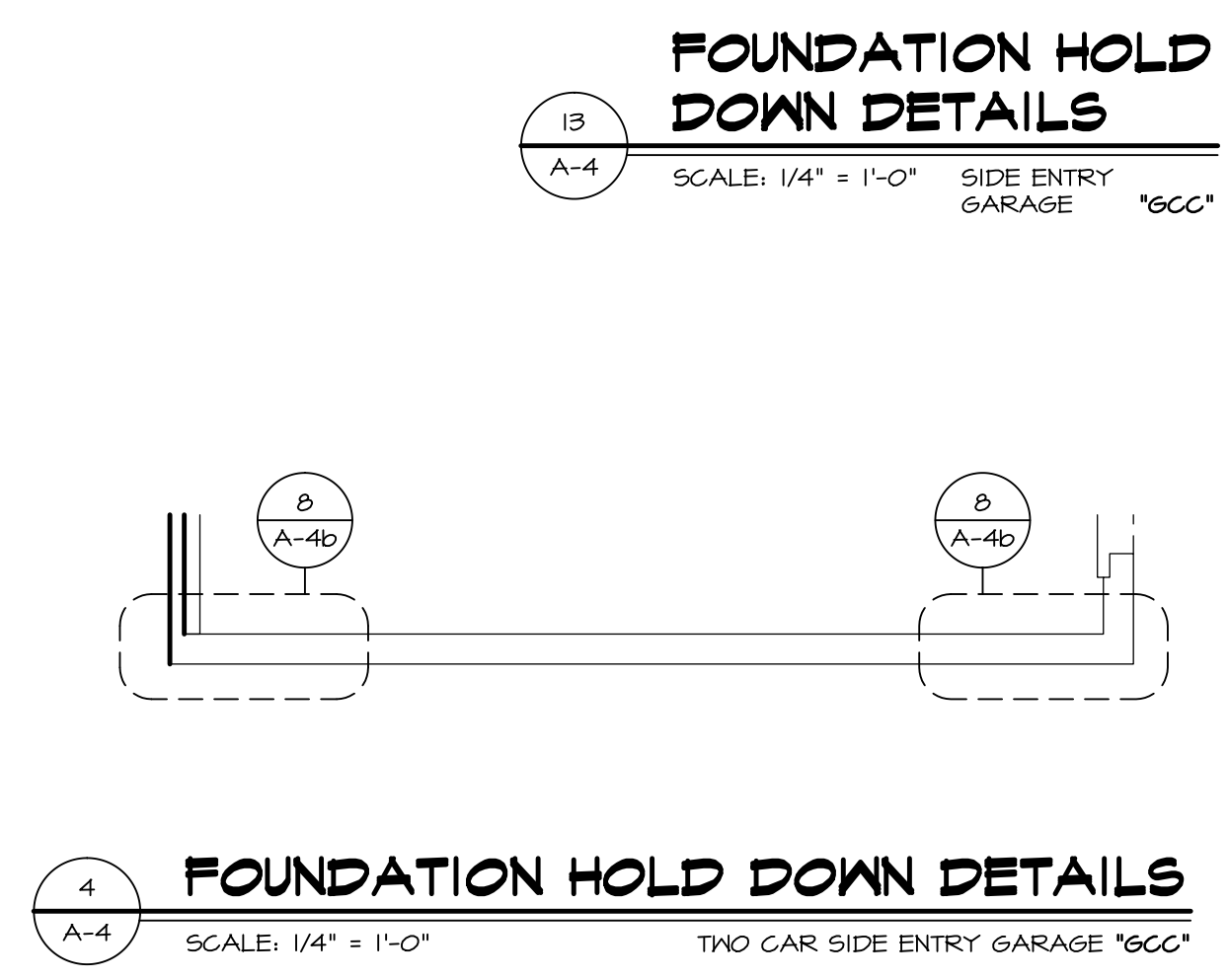
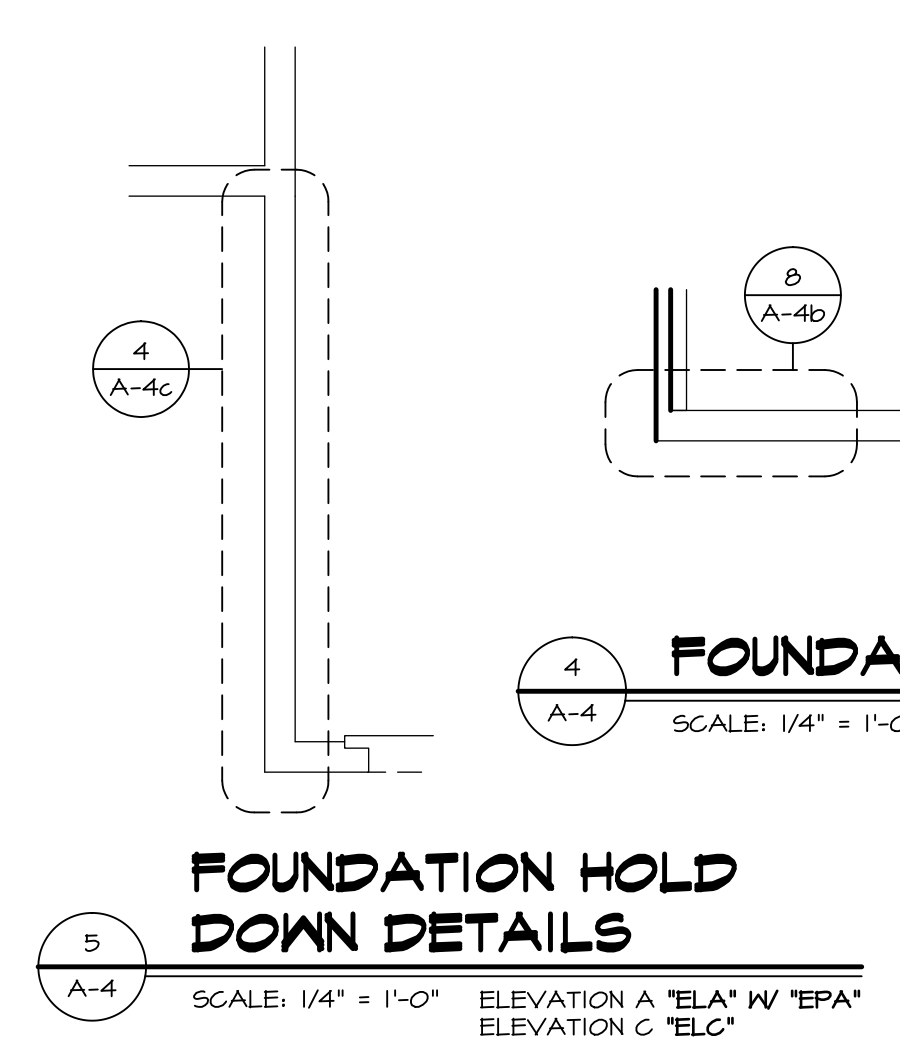
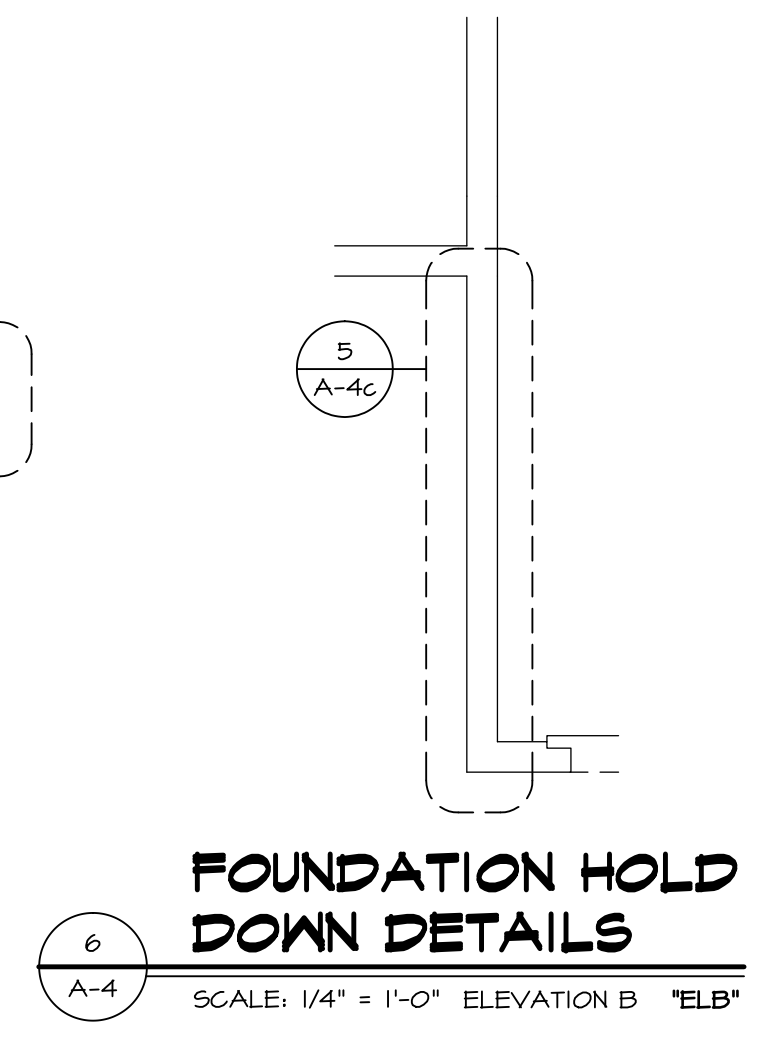
