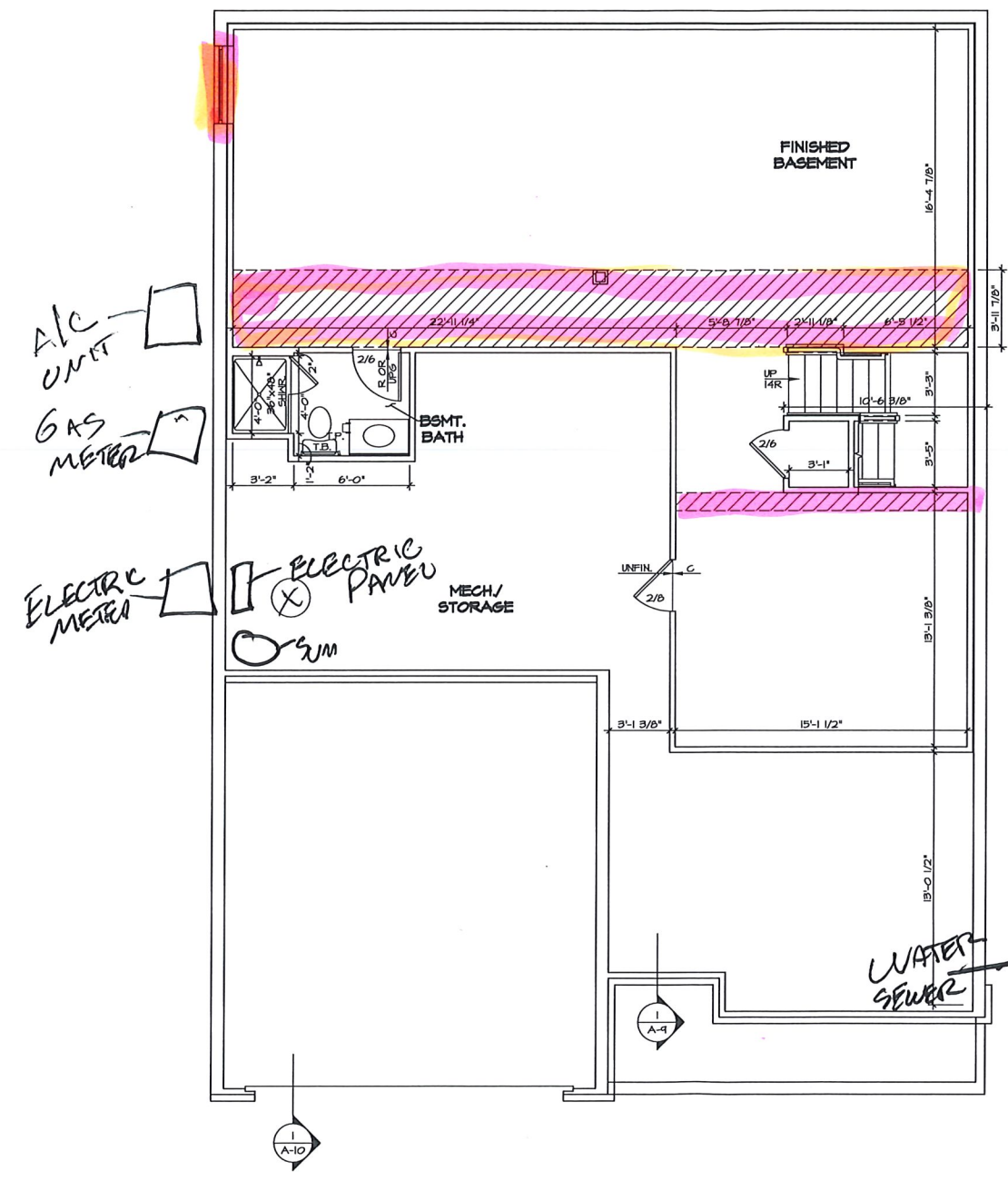


LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM-HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL

- 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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
  3. ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING 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 T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  7. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
  8. TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

