S-3	ROOF FRAMING PLAN				F-1	
17	A-3	FOUNDATION PLAN	76	A-12	KITCHEN PLAN	135	S-3	ROOF FRAMING PLAN				F-1D	
18	A-3B	PARTIAL FOUNDATION PLAN	77	A-12	KITCHEN PLAN	136	S-3	ROOF FRAMING PLAN				F-2	
19	A-3C	PARTIAL FOUNDATION PLAN	78	A-12	KITCHEN PLAN	137	S-3	ROOF FRAMING PLAN				F-3	
20	A-3D	PARTIAL FOUNDATION PLAN	79	A-13	BATH ELEVATION	138	S-3	ROOF FRAMING PLAN				FA-1B	
21	A-3	FOUNDATION PLAN	80	E-1	BASEMENT ELECTRICAL PLAN	139	S-3	ROOF FRAMING PLAN				FC-1	
22	A-3B	PARTIAL FOUNDATION PLAN	81	E-1	BASEMENT ELECTRICAL PLAN	140	S-3	ROOF FRAMING PLAN				FC-1B	
23	A-3C	PARTIAL FOUNDATION PLAN	82	E-2	FIRST FLOOR ELECTRICAL PLAN	141	S-3	ROOF FRAMING PLAN				FC-2	
24	A-3D	PARTIAL FOUNDATION PLAN	83	E-2	FIRST FLOOR ELECTRICAL PLAN	142	S-3B	ROOF FRAMING PLAN				FC-3	
25	A-3	FOUNDATION PLAN	84	E-2B	PARTIAL FIRST FLOOR ELECTRICAL PLAN	143	S-3B	ROOF FRAMING PLAN				FC-4	
26	A-3B	PARTIAL FOUNDATION PLAN	85	E-2C	PARTIAL FIRST FLOOR ELECTRICAL PLAN	144	S-3B	ROOF FRAMING PLAN				FC-5	
27	A-3C	PARTIAL FOUNDATION PLAN	86	E-2D	PARTIAL FIRST FLOOR ELECTRICAL PLAN	145	S-3B	ROOF FRAMING PLAN				FD-1	
28	A-3D	PARTIAL FOUNDATION PLAN	87	E-3	SECOND FLOOR ELECTRICAL PLAN	146	S-3B	ROOF FRAMING PLAN				FD-1B	
29	A-3	FOUNDATION PLAN	88	E-3	SECOND FLOOR ELECTRICAL PLAN	147	S-3C	ROOF FRAMING PLAN				FD-2	
30	A-3B	PARTIAL FOUNDATION PLAN	89	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	148	S-4	TRUSS BRACING				FD-2B	
31	A-3C	PARTIAL FOUNDATION PLAN	90	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	149	S-4	TRUSS BRACING				FD-2C	
32	A-3D	PARTIAL FOUNDATION PLAN	91	E-4	ATTIC STORAGE ELECTRICAL PLAN	150	S-4	TRUSS BRACING				FD-3	
33	A-3	FOUNDATION PLAN	92	S-1	FIRST FLOOR FRAMING PLAN	151	S-4	TRUSS BRACING				FD-4	
34	A-3B	PARTIAL FOUNDATION PLAN	93	S-1	FIRST FLOOR FRAMING PLAN	152	S-5	WALL BRACING DETAILS				FD-4B	
35	A-3C	PARTIAL FOUNDATION PLAN	94	S-2	SECOND FLOOR FRAMING PLAN	153	S-5	WALL BRACING DETAILS				FP-1	
36	A-3D	PARTIAL FOUNDATION PLAN	95	S-2	SECOND FLOOR FRAMING PLAN	154	S-5	WALL BRACING DETAILS				FP-1C	
37	A-3E	FOUNDATION PLAN	96	S-2	SECOND FLOOR FRAMING PLAN	155	S-5B	WALL BRACING DETAILS				FP-2	
38	A-3E	FOUNDATION PLAN	97	S-2	SECOND FLOOR FRAMING PLAN	156	S-5B	WALL BRACING DETAILS				GB-1	
39	A-3E	FOUNDATION PLAN	98	S-2B	SECOND FLOOR FRAMING PLAN	157	S-5B	WALL BRACING DETAILS				IT-1	
40	A-4	FOUNDATION HOLD DOWNS	99	S-2B	SECOND FLOOR FRAMING PLAN	158	S-5C	WALL BRACING DETAILS				IT-1B	
41	A-4	FOUNDATION HOLD DOWNS	100	S-2B	SECOND FLOOR FRAMING PLAN	159	S-5C	WALL BRACING DETAILS				IT-1C	
42	A-4	FOUNDATION HOLD DOWNS	101	S-2B	SECOND FLOOR FRAMING	160	S-5C	WALL BRACING DETAILS				IT-2	
43	A-4B	FOUNDATION HOLD DOWNS	102	S-3	ROOF FRAMING PLAN	161	S-6	WALL BRACING DETAILS				IT-3	
44	A-5	PLUMBING PLAN	103	S-3	ROOF FRAMING PLAN	162	S-6	WALL BRACING DETAILS				JT-1	
45	A-5	PLUMBING PLAN	104	S-3	ROOF FRAMING PLAN	163	S-6	WALL BRACING DETAILS				JT-1B	
46	A-5	PLUMBING PLAN	105	S-3	ROOF FRAMING PLAN	164	M-1	BASEMENT HVAC LAYOUT				JT-2	
47	A-6	BASEMENT FLOOR PLAN	106	S-3	ROOF FRAMING PLAN	165	M-1	BASEMENT HVAC LAYOUT				JT-3	
48	A-6	BASEMENT FLOOR PLAN	107	S-3	ROOF FRAMING PLAN	166	M-2	FIRST FLOOR HVAC LAYOUT				JT-3B	
49	A-7	FIRST FLOOR PLAN	108	S-3	ROOF FRAMING PLAN	167	M-2	FIRST FLOOR HVAC LAYOUT				KT-1	
50	A-7	FIRST FLOOR PLAN	109	S-3	ROOF FRAMING PLAN	168	M-3	SECOND FLOOR HVAC LAYOUT				KT-1B	
51	A-7B	PARTIAL FIRST FLOOR PLAN	110	S-3	ROOF FRAMING PLAN	169	M-3	SECOND FLOOR HVAC LAYOUT				RF-1	
52	A-7C	PARTIAL FIRST FLOOR PLAN	111	S-3	ROOF FRAMING PLAN	170	AD-1	HOUSE SPECIFIC DETAILS				RF-1B	
53	A-7D	PARTIAL FIRST FLOOR PLAN	112	S-3	ROOF FRAMING PLAN							RF-1C	
54	A-8	SECOND FLOOR PLAN	113	S-3	ROOF FRAMING PLAN							SEP-1	
55	A-8	SECOND FLOOR PLAN	114	S-3	ROOF FRAMING PLAN							SEP-2	
56	A-8B	PARTIAL SECOND FLOOR PLAN	115	S-3	ROOF FRAMING PLAN							SEP-3	
57	A-9	BUILDING SECTION THRU FOYER	116	S-3	ROOF FRAMING PLAN							SEP-4	
58	A-9B	PARTIAL BUILDING SECTION THRU FOYER	117	S-3	ROOF FRAMING PLAN							SO-1	

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

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1646 SF
2ND FLOOR (BASE SF)	1088 SF
	2734 SF

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1646 SF
1ST FLOOR ELEVATION "B" OR "L" (ADD. SF)	27 SF

SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1088 SF
BATHROOM #2 STANDARD TUB (ADD SF)	110 SF
2ND FLOOR ELEVATION "B" OR "L" (ADD. SF)	27 SF
2ND FLOOR ELEVATION "F" (ADD. SF)	11 SF

GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
THREE CAR FRONT ENTRY GARAGE	683 SF
TWO CAR GARAGE	443 SF
ONE CAR GARAGE	240 SF

UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FRONT ENTRY FULL PORCH EXTENSION W/ ELEV. "A" OR "K" (ADD. SF)	175 SF
FRONT ENTRY PORCH W/ ELEV. "B" OR "L" (ADD. SF)	174 SF
FRONT ENTRY PORCH W/ ELEV. "F" (ADD. SF)	164 SF
REAR COVERED PORCH (ADD. SF)	144 SF
FRONT ENTRY ELEV. "A" NO FULL PORCH (ADD. SF)	24 SF
	681 SF

FOOTPRINT	
BASE HOUSE:	
WIDTH:	40'-0"
DEPTH:	56'-6"
MAXIMUM:	
WIDTH:	52'-4"
DEPTH:	70'-2"

SET NO. - VERSION: GNWOO - 01 | SHEET NO.: CS-1S | PAGE NO.: 3

RELEASE NO. -----

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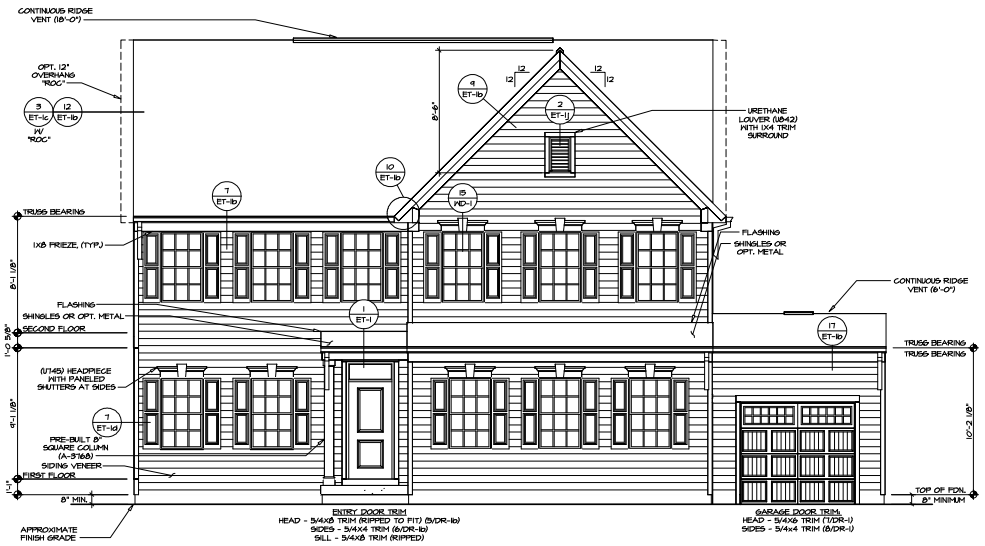
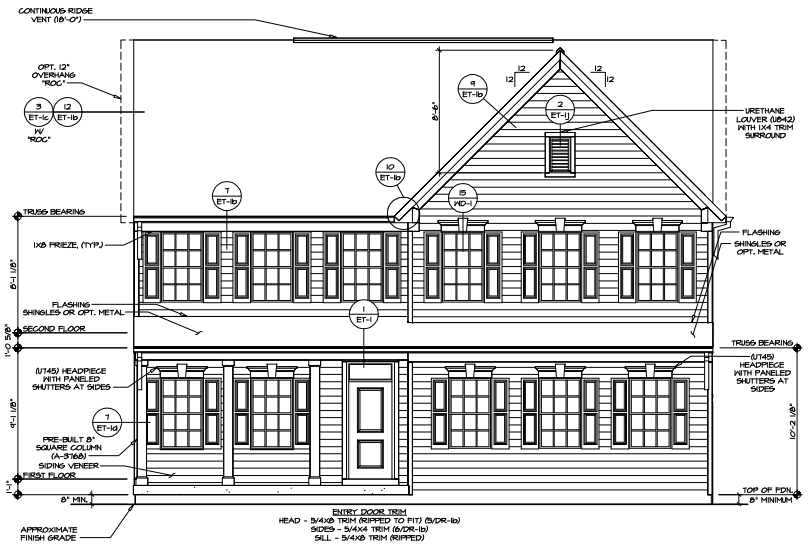


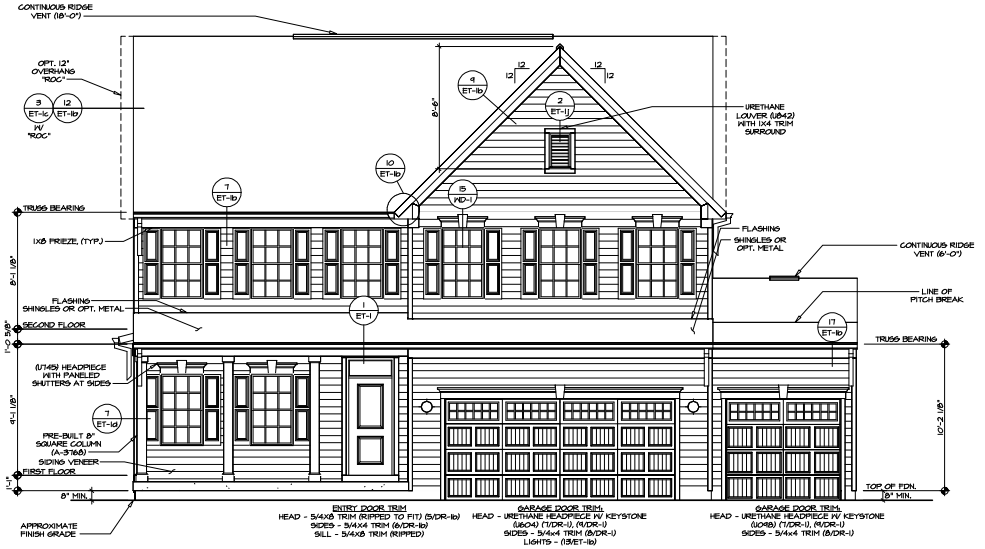
4 A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" — SHOWN W/ NO PORCH FULL FRONT ONE CAR SIDE ATTACHED GARAGE - FRONT ENTRY "GAA"



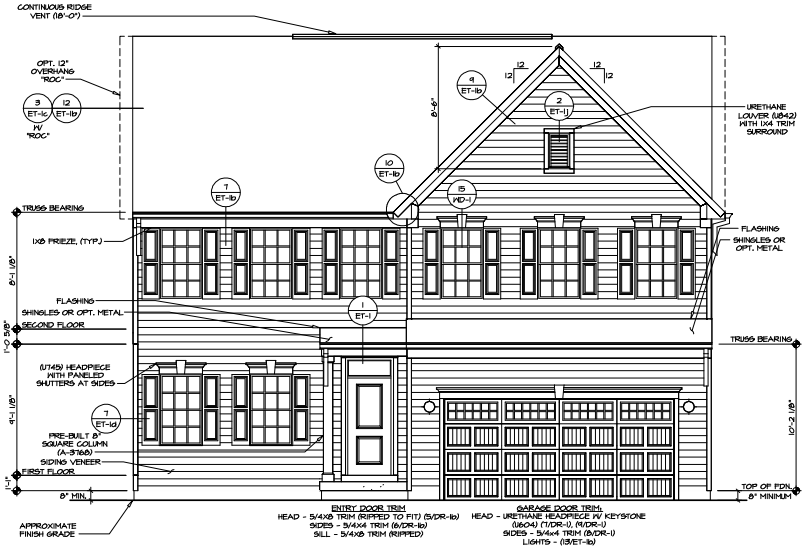
2 A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" — SHOWN W/ FULL FRONT PORCH "EPA" TWO CAR GARAGE - SIDE ENTRY "GCC"



3 A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" — SHOWN W/ FULL FRONT PORCH "EPA" THREE CAR GARAGE - FRONT ENTRY "GCI"



1 A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" — SHOWN W/ NO PORCH FULL FRONT TWO CAR GARAGE - FRONT ENTRY "GCB"

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

REMARKS

REV. NO.	DATE

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Frederick, MD 21703

SET NO. GNWOD
VERSION 01
RELEASE NO. ----
DRAWN BY: SGA
DATE: 1/29/22
OPTION: ELA EVF

MODEL GREENWOOD
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION
ELEVATION "A"
SIDING VENEER FRONT

SHEET NO. A-1

7

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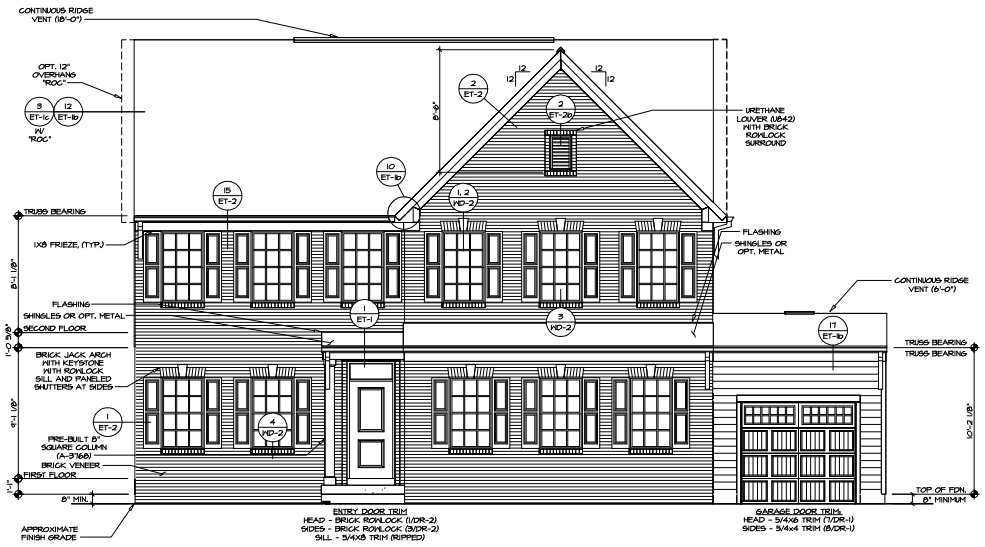
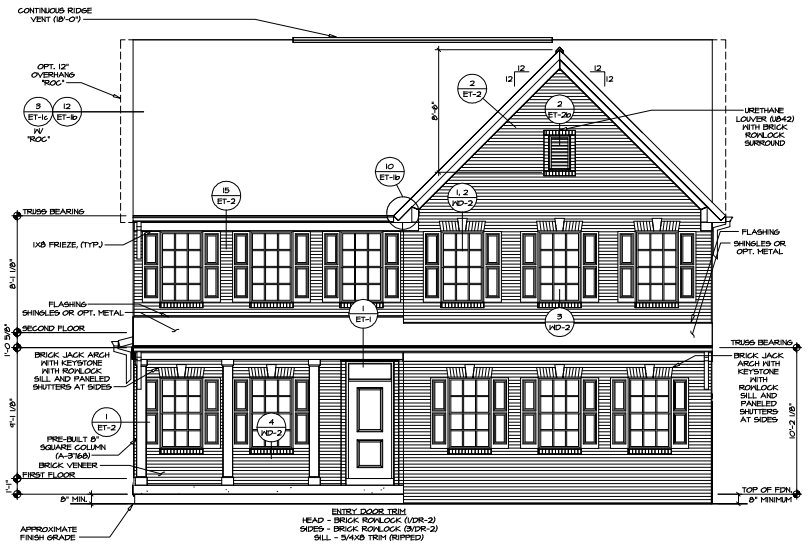


FRONT ELEVATION "A"

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

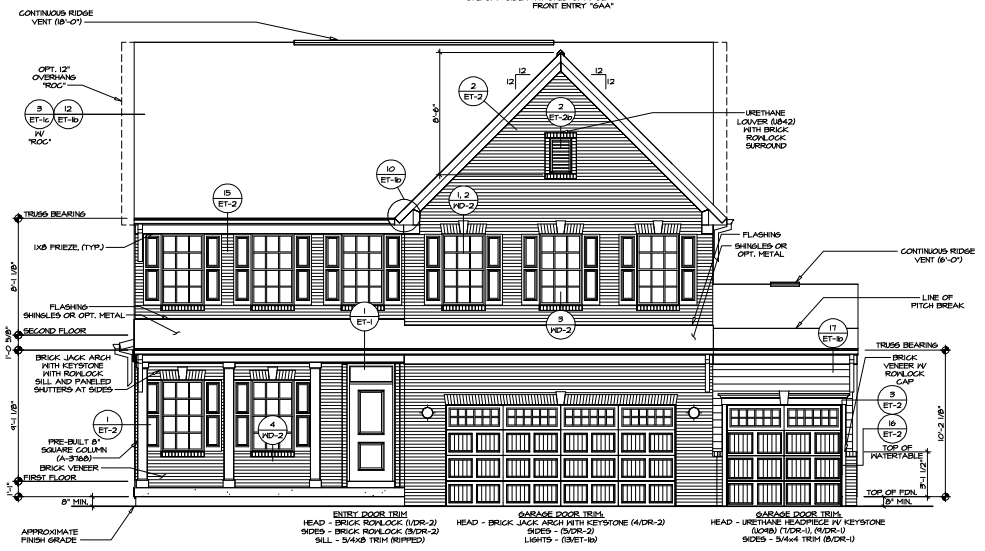
SHOWN W/ NO PORCH FULL FRONT
ONE CAR SIDE ATTACHED GARAGE - FRONT ENTRY "6AA"



FRONT ELEVATION "A"

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

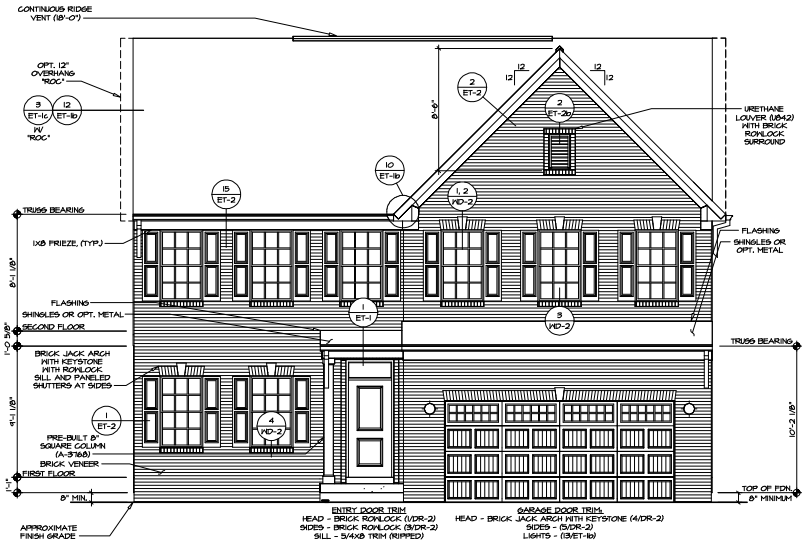
SHOWN W/ FULL FRONT PORCH "EPA"
TWO CAR GARAGE - SIDE ENTRY "6CC"



FRONT ELEVATION "A"

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

SHOWN W/ FULL FRONT PORCH "EPA"
THREE CAR GARAGE - FRONT ENTRY "6CI"



FRONT ELEVATION "A"

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

SHOWN W/ NO PORCH FULL FRONT
TWO CAR GARAGE - FRONT ENTRY "6CB"

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

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SET NO. GINWOOD
VERSION 01
RELEASE NO. ----
DRAWN BY: SGA
DATE: 1/25/22
OPTION: ELA EVA

MODEL GREENWOOD
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1

OPTION DESCRIPTION
ELEVATION "A"
BRICK VENEER FRONT

8

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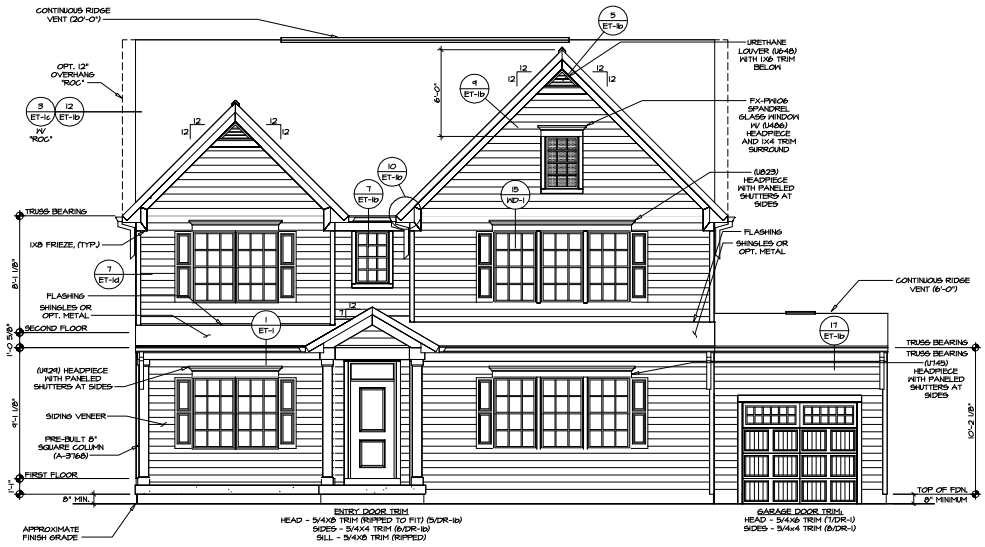
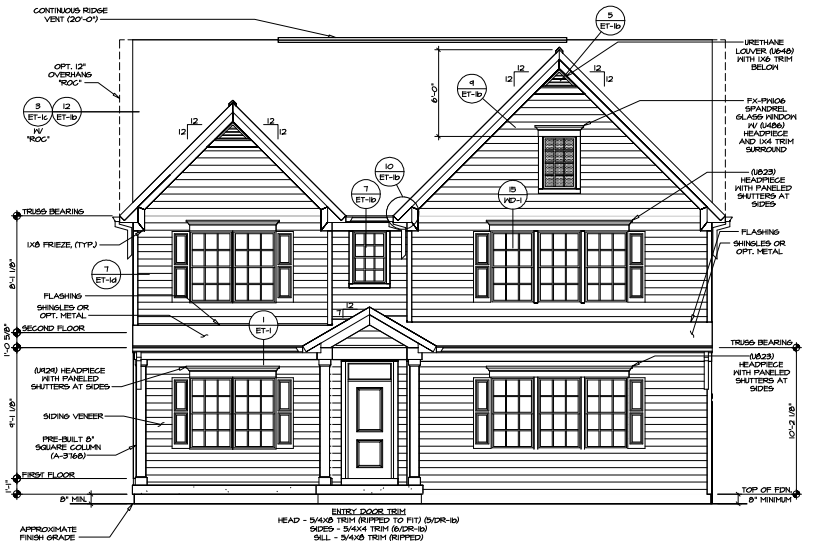


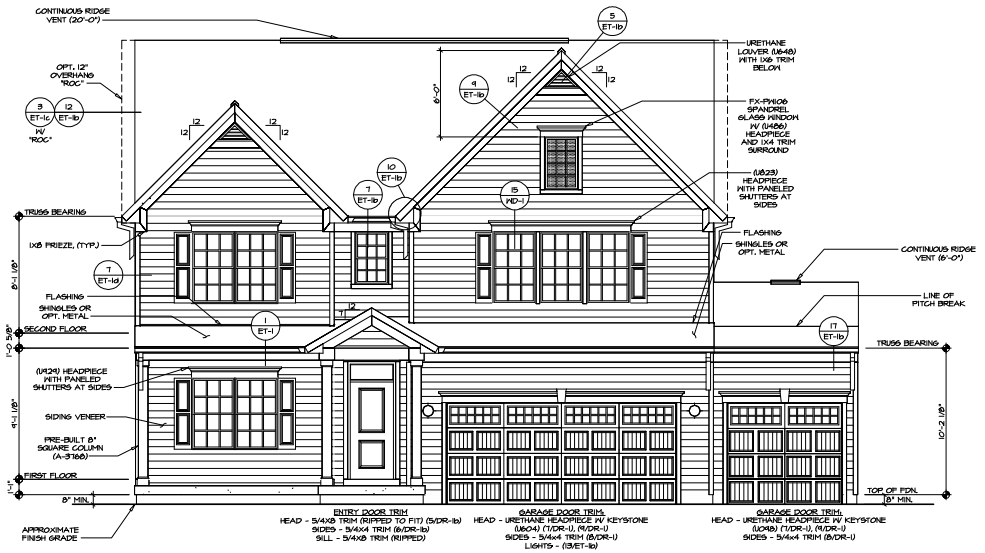
4 A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" ONE CAR SIDE ATTACHED GARAGE - FRONT ENTRY "SAA"



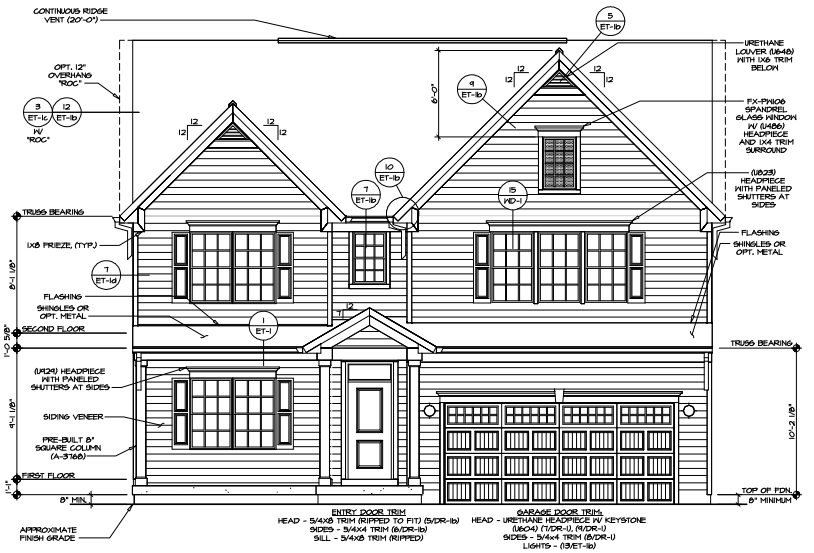
2 A-1 FRONT ELEVATION "B"

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



3 A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" THREE CAR GARAGE - FRONT ENTRY "SCI"



1 A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" TWO CAR GARAGE - FRONT ENTRY "SCB"

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

REMARKS

REV. NO.	DATE

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SET NO. GNWOD
VERSION 01
RELEASE NO. ----
DRAWN BY: SGA
DATE: 1/25/22
OPTION: ELB EVF

MODEL GREENWOOD
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1

OPTION DESCRIPTION
ELEVATION "B"
SIDING VENEER FRONT

9

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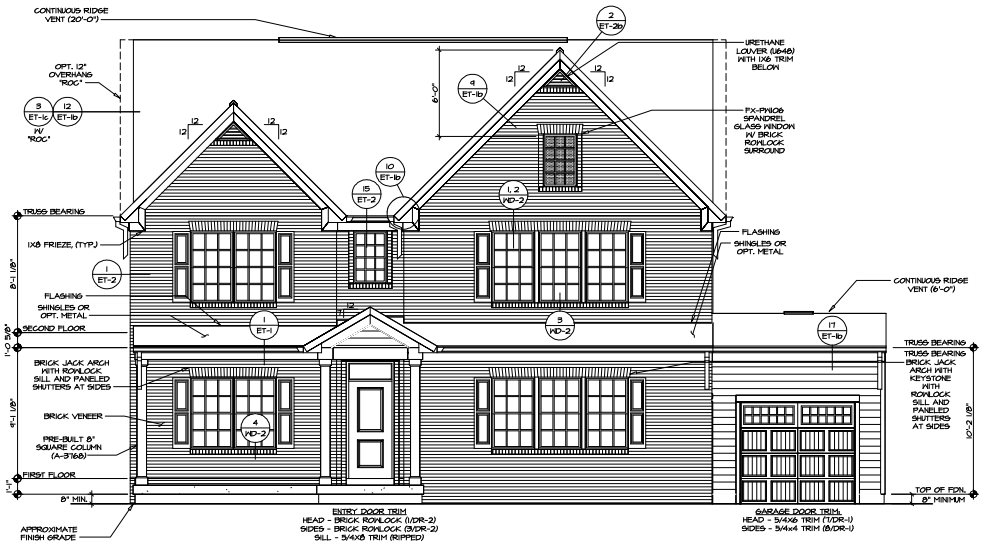
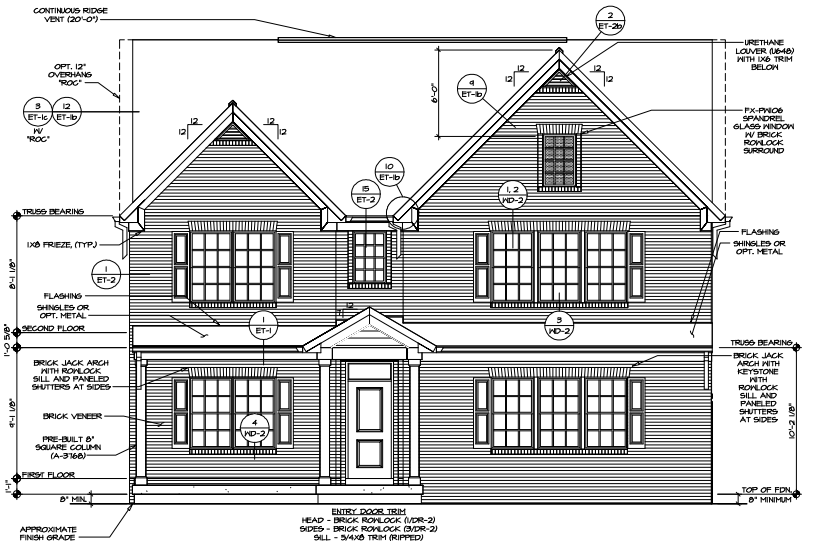


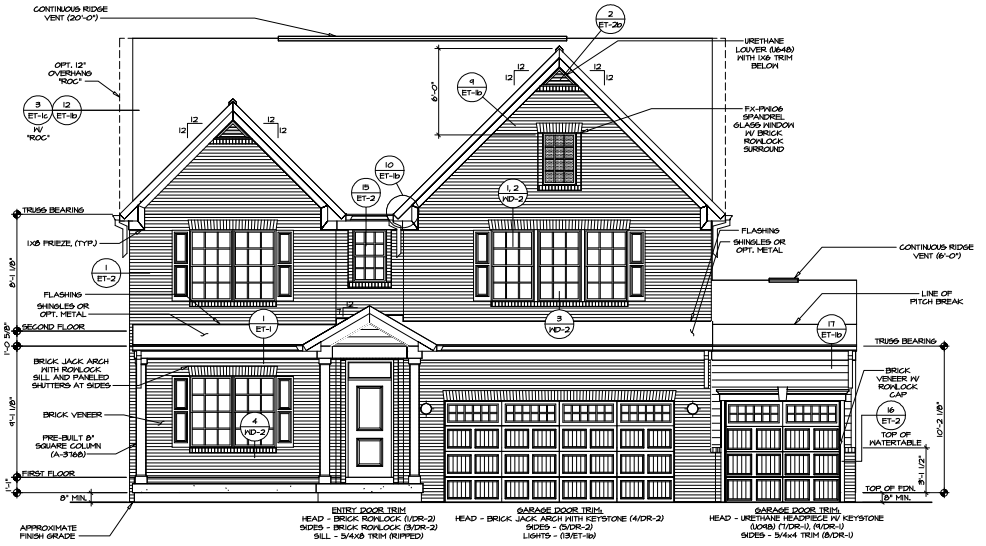
4 A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" ONE CAR SIDE ATTACHED GARAGE - FRONT ENTRY "SAA"



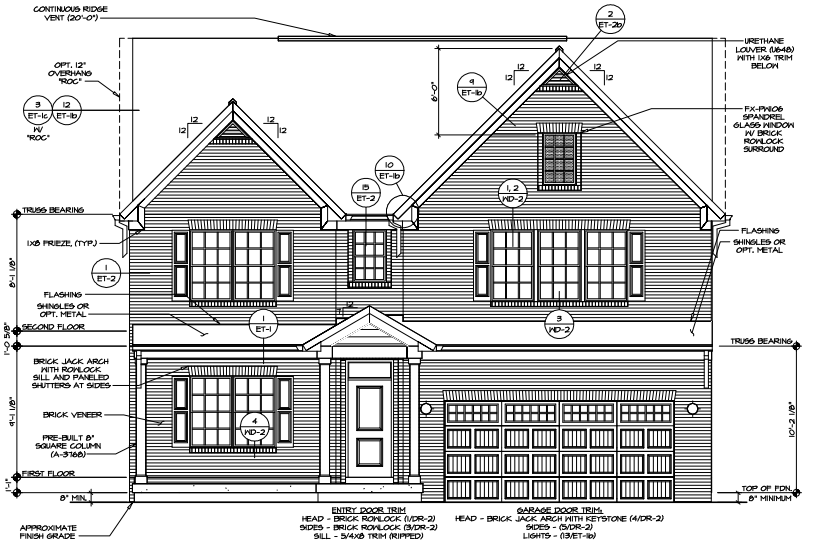
2 A-1 **FRONT ELEVATION "B"**

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



3 A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" THREE CAR GARAGE - FRONT ENTRY "SCI"



1 A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" TWO CAR GARAGE - FRONT ENTRY "SCB"

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

REMARKS

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Frederick, MD 21703

SET NO. GNWOD
VERSION 01
RELEASE NO. ----
DRAWN BY: SSA
DATE 1/25/22
OPTION ELB EVA

MODEL GREENWOOD
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION
ELEVATION "B"
BRICK VENEER FRONT

SHEET NO. A-1

10

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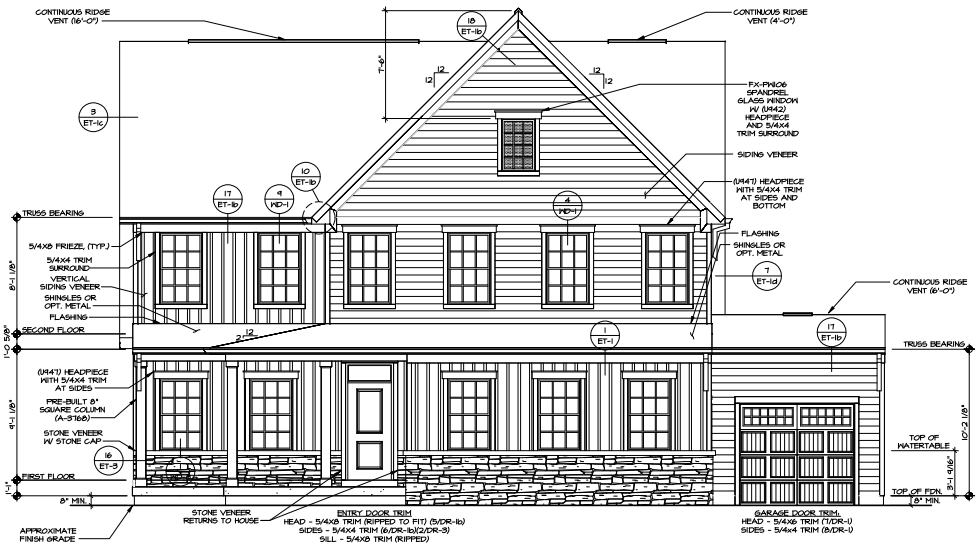
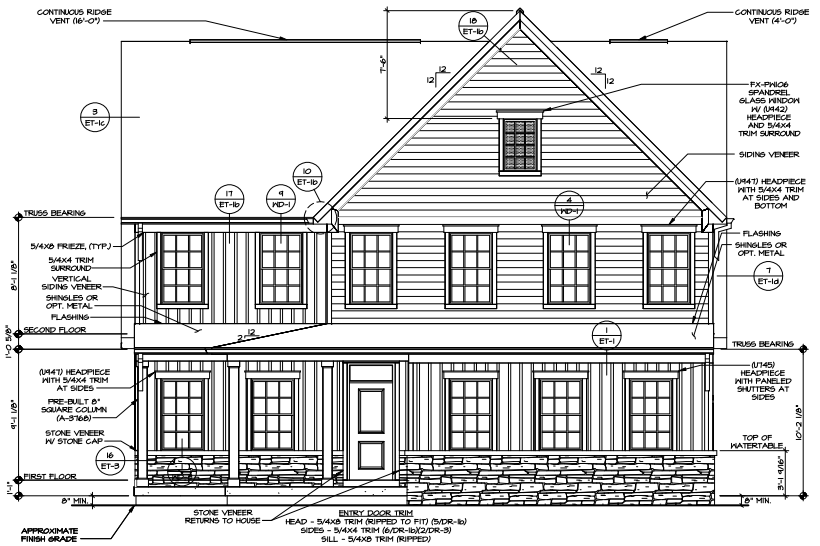


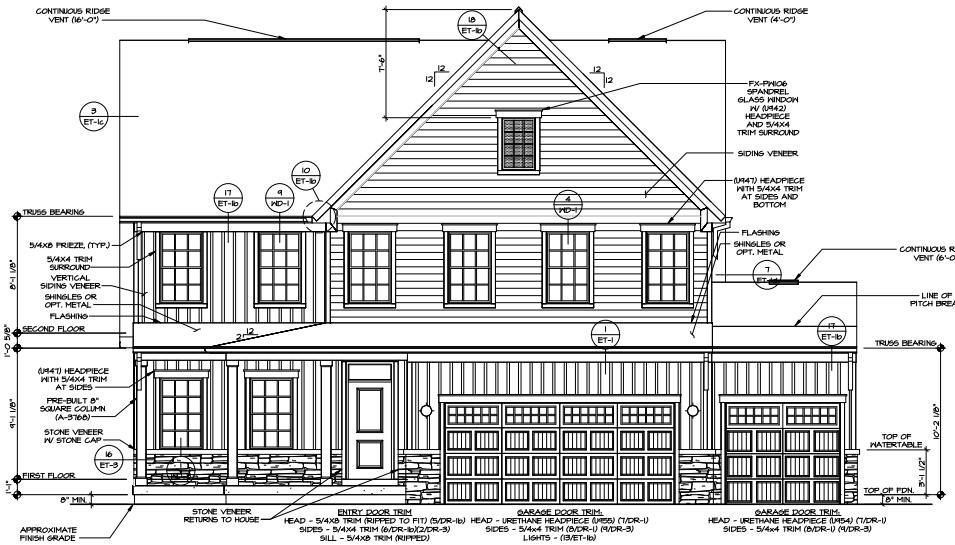
FRONT ELEVATION "F"

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



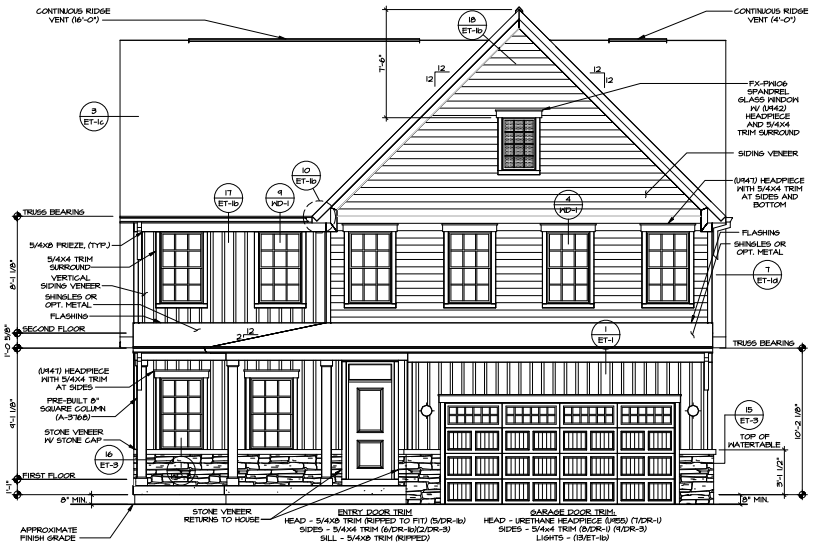
FRONT ELEVATION "F"

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



FRONT ELEVATION "F"

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



FRONT ELEVATION "F"

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

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

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REMARKS

REV. NO.	DATE

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Frederick, MD 21703

SET NO. SINGLE
VERSION 01
RELEASE NO. ----
DRAWN BY: SSA
DATE: 1/25/22
OPTION ELF

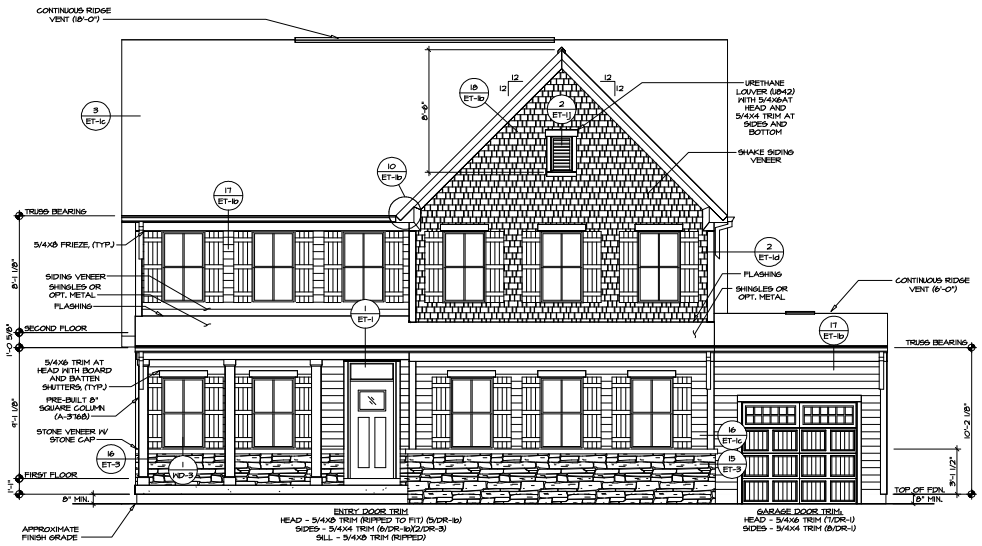
SHEET NO. A-1

MODEL GREENWOOD
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION ELEVATION "F"

=

C:\NVR\Active\GREENWOOD.DWG 01.14.5.5\Sheets\Master Sets\Elevations\A-1 ELF_FRONT.dwg 04/01/25 - 8:56 am

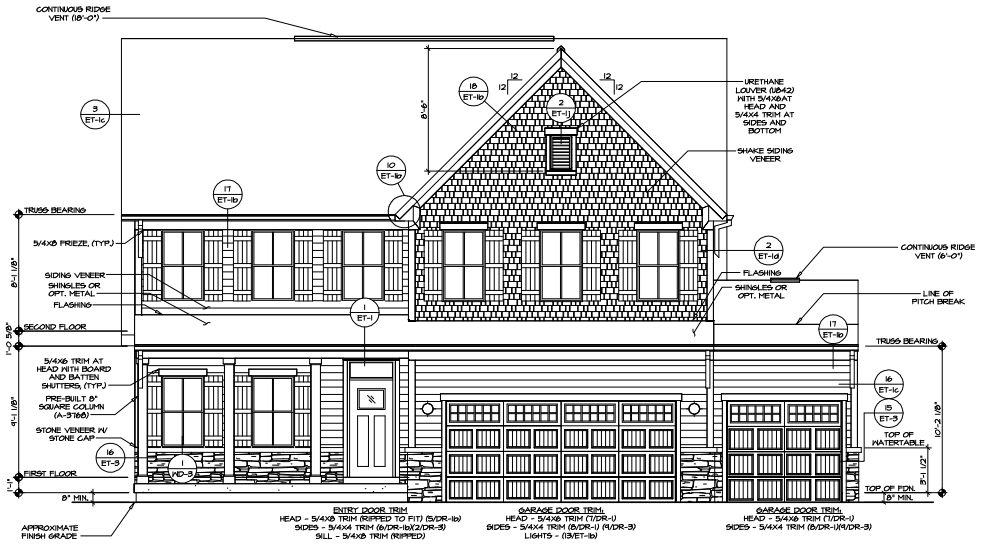


FRONT ELEVATION "K"

4 / A-1 — SCALE: 1/4" = 1'-0" — SHOWN W/ ONE CAR SIDE ATTACHED GARAGE - FRONT ENTRY "6AA"

FRONT ELEVATION "K"

2 / A-1 — SCALE: 1/4" = 1'-0" — SHOWN W/ TWO CAR GARAGE - SIDE ENTRY "6CC"



FRONT ELEVATION "K"

3 / A-1 — SCALE: 1/4" = 1'-0" — SHOWN W/ THREE CAR GARAGE - FRONT ENTRY "6CI"

FRONT ELEVATION "K"

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

NOTE:
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REMARKS

REV. NO.	DATE

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SET NO. GNWOD
VERSION 01
RELEASE NO. ----
DRAWN BY: SGA
DATE: 1/25/22
OPTION: ELK

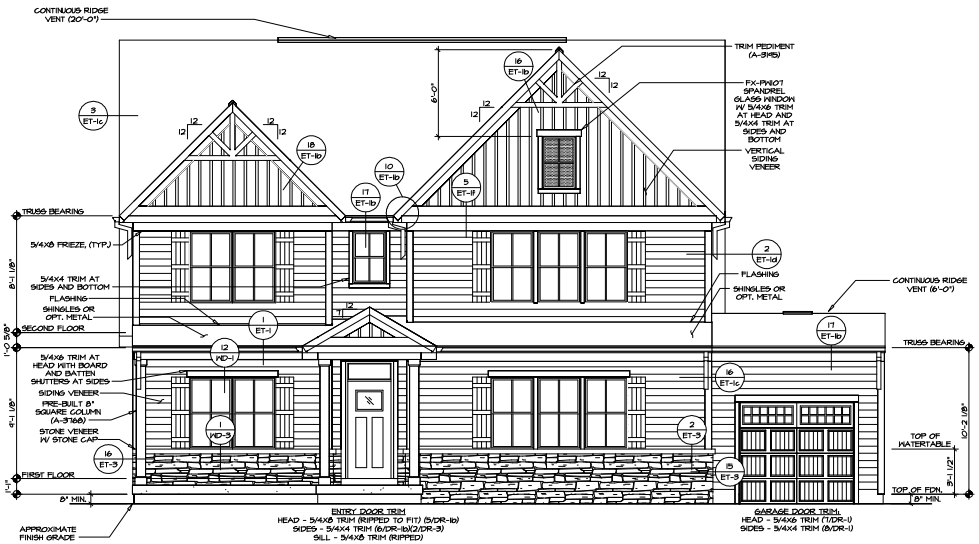
MODEL: GREENWOOD
DRAWING TITLE: FRONT ELEVATION

SHEET NO.: A-1

OPTION DESCRIPTION: ELEVATION "K"

12

CAD/DWG Drawings\GREENWOOD GNWOD 01 ELK.dwg, 1/25/2022 8:44:53 AM, Beverly Vanover, DefaultWindowsPlotStyle.ctb, Arch E1 (24.00 x 36.00 Inches)

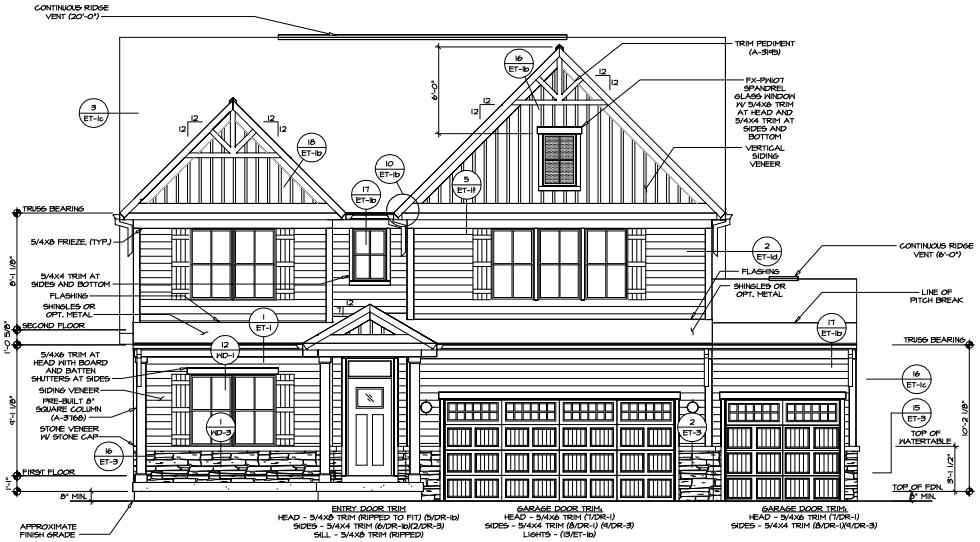


4 A-1 **FRONT ELEVATION "L"**

SCALE: 1/4" = 1'-0" ONE CAR SIDE ATTACHED GARAGE - FRONT ENTRY "SAA"

2 A-1 **FRONT ELEVATION "L"**

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



3 A-1 **FRONT ELEVATION "L"**

SCALE: 1/4" = 1'-0" THREE CAR GARAGE - FRONT ENTRY "SCI"

1 A-1 **FRONT ELEVATION "L"**

SCALE: 1/4" = 1'-0" TWO CAR GARAGE - FRONT ENTRY "SCB"

NOTE:
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SET NO. GRAND
VERSION 01
RELEASE NO. ----
DRAWN BY: SGA
DATE: 1/25/22
OPTION ELL

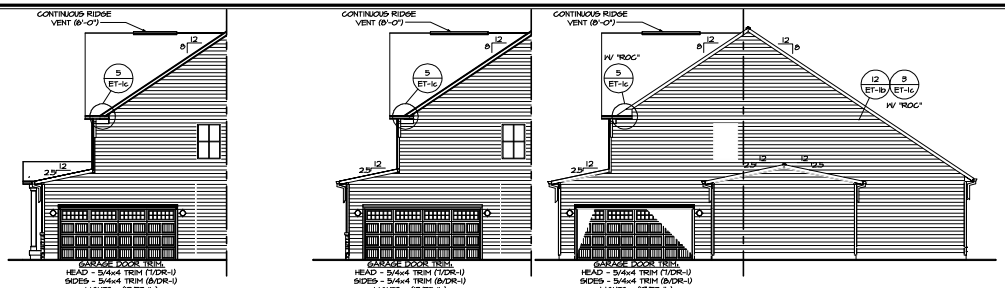
MODEL GREENWOOD
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1

OPTION DESCRIPTION
ELEVATION "L"

15

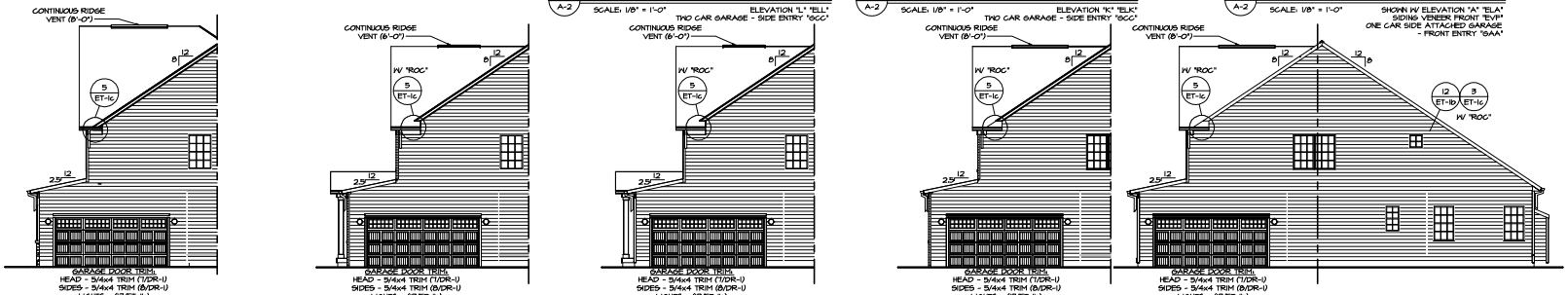
C:\NVR\Active\GREENWOOD_GNW-01-11553\Sheets\Exterior Sets\Elevations\A-1 ELL Front.dwg 04/20/22 - 8:59 am



20 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "L" "ELL"
TWO CAR GARAGE - SIDE ENTRY "SGC"

21 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "K" "ELK"
TWO CAR GARAGE - SIDE ENTRY "SGC"

22 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
ONE CAR SIDE ATTACHED GARAGE
- FRONT ENTRY "GAA"



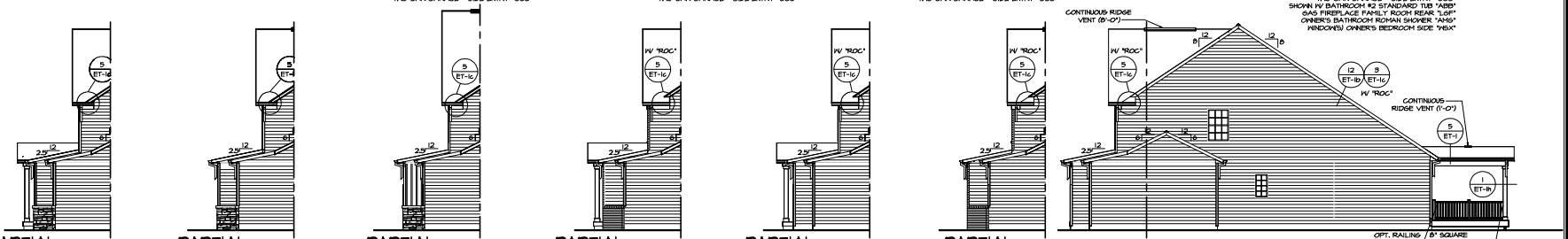
14 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "L" "ELL"
TWO CAR GARAGE - SIDE ENTRY "SGC"

18 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
BRICK VENEER FRONT "EVA"
TWO CAR GARAGE - SIDE ENTRY "SGC"

17 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVF"
TWO CAR GARAGE - SIDE ENTRY "SGC"

16 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
BRICK VENEER FRONT "EVA"
TWO CAR GARAGE - SIDE ENTRY "SGC"

15 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
TWO CAR GARAGE - SIDE ENTRY "SGC"
SHOWN W/ BATHROOM #2 STANDARD TUB "ABB"
GAS FIREPLACE FAMILY ROOM REAR "LGF"
OWNER'S BATHROOM ROMAN SHOWER "AMS"
WINDOW(S) OWNER'S BEDROOM SIDE "WSX"



14 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "L" "ELL"
THREE CAR GARAGE
- FRONT ENTRY "SGI"

13 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "K" "ELK"
THREE CAR GARAGE
- FRONT ENTRY "SGI"

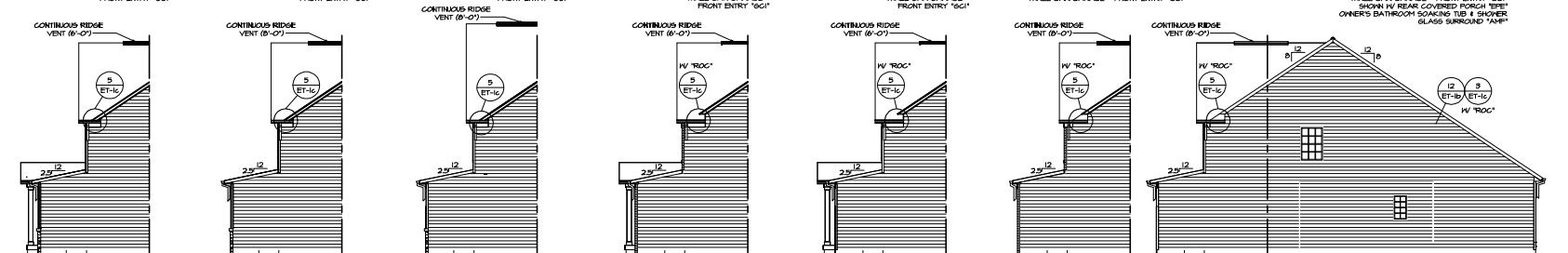
12 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "F" "ELF"
THREE CAR GARAGE
- FRONT ENTRY "SGI"

11 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
BRICK VENEER FRONT "EVA"
THREE CAR GARAGE
- FRONT ENTRY "SGI"

10 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVF"
THREE CAR GARAGE
- FRONT ENTRY "SGI"

9 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
BRICK VENEER FRONT "EVA"
THREE CAR GARAGE - FRONT ENTRY "SGI"

8 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
THREE CAR GARAGE - FRONT ENTRY "SGI"
SHOWN W/ REAR COVERED PORCH "EPE"
OWNER'S BATHROOM SOAKING TUB & SHOWER
GLASS SURROUND "AMP"



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

6 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "K" "ELK"
TWO CAR GARAGE -
FRONT ENTRY "SGB"

5 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "F" "ELF"
TWO CAR GARAGE -
FRONT ENTRY "SGB"

4 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
BRICK VENEER FRONT "EVA"
TWO CAR GARAGE -
FRONT ENTRY "SGB"

3 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVF"
TWO CAR GARAGE -
FRONT ENTRY "SGB"

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

1 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
TWO CAR GARAGE - FRONT ENTRY "SGB"
SHOWN W/ OWNER'S BATHROOM SHOWER "AMA"

NOTE:
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SET NO. SINGLE
VERSION 01
RELEASE NO. ----
DRAWN BY: SGA
DATE: 1/25/22
OPTION

MODEL GREENWOOD
DRAWING TITLE
RIGHT SIDE ELEVATION

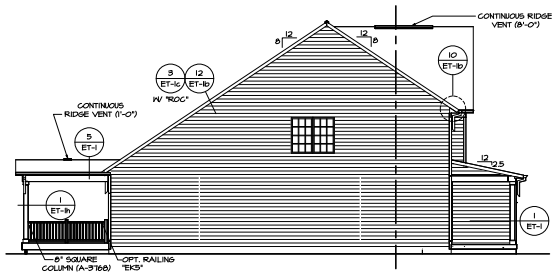
OPTION DESCRIPTION

SHEET NO. A-2

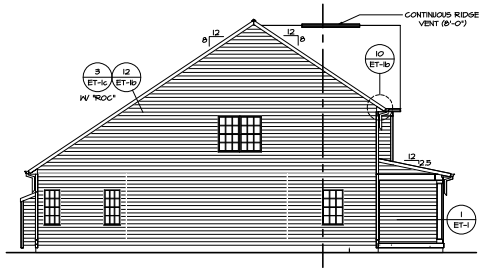
14

C:\NVR\Active\GREENWOOD\GNWOD_01_1.1.1.5.5\Sheets\Working\GNWOD_01_1.1.1.5.5_RSE.dwg 01/30/22 - 8:10 am

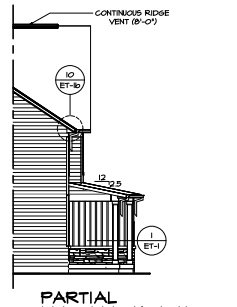
NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS



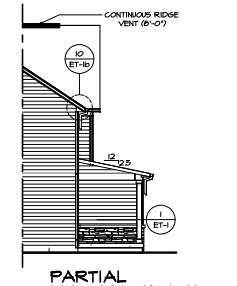
II A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
PORCH EXTENSION "EPS"
REAR COVERED PORCH "EPE"



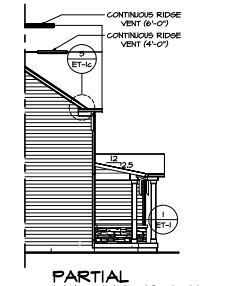
7 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
PORCH EXTENSION "EPS"
GAS FIREPLACE FAMILY ROOM REAR "LGF"
WINDOW(S) DINING AREA SIDE "WSW"
WINDOW(S) FLEX ROOM SIDE "WTD"
OR WINDOW(S) STUDY SIDE "WSS"



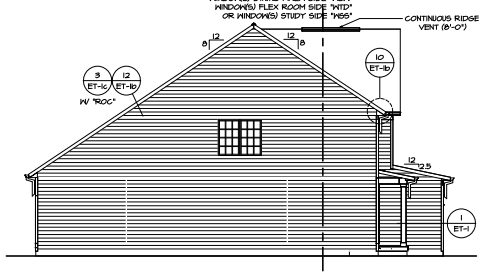
8 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "F" "ELF"



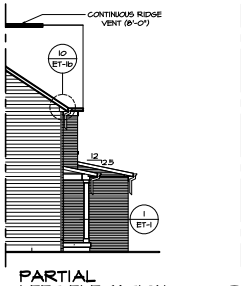
9 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "K" "ELK"



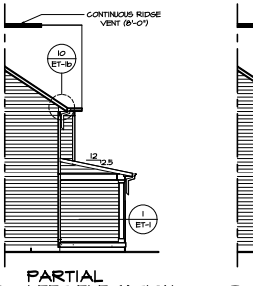
10 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "L" "ELL"



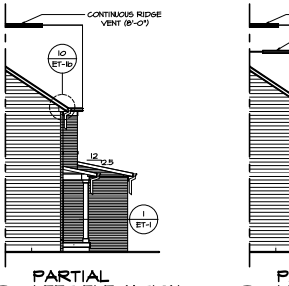
1 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
SHOWN W/ NO PORCH EXTENSION



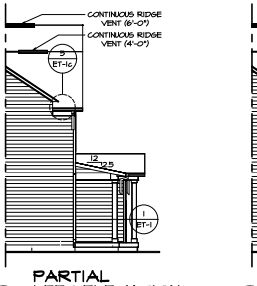
2 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
BRICK VENEER FRONT "EVA"
SHOWN W/ NO PORCH EXTENSION



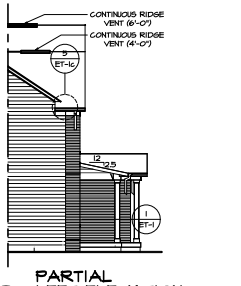
3 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
PORCH EXTENSION "EPS"



4 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
BRICK VENEER FRONT "EVA"
PORCH EXTENSION "EPS"



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



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

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Frederick, MD 21703

REMARKS

REV. NO.	DATE

SET NO. GNWOD
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 1/29/22
OPTION

MODEL GREENWOOD
DRAWING TITLE
LEFT SIDE ELEVATION

OPTION DESCRIPTION

SHEET NO. A-2b

15

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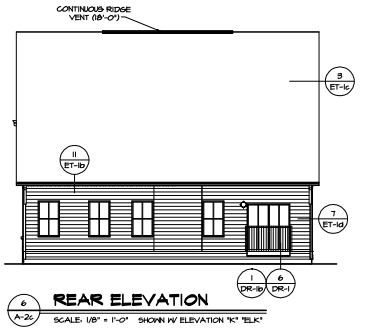
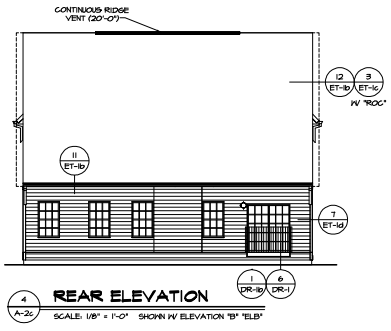
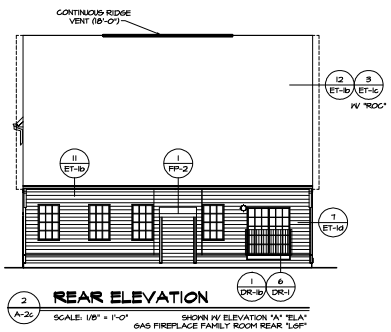


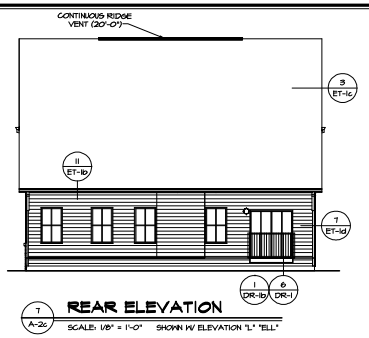
6 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "K" "ELK"



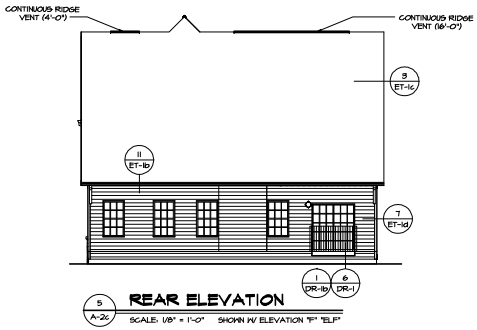
4 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "B" "ELB"



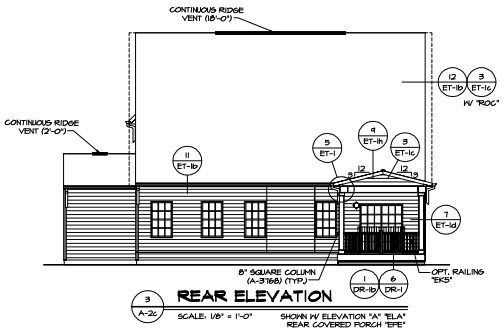
2 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA"
GAS FIREPLACE FAMILY ROOM REAR "L6F"



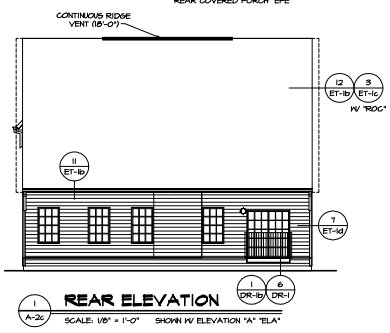
7 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "L" "ELL"



5 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "F" "ELF"



3 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA"
REAR COVERED PORCH "EPE"



1 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA"

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

SHEET NO. A-2c
MODEL GREENWOOD
DRAWING TITLE REAR ELEVATION
OPTION DESCRIPTION
16

SET NO. GNWOD
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 1/25/22
OPTION

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REV. NO. DATE REMARKS

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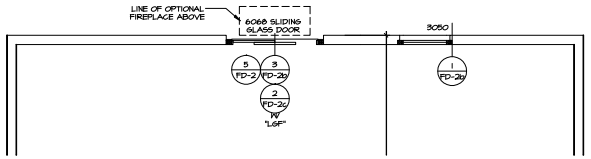
C:\NVR\Admin\REGREENWOOD_GNWOD_01_11-15-21.dwg Layout: A-2c XV: A-2c.dwg 01/26/22 - 8:11 am

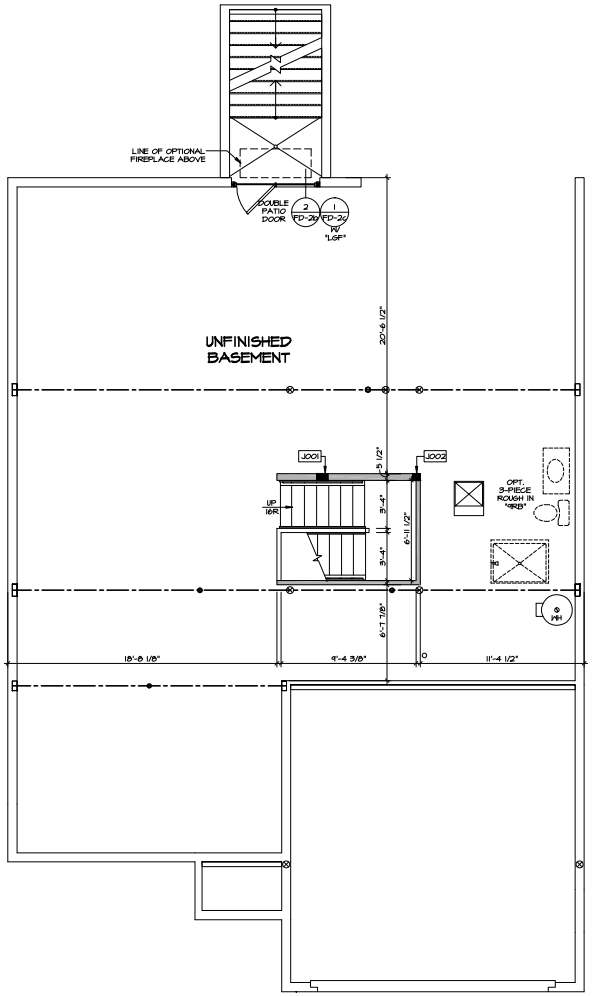
NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND
- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

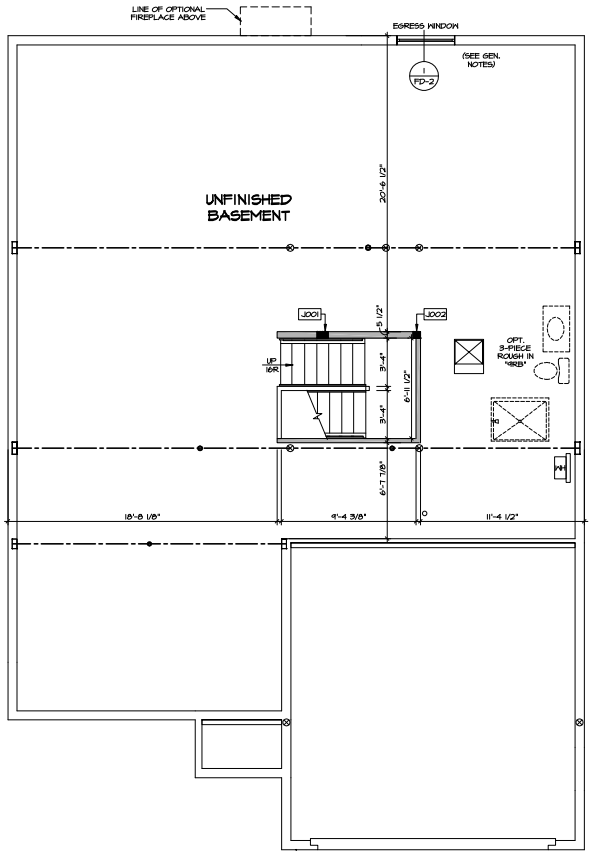
-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE PC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE



2 A-6 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ SLIDING GLASS DOOR WALKOUT BASEMENT "DSC" WINDOW(S) BASEMENT REAR "WMC"



3 A-6 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ DOUBLE PATIO DOOR SHOWN W/ TANKED WATER HEATER AREAWAY WELLED EXIT "DSC"



1 A-6 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ WINDOW EGRESS BASEMENT "WMC" SHOWN W/ TANK LESS WATER HEATER

REMARKS

REV. NO.	DATE

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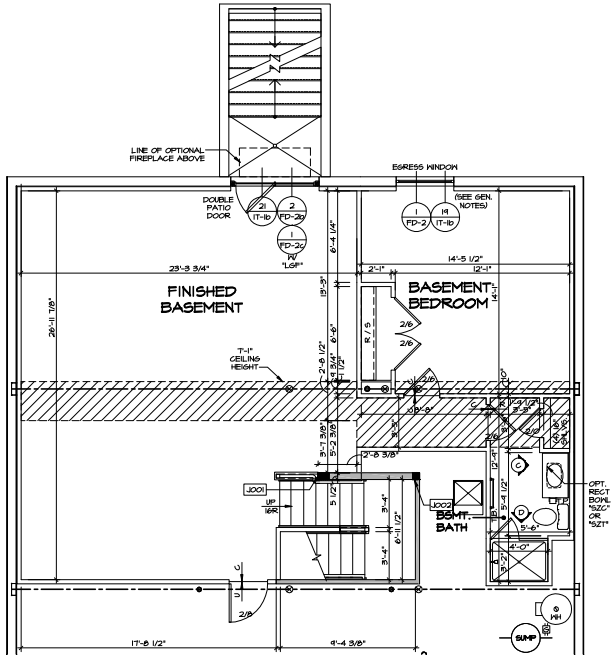
SET NO. GNWOD
VERSION 01
RELEASE NO. ----
DRAWN BY: RDS
DATE: 1/29/22
OPTION: MEC

MODEL GREENWOOD
DRAWING TITLE BASEMENT FLOOR PLAN
OPTION DESCRIPTION UNFINISHED BASEMENT

SHEET NO. A-6

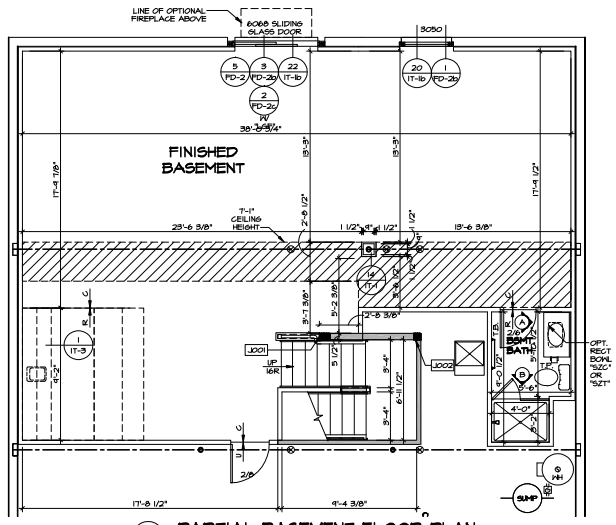
47



3 / A-6 PARTIAL BASEMENT FLOOR PLAN

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

SHOWN W/ DOUBLE PATIO DOOR
AREAWAY W/LLED EXIT "DQC"
ONE BEDROOM BASEMENT "BAC"



2 / A-6 PARTIAL BASEMENT FLOOR PLAN

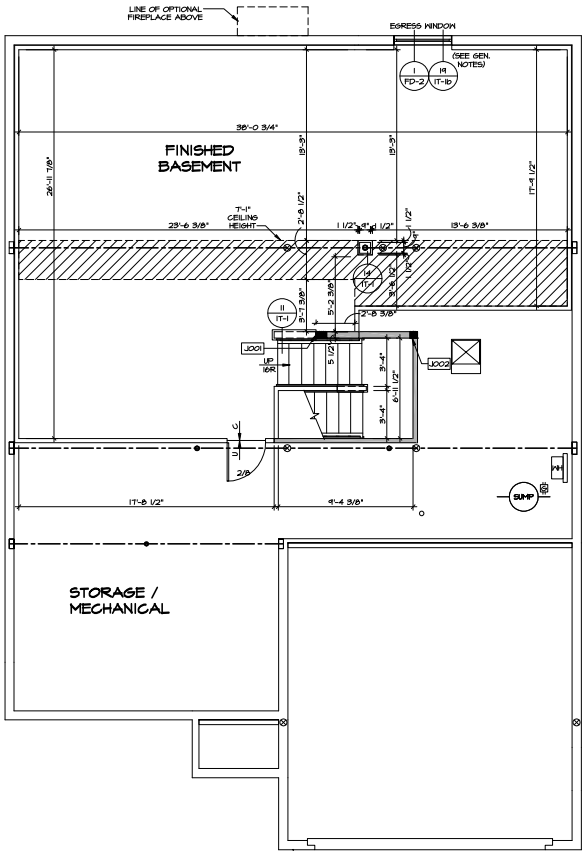
SCALE: 1/4" = 1'-0"

