

BASEMENT JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
CO1	STANCHION - 3 IN DIA IIGA ADJ	7'-5 3/8"		004	
CO2	STANCHION - 3 IN DIA IIGA ADJ	7'-5 3/8"		007	

PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	OPTIONS	ENG. NUM.
FO1	2'-0"	2'-0"	1'-0"		004
FO2	2'-0"	2'-0"	1'-0"		007

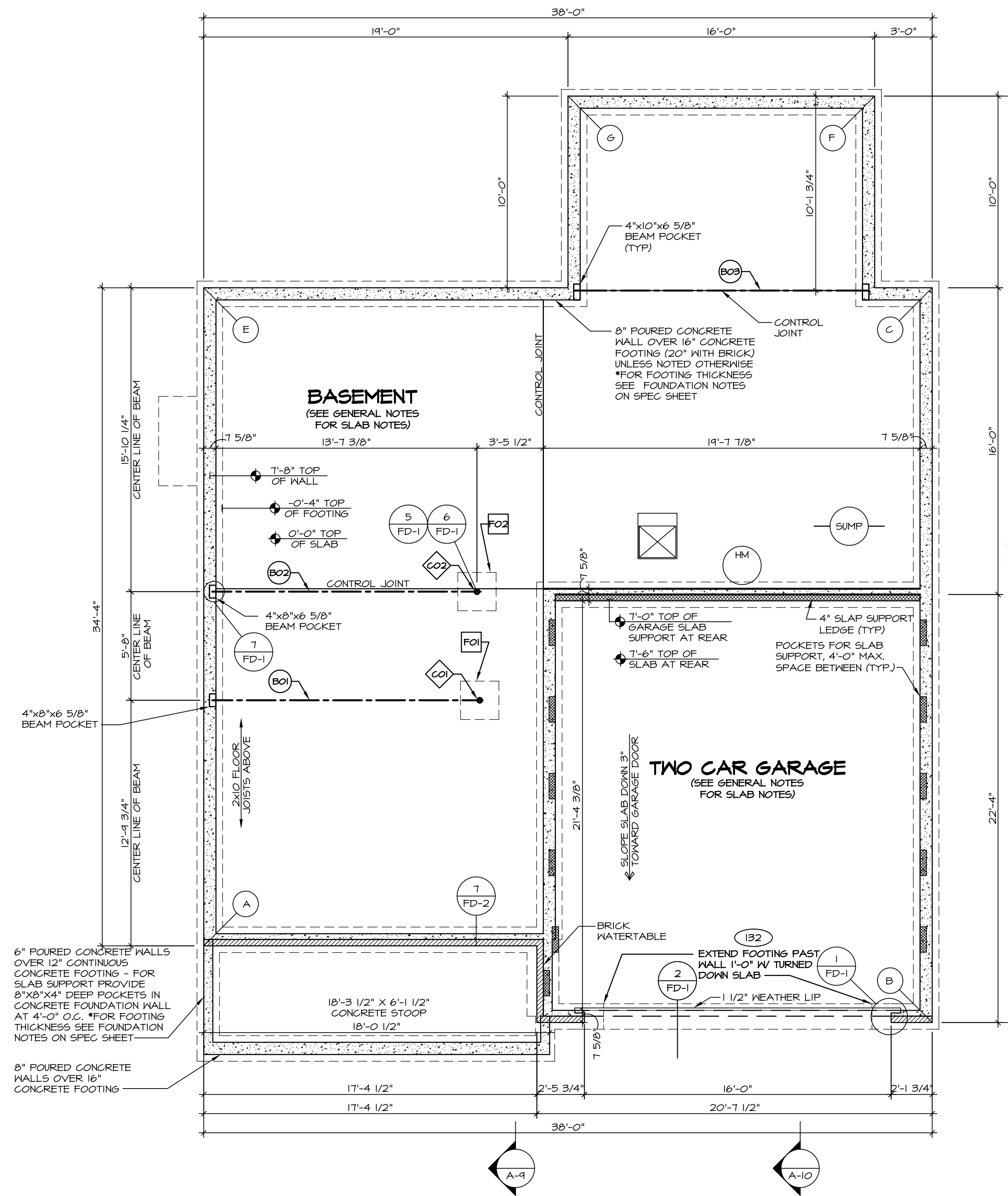
FOUNDATION BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
BO1	BEAM STEEL - #8X15	14'-1 1/4"		004	
BO2	BEAM STEEL - #8X18	14'-0"		005	
BO3	BEAM STEEL - #8X18	15'-4"	MAA	024	