- GYPSUM NOTES**
- AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

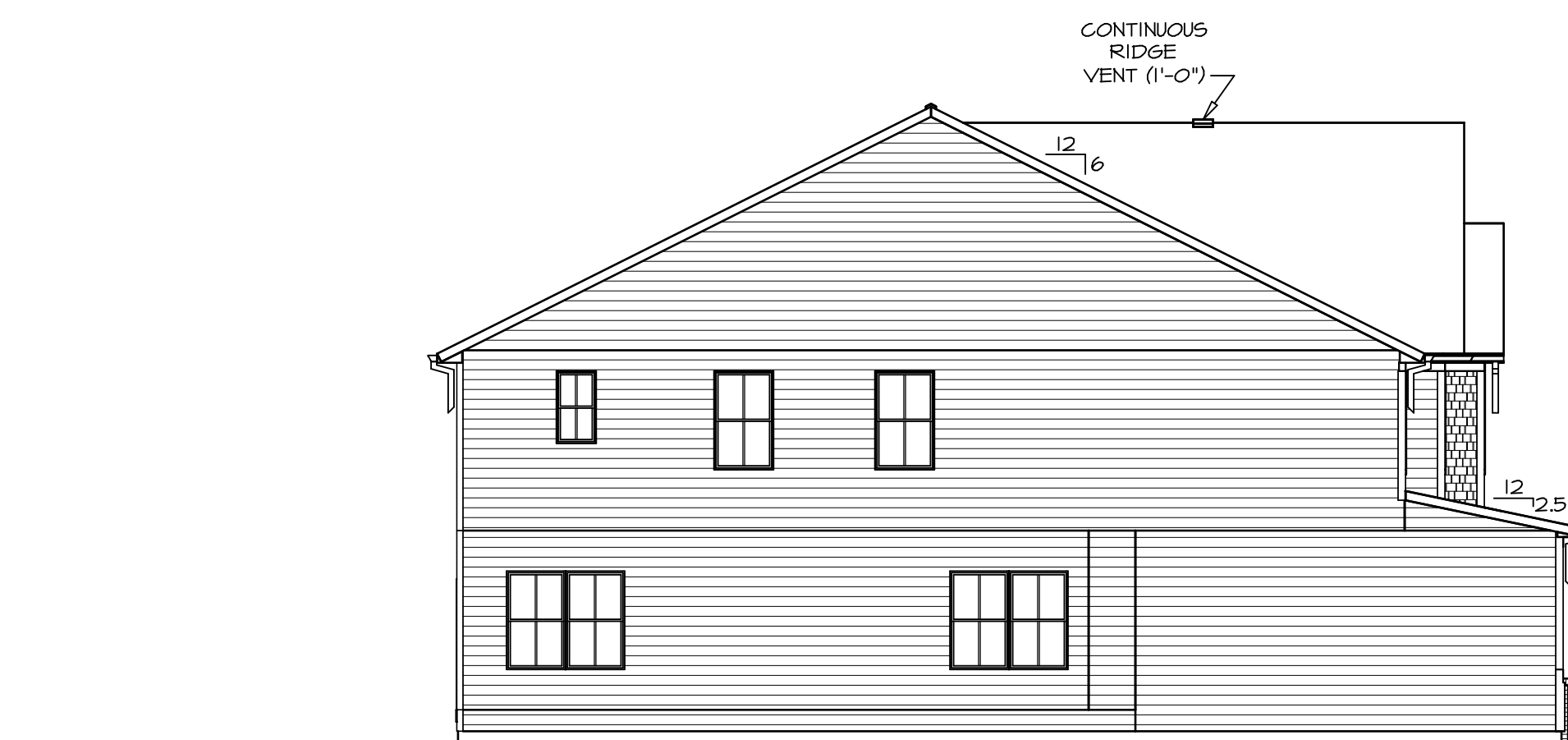
