

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J01	JACK - (2) 2X4 SPF STUD GRADE		III	
J02	JACK - (3) 2X4 SPF STUD GRADE		III	
J03	JACK - (2) 2X4 SPF STUD GRADE		II3	
J04	JACK - (3) 2X4 SPF STUD GRADE		II3	
J05	JACK - (2) 2X4 SPF STUD GRADE		107	
J06	JACK - (2) 2X4 SPF STUD GRADE		107	
J16	JACK - (6) 2X4 SP#1		101	
J17	JACK - (3) 2X4 SP#1		101	
J27	JACK - (4) 2X4 SPF STUD GRADE	MAA	125	
J28	JACK - (4) 2X4 SPF STUD GRADE	MAA	125	
J44	JACK - (4) 2X4 SPF STUD GRADE	MAAKDA	124	
J46	JACK - (5) 2X4 SPF STUD GRADE	MAA	124	

LVL PLY TO PLY FASTENING SCHEDULE:

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

FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B01	INT HEADER - 2X12 - 2 PLY	9'-2 1/2"		III	
B02	INT HEADER - 2X8 - 2 PLY	5'-4"		II3	
B04	BEAM STEEL - W12X26	20'-2"	SRI, SXS, GCB	101	
B04-2	LVL - 18	15'-5 1/2"	MAA, KDA	124	2 PLY, 2A
PF02-2	LVL - 11-04	14'-11 1/2"	GCB	107	PORTAL FRAME, 2 PLY, 1A