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

- FOUNDATION NOTES - BASEMENT**
- FOUNDATION UNDER HABITABLE SPACE:
    - CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
    - SLAB UNDER GARAGE: UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
  - SEE SHEET (A-4) FOR FOUNDATION CONNECTION INFORMATION.
  - OPTIONAL EGRESS WINDOW - LOCATION MAY VARY DUE TO GRADE OR OPTIONS ABOVE WINDOW WELL REQUIRED W/ CERTAIN GRADE CONDITIONS (SEE SPEC SHEET FOR ADDITIONAL INFO.)
  - SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE GB-1 FOR DETAILS.

FOUNDATION DIAGONALS			
A		B	
A	0"	A	38'-2 17/32"
B	38'-2 17/32"	B	0"
C	51'-2 9/16"	C	38'-4"
E	34'-4"	E	53'-11 23/32"
F	56'-5 13/16"	F	48'-5 1/8"
G	48'-2 13/16"	G	51'-11 7/32"



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

REMARKS

REV. NO. DATE 07/26/16 TH - DRAWING ALIGNMENT

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NVR, Inc.  
Architectural Services  
21 Belfrage Ave., A  
Frederick, MD 21702

SET NO. FLR00  
VERSION 06  
DRAWN BY  
DATE:  
OPTION

**FLORENCE**  
DRAWING TITLE  
FOUNDATION PLAN

**A-3**  
OPTION DESCRIPTION

17

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**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.

