

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARINGS FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
SEE FG DETAILS FOR FRAMING CONNECTORS	

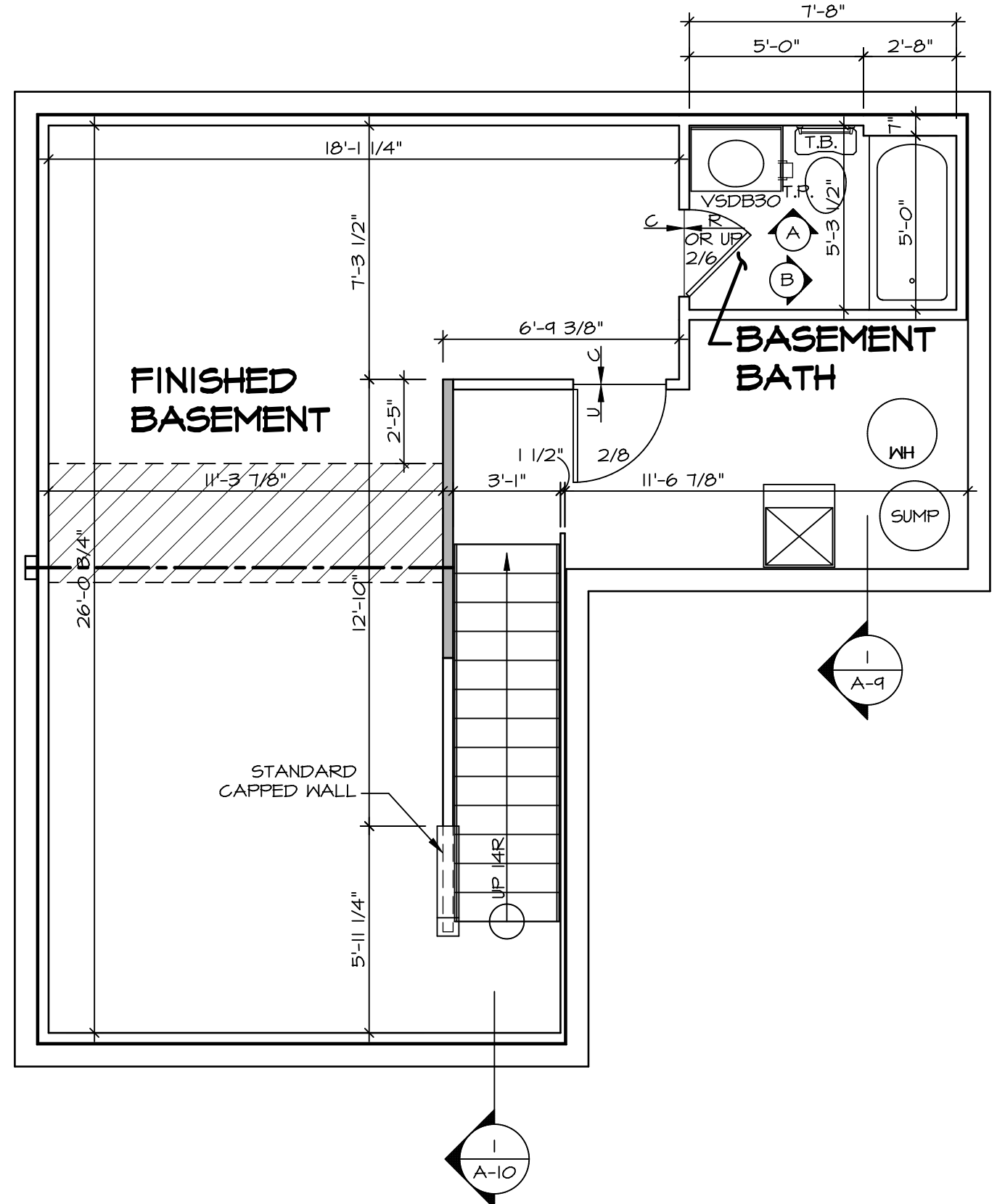
FLOOR PLAN NOTES

- 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 EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" AND 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.

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



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

SHEET NO.	MODEL	SET NO.	VERSION	DRAWING TITLE	OPTION	DESCRIPTION	DATE	REVISIONS	REMARKS
A-6	SORRENTO	04	04	BASEMENT FLOOR PLAN					
17									

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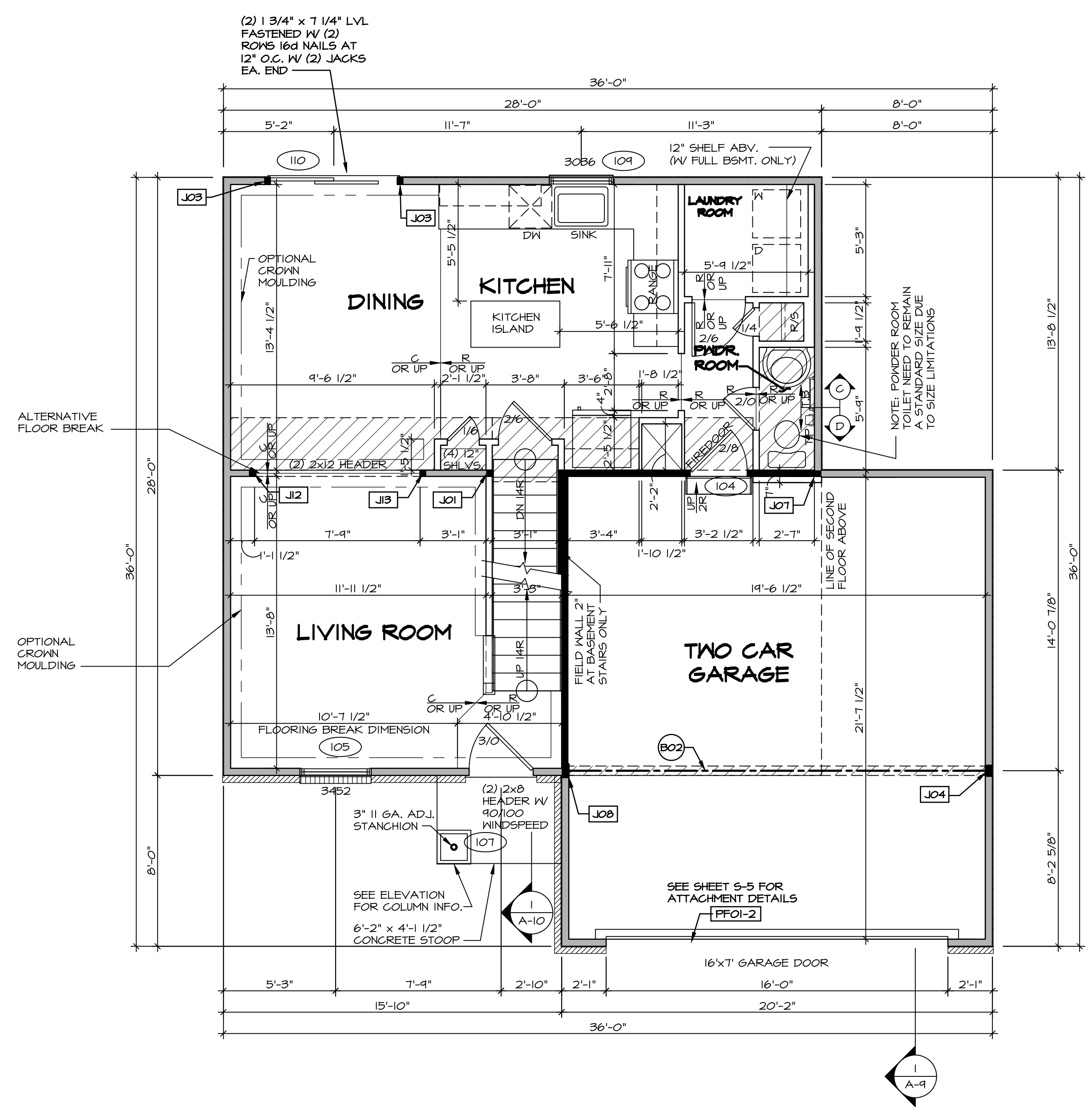
LEGEND

