

FOUNDATION BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B001	BEAM STEEL - W8X15	11'-10 3/8"		0019	
B002	BEAM STEEL - W8X13	10'-8"		0021	
B003	BEAM STEEL - W8X21	15'-4"	MAA	0024	

PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	OPTIONS	ENG. NUM.
FO01	2'-3"	2'-3"	1'-0"		0020
FO02	2'-3"	2'-3"	1'-0"		0022
FO03	3'-3"	3'-3"	1'-3"	MAX. ELD. ELE	1137

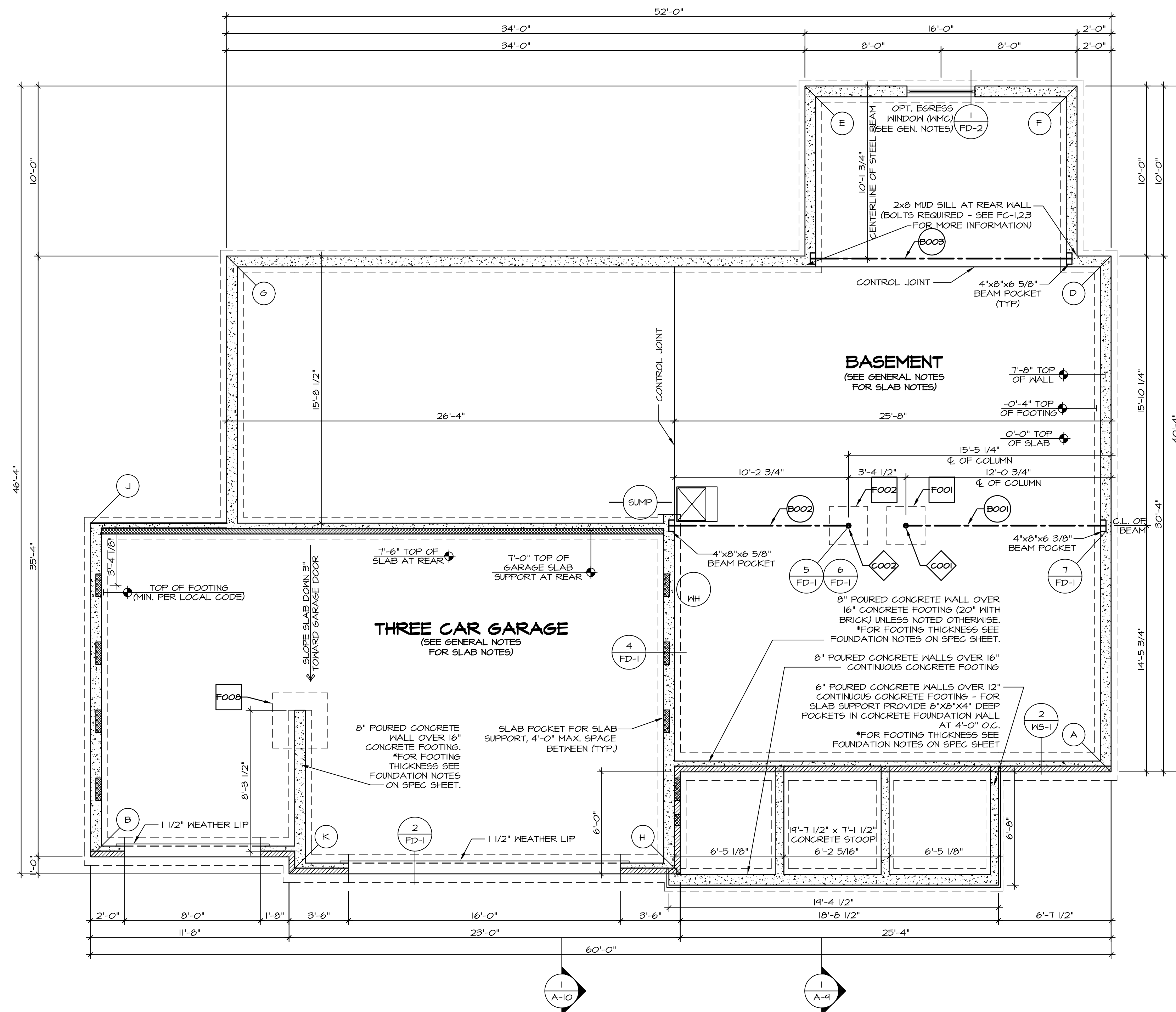
STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C001	STANCHION - 3 IN DIA I16A ADJ	7'-5 3/8"		0020	
C002	STANCHION - 3 IN DIA I16A ADJ	7'-5 5/8"		0022	

FOUNDATION DIAGONALS					
A			B		
A	0"	A	60'-2 1/2"		
A	0"	A	60'-2 1/2"		
B	60'-2 1/2"	B	0"		
D	30'-4"	D	64'-7 9/16"		
E	44'-2"	E	61'-9 19/32"		
F	40'-4 14/32"	F	73'-7 3/8"		
G	60'-2 13/32"	G	36'-2 23/32"		
H	26'-0 13/32"	H	34'-8 3/16"		
J	61'-4 3/32"	J	19'-7 1/2"		
K	48'-8 7/16"	K	11'-8 1/2"		

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

FOUNDATION NOTES - BASEMENT

- FOUNDATION UNDER HABITABLE SPACE:
 - CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
- SLAB UNDER GARAGE:
 - UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
- SEE SHEET (A-4) FOR FOUNDATION CONNECTION INFORMATION.
 - 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.)
- SLAB LEDGE LOCATIONS VARY W/ GRADE BEAMS) ORIENTATION. SEE GB-1 FOR DETAILS.



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

REV. NO.	DATE	REMARKS
1	08/04/16	TH - DRAWING ALIGNMENT

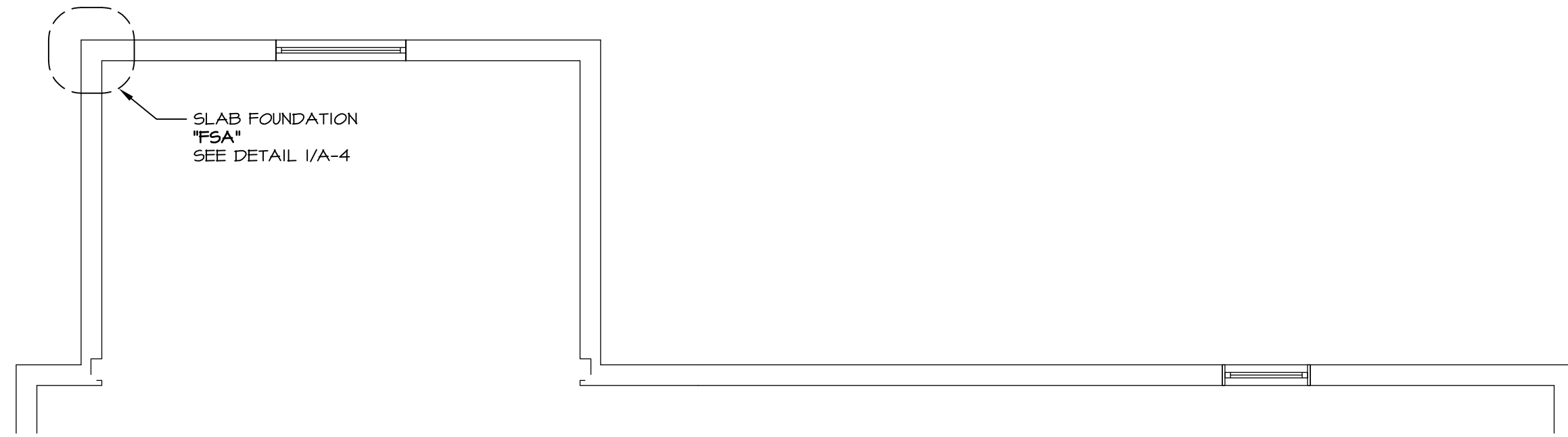
SET NO. PALOO
 VERSION 03
 DRAWN BY
 DATE:
 OPTION

PALERMO
 FOUNDATION PLAN
 OPTION DESCRIPTION

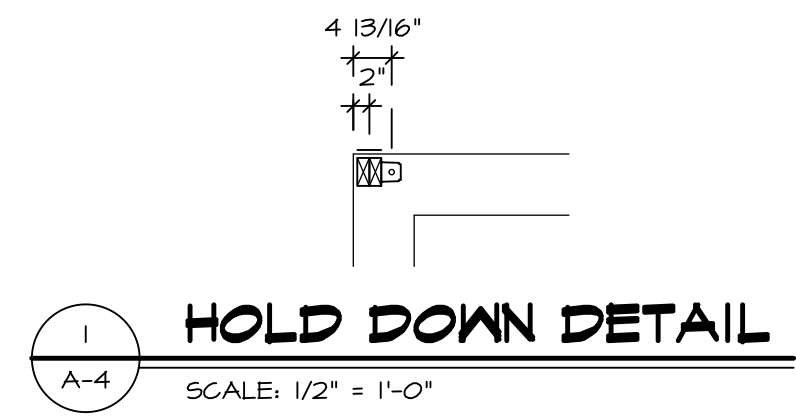
SHEET NO. **A-2**
 27

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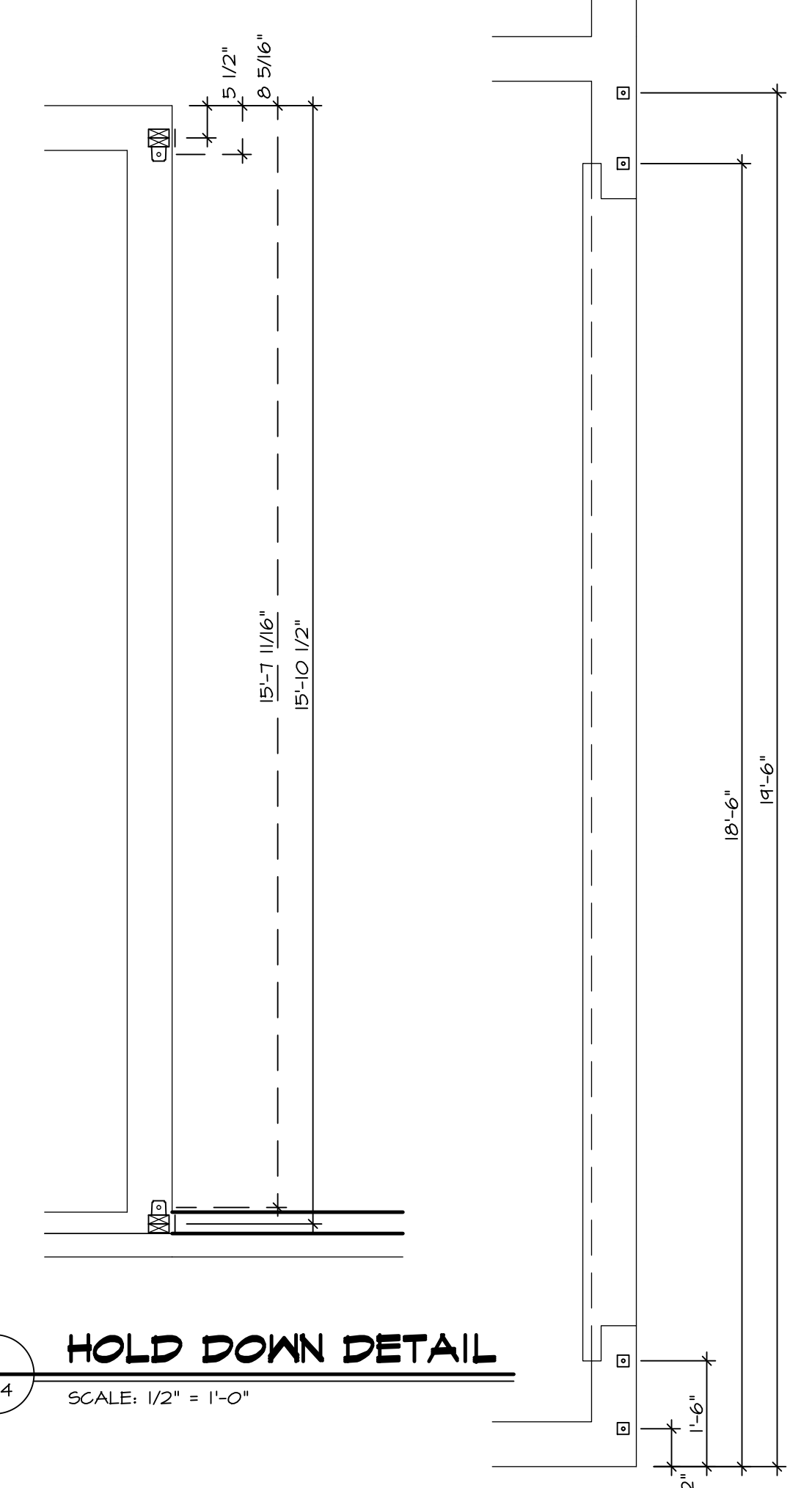
NVR
 NVR, Inc.
 Architectural Services
 Architects
 Suite 100
 Frederick, MD 21703
 585 Washington Blvd
 06/20/17 - 402.gm



B FOUNDATION HOLD DOWN DETAIL
SCALE: 1/4" = 1'-0"
MORNING ROOM "MAA"



