

FIRST FLOOR PLAN

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

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
- L 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/ 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 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.

- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-(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		103	
J02	JACK - (2) 2X4 SFF STUD GRADE		103	
J03	JACK - (5) 2X4 SFF#1	GCB / GCC	105	
J04	JACK - (5) 2X4 SFF#1	GCB / GCC	105	
J04	JACK - (3) 2X4 SFF STUD GRADE	MAA	103	
J10	JACK - (3) 2X4 SFF STUD GRADE	MAA	103	
J13	JACK - (3) 2X4 SFF STUD GRADE	MAA / SRW	116	

- 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 INCLUDING 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 INCLUDING 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

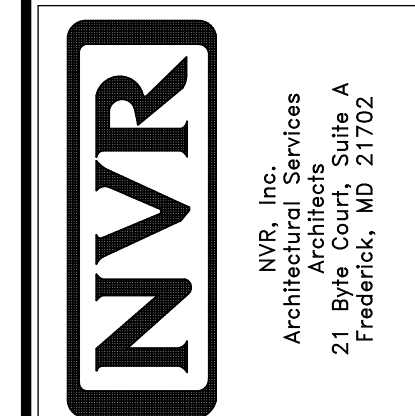
FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B01	INT HEADER - 2X8 - 2 PLY	5'-8 3/4"		103	
PF01-2	LVL - 11-04	20'-0"	GCB	114	PORTAL FRAME, 2 PLY, LA

REMARKS

REV. NO.	DATE	DESCRIPTION
1	08/05/16	NL - DRAWING ALIGNMENT
2	7/7/17	DRH - T-PLY CONVERSION

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SET NO. SIECO
VERSION 05
DRAWN BY
DATE: 2/2/2015
OPTION

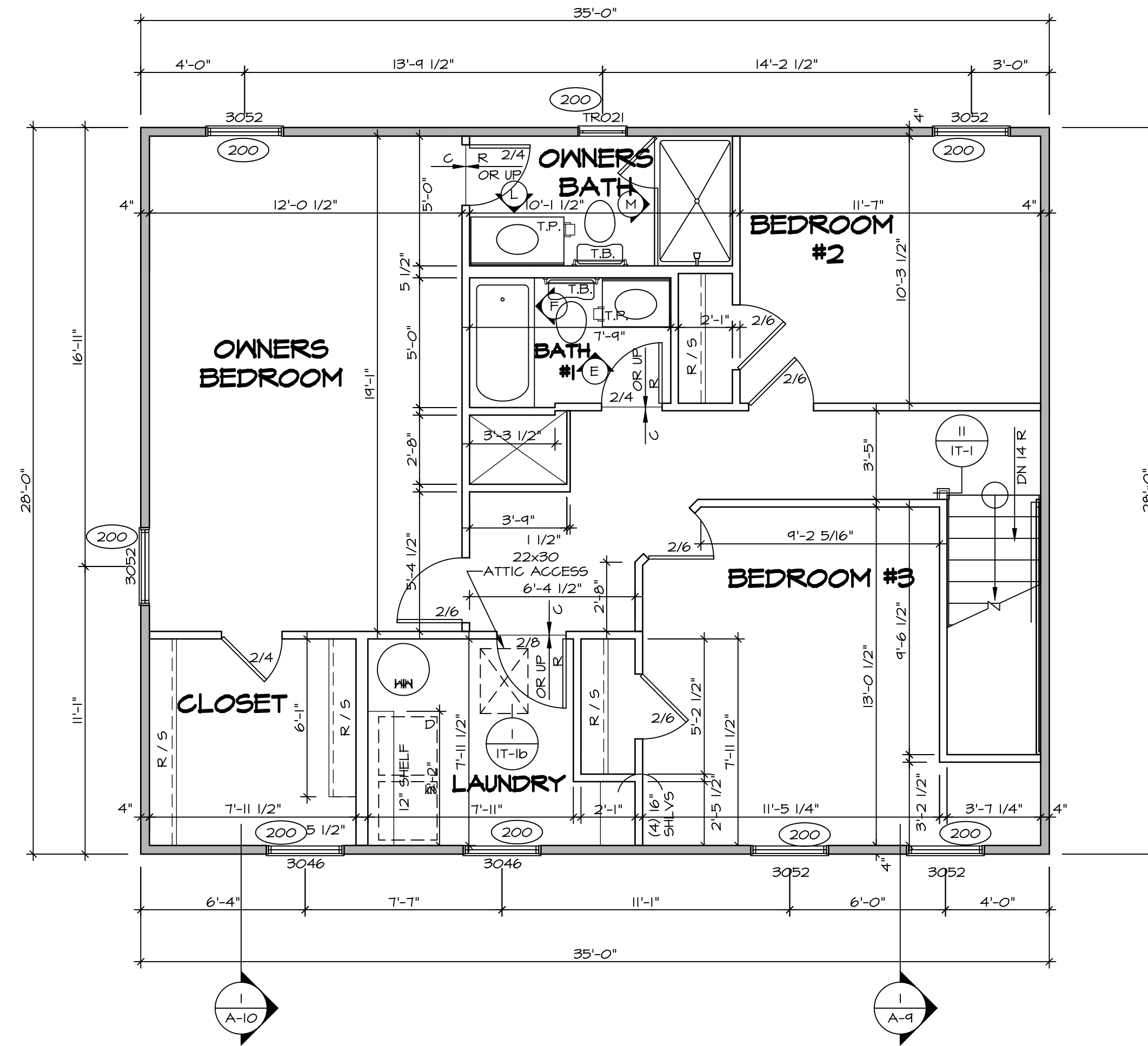
MODEL: SIENNA
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-7
24

