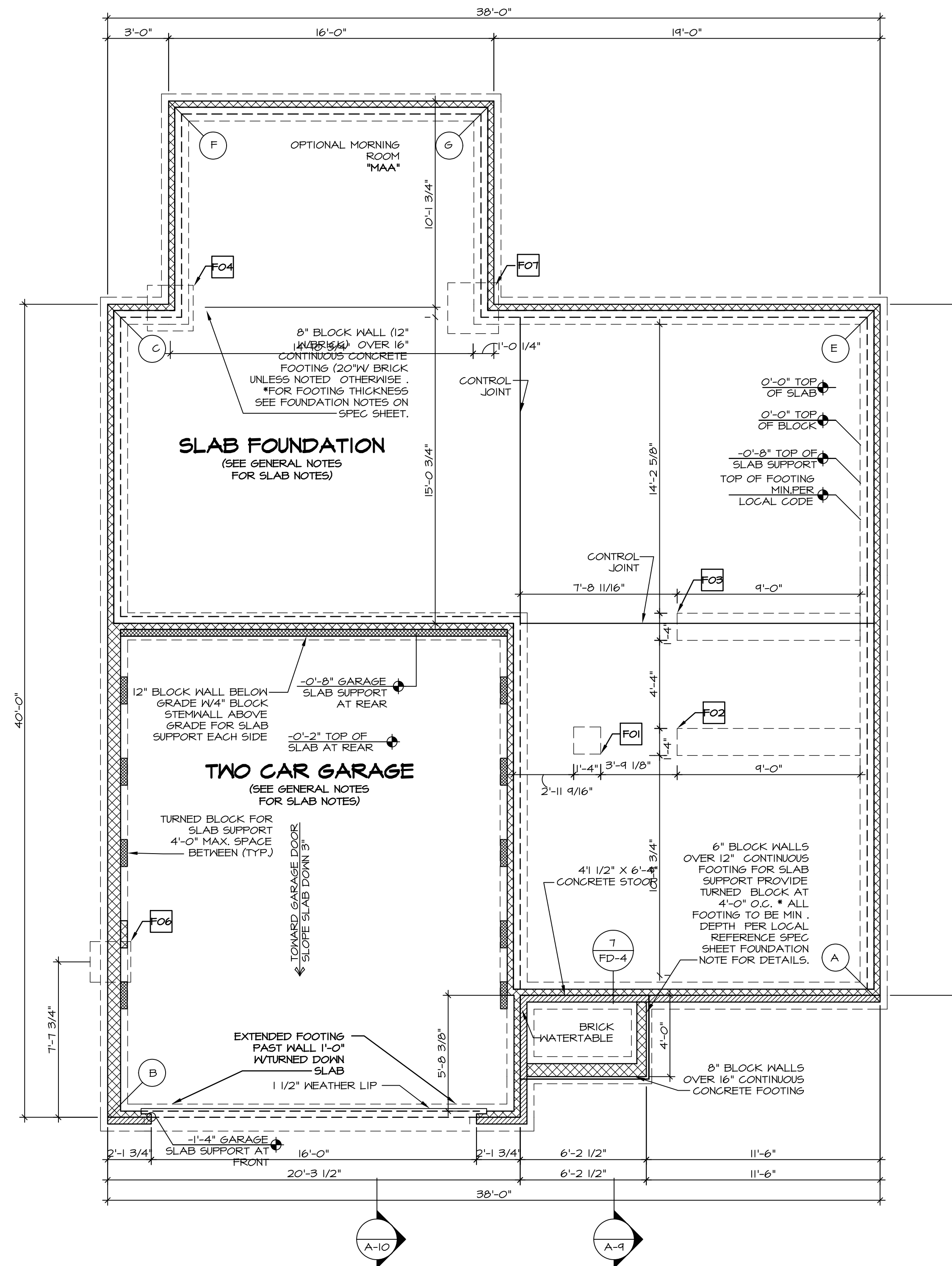


PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	OPTIONS	ENG. N.M.
FO1	1'-4"	1'-4"	0'-8"		002
FO2	9'-0"	1'-4"	0'-8"		001
FO3	9'-0"	1'-4"	0'-8"		001
FO4	2'-3"	2'-3"	1'-0"	MAA	24
FO6	2'-0"	2'-0"	1'-0"	GCB, SGS	131
FO7	2'-6"	2'-6"	1'-0"	MAA	24

