

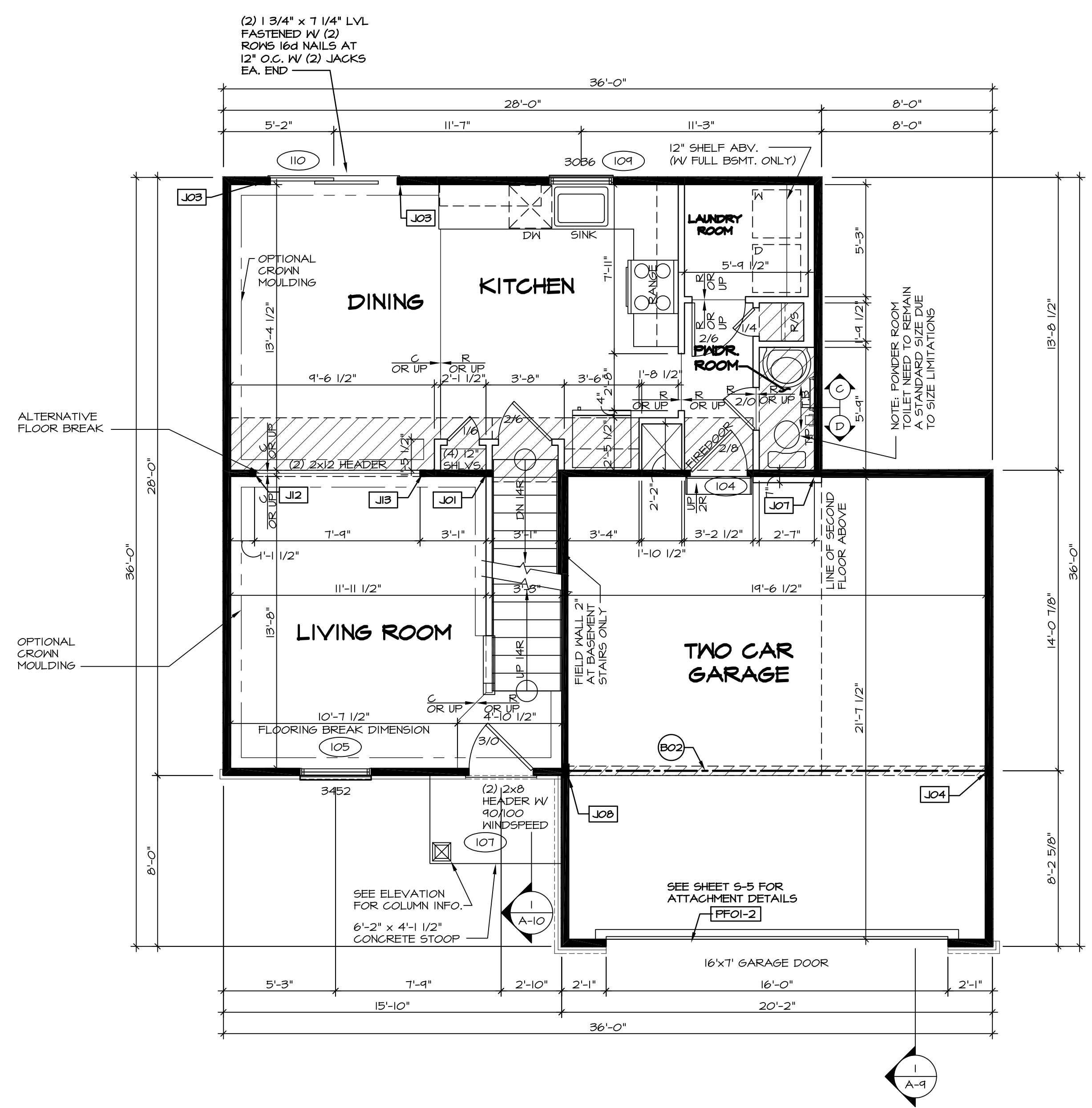
LEGEND

—	BEARING WALL
- - -	NON BEARING WALL
⊗	INDICATES BEARING FROM POINT-LOAD ABOVE
J	JACKS
B	BEAM/HEADER
F	PAD FOOTING
C	STEEL COLUMN
X	PORTAL FRAME
X	JOIST/TRUSS
LVL	LVL
X	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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ T-PLY, 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 T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO GRIPPLIES ABOVE, UNLESS OTHERWISE NOTED.

- 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



FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J01	JACK - (2) 2X4 SFF STUD GRADE		I03	
J03	JACK - (2) 2X4 SFF STUD GRADE	D&T	I10	
J04	JACK - (4) 2X4 SFF STUD GRADE		III	
J07	JACK - (2) 2X4 SFF STUD GRADE	GCB		
J08	JACK - (5) 2X4 SFF STUD GRADE		III	
J12	JACK - (2) 2X4 SFF STUD GRADE		I04	
J13	JACK - (2) 2X4 SFF STUD GRADE		I04	

LVL PLY TO PLY FASTENING SCHEDULE:

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

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
BC2	BEAM STEEL - M10X26	20'-0"	GCB	III	
PF01-2	LVL - 11-4	20'-0"	GCB	I12	2 PLY, 1A

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

REMARKS

REV. NO. DATE DESCRIPTION

1 08/05/16 N.L. - DRAWING ALIGNMENT

2 07/18/17 S.L.S. - T-PLY CONVERSION PROJECT

SET NO. S0R000
VERSION 04
DRAWN BY
DATE:
OPTION

MODEL
SORRENTO
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

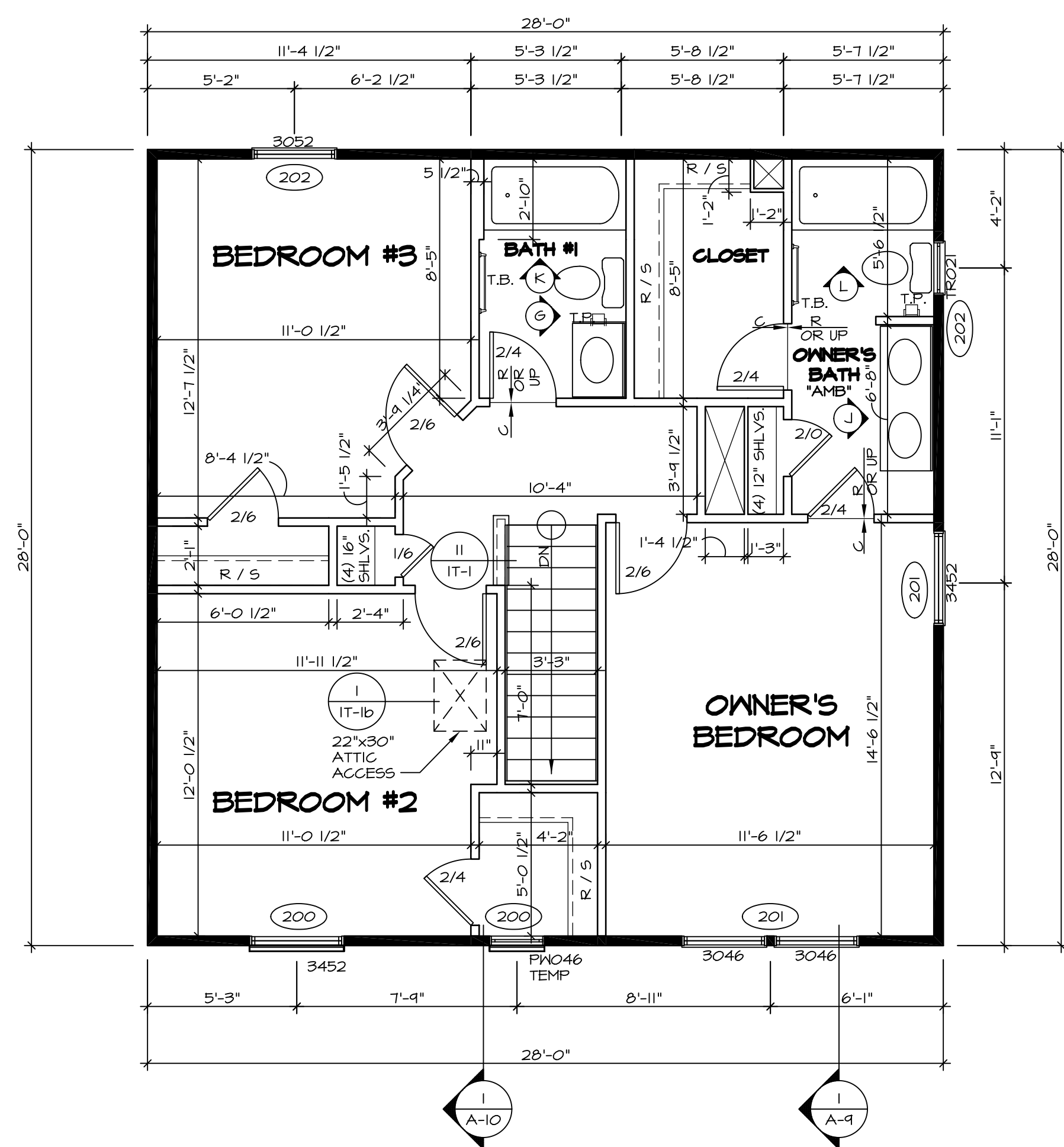
SHEET NO.
A-7

18

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C:\NVR\Solves\SORRENTO_S0R000_04.DWG--BN--0056154389A_SheetA.ctb Specific:18 A-7 PLN1_LS.dwg 09/21/17 - 3:55 am



