

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

SHEET NO.

A-5

MODEL
 FLORENCE
 DRAWING TITLE
 PLUMBING PLAN

OPTION DESCRIPTION

31

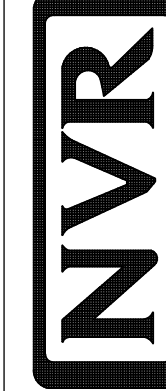
SET NO. FLOOR

VERSION 06

DRAWN BY

DATE:

OPTION



NVR, Inc.
 Architectural Services
 Architects
 21 Park Plaza, Ste. A
 Frederick, MD 21702

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REV. NO. DATE

REMARKS

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 SPH		III	
J17	JACK - (3) 2X4 SPH		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 INCLUDING 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 INCLUDING 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
PF02-2	LVL - 11-04	14'-11 1/2"	GCB	III	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.

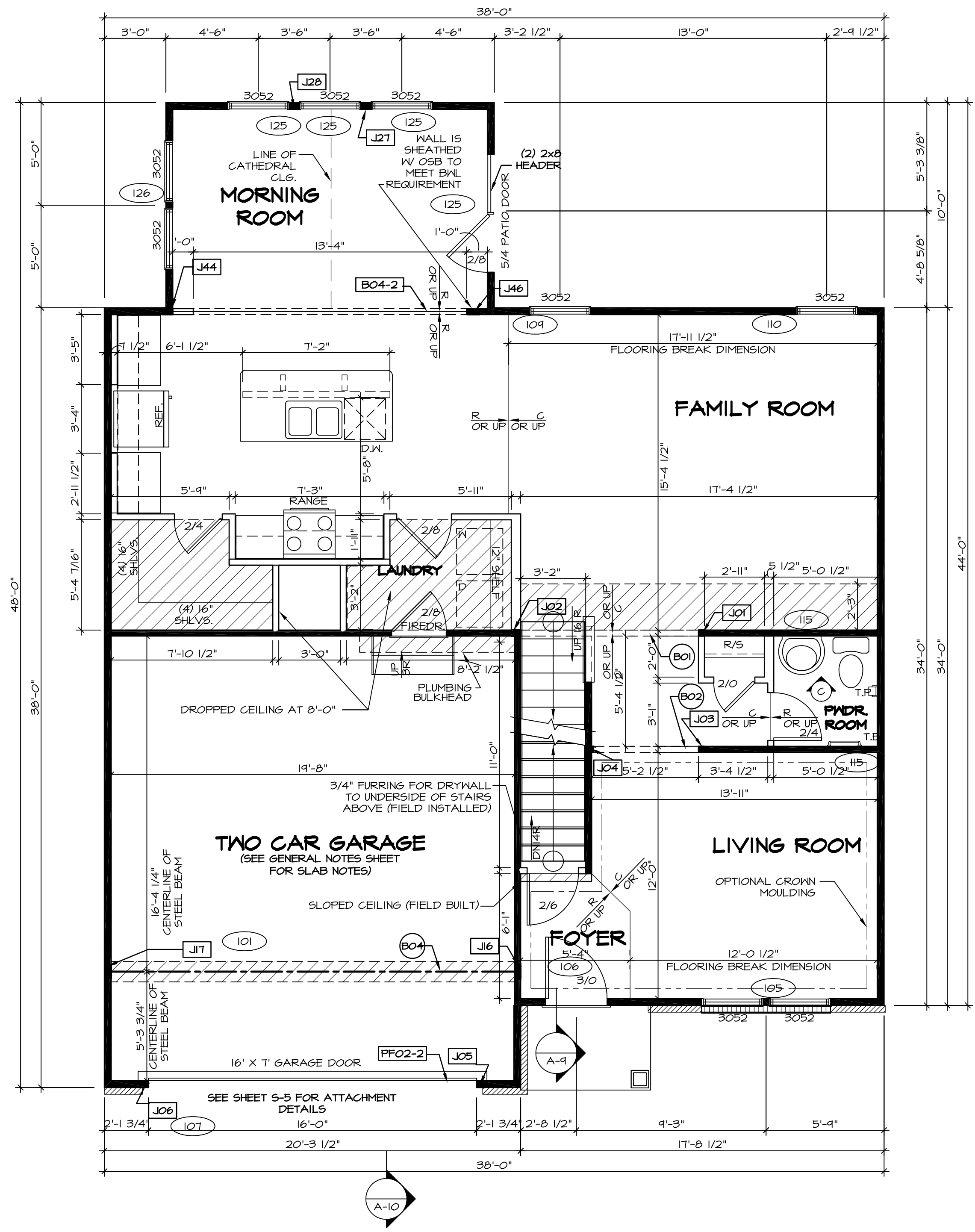
GYPSUM NOTES

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

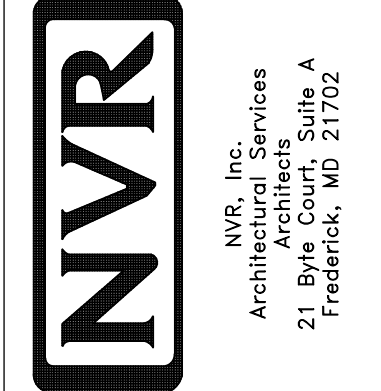
- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER



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

REV. NO. DATE

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SET NO. FLOOR VERSION 06
 DRAWING TITLE FIRST FLOOR PLAN
 DATE: OPTION

SHEET NO. A-7 33

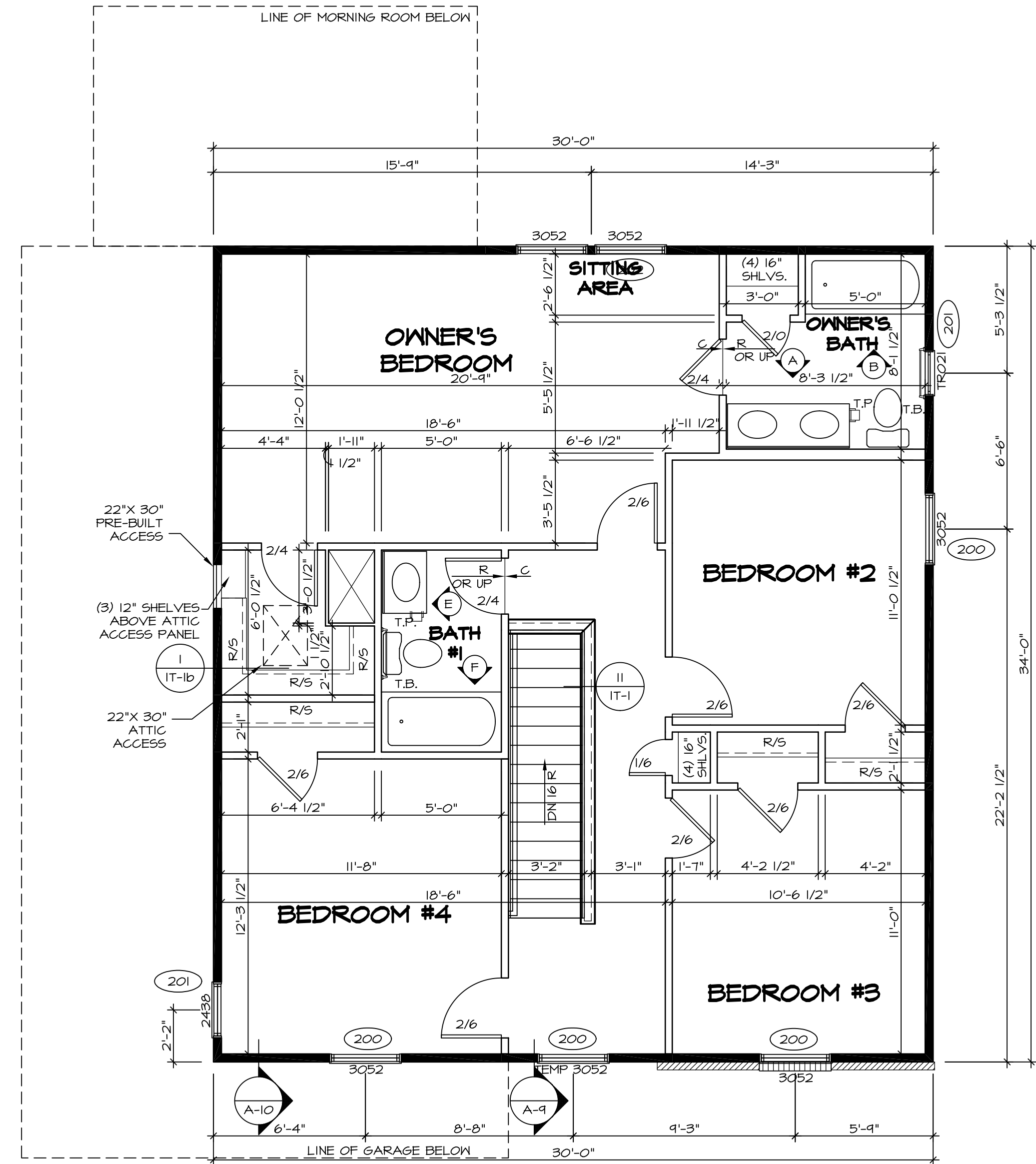
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED