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

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- ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
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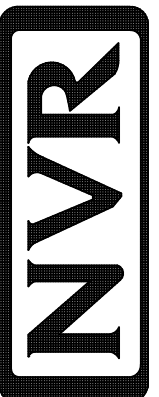
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REMARKS

REV. NO. DATE

1 08/05/16 N.L. - DRAWING ALIGNMENT
2 7/7/17 DRH - T-PLY CONVERSION

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NVR, Inc.
Architectural Services
Architects
21 Park Co. Rd. #104
Frederick, MD 21702

SET NO. SIECO

VERSION 05

DRAWN BY

DATE: 2/2/2015

OPTION

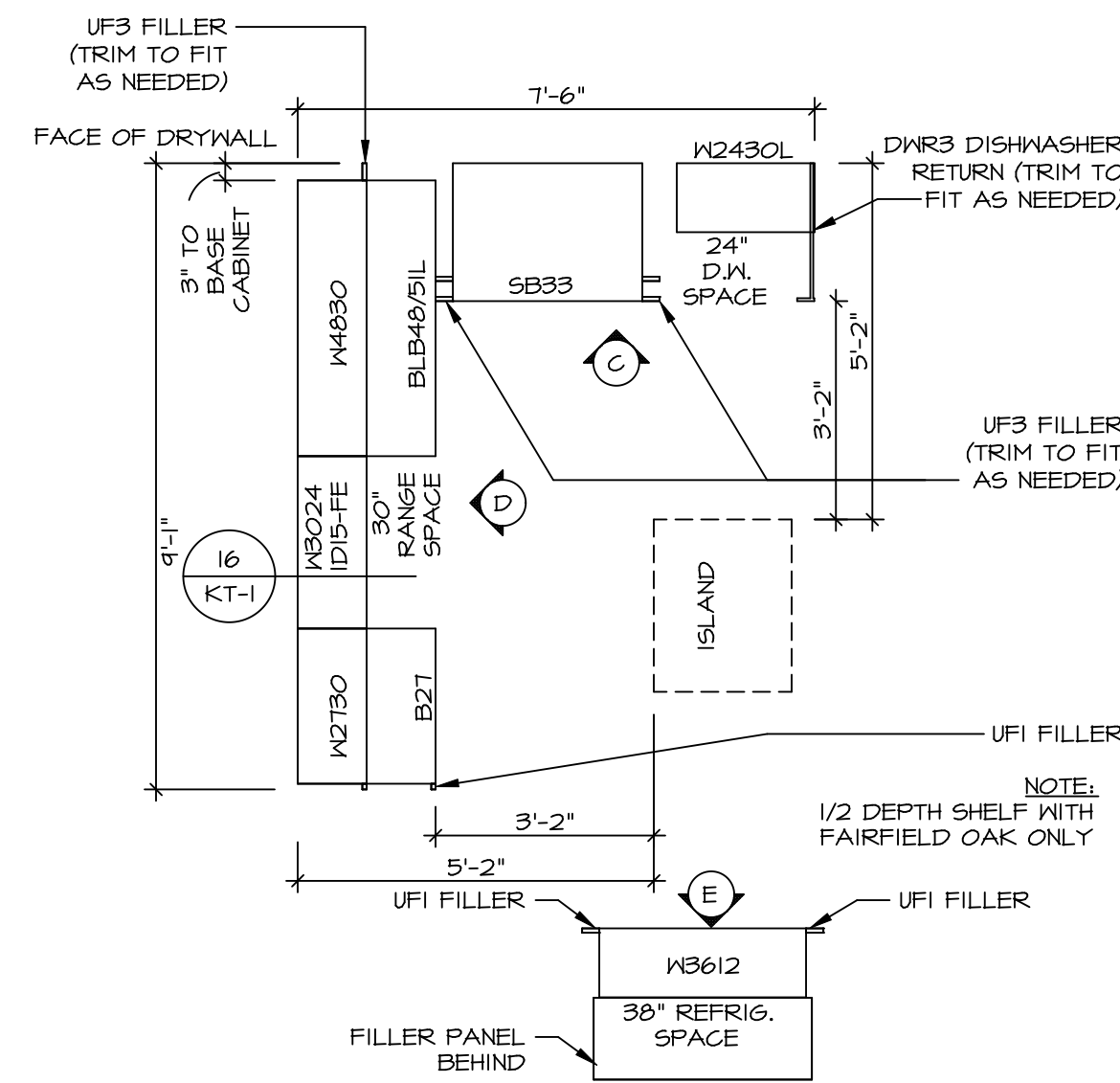
MODEL
SIENNA

DRAWING TITLE
SECOND FLOOR PLAN

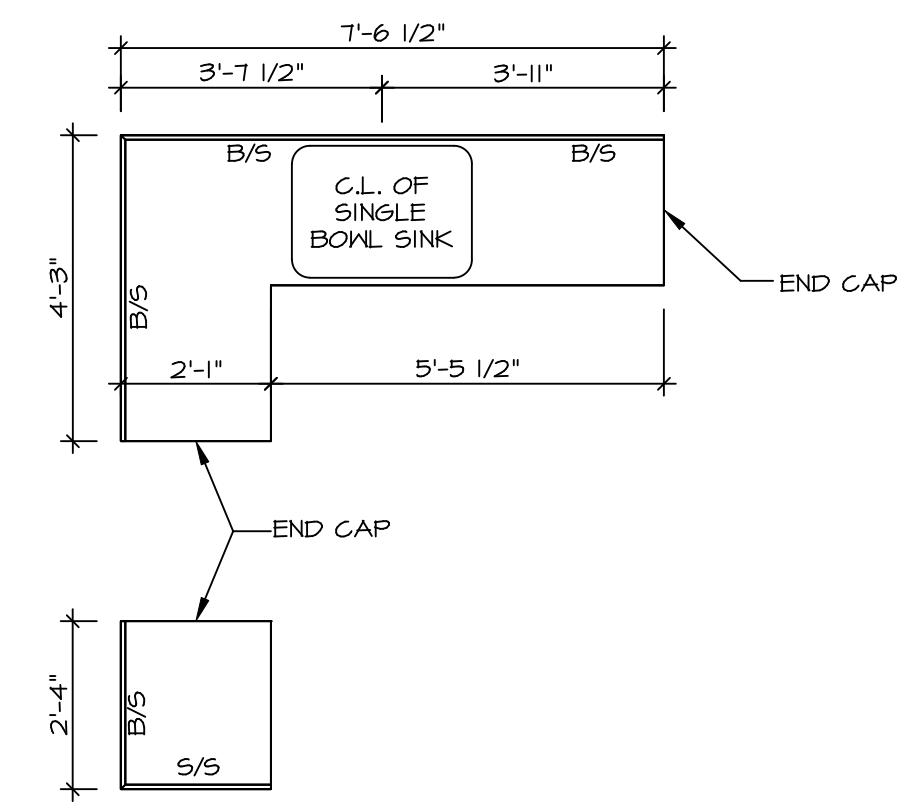
OPTION DESCRIPTION

SHEET NO.