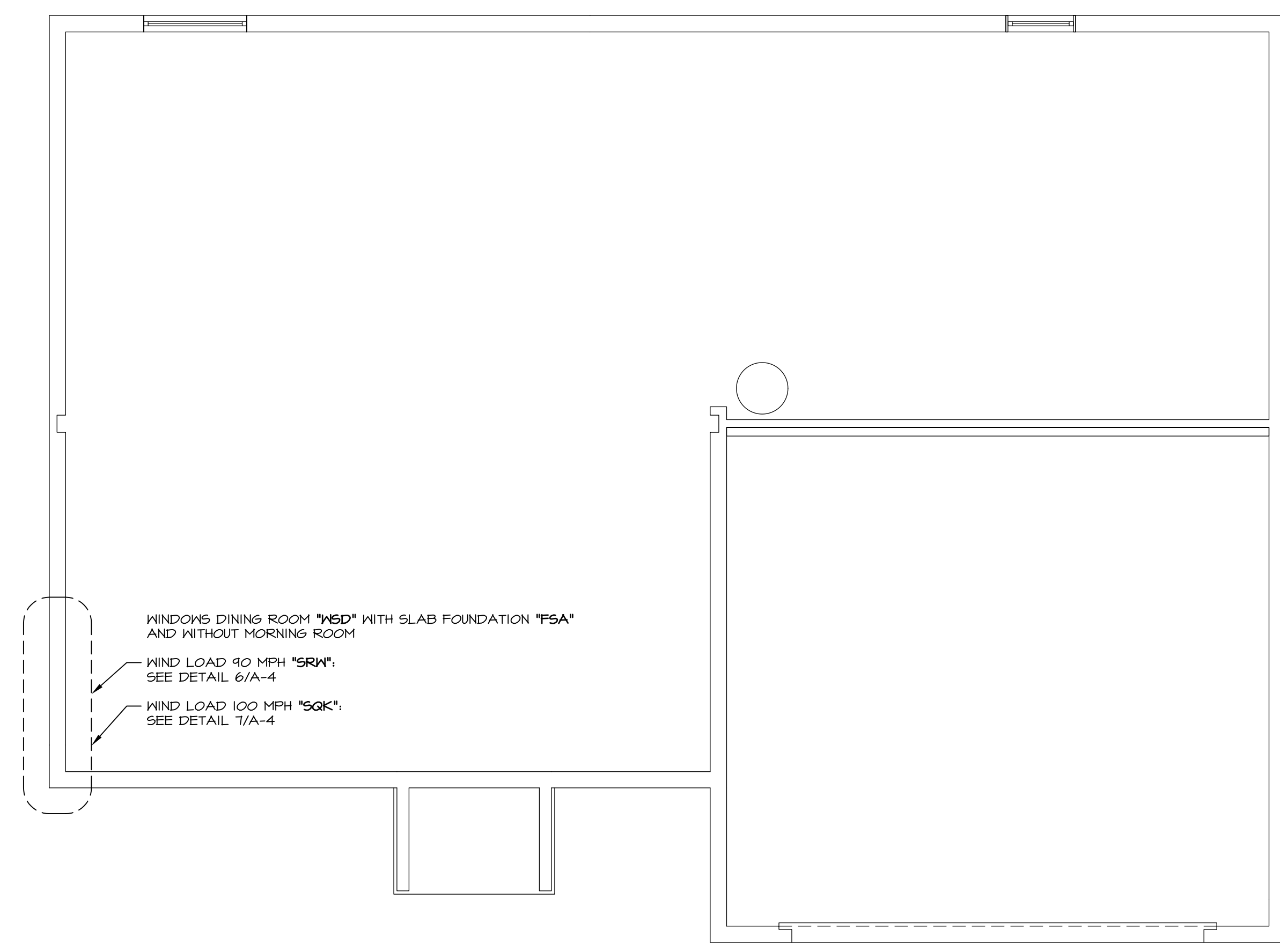
1 HOLD DOWN DETAIL
SCALE: 1/2" = 1'-0"



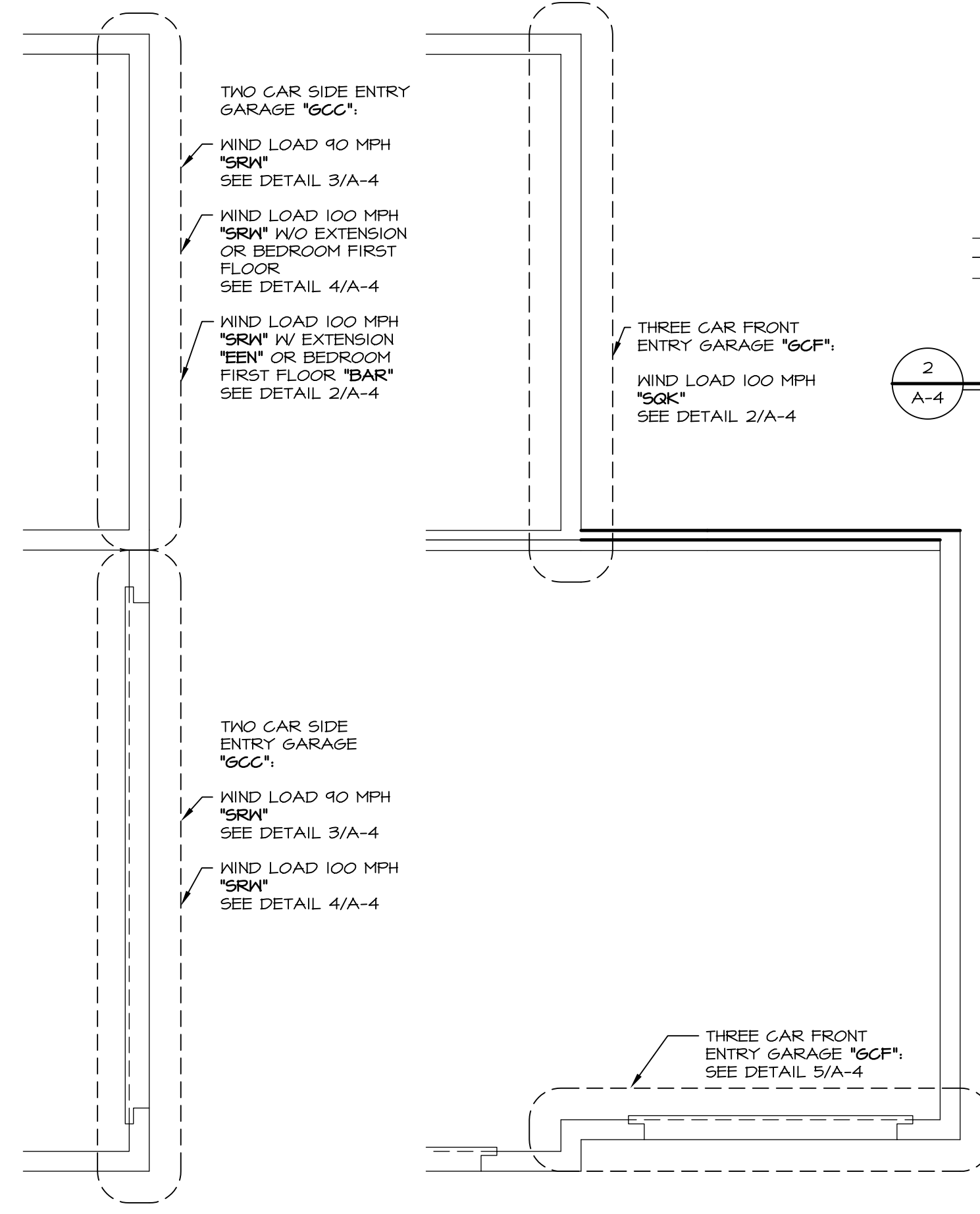
2 HOLD DOWN DETAIL
SCALE: 1/2" = 1'-0"



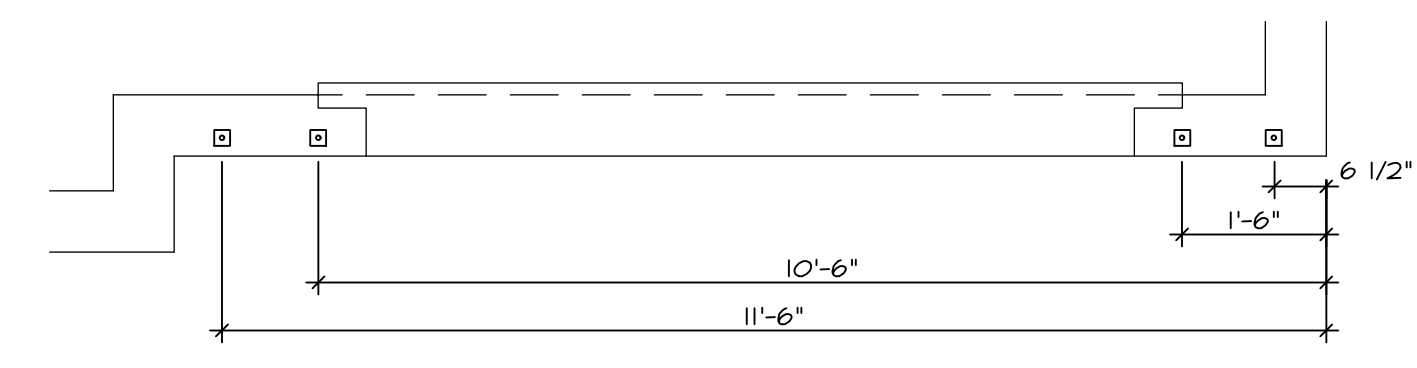
3 HOLD DOWN DETAIL
SCALE: 1/2" = 1'-0"



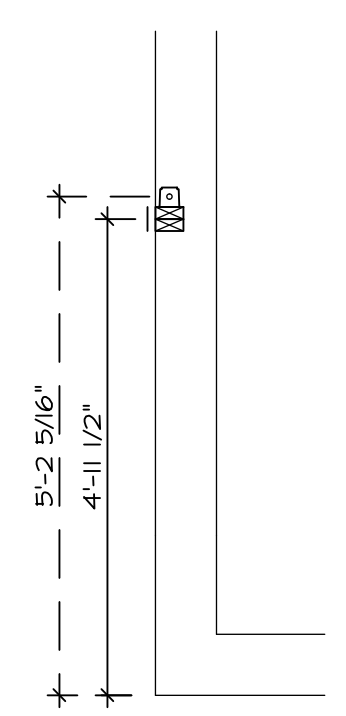
A FOUNDATION HOLD DOWN DETAIL
SCALE: 1/4" = 1'-0"



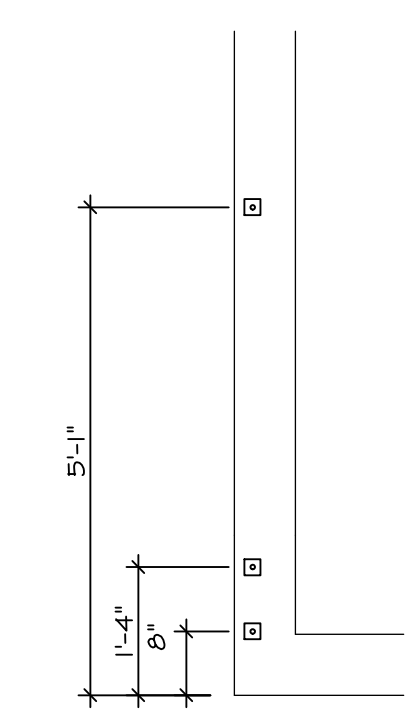
4 HOLD DOWN DETAIL
SCALE: 1/2" = 1'-0"



5 HOLD DOWN DETAIL
SCALE: 1/2" = 1'-0"



6 HOLD DOWN DETAIL
SCALE: 1/2" = 1'-0"



7 HOLD DOWN DETAIL
SCALE: 1/2" = 1'-0"

HOLD DOWN NOTES
REFER TO DETAIL (9/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS.
REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.

