

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

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 1'-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.

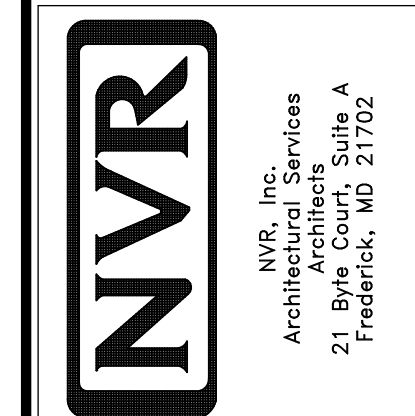
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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

| | | | | | |
|---|--------------------------|----------------------|-------------------|----------------------|---------|
| SHEET NO. A-6 | MODEL FLORENCE | SET NO. FLR00 | REV. NO. 1 | DATE 07/26/16 | REMARKS |
| | | VERSION 06 | DATE | OPTION | |
| DRAWING TITLE BASEMENT FLOOR PLAN | | DRAWN BY | | | |
| OPTION DESCRIPTION | | | | | |
| 32 | | | | | |

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| 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 | |
| J06 | JACK - (2) 2X4 SPF STUD GRADE | | 107 | |
| J16 | JACK - (6) 2X4 SPH | | 101 | |
| J27 | JACK - (4) 2X4 SPF STUD GRADE | MAA | 125 | |
| J28 | JACK - (4) 2X4 SPF STUD GRADE | MAA | 125 | |
| J30 | JACK - (2) 2X4 SPF STUD GRADE | GCF | 160 | |
| J31 | JACK - (2) 2X4 SPF STUD GRADE | GCF | 160 | |
| J44 | JACK - (4) 2X4 SPF STUD GRADE | MAAKDA | 124 | |
| J46 | JACK - (5) 2X4 SPF STUD GRADE | MAA | 124 | |
| J47 | JACK - (2) 2X4 SPF STUD GRADE | GCF | 107 | |

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 | |
| B04-2 | LVL - 18 | 15'-5 1/2" | MAA, KDA | 124 | 2 PLY, 2.A |
| B05 | BEAM STEEL - W12X26 | 20'-2" | SRI, 5X5, GCF | 101 | |
| PF05-2 | LVL - 11-04 | 14'-11 1/2" | GCF | 107 | PORTAL FRAME, 2 PLY, 1.A |
| PF07-2 | EXT HEADER - 2X12 - 2 PLY | 11'-8 1/2" | GCF | 160 | |

| STEEL COLUMN SCHEDULE | | | | | |
|-----------------------|-------------------------------|------------|----------|-----------|---------|
| IDENTIFIER | STYLE | HEIGHT | OPTIONS | ENG. NUM. | REMARKS |
| C1 | STANCHION - 3 IN DIA 116A ADJ | 10'-2 1/4" | GCF, FBA | 151 | |