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

FOUNDATION NOTES - SLAB	
1.	FOUNDATION UNDER HABITABLE SPACE: 1.1. CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
2.	FOUNDATION UNDER GARAGE: 2.1. UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
3.	SEE SHEET (A-4) FOR FOUNDATION CONNECTION INFORMATION.
4.	SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE 6B-1 FOR DETAILS.

FOUNDATION DIAGONALS			
A		B	
A	0"	A	38'-5 1/32"
B	38'-5 1/32"	B	0"
C	51'-2 4/16"	C	40'-0"
E	34'-4"	E	55'-2 1/16"
F	56'-5 13/16"	F	50'-1 3/32"
G	48'-2 13/16"	G	53'-5 7/8"



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

REMARKS

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

SET NO. FLROO
VERSION 06
DRAWN BY
DATE:
OPTION

FLORENCE
DRAWING TITLE
FOUNDATION PLAN
OPTION DESCRIPTION

A-3

17

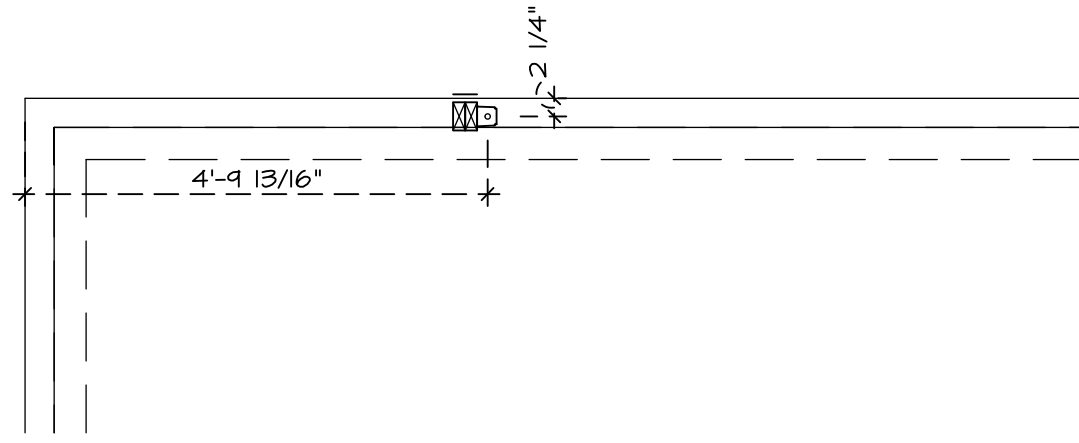
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C:\NVR\Solves\FLORENCE_FLROO_06.DWG-16-1659-136650-Sheets\17_A-3_FD-LS (FSA).dwg 04/09/17 - 4:55 pm

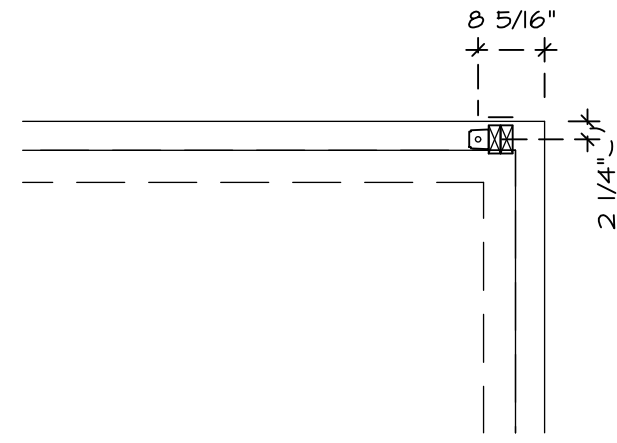
6 REAR WALL HOLD DOWN

SCALE: 1/2" = 1'-0" SLAB FOUNDATION "FSA"