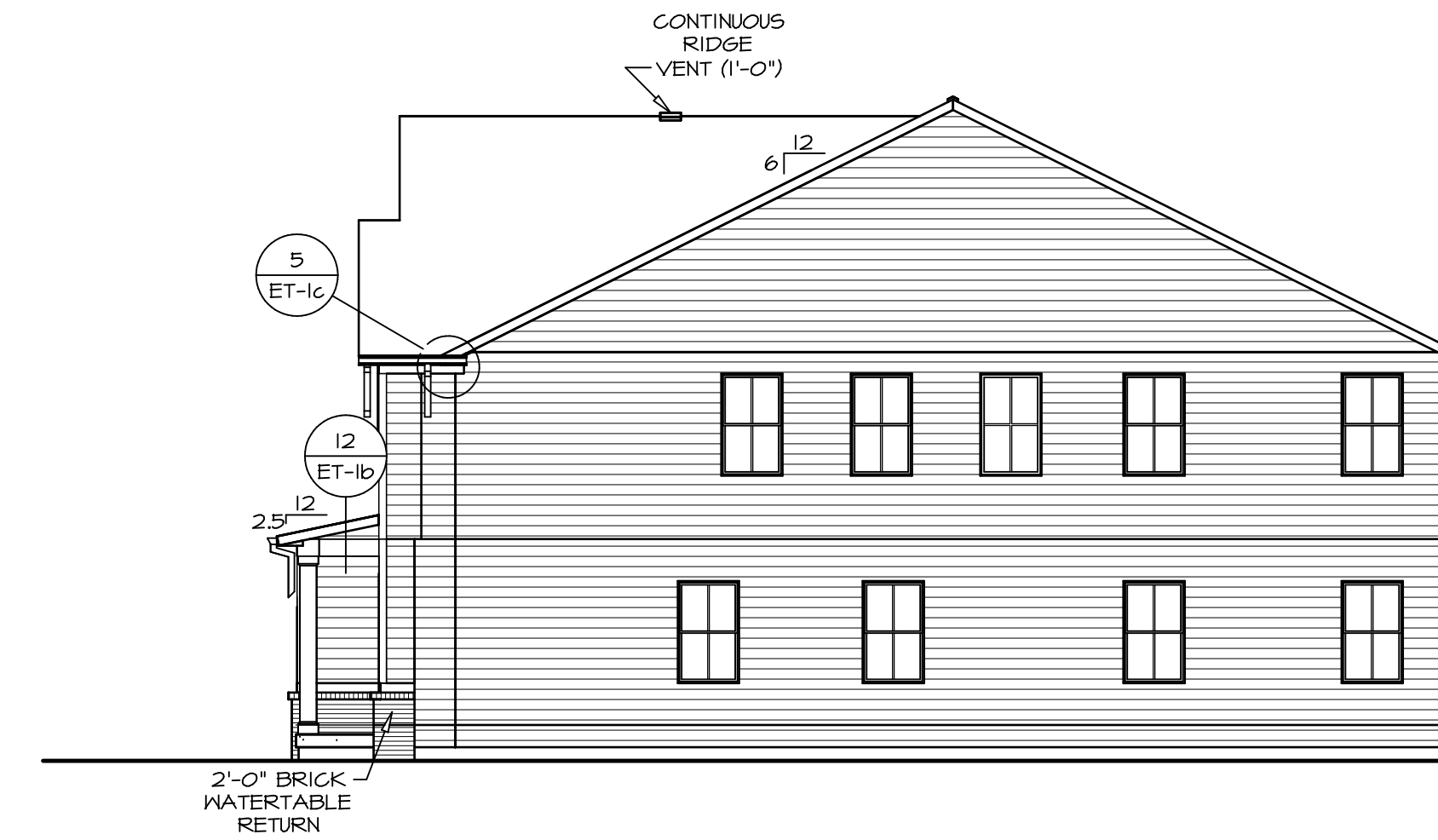
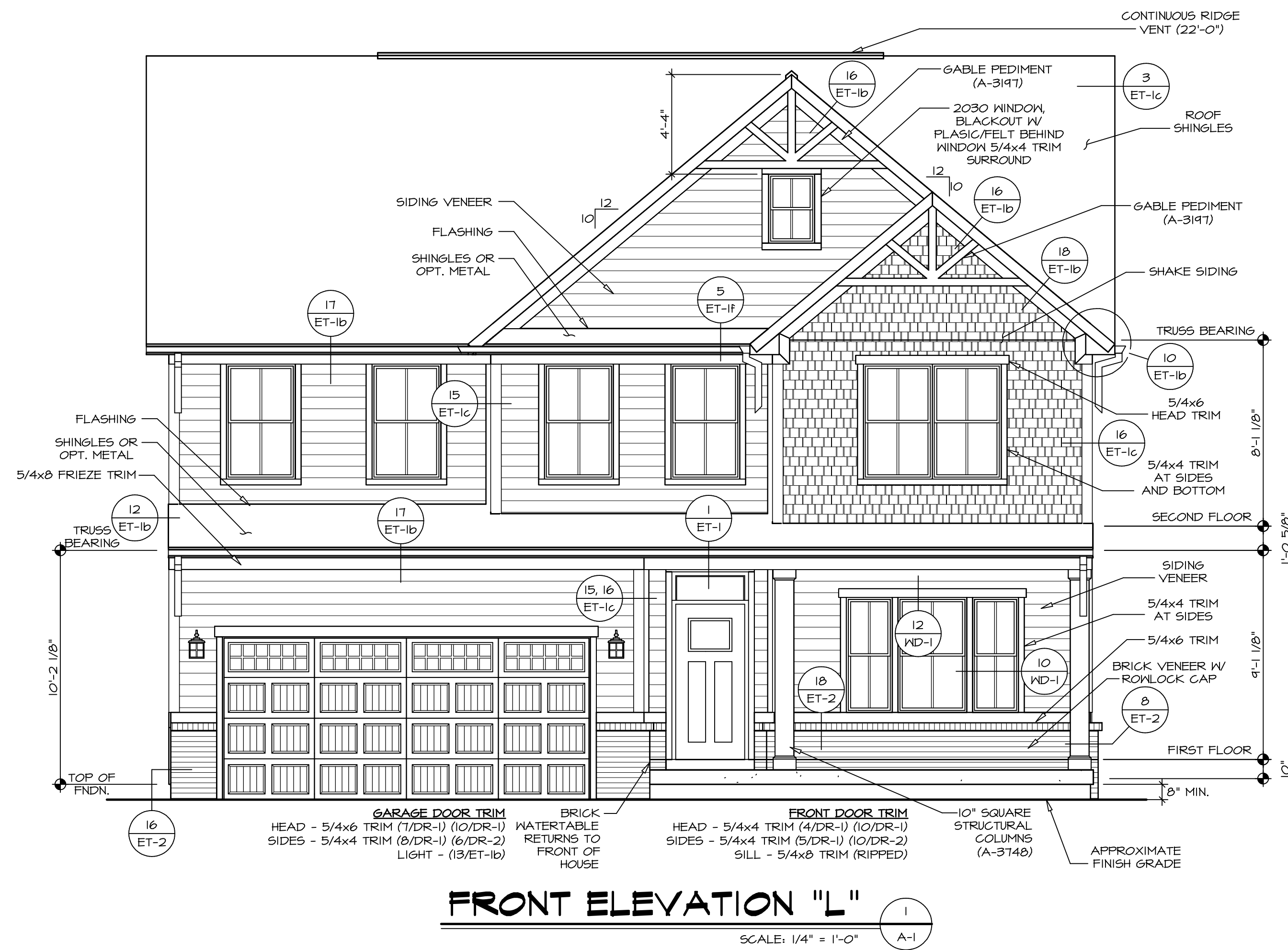