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

LEGEND

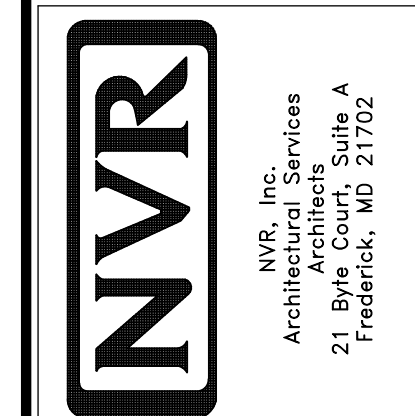
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

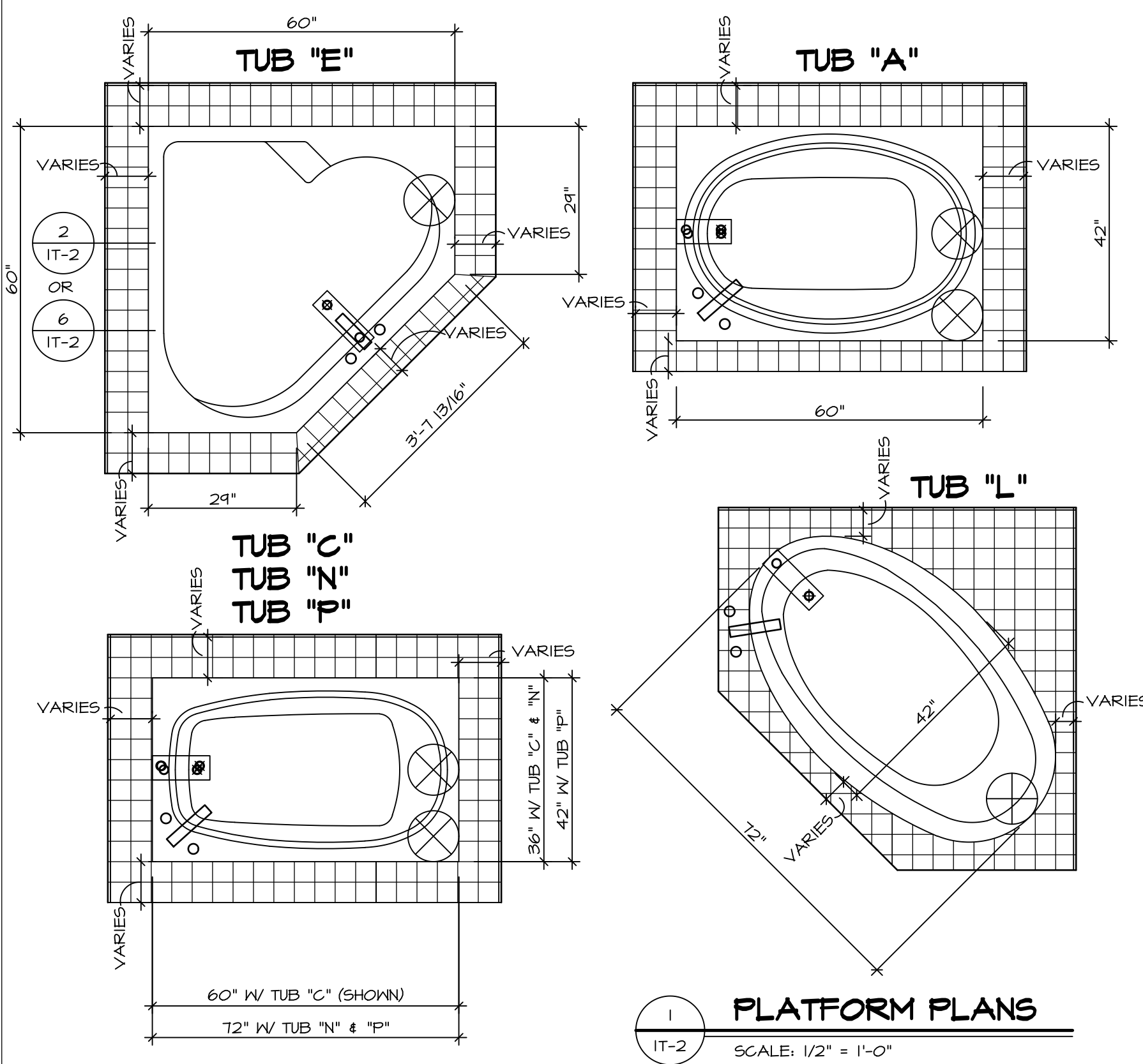
SEE FG DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
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 - 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 HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.

SHEET NO.	A-8									
MODEL	SORRENTO									
VERSION	04									
DRAWING TITLE	SECOND FLOOR PLAN									
OPTION DESCRIPTION										
OPTION	20									
SET NO.	50R00									
DATE										
REVISIONS	<table border="1"> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>08/05/16</td> <td>N.L. - DRAWING ALIGNMENT</td> </tr> <tr> <td>2</td> <td>07/18/17</td> <td>SLS - T-PLY CONVERSION PROJECT</td> </tr> </table>	REV. NO.	DATE	DESCRIPTION	1	08/05/16	N.L. - DRAWING ALIGNMENT	2	07/18/17	SLS - T-PLY CONVERSION PROJECT
REV. NO.	DATE	DESCRIPTION								
1	08/05/16	N.L. - DRAWING ALIGNMENT								
2	07/18/17	SLS - T-PLY CONVERSION PROJECT								
REMARKS										

