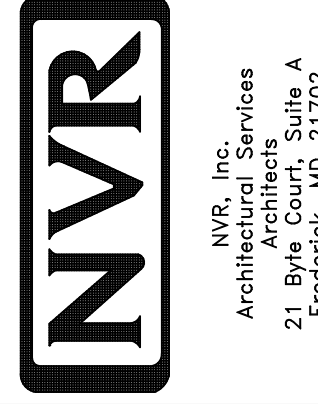


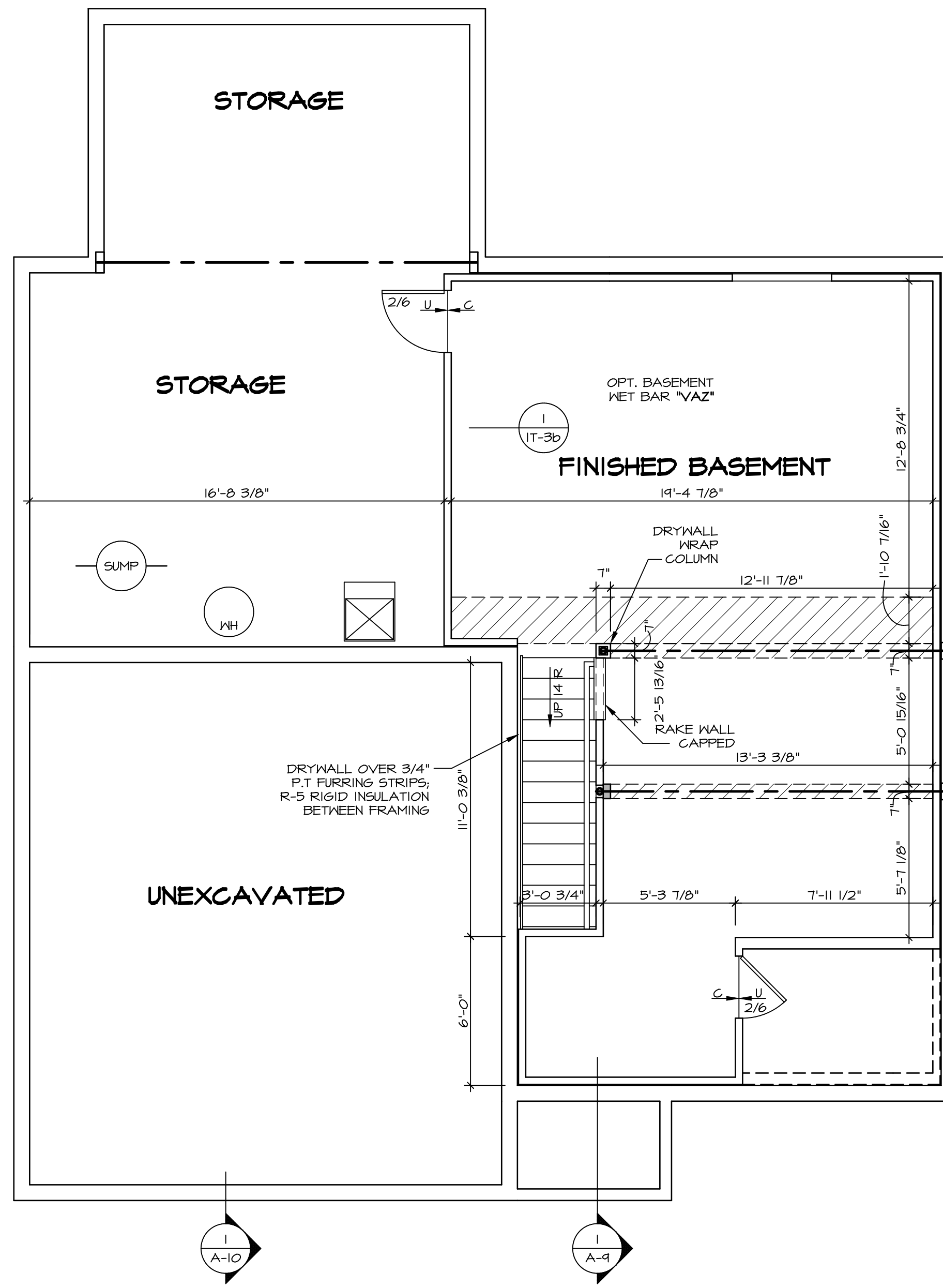
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A-5 PLUMBING PLAN  
SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-5</b>	MODEL <b>FLORENCE</b>	SET NO. <b>FL000</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION <b>06</b>
	OPTION DESCRIPTION	DRAWN BY
<b>31</b>		DATE:
		OPTION