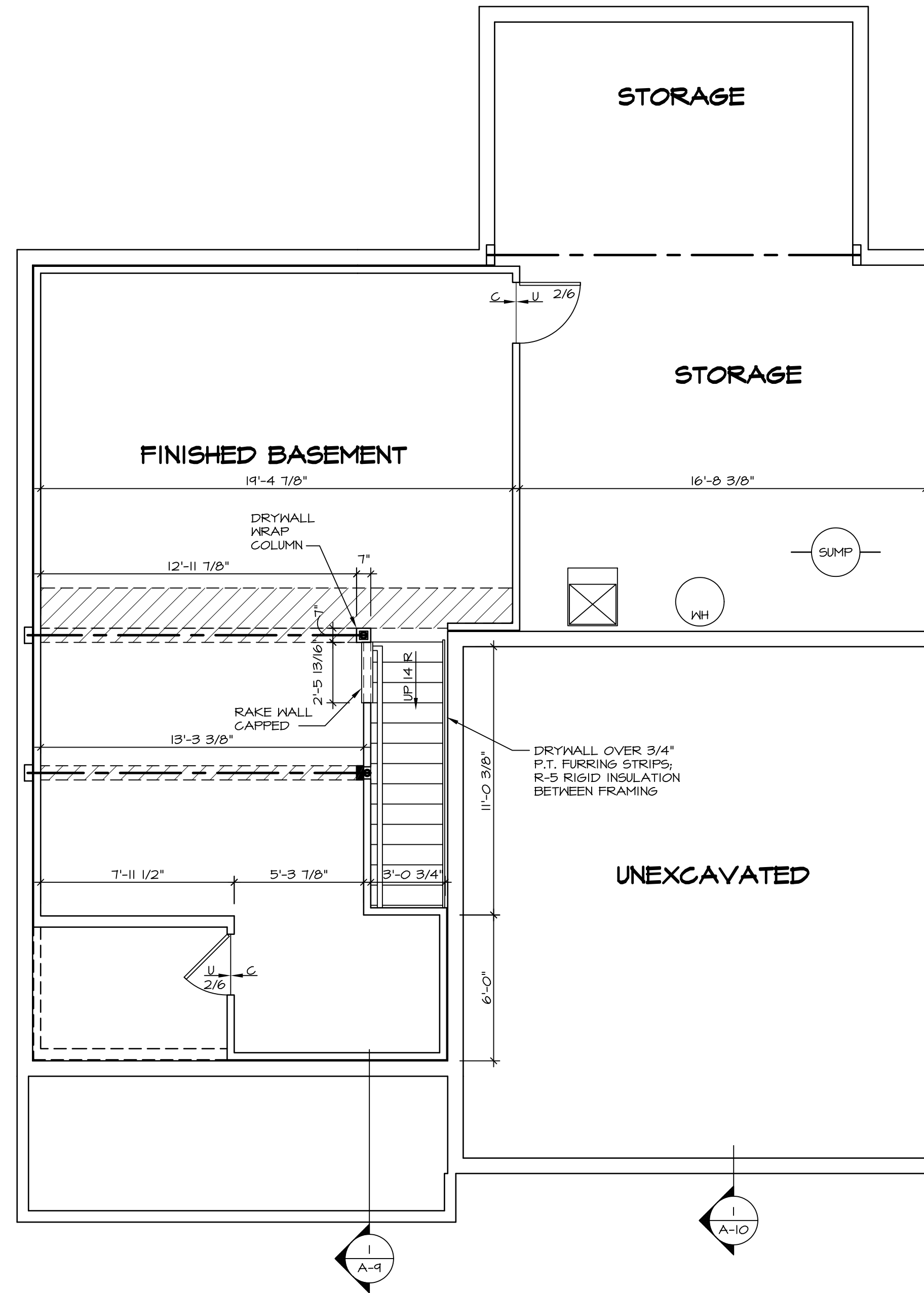
**GYPSUM NOTES**

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"

REV. NO.	DATE	REMARKS
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SHEET NO. <b>A-6</b>	MODEL <b>FLORENCE</b>	SET NO. FLR00	VERSION 06
OPTION DESCRIPTION <b>32</b>	DRAWING TITLE BASEMENT FLOOR PLAN	DRAWN BY	DATE:
		OPTION	

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 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
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, SGB	101	
BO4-2	LVL - 18	15'-5 1/2"	MAA, KDA	124	2 PLY, 2A
PF02-2	LVL - 11-04	14'-11 1/2"	6CB	107	PORTAL FRAME, 2 PLY, 1A