8 REAR WALL HOLD DOWN

SCALE: 1/2" = 1'-0" MORNING ROOM "MAA" AND SLAB FOUNDATION "FSA"



HOLD DOWN NOTES

REFER TO DETAIL (4/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS.
REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.

STRAP 	1. STRAP: a. ON FOUNDATION USE (5THD4) b. ON FLOOR SYSTEM USE (5THD4R.) 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
OR	
BOLT 	1. 5/8"Ø 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 (7/8" 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.

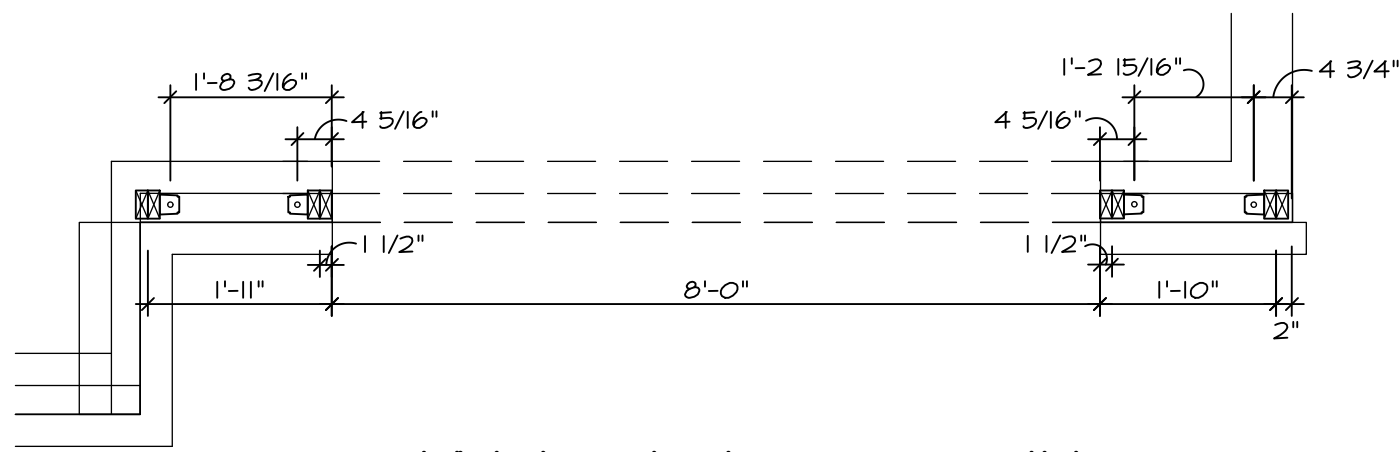
1 WALL HOLD DOWN

SCALE: 1/2" = 1'-0" W/ TWO CAR FRONT ENTRY GARAGE "GCB" (WITH OR WITHOUT 2'-0" EXT. TO GARAGE "EEB") OR THREE CAR FRONT ENTRY GARAGE "GCF"



