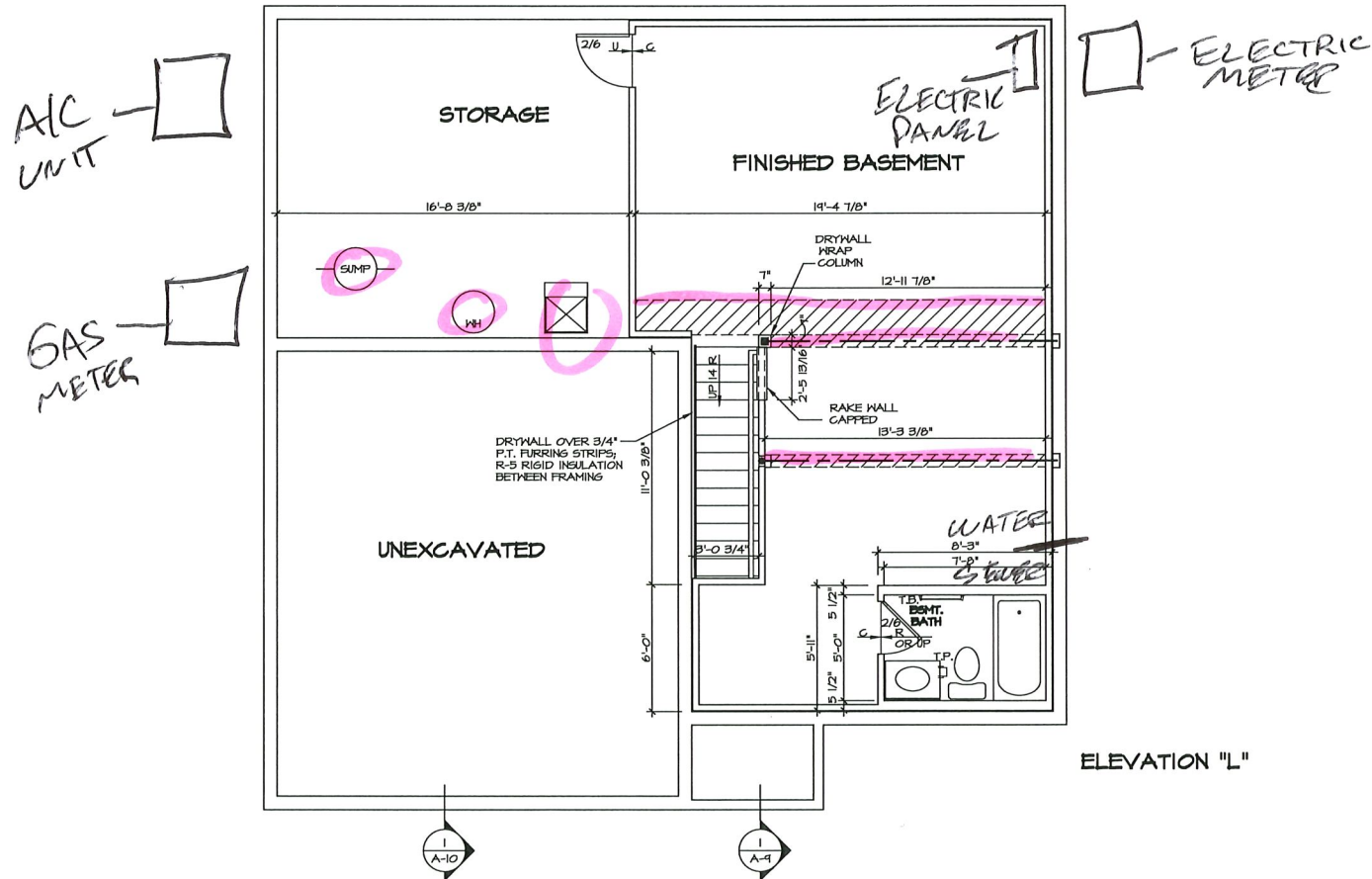


LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARINGS FROM POINT-LOAD ABOVE
	JACKS
	BEAM-HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL.

- 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 EACH END, UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS TO BE 4" 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.
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. ALL WINDOWS HAVE 1'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

- GYPSUM NOTES**
- AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS 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"

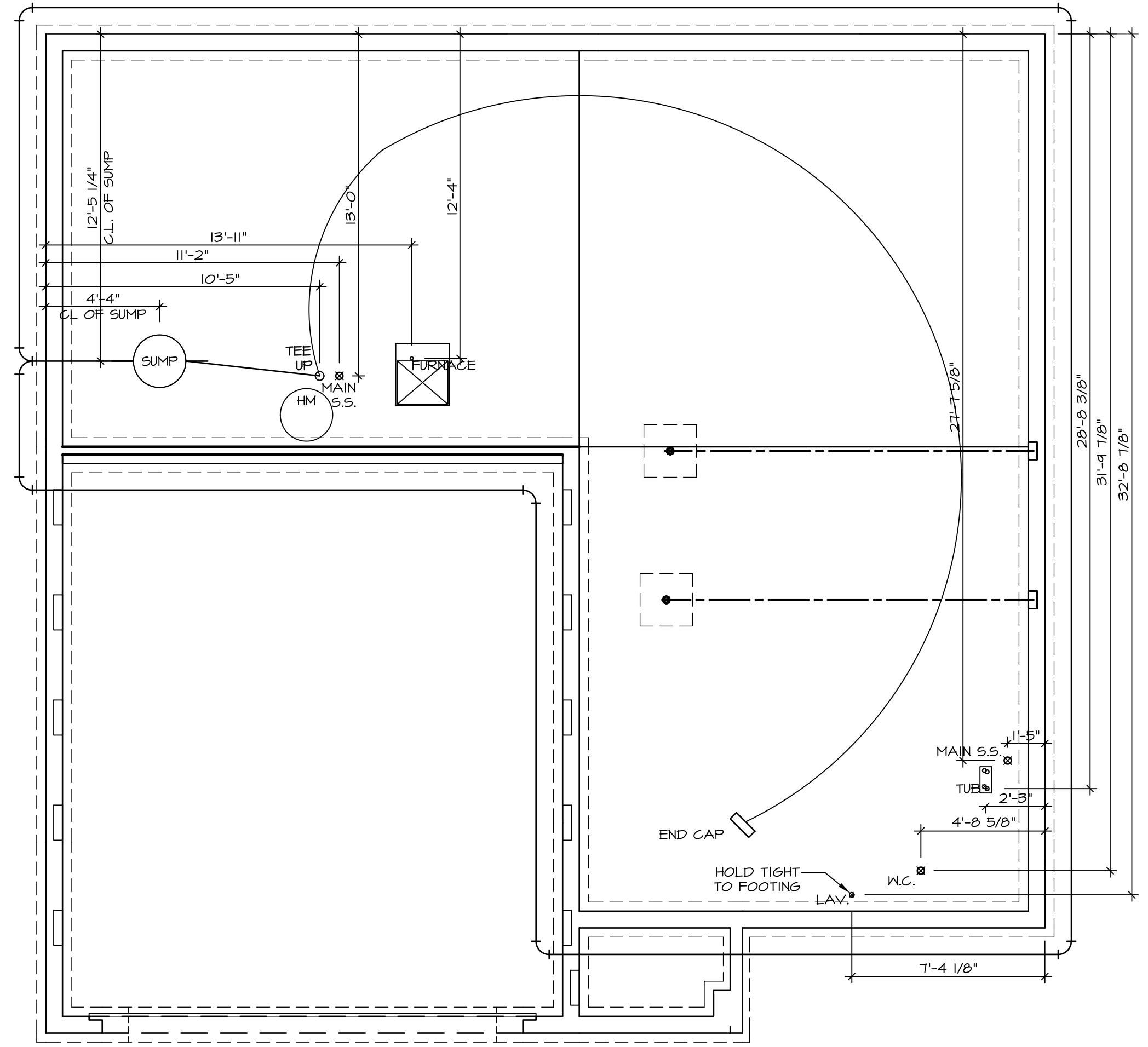
REV. NO.	DATE	REMARKS
1	07/20/16	TH - DRAWING ALIGNMENT