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS

GYPSUM NOTES RYAN

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

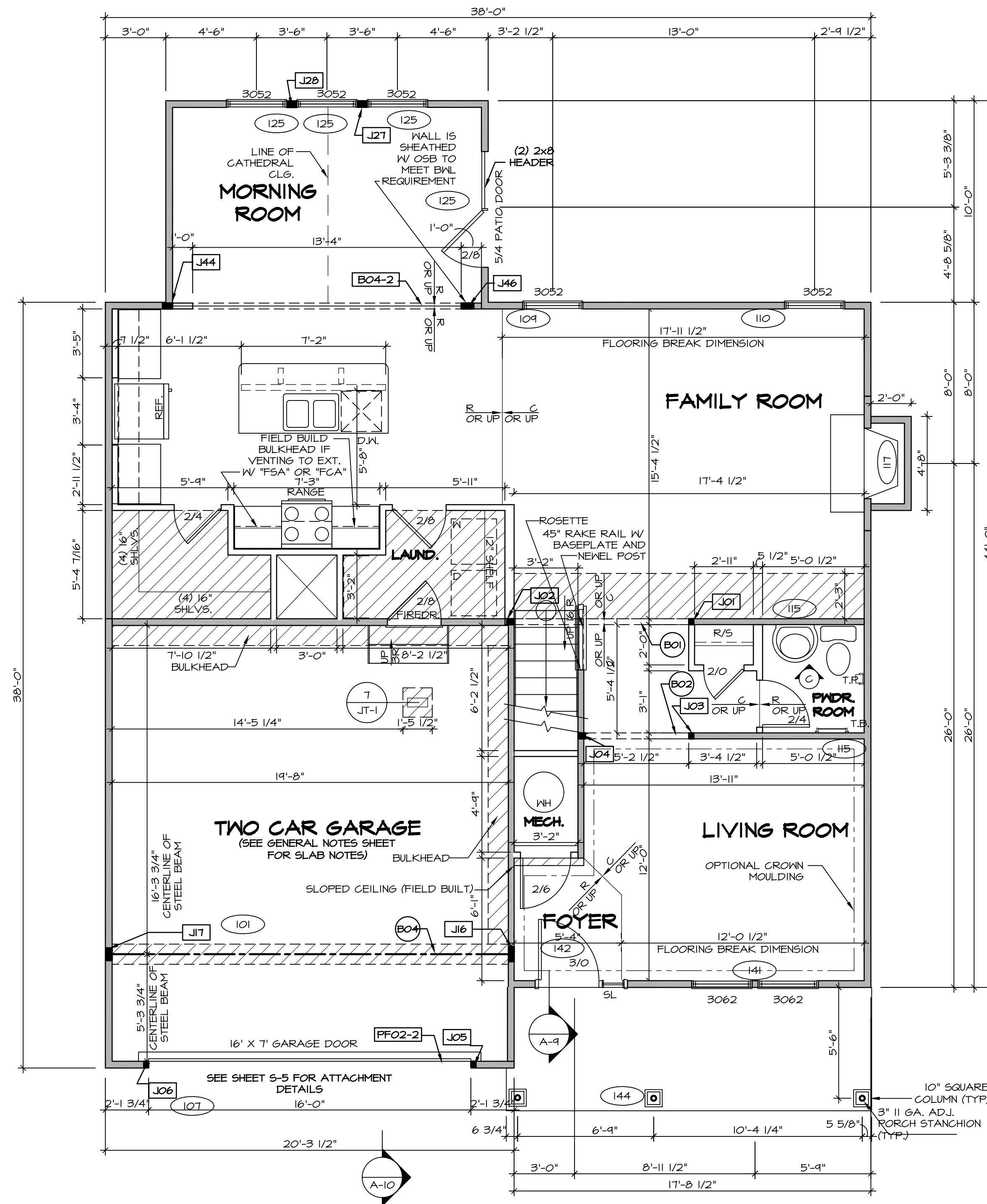
FLOOR PLAN NOTES RYAN

- 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 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 GRIPPLIES ABOVE, UNLESS OTHERWISE NOTED.

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



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

REVISIONS:

REV. NO.	DATE	DESCRIPTION
1	07/26/16	TH - DRAWING ALIGNMENT