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REV. NO.	DATE	REMARKS



**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 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

SHEET NO. <b>A-6</b>	MODEL <b>FLORENCE</b>	SET NO. <b>FLR00</b>	REV. NO. <b>1</b>	DATE <b>07/26/18</b>	REMARKS
		VERSION <b>06</b>	DRAWN BY		
	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	DATE:			
	OPTION DESCRIPTION	OPTION			
<p style="text-align: center;"><b>NVR</b> NVR, Inc. Architectural Services Architects 21 Park Plaza, Ste. A Frederick, MD 21702</p>					
<p style="text-align: center;">NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied, or otherwise used in any way without the prior written consent of NVR, Inc.</p>					
<p style="text-align: right;">C:\NVR\Solves\FLORENCE_FLR00_06\DCY-CY-1188\676735\Sheets\01-Specific\32_A-6_BSMT_LS.dwg 07/26/18 3:16 am</p>					

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	
J05	JACK - (2) 2X4 SPF STUD GRADE		107	
J06	JACK - (2) 2X4 SPF STUD GRADE		107	
J16	JACK - (6) 2X4 SP#1		101	
J17	JACK - (3) 2X4 SP#1		101	
J27	JACK - (4) 2X4 SPF STUD GRADE	MAA	125	
J28	JACK - (4) 2X4 SPF STUD GRADE	MAA	125	
J44	JACK - (4) 2X4 SPF STUD GRADE	MAAKDA	124	
J46	JACK - (5) 2X4 SPF STUD GRADE	MAA	124	

**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	BEAM STEEL - W12X26	20'-2"	SRI, SXS, GCB	101	
B04-2	LVL - 18	15'-5 1/2"	MAA, KDA	124	2 PLY, 2A
PF02-2	LVL - 11-04	14'-11 1/2"	GCB	107	PORTAL FRAME, 2 PLY, 1A

