

**1 FRONT ELEVATION**  
A-1 SCALE: 3/16" = 1'-0"

**NOTE:**  
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

SHEET NO. <b>A-1</b>	MODEL <b>MOSAIC 24 UNIT STONE</b>	SET NO. / MSCOA VERSION <b>00</b>	DATE <b>03/04/20</b>	REMARKS
	DRAWING TITLE <b>FRONT ELEVATION</b>	DRAWN BY <b>NVR</b>	OPTION <b>3</b>	
PROJECT: <b>RYAN HOMES MOSAIC 24 UNIT STONE</b>		NVR, Inc., 5285 Washview Drive, Suite 100 Frederick, MD 21703		



1  
A-2 REAR ELEVATION  
SCALE: 3/16" = 1'-0"

REMARKS

REV. NO. DATE

NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be copied, reproduced, or otherwise used in any form or manner without the prior written consent of NVR, Inc.



SET NO. MSCOA  
VERSION 00  
DRAWN BY  
DATE:  
OPTION

MODEL: MOSAIC 24 UNIT STONE  
DRAWING TITLE: REAR ELEVATION  
OPTION DESCRIPTION

SHEET NO. A-2  
4

**NOTE:**  
 GRILLES IN GLAZING OF ALL  
 EXTERIOR DOORS AND  
 SIDELIGHTS TO BE OMITTED  
 WITH BRONZE WINDOWS

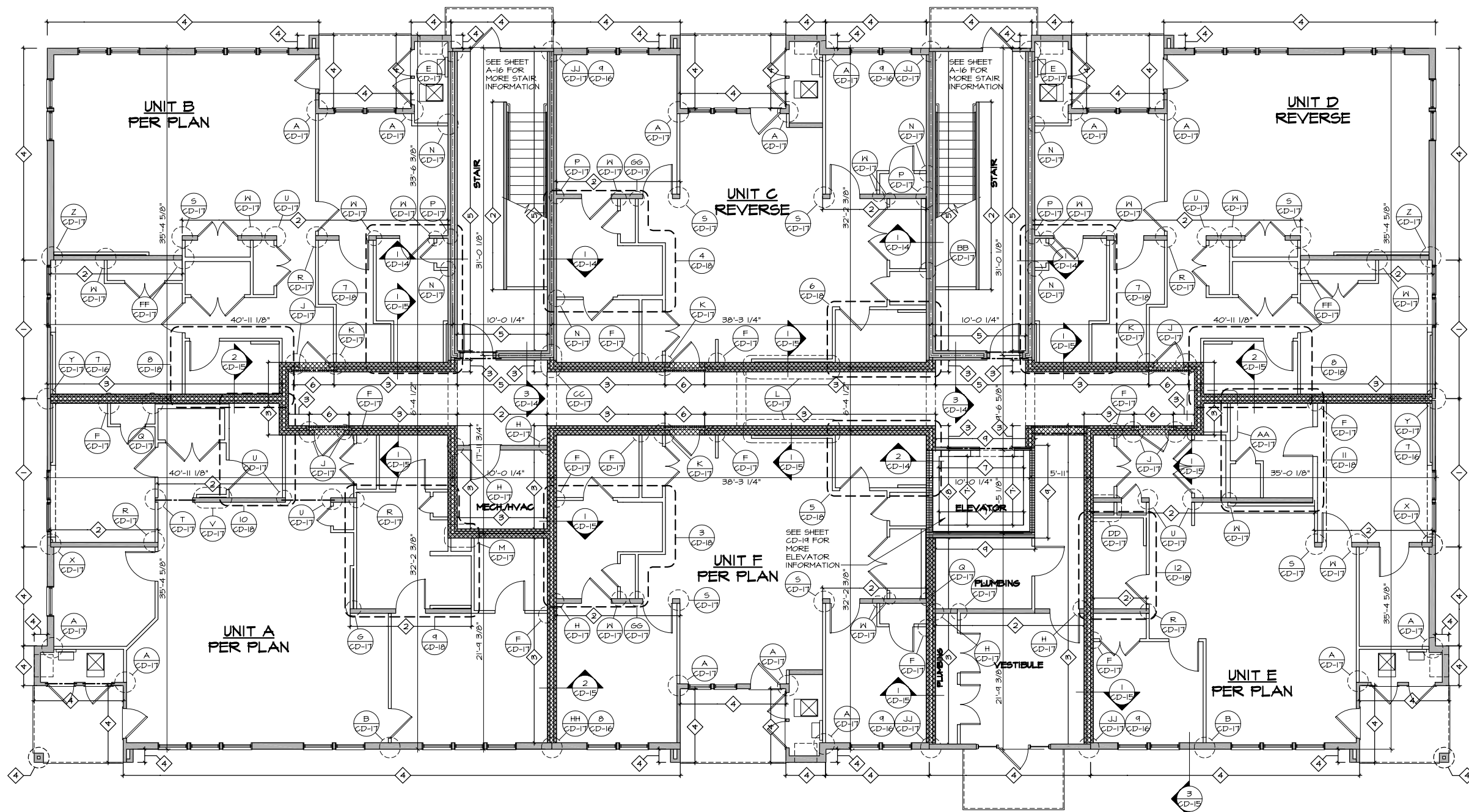


**2 LEFT ELEVATION**  
 A-3 SCALE: 3/16" = 1'-0"



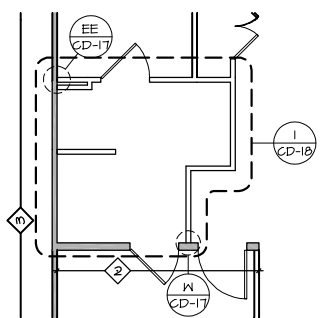
**1 RIGHT ELEVATION**  
 A-3 SCALE: 3/16" = 1'-0"