7 WALL HOLD DOWN

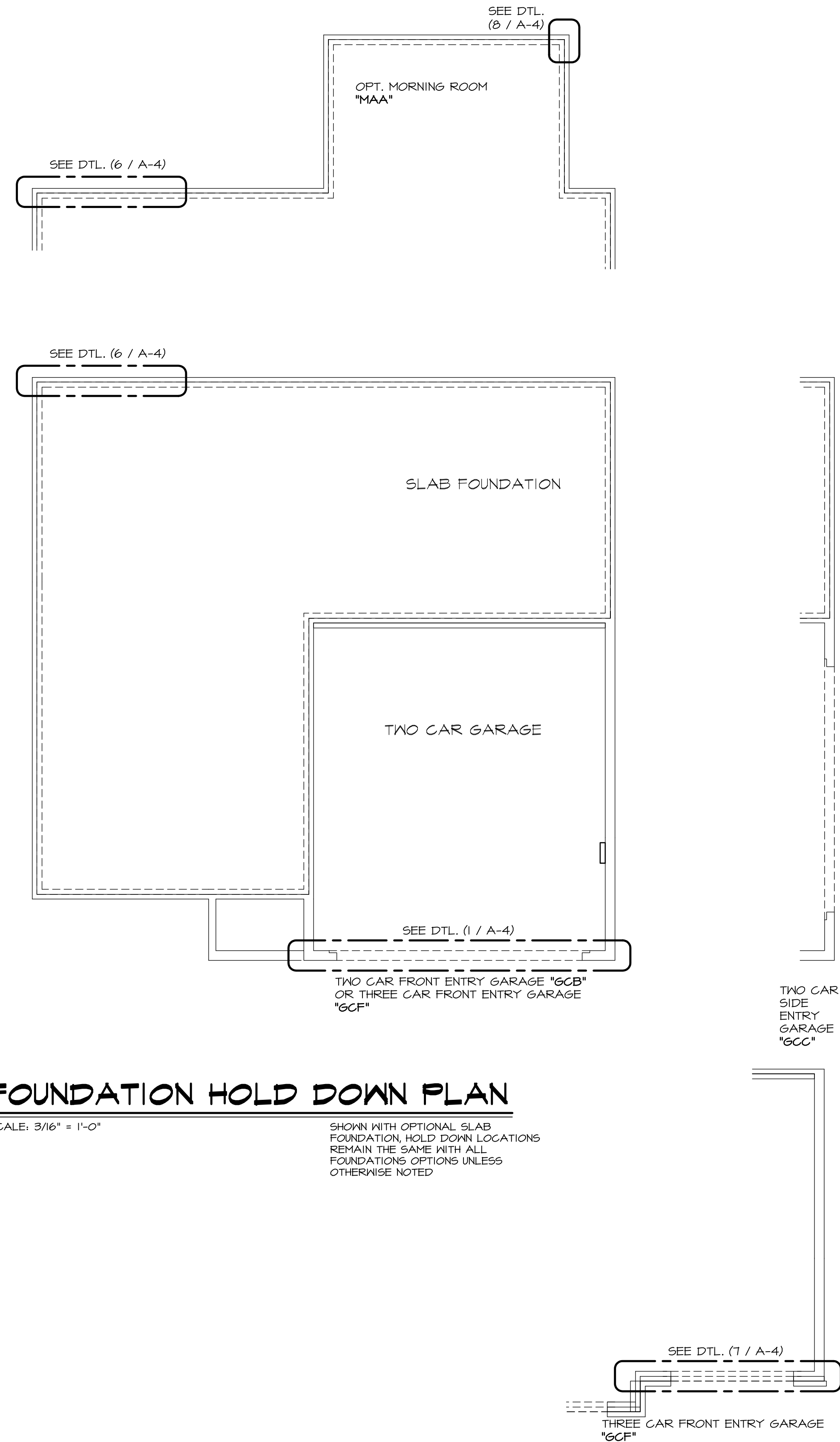
SCALE: 1/2" = 1'-0" W/ THREE CAR FRONT ENTRY GARAGE "GCF"



A FOUNDATION HOLD DOWN PLAN

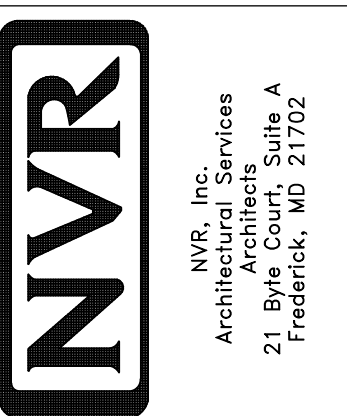
SCALE: 3/16" = 1'-0"

