

FOUNDATION BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B001	BEAM STEEL - W8X15	11'-10 3/8"		0019	
B002	BEAM STEEL - W8X13	10'-8"		0021	
B003	BEAM STEEL - W8X21	15'-4"	MAA	0024	

PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	OPTIONS	ENG. NUM.
FO01	2'-3"	2'-3"	1'-0"		0020
FO02	2'-3"	2'-3"	1'-0"		0022
FO03	3'-3"	3'-3"	1'-3"	MAX. ELD. ELE	1131

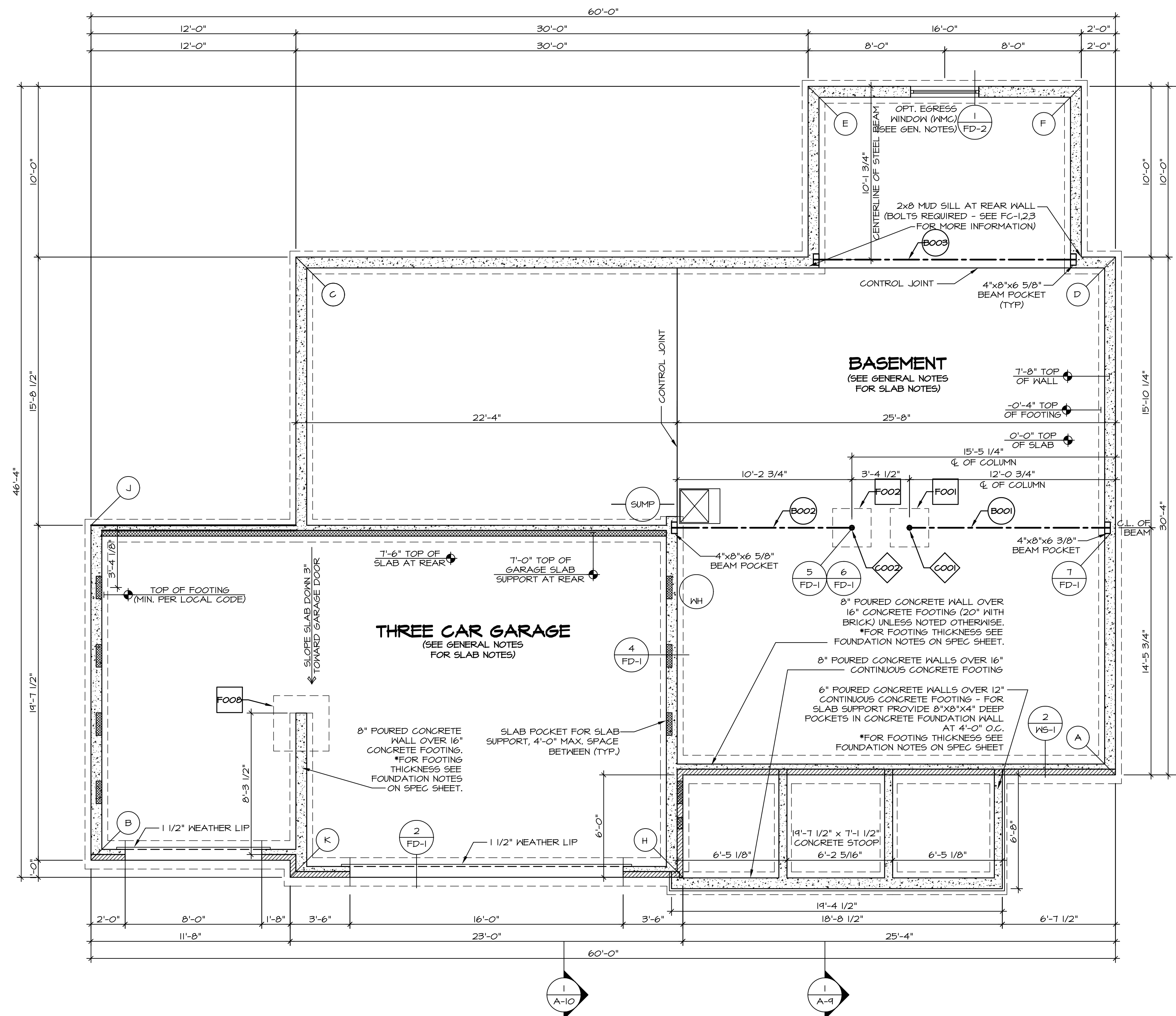
STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C001	STANCHION - 3 IN DIA I16A ADJ	7'-5 3/8"		0020	
C002	STANCHION - 3 IN DIA I16A ADJ	7'-5 5/8"		0022	

FOUNDATION DIAGONALS					
A			B		
A	0"	A	60'-2 1/2"		
A	0"	A	60'-2 1/2"		
B	60'-2 1/2"	B	0"		
C	56'-4 3/8"	C	37'-3 25/32"		
C	56'-4 3/8"	C	37'-3 25/32"		
D	30'-4"	D	64'-7 9/16"		
E	44'-2"	E	61'-9 19/32"		
F	40'-4 19/32"	F	73'-7 3/8"		
H	26'-0 13/32"	H	34'-8 3/16"		
J	61'-4 3/32"	J	19'-7 1/2"		
K	48'-8 7/16"	K	11'-8 1/2"		

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 BEAMS) ORIENTATION. SEE GB-1 FOR DETAILS.



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

REV. NO.	DATE	REMARKS
1	08/04/16	TH - DRAWING ALIGNMENT

SET NO. PALOO  
 VERSION 03  
 DRAWN BY  
 DATE:  
 OPTION

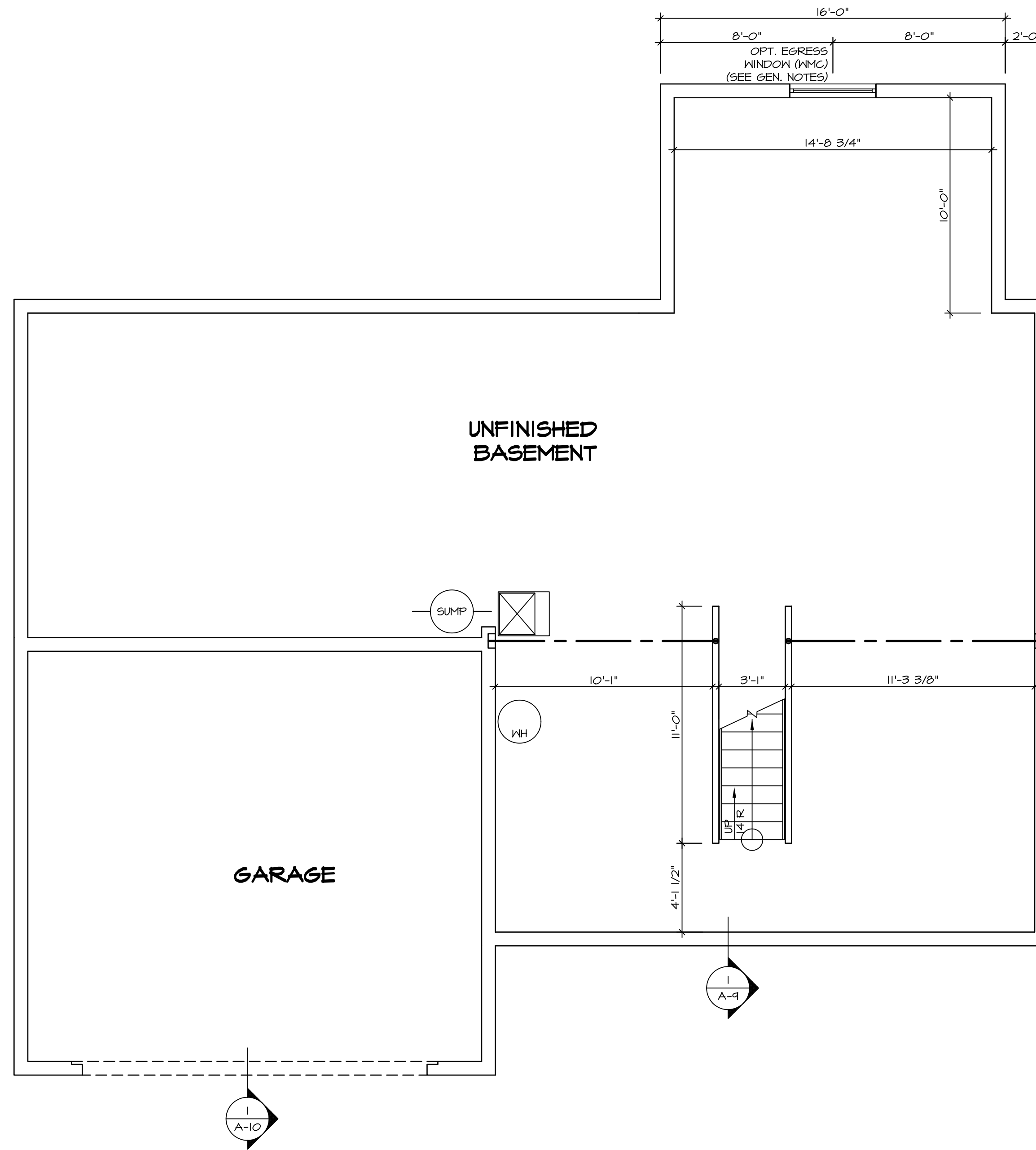
**PALERMO**  
 FOUNDATION PLAN

OPTION DESCRIPTION  
 27

NVR, Inc. Architectural Services  
 5285 Washburn Ave  
 Frederick, MD 21703

C:\NVR\Solves\PALERMO\_PALOO\_03\DC-16-139\46021\Sheets\Lot\_Spec\16-27 A-3 FDN LS (FBA).dwg 06/29/17 - 4222.dwg





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**
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.
  9. ALL CASED OPENINGS AT T-11, UNLESS OTHERWISE NOTED.

- GYPSUM NOTES**
- AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILING, 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

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

SHEET NO.	MODEL	SET NO.	DATE	REV.	NO.	DATE	REMARKS
A-6	PALERMO	03	08/05/16	1			
51							

OPTION DESCRIPTION

OPTION

DATE:

DRAWN BY

VERSION

SET NO.

MODEL

SHEET NO.