	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

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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 3/2" W/ T-PLY, ALL INTERIOR WALLS TO BE 3/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
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 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO GRIPPLIES ABOVE, UNLESS OTHERWISE NOTED.

- 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



FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J01	JACK - (2) 2X4 SFF STUD GRADE		103	
J03	JACK - (2) 2X4 SFF STUD GRADE	D&T	110	
J04	JACK - (4) 2X4 SFF STUD GRADE		111	
J07	JACK - (2) 2X4 SFF STUD GRADE	GCB		
J08	JACK - (5) 2X4 SFF STUD GRADE		111	
J12	JACK - (2) 2X4 SFF STUD GRADE		104	
J13	JACK - (2) 2X4 SFF STUD GRADE		104	

LVL PLY TO PLY FASTENING SCHEDULE:

1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16d NAILS AT 12" O.C.

2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16d NAILS AT 12" O.C.

3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16d NAILS AT 12" O.C.

4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16d NAILS AT 12" O.C. FROM EACH SIDE

5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16d NAILS AT 12" O.C. FROM EACH SIDE

6A - (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
BO2	BEAM STEEL - M10X26	20'-0"	GCB	111	
PFO1-2	LVL - 11-4	20'-0"	GCB	112	2 PLY, 1A

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

REMARKS

REV. NO. DATE DESCRIPTION

1 08/05/16 N.L. - DRAWING ALIGNMENT

2 07/18/17 S.L.S. - T-PLY CONVERSION PROJECT

SET NO. SOR000
VERSION 04
DRAWN BY
DATE:
OPTION

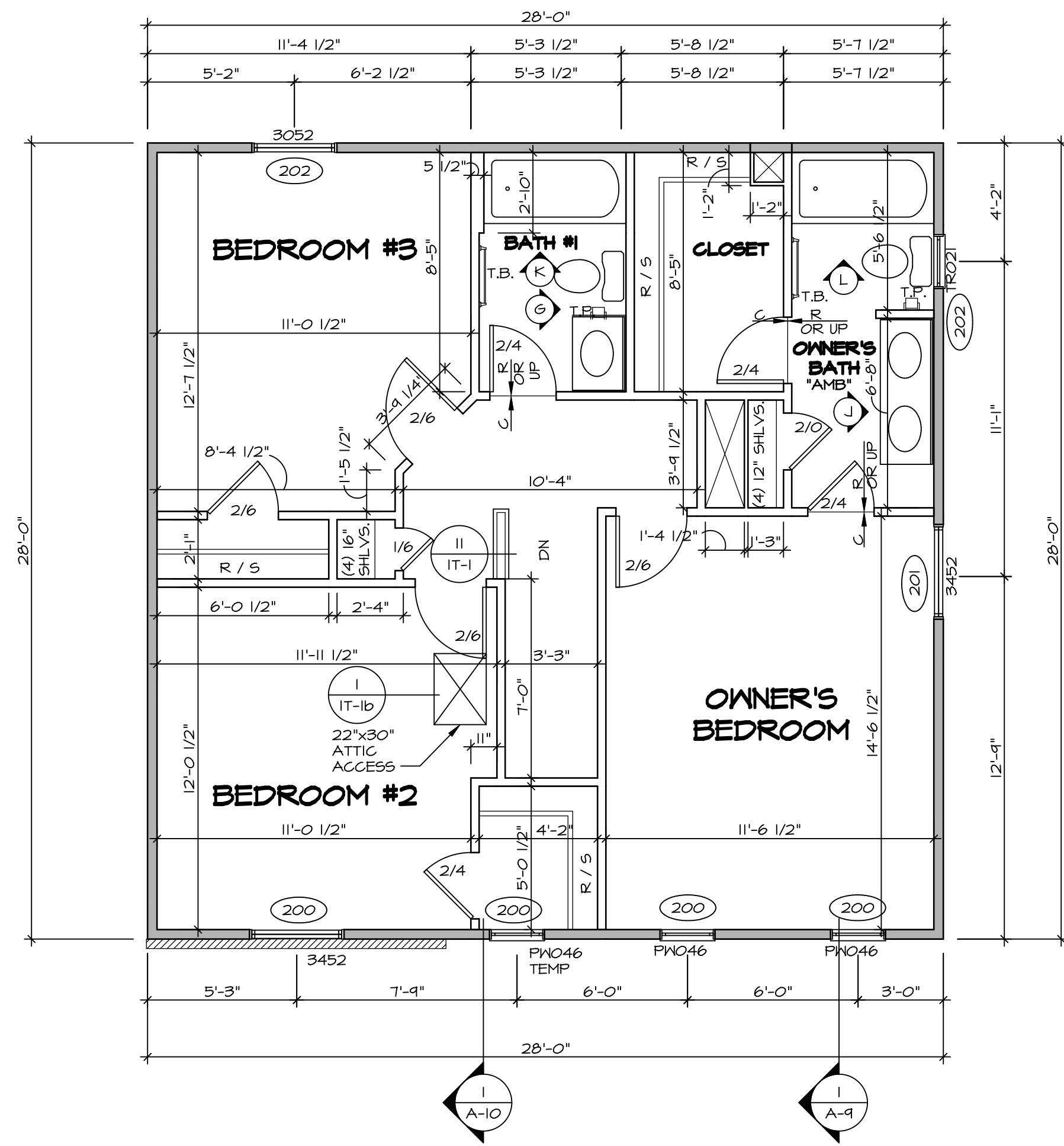
MODEL SORRENTO
DRAWING TITLE FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-7 18