**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO.	MODEL	DRAWING TITLE	OPTION DESCRIPTION	SET NO.	TRACO	VERSION	DATE	OPTION	REMARKS
				A-6		01			
A-6	YORK	BASEMENT FLOOR PLAN							
37									

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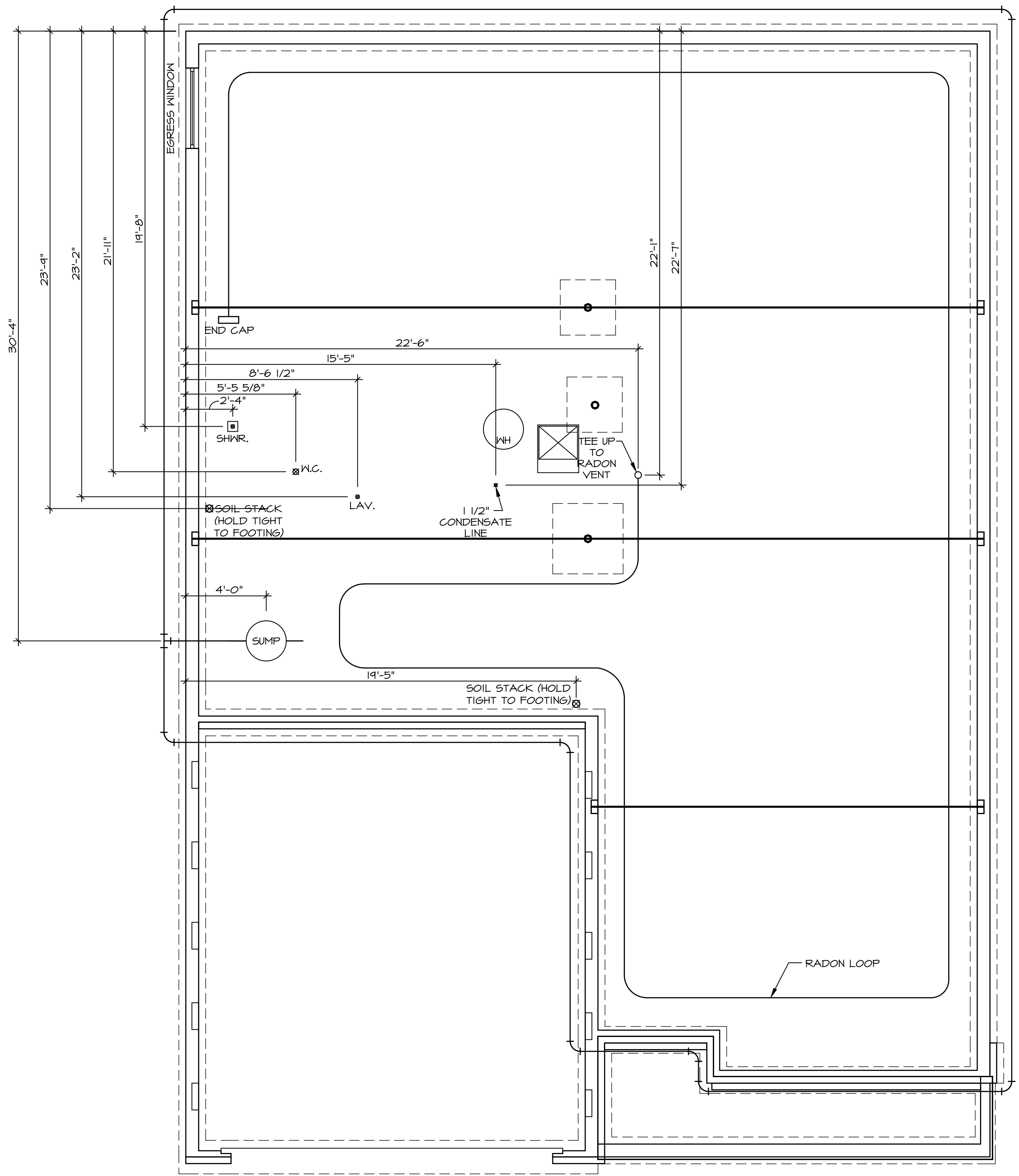
**NVR**  
Architectural Services  
5285 Westview Drive, Suite 100  
Frederick, MD 21703