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

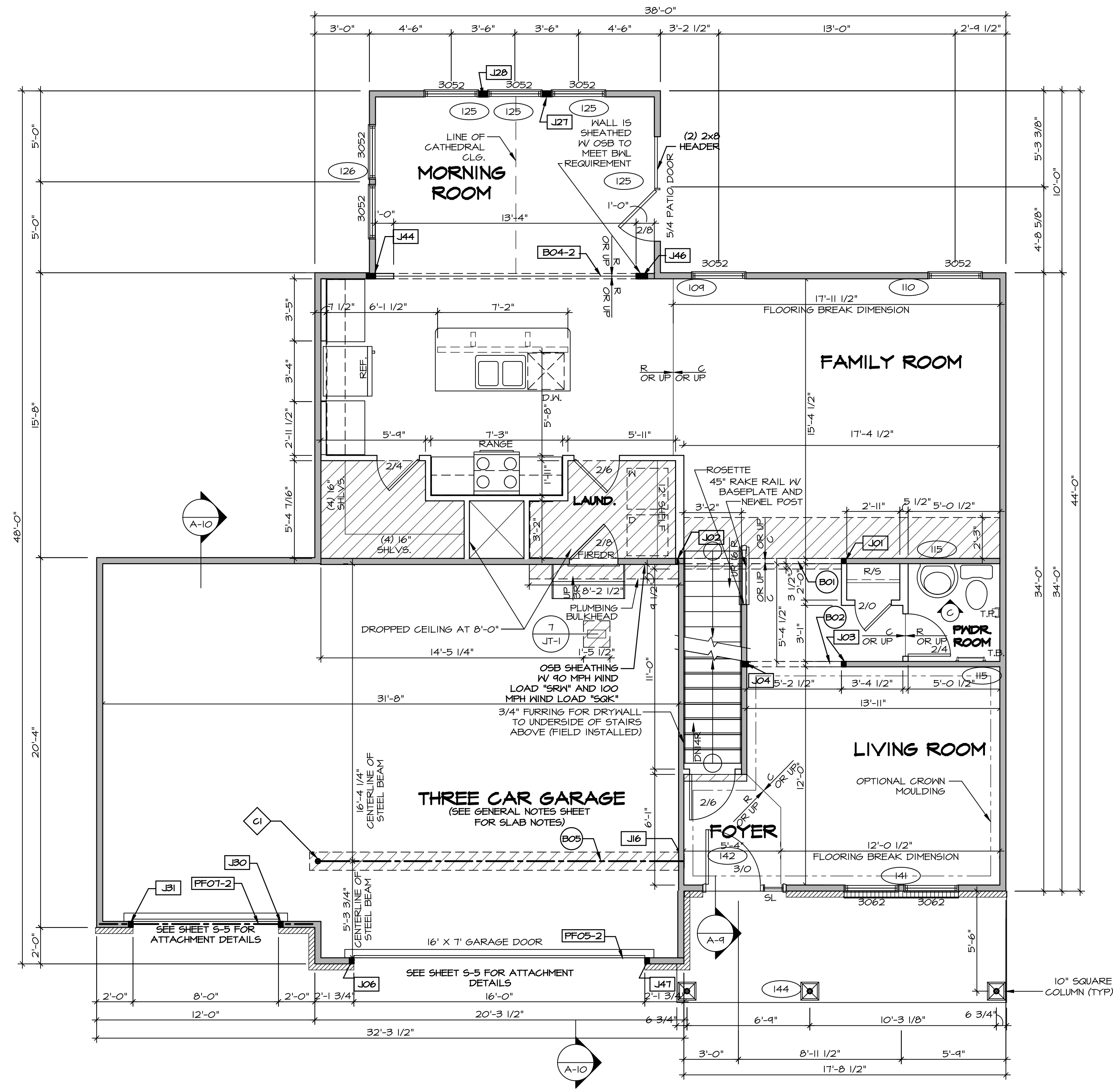
FLOOR PLAN NOTES RYAN

- 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 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 | 07/28/18 | TH - DRAWING ALIGNMENT |
| 2 | 7/24/18 | 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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 21 Bay Ct., Ste. A
 Frederick, MD 21702

C:\NVR\Solves\FLORENCE_FLOOR_06\DOY-CH-W230\855989A_Sheets\01_Specific\33_A-7_PLN1_LS.dwg 07/19/18 - 3:18 am