- 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 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.

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.	DATE	REV.	NO.	DATE	REMARKS
A-8	FLORENCE	FLR00_06	07/26/16	1	07/26/16	TH - DRAWING ALIGNMENT	
37	FLORENCE	FLR00_06	03/08/17				

OPTION DESCRIPTION

OPTION

37

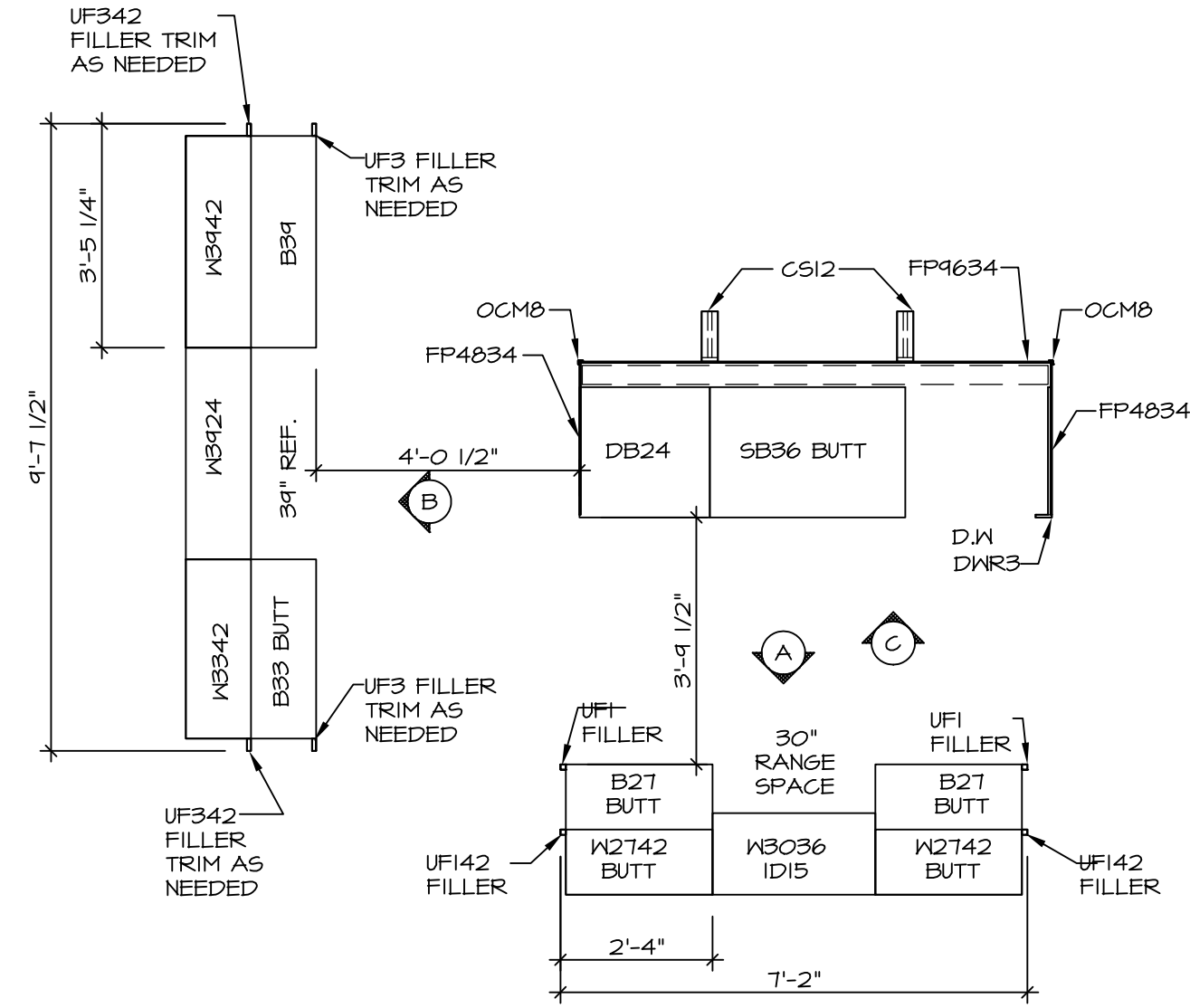
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SET NO. FLR00
VERSION 06
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OPTION