SHOWN W/ SLIDING GLASS DOOR
WALKOUT BASEMENT "DQC"
WINDOW(S) BASEMENT REAR "WAC"
BASEMENT BATHROOM SHOWER "AEB"
WET BAR BASEMENT "VAZ"
SHOWN W/ TANKED WATER HEATER

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
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE



1 / A-6 BASEMENT FLOOR PLAN

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

SHOWN W/ WINDOW EGRESS BASEMENT "WAC"
SHOWN W/ TANKLESS WATER HEATER

REMARKS

REV. NO. DATE

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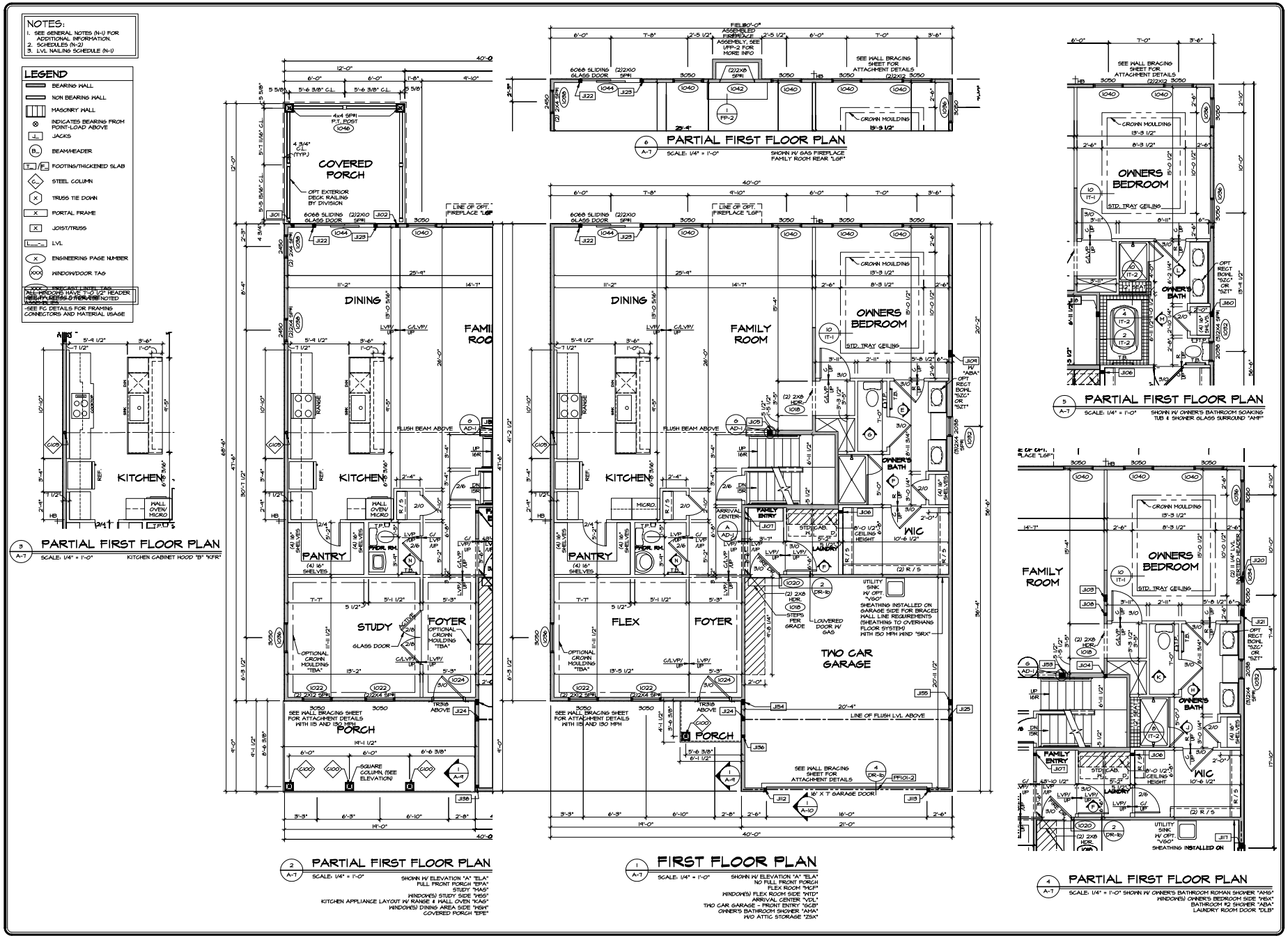
MODEL GREENWOOD
DRAWING TITLE BASEMENT FLOOR PLAN
OPTION DESCRIPTION FINISHED BASEMENT

SET NO. SINGLE
VERSION 01
RELEASE NO. ----
DRAWN BY: RDS
DATE: 1/25/22
OPTION: MAC

SHEET NO. A-6

48


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
MASONRY WALL
INDICATES BEARING FROM POINT-LOAD ABOVE
JACKS
BEAM/HEADER
FOOTINGS/THICKENED SLAB
STEEL COLUMN
TRUSS TIE DOWN
PORTAL FRAME
JOIST/TRUSS
LVL
ENGINEERING PAGE NUMBER
WINDOW/DOOR TAG
SEE CAT. LINTEL TAG
ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED
SEE FG DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
KITCHEN CABINET HOOD "B" "KFR"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
FULL FRONT PORCH "FPA"
STUDY "MAS"
WINDOW(S) STUDY SIDE "WSS"
KITCHEN APPLIANCE LAYOUT W/ RANGE & WALL OVEN "KAS"
WINDOW(S) DINING AREA SIDE "WSM"
COVERED PORCH "EPE"
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
NO FULL FRONT PORCH
FLEX ROOM "MCF"
WINDOW(S) FLEX ROOM SIDE "WTD"
ARRIVAL CENTER "VDL"
TWO CAR GARAGE - FRONT ENTRY "GCB"
OWNER'S BATHROOM SHOWER "AMA"
W/O ATTIC STORAGE "ZSX"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ GAS FIREPLACE
FAMILY ROOM REAR "LGF"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ OWNER'S BATHROOM SOAKING TUB & SHOWER GLASS SURROUND "AMP"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" SHOWN W/ OWNER'S BATHROOM ROMAN SHOWER "AMS"
WINDOW(S) OWNER'S BEDROOM SIDE "WSX"
BATHROOM #2 SHOWER "ABA"
LAUNDRY ROOM DOOR "DLB"
REMARKS
REV. NO. DATE
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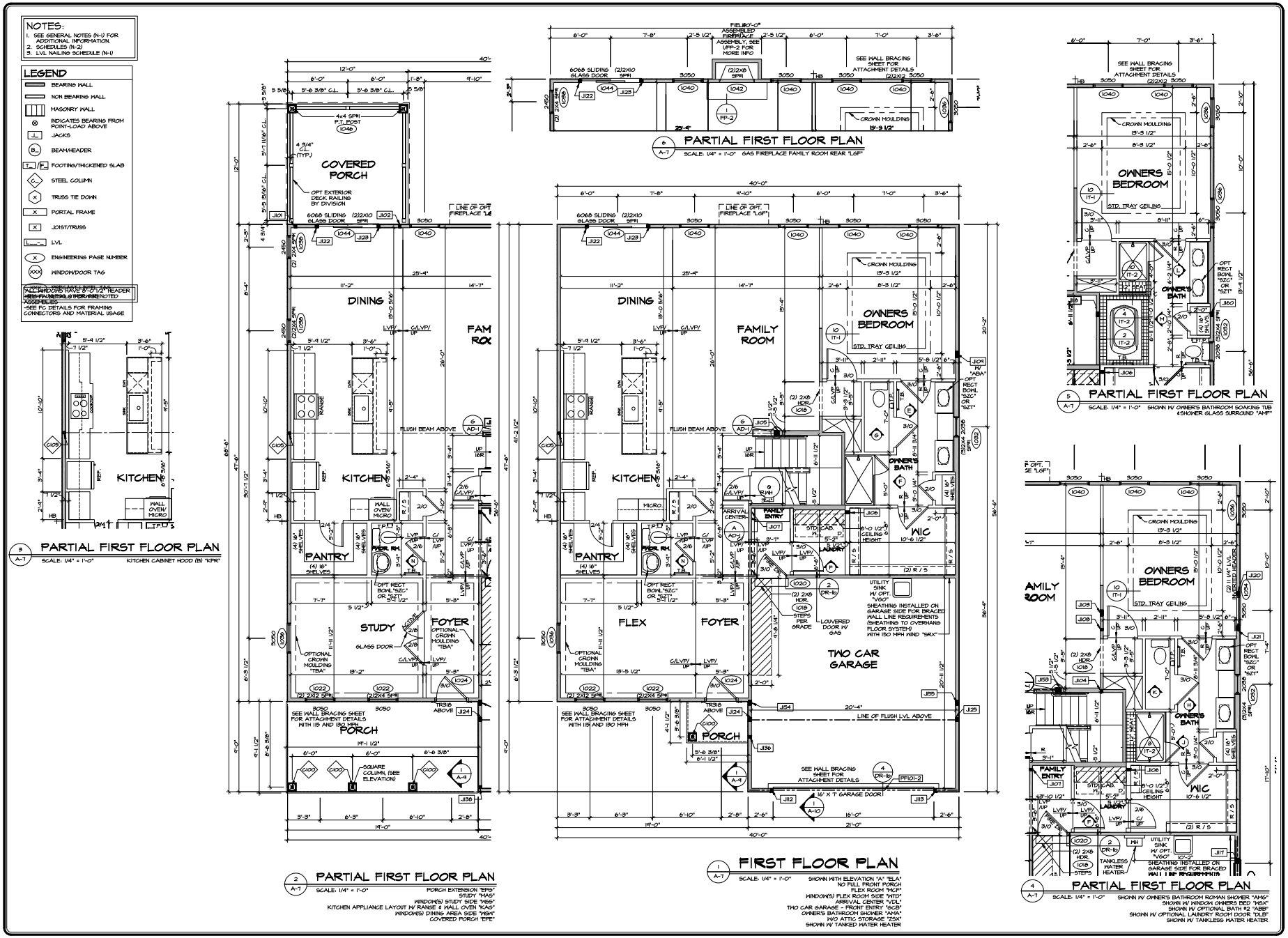
5285 Westview Dr., Suite 100
Frederick, MD 21703
SET NO. GNWOO
VERSION 01
RELEASE NO. ----
DRAWN BY RDS
DATE 6/15/21
OPTION DESCRIPTION
OPTION ELEVATION "A"
SIDING VENEER FRONT
FULL BASEMENT
MODEL GREENWOOD
DRAWING TITLE FIRST FLOOR PLAN
SHEET NO. A-7
49
C:\NVR\Admin\GREENWOOD.DWF 6/15/2021 9:44:53 AM rds


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
MASONRY WALL
INDICATES BEARING FROM POINT-LOAD ABOVE
JACKS
BEAM/HEADER
FOOTING/THICKENED SLAB
STEEL COLUMN
TRUSS TIE DOWN
PORTAL FRAME
JOIST/TRUSS
LVL
ENGINEERING PAGE NUMBER
WINDOW/DOOR TAG
-SEE FG DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
KITCHEN CABINET HOOD (B) "KFR"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
PORCH EXTENSION "EPE"
STUDY "MAS"
WINDOW(S) STUDY SIDE "WSS"
KITCHEN APPLIANCE LAYOUT W/ RANGE & WALL OVEN "KAS"
WINDOW(S) DINING AREA SIDE "WSM"
COVERED PORCH "EPE"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
6GAS FIREPLACE FAMILY ROOM REAR "LGF"
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN WITH ELEVATION "A" "ELA"
NO PILL FRONT PORCH
FLEX ROOM "MCF"
WINDOW(S) FLEX ROOM SIDE "WSD"
ARRIVAL CENTER "VDL"
TWO CAR GARAGE - FRONT ENTRY "SCB"
OWNER'S BATHROOM SHOWER "AMA"
W/O ATTIC STORAGE "2SX"
SHOWN W/ TANKED WATER HEATER
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ OWNER'S BATHROOM SOAKING TUB
#SHOWER GLASS SURROUND "AMF"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ OWNER'S BATHROOM ROMAN SHOWER "AMS"
SHOWN W/ WINDOW OWNERS BED "WSX"
SHOWN W/ OPTIONAL BATH #2 "ABB"
SHOWN W/ OPTIONAL LAUNDRY ROOM DOOR "DLB"
SHOWN W/ TANKLESS WATER HEATER
REMARKS
REV. NO. DATE
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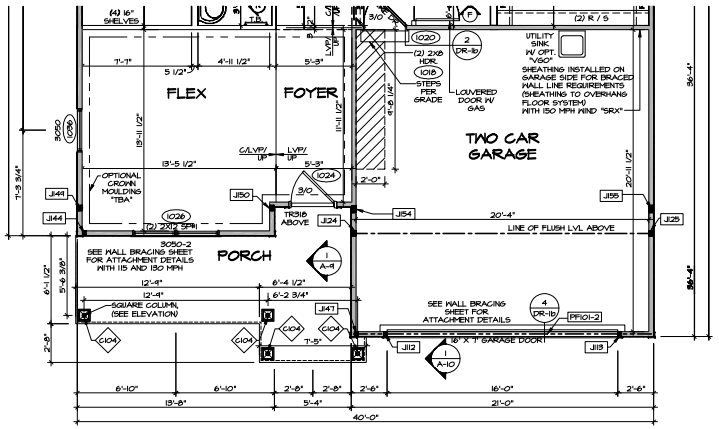
Frederick, MD 21703
SET NO. GNWOO
VERSION 01
RELEASE NO. ----
DRAWN BY: RDS
DATE: 6/15/21
OPTION DESCRIPTION
ELEVATION "A"
SIDING VENEER FRONT
CRAWL FOUNDATION SLAB FOUNDATION
OPTION
ELA
FCA
FSA
MODEL GREENWOOD
DRAWING TITLE FIRST FLOOR PLAN
SHEET NO. A-1
50



PARTIAL FIRST FLOOR PLAN

7 / A-7b — SCALE: 1/4" = 1'-0"

ELEVATION "L" "ELL"
TWO CAR GARAGE - FRONT ENTRY "SCB"
SHOWN W/ FLEX ROOM "MCF"

PARTIAL FIRST FLOOR PLAN

3 / A-7b — SCALE: 1/4" = 1'-0"

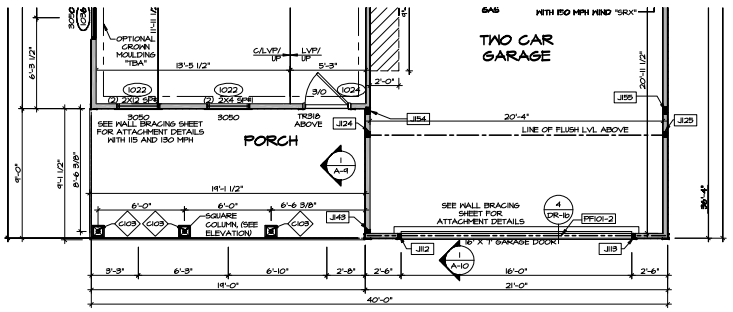
ELEVATION "B" "ELB"
BRICK VENEER FRONT "EVA"
TWO CAR GARAGE - FRONT ENTRY "SCB"
SHOWN W/ STUDY "HAS"

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
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTINGS/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

ALL WINDOWS HAVE 2-2x12 HEADER UNLESS OTHERWISE NOTED

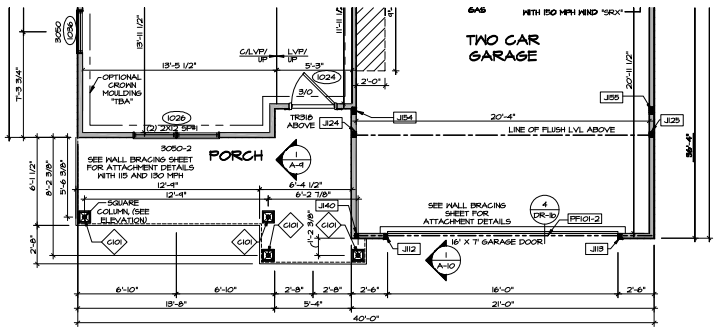
SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE



PARTIAL FIRST FLOOR PLAN

5 / A-7b — SCALE: 1/4" = 1'-0"

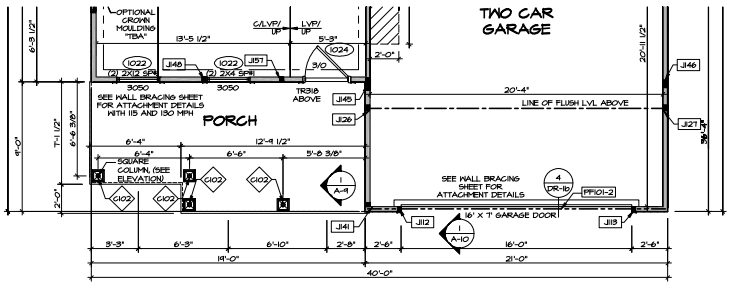
ELEVATION "K" "ELK"
TWO CAR GARAGE - FRONT ENTRY "SCB"



PARTIAL FIRST FLOOR PLAN

2 / A-7b — SCALE: 1/4" = 1'-0"

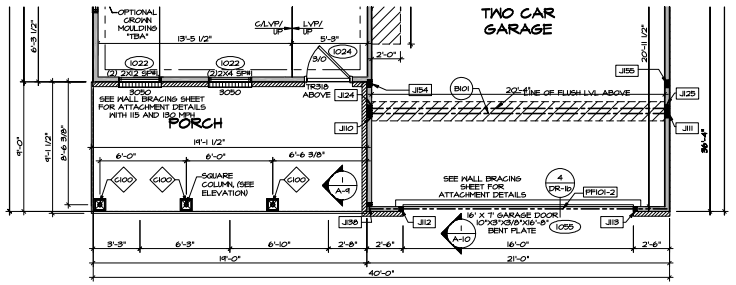
ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVF"
TWO CAR GARAGE - FRONT ENTRY "SCB"



PARTIAL FIRST FLOOR PLAN

4 / A-7b — SCALE: 1/4" = 1'-0"

ELEVATION "F" "ELF"
TWO CAR GARAGE - FRONT ENTRY "SCB"



PARTIAL FIRST FLOOR PLAN

1 / A-7b — SCALE: 1/4" = 1'-0"

ELEVATION "A" "ELA"
FULL FRONT PORCH "EFA"
BRICK VENEER FRONT "EVA"
TWO CAR GARAGE - FRONT ENTRY "SCB"

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REV. NO.	DATE	REMARKS

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Frederick, MD 21703

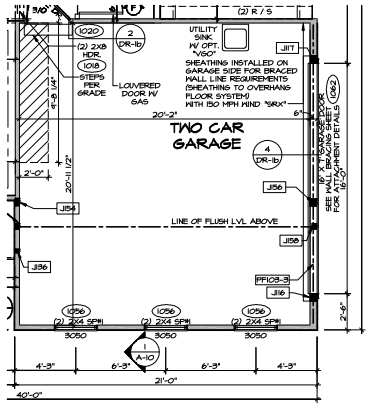
SET NO. SINGLE
VERSION 01
RELEASE NO. ----
DRAWN BY RDS
DATE 6/15/21

OPTION	DESCRIPTION
51	ELEVATION "A" BRICK VENEER FRONT ELEVATION "B" SIDING OR BRICK VENEER FRONT ELEVATION "F", "K", "L"

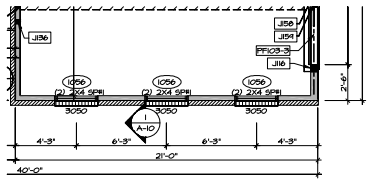
MODEL GREENWOOD
DRAWING TITLE PARTIAL FIRST FLOOR PLAN

SHEET NO. A-7b

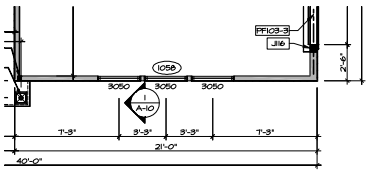
C:\NVR\Active\GREENWOOD\GNWOD_01\151533\Sheets\Master Sets\Final Plans\GNWOD_01_A-7b.dwg 06/30/25 - 8:17 am



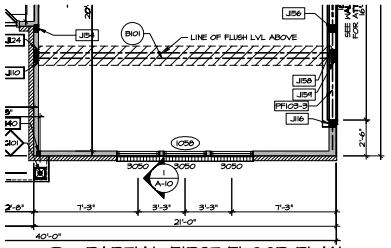
1 A-7c PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
TWO CAR GARAGE - SIDE ENTRY "SGC"



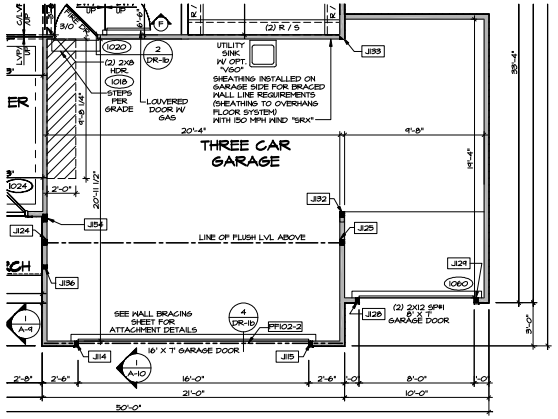
2 A-7c PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "A" "ELA"
BRICK VENEER FRONT "EVA"
TWO CAR GARAGE - SIDE ENTRY "SGC"



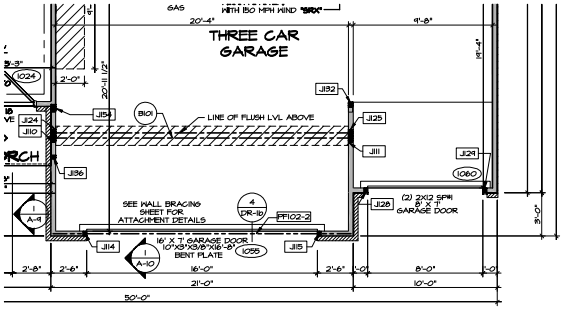
3 A-7c PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVF"
TWO CAR GARAGE - SIDE ENTRY "SGC"



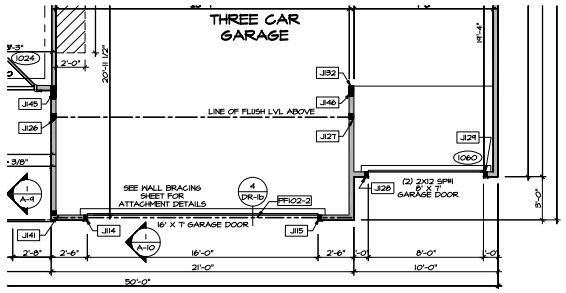
4 A-7c PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB"
SHOWN WITH BRICK VENEER FRONT "EVA"
TWO CAR GARAGE - FRONT ENTRY "SGC"



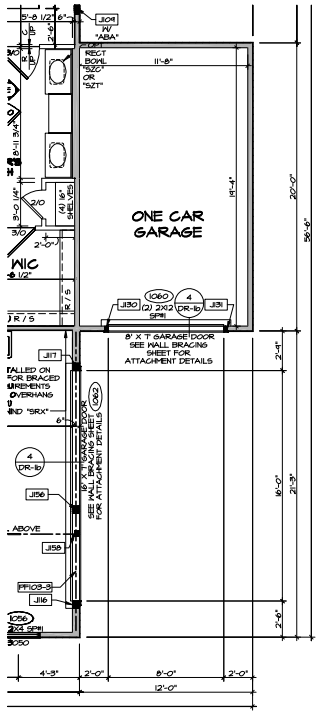
5 A-7c PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "A" "ELA"
ELEVATION "B" "ELB"
SIDING VEENER FRONT "EVF"
THREE CAR GARAGE - FRONT ENTRY "SGI"



6 A-7c PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "A" "ELA"
ELEVATION "B" "ELB"
BRICK VENEER FRONT "EVA"
THREE CAR GARAGE - FRONT ENTRY "SGI"



7 A-7c PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "F" "ELF"
ELEVATION "K" "ELK"
ELEVATION "L" "ELL"
THREE CAR GARAGE - FRONT ENTRY "SGI"



8 A-7c PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ONE CAR SIDE ATTACHED GARAGE - FRONT ENTRY "SAA"

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
- MASONRY WALL
- INDICATES BEARINGS FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG
ALL WINDOWS HAVE T.O 1/2" HEADER HEIGHT UNLESS NOTED OTHERWISE
SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REMARKS

REV. NO. DATE

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Frederick, MD 21703

SET NO. GNWOD
VERSION 01
RELEASE NO. ----
DRAWN BY RDS
DATE 6/15/21
OPTION SAA

MODEL GREENWOOD
DRAWING TITLE PARTIAL FIRST FLOOR PLAN
OPTION DESCRIPTION TWO CAR SIDE GARAGE, THREE CAR GARAGE ONE CAR SIDE ATTACHED GARAGE

SHEET NO. A-7c

52

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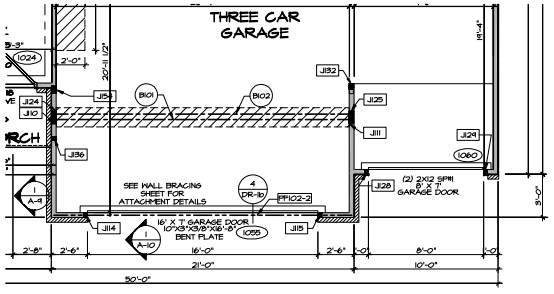
NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

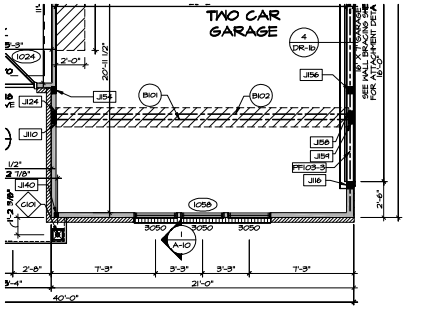
LEGEND
- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

ALL WINDOWS HAVE TYP 1/2" HEADER CLEARANCE UNLESS OTHERWISE NOTED

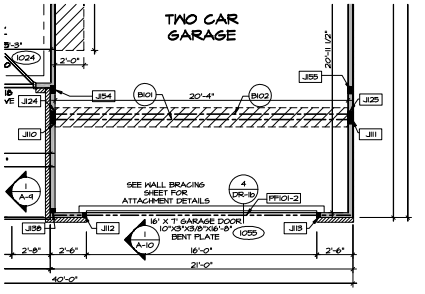
SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE



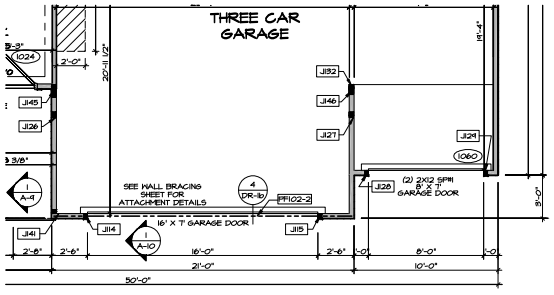
6 A-7d **PARTIAL FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0" — THREE CAR GARAGE - FRONT ENTRY "SC1" BRICK VENEER FRONT "EVA"



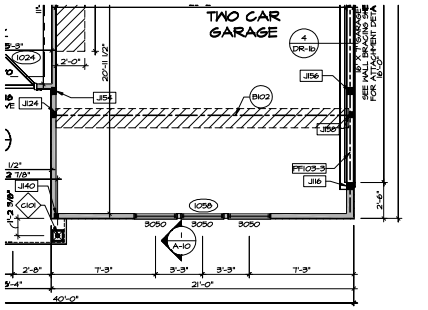
4 A-7d **PARTIAL FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0" — TWO CAR GARAGE - SIDE ENTRY "SCC" BRICK VENEER FRONT "EVA"



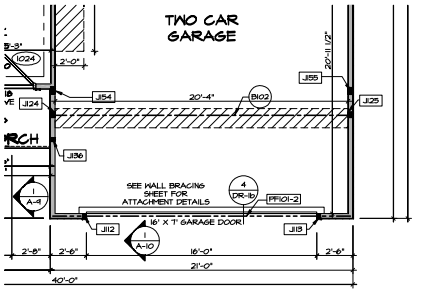
2 A-7d **PARTIAL FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0" — TWO CAR GARAGE - FRONT ENTRY "SCB" BRICK VENEER FRONT "EVA"



5 A-7d **PARTIAL FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0" — THREE CAR GARAGE - FRONT ENTRY "SC1" SIDING VENEER FRONT "EVF"



3 A-7d **PARTIAL FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0" — TWO CAR GARAGE - SIDE ENTRY "SCC" SIDING VENEER FRONT "EVF"



1 A-7d **PARTIAL FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0" — TWO CAR GARAGE - FRONT ENTRY "SCB" SIDING VENEER FRONT "EVF"

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REV. NO.	DATE	REMARKS

SHEET NO. A-7d
MODEL GREENWOOD
DRAWING TITLE PARTIAL FIRST FLOOR PLAN
SET NO. GNWOD
VERSION 01
RELEASE NO. ----
DRAWN BY SSA
DATE 6/6/22
OPTION DESCRIPTION ALTERNATE LVL FRAMING
OPTION SPS
53

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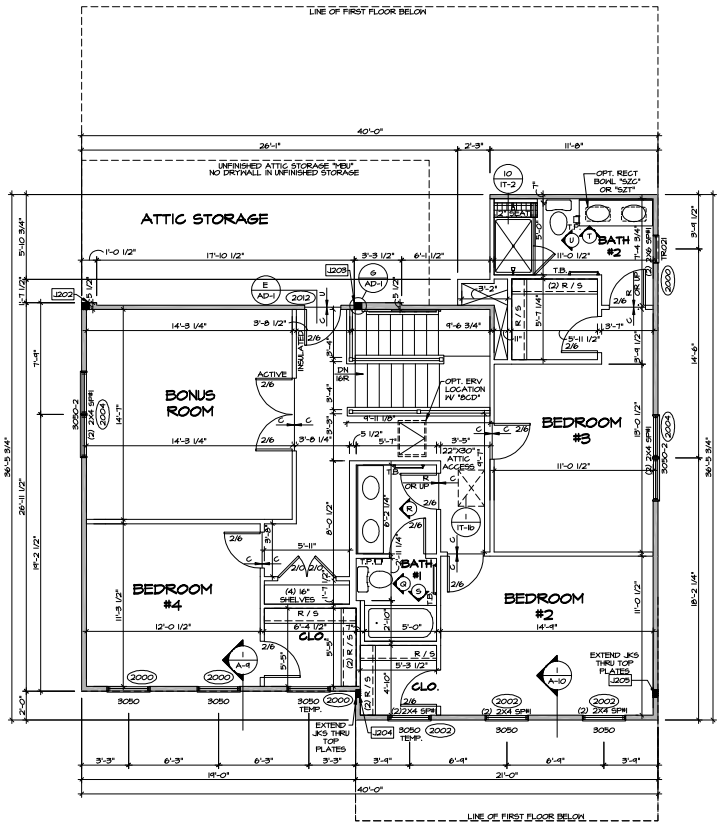
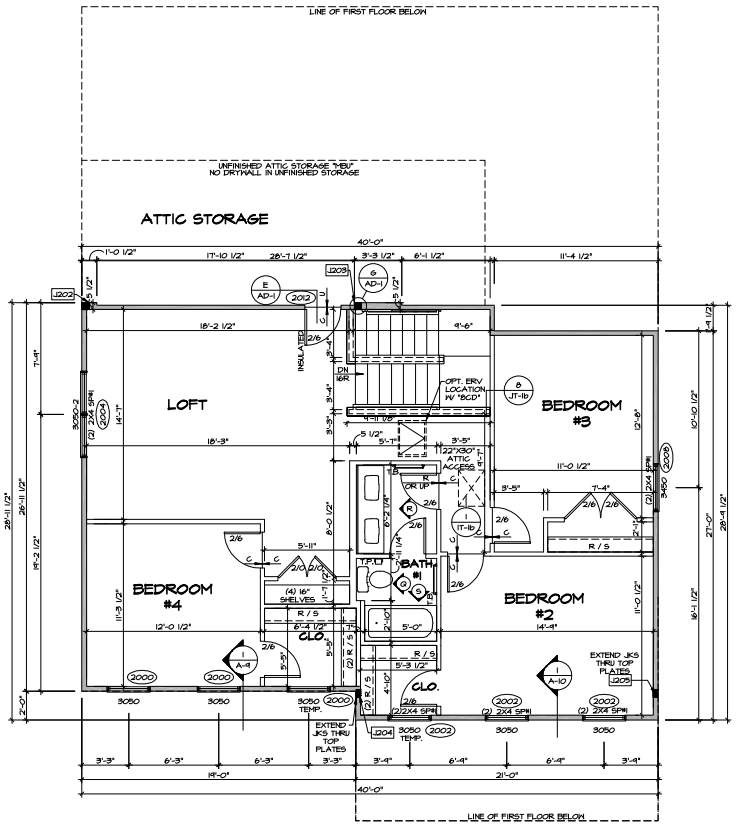


PARTIAL SECOND FLOOR PLAN

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

SHOWN W/ ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
FOUR BEDROOM W/ BONUS ROOM "BDV"
BATHROOM #2 SHOWER "ABA"
ATTIC STORAGE "HBU"
ERV AIR SUPPLY "BCD"



SECOND FLOOR PLAN

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

SHOWN W/ ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
FOUR BEDROOM W/ LOFT "BDH"
SHOWN WITH RECT. BOWL "SZC" OR "SZT"
ERV AIR SUPPLY "BCD"

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
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTINGS/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- DOOR TAG

ALL GIRDERS HAVE 1'-0 1/2" HEADER
HEBTIAU/BSMT/BTHDW/BSCOTED ASSEMBLIES
-SEE P.C. DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REMARKS

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SET NO. GNWOD
VERSION 01
RELEASE NO. ----
DRAWN BY: RDS
DATE: 1/25/22
OPTION
ELA
EVF
FBA

MODEL GREENWOOD
DRAWING TITLE SECOND FLOOR PLAN

OPTION DESCRIPTION
ELEVATION "A"
SIDING VENEER FRONT
FULL BASEMENT FOUNDATION

SHEET NO. A-8

54

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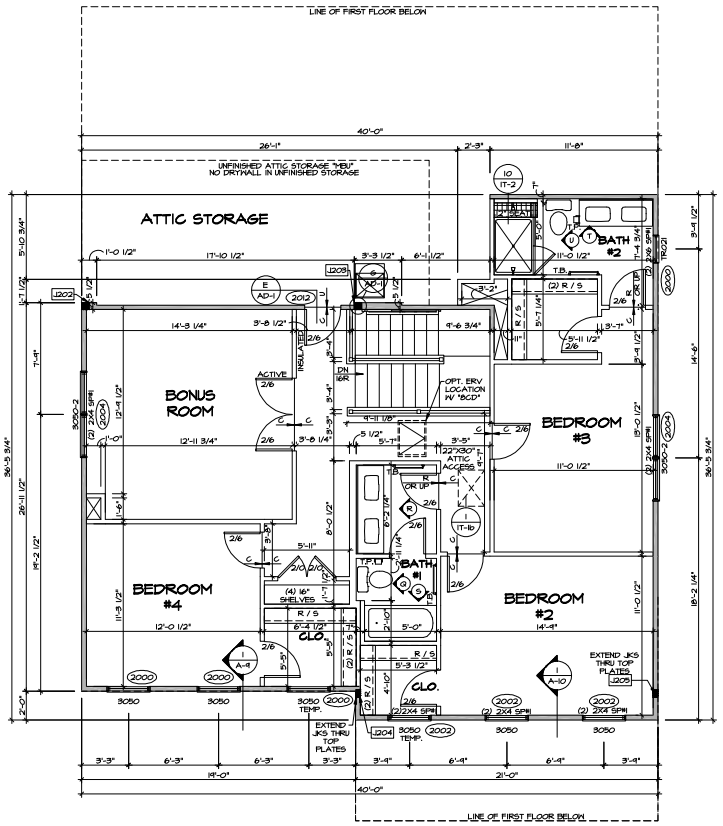
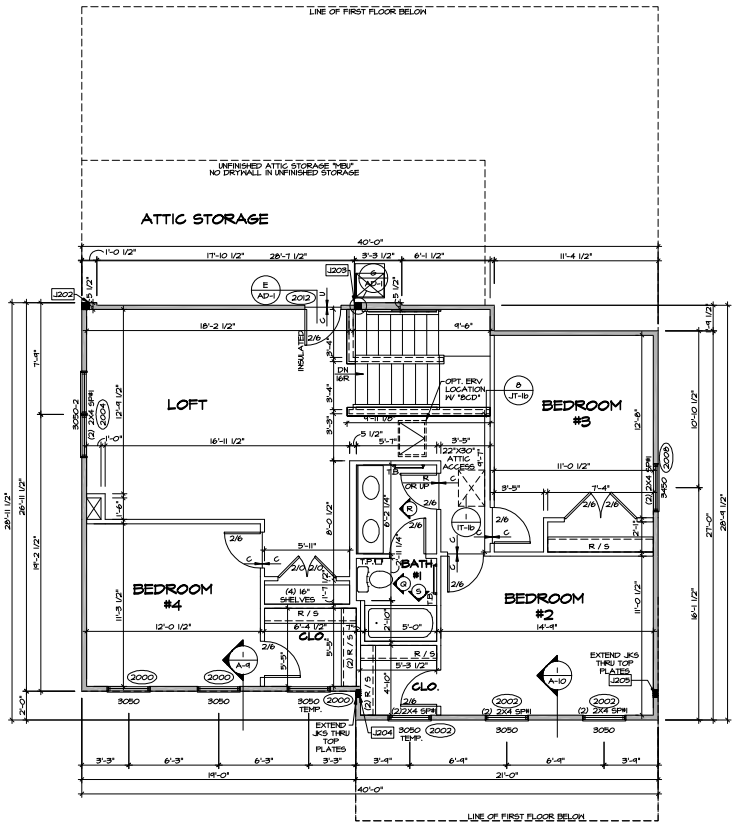


2 / A-8 PARTIAL SECOND FLOOR PLAN

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

SHOWN W/ ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
FOUR BEDROOM W/ BONUS ROOM "BDV"
BATHROOM #2 SHOWER "ABA"
ATTIC STORAGE "MBU"
SHOWN WITH RECT BOWL "SZC" OR "SZT"
ERV AIR SUPPLY "BCD"



1 / A-8 SECOND FLOOR PLAN

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

SHOWN W/ ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
FOUR BEDROOM W/ LOFT "BDH"
ERV AIR SUPPLY "BCD"

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
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG
- ALL EXTERIOR WALLS TO USE HEADER SCHEDULE & SIZE OTHERWISE NOTED
- SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REV. NO. | DATE | REMARKS

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SET NO. GNWOO
VERSION 01
RELEASE NO. ----
DRAWN BY: RDS
DATE: 1/25/22

MODEL GREENWOOD
DRAWING TITLE SECOND FLOOR PLAN

OPTION DESCRIPTION
ELEVATION "A"
SIDING VENEER FRONT
CRAWL FOUNDATION SLAB FOUNDATION

OPTION
ELA
EVF
FCA, FSA

55

SHEET NO. A-8

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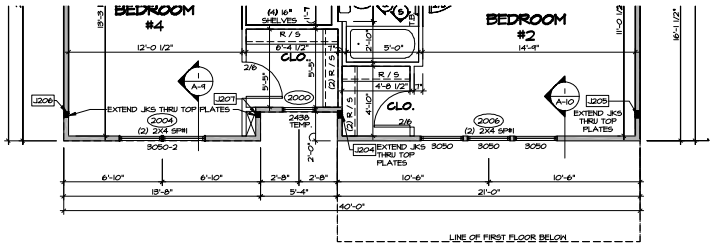
NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

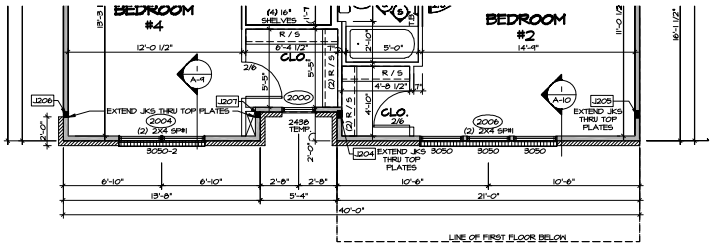
LEGEND
- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

ALL HEADERS MAY BE 2x6 HEADER DESIGN UNLESS OTHERWISE NOTED

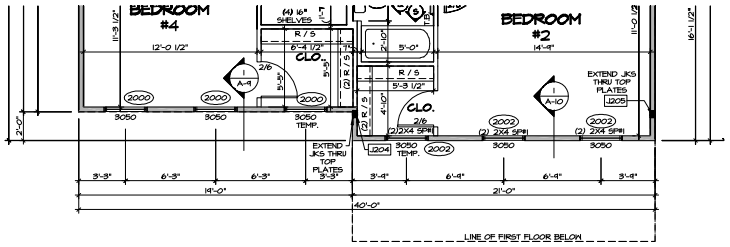
SEE PC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE



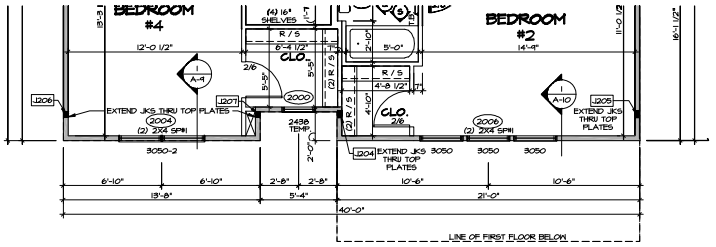
6 A-8b **PARTIAL SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0" ELEVATION "L" "ELL"



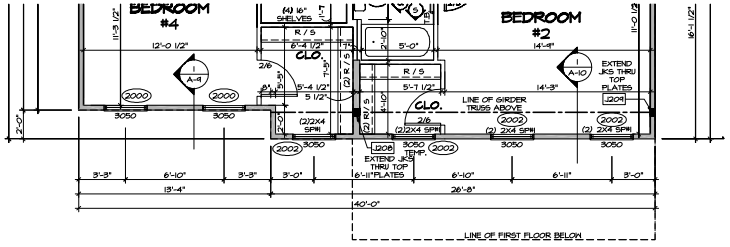
3 A-8b **PARTIAL SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0" ELEVATION "B" "ELB" BRICK VENEER FRONT "EVA"



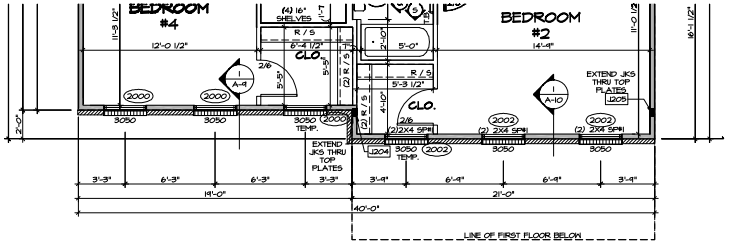
5 A-8b **PARTIAL SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0" ELEVATION "K" "ELK"



2 A-8b **PARTIAL SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0" ELEVATION "B" "ELB" SIDING VENEER FRONT "EVF"



4 A-8b **PARTIAL SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0" ELEVATION "F" "ELF"



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

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REMARKS

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SHEET NO. A-8b

MODEL GREENWOOD

DRAWING TITLE PARTIAL SECOND FLOOR PLAN

SET NO. GNWOD
VERSION 01
RELEASE NO. ----
DRAWN BY: RDS
DATE: 1/25/22

OPTION	DESCRIPTION
ELA, EVA	ELEVATION "A", BRICK VENEER FRONT
ELB, ELF, ELK, ELL	ELEVATION "B", "F", "K", "L"

56

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OAK PARK

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Details	Details
1	CS-1B	COVERSHEET BASEMENT FOUNDATION	65	S-3	ROOF FRAMING				DR-1	WB-2
1.1	SS-1	Spec Sheet	66	S-3	ROOF FRAMING				DR-1B	WD-1
2	CS-1C	COVER SHEET CRAWL SPACE FOUNDATION	67	S-3	ROOF FRAMING				DR-2	WD-2
3	CS-1S	COVER SHEET SLAB FOUNDATION	68	S-3	ROOF FRAMING				DR-3	WD-3
4	N-1	GENERAL NOTES	69	S-4	TRUSS BRACING				ET-1	WS-1
5	N-2	SCHEDULES	70	S-4	TRUSS BRACING				ET-1B	WS-1C
6	N-3	SCHEDULES	71	S-4	TRUSS BRACING				ET-1C	
7	A-1	FRONT ELEVATION - ELEVATION A	72	S-4	TRUSS BRACING				ET-1D	
8	A-1	FRONT ELEVATION - ELEVATION B	73	S-5	WALL SHEATHING - FIRST FLOOR				ET-1F	
9	A-1	FRONT ELEVATION - ELEVATION C	74	S-5	WALL BRACING - FIRST FLOOR				ET-1H	
10	A-1	FRONT ELEVATION - ELEVATION K	75	S-5	WALL BRACING - SECOND FLOOR				ET-2	
11	A-1	FRONT ELEVATION - ELEVATION L	76	S-5	WALL BRACING				ET-2B	
12	A-2	RIGHT SIDE ELEVATION	77	M-1	HVAC PLAN				ET-3	
13	A-2B	LEFT SIDE ELEVATION	78	M-1	HVAC PLAN				ET-3C	
14	A-2C	REAR ELEVATION	79	M-2	HVAC PLAN				F-1	
15	A-3	FOUNDATION - FULL BASEMENT	80	M-2	HVAC PLAN				F-1B	
16	A-3B	FOUNDATION - FULL BASEMENT	81	M-3	HVAC PLAN				F-1C	
17	A-3	FOUNDATION - BLOCK CRAWL	82	M-3	HVAC PLAN				F-1D	
18	A-3B	FOUNDATION - BLOCK CRAWL	83	AD-1	HOUSE SPECIFIC DETAILS				F-2	
19	A-3	FOUNDATION - POURED CRAWL	84	AD-2	HOUSE SPECIFIC DETAILS				F-3	
20	A-3B	FOUNDATION - POURED CRAWL							F-3B	
21	A-3	FOUNDATION - SLAB STEM WALL							FA-1B	
22	A-3B	FOUNDATION - SLAB STEM WALL							FC-1	
23	A-3	FOUNDATION - SLAB MONOLITHIC							FC-1B	
24	A-3B	FOUNDATION - SLAB MONOLITHIC							FC-2	
25	A-3C	FOUNDATION - GARAGE GRADE BEAM							FC-3	
26	A-4	FOUNDATION HOLD DOWNS							FC-4	
27	A-4	FOUNDATION HOLD DOWN							FC-5	
28	A-5	PLUMBING - FULL BASEMENT							FD-1	
29	A-5	PLUMBING - CRAWL SPACE							FD-1B	
30	A-5	PLUMBING - SLAB							FD-2	
31	A-6	BASEMENT FLOOR PLAN - UNFINISHED							FD-2B	
32	A-6	BASEMENT FLOOR PLAN - FINISHED							FD-3	
33	A-7	FIRST FLOOR PLAN							FD-4	
34	A-7B	FIRST FLOOR PLAN							FD-6	
35	A-8	SECOND FLOOR PLAN							FD-7	
36	A-9	BUILDING SECTION - FOYER							FP-1	
37	A-10	BUILDING SECTION - GARAGE							FP-1C	
38	A-11	STAIR SECTION							FP-2	
39	A-11	STAIR SECTION							GB-1	
40	A-11	STAIR SECTION							IT-1	
41	A-11	STAIR SECTION							IT-1B	
42	A-11	STAIR SECTION AND PLAN							IT-2	
43	A-11	STAIR SECTION AND PLAN							IT-3	
44	A-12	KITCHEN PLAN AND ELEVATION							JT-1	
45	A-12	KITCHEN PLAN AND ELEVATION							JT-1B	
46	A-12	KITCHEN PLAN AND ELEVATION							JT-2	
47	A-12	LAUNDRY PLAN AND ELEVATION							JT-3	
48	A-13	BATH ELEVATION							JT-3B	
49	E-1	BASEMENT ELECTRICAL PLAN							KT-1	
50	E-1	BASEMENT ELECTRICAL PLAN							KT-1B	
51	E-2	FIRST FLOOR ELECTRICAL PLAN							RF-1	
52	E-2B	FIRST FLOOR ELECTRICAL PLAN							RF-1B	
53	E-3	SECOND FLOOR ELECTRICAL PLAN							RF-1C	
54	E-3B	SECOND FLOOR ELECTRICAL PLAN							SEP-1	
55	E-4	ATTIC STORAGE ELECTRICAL PLAN							SEP-2	
56	S-1	FIRST FLOOR FRAMING							SEP-3	
57	S-2	SECOND FLOOR FRAMING							SEP-4	
58	S-2B	SECOND FLOOR FRAMING							SO-1	
59	S-2	SECOND FLOOR FRAMING							SP-1	
60	S-2B	SECOND FLOOR FRAMING							SP-2	
61	S-3	ROOF FRAMING							SP-3	
62	S-3	ROOF FRAMING							ST-1	
63	S-3	ROOF FRAMING							ST-2	
64	S-3	ROOF FRAMING							WB-1	

FOOTPRINT	
BASE HOUSE:	
WIDTH:	44'-0"
DEPTH:	54'-0"
MAXIMUM:	
WIDTH:	44'-4"
DEPTH:	54'-4"

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Frederick, MD 21703

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1533 SF
	1533 SF

SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1774 SF
	1774 SF

GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
THREE CAR GARAGE	646 SF
	646 SF

BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	866 SF
BASEMENT BEDROOM (ADD. SF)	358 SF
BASEMENT BATH (ADD. SF)	141 SF
	1365 SF

UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT (BASE SF)	1541 SF
UNFINISHED STORAGE	358 SF
UNFINISHED STORAGE / MECH.	328 SF
UNFINISHED STORAGE W/ BASEMENT BATH	217 SF
	2445 SF

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1533 SF
2ND FLOOR (BASE SF)	1774 SF
	3307 SF

SET NO. - VERSION	SHEET NO.	PAGE NO.
OKP00 - 01	CS-1B	1

RELEASE NO. -----

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FOUNDATION NOTES - CRAWL

1. SEE STANDARD DETAIL CATEGORY "FD" SHEET(S).
2. SLAB UNDER GARAGE:
   - 2.1. UNEXCAVATED WITH CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
   - 2.2. STRUCTURAL CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
3. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
4. SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE GB-1 FOR DETAILS.
5. THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
6. ALL FOOTINGS ARE PLAIN, NON-REINFORCED CONCRETE UNLESS NOTES OTHERWISE.
7. SEE MS- DETAILS FOR FOOTER SLEEVE INFORMATION.
8. THICKEND SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING DEPTHS MEASURE 4" BELOW TOP OF SLAB.

FOUNDATION NOTES - BASEMENT

1. SEE STANDARD DETAIL CATEGORY "FD" SHEET(S).
   - 1.1. CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
2. SLAB UNDER GARAGE:
   - 2.1. UNEXCAVATED WITH CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
   - 2.2. STRUCTURAL CONCRETE SLAB ON OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
3. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
4. OPTIONAL EGRESS WINDOW - LOCATION MAY VARY DUE TO GRADE OR OPTIONS ABOVE. WINDOW WELL REQUIRED W/ CERTAIN GRADE CONDITIONS (SEE SPEC SHEET FOR ADDITIONAL INFO.)
5. SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE GB-1 FOR DETAILS.
6. THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
7. ALL FOOTINGS ARE PLAIN, NON-REINFORCED CONCRETE UNLESS NOTES OTHERWISE.
8. SEE MS- DETAILS FOR FOOTER SLEEVE INFORMATION.
9. THICKEND SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING DEPTHS MEASURE 4a BELOW TOP OF SLAB.

CRAWL FOUNDATION NOT SEALED

CRAWL VENTILATION:

ALL VENTILATION CALCULATIONS AND GRAPHICS ARE CALCULATED WITH THE FOLLOWING FORMULAS AND ASSUMING A MINIMUM VENT AREA OF .42 SQ. FT.:

- AREA IN SQ. FT. / 1500 = SQ. FT. OF VENTILATION REQUIRED.
- SQ. FT. OF VENTILATION REQUIRED / .42= MINIMUM NUMBER OF VENTS NEEDED.
- NUMBER OF VENTS ON DRAWING X .42= ACTUAL VENTILATION.
- ALL FOOTINGS ARE PLAIN, UNREINFORCED CONCRETE UNLESS NOTES OTHERWISE.

NOTE: FOR MORE INFORMATION SEE SPEC SHEET

ELEVATIONS "A"

TOTAL CRAWL AREA:	1388.96	SQ. FT.
TOTAL VENTILATION REQUIRED:	0.93	SQ. FT.
REQUIRED NUMBER OF VENTS:		2.21
ACTUAL NUMBER OF VENTS:		7
ACTUAL VENTILATION:	2.94	SQ. FT.

ELEVATION "A" W/ "EPA", ELEVATION "B", "C", "K", "L"

TOTAL CRAWL AREA:	1388.96	SQ. FT.
TOTAL VENTILATION REQUIRED:	0.93	SQ. FT.
REQUIRED NUMBER OF VENTS:		2.21
ACTUAL NUMBER OF VENTS:		6
ACTUAL VENTILATION:	2.52	SQ. FT.

FOUNDATION NOTES - SLAB

1. SEE STANDARD DETAIL CATEGORY "FD" SHEET(S).
   - 1.1. CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
2. FOUNDATION UNDER GARAGE:
   - 2.1. UNEXCAVATED WITH CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
   - 2.2. STRUCTURAL CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
3. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
4. SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE GB-1 FOR DETAILS.
5. THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
6. ALL FOOTINGS ARE PLAIN, NON-REINFORCED CONCRETE UNLESS NOTES OTHERWISE.
7. SEE MS- DETAILS FOR FOOTER SLEEVE INFORMATION.
8. THICKEND SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING DEPTHS MEASURE 4" BELOW TOP OF SLAB.

FLOOR PLAN NOTES:

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL B/T-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
10. INTERIOR HEADEN HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11" 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
11. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
12. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
13. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

GYPSUM NOTES:

AT GARAGE:

GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

TRUSS BRACING NOTES:

1. IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.
2. 2x4 SPF#2 LATERAL BRACES SHALL BE NAILED TO MINIMUM (3) TRUSS MEMBERS WITH MINIMUM (2) 10D NAILS. PROVISIONS MUST BE MADE AT ENDS OR SPECIFIED INTERVALS TO RESTRAIN OR ANCHOR LATERAL BRACING.
3. WEB "T" BRACE, DETAIL 3/RF-1c, IS REQUIRED WHERE LATERAL BRACING IS NOT CONTINUOUS ACROSS THREE (3) OR MORE TRUSSES AND MAY BE USED IN LIEU OF 2x4 LATERAL BRACING.
4. DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED (4/RF-1c)
5. STUDDED GABLE BRACING DETAIL (1/RF-1c) TO BE UTILIZED FOR TRUSSES 6'-4" IN HEIGHT OR GREATER.
6. PARTIALLY SHEATHED GABLES, SEE (5/RF-1c) FOR "L" BRACING WHEN REQUIRED.
7. LATERAL BRACING CAN BE APPLIED TO EITHER SIDE OF THE WEB MEMBER IDENTIFIED IN THE DRAWING.
8. SHEATHING (OSB OR GYPSUM) REPLACES LATERAL AND DIAGONAL TRUSS BRACING.

ROOF FRAMING NOTES:

1. REFER TO THE STANDARD DETAILS FOR THE FOLLOWING:
   - 1.1. TRUSS TIE-DOWNS (1/RF-1)
   - 1.2. PIGGYBACK TRUSS ATTACHMENT (2/RF-1)
   - 1.3. VALLEY GABLE TRUSS BRACING (3/RF-1)
   - 1.4. GABLE BRACING (1/RF-1c)
   - 1.5. TURN GABLE BRACING (7/RF-1)
   - 1.6. TRUSS LATERAL BRACING (2/RF-1c)
   - 1.7. LIFELINE ATTACAHMENT (5/RF-1)
   - 1.8. FALL PROTECTION ON PLATFORM TRUSS (11/RF-1)
2. IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED
3. ALL FINISHED ROOF OVERHANGS ARE TO BE 12" FROM FRAMED WALL UNLESS OTHERWISE NOTED.

2X10 FLOOR SYSTEM

1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
2. ALL JOISTS AND RINGS ARE 2X10 SPF #1 OR SPF #2.
3. ALL RING MAT'L 14'-0" UNLESS OTHERWISE NOTED.
4. ALL SHORT JOISTS, LESS THAN OR EQUAL TO 7'-0", ARE CUT FROM 14'-0" UNLESS OTHERWISE NOTED.
5. REFER TO STANDARD DETAILS FOR HOLE CUTTING GUIDELINES. (1T-2/2)
6. PROVIDE SOLID 2X10 BLOCKING (AS SHOWN) BELOW ALL JACKS AS REQ'D.
7. OPTIONAL CROSS BRIDISING AS REQ'D.
8. ALL JOIST LENGTHS IN SCHEDULE ARE TO BE CUT FROM 2'-0" NOMINAL SIZE JOISTS.
9. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS FOR TYPICAL HANGERS. (TC-4)
10. WITH VENTED CRAWL SPACE ADD HANGERS AND DOUBLE RIM/BOARD ABOVE FOUNDATION VENTS AND ACCESS PANEL(S)
11. ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS, SHEETS ARE TO BE GLUED AND PLACED ONE AT A TIME. APPLY GLUE TO TONGUE AND GROOVE.
12. JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP NOT LESS THAN 3 INCHES, AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE 10D FACE NAILS.

I-JOIST FLOOR SYSTEM

1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
2. JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST LENGTH TO CUT FROM.
3. ALL RIMBOARD TO BE 1-1/8" THICK U.N.O.
4. REFER TO STANDARD DETAIL 7/JT-3 FOR HOLE CUTTING GUIDELINES.
5. PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED.
6. REFER TO DETAIL B/JT-3 FOR HANGER DETAIL.
7. ALL JOISTS TO BE PRI40, PRI60 OR PRI80, REFERENCE SCHEDULE FOR SPECIFIC SERIES PER MEMBER.
   - A. PRI40 SERIES ARE SHOWN AS SHADED ON FRAMING PLAN.
8. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (TC-4) FOR TYPICAL HANGERS.
9. WITH VENTED CRAWL SPACE ADD HANGERS AND DOUBLE RIMBOARD ABOVE FOUNDATION VENTS AND ACCESS PANEL(S).
10. ALL SOLID LVL BLOCKING CUT FROM MATERIAL DESIGNATED "BLOCKING"
11. ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS, SHEETS ARE TO BE GLUED AND PLACED ONE AT A TIME. **APPLY GLUE TO TONGUE AND GROOVE.**
12. I-JOIST BLOCKING CUT FROM 2'-0" MATERIAL.
13. ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.
14. J-XXXX SHOP DRAWINGS ARE ASSOCIATED WITH PLANT MODIFIED I-JOISTS OR PLANT BUILT JOIST COMPONENTS.

ELECTRICAL NOTES:

1. ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.
2. PROVIDE DUPLEX RECEPTACLE ON DEDICATED CIRCUIT FOR DISHWASHER IN CABINET UNDER THE SINK.
3. PROVIDE DUPLEX RECEPTACLE FOR GARBAGE DISPOSAL IN CABINET UNDER THE SINK.
4. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
5. PROVIDE SWITCH W/ KEYLESS LIGHT AND GFI RECEPTACLE WHEN HVAC EQUIPMENT IS IN ATTIC SPACE.
6. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL ROOMS EXCEPT BATH AND EXTERIOR RECEPTACLES.
7. WASHER ON LEFT, DRYER ON RIGHT (PER PLAN OR REVERSED).
8. DRYER RECEPTACLE 110 W/ GAS OR 220 W/ ELECTRIC.
9. DIMMER AND OCCUPANCY SENSOR SWITCHES CAN BE REPLACED WITH STANDARD SWITCHES WHERE LIGHTING CONTROLS ARE NOT REQUIRED BY LOCAL CODE.
10. SEE BATH ELEVATION PAGE FOR CRITICAL DIMENSIONS.

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- D DIMMER SWITCH
- 3D 3 WAY DIMMER SWITCH
- OS OCCUPANCY SENSOR
- 3OS 3 WAY OCCUPANCY SENSOR
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
- DUPLEX RECEPTACLE - FLOOR MOUNTED
- RECEPTACLE - 220V
- USB DUPLEX RECEPTACLE - USB
- GFI DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
- WP DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
- USB DUPLEX RECEPTACLE - USB WITH GROUND FAULT INTERRUPT
- MW DUPLEX RECEPTACLE - MICROWAVE WITH GROUND FAULT INTERRUPT
- DW DUPLEX RECEPTACLE - DISH WASHER WITH GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE - POP-UP
- JUNCTION_BOX OR DUPLEX RECEPTICAL GROUND FAULT INTERRUPT
- SD SMOKE DETECTOR - WIRED IN SERIES
- CO CARBON MONOXIDE DETECTOR
- EXHAUST FAN MOTOR
- DOOR CHIME
- LIGHT FIXTURE - WALL MOUNTED
- LIGHT FIXTURE - CEILING MOUNTED
- LIGHT FIXTURE - CEILING MOUNTED LED
- LIGHT FIXTURE - HANGING
- LIGHT FIXTURE - PENDANT
- LIGHT FIXTURE - UNDER CABINET LIGHT "S" = SMALL "M" = MEDIUM "L" = LARGE
- LIGHT FIXTURE SCONSE
- FULLCHAIN LAMPHOLDER
- KEYLESS LAMPHOLDER
- FLOOD LIGHT
- JUNCTION BOX - CEILING MOUNTED
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT
- LOW VOLTAGE PANEL
- CEILING FAN ROUGH-IN

BRACING LEGEND

BWL XXX-XX	BRACED WALL LINE I.D.
———	BRACED WALL LINE
———	HOUSE WALL
	BRACED WALL PANEL
X	ENGINEERING PAGE NUMBER
WSP	WOOD STRUCTURAL PANEL
GB	GYPSUM BOARD (1) SIDED OR (2) SIDED
GB-BW	GYPSUM BOARD BLOCKED WALL CONSTRUCTION (1) SIDED OR (2) SIDED (SEE STANDARD DETAIL 6 /WB-2)
LIB	LET-IN BRACING (SEE STANDARD DETAIL 8 /WB-2)
GS-WSP	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
GS-PF	CONTINUOUS SHEATHING - PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL A, C/ WB-2)
GS-G	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
ENG-WSP-A	ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING TYPE 'A' FASTENING REQUIREMENTS (NO HOLD DOWNS REQUIRED UNLESS NOTED)
ENG-WSP-B	ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING TYPE 'B' FASTENING REQUIREMENTS (NO HOLD DOWNS REQUIRED UNLESS NOTED)
ENG-WSP-C	ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING ON BOTH SIDES OF THE WALL TYPE 'C' FASTENING REQUIREMENTS (NO HOLD DOWNS REQUIRED UNLESS NOTED)
ENG-PF	ENGINEERED DESIGN W/ PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL PAGE WB-1)
ENG-GBI-A	ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD TYPE "A" FASTENING REQUIREMENTS
ENG-GBI-B	ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD TYPE "B" FASTENING REQUIREMENTS
ENG-BW	ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD W/ BLOCK WALL CONSTRUCTION (SEE STANDARD DETAIL 17/WB-1)
HD	HOLD-DOWN: 1. SEE SHEET WB-2 FOR "P_" INDICATOR SCHEDULE AND DETAILS 2. SEE SHEET WB-1 FOR "H_" INDICATOR SCHEDULE AND DETAILS 3. ARROW INDICATES LOCATION.

NOTES:

HOUSE HAS BEEN ANALYZED UTILIZING A PRESCRIPTIVE METHOD IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL CODES (IRC) UNLESS OTHERWISE NOTED. ENGINEERED WALL LINES ARE IN COMPLIANCE WITH INTERNATIONAL BUILDING CODES (IBC).

FASTENING SCHEDULE

SHEATHING	FASTENER	SPACING: EDGES	SPACING: FIELD
PRESCRIPTIVE 7/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (W/ METHOD WSP, CS-WSP, CS-G)	8d COMMON NAILS	6" O.C.	6" O.C.
	ALTERNATIVE FASTENER: 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	6" O.C.
ENGINEERED 7/16" WOOD STRUCTURAL PANELS (W/ METHOD ENG-WSP-A, ENG-WSP-B, ENG-WSP-C)	A - 8d COMMON NAILS	4" O.C.	6" O.C.
	A - 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	6" O.C.
	B - 8d COMMON NAILS*	3" O.C.	6" O.C.
	B - 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	N/A	6" O.C.
	C - 8d COMMON NAILS* SHEATHING ON BOTH SIDES OF THE WALL	3" O.C.	6" O.C.
	C - 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES SHEATHING ON BOTH SIDES OF THE WALL	N/A	6" O.C.
1/2" GYPSUM WALLBOARD (W/ METHOD GB-1, GB-2, ENG-GBI-A)	1-1/4" LONG, 1/14" HEAD, .098" DIA., ANNULAR-RINGED NAILS	7" O.C.	7" O.C.
	CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	7" O.C.	7" O.C.
1/2" GYPSUM WALL BOARD BLOCKED AT THE EDGES (W/ METHOD GB-BW-1, GB-BW-2, ENG-BW)	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USE CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	4" O.C.	12" O.C.

NOTES:

1. MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.
2. SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE METHOD GB IS IDENTIFIED. SEE PHASE SPECS FOR TYPICAL GYPSUM FASTENER SPACING.
3. USE OF STAPLES IN WOOD STRUCTURAL PANEL AS FASTENING METHOD ON WALLS PER ENGINEERED ALTERNATIVE.
4. * STAPLE ALTERNATIVE FOR USE IN FIELD ONLY.
5. WALL PANELS NOT IDENTIFIED AS BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH THE WSP/ENG-WSP-A METHOD.

MECHANICAL LEGEND

- T THERMOSTAT
- EF EXHAUST FAN
- LF LIGHT / EXHAUST FAN
- SA S/A REGISTER UP OR OVAL RISED WALL STACK
- FR FLOOR REGISTER
- CR CEILING REGISTER
- CBCR CURVED-BLADE CEILING REGISTER
- TR TRANSFER (COMBUSTION) AIR GRILLE
- LSW LOW SIDE WALL (LSW) OR HIGH SIDE WALL (HSW) REGISTER
- LSR LSW OR HSW R/A GRILLE
- TWR TWO WAY HSW REGISTER OR LSW REGISTER
- BFD BACK FLOW DAMPER
- VD VOLUME DAMPER
- BD BAROMETRIC OR BYPASS DAMPER
- FD FIRE DAMPER
- OA OUTSIDE AIR DAMPER
- MUA MAKE-UP AIR DAMPER
- ZD-# MOTOR OPERATED ZONE DAMPER
- FAI FRESH AIR INTAKE USE 6" INSULATED FLEX DUCT
- EB ELECTRIC BASEBOARD
- RDS RETURN DUCT SECTIONS
- SDS SUPPLY DUCT SECTIONS
- DB DISTRIBUTION BOX
- 14x8 RECTANGULAR METAL DUCTWORK
- INSULATED RECTANGULAR DUCTWORK
- 12 ROUND METAL DUCTWORK
- 12 FLEX DUCTWORK
- INSULATED R/A FLEX DUCTWORK
- TRANSITION SUPPLY DUCT

HVAC NOTES:

1. PROVIDE MANUAL VOLUME DAMPERS IN EACH PLENUM TAKE-OFF FOR ALL SYSTEMS.
2. REMOVE MANUAL VOLUME DAMPERS IN EACH PLENUM TAKE-OFF WHEN THE ELECTRONIC ZONE DAMPER SYSTEM IS SELECTED FOR ALL SYSTEMS.
3. PROVIDE RETURN AIR FILTER GRILLES FOR ATTIC SYSTEM.
4. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
5. ROOF PENETRATIONS SHALL NOT OCCUR WITHIN 4'-0" OF FIRE SEPARATION WALLS
6. INSULATE ALL DUCTS IN UNCONDITIONED SPACES
7. TRANSFER GRILLES ARE SHOWN AS A MINIMUM REQUIREMENT FOR COMBUSTION AIR. ADDITIONAL DUCTWORK AND/OR OUTSIDE AIR GRILLS MAY BE NEEDED BASED ON EQUIPMENT SELECTED AND LOCAL CODES. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED COMBUSTION AIR BASED ON LOCAL CODES.
8. THIS HVAC PLAN IS SCHEMATIC ONLY AND NOT INTENDED AS AN ENGINEERED DRAWING. THIS PLAN REPRESENTS THE DESIGN INTENT FOR DUCT AND REGISTER LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED HVAC SUBCONTRACTOR OR ENGINEER.
9. 6" FLEX DUCT ACCEPTABLE IF 5" NOT AVAILABLE.
10. 4" FLEX DUCT ACCEPTABLE IF 5" NOT AVAILABLE.
11. OUTSIDE UNIT LOCATION MAY VARY PER GRADE OR OPTIONAL CONDITIONS.
12. EXHAUST/INTAKE SIZE SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS AND CODE REQUIREMENTS.
13. ALL SUPPLY DUCTWORK SHALL BE LOCATED IN JOIST BAYS UNLESS SHOWN OTHERWISE.
14. TRUNK LINES SHALL BE HELD TO UNDERSIDE OF JOISTS AND ADJACENT TO SUPPORT STEEL UNLESS SHOWN OTHERWISE.

PLUMBING NOTES:

RADON REMEDIATION

RADON LOOP:
- (4") PERFORATED HDPE "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED HDPE PIPE
- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

STACK REQUIREMENTS:
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
- ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C.

2.A - (2) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12"O.C.

3.A - (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C.

4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.

5.A - (3) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12"O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/(4) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.

6.A - (3) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.