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NVR, Inc. Architectural Services Architects, Inc. A 21 Bay Ct. Frederick, MD 21702

C:\NVR\Solves\SORRENTO_SOR000_0A.DWG - CH - X290A.B20416 Sheets Lot - Specific 1.8 A-7 PLAN - LS.dwg 06/07/18 - 5:55 am



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

LEGEND

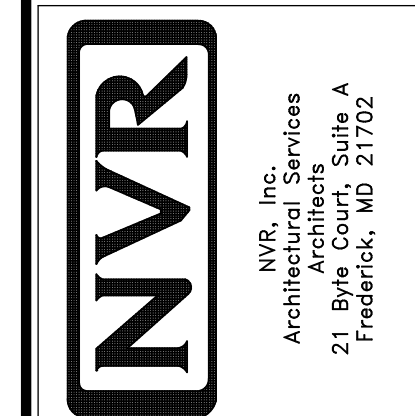
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FG DETAILS FOR FRAMING CONNECTORS

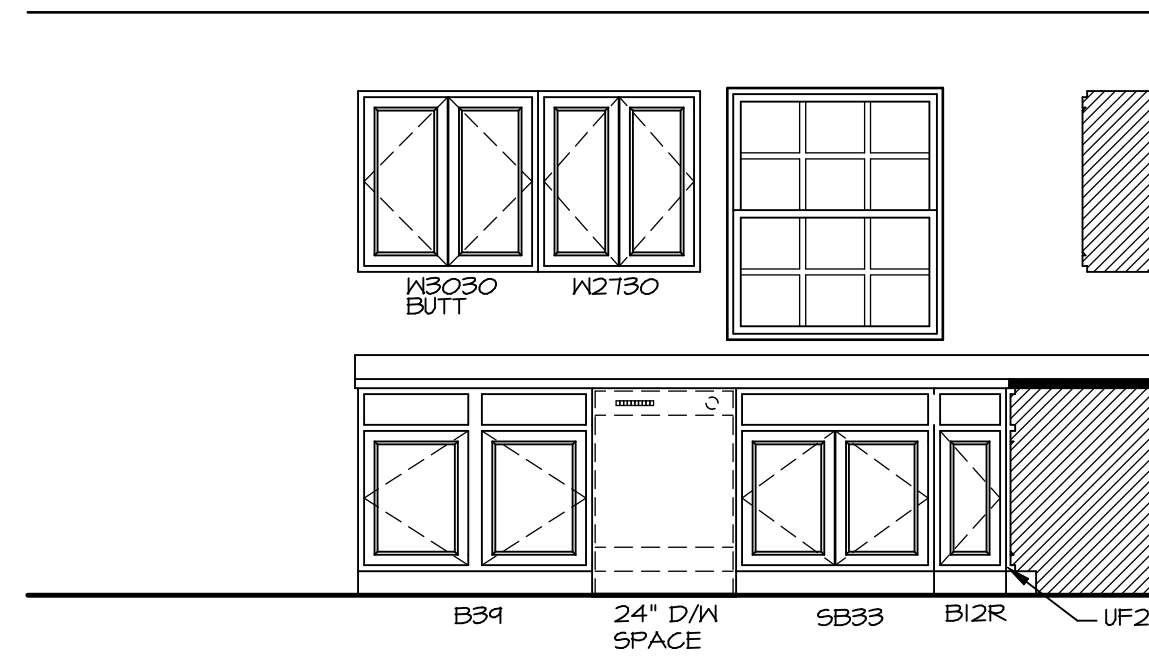
- FLOOR PLAN NOTES**
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REV. NO.	DATE	REMARKS
1	08/05/16	N.L. - DRAWING ALIGNMENT
2	07/18/17	SLS - T-PLY CONVERSION PROJECT

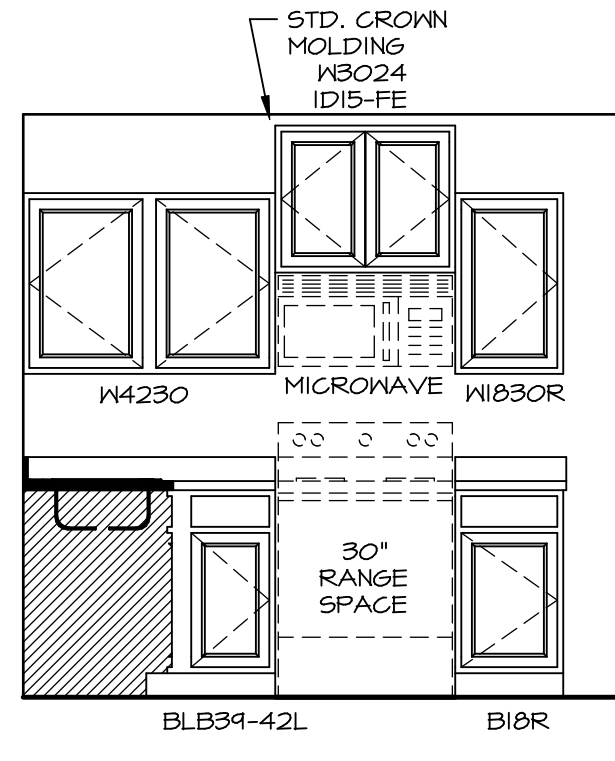
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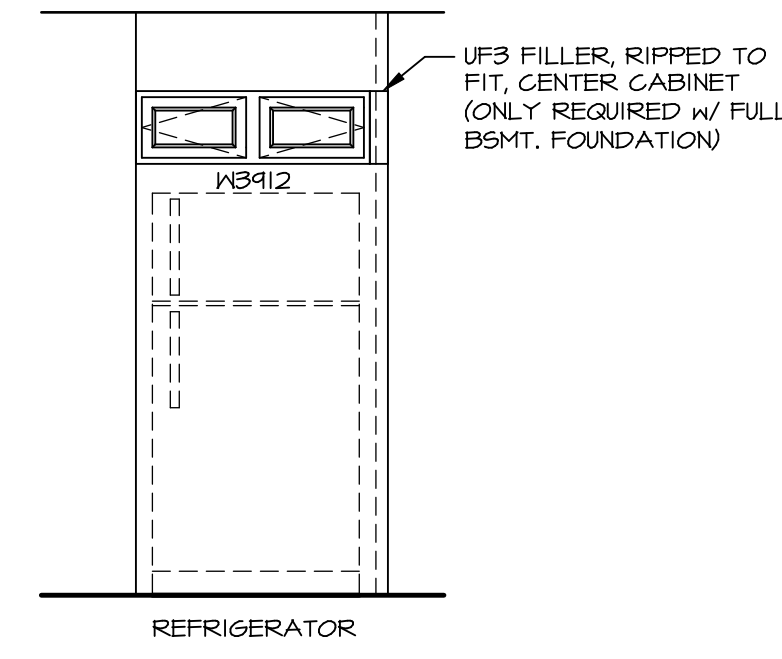
SHEET NO.	MODEL	SET NO.	VERSION	DRAWING TITLE	OPTION
A-8	SORRENTO	04	04	SECOND FLOOR PLAN	
20					



