

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

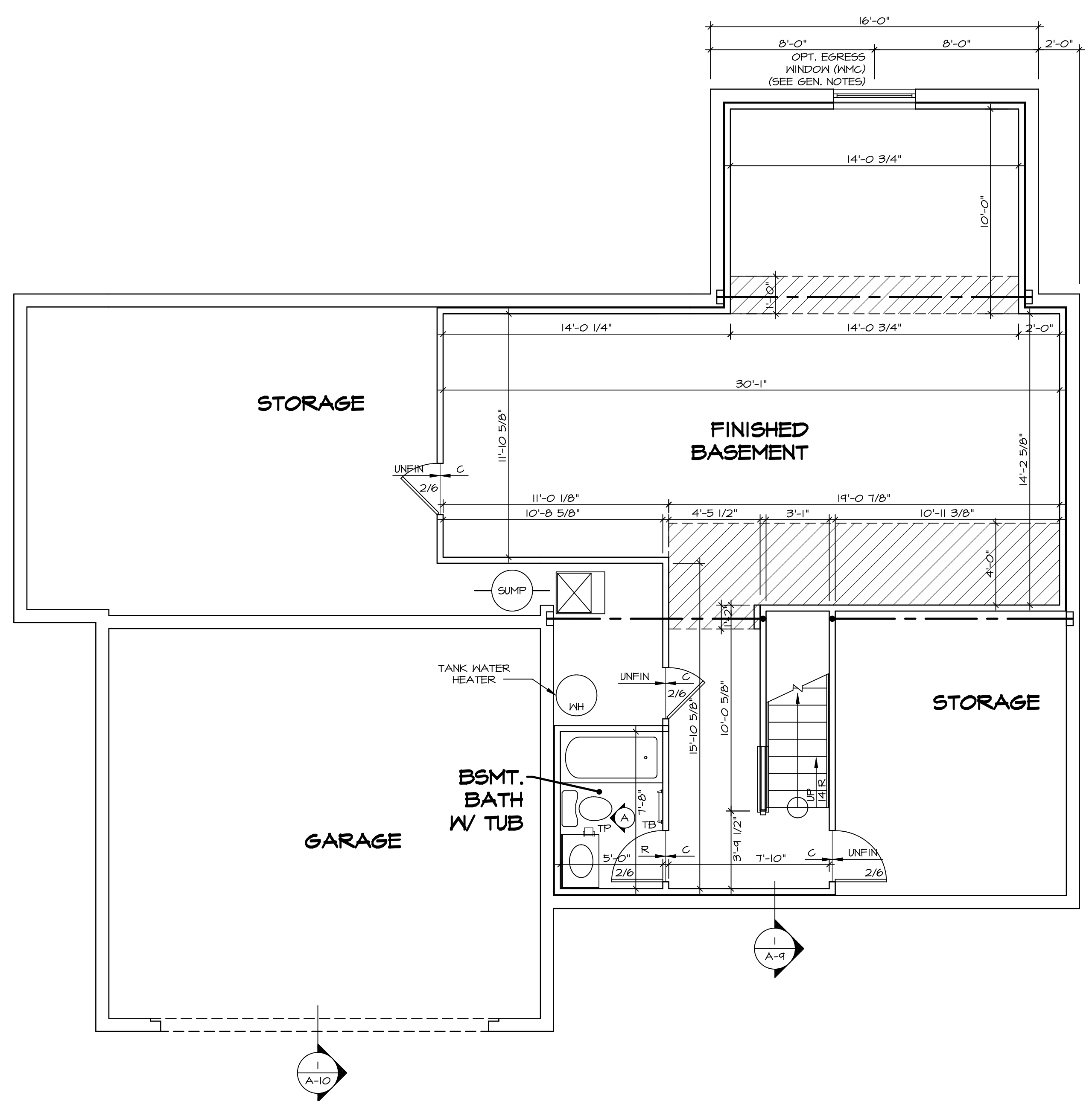
SHEET NO. A-5	MODEL PALERMO	SET NO. PALOO	VERSION 03
	DRAWING TITLE PLUMBING PLAN	DRAWN BY	DATE:
	OPTION DESCRIPTION	OPTION	
48			

NVR

NVR, Inc.
Architectural Services
5285 Westpark Drive, Suite 100
Frederick, MD 21703

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REV. NO.	DATE	REMARKS



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						

PALERMO
 DRAWING TITLE
 BASEMENT FLOOR PLAN
 OPTION DESCRIPTION

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 Frederick, MD 21703

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C:\NVR\Solves\PALERMO_PAL00_03\DCY-YG-152A\975907\Sheets\101_Spec16\51 A-6 BSMT_LS.dwg 10/10/18 - 3:25 am

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J106	JACK - (2) 2X4 SPF STUD GRADE		1012	
J107	JACK - (2) 2X4 SPF STUD GRADE		1012	
J108	JACK - (2) 2X4 SPF STUD GRADE		1012	
J109	JACK - (3) 2X4 SPF STUD GRADE	GCB	1046	
J110	JACK - (3) 2X4 SPF STUD GRADE	GCB	1046	
J114	JACK - (2) 2X4 SPF STUD GRADE	EDOMAP	1075, 1078	
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	SRN	1040	
J123	JACK - (3) 2X4 SPF STUD GRADE	SRN	1044	
J124	JACK - (3) 2X4 SP#	ELD	1021	
J133	JACK - (2) 2X4 SPF STUD GRADE	GCBMAV	1044, 1131	CRIPPLES
J134	JACK - (2) 2X4 SPF STUD GRADE	GCBMAV	1044, 1131	CRIPPLES
J167	JACK - (2) 2X4 SPF STUD GRADE	L66	1082	
J168	JACK - (2) 2X4 SPF STUD GRADE	L66	1082	
J164	JACK - (3) 2X4 SP#	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	
B107-2	LVL - 14	17'-4"	MAV	1050, 1051	2A, FIELD INSTALL

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	9'-0 11/16"	FBA	1057, 1133, 1128	
C102	STANCHION - 3 IN SCHED 40	9'-0 11/16"	FBA	1057, 1133, 1128	

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

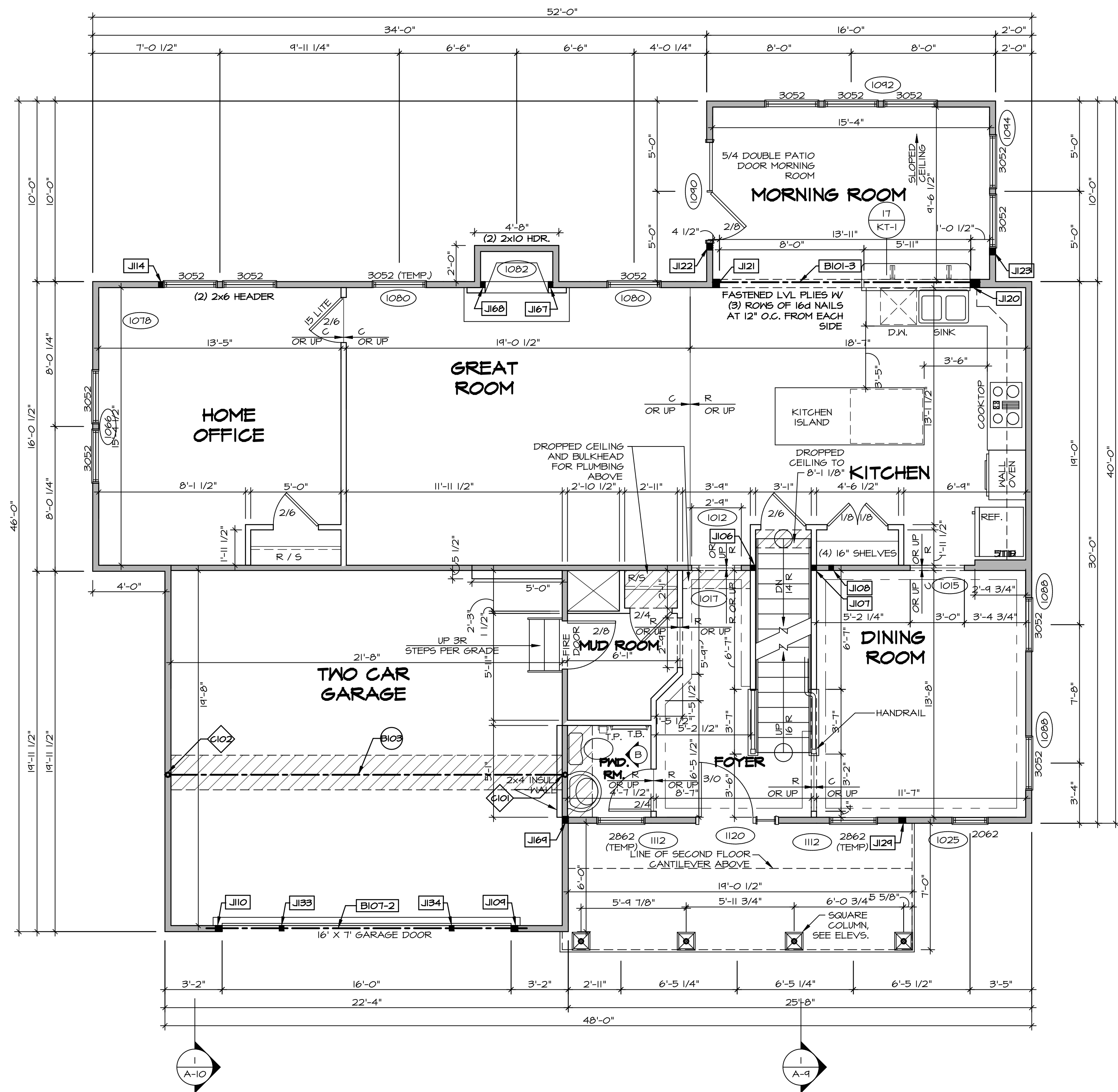
FLOOR PLAN NOTES

- 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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 3 1/2" W/ T-PLY, 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.
- ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, 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