A-6

51

PALERMO

BASEMENT FLOOR PLAN

BASEMENT FLOOR PLAN

06/29/17 - 4:23 am

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Frederick, MD 21703

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FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SPF STUD GRADE		1072	
J102	JACK - (2) 2X4 SPF STUD GRADE		1072	
J106	JACK - (2) 2X4 SPF STUD GRADE		1012	
J107	JACK - (2) 2X4 SPF STUD GRADE		1012	
J108	JACK - (2) 2X4 SPF STUD GRADE		1012	
J120	JACK - (4) 2X6 SPF STUD GRADE	MAA	1014	
J121	JACK - (3) 2X6 SPF STUD GRADE	MAA	1014	FIELD INSTALLED
J122	JACK - (3) 2X4 SPF STUD GRADE	SRM	1040	
J124	JACK - (3) 2X4 SPF STUD GRADE	ELD	1021	
J150	JACK - (3) 2X4 SPF STUD GRADE	GCF	1044	
J151	JACK - (3) 2X4 SPF STUD GRADE	GCF	1044	
J152	JACK - (2) 2X4 SPF STUD GRADE	GCF, MAV	1044, 1131	CRIPPLES
J153	JACK - (2) 2X4 SPF STUD GRADE	GCF, MAV	1044, 1131	CRIPPLES
J154	JACK - (2) 2X4 SPF STUD GRADE	GCF	1122	
J155	JACK - (2) 2X4 SPF STUD GRADE	GCF	1122	
J156	JACK - (2) 2X4 SPF STUD GRADE	GCF	1105	
J163	JACK - (3) 2X4 SPF STUD GRADE	EVM, MAV	1124	
J164	JACK - (3) 2X4 SPF STUD GRADE	EVM, MAV	1124	
J164	JACK - (3) 2X4 SPF STUD GRADE	ELD		

**LVL PLY TO PLY FASTENING SCHEDULE:**

1A - (2) FLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C.  
 2A - (2) FLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C.  
 3A - (2) FLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C.  
 4A - (3) FLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE  
 5A - (3) FLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE  
 6A - (3) FLY 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
B101-3	LVL - 16	14'-4 1/2"	MAA	1014	5A, FIELD INSTALL
B103	BEAM STEEL - W12X35	22'-3 1/2"	ELD, MAV	1128	
B104	BEAM STEEL - W12X14	22'-3 1/2"	ELD, EVM, MAV	1124	
B107-2	LVL - 14	17'-4"	MAV	1050, 1051	2A, FIELD INSTALL
PF104-2	EXT HEADER - 2X12 - 2 PLY	11'-4"	GCF	1054, 1148	2-PLY, FIELD INSTALL

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

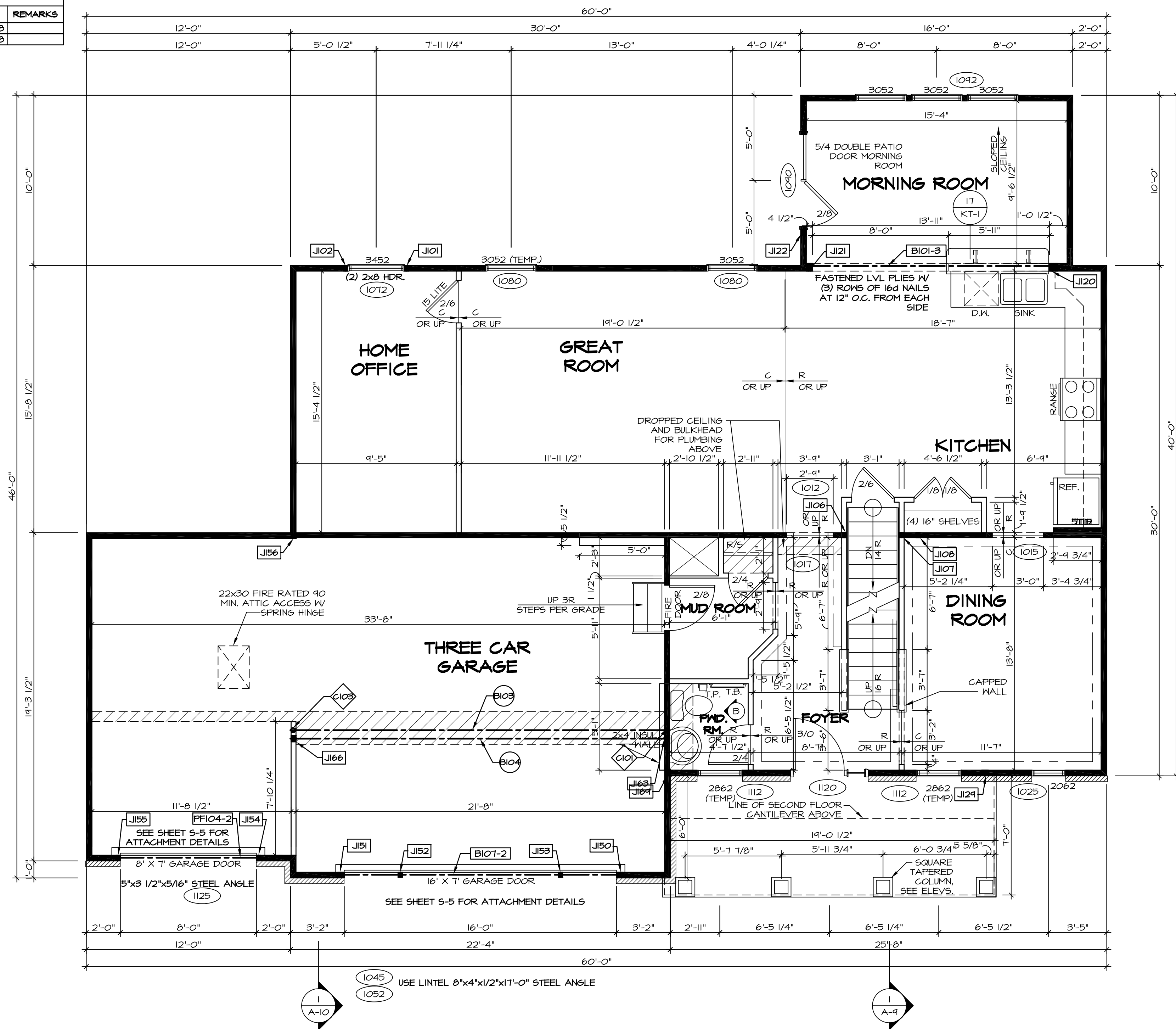
**FLOOR PLAN NOTES**

- 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.
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- 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 "11" 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 CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.

**GYPSON NOTES**

- AT GARAGE:**  
 GYPSUM BOARD AT COMMON WALLS, CEILING, 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

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	9'-0 11/16"	FBA	1057, 1133, 1128	
C103	STANCHION - 3 IN SCHED 40	9'-0 11/16"	FBA	1057, 1133, 1128	



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

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	08/04/16	TH - DRAWING ALIGNMENT

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 Architects  
 Suite 100  
 5285 Washburn Circle  
 Frederick, MD 21703

SET NO. PALOO  
 VERSION 03  
 DRAWN BY  
 DATE:  
 OPTION

MODEL  
**PALERMO**  
 DRAWING TITLE  
**FIRST FLOOR PLAN**  
 OPTION DESCRIPTION

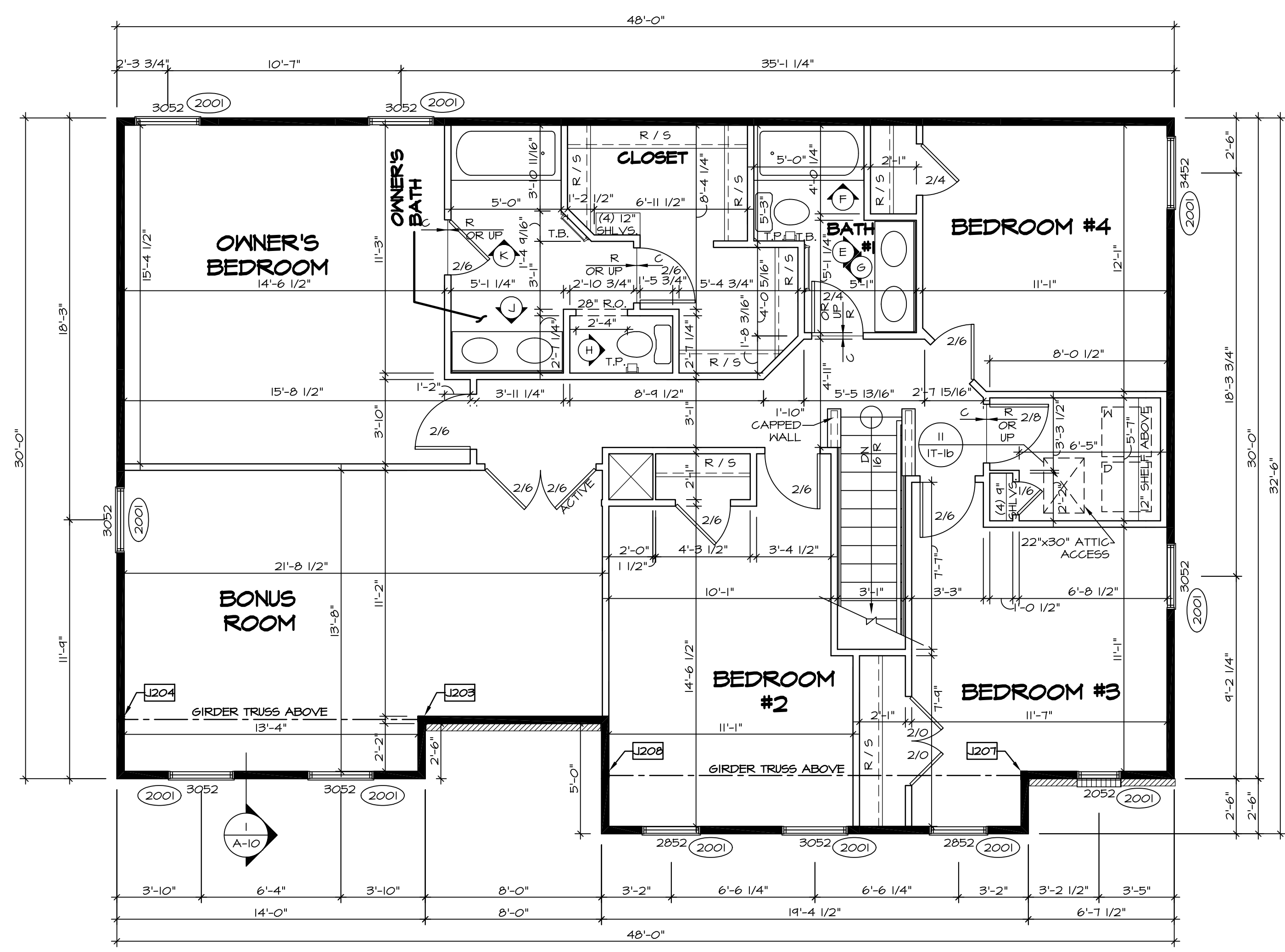
SHEET NO.  
**A-7**  
**53**

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SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J203	JACK - (2) 2X4 SPM	MAY	2011	EXTEND JACKS THROUGH TOP PLATE
J204	JACK - (2) 2X4 SPM	MAY	2011	EXTEND JACKS THROUGH TOP PLATE
J207	JACK - (3) 2X4 SPM	ELD	2011	EXTEND JACKS THROUGH TOP PLATE
J208	JACK - (3) 2X4 SPM	ELD	2011	EXTEND JACKS THROUGH TOP PLATE