2	7/24/17	DRH - T-PLY CONVERSION

SET NO. FLOOR 06
 VERSION 06
 DRAWN BY
 DATE:
 OPTION

FLORENCE
 DRAWING TITLE
 FIRST FLOOR PLAN

OPTION DESCRIPTION

SHEET NO. A-7

33

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 NVR, Inc.
 Architectural Services
 Architects
 21 B. Co. Rd.
 Frederick, MD 21702

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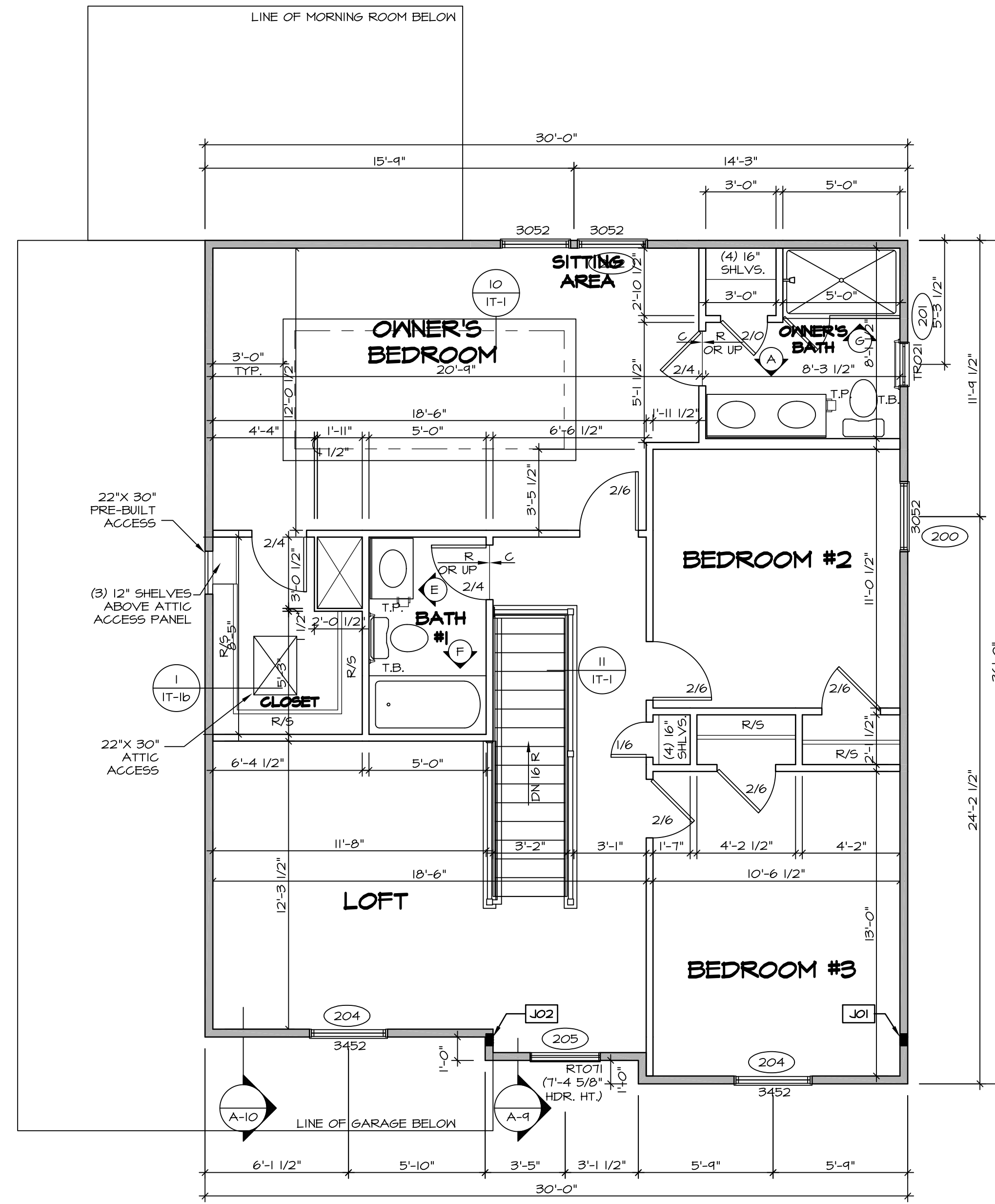
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J01	JACK - (4) 2X4 SPH		203	
J02	JACK - (4) 2X4 SPH		203	