STRAP	1. STRAP: a. ON FOUNDATION USE (STD14) b. ON FLOOR SYSTEM USE (STD14R,L) 2. ALL OTHER HOLD DOWN USE (STD14R,L) FOR MORE INFORMATION, 3. STRAP LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF STUDS
OR	
BOLT	1. 5/8"Ø THREADED ROD 2. ALL OTHER HOLD DOWN SEE DETAIL (WB-1, 2) FOR MORE INFORMATION. 3. BOLT LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF BOLT

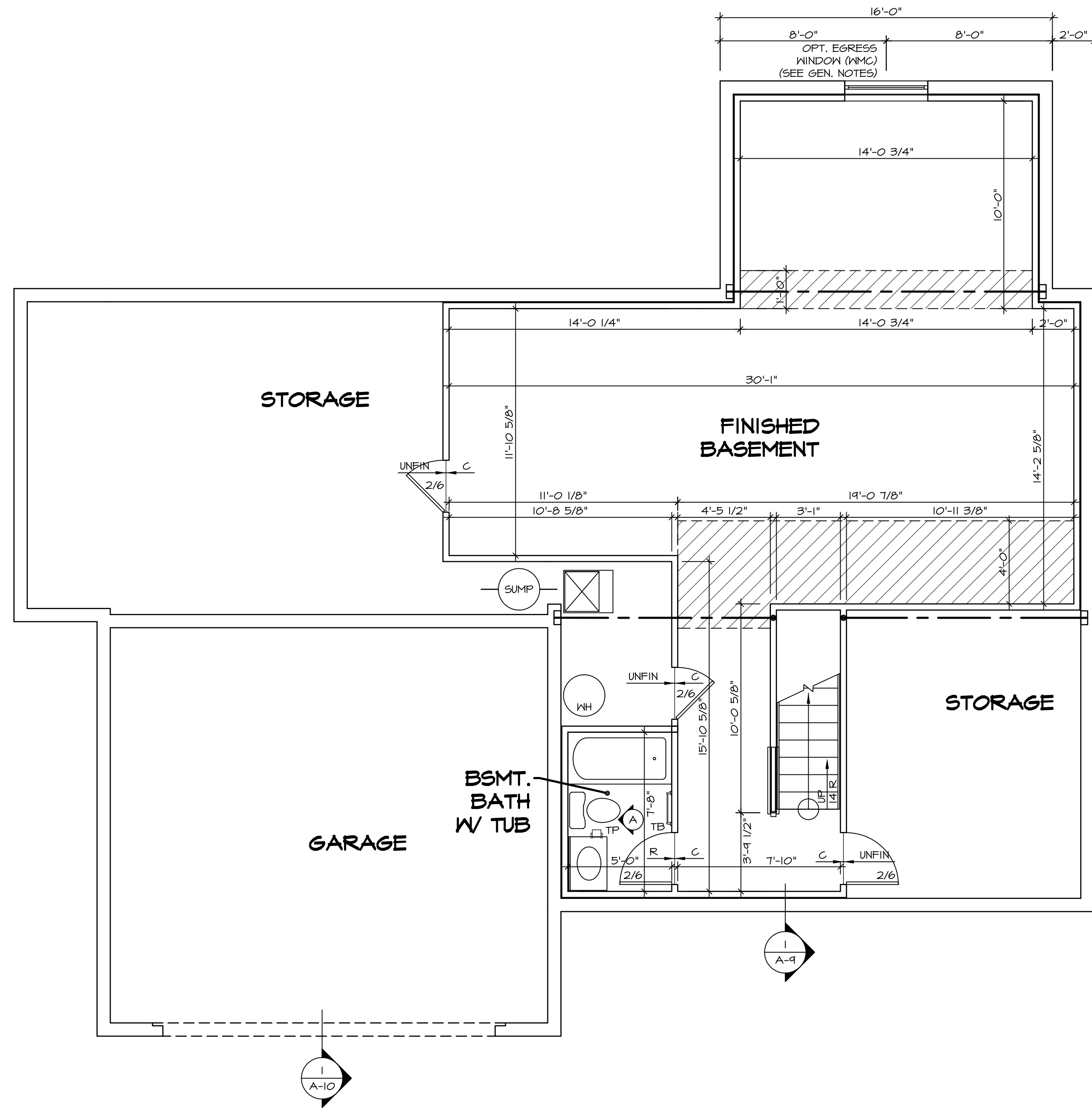
MODEL PALERMO DRAWING TITLE FOUNDATION HOLD DOWN DETAILS OPTION DESCRIPTION	SET NO. PAL00 VERSION 03 DRAWN BY CEL DATE: 6/13/16 OPTION	REMARKS 1 8/4/16 TN - DRAWING ALIGNMENT 2 3/23/17 ON - FIELD AUDIT 3 5/10/17 CEL - REVISED LEGEND
	SHEET NO. A-4 47	
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		NVR, Inc. Architectural Services Architects Suite 100 5285 Westchase Circle Frederick, MD 21703

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

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.

- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, 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



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

SHEET NO.	MODEL	SET NO.	DATE	REV. NO.	DATE	REMARKS
A-6	PALERMO	03	08/05/16	1		
51						

PALERMO
 DRAWING TITLE
 BASEMENT FLOOR PLAN
 OPTION DESCRIPTION

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 Frederick, MD 21703

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FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J106	JACK - (2) 2X4 SPF STUD GRADE		1012	
J107	JACK - (2) 2X4 SPF STUD GRADE		1012	
J108	JACK - (2) 2X4 SPF STUD GRADE		1012	
J120	JACK - (4) 2X6 SPF STUD GRADE	MAA	1014	
J121	JACK - (3) 2X6 SPF STUD GRADE	MAA	1014	FIELD INSTALLED
J122	JACK - (3) 2X4 SPF STUD GRADE	SRM	1040	
J124	JACK - (3) 2X4 SPF#1	ELD	1021	
J150	JACK - (3) 2X4 SPF STUD GRADE	GCF	1044	
J151	JACK - (3) 2X4 SPF STUD GRADE	GCF	1044	
J152	JACK - (2) 2X4 SPF STUD GRADE	GCF, MAV	1044, 1131	CRIPPLES
J153	JACK - (2) 2X4 SPF STUD GRADE	GCF, MAV	1044, 1131	CRIPPLES
J154	JACK - (2) 2X4 SPF STUD GRADE	GCF	1122	
J155	JACK - (2) 2X4 SPF STUD GRADE	GCF	1122	
J163	JACK - (3) 2X4 SPF STUD GRADE	EVM, MAV	1124	
J166	JACK - (3) 2X4 SPF STUD GRADE	EVM, MAV	1124	
J167	JACK - (2) 2X4 SPF STUD GRADE	L66	1082	
J168	JACK - (2) 2X4 SPF STUD GRADE	L66	1082	
J164	JACK - (3) 2X4 SPF#1	ELD		

LVL PLY TO PLY FASTENING SCHEDULE:

1.A - (2) FLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
 2.A - (2) FLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C.
 3.A - (2) FLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
 4.A - (3) FLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 5.A - (3) FLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 6.A - (3) FLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101-3	LVL - 16	14'-4 1/2"	MAA	1014	5.A, FIELD INSTALL
B103	BEAM STEEL - W12X35	22'-3 1/2"	ELD, MAV	1128	
B104	BEAM STEEL - W12X14	22'-3 1/2"	ELD, EVM, MAV	1124	
B107-2	LVL - 14	17'-4"	MAV	1050, 1051	2.A, FIELD INSTALL
PF104-2	EXT HEADER - 2X12 - 2 PLY	11'-4"	GCF	1054, 1148	2-PLY, FIELD INSTALL

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

SEE FC DETAILS FOR FRAMING CONNECTORS

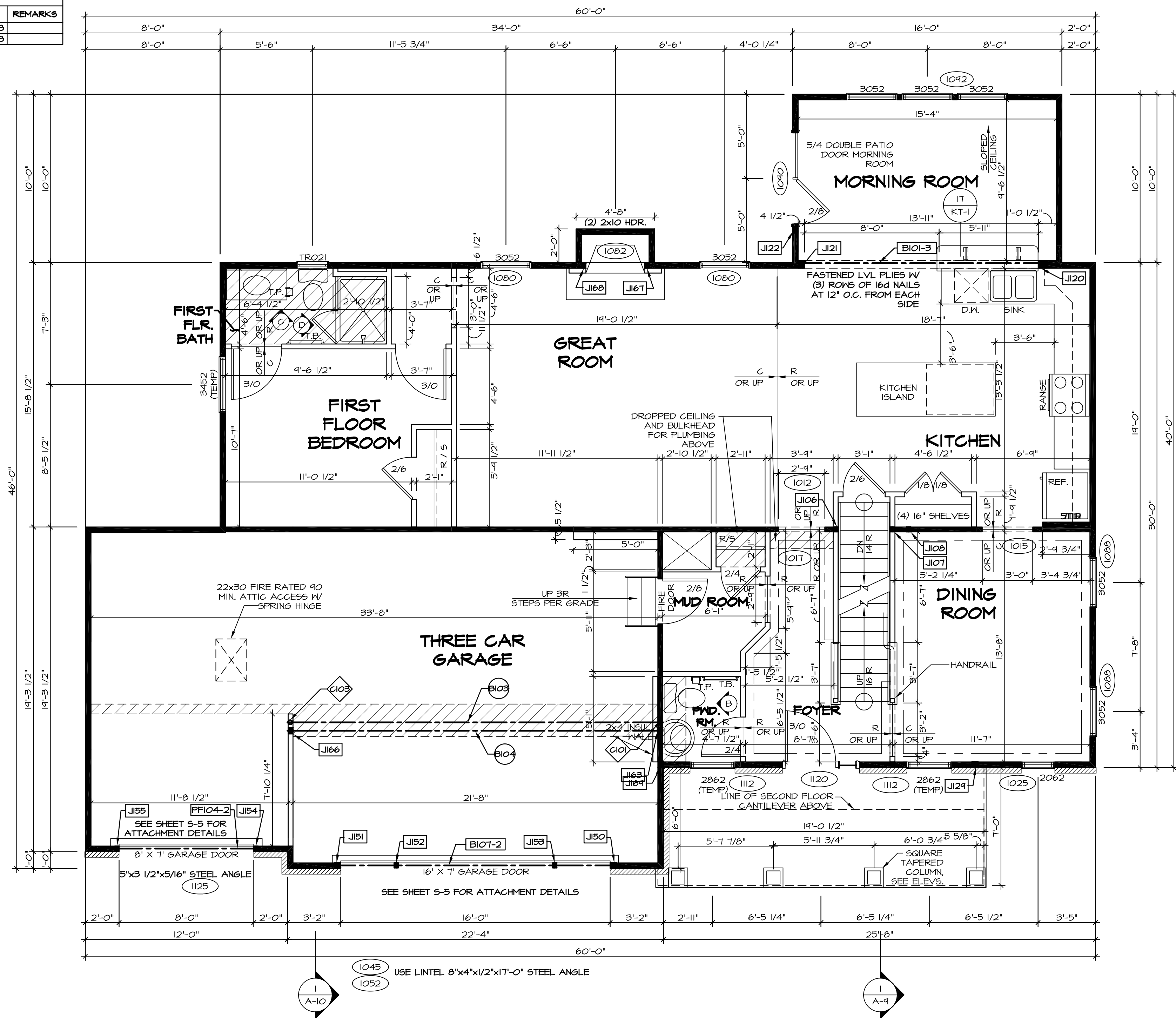
STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	9'-0 11/16"	FBA	1057, 1133, 1128	
C103	STANCHION - 3 IN SCHED 40	9'-0 11/16"	FBA	1057, 1133, 1128	

FLOOR PLAN NOTES

- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
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- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL CATEGORY "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- ALL CASED OPENINGS AT T-11", UNLESS OTHERWISE NOTED.

GYPSON 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



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

REV. NO.	DATE	DESCRIPTION	REMARKS
01	08/04/16	TH - DRAWING ALIGNMENT	

SET NO. PALOO
 VERSION 03
 DRAWN BY
 DATE:
 OPTION

PALERMO
 DRAWING TITLE
 FIRST FLOOR PLAN
 OPTION DESCRIPTION

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 Architectural Services
 Suite 100
 5285 Washburn Circle
 Frederick, MD 21703

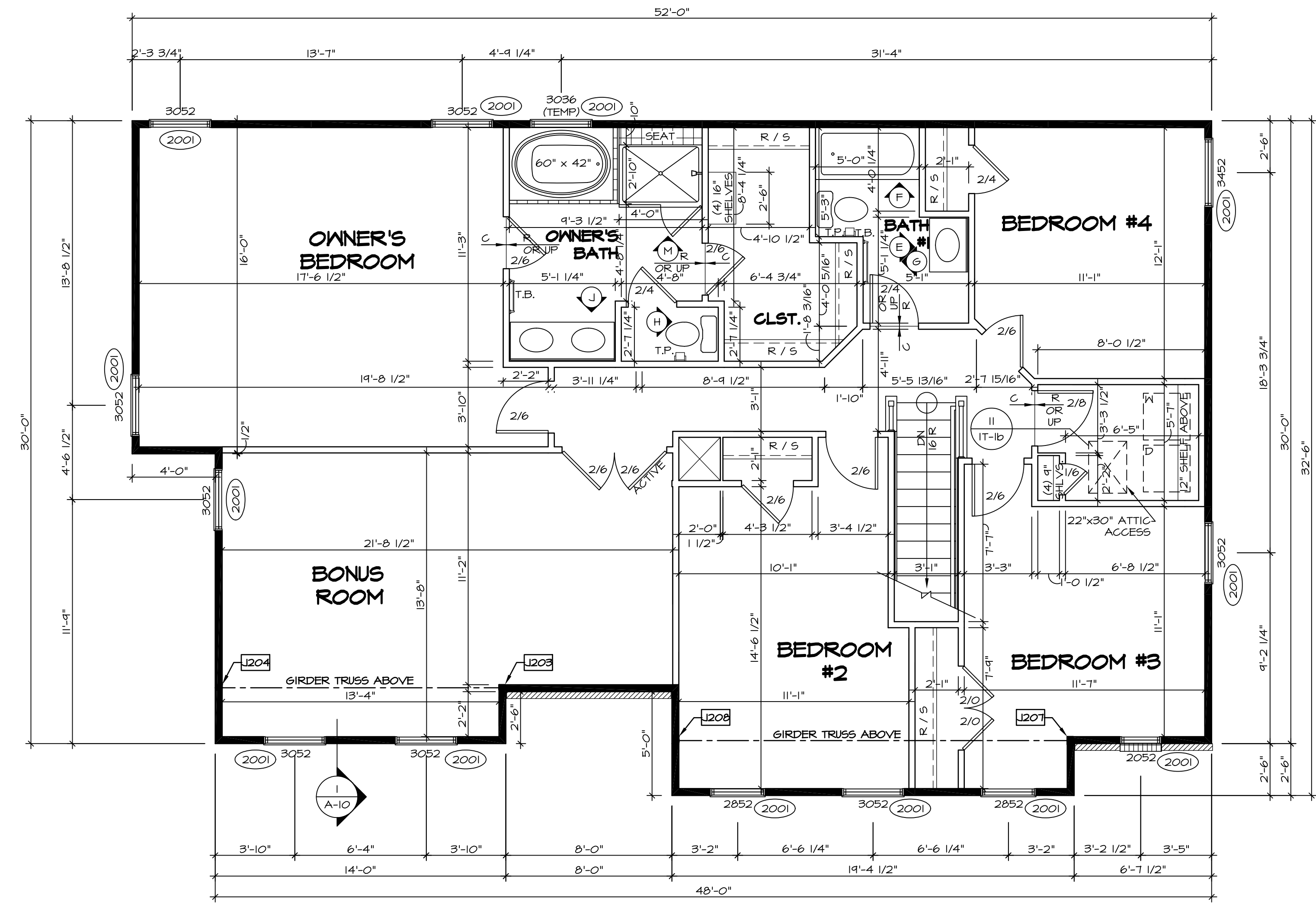
SHEET NO. **A-7**
 53

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SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J203	JACK - (2) 2X4 SPM	MAY	2011	EXTEND JACKS THROUGH TOP PLATE
J204	JACK - (2) 2X4 SPM	MAY	2011	EXTEND JACKS THROUGH TOP PLATE
J207	JACK - (3) 2X4 SPM	ELD	2011	EXTEND JACKS THROUGH TOP PLATE
J208	JACK - (3) 2X4 SPM	ELD	2011	EXTEND JACKS THROUGH TOP PLATE