7.A - (4) PLY (ALL SIZES): FASTEN PLIES WITH (3) ROWS OF SDWC22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

REMARKS

REV. NO.	DATE

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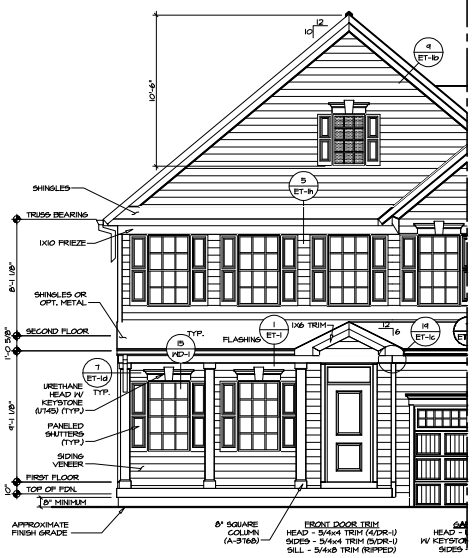
SHEET NO. N-1

MODEL OAK PARK
DRAWING TITLE GENERAL NOTES

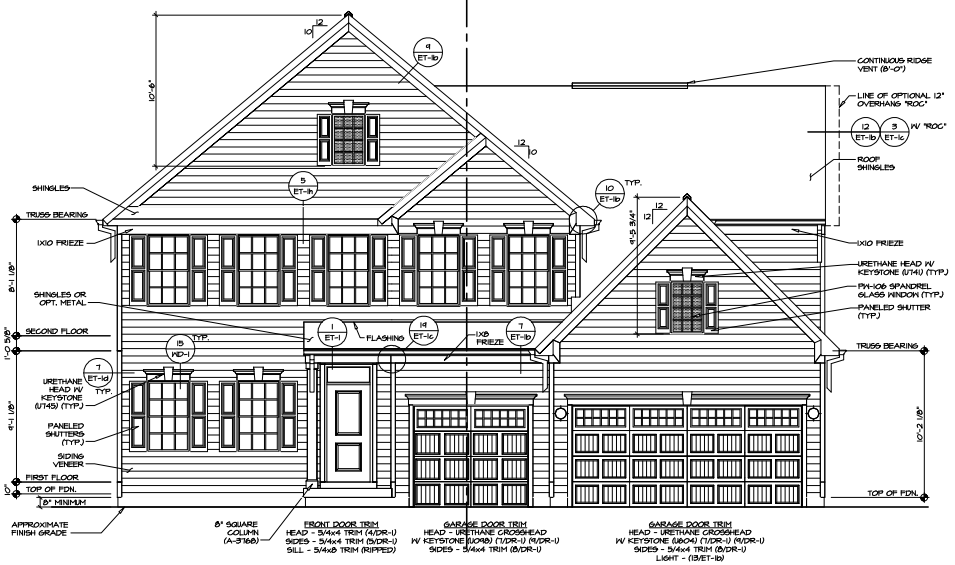
OPTION DESCRIPTION

4



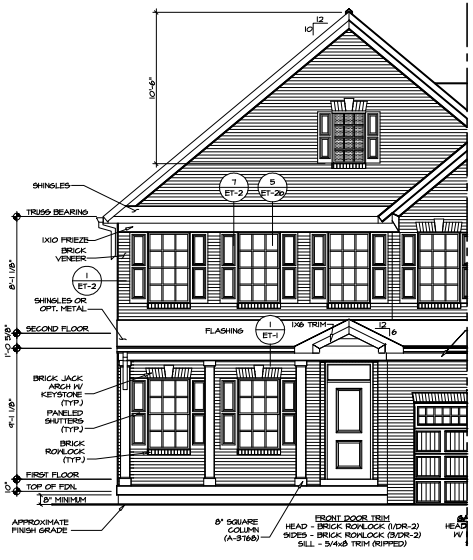
2 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" — SIDING VENEER FRONT "EVF" FULL FRONT PORCH "EFA"



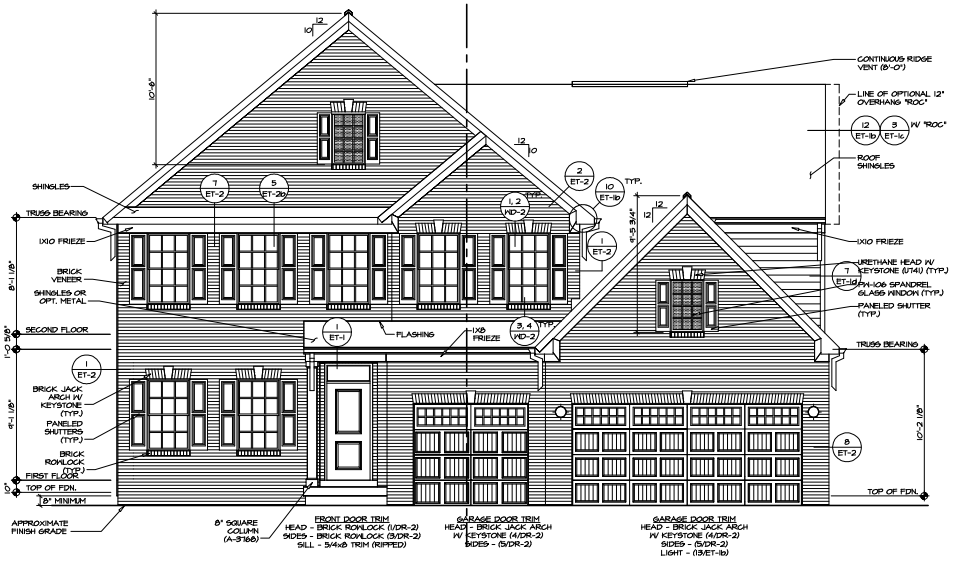
1 A-1 **FRONT ELEVATION "A"**

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



4 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" — BRICK VENEER FRONT "EVA" FULL FRONT PORCH "EFA"



3 A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" — BRICK VENEER FRONT "EVA"

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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MODEL OAK PARK
DRAWING TITLE FRONT ELEVATION - ELEVATION A

SHEET NO. A-1

OPTION DESCRIPTION

7

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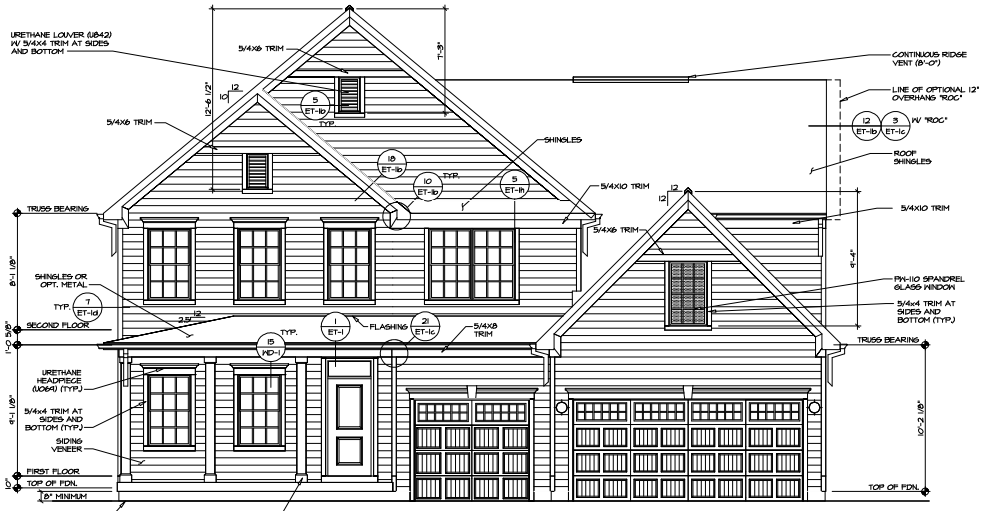
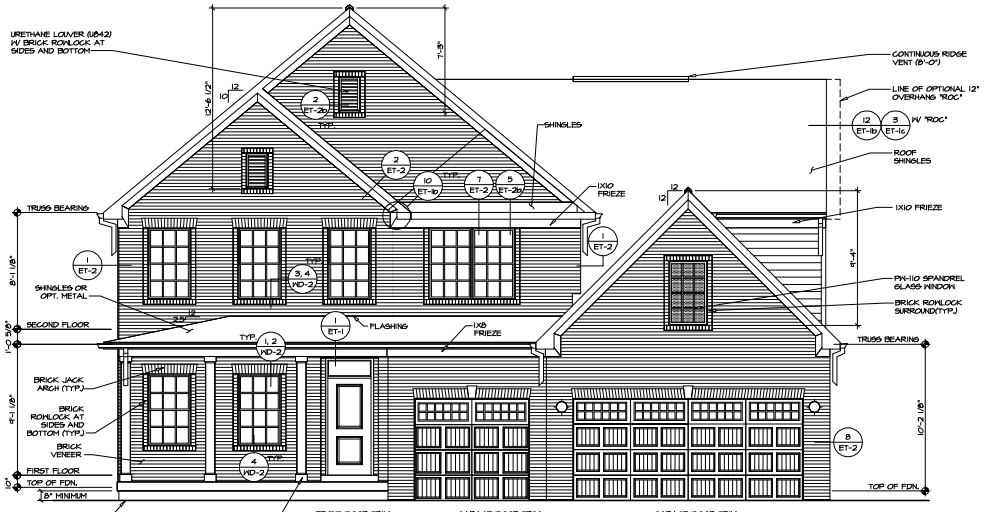


1 A-1 **FRONT ELEVATION "B"**

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



2 A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" BRICK VENEER FRONT "EVA"

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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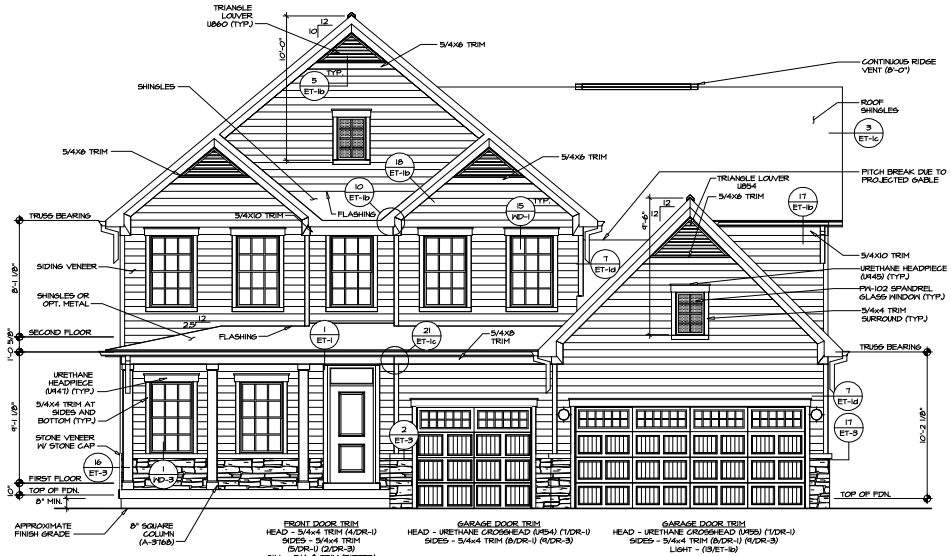
MODEL OAK PARK
DRAWING TITLE FRONT ELEVATION - ELEVATION B

SHEET NO. A-1

OPTION DESCRIPTION

8



1 / A-1 FRONT ELEVATION "C"

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

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NOTE:
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SHEET NO. A-1

MODEL OAK PARK

DRAWING TITLE FRONT ELEVATION - ELEVATION C

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VERSION 01
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DRAWN BY
DATE
OPTION

OPTION DESCRIPTION

9

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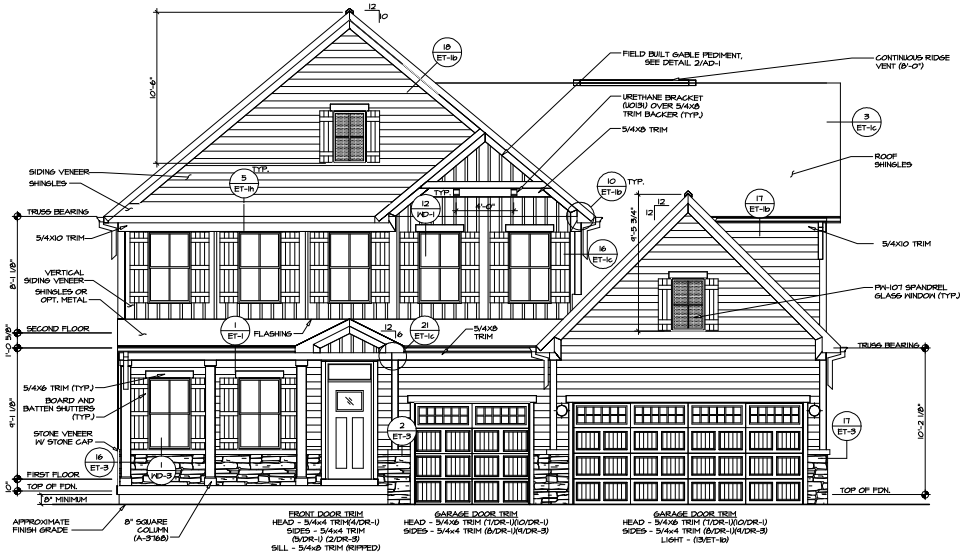

1 / A-1 FRONT ELEVATION "K"

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

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NOTE:
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SHEET NO. A-1

MODEL OAK PARK

DRAWING TITLE FRONT ELEVATION - ELEVATION K

OPTION DESCRIPTION

SET NO. OKP00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE
OPTION

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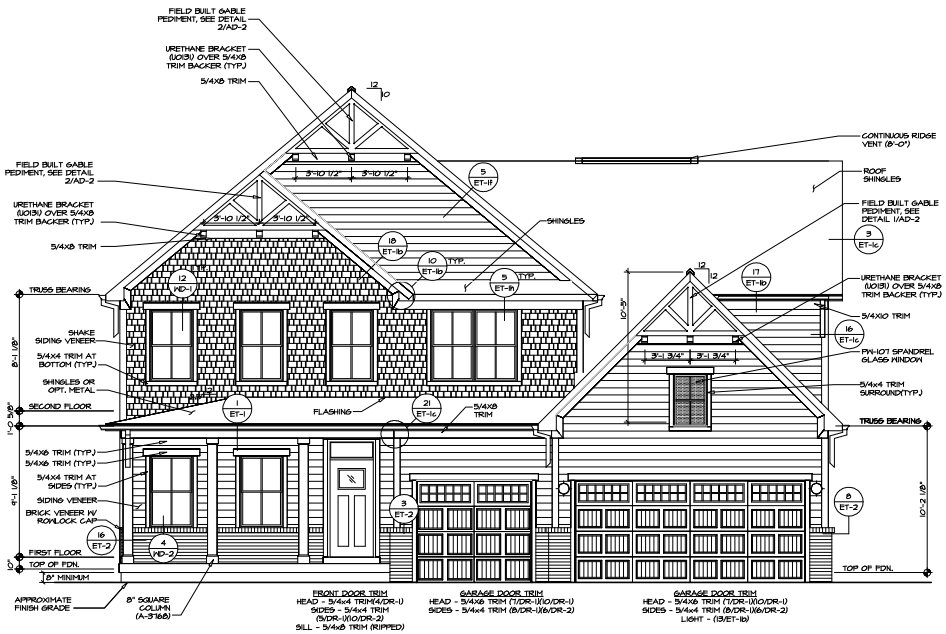

1 A-1 FRONT ELEVATION "L"

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

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NOTE:
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MODEL OAK PARK
DRAWING TITLE FRONT ELEVATION - ELEVATION L
OPTION DESCRIPTION

SHEET NO. A-1

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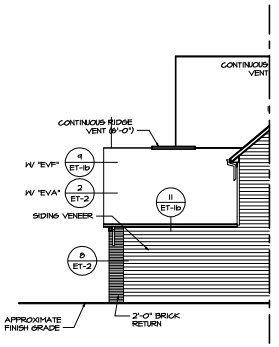
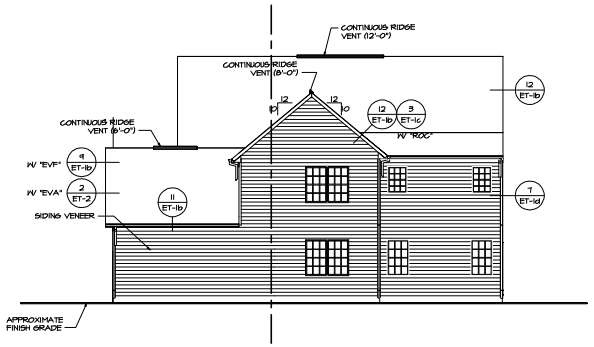
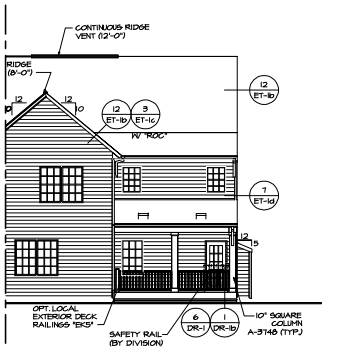


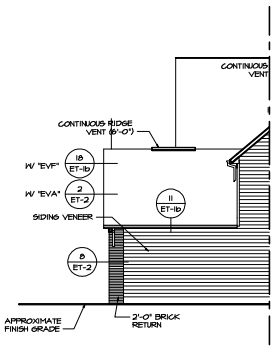
2 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SHOWN W/ BRICK VENEER FRONT "EVA"



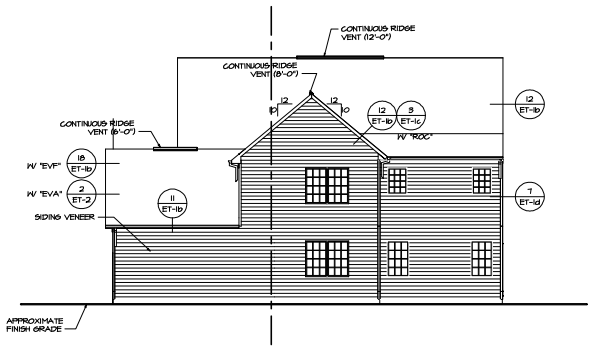
1 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SHOWN W/ SIDING VENEER FRONT "EVF"
STUDY "MAS"



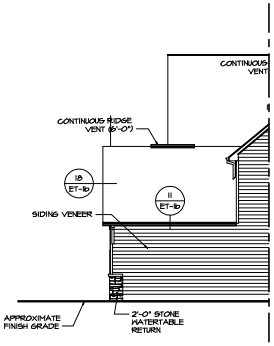
3 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
ELEVATION "B" "ELB"
SHOWN W/ FIREPLACE FAMILY ROOM REAR "LGF"
AND REAR COVERED PORCH "EPE"
BEDROOM FIRST FLOOR "BAR"



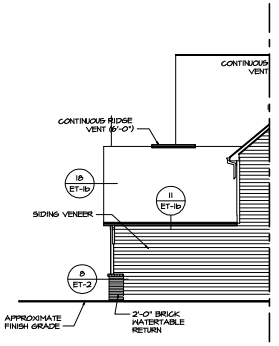
5 A-2 **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
SHOWN W/ BRICK VENEER FRONT "EVA"



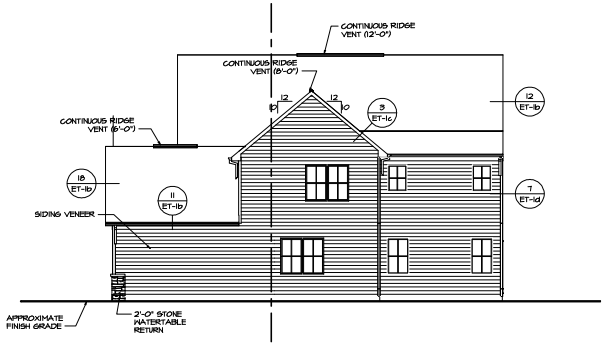
4 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
SHOWN W/ SIDING VENEER FRONT "EVF"
STUDY "MAS"



6 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "C" "ELC"



8 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "L" "ELL"



7 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "K" "ELK"

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MODEL OAK PARK
DRAWING TITLE
RIGHT SIDE ELEVATION

OPTION DESCRIPTION

SHEET NO. A-2

12

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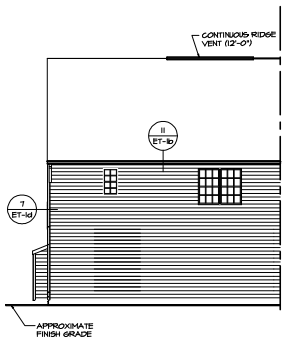
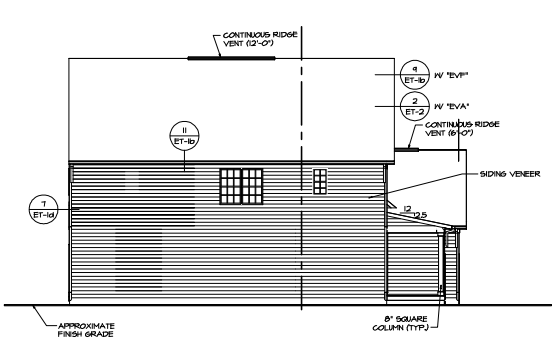


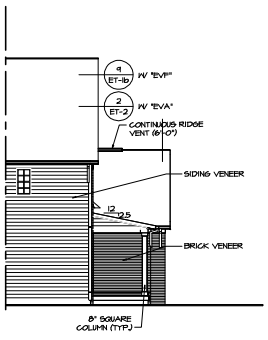
5 A-2b **PARTIAL LEFT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
OWNER'S BATHROOM SHOWER "AMA"
SHOWN W/ FIREPLACE FAMILY ROOM REAR "LGF"



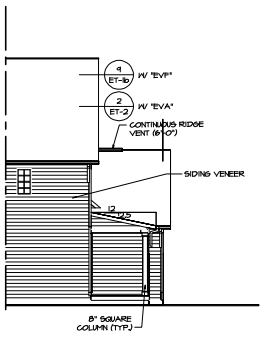
1 A-2b **LEFT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SHOWN W/ FOUR BEDROOM W/LOFT "BDH"



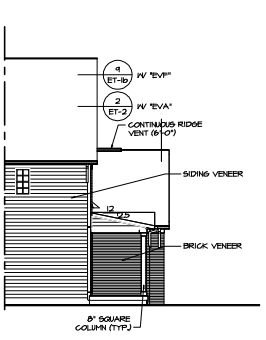
2 A-2b **PARTIAL LEFT ELEVATION**

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



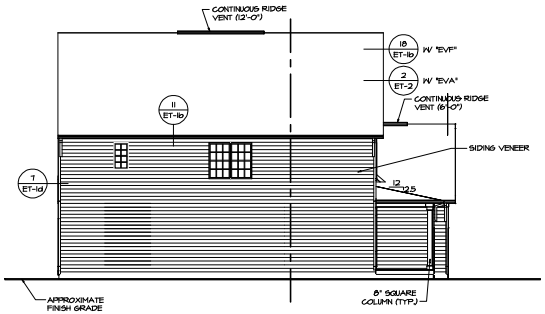
3 A-2b **PARTIAL LEFT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SHOWN W/ SIDING VENEER FRONT "EVF"
AND FULL FRONT PORCH "EPA"



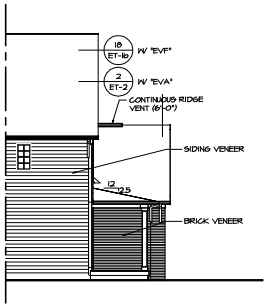
4 A-2b **PARTIAL LEFT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SHOWN W/ BRICK VENEER FRONT "EVA"
AND FULL FRONT PORCH "EPA"



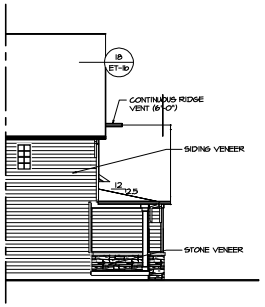
6 A-2b **LEFT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
OWNER'S BATHROOM ROMAN SHOWER "AMS"
FOUR BEDROOM W/BONUS ROOM "BDV"



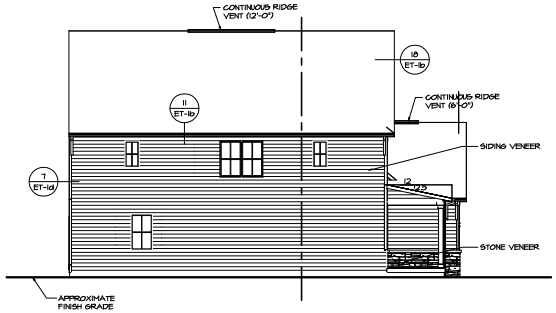
7 A-2b **PARTIAL LEFT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
SHOWN W/ BRICK VENEER FRONT "EVA"



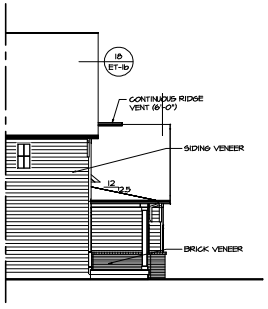
8 A-2b **PARTIAL LEFT ELEVATION**

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



9 A-2b **LEFT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "K" "ELK"
SHOWN W/ FOUR BEDROOM W/LOFT "BDH"
OWNER'S BATHROOM ROMAN SHOWER "AMS"
WINDOW DINING AREA SIDE "WBA"



10 A-2b **LEFT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "L" "ELL"
SHOWN W/ FOUR BEDROOM W/LOFT "BDH"
OWNER'S BATHROOM ROMAN SHOWER "AMS"

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OPTION

MODEL OAK PARK
DRAWING TITLE
LEFT SIDE ELEVATION

OPTION DESCRIPTION

SHEET NO. A-2b

13

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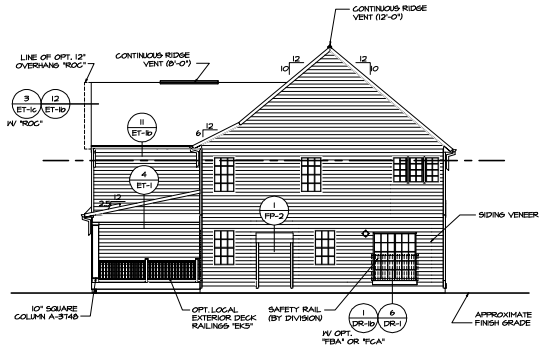
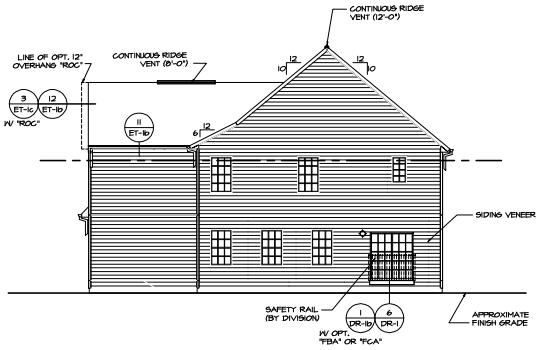


2 A-2c **REAR ELEVATION**

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

SHOWN W/ REAR COVERED PORCH "EPE"
OPT. FIREPLACE FAMILY ROOM REAR "LGF"
OPT. SLIDING GLASS DOOR DINING AREA "DSH"
OPT. OWNER'S BATHROOM SOAKING TUB & SHOWER GLASS SURROUND "AMF"



1 A-2c **REAR ELEVATION**

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

OPT. OWNER'S BATHROOM SHOWER "AMA"
OPT. OWNER'S BATHROOM ROMAN SHOWER "AMS"

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DATE
OPTION

MODEL OAK PARK
DRAWING TITLE
REAR ELEVATION

OPTION DESCRIPTION

SHEET NO. A-2c

14

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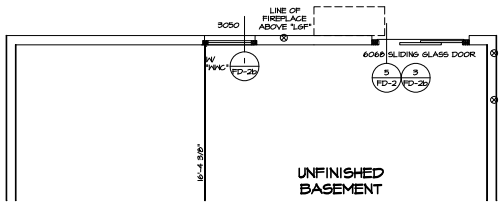
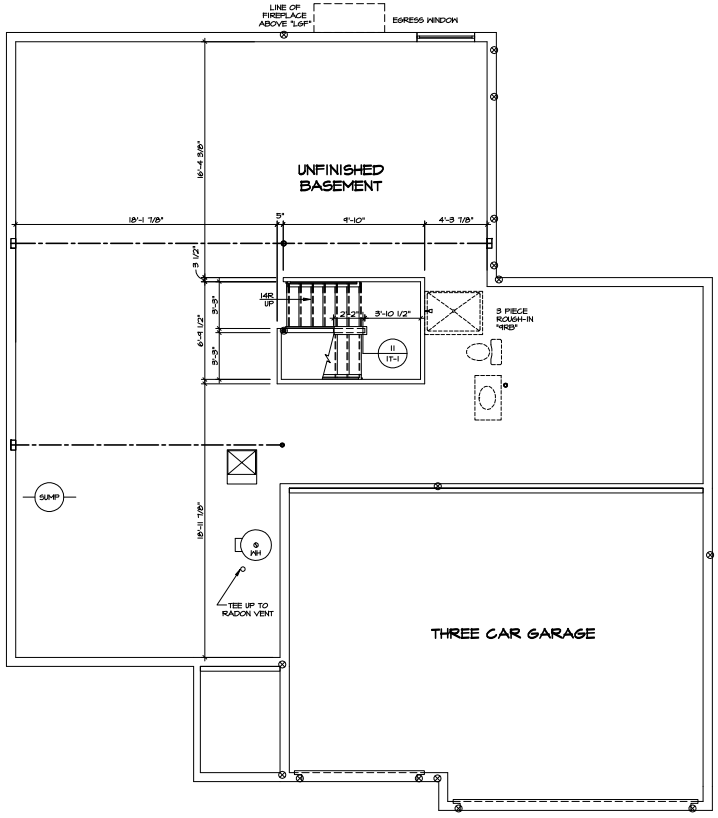


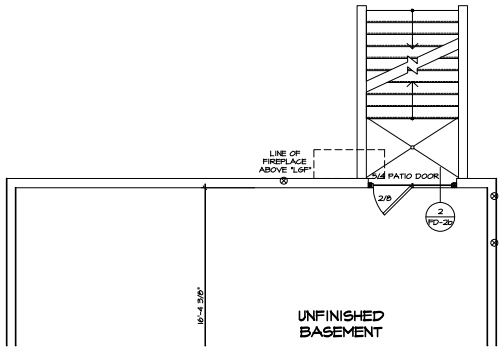
2 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0" SLIDING GLASS DOOR WALKOUT BASEMENT "DSC"
OPT. WINDOW BASEMENT REAR "WMC"



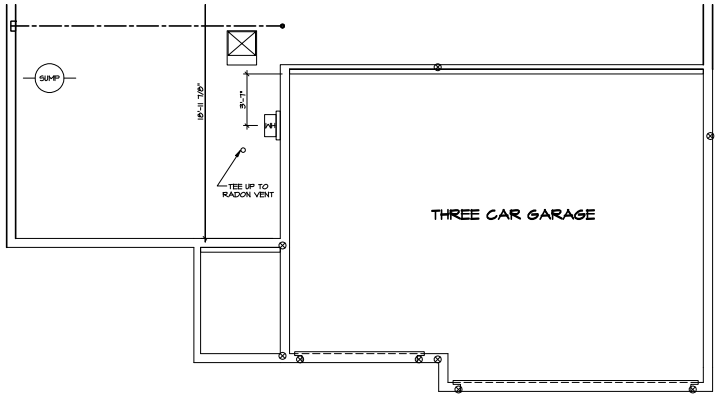
1 A-6 **BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0" UNFINISHED BASEMENT "MEC"



3 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0" DOUBLE PATIO DOOR AREAWAY WELLED EXIT "DGC"



4 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0" WATER HEATER PROPANE TANKLESS "THV", "THM"

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
- MASONRY WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J_ JACKS
- (B_) BEAM/HEADER
- T_ F_ FOOTING/THICKENED SLAB
- C_ STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- L_ LVL
- (X) ENGINEERING PAGE NUMBER
- (XXX) WINDOW/DOOR TAG
- XXX PREGAST LINTEL TAG

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REMARKS

REV. NO. DATE

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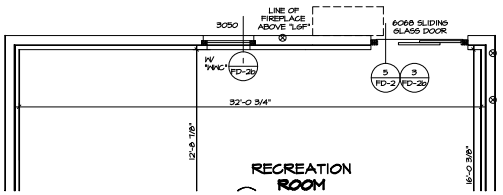
SET NO. OK700
VERSION 01
RELEASE NO. ----
DRAWN BY MM
DATE 05/26/20
OPTION MEC

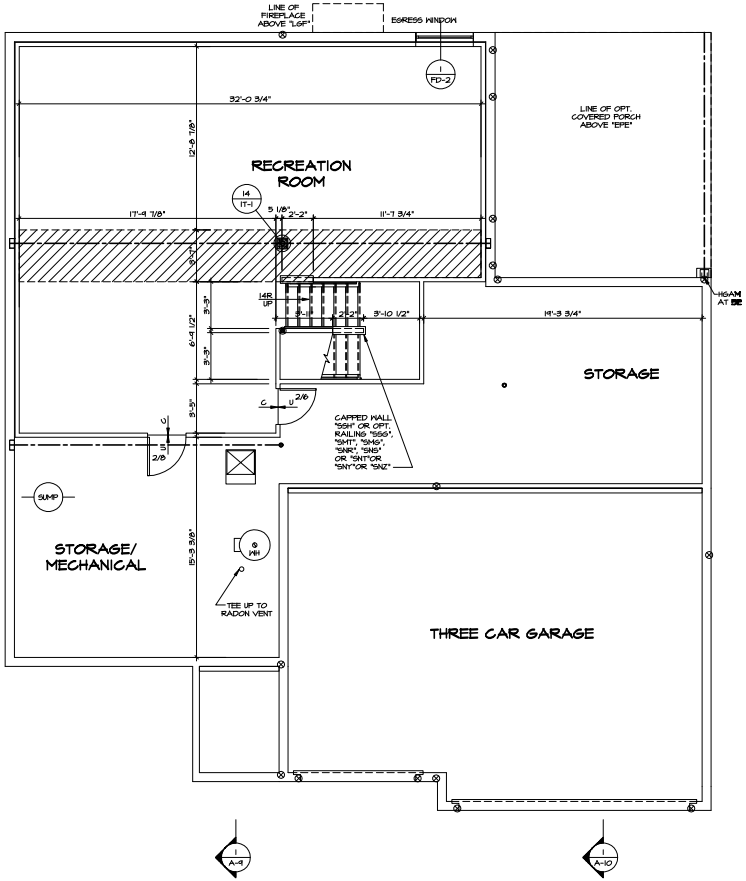
MODEL OAK PARK
DRAWING TITLE BASEMENT FLOOR PLAN - UNFINISHED
OPTION DESCRIPTION UNFINISHED BASEMENT

SHEET NO. A-6

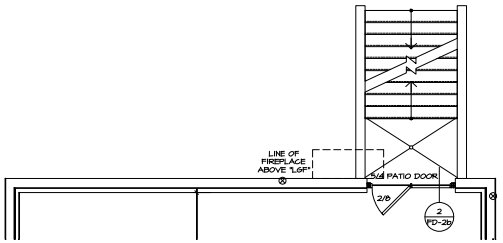
31



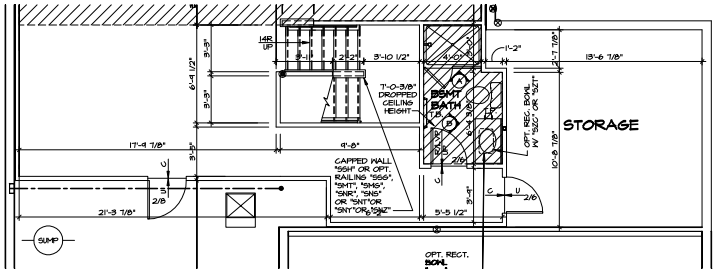
2 A-6 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" SLIDING GLASS DOOR WALKOUT BASEMENT "DSC" OPT. WINDOW BASEMENT REAR "WHC"



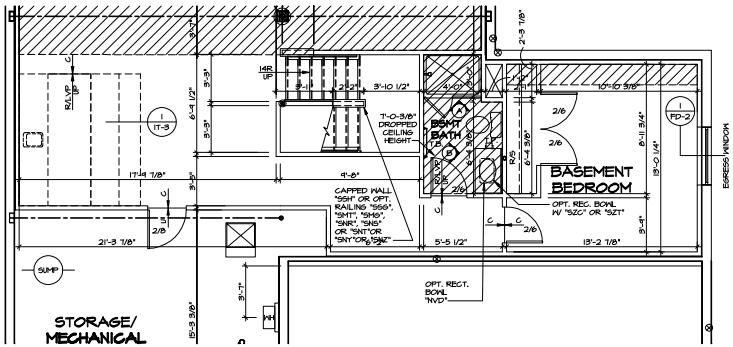
1 A-6 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" UNFINISHED BASEMENT "MEC"



3 A-6 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" DOUBLE PATIO DOOR AREAWAY WELLED EXIT "DGC"



4 A-6 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" BASEMENT BATHROOM SHOWER "AEB"



5 A-6 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" WATER HEATER PROPANE TANKLESS "HHV", "HHM" ONE BEDROOM BASEMENT "BAC" WET BAR BASEMENT "VAZ" WINDOW EGRESS BASEMENT BEDROOM "WHB"

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
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REMARKS | REV. NO. | DATE

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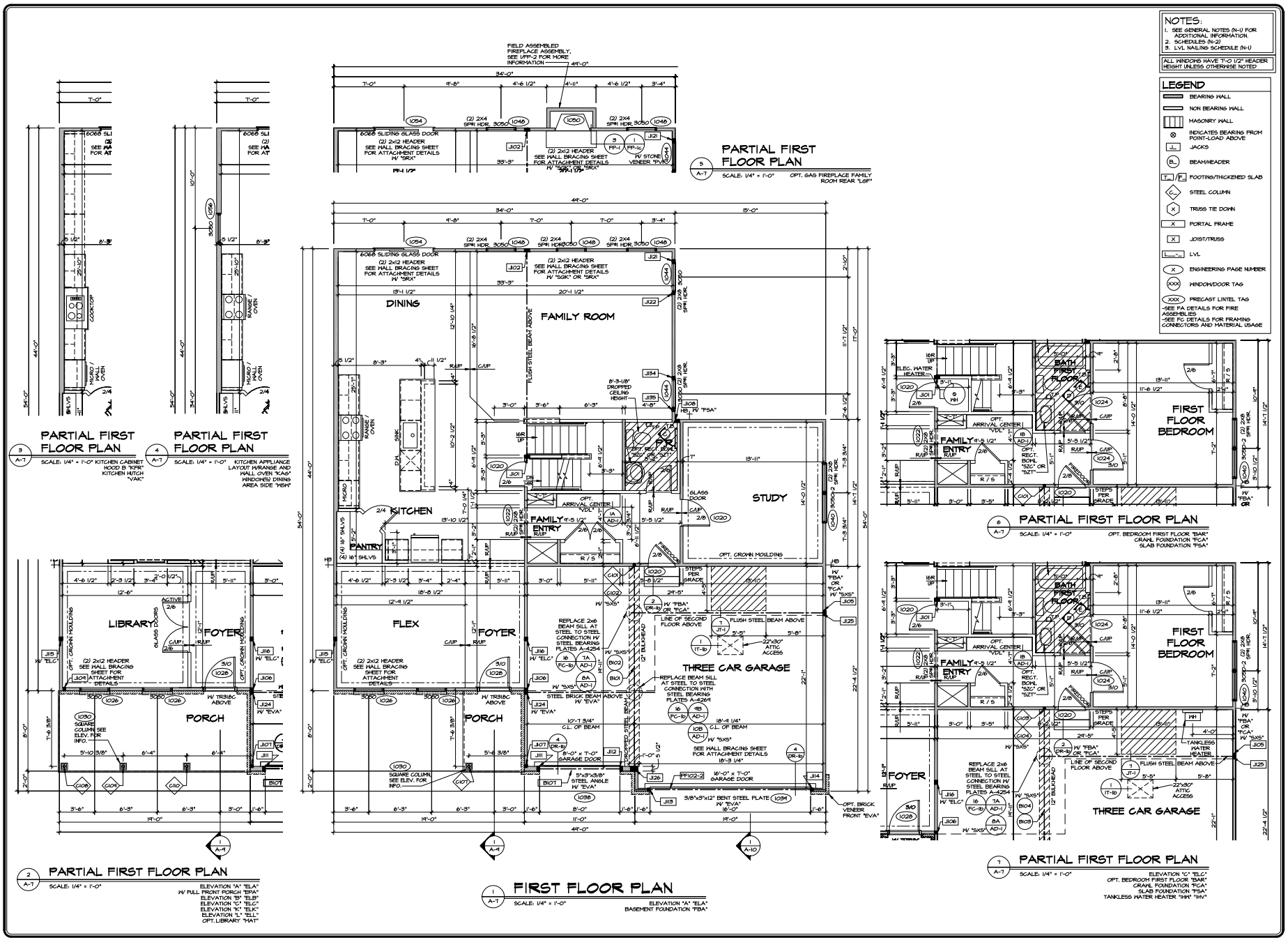
SHEET NO. A-6
MODEL OAK PARK
DRAWING TITLE BASEMENT FLOOR PLAN - FINISHED
OPTION DESCRIPTION FINISHED BASEMENT
SET NO. OKP00
VERSION 01
RELEASE NO. ----
DRAWN BY MM
DATE 05/26/20
OPTION MAC
32

C:\NVR\Active\OAK PARK\OKP00-01\OKP00 Working Version\OKP00 - 01 Basement Floor Plans.vwx - 8.5x11 - MAC.dwg 03/10/26 — 3:10 pm


NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED
LEGEND
BEARING WALL
NON BEARING WALL
MASONRY WALL
INDICATES BEARING FROM POINT-LOAD ABOVE
JACKS
BEAM/HEADER
FOOTING/THICKENED SLAB
STEEL COLUMN
TRUSS TIE DOWN
PORTAL FRAME
JOIST/TRUSS
LVL
ENGINEERING PAGE NUMBER
WINDOW/DOOR TAG
PRECAST LINTEL TAG
-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. GAS FIREPLACE FAMILY ROOM REAR "LSF"
FIELD ASSEMBLED FIREPLACE ASSEMBLY, SEE UFP-2 FOR MORE INFORMATION
6068 SLIDING GLASS DOOR
(2) 2x12 HEADER SEE WALL BRACING SHEET FOR ATTACHMENT DETAILS W/ "SRX"
(2) 2x4 SPR HDR. 3050
(2) 2x12 HEADER SEE WALL BRACING SHEET FOR ATTACHMENT DETAILS W/ "SGX" OR "SRX"
W/ STONE VENEER "FVS"
DINING
FAMILY ROOM
KITCHEN
PANTRY
FAMILY ENTRY
OPT. ARRIVAL CENTER "VDL"
OPT. RECT. BOWL "SZC" OR "SZT"
STUDY
GLASS DOOR
OPT. CROWN MOULDING
FLUSH STEEL BEAM ABOVE
DROPPED CEILING HEIGHT
HB W/ "FSA"
LIBRARY
FOYER
FLEX
PORCH
GLASS DOORS
OPT. CROWN MOULDING
SQUARE COLUMN SEE ELEV. FOR INFO.
W/ TRIB8C ABOVE
REPLACE 2x6 BEAM SILL AT STEEL TO STEEL CONNECTION W/ STEEL BEARING PLATES A-4254
STEEL BRICK BEAM ABOVE W/ "EVA"
THREE CAR GARAGE
LINE OF SECOND FLOOR ABOVE
REPLACE BEAM SILL AT STEEL TO STEEL CONNECTION WITH STEEL BEARING PLATES A-4264
C.L. OF BEAM
SEE WALL BRACING SHEET FOR ATTACHMENT DETAILS
16'-0" x 7'-0" GARAGE DOOR
5"x3"x3/8" STEEL ANGLE W/ "EVA"
3/8"x3"x12" BENT STEEL PLATE W/ "EVA"
OPT. BRICK VENEER FRONT "EVA"
22"x30" ATTIC ACCESS
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" KITCHEN CABINET HOOD B "KFR" KITCHEN HUTCH "VAC"
KITCHEN APPLIANCE LAYOUT W/RANGE AND WALL OVEN "KAS" WINDOW(S) DINING AREA SIDE "WSM"
SCALE: 1/4" = 1'-0" ELEVATION "A" "ELA" W/ FULL FRONT PORCH "EPA" ELEVATION "B" "ELB" ELEVATION "C" "ELC" ELEVATION "K" "ELK" ELEVATION "L" "ELL" OPT. LIBRARY "HAT"
SCALE: 1/4" = 1'-0" ELEVATION "A" "ELA" BASEMENT FOUNDATION "FBA"
SCALE: 1/4" = 1'-0" OPT. BEDROOM FIRST FLOOR "BAR" CRAWL FOUNDATION "FCA" SLAB FOUNDATION "FSA"
SCALE: 1/4" = 1'-0" ELEVATION "C" "ELC" OPT. BEDROOM FIRST FLOOR "BAR" CRAWL FOUNDATION "FCA" SLAB FOUNDATION "FSA" TANKLESS WATER HEATER "WH" "WV"
ELEC. WATER HEATER
BATH FIRST FLOOR
FIRST FLOOR BEDROOM
TANKLESS WATER HEATER
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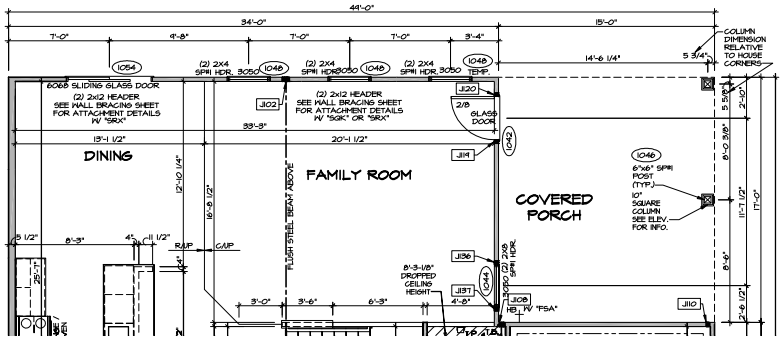
REMARKS
REV. NO.
DATE
SET NO. OKP00
VERSION 01
RELEASE NO. ----
DRAWN BY DM
DATE 05/21/20
SCALE: 1/4"
OPTION
MODEL OAK PARK
DRAWING TITLE FIRST FLOOR PLAN
SHEET NO. A-7
OPTION DESCRIPTION
33
C:\NVR\Active\OAK PARK\OKP00-01\OKP00_Sheets\Master Sets\Plot Files\OKP00_PLOT.dwg 05/21/20 -- 2:10 pm

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

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

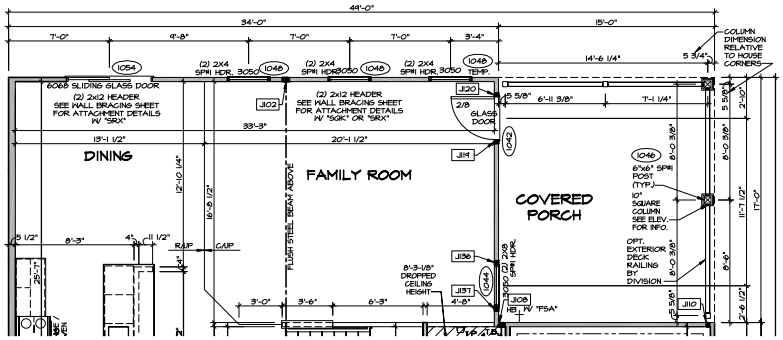
LEGEND
- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTINGS/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE



1 / A-7b PARTIAL FIRST FLOOR PLAN

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



2 / A-7b PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" SHOWN W/OPT. LOCAL EXTERIOR DECK RAILINGS "EK5"

REMARKS

REV. NO. DATE

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SET NO. 04700
VERSION 01
RELEASE NO. ----
DRAWN BY DM
DATE 05/21/20
OPTION EPE

MODEL OAK PARK
DRAWING TITLE FIRST FLOOR PLAN

OPTION DESCRIPTION COVERED PORCH

SHEET NO. A-7b

34

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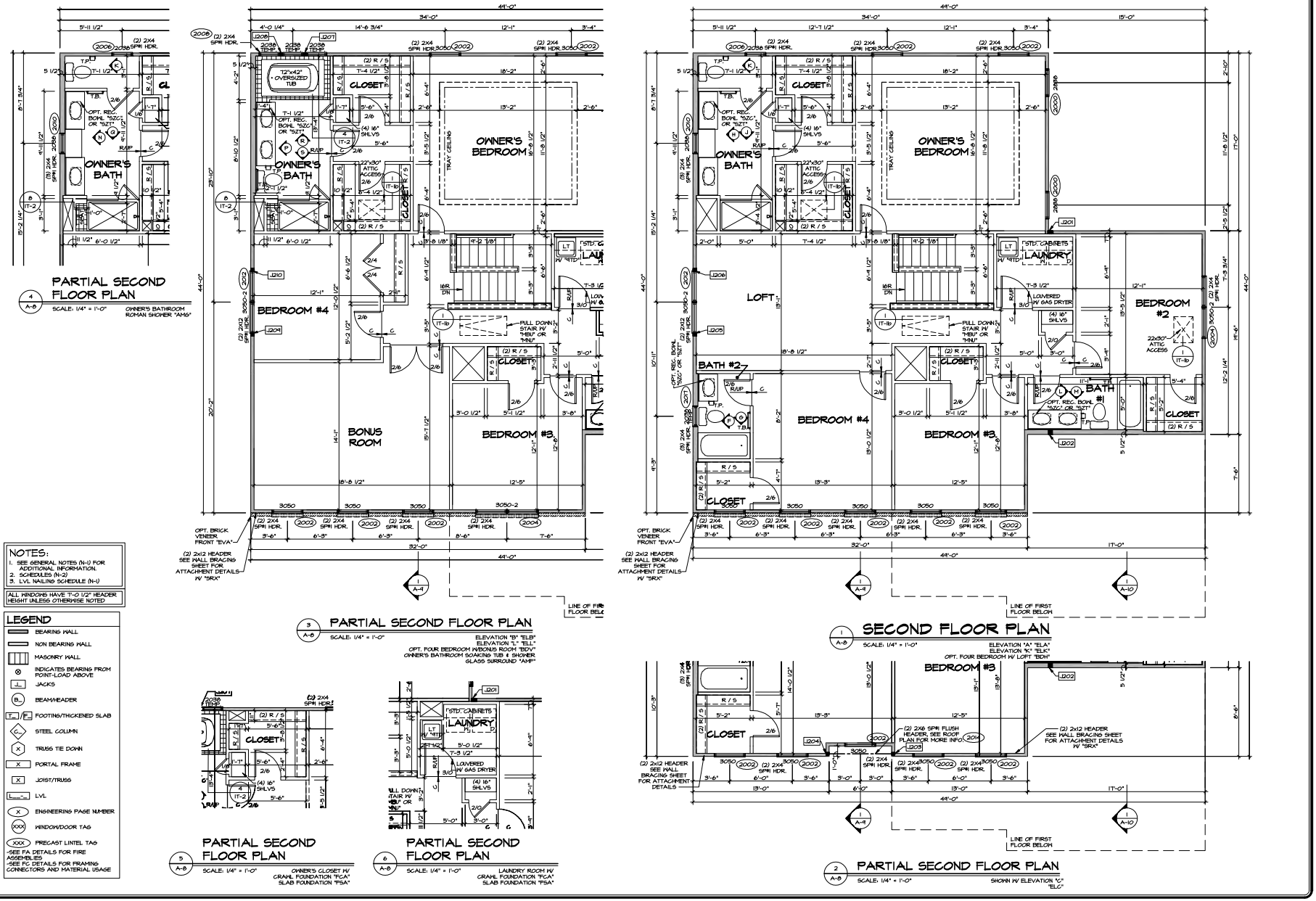

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SET NO. 040900
VERSION 01
RELEASE NO. ----
DRAWN BY DM
DATE 05/25/20
OPTION

MODEL OAK PARK
DRAWING TITLE SECOND FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-8

35

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PALLADIO RANCH

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Details	Details
1	CS-1	COVER SHEET	59	M-1	BASEMENT HVAC							DR-1	WD-1
1.1	SS-1	Spec Sheet	60	M-2	FIRST FLOOR HVAC							DR-1B	WD-2
2	N-1	GENERAL NOTES	61	M-1	FIRST FLOOR HVAC							DR-2	WD-3
3	N-2	SCHEDULES	62	AD-1	STANDARD DETAILS - HOUSE SPECIFIC							DR-3	WS-1
4	A-1	FRONT ELEVATION										ET-1	
5	A-1	FRONT ELEVATION										ET-1B	
6	A-1	FRONT ELEVATION										ET-1C	
7	A-2	SIDE AND REAR ELEVATIONS										ET-1D	
8	A-3	FOUNDATION										ET-1E	
9	A-3B	FOUNDATION										ET-1F	
10	A-3	FOUNDATION										ET-1H	
11	A-3B	FOUNDATION										ET-2	
12	A-3	FOUNDATION										ET-3	
13	A-3B	FOUNDATION										ET-3B	
14	A-3	FOUNDATION										ET-3C	
15	A-3B	FOUNDATION										F-1	
16	A-3	FOUNDATION										F-1B	
17	A-3B	FOUNDATION										F-1C	
18	A-4	FOUNDATION HOLD DOWN										F-2	
19	A-4	FOUNDATION HOLD DOWN										F-3	
20	A-4	FOUNDATION HOLD DOWN										F-3B	
21	A-5	PLUMBING										FA-1B	
22	A-5	PLUMBING										FC-1	
23	A-5	PLUMBING										FC-1B	
24	A-6	BASEMENT FLOOR PLAN										FC-2	
25	A-6	BASEMENT FLOOR PLAN										FC-3	
26	A-7	FIRST FLOOR PLAN										FC-4	
27	A-7	FIRST FLOOR PLAN										FC-5	
28	A-7	FIRST FLOOR PLAN										FD-1	
29	A-7	FIRST FLOOR PLAN										FD-2	
30	A-7B	FIRST FLOOR PLAN										FD-2B	
31	A-9	BUILDING SECTION										FD-3	
32	A-10	BUILDING SECTION										FD-4	
33	A-11	BUILDING SECTION										FP-1	
34	A-12	STAIR SECTION										FP-1C	
35	A-13	KITCHEN										GB-1	
36	A-13	KITCHEN										IT-1	
37	A-13	KITCHEN										IT-1B	
38	A-14	BATH ELEVATIONS										IT-1C	
39	E-1	BASEMENT ELECTRICAL										IT-2	
40	E-1	BASEMENT ELECTRICAL										IT-3	
41	E-2	FIRST FLOOR ELECTRCIAL										JT-1	
42	E-2	FIRST FLOOR ELECTRCIAL										JT-2	
43	E-2	FIRST FLOOR PLAN										KT-1	
44	E-2	FIRST FLOOR PLAN										KT-1B	
45	E-2B	FIRST FLOOR ELECTRICAL										RF-1	
46	E-3	ATTIC STORAGE ELECTRICAL										RF-1B	
47	S-1	FIRST FLOOR FRAMING										RF-1C	
48	S-2	ROOF FRAMING										SEP-1	
49	S-2	ROOF FRAMING										SEP-2	
50	S-3	TRUSS BRACING										SEP-3	
51	S-3	TRUSS BRACING										SEP-4	
52	S-3	TRUSS BRACING										SP-1	
53	S-3	TRUSS BRACING										SP-2	
54	S-4	WALL BRACING										SP-3	
55	S-4	WALL BRACING										ST-1	
56	S-4	WALL BRACING										ST-2	
57	M-1	BASEMENT HVAC										WB-1	
58	M-2	FIRST FLOOR HVAC										WB-2	

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5285 Westview Drive,
Suite 100
Frederick, MD 21703

BASE SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1848 SF
	1848 SF

FIRST FLOOR SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1848 SF
1ST FLOOR CRAWL / SLAB FOUNDATION (DEDUCT SF)	44 SF

GARAGE SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE	431 SF
TWO CAR GARAGE CRAWL/SLAB FOUNDATION (ADD SF)	44 SF

BASEMENT SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	1157 SF
BASEMENT BATH (ADD. SF)	57 SF

UNFINISHED SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT	1157 SF
UNFINISHED BASEMENT STORAGE	743 SF
UNFINISHED BASEMENT STORAGE NO BASEMENT BATH (ADD. SF)	57 SF

FOOTPRINT		
BASE HOUSE:		
WIDTH:	WIDTH:	40'-0"
DEPTH:	DEPTH:	40'-0" 66'-0"
		66'-0"
MAXIMUM:		
WIDTH:	WIDTH:	40'-8"
DEPTH:	DEPTH:	40'-8" 72'-0"
		72'-0"

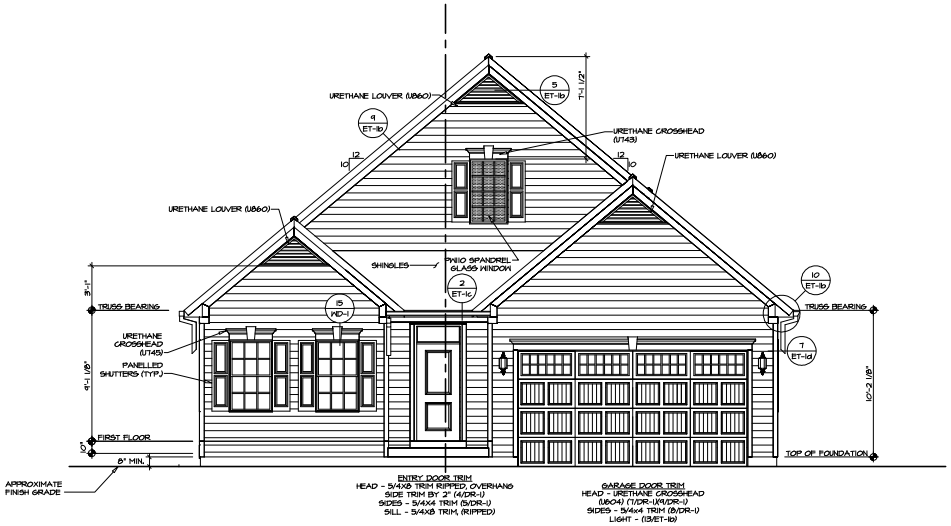
SET NO. - VERSION: PLDOA - 01 | SHEET NO.: CS-1 | PAGE NO.: 1

RELEASE NO. ----

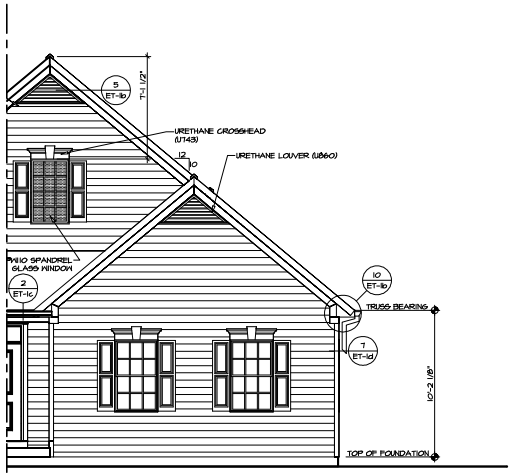
C:\NVR\Solves\PALLADIO RANCH_PLDOA_01_111421\Sheets\Master Set\Cover Sheet\CS-1 COVERSHEET.dwg 04/17/23 - 4:50 pm

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

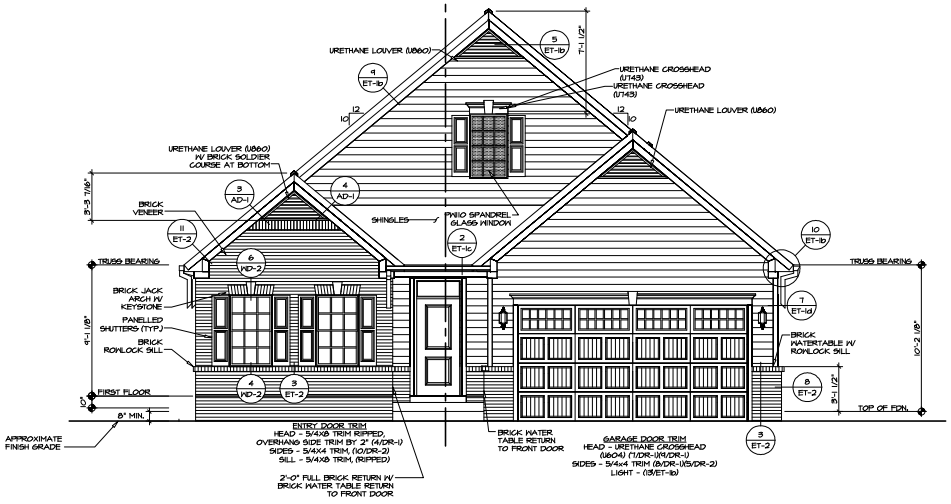
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



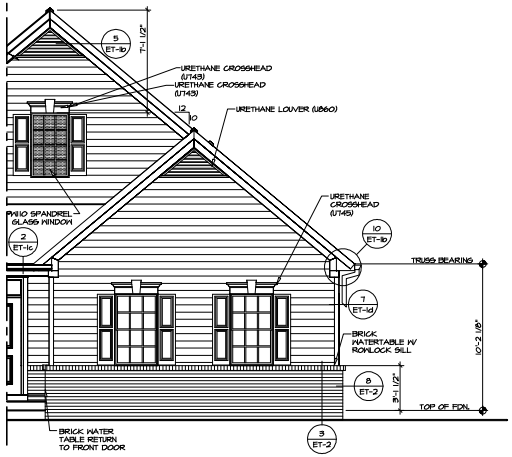
1 / A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SIDING VENEER FRONT "EVF"
TWO CAR FRONT ENTRY GARAGE "SCB"



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



3 / A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
PARTIAL BRICK VENEER FRONT "EVM"
TWO CAR FRONT ENTRY GARAGE "SCB"



4 / A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
PARTIAL BRICK VENEER FRONT "EVM"
TWO CAR SIDE ENTRY GARAGE "SCC"

REV. NO.	DATE	REMARKS
1	4/6/17	SPM - REVISED GARAGE DOOR DESIGN MARKETING ITEM

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SET NO. FLDOA
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 2/1/17

MODEL PALLADIO RANCH
DRAWING TITLE FRONT ELEVATION

OPTION	DESCRIPTION
"ELA"	ELEVATION "A"
"EVF", "EVM"	SIDING VENEER, PARTIAL BRICK VENEER
"SCB", "SCC"	FRONT ENTRY GARAGE, SIDE ENTRY GARAGE

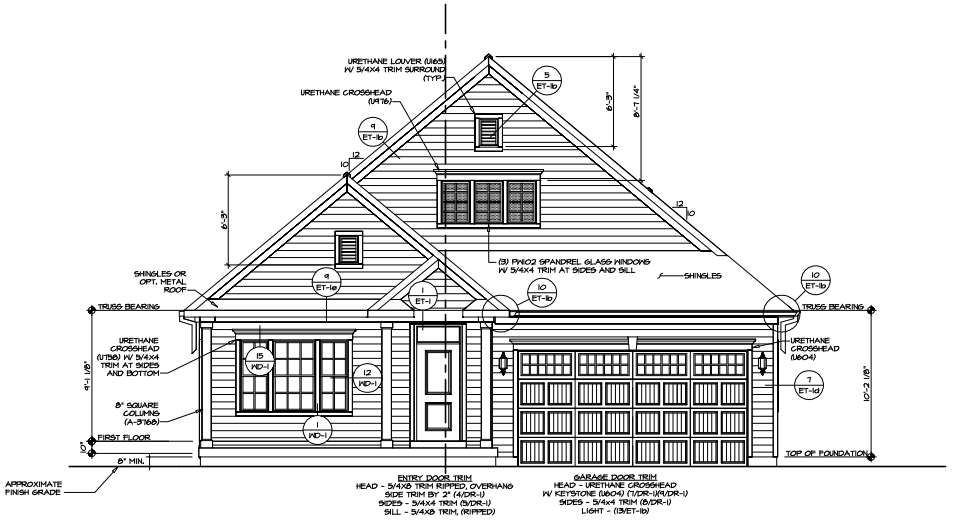
SHEET NO. A-1

4

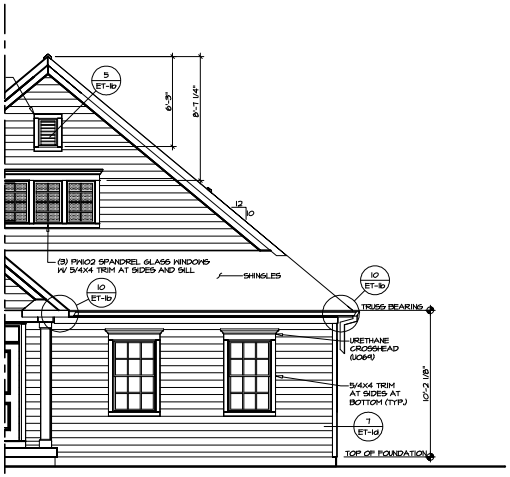
C:\NVR\Drawings\PALLADIO RANCH\FLDOA 01 1124\A Elevations\A-1 ELA EVM.dwg 04/07/25 - 4:50 pm

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

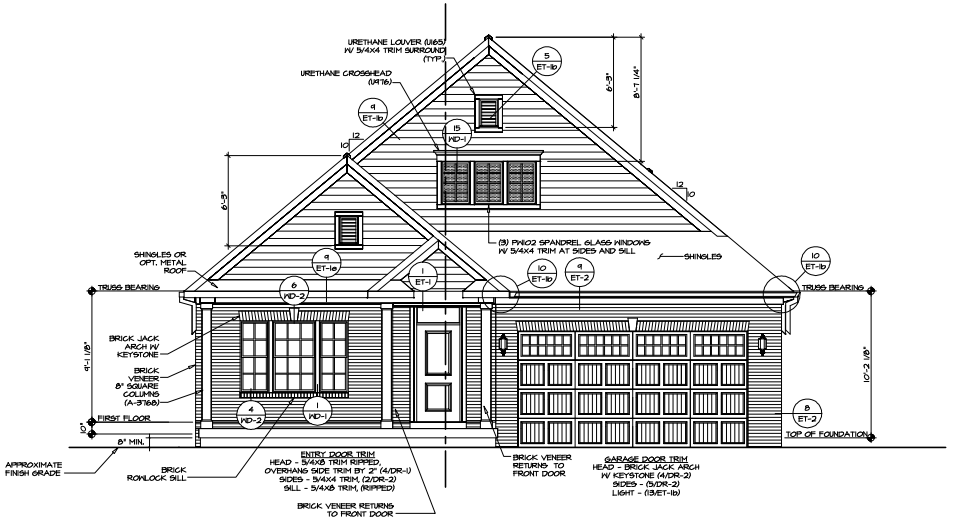
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



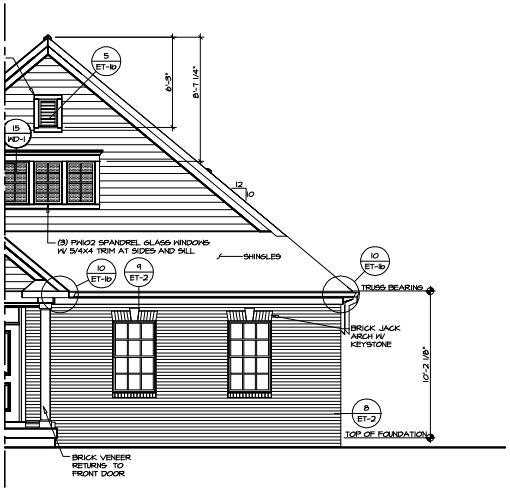
1/A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
SIDING VENEER FRONT "EVF"
TWO CAR FRONT ENTRY GARAGE "GCB"



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



3/A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
PARTIAL BRICK VENEER FRONT "EVM"
TWO CAR FRONT ENTRY GARAGE "GCB"



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

REMARKS
SPEC REV'S GARAGE DOOR AND REMOVED SHUTTERS W/ "GCB" (MARKETING TYP-ES)

REV. NO.	DATE
	4/6/17

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Frederick, MD 21703

SHEET NO. A-1

MODEL PALLADIO RANCH
DRAWING TITLE FRONT ELEVATION

SET NO. FLDOA
VERSION 01
RELEASE NO. ----
DRAWN BY SPW
DATE 2/1/17

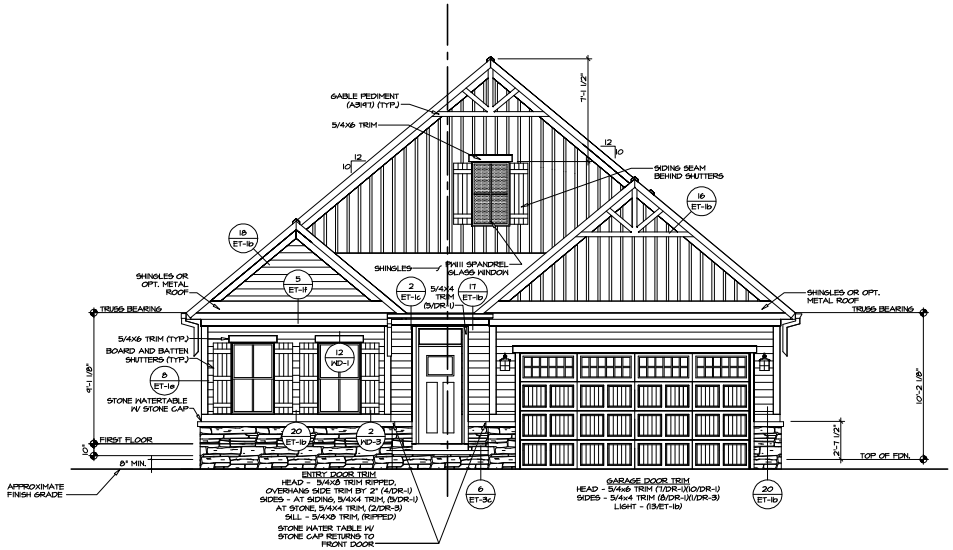
OPTION	DESCRIPTION
"ELB"	ELEVATION "B"
"EVF", "EVM"	SIDING VENEER, PARTIAL BRICK VENEER
"GCB", "GCC"	FRONT ENTRY GARAGE, SIDE ENTRY GARAGE

5

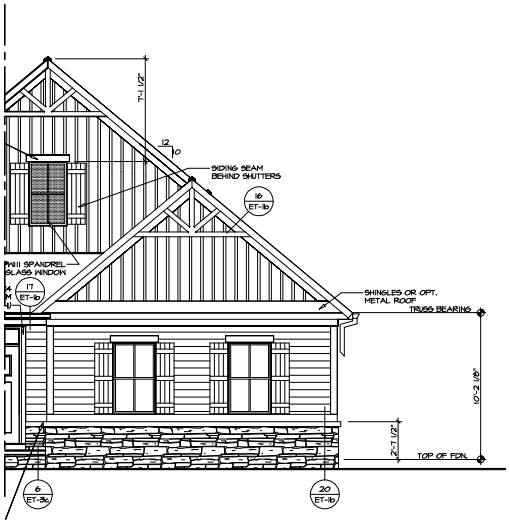
C:\NVR\Drawings\PALLADIO RANCH\FLDOA 01 1124\Elevations\Vol-1 ELB EVM GCC.dwg 04/07/25 - 4:50 pm

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

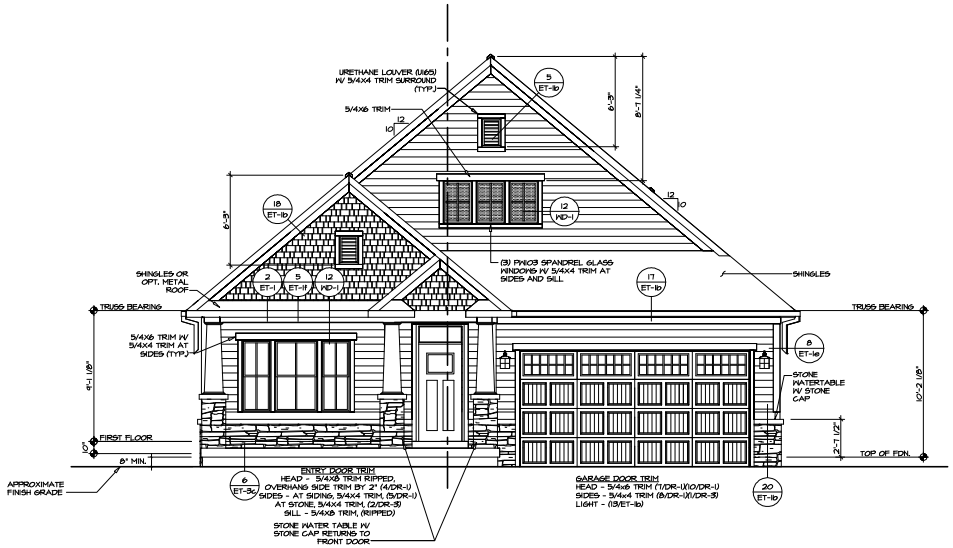
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



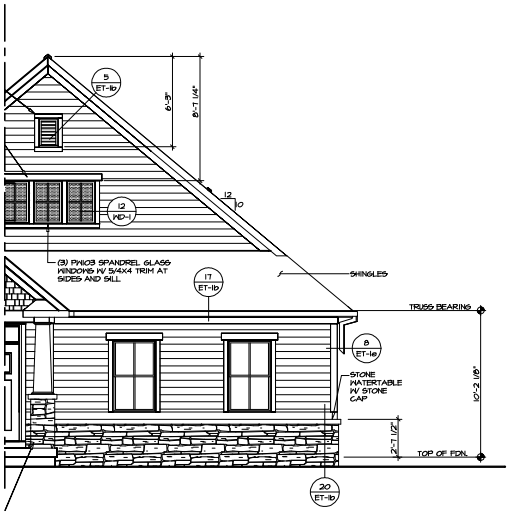
1 A-1 **FRONT ELEVATION "K"**
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "6CB"



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



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



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

REV. NO.	DATE	REMARKS
1	4/6/17	SPM - REVISED FRONT DOOR W/ "ELK" AND "ELL" MARKETING ITEM
2	5/31/18	SPM - REVISED GABLE PEDIMENT PLACEMENT PER DETAIL 16/ET-1b (PAR #5045)

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Frederick, MD 21703

SET NO. FLDOA
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 2/1/17

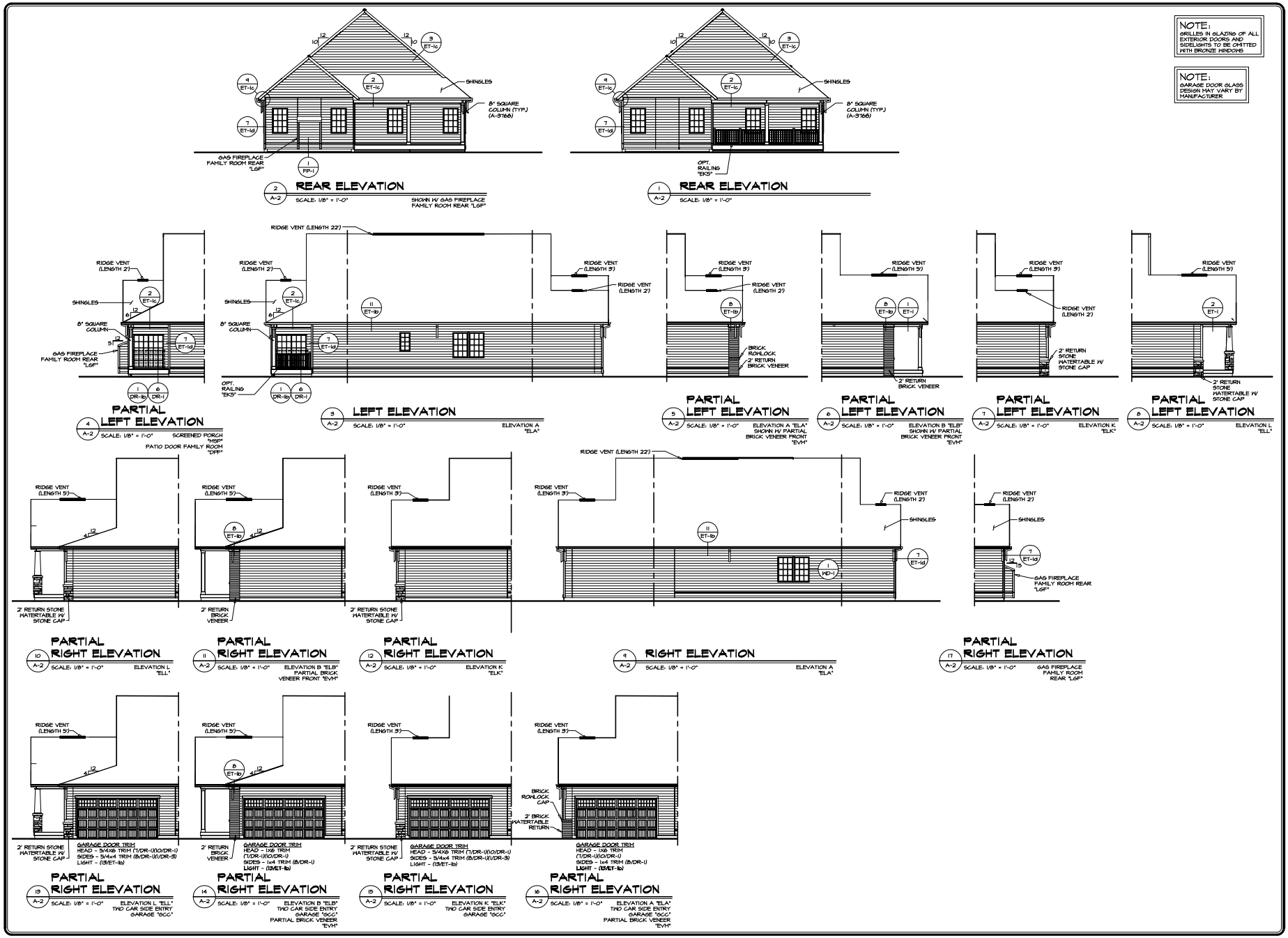
OPTION	DESCRIPTION
"ELK", "ELL"	ELEVATION "K", ELEVATION "L"
"6CB"	TWO CAR FRONT ENTRY GARAGE
"6CC"	TWO CAR SIDE ENTRY GARAGE

MODEL
PALLADIO RANCH
DRAWING TITLE
FRONT ELEVATION
PARTIAL FRONT ELEVATION

SHEET NO.
A-1

6

C:\NVR\Active\PALLADIO RANCH\FLDOA 01 (12)\Elevations\A-1 ELK ELL FRONT.dwg 04/17/18 - 4:50 pm


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
REAR ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ GAS FIREPLACE FAMILY ROOM REAR "LGF"
REAR ELEVATION
SCALE: 1/8" = 1'-0"
PARTIAL LEFT ELEVATION
SCREENED PORCH "MSP"
PATIO DOOR FAMILY ROOM "DPF"
LEFT ELEVATION
ELEVATION A "ELA"
PARTIAL LEFT ELEVATION
ELEVATION A "ELA" SHOWN W/ PARTIAL BRICK VENEER FRONT "EVM"
PARTIAL LEFT ELEVATION
ELEVATION B "ELB" SHOWN W/ PARTIAL BRICK VENEER FRONT "EVM"
PARTIAL LEFT ELEVATION
ELEVATION K "ELK"
PARTIAL LEFT ELEVATION
ELEVATION L "ELL"
PARTIAL RIGHT ELEVATION
ELEVATION L "ELL"
PARTIAL RIGHT ELEVATION
ELEVATION B "ELB" PARTIAL BRICK VENEER FRONT "EVM"
PARTIAL RIGHT ELEVATION
ELEVATION K "ELK"
RIGHT ELEVATION
ELEVATION A "ELA"
PARTIAL RIGHT ELEVATION
GAS FIREPLACE FAMILY ROOM REAR "LGF"
PARTIAL RIGHT ELEVATION
ELEVATION L "ELL" TWO CAR SIDE ENTRY GARAGE "SGG"
PARTIAL RIGHT ELEVATION
ELEVATION B "ELB" TWO CAR SIDE ENTRY GARAGE "SGG" PARTIAL BRICK VENEER "EVM"
PARTIAL RIGHT ELEVATION
ELEVATION K "ELK" TWO CAR SIDE ENTRY GARAGE "SGG"
PARTIAL RIGHT ELEVATION
ELEVATION A "ELA" TWO CAR SIDE ENTRY GARAGE "SGG" PARTIAL BRICK VENEER "EVM"
SHEET NO. A-2
MODEL PALLADIO RANCH
DRAWING TITLE SIDE AND REAR ELEVATIONS
OPTION DESCRIPTION ELEVATIONS A, B, K, L TWO CAR SIDE ENTRY GAR., SCREENED PORCH GAS FIREPLACE FAMILY ROOM REAR
SET NO. PLDOA
VERSION 01
RELEASE NO. ----
DRAWN BY SPW
DATE 7/27/11
OPTION ELA, ELB, ELK, ELL SGG, MSP LGF
REMARKS
REV. NO. DATE
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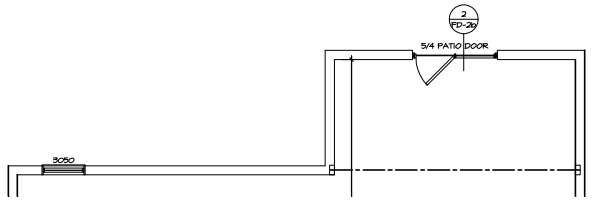
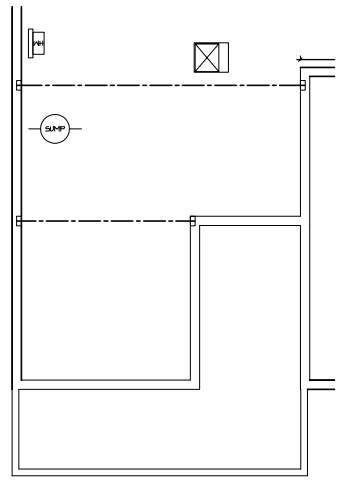
7
C:\NVR\Schemes\PALLADIO RANCH_PLDOA_01_112104\Sheets\Versions_8x11\Elevations\VE-3 ELV_ARCH1.dwg 08/27/25 - 4:50 pm



4 / A-6 PARTIAL BASEMENT FLOOR PLAN

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

BASEMENT WINDOW REAR "WMC" W/ DOUBLE PATIO DOOR WALK OUT BASEMENT "DPC"



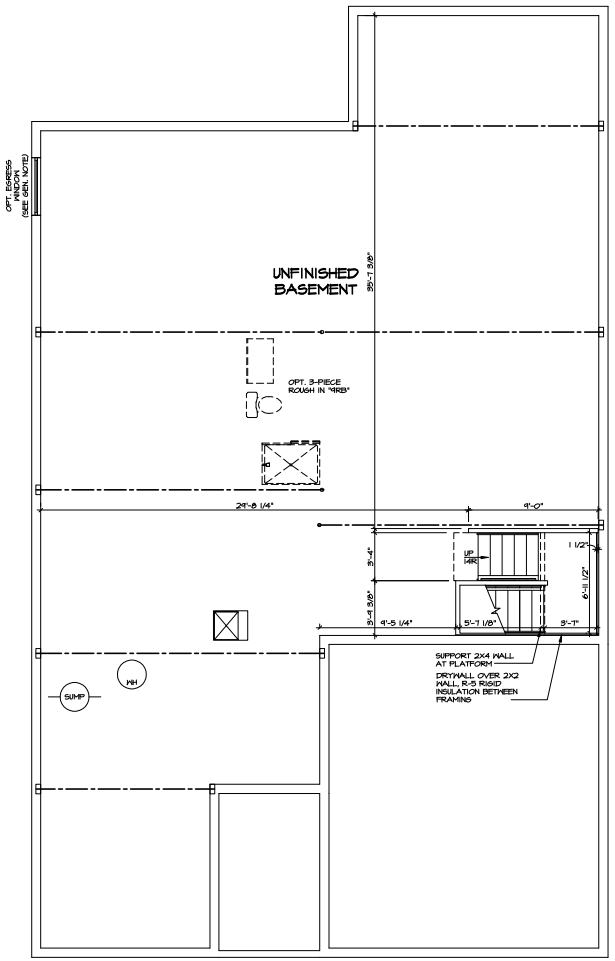
ELEVATION "B" AND "L"
"ELB"/"ELL"

1 / A-9 1 / A-10

2 / A-6 PARTIAL BASEMENT FLOOR PLAN

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

WATER HEATER PROPANE TANKLESS "WH" OR WATER HEATER NATURAL GAS TANKLESS "WHN"



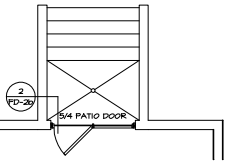
ELEVATION "A" AND "K"
"ELA"/"ELK"

1 / A-9 1 / A-10 1 / A-11

1 / A-6 BASEMENT FLOOR PLAN

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

BASEMENT EGRESS WINDOW "WMC"



3 / A-6 PARTIAL BASEMENT FLOOR PLAN

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

OPT. DOUBLE PATIO DOOR AREAWAY WELLED EXIT "DGC"

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
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

-SEE PA DETAILS FOR FIRE ASSEMBLIES
-SEE PG DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REMARKS

REV. NO. DATE

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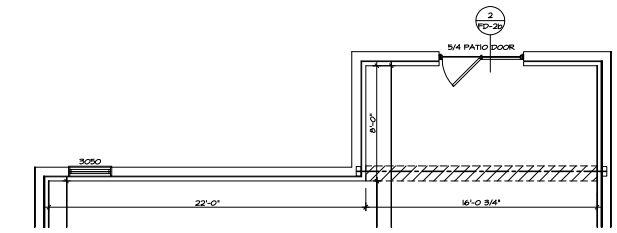
SET NO. FLOOR
VERSION 01
RELEASE NO. ----
DRAWN BY DRH
DATE 1/20/17
OPTION MEC

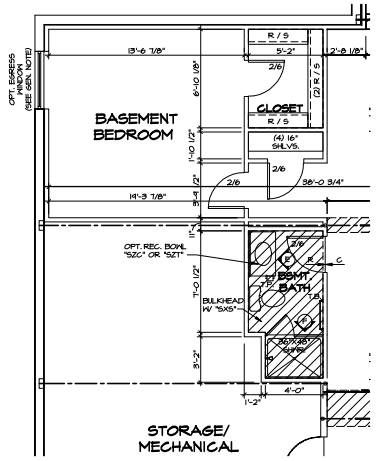
MODEL PALLADIO RANCH
DRAWING TITLE BASEMENT FLOOR PLAN
OPTION DESCRIPTION UNFINISHED BASEMENT