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

REV. NO.	DATE	DESCRIPTION	REMARKS
1	08/04/16	TH - DRAWING ALIGNMENT	
2	07/12/17	SLS - T-PLY CONVERSION PROJECT	

SET NO. PALOO
 VERSION 03
 DRAWN BY
 DATE:
 OPTION

PALERMO
 DRAWING TITLE
 FIRST FLOOR PLAN
 OPTION DESCRIPTION

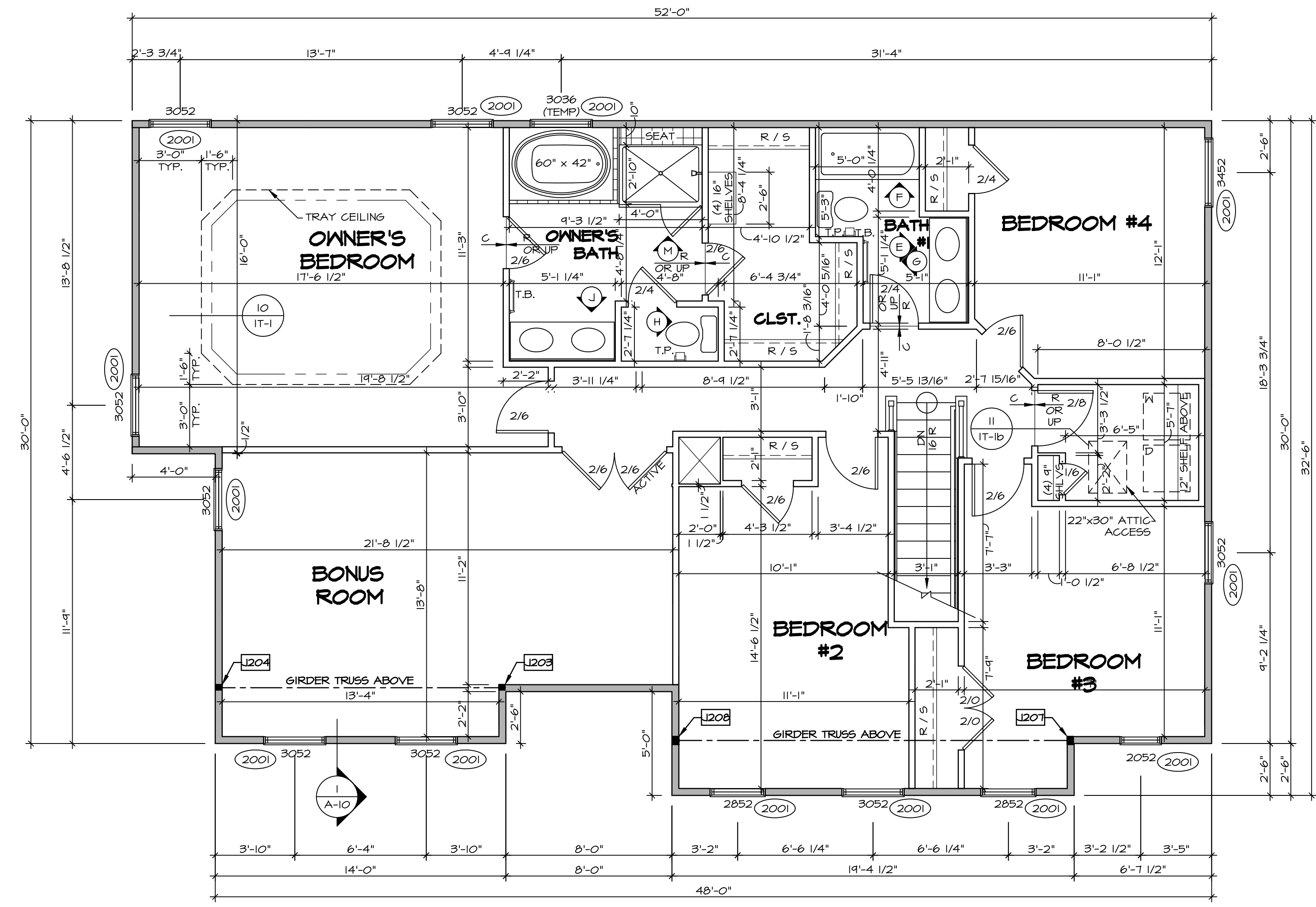
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SHEET NO. **A-7**
 53

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

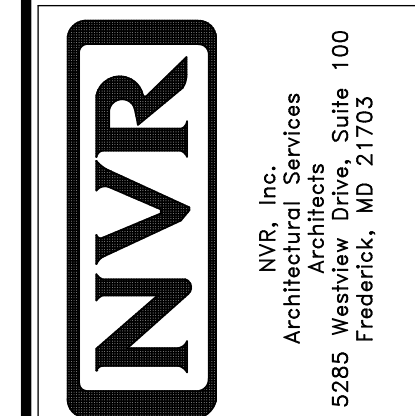
- FLOOR PLAN NOTES**
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 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ T-PLY, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 - SEE "BRACED 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.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.