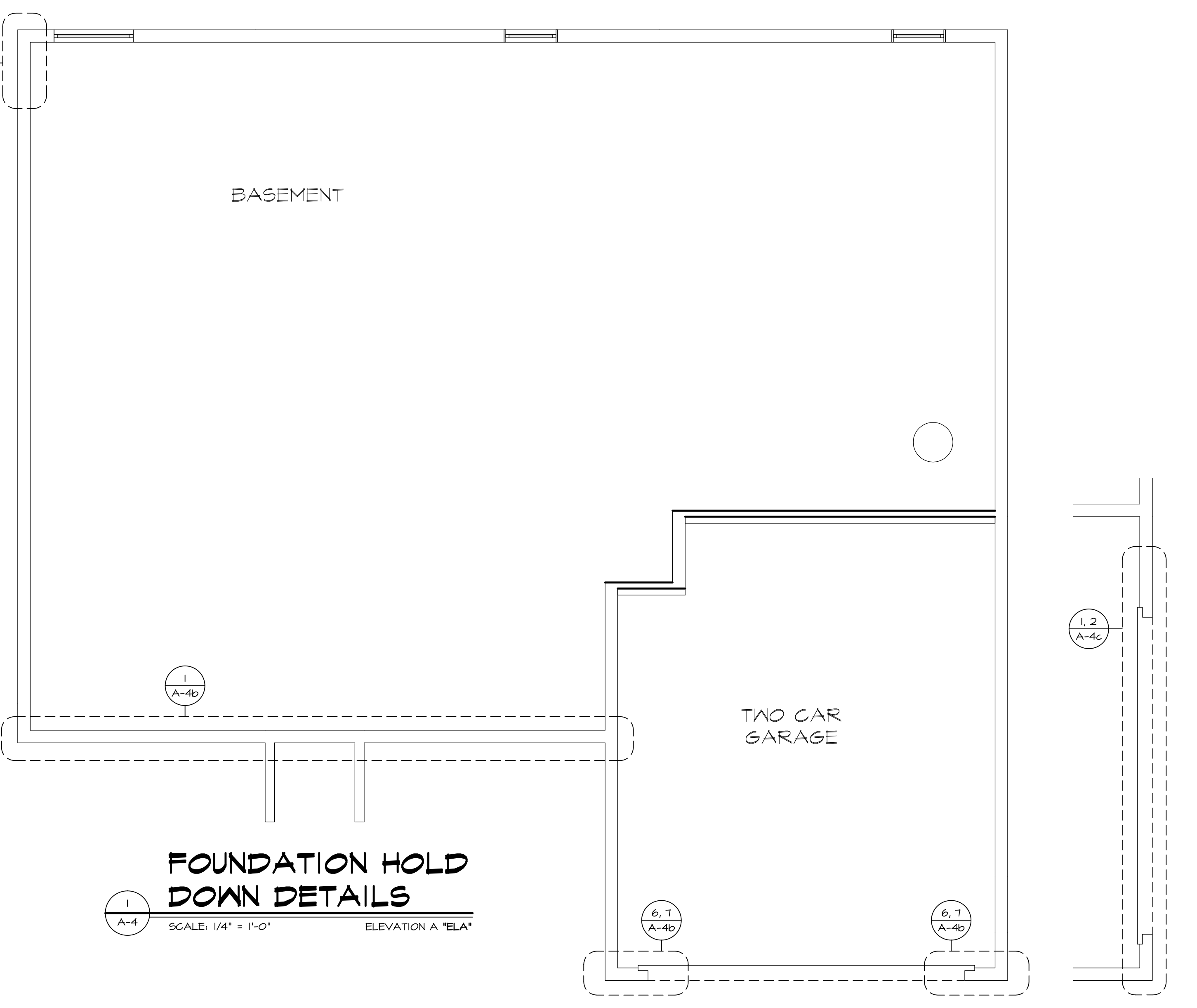
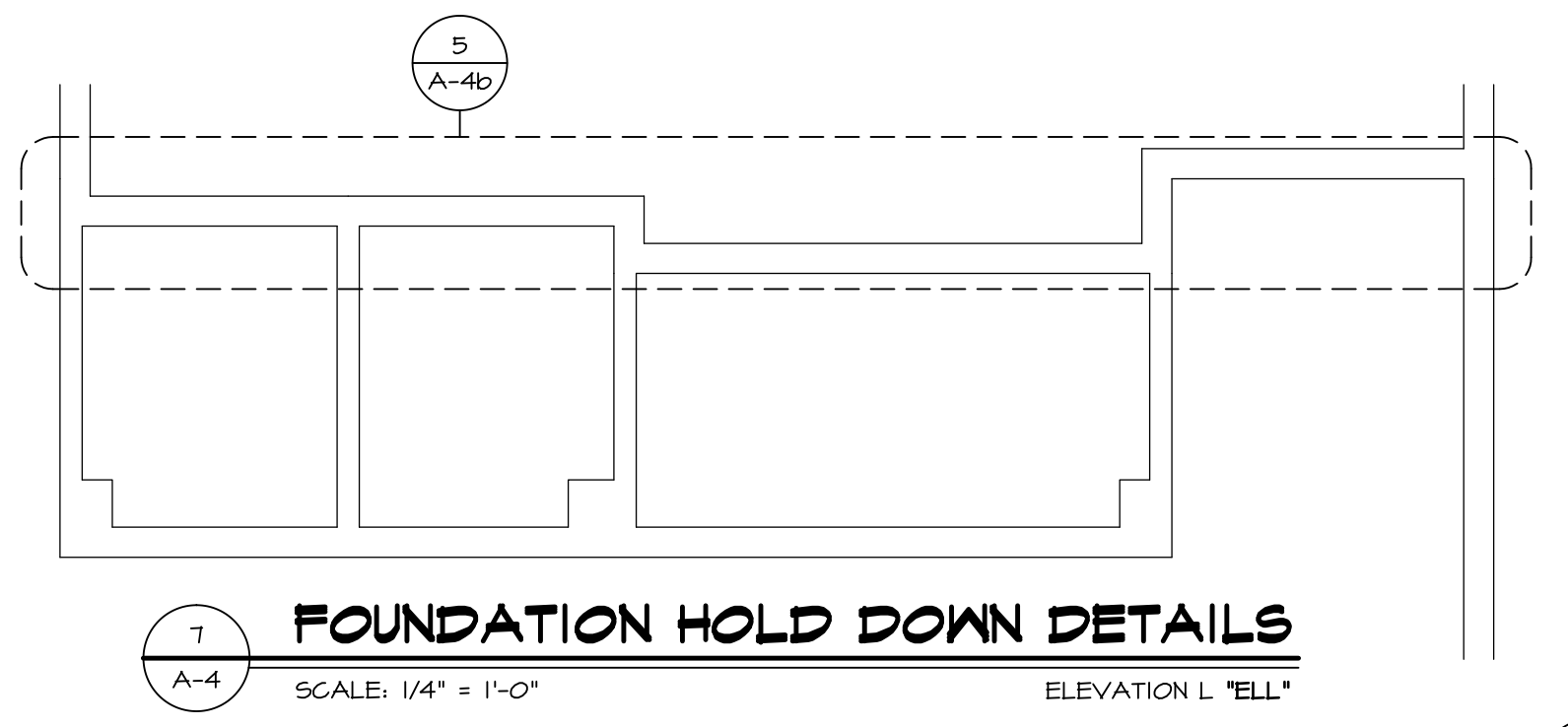