SHEET NO. A-6

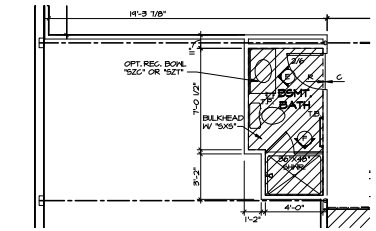
24



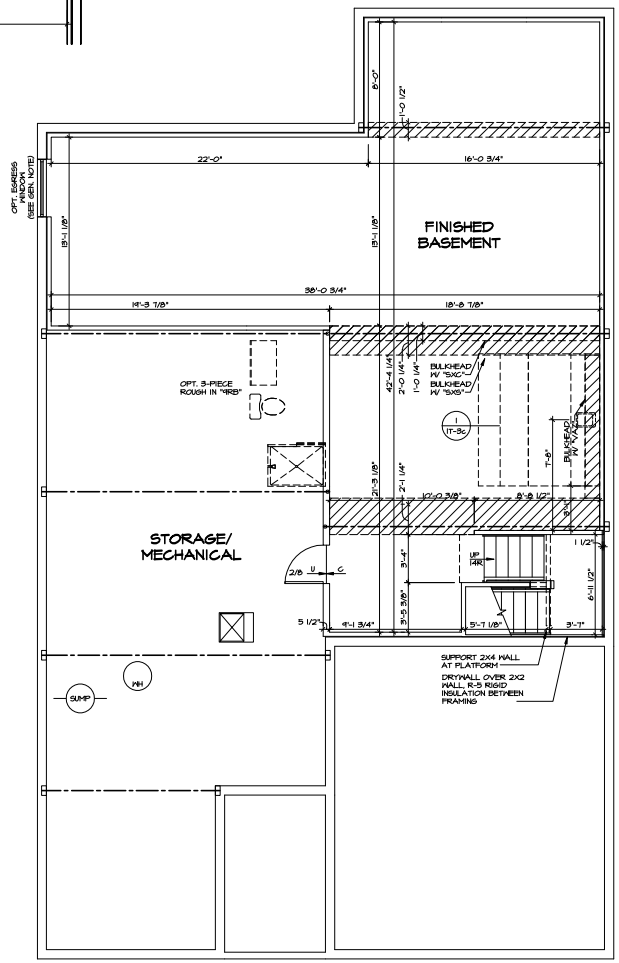
5 A-6 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. BASEMENT WINDOW REAR "WMC"
OPT. DOUBLE PATIO DOOR WALK-OUT BASEMENT "DPC"



4 A-6 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
BASEMENT BEDROOM "BAC"
BASEMENT BATHROOM "AEB"
BASEMENT BEDROOM EGRESS WINDOW "WMB"



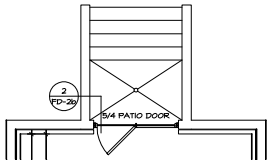
3 A-6 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
BASEMENT BATHROOM "AEB"



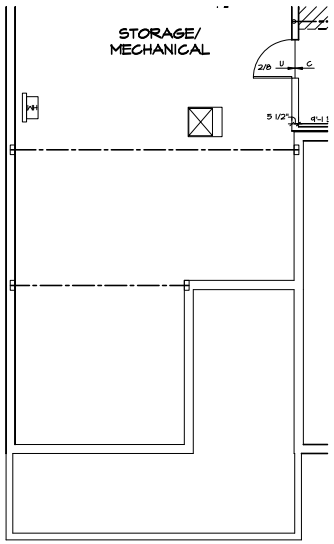
ELEVATION "A" AND "K"
"ELA","ELK"

1 A-9 1 A-10 1 A-11

1 A-6 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
BASEMENT EGRESS WINDOW "WMC"



6 A-6 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. DOUBLE PATIO DOOR AREAWAY WELLED EXIT "DQC"



ELEVATION "B" AND "L"
"ELB","ELL"

1 A-9 1 A-10

2 A-6 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION B "ELB", ELEVATION L "ELL"
SHOWN W/ WATER HEATER PROPANE TANKLESS "WH"
OR WATER HEATER NATURAL GAS TANKLESS "WH"

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
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

-SEE PA DETAILS FOR FIRE ASSEMBLIES
-SEE PC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REMARKS
REV. NO. 1 DATE 4/6/17 SPM - PROTOTYPE AND MARKETING REVIEW ITEMS

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SET NO. FLOOR
VERSION 01
RELEASE NO. ----
DRAWN BY: DRH
DATE: 1/20/17
OPTION: MAC

MODEL PALLADIO RANCH
DRAWING TITLE BASEMENT FLOOR PLAN
OPTION DESCRIPTION FINISHED BASEMENT

SHEET NO. A-6

25

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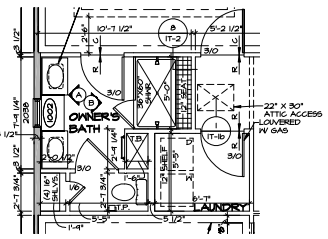
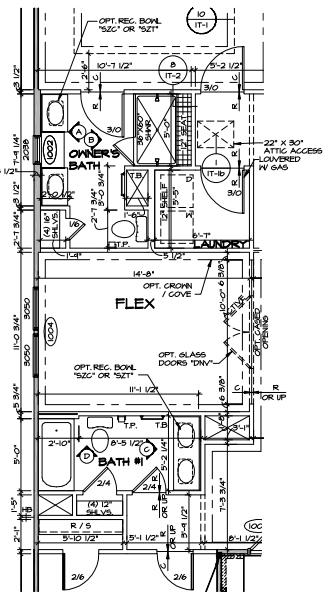


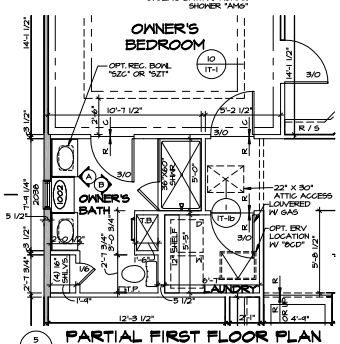
PARTIAL FIRST FLOOR PLAN

4 A-7 SCALE: 1/4" = 1'-0" INTERIOR DOOR OWNER'S BATH "DLM"



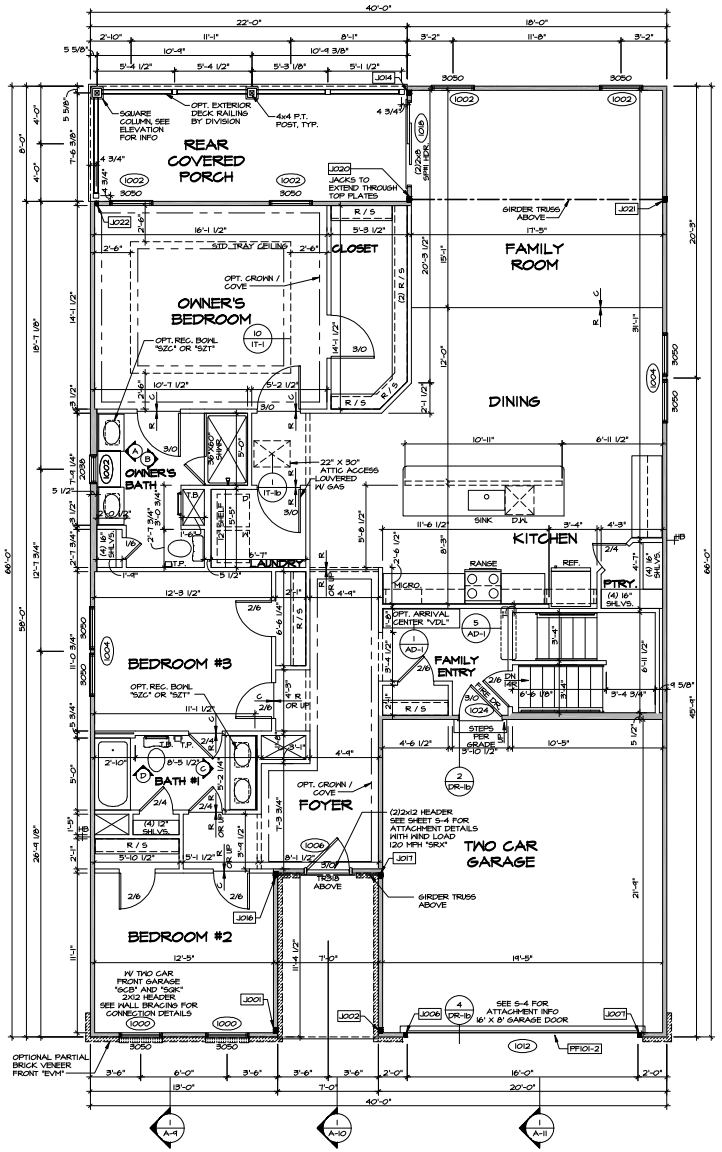
PARTIAL FIRST FLOOR PLAN

3 A-7 SCALE: 1/4" = 1'-0" FLEX ROOM "MCF" OWNER'S BATH W/ ROMAN SHOWER "AMG"



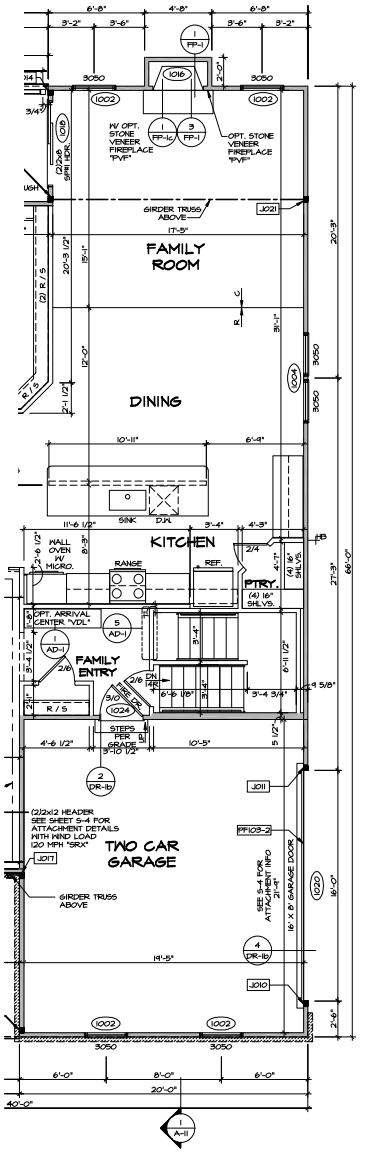
PARTIAL FIRST FLOOR PLAN

5 A-7 SCALE: 1/4" = 1'-0" ERV AIR SUPPLY "BCD"



FIRST FLOOR PLAN

1 A-7 SCALE: 1/4" = 1'-0" ELEVATION A "ELA" TWO CAR GARAGE - FRONT ENTRY "SCB" KITCHEN LAYOUT W/ RANGE "KAA" BEDROOM THREE "BCB" OWNER'S BATH "AMA"



PARTIAL FIRST FLOOR PLAN

2 A-7 SCALE: 1/4" = 1'-0" KITCHEN LAYOUT W/ RANGE & WALL OVEN "KAB" GAS FIREPLACE FAMILY RM REAR "LSF" TWO CAR GARAGE - SIDE ENTRY "SCC"

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
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FG DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REV. NO.	DATE	REMARKS
1	4/6/17	SPM - PROTOTYPE AND MARKETING REVIEW ITEMS
2	8/16/18	SPM - REPLACED 1 BC W/ 1 BC, 1B BATH W/ W/ BEDROOM #3 (FOR SOLDIER)
3	4/4/19	JAB - ROOM LAYOUT

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Frederick, MD 21703

SHEET NO. A-7

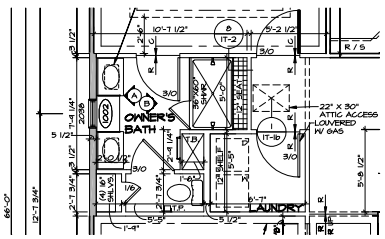
MODEL PALLADIO RANCH

DRAWING TITLE FIRST FLOOR PLAN

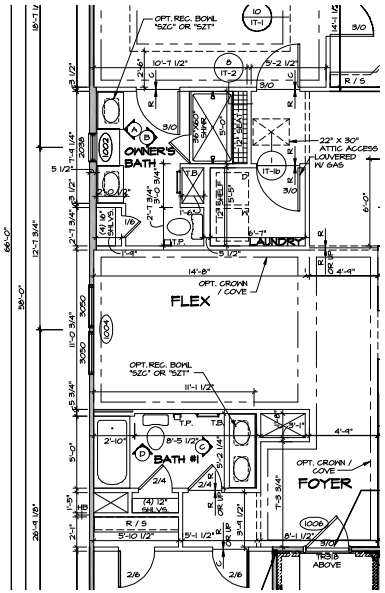
OPTION DESCRIPTION FULL BASEMENT FOUNDATION

SET NO. FLDOA
VERSION 01
RELEASE NO. ----
DRAWN BY: DRH
DATE: 11/8/17
OPTION
FBA

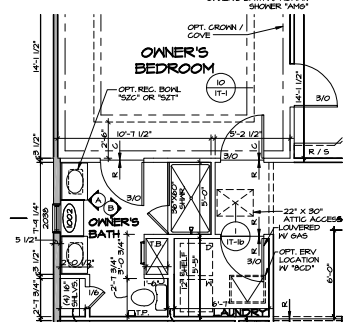
26



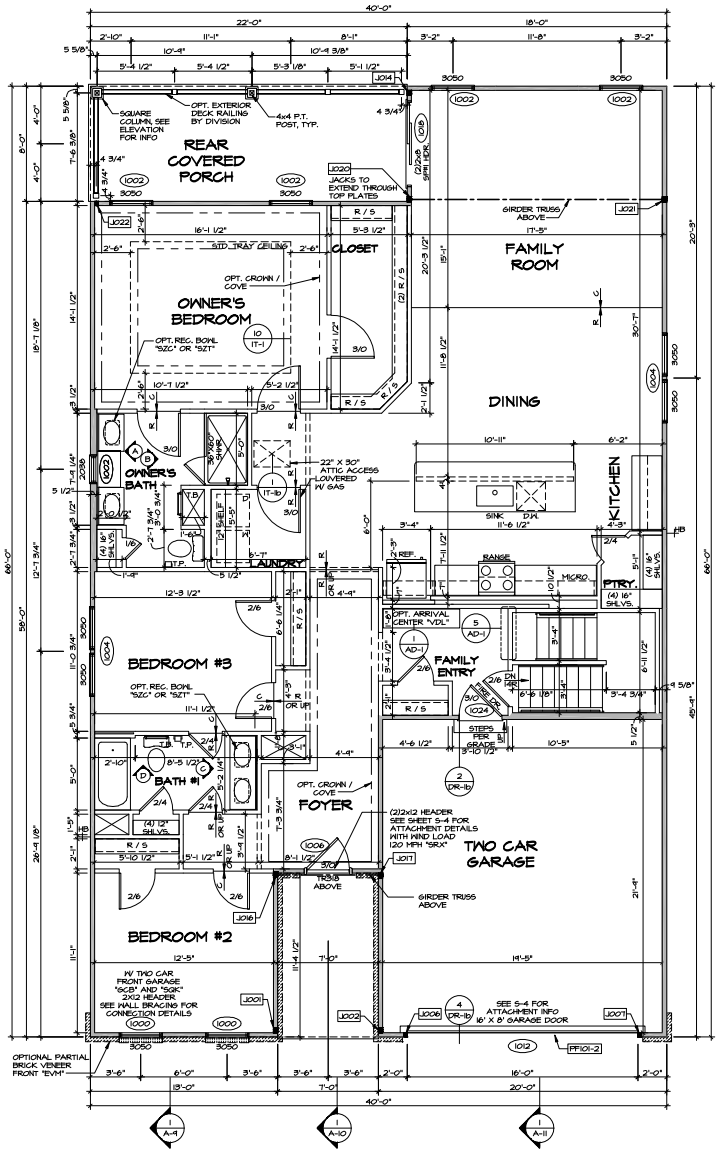
4 A-7 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" INTERIOR DOOR OWNER'S BATH "DLM"



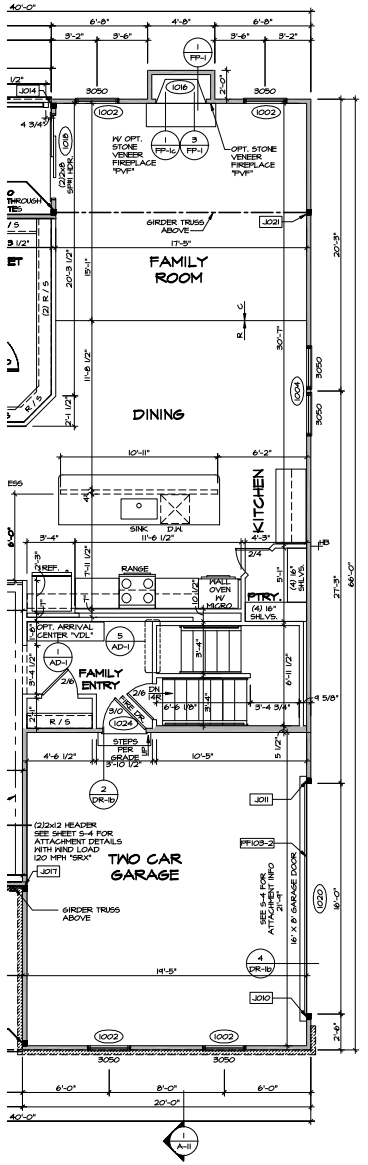
3 A-7 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" FLEX ROOM "MGF" OWNER'S BATH W/ ROMAN SHOWER "AMS"



5 A-7 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" ERV AIR SUPPLY "BCD"



1 A-7 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" ELEVATION A "ELA" TWO CAR GARAGE - FRONT ENTRY "GCB" ALTERNATE KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) "KA4" BEDROOM THREE "BCB" OWNER'S BATH "AMA"



2 A-7 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" ALTERNATE KITCHEN APPLIANCE LAYOUT W/ RANGE AND WALL OVEN (TC) "KA5" GAS FIREPLACE FAMILY RM REAR "LGF" TWO CAR GARAGE - SIDE ENTRY "SCC"

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
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

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REMARKS | REV. NO. | DATE

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Frederick, MD 21703

SET NO. FLOOA
VERSION 01
RELEASE NO. ----
DRAWN BY SJR
DATE 4/4/2022
OPTION

SHEET NO. A-7
MODEL PALLADIO RANCH
DRAWING TITLE FIRST FLOOR PLAN
OPTION DESCRIPTION
27

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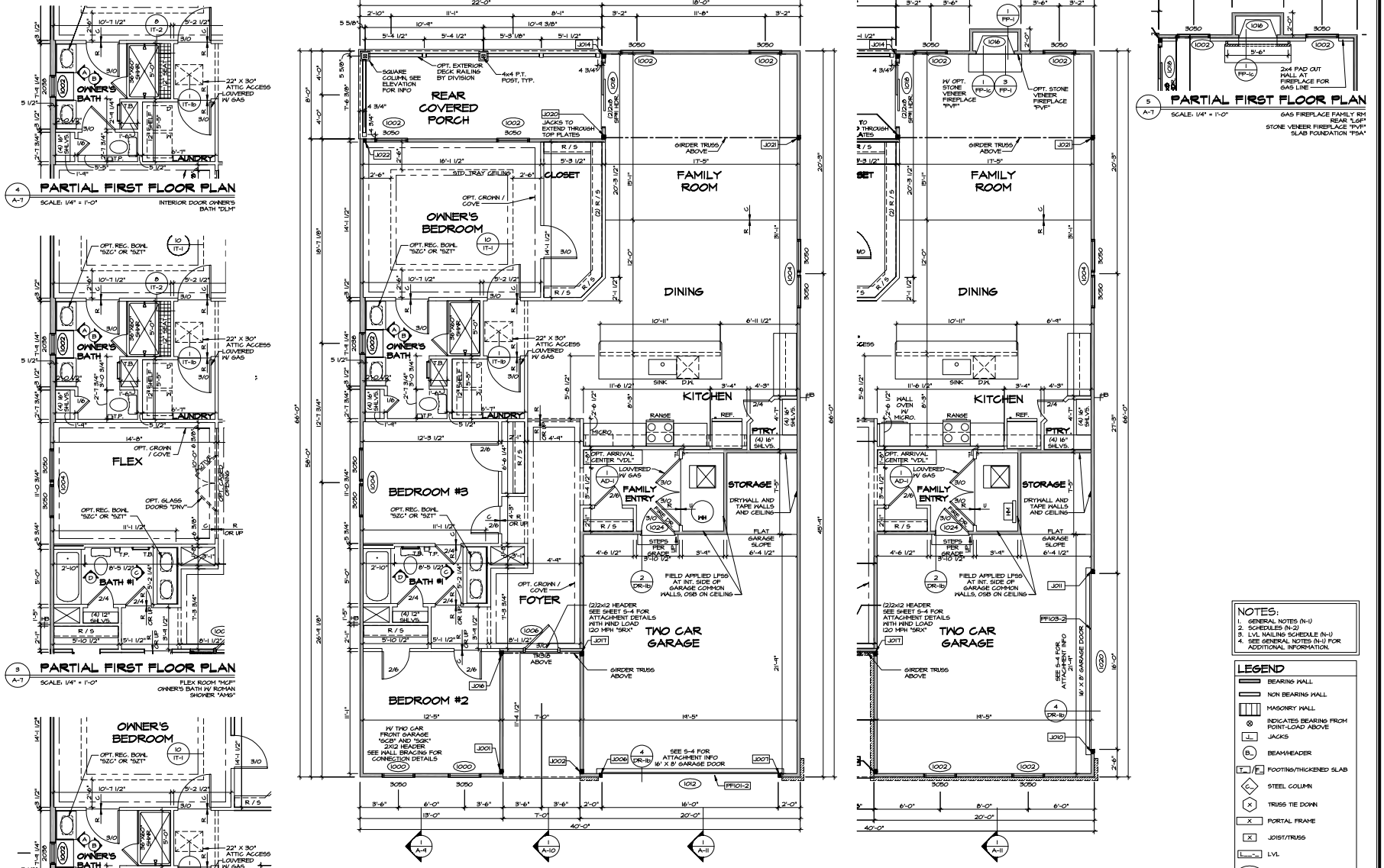
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
INTERIOR DOOR OWNER'S BATH "DLM"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLEX ROOM "MGF"
OWNER'S BATH W/ ROMAN SHOWER "AMS"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ERV AIR SUPPLY "BCD"
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "A" "ELA"
OR ELEVATION "C" "ELC"
CRAWL SPACE FOUNDATION "FCA"
OR SLAB FOUNDATION "FSA"
TWO CAR GARAGE - FRONT ENTRY "GCB"
KITCHEN LAYOUT W/ RANGE "KAA"
BEDROOM THREE "BCB"
OWNER'S BATH "AHA"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
CRAWL SPACE FOUNDATION "FCA"
OR SLAB FOUNDATION "FSA"
SHOWN W/ WATER HEATER PROPANE
TANKLESS "WH"
OR WATER HEATER NATURAL GAS
TANKLESS "WH"
KITCHEN LAYOUT W/ RANGE & WALL OVEN "KAS"
GAS FIREPLACE FAMILY RM REAR "LGF"
TWO CAR GARAGE - SIDE ENTRY "GCC"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
GAS FIREPLACE FAMILY RM REAR "LGF"
STONE VENEER FIREPLACE "FVH"
SLAB FOUNDATION "FSA"
REAR COVERED PORCH
FAMILY ROOM
DINING
KITCHEN
FAMILY ENTRY
STORAGE
PTRY.
OWNER'S BEDROOM
CLOSET
OWNER'S BATH
LAUNDRY
FLEX
BEDROOM #3
BATH #1
FOYER
BEDROOM #2
TWO CAR GARAGE
OPT. STONE VENEER FIREPLACE "FVF"
2x4 PAD OUT WALL AT FIREPLACE FOR GAS LINE
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
MASONRY WALL
INDICATES BEARING FROM POINT-LOAD ABOVE
JACKS
BEAM/HEADER
FOOTING/THICKENED SLAB
STEEL COLUMN
TRUSS TIE DOWN
PORTAL FRAME
JOIST/TRUSS
LVL
ENGINEERING PAGE NUMBER
WINDOW/DOOR TAG
PRECAST LINTEL TAG
-SEE FA DETAILS FOR FIRE ASSEMBLIES.
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE
REMARKS
REV. NO. DATE
1 3/16/18 SPM - REPLACED TR. W/ TB. IN BATH #1 W/ BEDROOM #3 (FAR RIGHT)
2 4/4/18 JAB - ROBIN ADDIT
3 4/9/18 JAB - DATA CLOUD
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Frederick, MD 21703
SET NO. FLDOA
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 07/2017
OPTION
FCA
FSA
MODEL PALLADIO RANCH
DRAWING TITLE FIRST FLOOR PLAN
OPTION DESCRIPTION
CRAWL SPACE FOUNDATION
SLAB FOUNDATION
SHEET NO. A-1
28
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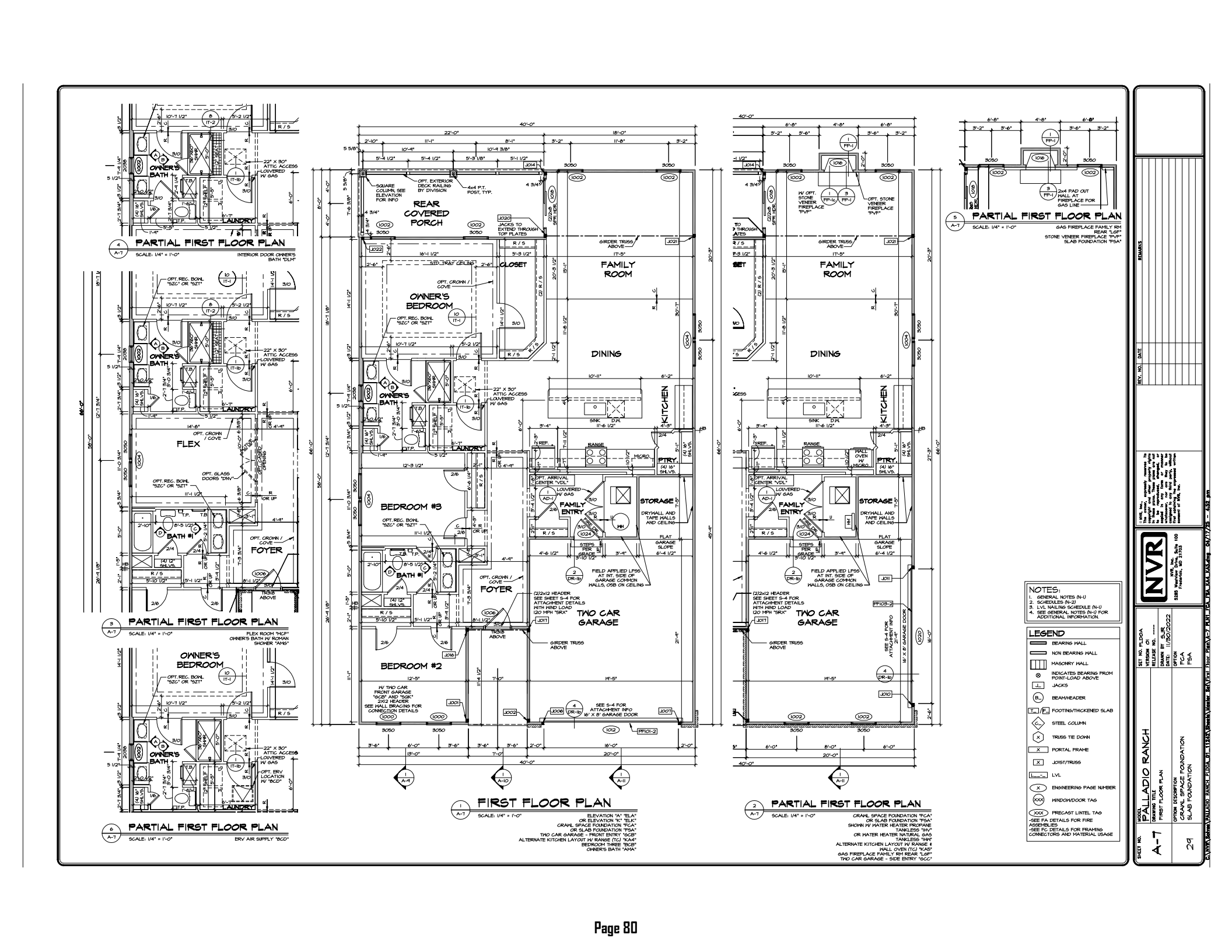
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
INTERIOR DOOR OWNER'S BATH "DLH"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLEX ROOM "MCF"
OWNER'S BATH W/ ROMAN SHOWER "AMS"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ERV AIR SUPPLY "BCD"
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "A" "ELA"
OR ELEVATION "K" "ELK"
CRAWL SPACE FOUNDATION "FCA"
OR SLAB FOUNDATION "FSA"
TWO CAR GARAGE - FRONT ENTRY "SCB"
ALTERNATE KITCHEN LAYOUT W/ RANGE "KAA"
BEDROOM THREE "BCB"
OWNER'S BATH "AMA"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
CRAWL SPACE FOUNDATION "FCA"
OR SLAB FOUNDATION "FSA"
SHOWN W/ WATER HEATER PROPANE
TANKLESS "WH"
OR WATER HEATER NATURAL GAS
TANKLESS "WH"
ALTERNATE KITCHEN LAYOUT W/ RANGE "KAA"
HALL OVEN (TC) "KAS"
GAS FIREPLACE FAMILY RM REAR "LGF"
TWO CAR GARAGE - SIDE ENTRY "SCC"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
GAS FIREPLACE FAMILY RM
REAR "LGF"
STONE VENEER FIREPLACE "FVF"
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
MASONRY WALL
INDICATES BEARING FROM POINT-LOAD ABOVE
JACKS
BEAM/HEADER
FOOTINGS/THICKENED SLAB
STEEL COLUMN
TRUSS TIE DOWN
PORTAL FRAME
JOIST/TRUSS
LVL
ENGINEERING PAGE NUMBER
WINDOW/DOOR TAG
PRECAST LINTEL TAG
-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE
REMARKS
REV. NO.
DATE
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SET NO. FLDOA
VERSION 01
RELEASE NO. ----
DRAWN BY SJR
DATE 11/30/2022
MODEL
PALLADIO RANCH
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION
CRAWL SPACE FOUNDATION
SLAB FOUNDATION
OPTION
FCA
FSA
SHEET NO.
A-1
29
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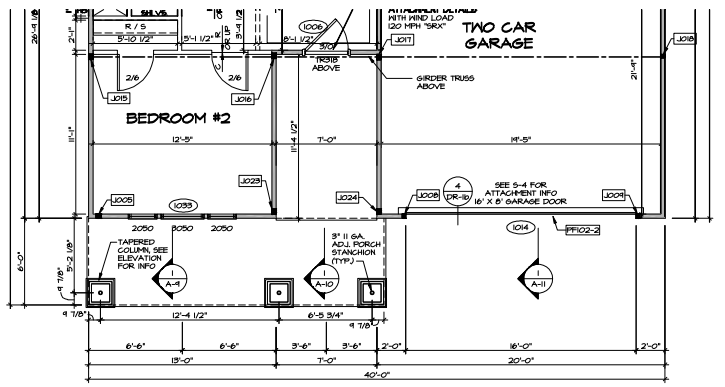
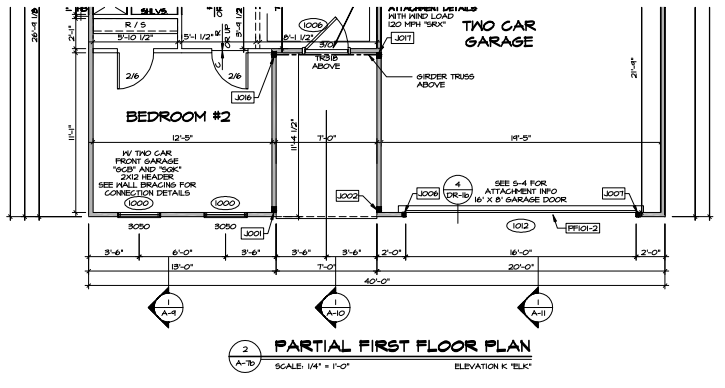


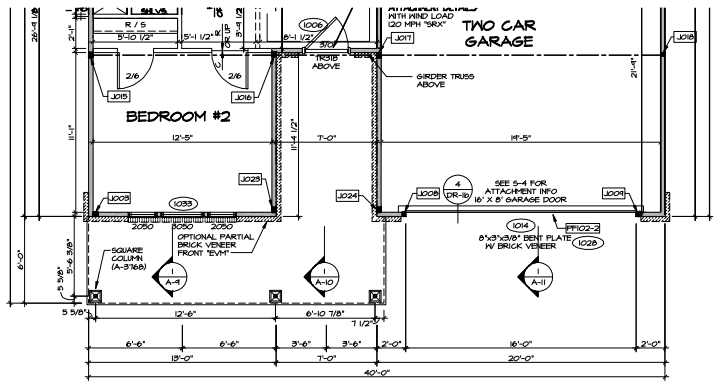
PARTIAL FIRST FLOOR PLAN

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



PARTIAL FIRST FLOOR PLAN

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



PARTIAL FIRST FLOOR PLAN

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

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
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

-SEE PA DETAILS FOR FIRE ASSEMBLIES
-SEE PG DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REMARKS

REV. NO.	DATE	
1	4/6/17	SPA1 - PROTOTYPE AND MARKETING REVIEW ITEMS
2	4/9/16	JAB - ROUGH ADDIT

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SHEET NO. A-7b

MODEL PALLADIO RANCH

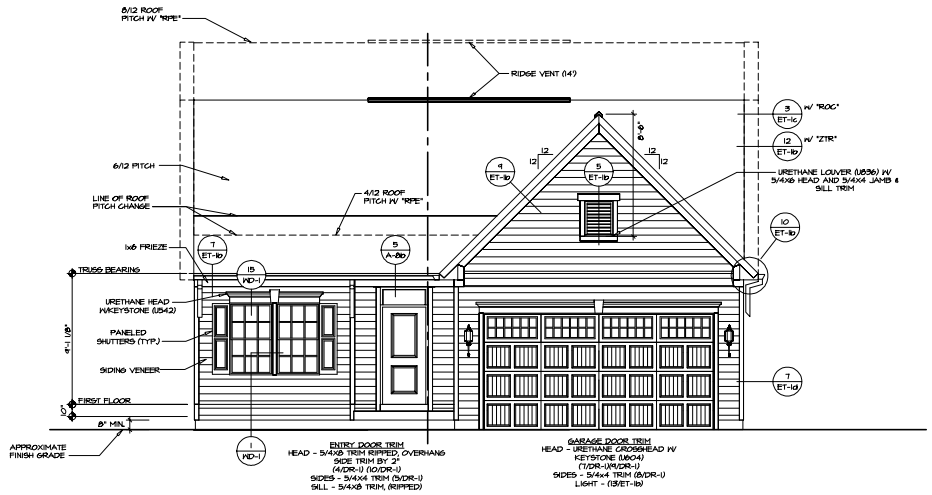
DRAWING TITLE FIRST FLOOR PLAN

SET NO. FLOOR
VERSION 01
RELEASE NO. ----
DRAWN BY: DRH
DATE: 1/18/17
OPTION

OPTION DESCRIPTION

30

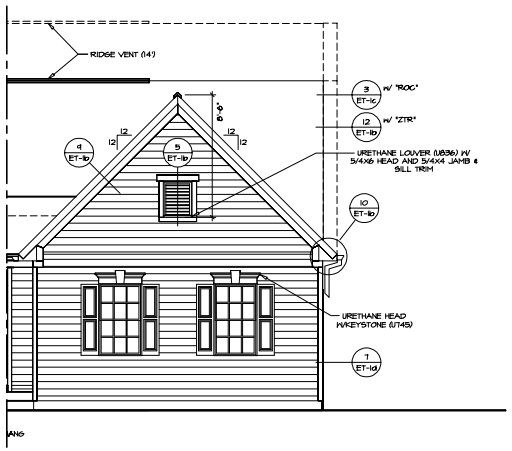
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



1 A-1 FRONT ELEVATION "A"

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

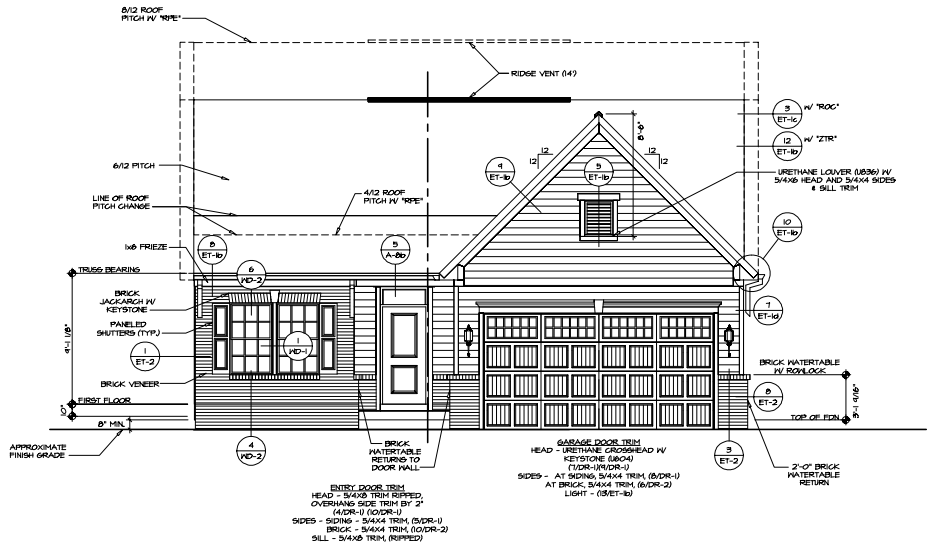
FULL BASEMENT "FBA"
TWO-CAR FRONT ENTRY GARAGE "GCB"
SIDING VENEER FRONT "EVF"



2 A-1 PARTIAL FRONT ELEVATION "A"

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

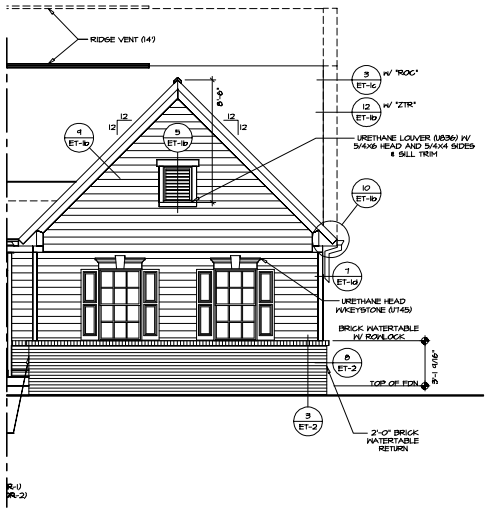
FULL BASEMENT "FBA"
TWO-CAR SIDE ENTRY GARAGE "GCC"
SIDING VENEER FRONT "EVF"



3 A-1 FRONT ELEVATION "A"

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

FULL BASEMENT "FBA"
TWO-CAR FRONT ENTRY GARAGE "GCB"
PARTIAL BRICK VENEER FRONT "EVM"



4 A-1 PARTIAL FRONT ELEVATION "A"

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

FULL BASEMENT "FBA"
TWO-CAR SIDE ENTRY GARAGE "GCC"
PARTIAL BRICK VENEER FRONT "EVM"

SHEET NO. A-1
MODEL ALBERTI RANCH
DRAWING TITLE FRONT ELEVATION
SET NO. ALBOA
VERSION 01
RELEASE NO. ----
DRAWN BY: EJB
DATE: 2/24/17
OPTION DESCRIPTION
ELA ELEVATION "A"
EVF SIDING VENEER FRONT
EVM PARTIAL BRICK VENEER FRONT
15

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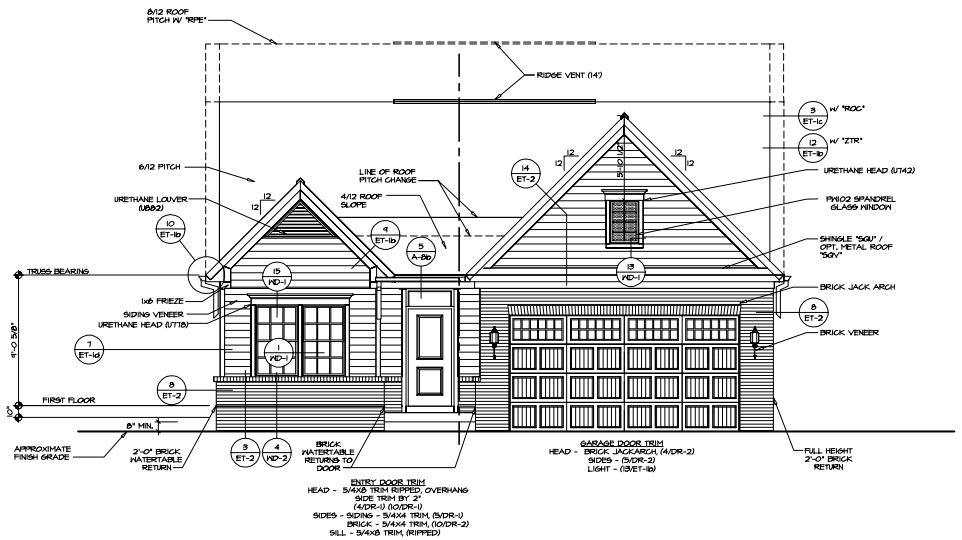
REMARKS
REV. NO. DATE

C:\NVR\Sales\ALBERTI RANCH\ALBOA_01_10X54\Drawing\Exterior #'s\A1\Front Elevation A-1 ELA FRONT.dwg 02/13/18 - 9:53 am

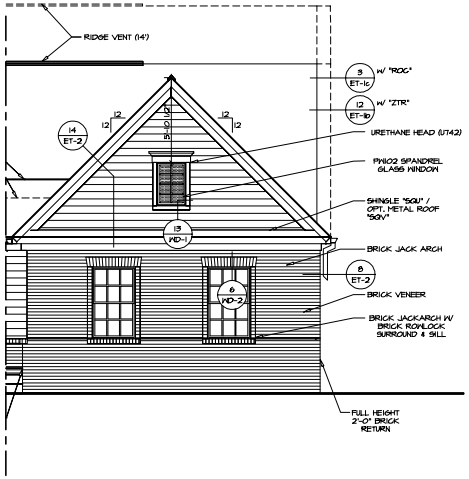
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



1 A-1 FRONT ELEVATION "B"

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

FULL BASEMENT "FBA"
TWO-CAR FRONT ENTRY GARAGE "SCB"



2 A-1 PARTIAL FRONT ELEVATION "B"

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

FULL BASEMENT "FBA"
TWO-CAR SIDE ENTRY GARAGE "SCC"

REMARKS

REV. NO. DATE

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SHEET NO. A-1

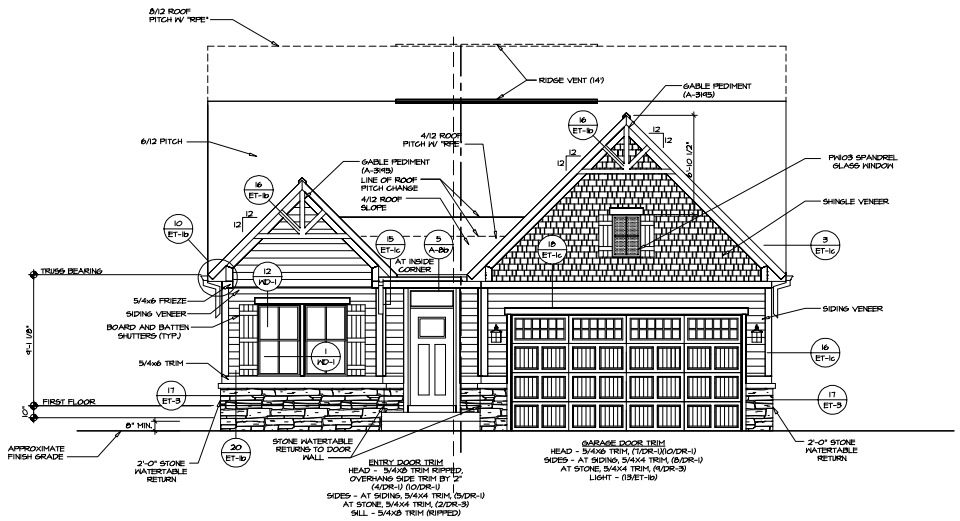
MODEL ALBERTI RANCH
DRAWING TITLE FRONT ELEVATION

SET NO. ALBOA
VERSION 01
RELEASE NO. ----
DRAWN BY ELB
DATE 2/24/17

OPTION DESCRIPTION ELEVATION "B"
OPTION 6
ELB

C:\NVR\Active\ALBERTI RANCH\ALBOA_01_10X54\Drawings\Version_01\ALBOA_FRONT.dwg 02/27/17 - 1:33 pm

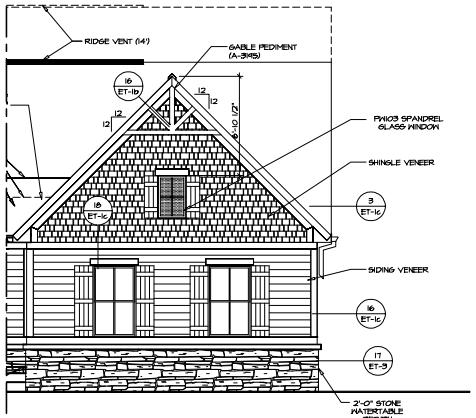
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



FRONT ELEVATION "K"

1 / A-1 — SCALE: 1/4" = 1'-0"

FULL BASEMENT "FBA"
TWO-CAR FRONT ENTRY GARAGE "SCB"



PARTIAL FRONT ELEVATION "K"

2 / A-1 — SCALE: 1/4" = 1'-0"

FULL BASEMENT "FBA"
TWO-CAR SIDE ENTRY GARAGE "SCC"

REV. NO.	DATE	REMARKS

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10/12/15 — 9:23 am

SET NO. ALBQA
VERSION 01
RELEASE NO. ----
DRAWN BY: EJB
DATE: 2/24/17
OPTION: ELK

MODEL: ALBERTI RANCH
DRAWING TITLE: FRONT ELEVATION
OPTION DESCRIPTION: ELEVATION "K"

SHEET NO.: A-1

7

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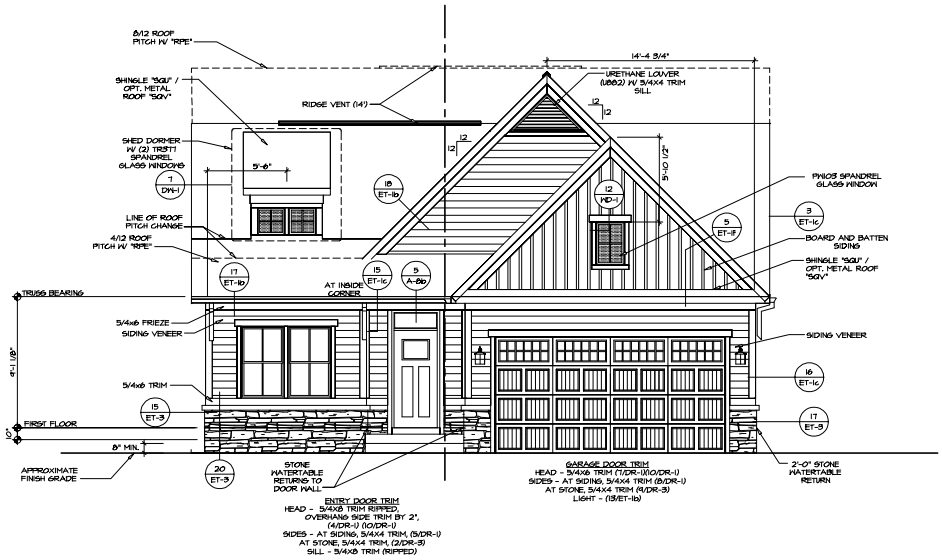
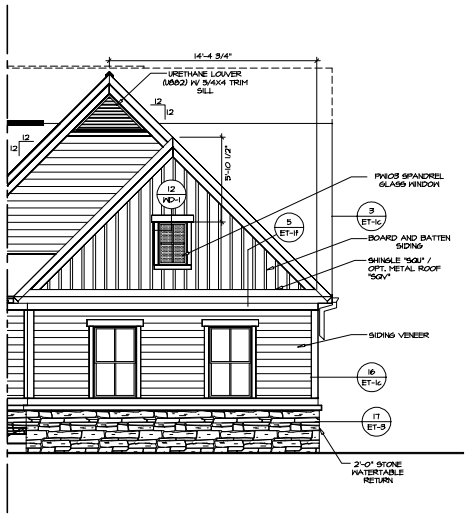
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



1 A-1 **FRONT ELEVATION "L"**
SCALE: 1/4" = 1'-0"
FULL BASEMENT "FBA"
TWO-CAR FRONT ENTRY GARAGE "SCB"



2 A-1 **PARTIAL FRONT ELEVATION "L"**
SCALE: 1/4" = 1'-0"
FULL BASEMENT "FBA"
TWO-CAR SIDE ENTRY GARAGE "SCC"

REMARKS

REV. NO. DATE

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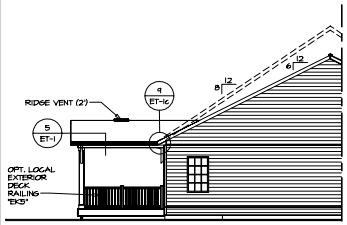
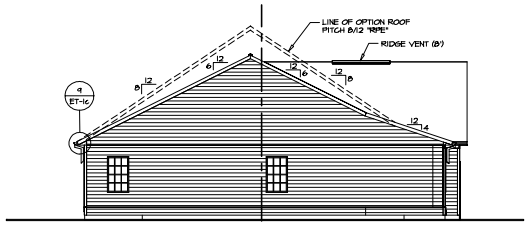
SHEET NO. A-1
MODEL ALBERTI RANCH
DRAWING TITLE FRONT ELEVATION
SET NO. ALBOA
VERSION 01
RELEASE NO. ----
DRAWN BY EJB
DATE 2/24/17
OPTION ELL
OPTION DESCRIPTION ELEVATION "L"
8

C:\NVR\Active\ALBERTI RANCH_ALBOA_01_10X54\Drawings\Exterior_#'s\A1-Front Elevation_V1-1 ELL FRONT.dwg 02/28/18 - 9:23 am

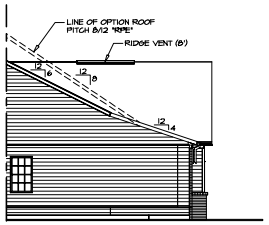
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



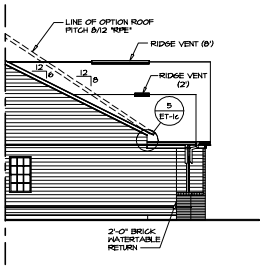
1 A-2 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" REAR COVERED PORCH "EPE"



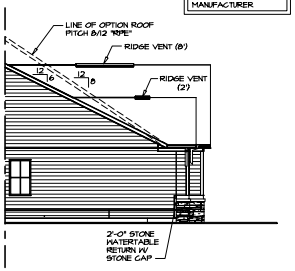
2 A-2 LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION A "ELA" SIDING VENEER FRONT "EVF"



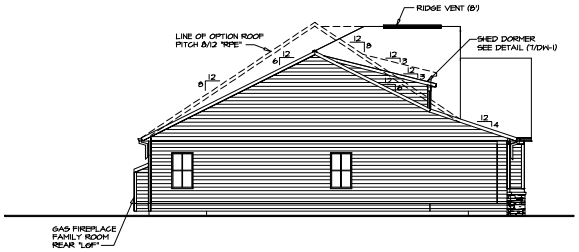
3 A-2 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION A "ELA" PARTIAL BRICK VENEER FRONT "EVM"



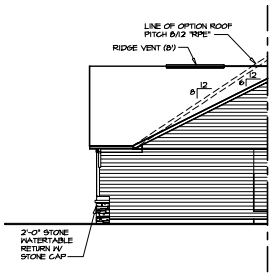
4 A-2 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION B "ELB"



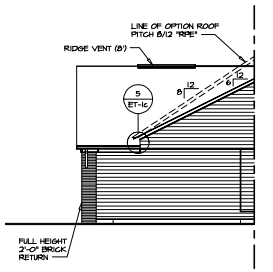
5 A-2 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION K "ELK"



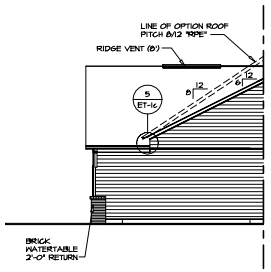
6 A-2 LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION L "ELL" FAMILY ROOM REAR FIREPLACE "LGF"



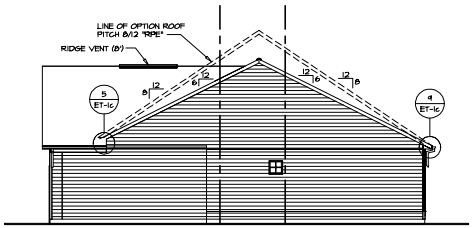
7 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION K "ELK"



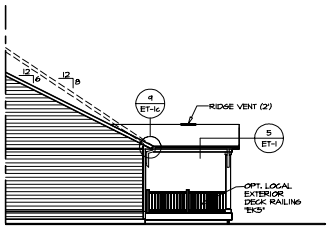
8 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION B "ELB"



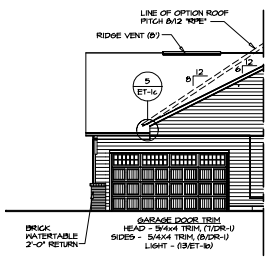
9 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION A "ELA" PARTIAL BRICK VENEER FRONT "EVM"



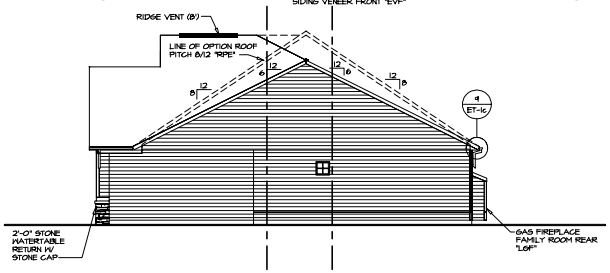
10 A-2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION A "ELA" SIDING VENEER FRONT "EVF"



11 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" REAR COVERED PORCH "EPE"



12 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION A "ELA" PARTIAL BRICK VENEER FRONT "EVM" SHOWN W/ TWO-CAR SIDE ENTRY GARAGE "SGC"



13 A-2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION L "ELL" FAMILY ROOM REAR FIREPLACE "LGF"

REMARKS

REV. NO.	DATE

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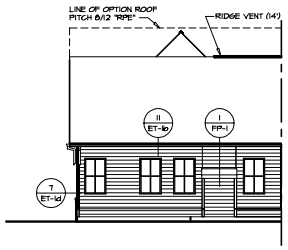
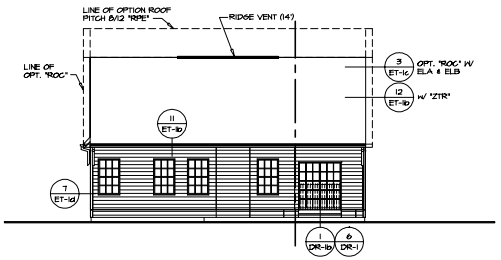
SHEET NO. A-2
MODEL ALBERTI RANCH
DRAWING TITLE SIDE ELEVATION
SET NO. ALBOA
VERSION 01
RELEASE NO. ----
DRAWN BY ELB
DATE 2/24/17
OPTION
OPTION DESCRIPTION



2 A-2b **PARTIAL REAR ELEVATION**

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

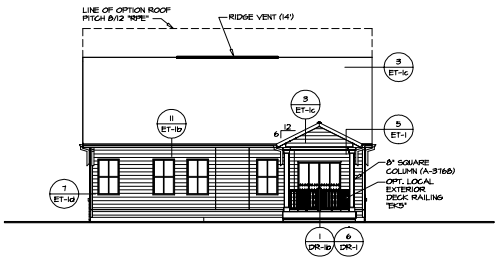
ELEVATION L "ELL"
SHOWN W/ GAS FIREPLACE FAMILY ROOM REAR "LGF"



1 A-2b **REAR ELEVATION**

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

ELEVATION A "ELA"
ELEVATION B "ELB"



3 A-2b **REAR ELEVATION**

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

ELEVATION K "ELK"
SHOWN W/ REAR COVERED PORCH "EPE"

REV. NO.	DATE	REMARKS

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SHEET NO. A-2b

MODEL ALBERTI RANCH

DRAWING TITLE REAR ELEVATION

SET NO. ALBOA
VERSION 01
RELEASE NO. ----
DRAWN BY EJB
DATE 2/24/17
OPTION

OPTION DESCRIPTION

01

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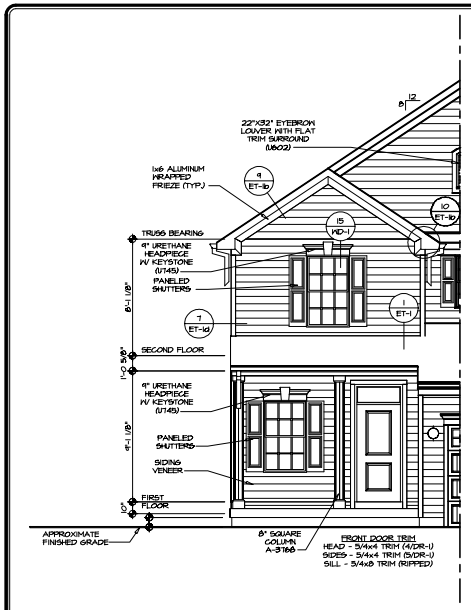
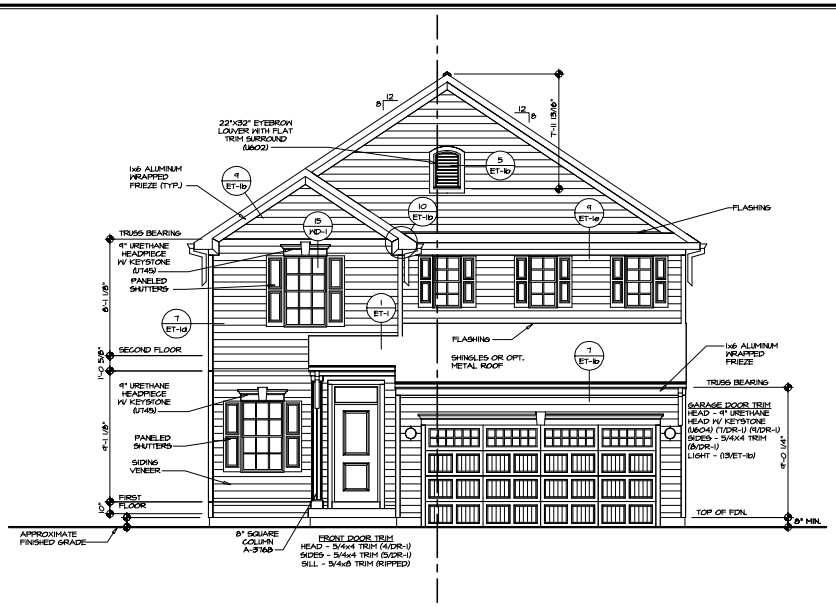


3 A-1 **PARTIAL FRONT ELEVATION**

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

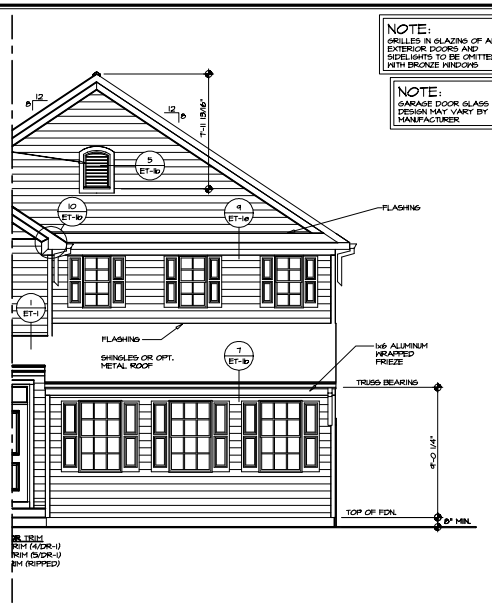
SIDING VENEER "EVF"
FULL FRONT PORCH "EPA"



1 A-1 **FRONT ELEVATION "A"**

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

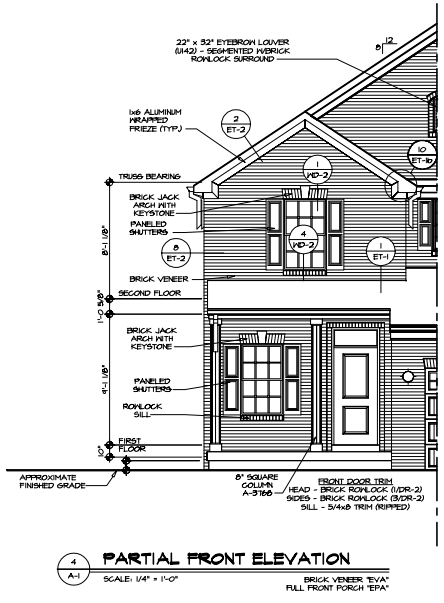
SIDING VENEER "EVF"
TWO CAR GARAGE
FRONT ENTRY "SCB"



5 A-1 **PARTIAL FRONT ELEVATION**

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

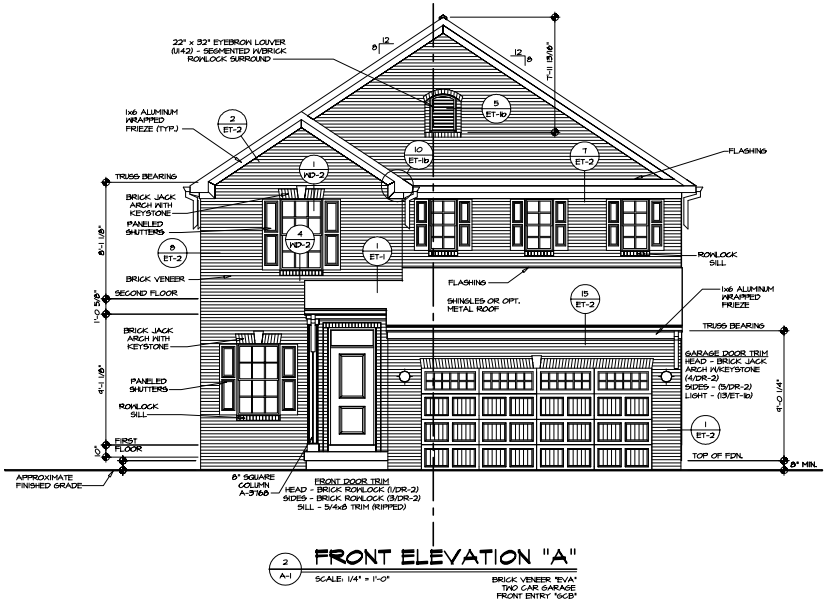
SIDING VENEER "EVF"
FULL FRONT PORCH "EPA"
TWO CAR GARAGE SIDE ENTRY "SCC"



4 A-1 **PARTIAL FRONT ELEVATION**

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

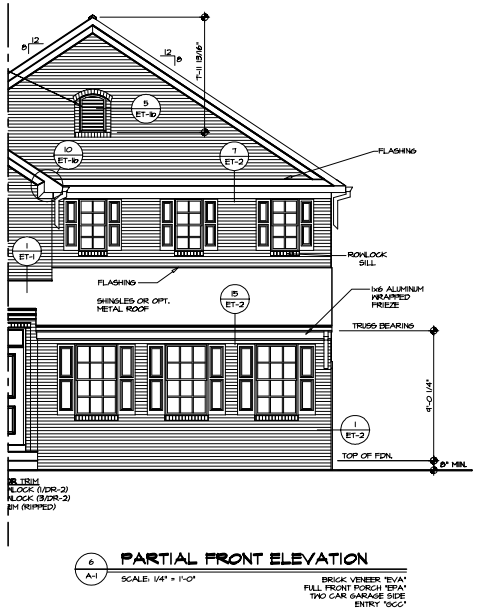
BRICK VENEER "EVA"
FULL FRONT PORCH "EPA"



2 A-1 **FRONT ELEVATION "A"**

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

BRICK VENEER "EVA"
TWO CAR GARAGE
FRONT ENTRY "SCB"



6 A-1 **PARTIAL FRONT ELEVATION**

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

BRICK VENEER "EVA"
FULL FRONT PORCH "EPA"
TWO CAR GARAGE SIDE ENTRY "SCC"

SHEET NO. A-1
MODEL ALLEGHENY
DRAWING TITLE FRONT ELEVATION
SET NO. ALEGO
VERSION 01
RELEASE NO. ----
DRAWN BY: KDH
DATE 7/12/17
OPTION DESCRIPTION ELEVATION A
OPTION ELA
15

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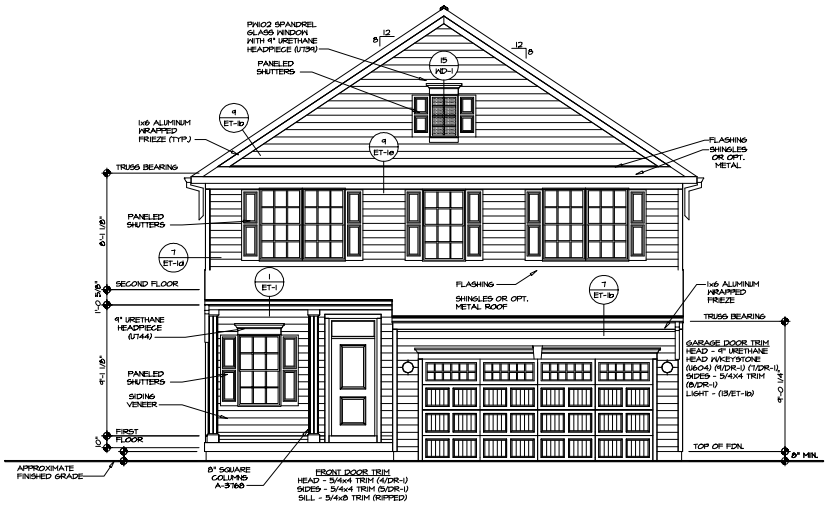
REV. NO. DATE REMARKS

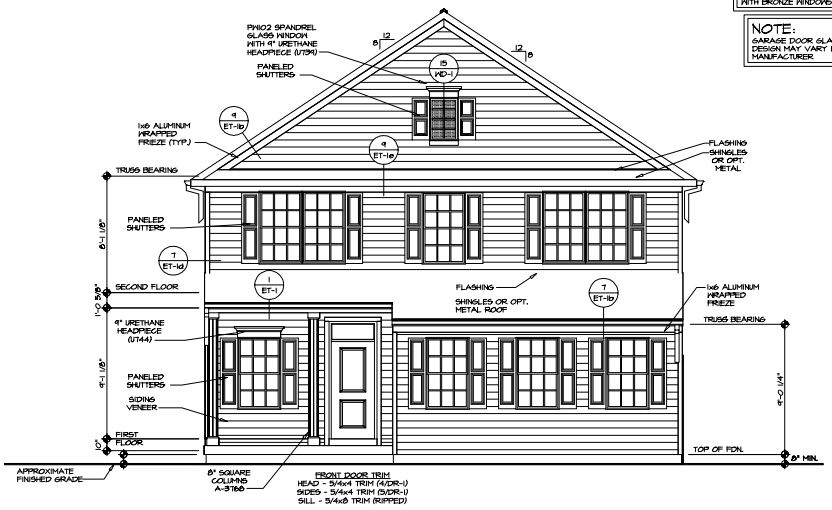
C:\NVR\Allegheny\ALLEGHENY ALEGO 01_16X56 Variants\Variants 2x\Elevations\Allegheny_2x1_ELEVA.dwg 07/05/2017 - 7:55 am

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

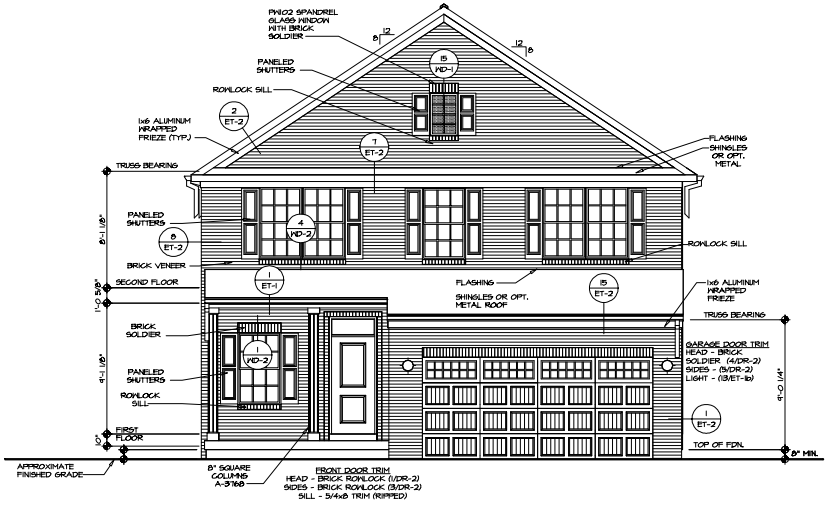
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



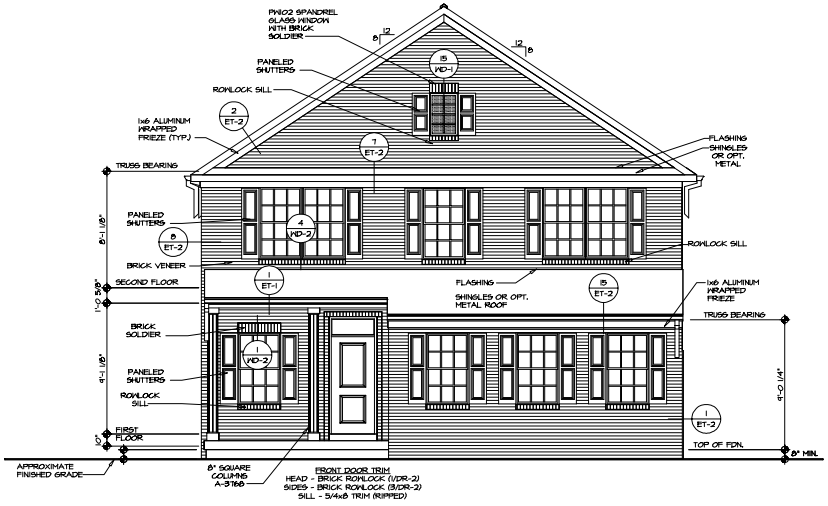
1 A-1 **FRONT ELEVATION "B"**
SCALE: 1/4" = 1'-0"
SIDING VENEER "EVF" TWO CAR GARAGE FRONT ENTRY "SCB"



2 A-1 **FRONT ELEVATION "B"**
SCALE: 1/4" = 1'-0"
SIDING VENEER "EVF" TWO CAR GARAGE SIDE ENTRY "SCC"



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



4 A-1 **FRONT ELEVATION "B"**
SCALE: 1/4" = 1'-0"
BRICK VENEER "EVA" TWO CAR GARAGE SIDE ENTRY "SCC"

REMARKS

REV. NO. DATE

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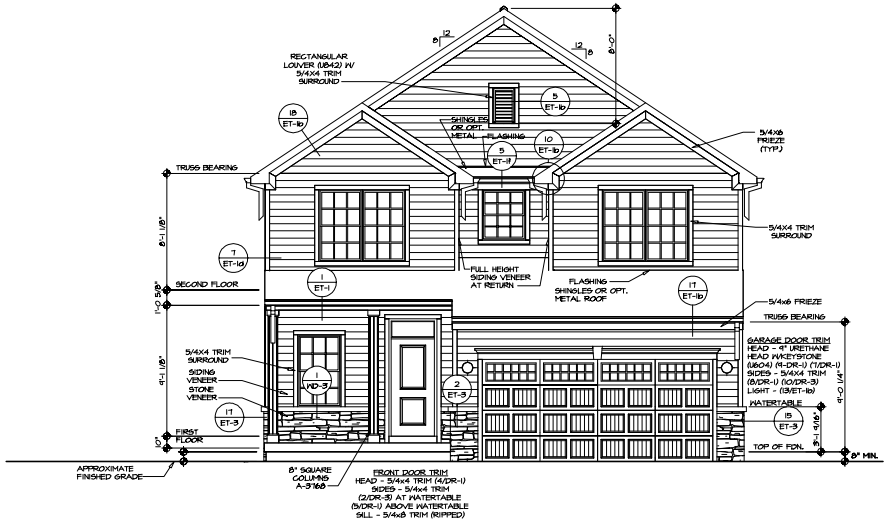
SET NO. ALEGO
VERSION 01
RELEASE NO. ----
DRAWN BY: KDH
DATE: 11/2/17
OPTION ELB

MODEL ALLEGHENY
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "B"

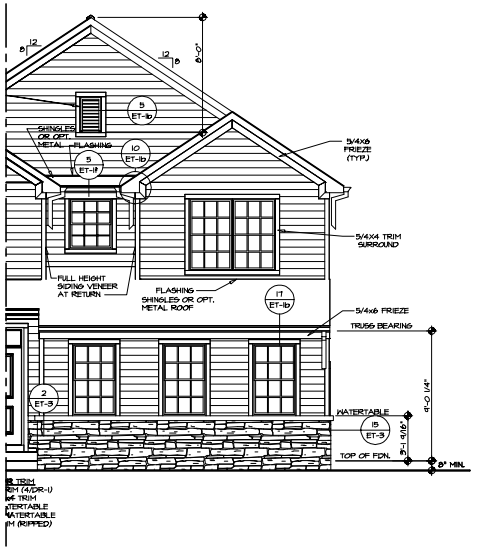
SHEET NO. A-1
6

C:\NVR Library\ALLEGHENY ALEGO 01_1656\Working Folder\ 2d\Elevations\ A-1 ELB.dwg 12/05/2017 - 7:35:5 am



1 A-1 **FRONT ELEVATION "C"**

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

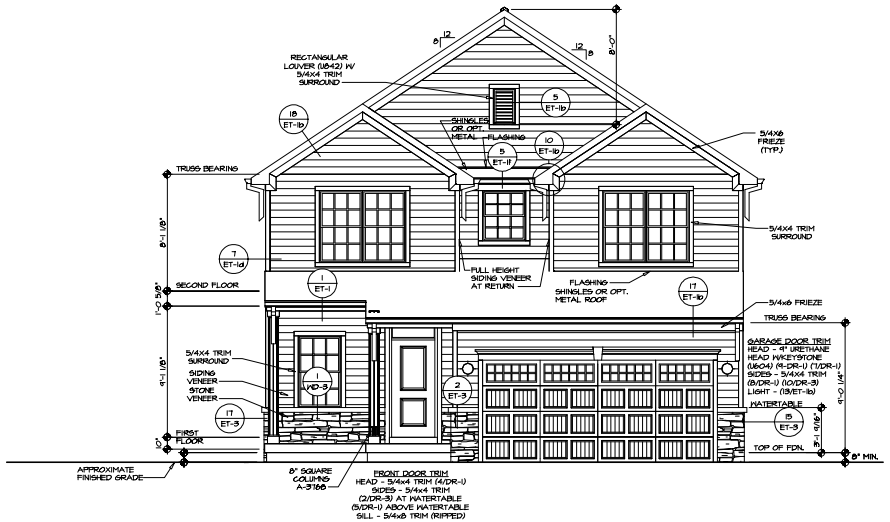


3 A-1 **PARTIAL FRONT ELEVATION "C"**

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

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



2 A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — PORCH EXTENSION "EPS" TWO CAR GARAGE FRONT ENTRY "GCB"

REV. NO.	DATE	REMARKS

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Frederick, MD 21703

SHEET NO. A-1
MODEL ALLEGHENY
DRAWING TITLE FRONT ELEVATION
SET NO. ALGO
VERSION G
RELEASE NO. ----
DRAWN BY KDH
DATE 7/14/17
OPTION DESCRIPTION ELEVATION C
OPTION ELG

7

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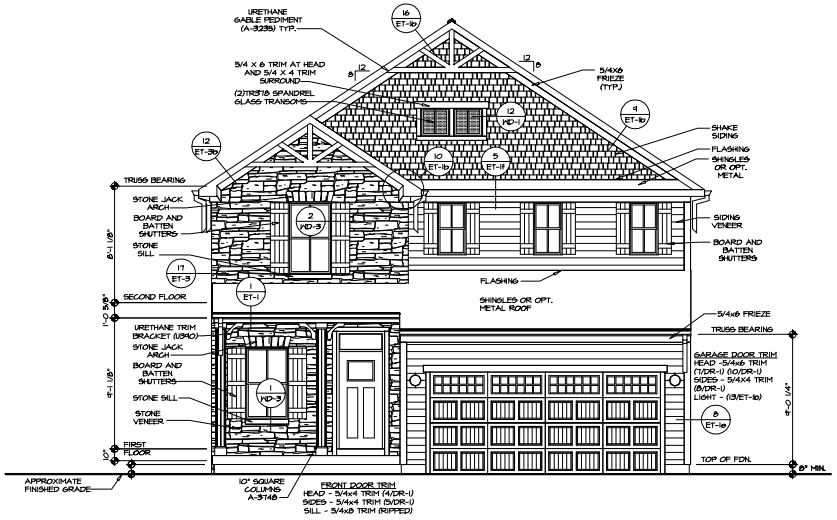
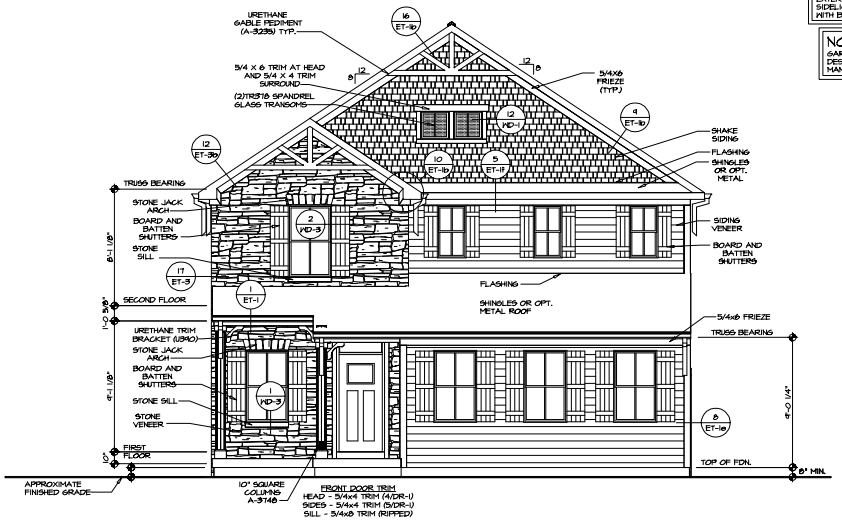