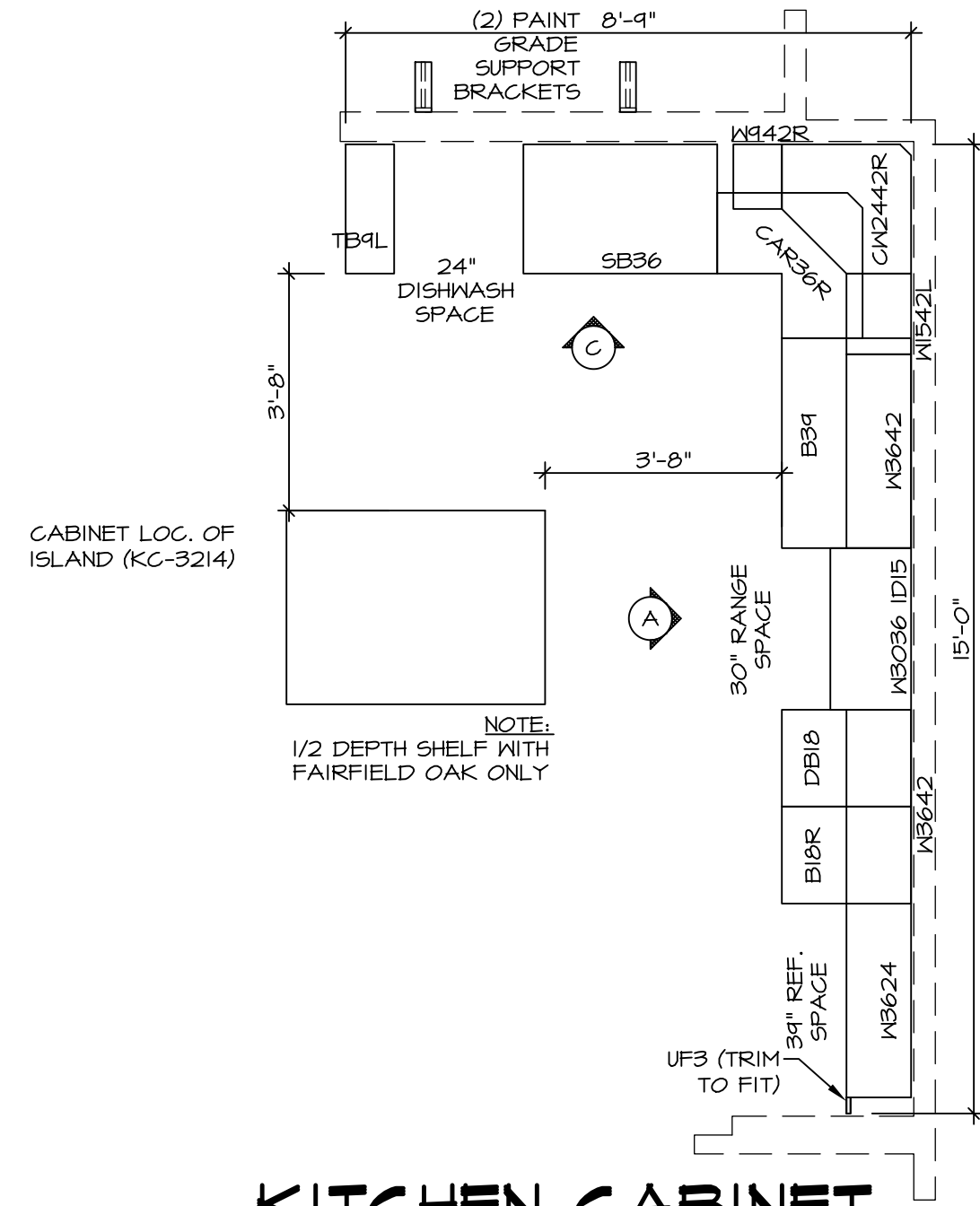
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
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 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL CASED OPENINGS AT T-11", UNLESS OTHERWISE NOTED.

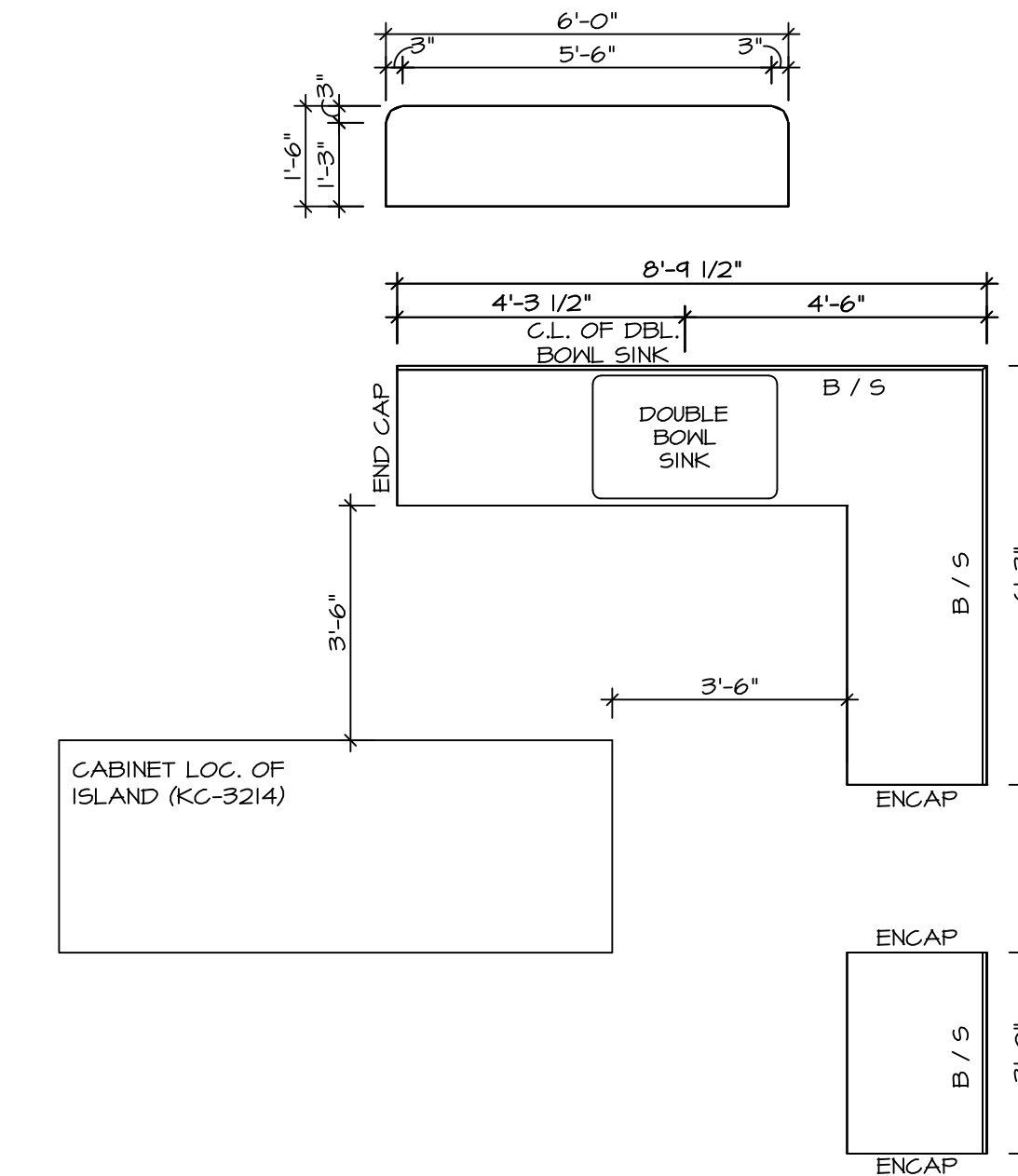


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

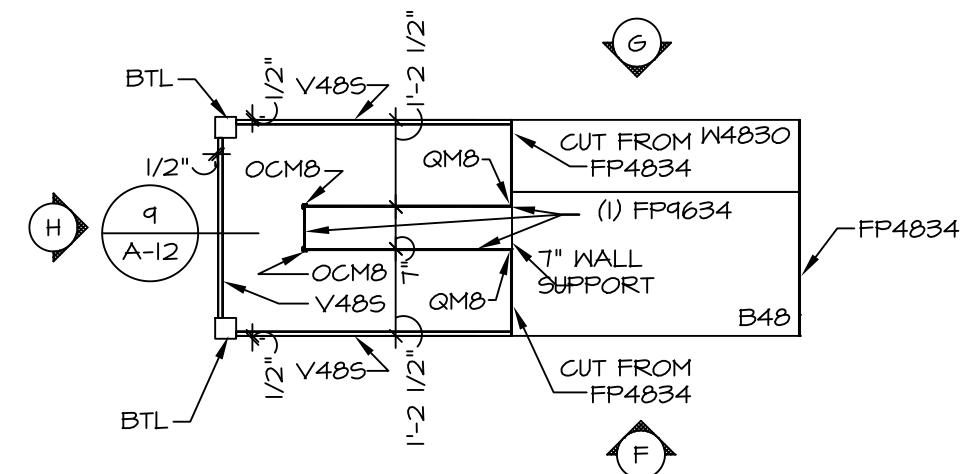
SHEET NO. A-8	MODEL PALERMO	DRAWING TITLE SECOND FLOOR PLAN	OPTION DESCRIPTION	DATE: 06/20/17	DRAWN BY: 03	VERSION 03	SET NO. PALOO	REMARKS
								OPTION
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<p>NVR, Inc. Architectural Services 5285 West Annapolis Frederick, MD 21703</p>								
<p>C:\NVR\Solves\PALERMO_PALOO_03\DC1-B1-0238\460658\Sheets\Lot_Specific\60 A-B PLN2_L5.dwg 06/20/17 - 403.6m</p>								



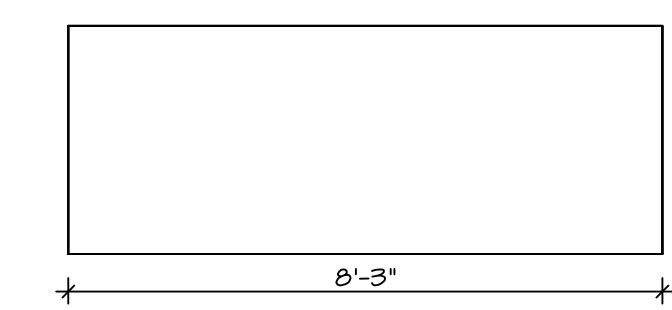
KITCHEN CABINET PLAN-KC-2862
 STANDARD KITCHEN MORNING ROOM SCALE: 3/8" = 1'-0" A-12



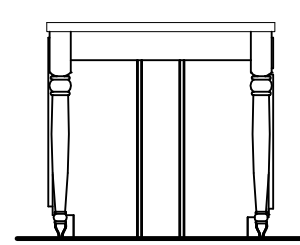
KITCHEN COUNTERTOP PLAN-KT-2862
 STANDARD KITCHEN MORNING ROOM SCALE: 3/8" = 1'-0" A-12



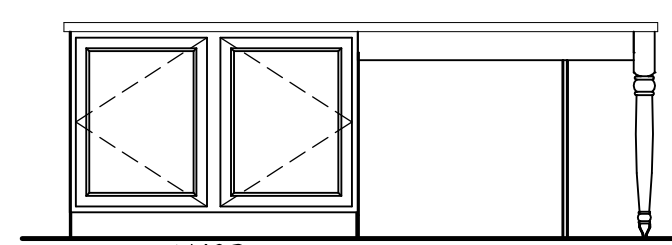
KITCHEN CABINET PLAN-KC-3214
 GOURMET ISLAND SCALE: 3/8" = 1'-0" A-12



