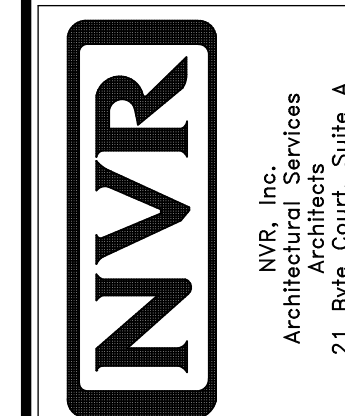


**PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO. **A-5**

MODEL: **FLORENCE**  
DRAWING TITLE: **PLUMBING PLAN**  
OPTION DESCRIPTION: **31**



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REV. NO.	DATE	REMARKS

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.

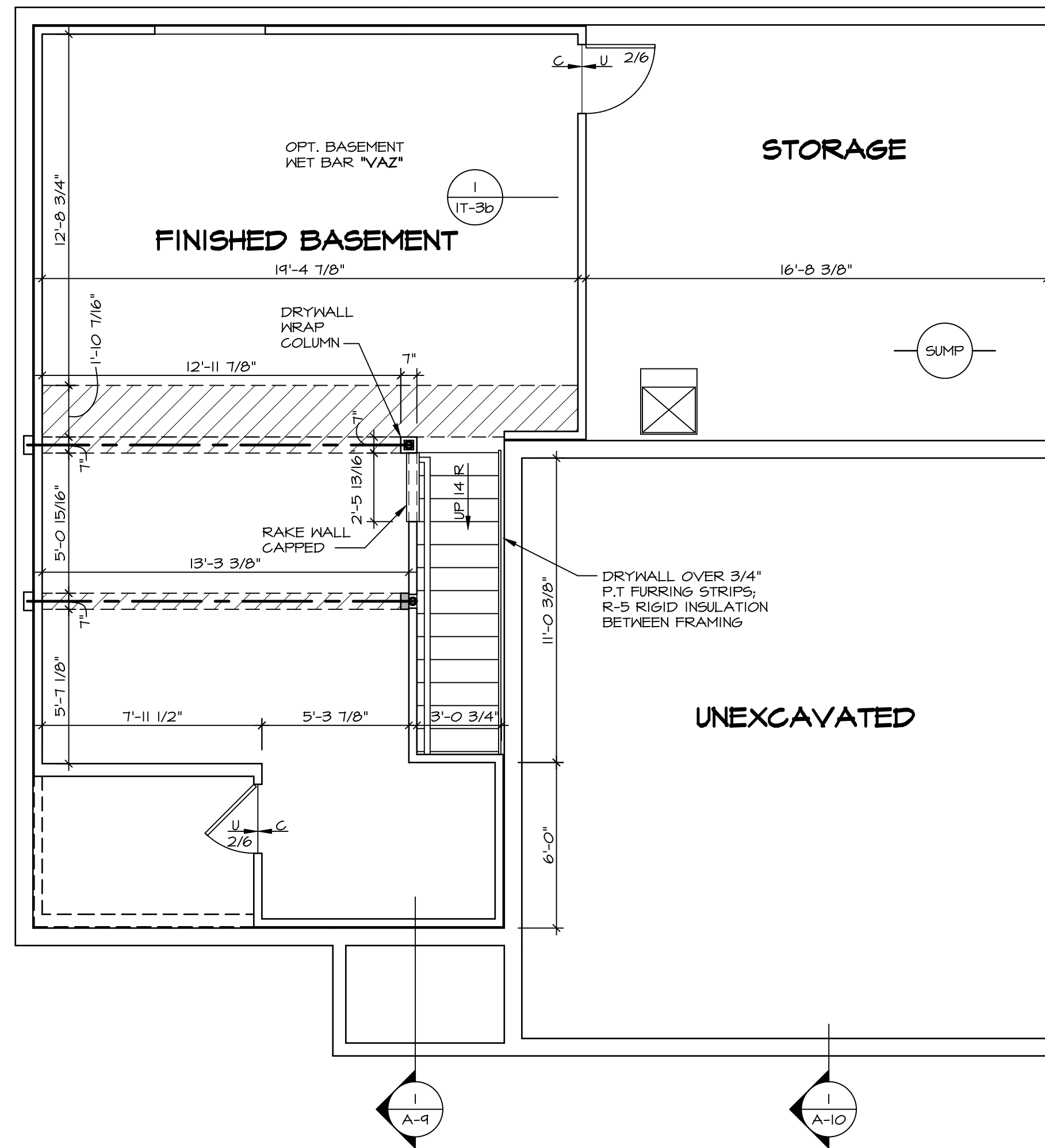
**GYPSUM NOTES**

**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"

SHEET NO.	MODEL	SET NO.	FLR/O	VERSION	DATE	OPTION	DRAWING TITLE	DRAWN BY	DATE	OPTION	REMARKS
A-6	FLORENCE	06	06	06			BASEMENT FLOOR PLAN				
32											