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS

**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 T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

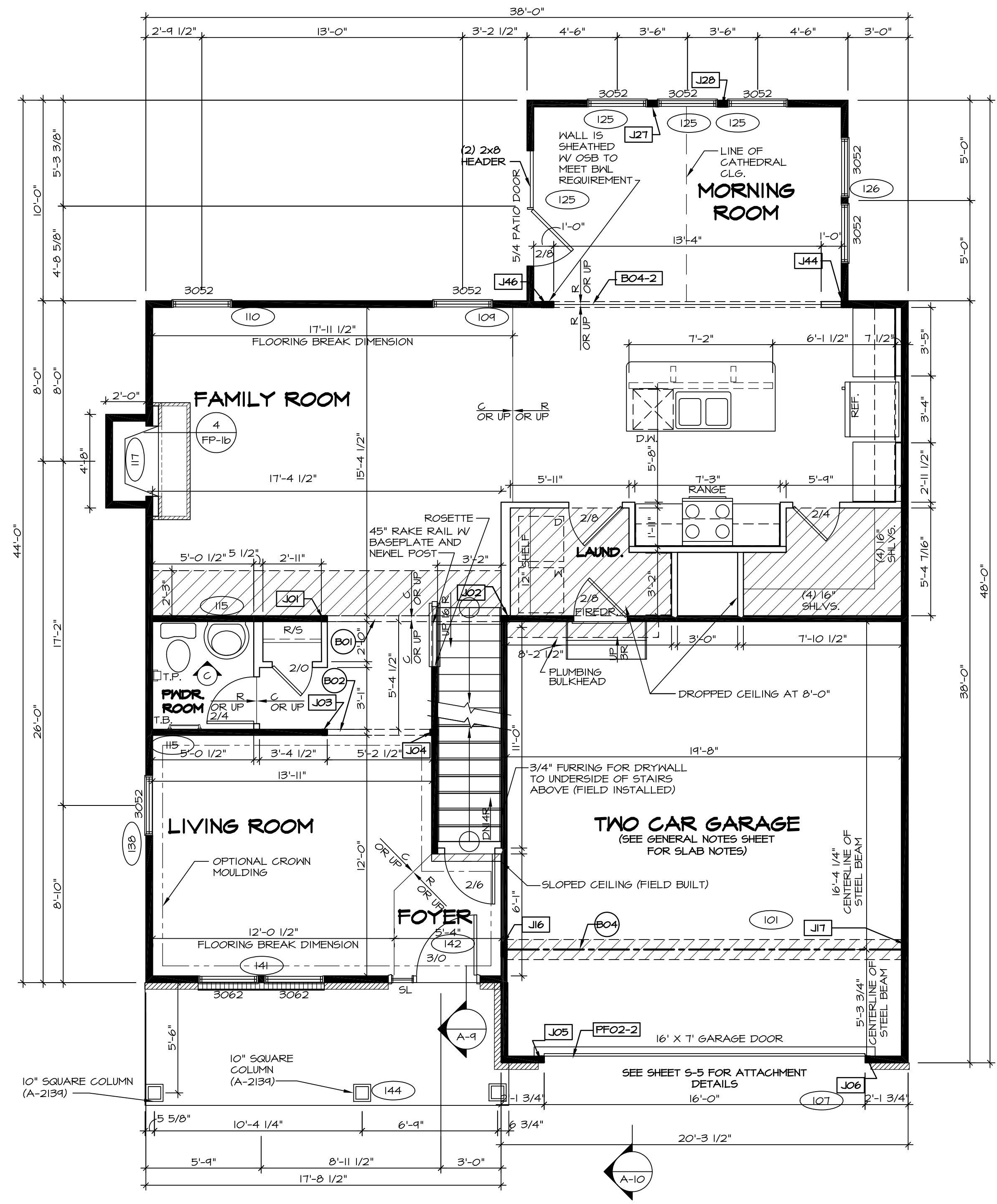
**GYPSUM NOTES**

**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**

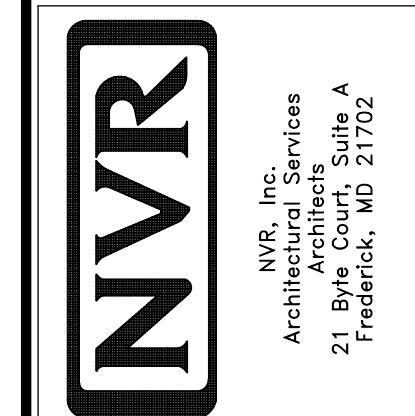
- BEARING WALL
  - NON BEARING WALL
  - INDICATES BEARING FROM POINT-LOAD ABOVE
  - JACKS
  - BEAM/HEADER
  - PAD FOOTING
  - STEEL COLUMN
  - PORTAL FRAME
  - JOIST/TRUSS
  - LVL
  - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



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

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07/26/16	TH	DRAWING ALIGNMENT

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MODEL	FLORENCE
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-7
33	