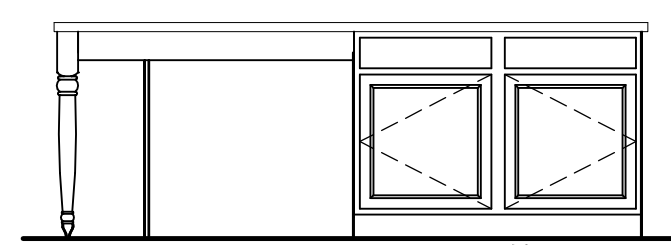
KITCHEN COUNTERTOP PLAN-KT-3214
 GOURMET ISLAND SCALE: 3/8" = 1'-0" A-12



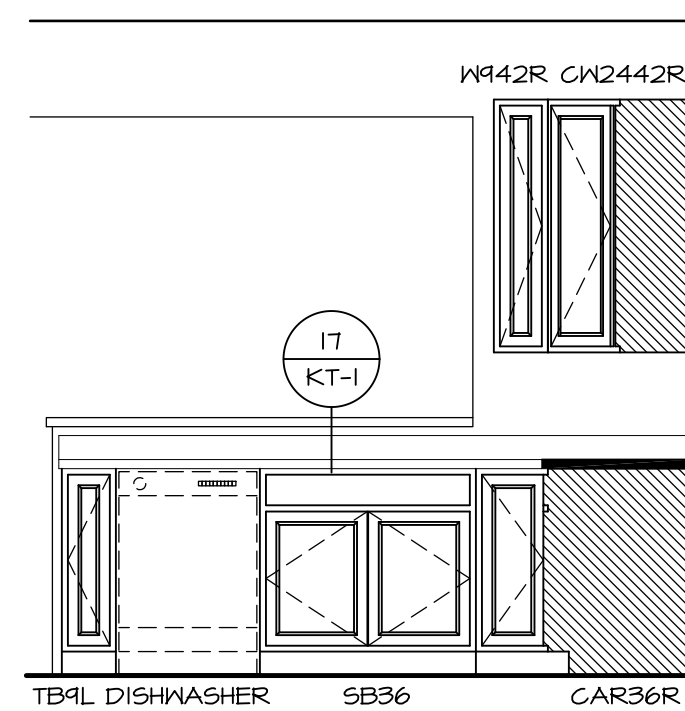
KITCHEN ELEVATION H
 SCALE: 3/8" = 1'-0"



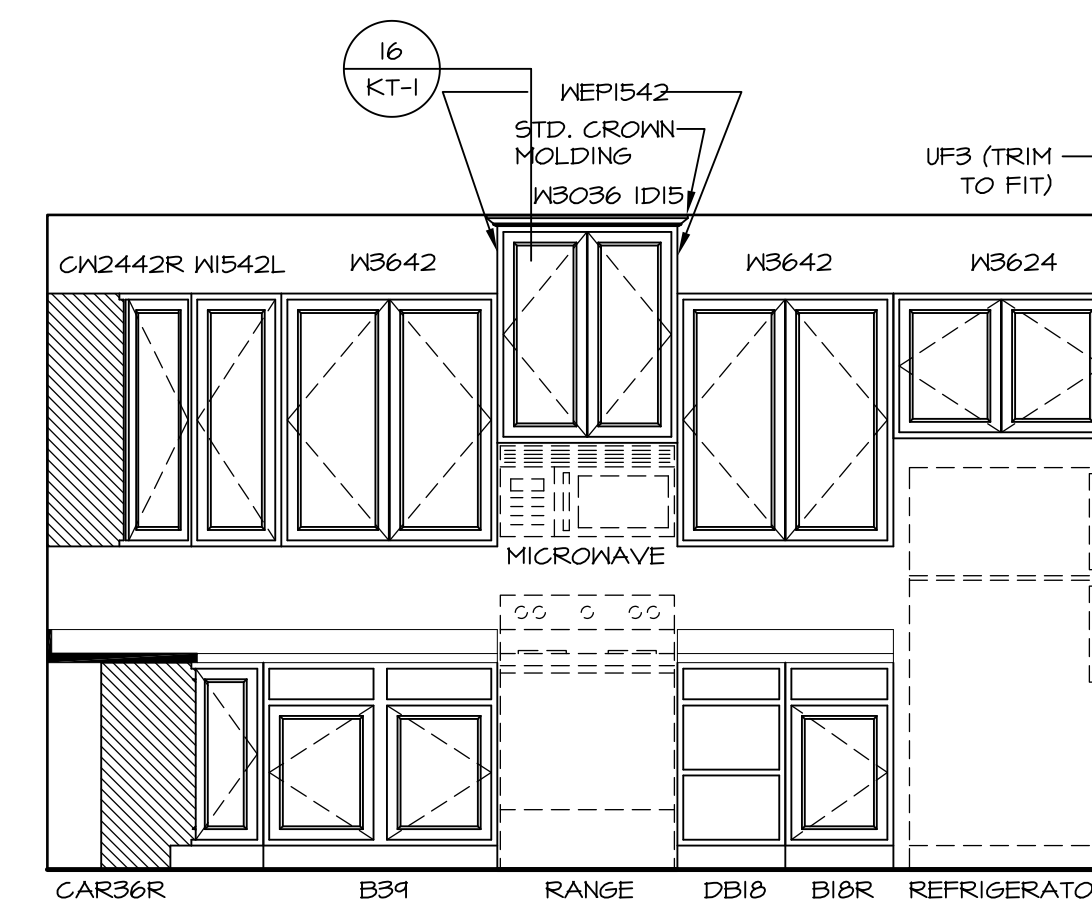
KITCHEN ELEVATION G
 SCALE: 3/8" = 1'-0"



KITCHEN ELEVATION F
 SCALE: 3/8" = 1'-0"

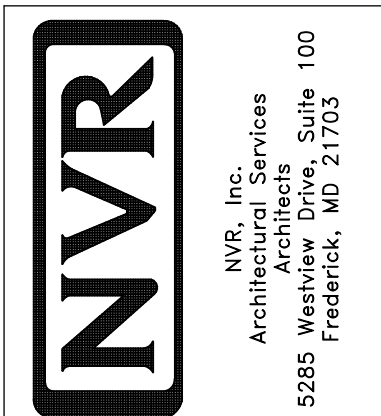


KITCHEN ELEVATION C
 SCALE: 3/8" = 1'-0"



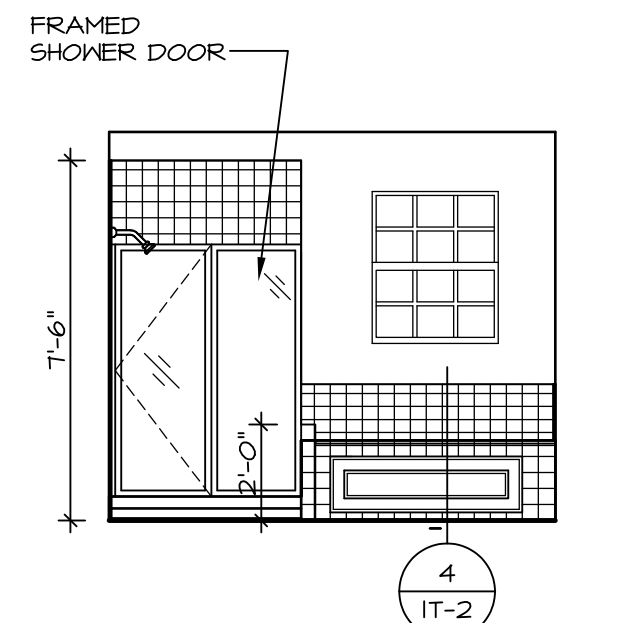
KITCHEN ELEVATION A
 SCALE: 3/8" = 1'-0"

MODEL	PALERMO
DRAWING TITLE	A-12
OPTION DESCRIPTION	70
SET NO.	PALOO
VERSION	03
DRAWN BY	
DATE:	
OPTION	

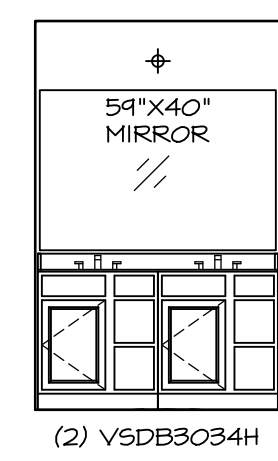


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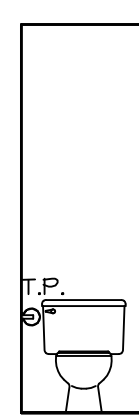
REV. NO.	DATE	REMARKS



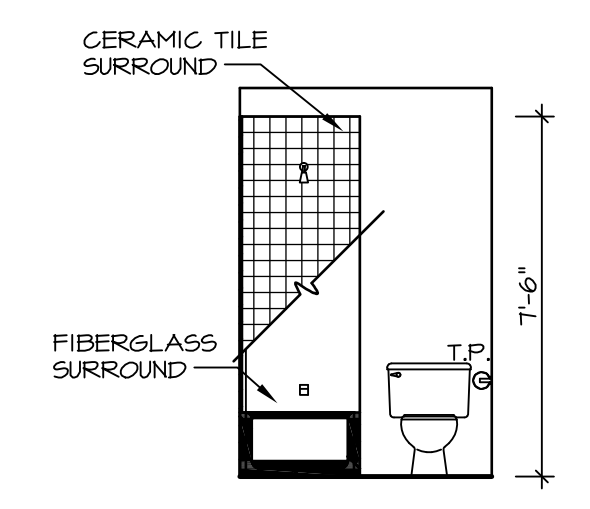
M OWNER'S BATH
SCALE: 1/4" = 1'-0"



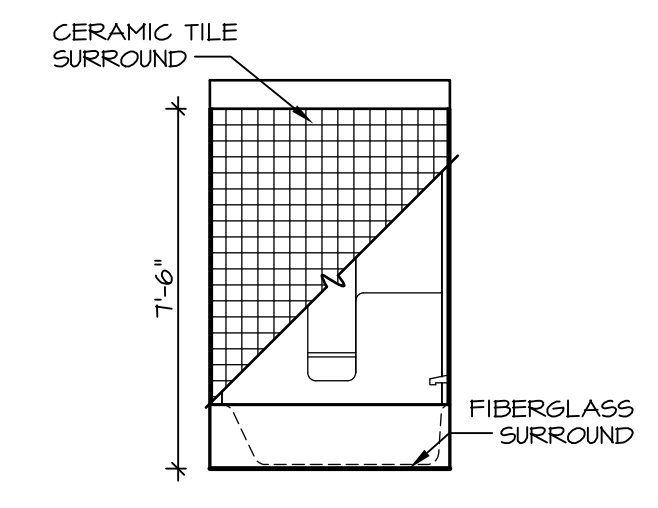
J OWNER'S BATH
SCALE: 1/4" = 1'-0"



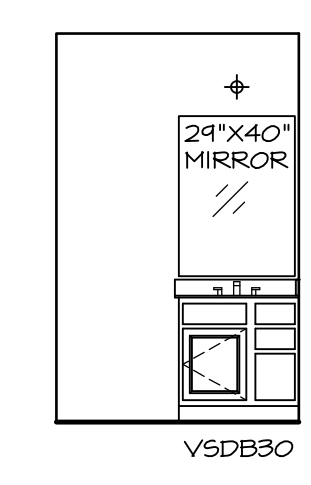
H OWNER'S BATH
SCALE: 1/4" = 1'-0"



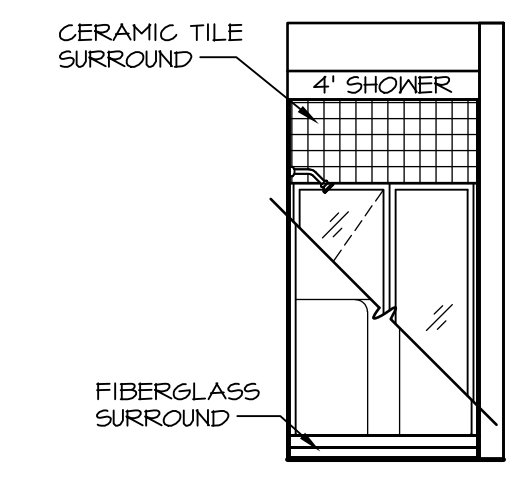
G BATH #1
SCALE: 1/4" = 1'-0"



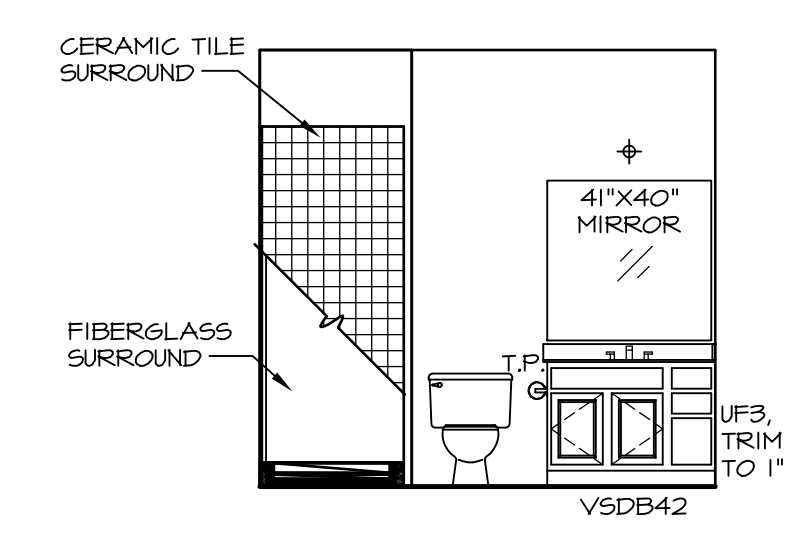
F BATH #1
SCALE: 1/4" = 1'-0"