FLOOR PLAN NOTES RYAN

- 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 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.

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

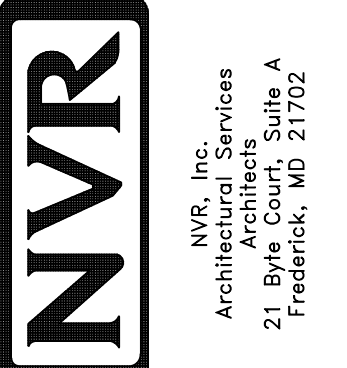
SEE FC DETAILS FOR FRAMING CONNECTORS

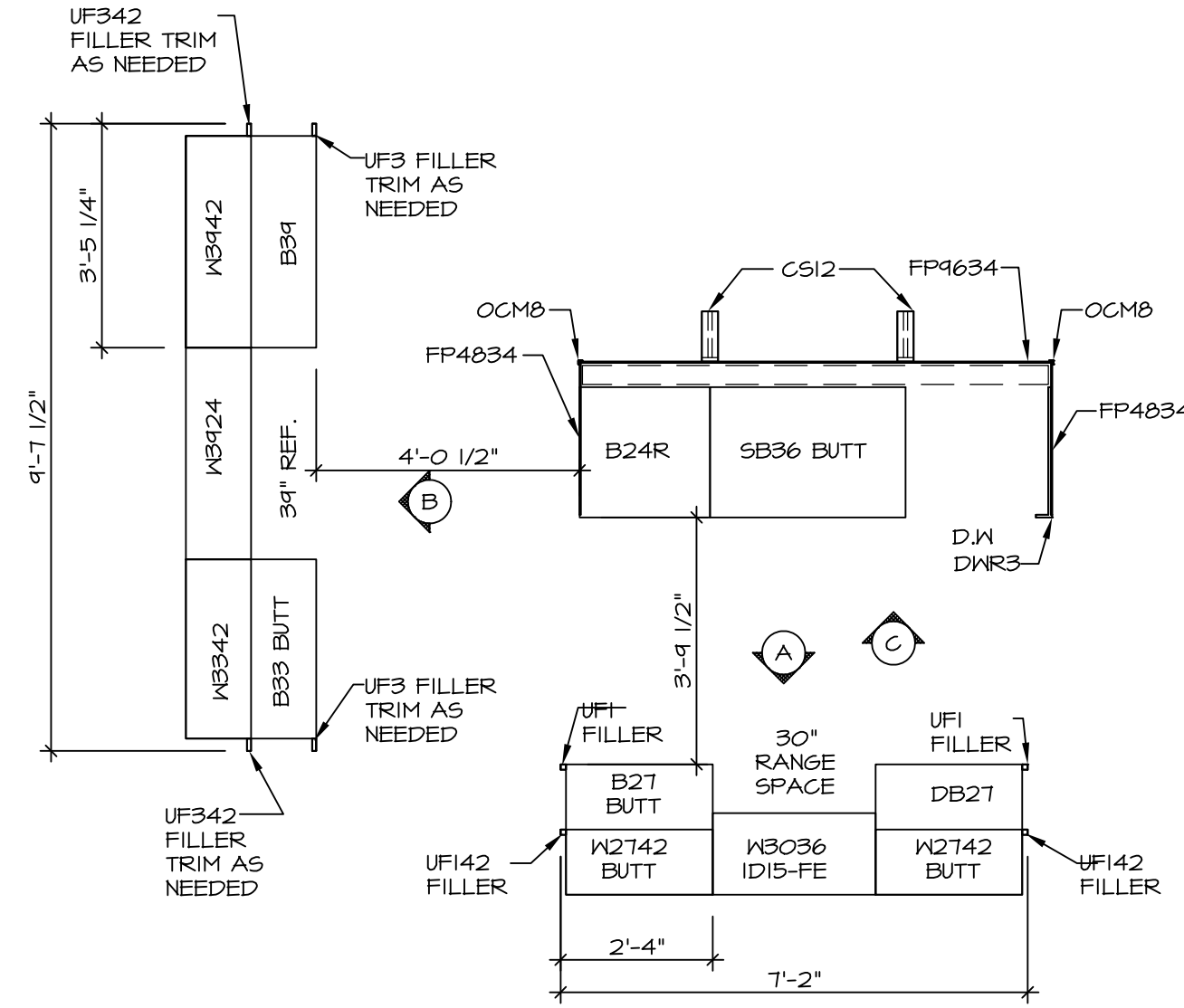


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO.	MODEL	SET NO.	FLR/O	VERSION	DATE	OPTION	DRAWN BY	DATE	OPTION	DRAWING TITLE	DESCRIPTION
A-8	FLORENCE	FLR00_06	06	06						SECOND FLOOR PLAN	
37											