HOLD DOWN NOTES
REFER TO DETAIL (FD-33) FOR HOLD DOWN OFFSET DIMENSIONS.
REFER TO DETAIL (FD-45) FOR HOLD DOWNS ON CMU BLOCK.

STRAP 	1. STRAP, a. ON FOUNDATION USE (5THD14) b. ON FLOOR SYSTEM USE (5THD14R/J) 2. ALL OTHER HOLD DOWN SEE DETAIL (NB-1, 2) FOR MORE INFORMATION. 3. STRAP LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF STUDS
BOLT 	1. 5/8" THREADED ROD 2. ALL OTHER HOLD DOWN SEE DETAIL (NB-1, 2) FOR MORE INFORMATION. 3. BOLT LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF BOLT
	4. ALL HARDY PANELS USE (1/8" DIAMETER THREADED ROD) 5. SEE DETAIL (NB-3) FOR MORE HARDY PANEL INFORMATION. 6. HARDY PANEL LOCATION ON PLANS SHOWN BY DIMENSIONS TO CENTER OF HARDY PANEL TEMPLATE.

OR



ESQUIRE PLACE
FOUNDATION HOLD DOWN DETAILS
FULL BASEMENT

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	12/23/14	ZDM - CREATED VERSION OF
2	8/6/16	ON - DRAWING ALIGNMENT

REMARKS

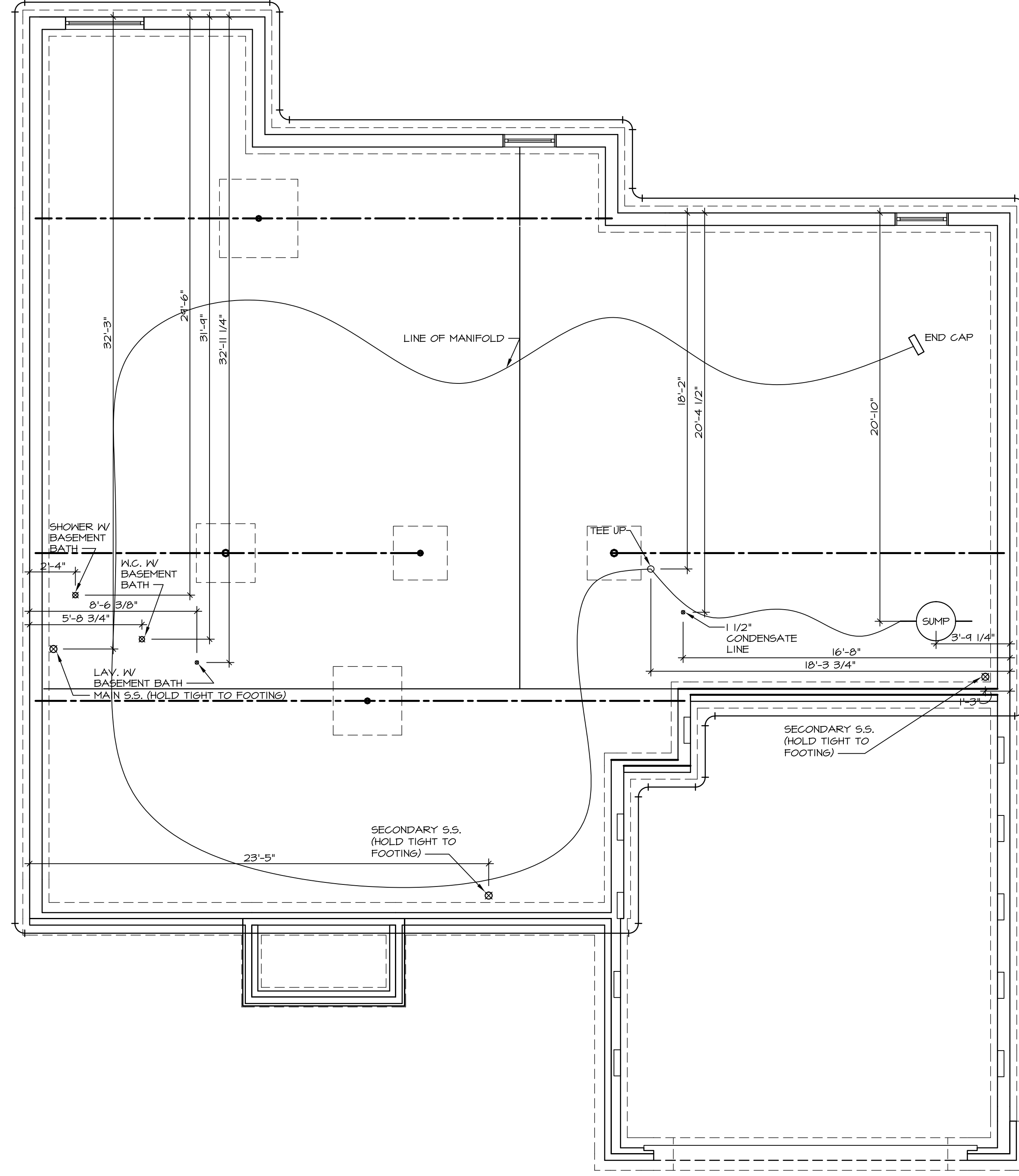
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SET NO. EOP00
VERSION 01
DRAWN BY ZDM
DATE: 8/5/14
OPTION FEA

SHEET NO. **A-4**
23

C:\NVR\Solves\ESQUIRE_PLACE\EOP00_01\DCY-EW-5074\45903\Sheets\Master\Set\Foundation_Hold_Downs\23_A-4_FD_N-FB_HD.dwg 07/17/17 - 7:19 am