SHEET NO. <b>A-3</b>	MODEL <b>MOSAIC 24 UNIT STONE</b>	SET NO. MSCOA VERSION 00		
	DRAWING TITLE SIDE ELEVATIONS	DRAWN BY		
OPTION DESCRIPTION <b>5</b>		DATE:	OPTION	
<p style="font-size: small;">NVR, Inc. reserves all copyright and other proprietary rights in these plans. These plans are not to be copied, reproduced, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of NVR, Inc.</p> <p style="font-size: x-small; text-align: right;">NVR, Inc. 5285 Washview Drive, Suite 100 Frederick, MD 21703</p>				
<p style="font-size: x-small;">PROJECT: RYAN/HEMLOCK MOSAIC 24 UNIT STONE MSCOA 001 Sheet: 1. Elevations 5 A-3 ELY SIDE.dwg 03/04/20 - 12:19 PM</p>				
REV. NO.	DATE	REMARKS		



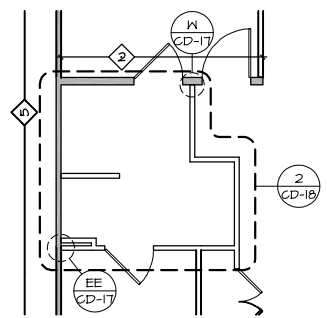
**FIRST FLOOR BUILDING PLAN**

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



**PARTIAL LAYOUT 1 FLOOR PLAN**

SCALE: 3/16" = 1'-0" OWNER'S BATHROOM TYPE A "AMJ" UNIT A, PER PLAN



**PARTIAL LAYOUT 2 FLOOR PLAN**

SCALE: 3/16" = 1'-0" OWNER'S BATHROOM TYPE A "AMJ" UNIT C, REVERSE

**NOTES:**

- BEARING WALL
- NON BEARING WALL
- 2X4 FIELD INSTALLED TOP PLATE SEE DETAIL 67 CD-19
- 2X8 FIELD INSTALLED TOP PLATE SEE DETAIL 107 CD-19
- 2X12 FIELD INSTALLED TOP PLATE SEE DETAIL 87 CD-2

**GENERAL BUILDING NOTES:**

1. ALL UNIT-TO-UNIT AND UNIT-TO-CORRIDOR SEPARATION ASSEMBLIES ARE RATED FOR EXPOSURE FROM BOTH SIDES
2. ALL FIRE SEPARATION ASSEMBLIES TO MEET CONTINUITY REQUIREMENTS IN CHAPTER 7 OF THE INTERNATIONAL BUILDING CODE.

**DETAIL REFERENCE NOTES:**

1. FOR INFORMATION ON FIRE PENETRATION ASSEMBLIES SEE (CD-11)
2. FOR INFORMATION ON FIRE SEPARATION SECTION SEE (CD-14, 15)
3. FOR INFORMATION ON FIRE SEPARATION DETAILS SEE (CD-16, CD-17, CD-18)
4. FOR INFORMATION ON ELEVATOR SEE (CD-19)
5. SEE BUILDING FLOOR PLANS FOR LOCATION OF WALL ASSEMBLIES
6. SEE BUILDING SECTIONS FOR LOCATION OF CEILING AND FLOOR ASSEMBLIES

ASSEMBLY RATINGS							
ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE	ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE
1	X		UL 356 (SECTION 2 & 5)	7		X	UL U905
2		X	UL U305 (SECTION 3A)	8	X		T226 OF IBC
3	X		UL U841 (SECTION 2)	4	X		T226 OF IBC
4	X		UL U956 (SECTION 2 & 5)	10	X		T226 OF IBC
5		X	UL U847	11	X		T226 OF IBC
6		X	UL U305 (SECTION 3)				