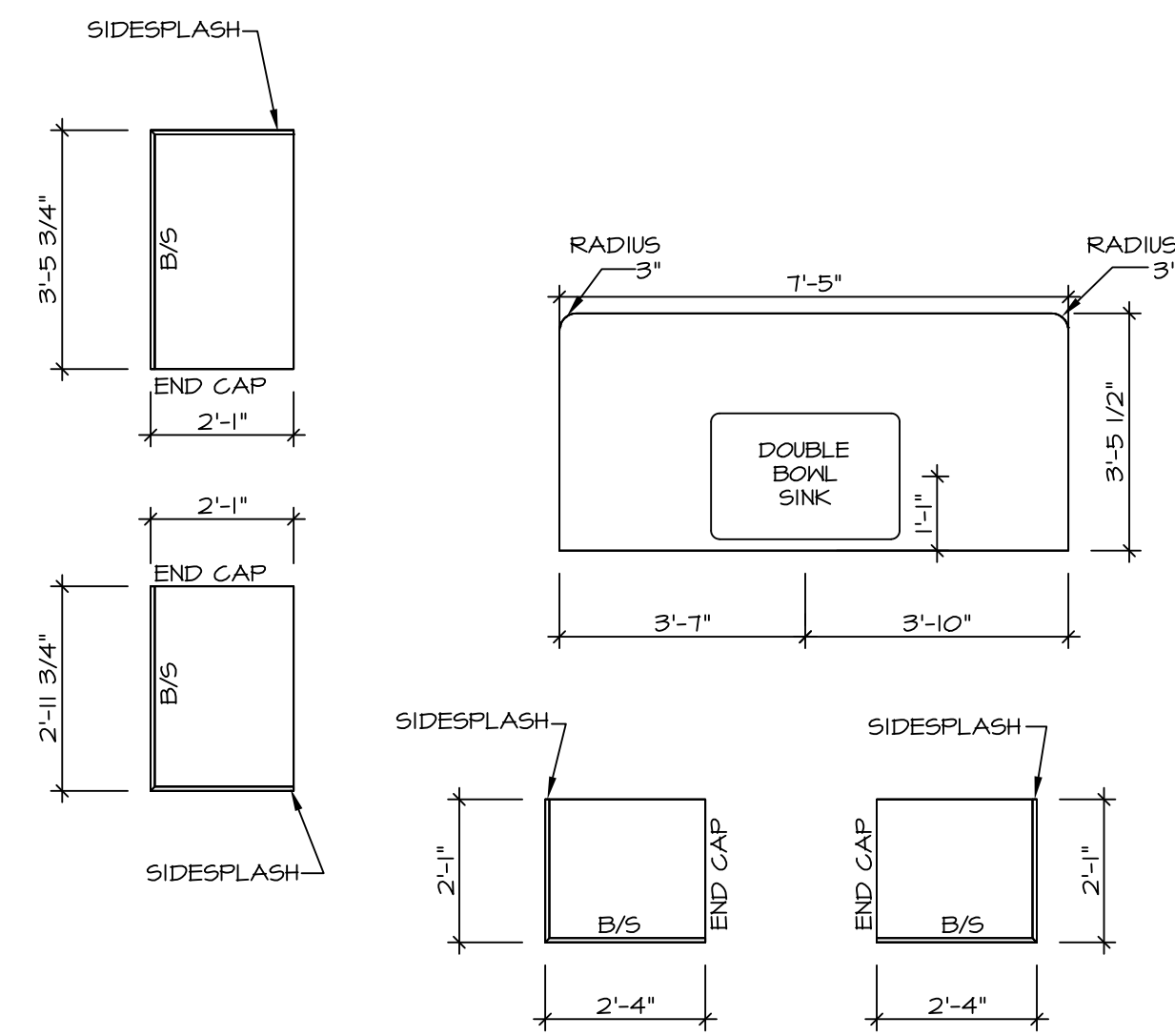
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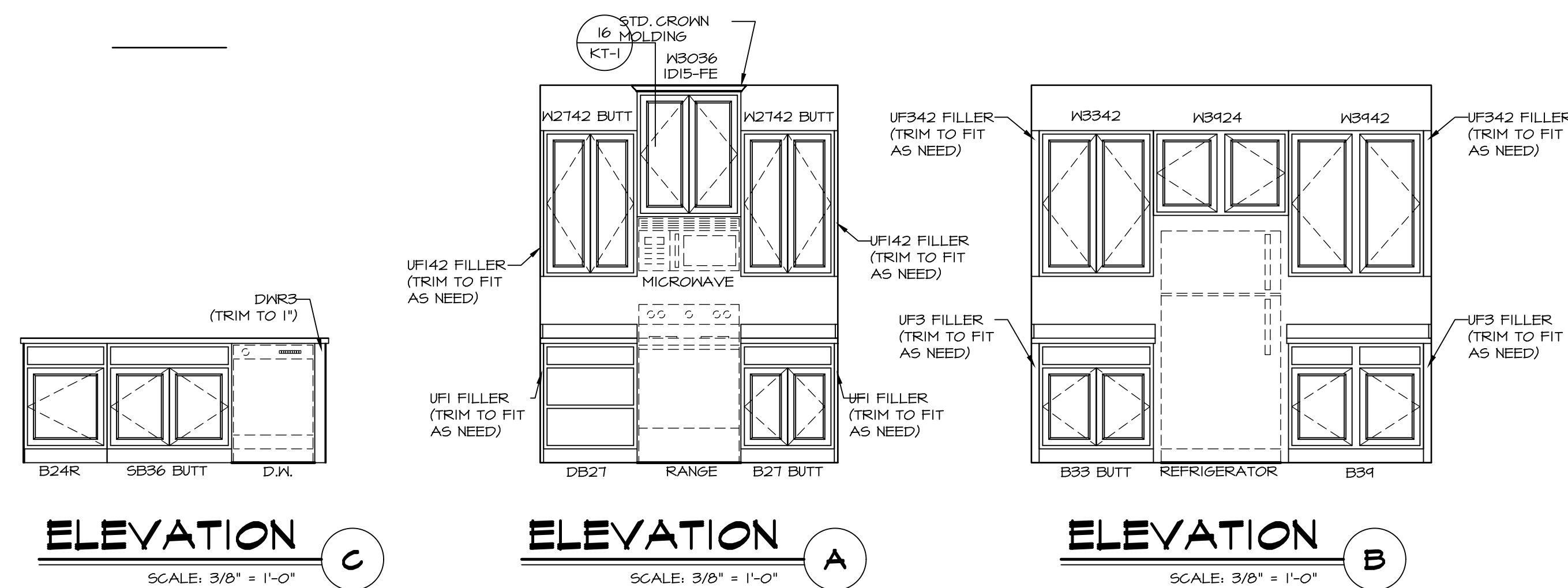
**KITCHEN CABINET
PLAN - KC-3414**