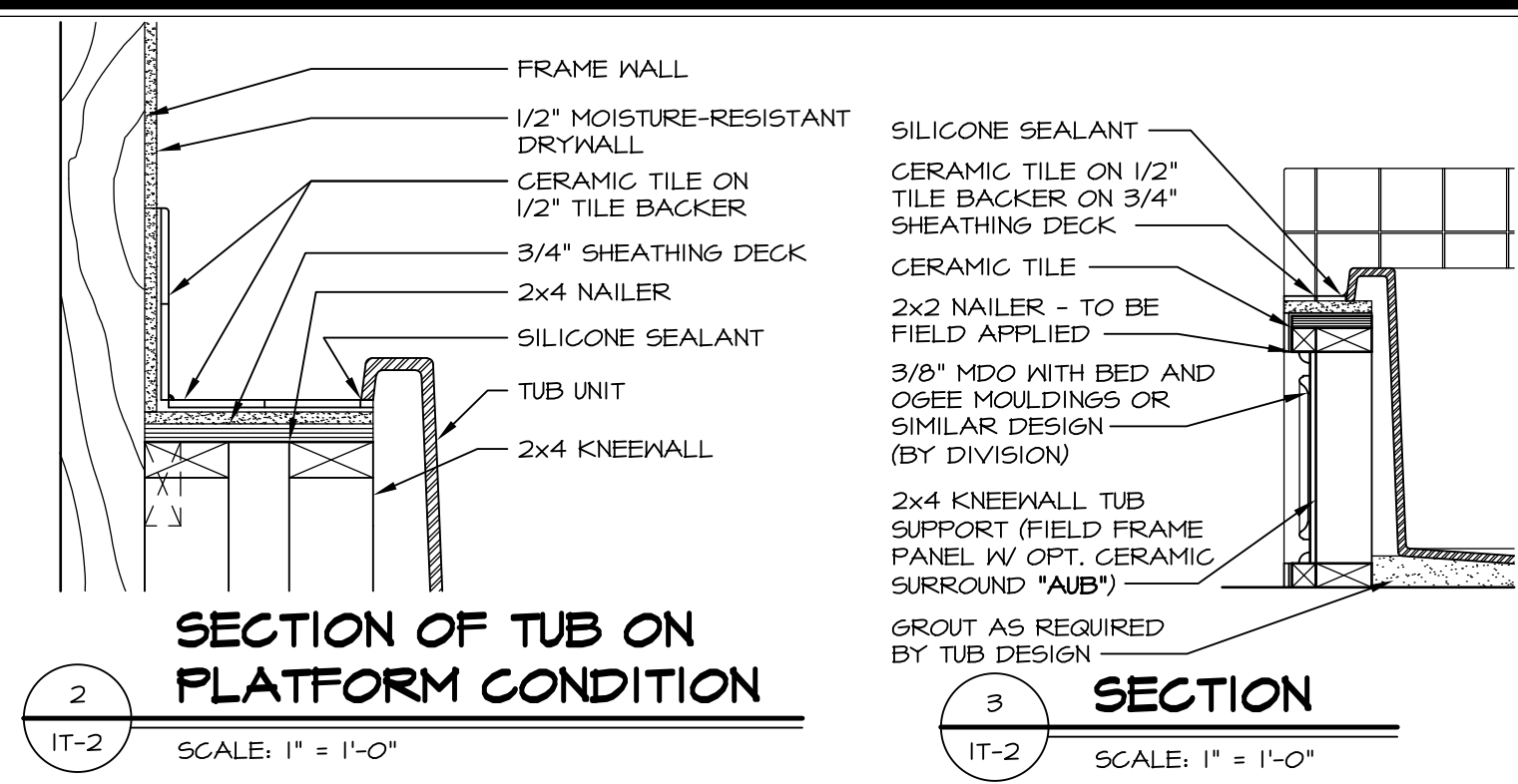
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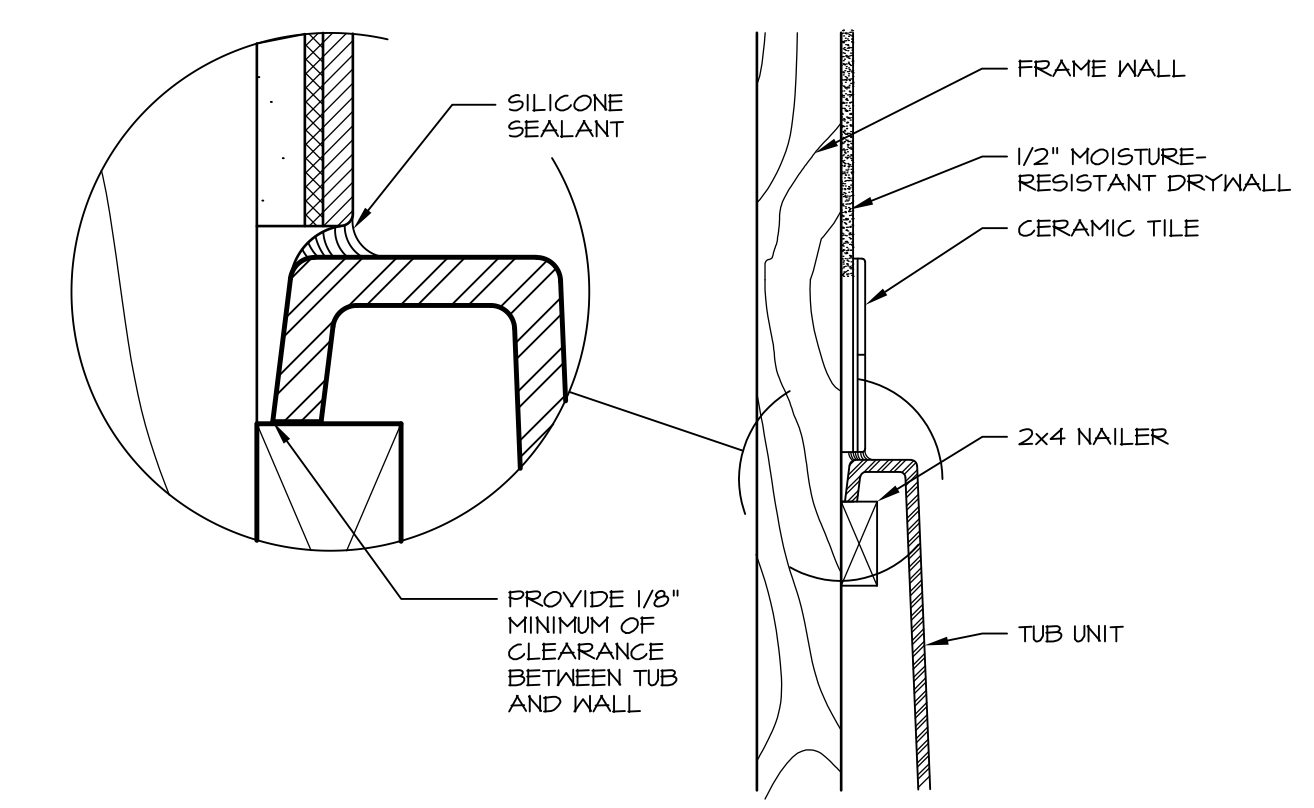


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

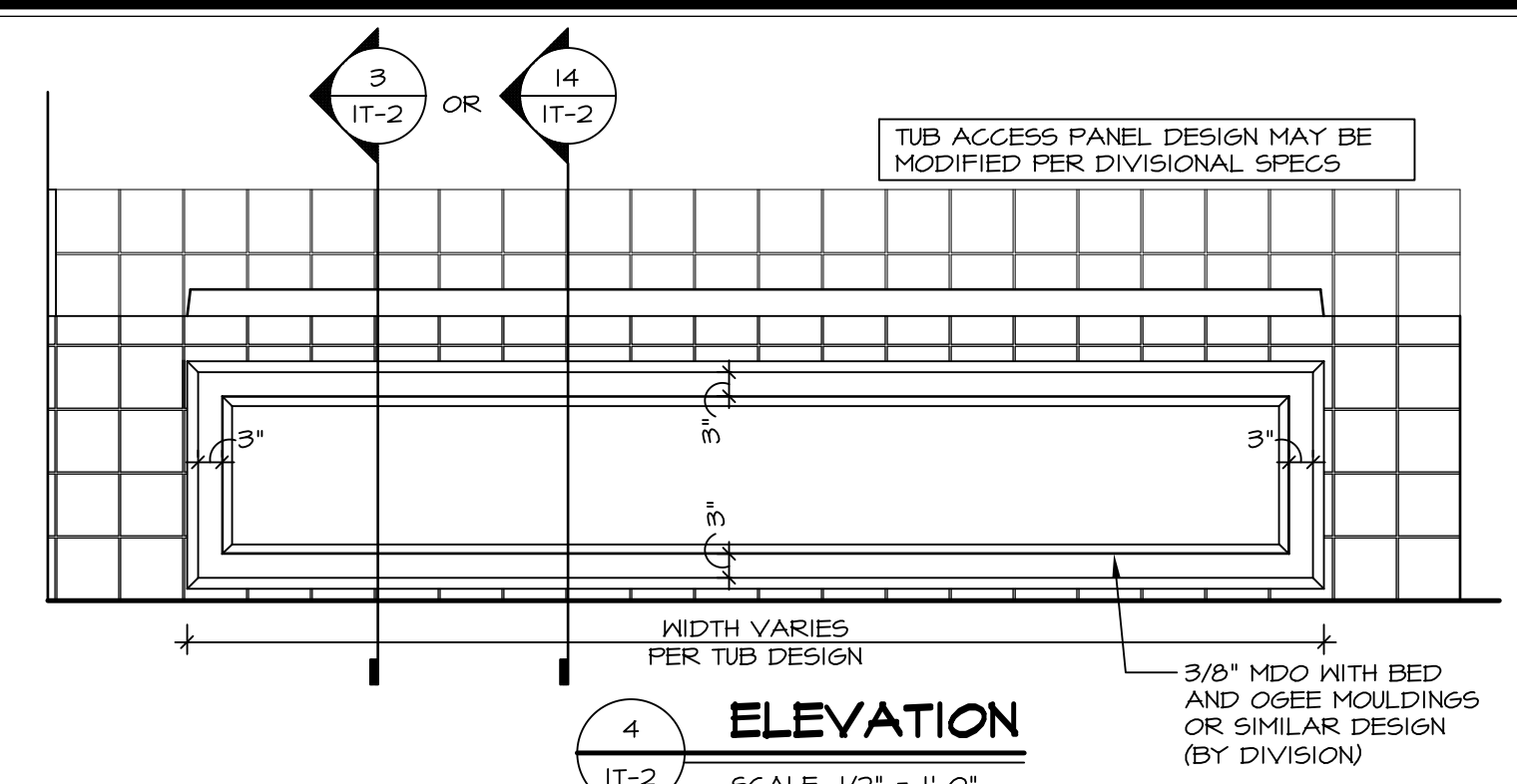
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18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