REMARKS

REV. NO. DATE

NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

**NVR**  
NVR, Inc. Suite 100  
5285 Washview Drive, Frederick, MD 21703

SET NO. MSCOA  
VERSION 00  
DRAWING TITLE  
DRAWN BY  
DATE:  
OPTION

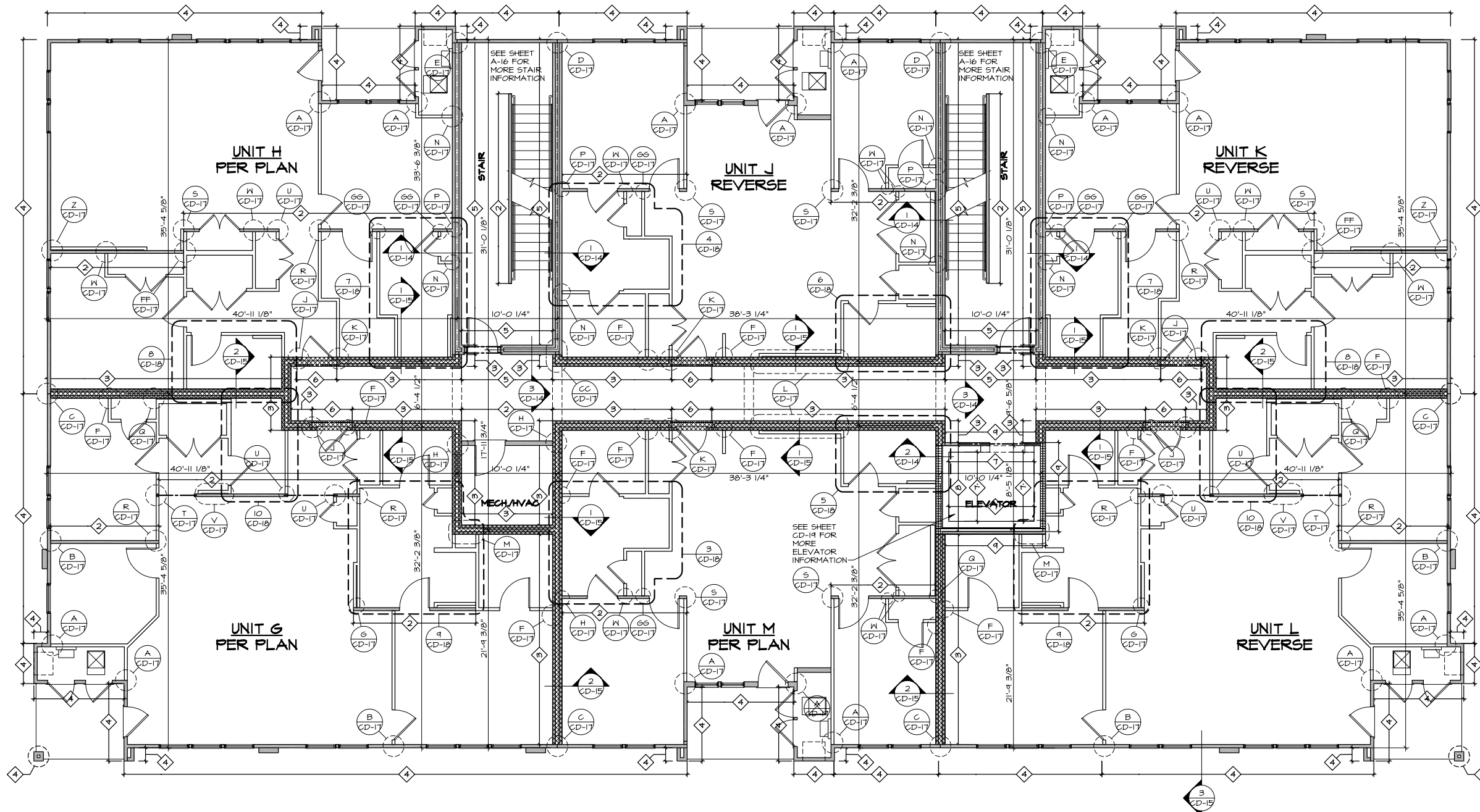
**MOSAIC 24 UNIT STONE**  
FIRST FLOOR LEVEL PLAN

SHEET NO. **A-7**

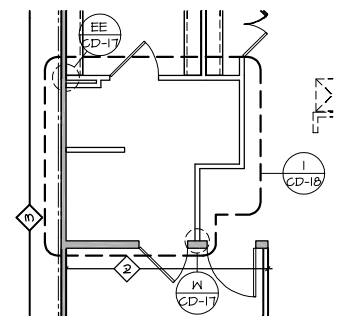
OPTION DESCRIPTION

9

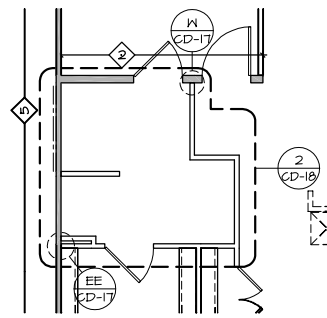
J:\PROJECTS\RTANHOMES\MOSAIC 24 UNIT STONE\MSCOA 00\Sheet\MOB19 A-7 LV1.dwg 03/04/20 12:21 PM



**SECOND FLOOR BUILDING PLAN**  
SCALE: 3/16" = 1'-0"



**PARTIAL LAYOUT 1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A "AMU" UNIT H, PER PLAN



**PARTIAL LAYOUT 1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A "AMU" UNIT J, REVERSE

**NOTES:**

- BEARING WALL
- NON BEARING WALL
- 2X4 FIELD INSTALLED TOP PLATE SEE DETAIL 6/ CD-19
- 2X6 FIELD INSTALLED TOP PLATE SEE DETAIL 10/ CD-19
- 2X12 FIELD INSTALLED TOP PLATE SEE DETAIL 8/ CD-2

**GENERAL BUILDING NOTES:**

- ASSEMBLY IDENTIFIER REFERENCE SHEET CD-10, II FOR FIRE ASSEMBLY INFORMATION
- ALL UNIT-TO-UNIT AND UNIT-TO-CORRIDOR SEPARATION ASSEMBLIES ARE RATED FOR EXPOSURE FROM BOTH SIDES
- ALL FIRE SEPARATION ASSEMBLIES TO MEET CONTINUITY REQUIREMENTS IN CHAPTER 7 OF THE INTERNATIONAL BUILDING CODE.