**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

REMARKS
REV. NO. DATE
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<p><b>NVR</b> NVR, Inc. Architectural Services Suite 100 5285 Washburne Frederick, MD 21703</p>
<p>SET NO. YRK00 VERSION 01 DRAWN BY DATE: OPTION FEA</p>
<p>DRAWING TITLE ELEVATIONS</p>
<p>OPTION DESCRIPTION FULL BASEMENT FOUNDATION</p>
<p>SHEET NO. A-1</p>
<p>5</p>



**PLUMBING PLAN**

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

SHEET NO. A-5

MODEL YORK

DRAWING TITLE PLUMBING PLAN

OPTION DESCRIPTION

34

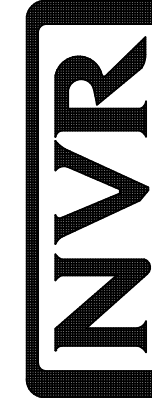
SET NO. YRK00

VERSION 01

DRAWN BY MS6

DATE: 7/12/2017

OPTION



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Frederick, MD 21703

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REMARKS

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

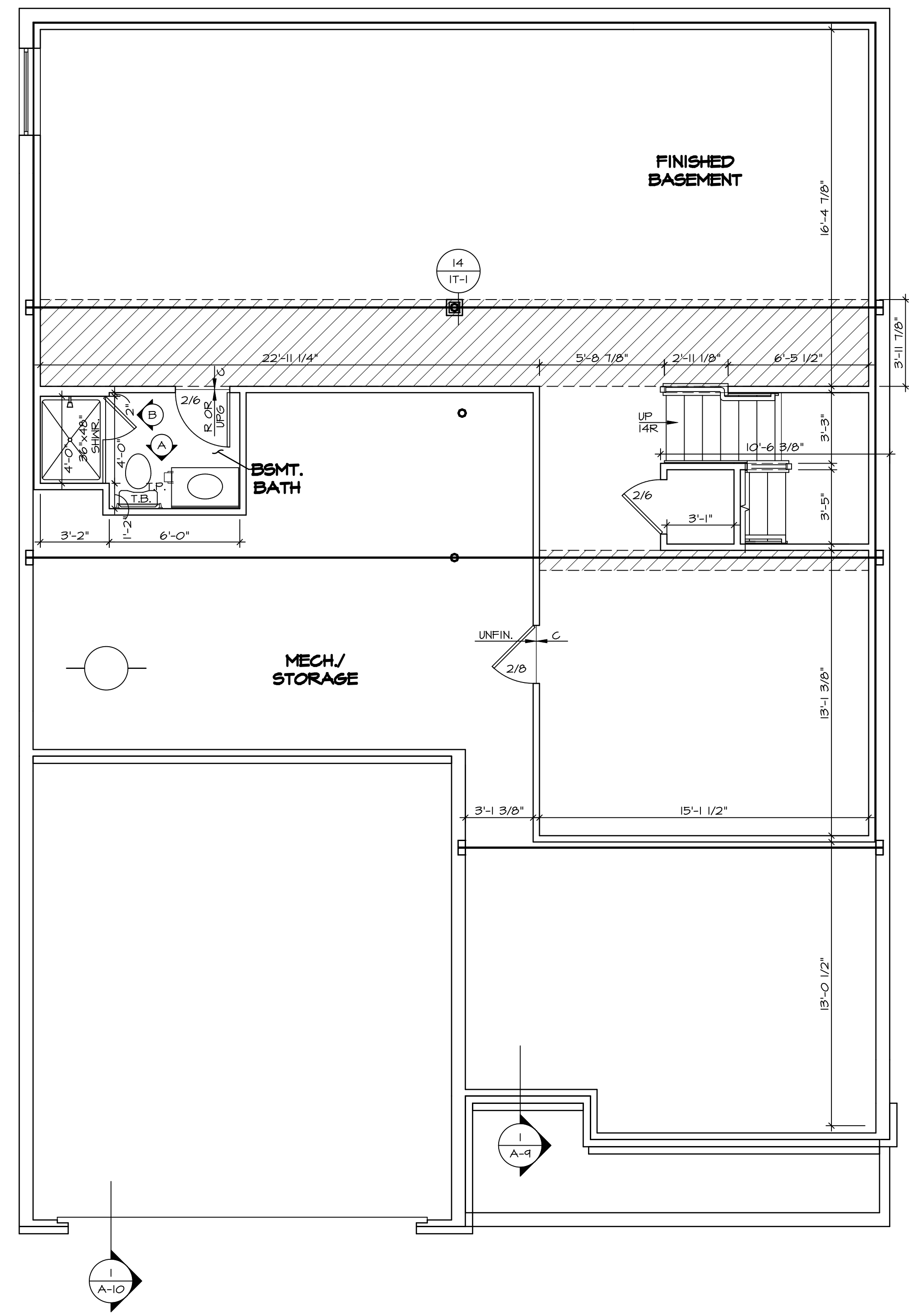
SEE FC DETAILS FOR FRAMING CONNECTORS

**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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, 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 "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE 1" O 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.
- TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

**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

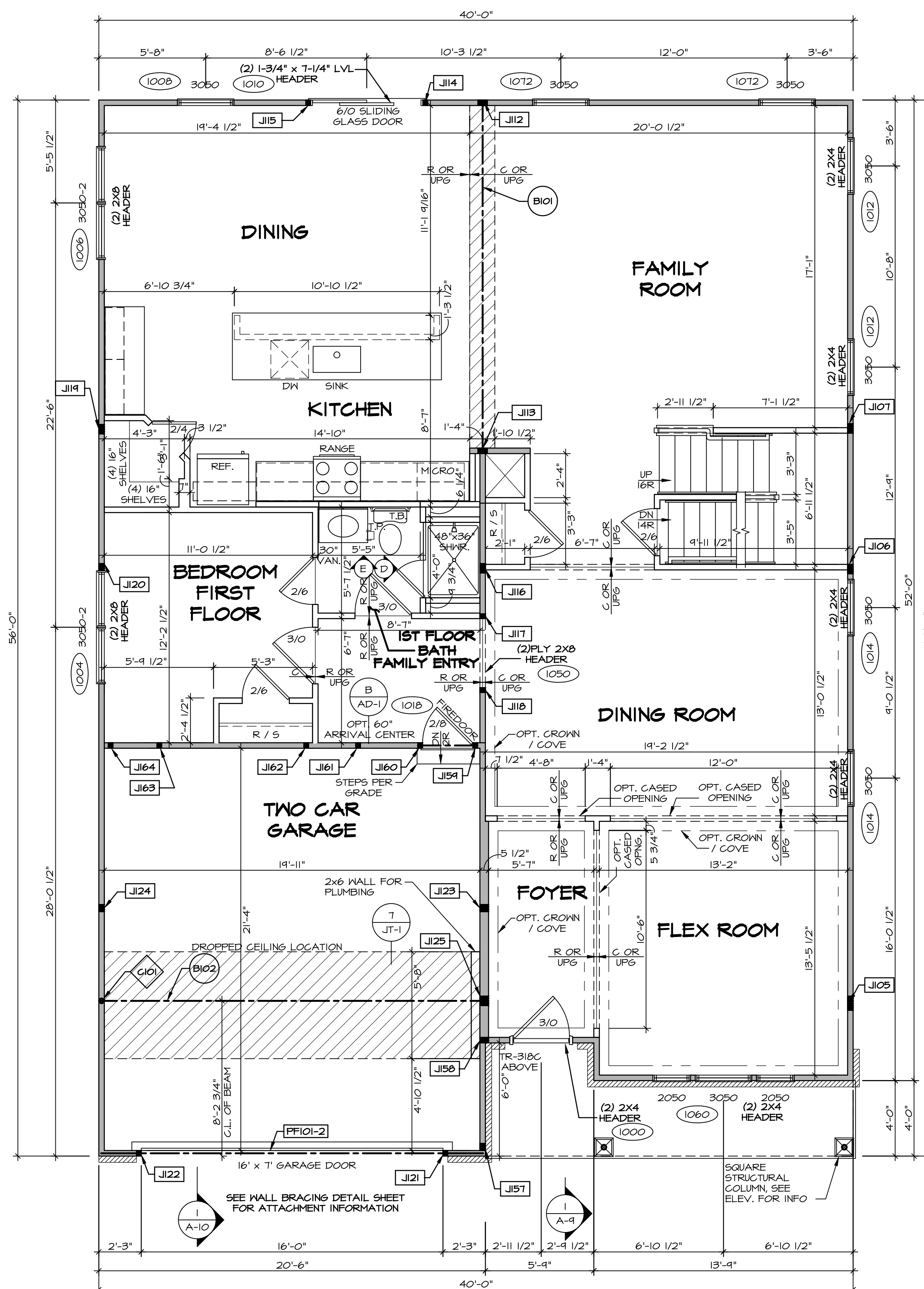


**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO.	MODEL	YORK	SET NO.	YRK00	VERSION	01	DRAWN BY	DATE:	OPTION	REMARKS
A-6	YORK	BASEMENT FLOOR PLAN								
37										

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Frederick, MD 21703



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

**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/ LAMINATED FIBROUS STRUCTURAL SHEATHING. 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 LOGATIONS 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 1"-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.
- TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

**GYPSTUM 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

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

- (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C.
- (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