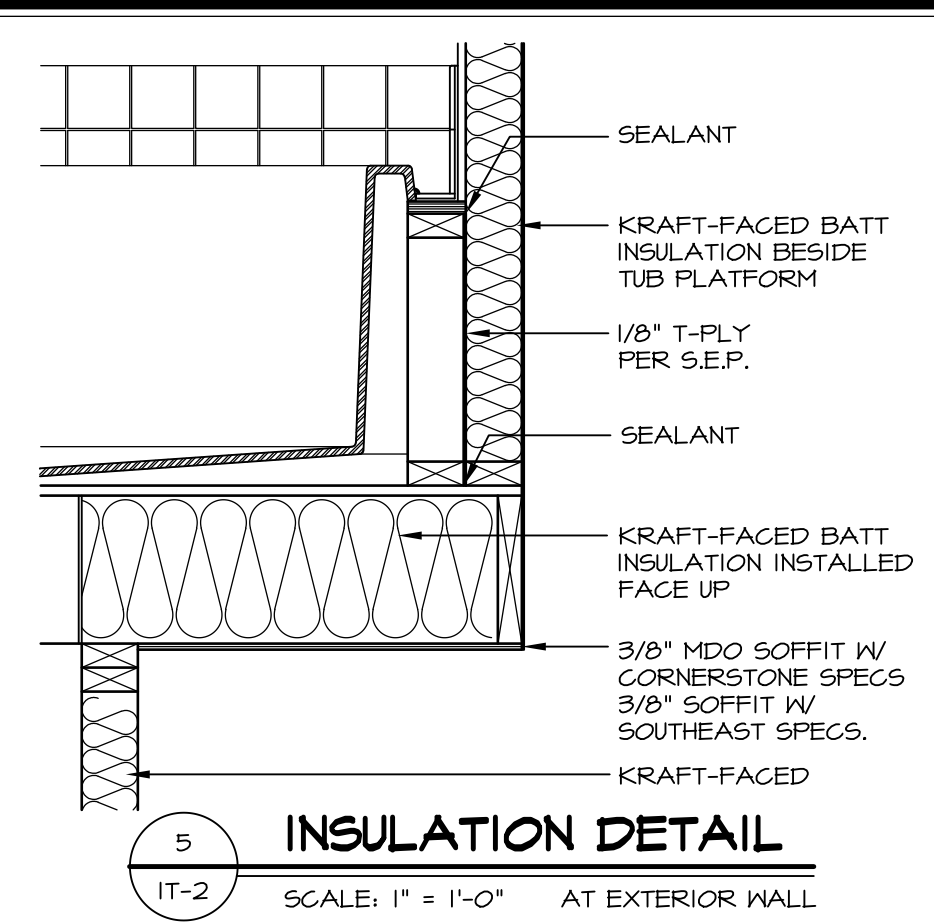
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



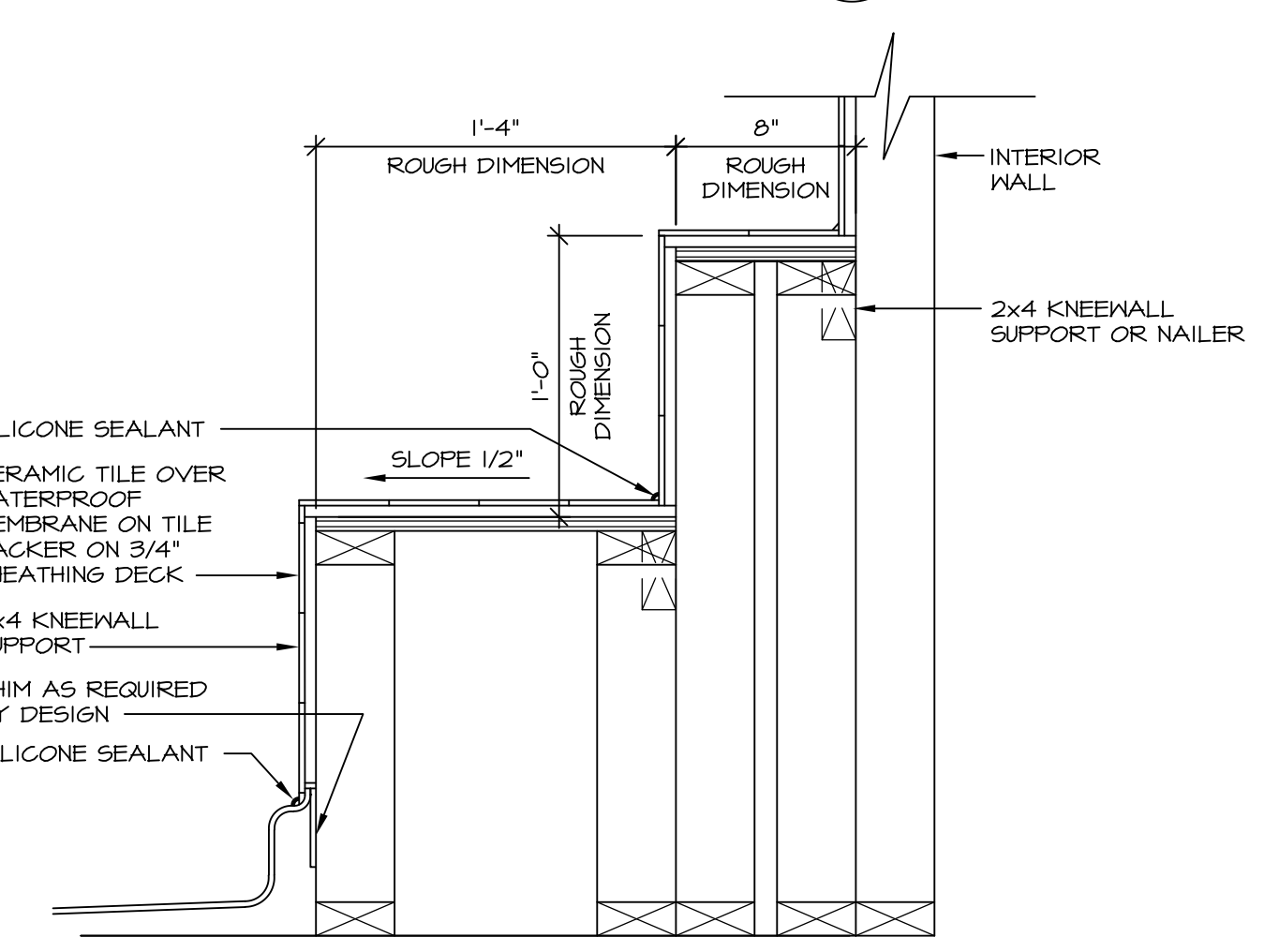
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



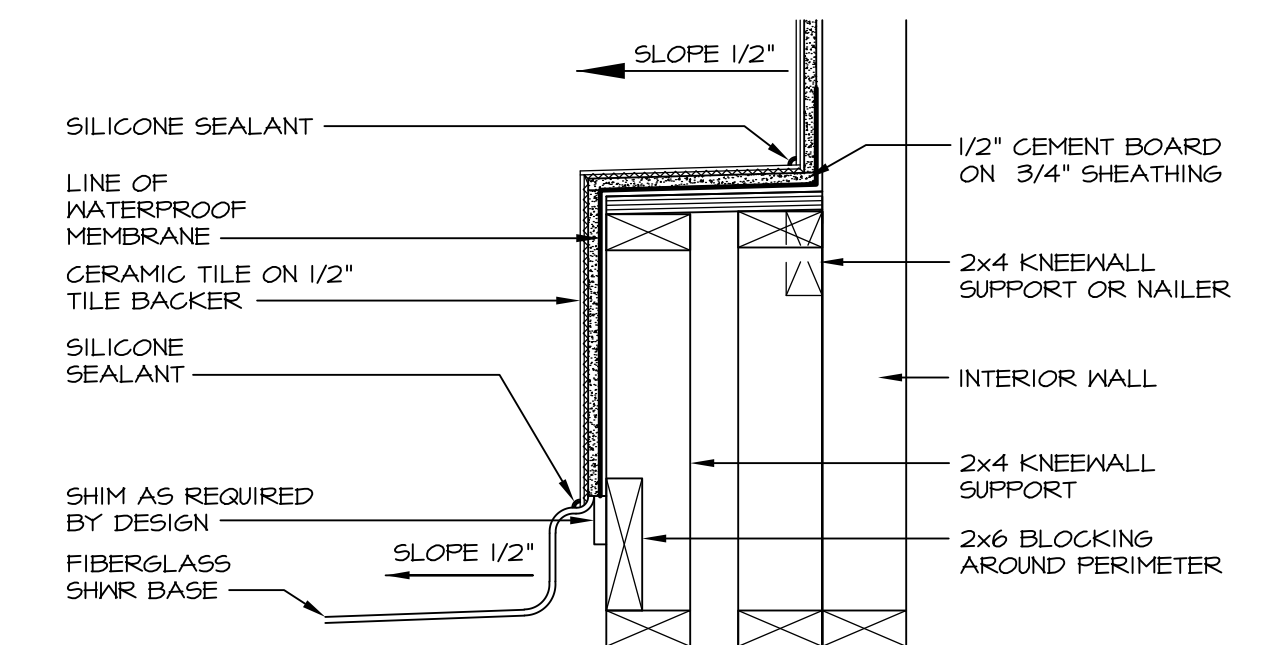
4 ELEVATION
SCALE: 1/2" = 1'-0"