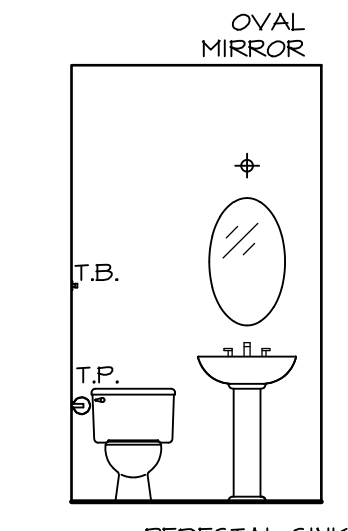
E BATH #1
SCALE: 1/4" = 1'-0"



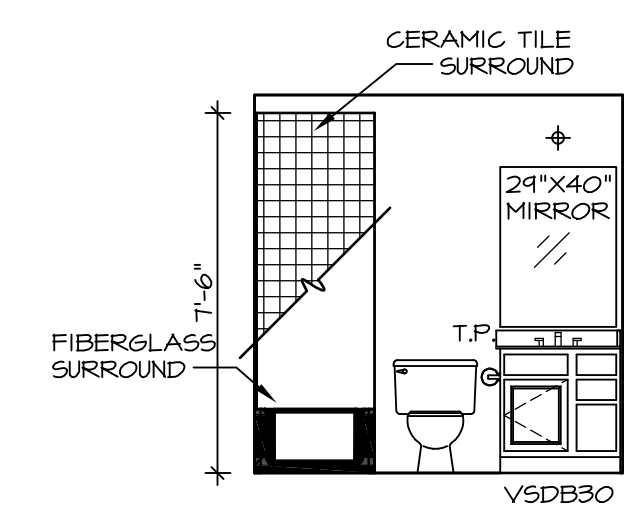
D FIRST FLOOR BATH
SCALE: 1/4" = 1'-0"



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



B POWDER ROOM
SCALE: 1/4" = 1'-0"



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

NOTES:

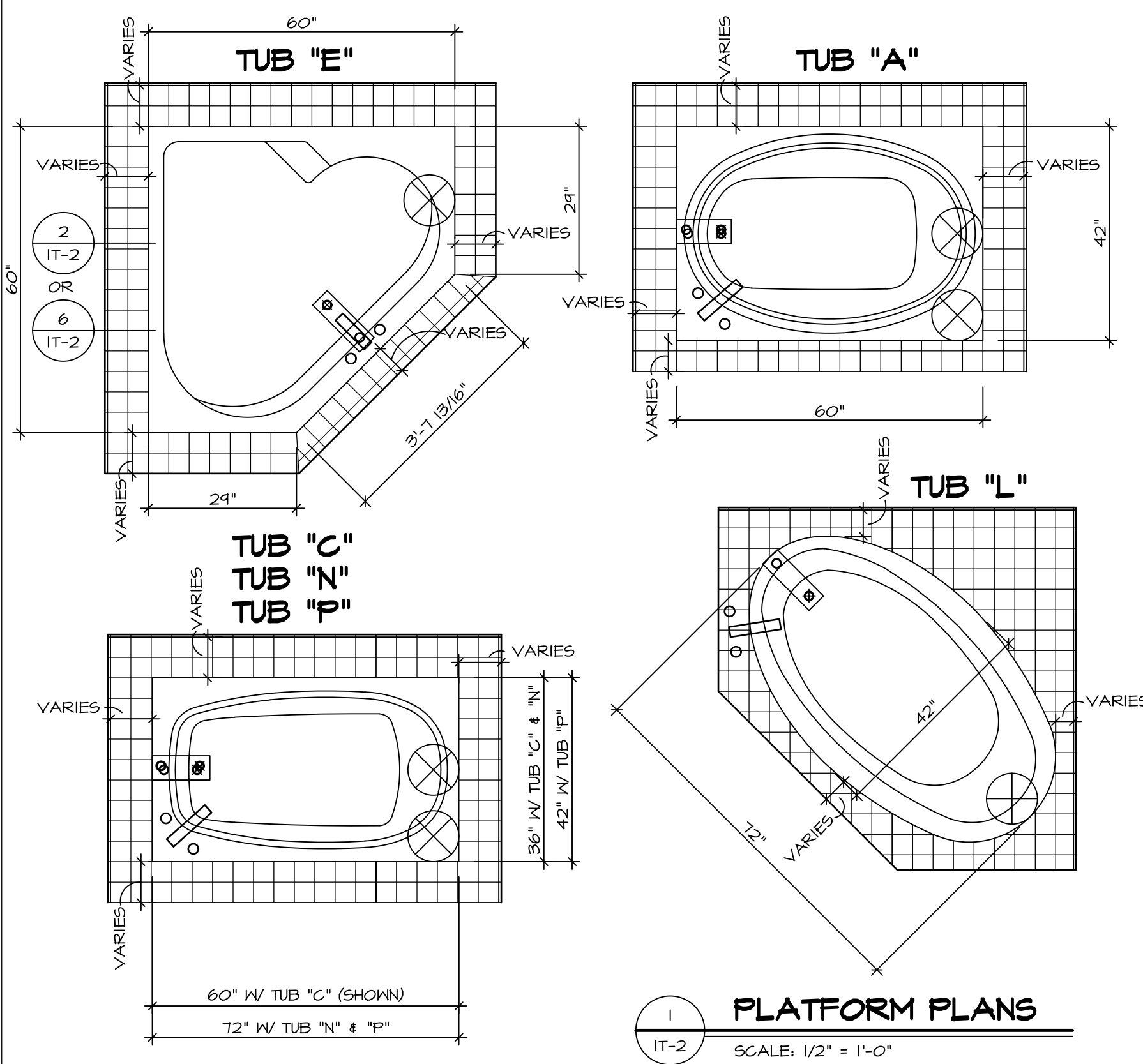
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

REV. NO.	DATE	REMARKS
1	08/04/16	TM - DRAWING ALIGNMENT

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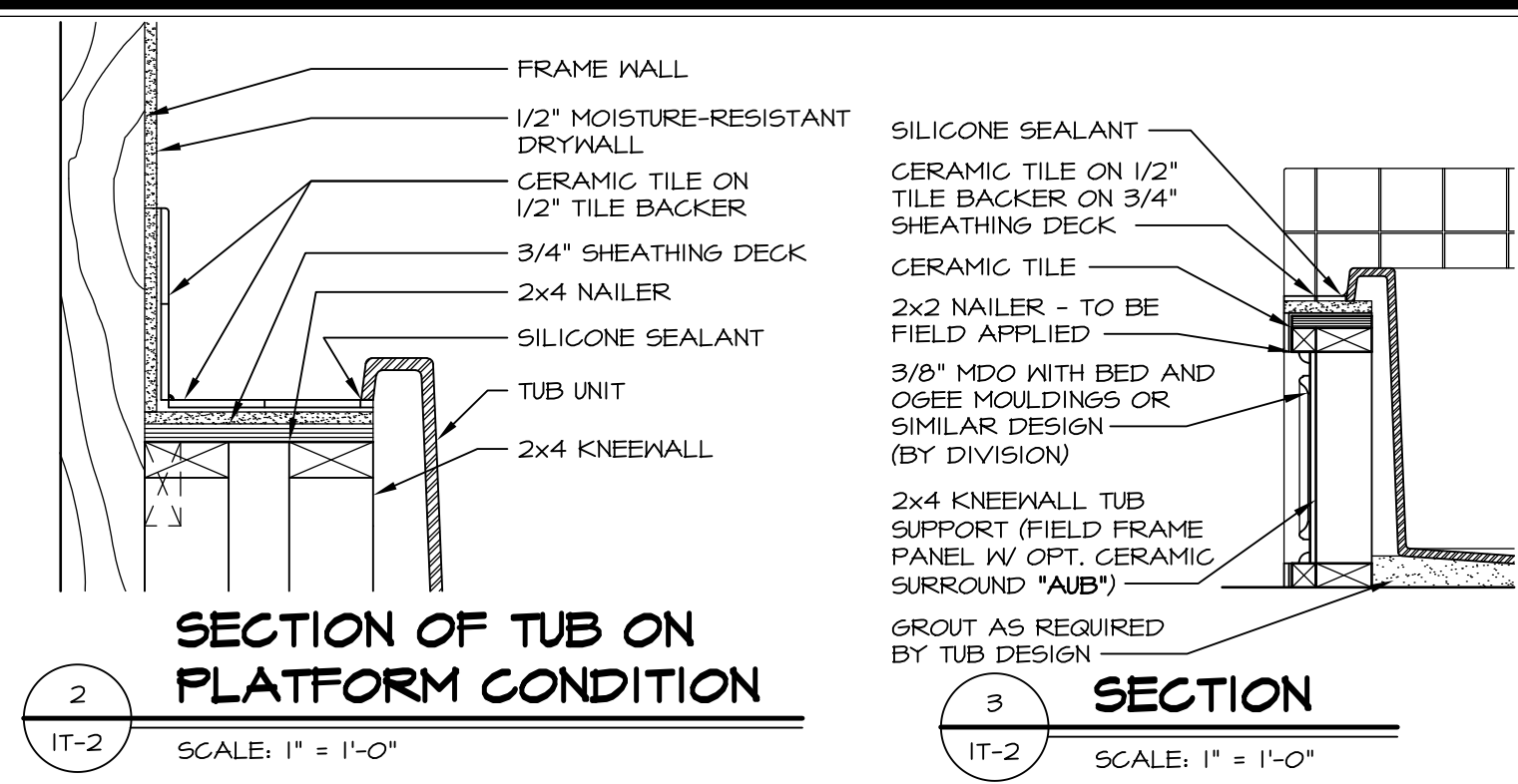
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5285 Westover Lane, Suite 100
Frederick, MD 21703

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE:	OPTION
A-13	PALERMO	03	03			
72	DRAWING TITLE	BATH ELEVATIONS				
	OPTION DESCRIPTION					