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

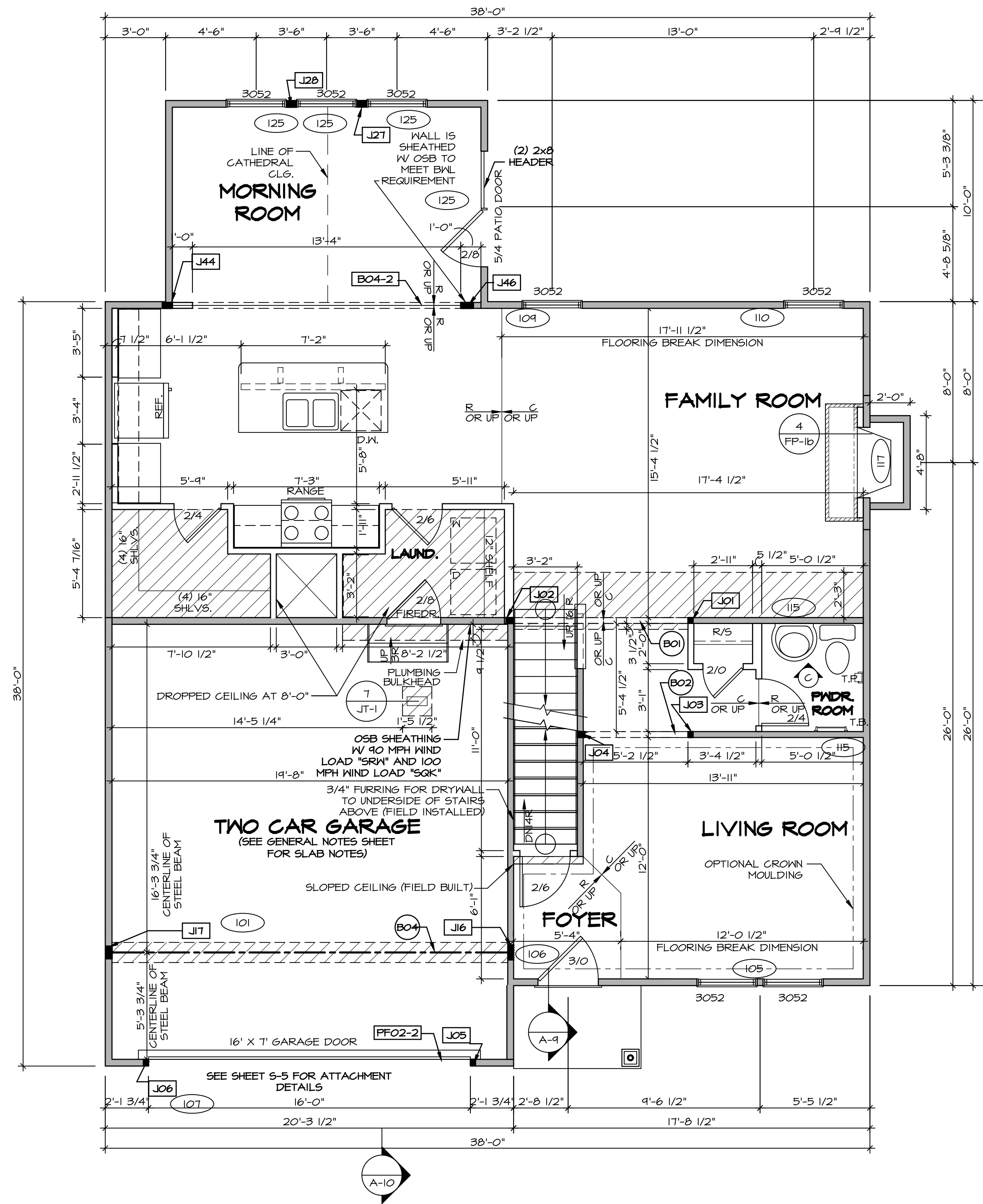
**FLOOR PLAN NOTES** RYAN

- 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 GRIPPLIES 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	07/26/18	TH - DRAWING ALIGNMENT
2	7/24/18	DRH - T-PLY CONVERSION

MODEL: FLORENCE  
 DRAWING TITLE: FIRST FLOOR PLAN  
 SHEET NO.: A-7

OPTION DESCRIPTION: 33

SET NO. FLOOR: 06  
 VERSION: 06  
 DRAWN BY:  
 DATE:  
 OPTION:

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

C:\NVR\Solves\FLORENCE\_FLOOR\_06\06-CY-1188-07-07-18\07-07-18-Sheets\01-Spec\A-33-A-7-PLN1-LS.dwg 07/26/18 - 3:16 am