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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	
J13	JACK - (2) 2X4 SPF STUD GRADE		IO4	
J14	JACK - (2) 2X4 SPF STUD GRADE		IO8	
J15	JACK - (3) 2X4 SPF STUD GRADE		IO4	
J16	JACK - (6) 2X4 SP#1		IO1	
J17	JACK - (5) 2X4 SP#1		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 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 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	IO1	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, 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

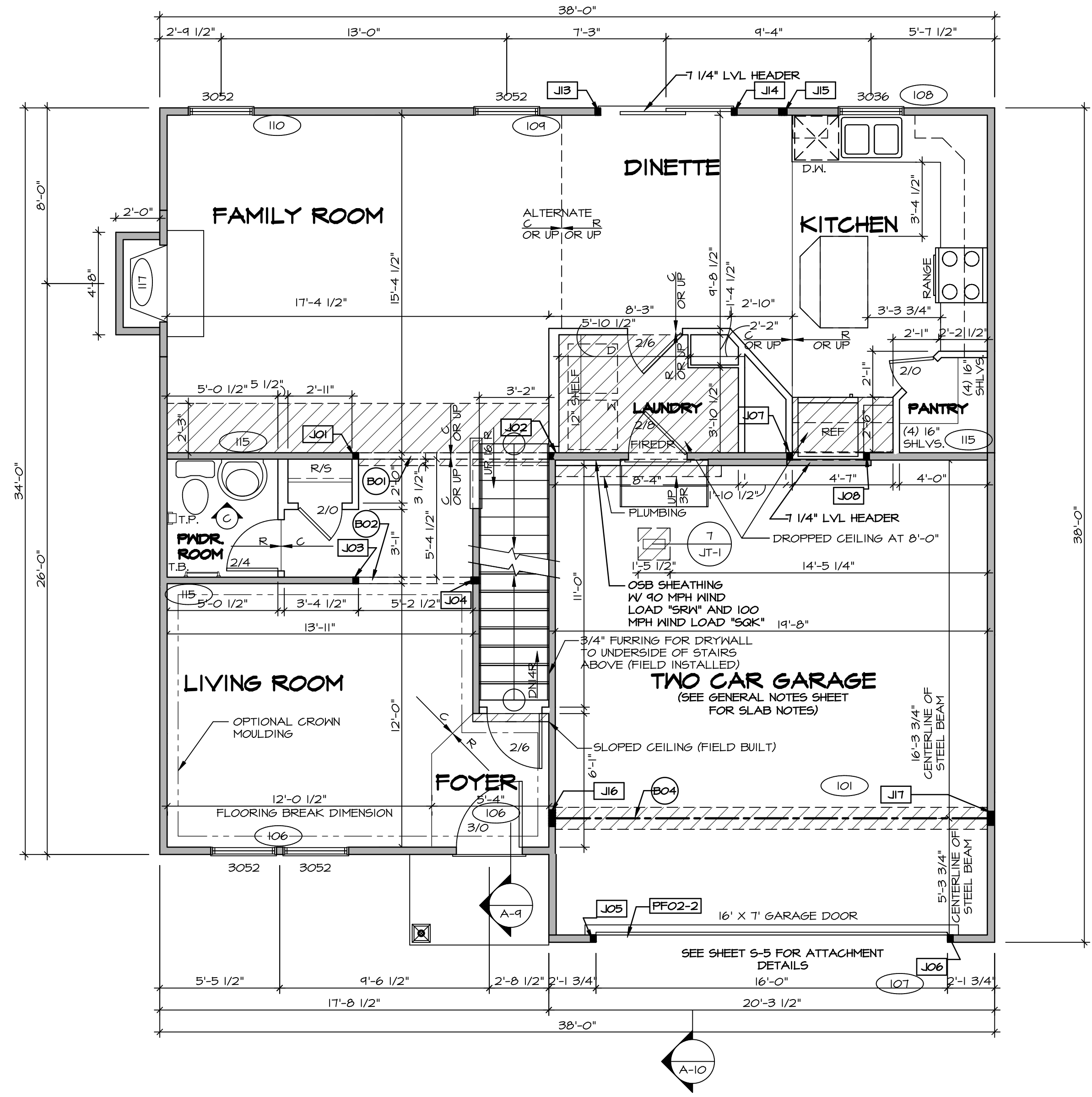
**FLOOR PLAN NOTES** RYAN

- 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

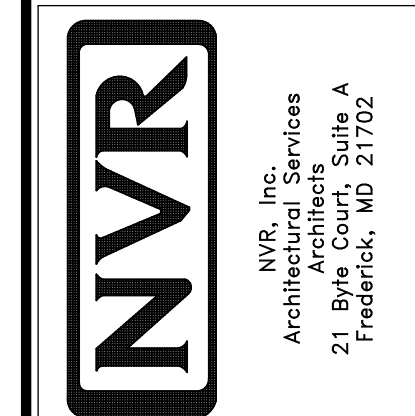
SEE FC DETAILS FOR FRAMING CONNECTORS



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

REV. NO.	DATE	REMARKS
1	07/28/16	TH - DRAWING ALIGNMENT
2	7/24/17	DRH - T-PLY CONVERSION

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MODEL	SET NO. FLOOR	VERSION	DATE	OPTION
FLORENCE	06	06		
DRAWING TITLE	DRAWN BY			
FIRST FLOOR PLAN				
OPTION DESCRIPTION				