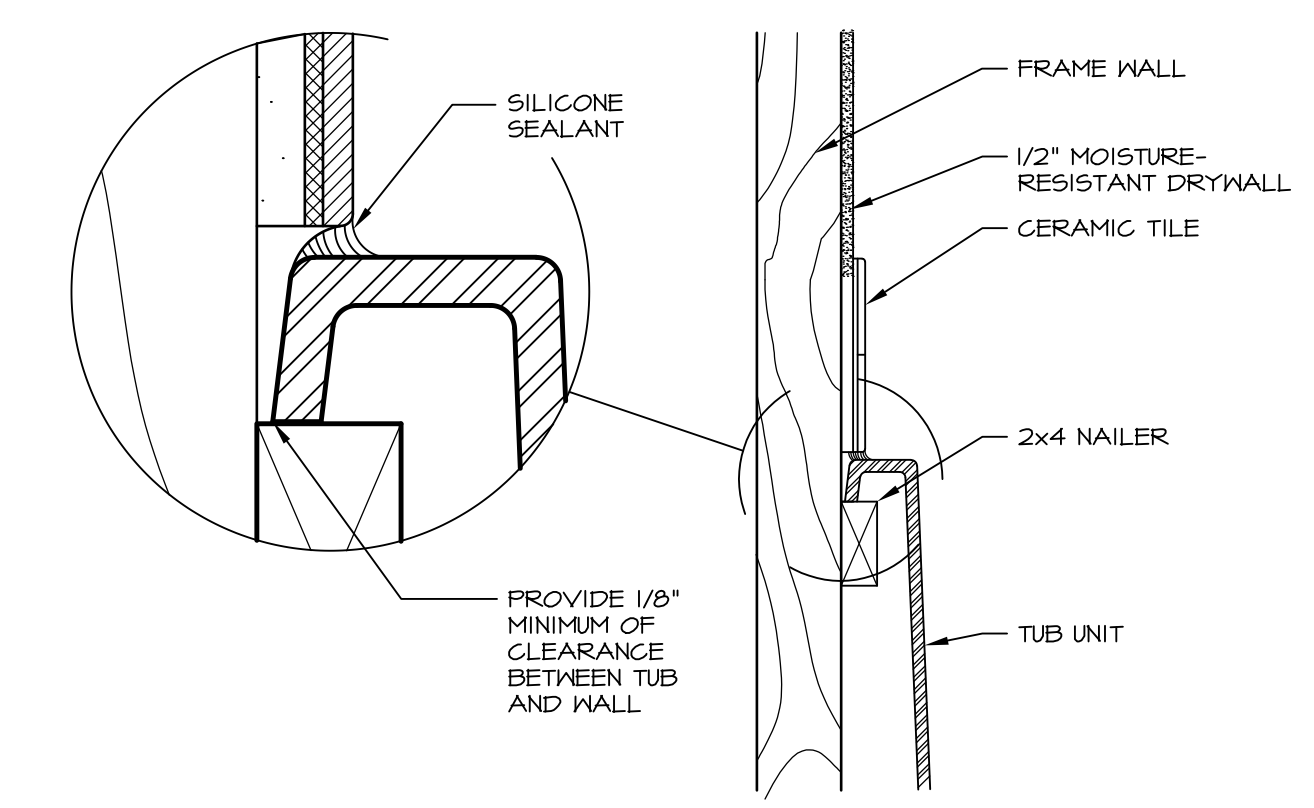


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

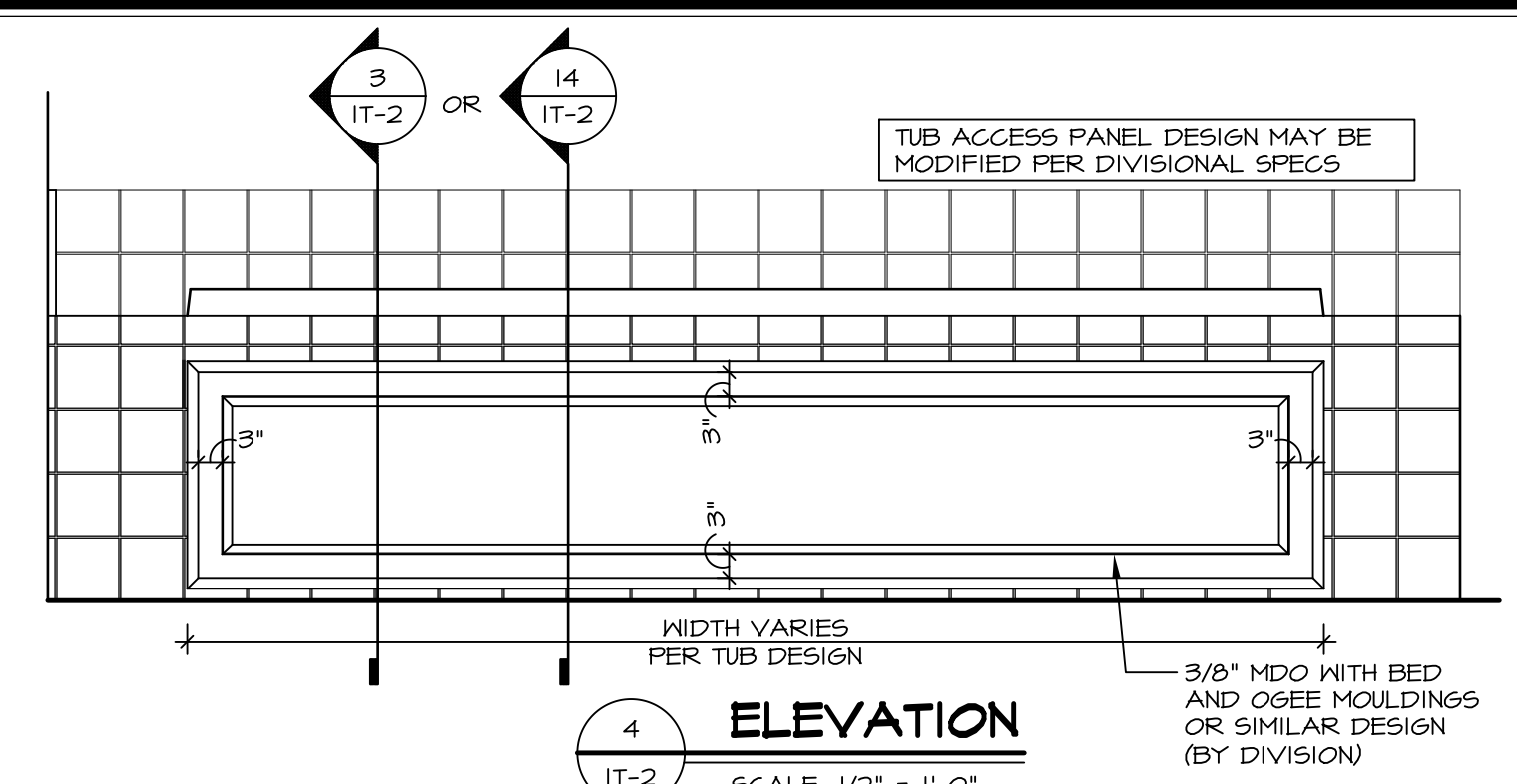
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18 3/4"	42"	72"	17 1/8"



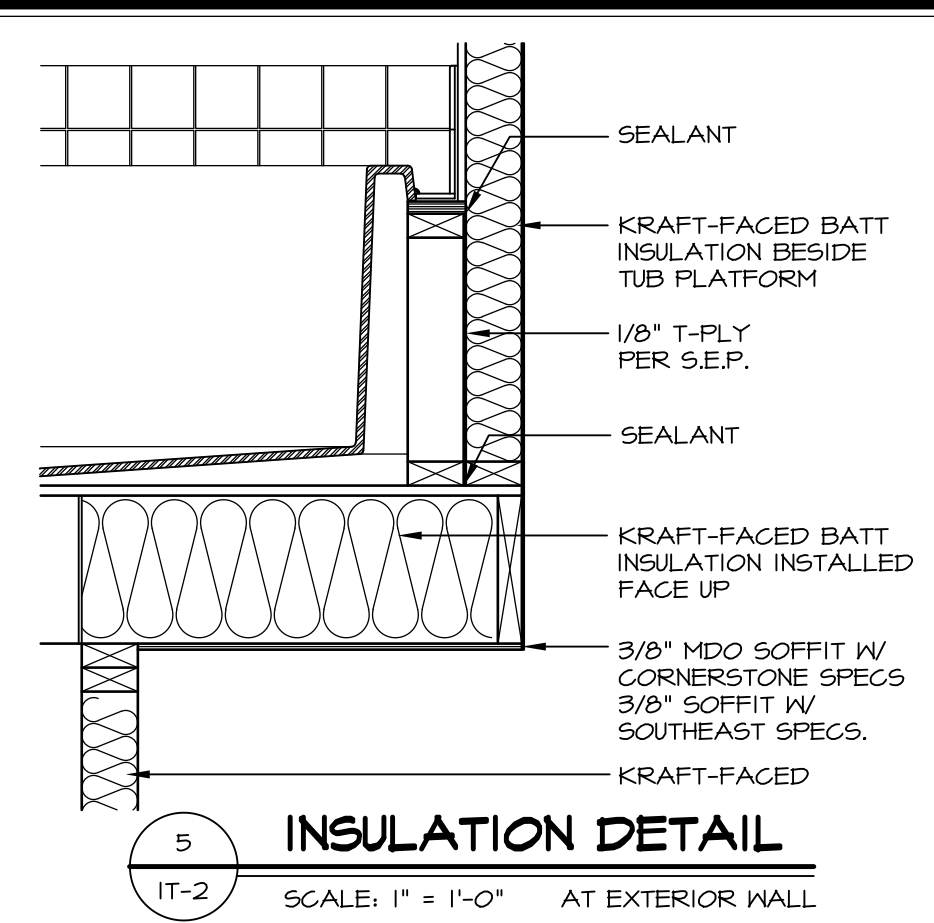
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



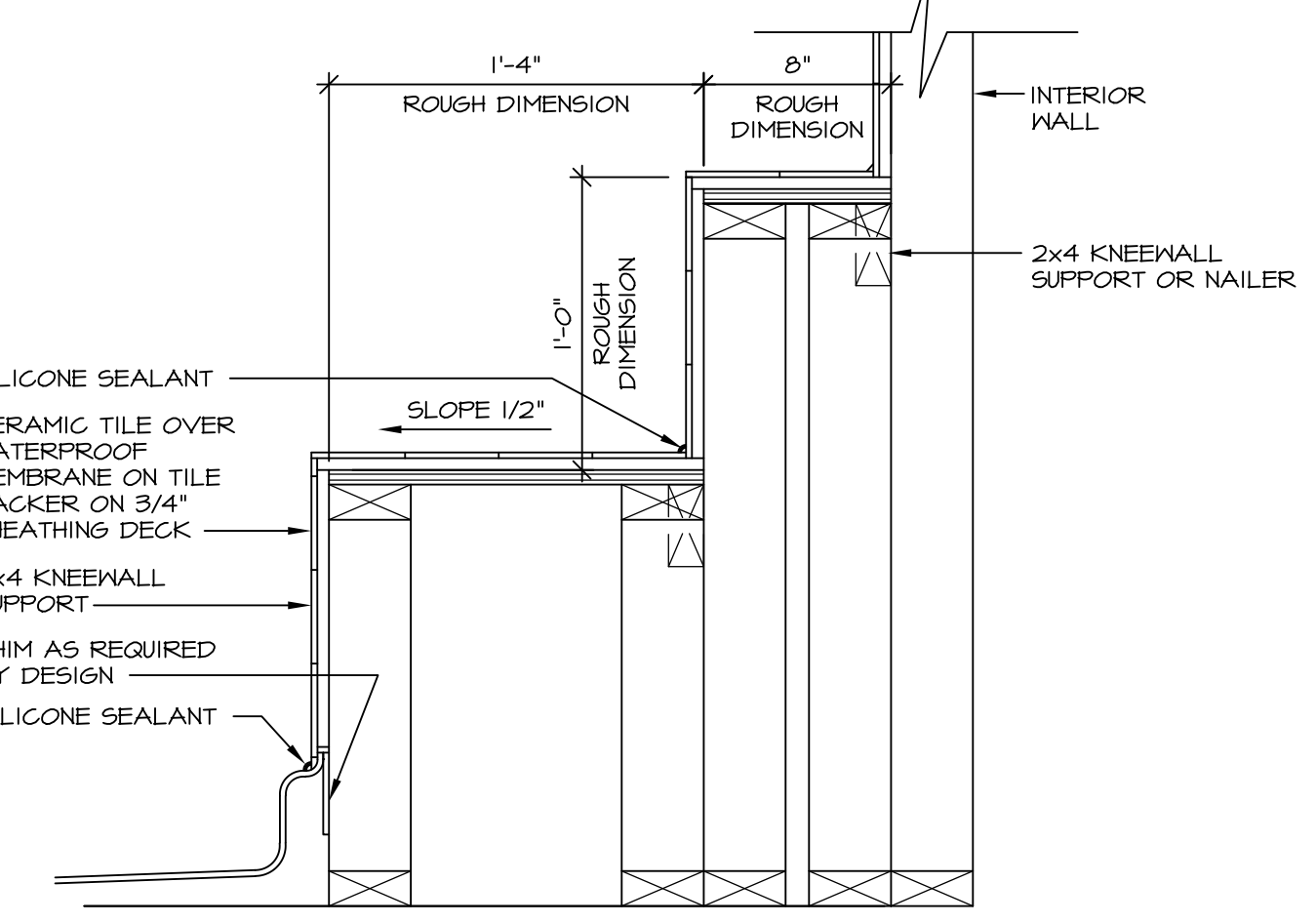
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



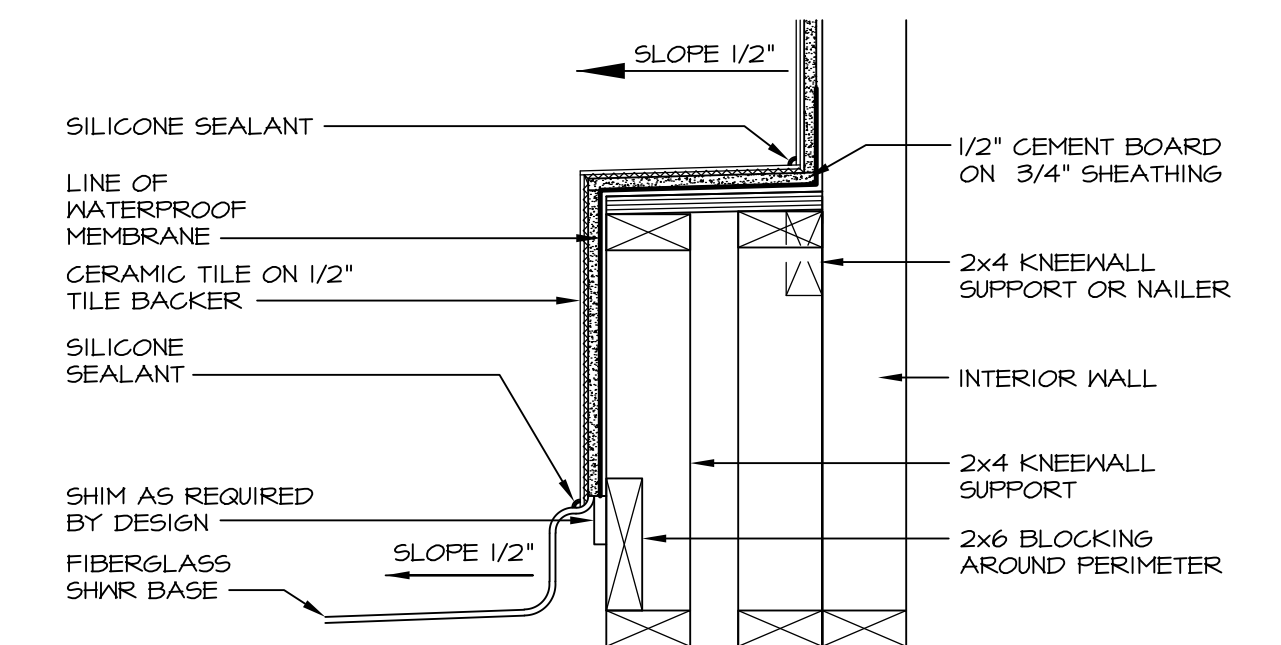
4 ELEVATION
SCALE: 1/2" = 1'-0"