A-8

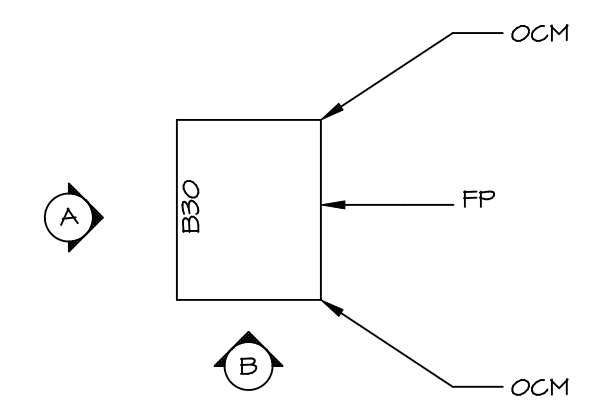
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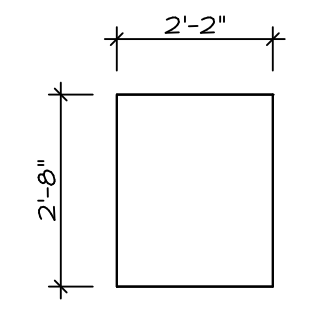
CABINET PLAN - KC-1924
 STANDARD KITCHEN w/
 30" WALL CABINETS
 SCALE: 3/8" = 1'-0"
 1
 A-12



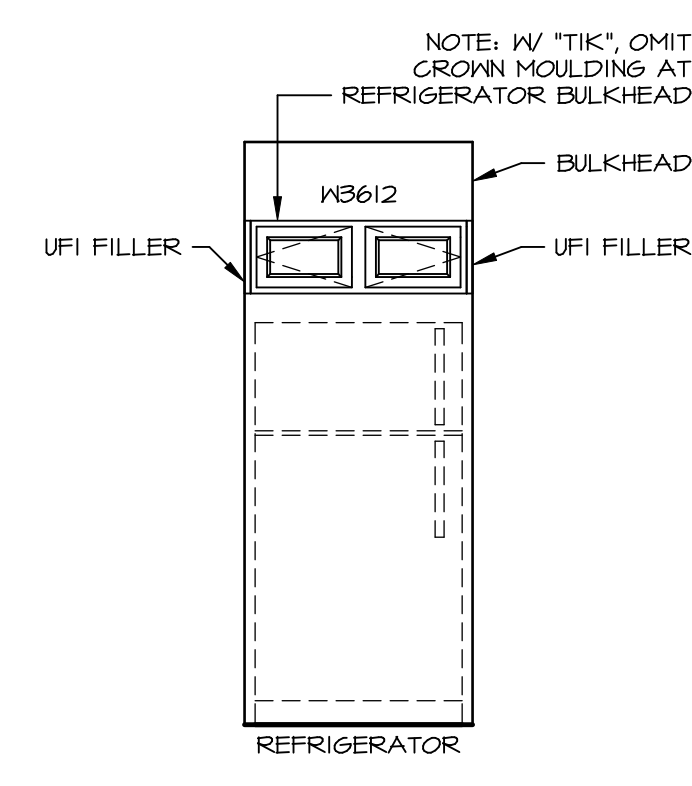
COUNTERTOP PLAN - KT-1924
 STANDARD KITCHEN w/
 30" WALL CABINETS
 SCALE: 3/8" = 1'-0"
 3
 A-12