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

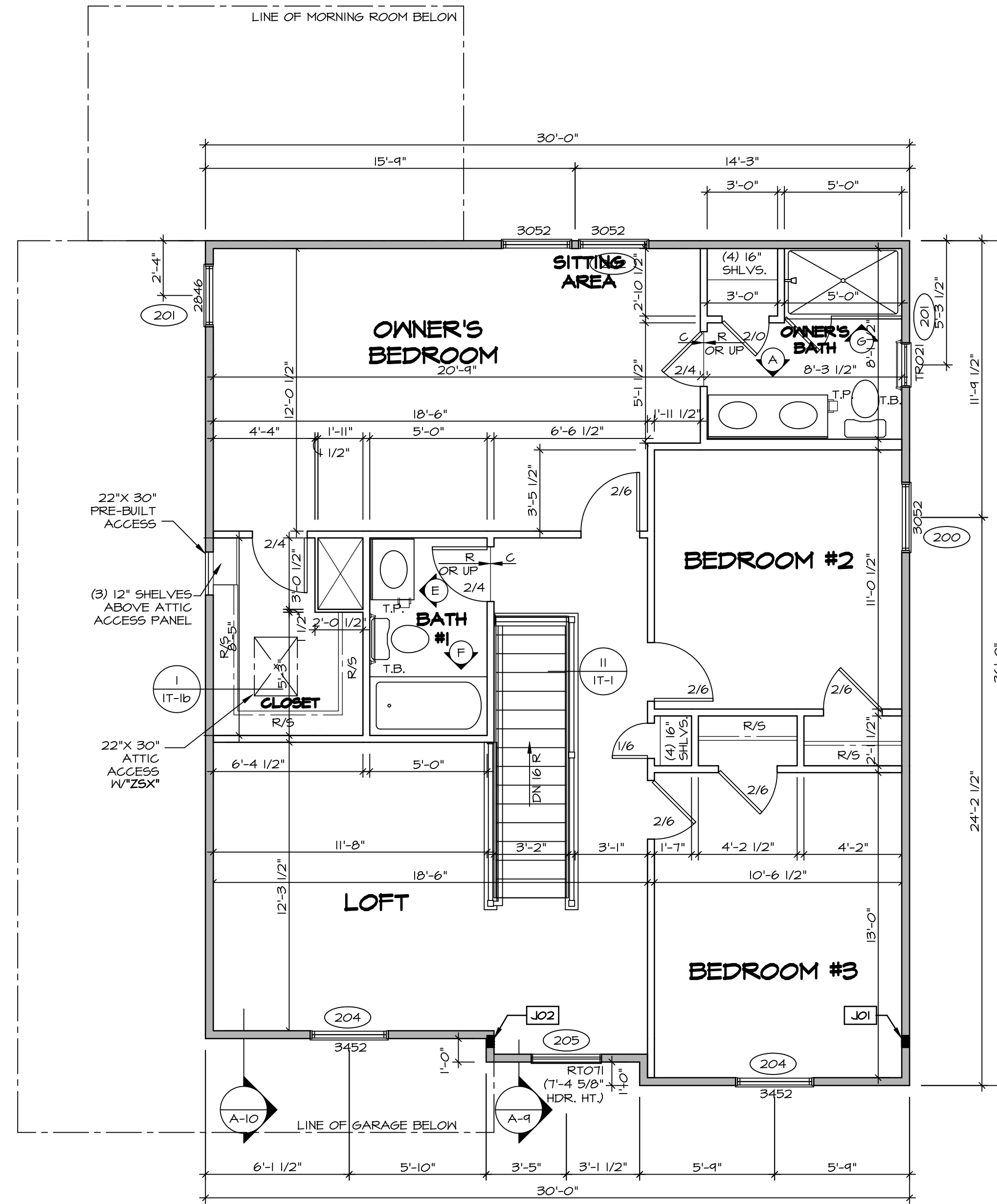
FLOOR PLAN NOTES RYAN

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- 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"