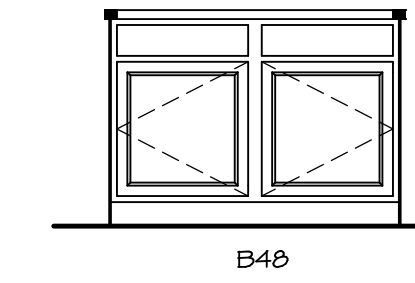
A ELEVATION "A"
A-12 SCALE: 3/8" = 1'-0"



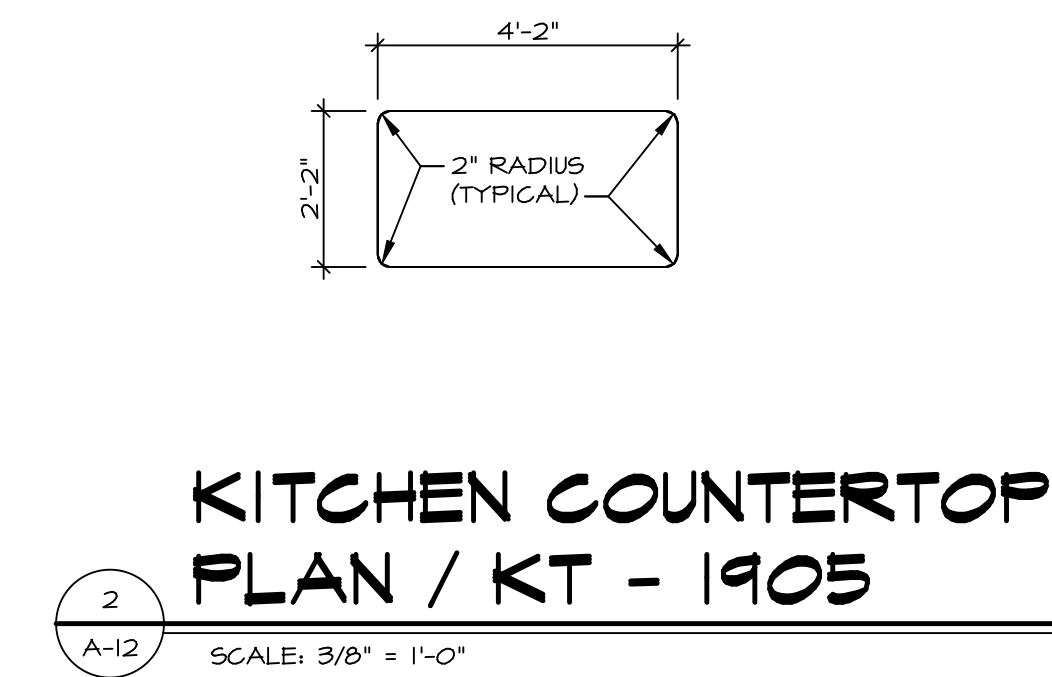