SCALE: 3/8" = 1'-0" A-12



**KITCHEN COUNTERTOP
PLAN - KT-3414**

SCALE: 3/8" = 1'-0" A-12



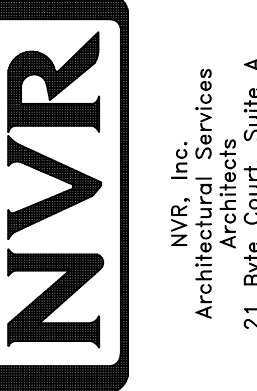
ELEVATION C
SCALE: 3/8" = 1'-0"

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

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

SHEET NO. **A-12**
MODEL **FLORENCE**
DRAWING TITLE **KITCHEN PLANS AND ELEVATIONS**
OPTION DESCRIPTION

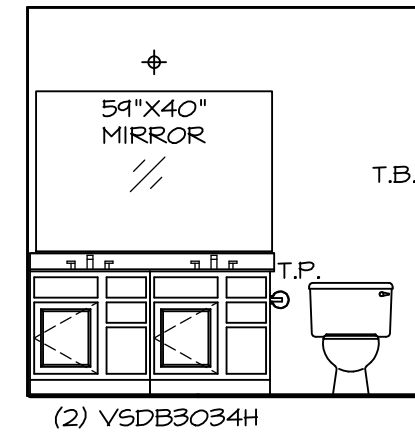
SET NO. **FLR00**
VERSION **06**
DRAWN BY **SLK**
DATE: **4/2/15**
OPTION



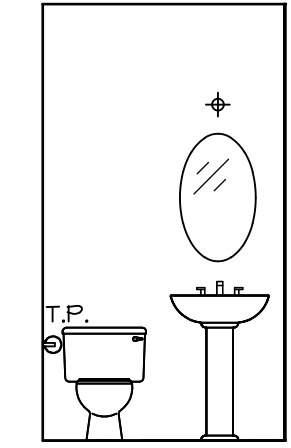
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REV. NO.	DATE	REMARKS

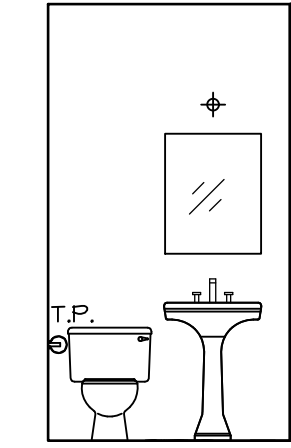
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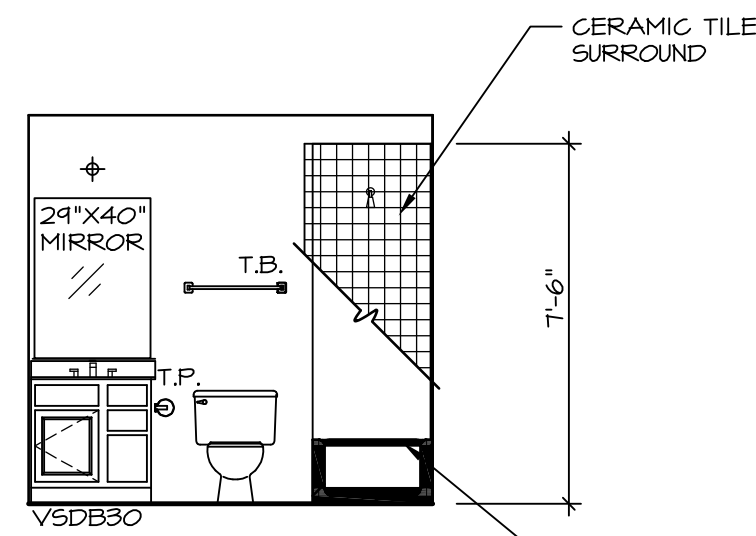
A OWNER'S BATH
SCALE: 1/4" = 1'-0"