<p>NVR, Inc., owner, expressly reserves the common law copyright in these plans. These plans are not to be reproduced, changed or copied in any way without the written consent of NVR, Inc.</p>
--

<p>NVR NVR, Inc. Architectural Services 21 E. Frederick Ave. Frederick, MD 21702</p>

<p>MODEL: FLORENCE DRAWING TITLE: BASEMENT FLOOR PLAN SHEET NO.: A-6</p>	<p>SET NO. FLR00 VERSION 06 DRAWN BY: DATE: OPTION:</p>
--	---

<p>OPTION DESCRIPTION</p>	<p>32</p>
---------------------------	-----------



1
A-5 **PLUMBING PLAN**
SCALE: 1/4" = 1'-0"

SHEET NO.

A-5

31

MODEL
FLORENCE

DRAWING TITLE
PLUMBING PLAN

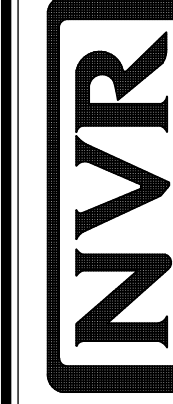
OPTION DESCRIPTION

SET NO. FLOOR
VERSION 06

DRAWN BY

DATE:

OPTION



NVR, Inc.
Architectural Services
Architects
21 Park Plaza, Ste. A
Frederick, MD 21702

NVR, Inc., owner, expressly
reserves its common law copyright
interest in the drawings, designs,
plans, specifications and all other
documents prepared, prepared in,
reproduced, changed, adapted in
whole or in part, by NVR, Inc.,
nor are they to be assigned to
any other person without the
express written consent of NVR, Inc.

REV. NO. DATE

REMARKS

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, EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" 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.
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 ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

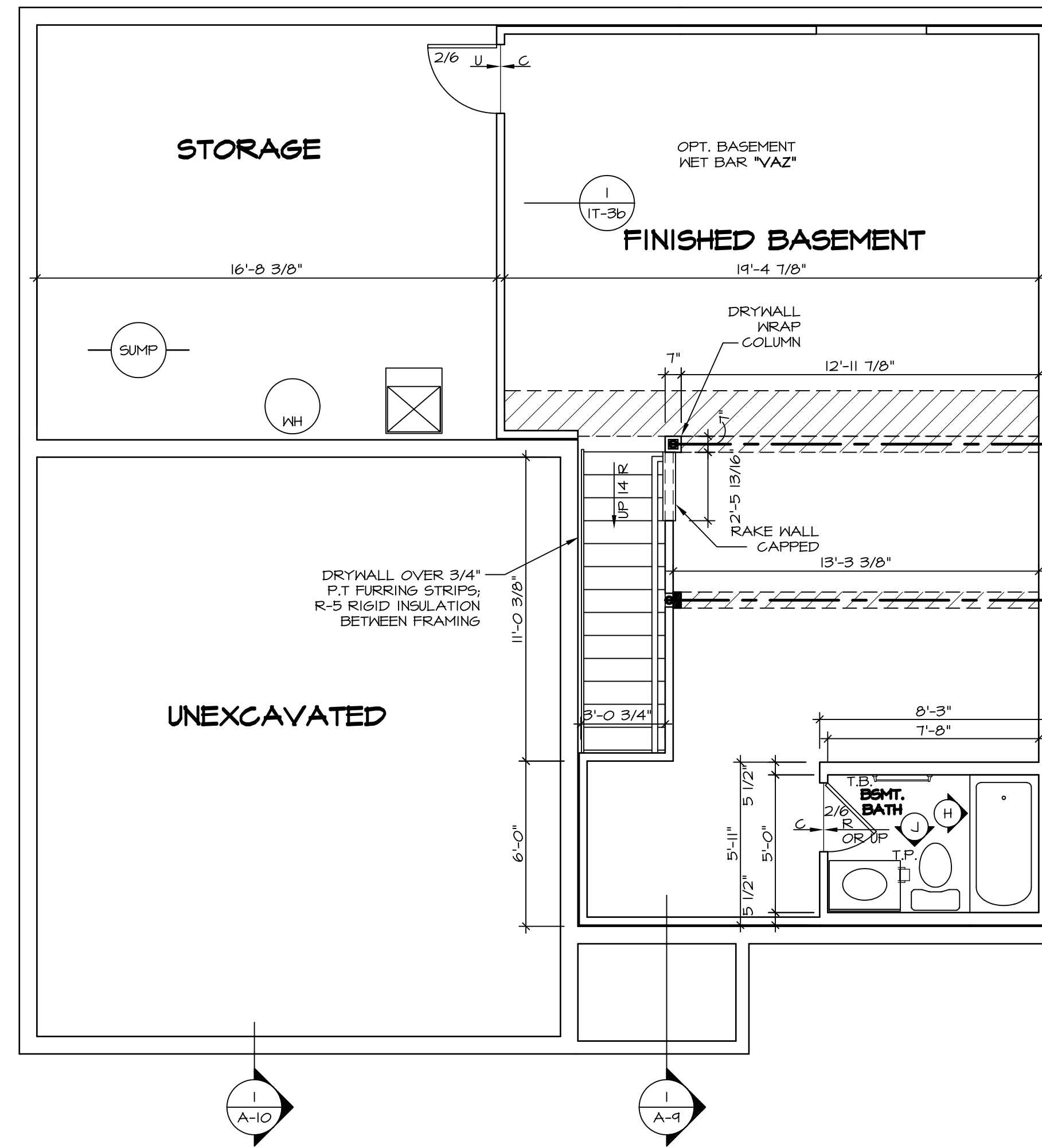
GYPSUM NOTES

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

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



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

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

NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied in any way, or used for any other purpose without the written consent of NVR, Inc.