SHOWN WITH OPTIONAL SLAB FOUNDATION, HOLD DOWN LOCATIONS REMAIN THE SAME WITH ALL FOUNDATIONS OPTIONS UNLESS OTHERWISE NOTED



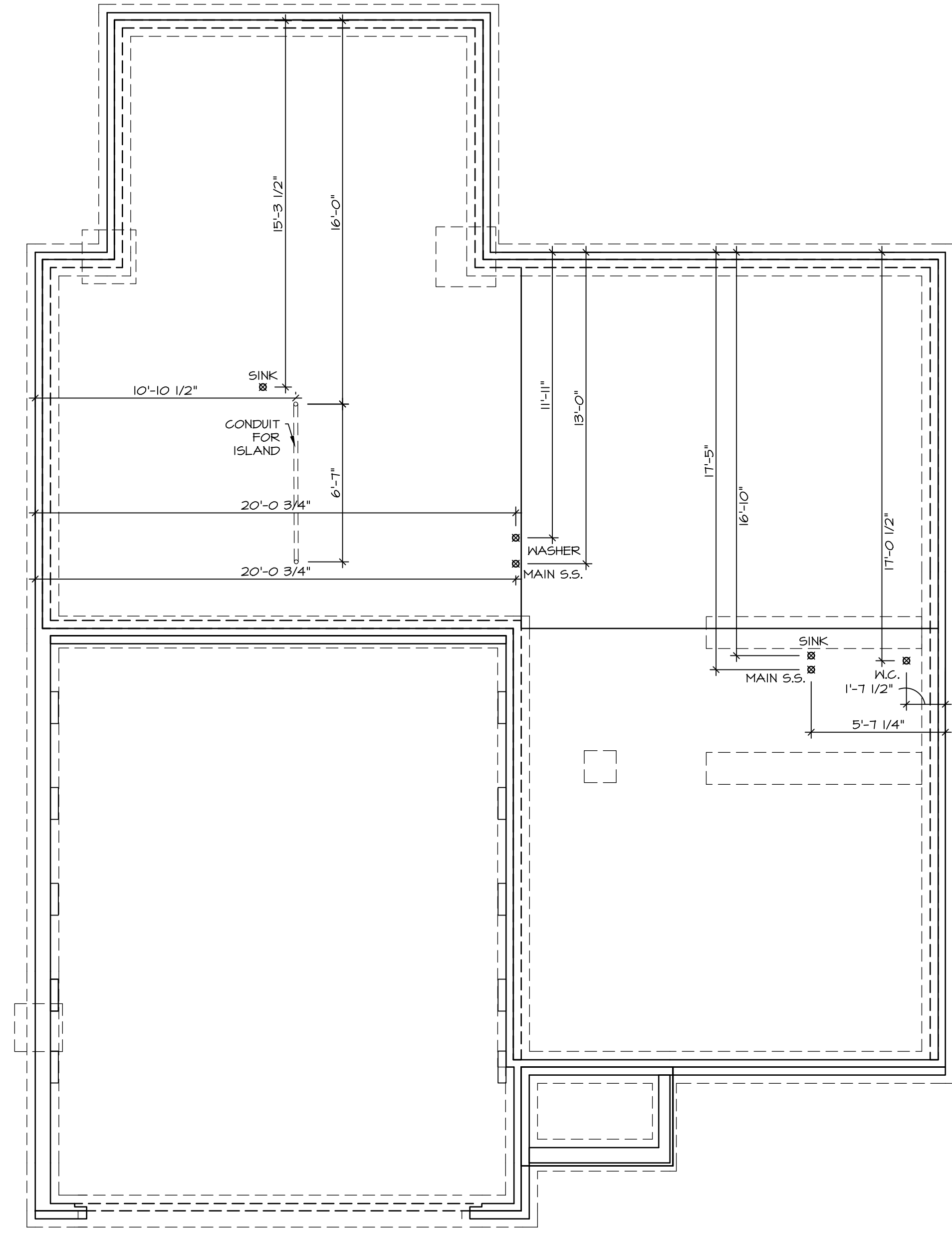
REV. NO.	DATE	REMARKS
1	8/14/15	DRA - ADDED REEB PORTION TO 6/A-4 DETAIL CALLOUT
2	10/7/15	NBP - REVISED DETAIL 6 TO 1 (PAR B5944)
3	10/20/15	SBP - PAR #95105 - ADJUSTED 800 LB HOLD DOWN AT MORNING ROOM CORNER
4	12/9/15	ASD INTERNAL AUDIT
5	4/27/16	CEL - PAR#94203 - REMOVED DETAIL 3/A-4
6	5/14/16	AKS - CLARIFIED HOLD DOWNS APPLY TO ALL FOUNDATION TYPES (PAR 94493)
7	7/28/16	TM - DRAWING ALIGNMENT
8	2/9/17	SAM - REVISED HOLD DOWN AT GARAGE PER PAR 43974