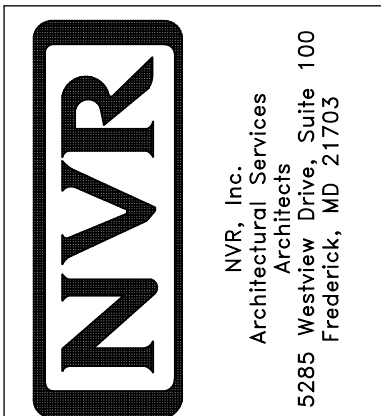
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

- 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.
  - ALL CASED OPENINGS AT T-11", UNLESS OTHERWISE NOTED.

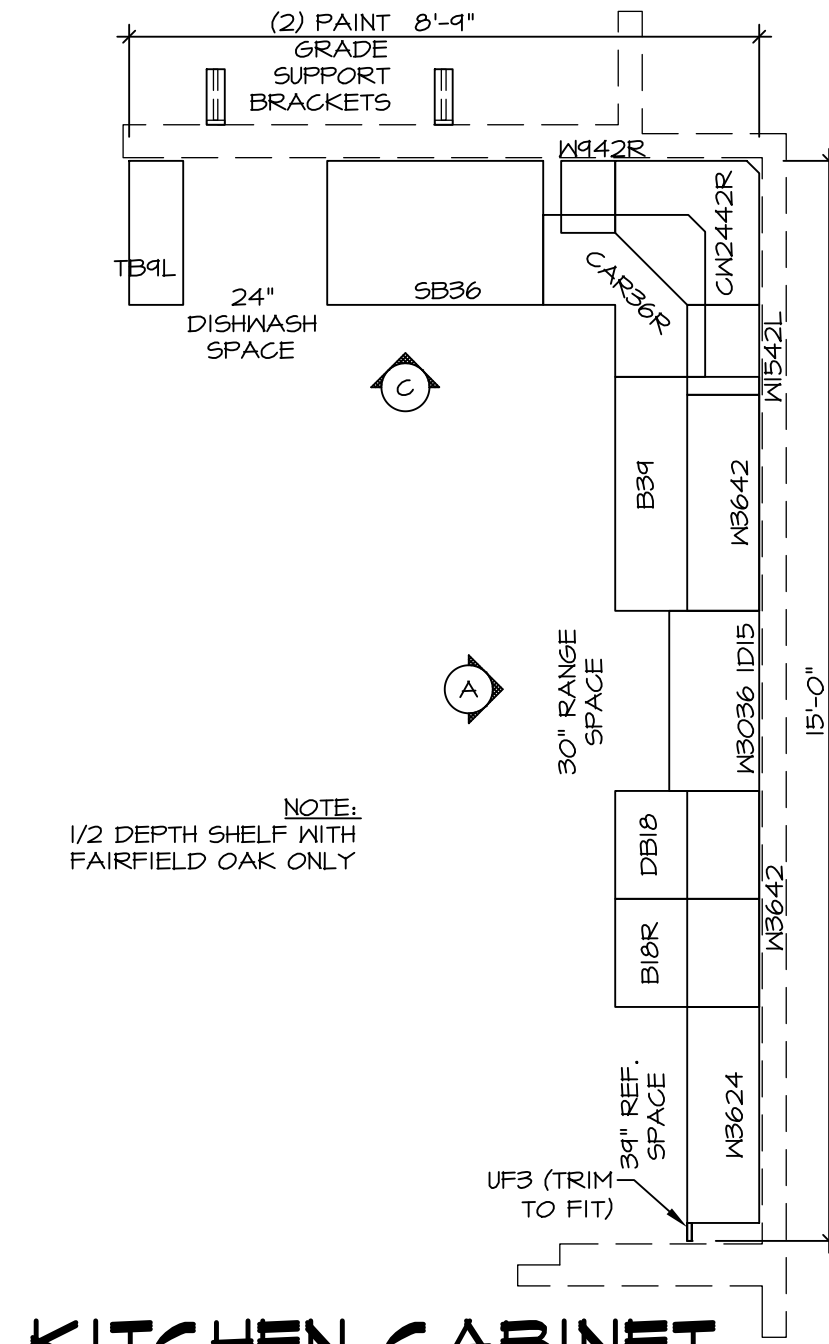


**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

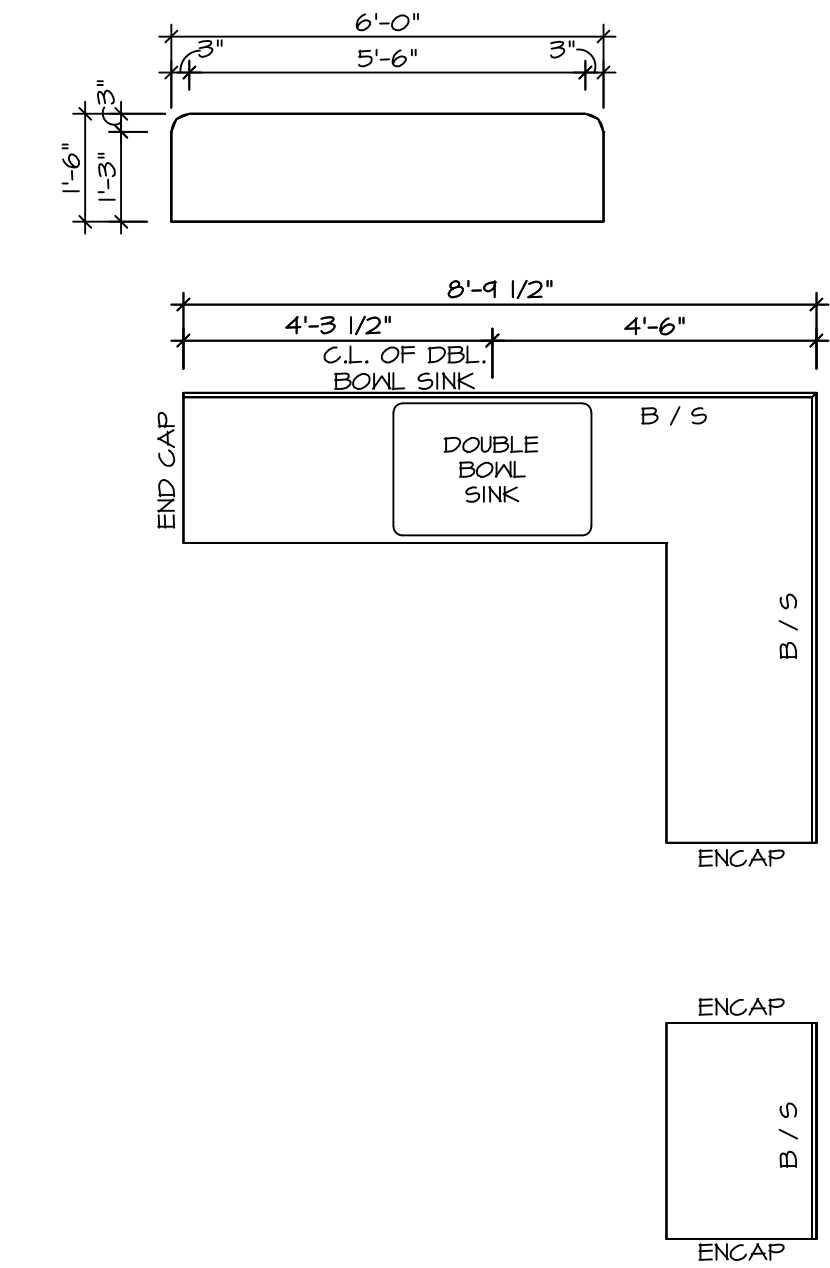
SHEET NO. <b>A-8</b>	MODEL <b>PALERMO</b>	SET NO. <b>PALOO</b>	REMARKS
	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	VERSION <b>03</b>	
OPTION <b>60</b>	OPTION DESCRIPTION	DATE:	REV. NO.   DATE   DESCRIPTION