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

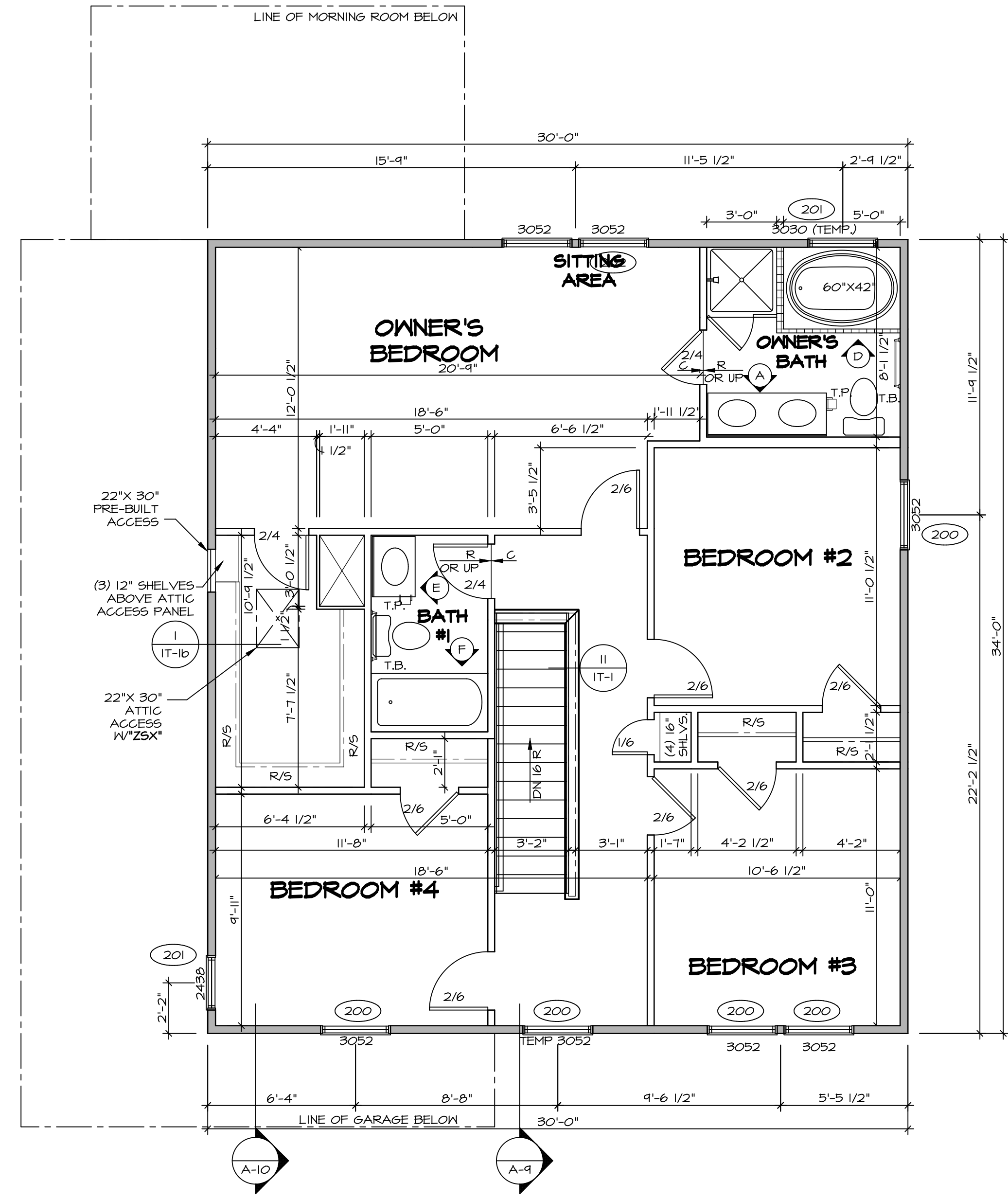
**FLOOR PLAN NOTES** RYAN

- 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

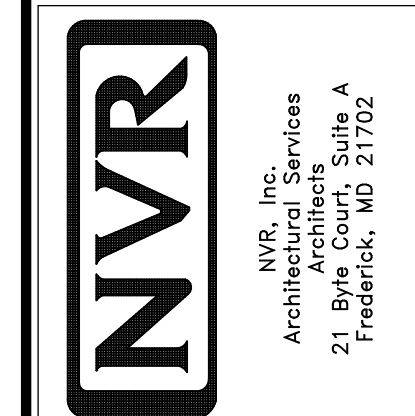