**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 JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J105	JACK - (6) 2X4 SPM		2008	
J106	JACK - (4) 2X4 SFF STUD GRADE		1056	
J107	JACK - (4) 2X4 SFF STUD GRADE		1056	
J112	JACK - (4) 2X4 SPM		1016	
J113	JACK - (4) 2X4 SPM		1016	
J114	JACK - (2) 2X4 SFF STUD GRADE		1010	
J115	JACK - (2) 2X4 SFF STUD GRADE		1010	
J116	JACK - (4) 2X4 SFF STUD GRADE		1056	
J117	JACK - (2) 2X4 SFF STUD GRADE		1050	
J118	JACK - (2) 2X4 SFF STUD GRADE		1050	
J119	JACK - (4) 2X4 SFF STUD GRADE		1056	
J120	JACK - (3) 2X4 SFF STUD GRADE		1056	
J121	JACK - (2) 2X4 SFF STUD GRADE		1002	
J122	JACK - (2) 2X4 SFF STUD GRADE		1002	
J123	JACK - (3) 2X6 SFF STUD GRADE		1083	
J124	JACK - (3) 2X4 SFF STUD GRADE		1083	
J125	JACK - (4) 2X6 SPM		1031	
J157	JACK - (3) 2X4 SFF STUD GRADE		1065	
J158	JACK - (2) 2X6 SFF STUD GRADE		1020	
J159	JACK - (2) 2X4 SFF STUD GRADE		1018	
J160	JACK - (2) 2X4 SFF STUD GRADE		1018	
J161	JACK - (2) 2X4 SFF STUD GRADE		2010	
J162	JACK - (2) 2X4 SFF STUD GRADE		2010	
J163	JACK - (2) 2X4 SFF STUD GRADE		2010	
J164	JACK - (2) 2X4 SFF STUD GRADE		2010	

**FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - M10X26	18'-8 1/2"		1016	
B102	BEAM STEEL - M10X26	20'-1 1/2"	5XC / 5XS AND EVA	1031	
PF101-2	LVL 1.75 - 11-04	20'-3"		1002	FIELD INSTALLED

**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	4'-2 1/4"	FBA	1031	

REMARKS

REV. NO. DATE

MODEL: YORK  
DRAWING TITLE: FIRST FLOOR PLAN  
OPTION DESCRIPTION

SHEET NO. A-7

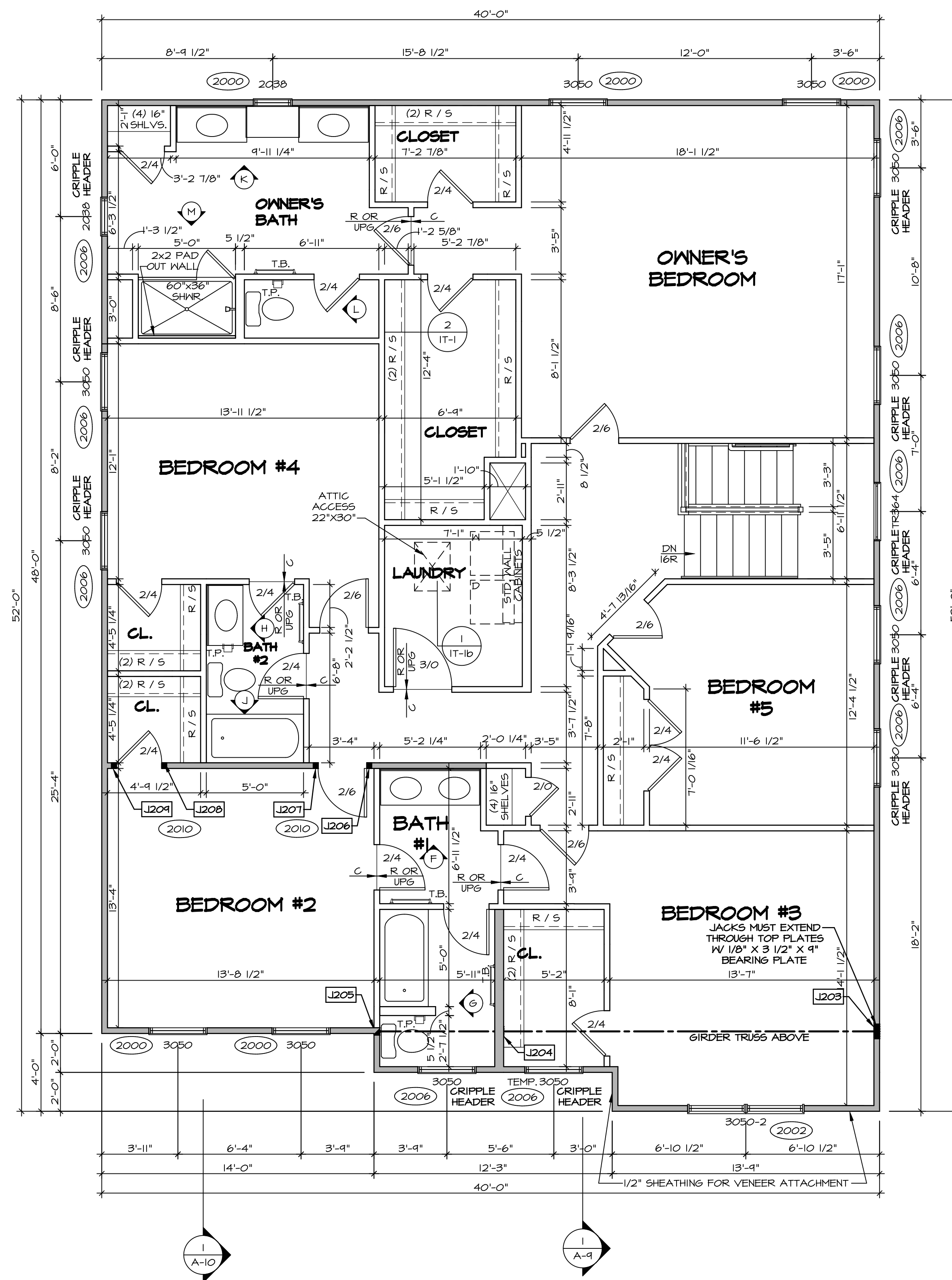
39

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Frederick, MD 21703

SET NO. YRKO0  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

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**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 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/ LAMINATED FIBROUS STRUCTURAL SHEATHING. 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 "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL WINDOWS HAVE 1'-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.
  - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