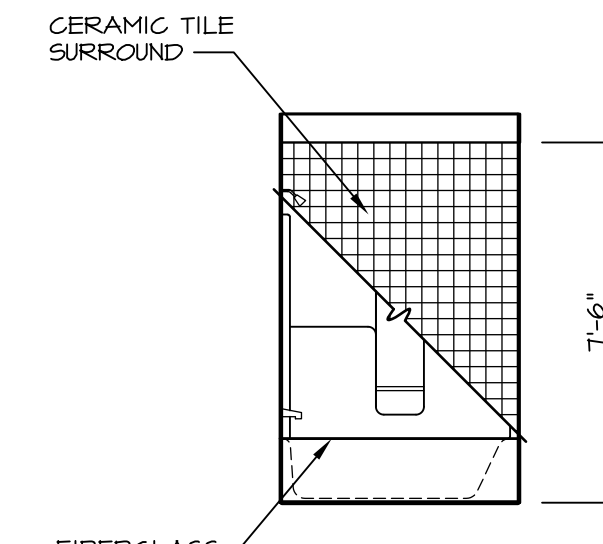
PEDESTAL SINK WITH OVAL MIRROR
POWDER ROOM
SCALE: 1/4" = 1'-0" *5ZB*



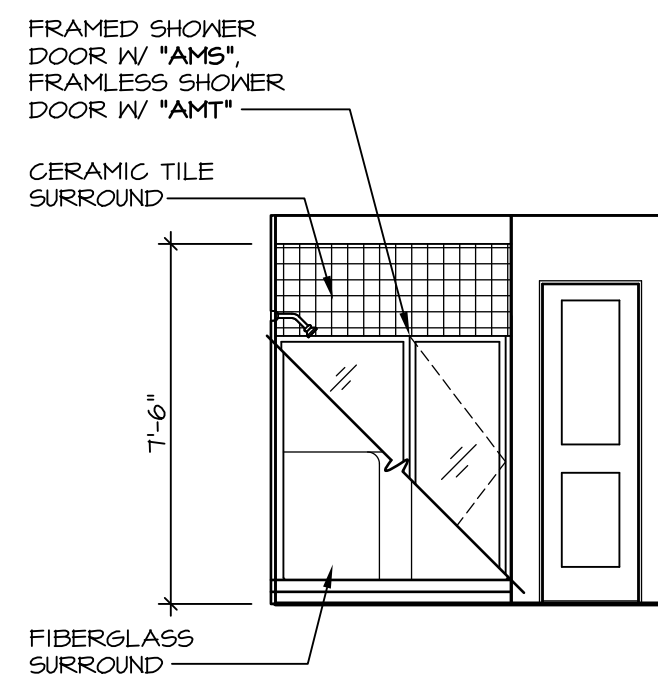
PEDESTAL SINK WITH SQUARE MIRROR
POWDER ROOM
SCALE: 1/4" = 1'-0"



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



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



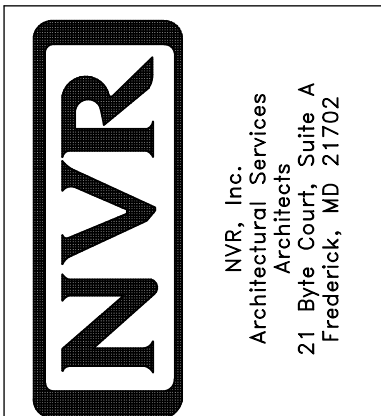
G OWNER'S BATH
SCALE: 1/4" = 1'-0" UPGRADE OWNER'S BATH *AMA*

NOTES:

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

REV. NO.	DATE	REMARKS
1	07/26/16	TM - DRAWING ALIGNMENT

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SHEET NO.	MODEL	SET NO.	FLR00
A-13	FLORENCE	VERSION	06
	DRAWING TITLE	DRAWN BY	
	BATH ELEVATIONS	DATE:	
	OPTION DESCRIPTION	OPTION	
46			