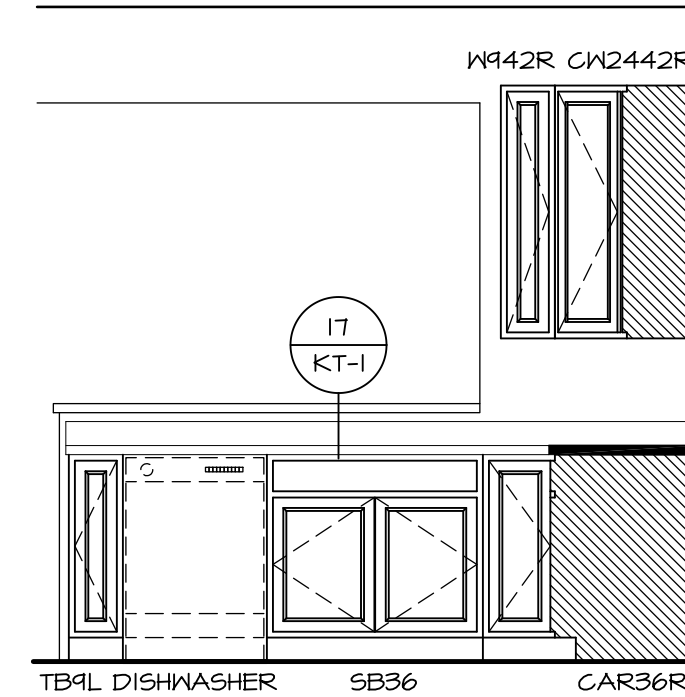
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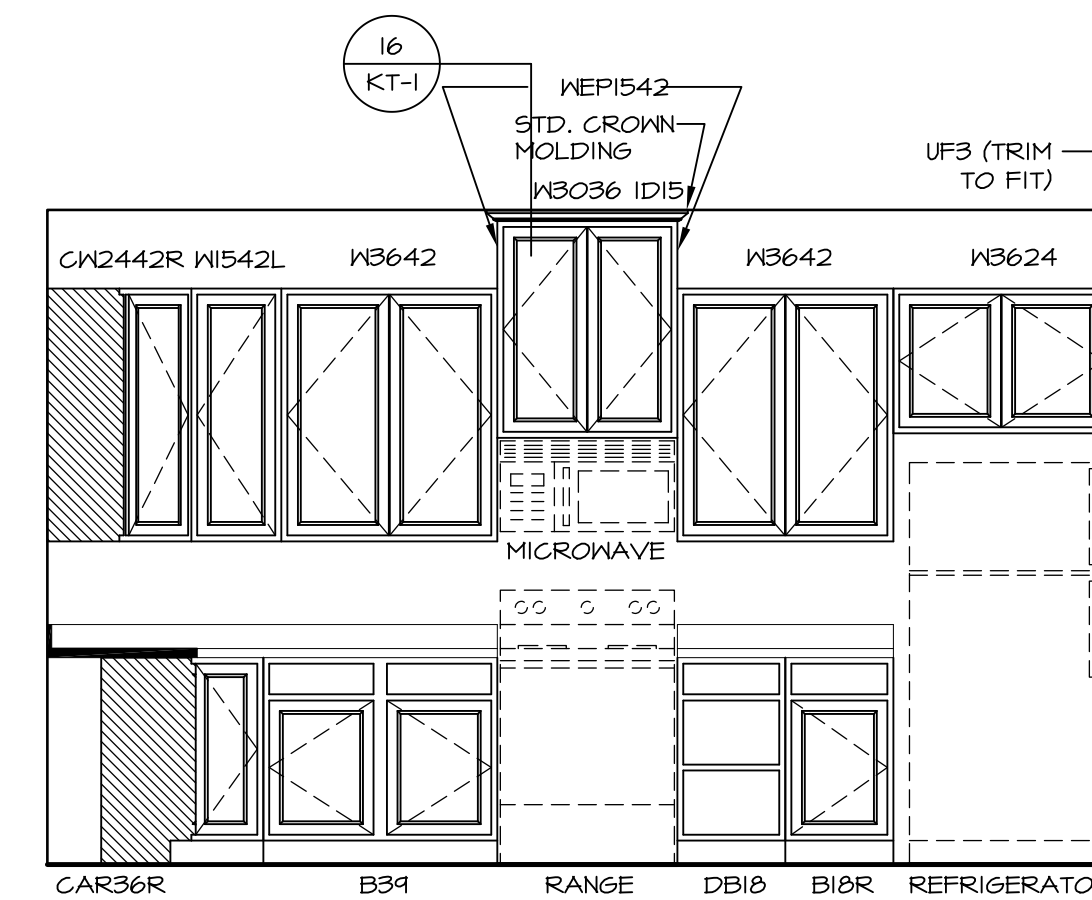
**KITCHEN CABINET  
PLAN-KC-2862**  
STANDARD KITCHEN MORNING ROOM SCALE: 3/8" = 1'-0" A-12



**KITCHEN COUNTERTOP  
PLAN-KT-2862**  
STANDARD KITCHEN MORNING ROOM SCALE: 3/8" = 1'-0" A-12



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



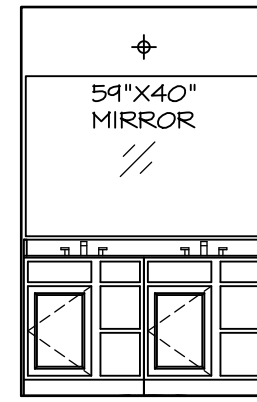
**KITCHEN ELEVATION A**  
SCALE: 3/8" = 1'-0"

SHEET NO. <b>A-12</b>	MODEL <b>PALERMO</b>	SET NO. <b>PALOO</b>	VERSION <b>03</b>
	DRAWING TITLE	DRAWN BY	DATE:
	OPTION DESCRIPTION	OPTION	
<b>70</b>			

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5285 Westpark Drive, Suite 100  
Frederick, MD 21703

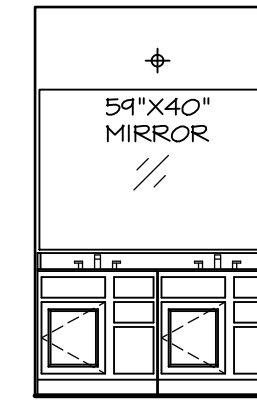
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REV. NO.	DATE	REMARKS



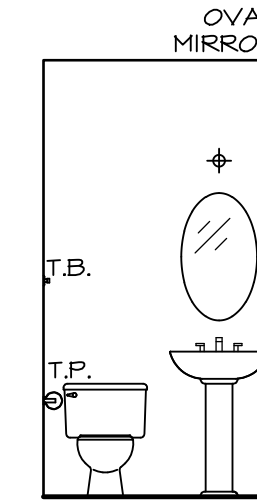
(2) V5DB3034H

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



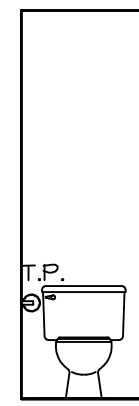
(2) V5DB30

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

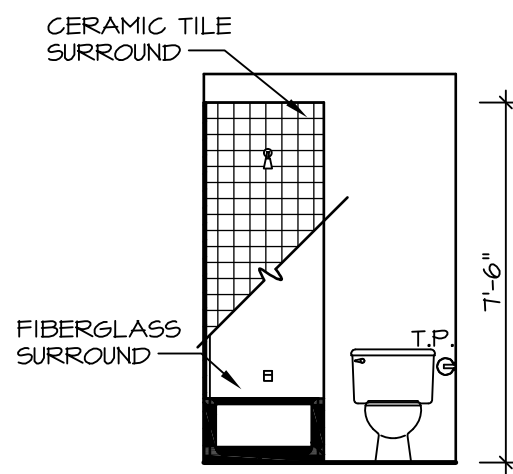


PEDESTAL SINK  
(BY DIVISION)  
WITH OVAL  
MIRROR

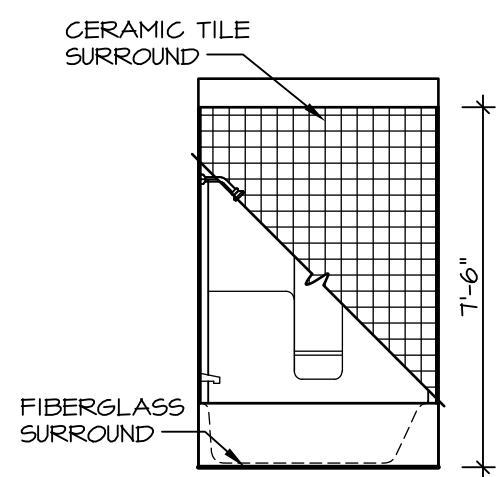
**B** POWDER ROOM  
SCALE: 1/4" = 1'-0"



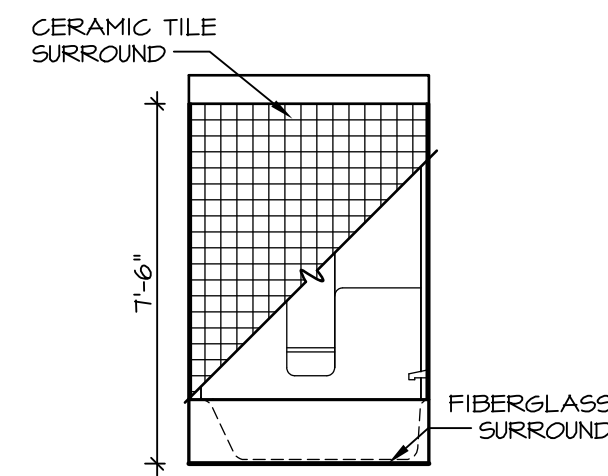
**H** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