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

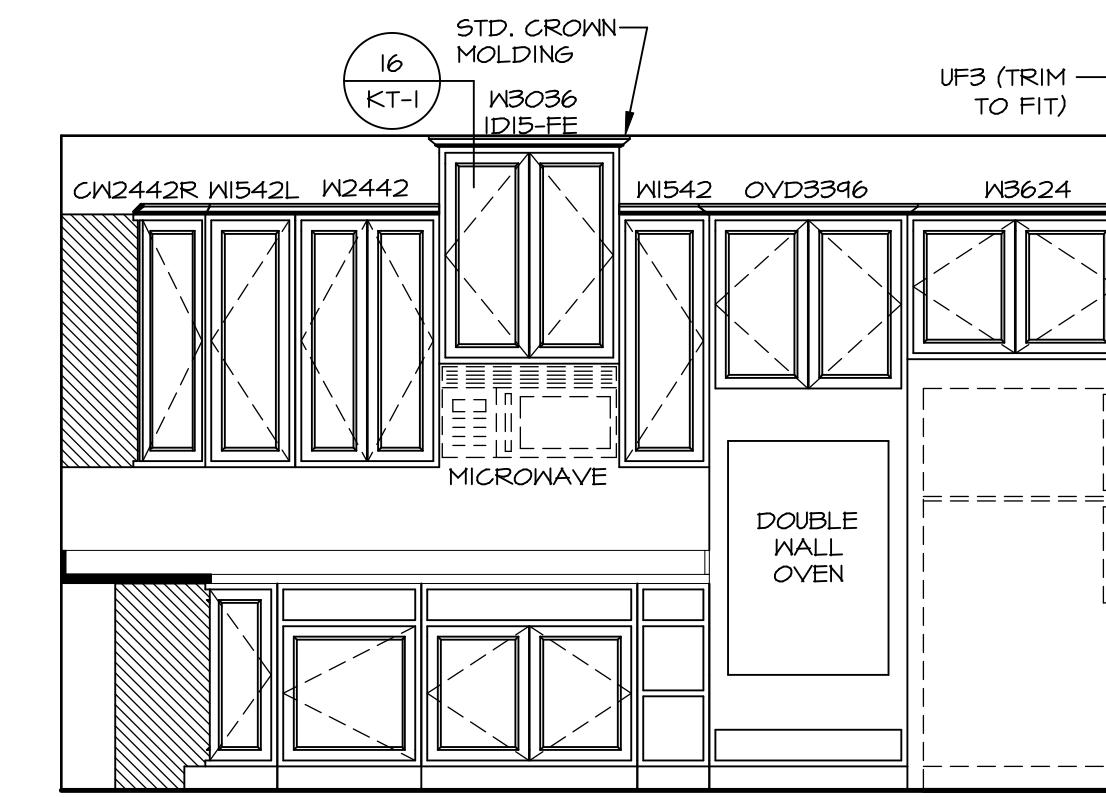
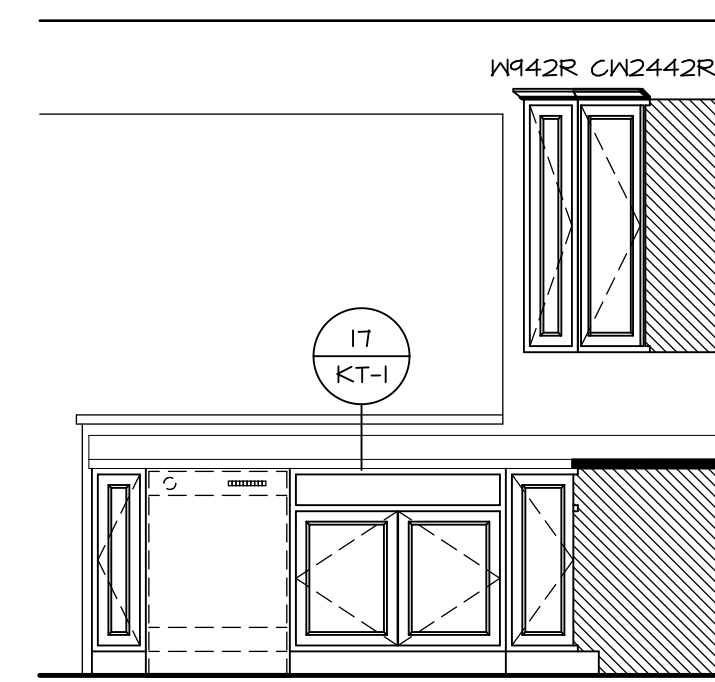
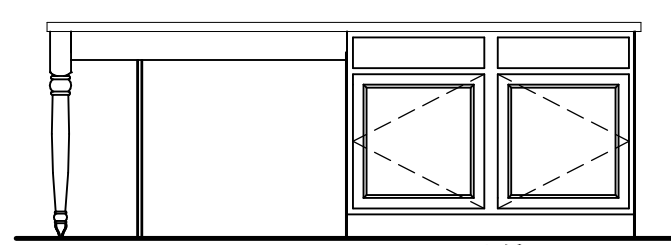
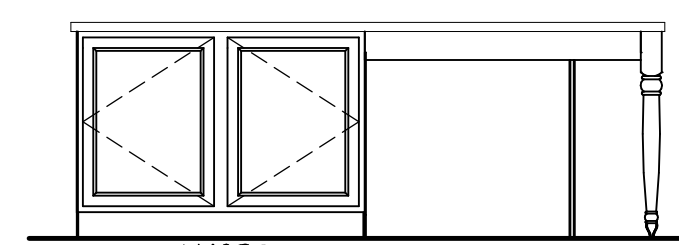
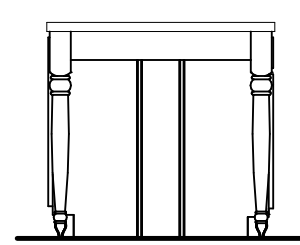
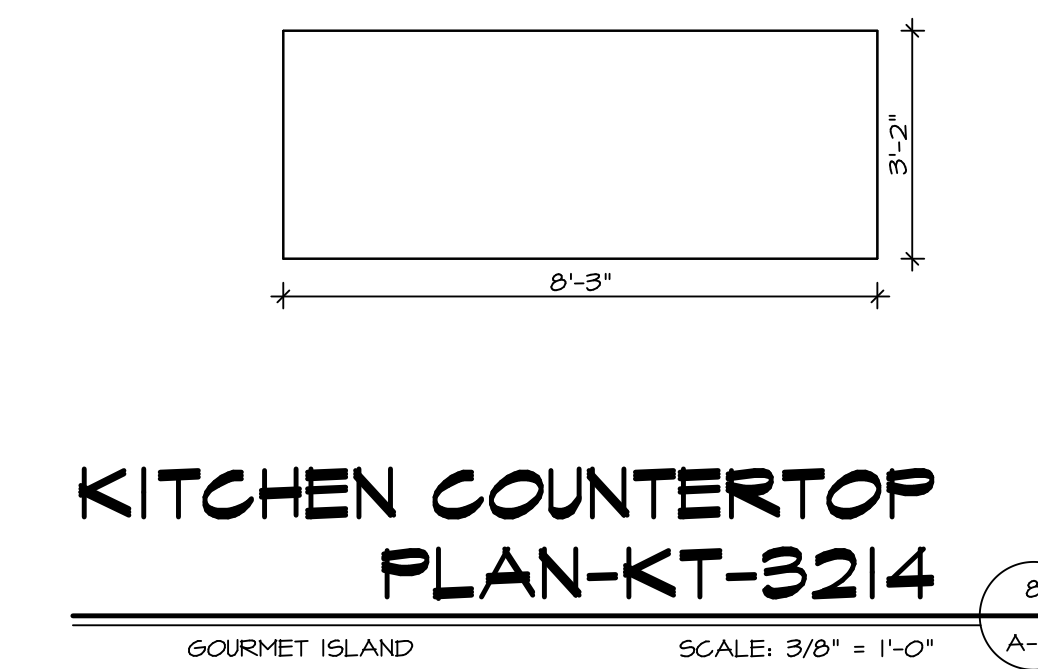
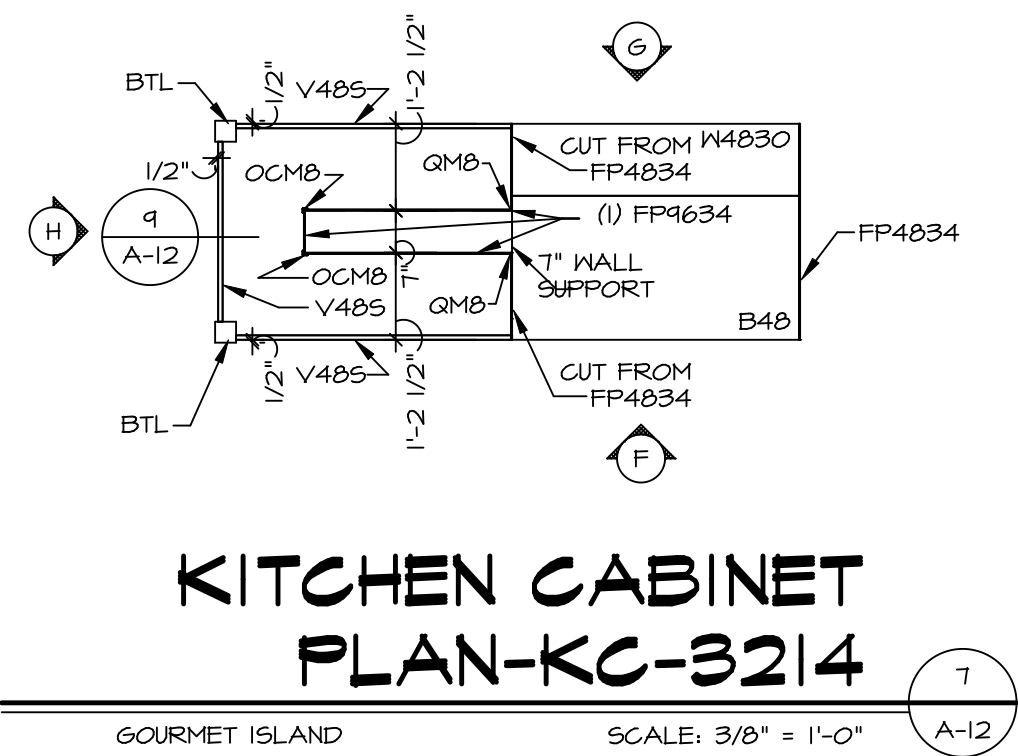
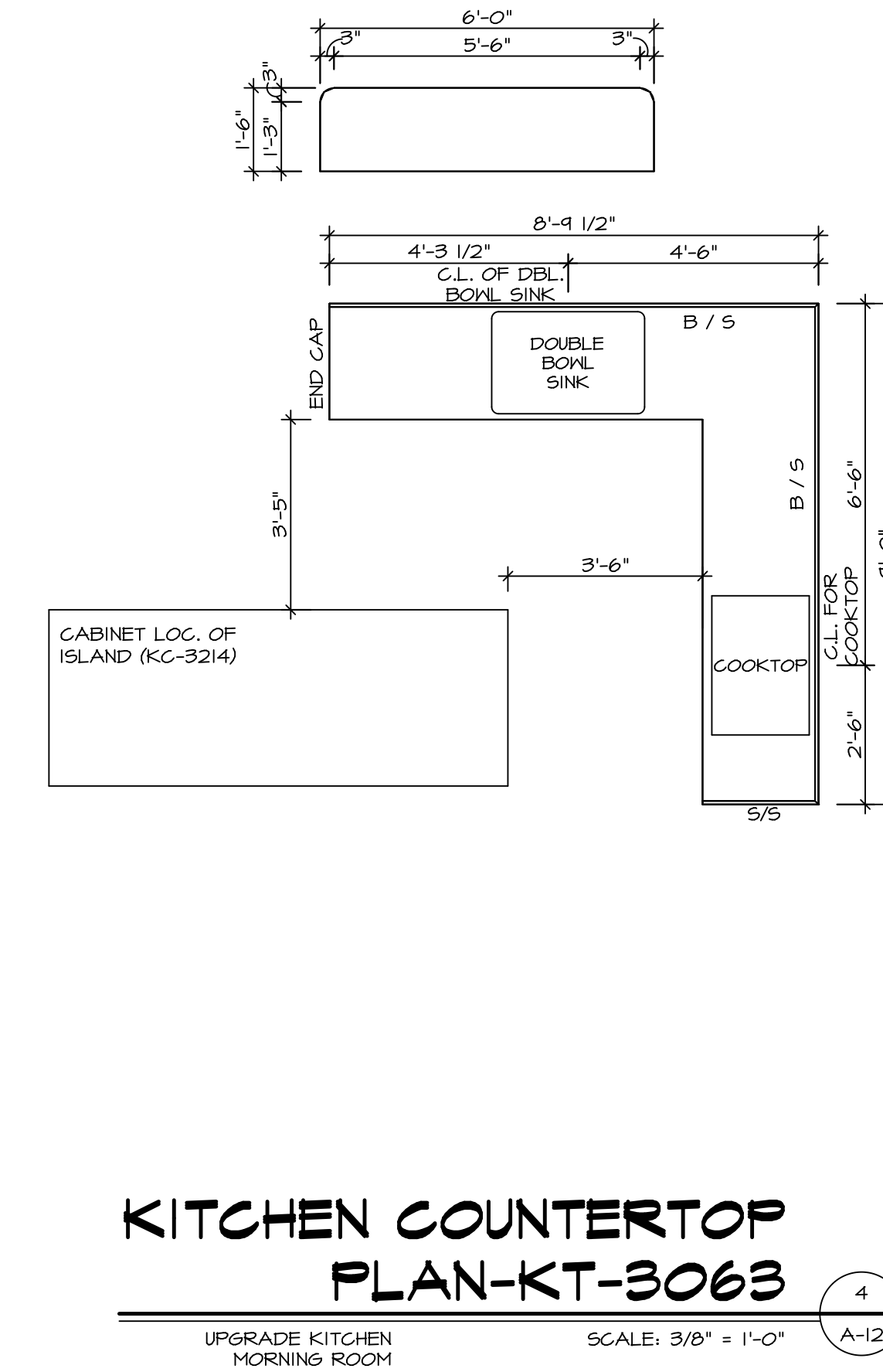
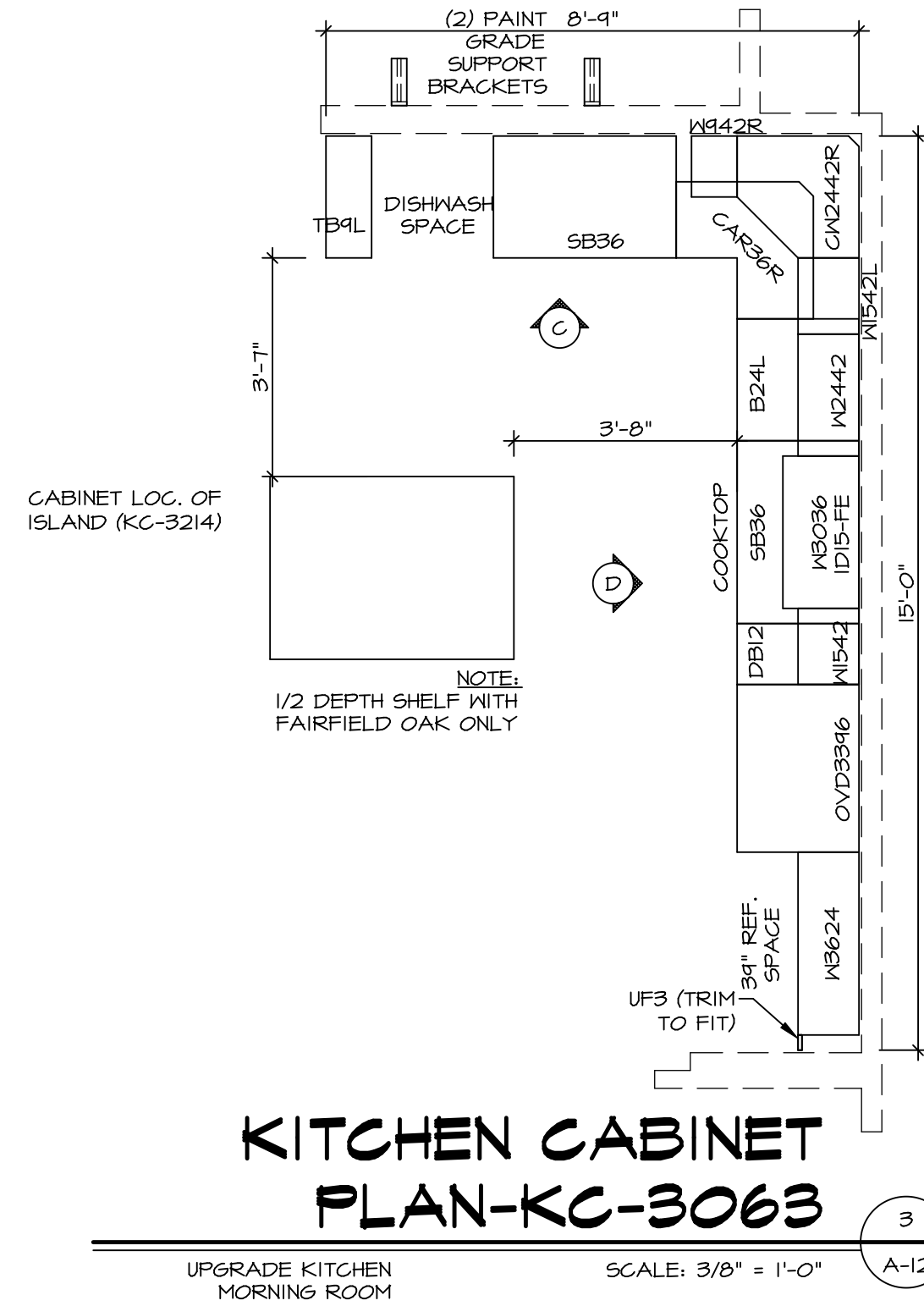
REV. NO.	DATE	REMARKS
1	08/04/16	TM - DRAWING ALIGNMENT
2	07/12/17	SLS - T-PLY CONVERSION PROJECT