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SET NO. FLR00	VERSION 06	DRAWN BY HTHN	DATE: 22/1/2015
OPTION	SRK	OPTION	SRK
OPTION	SRK	OPTION	SRK

MODEL FLORENCE	DRAWING TITLE FOUNDATION HOLD DOWN
SHEET NO. A-4	OPTION DESCRIPTION WIND LOAD 90 MPH MIN LOAD 100 MPH



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

1
A-5

SHEET NO. A-5	MODEL FLORENCE DRAWING TITLE PLUMBING PLAN	SET NO. FL00	REV. NO.	DATE	REMARKS
		VERSION 06			
OPTION DESCRIPTION 31		DRAWN BY			
		DATE:			
		OPTION			

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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		III	
J04	JACK - (3) 2X4 SPF STUD GRADE		III	
J05	JACK - (2) 2X4 SPF STUD GRADE		III	
J06	JACK - (2) 2X4 SPF STUD GRADE		III	
J16	JACK - (6) 2X4 SP#1		III	
J17	JACK - (3) 2X4 SP#1		III	
J27	JACK - (4) 2X4 SPF STUD GRADE	MAA	III	
J28	JACK - (4) 2X4 SPF STUD GRADE	MAA	III	
J44	JACK - (4) 2X4 SPF STUD GRADE	MAAKDA	III	
J46	JACK - (5) 2X4 SPF STUD GRADE	MAA	III	

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"		III	
B04	BEAM STEEL - W12X26	20'-2"	SRI, SXS, GCB	III	
B04-2	LVL - 18"	15'-5 1/2"	MAA, KDA	III	2 PLY, 2A
PF03-2	LVL - 11-04	14'-11 1/2"	GCB, EEB	III	PORTAL FRAME, 2 PLY, 1A

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	OPTIONS	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.