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

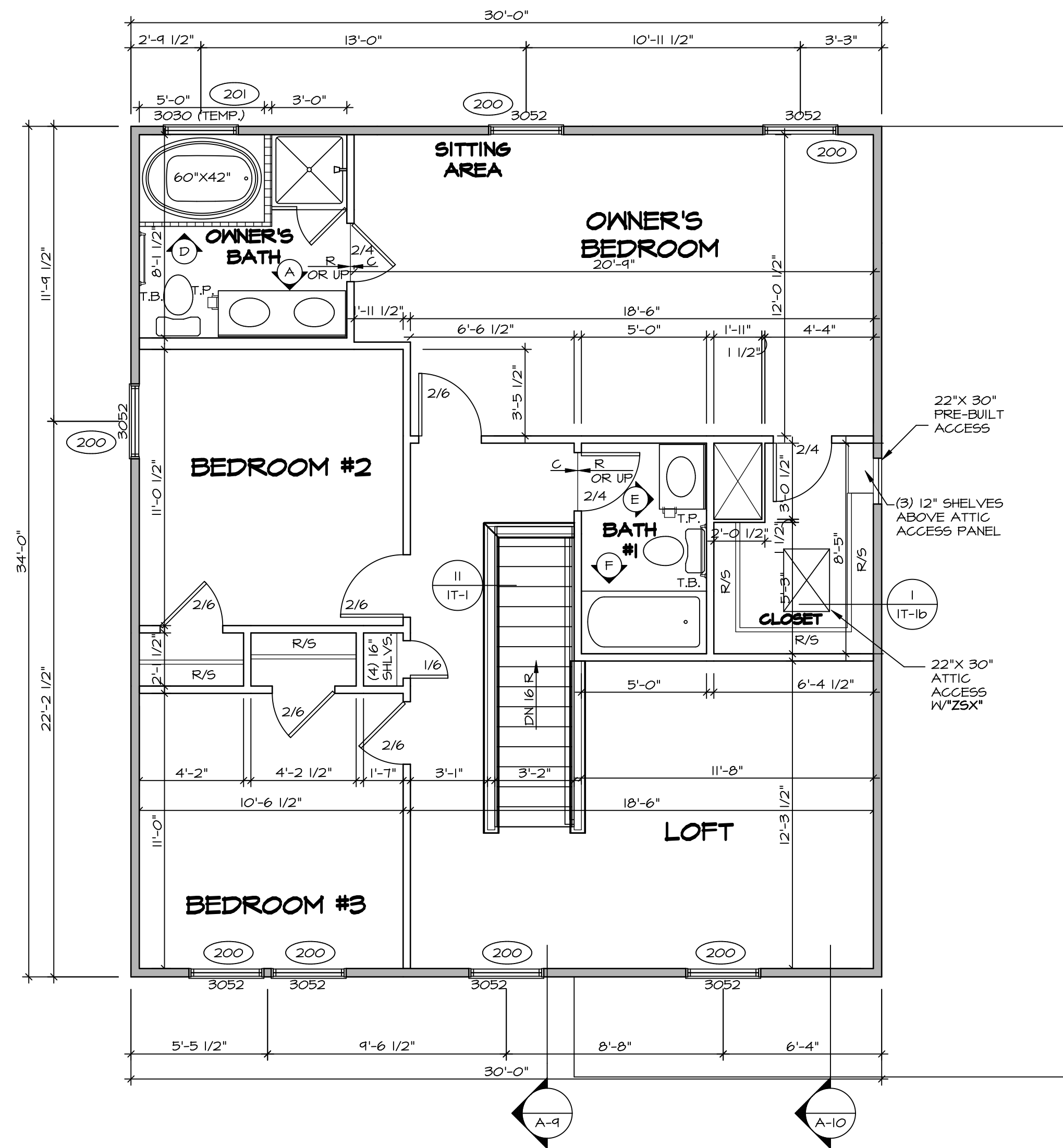
**FLOOR PLAN NOTES** RYAN

- 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

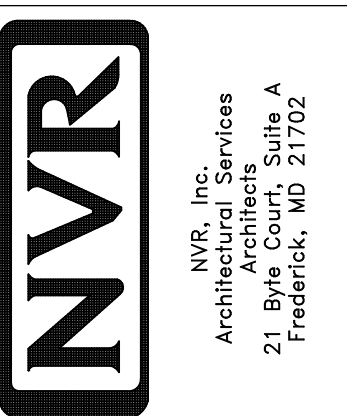


**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REMARKS

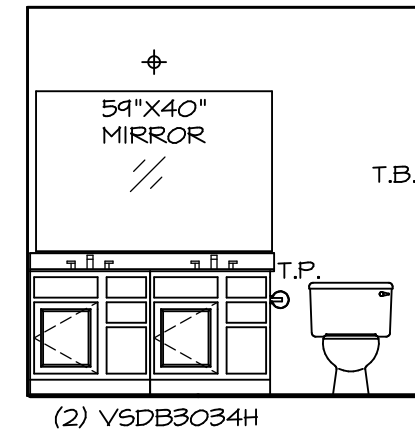