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MODEL	PALERMO
VERSION	03
DRAWN BY	
DATE:	
OPTION	

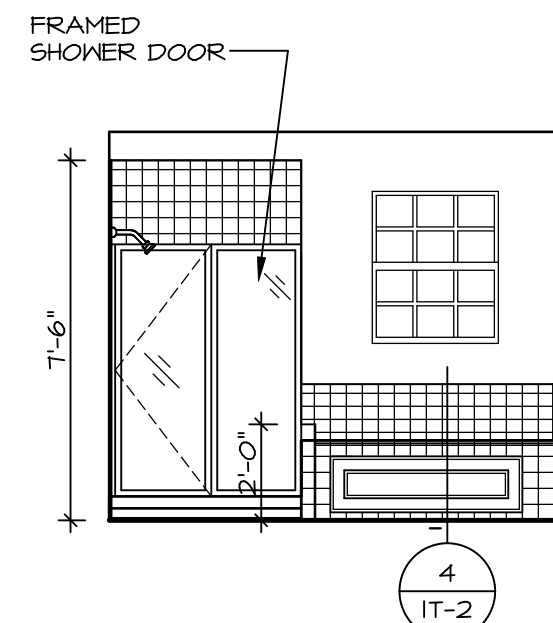
SHEET NO. **A-8**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION
60



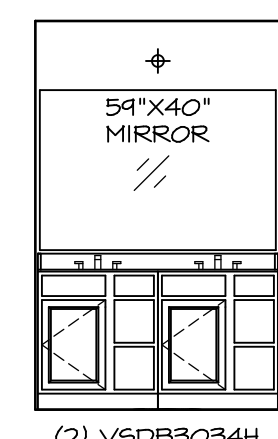
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		VERSION 03		
DRAWING TITLE	OPTION DESCRIPTION	DRAWN BY		
		DATE:		
70		OPTION		

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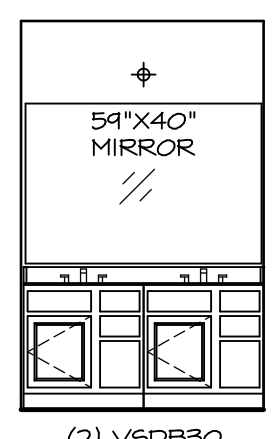


M OWNER'S BATH
SCALE: 1/4" = 1'-0"



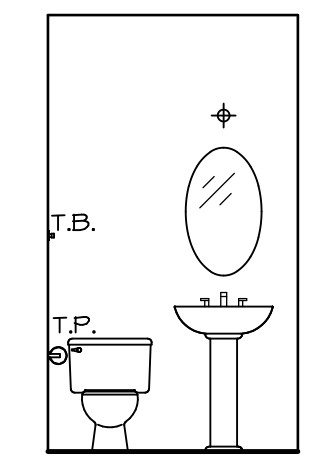
(2) V5DB3034H

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

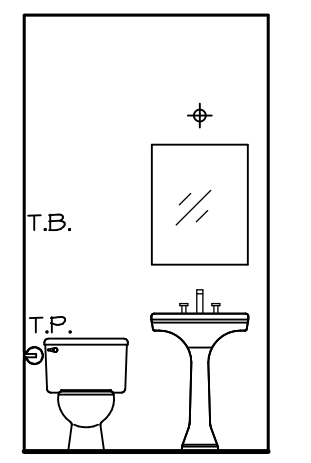


(2) V5DB30

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

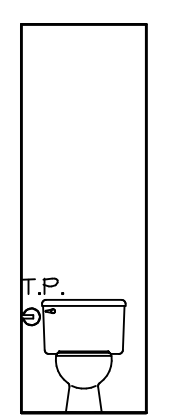


PEDESTAL SINK WITH OVAL MIRROR "5ZB"

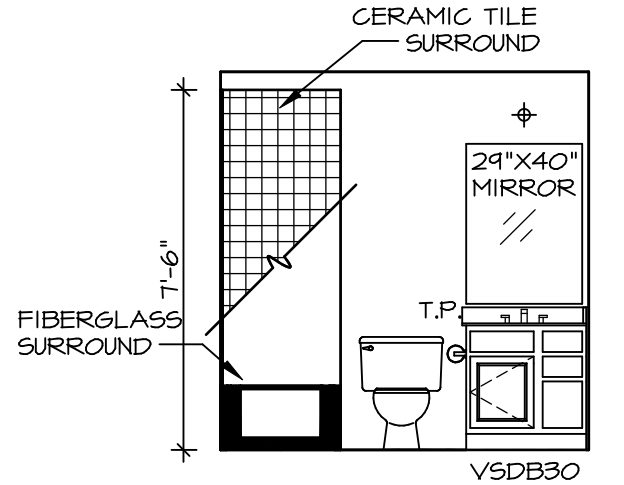


PEDESTAL SINK WITH SQUARE MIRROR "5ZC"

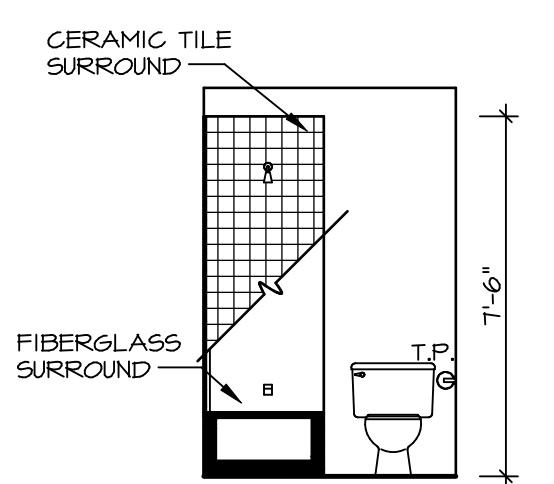
B POWDER ROOM
SCALE: 1/4" = 1'-0"



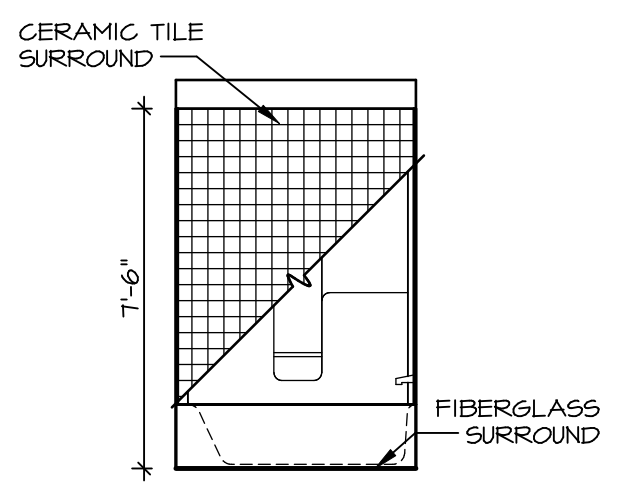
H OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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