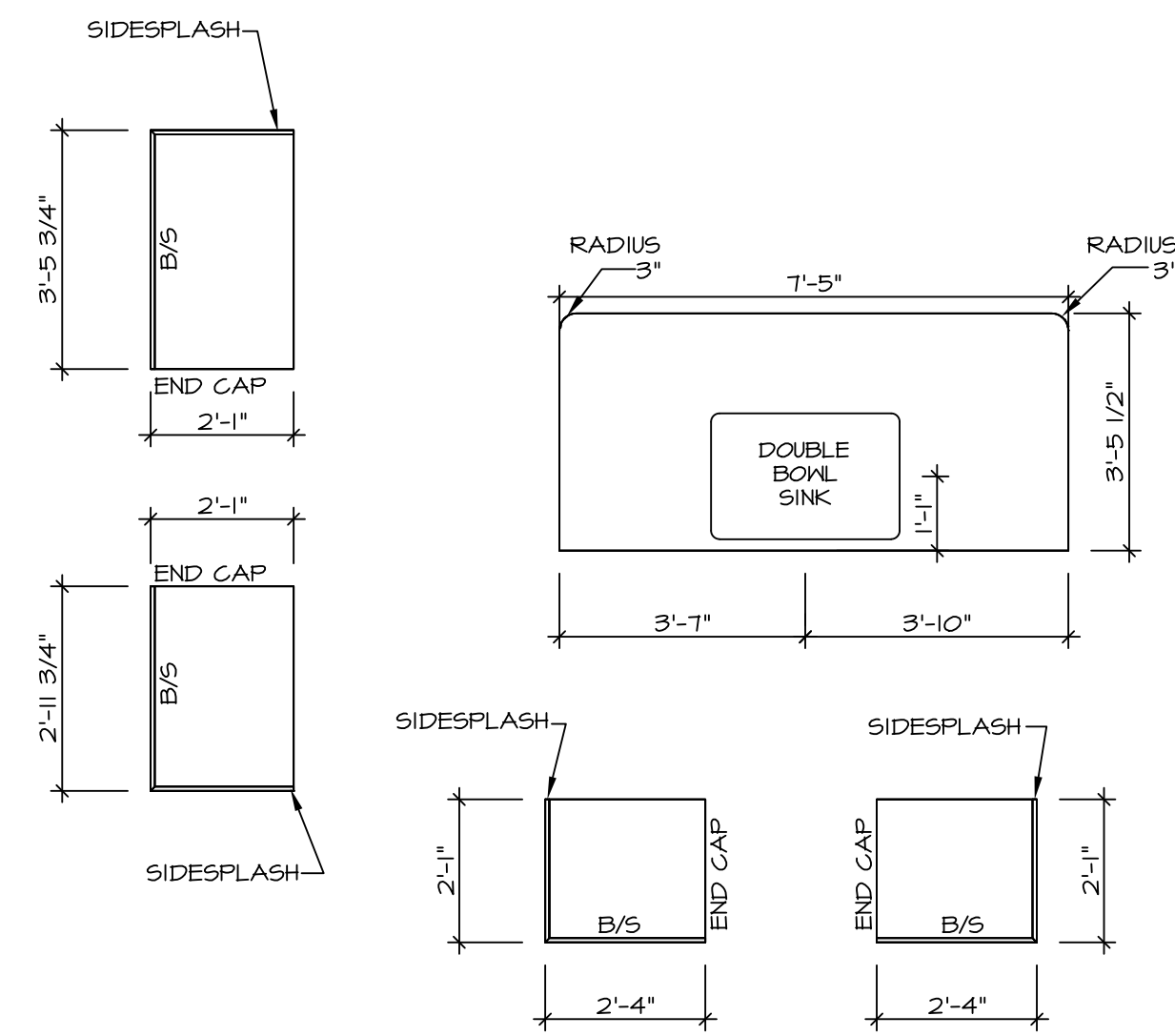
DRAWING TITLE
SECOND FLOOR PLAN

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