SHEET NO. A-6	MODEL FLORENCE	SET NO. FLR00	VERSION 06
OPTION DESCRIPTION 32	DRAWING TITLE BASEMENT FLOOR PLAN	DRAWN BY	DATE:
		OPTION	

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
JO1	JACK - (2) 2X4 SPF STUD GRADE		III	
JO2	JACK - (3) 2X4 SPF STUD GRADE		III	
JO3	JACK - (2) 2X4 SPF STUD GRADE		II3	
JO4	JACK - (3) 2X4 SPF STUD GRADE		II3	
JO5	JACK - (2) 2X4 SPF STUD GRADE		IO7	
JO6	JACK - (2) 2X4 SPF STUD GRADE		IO7	
JO7	JACK - (2) 2X4 SPF STUD GRADE		IE3	
JO8	JACK - (2) 2X4 SPF STUD GRADE		IE3	
JO9	JACK - (2) 2X4 SPF STUD GRADE		IO4	
JO10	JACK - (2) 2X4 SPF STUD GRADE		IO4	
JO11	JACK - (2) 2X4 SPF STUD GRADE		IO4	
JO12	JACK - (2) 2X4 SPF STUD GRADE		IO4	
JO13	JACK - (2) 2X4 SPF STUD GRADE		IO4	
JO14	JACK - (2) 2X4 SPF STUD GRADE		IO4	
JO15	JACK - (3) 2X4 SPF STUD GRADE		IO1	
JO16	JACK - (6) 2X4 SPF STUD GRADE		IO1	
JO17	JACK - (5) 2X4 SPF STUD GRADE		IO1	

LVL PLY TO PLY FASTENING SCHEDULE:

1.A - (2) PLY UP TO AND INCLUDING II 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
 2.A - (2) PLY 14" TO AND INCLUDING II 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 II 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 5.A - (3) PLY 14" TO AND INCLUDING II 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
BO1	INT HEADER - 2X12 - 2 PLY	9'-2 1/2"		III	
BO2	INT HEADER - 2X8 - 2 PLY	5'-4"		II3	
BO4	BEAM STEEL - W12X26	20'-2"	SRI, SXS, GCB	IO1	
PFO2-2	LVL - II-04	14'-11 1/2"	GCB	IO7	PORTAL FRAME, 2 PLY, 1.A

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

GYPSUM NOTES RYAN

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

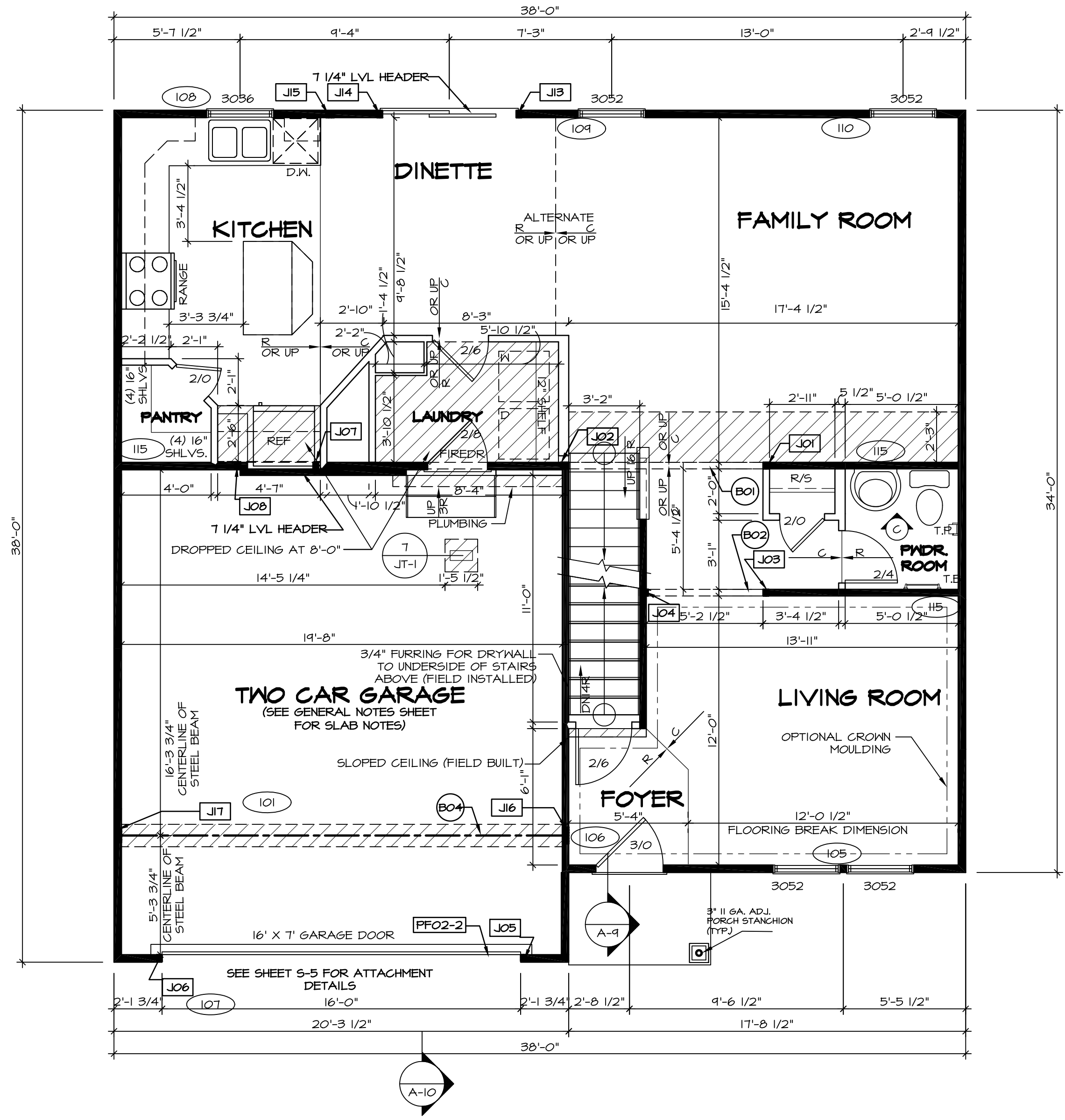
FLOOR PLAN NOTES RYAN

- 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 CEILING. ALL DROPPED CEILING 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 GRIPPLES 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

REMARKS

NVR, Inc., owner, expressly reserves the common law copyright in these plans. These plans are not to be reproduced, changed, copied in any way, or otherwise used without the written consent of NVR, Inc.