1 FRONT ELEVATION "K"

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

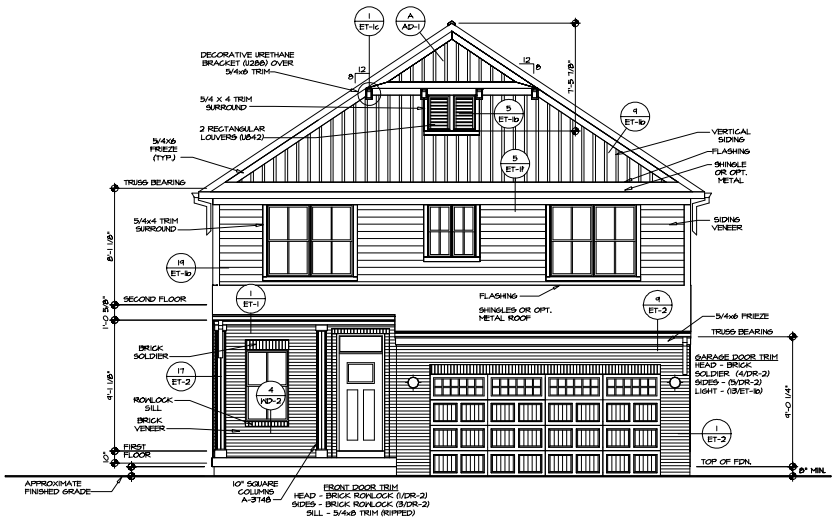
ELEVATION K "ELK"
TWO CAR GARAGE FRONT ENTRY "GCB"



3 FRONT ELEVATION "K"

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

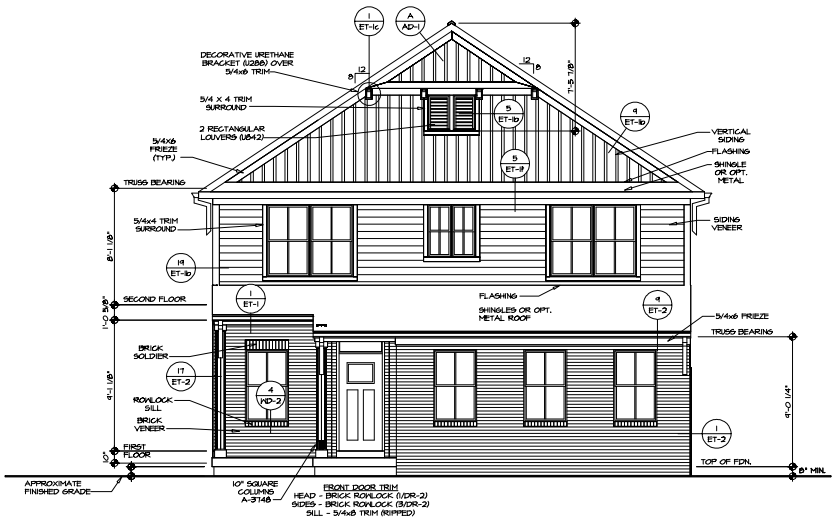
ELEVATION K "ELK"
PORCH EXTENSION "EP5"
TWO CAR GARAGE SIDE ENTRY "GCC"



2 FRONT ELEVATION "L"

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

ELEVATION L "ELL"
TWO CAR GARAGE FRONT ENTRY "GCB"



4 FRONT ELEVATION "L"

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

ELEVATION L "ELL"
PORCH EXTENSION "EP5"
TWO CAR GARAGE SIDE ENTRY "GCC"

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SET NO. ALSO
VERSION 01
RELEASE NO. ----
DRAWN BY: KDH
DATE: 11/2/17

MODEL ALLEGHENY
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION
ELEVATION "K"
ELEVATION "L"

OPTION
ELK
ELL

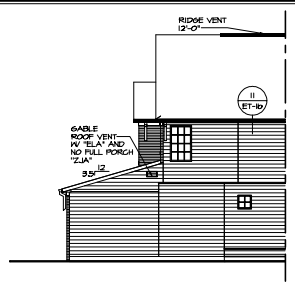
SHEET NO. A-1

8

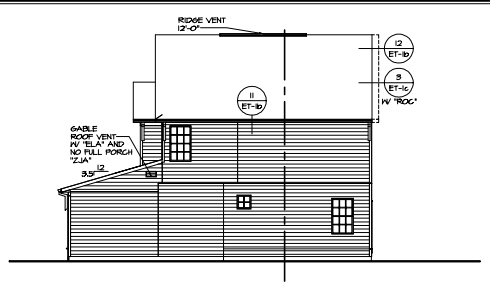
C:\NVR\Allegheny\ALLEGHENY ALSO 01_16X32\Elevations\Master Set\Elevations\A-1 ELK ELL.dwg 11/02/17 8:25 am

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

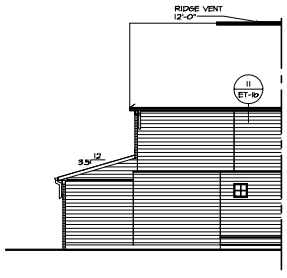
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



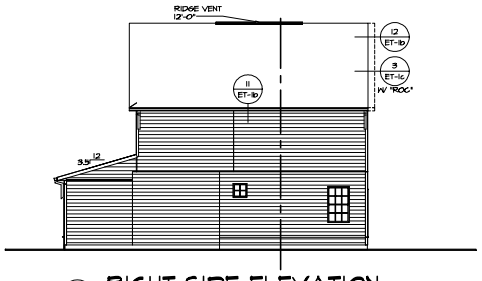
2 A-2 PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA" BRICK VENEER "EVA"



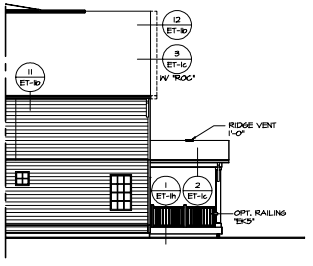
1 A-2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA" SIDING VENEER "EVF"



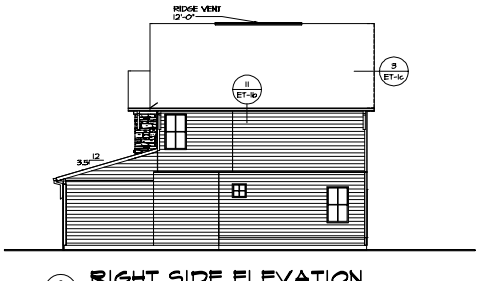
3 A-2 PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB" BRICK VENEER "EVA"



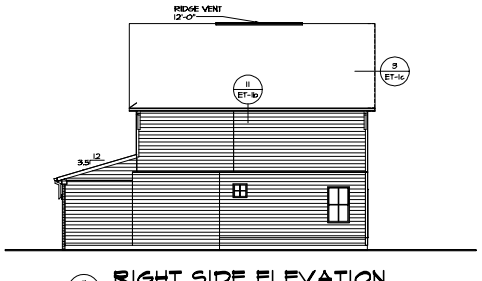
4 A-2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB" SIDING VENEER "EVF"



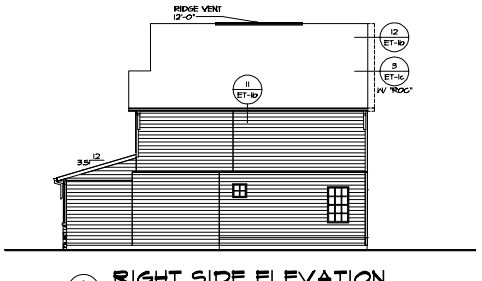
5 A-2 PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
COVERED PORCH "EPE"



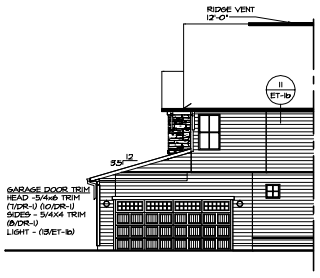
8 A-2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"



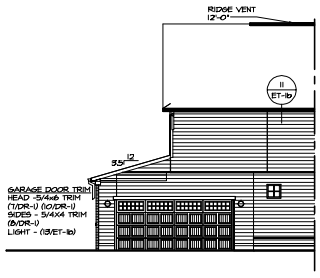
7 A-2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"



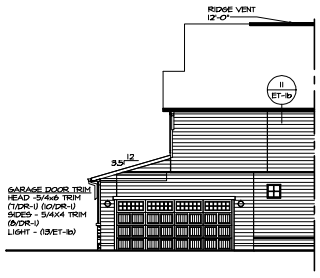
6 A-2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"



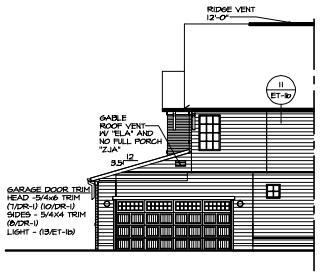
9 A-2 PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK" TWO CAR SIDE ENTRY GARAGE "SGC"



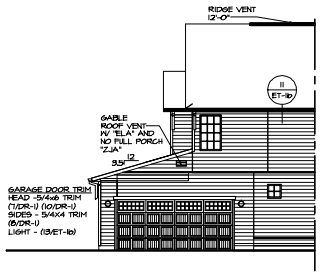
10 A-2 PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL" TWO CAR SIDE ENTRY GARAGE "SGC"



11 A-2 PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC" TWO CAR SIDE ENTRY GARAGE "SGC"



12 A-2 PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
BRICK VENEER "EVA" TWO CAR SIDE ENTRY GARAGE "SGC" SHOWN W/ ELEVATION "A" "ELA"



13 A-2 PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"
SIDING VENEER "EVF" TWO CAR SIDE ENTRY GARAGE "SGC" SHOWN W/ ELEVATION "A" "ELA"

REMARKS

REV. NO. DATE

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SET NO. ALEGO
VERSION 01
RELEASE NO. ----
DRAWN BY: KDH
DATE: 7/14/17
OPTION:

MODEL ALLEGHENY
DRAWING TITLE
RIGHT SIDE ELEVATION

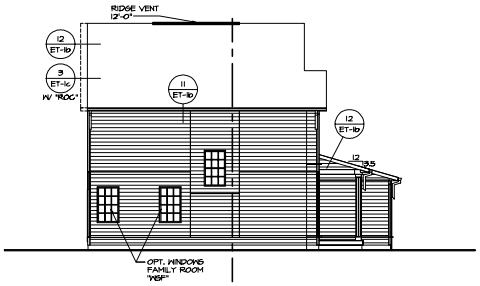
OPTION DESCRIPTION

SHEET NO. A-2

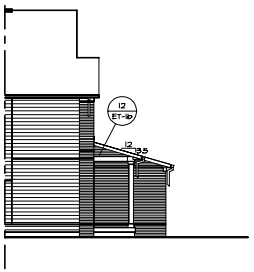
C:\NVR\Alleghany\ALLEGHENY ALEGO 01_16X52\Alleghany Master 16X52 Elevations.dwg 02/05/25 - 7:28 am

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

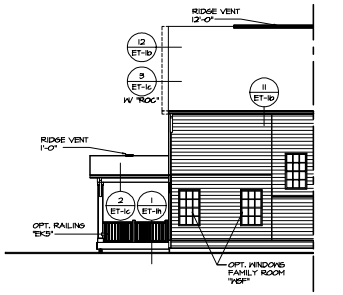
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



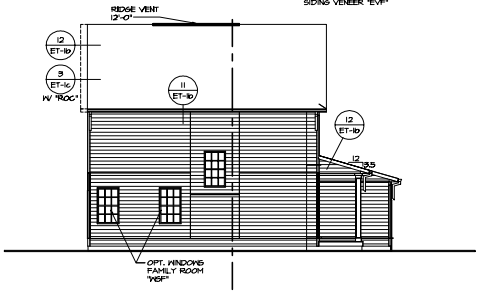
1 A-2b **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
SIDING VENEER "EVF"



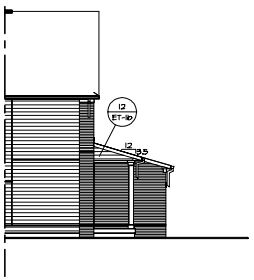
2 A-2b **PARTIAL LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
BRICK VENEER "EVA"



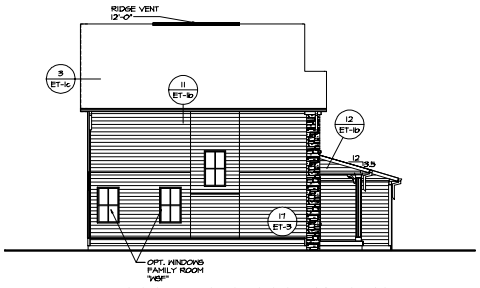
3 A-2b **PARTIAL LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
COVERED PORCH "EPE"



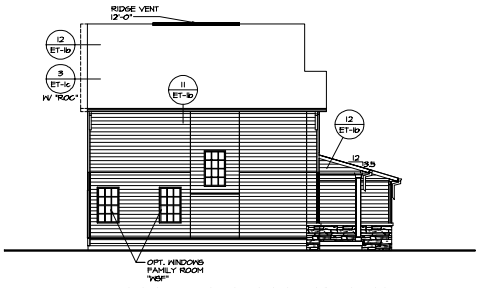
4 A-2b **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
SIDING VENEER "EVF"



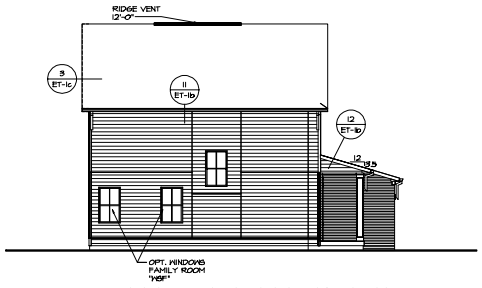
5 A-2b **PARTIAL LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
BRICK VENEER "EVA"



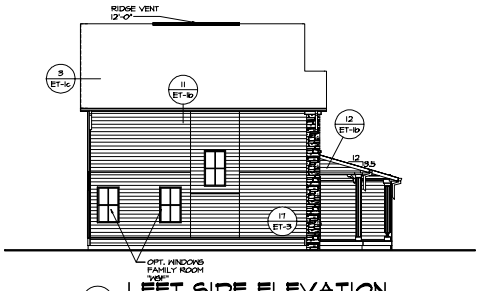
6 A-2b **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"



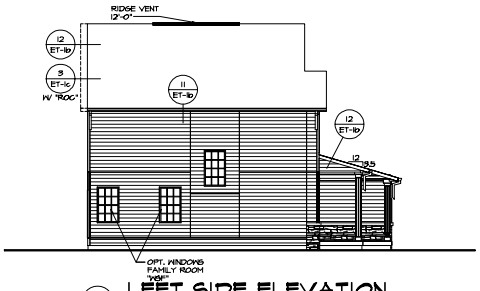
7 A-2b **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"



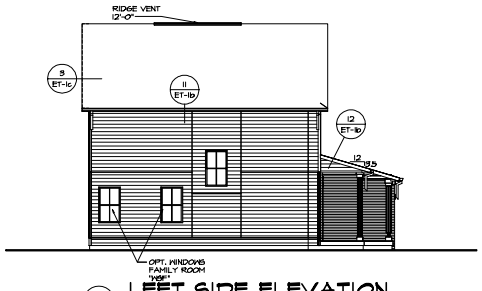
8 A-2b **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"



9 A-2b **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"
PORCH EXTENSION "EPS"



10 A-2b **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"
PORCH EXTENSION "EPS"



11 A-2b **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"
PORCH EXTENSION "EPS"

REMARKS

REV. NO. DATE

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SET NO. ALEGO
VERSION 01
RELEASE NO. ----
DRAWN BY: KDH
DATE: 7/17/17
OPTION:

MODEL ALLEGHENY
DRAWING TITLE
LEFT SIDE ELEVATION

OPTION DESCRIPTION

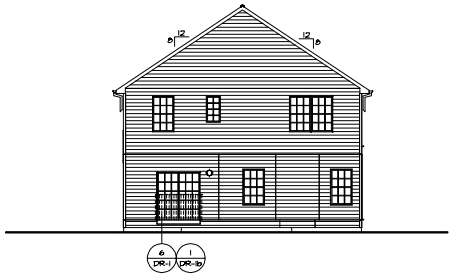
SHEET NO. A-2b

0

C:\NVR\Active\ALLEGHENY\ALEGO 01_10553\Working\Master Set\Elevations\A-2b ELV LEFT.dwg 07/05/25 - 7:28 am

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

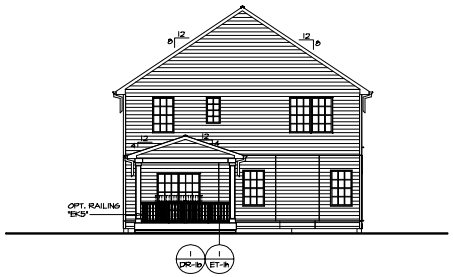
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



1 A-2c **REAR ELEVATION**

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

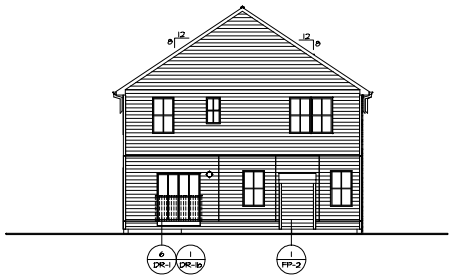
ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
DOUBLE PATIO DOOR "DPT"



2 A-2c **REAR ELEVATION**

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

ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
COVERED PORCH "EPE"
SLIDING GLASS DOOR "DST"



3 A-2c **REAR ELEVATION**

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

ELEVATION K "ELK"
ELEVATION L "ELL"
SLIDING GLASS DOOR "DST"
GAS FIREPLACE FAMILY ROOM REAR "LGF"

SHEET NO. A-2c
MODEL ALLEGHENY
DRAWING TITLE REAR ELEVATION
OPTION DESCRIPTION
OPTION
SET NO. ALGO
VERSION 01
RELEASE NO. ----
DRAWN BY KDH
DATE 7/7/17

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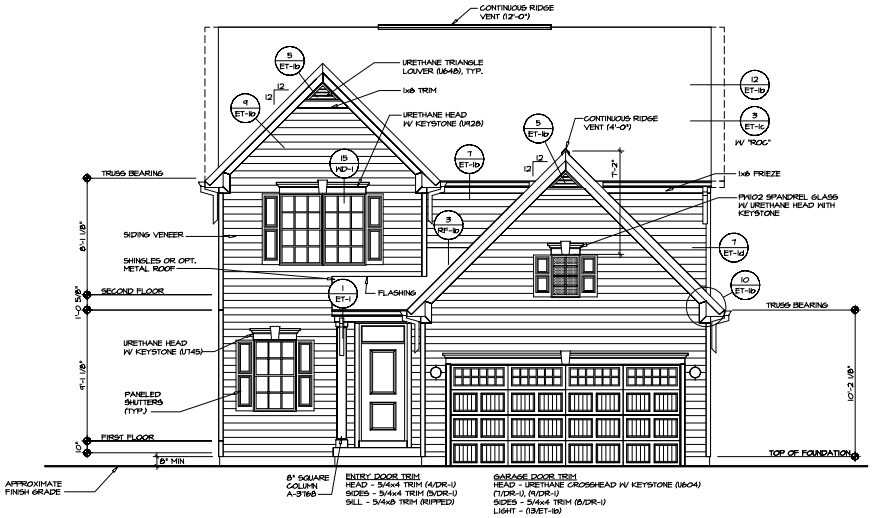
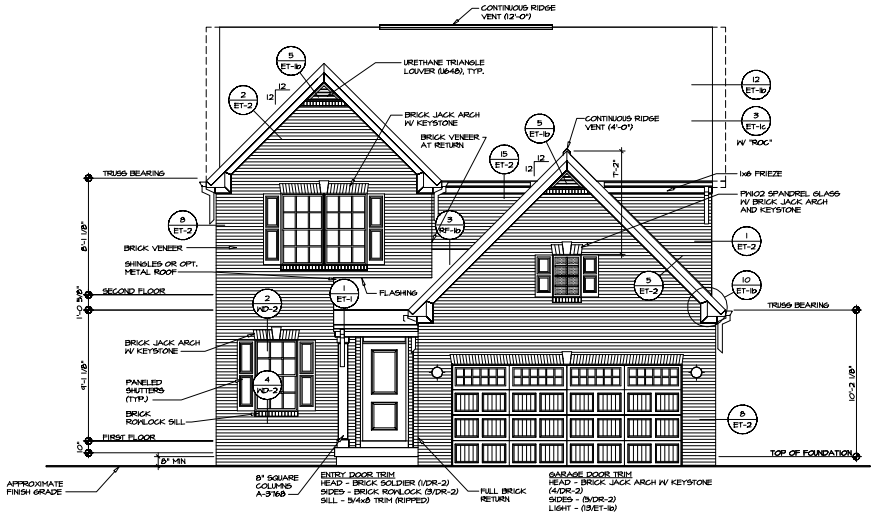
C:\NVR\Schemy\ALLEGHENY ALGO01 01_16X52\Schemy\Master Schemy\Elevations\Schemy A-2c ELVS_16X52.dwg 07/05/25 - 7:25 am

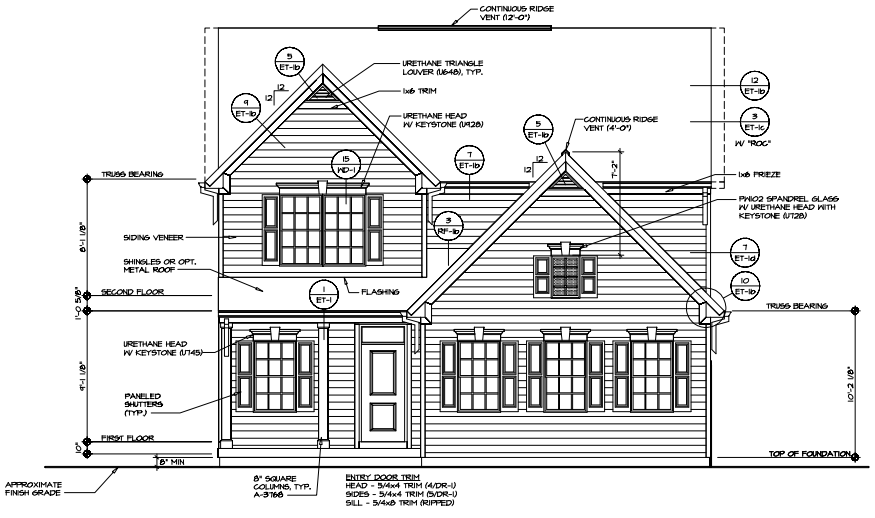
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



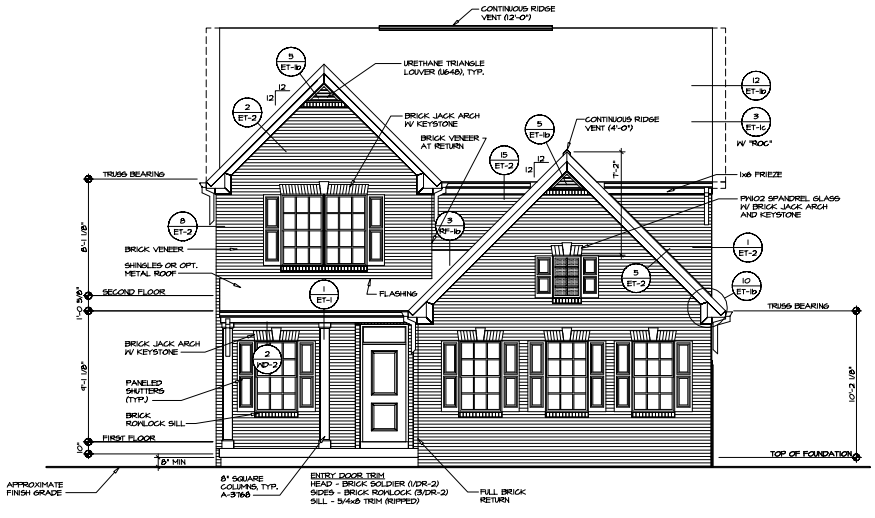
1 A-1 **FRONT ELEVATION "A"**
SCALE: 1/4" = 1'-0" SIDING VENEER "EVF"



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



3 A-1 **FRONT ELEVATION "A"**
SCALE: 1/4" = 1'-0" SIDING VENEER "EVF" PORCH FULL FRONT "EPA" TWO CAR SIDE ENTRY GARAGE "SCC"



4 A-1 **FRONT ELEVATION "A"**
SCALE: 1/4" = 1'-0" FULL BRICK VENEER "EVA" PORCH FULL FRONT "EPA" TWO CAR SIDE ENTRY GARAGE "SCC"

REMARKS

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SET NO. BLUEO
VERSION 01
RELEASE NO. ----
DRAWN BY: RLD
DATE 07/12/17
OPTION ELA

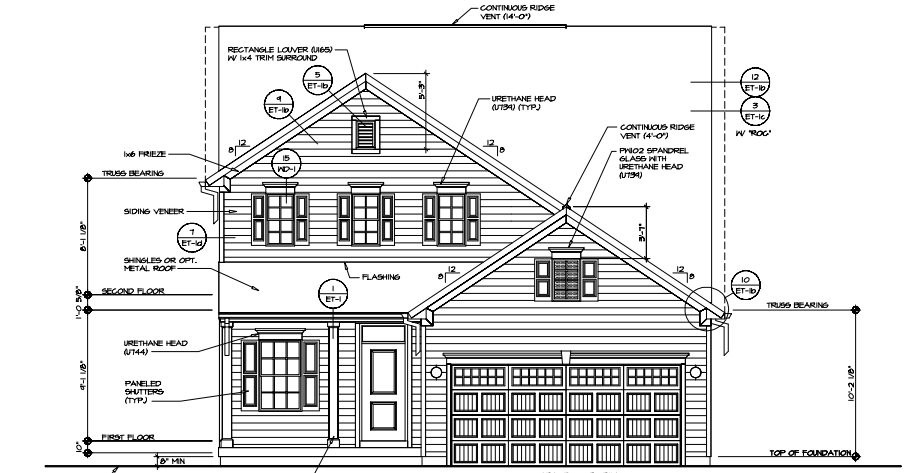
MODEL BALLENGER
DRAWING TITLE FRONT ELEVATIONS

SHEET NO. A-1

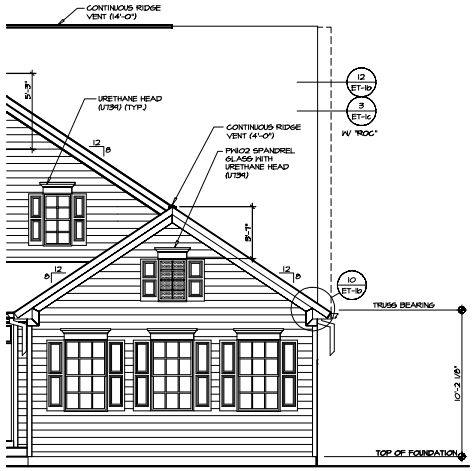
OPTION DESCRIPTION
ELEVATION "A"

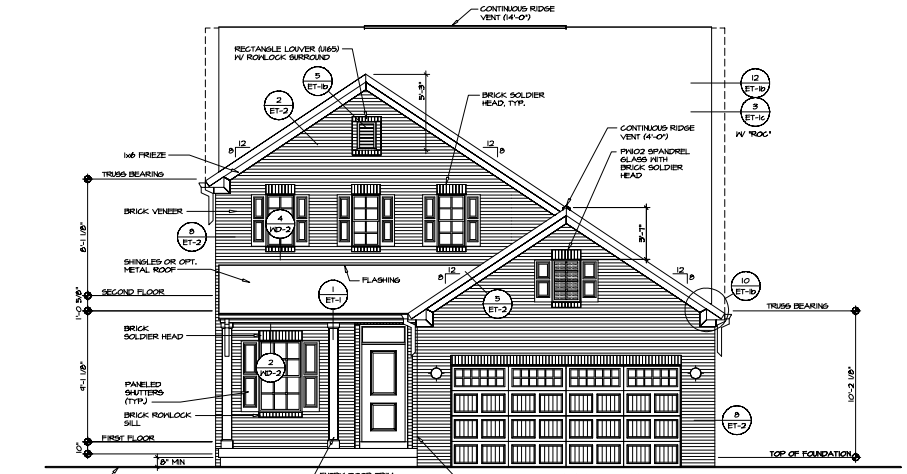
7

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

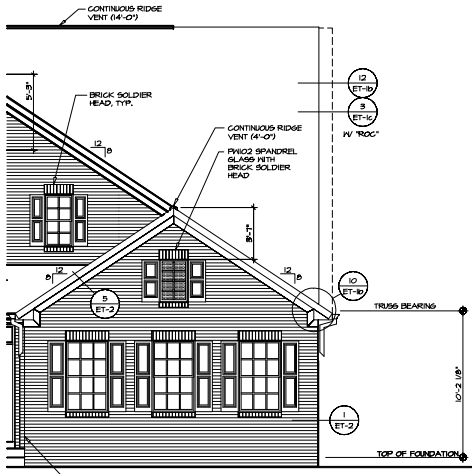


1 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
SIDING VENEER "EVF"





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



SHEET NO.	MODEL	SET NO. ELBOO
A-1	BALLENGER	VERSION 01
	DRAWING TITLE	RELEASE NO. ----
	FRONT ELEVATIONS	DRAWN BY RLD
		DATE 07/12/17
	OPTION DESCRIPTION	OPTION
8	ELEVATION "B"	ELB

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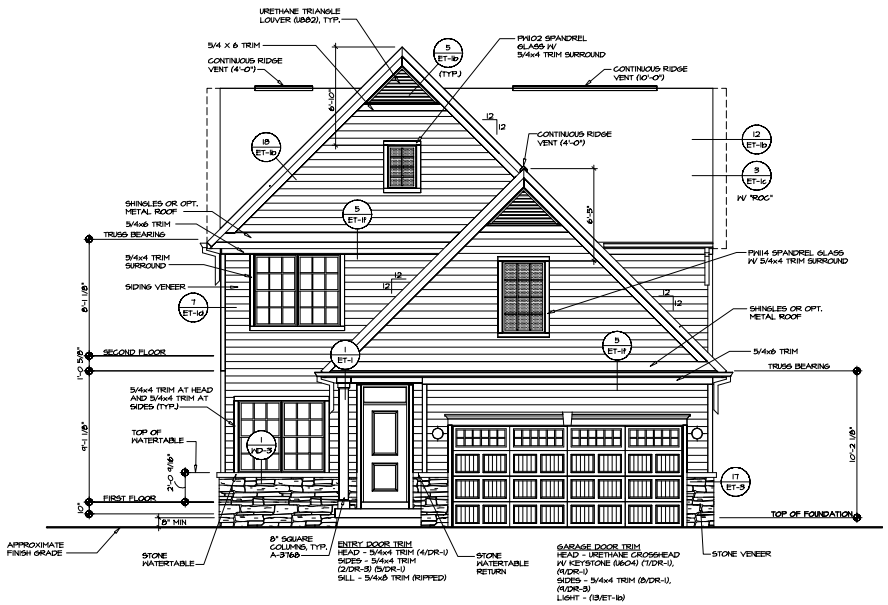
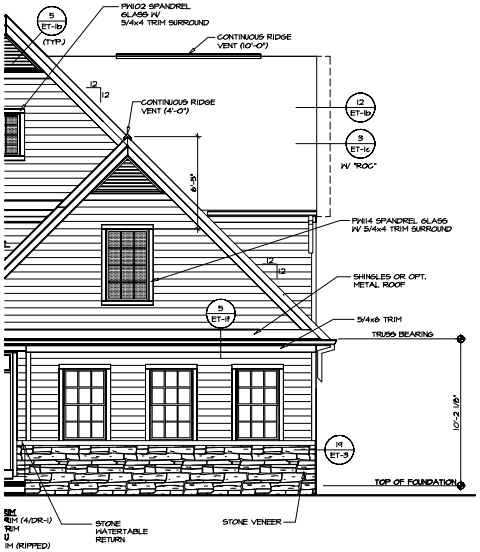
REV. NO. | DATE | REMARKS

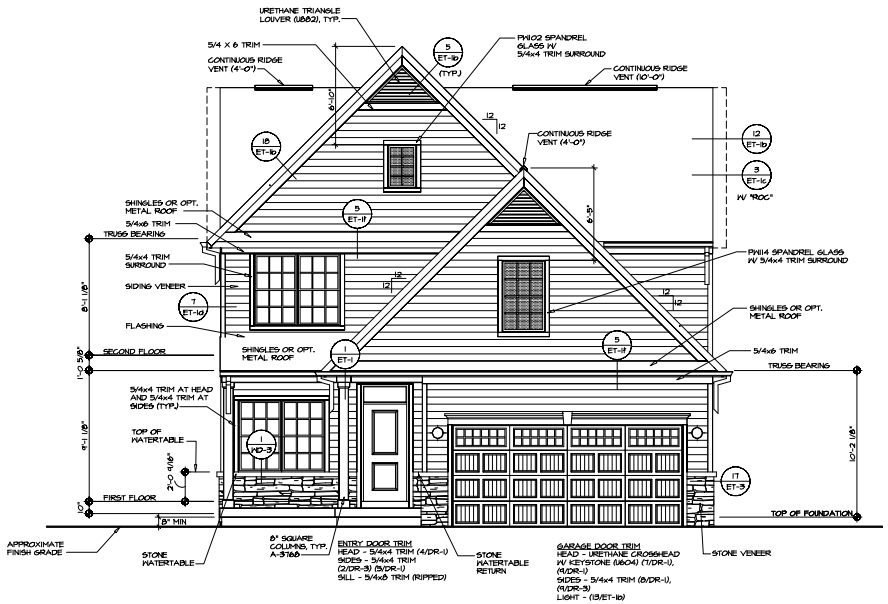
C:\NVR\Admin\BALLENGER 8\ELOOB 01 (ROW)\Sheets\Master Set\A-1 ELB FRONT.dwg 07/21/25 - 9:23 am

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



1 A-1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0" NO PORCH EXTENSION "ZUM"





2 A-1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0" PORCH EXTENSION "EP6"

REV. NO.	DATE	REMARKS

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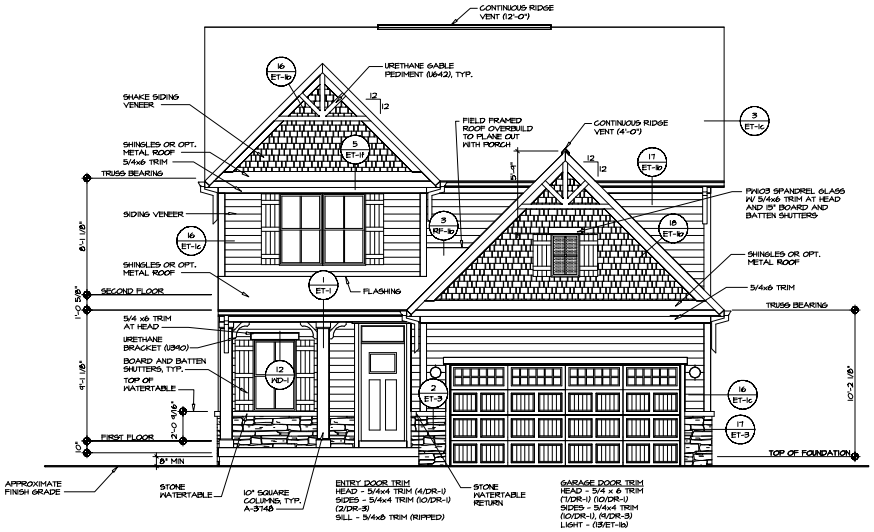
SET NO. BLUEO
VERSION 01
RELEASE NO. ----
DRAWN BY RLD
DATE 07/12/17
OPTION ELG

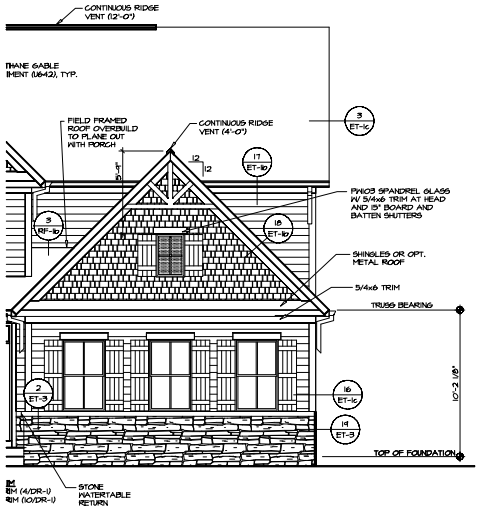
SHEET NO. A-1
MODEL BALLENGER
DRAWING TITLE FRONT ELEVATIONS
OPTION DESCRIPTION ELEVATION 'C'
9

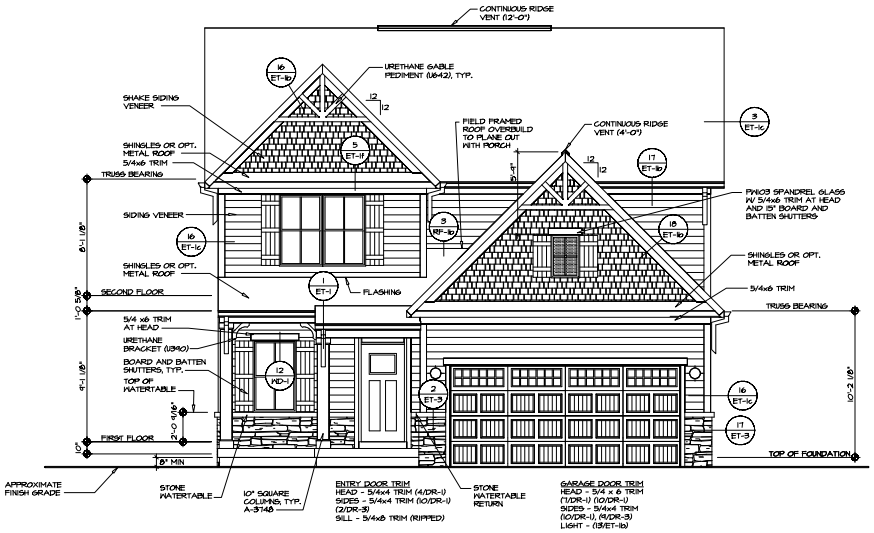
C:\NVR Admin\BALLENGER BLUEO 01_07212017\Working Version\A-1 BLUEO 01.dwg 07/21/2017 - 9:23 am



1 / A-1 **FRONT ELEVATION "K"**

SCALE: 1/4" = 1'-0" NO PORCH EXTENSION "ZIM"





2 / A-1 **FRONT ELEVATION "K"**

SCALE: 1/4" = 1'-0" PORCH EXTENSION "EPS"

REV. NO.	DATE	REMARKS
1	5/30/18	BROM - PROJECT AGENT REVISIONS

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Frederick, MD 21703

SET NO. ELK00
VERSION 01
RELEASE NO. ----
DRAWN BY RLD
DATE 07/12/17
OPTION ELK

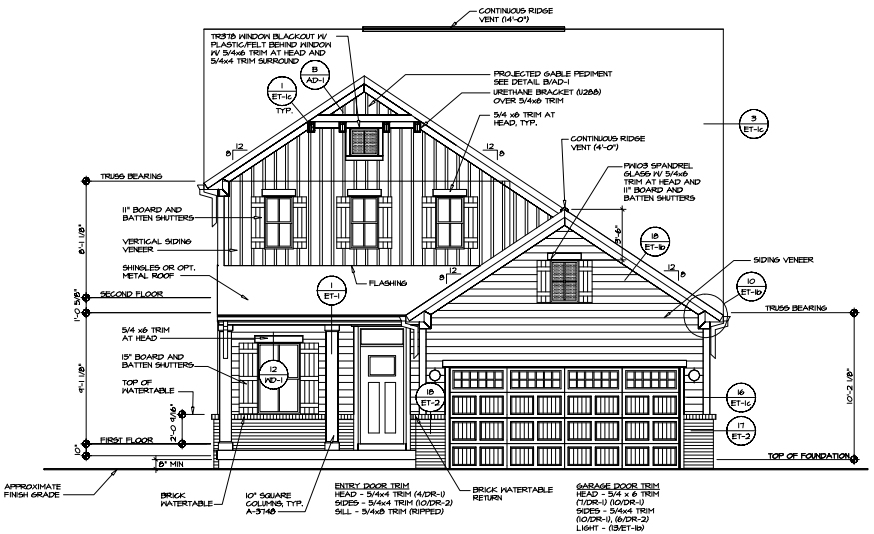
MODEL BALLENGER
DRAWING TITLE FRONT ELEVATIONS

SHEET NO. A-1

OPTION DESCRIPTION ELEVATION "K"

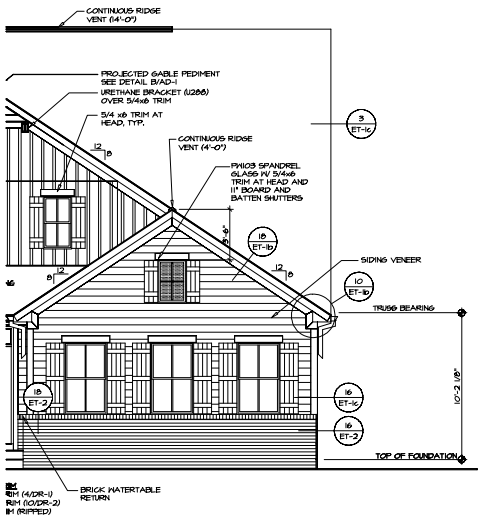
10

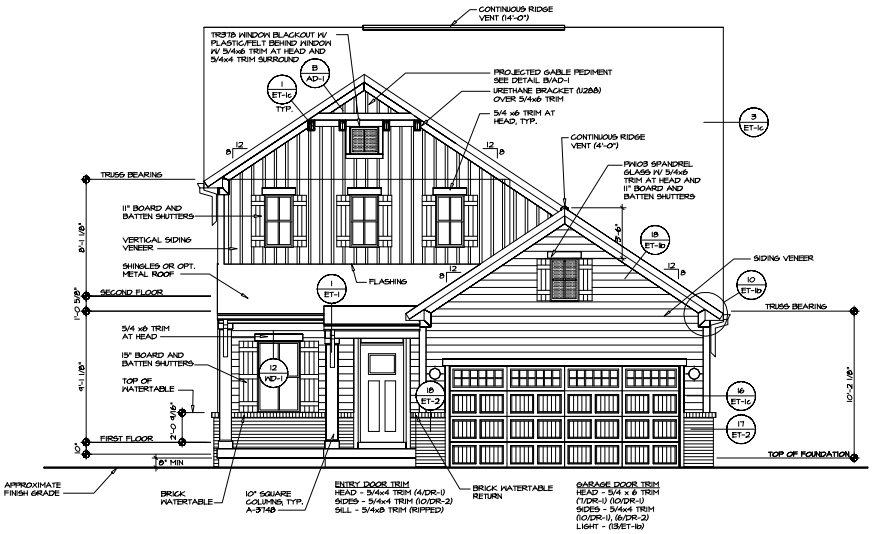
C:\NVR\Active\BALLENGER\ELK00-01\07212\Elevations\Ver1\ELK00-01.dwg 07/21/25 - 9:23 am



1 / A-1 **FRONT ELEVATION "L"**

SCALE: 1/4" = 1'-0" NO PORCH EXTENSION "ZUM"





2 / A-1 **FRONT ELEVATION "L"**

SCALE: 1/4" = 1'-0" PORCH EXTENSION "EP6"

REV. NO.	DATE	REMARKS

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SHEET NO. A-1

MODEL BALLENGER
DRAWING TITLE FRONT ELEVATIONS

SET NO. BLDG
VERSION 01
RELEASE NO. ----
DRAWN BY P/M
DATE 10/4/18

OPTION DESCRIPTION
OPTION ELEVATION "L"
ELL

=

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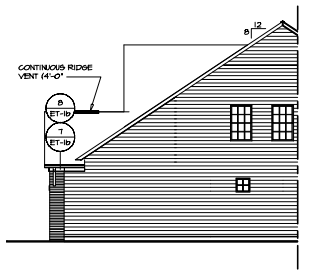
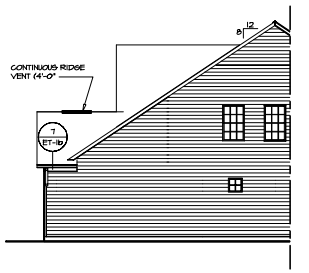
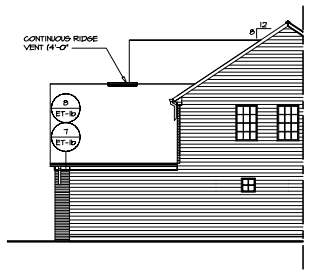


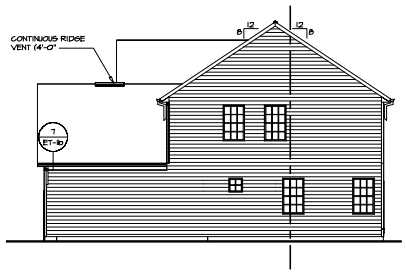
5 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
BRICK VENEER "EVA"



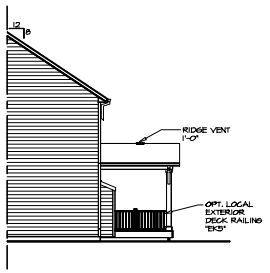
4 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
SIDING VENEER "EVF"



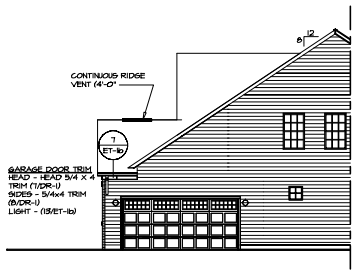
3 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
BRICK VENEER "EVA"



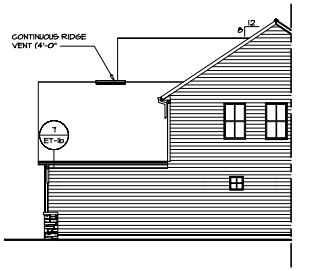
1 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
SIDING VENEER "EVF"
OPT. WINDOW FAMILY ROOM "FWF"



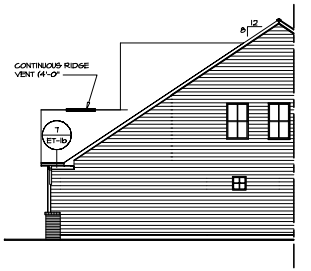
2 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
GAS FIREPLACE FAMILY ROOM REAR "LSF"
COVERED PORCH "EPE"



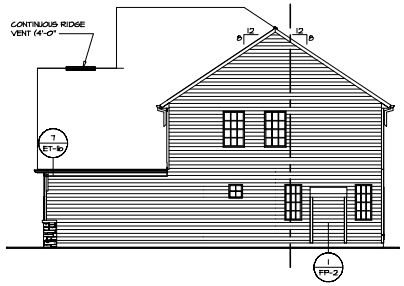
15 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
BRICK VENEER "EVA"
TWO CAR SIDE ENTRY GARAGE "SCC"



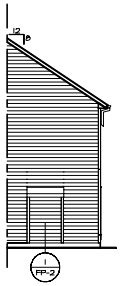
8 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"



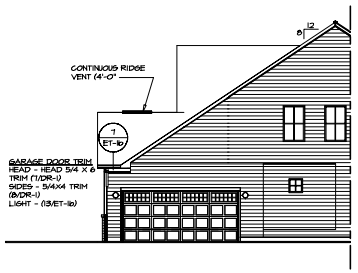
7 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"



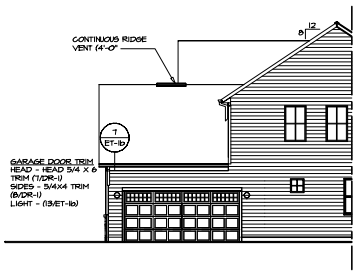
6 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"
GAS FIREPLACE FAMILY ROOM SIDE "LDF"
W/ OPT. WINDOW FAMILY ROOM "FWS"



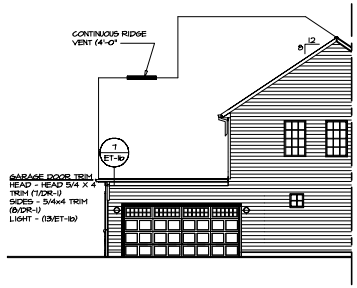
14 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
GAS FIREPLACE FAMILY ROOM SIDE "LDF"



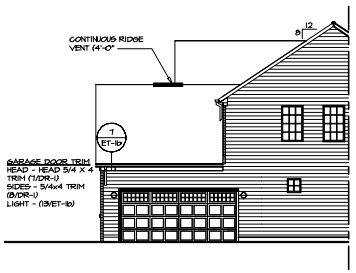
13 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"
TWO CAR SIDE ENTRY GARAGE "SCC"



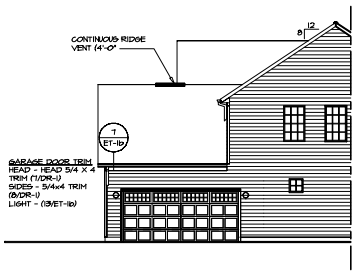
12 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"
TWO CAR SIDE ENTRY GARAGE "SCC"



11 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"
TWO CAR SIDE ENTRY GARAGE "SCC"



10 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
BRICK VENEER "EVA"
TWO CAR SIDE ENTRY GARAGE "SCC"
SHOWN W/ ELEVATION "A" "ELA"



9 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
SIDING VENEER "EVF"
TWO CAR SIDE ENTRY GARAGE "SCC"
SHOWN W/ ELEVATION "A" "ELA"

REMARKS

REV. NO. DATE

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SET NO. BLEDO
VERSION 01
RELEASE NO. ----
DRAWN BY RLD
DATE 07/12/17
OPTION

MODEL BALLENGER
DRAWING TITLE RIGHT ELEVATION

SHEET NO. A-2

OPTION DESCRIPTION

12

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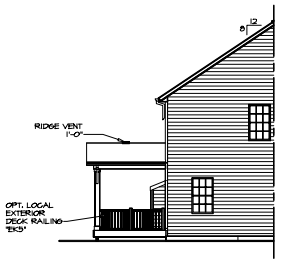
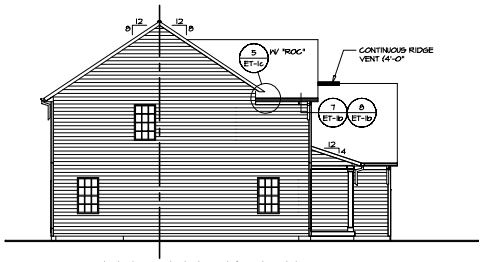
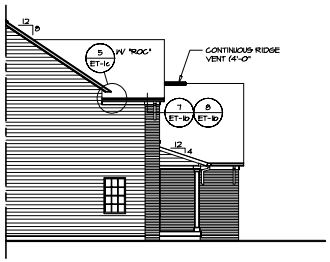


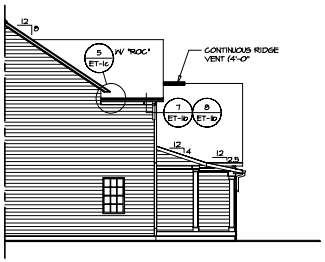
3 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
GAS FIREPLACE FAMILY ROOM REAR "L6F" COVERED PORCH "EPE"



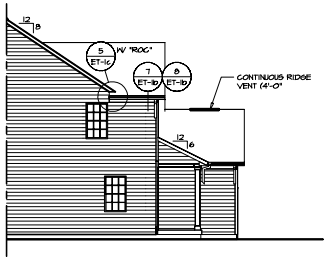
1 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA" SIDING VENEER "EVP"



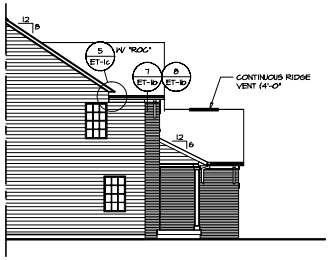
2 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA" BRICK VENEER "EVA"



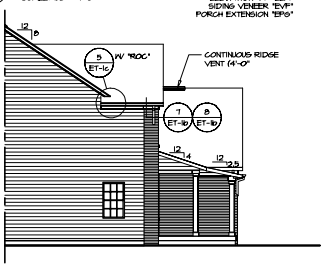
12 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA" SIDING VENEER "EVP" PORCH EXTENSION "EP6"



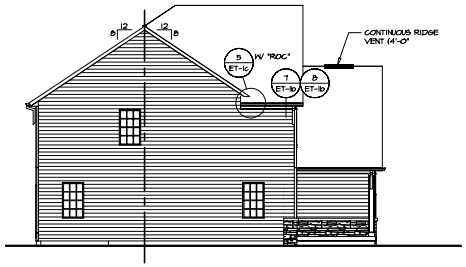
5 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB" SIDING VENEER "EVP"



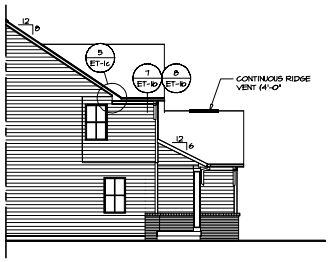
4 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB" BRICK VENEER "EVA"



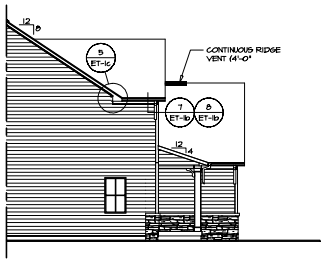
13 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA" BRICK VENEER "EVA" PORCH EXTENSION "EP6"



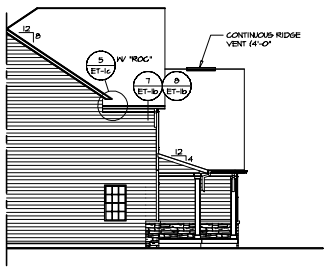
8 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC" NO PORCH EXTENSION "ZUM"



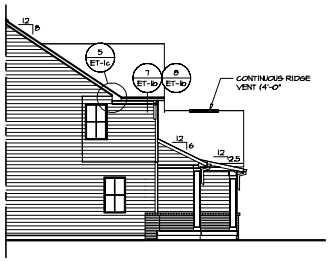
7 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL" NO PORCH EXTENSION "ZUM"



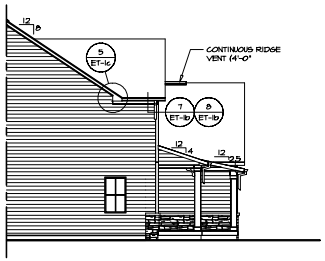
6 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK" NO PORCH EXTENSION "ZUM"



9 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC" PORCH EXTENSION "EP6"



10 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL" PORCH EXTENSION "EP6"



11 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK" PORCH EXTENSION "EP6"

REMARKS

REV. NO. DATE

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SET NO. ELEGO
VERSION 01
RELEASE NO. ----
DRAWN BY RLD
DATE 07/12/17
OPTION

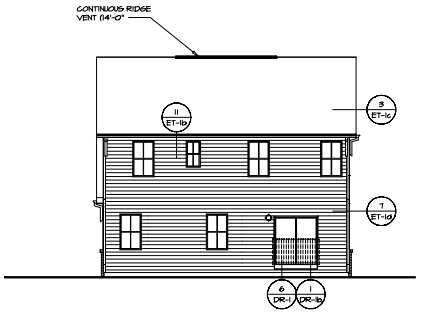
MODEL BALLENGER
DRAWING TITLE
LEFT ELEVATION

OPTION DESCRIPTION

SHEET NO. A-2b

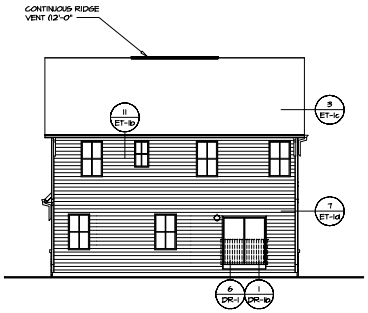
13

C:\NVR\Active\BALLENGER 81000 01 (07)\Working\Master Set\Elevations\A-2b ELV LEFT.dwg 07/25/25 - 9:50 am



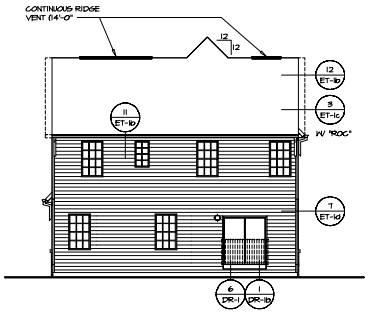
5 A-2c **REAR ELEVATION**

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



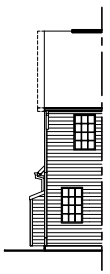
4 A-2c **REAR ELEVATION**

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



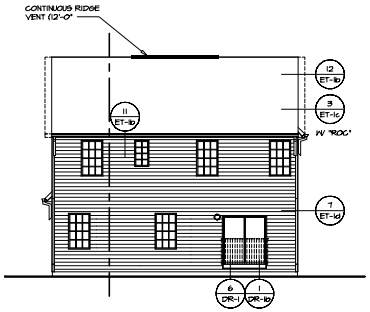
3 A-2c **REAR ELEVATION**

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



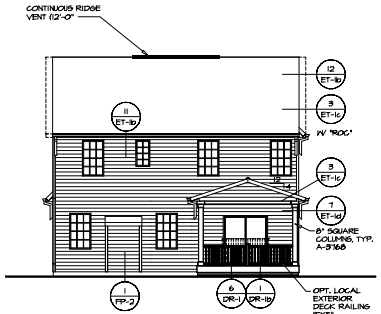
6 A-2c **PARTIAL REAR ELEVATION**

SCALE: 1/8" = 1'-0" GAS FIREPLACE FAMILY ROOM SIDE "LDF"



1 A-2c **REAR ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "A" "B" "ELA", "ELB"



2 A-2c **REAR ELEVATION**

SCALE: 1/8" = 1'-0" COVERED PORCH "EPE" GAS FIREPLACE FAMILY ROOM REAR "LDF" SHOW W/ ELEVATION A "ELA"

SHEET NO. A-2c

MODEL BALLENGER

DRAWING TITLE REAR ELEVATION

SET NO. ELEC0
VERSION 01
RELEASE NO. ----
DRAWN BY RLD
DATE 07/12/17
OPTION

OPTION DESCRIPTION

14

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REV. NO. DATE REMARKS

C:\NVR\Admin\BALLENGER\ELEC0_01_07212017\Sheets\Master Sets\Elevations\A-2c ELEV (LAP).dwg 07/25/2017 - 8:50 am

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 "SGC"

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

5 A-1 **PARTIAL FRONT ELEVATION**
SCALE: 1/4" = 1'-0" OPT. PORCH EXTENSION "EPS"

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 "SGF"

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SET NO. CLMOD
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 6/15/17
OPTION
ELA
EVF

MODEL COLUMBIA
DRAWING TITLE
FRONT ELEVATION A - SIDING

SHEET NO. A-1

OPTION DESCRIPTION
ELEVATION "A"
SIDING VENEER FRONT

7

C:\NVR\Active\COLUMBIA_CLMOD 01 - 1/4"\1 Sheets\Working\A-1 ELA SIDING VENEER FRONT.dwg 02/15/18 - 8:16 am

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 "SGC"

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

5 A-1 **PARTIAL FRONT ELEVATION**
SCALE: 1/4" = 1'-0" OPT. PORCH EXTENSION "EPS"

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 "SGF"

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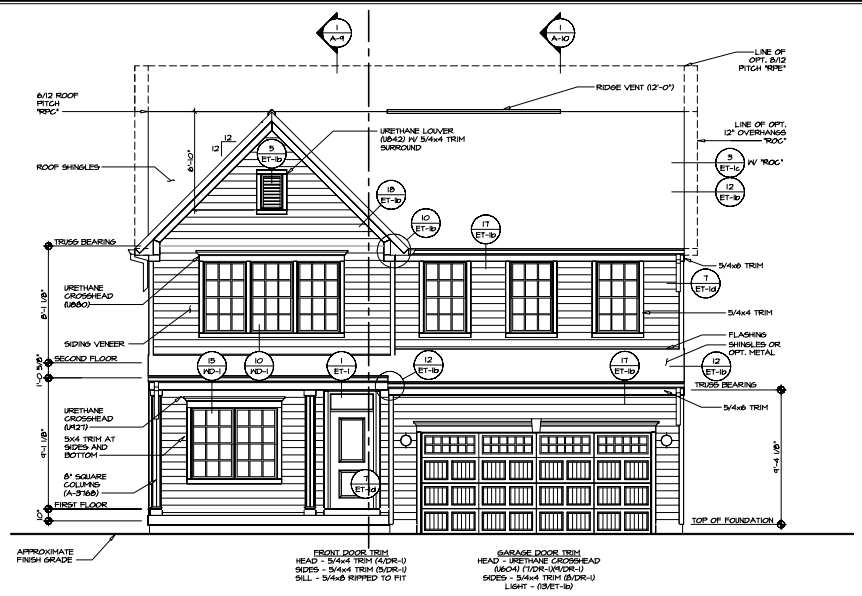
SET NO. CLMOD
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 6/15/17
OPTION ELA EVA

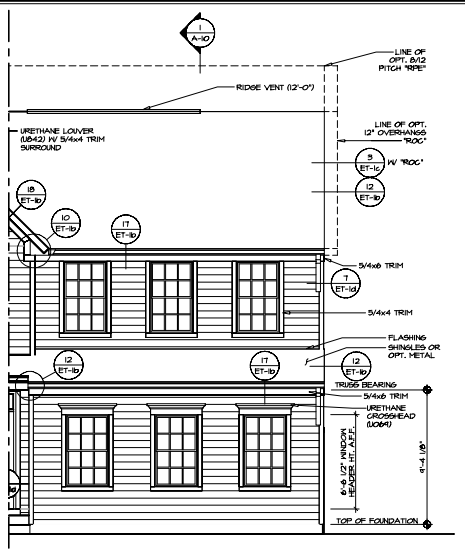
SHEET NO. A-1
MODEL COLUMBIA
DRAWING TITLE FRONT ELEVATION A - BRICK
OPTION DESCRIPTION ELEVATION "A" FULL BRICK VENEER FRONT
8

C:\NVR\Active Projects\COLUMBIA_CLMOD 01 - 1/4"=1'\Sheets\Working Sheets\A1-1 ELA_BRICK_FRONT.dwg 02/13/25 - 8:16 am



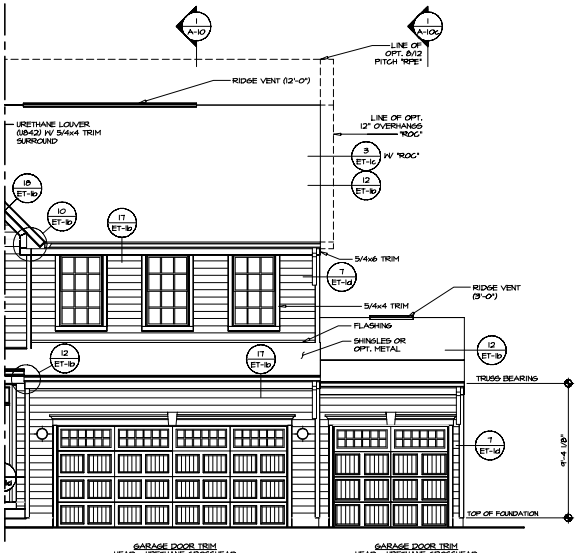
FRONT ELEVATION "B"

1 / A-1 — SCALE: 1/4" = 1'-0"



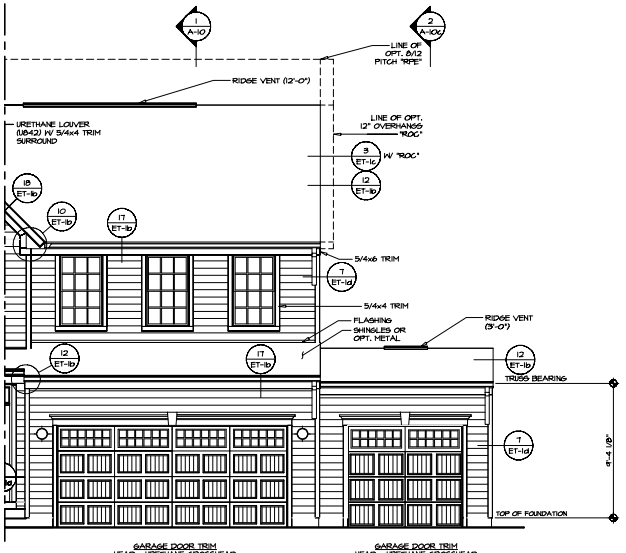
PARTIAL FRONT ELEVATION

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



PARTIAL FRONT ELEVATION

4 / A-1 — SCALE: 1/4" = 1'-0" — OPT. 3-CARFRONT ENTRY GARAGE "GCF"



PARTIAL FRONT ELEVATION

3 / A-1 — SCALE: 1/4" = 1'-0" — OPT. 3-CARFRONT ENTRY GARAGE "GCF"

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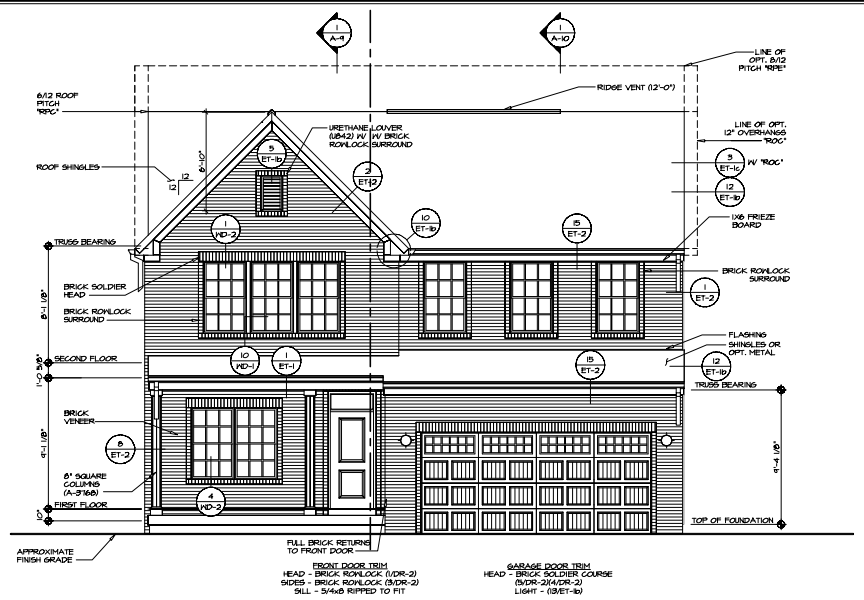
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 05/16/17
OPTION
ELB
EVF

MODEL COLUMBIA
DRAWING TITLE
FRONT ELEVATION B - SIDING

OPTION DESCRIPTION
ELEVATION "B"
SIDING VENEER FRONT

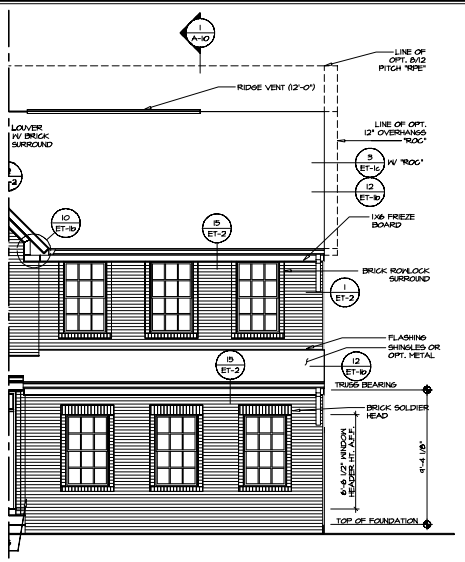
SHEET NO. A-1

C:\NVR Drawings\COLUMBIA, CLMOD 01 - 1/4"=1'\Sheets\Working\A-1 ELEVATIONS.dwg 05/15/18 - 3:11 pm



1 A-1 **FRONT ELEVATION "B"**

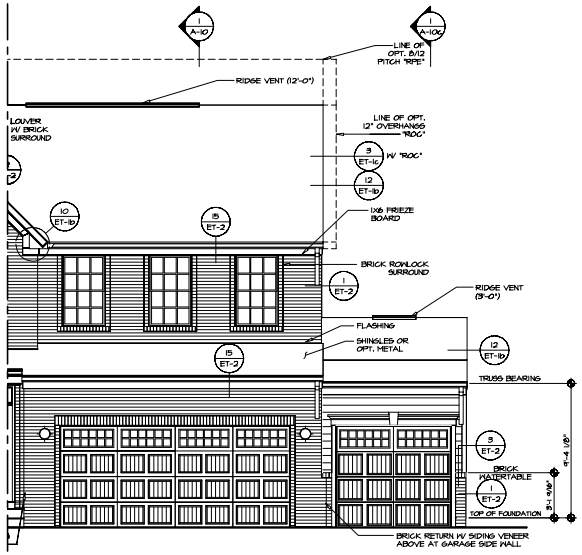
SCALE: 1/4" = 1'-0"



2 A-1 **PARTIAL FRONT ELEVATION**

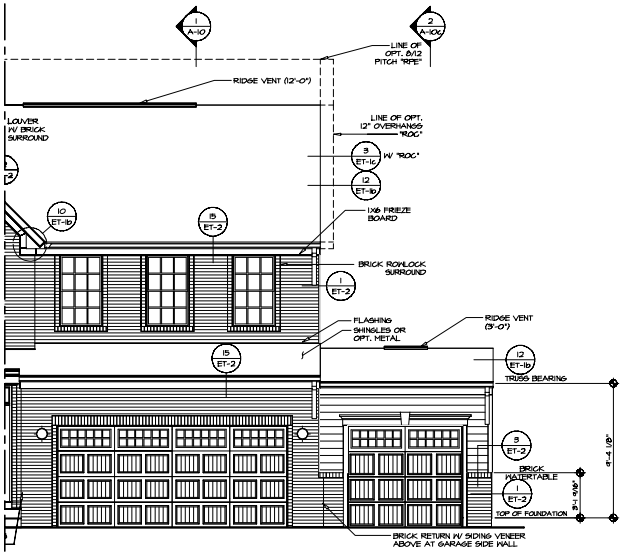
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "GCC"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER.