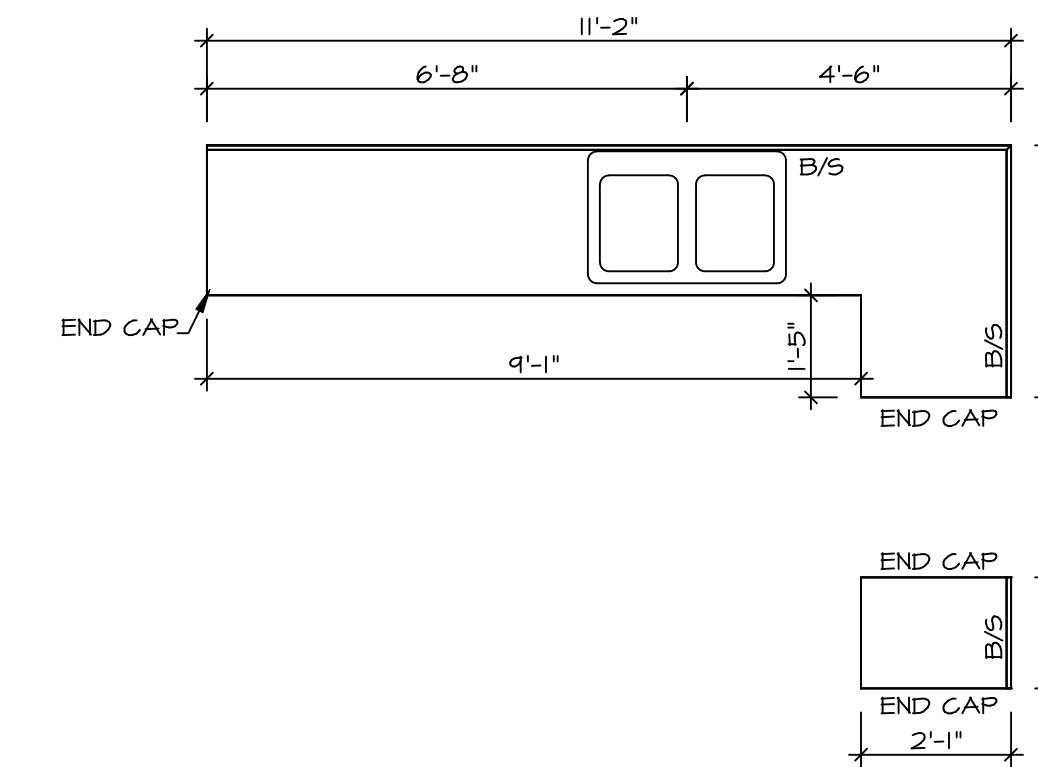
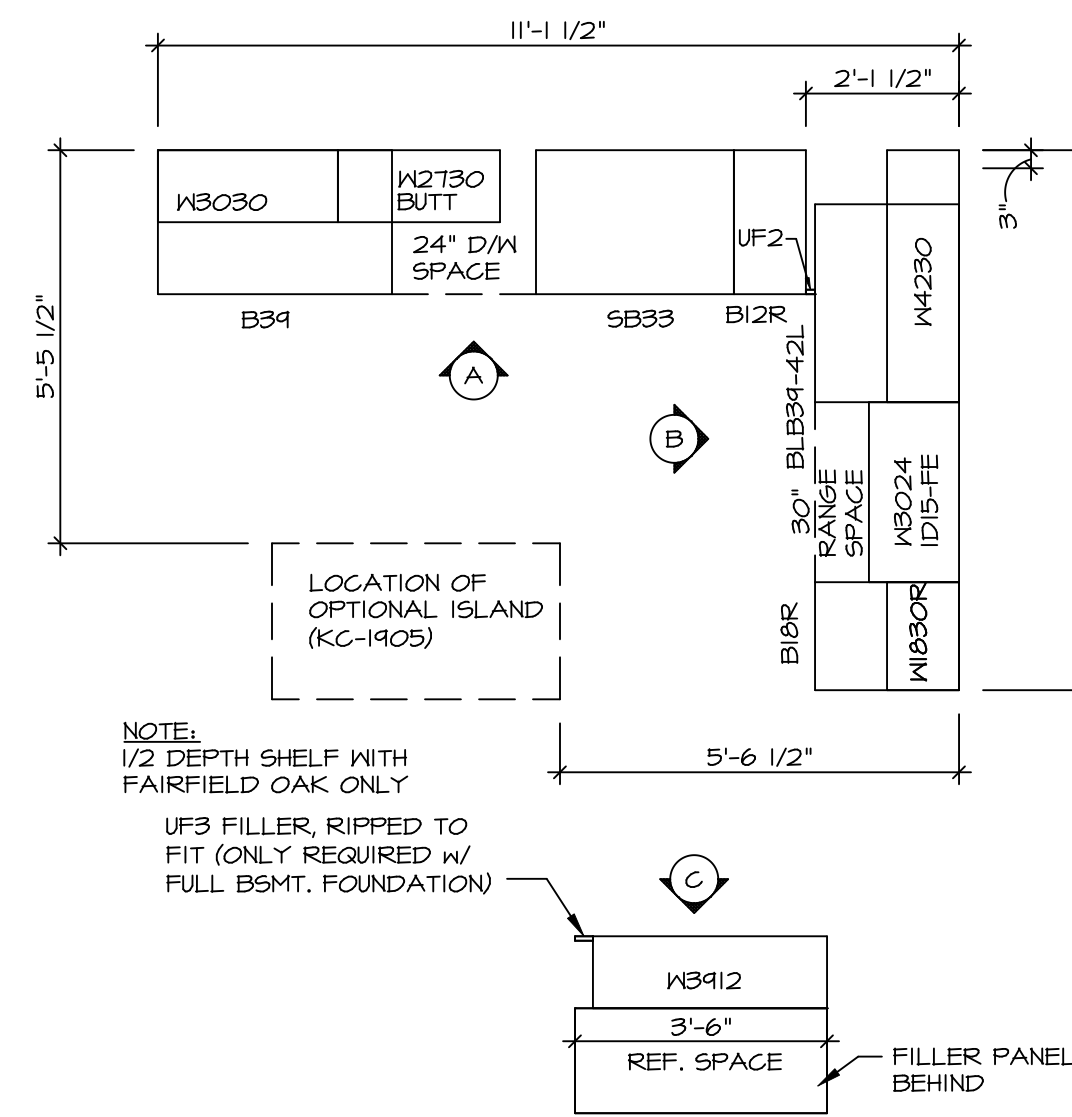
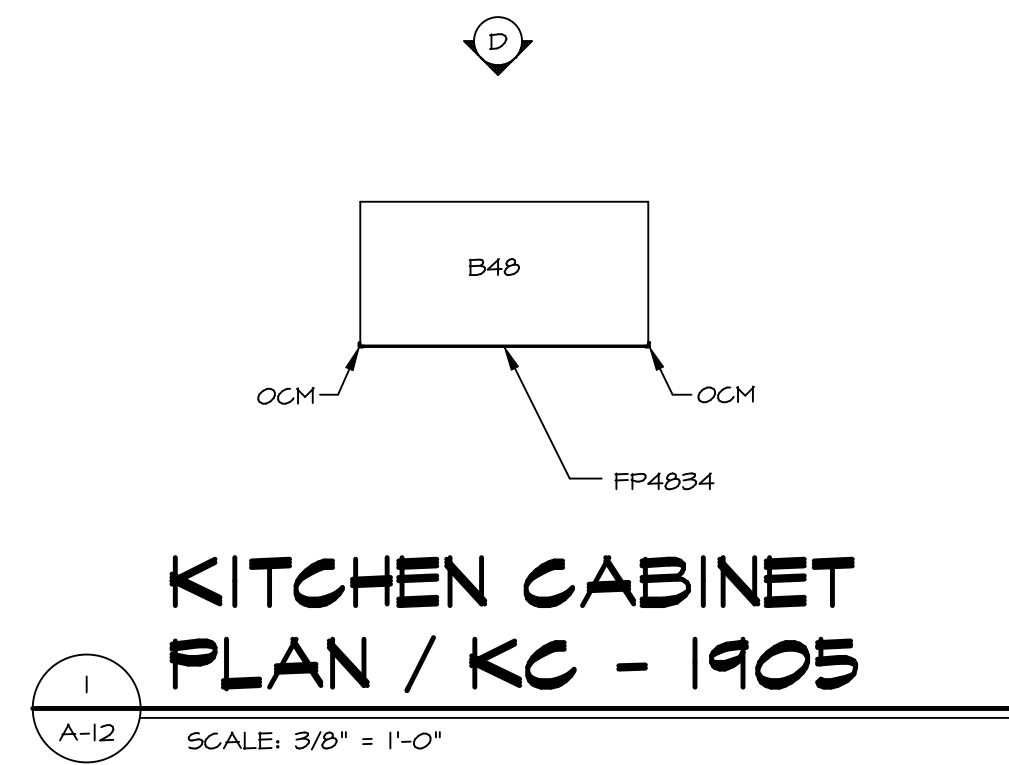
B ELEVATION "B"
A-12 SCALE: 3/8" = 1'-0"