REV. NO.	DATE	DESCRIPTION
1	07/26/16	TH - DRAWING ALIGNMENT
2	7/24/17	DRH - T-PLY CONVERSION

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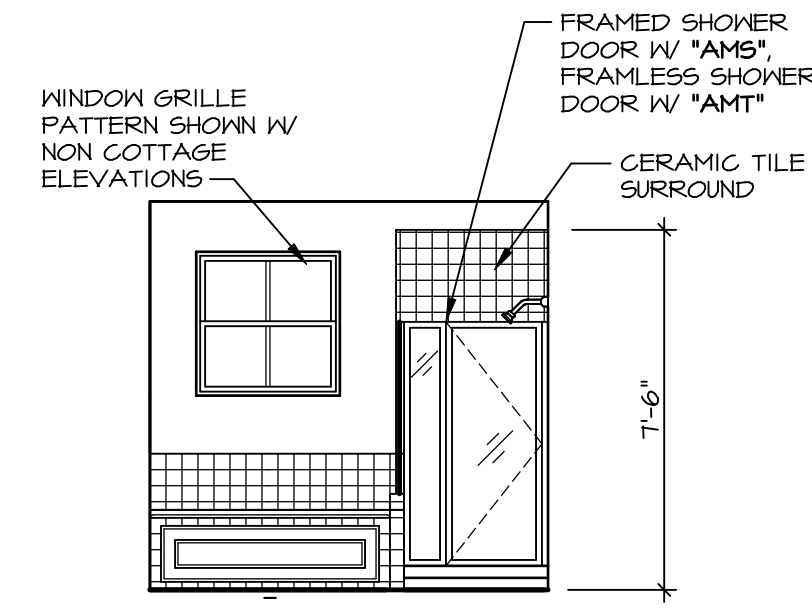
MODEL	FLORENCE
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-8
SET NO.	FLR00
VERSION	06
DRAWN BY	
DATE:	
OPTION	
	37