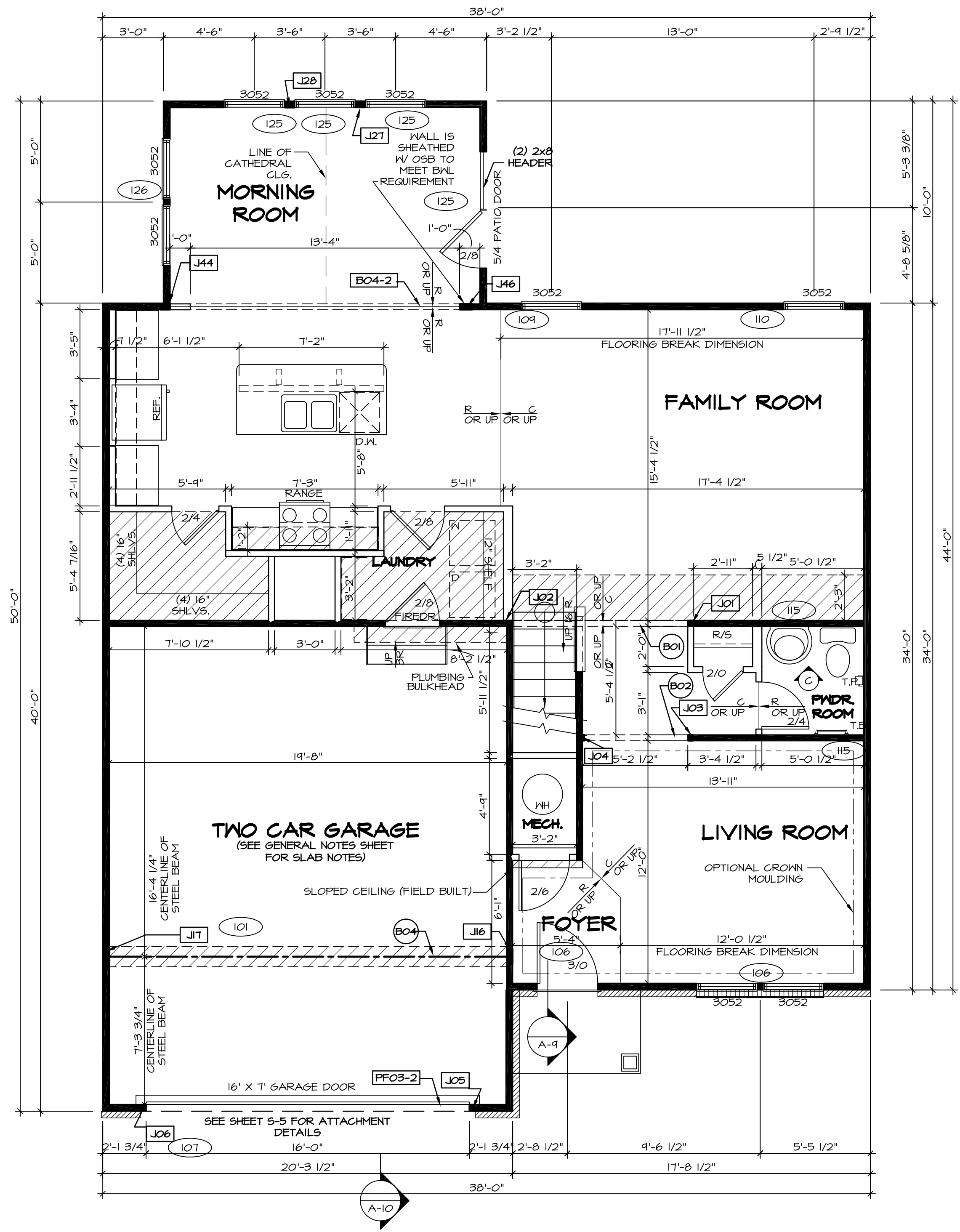
GYPSUM NOTES

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

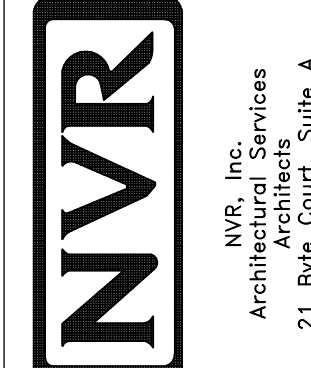
- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER



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

REV. NO.	DATE	REMARKS
01	07/26/16	TH - DRAWING ALIGNMENT

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MODEL	FLORENCE
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-7
VERSION	06
SET NO.	FL000_06
DRAWN BY	
DATE:	
OPTION	
	33