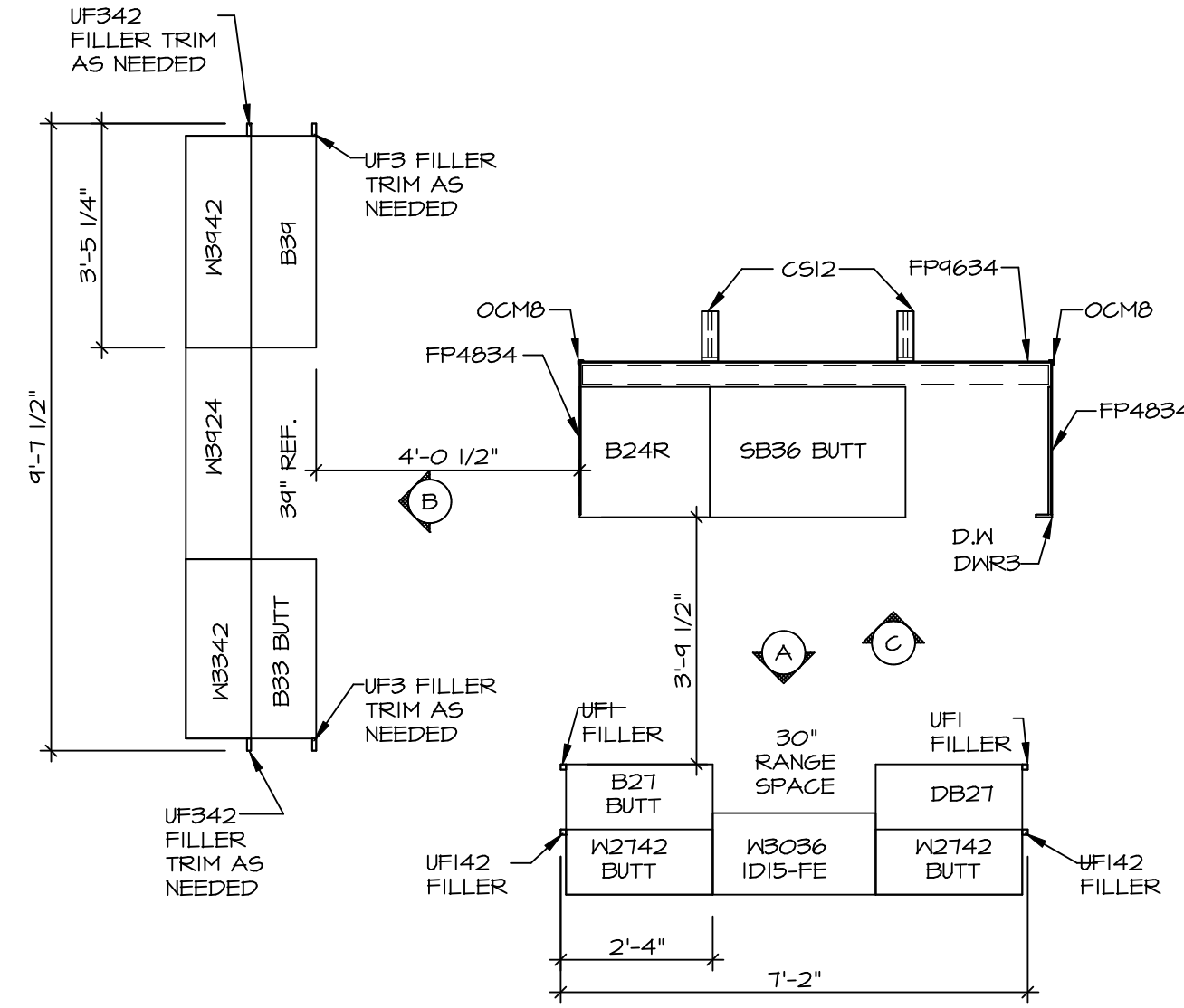
REMARKS

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

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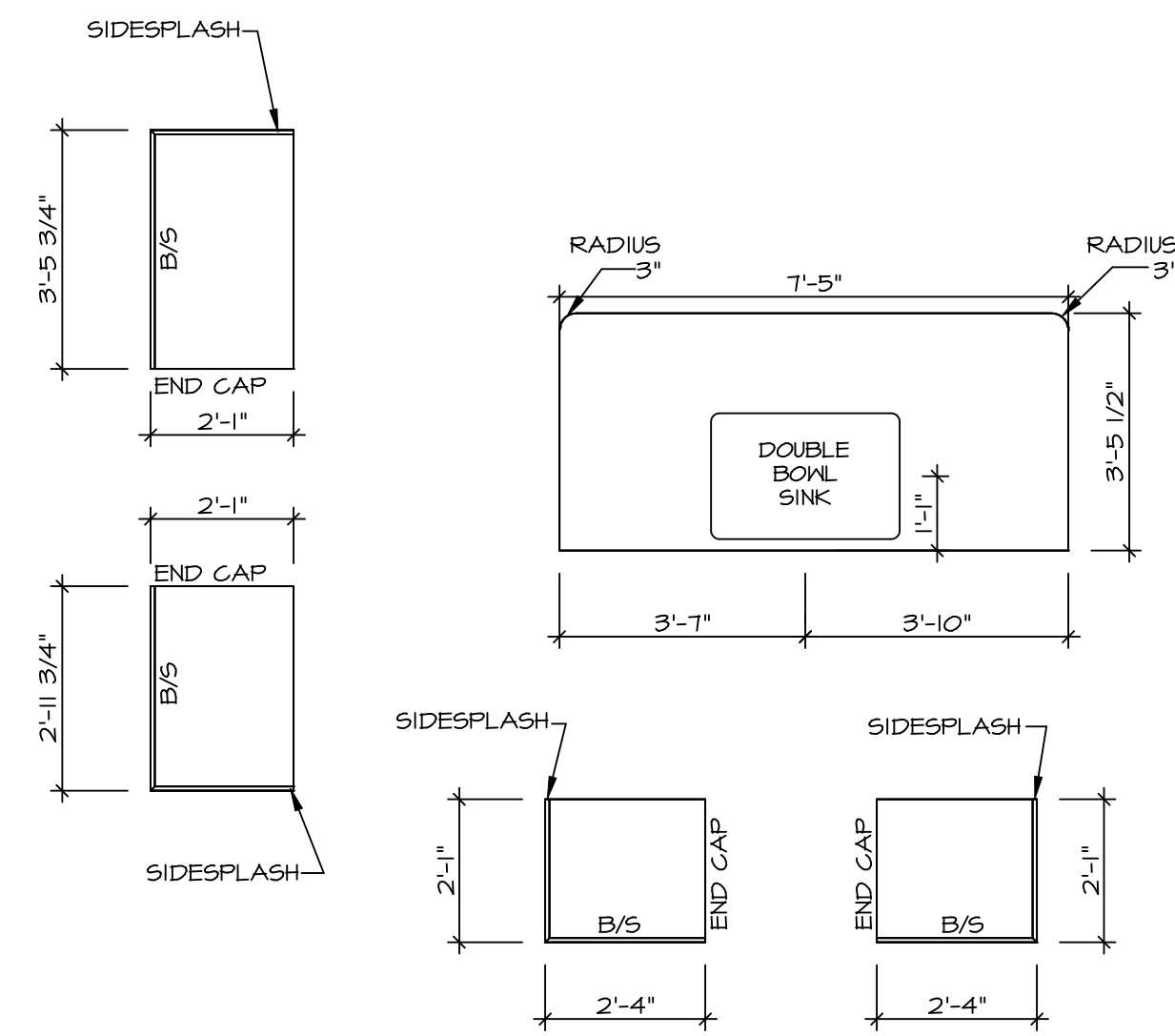


| | |
|--------------------|-------------------|
| MODEL | FLORENCE |
| DRAWING TITLE | SECOND FLOOR PLAN |
| OPTION DESCRIPTION | |
| SHEET NO. | A-8 |
| OPTION | 37 |