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

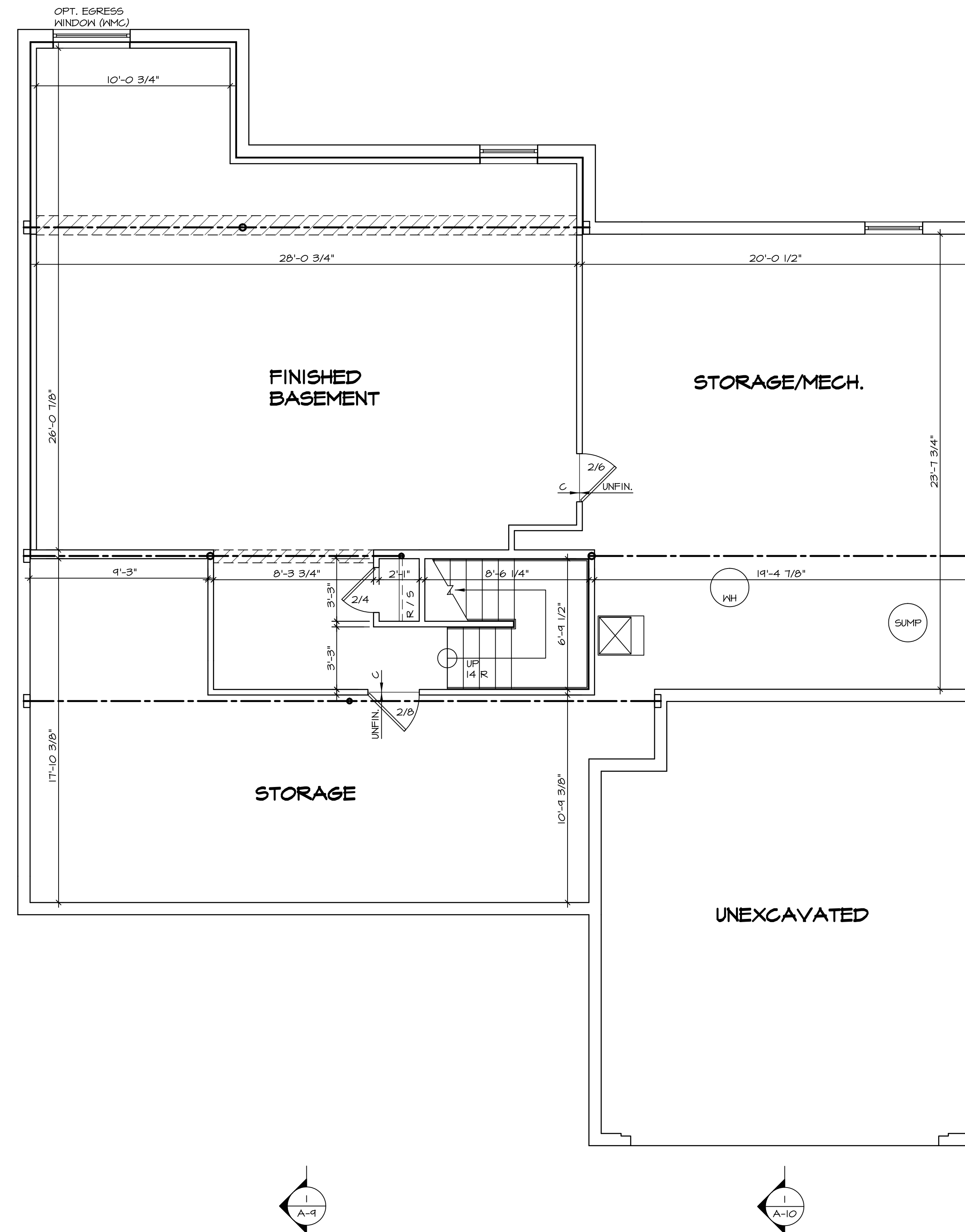
SHEET NO. A-5
32

MODEL ESQUIRE PLACE
DRAWING TITLE PLUMBING PLAN
OPTION DESCRIPTION
SET NO. EOP00
VERSION 01
DRAWN BY ELH
DATE: 9/23/14
OPTION



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REV. NO.	DATE	REMARKS
1	12/23/14	ZPM - CREATED VERSION 01



LEGEND

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	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 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 SHEET D-11 FOR TRIM OPTIONS (IT6 / D-11) AND DETAILS.
 - ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL D-5 FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

<p>SHEET NO. A-6</p> <p>MODEL ESQUIRE PLACE</p> <p>DRAWING TITLE BASEMENT FLOOR PLAN</p> <p>OPTION DESCRIPTION</p>	<p>SET NO. EOPOO</p> <p>VERSION O1</p> <p>DRAWN BY ZDM</p> <p>DATE: 9/23/14</p> <p>OPTION</p>	<p>REMARKS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;">REV. NO.</td><td style="width: 10%;">DATE</td><td style="width: 85%;">REMARKS</td></tr> <tr><td>1</td><td>12/23/14</td><td>ZDM - CREATED VERSION O1</td></tr> <tr><td>2</td><td>09/16/16</td><td>TH - DRAWING ALIGNMENT</td></tr> </table>	REV. NO.	DATE	REMARKS	1	12/23/14	ZDM - CREATED VERSION O1	2	09/16/16	TH - DRAWING ALIGNMENT	<p style="font-size: small;">NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied in any way, or they are to be assigned to another party without the written consent of NVR, Inc.</p> <div style="text-align: center;"> <p style="font-size: x-small;">NVR, Inc. Architectural Services 21 Park View, Suite A Frederick, MD 21702</p> </div>
REV. NO.	DATE	REMARKS										
1	12/23/14	ZDM - CREATED VERSION O1										
2	09/16/16	TH - DRAWING ALIGNMENT										
<p>ESQUIRE PLACE</p> <p>A-6</p> <p>BASEMENT FLOOR PLAN</p>		<p>35</p>										

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

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.
J03	JACK - 2x4 SFF STUD GRADE	ELK	1021
J06	JACK - (5) 2x4 SFF#1	ELK, MAV/BVV	2007
J17	JACK - 2x4 SFF STUD GRADE	L66, P56, PV6	1078
J18	JACK - (3) 2x6 SFF STUD GRADE	MAV, BVV, EDA	1023
J19	JACK - (3) 2x4 SFF STUD GRADE		1067
J21	JACK - (2) 2x4 SFF STUD GRADE		1027
J24	JACK - (3) 2x6 SFF STUD GRADE	MAA, EDA	1017
J25	JACK - (3) 2x4 SFF STUD GRADE	MAA	1067
J26	JACK - (3) 2x6 SFF STUD GRADE	MAA, EDA	1023
J28	JACK - (4) 2x4 SFF STUD GRADE	BVV, MAV	1017
J29	JACK - (3) 2x6 SFF STUD GRADE		1021
J31	JACK - (3) 2x4 SFF#1	MAV, BVV	1013
J33	JACK - (2) 2x4 SFF STUD GRADE		1025
J34	JACK - (2) 2x4 SFF STUD GRADE		1025
J35	JACK - 2x4 SFF STUD GRADE		1014
J36	JACK - 2x4 SFF STUD GRADE	6CB	1063
J48	JACK - (2) 2x4 SFF STUD GRADE	MAA, EDA	1107

LVL FLY TO PLY FASTENING SCHEDULE:

1.A - (2) PLY UP TO AND INCLUDING 11/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
 2.A - (2) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C.
 3.A - (2) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
 4.A - (3) PLY UP TO AND INCLUDING 11/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE.
 5.A - (3) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE.
 6.A - (3) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

FIRST FLOOR BEAM/HEADER SCHEDULE

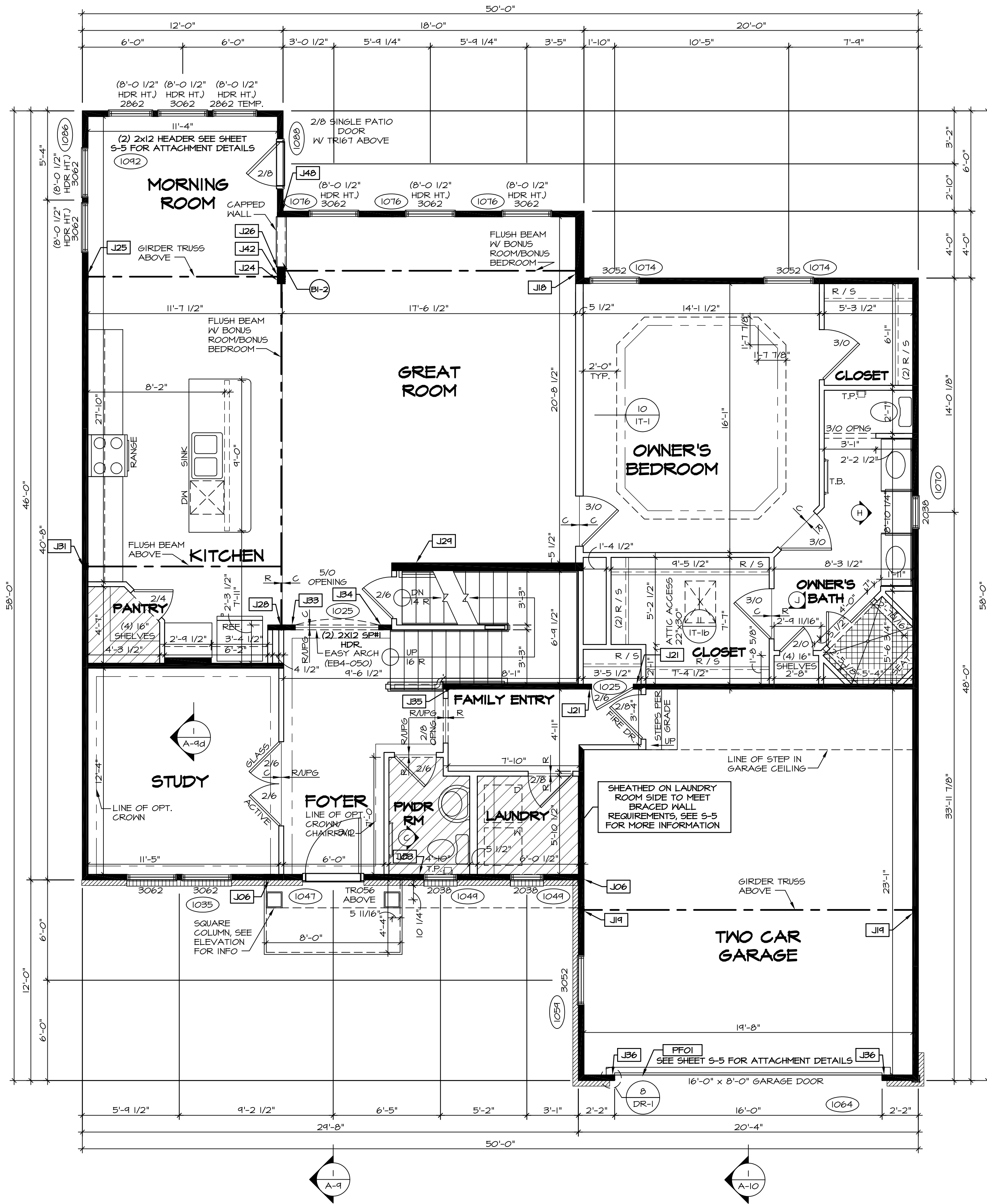
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
BI-2	LVL - 07-04	3'-7 1/2"	MAA, EDA	1107	1.A, FIELD INSTALLED
PF01	INT HEADER - 2X12 - 2 PLY	20'-0"		1063	PORTAL FRAME