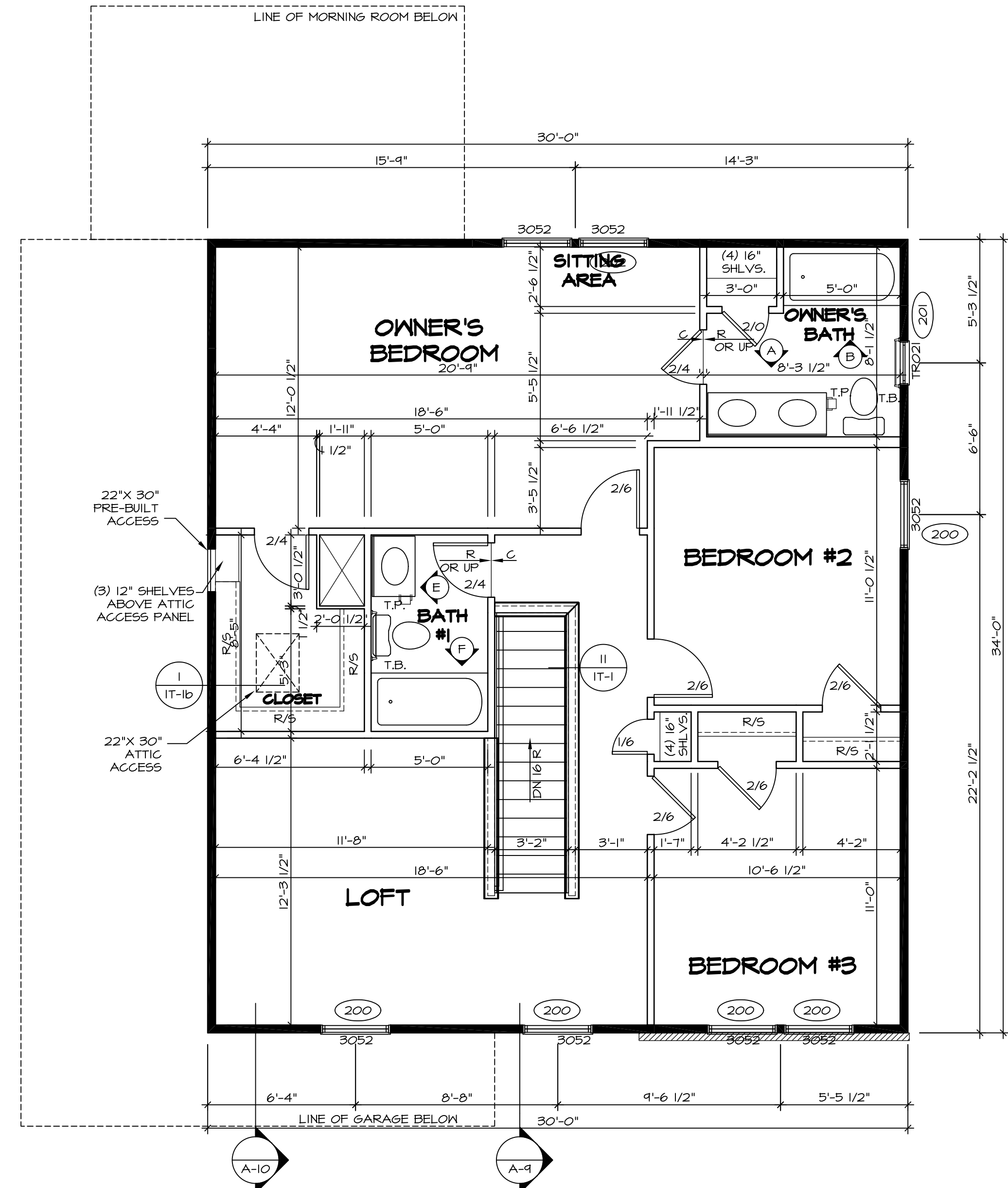
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED

- 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"

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE:	OPTION	DESCRIPTION	REMARKS
A-8	FLORENCE	FLR00_06	06				SECOND FLOOR PLAN	
37								

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