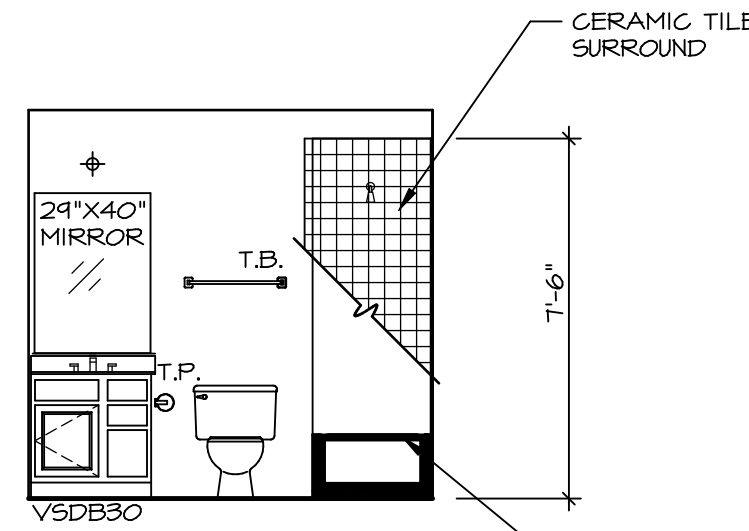


(2) V5DB3034H

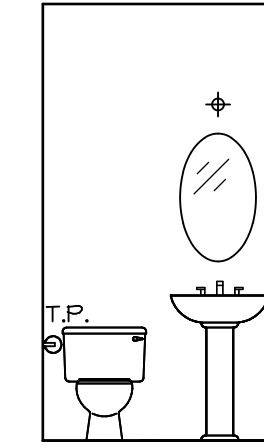
**A OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



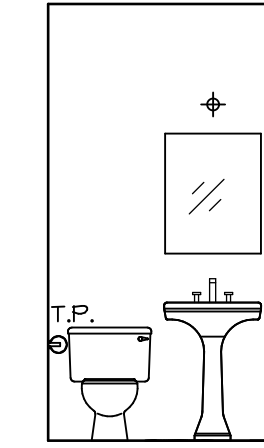
**D OWNER'S BATH**  
SCALE: 1/4" = 1'-0" UPGRADE OWNER'S BATH \*AMF\*



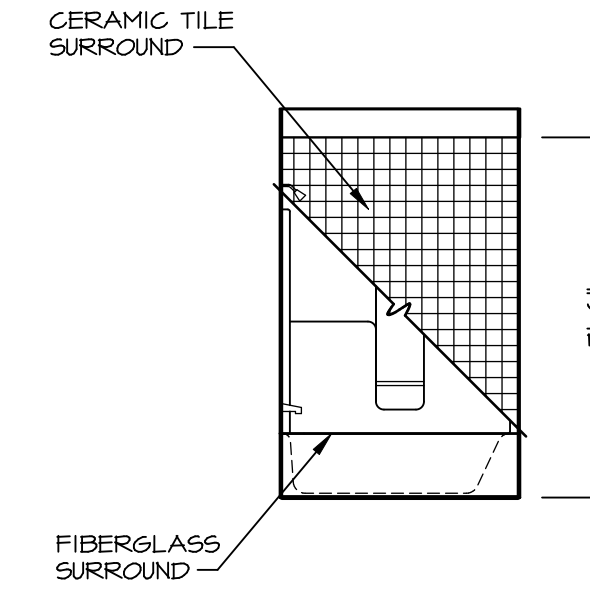
**E BATH #1**  
SCALE: 1/4" = 1'-0"



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



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



**F BATH #1**  
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 (IT-2) 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. <b>A-13</b>	MODEL <b>FLORENCE</b>	SET NO. <b>FLR00</b>	REV. NO. <b>1</b>	DATE <b>07/26/16</b>	REMARKS
		VERSION <b>06</b>			
	DRAWING TITLE <b>BATH ELEVATIONS</b>	DRAWN BY			
	OPTION DESCRIPTION	DATE:			
		OPTION			

**NVR**  
NVR, Inc.  
Architectural Services  
Architects  
21 Park Co. Rd. A  
Frederick, MD 21702

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