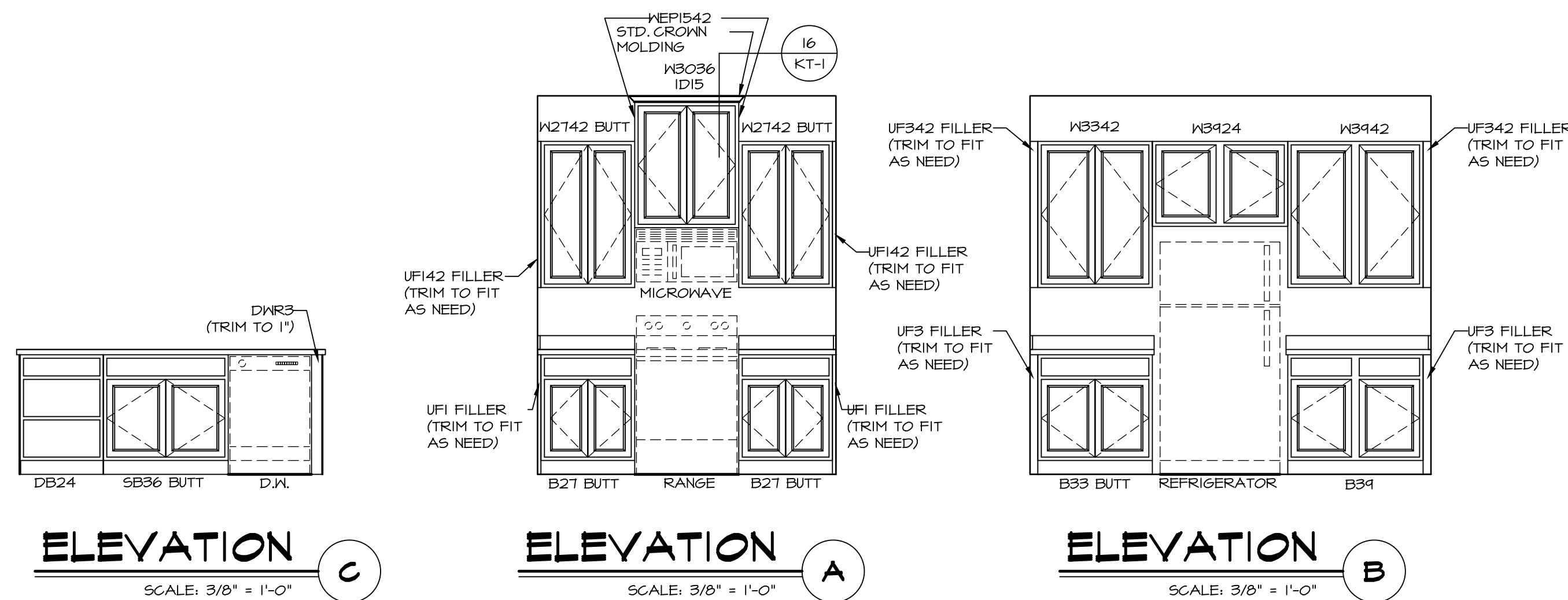
**KITCHEN CABINET
PLAN - KC-3414**