NVR
 NVR, Inc.
 Architectural Services
 Architects
 21 Bayview Plaza
 Frederick, MD 21702

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

MODEL FLORENCE
 DRAWING TITLE FIRST FLOOR PLAN
 OPTION DESCRIPTION

SHEET NO. A-7
 33

C:\NVR\Solves\FLORENCE_FLOOR_06\DOC-BN-0078\558229\Sheets\01_Specific\33_A-7_PLN1_LS.dwg 09/14/17 - 3:38 am

SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED

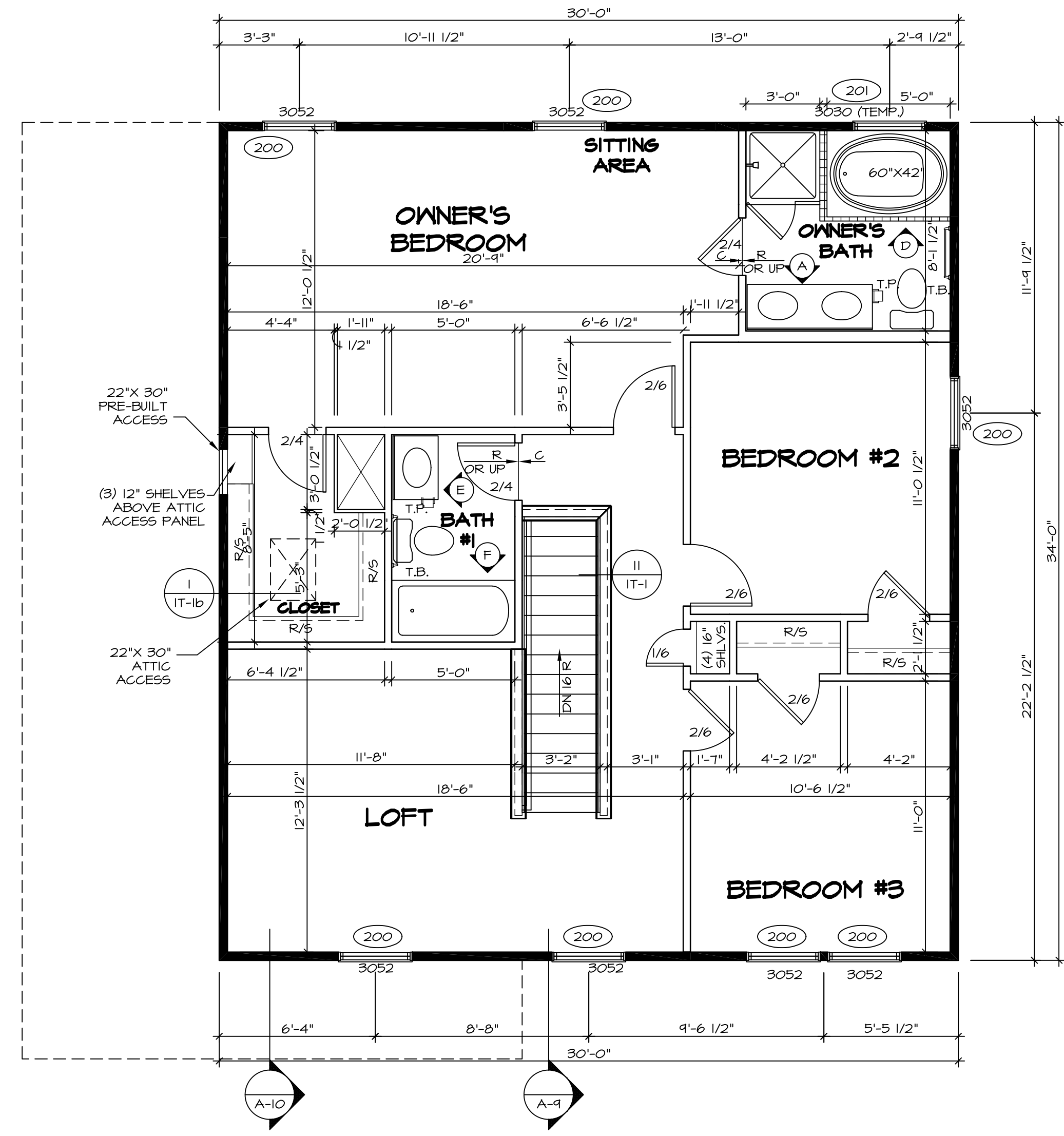
FLOOR PLAN NOTES RYAN

- 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

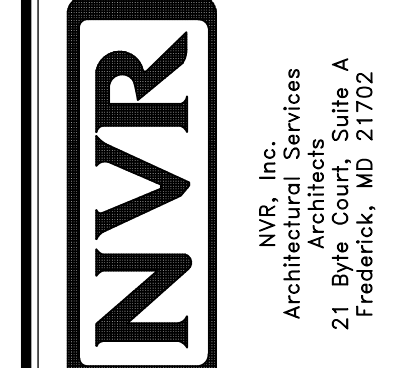