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



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



**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.

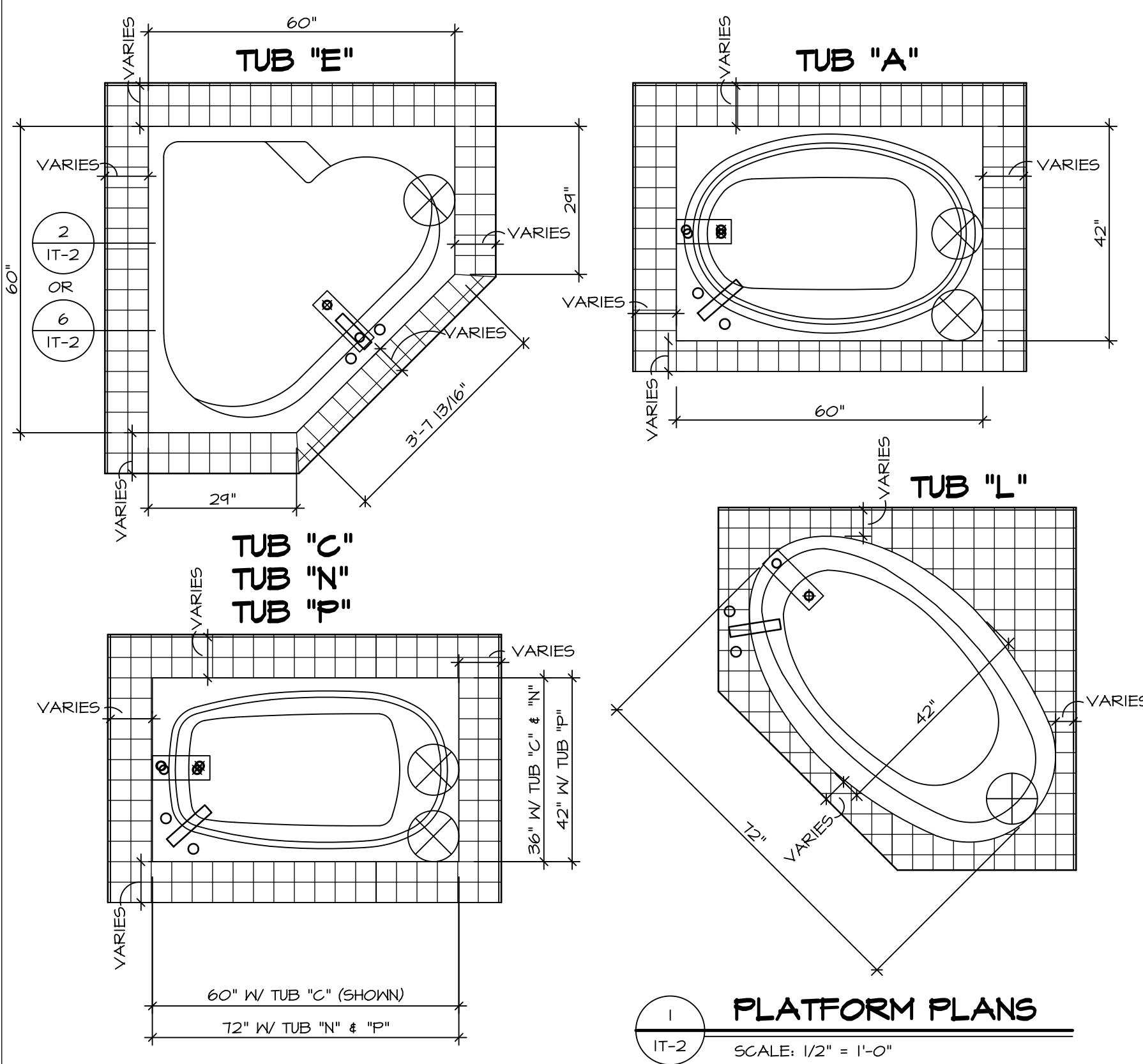
SHEET NO.	<b>A-13</b>
MODEL	<b>PALERMO</b>
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	

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SET NO.	PALOO
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OPTION	

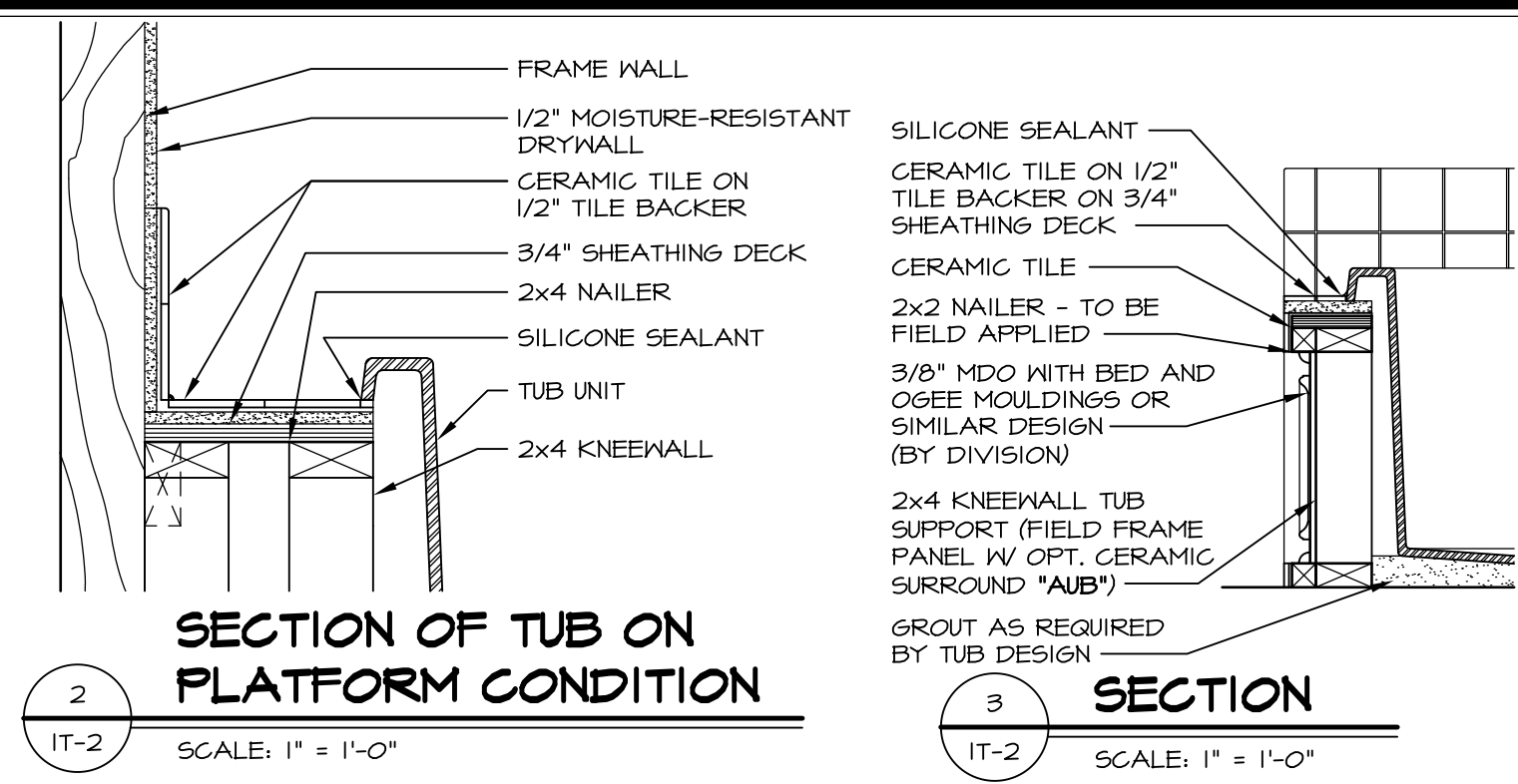
REV. NO.	DATE	REMARKS
1	08/04/16	TM - DRAWING ALIGNMENT

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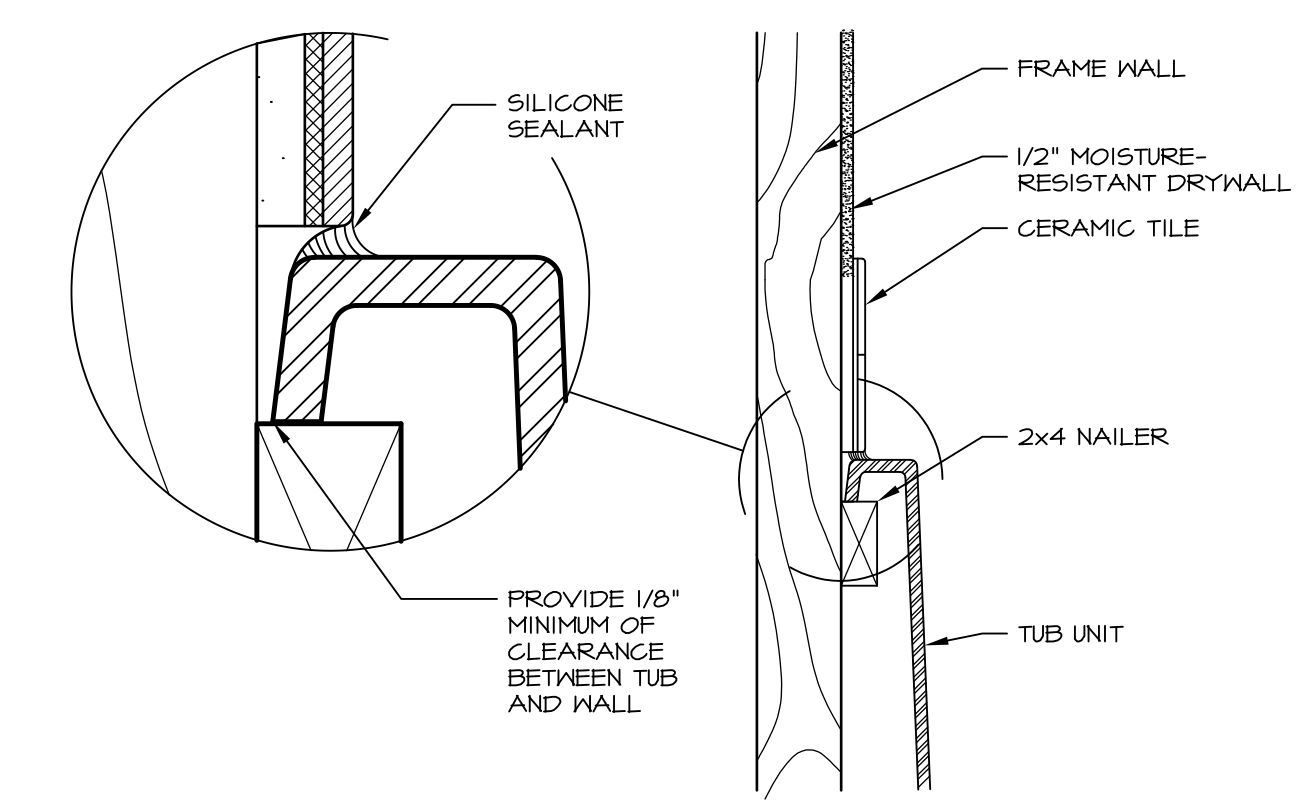