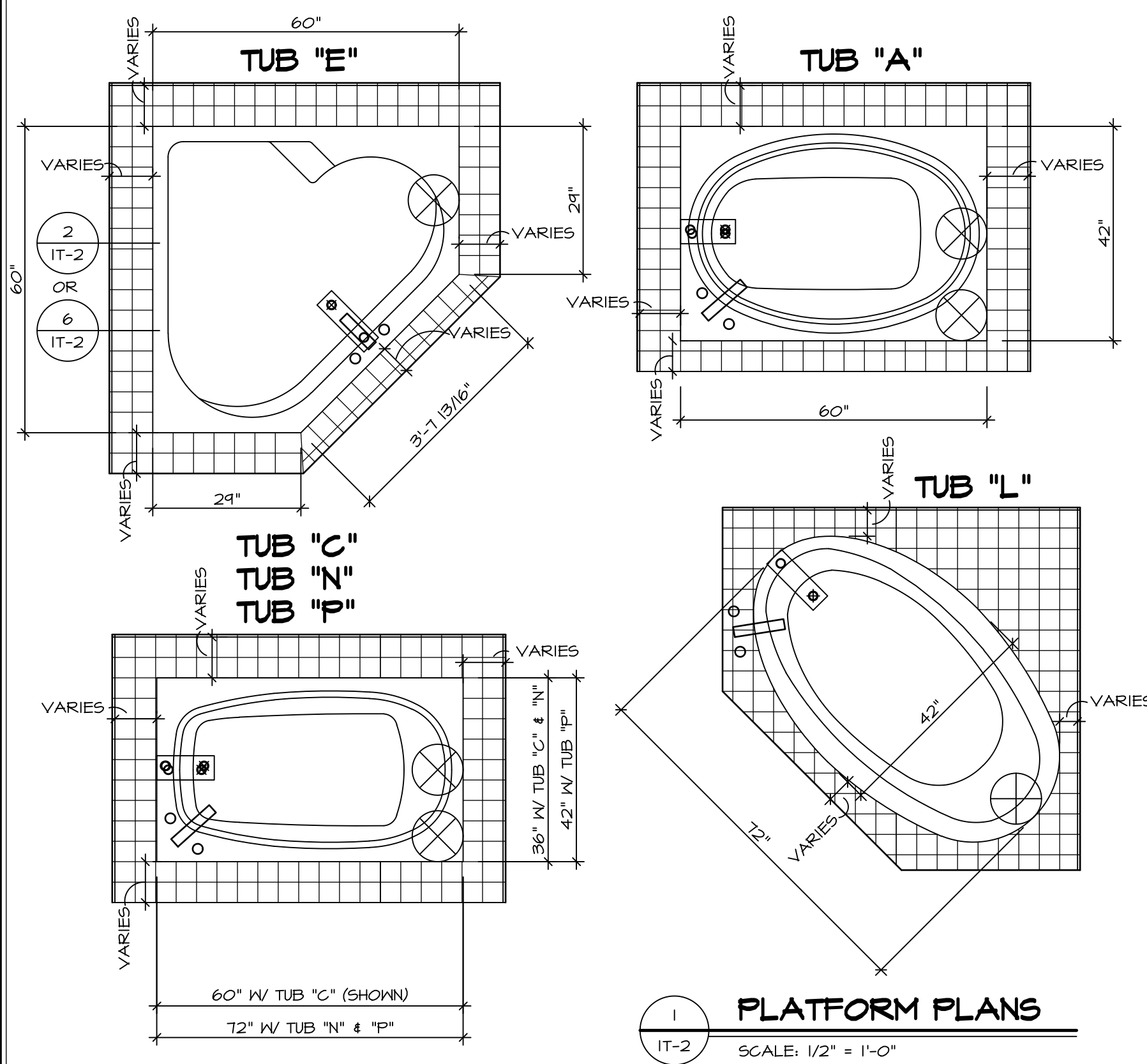
F BATH #1
SCALE: 1/4" = 1'-0"

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.