**DETAIL REFERENCE NOTES:**

- FOR INFORMATION ON FIRE PENETRATION ASSEMBLIES SEE (CD-11)
- FOR INFORMATION ON FIRE SEPARATION SECTION SEE (CD-14, 15)
- FOR INFORMATION ON FIRE SEPARATION DETAILS SEE (CD-16, CD-17, CD-18)
- FOR INFORMATION ON ELEVATOR SEE (CD-19)
- SEE BUILDING FLOOR PLANS FOR LOCATION OF WALL ASSEMBLIES
- SEE BUILDING SECTIONS FOR LOCATION OF CEILING AND FLOOR ASSEMBLIES

ASSEMBLY RATINGS					
ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE	ASSEMBLY IDENTIFIER	1 HOUR   2 HOUR   UL # / CODE REFERENCE
1	X		UL 356 (SECTION 2 & 5)	7	X     UL 1405
2	X		UL 1305 (SECTION 3A)	8	X     T22.6 OF IBC
3	X		UL 1341 (SECTION 2)	9	X     T22.6 OF IBC
4	X		UL 1356 (SECTION 2 & 5)	10	X     T22.6 OF IBC
5		X	UL 1347	11	X     T22.6 OF IBC
6		X	UL 1305 (SECTION 3)		

REMARKS

REV. NO. DATE

NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be copied, reproduced, or otherwise used in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of NVR, Inc.



NVR, Inc. Suite 100  
5285 Washview Drive, Suite 100  
Frederick, MD 21703

SET NO. MSCOA  
VERSION 00

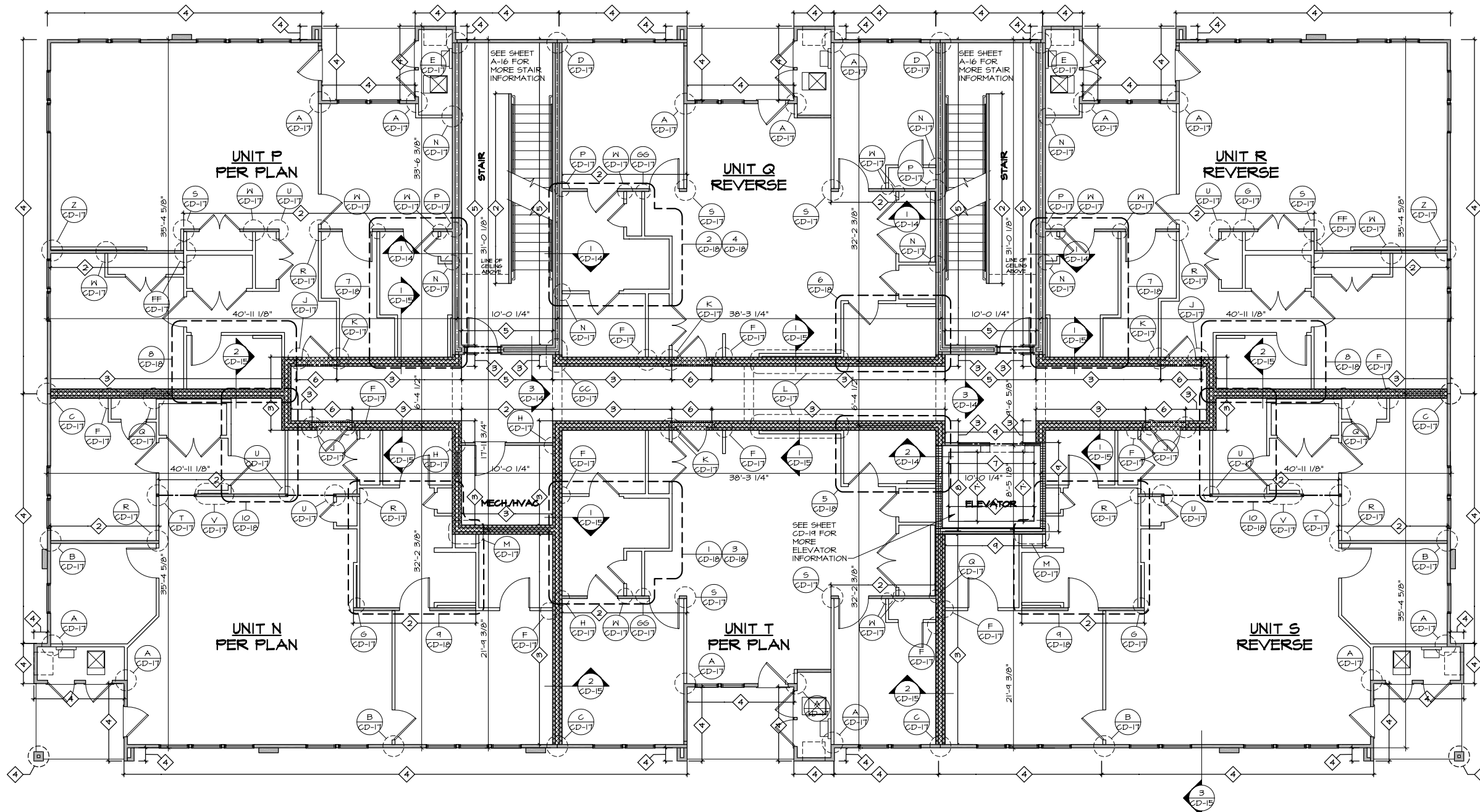
DRAWN BY

DATE:

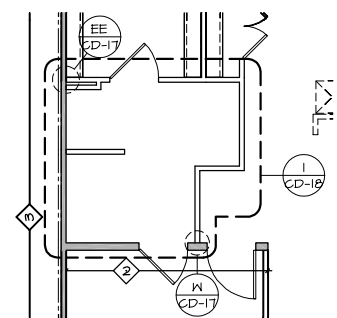
OPTION

OPTION DESCRIPTION

10

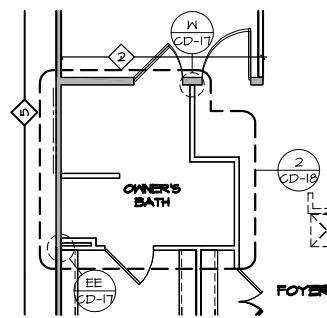


**THIRD FLOOR BUILDING PLAN**  
SCALE: 3/16" = 1'-0"



**PARTIAL LAYOUT 1 FLOOR PLAN**

SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A "AMU" UNIT T, PER PLAN



**PARTIAL LAYOUT 1 FLOOR PLAN**

SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A "AMU" UNIT Q, REVERSE

**NOTES:**

- BEARING WALL
- NON BEARING WALL
- 2X4 FIELD INSTALLED TOP PLATE SEE DETAIL 6/ CD-19
- 2X8 FIELD INSTALLED TOP PLATE SEE DETAIL 10/ CD-19
- 2X12 FIELD INSTALLED TOP PLATE SEE DETAIL 8/ CD-2