**1 PLATFORM PLANS**  
SCALE: 1/2" = 1'-0"

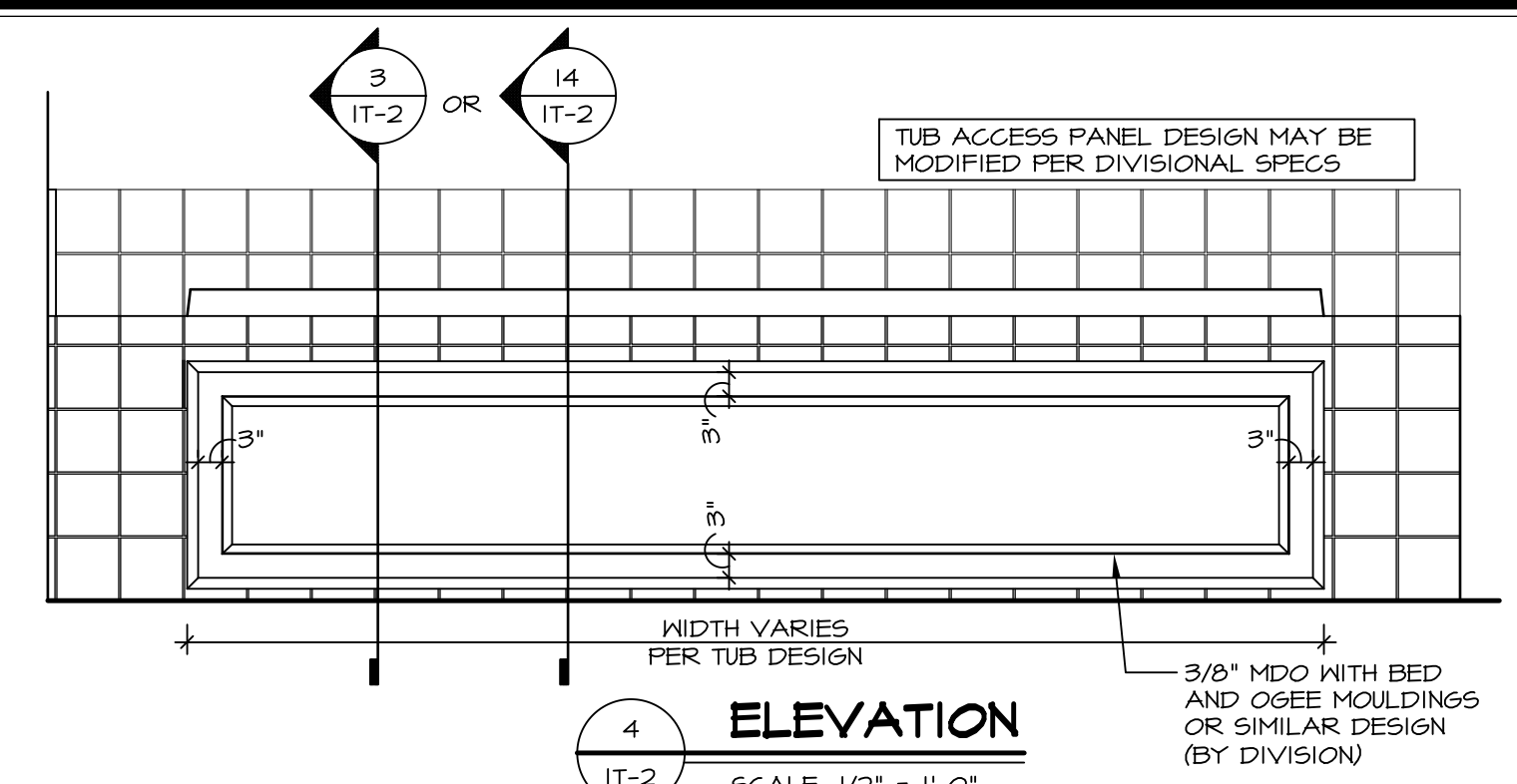
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"	42"	72"	17 1/8"



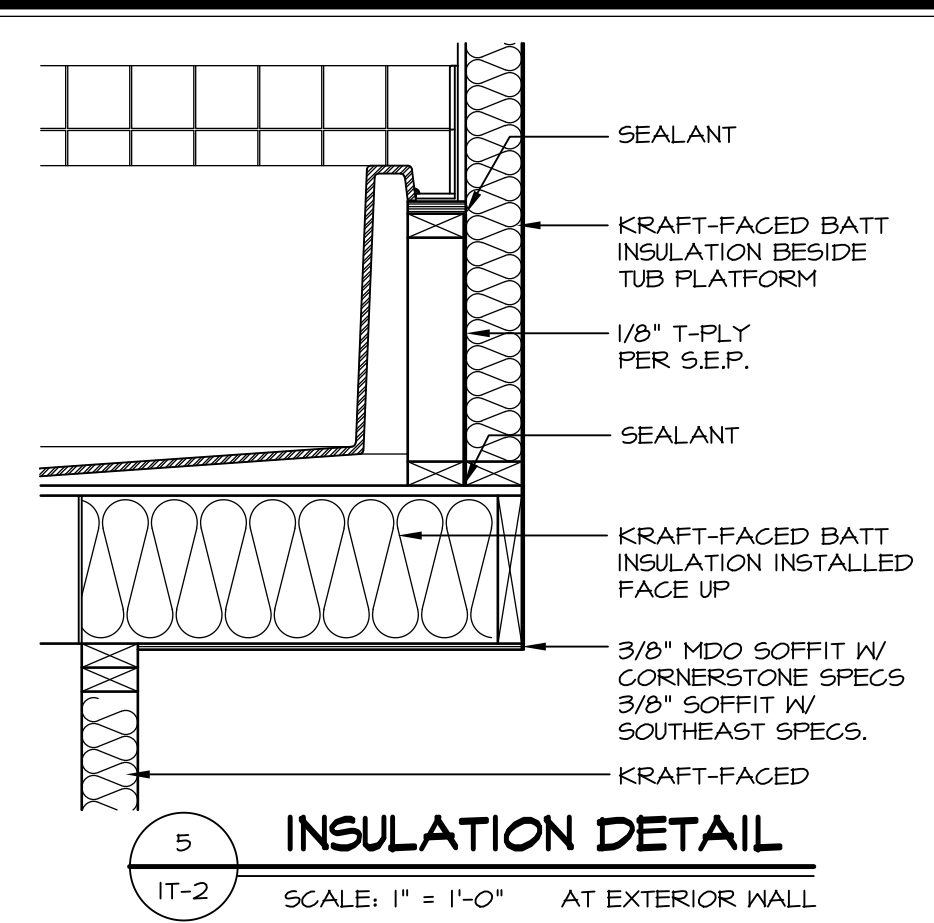
**2 SECTION OF TUB ON PLATFORM CONDITION**  
SCALE: 1" = 1'-0"



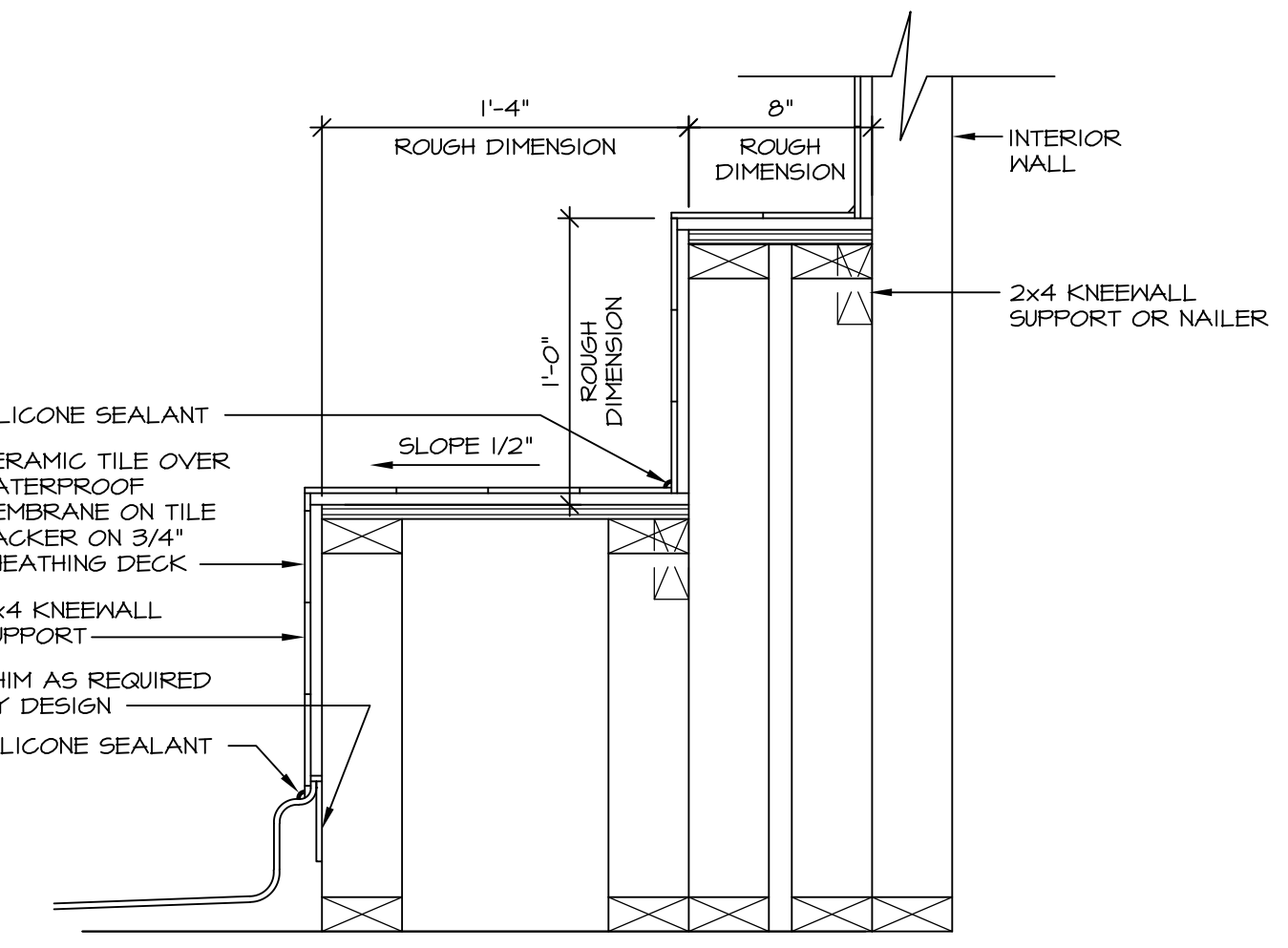
**3 SECTION OF TUB TO WALL CONDITION**  
SCALE: 1 1/2" = 1'-0"