- 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

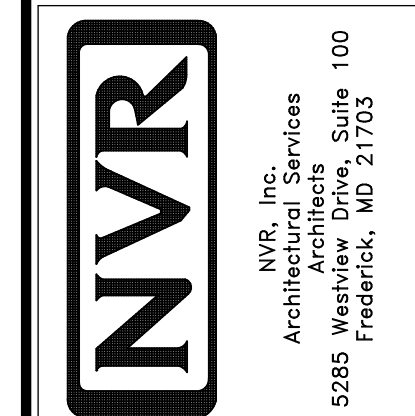
**SECOND FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J203	JACK - (6) 2X4 SP#1		2008	
J204	JACK - (4) 2X6 SFF STUD GRADE		2008	
J205	JACK - (3) 2X4 SFF STUD GRADE		2008	
J206	JACK - (2) 2X4 SFF STUD GRADE		2010	
J207	JACK - (2) 2X4 SFF STUD GRADE		2010	
J208	JACK - (2) 2X4 SFF STUD GRADE		2010	
J209	JACK - (2) 2X4 SFF STUD GRADE		2010	

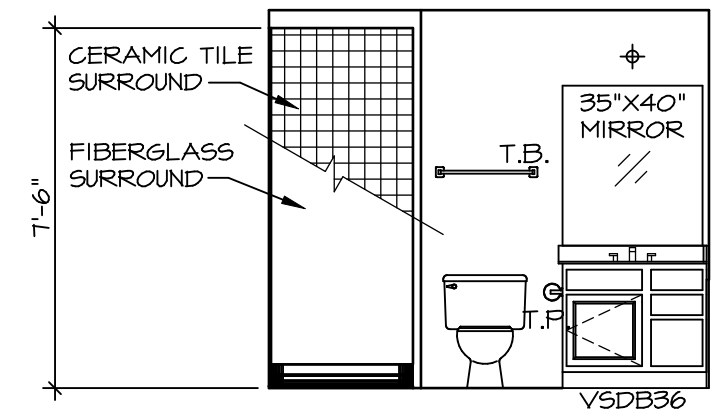
REVISIONS

REV. NO.	DATE	REMARKS

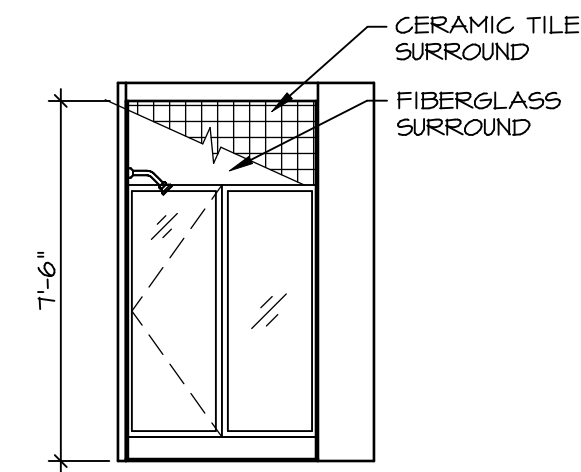
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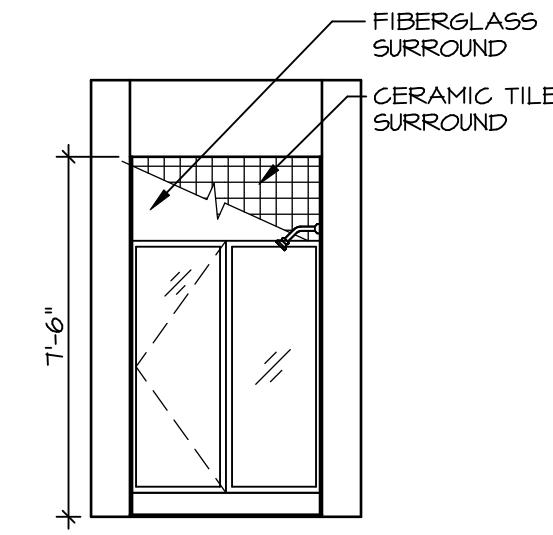
MODEL	YORK
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-8
VERSION	01
DATE	
OPTION	
SET NO.	YRK00
VERSION	01
DRAWN BY	
DATE	
OPTION	



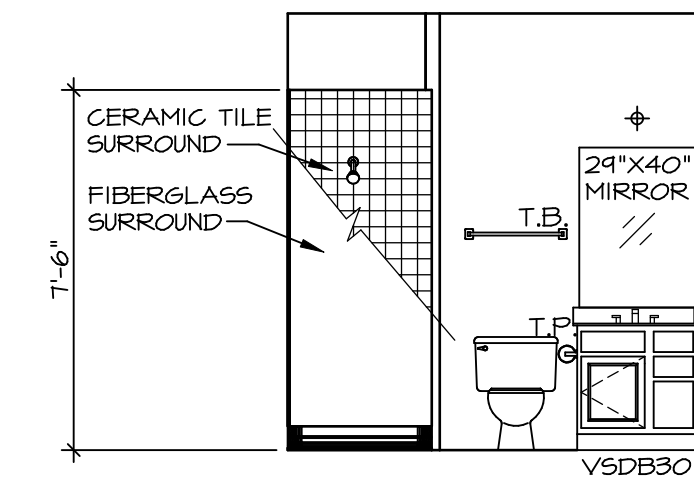
**A** **BASEMENT BATH**  
SCALE: 1/4" = 1'-0" BSMT. BATHROOM "AEB"



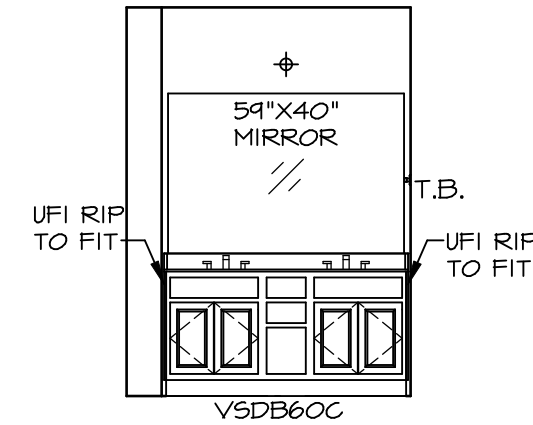
**B** **BASEMENT BATH**  
SCALE: 1/4" = 1'-0" BSMT. BATHROOM "AEB"