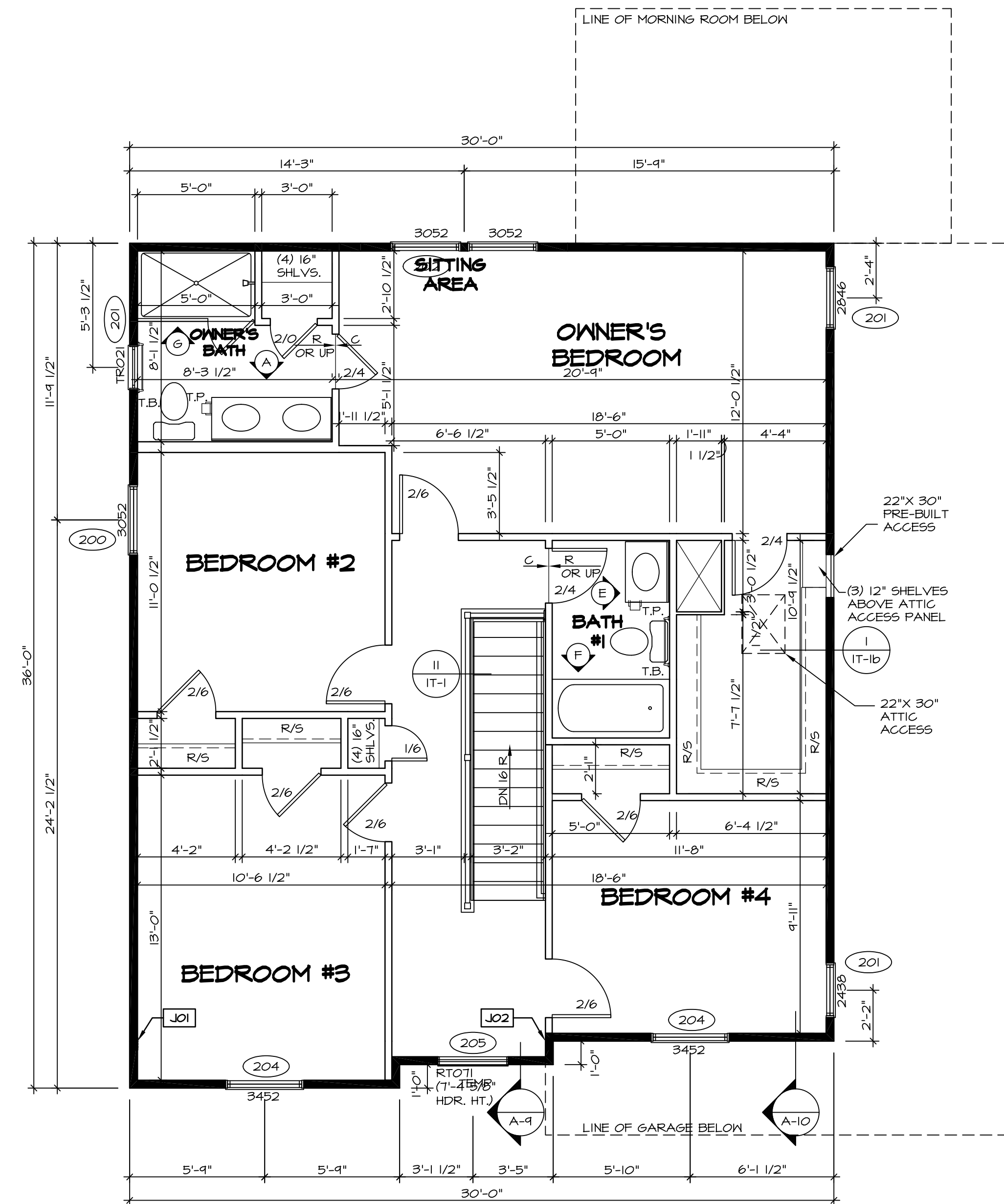
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J01	JACK - (4) 2X4 SPH		203	
J02	JACK - (4) 2X4 SPH		203	

### 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 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.

### 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"

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	07/26/16	TH - DRAWING ALIGNMENT

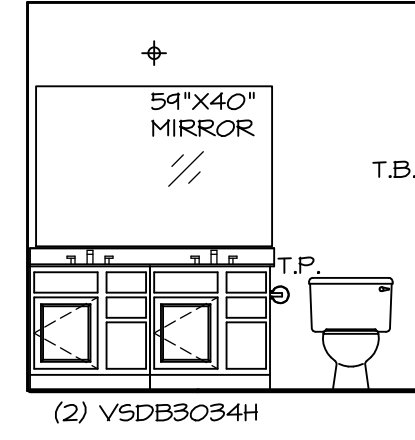
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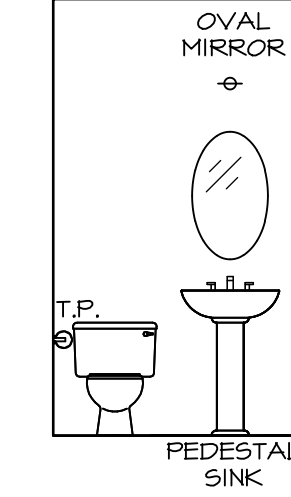
SET NO. FLOOR 06  
VERSION 06  
DRAWN BY  
DATE:  
OPTION