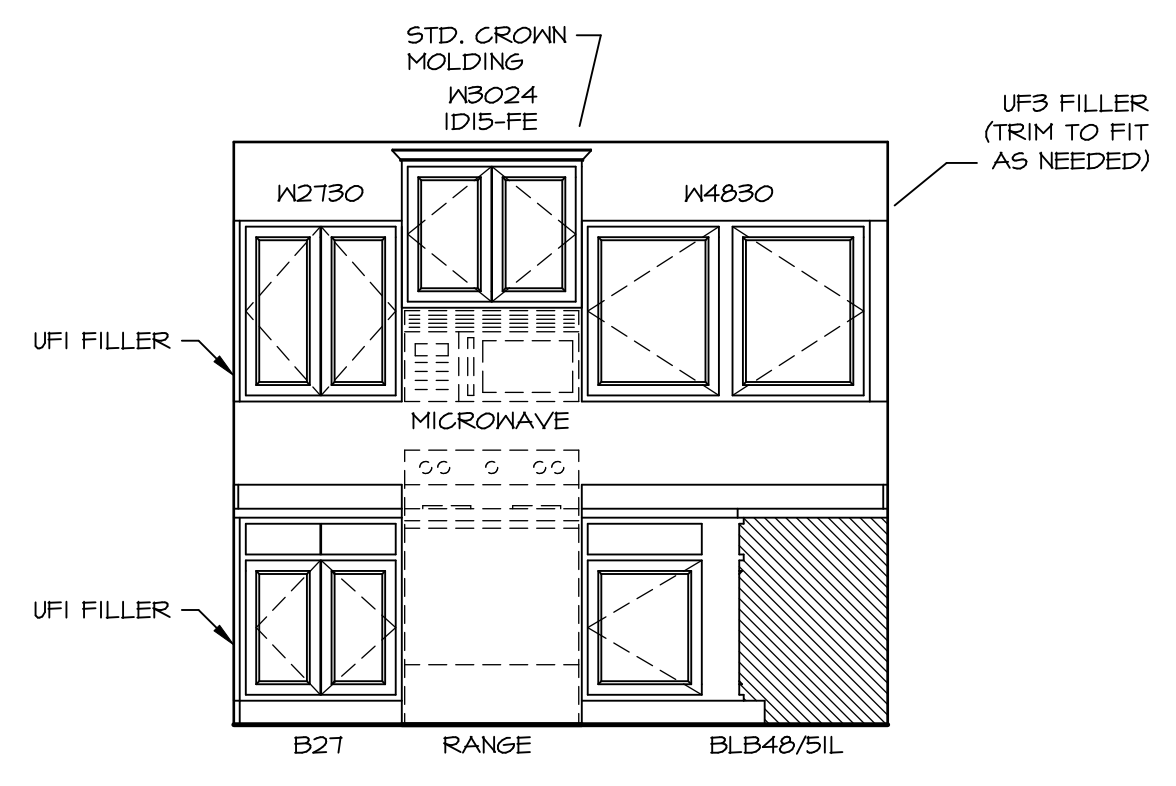
KITCHEN CABINET PLAN - KC-1584
 SCALE: 3/8" = 1'-0"
 2
 A-12



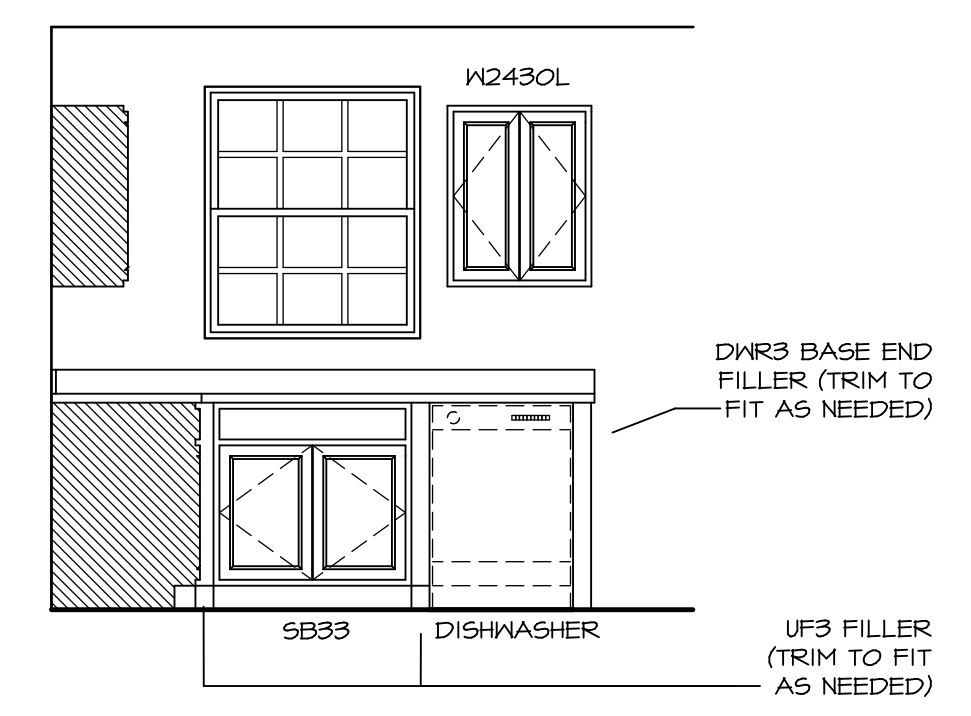
KITCHEN COUNTERTOP PLAN - KT-1584
 SCALE: 3/8" = 1'-0"
 4
 A-12