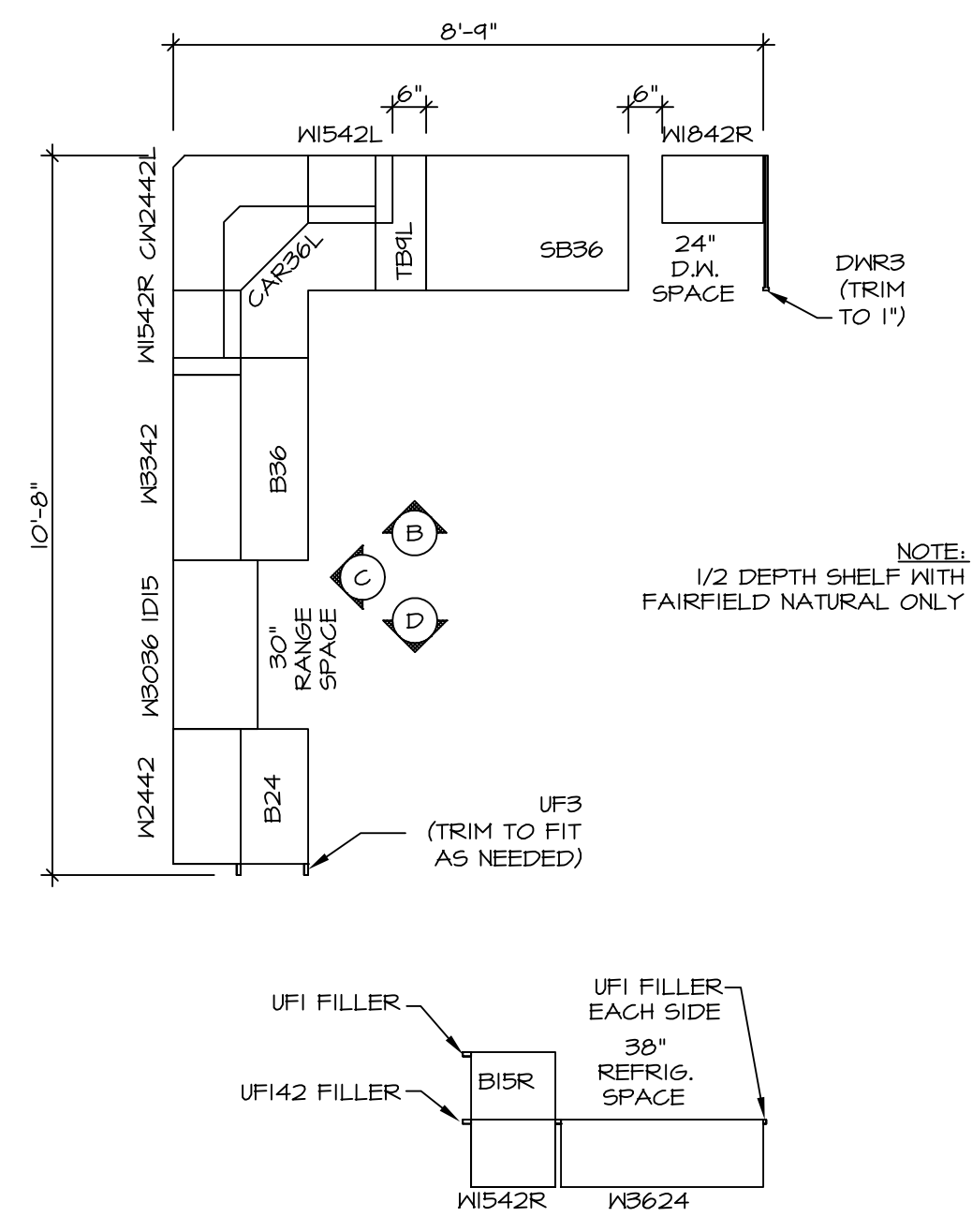
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-8	MODEL FLORENCE	SET NO. FLR00	VERSION 06	DATE:	OPTION
		DRAWING TITLE SECOND FLOOR PLAN	DRAWN BY	DATE:	OPTION
OPTION DESCRIPTION		37			

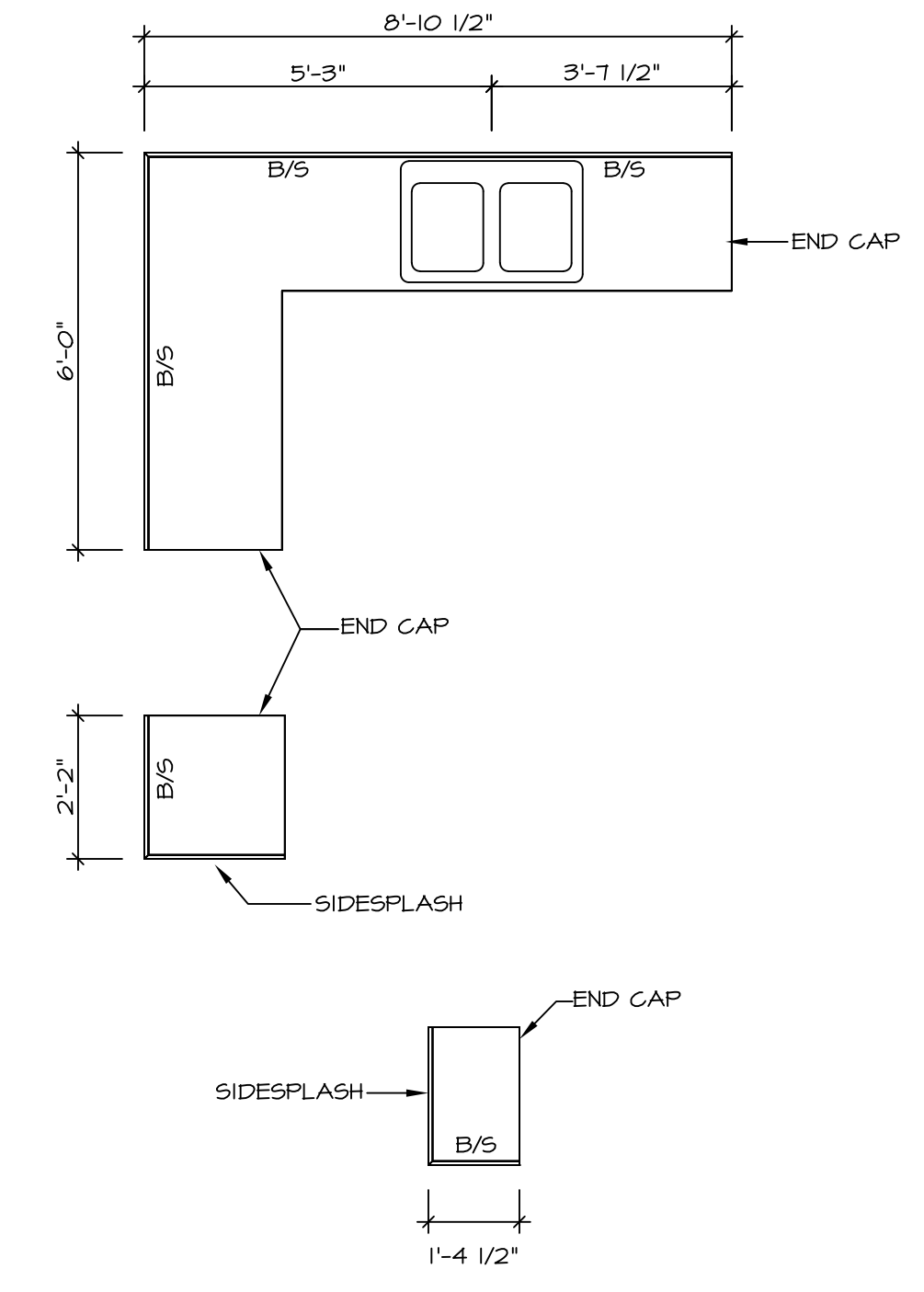
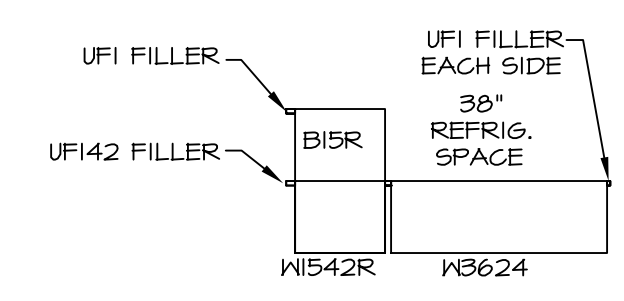
C:\NVR\Solves\FLORENCE_FLR00_06\DCY-BN-0078\538229\Sheets\1st_Specific\37_A-8_FLR2_LS.dwg 09/14/17 5:38 am

NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied in any way, or used for any other purpose without the written consent of NVR, Inc.