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**
- 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 CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
 - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 - SEE STANDARD DETAIL SHEET D-11 FOR TRIM OPTIONS (116 / D-10) AND DETAILS.
 - ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- GYPSUM NOTES**
- AT GARAGE:**
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL D-5 FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	12/23/14	ZPM - CREATED VERSION 01
2	09/16/16	TH - DRAWING ALIGNMENT

SET NO. E0900
 VERSION 01
 DRAWN BY NGB
 DATE: 9/23/14
 OPTION

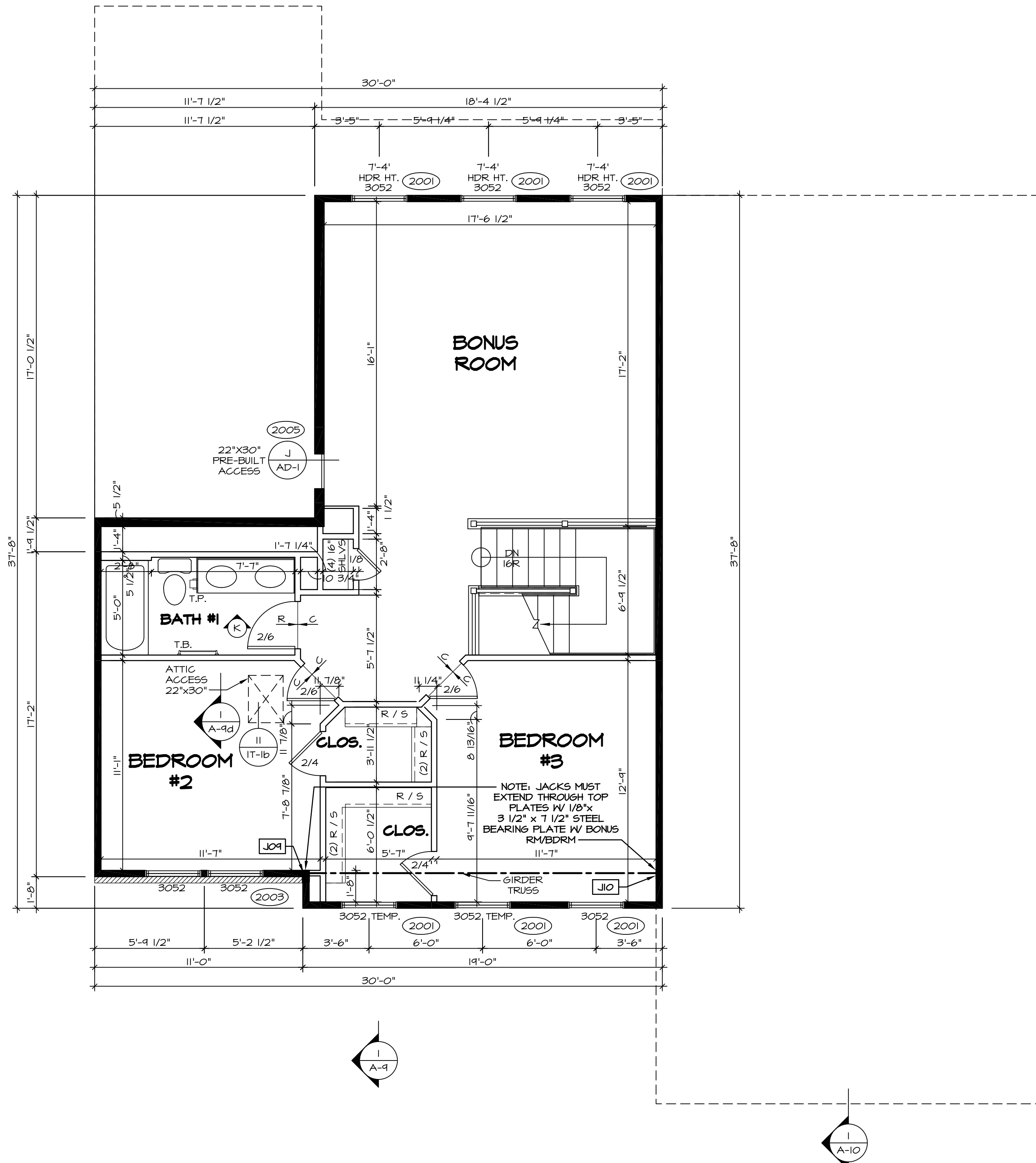
ESQUIRE PLACE
 DRAWING TITLE
 FIRST FLOOR PLAN
 OPTION DESCRIPTION

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SHEET NO. **A-7**
 37

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SECOND FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. N.M.
J09	JACK - (5) 2x4 SPM	ELK, MAV, BVV	2001
J10	JACK - (5) 2x4 SPM	ELK, MAV, BVV	2001



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 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 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 SHEET D-11 FOR TRIM OPTIONS (T6 / D-11) AND DETAILS.
 - ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

SHEET NO. A-8	MODEL ESQUIRE PLACE	SET NO. EOP00	VERSION O1
	DRAWING TITLE SECOND FLOOR PLAN	DRAWN BY NGB	DATE: 9/23/14
OPTION DESCRIPTION 40			

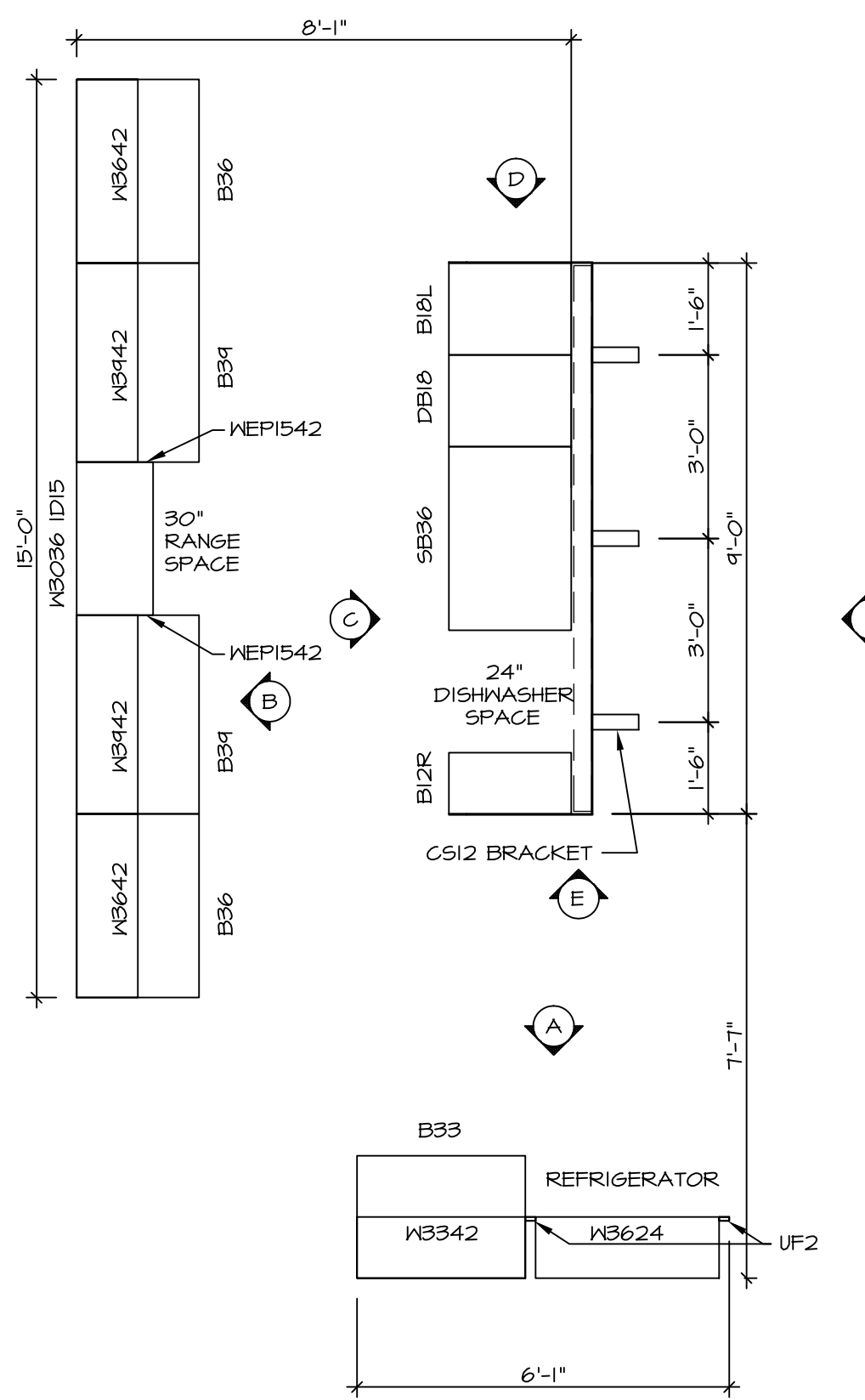
REVISIONS	DATE	DESCRIPTION
1	12/23/14	ZPM - CREATED VERSION O1
2	09/16/16	N. - DRAWING ALIGNMENT