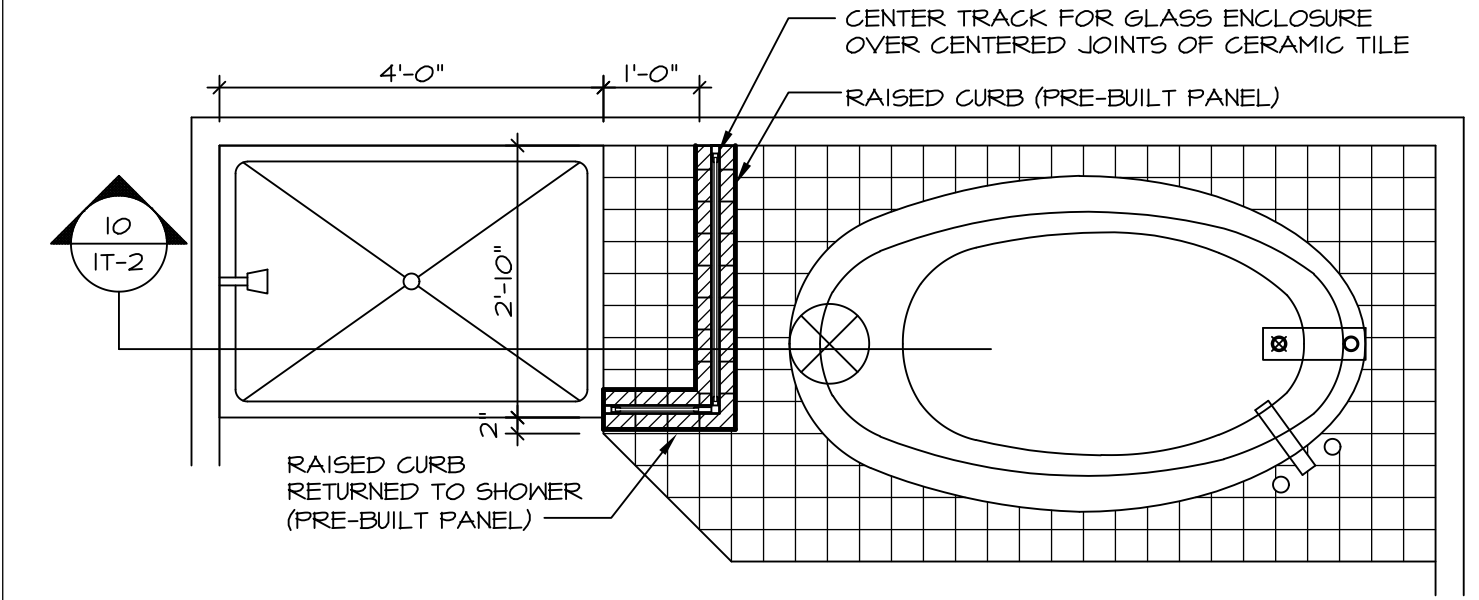
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



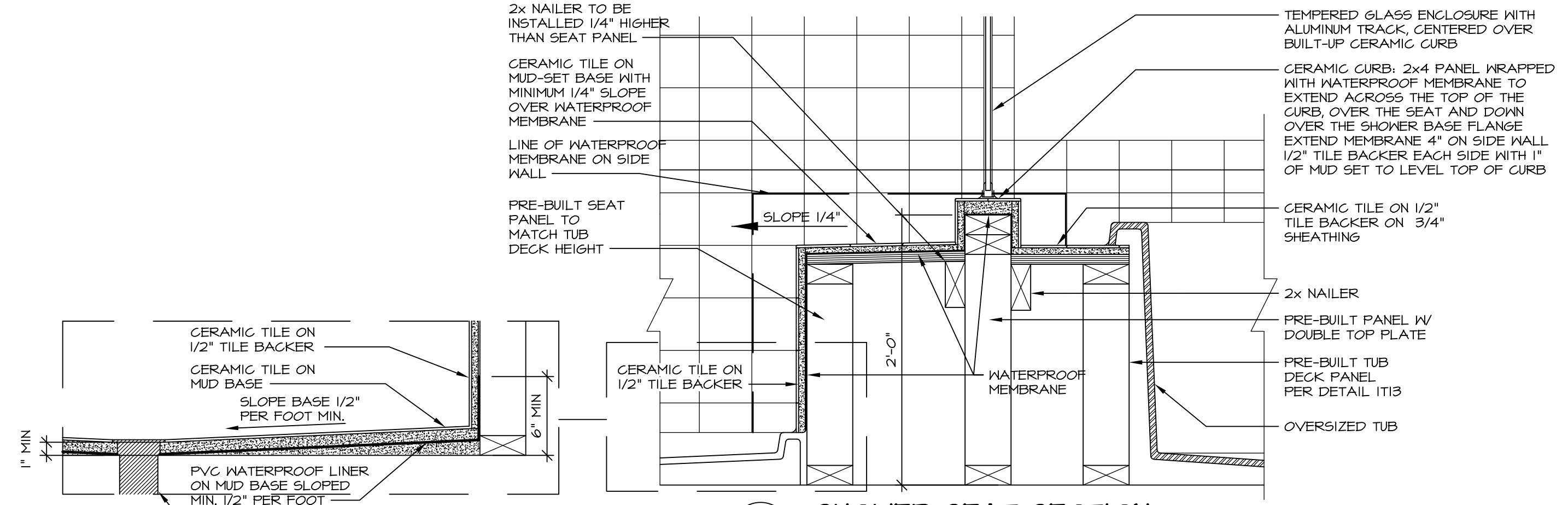
6 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



7 SECTION OF SHOWER SEAT
SCALE: 1-1/2" = 1'-0" FIBERGLASS SHOWER BASE



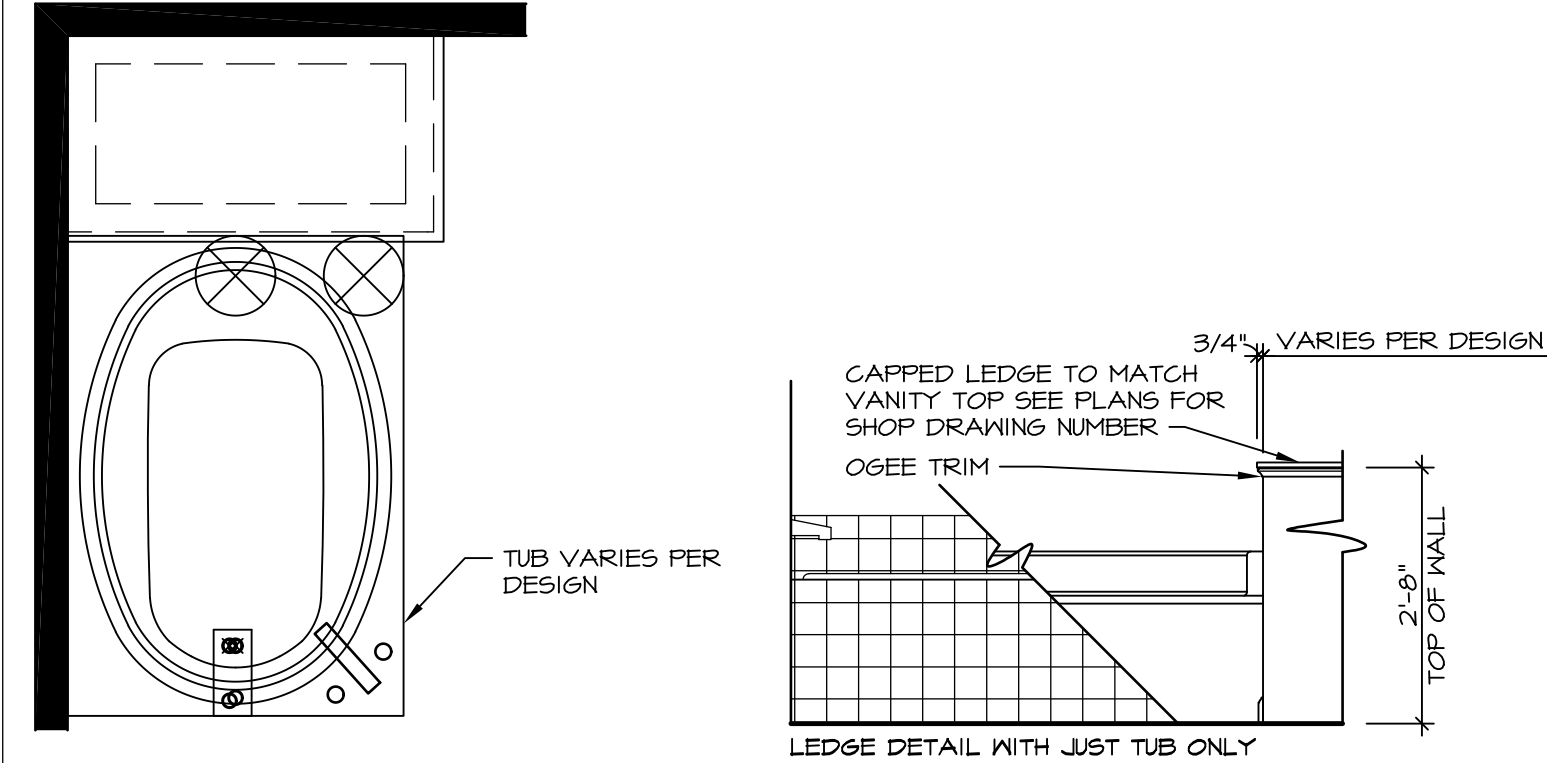
8 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



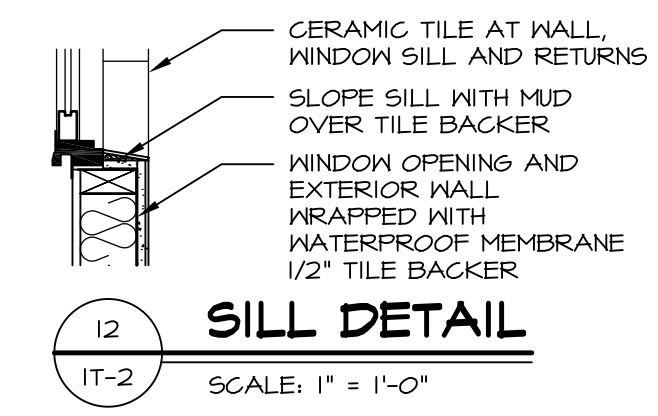
9 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



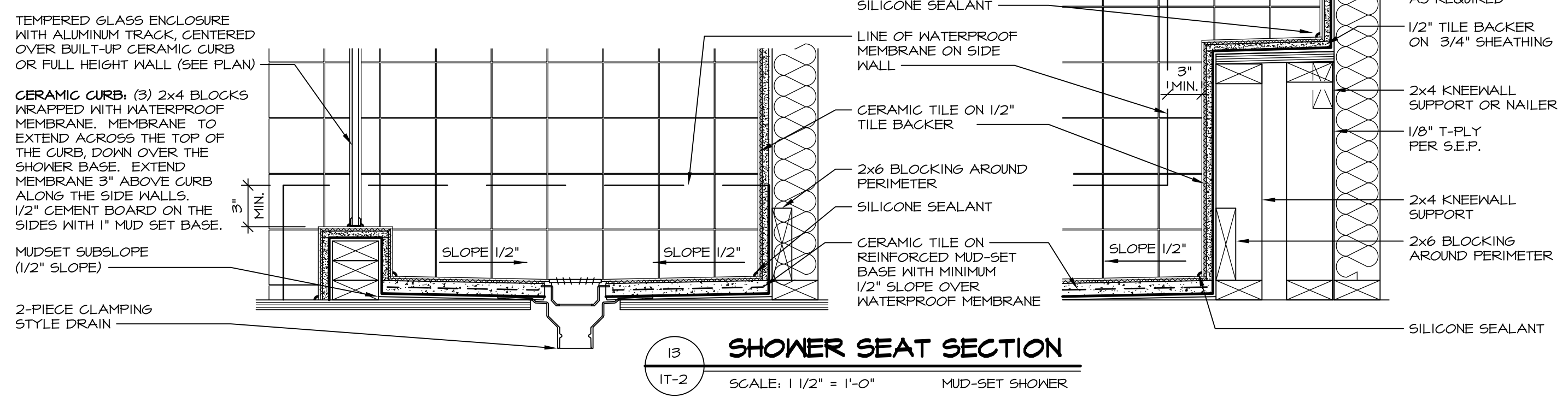
10 ALTERNATE SHOWER PAN DETAIL



11 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



12 SILL DETAIL
SCALE: 1" = 1'-0"



13 SHOWER SEAT SECTION
SCALE: 1 1/2" = 1'-0" MUD-SET SHOWER

REVISIONS

REV. NO.	DATE	DESCRIPTION
5/11/17	5/11/17	REVISOR: REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (CBS #15 8414)

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SET NO. NVR
VERSION
DRAWN BY
DATE
OPTION

STANDARD DETAILS
DRAWING TITLE
INTERIOR TRIM DETAILS
BATH DETAILS
OPTION DESCRIPTION

SHEET NO. **IT-2**