SEE FC DETAILS FOR FRAMING CONNECTORS



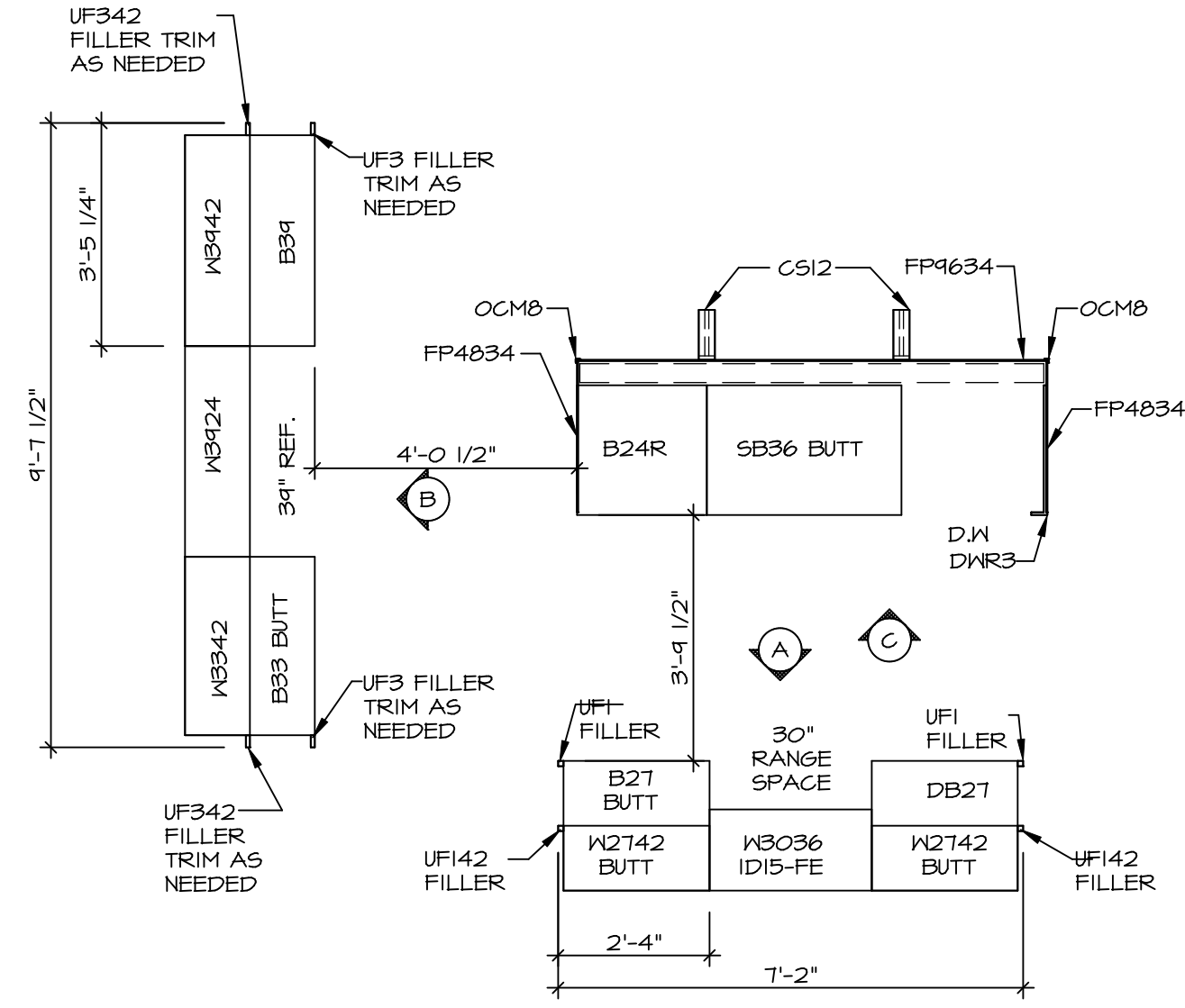
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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