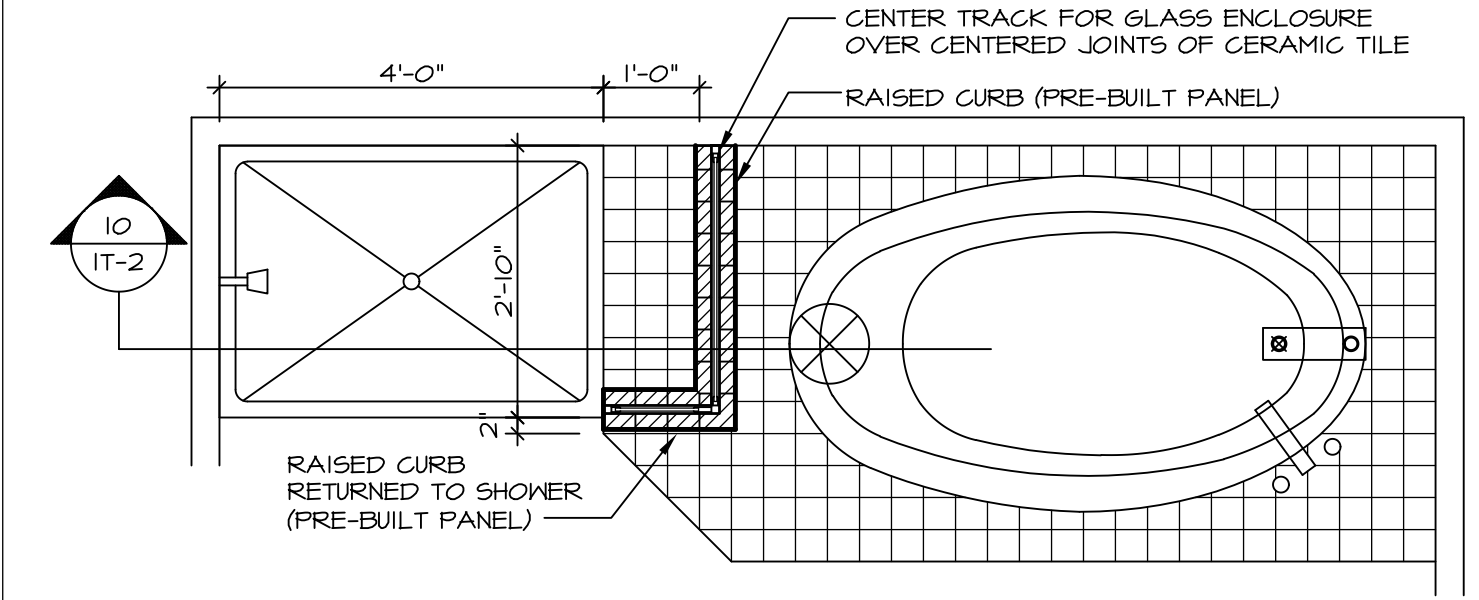
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



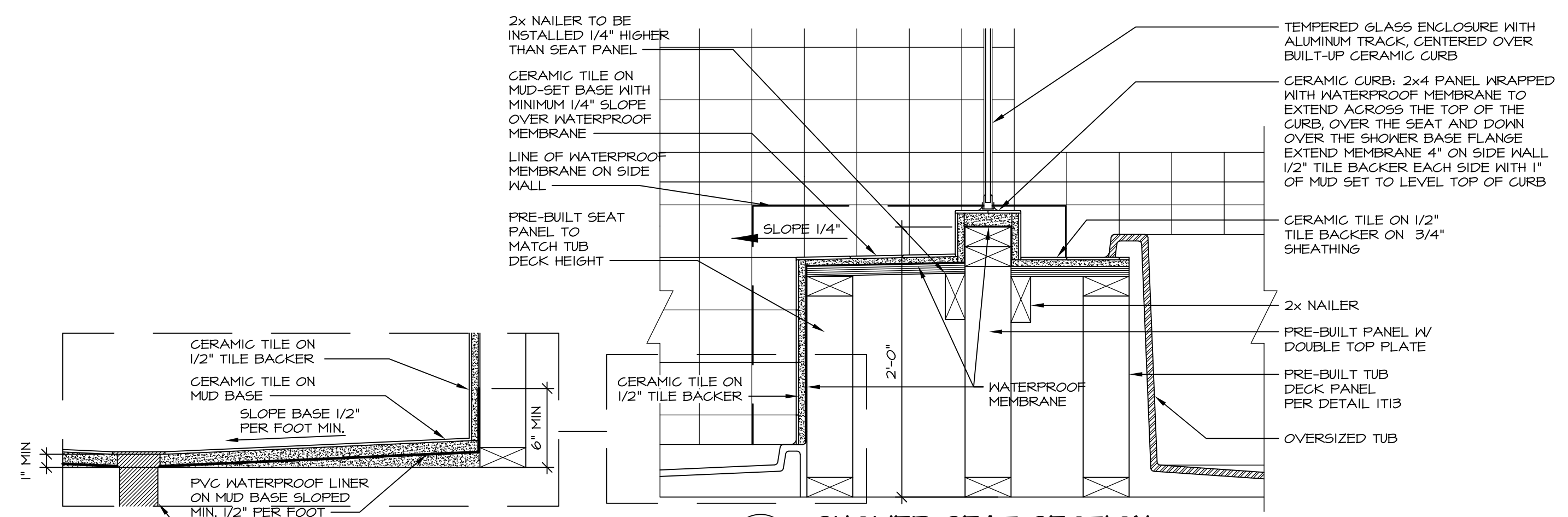
6 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



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



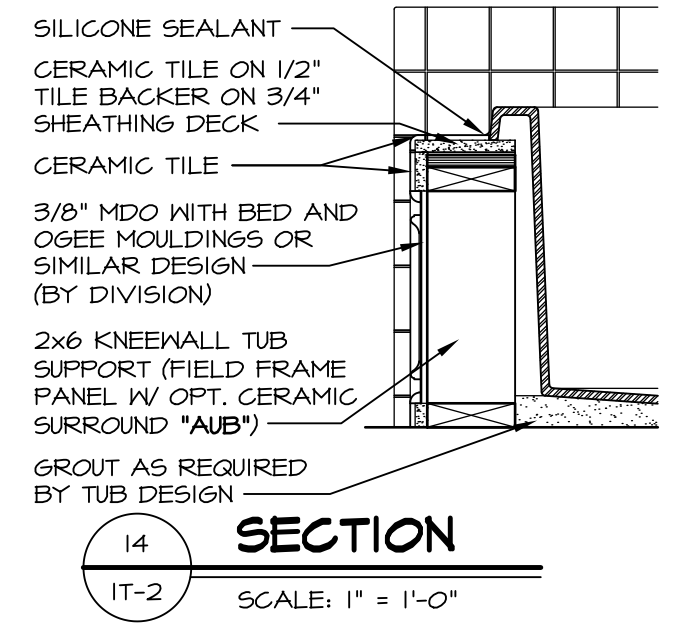
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