4 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" OPT. 3-CARFRONT ENTRY GARAGE "GCI"



3 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" OPT. 3-CARFRONT ENTRY GARAGE "GCF"

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VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 6/6/17
OPTION ELB
EVA

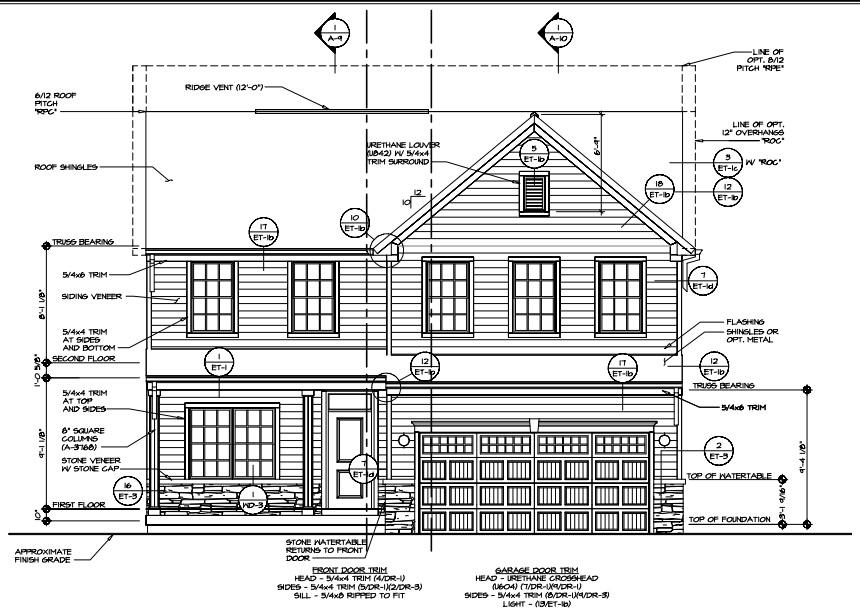
MODEL COLUMBIA
DRAWING TITLE
FRONT ELEVATION B - BRICK

SHEET NO. A-1

OPTION DESCRIPTION
ELEVATION "B"
FULL BRICK VENEER FRONT

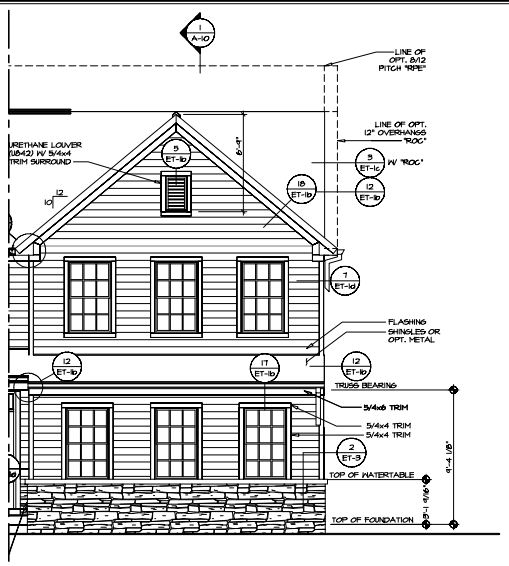
10

C:\NVR Drawings\COLUMBIA_CLMOD 01 10-6-17\Sheets\Working\ A-1 ELEVATION B - BRICK.dwg, 6/23/2025 - 8:17 am



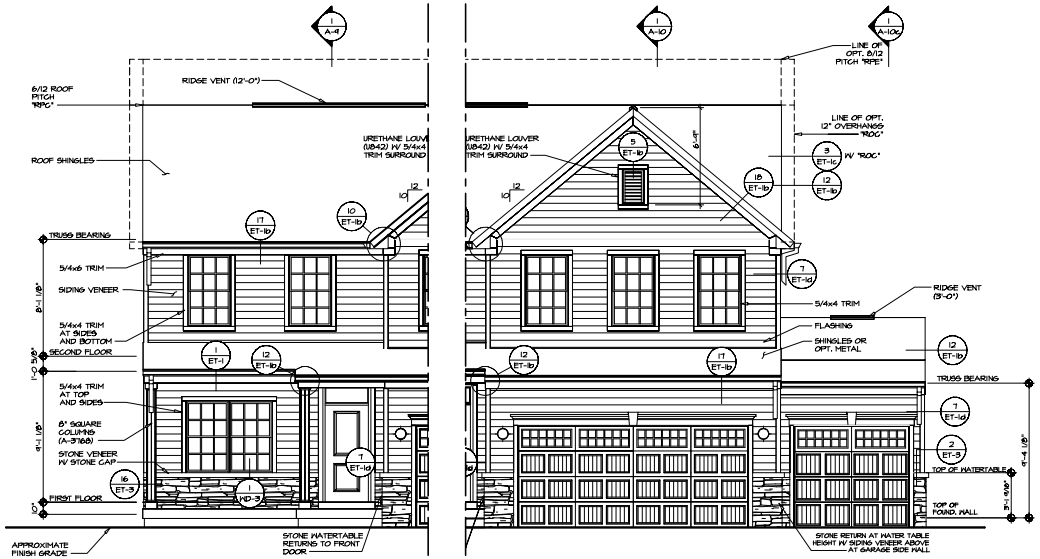
1 A-1 **FRONT ELEVATION "C"**

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



2 A-1 **PARTIAL FRONT ELEVATION**

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

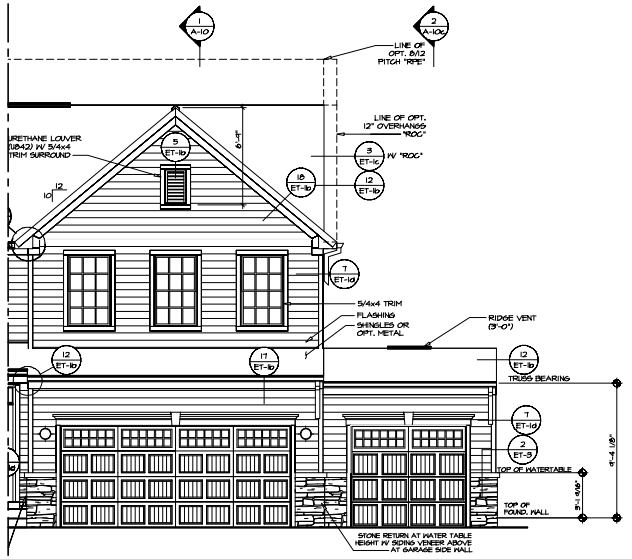


4 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" OPT. PORCH EXTENSION "EPS"

5 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" OPT. 3-CARFRONT ENTRY GARAGE "GCI"



3 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" OPT. 3-CARFRONT ENTRY GARAGE "GCF"

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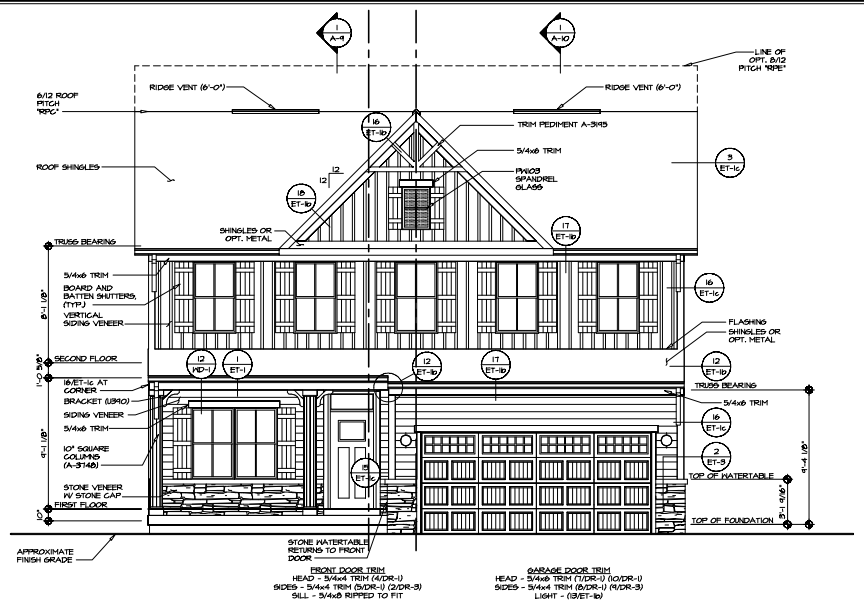
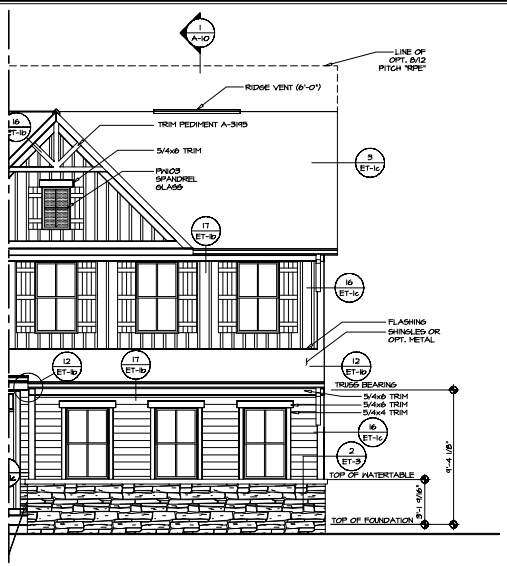
SHEET NO. A-1
MODEL COLUMBIA
DRAWING TITLE FRONT ELEVATION C
SET NO. CLMOD
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 05/01/17
OPTION DESCRIPTION ELEVATION 'C'
OPTION ELC

REV. NO. | DATE | REMARKS

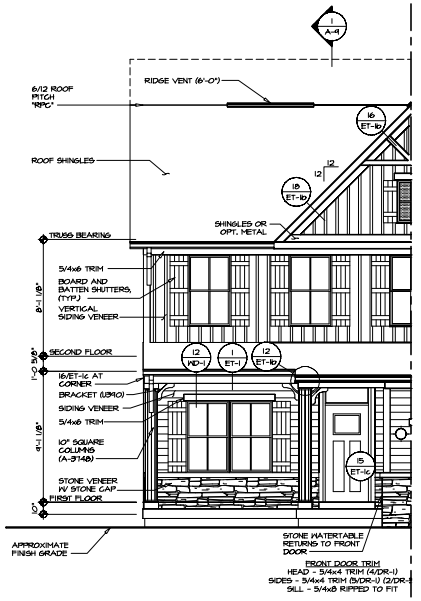
C:\NVR\Active\COLUMBIA_CLMOD 01 10X15\Sheets\Variants\A-1 ELE_FRONT.dwg 02/15/23 - 8:17 am



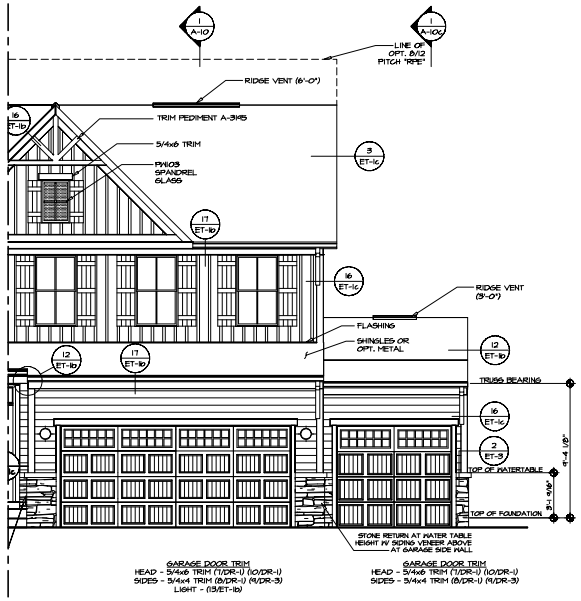
1 A-1 **FRONT ELEVATION "K"**
SCALE: 1/4" = 1'-0"



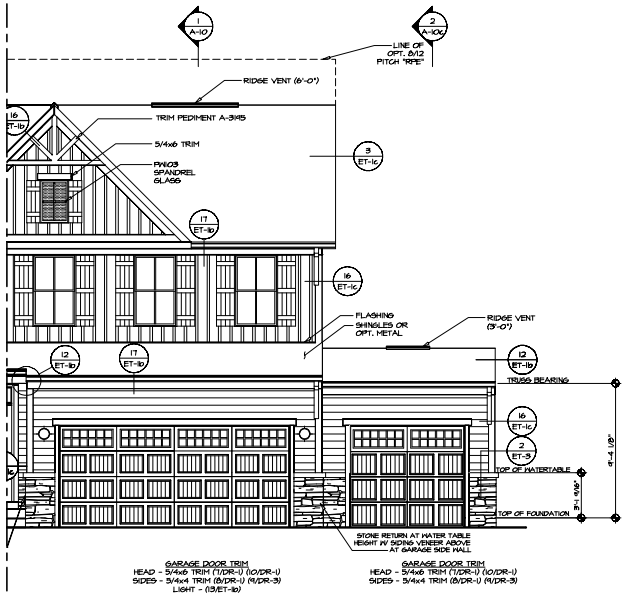
2 A-1 **PARTIAL FRONT ELEVATION**
SCALE: 1/4" = 1'-0" OPT.2-CAR GARAGE SIDE ENTRY "SCC"



4 A-1 **PARTIAL FRONT ELEVATION**
SCALE: 1/4" = 1'-0" OPT. PORCH EXTENSION "EPS"



5 A-1 **PARTIAL FRONT ELEVATION**
SCALE: 1/4" = 1'-0" OPT.3-CARFRONT ENTRY GARAGE "SCI"



3 A-1 **PARTIAL FRONT ELEVATION**
SCALE: 1/4" = 1'-0" OPT.3-CARFRONT ENTRY GARAGE "SCF"

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SET NO. CLMOD
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 5/16/17
OPTION ELK

MODEL COLUMBIA
DRAWING TITLE FRONT ELEVATION K

SHEET NO. A-1
OPTION DESCRIPTION ELEVATION "K"
12

C:\NVR\Active\COLUMBIA\CLMOD 01 16X44 Standard\Working\A-1 ELK FRONT.dwg 02/13/23 - 8:17 am

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SET NO. CLMOD
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 6/16/17
OPTION ELL

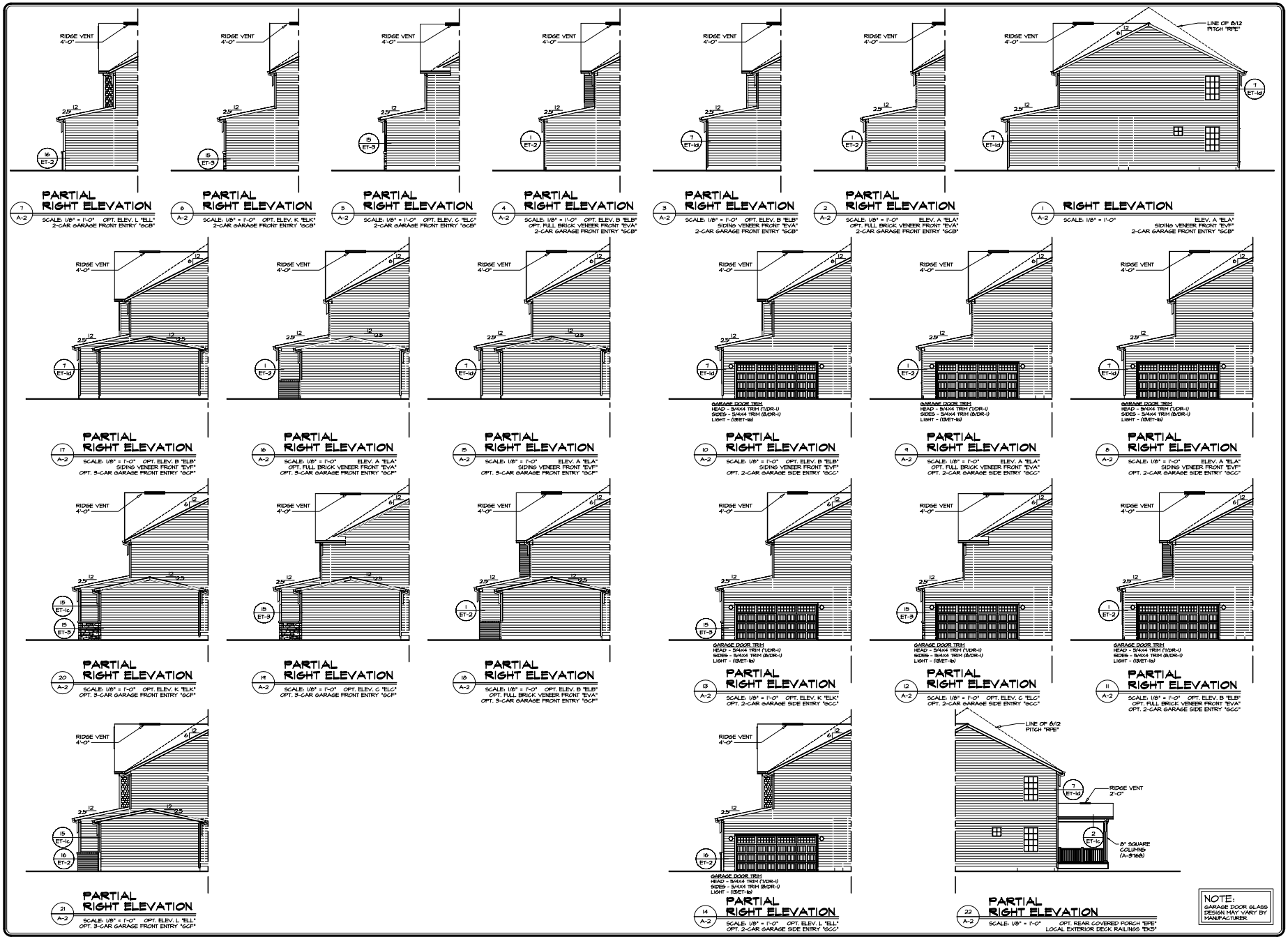
MODEL COLUMBIA
DRAWING TITLE FRONT ELEVATION L

OPTION DESCRIPTION ELEVATION "L"

SHEET NO. A-1

15

C:\NVR\Active\COLUMBIA_CLMOD 01 10X43\Sheets\Working\A-1 ELL.DGN 02/15/25 - 8:17 am



PARTIAL RIGHT ELEVATION
7 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. L "ELL"
2-CAR GARAGE FRONT ENTRY "GCB"

PARTIAL RIGHT ELEVATION
6 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. K "ELK"
2-CAR GARAGE FRONT ENTRY "GCB"

PARTIAL RIGHT ELEVATION
5 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. C "ELC"
2-CAR GARAGE FRONT ENTRY "GCB"

PARTIAL RIGHT ELEVATION
4 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB"
OPT. FULL BRICK VENEER FRONT "EVA"
2-CAR GARAGE FRONT ENTRY "GCB"

PARTIAL RIGHT ELEVATION
3 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB"
SIDING VENEER FRONT "EVA"
2-CAR GARAGE FRONT ENTRY "GCB"

PARTIAL RIGHT ELEVATION
2 A-2
SCALE: 1/8" = 1'-0" ELEV. A "ELA"
OPT. FULL BRICK VENEER FRONT "EVA"
2-CAR GARAGE FRONT ENTRY "GCB"

RIGHT ELEVATION
1 A-2
SCALE: 1/8" = 1'-0" ELEV. A "ELA"
SIDING VENEER FRONT "EVF"
2-CAR GARAGE FRONT ENTRY "GCB"

PARTIAL RIGHT ELEVATION
17 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB"
SIDING VENEER FRONT "EVF"
OPT. 3-CAR GARAGE FRONT ENTRY "GCF"

PARTIAL RIGHT ELEVATION
16 A-2
SCALE: 1/8" = 1'-0" ELEV. A "ELA"
OPT. FULL BRICK VENEER FRONT "EVA"
OPT. 3-CAR GARAGE FRONT ENTRY "GCF"

PARTIAL RIGHT ELEVATION
15 A-2
SCALE: 1/8" = 1'-0" ELEV. A "ELA"
SIDING VENEER FRONT "EVF"
OPT. 3-CAR GARAGE FRONT ENTRY "GCF"

PARTIAL RIGHT ELEVATION
10 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB"
SIDING VENEER FRONT "EVF"
OPT. 2-CAR GARAGE SIDE ENTRY "GCC"

PARTIAL RIGHT ELEVATION
9 A-2
SCALE: 1/8" = 1'-0" ELEV. A "ELA"
OPT. FULL BRICK VENEER FRONT "EVA"
OPT. 2-CAR GARAGE SIDE ENTRY "GCC"

PARTIAL RIGHT ELEVATION
8 A-2
SCALE: 1/8" = 1'-0" ELEV. A "ELA"
SIDING VENEER FRONT "EVF"
OPT. 2-CAR GARAGE SIDE ENTRY "GCC"

PARTIAL RIGHT ELEVATION
20 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. K "ELK"
OPT. 3-CAR GARAGE FRONT ENTRY "GCF"

PARTIAL RIGHT ELEVATION
19 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. C "ELC"
OPT. 3-CAR GARAGE FRONT ENTRY "GCF"

PARTIAL RIGHT ELEVATION
18 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB"
OPT. FULL BRICK VENEER FRONT "EVA"
OPT. 3-CAR GARAGE FRONT ENTRY "GCF"

PARTIAL RIGHT ELEVATION
13 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. K "ELK"
OPT. 2-CAR GARAGE SIDE ENTRY "GCC"

PARTIAL RIGHT ELEVATION
12 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. C "ELC"
OPT. 2-CAR GARAGE SIDE ENTRY "GCC"

PARTIAL RIGHT ELEVATION
11 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB"
OPT. FULL BRICK VENEER FRONT "EVA"
OPT. 2-CAR GARAGE SIDE ENTRY "GCC"

PARTIAL RIGHT ELEVATION
21 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. L "ELL"
OPT. 3-CAR GARAGE FRONT ENTRY "GCF"

PARTIAL RIGHT ELEVATION
14 A-2
SCALE: 1/8" = 1'-0" OPT. ELEV. L "ELL"
OPT. 2-CAR GARAGE SIDE ENTRY "GCC"

PARTIAL RIGHT ELEVATION
22 A-2
SCALE: 1/8" = 1'-0" OPT. REAR COVERED PORCH "EPE"
LOCAL EXTERIOR DECK RAILINGS "EKS"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS

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SET NO. CLMOD
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 6/21/11
OPTION

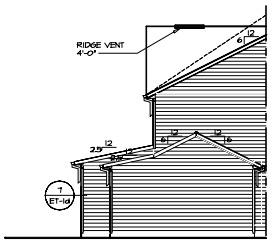
MODEL COLUMBIA
DRAWING TITLE
RIGHT SIDE ELEVATION

OPTION DESCRIPTION

SHEET NO. A-2

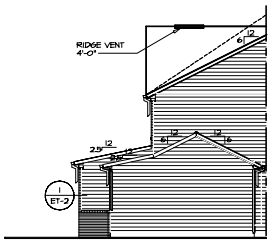
14

C:\NVR\Sales\COLUMBIA CLMOD 01 10X44\Sheets\Working\A-2 ELEVATIONS.dwg 02/23/25 - 8:18 am



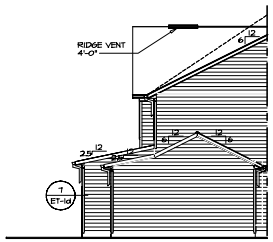
1 / A-2 PARTIAL RIGHT ELEVATION

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



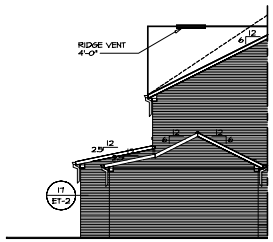
2 / A-2 PARTIAL RIGHT ELEVATION

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



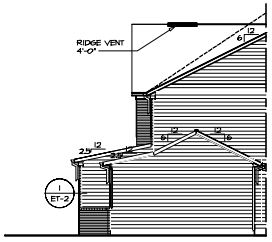
3 / A-2 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB"
SIDING VENEER FRONT "EVF"



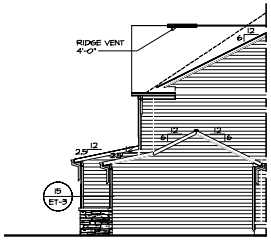
6 / A-2 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEV. A "ELA"
OPT. BRICK VENEER FRONT "EVA"
OPT. BRICK VENEER SIDE "EVB"



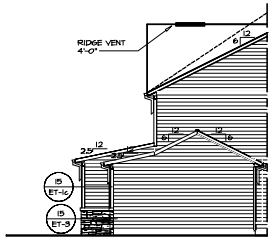
4 / A-2 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB"
OPT. FULL BRICK VENEER FRONT "EVA"



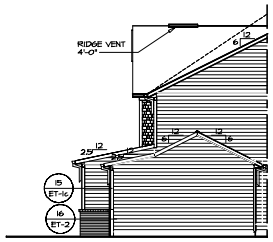
5 / A-2 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" OPT. ELEV. C "ELC"



6 / A-2 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" OPT. ELEV. K "ELK"



7 / A-2 PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" OPT. ELEV. L "ELL"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

SHEET NO. A-2

MODEL COLUMBIA
DRAWING TITLE RIGHT SIDE ELEVATION

SET NO. CLMOD
VERSION 01
RELEASE NO. ----
DRAWN BY TH
DATE 04/28/22
OPTION GC1

OPTION DESCRIPTION
3 - CAR GARAGE FRONT ENTRY

15

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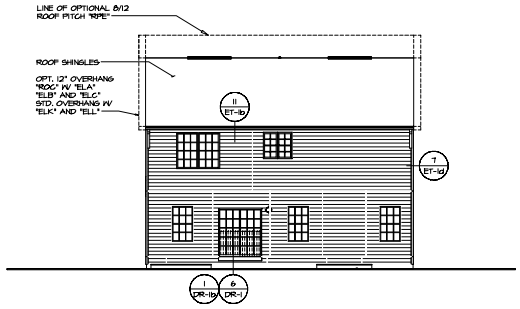
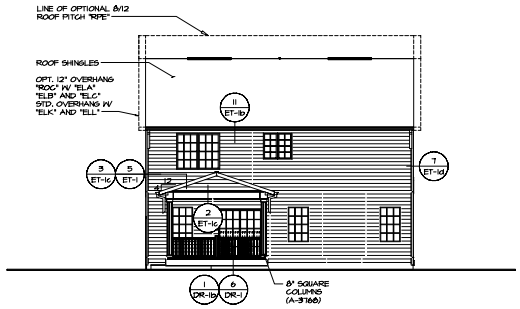
REV. NO. DATE REMARKS



1 A-2b **REAR ELEVATION**

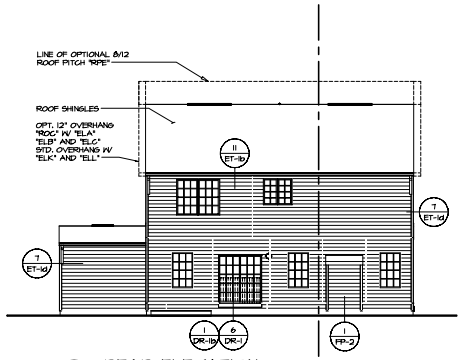
SCALE: 1/8" = 1'-0"



2 A-2b **REAR ELEVATION**

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

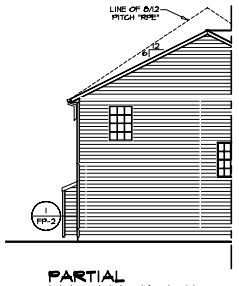
OPT. REAR COVERED PORCH "EPE"
LOCAL EXTERIOR DECK RAILINGS "EKS"



3 A-2b **REAR ELEVATION**

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

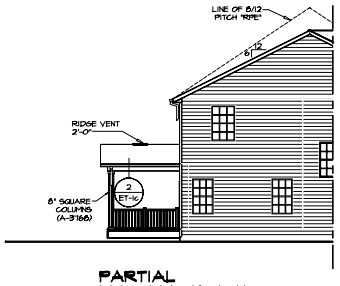
OPT. GAS FIREPLACE FAMILY ROOM REAR "LGF"
OPT. 3-CAR GARAGE FRONT ENTRY "SGF"



12 A-2b **PARTIAL LEFT ELEVATION**

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

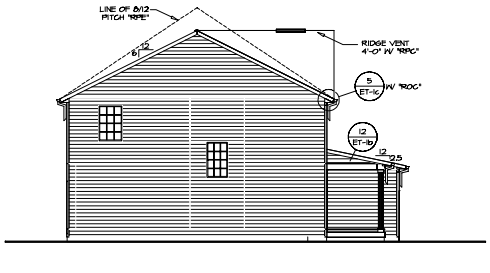
OPT. GAS FIREPLACE FAMILY ROOM REAR "LGF"



13 A-2b **PARTIAL LEFT ELEVATION**

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

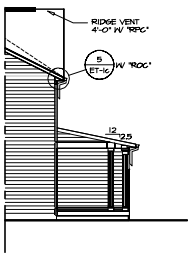
OPT. REAR COVERED PORCH "EPE"
OPT. WINDOWS FAMILY ROOM SIDE "WSF"
LOCAL EXTERIOR DECK RAILINGS "EKS"



1 A-2b **LEFT ELEVATION**

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

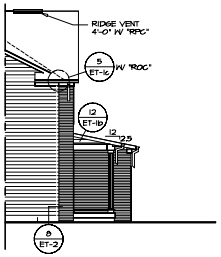
ELEV. A "ELA"
SIDING VENEER FRONT "EVF"



11 A-2b **PARTIAL LEFT ELEVATION**

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

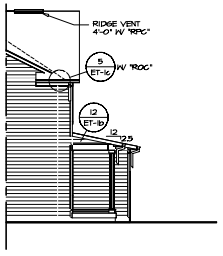
ELEV. A "ELA"
OPT. PORCH EXTENSION "EPS"



4 A-2b **PARTIAL LEFT ELEVATION**

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

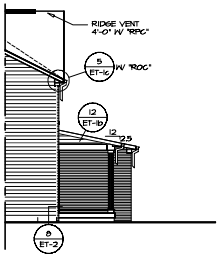
OPT. ELEV. B "ELB"
OPT. FULL BRICK VENEER FRONT "EVF"



3 A-2b **PARTIAL LEFT ELEVATION**

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

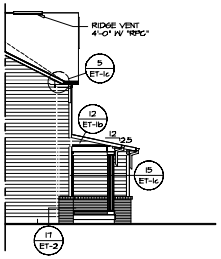
OPT. ELEV. B "ELB"
SIDING VENEER FRONT "EVF"



2 A-2b **PARTIAL LEFT ELEVATION**

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

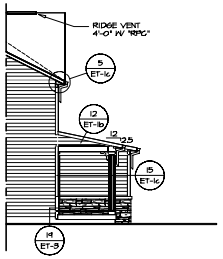
ELEV. A "ELA"
OPT. FULL BRICK VENEER FRONT "EVA"



7 A-2b **PARTIAL LEFT ELEVATION**

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

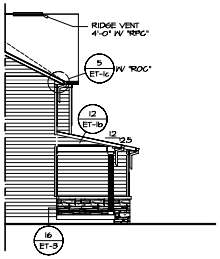
OPT. ELEV. L "ELL"



6 A-2b **PARTIAL LEFT ELEVATION**

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

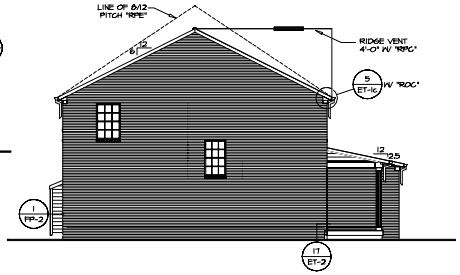
OPT. ELEV. K "ELK"



5 A-2b **PARTIAL LEFT ELEVATION**

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

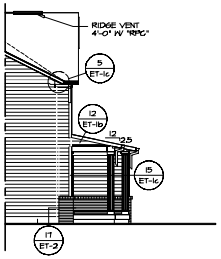
OPT. ELEV. C "ELC"



14 A-2b **PARTIAL LEFT ELEVATION**

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

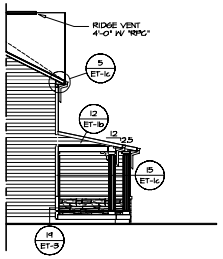
OPT. ELEV. A "ELA"
OPT. BRICK VENEER SIDE(S) "EVB"



10 A-2b **PARTIAL LEFT ELEVATION**

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

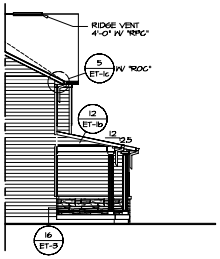
OPT. ELEV. L "ELL"
OPT. PORCH EXTENSION "EPS"



9 A-2b **PARTIAL LEFT ELEVATION**

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

OPT. ELEV. K "ELK"
OPT. PORCH EXTENSION "EPS"



8 A-2b **PARTIAL LEFT ELEVATION**

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

OPT. ELEV. C "ELC"
OPT. PORCH EXTENSION "EPS"

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SET NO. CLMOD
VERSION 01
RELEASE NO. ----

DRAWN BY ARM
DATE 6/21/11
OPTION

MODEL COLUMBIA
DRAWING TITLE
LEFT SIDE ELEVATION, REAR ELEVATION
REAR ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-2b

16

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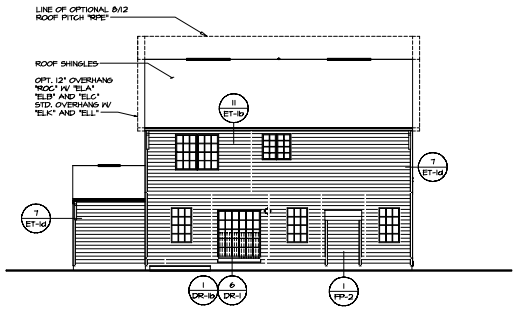
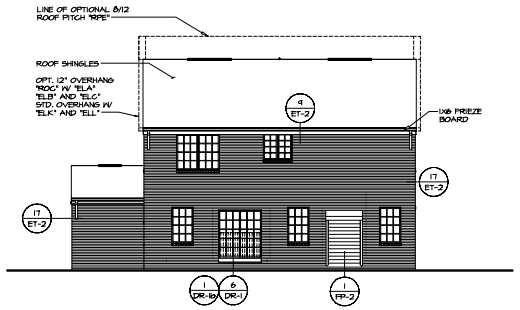


1 A-2b **REAR ELEVATION**

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

OPT. SIDING VENEER REAR "EVL"
OPT. GAS FIREPLACE FAMILY ROOM REAR "LGF"



2 A-2b **REAR ELEVATION**

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

OPT. BRICK VENEER REAR "EVK"
OPT. GAS FIREPLACE FAMILY ROOM REAR "LGF"

REV. NO.	DATE	REMARKS

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SHEET NO.
A-2b

MODEL
COLUMBIA

DRAWING TITLE
REAR ELEVATION

OPTION DESCRIPTION
3-CAR GARAGE FRONT ENTRY

17

SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY TH
DATE 10/07/22
OPTION
GC1

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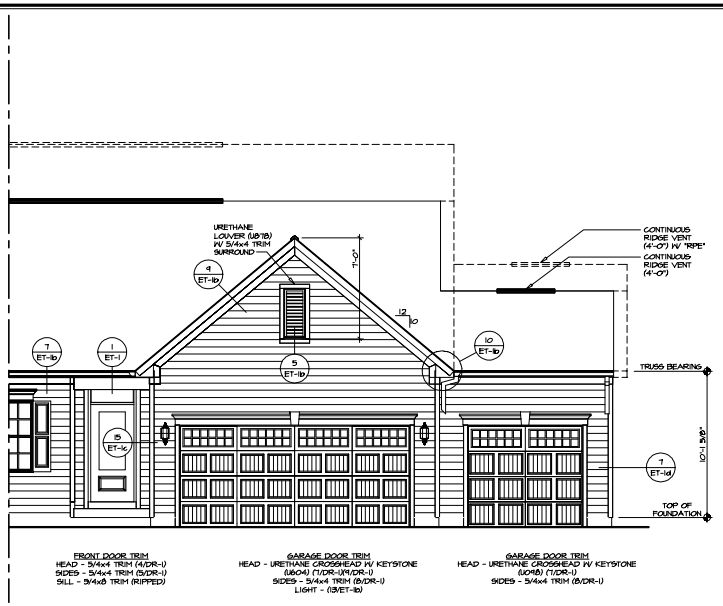
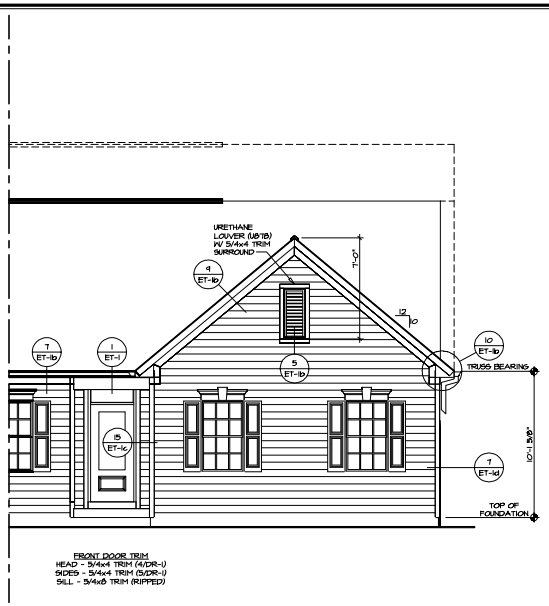


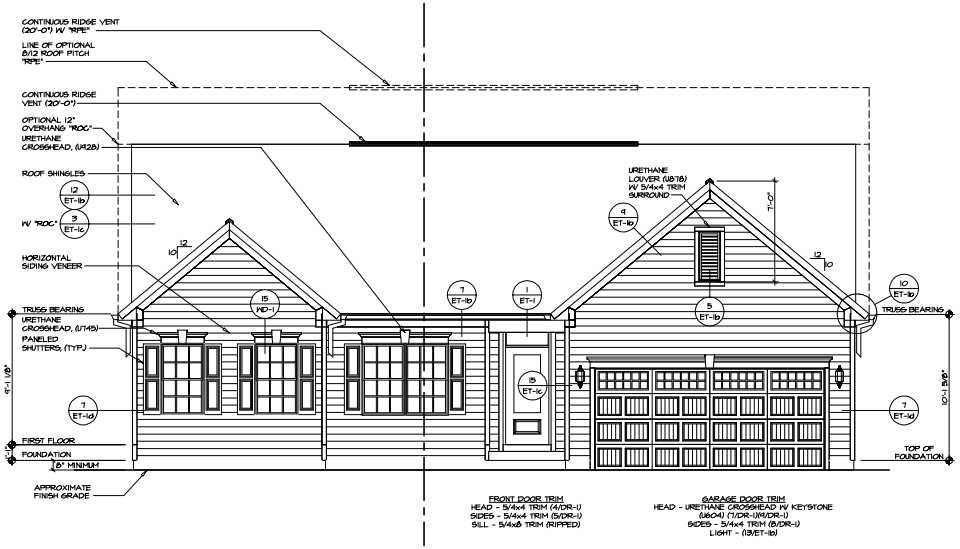
3 / A-1 **PARTIAL FRONT ELEVATION**

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



2 / A-1 **PARTIAL FRONT ELEVATION**

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



1 / A-1 **FRONT ELEVATION "A"**

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

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

REMARKS

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SET NO. CMBRD
VERSION 01
RELEASE NO. ----
DRAWN BY: SGA
DATE: 01/31/16
OPTION: ELA EVF

MODEL CUMBERLAND
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1

OPTION DESCRIPTION ELEVATION "A" SIDING VENEER FRONT

5

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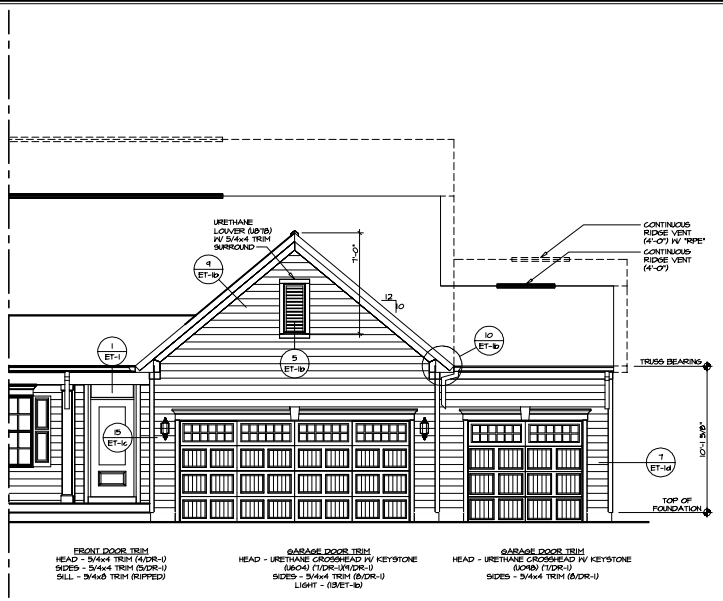
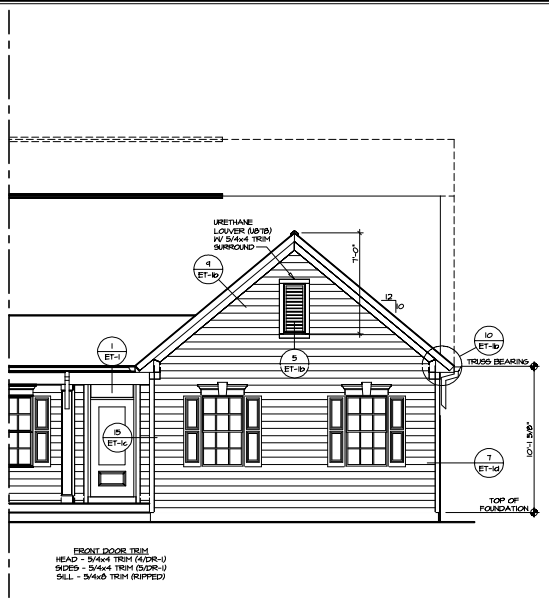


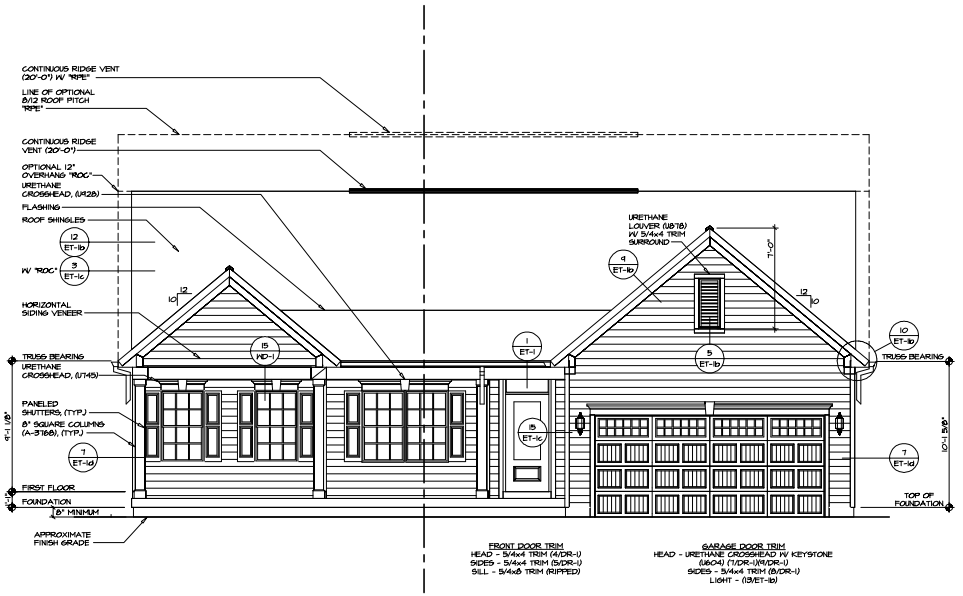
3 A-1 **PARTIAL FRONT ELEVATION**

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



2 A-1 **PARTIAL FRONT ELEVATION**

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



1 A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "SCB"

REV. NO. | DATE | REMARKS

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SET NO. CMBSD
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 01/31/16
OPTION
ELA
EVE
EPA

MODEL CUMBERLAND
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1

OPTION DESCRIPTION
ELEVATION "A"
SIDING VENEER FRONT
FULL FRONT PORCH

6

02/12/16 - 7:25 am

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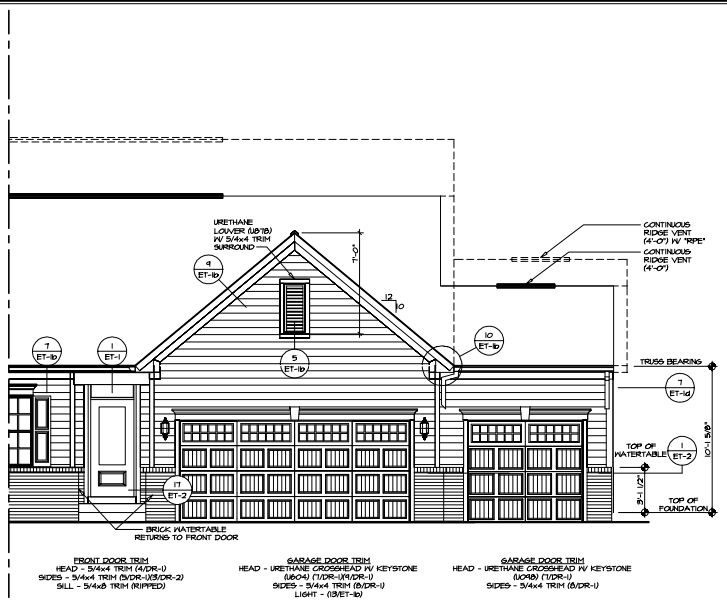
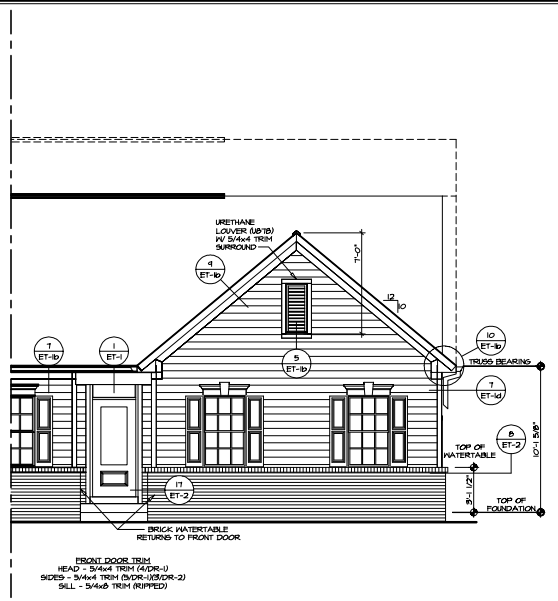


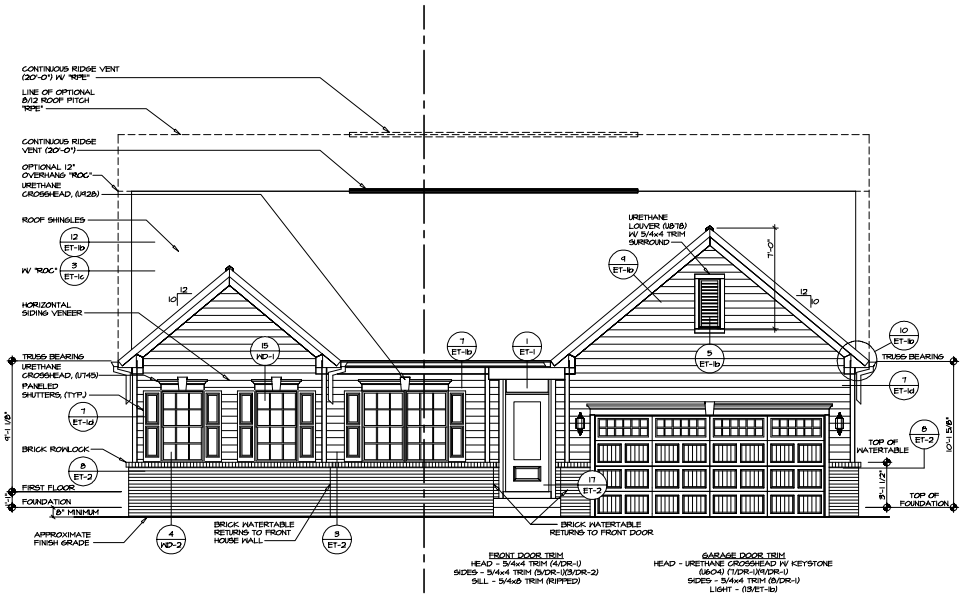
3 A-1 **PARTIAL FRONT ELEVATION**

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



2 A-1 **PARTIAL FRONT ELEVATION**

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



1 A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "SCB"

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SET NO. CMBCO
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 01/31/25
OPTION ELA EVM

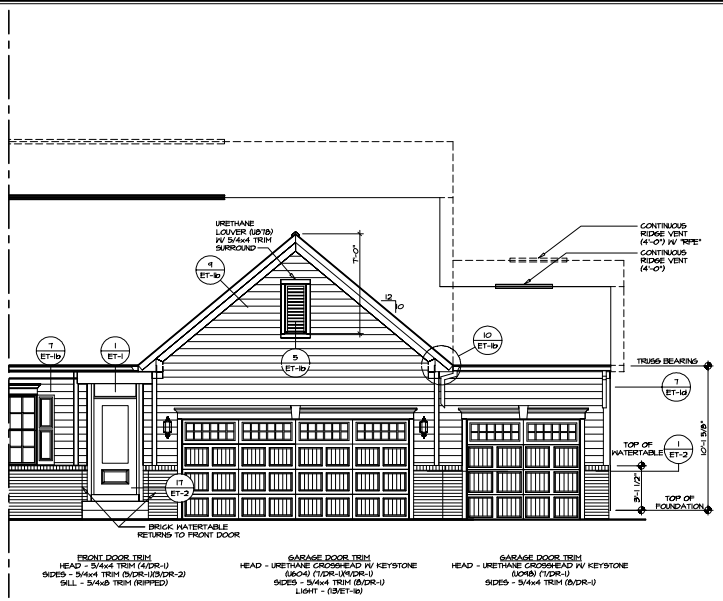
MODEL CUMBERLAND
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1

OPTION DESCRIPTION
ELEVATION "A"
PARTIAL BRICK VENEER FRONT

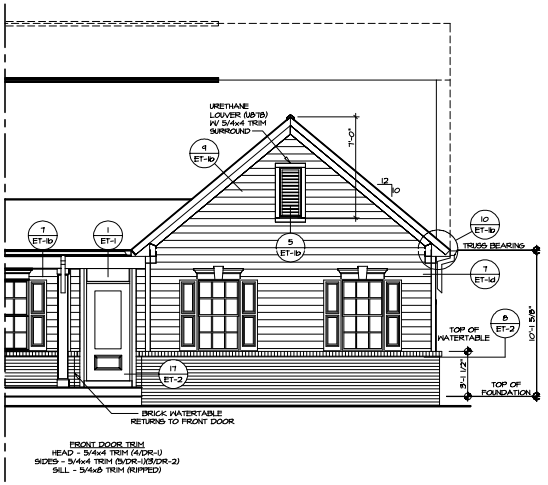
7

C:\NVR\Active\CUMBERLAND_CMBCO_01_101525\Sheets\Working\A-1 ELA_BRICK_FRONT.dwg 02/17/25 - 7:48 am



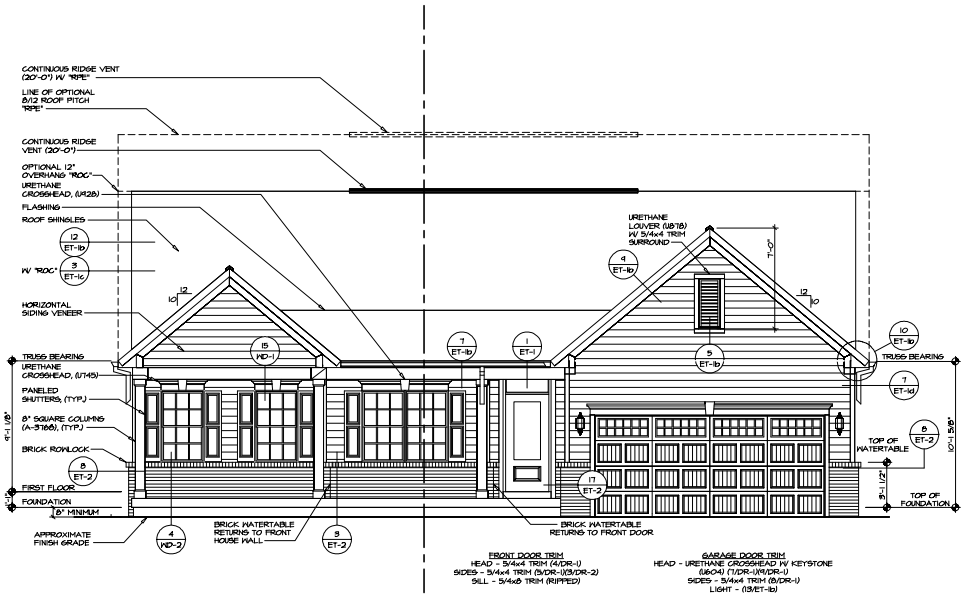
3 A-1 **PARTIAL FRONT ELEVATION**

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



2 A-1 **PARTIAL FRONT ELEVATION**

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



1 A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "SCB"

REMARKS

REV. NO. DATE

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SET NO. CMBRD
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 01/31/16

MODEL CUMBERLAND
DRAWING TITLE FRONT ELEVATION

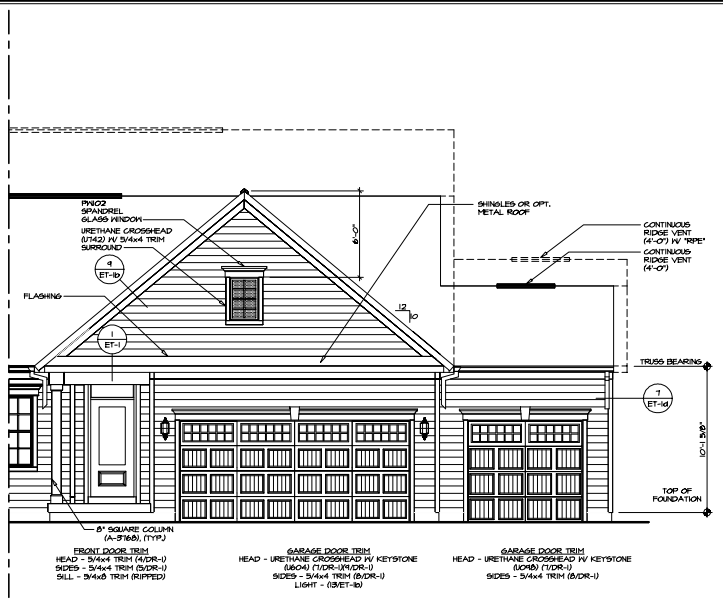
SHEET NO. A-1

OPTION DESCRIPTION
ELEVATION "A"
PARTIAL BRICK VENEER FRONT
FULL FRONT PORCH

OPTION
ELA
EVM
EPA

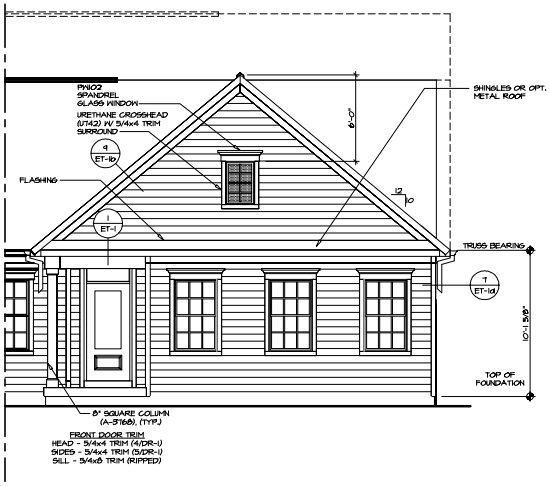
8

C:\NVR\Active\CUMBERLAND_CMBRD_01_101.5\Sheets\Working\A-1 ELA_BRICK_PORCH_FRONT.dwg 02/12/16 7:48 am



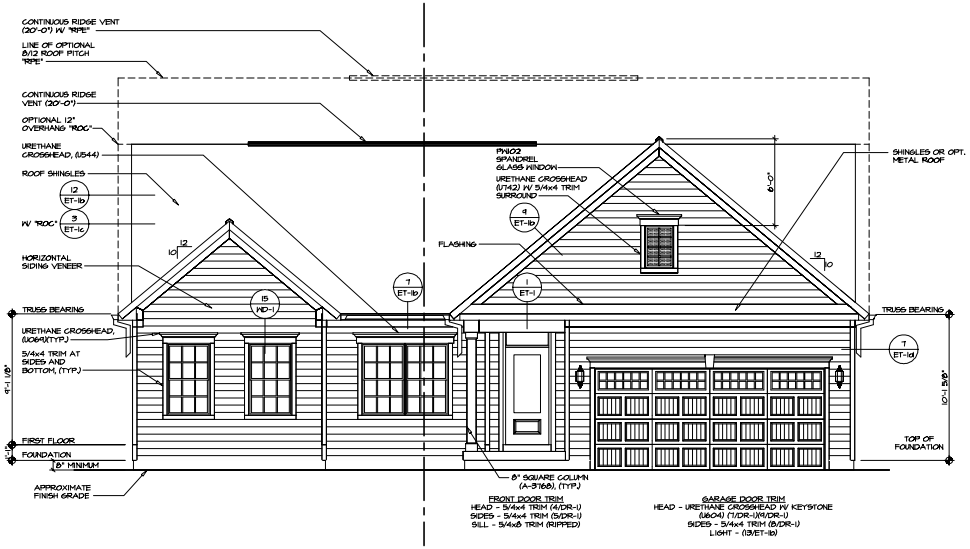
3 A-1 **PARTIAL FRONT ELEVATION**

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



2 A-1 **PARTIAL FRONT ELEVATION**

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



1 A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "SCB"

REV. NO.	DATE	REMARKS

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SET NO. CMBSD
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 6/15/16
OPTION ELB
EVF

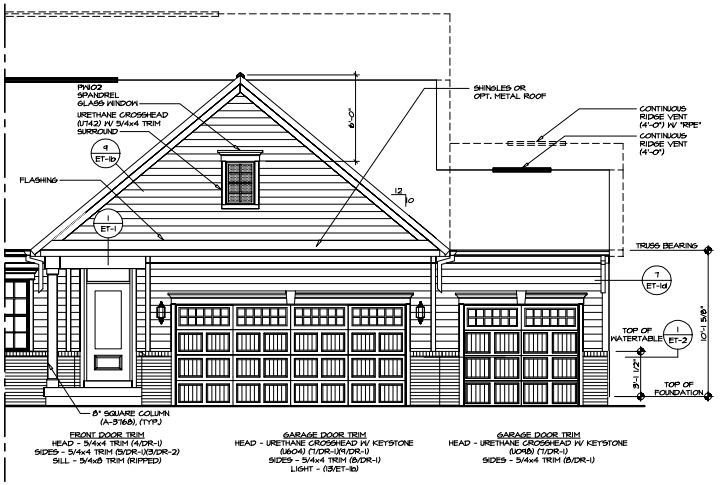
MODEL CUMBERLAND
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION
ELEVATION "B"
SIDING VENEER FRONT

SHEET NO. A-1

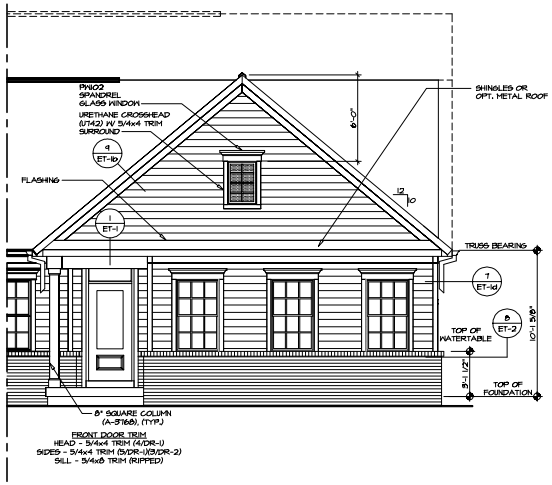
9

C:\NVR\Active\CUMBERLAND\CMBSD 01 105.5\Sheets\Working\A-1 ELB SIDING FRONT.dwg 6/17/16 - 7:46 am



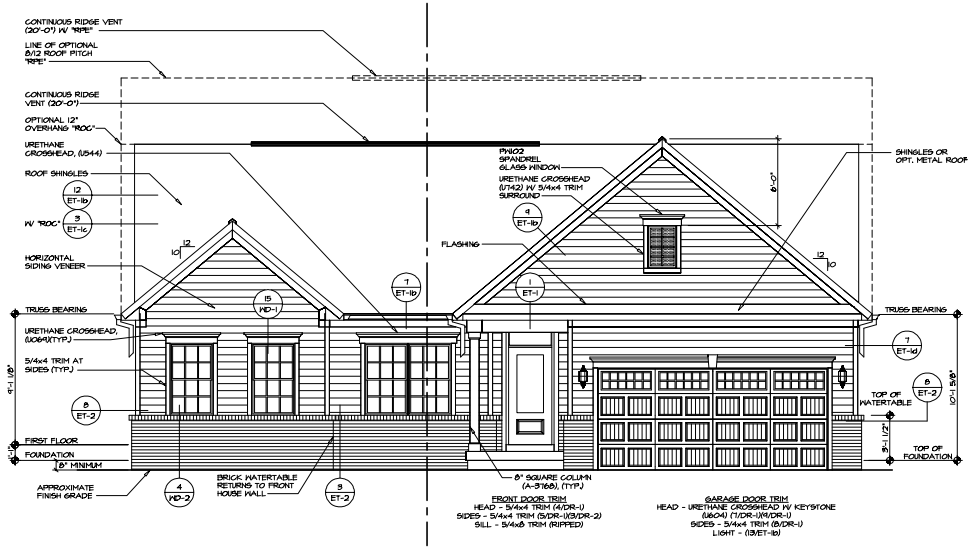
3 / A-1 PARTIAL FRONT ELEVATION

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



2 / A-1 PARTIAL FRONT ELEVATION

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



1 / A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "SCB"

REMARKS

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SET NO. CMBCO
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 01/31/25
OPTION ELB
EVM

MODEL CUMBERLAND
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION
ELEVATION "B"
PARTIAL BRICK VENEER FRONT

SHEET NO. A-1

10

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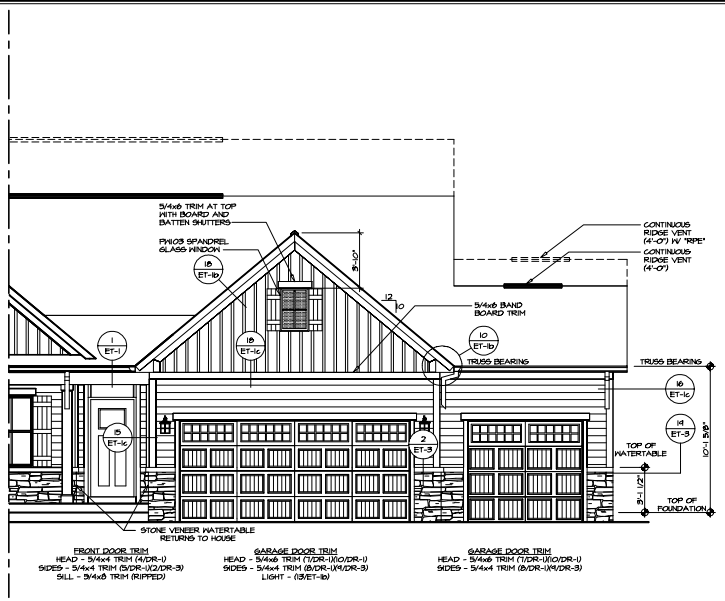
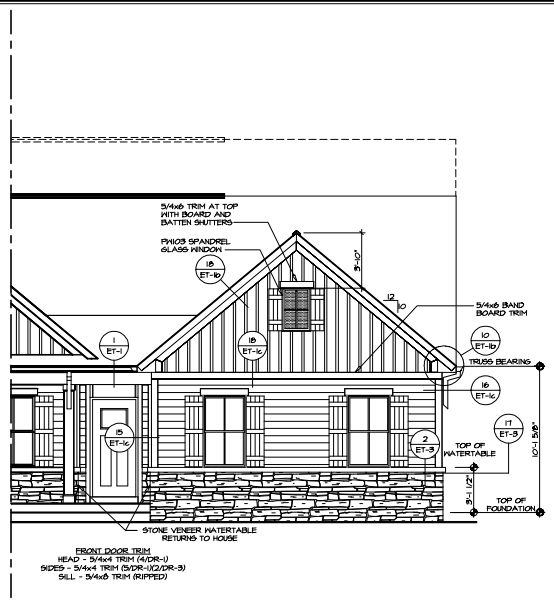
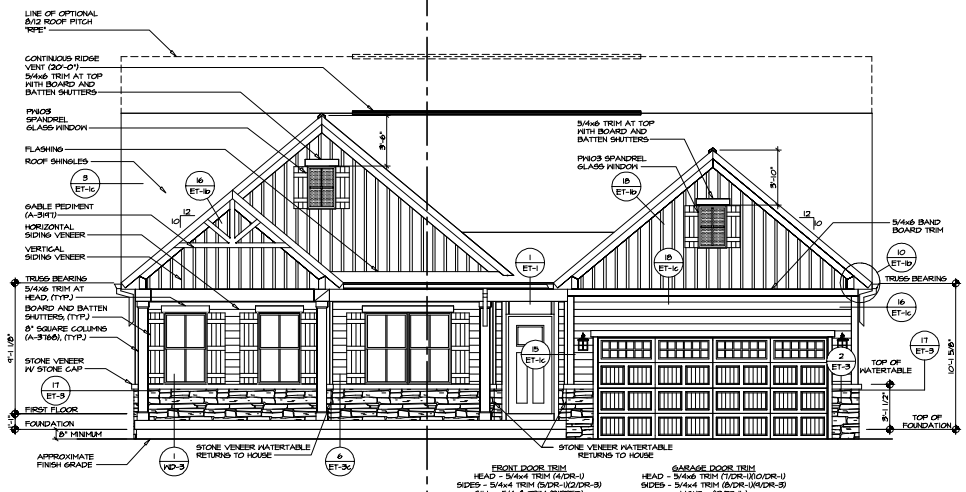


3 / A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCF"



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



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

REMARKS

REV. NO. DATE

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SET NO. CMBSD
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 01/31/25
OPTION ELK

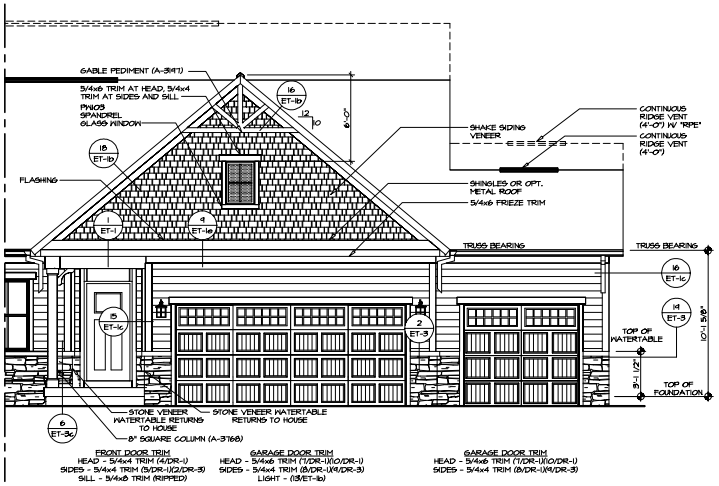
MODEL CUMBERLAND
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1

OPTION DESCRIPTION
ELEVATION "K"

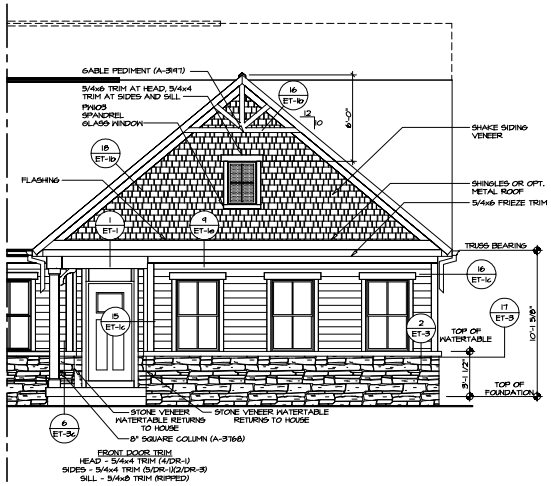
=

C:\NVR Sales\CUMBERLAND_CMBSD 01 10X53 Stanley Martin - NJ\Elevations\A-1 ELK FRONT.dwg 02/12/25 - 7:11 am



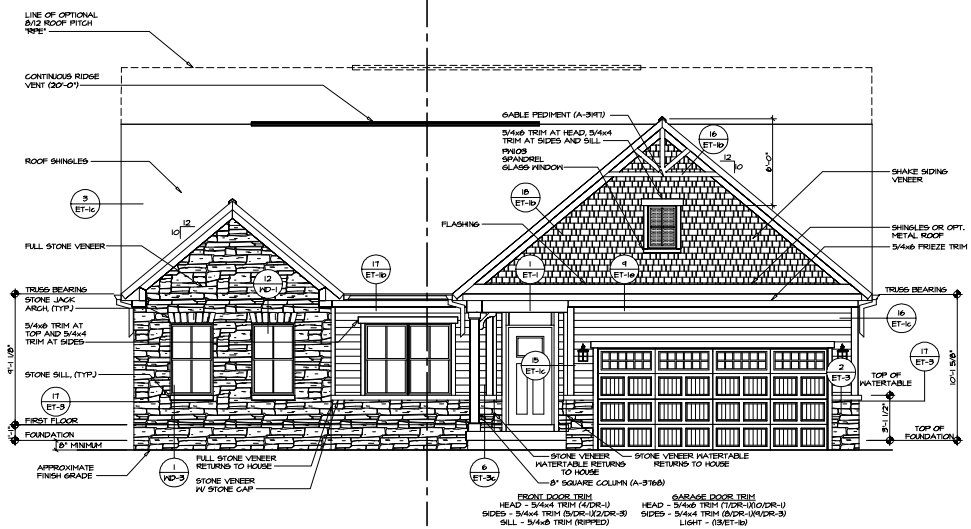
3 A-1 **PARTIAL FRONT ELEVATION**

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



2 A-1 **PARTIAL FRONT ELEVATION**

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



1 A-1 **FRONT ELEVATION "L"**

SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "SCB"

SHEET NO. A-1

MODEL CUMBERLAND
DRAWING TITLE FRONT ELEVATION

SET NO. CMBSCO
VERSION 01
RELEASE NO. ----
DRAWN BY: SGA
DATE: 6/15/16

OPTION DESCRIPTION ELEVATION "L"
OPTION ELL

12

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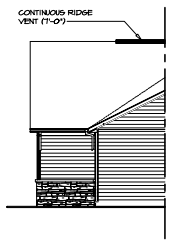
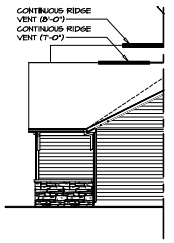
CA:\NVR Schemes\CUMBERLAND\CMBSCO 01 10858\Elevations\A-1 ELL.DGN Aug 02,2016 - 2:18 pm



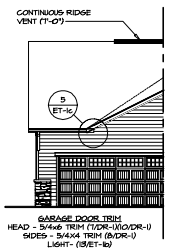
24 A-2 **PARTIAL RIGHT ELEVATION**

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



23 A-2 **PARTIAL RIGHT ELEVATION**

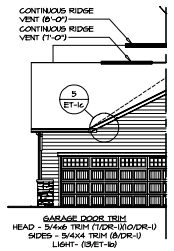
SCALE: 1/8" = 1'-0" ELEVATION "K" "ELK" THREE CAR FRONT ENTRY GARAGE "GCF"



GARAGE DOOR TRIM
HEAD - 5/4x6 TRIM (1/DR-1)(10/DR-1)
SIDES - 5/4X4 TRIM (8/DR-1)
LIGHT- (13/ET-1b)

22 A-2 **PARTIAL RIGHT ELEVATION**

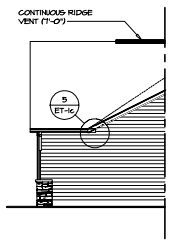
SCALE: 1/8" = 1'-0" ELEVATION "L" "ELL" TWO CAR SIDE ENTRY GARAGE "GCC"



GARAGE DOOR TRIM
HEAD - 5/4x6 TRIM (1/DR-1)(10/DR-1)
SIDES - 5/4X4 TRIM (8/DR-1)
LIGHT- (13/ET-1b)

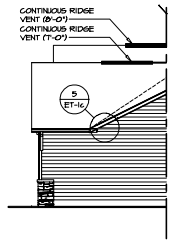
21 A-2 **PARTIAL RIGHT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "K" "ELK" TWO CAR SIDE ENTRY GARAGE "GCC"



20 A-2 **PARTIAL RIGHT ELEVATION**

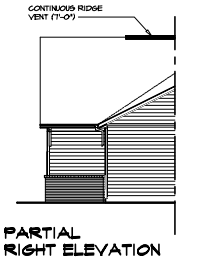
SCALE: 1/8" = 1'-0" ELEVATION "L" "ELL" TWO CAR FRONT ENTRY GARAGE "GCB"



19 A-2 **PARTIAL RIGHT ELEVATION**

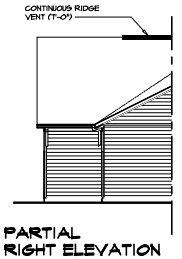
SCALE: 1/8" = 1'-0" ELEVATION "K" "ELK" TWO CAR FRONT ENTRY GARAGE "GCB"

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



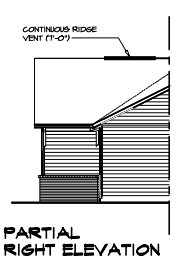
18 A-2 **PARTIAL RIGHT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB" PARTIAL BRICK VENEER FRONT "EVM" THREE CAR FRONT ENTRY GARAGE "GCF"



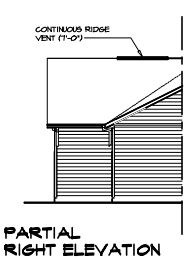
17 A-2 **PARTIAL RIGHT ELEVATION**

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



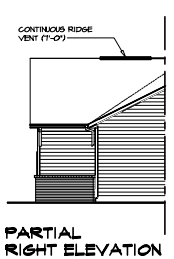
16 A-2 **PARTIAL RIGHT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA" PARTIAL BRICK VENEER FRONT "EVM" THREE CAR FRONT ENTRY GARAGE "GCF" FULL FRONT PORCH "EPA"



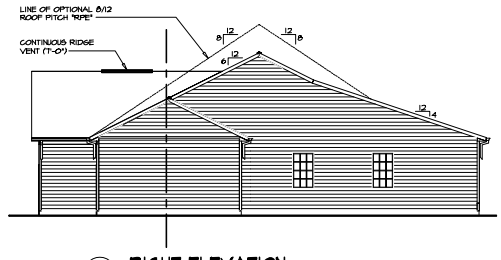
15 A-2 **PARTIAL RIGHT ELEVATION**

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



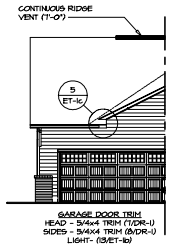
14 A-2 **PARTIAL RIGHT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA" PARTIAL BRICK VENEER FRONT "EVM" THREE CAR FRONT ENTRY GARAGE "GCF"



13 A-2 **RIGHT ELEVATION**

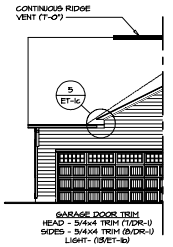
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA" SIDING VENEER FRONT "EVF" THREE CAR FRONT ENTRY GARAGE "GCF"



GARAGE DOOR TRIM
HEAD - 5/4x4 TRIM (7/DR-1)
SIDES - 5/4X4 TRIM (8/DR-1)
LIGHT- (15/ET-1b)

12 A-2 **PARTIAL RIGHT ELEVATION**

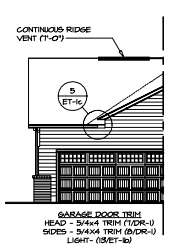
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB" PARTIAL BRICK VENEER FRONT "EVM" TWO CAR SIDE ENTRY GARAGE "GCC"



GARAGE DOOR TRIM
HEAD - 5/4x4 TRIM (7/DR-1)
SIDES - 5/4X4 TRIM (8/DR-1)
LIGHT- (15/ET-1b)

11 A-2 **PARTIAL RIGHT ELEVATION**

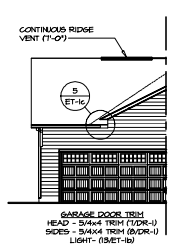
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB" SIDING VENEER FRONT "EVF" TWO CAR SIDE ENTRY GARAGE "GCC"



GARAGE DOOR TRIM
HEAD - 5/4x4 TRIM (7/DR-1)
SIDES - 5/4X4 TRIM (8/DR-1)
LIGHT- (15/ET-1b)

10 A-2 **PARTIAL RIGHT ELEVATION**

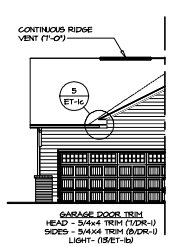
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA" PARTIAL BRICK VENEER FRONT "EVM" TWO CAR SIDE ENTRY GARAGE "GCC" FULL FRONT PORCH "EPA"



GARAGE DOOR TRIM
HEAD - 5/4x4 TRIM (7/DR-1)
SIDES - 5/4X4 TRIM (8/DR-1)
LIGHT- (15/ET-1b)

9 A-2 **PARTIAL RIGHT ELEVATION**

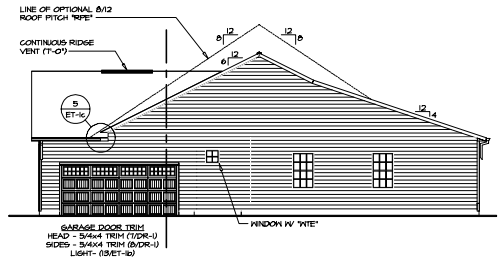
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA" SIDING VENEER FRONT "EVF" TWO CAR SIDE ENTRY GARAGE "GCC" FULL FRONT PORCH "EPA"



GARAGE DOOR TRIM
HEAD - 5/4x4 TRIM (7/DR-1)
SIDES - 5/4X4 TRIM (8/DR-1)
LIGHT- (15/ET-1b)

8 A-2 **PARTIAL RIGHT ELEVATION**

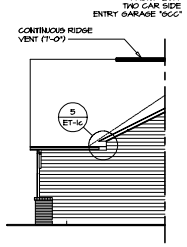
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA" PARTIAL BRICK VENEER FRONT "EVM" TWO CAR SIDE ENTRY GARAGE "GCC"



GARAGE DOOR TRIM
HEAD - 5/4x4 TRIM (7/DR-1)
SIDES - 5/4X4 TRIM (8/DR-1)
LIGHT- (13/ET-1b)

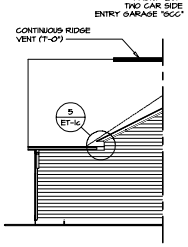
7 A-2 **RIGHT ELEVATION**

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



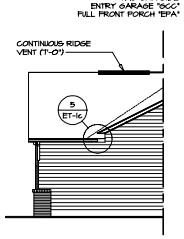
6 A-2 **PARTIAL RIGHT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB" PARTIAL BRICK VENEER FRONT "EVM" TWO CAR FRONT ENTRY GARAGE "GCB"



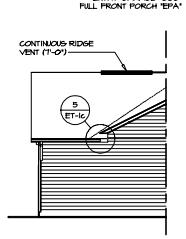
5 A-2 **PARTIAL RIGHT ELEVATION**

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



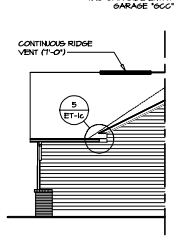
4 A-2 **PARTIAL RIGHT ELEVATION**

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



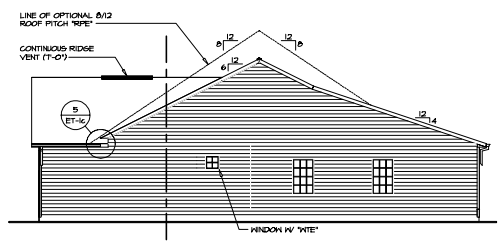
3 A-2 **PARTIAL RIGHT ELEVATION**

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



2 A-2 **PARTIAL RIGHT ELEVATION**

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



1 A-2 **RIGHT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA" SIDING VENEER FRONT "EVF" TWO CAR FRONT ENTRY GARAGE "GCB" WINDOW FAMILY ENTRY "WTE"

REMARKS

REV. NO. DATE

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SET NO. CHECKED
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 01/31/25
OPTION

SHEET NO. A-2
MODEL CUMBERLAND
DRAWING TITLE RIGHT ELEVATION
OPTION DESCRIPTION

13

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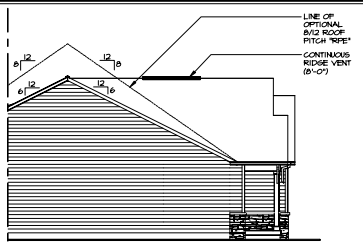
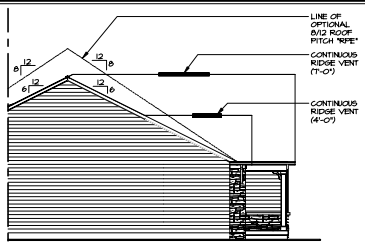
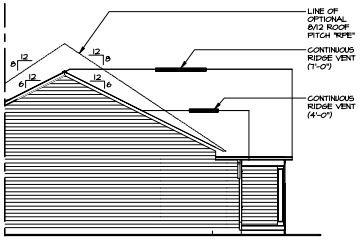


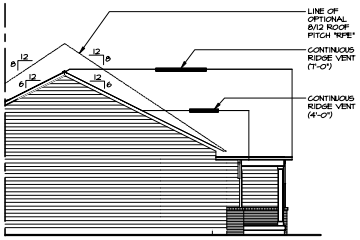
7 A-26 **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "K" "ELK"



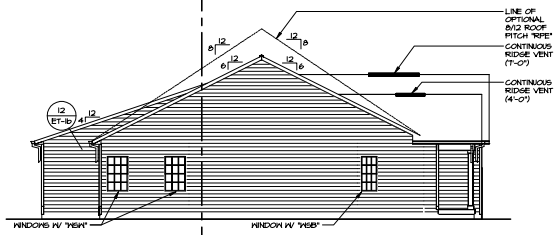
6 A-26 **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "L" "ELL"



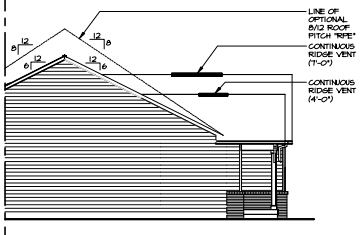
5 A-26 **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVF"



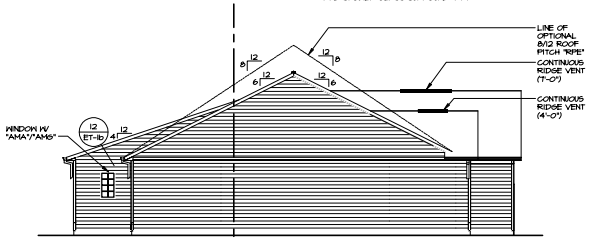
6 A-26 **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
PARTIAL BRICK VENEER FRONT "EVM"



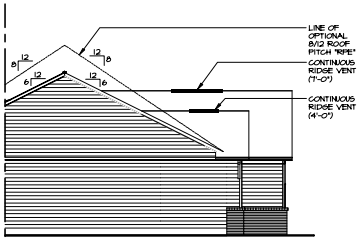
3 A-26 **LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
FULL FRONT PORCH "EPA"
DINING WINDOWS "WSM"
BEDROOM WINDOW "WSB"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMF"



4 A-26 **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
PARTIAL BRICK VENEER FRONT "EVM"
FULL FRONT PORCH "EPA"



1 A-26 **LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMB"



2 A-26 **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
PARTIAL BRICK VENEER FRONT "EVM"

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

REMARKS

REV. NO.	DATE

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SHEET NO. A-26

MODEL CUMBERLAND
DRAWING TITLE LEFT ELEVATION

SET NO. CMBOO
VERSION 01
RELEASE NO. ----
DRAWN BY: SGA
DATE: 6/15/16
OPTION:

OPTION DESCRIPTION

14

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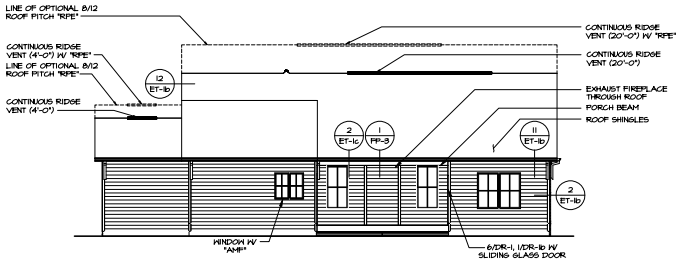
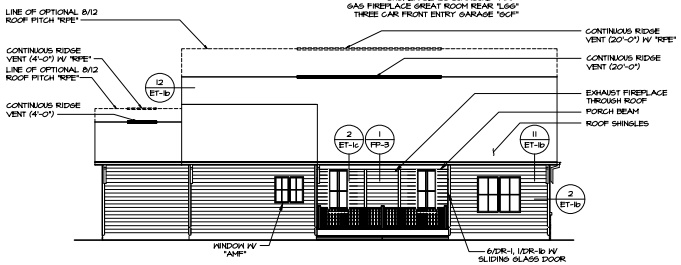


8 A-2c **REAR ELEVATION**

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

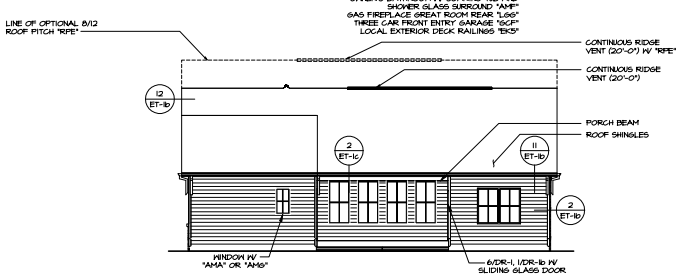
ELEVATION "L" "ELL"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMP"
GAS FIREPLACE GREAT ROOM REAR "L66"
THREE CAR FRONT ENTRY GARAGE "6GF"



6 A-2c **REAR ELEVATION**

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

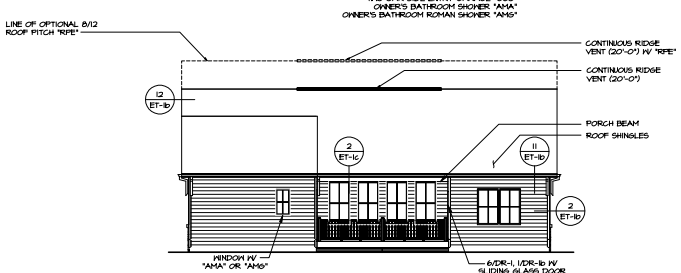
ELEVATION "K" "ELK"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMP"
GAS FIREPLACE GREAT ROOM REAR "L66"
THREE CAR FRONT ENTRY GARAGE "6GF"
LOCAL EXTERIOR DECK RAILINGS "EK5"



4 A-2c **REAR ELEVATION**

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

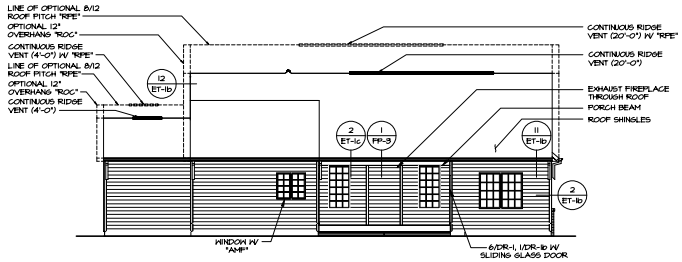
ELEVATION "L" "ELL"
TWO CAR FRONT ENTRY GARAGE "6GB"
TWO CAR SIDE ENTRY GARAGE "6GC"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AM6"



2 A-2c **REAR ELEVATION**

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

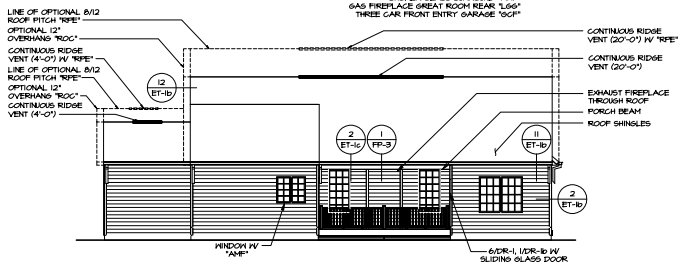
ELEVATION "K" "ELK"
TWO CAR FRONT ENTRY GARAGE "6GB"
TWO CAR SIDE ENTRY GARAGE "6GC"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AM6"
LOCAL EXTERIOR DECK RAILINGS "EK5"



7 A-2c **REAR ELEVATION**

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

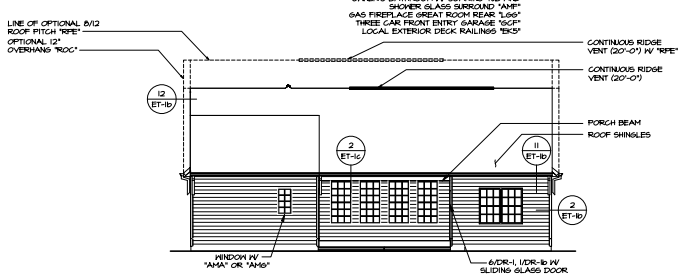
ELEVATION "B" "ELB"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMP"
GAS FIREPLACE GREAT ROOM REAR "L66"
THREE CAR FRONT ENTRY GARAGE "6GF"



5 A-2c **REAR ELEVATION**

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

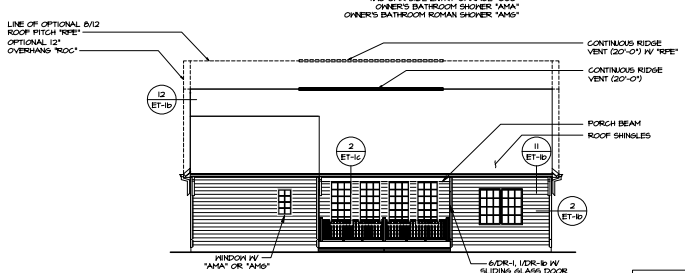
ELEVATION "A" "ELA"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMP"
GAS FIREPLACE GREAT ROOM REAR "L66"
THREE CAR FRONT ENTRY GARAGE "6GF"
LOCAL EXTERIOR DECK RAILINGS "EK5"



3 A-2c **REAR ELEVATION**

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

ELEVATION "B" "ELB"
TWO CAR FRONT ENTRY GARAGE "6GB"
TWO CAR SIDE ENTRY GARAGE "6GC"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AM6"



1 A-2c **REAR ELEVATION**

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

ELEVATION "A" "ELA"
TWO CAR FRONT ENTRY GARAGE "6GB"
TWO CAR SIDE ENTRY GARAGE "6GC"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AM6"
LOCAL EXTERIOR DECK RAILINGS "EK5"

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

REMARKS	REV. NO.	DATE

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SET NO. COMBO
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 6/15/16
OPTION

MODEL CUMBERLAND
DRAWING TITLE REAR ELEVATION

SHEET NO. A-2c

OPTION DESCRIPTION

15

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SHOWN W/ TWO CAR FRONT ENTRY GARAGE "GCB"
BRICK VENEER "EVA"
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
PORCH EXTENSION "EPS"
BRICK VENEER "EVA"
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
SHOWN W/ THREE CAR FRONT ENTRY GARAGE "GCF"
BRICK VENEER "EVA"
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SHOWN W/ TWO CAR FRONT ENTRY GARAGE "GCB"
SIDING VENEER "EVF"
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
PORCH EXTENSION "EPS"
SIDING VENEER "EVF"
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
SHOWN W/ THREE CAR FRONT ENTRY GARAGE "GCF"
SIDING VENEER "EVF"
NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703
SHEET NO. A-1
MODEL HUDSON
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "A"
SET NO. M-HDO
VERSION 01
RELEASE NO. ----
DRAWN BY: SSA
DATE: 6/28/17
OPTION ELA
REMARKS
REV. NO.
DATE

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER
LINE OF OPTIONAL 8/12 ROOF PITCH "RPE"
CONTINUOUS RIDGE VENT (15'-0")
ROOF SHINGLES
OPT. 12" OVERHANG "ROC"
W/ "ROC"
TRUSS BEARING
IX6 FRIEZE
SECOND FLOOR
BRICK VENEER
BRICK SOLDIER COURSE
PANELED SHUTTERS (TYP.)
BRICK ROWLOCK
FIRST FLOOR
TOP OF FOUNDATION (8" MINIMUM)
APPROXIMATE FINISH GRADE
8" SQUARE COLUMNS (A-3166)
FULL BRICK RETURNS TO FRONT DOOR
IX6 FRIEZE
URETHANE LOUVER (LI65) W/ BRICK ROWLOCK SURROUND
FLASHING
SHINGLES OR OPT. METAL
TRUSS BEARING
TOP OF FOUNDATION
CONTINUOUS RIDGE VENT (4'-0")
TRUSS BEARING WITH ONE CAR GARAGE
BRICK ROWLOCK
BRICK WATERTABLE
FRONT DOOR TRIM
HEAD - BRICK ROWLOCK (1/DR-2)
SIDES - BRICK ROWLOCK (3/DR-2)
SILL - 5/4X8 TRIM (RIPPED)
GARAGE DOOR TRIM
HEAD - BRICK SOLDIER COURSE (4/DR-2)
SIDES - (5/DR-2)
LIGHT - (13/ET-1b)
HEAD - URETHANE CROSSHEAD W/ KEYSTONE (LI098) (1/DR-1)
SIDES - 5/4X4 TRIM (B/DR-1) (6/DR-2)
4 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "6CB" BRICK VENEER "EVA"
5 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "6CC" BRICK VENEER "EVA"
6 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "6CF" BRICK VENEER "EVA"
SIDING VENEER
URETHANE CROSSHEAD (LI124)
URETHANE LOUVER (LI65) W/ 5/4X4 TRIM SURROUND
URETHANE HEADPIECE (LI144)
FRONT DOOR TRIM
HEAD - 5/4X4 TRIM (4/DR-1)
SIDES - 5/4X4 TRIM (5/DR-1)
SILL - 5/4X8 TRIM (RIPPED)
GARAGE DOOR TRIM
HEAD - URETHANE CROSSHEAD W/ KEYSTONE (LI604) (1/DR-1/R/DR-1)
SIDES - 5/4X4 TRIM (B/DR-1)
LIGHT - (13/ET-1b)
HEAD - URETHANE CROSSHEAD W/ KEYSTONE (LI098) (1/DR-1)
SIDES - 5/4X4 TRIM (B/DR-1)
1 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "6CB" SIDING VENEER "EVP" SHOWN W/ GAS FIREPLACE FAMILY ROOM SIDE "LDF"
2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "6CC" SIDING VENEER "EVP"
3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "6CF" SIDING VENEER "EVP"
REMARKS
REV. NO. DATE
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SET NO. M-MDOO
VERSION 01
RELEASE NO. ----
DRAWN BY: SSA
DATE: 6/28/17
SHEET NO. A-1
MODEL HUDSON
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "A" FULL FRONT PORCH
OPTION ELA EPA
8
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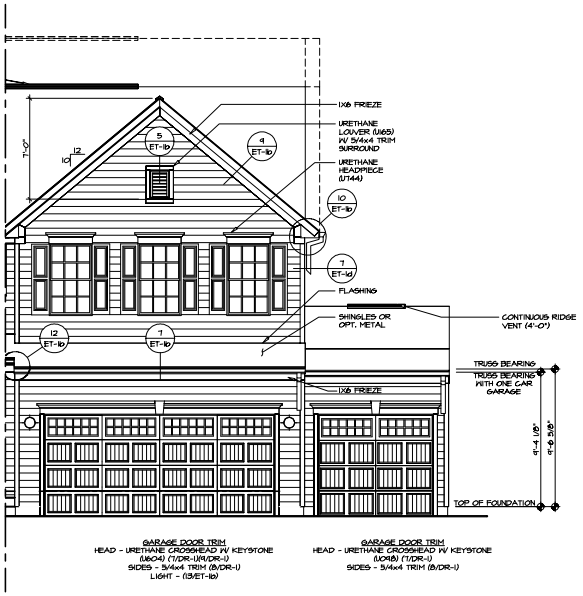
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

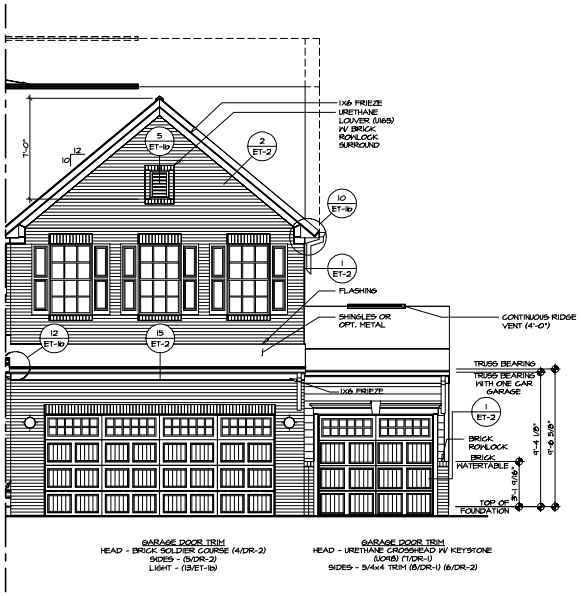


GARAGE DOOR TRIM
HEAD - URETHANE CROSSHEAD W/ KEYSTONE (L8O4) (1)DR-1/4)DR-1)
SIDES - 5/4X4 TRIM (8/DR-1)
LIGHT - (13/ET-1b)

GARAGE DOOR TRIM
HEAD - URETHANE CROSSHEAD W/ KEYSTONE (LOX8) (1)DR-1)
SIDES - 5/4X4 TRIM (8/DR-1)

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

THREE CAR FRONT ENTRY GARAGE "GC1"
SIDING VENEER "EVF"

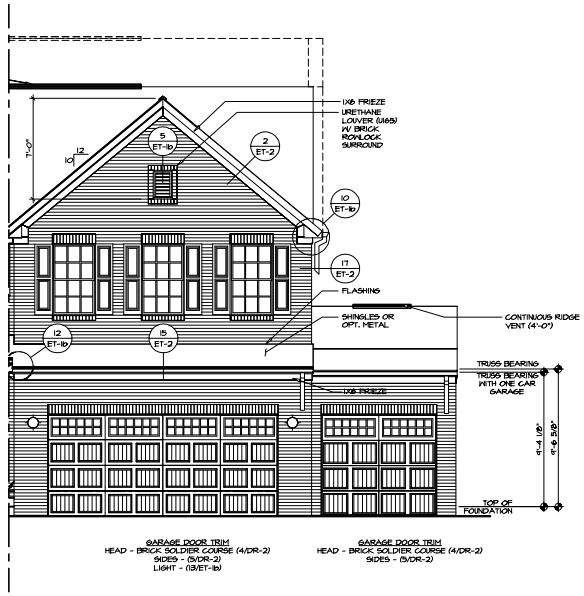


GARAGE DOOR TRIM
HEAD - BRICK SOLDIER COURSE (4/DR-2)
SIDES - (5/DR-2)
LIGHT - (13/ET-1b)

GARAGE DOOR TRIM
HEAD - URETHANE CROSSHEAD W/ KEYSTONE (LOX8) (1)DR-1)
SIDES - 5/4X4 TRIM (8/DR-1) (6/DR-2)

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

THREE CAR FRONT ENTRY GARAGE "GC1"
BRICK VENEER FRONT "EVA"
SIDING VENEER SIDE(S) "EVB"



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

GARAGE DOOR TRIM
HEAD - BRICK SOLDIER COURSE (4/DR-2)
SIDES - (5/DR-2)

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

THREE CAR FRONT ENTRY GARAGE "GC1"
BRICK VENEER FRONT "EVA"
BRICK VENEER SIDE(S) "EVB"

REV. NO.	DATE	REMARKS

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SET NO. MDOO
VERSION 01
RELEASE NO. ----
DRAWN BY HPV
DATE 04/27/22
OPTION GC1

SHEET NO. A-1
MODEL HUDSON
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION THREE CAR FRONT ENTRY GARAGE
9

C:\NVR\Drawings\HUDSON-MDOO-01_10640\Sheets\Master #s\Numbered\A-1 ELEV.dwg 02/08/22 - 8:11 am

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SET NO. HUDSON
VERSION 01
RELEASE NO. ----
DRAWN BY: SGA
6/28/17
OPTION ELB

MODEL HUDSON
DRAWING TITLE ----
SHEET NO. A-1
OPTION DESCRIPTION ELEVATION "B"
10

REMARKS
REV. NO. DATE

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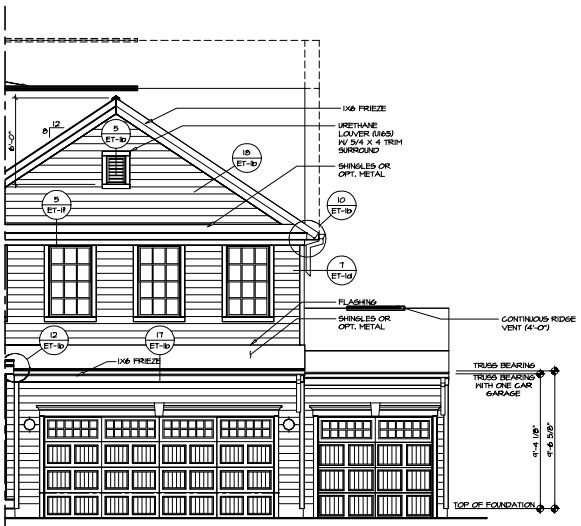
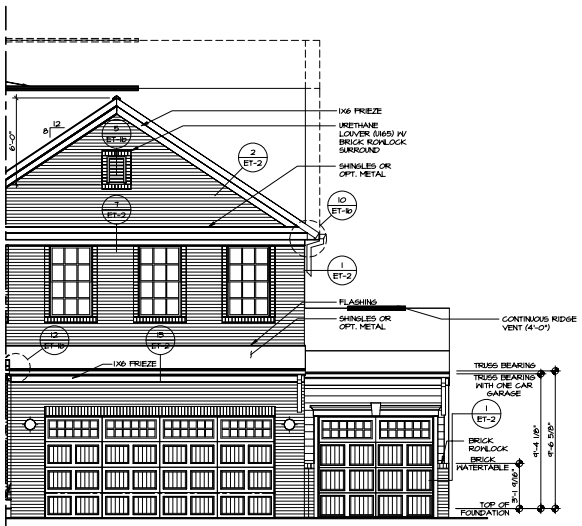
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



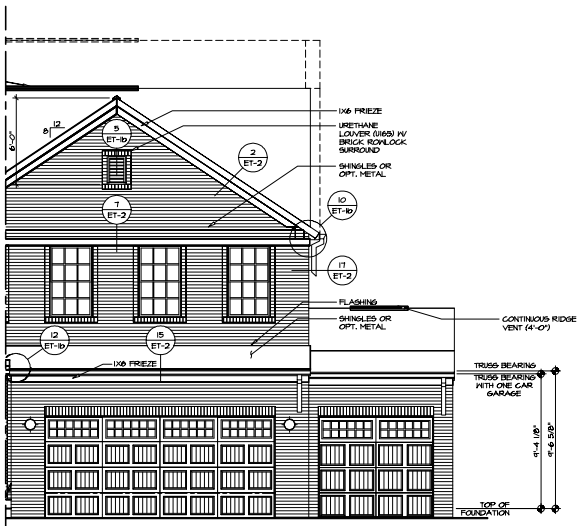
1 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SG1" SIDING VENEER "EV1"



2 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SG1" BRICK VENEER FRONT "EV4" SIDING VENEER SIDE(S) "EV5"



2 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SG1" BRICK VENEER FRONT "EV4" BRICK VENEER SIDE(S) "EV5"

REV. NO.	DATE	REMARKS

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SET NO. MDOO
VERSION 01
RELEASE NO. ----
DRAWN BY - MPV
DATE 04/21/22
OPTION SG1

MODEL HUDSON
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION THREE CAR FRONT ENTRY GARAGE

SHEET NO. A-1

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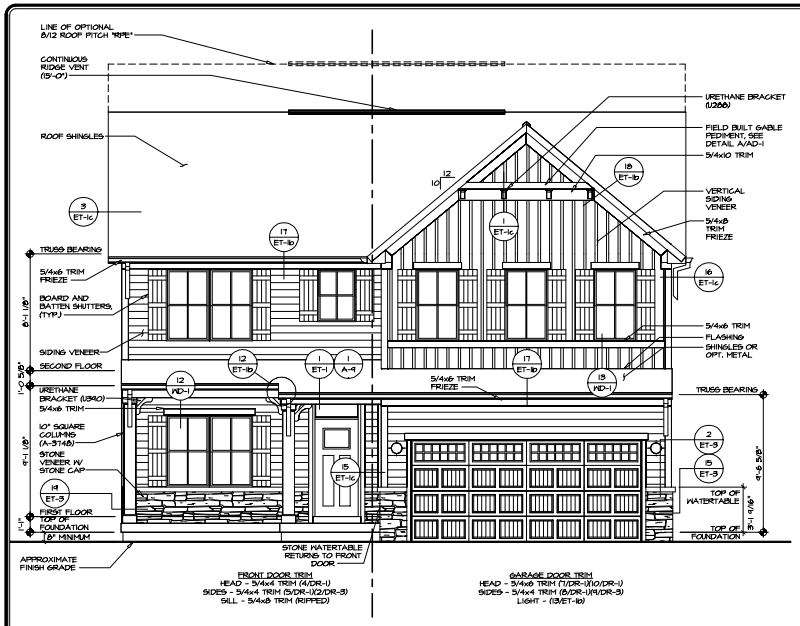
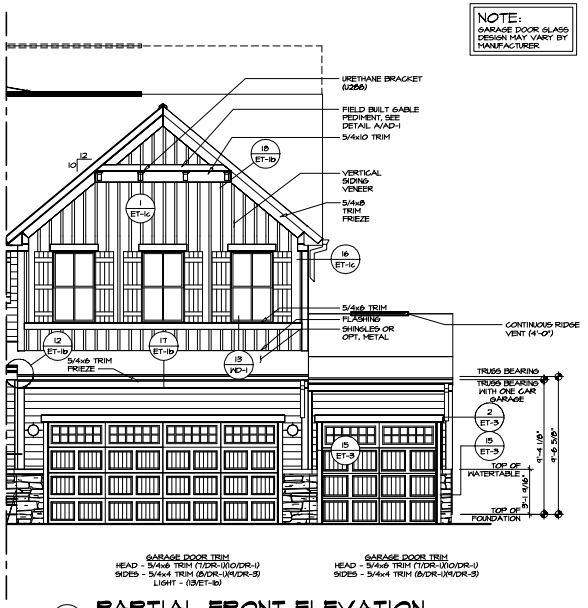
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER
FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "SCB" PORCH EXTENSION "EPS"
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "SCI"
FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "SCB" SHOWN WITH NO PORCH EXTENSION
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "SCC" SHOWN WITH NO PORCH EXTENSION
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "SCF" SHOWN WITH NO PORCH EXTENSION
REMARKS
REV. NO.
DATE
NVR
NVR, INC.
5285 Westview Drive, Suite 100
Frederick, MD 21703
SET NO. HUDCO
VERSION 01
RELEASE NO. ----
DRAWN BY: SSA
6/2011
OPTION ELC
MODEL HUDSON
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION 'C'
SHEET NO. A-1
12



4 A-1 **FRONT ELEVATION "K"**

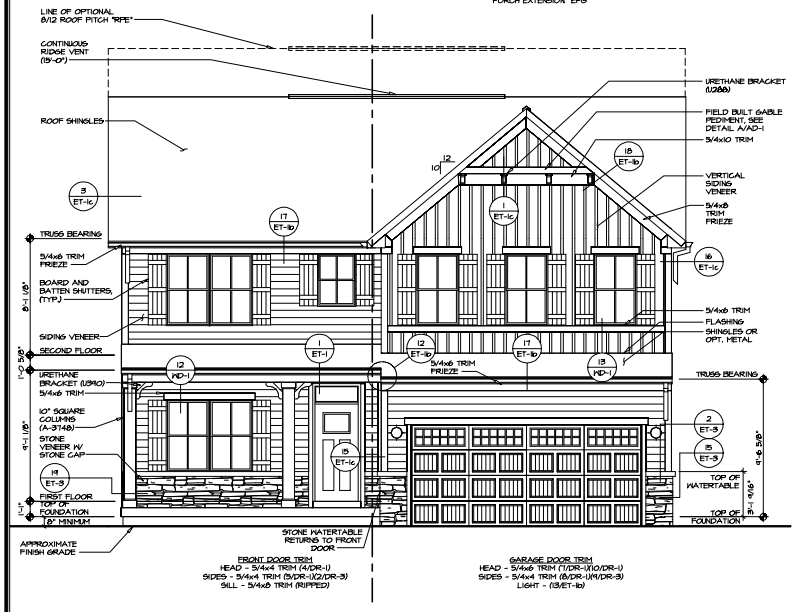
SCALE: 1/4" = 1'-0" — TWO CAR FRONT ENTRY GARAGE "SCB" PORCH EXTENSION "EPS"

NOTE: GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



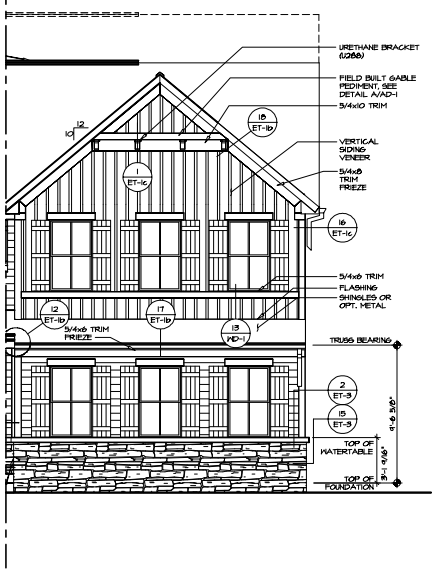
5 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" — THREE CAR FRONT ENTRY GARAGE "SC1"



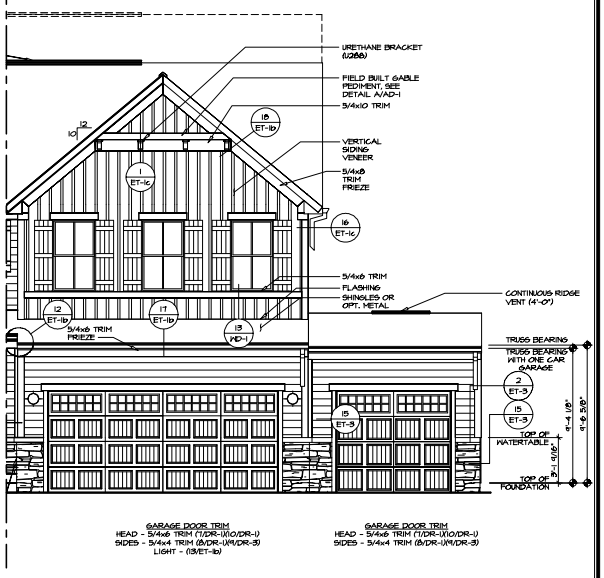
1 A-1 **FRONT ELEVATION "K"**

SCALE: 1/4" = 1'-0" — TWO CAR FRONT ENTRY GARAGE "SCB" SHOWN WITH NO PORCH EXTENSION



2 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" — TWO CAR SIDE ENTRY GARAGE "SCC" SHOWN WITH NO PORCH EXTENSION



3 A-1 **PARTIAL FRONT ELEVATION**

SCALE: 1/4" = 1'-0" — THREE CAR FRONT ENTRY GARAGE "SCF" SHOWN WITH NO PORCH EXTENSION

REV. NO.	DATE	REMARKS
1	5/8/18	SGA - ADDT REVISIONS

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SET NO. M-MDCO
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 6/28/17
OPTION ELK

MODEL HUDSON
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "K"

SHEET NO. A-1

13

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NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER
FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "GCB" PORCH EXTENSION "EPS"
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "GCI"
FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "GCB" SHOWN WITH NO PORCH EXTENSION
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "GCC" SHOWN WITH NO PORCH EXTENSION
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR GARAGE - FRONT ENTRY "GCF" SHOWN WITH NO PORCH EXTENSION
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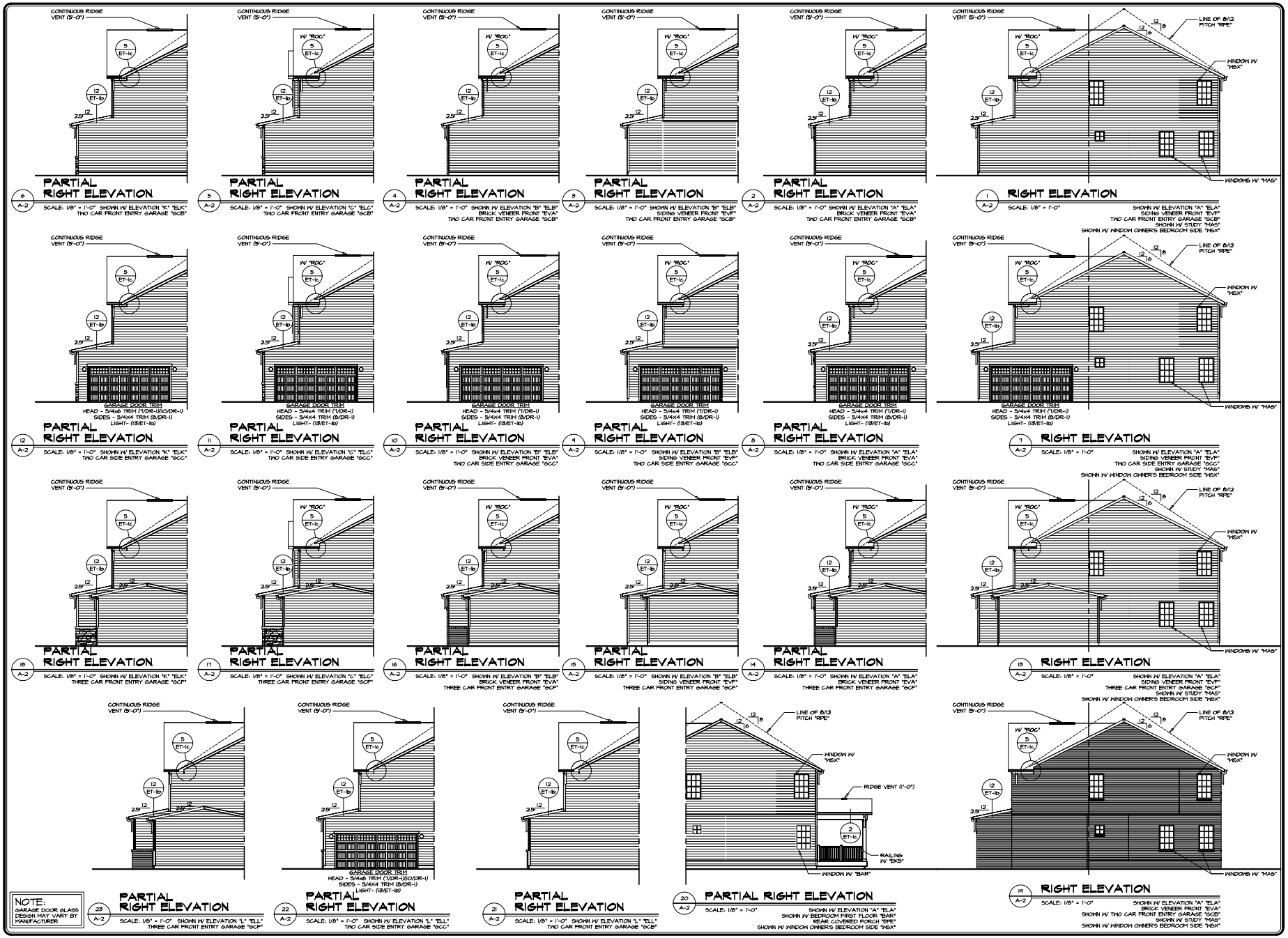
5285 Westview Dr., Suite 100
Frederick, MD 21703
SHEET NO. A-1
MODEL HUDSON
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "L"
SET NO. HUDCO
VERSION 01
RELEASE NO. ----
DRAWN BY: SGA
6/2017
OPTION ELL
14


CONTINUOUS RIDGE VENT (5'-0")
W/ "ROC"
5 ET-16
12 ET-16
2.5 12
LINE OF 8/12 PITCH "RPE"
WINDOW W/ "MSX"
WINDOWS W/ "MAS"
GARAGE DOOR TRIM
HEAD - 5/4x6 TRIM (1/DR-1)(10/DR-1)
SIDES - 5/4X4 TRIM (8/DR-1)
LIGHT- (13/ET-16)
2 ET-16
RIDGE VENT (1'-0")
RAILING W/ "BK5"
WINDOW W/ "BAR"
PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA" BRICK VENEER FRONT "EVA" TWO CAR FRONT ENTRY GARAGE "GCB"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "B" "ELB" BRICK VENEER FRONT "EVA" TWO CAR FRONT ENTRY GARAGE "GCB"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "B" "ELB" SIDING VENEER FRONT "EVF" TWO CAR FRONT ENTRY GARAGE "GCB"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "C" "ELC" TWO CAR FRONT ENTRY GARAGE "GCB"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "K" "ELK" TWO CAR FRONT ENTRY GARAGE "GCB"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA" BRICK VENEER FRONT "EVA" TWO CAR SIDE ENTRY GARAGE "GCC"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "B" "ELB" BRICK VENEER FRONT "EVA" TWO CAR SIDE ENTRY GARAGE "GCC"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "B" "ELB" SIDING VENEER FRONT "EVF" TWO CAR SIDE ENTRY GARAGE "GCC"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "C" "ELC" TWO CAR SIDE ENTRY GARAGE "GCC"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "K" "ELK" TWO CAR SIDE ENTRY GARAGE "GCC"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA" BRICK VENEER FRONT "EVA" THREE CAR FRONT ENTRY GARAGE "GCF"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "B" "ELB" SIDING VENEER FRONT "EVF" THREE CAR FRONT ENTRY GARAGE "GCF"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "B" "ELB" BRICK VENEER FRONT "EVA" THREE CAR FRONT ENTRY GARAGE "GCF"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "C" "ELC" THREE CAR FRONT ENTRY GARAGE "GCF"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "K" "ELK" THREE CAR FRONT ENTRY GARAGE "GCF"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "L" "ELL" THREE CAR FRONT ENTRY GARAGE "GCF"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "L" "ELL" TWO CAR SIDE ENTRY GARAGE "GCC"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "L" "ELL" TWO CAR FRONT ENTRY GARAGE "GCB"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA" SIDING VENEER FRONT "EVF" TWO CAR FRONT ENTRY GARAGE "GCB" SHOWN W/ STUDY "MAS" SHOWN W/ WINDOW OWNER'S BEDROOM SIDE "MSX"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA" SIDING VENEER FRONT "EVF" TWO CAR SIDE ENTRY GARAGE "GCC" SHOWN W/ STUDY "MAS" SHOWN W/ WINDOW OWNER'S BEDROOM SIDE "MSX"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA" SIDING VENEER FRONT "EVF" THREE CAR FRONT ENTRY GARAGE "GCF" SHOWN W/ STUDY "MAS" SHOWN W/ WINDOW OWNER'S BEDROOM SIDE "MSX"
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "A" "ELA" BRICK VENEER FRONT "EVA" SHOWN W/ BEDROOM FIRST FLOOR "BAR" REAR COVERED PORCH "EPE" SHOWN W/ WINDOW OWNER'S BEDROOM SIDE "MSX"
NOTE: GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER
REMARKS
REV. NO. DATE
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SET NO. HUDCO
VERSION 01
RELEASE NO. ----
DRAWN BY: SSA
DATE: 6/28/17
OPTION
MODEL HUDSON
DRAWING TITLE RIGHT ELEVATION
OPTION DESCRIPTION
SHEET NO. A-2
15
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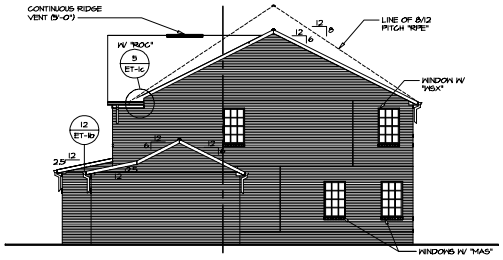
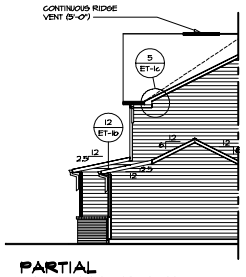


2 A-2 **RIGHT ELEVATION**

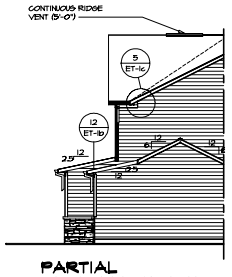
SCALE: 1/8" = 1'-0"

SHOWN W/ ELEVATION "A" "ELA"
BRICK VENEER FRONT "EVA"
SIDING VENEER SIDE(S) "EVB"
SHOWN W/ STUDY "WAS"
SHOWN W/ WINDOW OWNER'S BEDROOM SIDE "WSX"



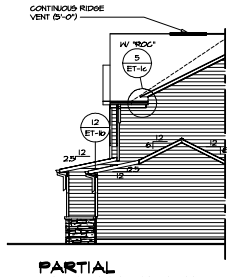
7 A-2 **PARTIAL RIGHT ELEVATION**

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



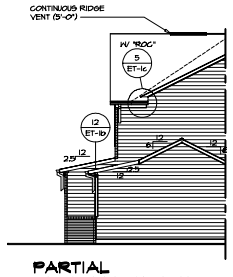
6 A-2 **PARTIAL RIGHT ELEVATION**

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



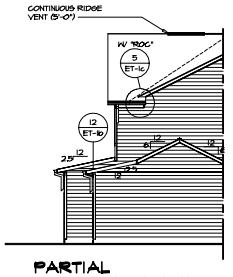
5 A-2 **PARTIAL RIGHT ELEVATION**

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



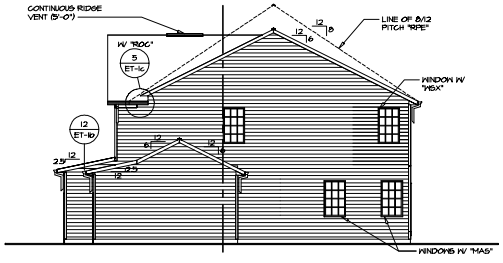
4 A-2 **PARTIAL RIGHT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
SHOWN W/ BRICK VENEER FRONT "EVA"



3 A-2 **PARTIAL RIGHT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
SHOWN W/ SIDING VENEER FRONT "EVF"



1 A-2 **RIGHT ELEVATION**

SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
SIDING VENEER FRONT "EVS"
SHOWN W/ STUDY "WAS"
SHOWN W/ WINDOW OWNER'S BEDROOM SIDE "WSX"

REV. NO.	DATE	REMARKS

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Frederick, MD 21703

SHEET NO. A-2

MODEL HUDSON
DRAWING TITLE RIGHT ELEVATION

SET NO. HUDCO
VERSION 01
RELEASE NO. ----
DRAWN BY KDN
DATE 04/26/22

OPTION DESCRIPTION
THREE CAR FRONT ENTRY GARAGE
OPTION 16
6G1

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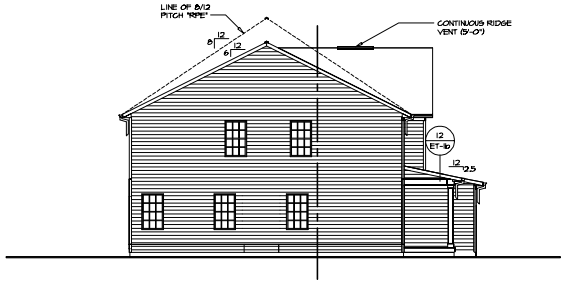
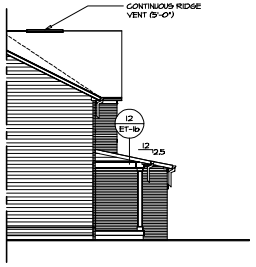
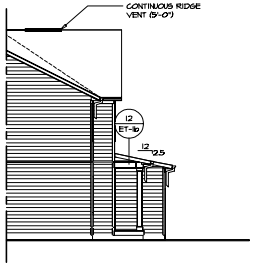


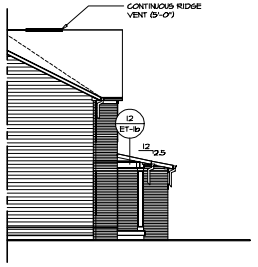
1 / A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"



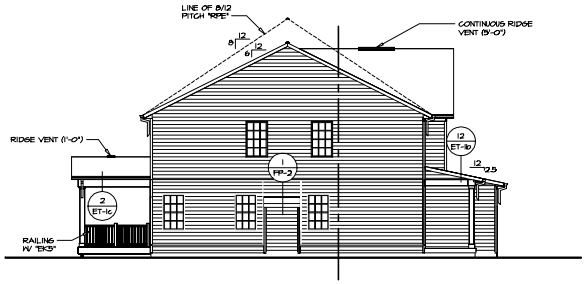
2 / A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
BRICK VENEER FRONT "EVA"



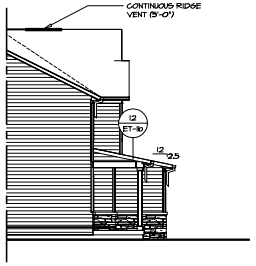
3 / A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVF"



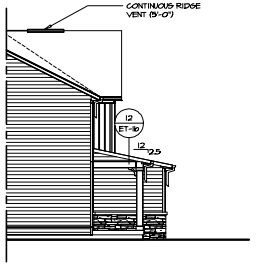
4 / A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "B" "ELB"
BRICK VENEER FRONT "EVA"



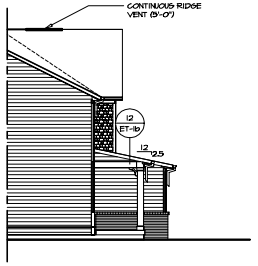
5 / A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
REAR COVERED PORCH "EPE"
GAS FIREPLACE FAMILY ROOM SIDE "LDF"



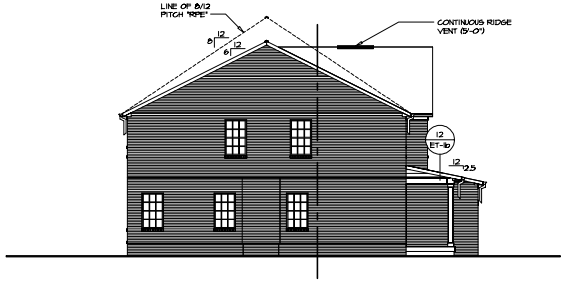
6 / A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "C" "ELC"
SHOWN W/O PORCH EXTENSION



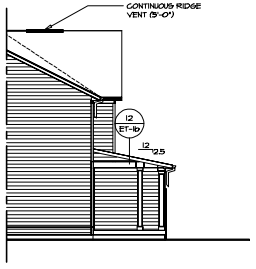
7 / A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "K" "ELK"
SHOWN W/O PORCH EXTENSION



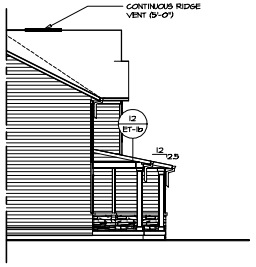
8 / A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "L" "ELL"
SHOWN W/O PORCH EXTENSION



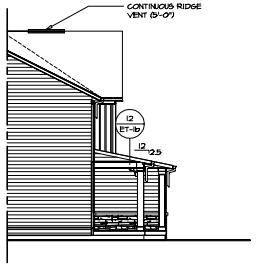
9 / A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
BRICK VENEER SIDE(S) "EVB"



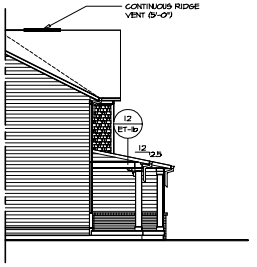
10 / A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
PORCH EXTENSION "EPG"



11 / A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "C" "ELC"
PORCH EXTENSION "EPG"



12 / A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "K" "ELK"
PORCH EXTENSION "EPG"



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

MODEL HUDSON
DRAWING TITLE LEFT ELEVATION
OPTION DESCRIPTION
SHEET NO. A-2b
17

SET NO. HUDCO
VERSION 01
RELEASE NO. ----
DRAWN BY SSA
DATE 6/28/11
OPTION

NVR
NVR, Inc.
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Frederick, MD 21703

REV. NO. DATE REMARKS

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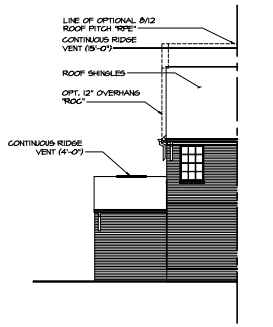
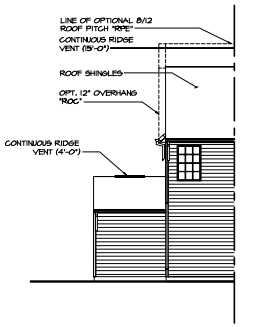
C:\NVR\Schemes\HUDSON_HUDCO_01_06\Working\Elevations\A-2b LEFT.dwg 07/05/11 - 8:13:5 am



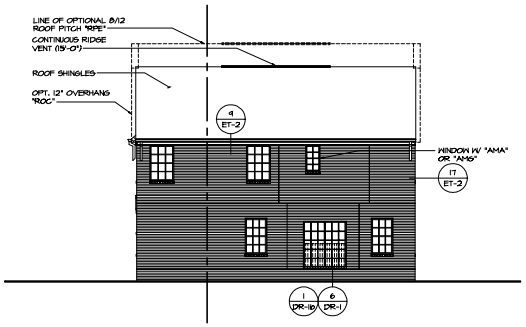
6 A-2c **REAR ELEVATION**

SCALE: 1/8" = 1'-0" OPT. BRICK VENEER REAR "EVK" OPT. THREE CAR FRONT ENTRY GARAGE "GCI"



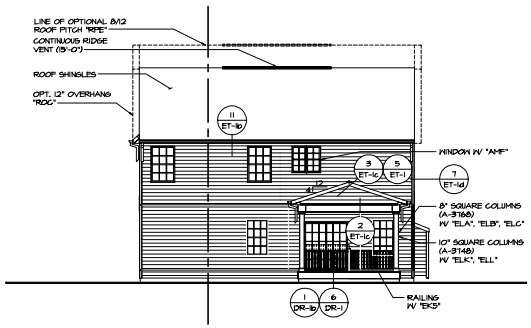
5 A-2c **REAR ELEVATION**

SCALE: 1/8" = 1'-0" OPT. THREE CAR FRONT ENTRY GARAGE "GCI"



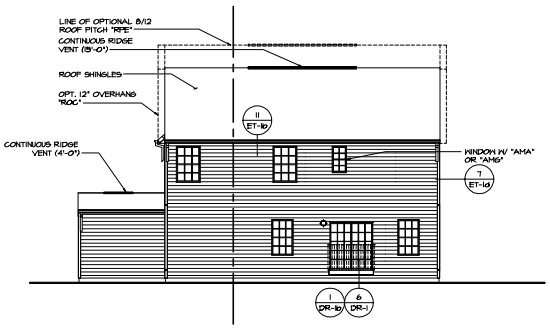
4 A-2c **REAR ELEVATION**

SCALE: 1/8" = 1'-0" SHOWN W/ SLIDING GLASS DOOR DINETTE "DST" SHOWN W/ OWNER'S BATHROOM SHOWER "AMA" OR OWNER'S BATH W/ ROMAN SHOWER W/ SEAT "AMS" OPT. BRICK VENEER REAR "EVK"



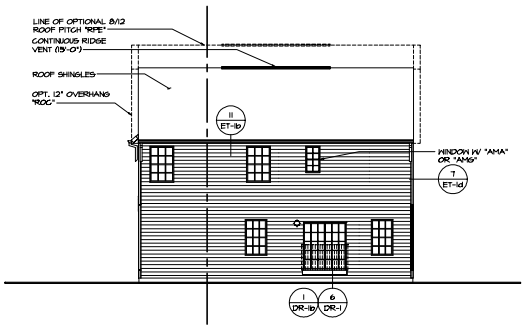
3 A-2c **REAR ELEVATION**

SCALE: 1/8" = 1'-0" SHOWN W/ DOUBLE PATIO DOOR DINETTE "DPT" REAR COVERED PORCH "EPE" GAS FIREPLACE FAMILY ROOM SIDE "LDF" OWNER'S BATH W/ TUB AND SHOWER "AMF"



2 A-2c **REAR ELEVATION**

SCALE: 1/8" = 1'-0" SHOWN W/ SLIDING GLASS DOOR DINETTE "DST" THREE CAR FRONT ENTRY GARAGE "GCF" SHOWN W/ OWNER'S BATHROOM SHOWER "AMA" OR OWNER'S BATH W/ ROMAN SHOWER W/ SEAT "AMS"



1 A-2c **REAR ELEVATION**

SCALE: 1/8" = 1'-0" SHOWN W/ SLIDING GLASS DOOR DINETTE "DST" SHOWN W/ OWNER'S BATHROOM SHOWER "AMA" OR OWNER'S BATH W/ ROMAN SHOWER W/ SEAT "AMS"

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SET NO. HUDCO
VERSION 01
RELEASE NO. ----
DRAWN BY: SSA
DATE: 6/28/17
OPTION

MODEL HUDSON
DRAWING TITLE REAR ELEVATION

SHEET NO. A-2c

OPTION DESCRIPTION

18

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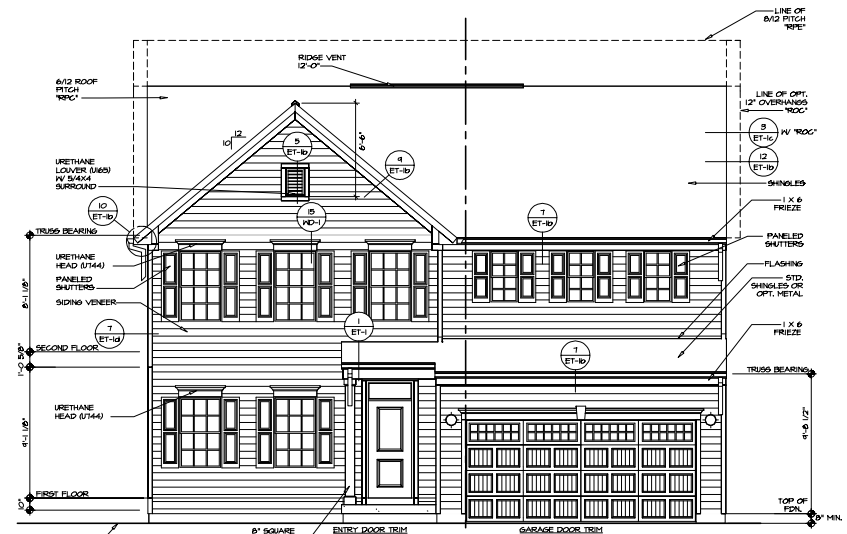
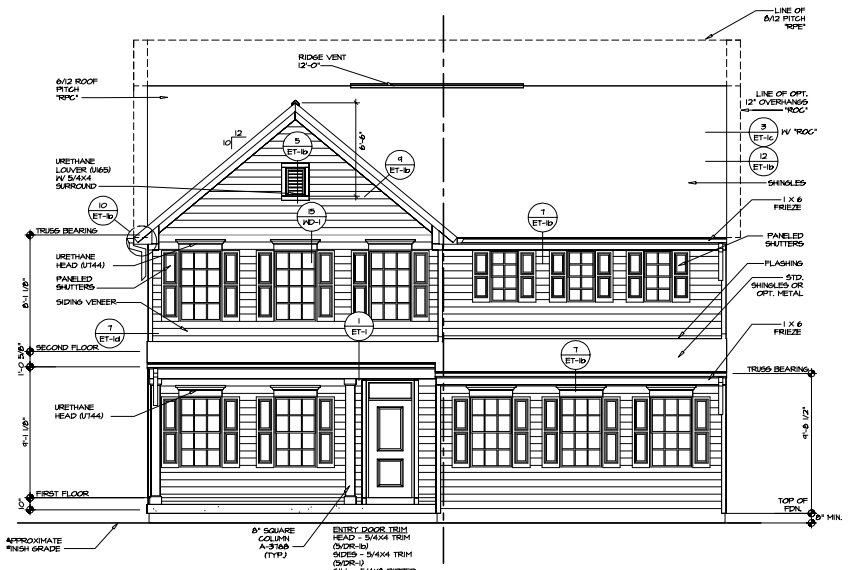


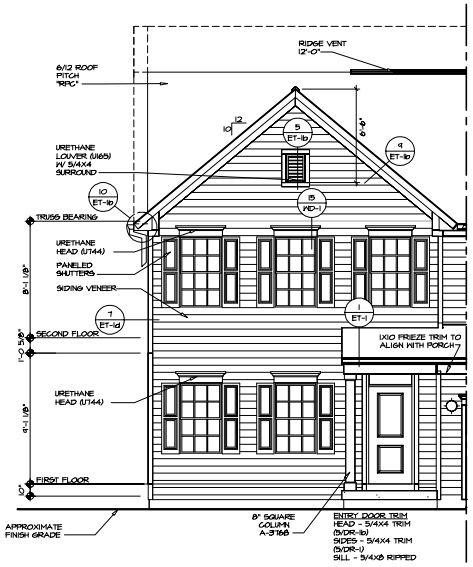
1 A-1 **FRONT ELEVATION "A"**

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



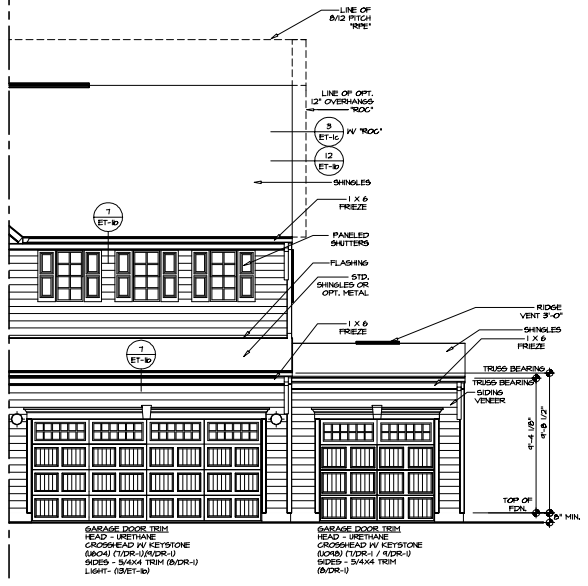
2 A-1 **FRONT ELEVATION PARTIAL**

SCALE: 1/4" = 1'-0" FULL FRONT PORCH "EPA"
TWO CAR GARAGE SIDE ENTRY "SCC"



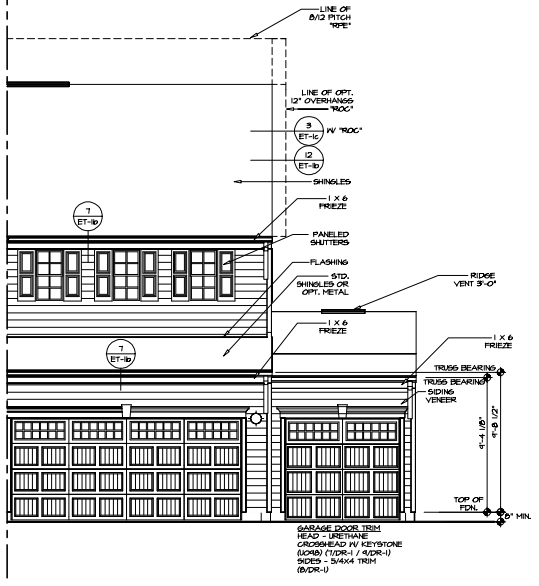
3 A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" PORCH EXTENSION "EPS"



4 A-1 **FRONT ELEVATION PARTIAL**

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



5 A-1 **FRONT ELEVATION PARTIAL**

SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY "SCI"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

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SET NO. LEHIGH
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/2017
OPTION
ELA
EVF

MODEL LEHIGH
DRAWING TITLE
FRONT ELEVATIONS

OPTION DESCRIPTION
ELEVATION "A"
SIDING VENEER FRONT

SHEET NO. A-1

7

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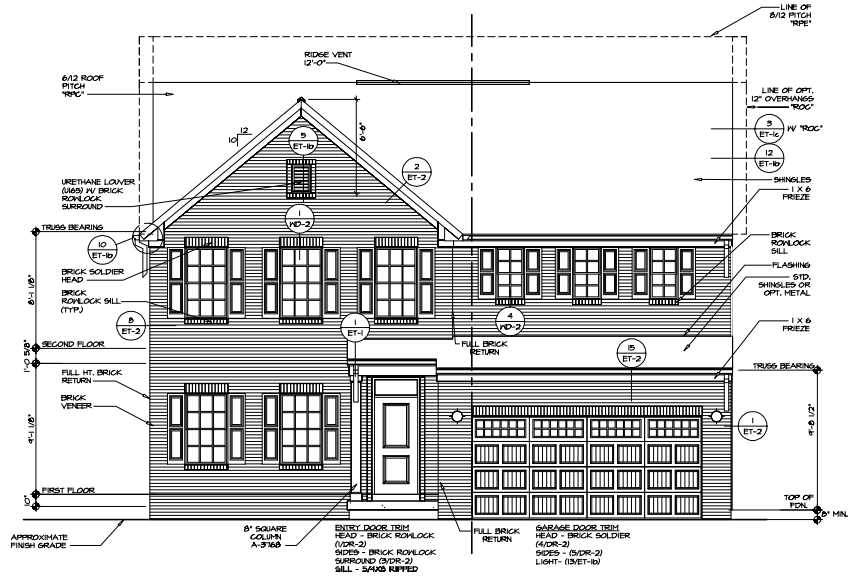
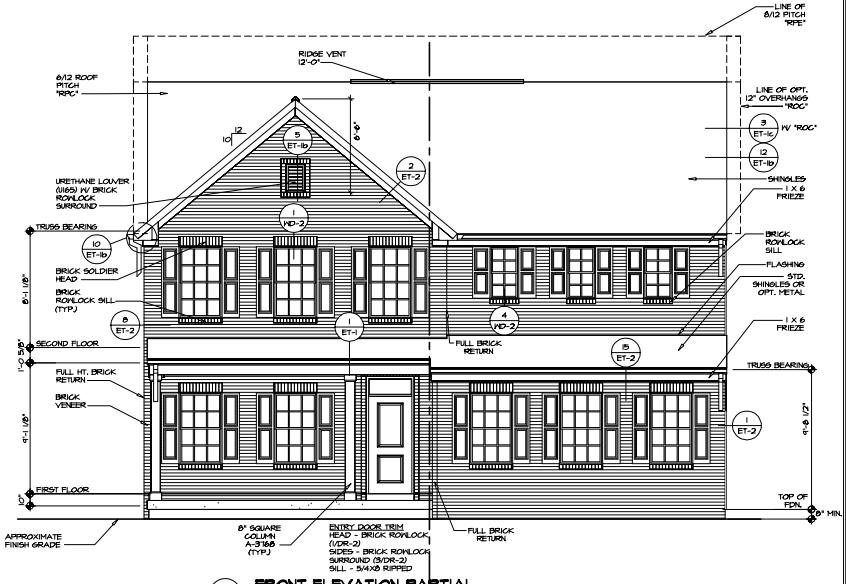


1 A-1 **FRONT ELEVATION "A"**

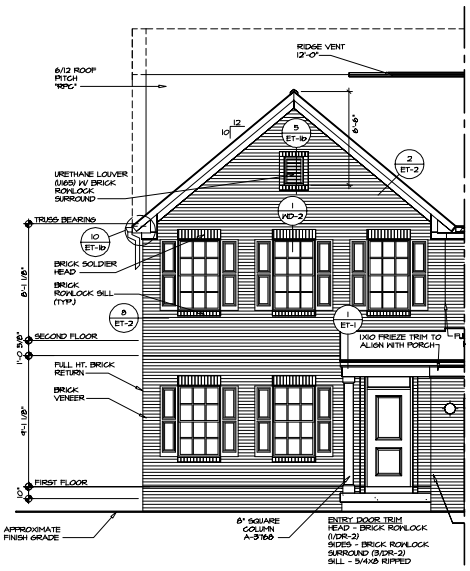
SCALE: 1/4" = 1'-0"



2 A-1 **FRONT ELEVATION PARTIAL**

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

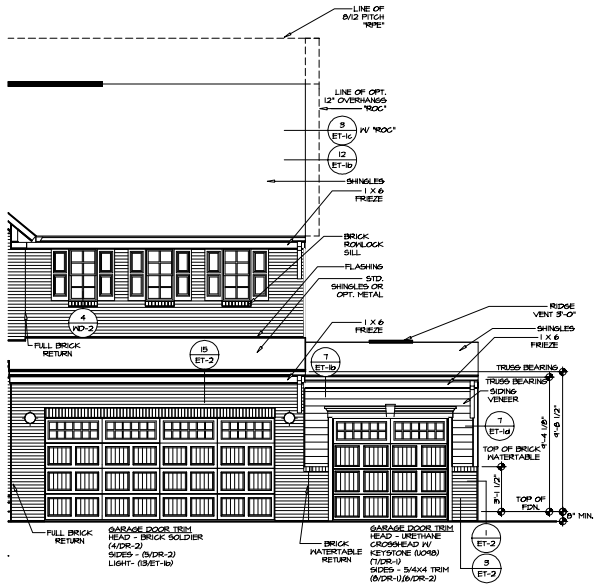
FULL FRONT PORCH "EPA"
TWO CAR GARAGE SIDE ENTRY "SGC"



3 A-1 **FRONT ELEVATION "A"**

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

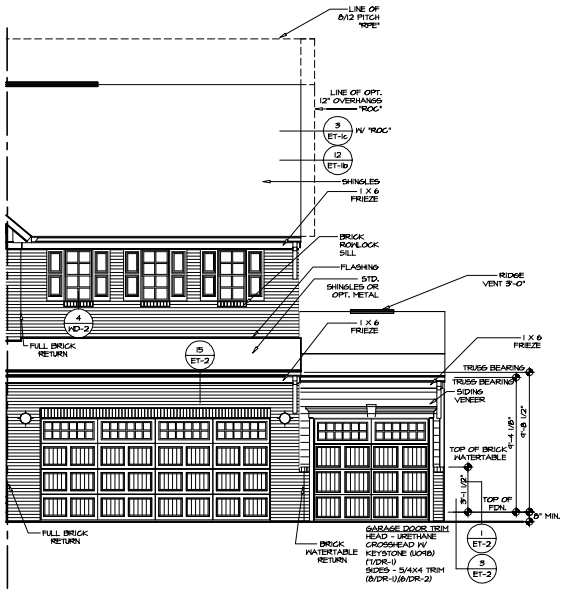
PORCH EXTENSION "EPS"



4 A-1 **FRONT ELEVATION PARTIAL**

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

THREE CAR GARAGE FRONT ENTRY "SGF"



5 A-1 **FRONT ELEVATION PARTIAL**

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

THREE CAR GARAGE FRONT ENTRY "SGI"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

SHEET NO. A-1

MODEL LEHIGH
DRAWING TITLE FRONT ELEVATIONS

SET NO. L8400
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
CHECKED BY BOTT

OPTION DESIGNATION ELEVATION "A" BRICK VENEER FRONT

OPTION ELA EVA

8

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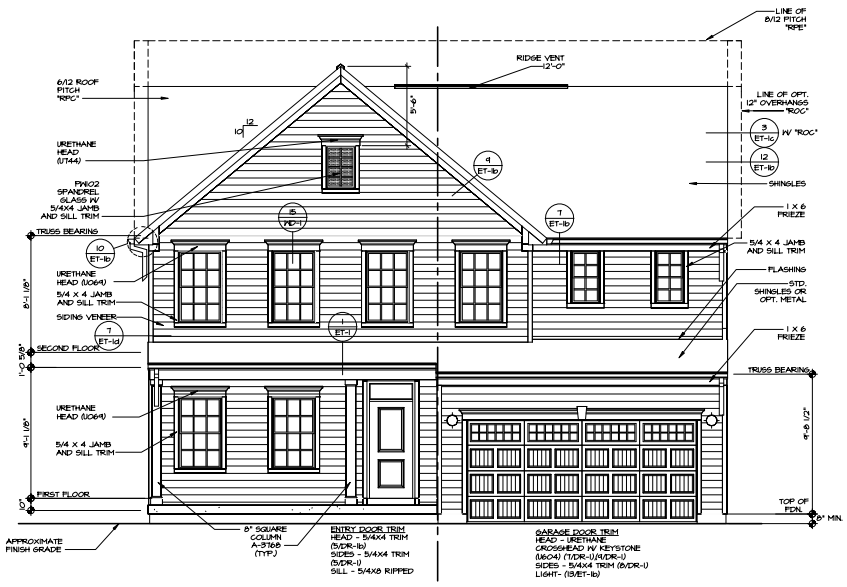
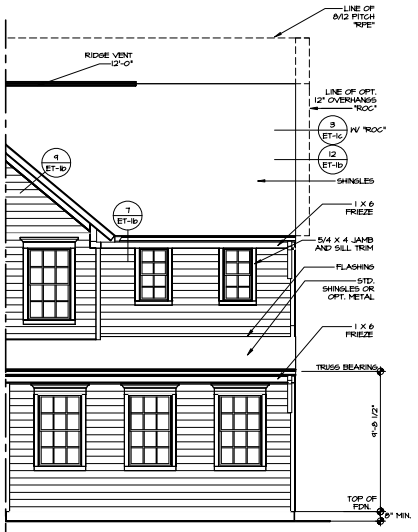
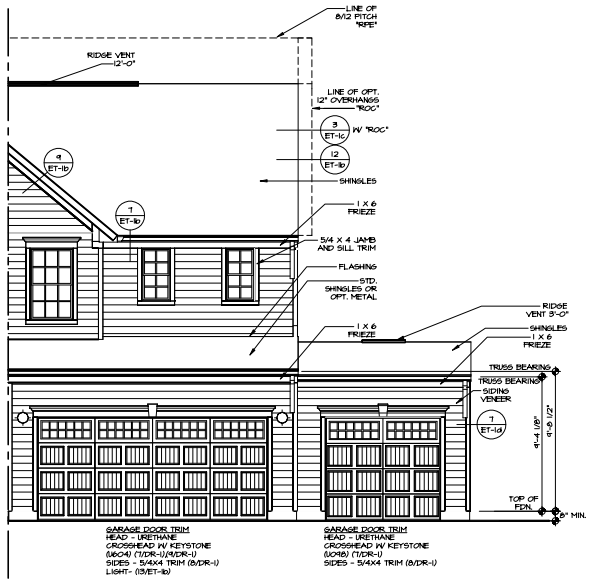


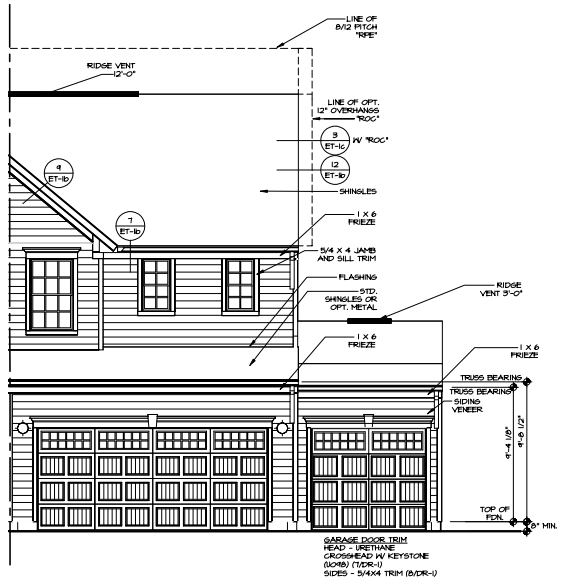
1 A-1 **FRONT ELEVATION "B"**
SCALE: 1/4" = 1'-0"



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



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



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

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

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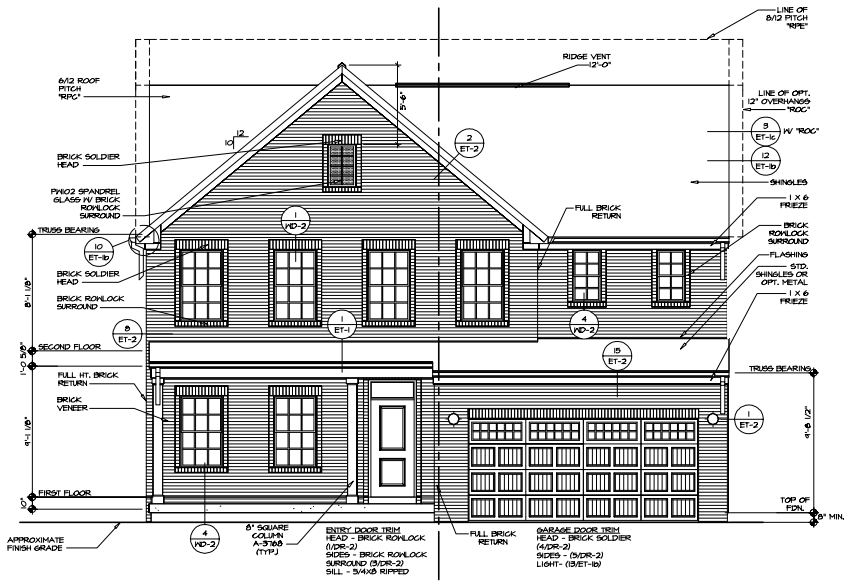
Frederick, MD 21703

SET NO. LEHIGH
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/10/11

MODEL LEHIGH
DRAWING TITLE FRONT ELEVATIONS

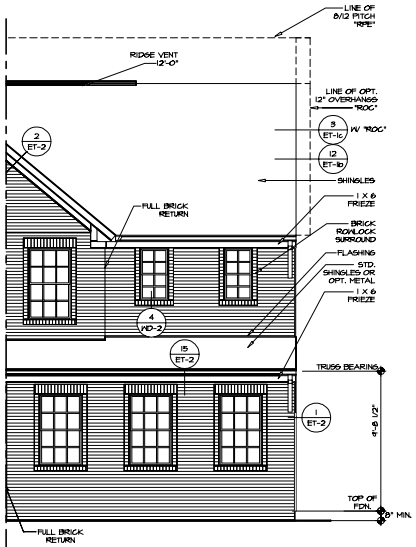
OPTION DESCRIPTION ELEVATION "B" SIDING VENEER FRONT
OPTION ELB EVF
9

SHEET NO. A-1



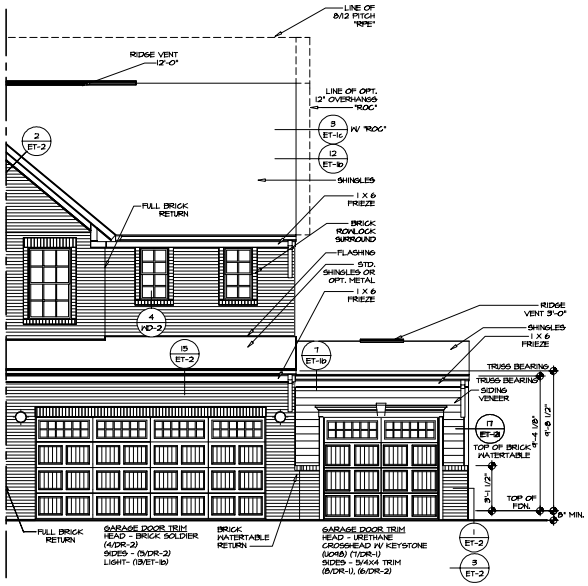
1 A-1 FRONT ELEVATION "B"

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



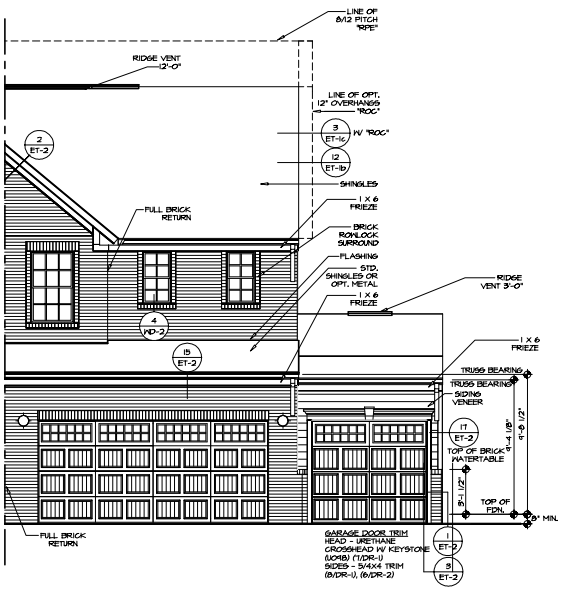
2 A-1 FRONT ELEVATION PARTIAL

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



3 A-1 FRONT ELEVATION PARTIAL

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



4 A-1 FRONT ELEVATION PARTIAL

SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY "SCI"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER.

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SET NO. LEHIGH
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/10/17
OPTION
ELB
EVA

MODEL LEHIGH
DRAWING TITLE FRONT ELEVATIONS

OPTION DESCRIPTION ELEVATION "B" BRICK VENEER FRONT

SHEET NO. A-1

10

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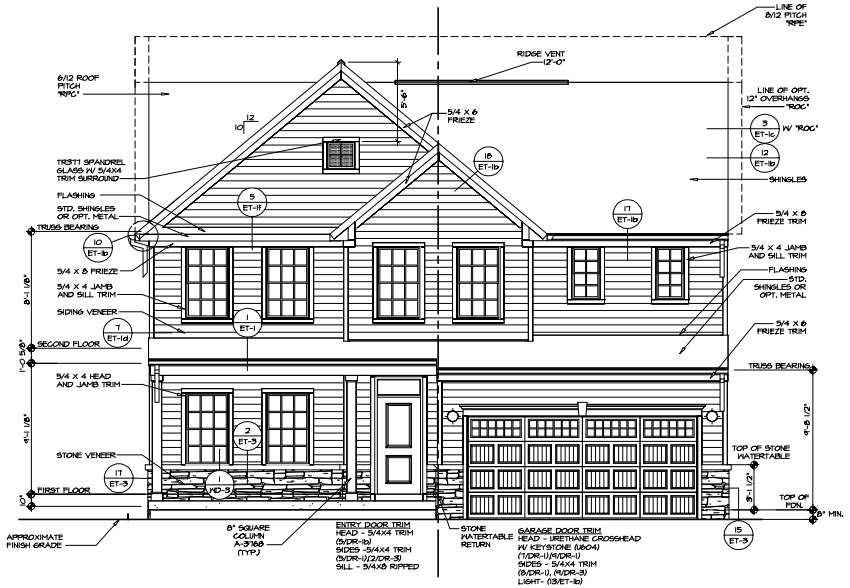
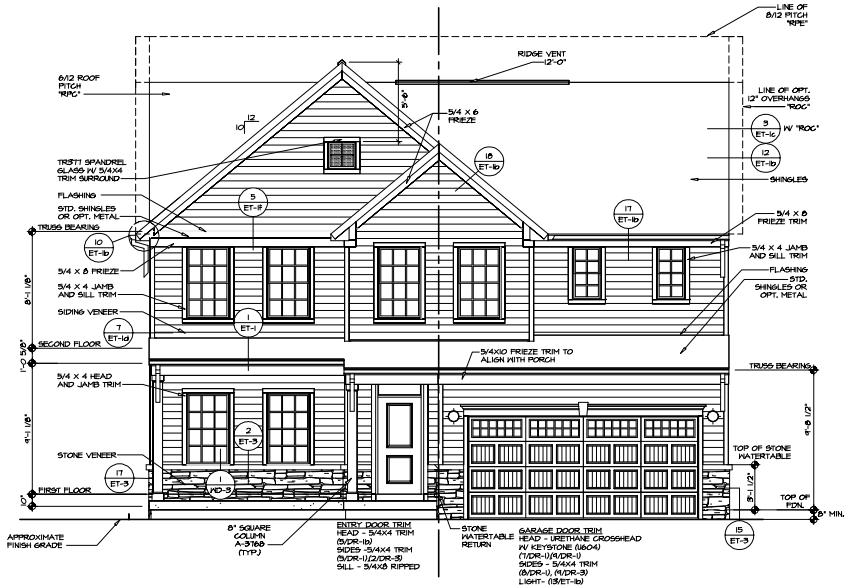


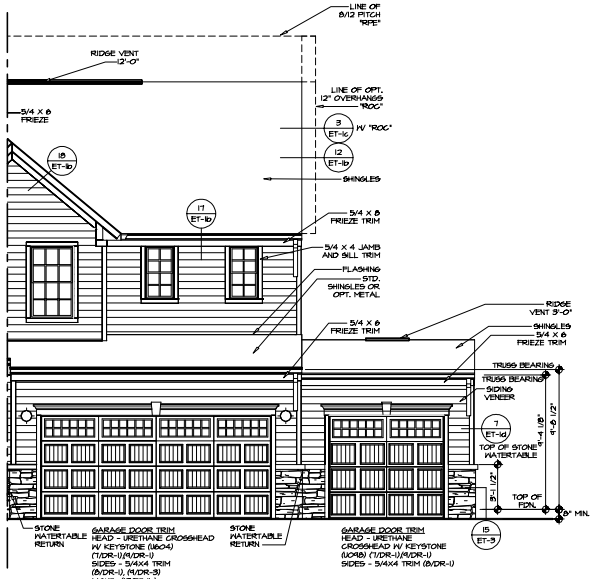
1 / A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" NO PORCH EXTENSION "ZIM"



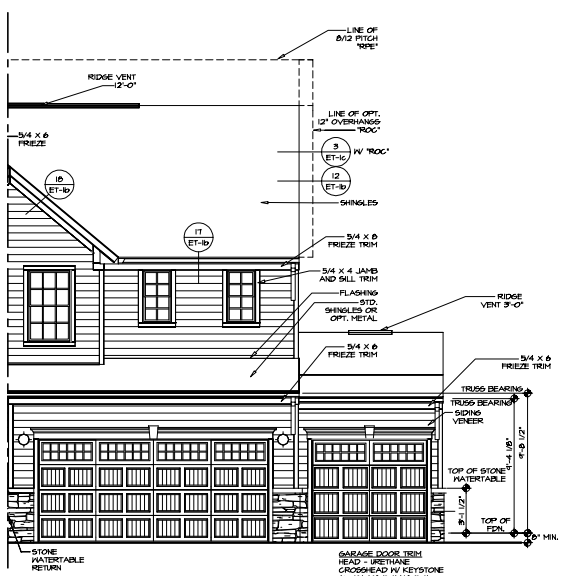
2 / A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" PORCH EXTENSION "EP6"



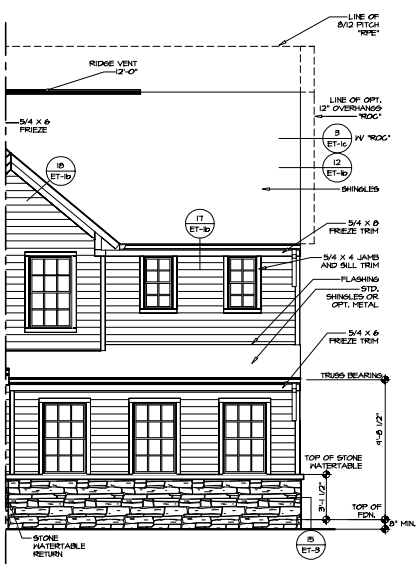
3 / A-1 **FRONT ELEVATION PARTIAL**

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



5 / A-1 **FRONT ELEVATION PARTIAL**

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



4 / A-1 **FRONT ELEVATION PARTIAL**

SCALE: 1/4" = 1'-0" TWO CAR GARAGE SIDE ENTRY "6GC"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER.