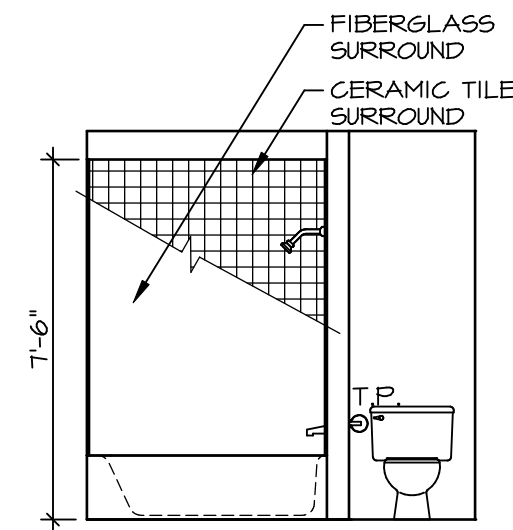
**D** **FIRST FLOOR BATH**  
SCALE: 1/4" = 1'-0" FIRST FLOOR BEDROOM "BAR"



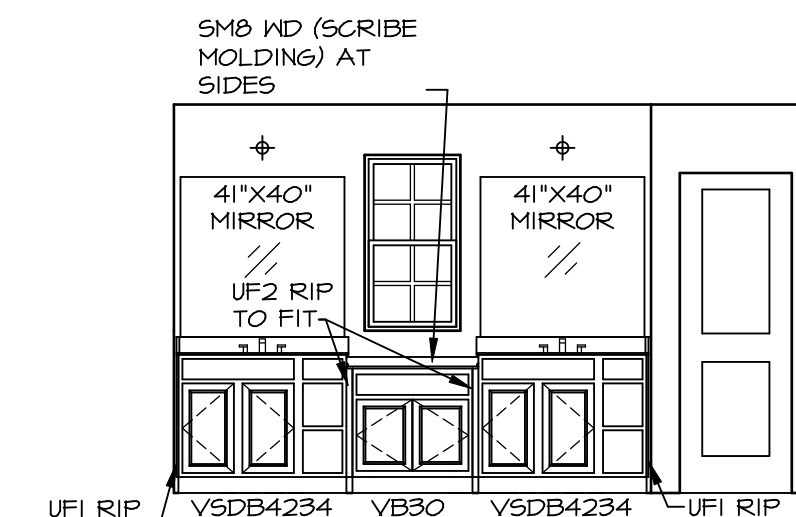
**E** **FIRST FLOOR BATH**  
SCALE: 1/4" = 1'-0" FIRST FLOOR BEDROOM "BAR"



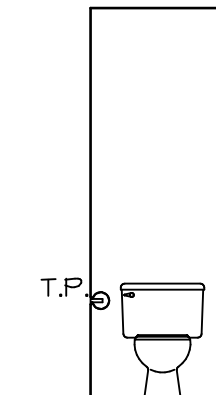
**F** **BATH #1**  
SCALE: 1/4" = 1'-0" FIVE BEDROOM "BEB"  
FOUR BEDROOM W/ LOFT "BDH"



**G** **BATH #1**  
SCALE: 1/4" = 1'-0" FIVE BEDROOM "BEB"  
FOUR BEDROOM W/ LOFT "BDH"



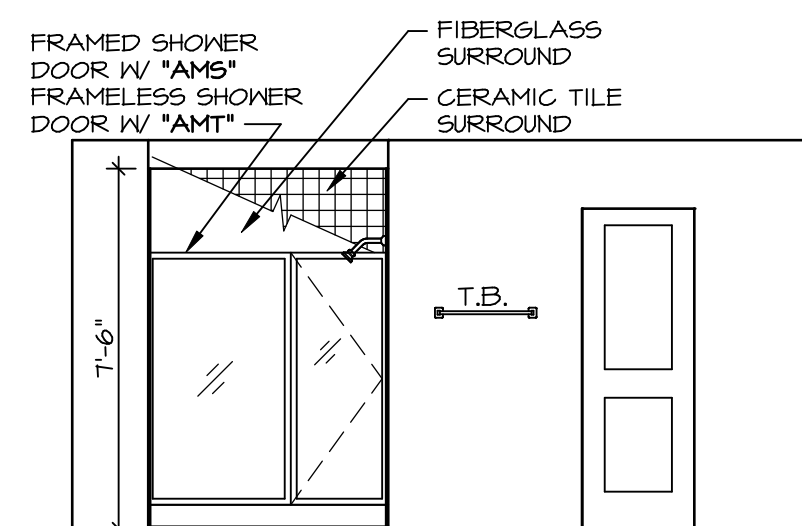
**K** **OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM  
SHOWER "AMA"



**L** **OWNER'S 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 D-XX FOR TUB AND SHOWER DETAILS
- ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND
- ALL BATH ELEVATIONS ARE SHOWN PER PLAN.

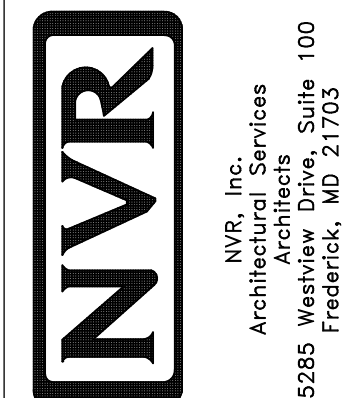


**M** **OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM  
SHOWER "AMA"

REMARKS

REV. NO. DATE

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MODEL	SET NO.	YORK
A-13	YORK	01
65	DRAWN BY	BATH ELEVATIONS
	DATE:	OPTION