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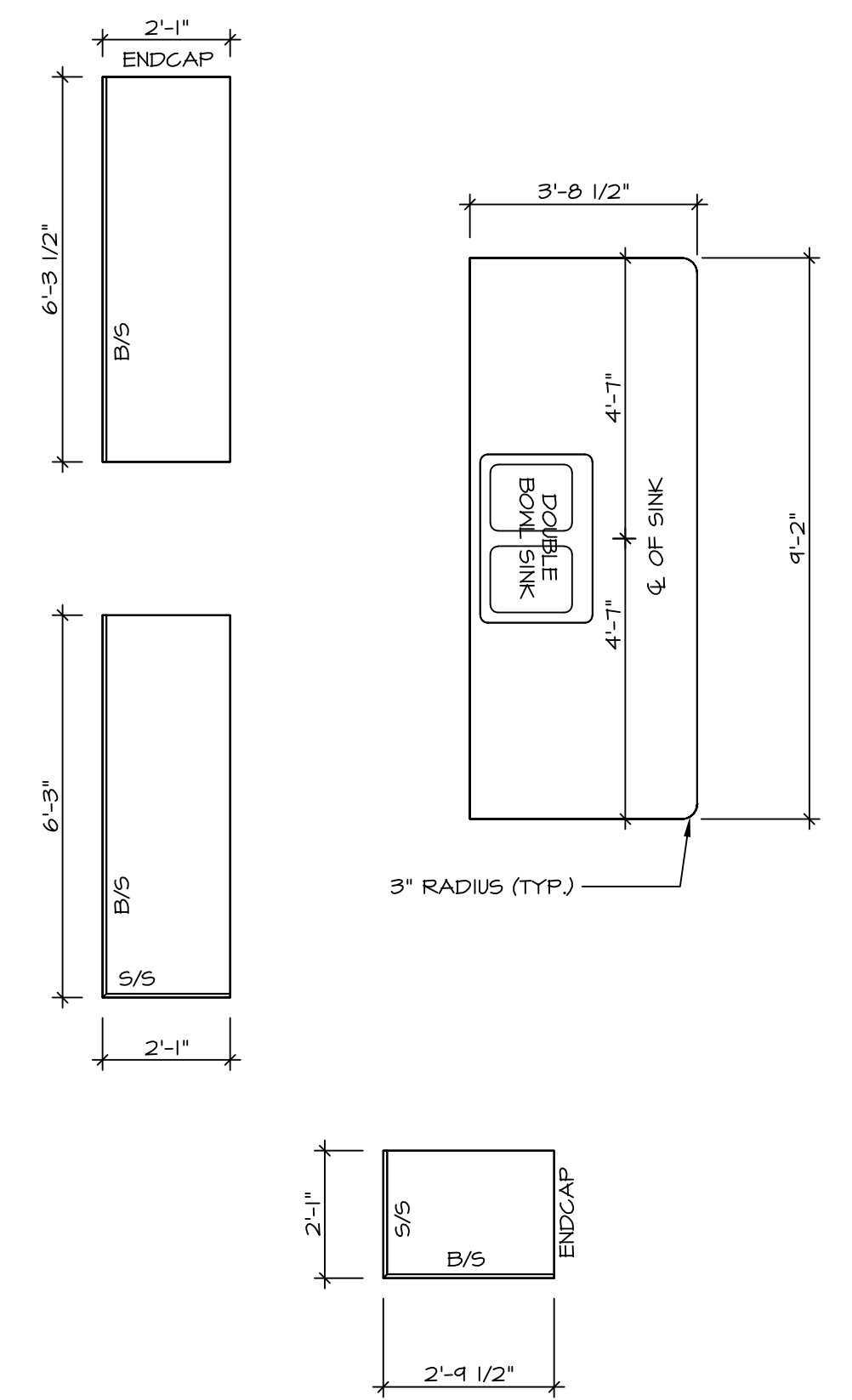
SET NO. EOP00
VERSION O1
DRAWN BY NGB
DATE: 9/23/14
OPTION

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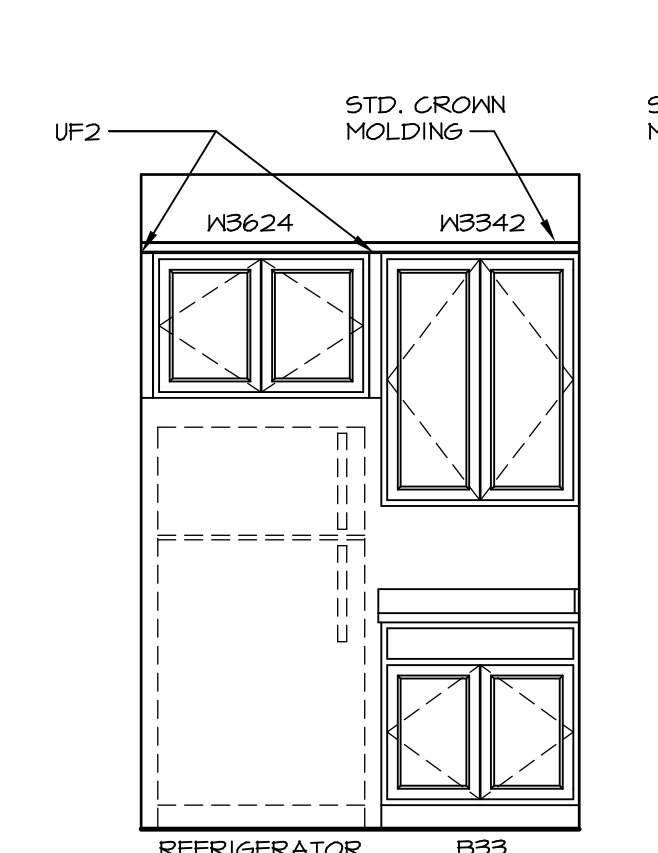
KITCHEN CABINET PLAN / KC - 3140