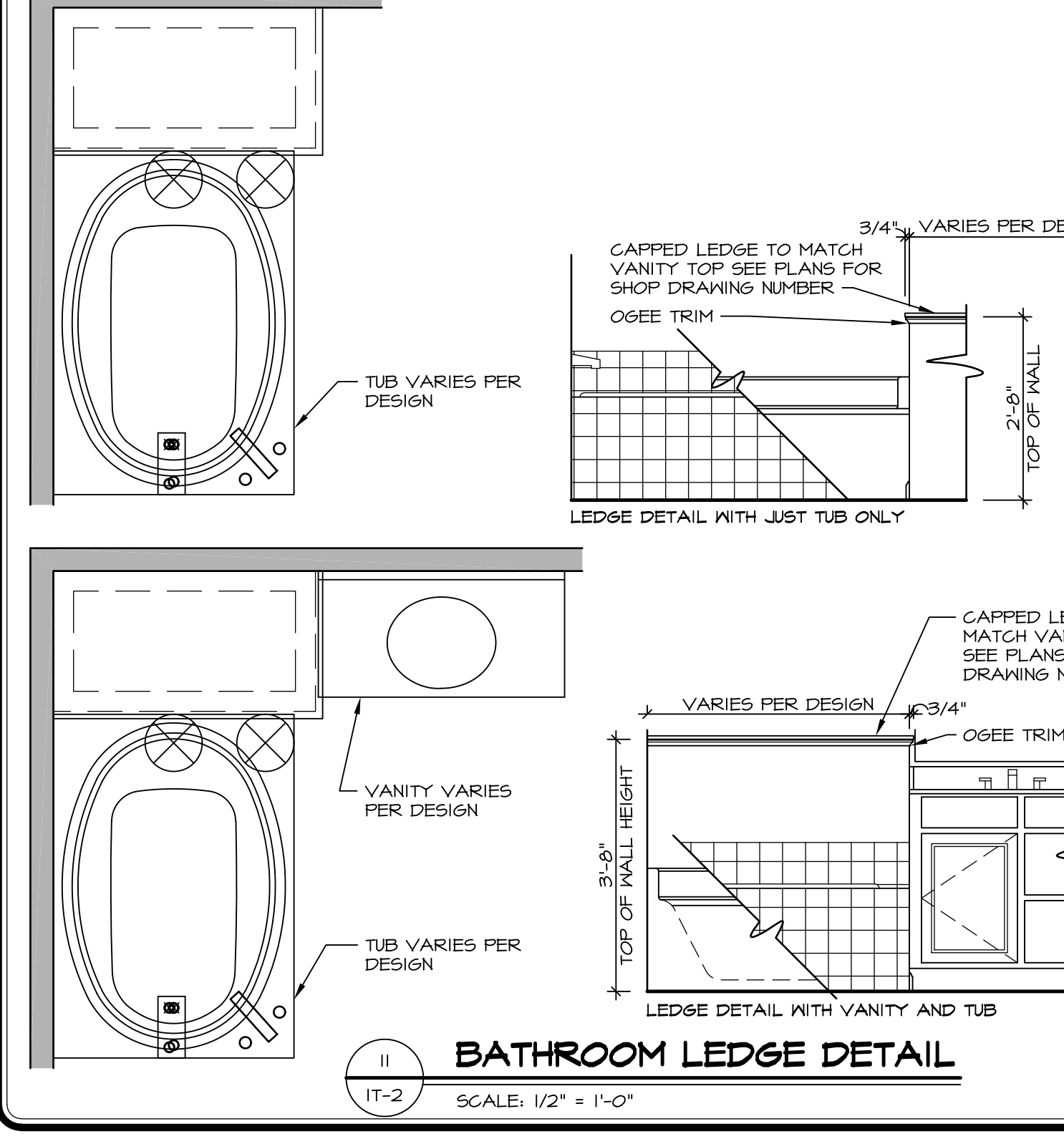
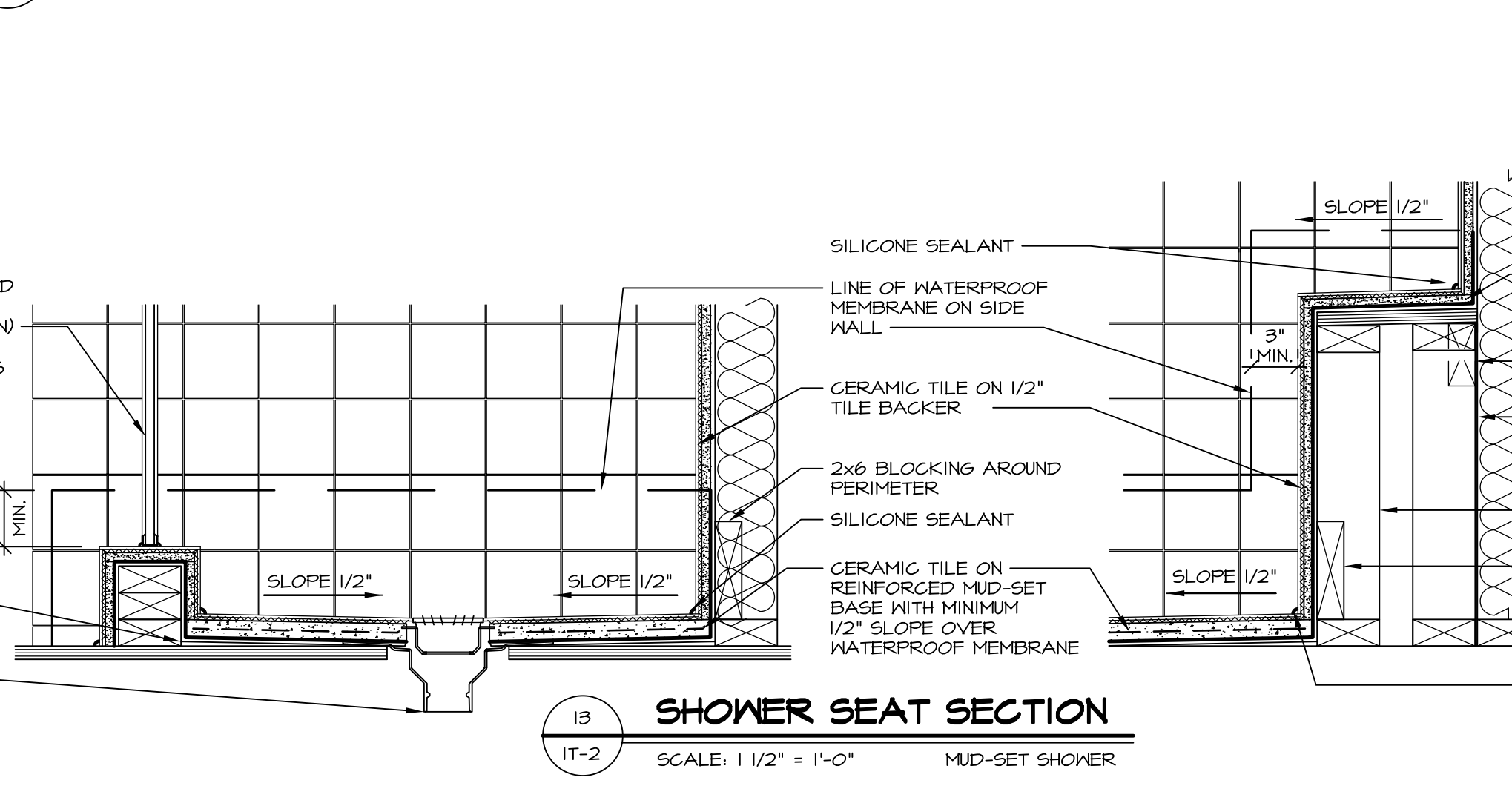
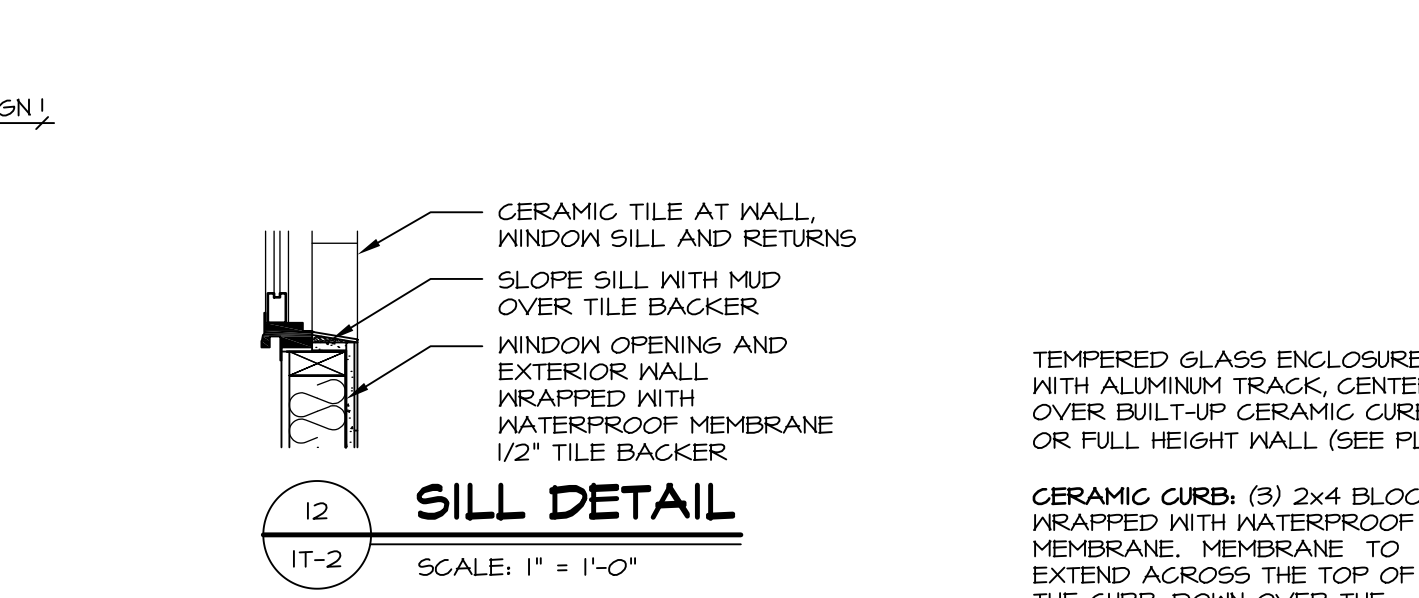
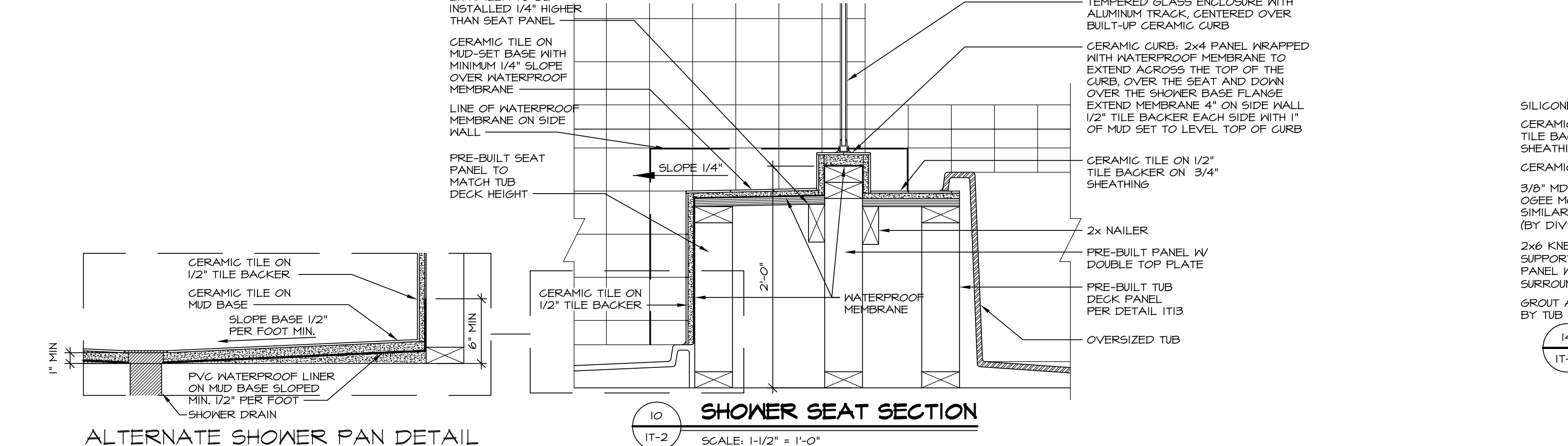
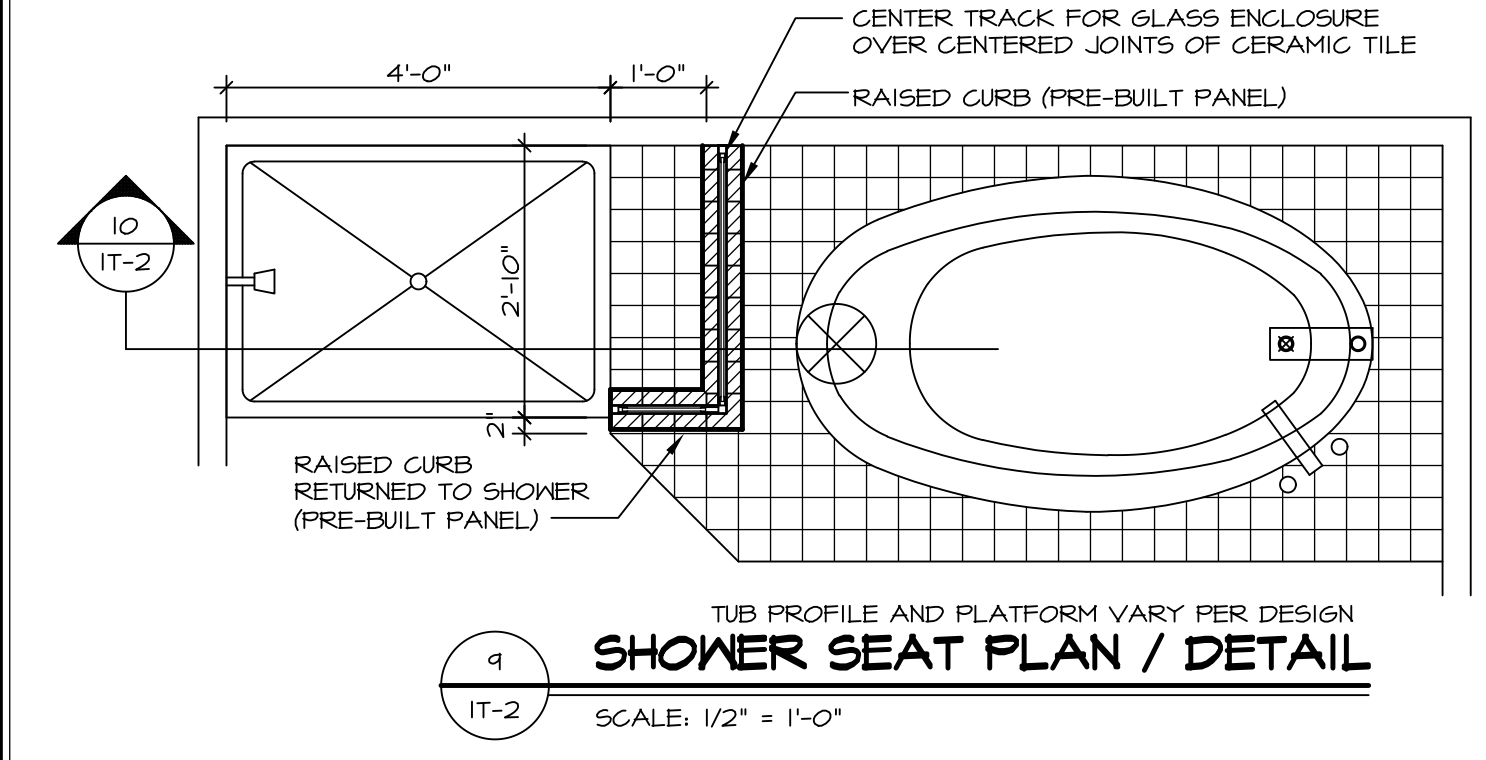
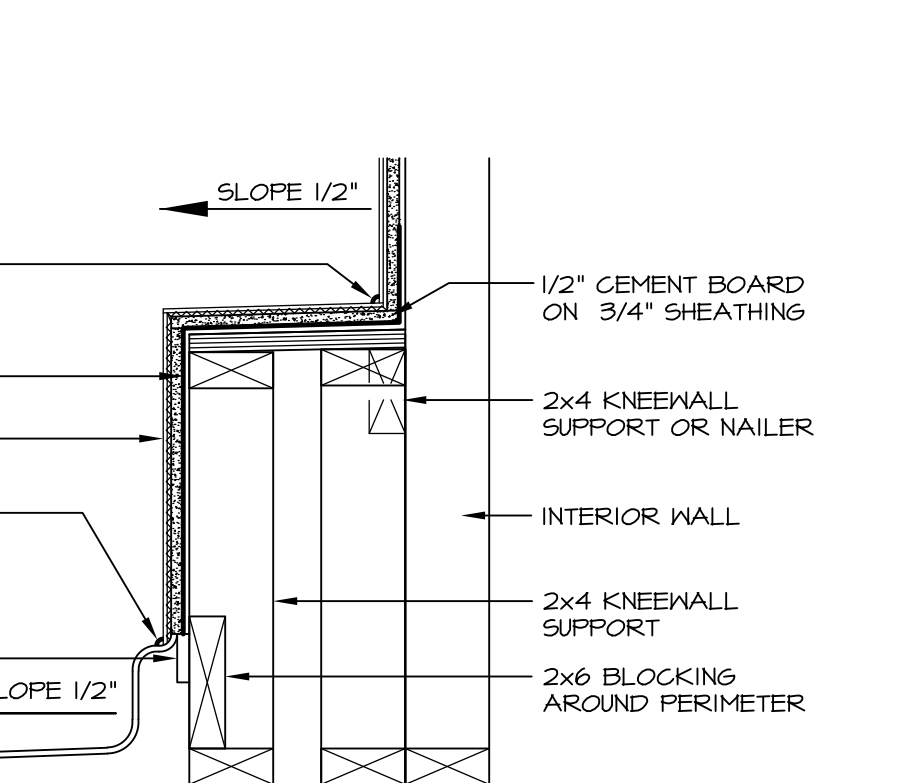
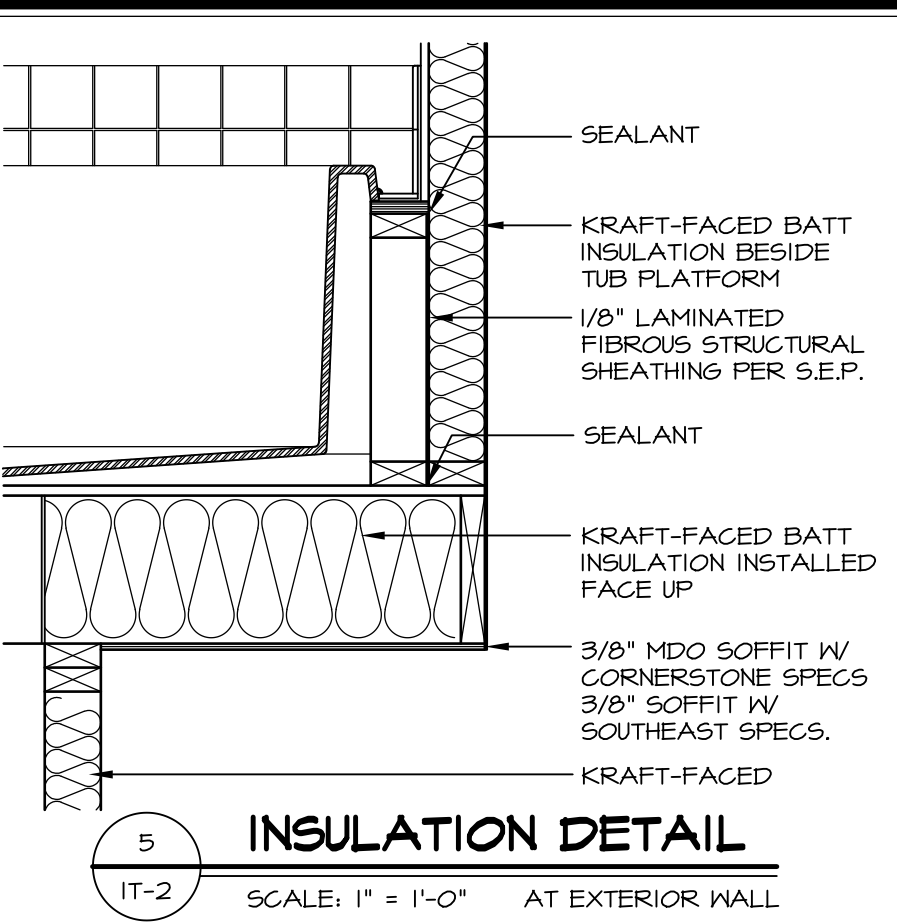
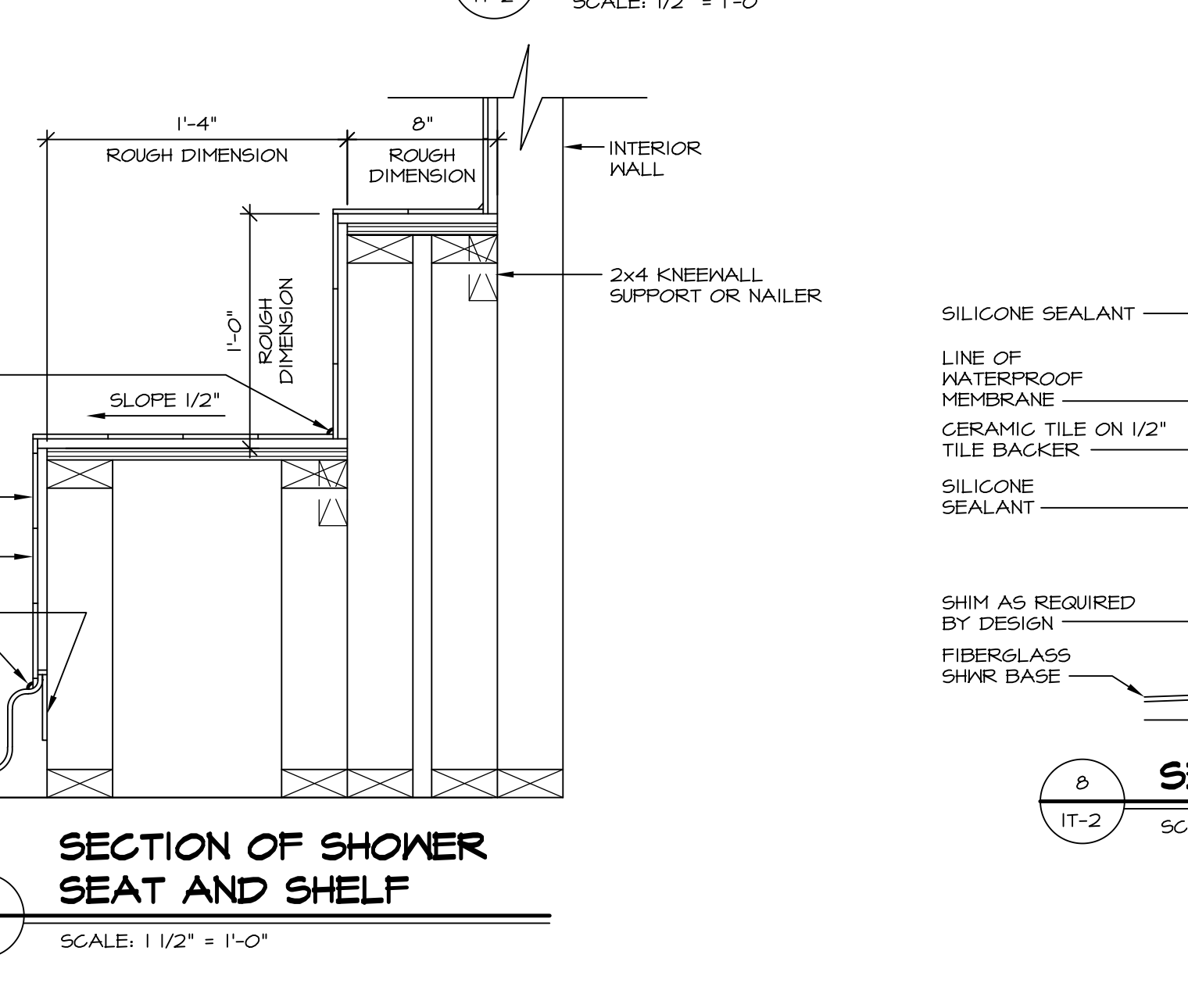