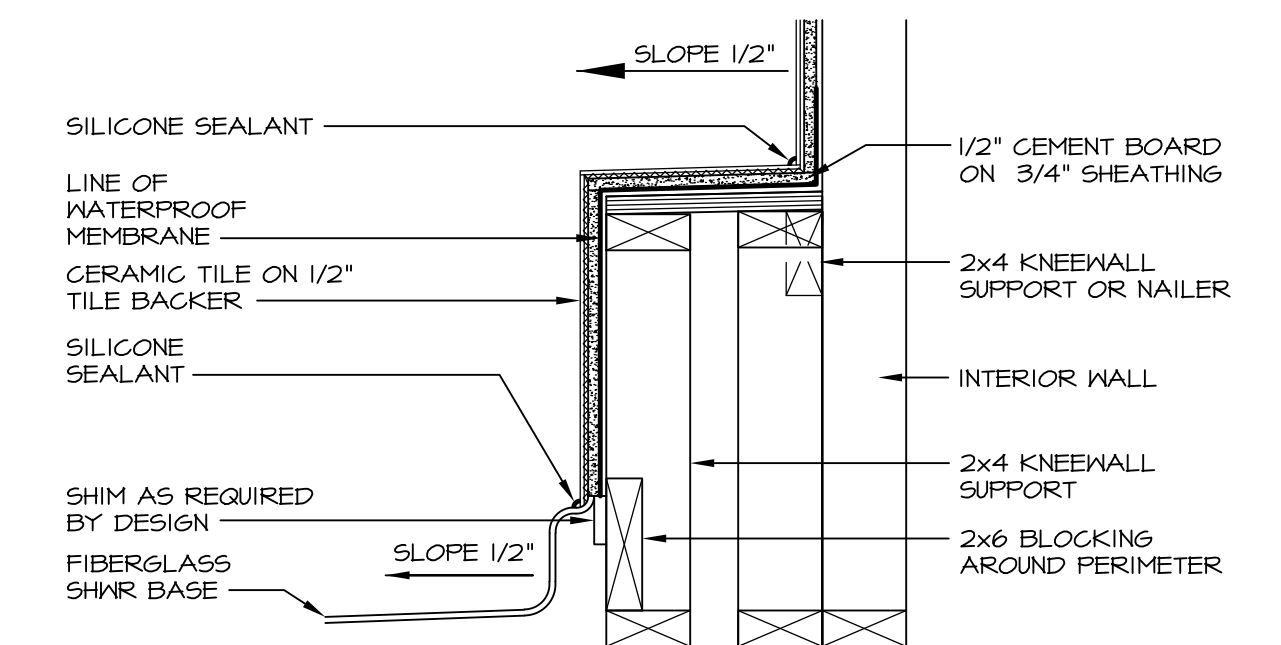
**4 ELEVATION**  
SCALE: 1/2" = 1'-0"



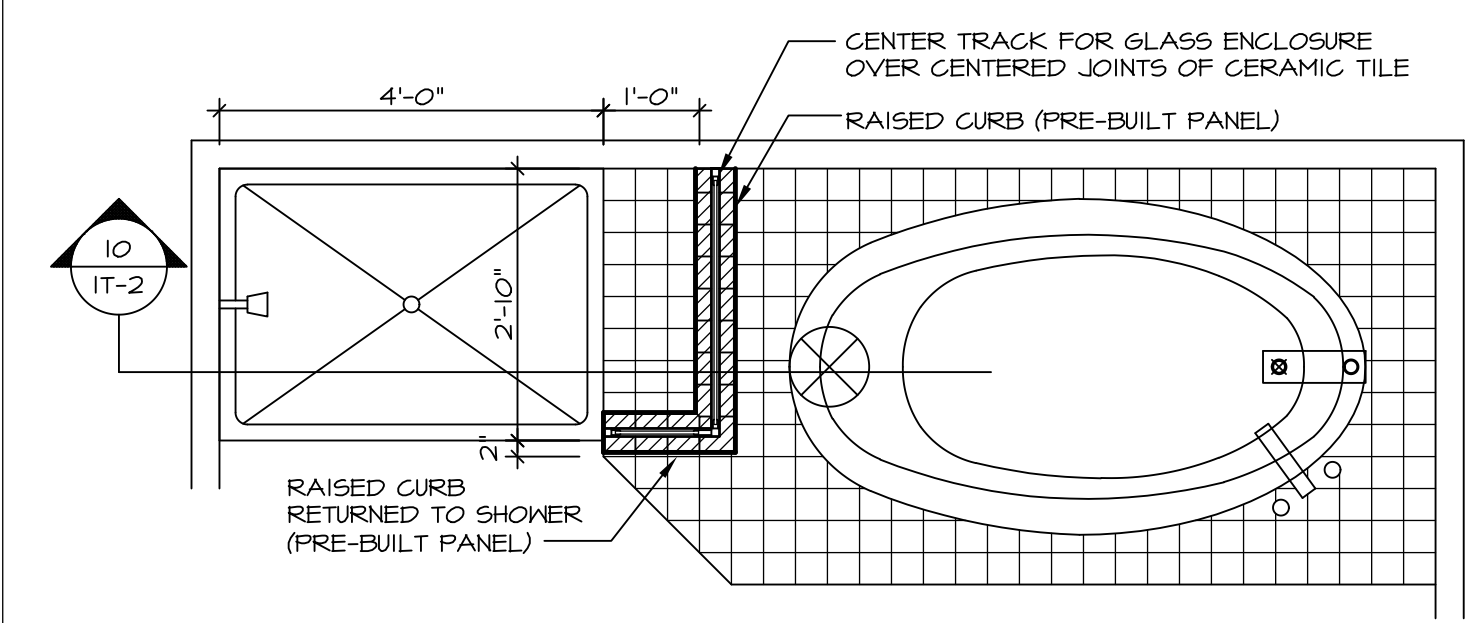
**5 INSULATION DETAIL**  
SCALE: 1" = 1'-0" AT EXTERIOR WALL



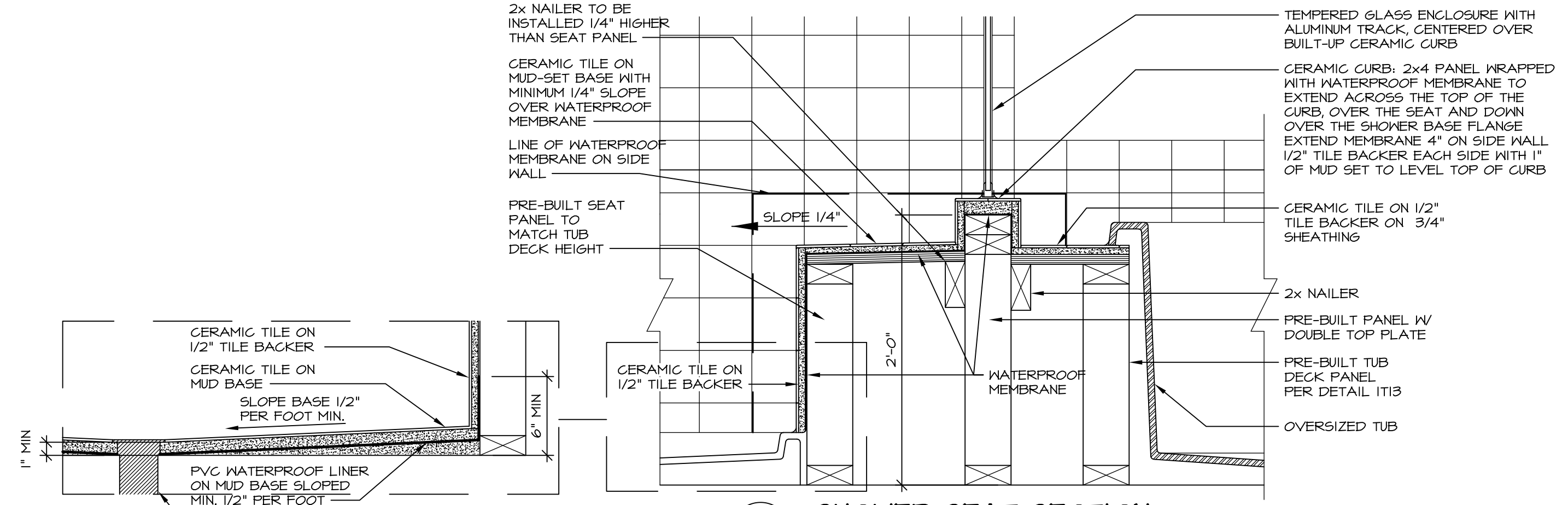
**6 SECTION OF SHOWER SEAT AND SHELF**  
SCALE: 1 1/2" = 1'-0"