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



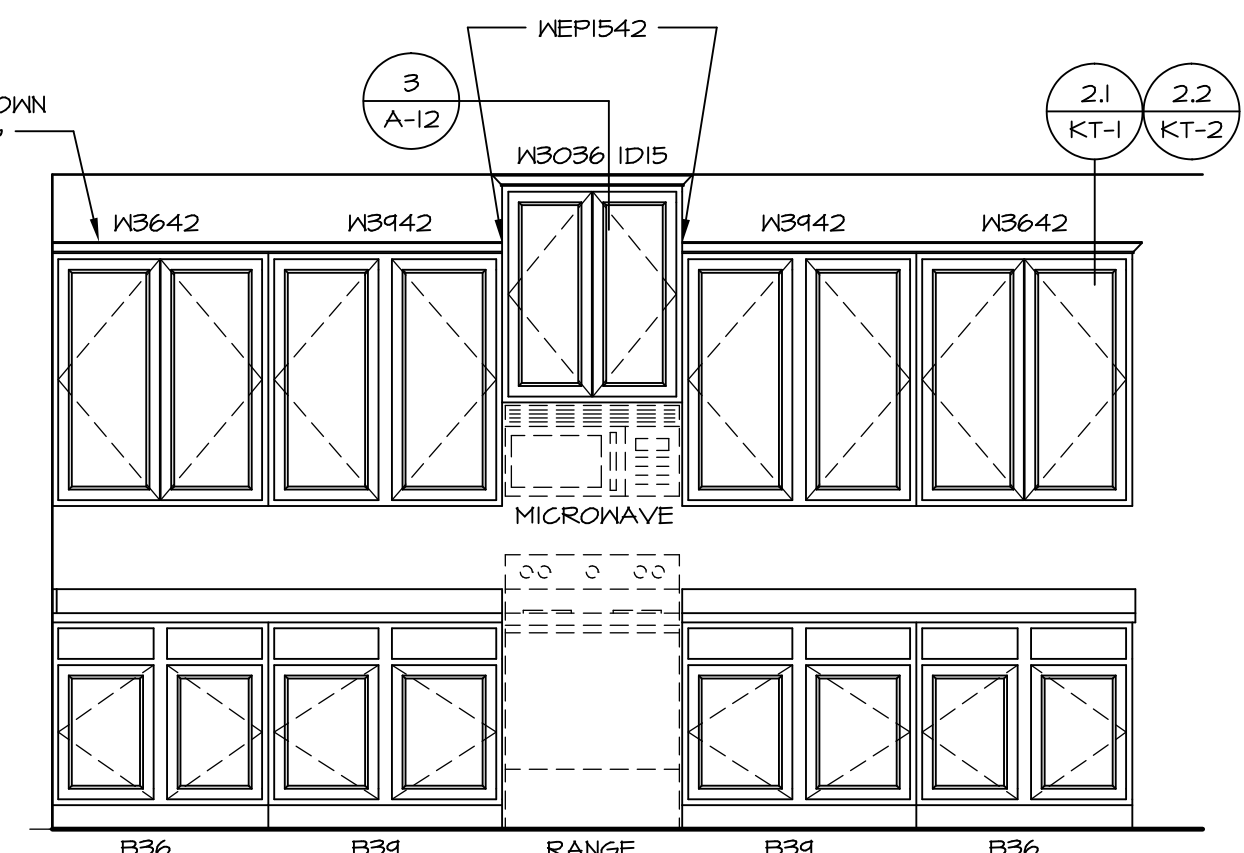
KITCHEN COUNTERTOP PLAN / KT - 3140

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



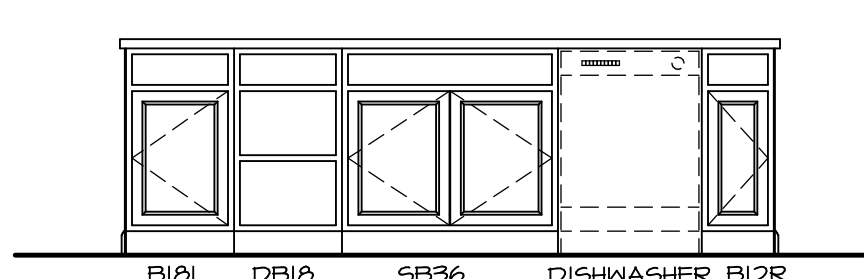
A KITCHEN ELEVATION

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



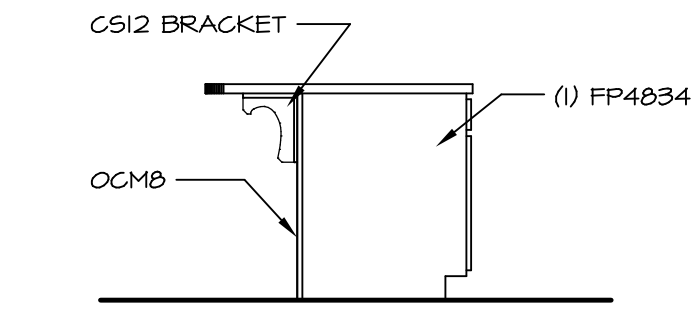
B KITCHEN ELEVATION

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



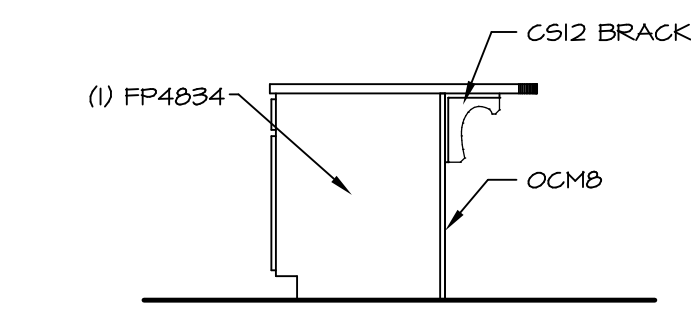
C KITCHEN ELEVATION

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



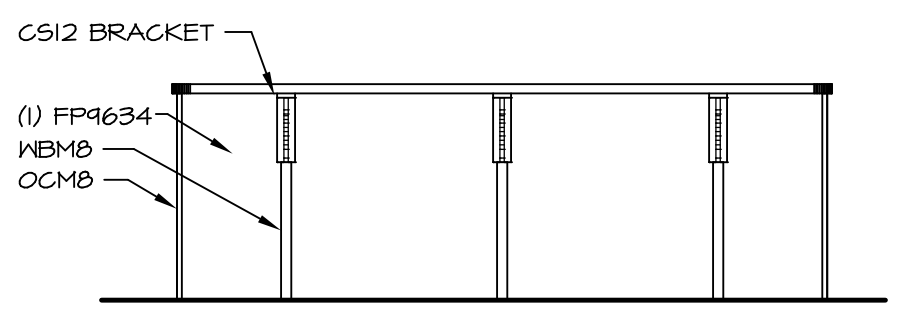
D KITCHEN ELEVATION

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



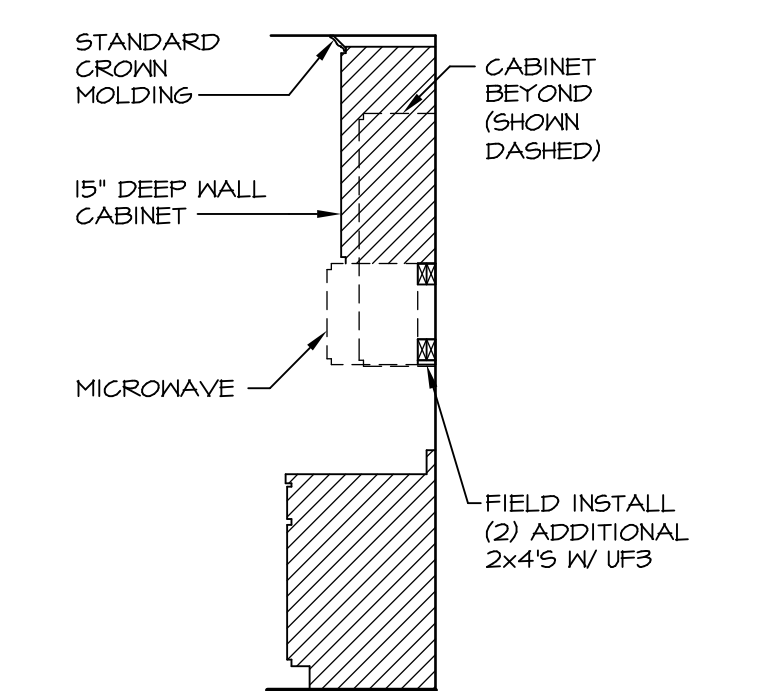
E KITCHEN ELEVATION

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



F KITCHEN ELEVATION

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



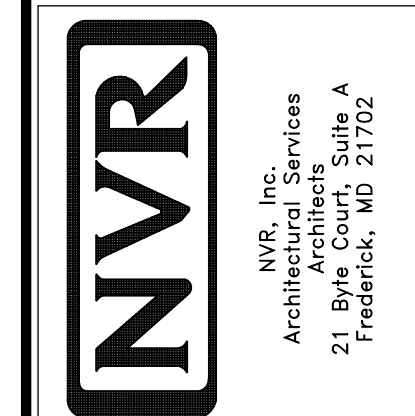
3 CABINET TRIM DETAIL

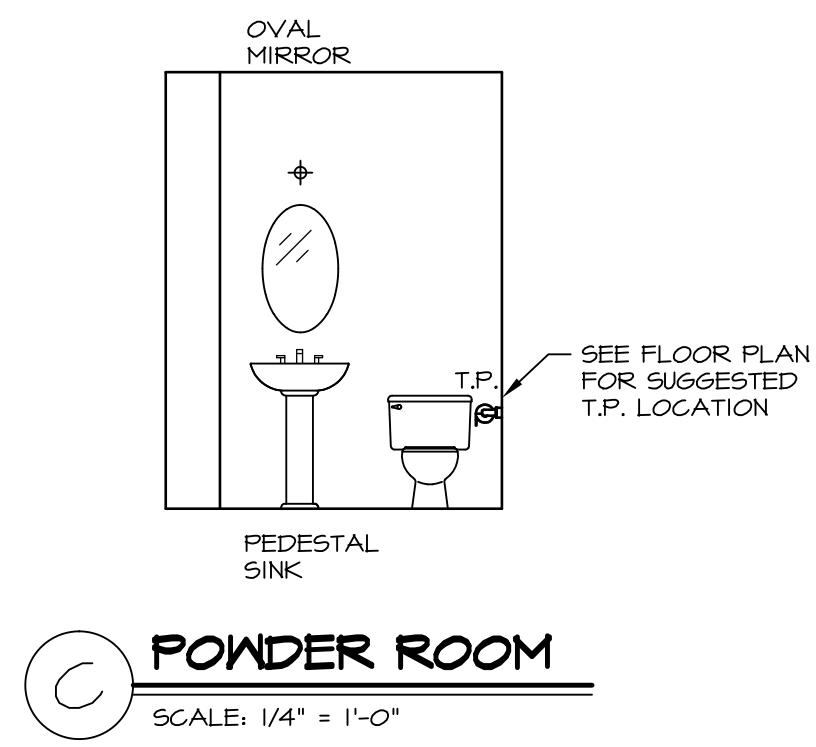