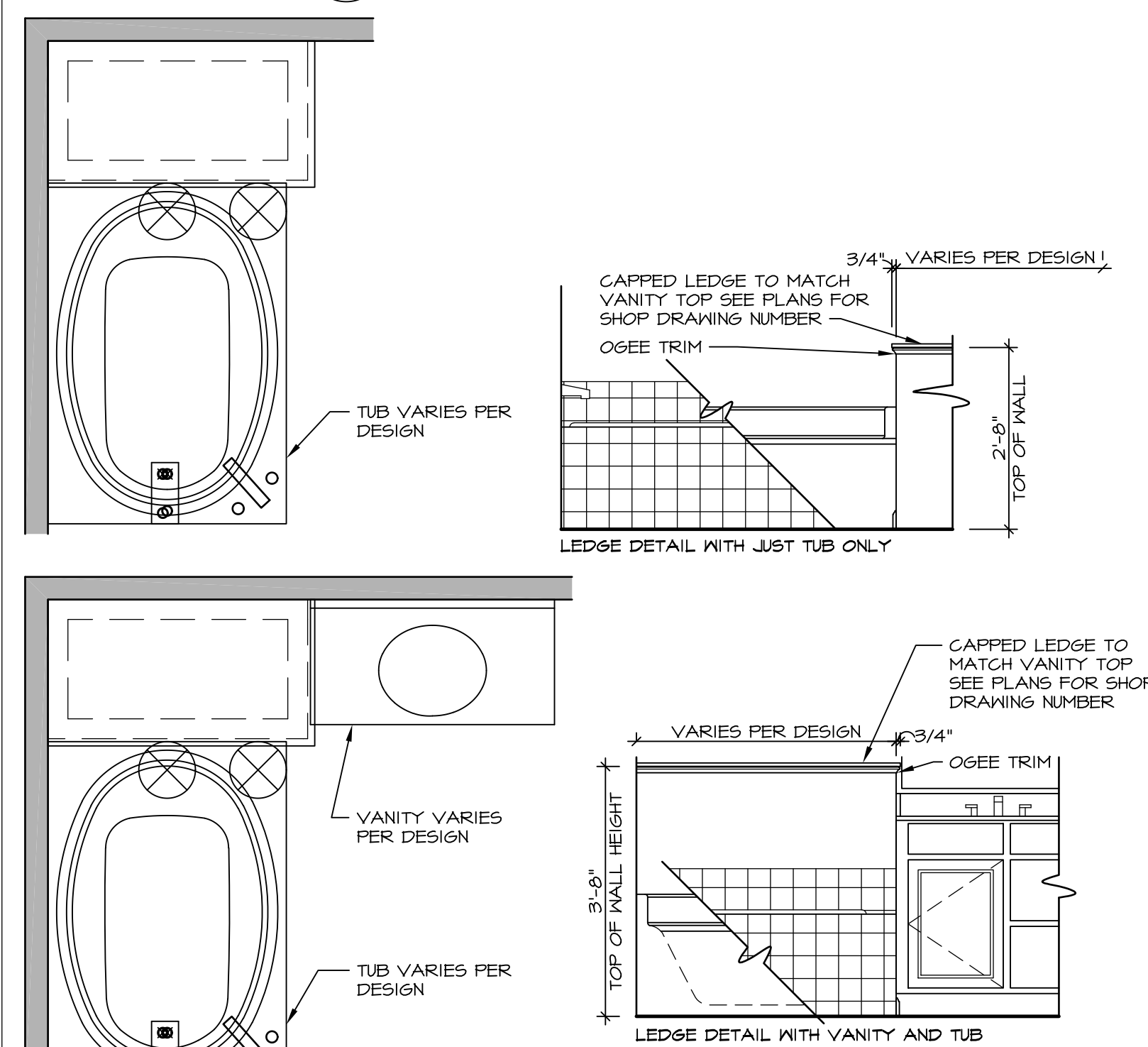
10 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



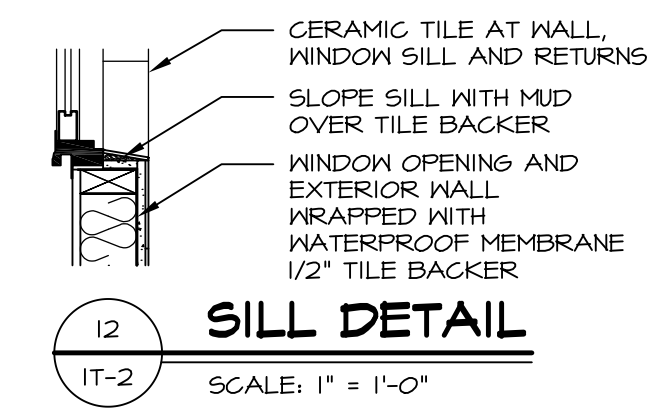
11 ALTERNATE SHOWER PAN DETAIL



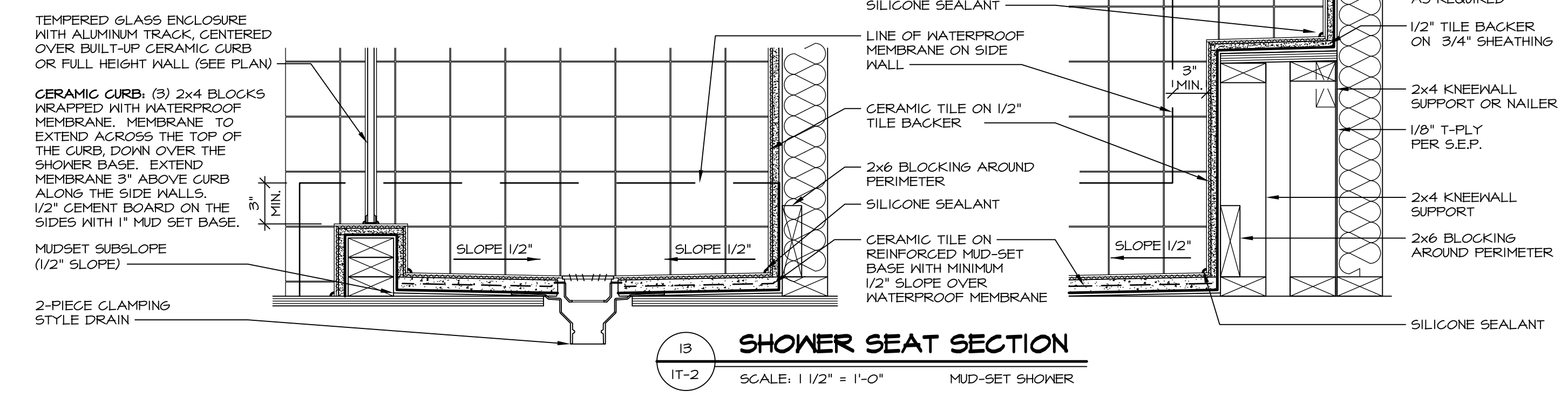
12 SECTION
SCALE: 1" = 1'-0"



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
1	5/11/17	EEP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (CBS #5 8414)

REMARKS

SET NO. NVR
VERSION
DRAWN BY
DATE:
OPTION

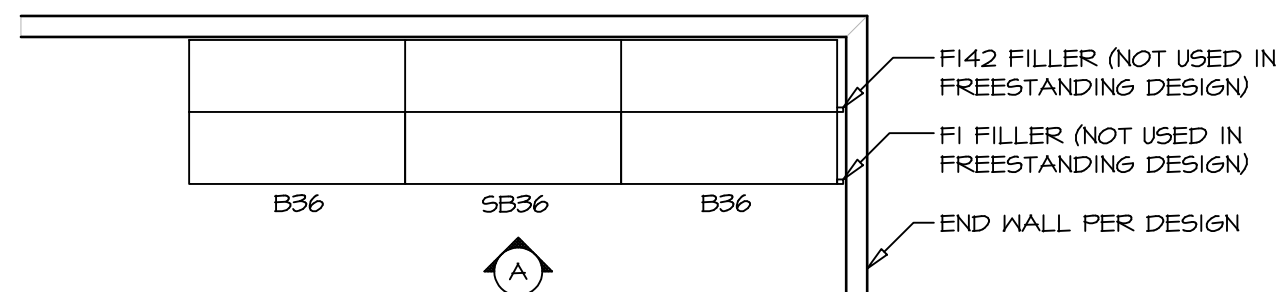
STANDARD DETAILS
DRAWING TITLE
INTERIOR TRIM DETAILS
BATH DETAILS
OPTION DESCRIPTION

IT-2

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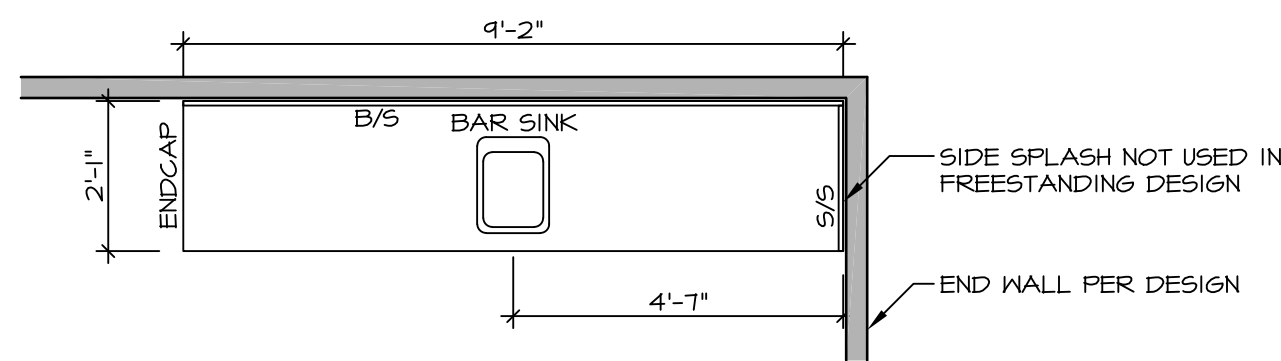
C:\Users\epeterson\AppData\Local\Temp\XpPublish_8156\112.dwg 08/10/17 - 1:52 pm