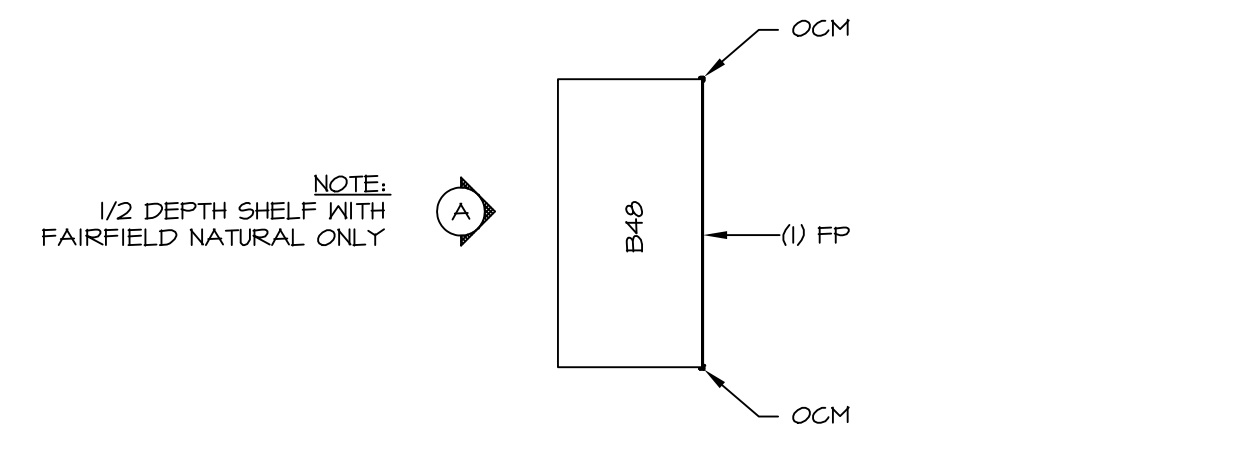




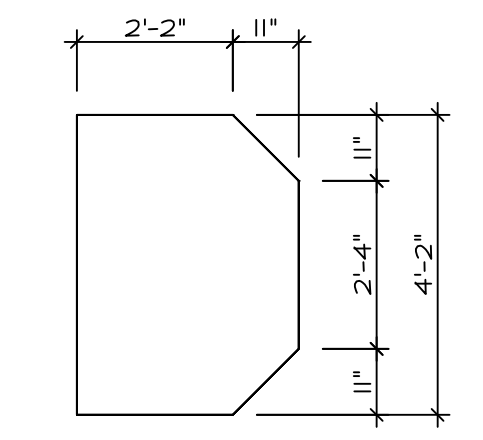
KITCHEN CABINET PLAN - KC-2899
SCALE: 3/8" = 1'-0" A-12



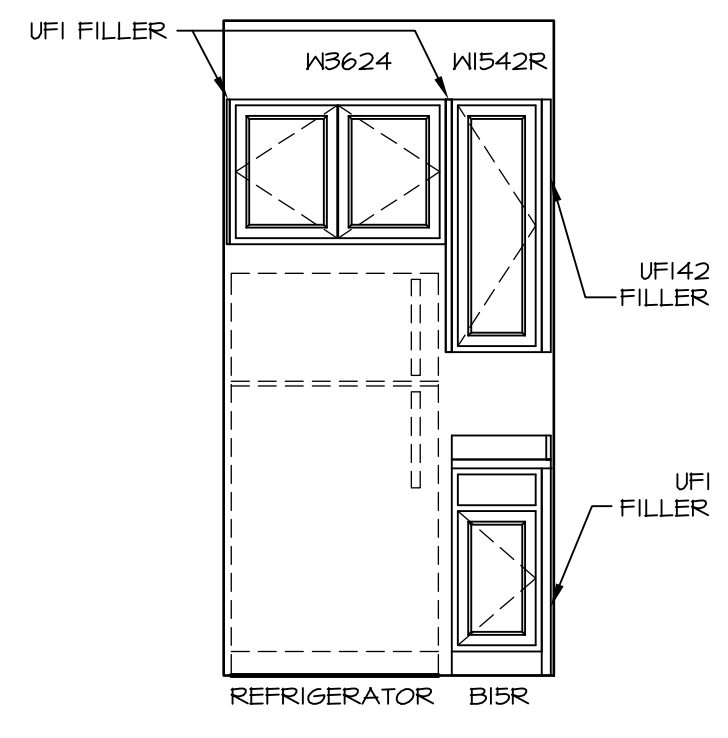
KITCHEN COUNTERTOP PLAN - KT-2899
SCALE: 3/8" = 1'-0" A-12



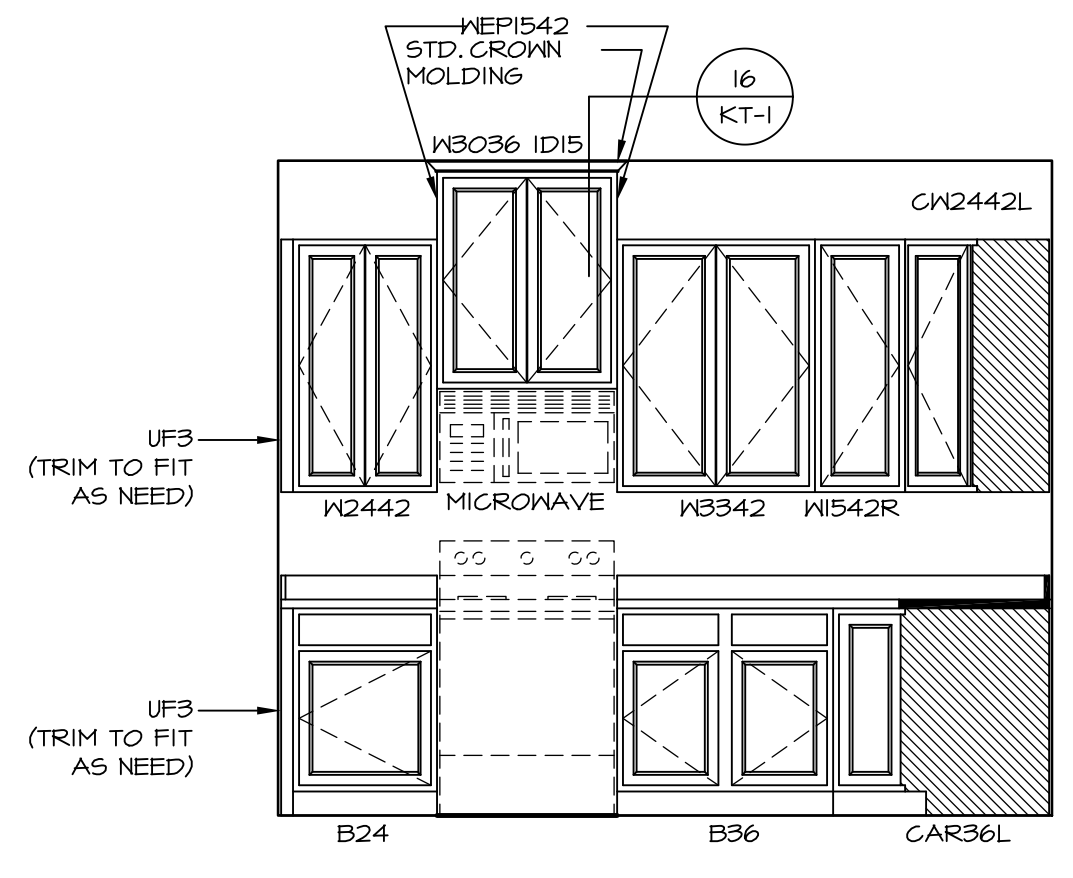
OPT. ISLAND PLAN - KC-2900
SCALE: 3/8" = 1'-0" A-12