**GENERAL BUILDING NOTES:**

- ASSEMBLY IDENTIFIER REFERENCE SHEET CD-10, II FOR FIRE ASSEMBLY INFORMATION
- ALL UNIT-TO-UNIT AND UNIT-TO-CORRIDOR SEPARATION ASSEMBLIES ARE RATED FOR EXPOSURE FROM BOTH SIDES
- ALL FIRE SEPARATION ASSEMBLIES TO MEET CONTINUITY REQUIREMENTS IN CHAPTER 7 OF THE INTERNATIONAL BUILDING CODE.

**DETAIL REFERENCE NOTES:**

- FOR INFORMATION ON FIRE PENETRATION ASSEMBLIES SEE (CD-11)
- FOR INFORMATION ON FIRE SEPARATION SECTION SEE (CD-14, 15)
- FOR INFORMATION ON FIRE SEPARATION DETAILS SEE (CD-16, CD-17, CD-18)
- FOR INFORMATION ON ELEVATOR SEE (CD-19)
- SEE BUILDING FLOOR PLANS FOR LOCATION OF WALL ASSEMBLIES
- SEE BUILDING SECTIONS FOR LOCATION OF CEILING AND FLOOR ASSEMBLIES

ASSEMBLY RATINGS					
ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE	ASSEMBLY IDENTIFIER	1 HOUR   2 HOUR   UL # / CODE REFERENCE
1	X		UL 356 (SECTION 2 & 5)	7	X     UL U405
2	X		UL U305 (SECTION 3A)	8	X     T22.6 OF IBC
3	X		UL U341 (SECTION 2)	9	X     T22.6 OF IBC
4	X		UL U356 (SECTION 2 & 5)	10	X     T22.6 OF IBC
5		X	UL U347	11	X     T22.6 OF IBC
6		X	UL U305 (SECTION 3)		

REMARKS

REV. NO. DATE

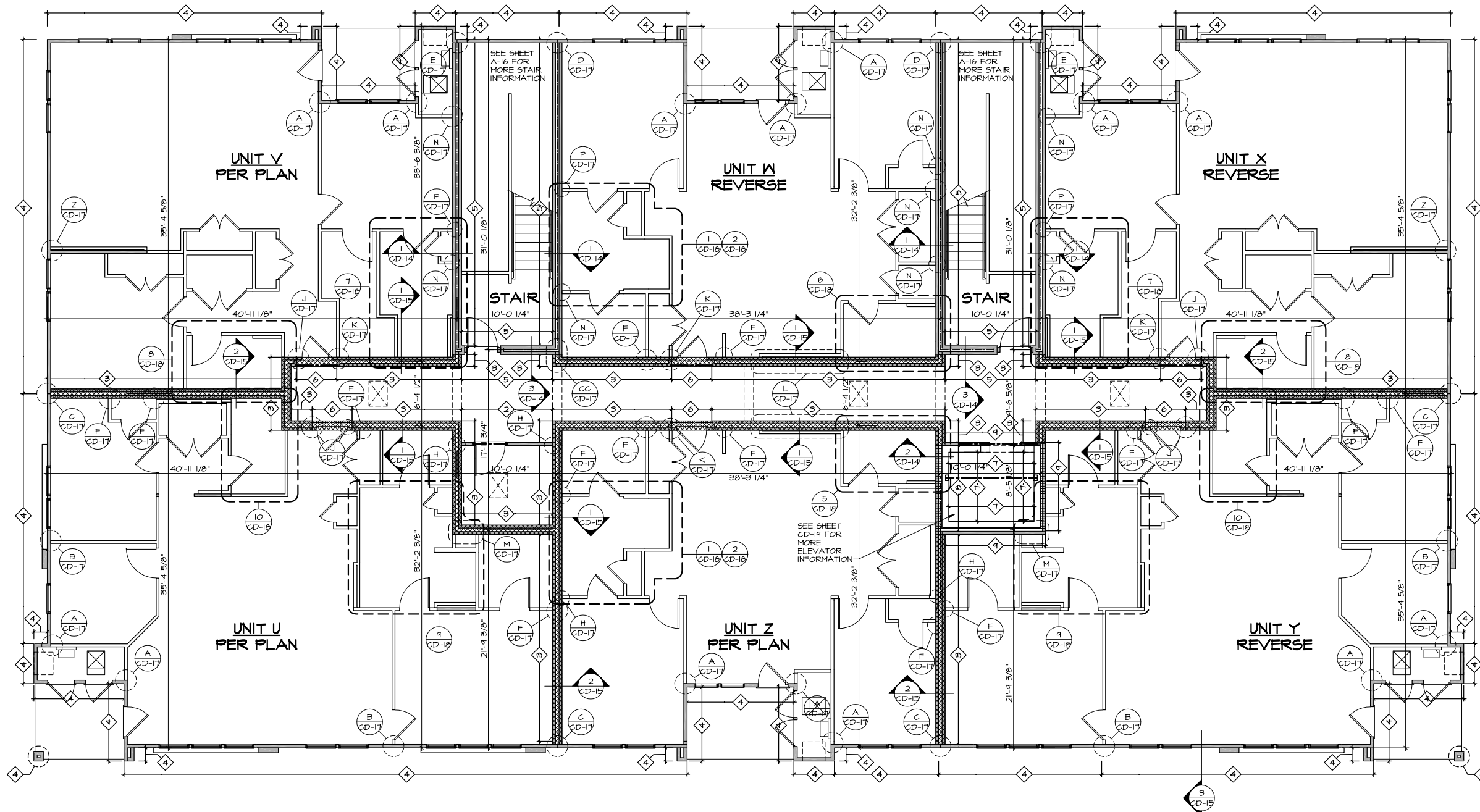
NVR, Inc. expressly reserves its copyright and other proprietary rights in these plans. These plans are not to be copied, reproduced, or otherwise used in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of NVR, Inc.