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



**KITCHEN COUNTERTOP
PLAN - KT-3414**

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

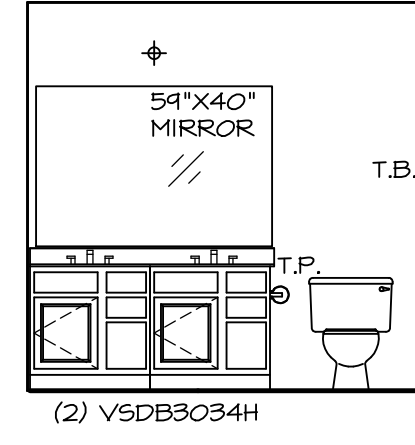


ELEVATION C
SCALE: 3/8" = 1'-0"

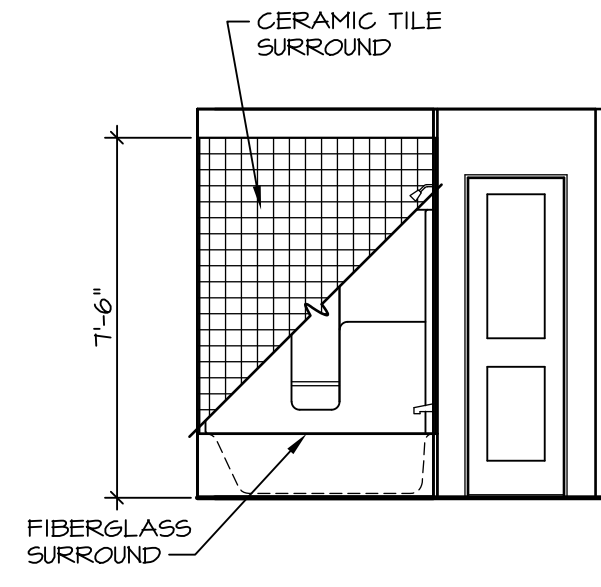
ELEVATION A
SCALE: 3/8" = 1'-0"

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

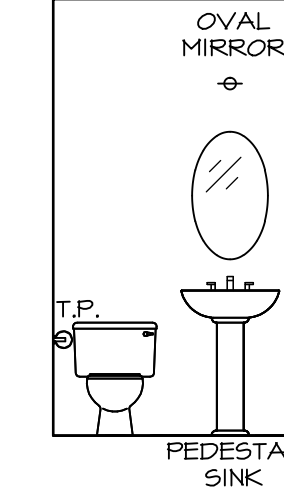
SHEET NO. A-12	MODEL FLORENCE	DRAWING TITLE KITCHEN PLANS AND ELEVATIONS	SET NO. FL000_06	VERSION 06	DRAWN BY SLK	DATE: 4/2/15	OPTION
			OPTION DESCRIPTION				
C:\NVR\Solves\FLORENCE_FL000_06_DOC\40-L370-5656187\Sheets\A-12_KIT_LS.dwg 03/08/17 - 11:38 pm			<p>NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied in any way, or used for any purpose not assigned to them without the written consent of NVR, Inc.</p>				
<p>NVR NVR, Inc. Architectural Services Architects 21 Park Plaza, Ste. A Frederick, MD 21702</p>			<p>REV. NO. DATE</p>				
<p>REMARKS</p>							