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<p>ESQUIRE PLACE DRAWING TITLE KITCHENS</p>		<p>SET NO. EGOPOO VERSION 01 DRAWN BY ELH DATE: 9/23/14 OPTION</p>	<p>REMARKS</p>
<p>SHEET NO. A-12</p>	<p>MODEL KITCHENS</p>	<p>OPTION DESCRIPTION</p>	<p>REV. NO. DATE 1 12/23/14 ZPM - CREATED VERSION 01</p>
<p>50</p>	<p>50</p>	<p>50</p>	<p>50</p>

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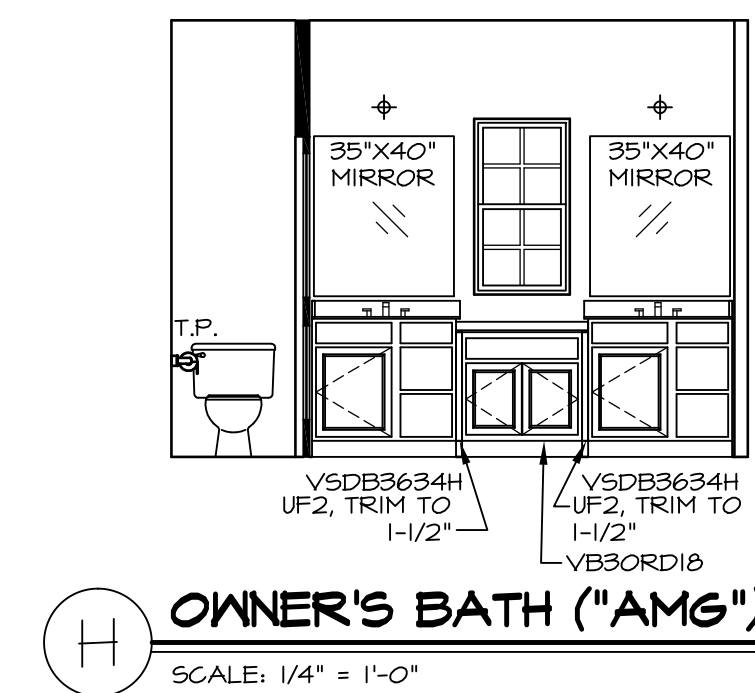
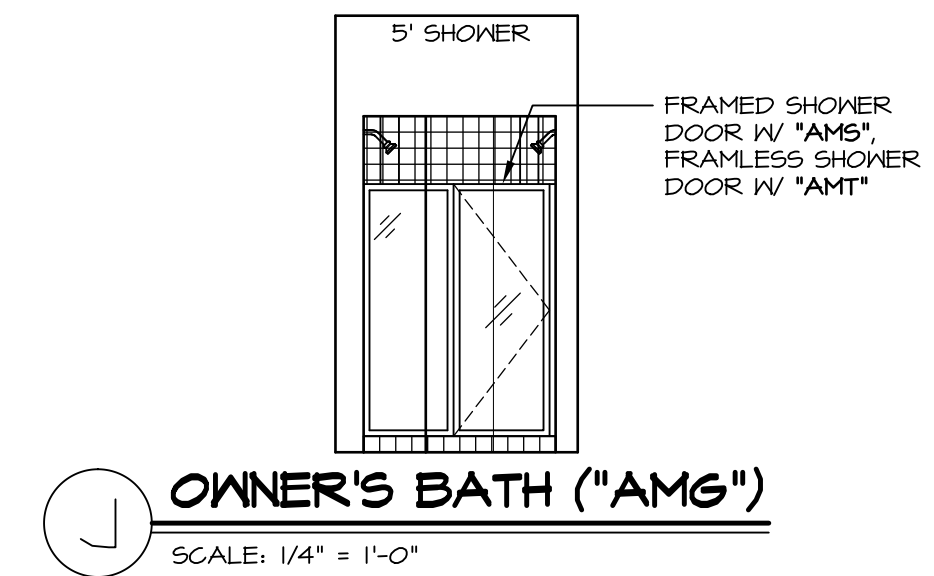
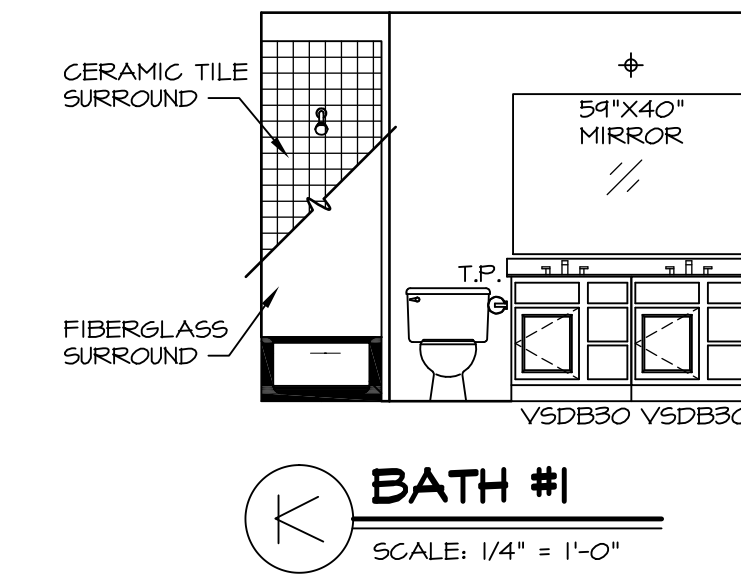
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NOTES:

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-110 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



SHEET NO. A-13	MODEL	SET NO. EGOPOO	VERSION O1	REV. NO. DATE	REMARKS
	DRAWING TITLE BATH ELEVATIONS	DRAWN BY ELH	DATE: 9/23/14	1 12/23/14 ZPM - CREATED VERSION O1	
	OPTION DESCRIPTION	OPTION		2 08/16/16 TH - DRAWING ALIGNMENT	
51					

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