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

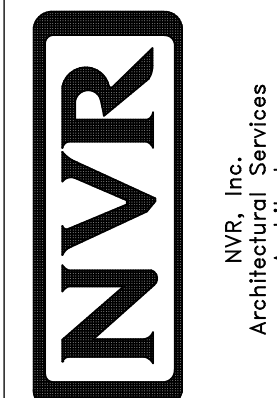


D ELEVATION "D"
A-12 SCALE: 3/8" = 1'-0"



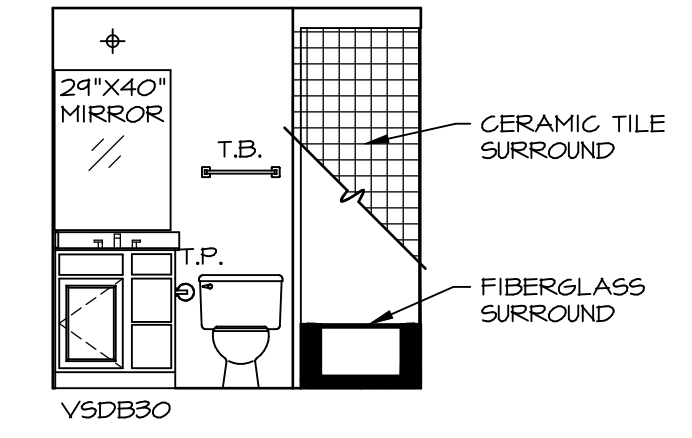
REV. NO. DATE

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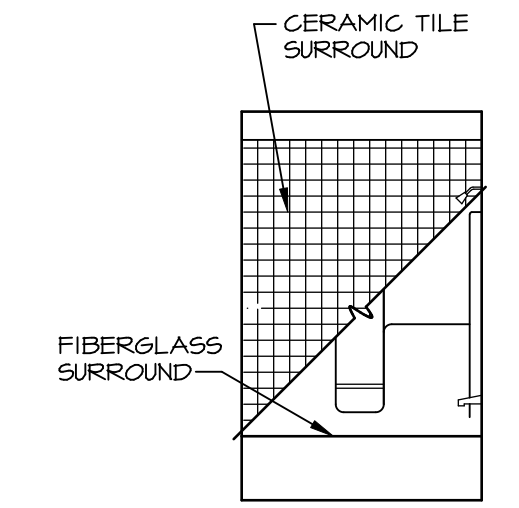


SET NO. SOR00
VERSION 04
DRAWN BY
DATE:
OPTION

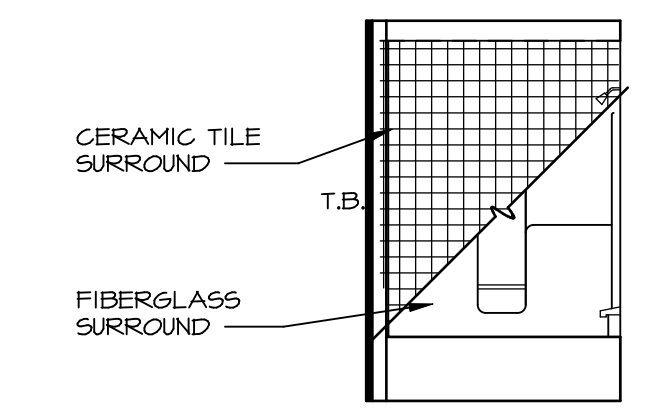
SHEET NO. A-12
DRAWING TITLE KITCHENS
OPTION DESCRIPTION
25



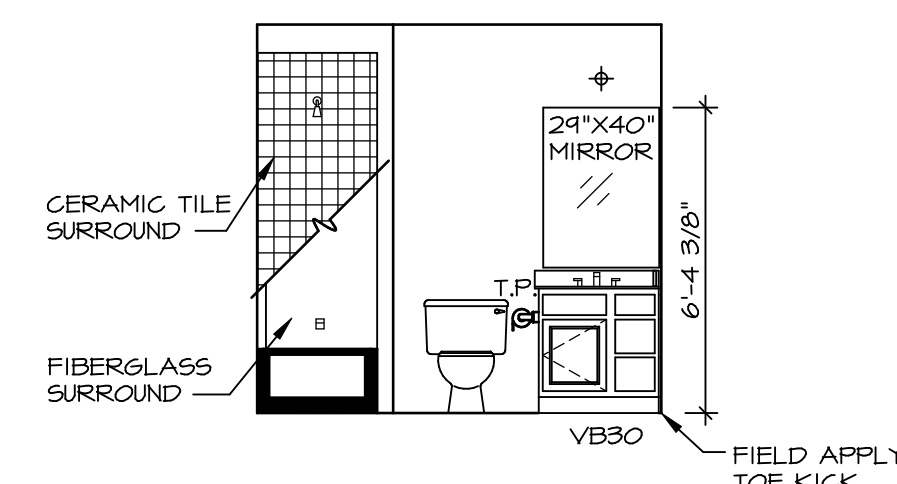
A BASEMENT BATH
SCALE: 1/4" = 1'-0"



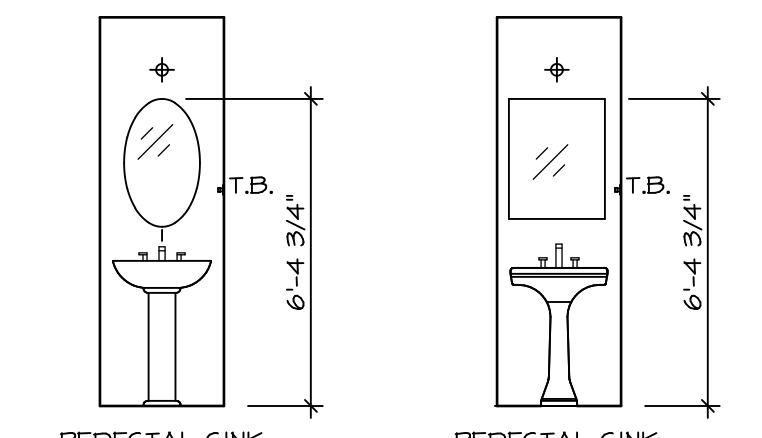
K BATH # 1
SCALE: 1/4" = 1'-0"



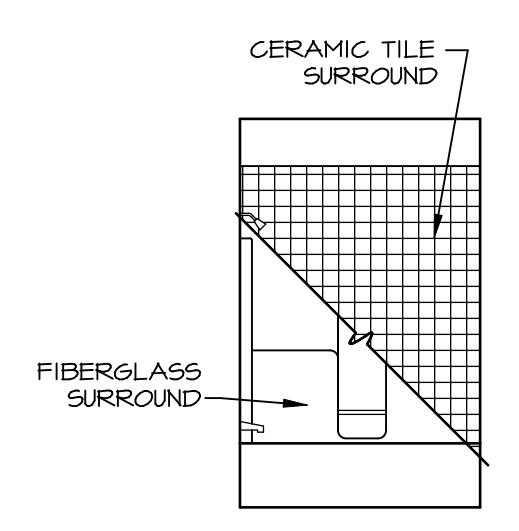
B BASEMENT BATH
SCALE: 1/4" = 1'-0"



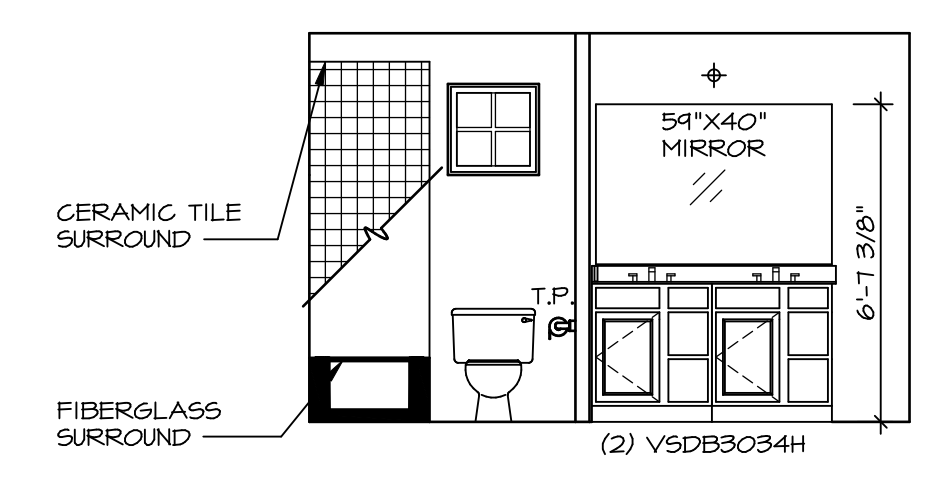
G BATH # 1
SCALE: 1/4" = 1'-0"