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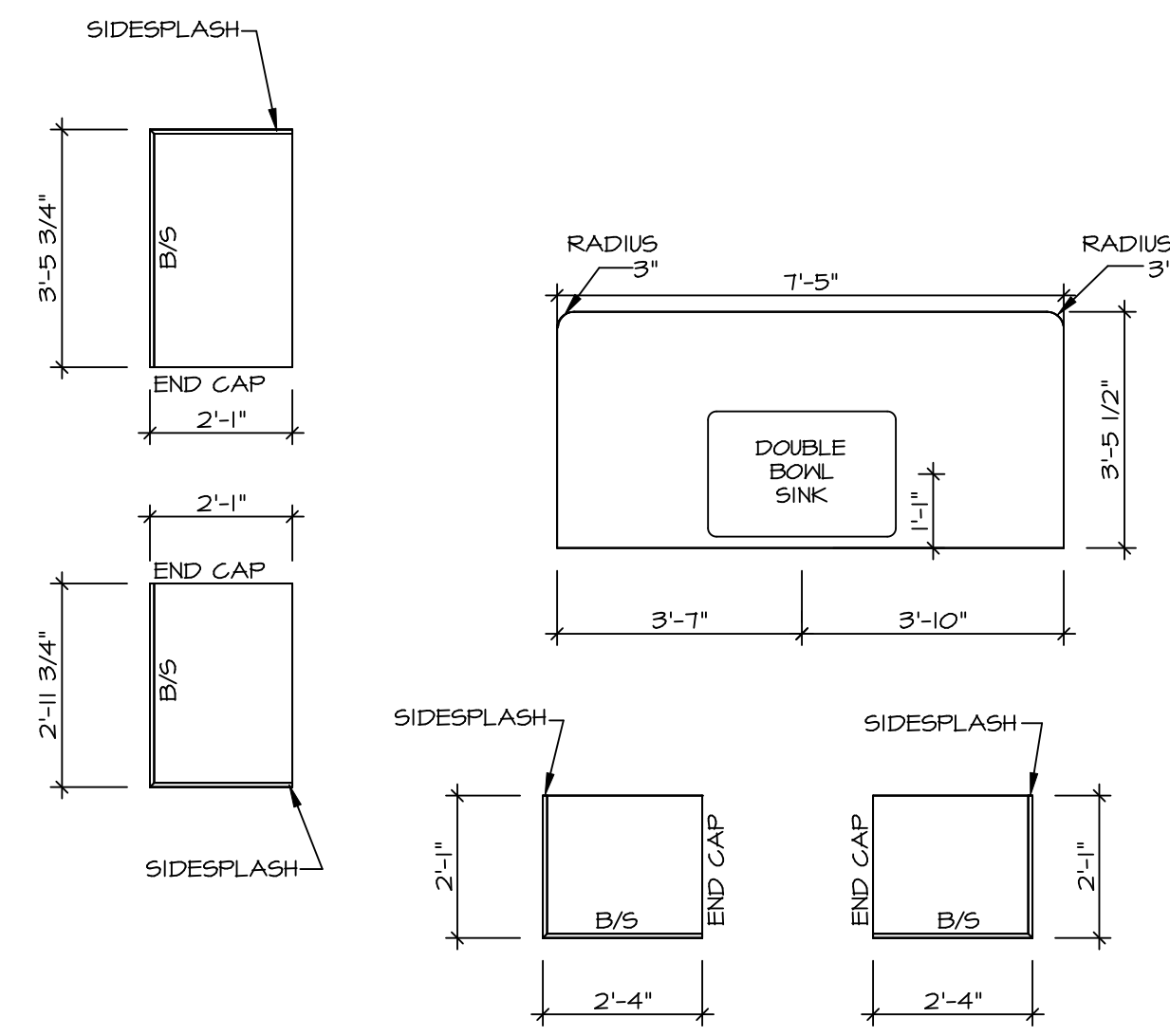