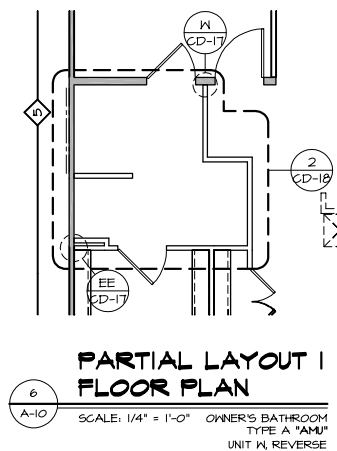
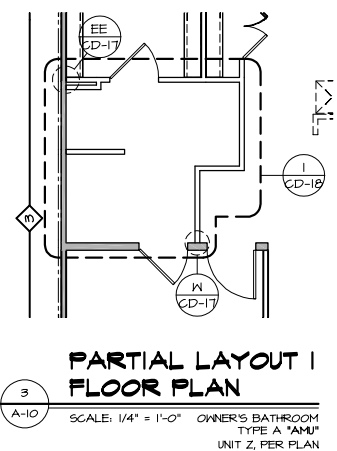
SET NO. MSCOA  
VERSION 00  
DRAWING TITLE  
THIRD FLOOR LEVEL PLAN  
DRAWN BY  
DATE:  
OPTION

MOSEIC 24 UNIT STONE  
A-9

PROJECT: RANHOMES, MOSEIC 24 UNIT STONE, MSCOA, 001, Sheet: Mosaic 24 Third Level Plan 1 A-9 LVLS.dwg 03/04/20 12:22 PM



**UPPER FLOOR BUILDING PLAN**  
SCALE: 3/16" = 1'-0"



ASSEMBLY RATINGS					
ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE	ASSEMBLY IDENTIFIER	1 HOUR   2 HOUR   UL # / CODE REFERENCE
1	X		UL 356 (SECTION 2 & 5)	7	X     UL U405
2	X		UL U305 (SECTION 3A)	8	X     122.6 OF IBC
3	X		UL U341 (SECTION 2)	9	X     122.6 OF IBC
4	X		UL U356 (SECTION 2 & 5)	10	X     122.6 OF IBC
5		X	UL U347	11	X     122.6 OF IBC
6		X	UL U305 (SECTION 3)		

**NOTES:**

- BEARING WALL
- NON BEARING WALL
- 2X4 FIELD INSTALLED TOP PLATE SEE DETAIL 6/ CD-19
- 2X6 FIELD INSTALLED TOP PLATE SEE DETAIL 10/ CD-19
- 2X12 FIELD INSTALLED TOP PLATE SEE DETAIL 8/ CD-2

**GENERAL BUILDING NOTES:**

- ASSEMBLY IDENTIFIER REFERENCE SHEET CD-10, II FOR FIRE ASSEMBLY INFORMATION
- ALL UNIT-TO-UNIT AND UNIT-TO-CORRIDOR SEPARATION ASSEMBLIES ARE RATED FOR EXPOSURE FROM BOTH SIDES
- ALL FIRE SEPARATION ASSEMBLIES TO MEET CONTINUITY REQUIREMENTS IN CHAPTER 7 OF THE INTERNATIONAL BUILDING CODE.

**DETAIL REFERENCE NOTES:**

- FOR INFORMATION ON FIRE PENETRATION ASSEMBLIES SEE (CD-11)
- FOR INFORMATION ON FIRE SEPARATION SECTION SEE (CD-14, 15)
- FOR INFORMATION ON FIRE SEPARATION DETAILS SEE (CD-16, CD-17, CD-18)
- FOR INFORMATION ON ELEVATOR SEE (CD-19)
- SEE BUILDING FLOOR PLANS FOR LOCATION OF WALL ASSEMBLIES
- SEE BUILDING SECTIONS FOR LOCATION OF CEILING AND FLOOR ASSEMBLIES

REMARKS

REV. NO. DATE

NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be copied, reproduced, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of NVR, Inc.