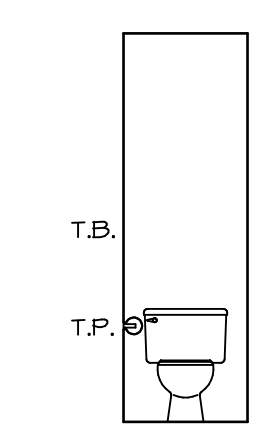
C POWDER ROOM
SCALE: 1/4" = 1'-0"



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



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



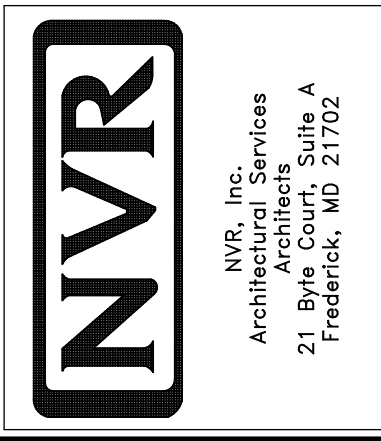
D POWDER ROOM
SCALE: 1/4" = 1'-0"

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 REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
3. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
4. BATH ELEVATIONS ARE SHOWN PER PLAN.

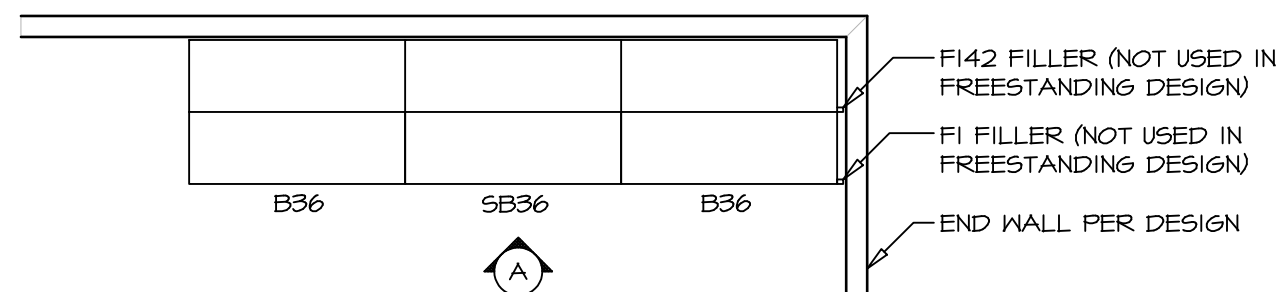
REV. NO.	DATE	REMARKS
1	08/05/16	N.L. - DRAWING ALIGNMENT

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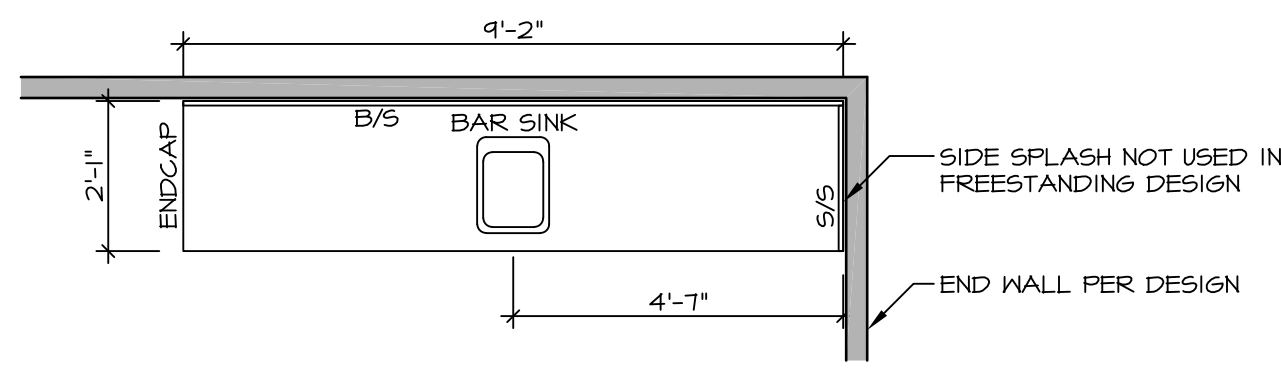
MODEL	SORRENTO
DRAWING TITLE	BATH ELEVATIONS
SET NO.	SOR00
VERSION	04
DRAWN BY	
DATE:	
OPTION	
SHEET NO.	A-13
OPTION DESCRIPTION	
	26

NOTE:
REVIEW HOUSE SPECIFIC
PLANS FOR LOCATION
AND HANDING



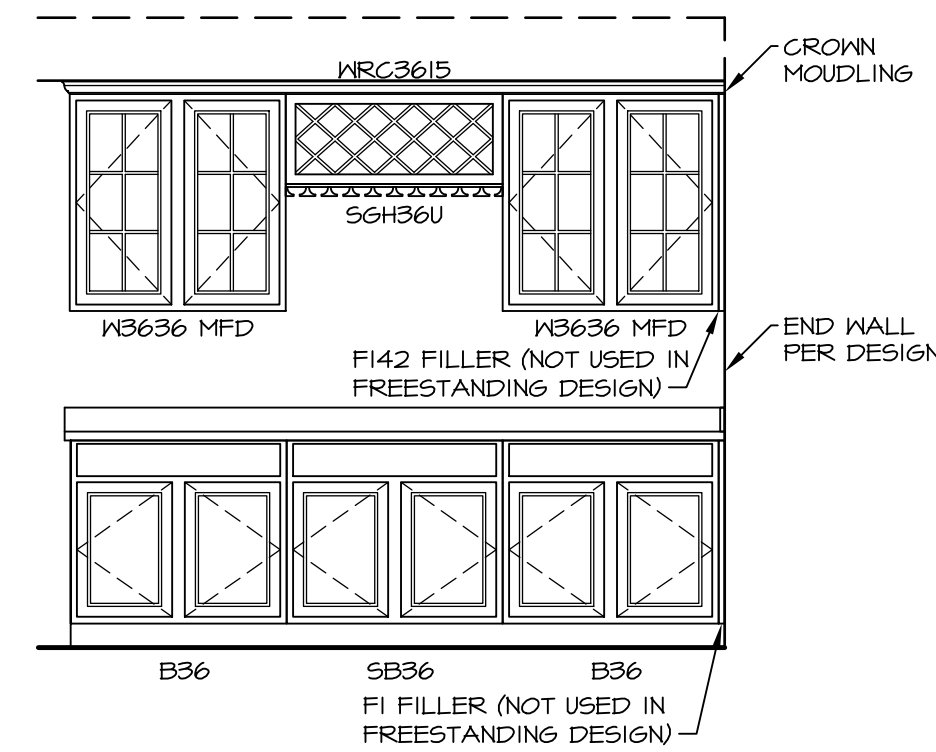
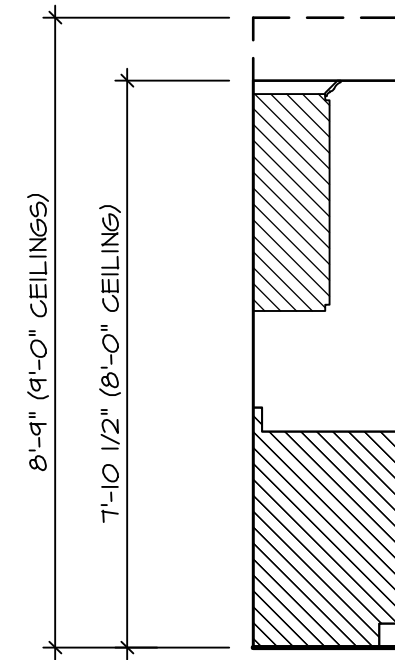
**KITCHEN CABINET
PLAN KC - 1900**