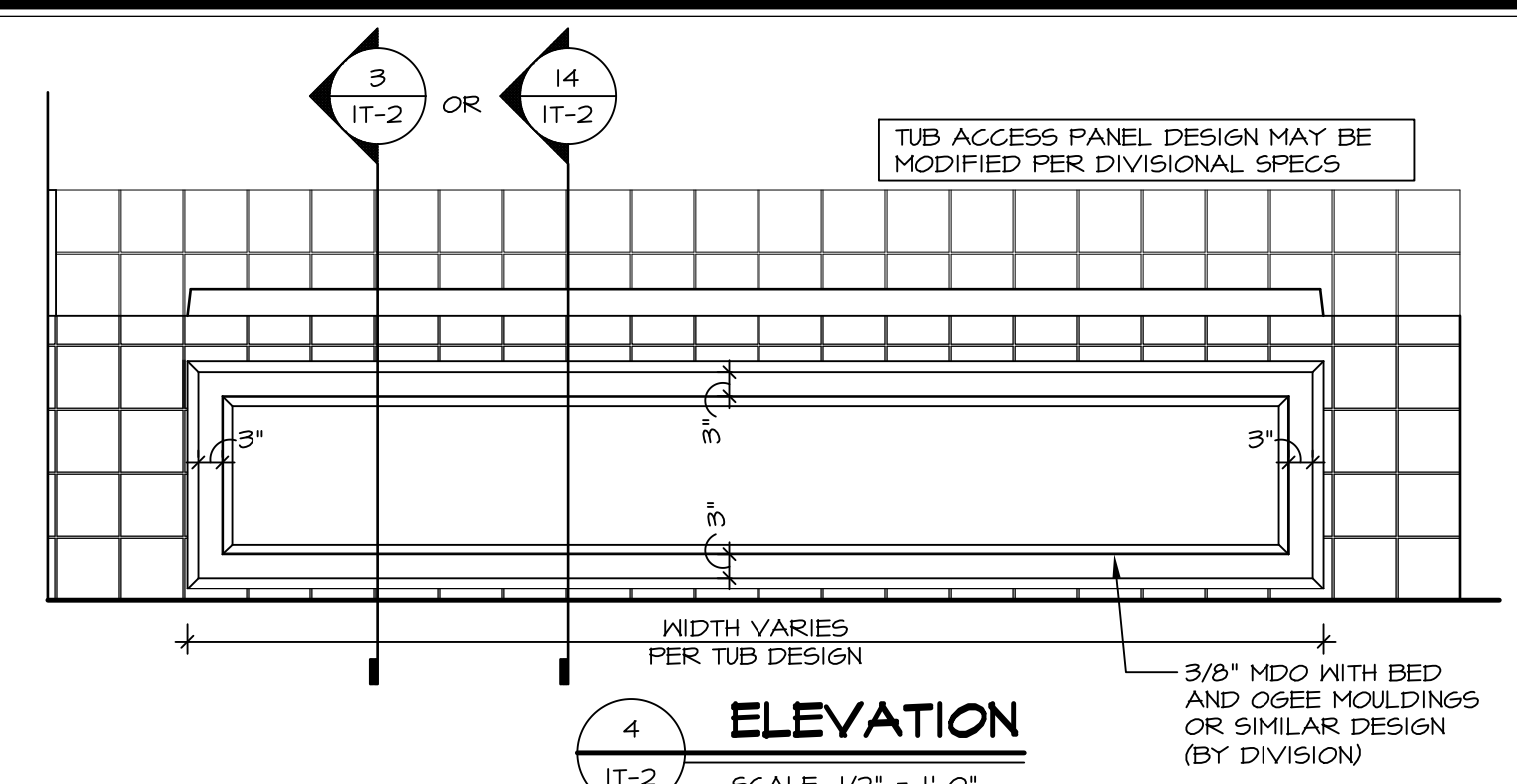
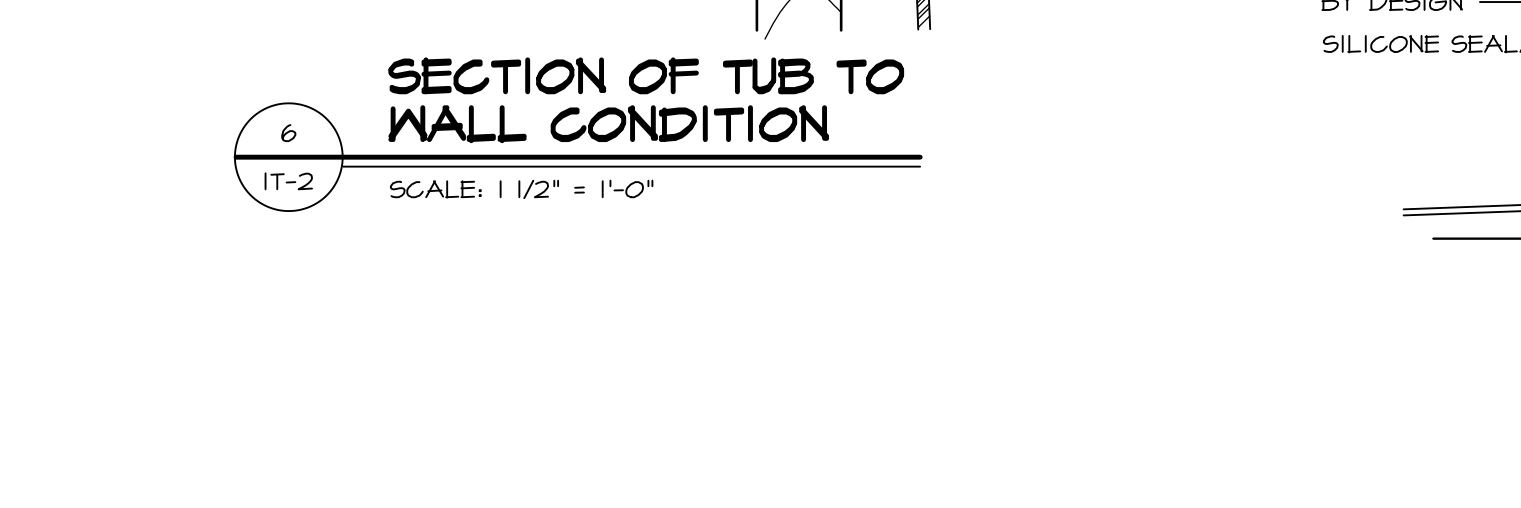
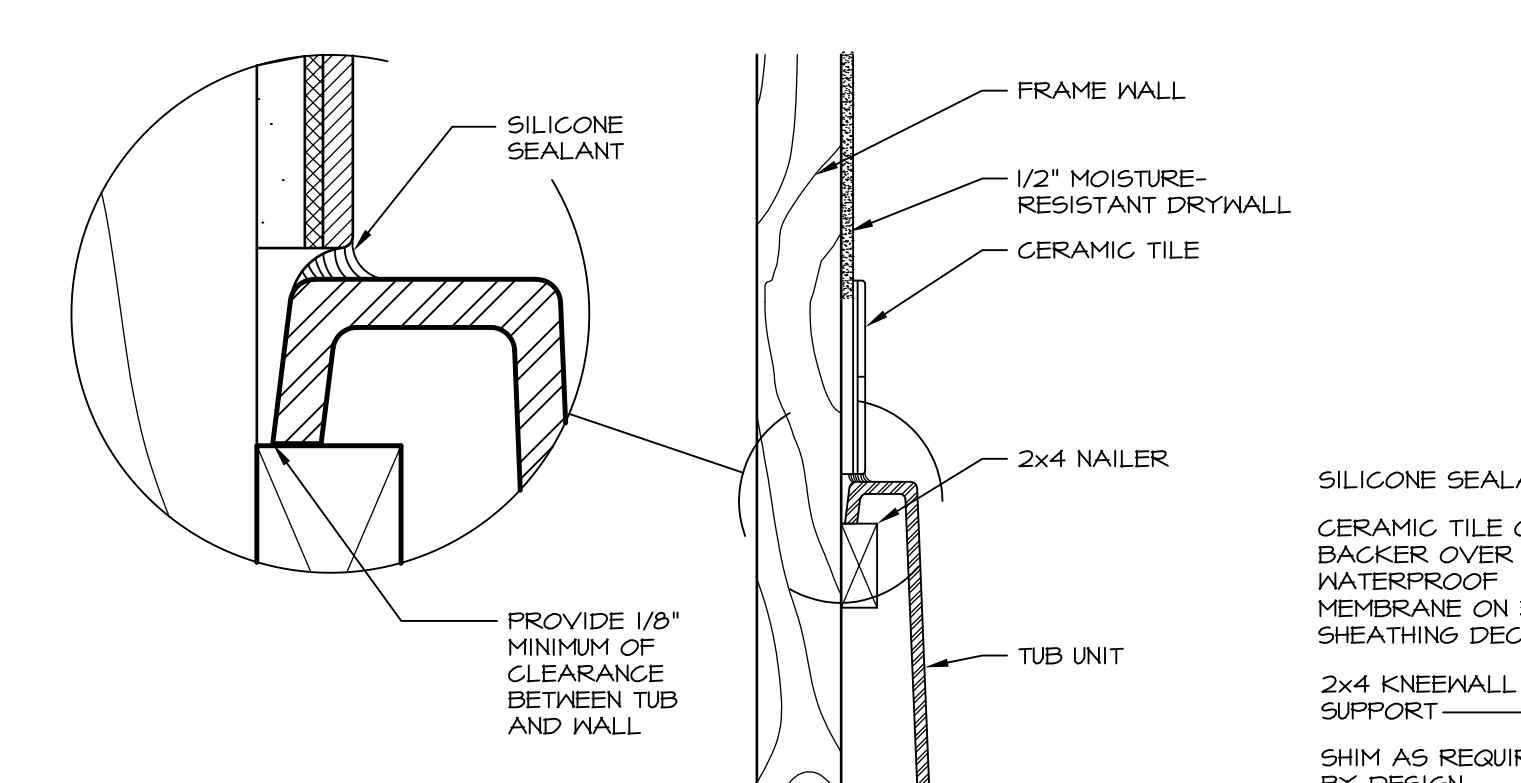
SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE:	OPTION	DESCRIPTION	REV. NO.	DATE	REMARKS
A-13	PALERMO	03	03				BATH ELEVATIONS	1	08/04/18	DM - DRAWING ALIGNMENT
72										