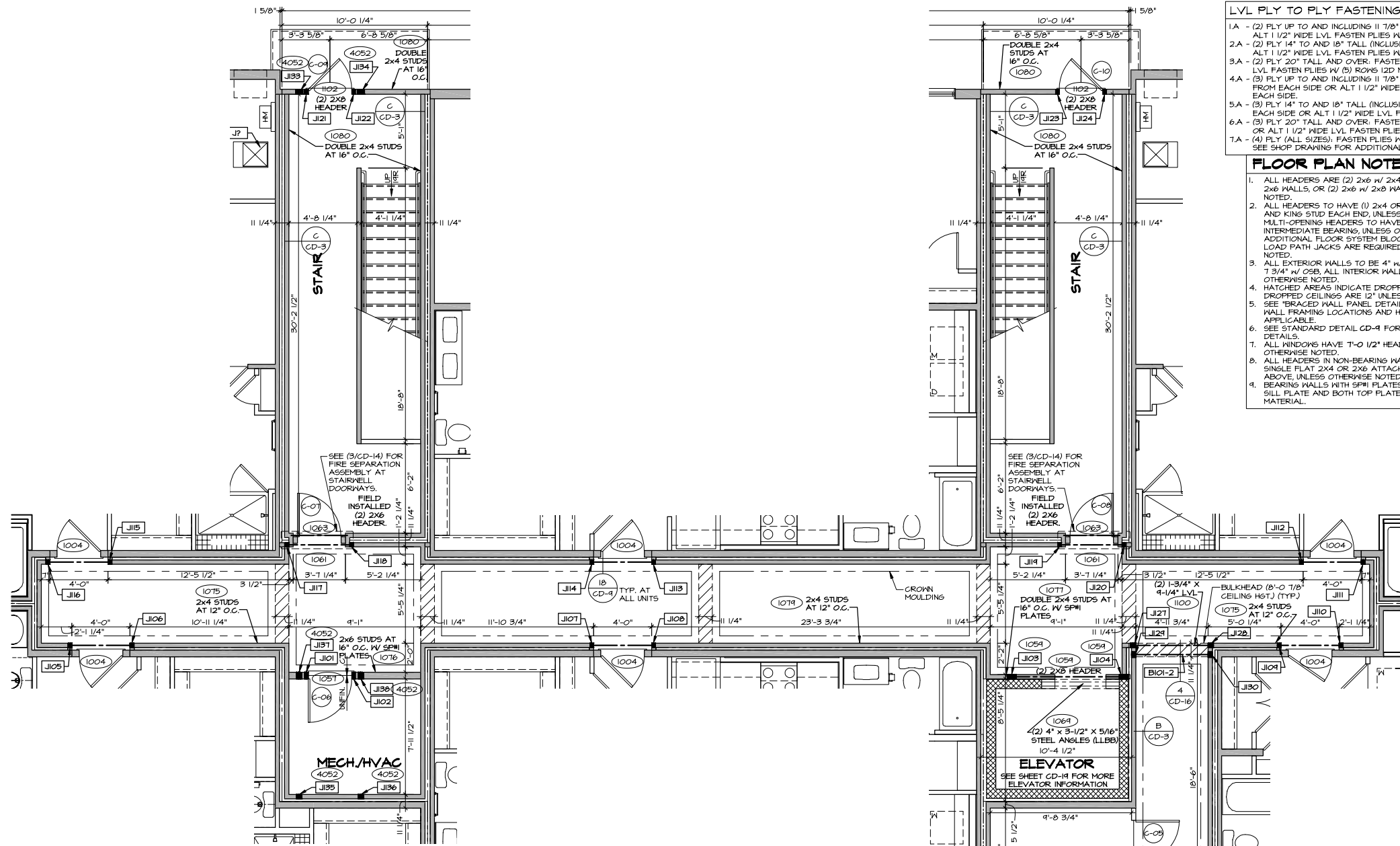


SET NO. MSCOA  
VERSION 00  
DRAWN BY  
DATE:  
OPTION

MODEL: MOSAIC 24 UNIT STONE  
DRAWING TITLE: UPPER FLOOR LEVEL PLAN  
OPTION DESCRIPTION

SHEET NO. A-10  
12





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

- LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)
- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
  - 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
  - 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C.
  - 4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
  - 5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
  - 6A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
  - 7A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

**FLOOR PLAN NOTES**

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, OR (2) 2x6 W/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" W/ OSB, 6" W/ OSB OR 7 3/4" W/ OSB, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING 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 CD-4 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SFP# IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SFP# MATERIAL.

**LEGEND**

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

**FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	ENG. N.M.	REMARKS
BIOI-2	LVL 1.75 - 04-04	5'-6 3/4"	100	FIELD INSTALLED - 1A