**7 SECTION OF SHOWER SEAT**  
SCALE: 1-1/2" = 1'-0" FIBERGLASS SHOWER BASE



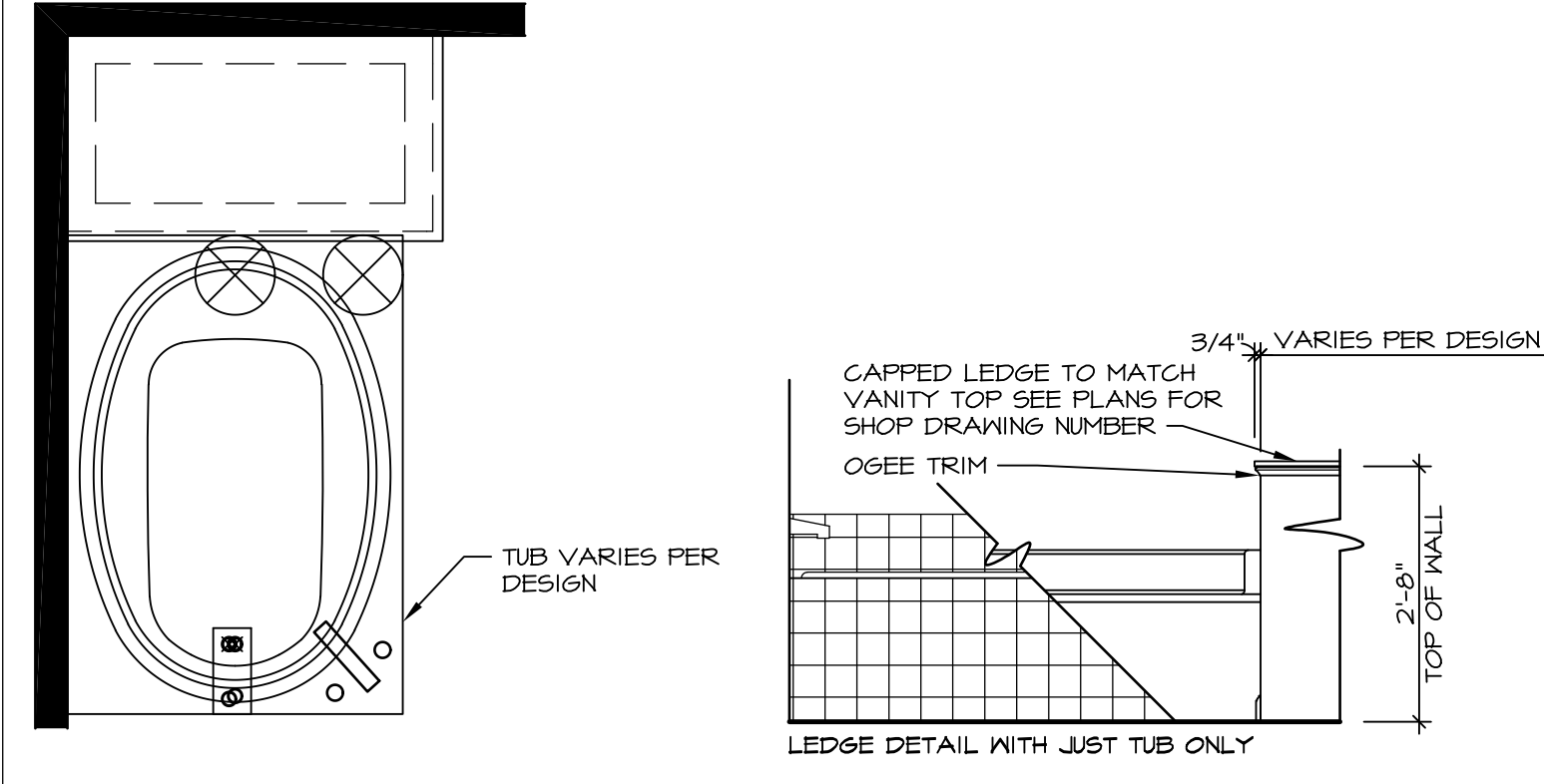
**8 SHOWER SEAT PLAN / DETAIL**  
SCALE: 1/2" = 1'-0"



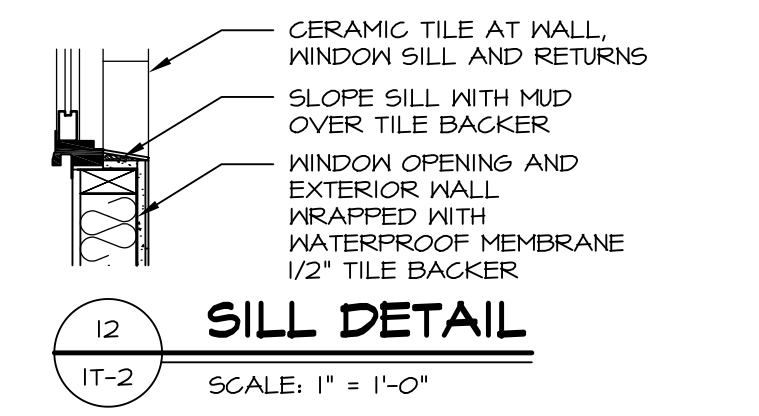
**9 SHOWER SEAT SECTION**  
SCALE: 1-1/2" = 1'-0"



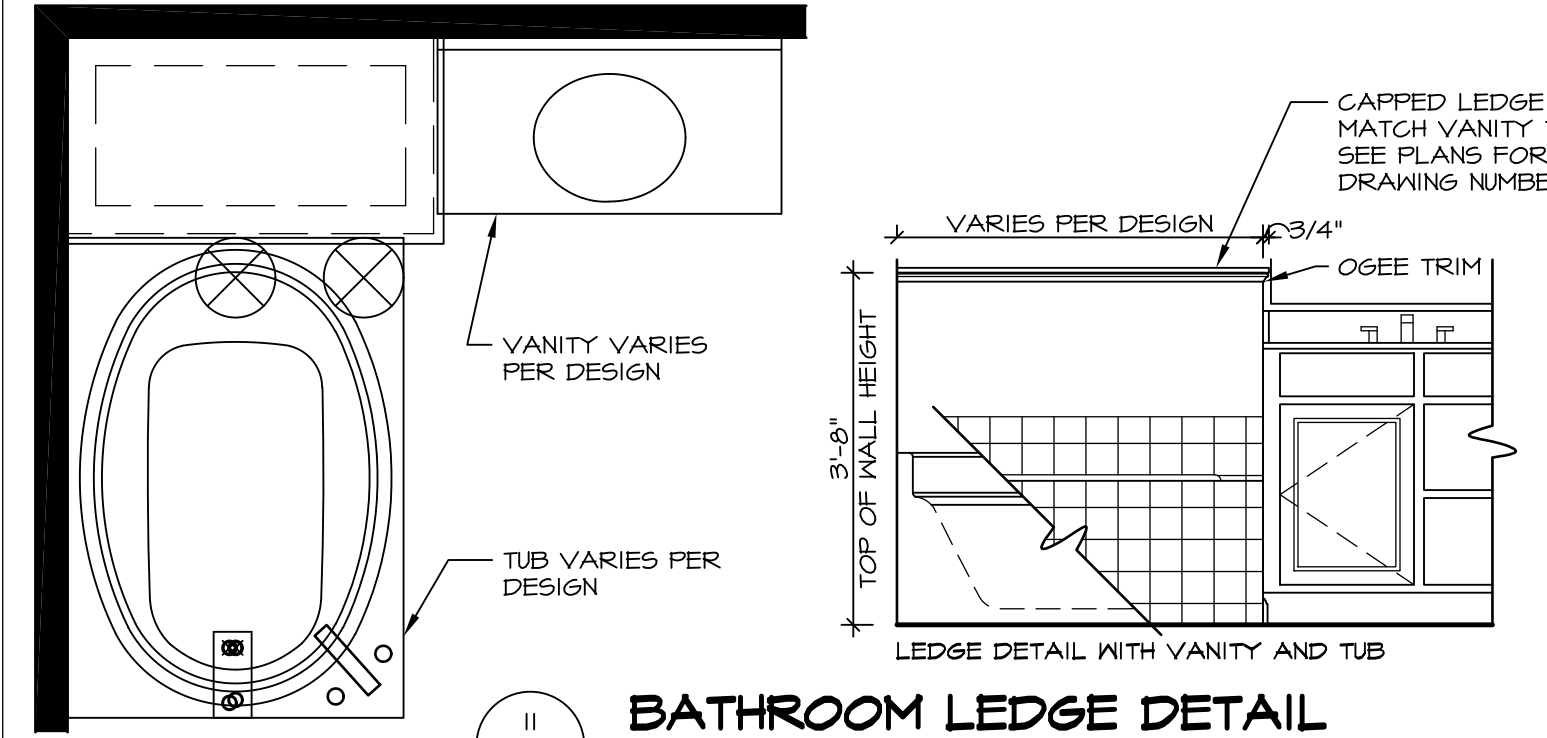
**10 ALTERNATE SHOWER PAN DETAIL**



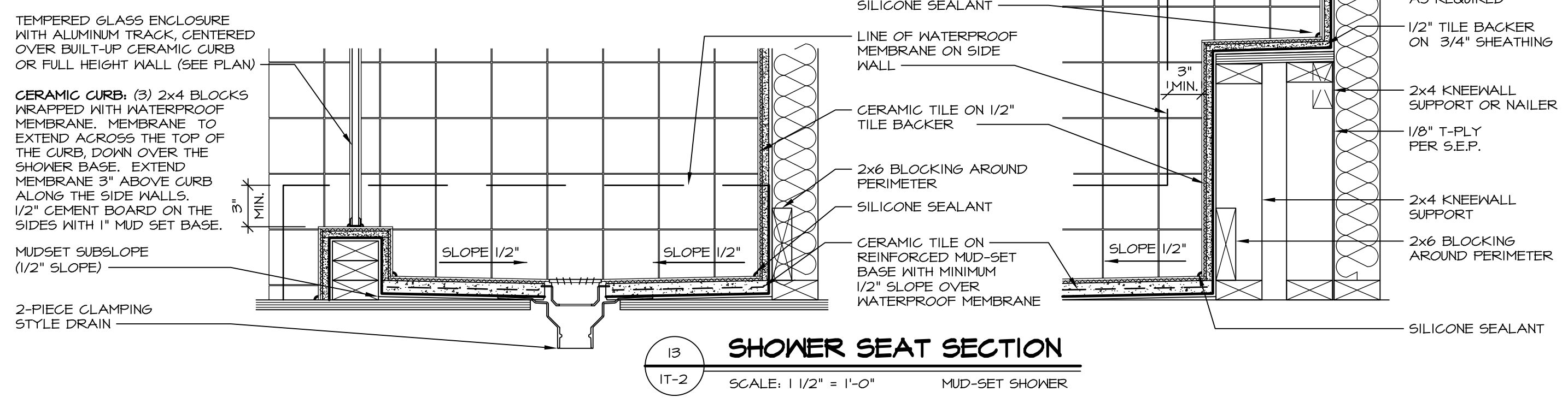
**11 BATHROOM LEDGE DETAIL**  
SCALE: 1/2" = 1'-0"



**12 SILL DETAIL**  
SCALE: 1" = 1'-0"



**13 BATHROOM LEDGE DETAIL**  
SCALE: 1/2" = 1'-0"



**14 SHOWER SEAT SECTION**  
SCALE: 1 1/2" = 1'-0" MUD-SET SHOWER

REVISIONS

REV. NO.	DATE	DESCRIPTION
5/11/17	5/11/17	EEP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (CBS #5 8414)

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BATH DETAILS  
OPTION DESCRIPTION

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**IT-2**

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