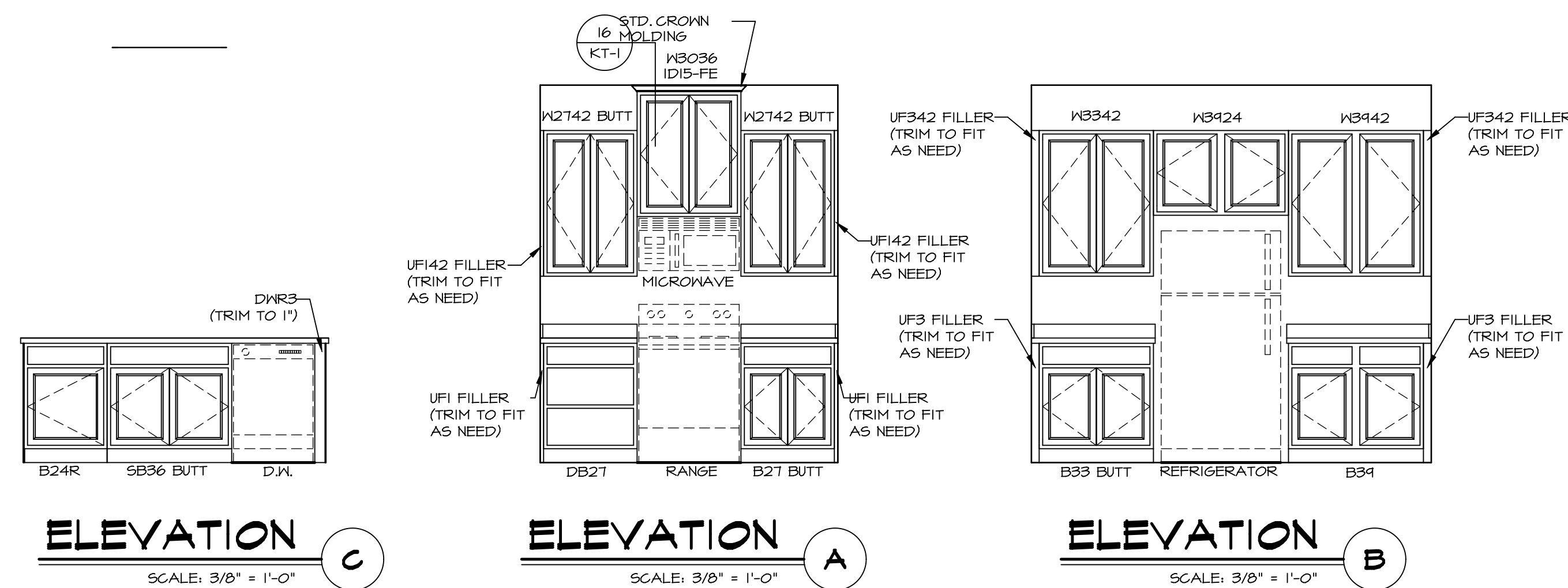
**KITCHEN CABINET
PLAN - KC-3414**

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



**KITCHEN COUNTERTOP
PLAN - KT-3414**

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

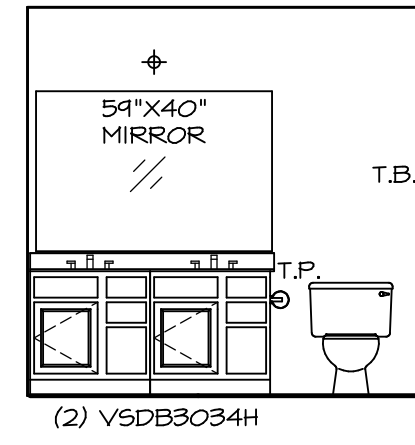


ELEVATION C
SCALE: 3/8" = 1'-0"

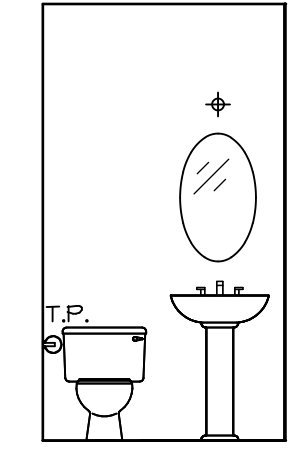
ELEVATION A
SCALE: 3/8" = 1'-0"