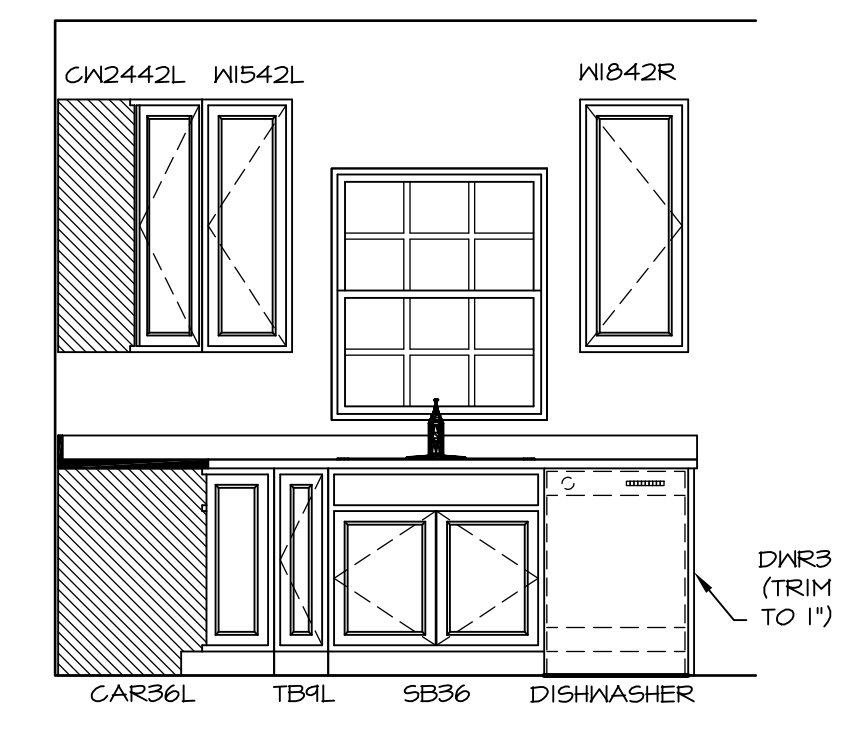
OPT. ISLAND COUNTERTOP PLAN - KT-2900
SCALE: 3/8" = 1'-0" A-12



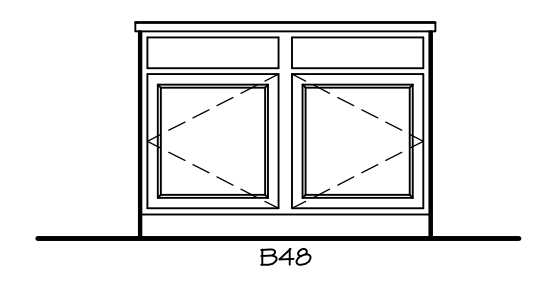
ELEVATION D
SCALE: 3/8" = 1'-0"



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

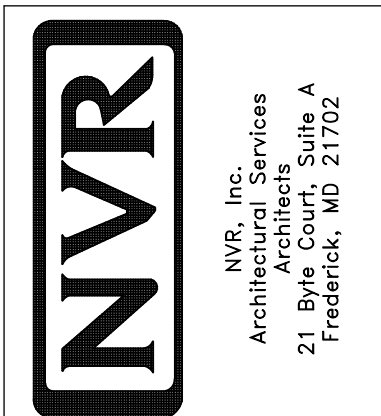


ELEVATION B
SCALE: 3/8" = 1'-0"

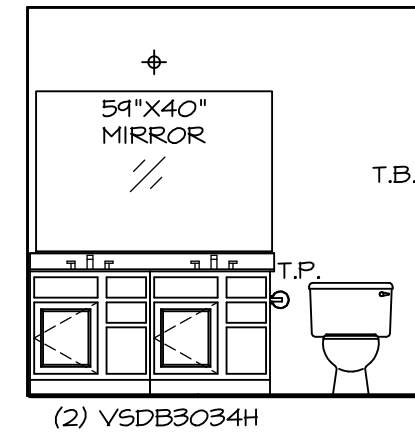


ELEVATION A
SCALE: 3/8" = 1'-0"

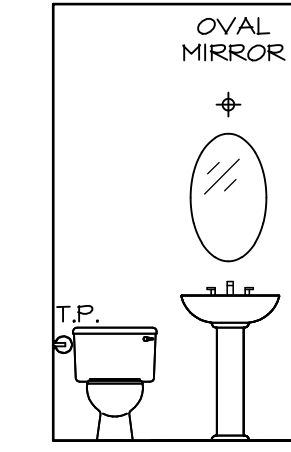
SHEET NO. A-12	MODEL FLORENCE	DRAWING TITLE KITCHEN PLANS AND ELEVATIONS	SET NO. FLR00	VERSION 06	DRAWN BY SLK	DATE: 4/21/15	OPTION
			OPTION DESCRIPTION				
42							
REMARKS							



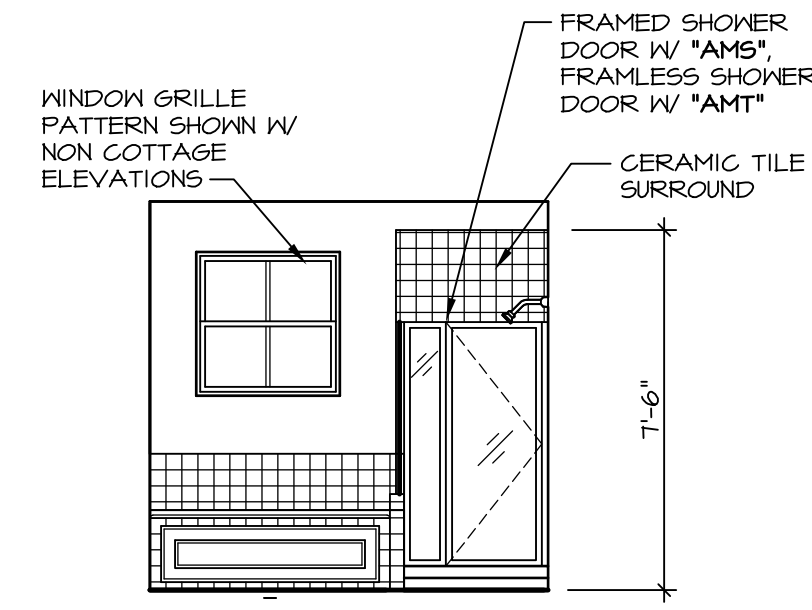
NVR, Inc., owner, expressly reserves its common law copyright in these drawings and plans. These plans are not to be reproduced, changed, copied, or otherwise used in any way without the written consent of NVR, Inc.