NOTE:
REVIEW HOUSE SPECIFIC
PLANS FOR LOCATION
AND HANDING



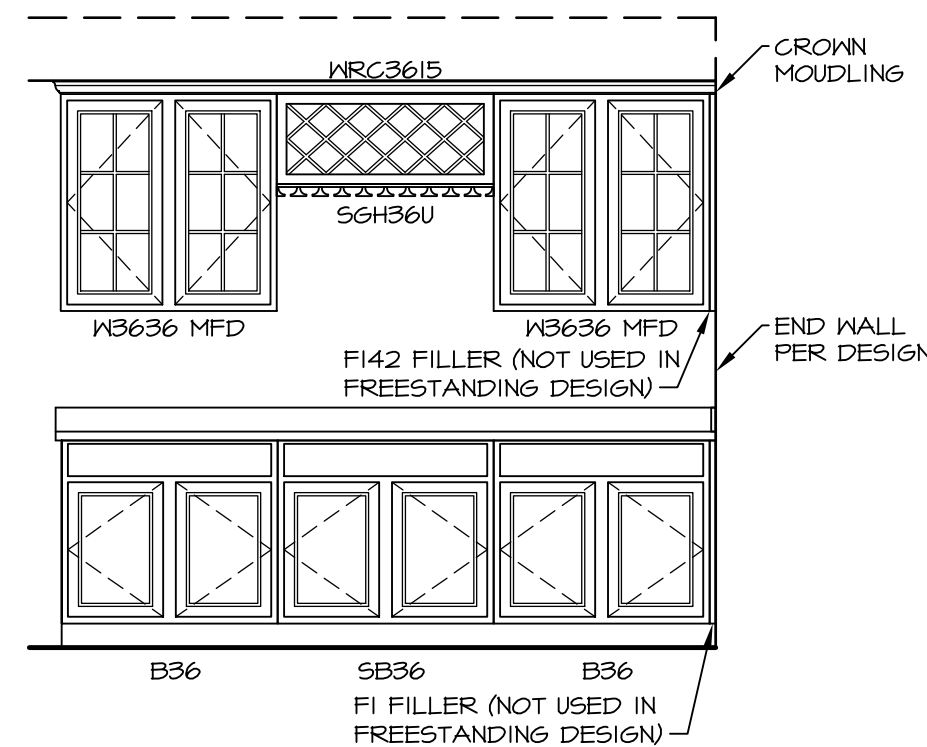
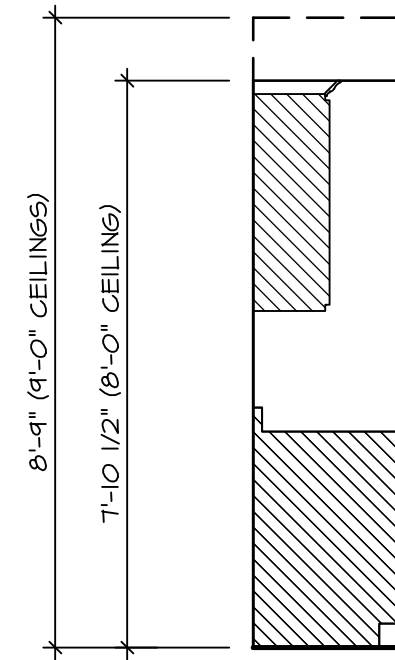
**KITCHEN CABINET
PLAN KC - 1900**

2
IT-3b SCALE: 3/8" = 1'-0"



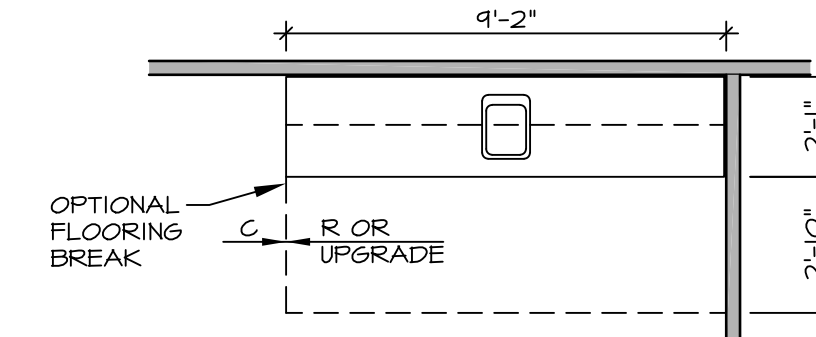
**KITCHEN COUNTERTOP
PLAN KT - 1900**

6
IT-3b SCALE: 3/8" = 1'-0"



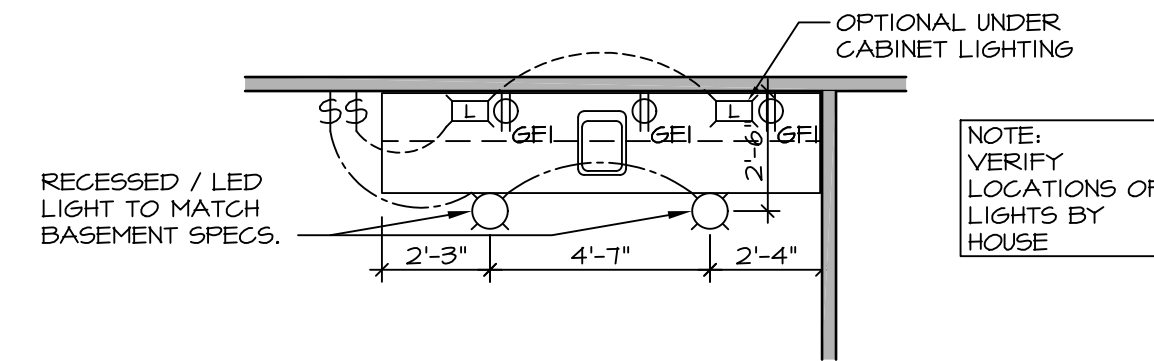
3 ELEVATION "A"

IT-3b SCALE: 3/8" = 1'-0"



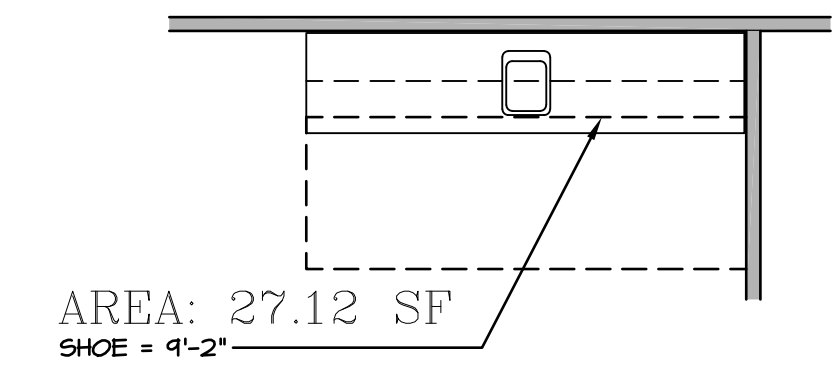
4 FLOOR PLAN

IT-3b SCALE: 1/4" = 1'-0"



7 FLOOR PLAN ELECTRICAL LAYOUT

IT-3b SCALE: 1/4" = 1'-0"



AREA: 27.12 SF
SHOE = 4'-2"

5 FLOORING PLAN

IT-3b SCALE: 1/4" = 1'-0"

1 WET BAR DETAILS

IT-3b SCALE: VARIES * SHOWN AS END WALL DESIGN

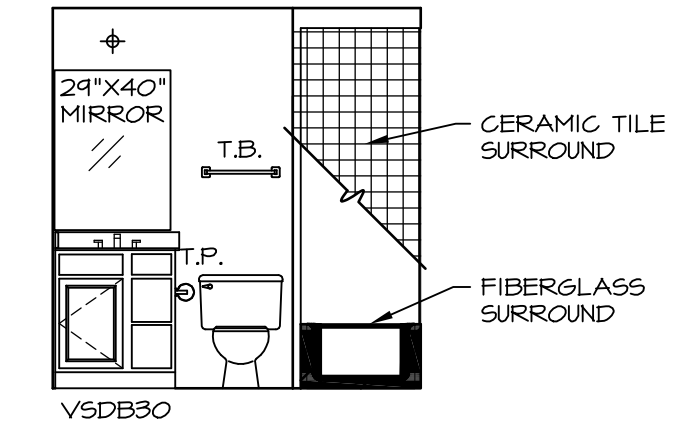
REV. NO.	DATE	REMARKS
1	5/17/17	56A - REVISED FLOOR PLAN DIMENSIONS TO MATCH COUNTERTOP DIMENSIONS
2	5/23/17	56A - REMOVED COUNTERTOP INFORMATION FROM 2/IT-3b
3	6/5/17	56A - REMOVED U.C. REF. AND TURNED OFF FLOORING SPACES
4	9/14/17	EBP - ADDED NOTE TO RECESSED LIGHT / LED LIGHT IN NET BAR