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

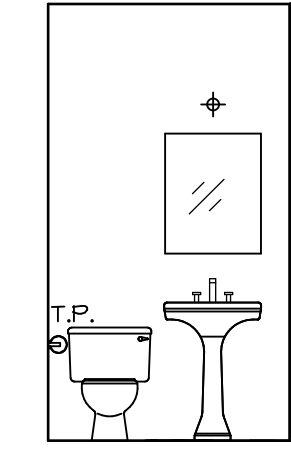
| | | | | | | | |
|---|--------------------------|--|--|-------------------|---------------------|----------------------|--------|
| SHEET NO. A-12 | MODEL FLORENCE | DRAWING TITLE KITCHEN PLANS AND ELEVATIONS | SET NO. FL000 | VERSION 06 | DRAWN BY SLK | DATE: 4/21/15 | OPTION |
| | | | OPTION DESCRIPTION | | | | |
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| <p>NVR NVR, Inc. Architectural Services 21 Park Co. Dr., A Frederick, MD 21702</p> | | | <p>07/10/18 = 3:18 am</p> | | | | |



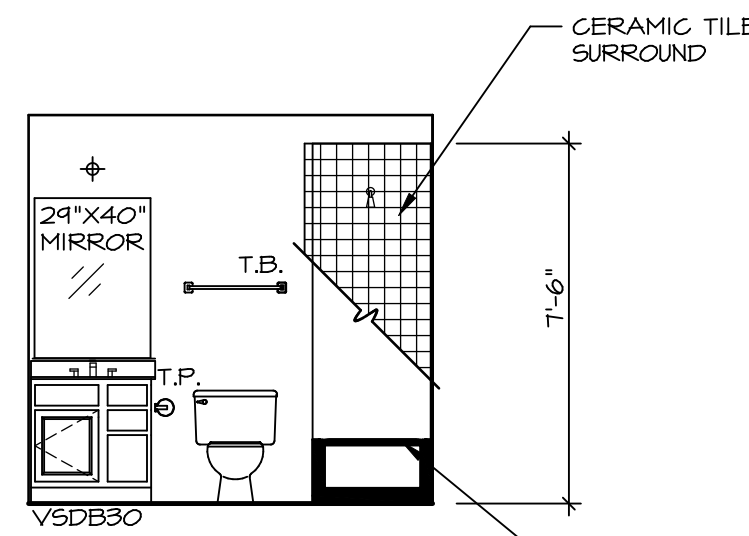
A OWNER'S BATH
SCALE: 1/4" = 1'-0"