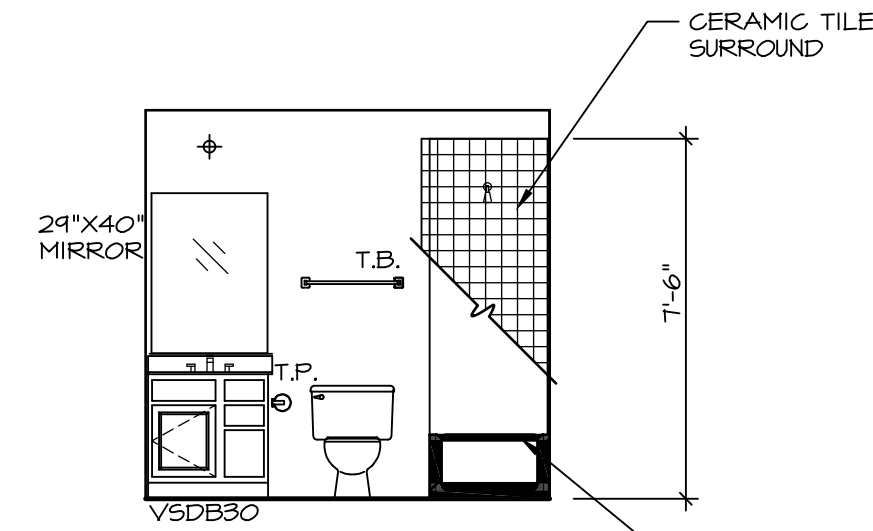
A OWNER'S BATH
SCALE: 1/4" = 1'-0"



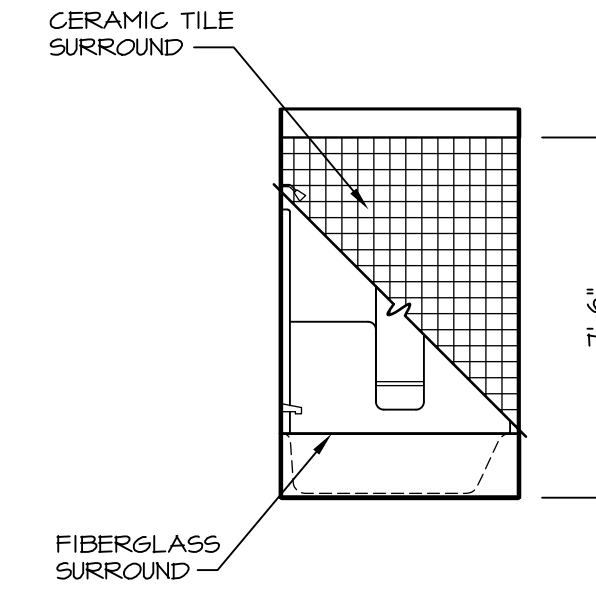
B OWNER'S BATH
SCALE: 1/4" = 1'-0" UPGRADE OWNER'S BATH *AMB*



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



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



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

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.

SHEET NO. **A-13**

MODEL **FLORENCE**
DRAWING TITLE **BATH ELEVATIONS**

SET NO. **FLR00**
VERSION **06**

DRAWN BY

DATE:

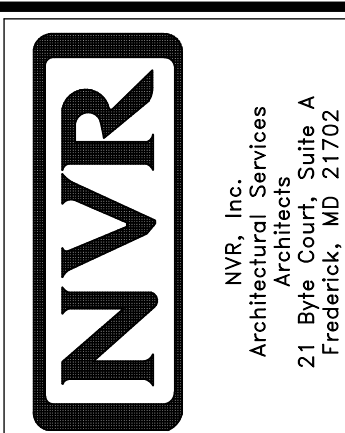
OPTION

OPTION DESCRIPTION

REMARKS

REV. NO. | DATE

1 | 07/26/16 TM - DRAINING ALIGNMENT



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