REMARKS

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5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. LEHIGH
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
CHECKED BY BOTT

MODEL LEHIGH
DRAWING TITLE FRONT ELEVATIONS

OPTION DESCRIPTION
OPTION ELEVATION "C"
ELC =

SHEET NO. A-1

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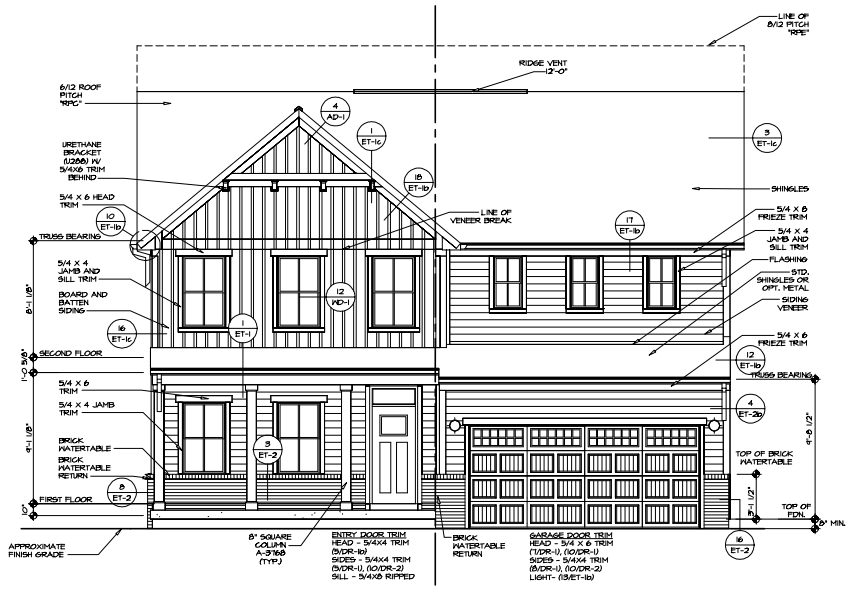
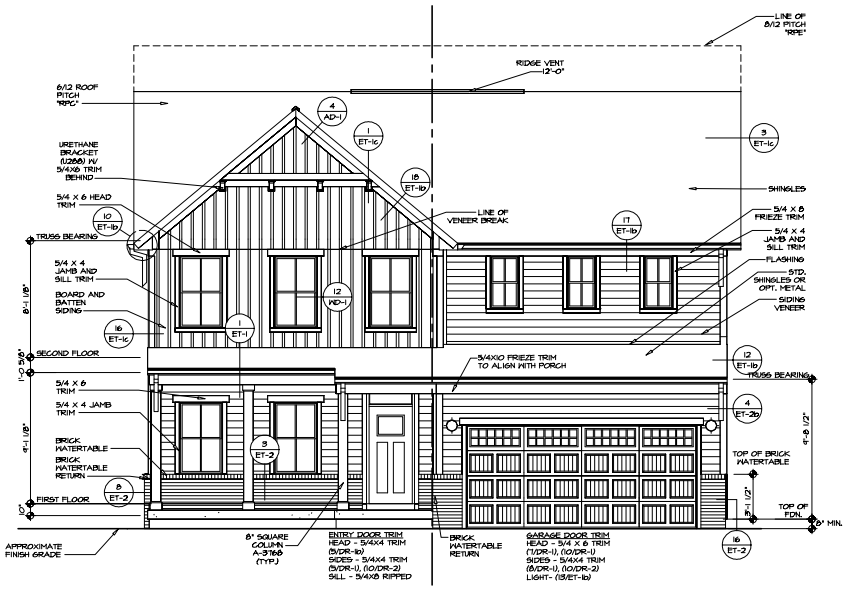


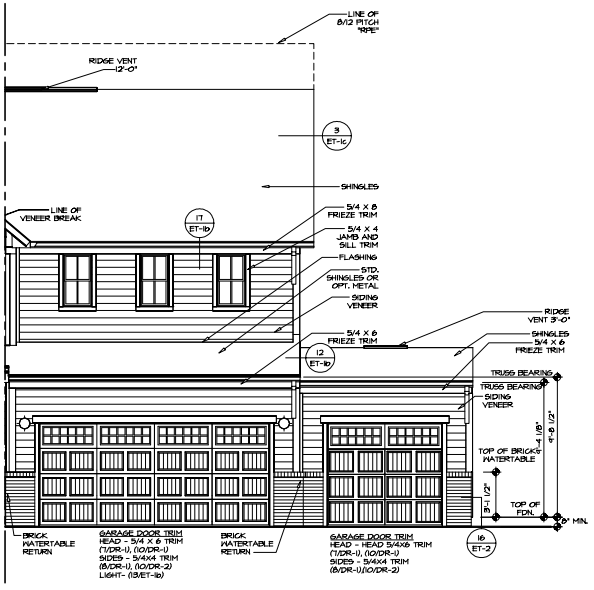
1 A-1 **FRONT ELEVATION "K"**

SCALE: 1/4" = 1'-0" NO PORCH EXTENSION "ZUM"



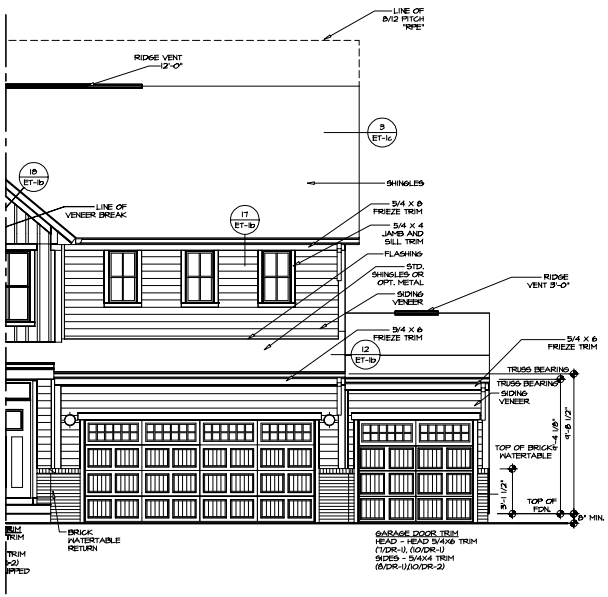
2 A-1 **FRONT ELEVATION "K"**

SCALE: 1/4" = 1'-0" PORCH EXTENSION "EPG"



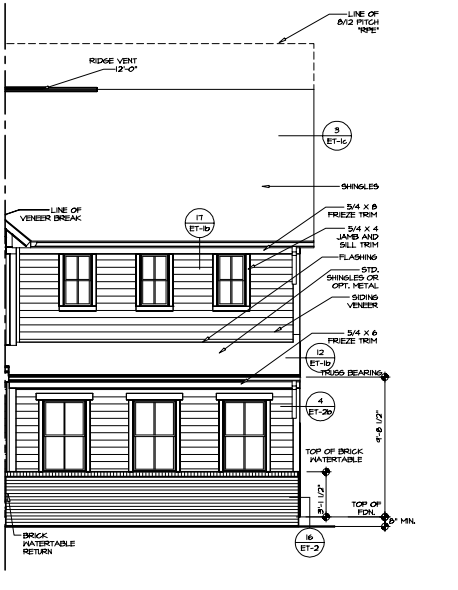
3 A-1 **FRONT ELEVATION PARTIAL**

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



3 A-1 **FRONT ELEVATION PARTIAL**

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



4 A-1 **FRONT ELEVATION PARTIAL**

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

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS

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SET NO. LEHIGH
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/30/17
OPTION ELK

SHEET NO. A-1

MODEL LEHIGH
DRAWING TITLE FRONT ELEVATIONS

OPTION DESCRIPTION ELEVATION "K"

12

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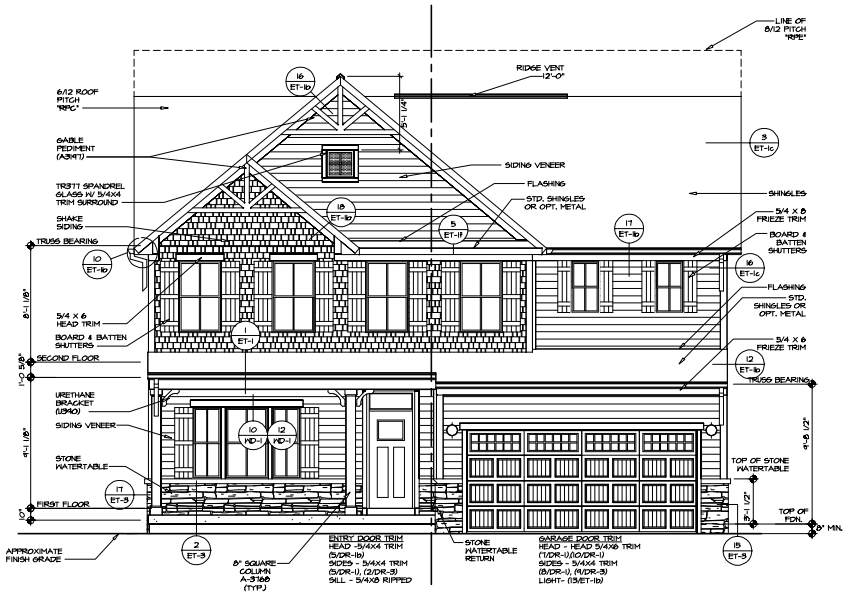
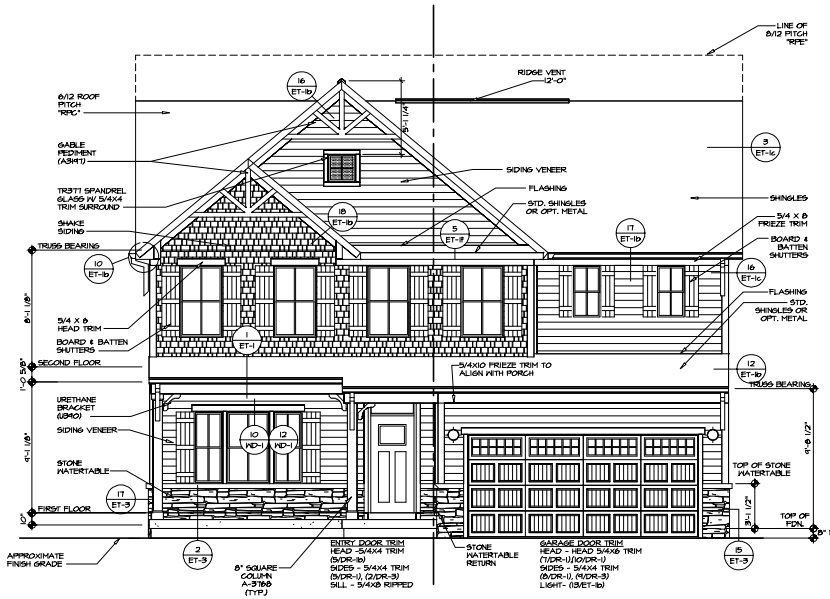


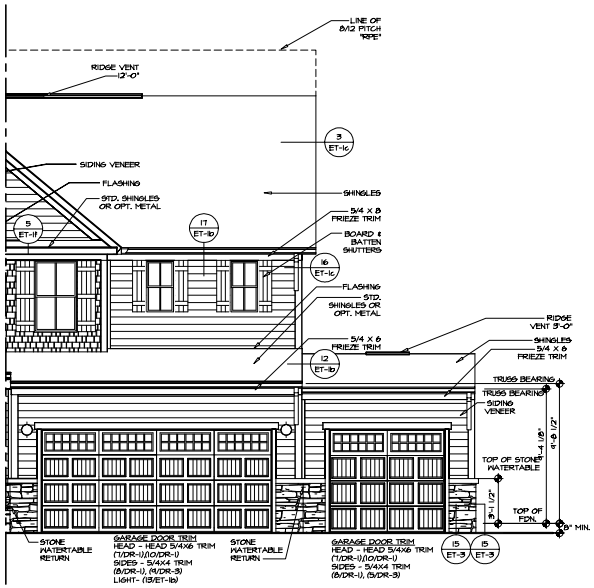
1 A-1 **FRONT ELEVATION "L"**

SCALE: 1/4" = 1'-0" NO PORCH EXTENSION "ZUM"



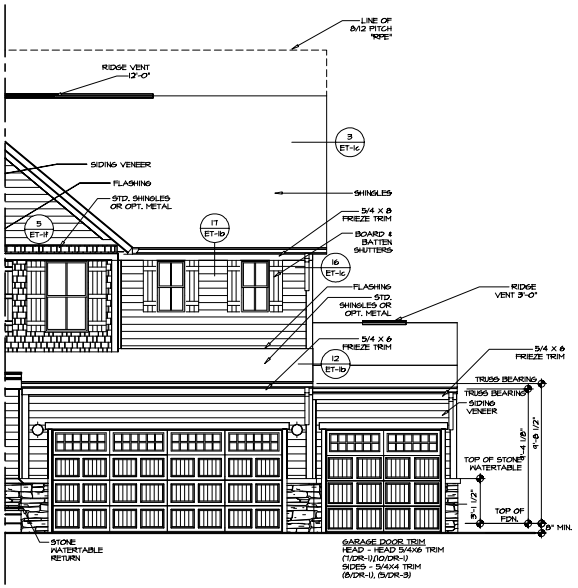
2 A-1 **FRONT ELEVATION "L"**

SCALE: 1/4" = 1'-0" PORCH EXTENSION "EPS"



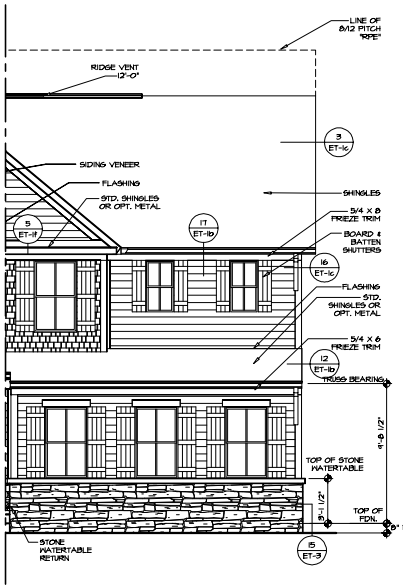
3 A-1 **FRONT ELEVATION PARTIAL**

SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY "SGF"



5 A-1 **FRONT ELEVATION PARTIAL**

SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY "SGI"



4 A-1 **FRONT ELEVATION PARTIAL**

SCALE: 1/4" = 1'-0" TWO CAR GARAGE SIDE ENTRY "SGC"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER.

REMARKS

REV. NO.	DATE

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SET NO. LEHIGH
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
CHECKED BY BJOTT
OPTION ELL

MODEL LEHIGH
DRAWING TITLE FRONT ELEVATIONS

OPTION DESCRIPTION ELEVATION "L"

SHEET NO. A-1

15

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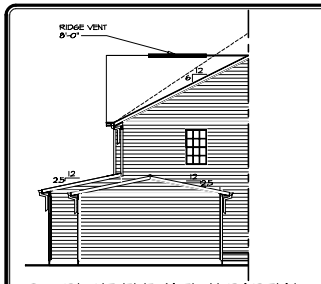
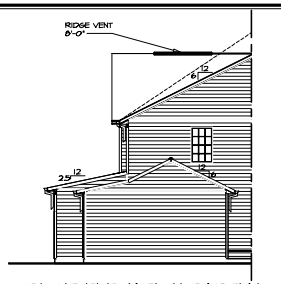
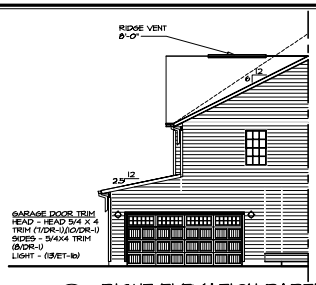


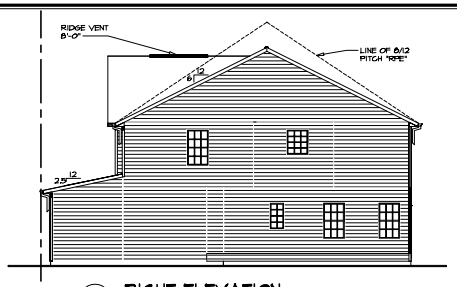
1 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
SIDING VENEER FRONT "EVF"
THREE CAR GARAGE FRONT ENTRY "SCF"



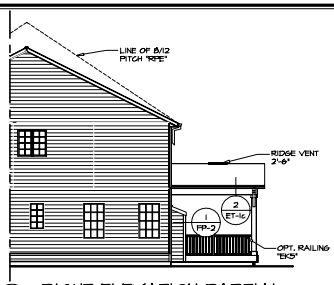
2 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
SIDING VENEER FRONT "EVF"
THREE CAR GARAGE FRONT ENTRY "SCI"



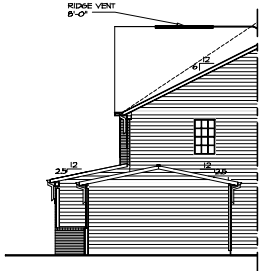
3 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
SIDING VENEER FRONT "EVF"
TWO CAR GARAGE SIDE ENTRY "SCC"



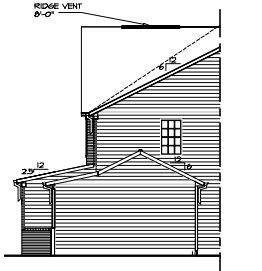
4 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
STUDY "MAS"
ELEVATION A "ELA" W/ "EVF"
ELEVATION K "ELK"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMS"
TWO CAR GARAGE FRONT ENTRY "SCB"



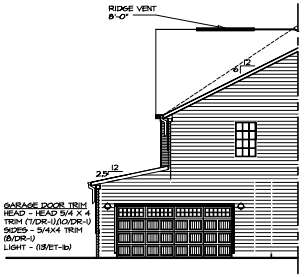
5 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
STUDY "MAS"
REAR COVERED PORCH "EFE"
OWNER'S BATHROOM SOAKING TUB
AND SHOWER GLASS SURROUND "AMF"
GAS FIREPLACE FAMILY ROOM REAR "LGF"



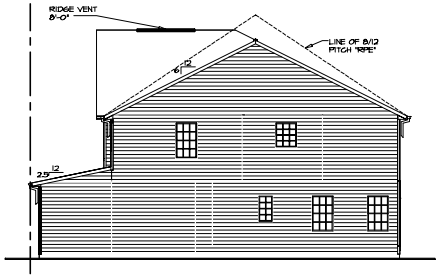
6 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
FULL BRICK FRONT "EVA"
THREE CAR GARAGE FRONT ENTRY "SCF"



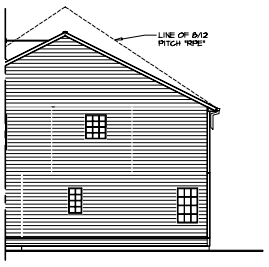
7 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
FULL BRICK FRONT "EVA"
THREE CAR GARAGE FRONT ENTRY "SCI"



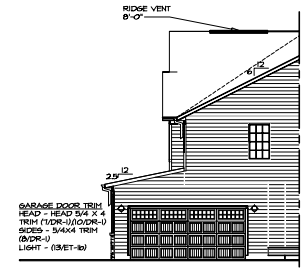
8 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION A "ELA"
ELEVATION B "ELB"
FULL BRICK FRONT "EVA"
TWO CAR GARAGE SIDE ENTRY "SCC"



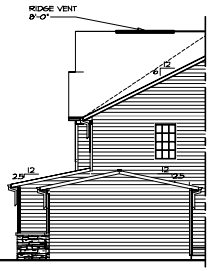
9 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
STUDY "MAS"
ELEVATION B "ELB" W/ "EVF"
ELEVATION C "ELC"
ELEVATION L "ELL"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMS"
TWO CAR GARAGE FRONT ENTRY "SCB"



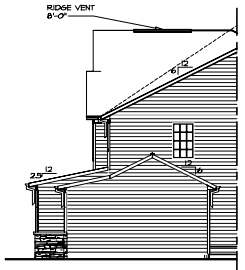
10 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
BEDROOM FIRST FLOOR "BAR"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMS"



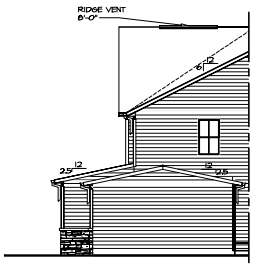
11 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
TWO CAR GARAGE SIDE ENTRY "SCC"



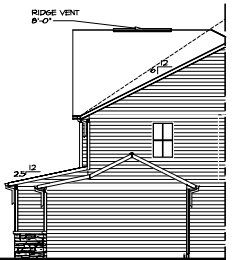
12 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
THREE CAR GARAGE FRONT ENTRY "SCF"



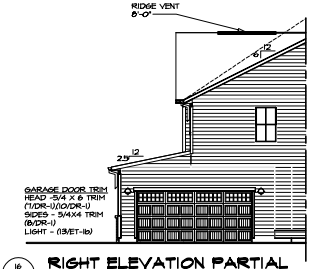
13 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
THREE CAR GARAGE FRONT ENTRY "SCI"



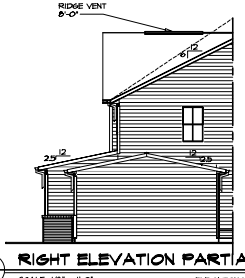
14 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"
THREE CAR GARAGE FRONT ENTRY "SCF"



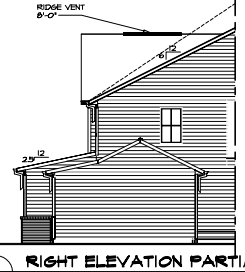
15 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"
THREE CAR GARAGE FRONT ENTRY "SCI"



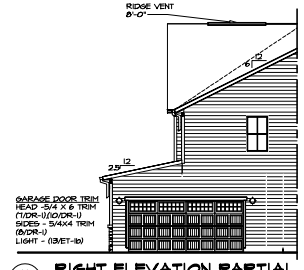
16 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
TWO CAR GARAGE SIDE ENTRY "SCC"



17 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
THREE CAR GARAGE FRONT ENTRY "SCF"



18 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
THREE CAR GARAGE FRONT ENTRY "SCI"



19 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"
TWO CAR GARAGE SIDE ENTRY "SCC"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

REMARKS

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Frederick, MD 21703

SET NO. L6400
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/2017
OPTION

MODEL LEHIGH
DRAWING TITLE
RIGHT SIDE ELEVATIONS

OPTION DESCRIPTION

SHEET NO. A-2

14

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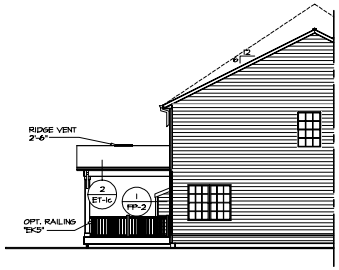
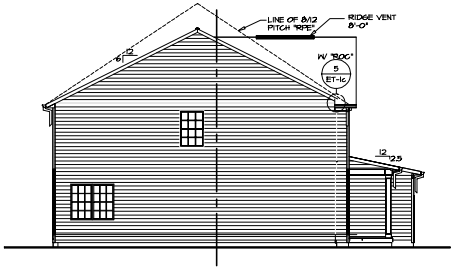
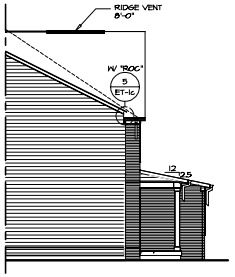


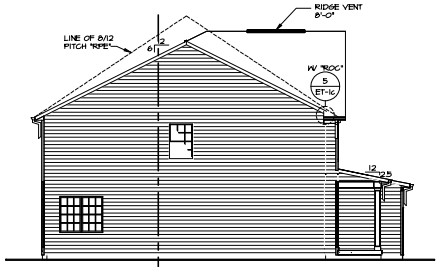
1 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0" REAR COVERED PORCH "EPE"
GAS FIREPLACE FAMILY ROOM REAR "LSF"



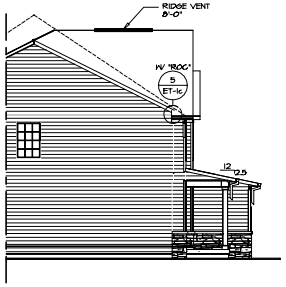
2 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"



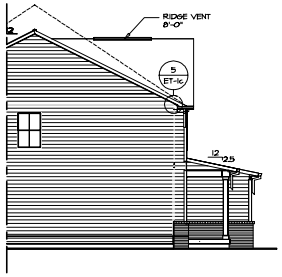
3 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0" ELEVATION A "ELA"
ELEVATION B "ELB"
FULL BRICK FRONT "EVA"



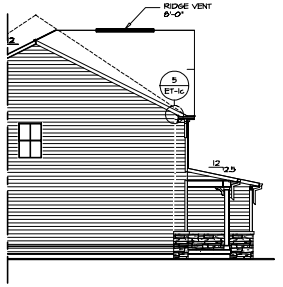
4 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0" ELEVATION B "ELB"
SIDING VENEER FRONT "EVF"



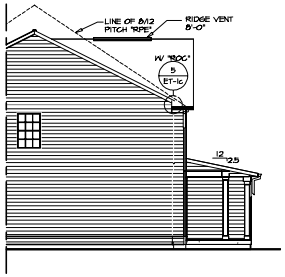
5 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0" ELEVATION C "ELC"
NO PORCH EXTENSION "ZUM"



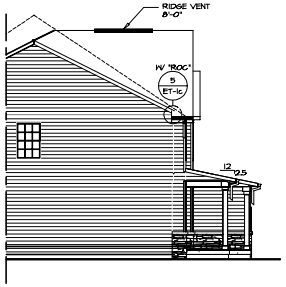
6 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0" ELEVATION K "ELK"
NO PORCH EXTENSION "ZUM"



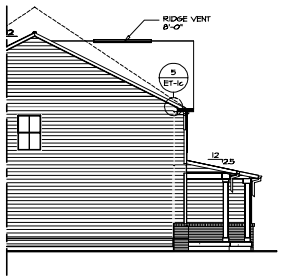
7 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0" ELEVATION L "ELL"
NO PORCH EXTENSION "ZUM"



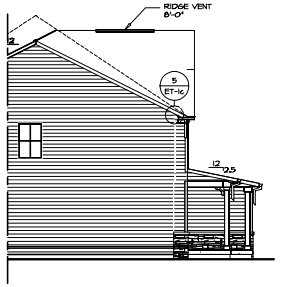
8 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0" ELEVATION A "ELA"
PORCH EXTENSION "EPG"



8 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0" ELEVATION C "ELC"
PORCH EXTENSION "EPG"



9 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0" ELEVATION K "ELK"
PORCH EXTENSION "EPG"



10 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0" ELEVATION L "ELL"
PORCH EXTENSION "EPG"

REMARKS

REV. NO.	DATE

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SET NO. LEHIGH
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/2017
OPTION

MODEL LEHIGH
DRAWING TITLE
LEFT SIDE ELEVATIONS

SHEET NO. A-2b

OPTION DESCRIPTION

15

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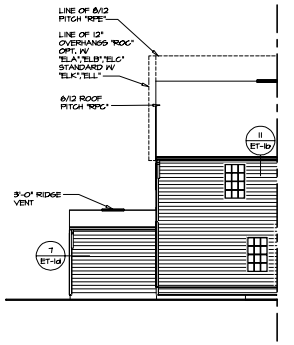
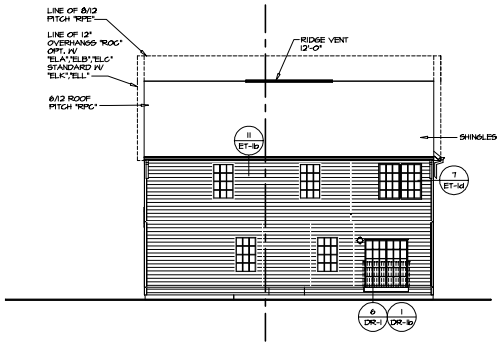


1 A-2c **REAR ELEVATION PARTIAL**

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

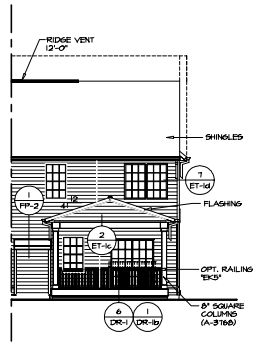
SHOWN W/ ELEVATION A "ELA"
THREE CAR GARAGE FRONT ENTRY "SCF"



2 A-2c **REAR ELEVATION**

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

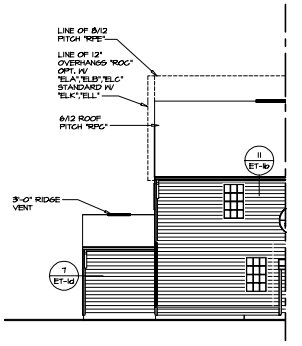
ELEVATION A "ELA"
ELEVATION K "ELK"



3 A-2c **REAR ELEVATION PARTIAL**

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

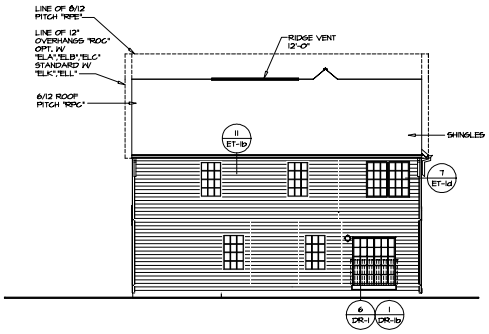
SHOWN W/ ELEVATION A "ELA"
GAS FIREPLACE FAMILY ROOM
REAR "LSF"
COVERED PORCH "EPE"



5 A-2c **REAR ELEVATION PARTIAL**

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

SHOWN W/ ELEVATION A "ELA"
THREE CAR GARAGE FRONT ENTRY "SCI"



4 A-2c **REAR ELEVATION**

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

ELEVATION B "ELB"
ELEVATION G "ELG"
ELEVATION L "ELL"

SHEET NO. A-2c

MODEL LEHIGH

DRAWING TITLE REAR ELEVATIONS

SET NO. L8400
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/2017
OPTION

OPTION DESCRIPTION

16

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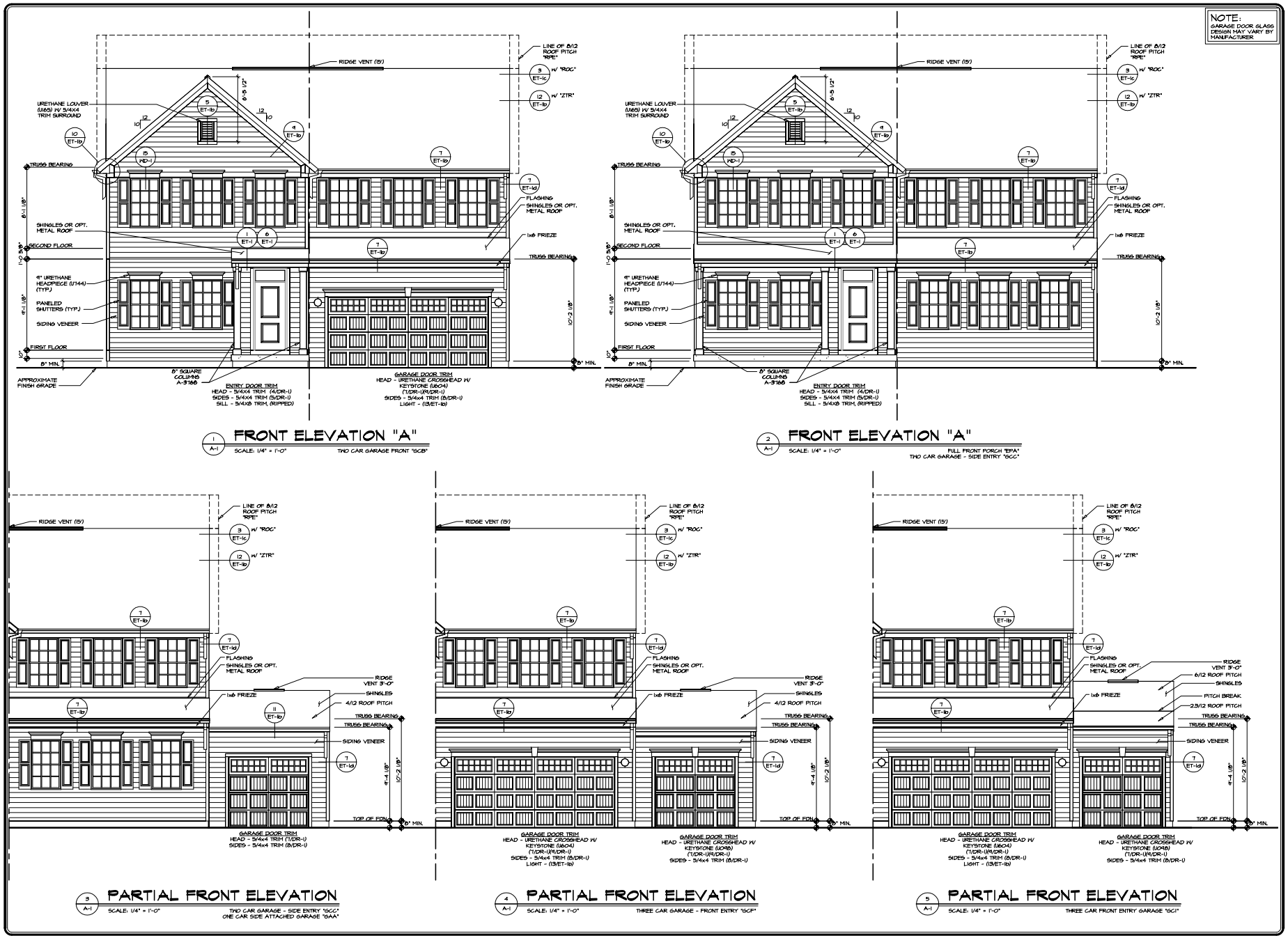

1 A-1 **FRONT ELEVATION "A"**
SCALE: 1/4" = 1'-0" TWO CAR GARAGE FRONT "SCB"

2 A-1 **FRONT ELEVATION "A"**
SCALE: 1/4" = 1'-0" FULL FRONT PORCH "EPA" TWO CAR GARAGE - SIDE ENTRY "SCC"

3 A-1 **PARTIAL FRONT ELEVATION**
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - SIDE ENTRY "SCC" ONE CAR SIDE ATTACHED GARAGE "SAA"

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

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

REV. NO.	DATE	REMARKS

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SET NO. SNOOO
VERSION 01
RELEASE NO. ----
DRAWN BY EJB
DATE 6/25/11
OPTION EVF

MODEL SENECA
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1

OPTION DESCRIPTION
SIDING VENEER, FRONT

7

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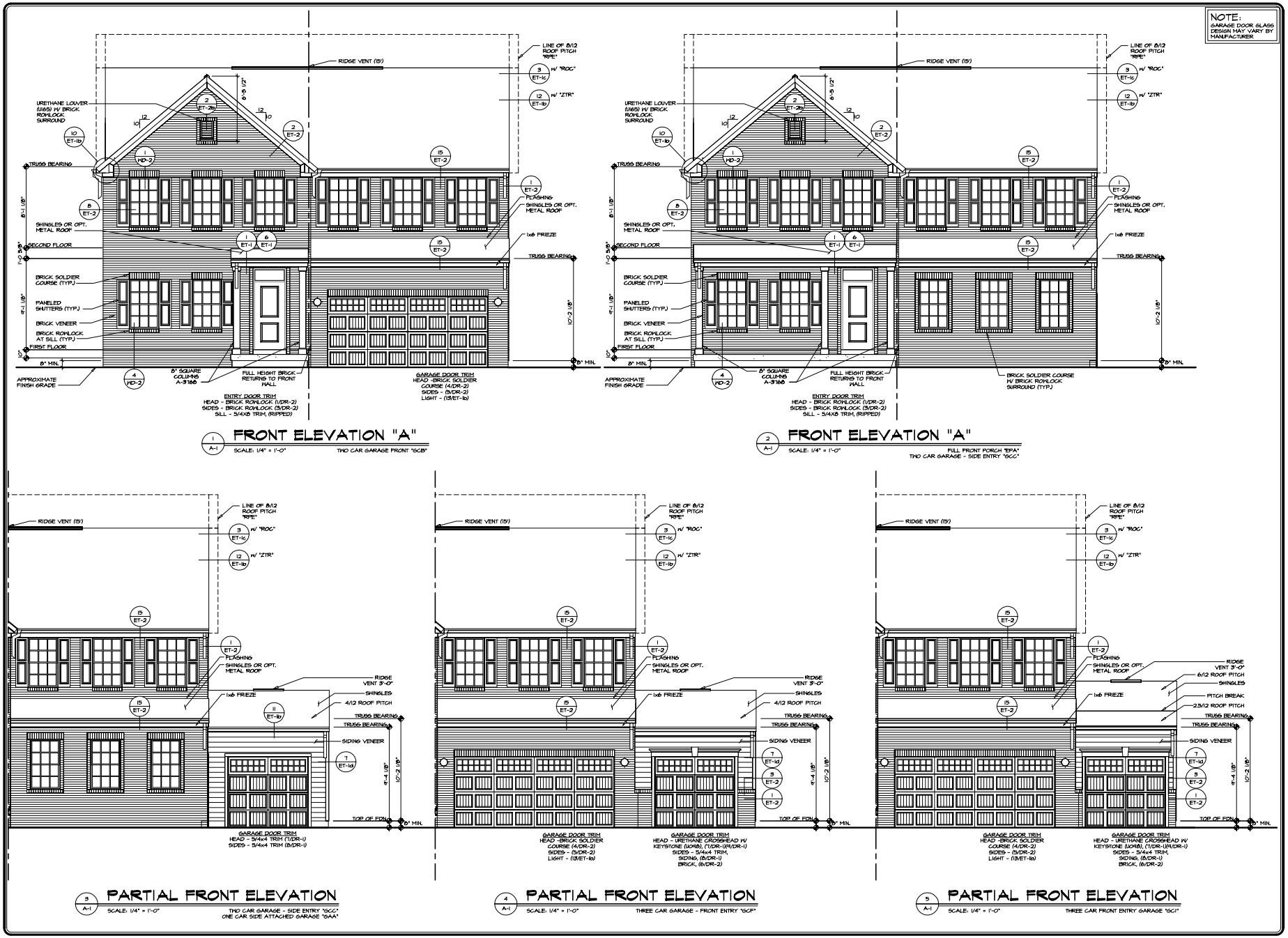
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER
RIDGE VENT (15')
LINE OF 8/12 ROOF PITCH "RPE"
w/ "ROC"
w/ "ZTR"
URETHANE LOUVER (LW65) W/ BRICK ROWLOCK SURROUND
TRUSS BEARING
SHINGLES OR OPT. METAL ROOF
SECOND FLOOR
BRICK SOLDIER COURSE (TYP.)
PANELED SHUTTERS (TYP.)
BRICK VENEER
BRICK ROWLOCK AT SILL (TYP.)
FIRST FLOOR
APPROXIMATE FINISH GRADE
8" SQUARE COLUMNS A-3166
FULL HEIGHT BRICK RETURNS TO FRONT WALL
FLASHING
1x6 FRIEZE
BRICK SOLDIER COURSE W/ BRICK ROWLOCK SURROUND (TYP.)
ENTRY DOOR TRIM
HEAD - BRICK ROWLOCK (1/DR-2)
SIDES - BRICK ROWLOCK (3/DR-2)
SILL - 5/4X8 TRIM, (RIPPED)
GARAGE DOOR TRIM
HEAD -BRICK SOLDIER COURSE (4/DR-2)
SIDES - (3/DR-2)
LIGHT - (13/ET-1a)
1 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE FRONT "SCB"
2 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
FULL FRONT PORCH "EFA"
TWO CAR GARAGE - SIDE ENTRY "SCC"
RIDGE VENT 3'-0"
SHINGLES
4/12 ROOF PITCH
SIDING VENEER
TOP OF FDN.
GARAGE DOOR TRIM
HEAD - 5/4x4 TRIM (1/DR-1)
SIDES - 5/4x4 TRIM (8/DR-1)
3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - SIDE ENTRY "SCC"
ONE CAR SIDE ATTACHED GARAGE "SAA"
HEAD - BRICK SOLDIER COURSE (4/DR-2)
HEAD - URETHANE CROSSHEAD W/ KEYSTONE (LW18), (1/DR-1)(4/DR-1)
SIDES - 5/4x4 TRIM, SIDING, (5/DR-1) BRICK, (6/DR-2)
4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR GARAGE - FRONT ENTRY "SCF"
6/12 ROOF PITCH
PITCH BREAK
2.5/12 ROOF PITCH
5 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "SCI"
REMARKS
REV. NO.
DATE
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SET NO. SNOOO
VERSION 01
RELEASE NO. ----
DRAWN BY EJB
DATE 6/25/11
OPTION E/A
MODEL SENECA
DRAWING TITLE FRONT ELEVATION
SHEET NO. A-1
OPTION DESCRIPTION
BRICK VENEER, FRONT
8
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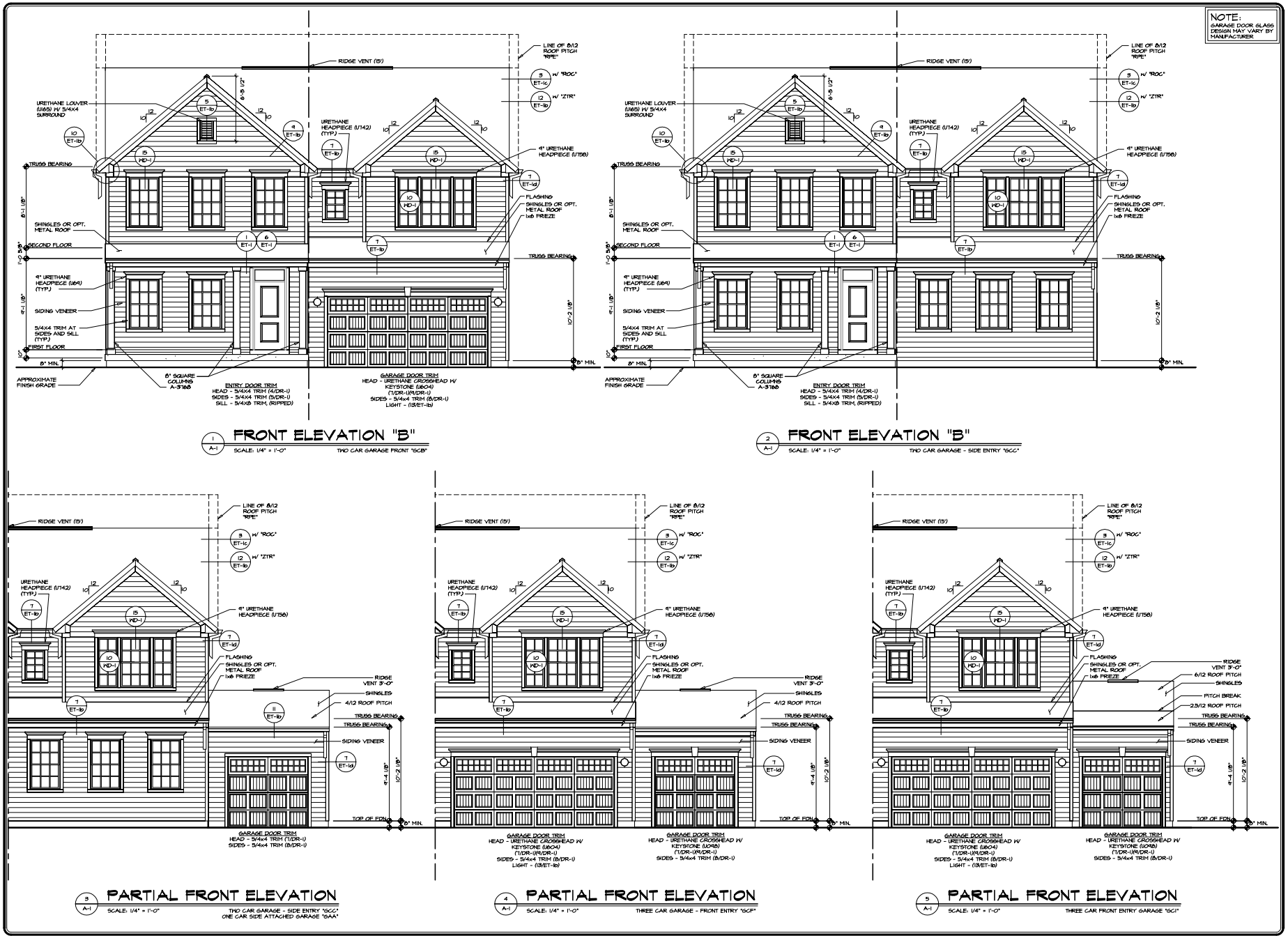
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER
RIDGE VENT (15')
LINE OF 8/12 ROOF PITCH "RPE"
w/ "ROC"
w/ "ZTR"
URETHANE LOUVER (U165) W/ 5/4X4 SURROUND
URETHANE HEADPIECE (U142) (TYP.)
4" URETHANE HEADPIECE (U156)
TRUSS BEARING
FLASHING
SHINGLES OR OPT. METAL ROOF
1x6 FRIEZE
SECOND FLOOR
4" URETHANE HEADPIECE (U64) (TYP.)
SIDING VENEER
5/4X4 TRIM AT SIDES AND SILL (TYP.)
FIRST FLOOR
8" MIN.
APPROXIMATE FINISH GRADE
8" SQUARE COLUMNS A-3168
ENTRY DOOR TRIM
HEAD - 5/4X4 TRIM (4/DR-I)
SIDES - 5/4X4 TRIM (5/DR-I)
SILL - 5/4X8 TRIM, (RIPPED)
GARAGE DOOR TRIM
HEAD - URETHANE CROSSHEAD W/ KEYSTONE (U804) ('1/DR-I)(4/DR-I)
SIDES - 5/4x4 TRIM (8/DR-I)
LIGHT - (13/ET-1b)
1 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" TWO CAR GARAGE FRONT "SCB"
2 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - SIDE ENTRY "SCC"
RIDGE VENT 3'-0"
SHINGLES
4/12 ROOF PITCH
6/12 ROOF PITCH
PITCH BREAK
2.5/12 ROOF PITCH
TOP OF FDN.
GARAGE DOOR TRIM
HEAD - 5/4x4 TRIM ('1/DR-I)
SIDES - 5/4x4 TRIM (8/DR-I)
3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - SIDE ENTRY "SCC," ONE CAR SIDE ATTACHED GARAGE "SAA"
4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR GARAGE - FRONT ENTRY "SCF"
5 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCI"
REMARKS
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SET NO. SNOOO
VERSION 01
RELEASE NO. ----
DRAWN BY EJB
DATE 6/25/11
OPTION EVF
SHEET NO. A-1
MODEL SENECA
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION
SIDING VENEER, FRONT
9
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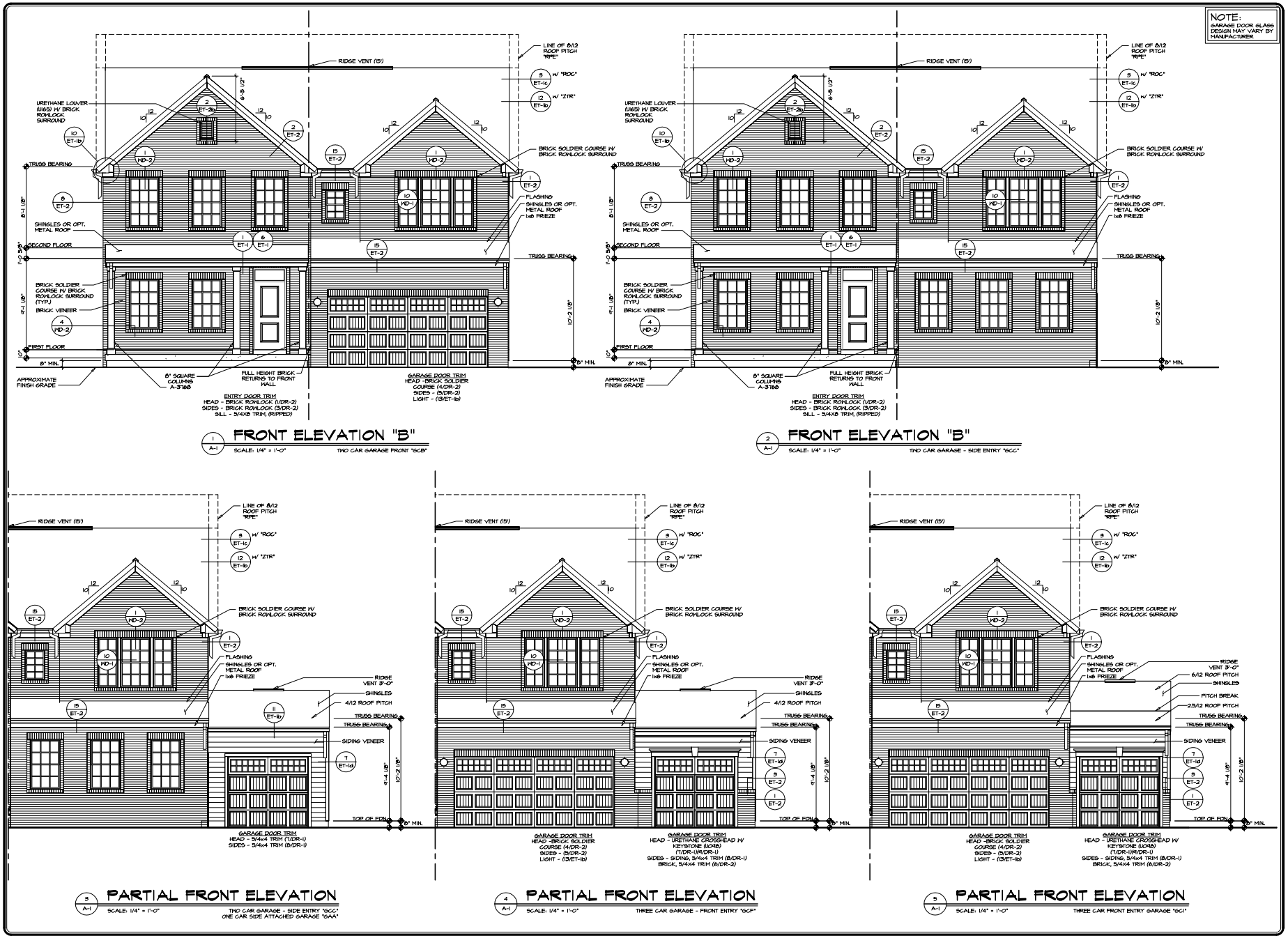
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER
RIDGE VENT (15')
LINE OF 8/12 ROOF PITCH "RPE"
URETHANE LOUVER (L165) W/ BRICK ROWLOCK SURROUND
BRICK SOLDIER COURSE W/ BRICK ROWLOCK SURROUND
TRUSS BEARING
FLASHING
SHINGLES OR OPT. METAL ROOF
1x6 FRIEZE
SECOND FLOOR
BRICK SOLDIER COURSE W/ BRICK ROWLOCK SURROUND (TYP.)
BRICK VENEER
FIRST FLOOR
8" MIN.
APPROXIMATE FINISH GRADE
8" SQUARE COLUMNS A-3188
FULL HEIGHT BRICK RETURNS TO FRONT WALL
GARAGE DOOR TRIM
HEAD - BRICK SOLDIER COURSE (4/DR-2)
SIDES - (5/DR-2)
LIGHT - (13/ET-1b)
ENTRY DOOR TRIM
HEAD - BRICK ROWLOCK (1/DR-2)
SIDES - BRICK ROWLOCK (5/DR-2)
SILL - 5/4X8 TRIM, (RIPPED)
1 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" TWO CAR GARAGE FRONT "GCB"
2 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - SIDE ENTRY "GCC"
FLASHING
SHINGLES OR OPT. METAL ROOF
RIDGE VENT 3'-0"
SHINGLES
4/12 ROOF PITCH
TRUSS BEARING
SIDING VENEER
TOP OF FDN.
GARAGE DOOR TRIM
HEAD - 5/4x4 TRIM (1/DR-1)
SIDES - 5/4x4 TRIM (8/DR-1)
3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - SIDE ENTRY "GCC"
ONE CAR SIDE ATTACHED GARAGE "GAA"
GARAGE DOOR TRIM
HEAD -BRICK SOLDIER COURSE (4/DR-2)
SIDES - (5/DR-2)
LIGHT - (13/ET-1b)
GARAGE DOOR TRIM
HEAD - URETHANE CROSSHEAD W/ KEYSTONE (L0418) (1/DR-1)(4/DR-1)
SIDES - SIDING, 5/4x4 TRIM (8/DR-1)
BRICK, 5/4X4 TRIM (6/DR-2)
4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR GARAGE - FRONT ENTRY "GCF"
6/12 ROOF PITCH
PITCH BREAK
2.5/12 ROOF PITCH
GARAGE DOOR TRIM
HEAD - BRICK SOLDIER COURSE (4/DR-2)
SIDES - (5/DR-2)
LIGHT - (13/ET-1b)
GARAGE DOOR TRIM
HEAD - URETHANE CROSSHEAD W/ KEYSTONE (L0418) (1/DR-1)(4/DR-1)
SIDES - SIDING, 5/4x4 TRIM (8/DR-1)
BRICK, 5/4X4 TRIM (6/DR-2)
5 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "GCI"
REMARKS
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SET NO. SKCO
VERSION 01
RELEASE NO. ----
DRAWN BY EJB
DATE 07/25/17
OPTION E/A
MODEL SENECA
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION BRICK VENEER, FRONT
SHEET NO. A-1
10
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1 A-1 **FRONT ELEVATION "C"**
SCALE: 1/4" = 1'-0" TWO CAR GARAGE FRONT "SCB"

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

3 A-1 **PARTIAL FRONT ELEVATION**
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - SIDE ENTRY "SCC"
ONE CAR SIDE ATTACHED GARAGE "SAA"

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

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

REMARKS
REV. NO. 1 DATE 3/4/09 GTO - REVISED 2ND FLOOR WINDOW ABOVE FRONT DOOR

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SET NO. SNOOO
VERSION 01
RELEASE NO. ----
DRAWN BY EJB
DATE 6/25/11
OPTION

MODEL SENECA
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1

OPTION DESCRIPTION

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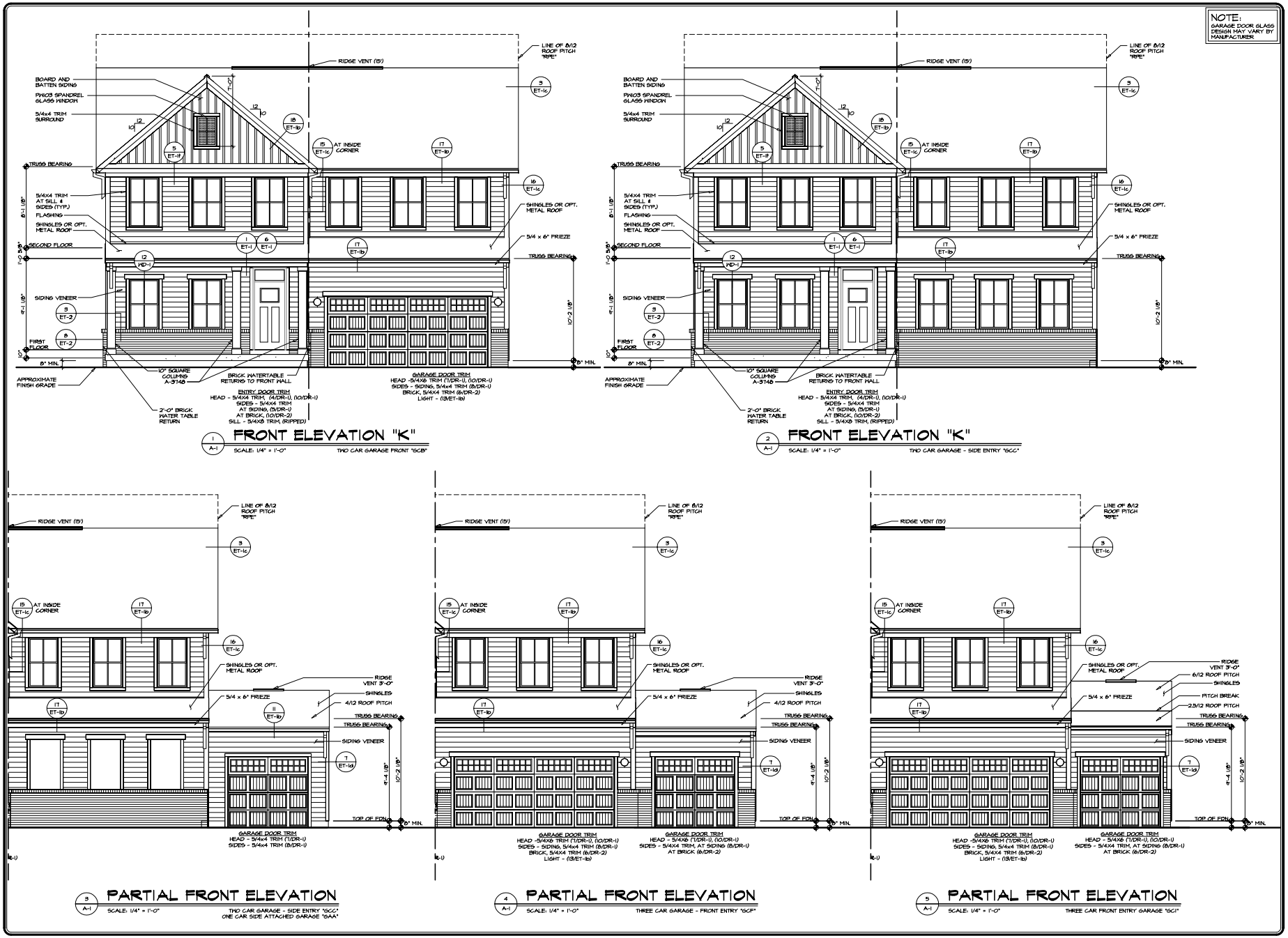
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER
RIDGE VENT (15')
LINE OF 8/12 ROOF PITCH "RPE"
BOARD AND BATTEN SIDING
PN1013 SPANDREL GLASS WINDOW
5/4x4 TRIM SURROUND
AT INSIDE CORNER
TRUSS BEARING
5/4X4 TRIM AT SILL & SIDES (TYP.)
FLASHING
SHINGLES OR OPT. METAL ROOF
SECOND FLOOR
SIDING VENEER
FIRST FLOOR
8" MIN.
APPROXIMATE FINISH GRADE
10" SQUARE COLUMNS A-3148
BRICK WATERTABLE RETURNS TO FRONT WALL
2'-0" BRICK WATER TABLE RETURN
5/4 x 6" FRIEZE
GARAGE DOOR TRIM
HEAD -5/4X6 TRIM (1/DR-1), (1O/DR-1)
SIDES - SIDING, 5/4x4 TRIM (B/DR-1)
BRICK, 5/4X4 TRIM (6/DR-2)
LIGHT - (13/ET-1b)
ENTRY DOOR TRIM
HEAD - 5/4X4 TRIM, (4/DR-1), (1O/DR-1)
SIDES - 5/4X4 TRIM AT SIDING, (5/DR-1) AT BRICK, (1O/DR-2)
SILL - 5/4X8 TRIM, (RIPPED)
TOP OF FDN.
8" MIN.
1 A-1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE FRONT "SCB"
2 A-1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - SIDE ENTRY "SCC"
SHINGLES
4/12 ROOF PITCH
TRUSS BEARING
SIDING VENEER
3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - SIDE ENTRY "SCC"
ONE CAR SIDE ATTACHED GARAGE "SAA"
4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR GARAGE - FRONT ENTRY "SCF"
5 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "SCI"
REMARKS
REV. NO.
DATE
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SET NO. SNOOO
VERSION 01
RELEASE NO. ----
DRAWN BY EJB
DATE 6/25/11
OPTION
MODEL SENECA
DRAWING TITLE FRONT ELEVATION
SHEET NO. A-1
OPTION DESCRIPTION
12

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VERSION 01
RELEASE NO. ----
DRAWN BY EJB
DATE 6/25/17
OPTION

MODEL SENECA
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1

OPTION DESCRIPTION

15

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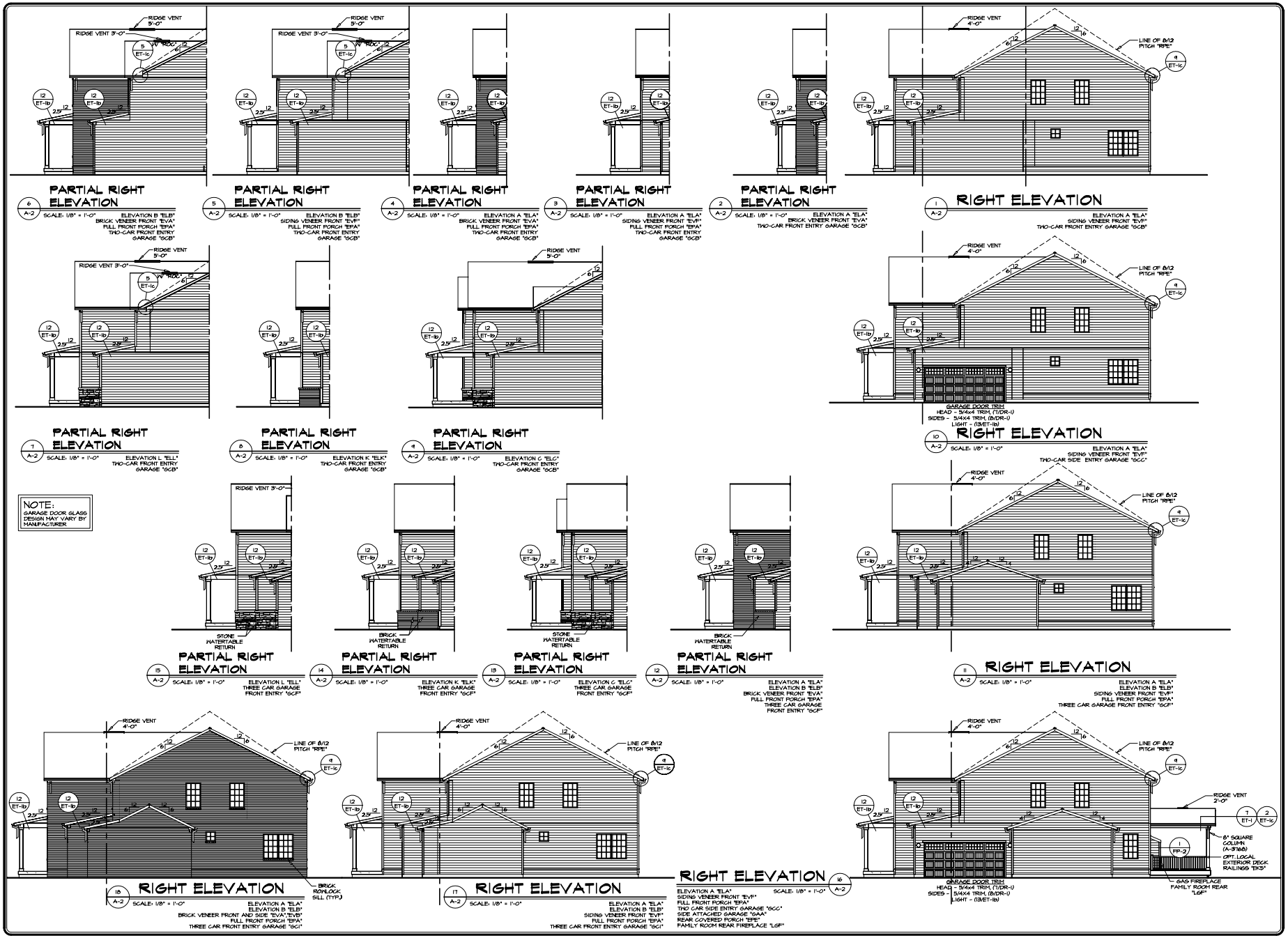
PARTIAL RIGHT ELEVATION
6 A-2 SCALE: 1/8" = 1'-0"
ELEVATION B "ELB"
BRICK VENEER FRONT "EVA"
FULL FRONT PORCH "EPA"
TWO-CAR FRONT ENTRY
GARAGE "GCB"
PARTIAL RIGHT ELEVATION
5 A-2 SCALE: 1/8" = 1'-0"
ELEVATION B "ELB"
SIDING VENEER FRONT "EVF"
FULL FRONT PORCH "EPA"
TWO-CAR FRONT ENTRY
GARAGE "GCB"
PARTIAL 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 "EVF"
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 "EVF"
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 G "ELG"
TWO-CAR FRONT ENTRY
GARAGE "GCB"
GARAGE DOOR TRIM
HEAD - 5/4x4 TRIM, (7/DR-I)
SIDES - 5/4x4 TRIM, (8/DR-I)
LIGHT - (13/ET-1b)
RIGHT ELEVATION
10 A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
TWO-CAR SIDE ENTRY GARAGE "GCC"
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER
PARTIAL RIGHT ELEVATION
15 A-2 SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"
THREE CAR GARAGE
FRONT ENTRY "GCF"
PARTIAL RIGHT ELEVATION
14 A-2 SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
THREE CAR GARAGE
FRONT ENTRY "GCF"
PARTIAL RIGHT ELEVATION
13 A-2 SCALE: 1/8" = 1'-0"
ELEVATION G "ELG"
THREE CAR GARAGE
FRONT ENTRY "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 GARAGE
FRONT ENTRY "GCF"
RIGHT ELEVATION
11 A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
SIDING VENEER FRONT "EVF"
FULL FRONT PORCH "EPA"
THREE CAR GARAGE FRONT ENTRY "GCF"
RIGHT ELEVATION
18 A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
BRICK VENEER FRONT AND SIDE "EVA"/"EVB"
FULL FRONT PORCH "EPA"
THREE CAR FRONT ENTRY GARAGE "GCI"
RIGHT ELEVATION
17 A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
SIDING VENEER FRONT "EVF"
FULL FRONT PORCH "EPA"
THREE CAR FRONT ENTRY GARAGE "GCI"
RIGHT ELEVATION
16 A-2 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
FULL FRONT PORCH "EPA"
TWO CAR SIDE ENTRY GARAGE "GCC"
SIDE ATTACHED GARAGE "GAA"
REAR COVERED PORCH "EPE"
FAMILY ROOM REAR FIREPLACE "LGF"
GARAGE DOOR TRIM
HEAD - 5/4x4 TRIM, (7/DR-I)
SIDES - 5/4x4 TRIM, (8/DR-I)
LIGHT - (13/ET-1b)
6" SQUARE COLUMN (A-3760)
OFF LOCAL EXTERIOR DECK RAILINGS "EKS"
GAS FIREPLACE FAMILY ROOM REAR "LGF"
REMARKS
REV. NO. DATE
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NVR
NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703
SET NO. SNOO
VERSION 01
RELEASE NO. ----
DRAWN BY ELB
DATE 6/30/17
OPTION
MODEL SENECA
DRAWING TITLE
RIGHT SIDE ELEVATION
OPTION DESCRIPTION
SHEET NO. A-2
14
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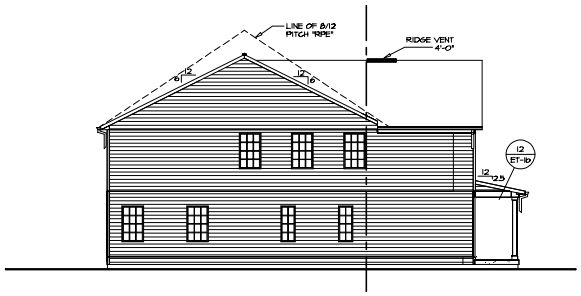
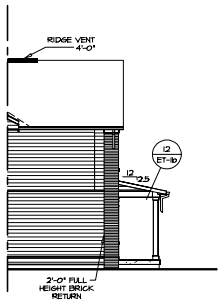
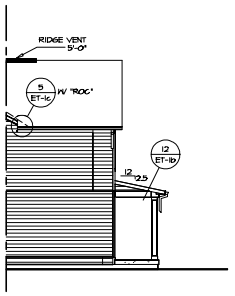


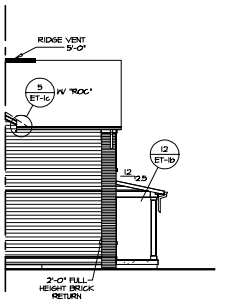
1 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA" SIDING VENEER FRONT "EVF"



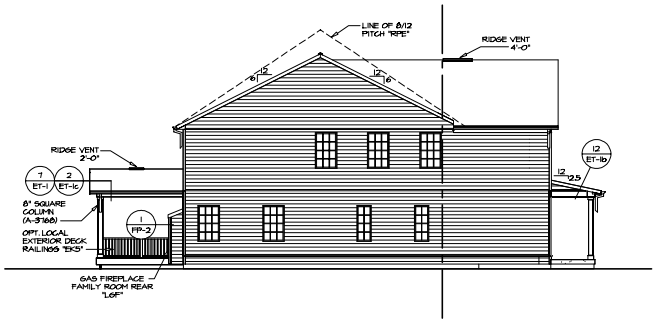
2 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA" BRICK VENEER FRONT "EVA"



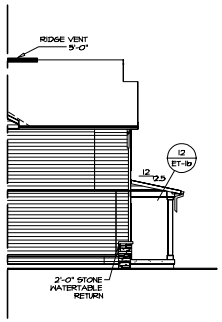
3 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB" SIDING VENEER FRONT "EVF"



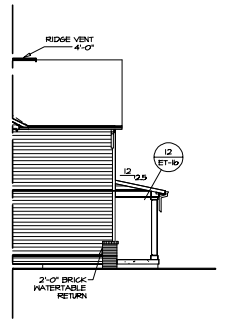
4 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB" BRICK VENEER FRONT "EVA"



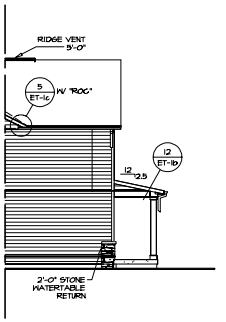
5 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA" SIDING VENEER FRONT "EVF" REAR COVERED PORCH "EPE" GAS FIREPLACE FAMILY ROOM REAR "LGF"



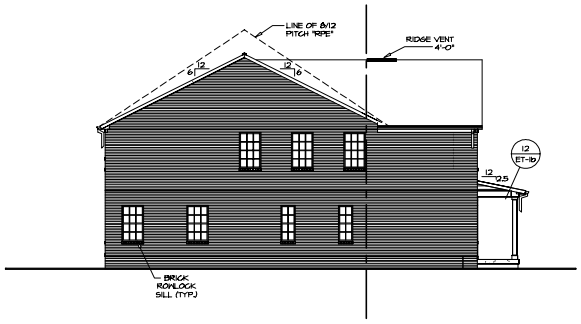
6 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "C" "ELC"



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



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



5 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION A "ELA" BRICK VENEER FRONT "EVA" BRICK VENEER SIDE "EVB"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER.

SHEET NO. A-2b
MODEL SENECA
DRAWING TITLE LEFT SIDE ELEVATION
SET NO. SNOO VERSION 01 RELEASE NO. ----
DRAWN BY TJB DATE 05/11/17
OPTION
OPTION DESCRIPTION

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

REV. NO. DATE REMARKS

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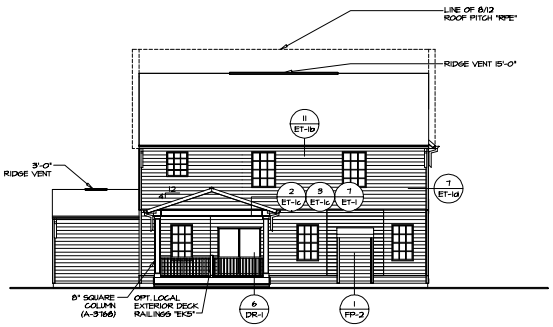
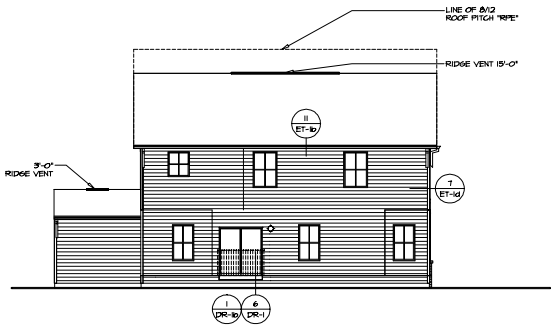


3 A-2c **REAR ELEVATION**

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

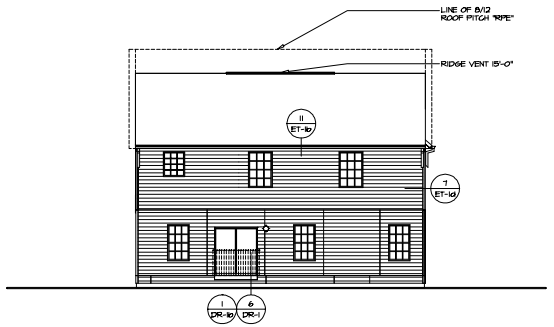
ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
FIREPLACE FAMILY ROOM REAR "LGF"
REAR COVERED PORCH "EPE"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMB"
THREE CAR GARAGE FRONT ENTRY "GCF"



2 A-2c **REAR ELEVATION**

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

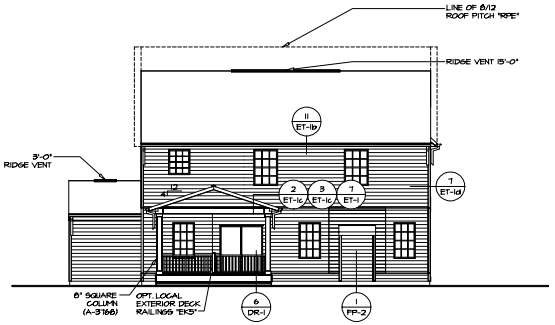
ELEVATION K "ELK"
ELEVATION L "ELL"
THREE CAR GARAGE FRONT ENTRY "GCF"
SLIDING GLASS DOOR "DGT"



1 A-2c **REAR ELEVATION**

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

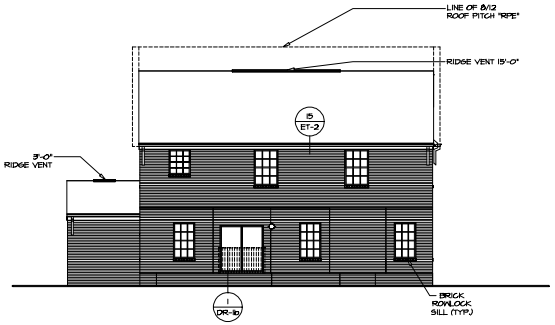
ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
SLIDING GLASS DOOR "DGT"



5 A-2c **REAR ELEVATION**

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

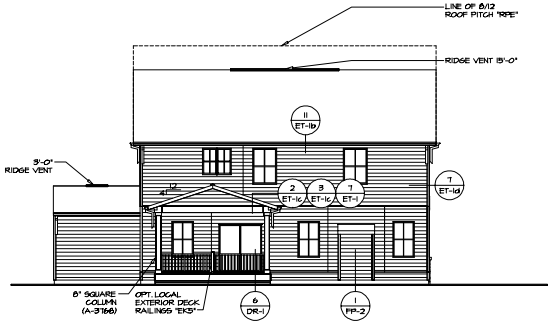
ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
FIREPLACE FAMILY ROOM REAR "LGF"
REAR COVERED PORCH "EPE"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMB"
THREE CAR FRONT ENTRY GARAGE "GCF"



4 A-2c **REAR ELEVATION**

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

ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMB"
THREE CAR FRONT ENTRY GARAGE "GCF"
BRICK VENEER REAR "EVK"



6 A-2c **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 "AMB"
ONE CAR ATTACHED GARAGE "GAA"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS

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Frederick, MD 21703

SET NO. SNOOO
VERSION 01
RELEASE NO. ----
DRAWN BY EJB
DATE 05/31/17
OPTION

MODEL SENECA
DRAWING TITLE REAR ELEVATION

SHEET NO. A-2c

OPTION DESCRIPTION

16

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