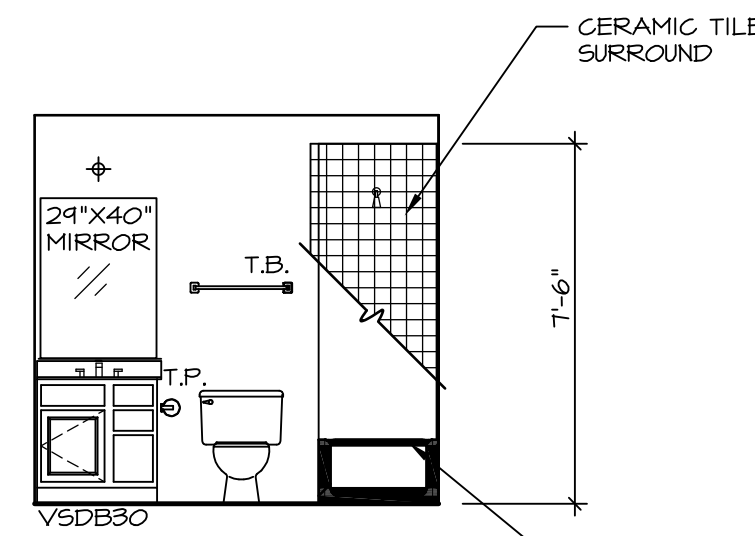
A OWNER'S BATH
SCALE: 1/4" = 1'-0"



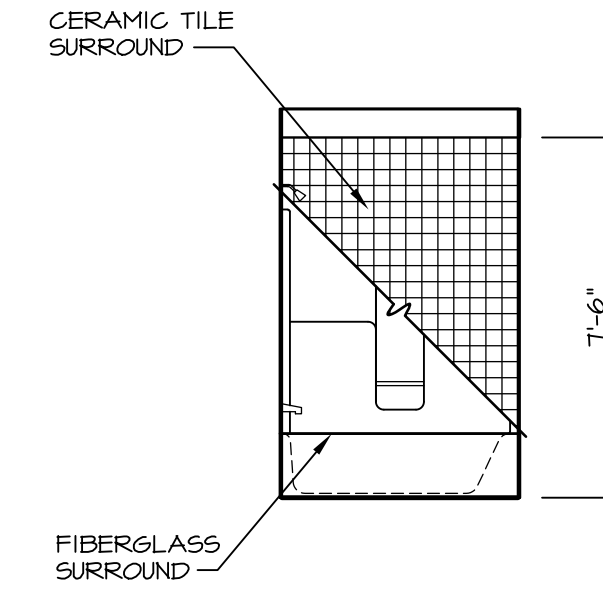
C POWDER ROOM
SCALE: 1/4" = 1'-0"



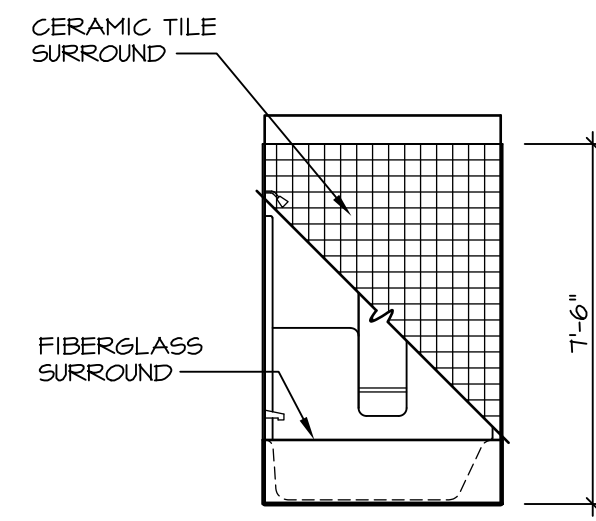
D OWNER'S BATH
SCALE: 1/4" = 1'-0" UPGRADE OWNER'S BATH *AMF*



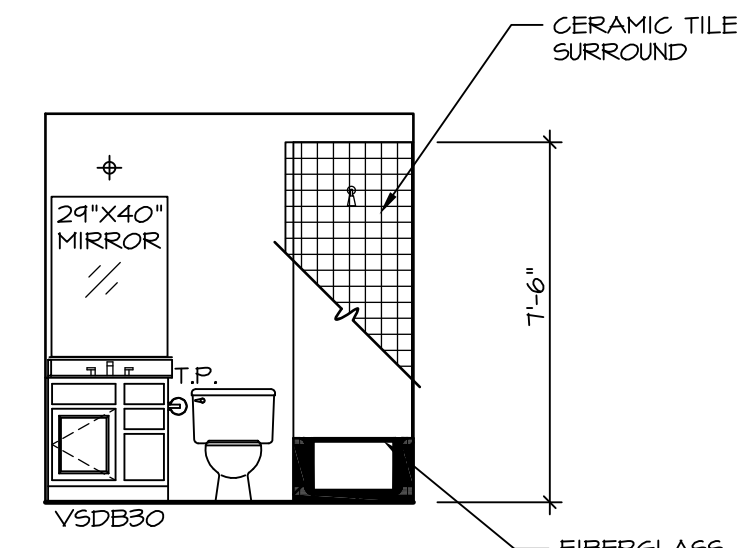
E BATH #1
SCALE: 1/4" = 1'-0"



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



H BSMT. BATH
SCALE: 1/4" = 1'-0"



J BSMT. BATH
SCALE: 1/4" = 1'-0"

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

1 07/26/16 TM - DRAINING ALIGNMENT

NVR, Inc., owner, expressly reserves its common law copyright in these plans. These plans are not to be reproduced, changed, copied in any way, or otherwise used without the written consent of NVR, Inc.



NVR, Inc.
Architectural Services
21 Park Plaza, Ste. A
Frederick, MD 21702

SET NO. FLOOR

VERSION 06

DRAWN BY

DATE:

OPTION

FLORENCE
DRAWING TITLE
BATH ELEVATIONS

A-13
SHEET NO.

OPTION DESCRIPTION

46