2
IT-3b SCALE: 3/8" = 1'-0"



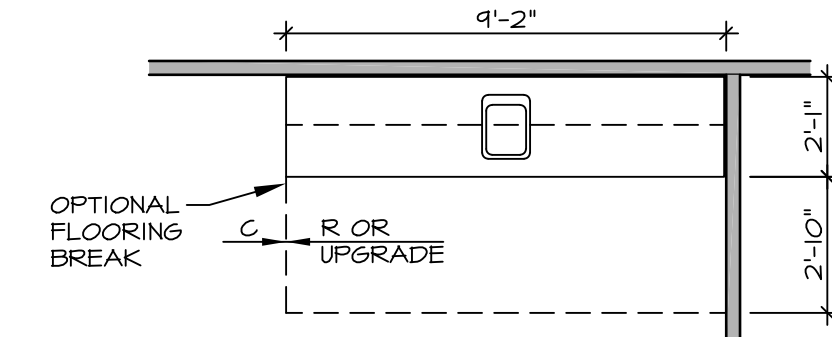
**KITCHEN COUNTERTOP
PLAN KT - 1900**

6
IT-3b SCALE: 3/8" = 1'-0"



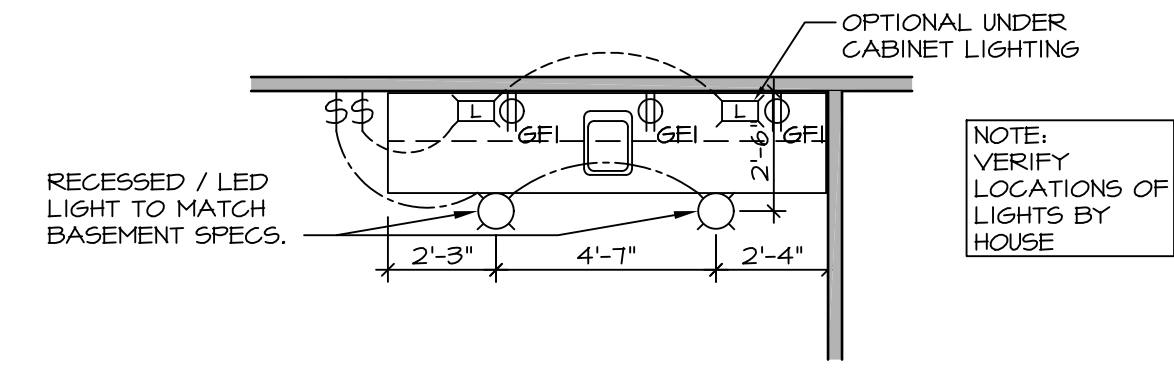
3 ELEVATION "A"

IT-3b SCALE: 3/8" = 1'-0"



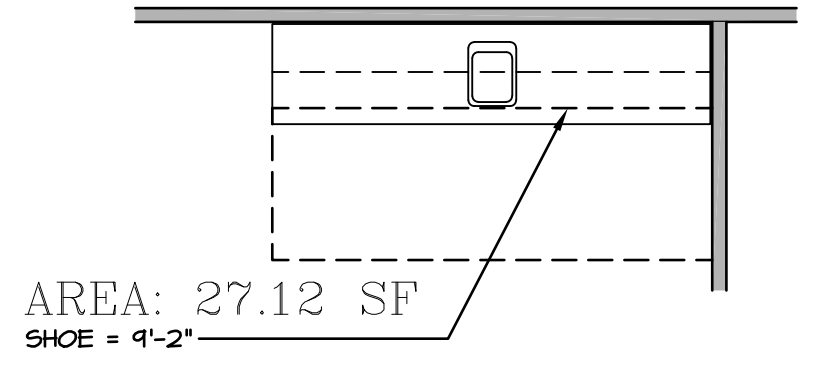
4 FLOOR PLAN

IT-3b SCALE: 1/4" = 1'-0"



7 FLOOR PLAN ELECTRICAL LAYOUT

IT-3b SCALE: 1/4" = 1'-0"



AREA: 27.12 SF
SHOE = 4'-2"

5 FLOORING PLAN

IT-3b SCALE: 1/4" = 1'-0"

1 WET BAR DETAILS

IT-3b SCALE: VARIES * SHOWN AS END WALL DESIGN

REV. NO.	DATE	REMARKS
1	5/17/17	56A - REVISED FLOOR PLAN DIMENSIONS TO MATCH COUNTERTOP DIMENSIONS
2	5/23/17	56A - REMOVED COUNTERTOP INFORMATION FROM 2/IT-3b
3	6/5/17	56A - REMOVED U.C. REF. AND TURNED OFF FLOORING SPACES
4	9/14/17	EBP - ADDED NOTE TO RECESSED LIGHT / LED LIGHT IN NET BAR

SET NO.	VERSION	DATE	OPTION

NVR
Architectural Services
5285 West Annapolis Avenue, Suite 100
Frederick, MD 21703

SHEET NO. IT-3b	MODEL STANDARD DETAILS	SET NO. NVR
	DRAWING TITLE INTERIOR TRIM DETAILS WET BAR DETAILS - BACK BAR (RYAN ONLY)	VERSION
OPTION DESCRIPTION	DRAWN BY	DATE:
		OPTION