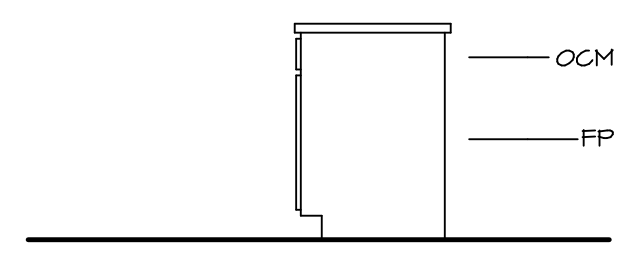
KITCHEN ELEVATION E
 SCALE: 3/8" = 1'-0"



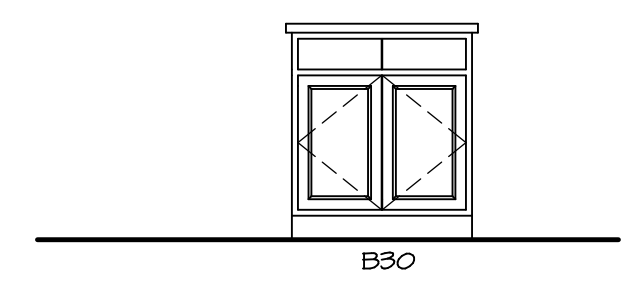
KITCHEN ELEVATION D
 SCALE: 3/8" = 1'-0"



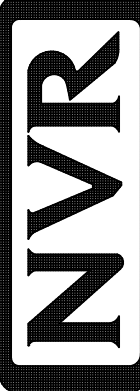
KITCHEN ELEVATION C
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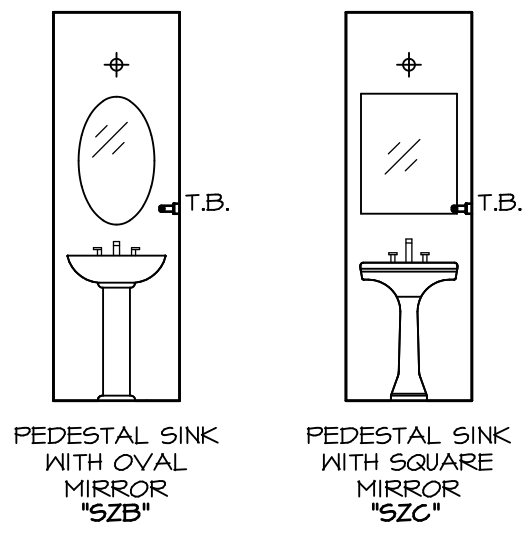


KITCHEN ELEVATION B
 SCALE: 3/8" = 1'-0"

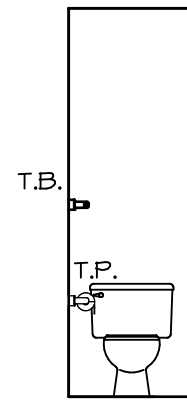


KITCHEN ELEVATION A
 SCALE: 3/8" = 1'-0"

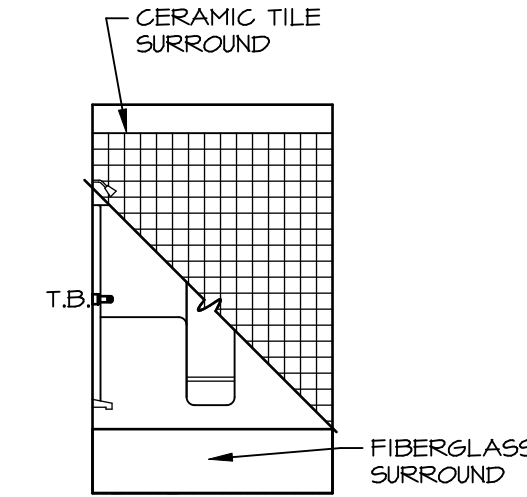
SHEET NO. A-12	MODEL SIENNA	DRAWING TITLE KITCHENS	OPTION DESCRIPTION
			32
SET NO. SIECO VERSION 05	DRAWN BY	DATE: 2/2/2015	OPTION
 NVR, Inc. Architectural Services Architects 21 Baltimore Ave., A Frederick, MD 21702			
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REV. NO.	DATE	REMARKS	