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Architectural Services
Architects
5285 Westover Hills
Frederick, MD 21703



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

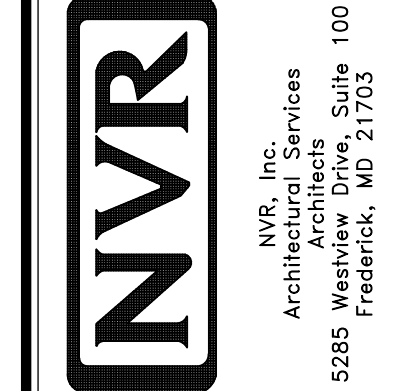
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18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



REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/11/17	EBP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (DSS #15 5414)
2	9/21/17	EBP - REVISED T-FLY NOTE TO CALL OUT LFS
3	9/21/17	EBP - REVISED NOTE ON DETAIL #1 - REVISED ORDER OF MATERIAL PARA#4934

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SET NO. NVR

VERSION

DRAWN BY

DATE:

OPTION

MODEL STANDARD DETAILS

DRAWING TITLE INTERIOR TRIM DETAILS

BATH DETAILS

OPTION DESCRIPTION

SHEET NO. IT-2

J:\Dwg\NVR\Interior Trim\IT2.dwg 09/27/17 - 9:20 am