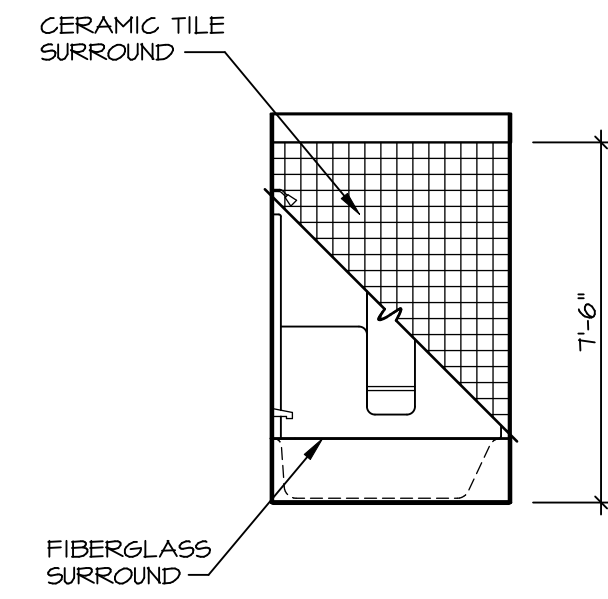
C POWDER ROOM
SCALE: 1/4" = 1'-0" *SZB*



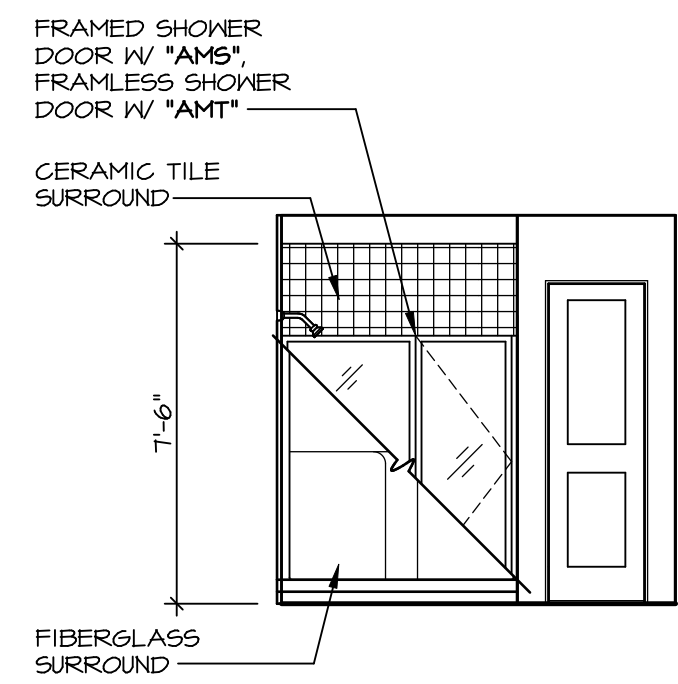
C POWDER ROOM
SCALE: 1/4" = 1'-0" *SZC*



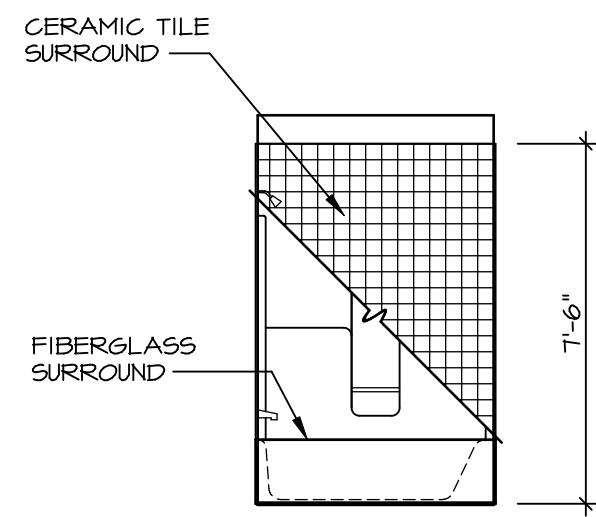
E BATH #1
SCALE: 1/4" = 1'-0"



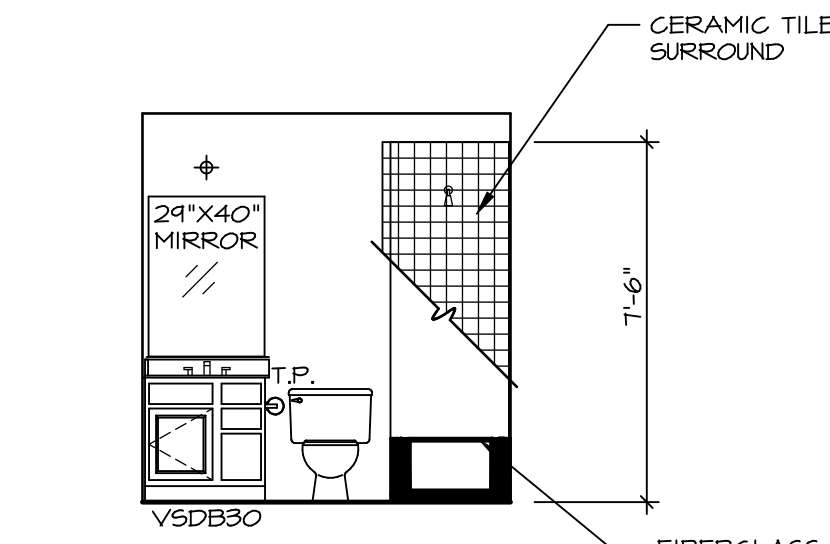
F BATH #1
SCALE: 1/4" = 1'-0"



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



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 VSD24-42 DRAWERS TO BE SET ON RIGHT HAND.
- BATH ELEVATIONS ARE SHOWN PER PLAN.

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

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