SET NO.	VERSION	DATE	OPTION
1	1		

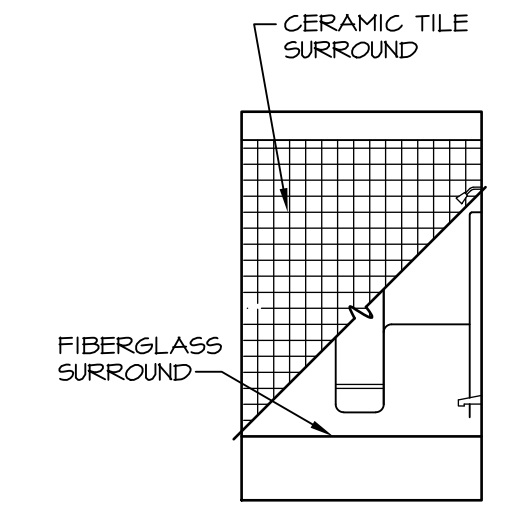
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5285 West Annapolis Avenue, Suite 100
Frederick, MD 21703

MODEL	DRAWING TITLE	OPTION DESCRIPTION
STANDARD DETAILS	INTERIOR TRIM DETAILS	
	WET BAR DETAILS - BACK BAR (RYAN ONLY)	

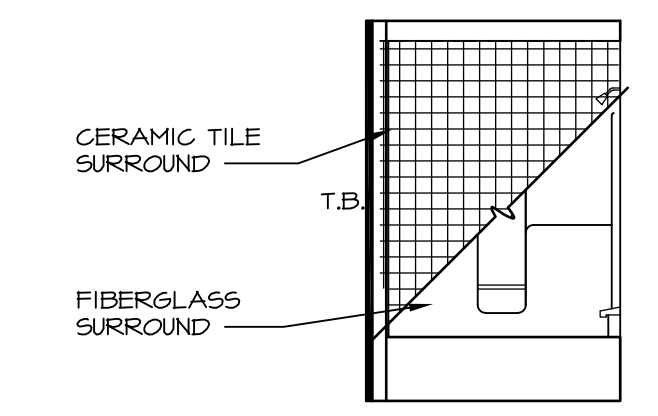
SHEET NO. **IT-3b**



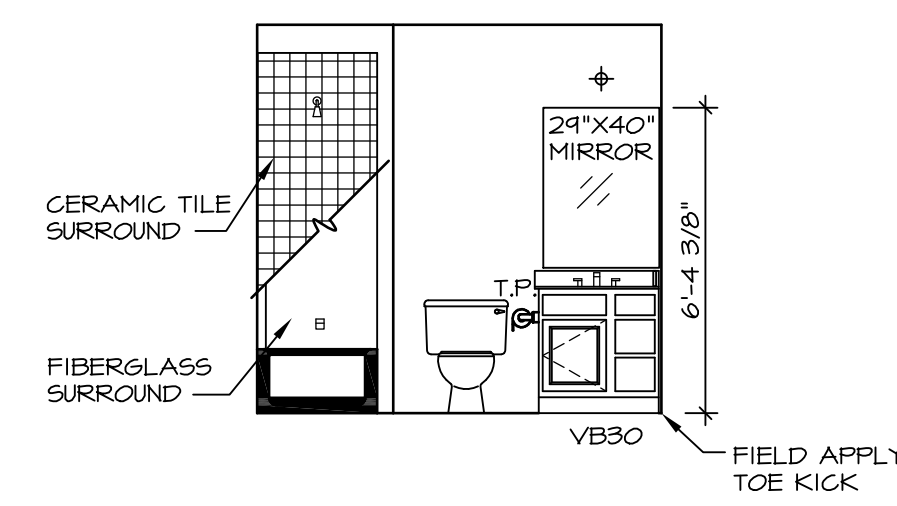
A BASEMENT BATH
SCALE: 1/4" = 1'-0"



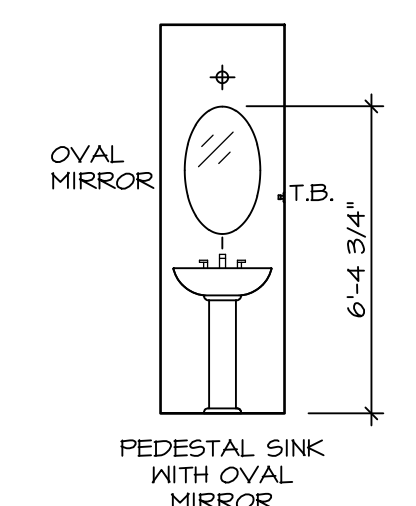
K BATH # 1
SCALE: 1/4" = 1'-0"



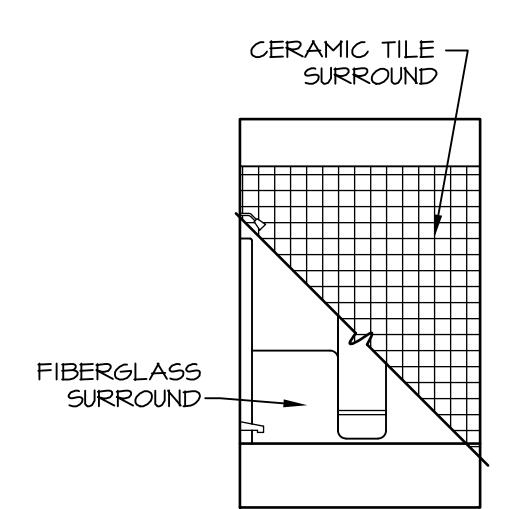
B BASEMENT BATH
SCALE: 1/4" = 1'-0"



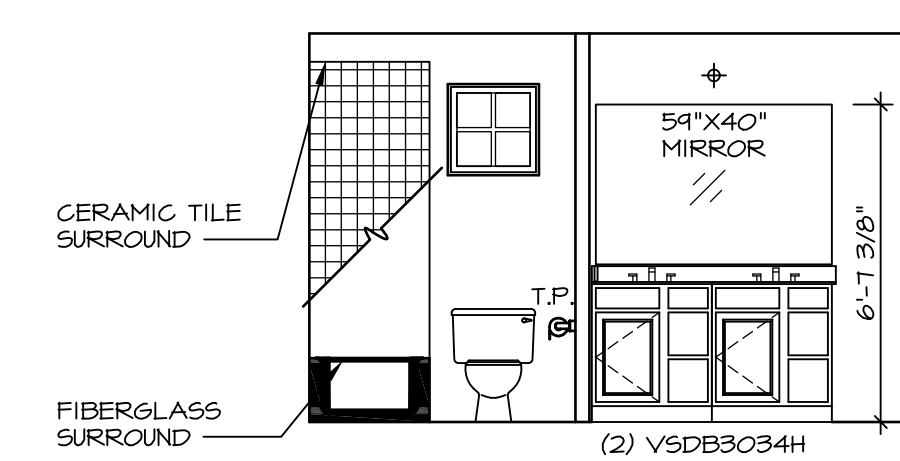
G BATH # 1
SCALE: 1/4" = 1'-0"



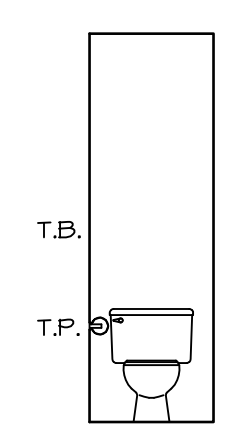
C POWDER ROOM
SCALE: 1/4" = 1'-0"



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



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



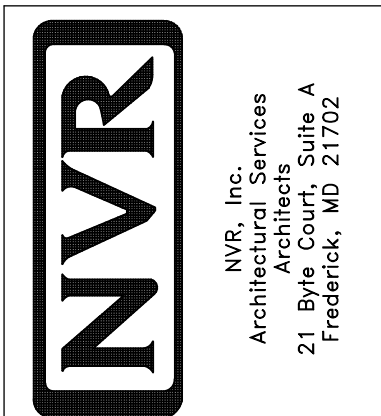
D POWDER ROOM
SCALE: 1/4" = 1'-0"

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	08/05/16	N.L. - DRAWING ALIGNMENT

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MODEL	SORRENTO
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
SHEET NO.	A-13
SET NO.	SOR00
VERSION	04
DRAWN BY	
DATE:	
OPTION	