MODEL	FLORENCE
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-8
	37



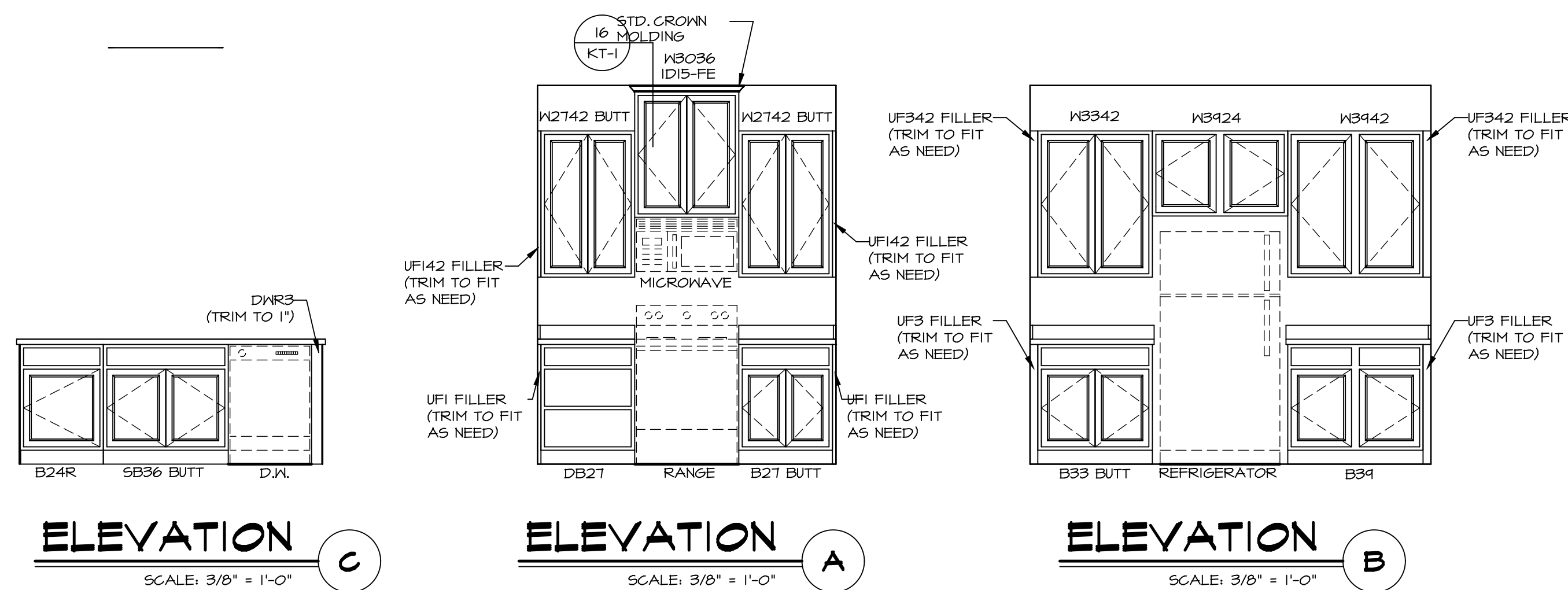
**KITCHEN CABINET  
PLAN - KC-3414**

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"

REMARKS

REV. NO. DATE

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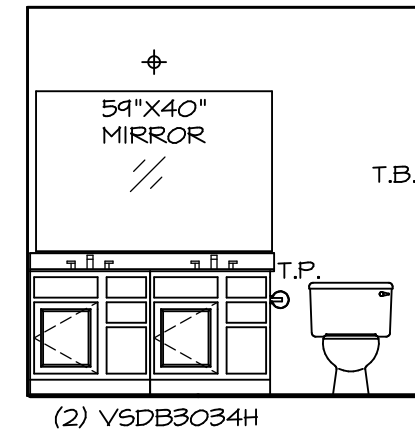


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Architectural Services  
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Frederick, MD 21702

SET NO. FLROO  
VERSION 06  
DRAWN BY SILK  
DATE: 4/2/15  
OPTION

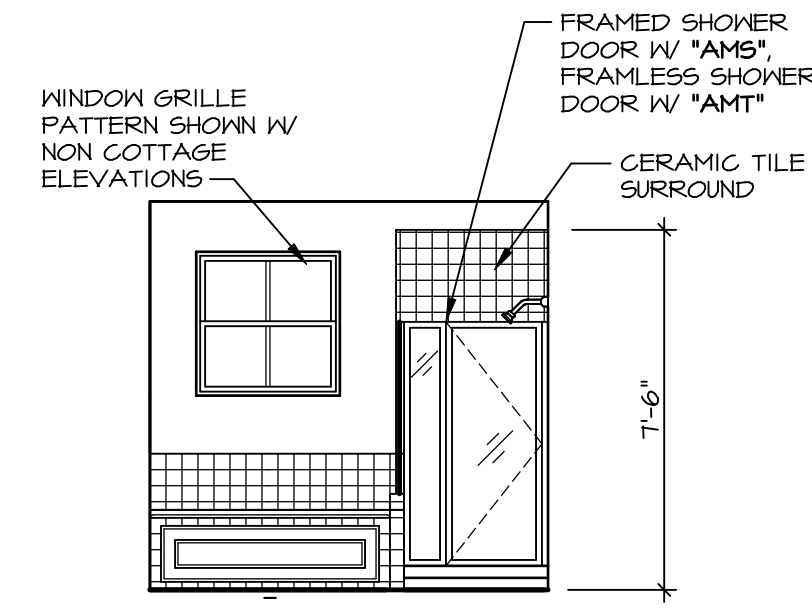
MODEL FLORENCE  
DRAWING TITLE KITCHEN PLANS AND ELEVATIONS  
OPTION DESCRIPTION