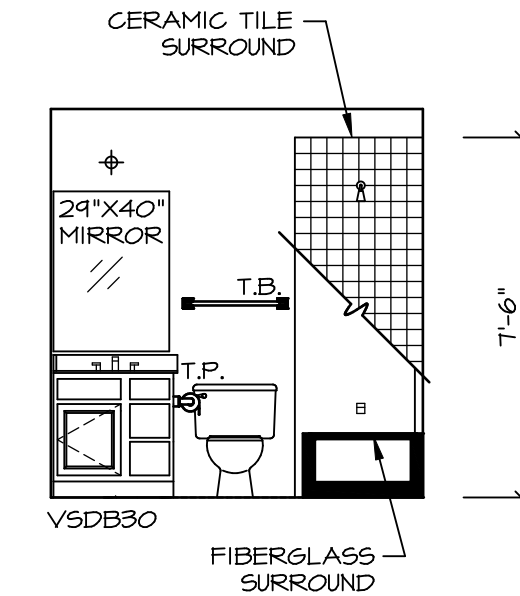
D POWDER ROOM
SCALE: 1/4" = 1'-0"



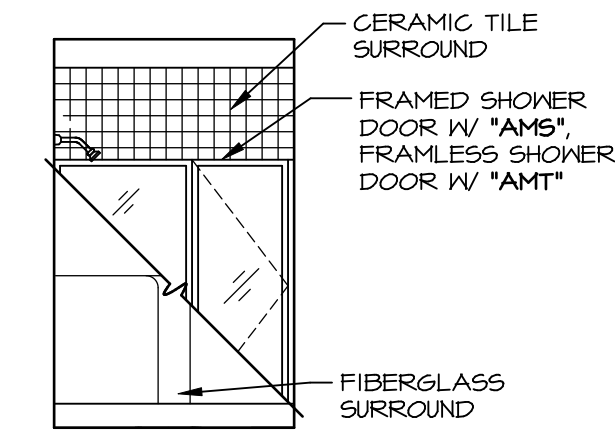
C POWDER ROOM
SCALE: 1/4" = 1'-0"



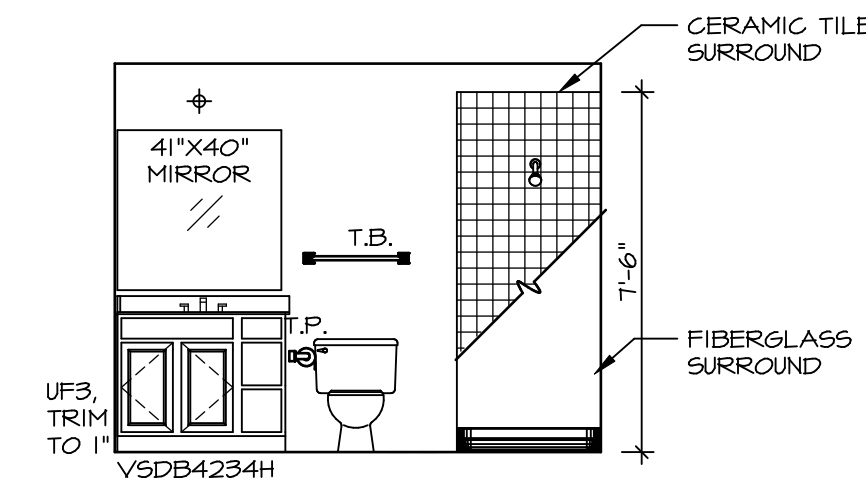
F BATH #1
SCALE: 1/4" = 1'-0"



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



M OWNER'S BATH (AMA)
SCALE: 1/4" = 1'-0"



L OWNER'S BATH (AMA)
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 D-II FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO. A-13	MODEL SIENNA	DRAWING TITLE BATH ELEVATIONS	REV. NO.	DATE	REMARKS
			1	08/05/16	N.L. - DRAWING ALIGNMENT
OPTION DESCRIPTION			33		

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