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

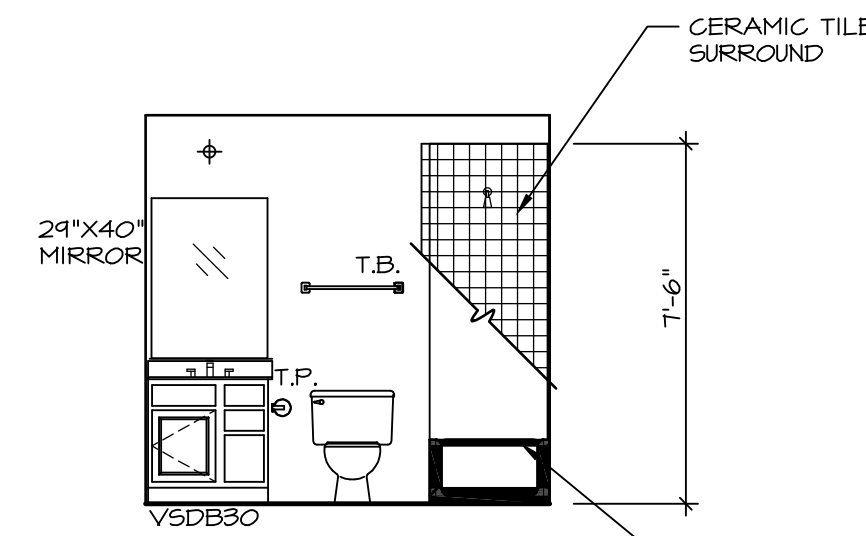




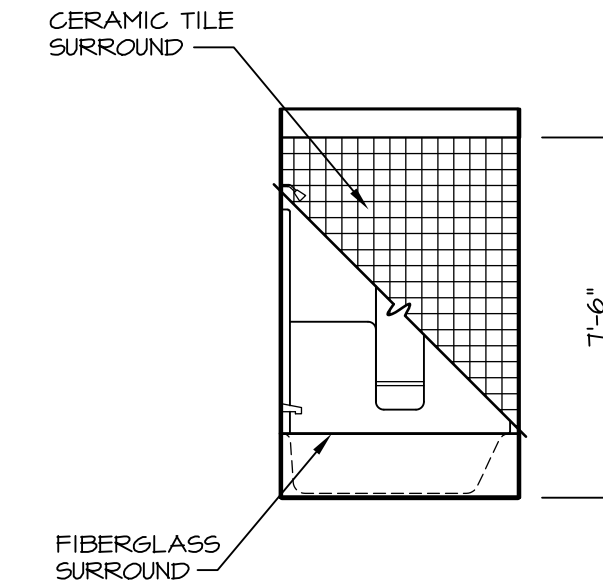
**A** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



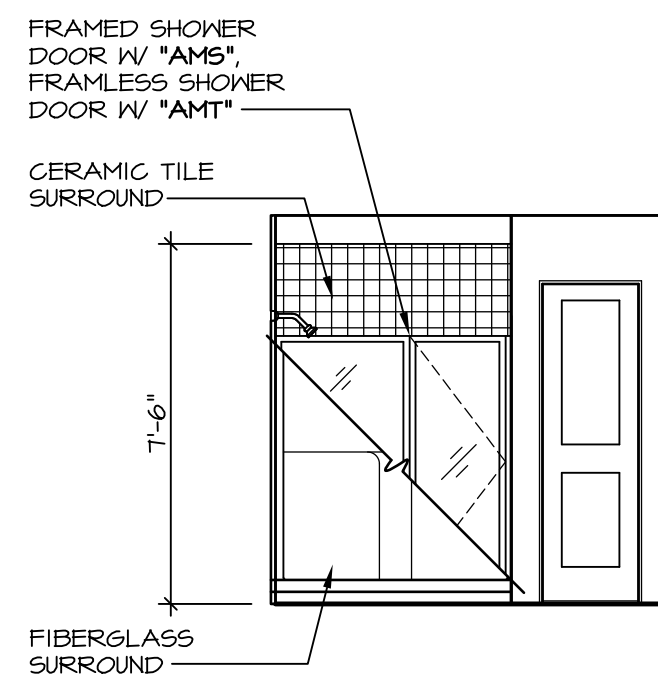
**C** POWDER ROOM  
SCALE: 1/4" = 1'-0"



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



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



**G** OWNER'S BATH  
SCALE: 1/4" = 1'-0" UPGRADE OWNER'S BATH 'AMA'

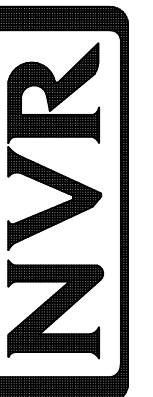
**NOTES:**

- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
- REFER TO SHEET (IT-2) FOR TUB AND SHOWER DETAILS.
- ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
- BATH ELEVATIONS ARE SHOWN PER PLAN.

REV. NO. DATE

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SET NO. FLOOR

VERSION 06

DRAWN BY

DATE:

OPTION

MODEL  
**FLORENCE**  
DRAWING TITLE  
BATH ELEVATIONS

SHEET NO.  
**A-13**

OPTION DESCRIPTION  
46