SHEET NO. A-12  
42

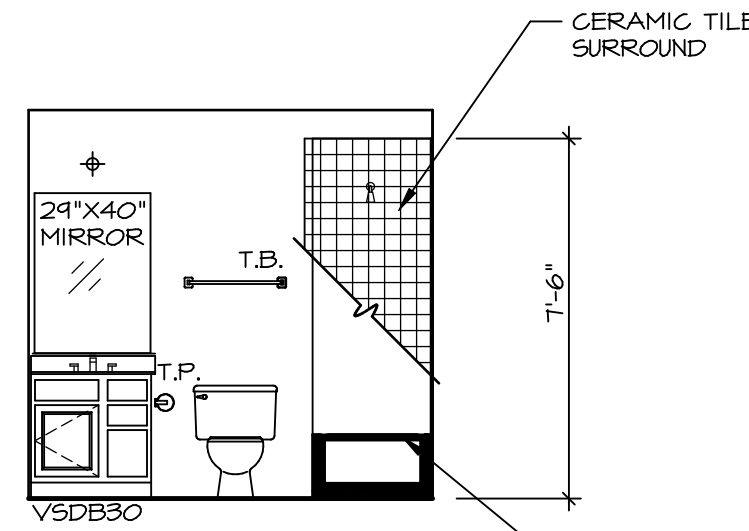


(2) V5DB3034H

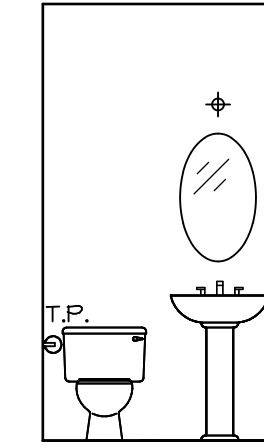
**A** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



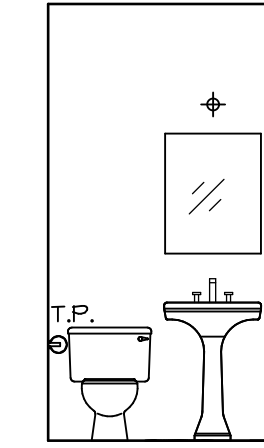
**D** OWNER'S BATH  
SCALE: 1/4" = 1'-0"  
UPGRADE OWNER'S BATH \*AMF\*



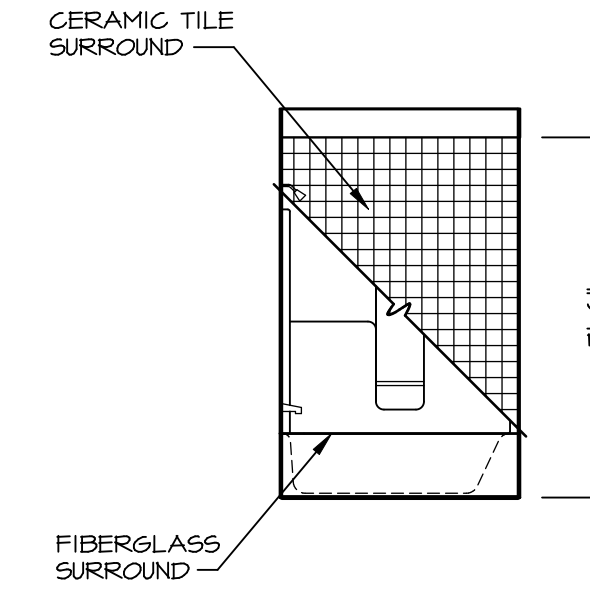
**E** BATH #1  
SCALE: 1/4" = 1'-0"



**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.	MODEL	SET NO.	FLR00
A-13	FLORENCE	VERSION	06
	DRAWING TITLE	DRAWN BY	
	BATH ELEVATIONS	DATE:	
	OPTION DESCRIPTION	OPTION	
46			

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Architects  
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Frederick, MD 21702

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