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. N.M.	REMARKS
J101	JACK - (2) 2x6 SFF STUD GRADE	1051	
J102	JACK - (2) 2x6 SFF STUD GRADE	1051	
J103	JACK - (5) 2x4 SFF STUD GRADE	1059	
J104	JACK - (3) 2x4 SFF STUD GRADE	1059	
J105	JACK - (2) 2x4 SFF STUD GRADE	1004	
J106	JACK - (2) 2x4 SFF STUD GRADE	1004	
J107	JACK - (2) 2x4 SFF STUD GRADE	1004	
J108	JACK - (2) 2x4 SFF STUD GRADE	1004	
J109	JACK - (2) 2x4 SFF STUD GRADE	1004	
J110	JACK - (2) 2x4 SFF STUD GRADE	1004	
J111	JACK - (2) 2x4 SFF STUD GRADE	1004	
J112	JACK - (2) 2x4 SFF STUD GRADE	1004	
J113	JACK - (2) 2x4 SFF STUD GRADE	1004	
J114	JACK - (2) 2x4 SFF STUD GRADE	1004	
J115	JACK - (2) 2x4 SFF STUD GRADE	1004	
J116	JACK - (2) 2x4 SFF STUD GRADE	1004	
J117	JACK - (2) 2x4 SFF STUD GRADE	1061	
J118	JACK - (2) 2x4 SFF STUD GRADE	1061	
J119	JACK - (2) 2x4 SFF STUD GRADE	1061	
J120	JACK - (2) 2x4 SFF STUD GRADE	1061	
J121	JACK - (2) 2x4 SFF STUD GRADE	1102	
J122	JACK - (2) 2x4 SFF STUD GRADE	1102	
J123	JACK - (2) 2x4 SFF STUD GRADE	1102	
J124	JACK - (2) 2x4 SFF STUD GRADE	1102	
J125	JACK - (2) 2x6 SFF STUD GRADE	1048	
J126	JACK - (2) 2x6 SFF STUD GRADE	1048	
J127	JACK - (3) 2x4 SFF STUD GRADE	1100	
J128	JACK - (3) 2x4 SFF STUD GRADE	1100	
J129	JACK - (3) 2x4 SFF STUD GRADE	1100	
J130	JACK - (3) 2x4 SFF STUD GRADE	1100	
J131	JACK - (2) 2x6 SFF STUD GRADE	1104	
J132	JACK - (2) 2x6 SFF STUD GRADE	1104	
J133	JACK - (4) 2x4 SFF STUD GRADE	4052	
J134	JACK - (4) 2x4 SFF STUD GRADE	4052	
J135	JACK - (3) 2x4 SFF STUD GRADE	4052	
J136	JACK - (3) 2x4 SFF STUD GRADE	4052	
J137	JACK - (3) 2x6 SFF STUD GRADE	4052	
J138	JACK - (3) 2x6 SFF STUD GRADE	4052	

**LAYOUT DOOR SCHEDULE**

DOOR ID	LOCATION	DOOR SIZE	JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRINGS HINGE	FIRE RATING	REMARKS
C-01	COMMON AREA	8'-1" x 7'-6"	6.5	NO	EXTERIOR	FIBERGLASS (FG)	YES	METAL (MTL)	YES	YES	YES	PASSAGE	NO	NONE	
C-02	COMMON AREA	6'-8" x 4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
C-03	COMMON AREA	6'-8" x 4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	YES	NONE	
C-04	COMMON AREA	6'-8" x 3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	YES	WOOD (WD)	NO	NO	YES	ACCESS CONTROL	YES	NONE	
C-05	COMMON AREA	6'-8" x 3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	YES	NONE	
C-06	COMMON AREA	6'-8" x 3'-0"	6.5	NO	INTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	
C-07	COMMON AREA	6'-8" x 3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	PASSAGE	NO	90 MINUTE	
C-08	COMMON AREA	6'-8" x 3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	PASSAGE	NO	90 MINUTE	
C-09	COMMON AREA	6'-4" x 3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	ACCESS CONTROL	NO	90 MINUTE	
C-10	COMMON AREA	6'-4" x 3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	ACCESS CONTROL	NO	90 MINUTE	

REV. NO. DATE

NVR, Inc. hereby reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.



SET NO. MSCOA  
VERSION 00  
DRAWN BY  
DATE:  
OPTION

MOBILE: MOSAIC 24 UNIT STONE  
DRAWING TITLE  
FIRST FLOOR LEVEL PLAN - COMMON AREA  
OPTION DESCRIPTION

SHEET NO. A-11

13

LAYOUT DOOR SCHEDULE																
DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
I-01	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	
I-02	UNIT	6'-8"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	
I-03	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
I-04	UNIT	6'-8"	2'-4"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PASSAGE	NO	NONE	
I-05	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (ND)	NO	NO	NO	DOUBLE PASSAGE	NO	NONE	
I-06	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
I-07	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PASSAGE	NO	NONE	
I-08	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
I-09	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PASSAGE	NO	NONE	
I-10	UNIT	6'-4"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
I-11	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	NO	YES	PRIVACY	YES	90 MINUTE	
I-12	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	NO	NO	PRIVACY	YES	90 MINUTE	
I-13	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
I-14	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
I-15	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
I-16	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
I-17	UNIT	6'-4"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
I-18	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
I-19	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
I-20	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
I-21	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
I-22	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
I-23	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
I-24	UNIT	6'-8"	2'-4"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PASSAGE	NO	NONE	
I-25	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PASSAGE	NO	NONE	
I-26	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PASSAGE	NO	NONE	
I-27	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	DOUBLE PASSAGE	NO	NONE	

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. N.M.	REMARKS
J101	JACK - (3) 2X4 SFF STUD GRADE	1014	
J102	JACK - (3) 2X6 SFF #2	1014	
J103	JACK - (2) 2X6 SFF#1	1004	
J104	JACK - (2) 2X6 SFF STUD GRADE	1012	
J105	JACK - (2) 2X6 SFF STUD GRADE	1012	
J106	JACK - (2) 2X6 SFF STUD GRADE	1002	
J107	JACK - (2) 2X6 SFF STUD GRADE	1002	
J108	JACK - (2) 2X6 SFF #2	1016	
J109	JACK - (2) 2X6 SFF #2	1016	
J110	JACK - (2) 2X6 SFF STUD GRADE	1120	
J111	JACK - (2) 2X6 SFF STUD GRADE	1120	
J112	JACK - (2) 2X6 SFF STUD GRADE	1000	
J113	JACK - (2) 2X6 SFF STUD GRADE	1000	
J114	JACK - (2) 2X6 SFF STUD GRADE	1000	
J115	JACK - (2) 2X6 SFF STUD GRADE	1000	
J116	JACK - (2) 2X6 SFF STUD GRADE	2042	
J117	JACK - (2) 2X6 SFF STUD GRADE	2042	

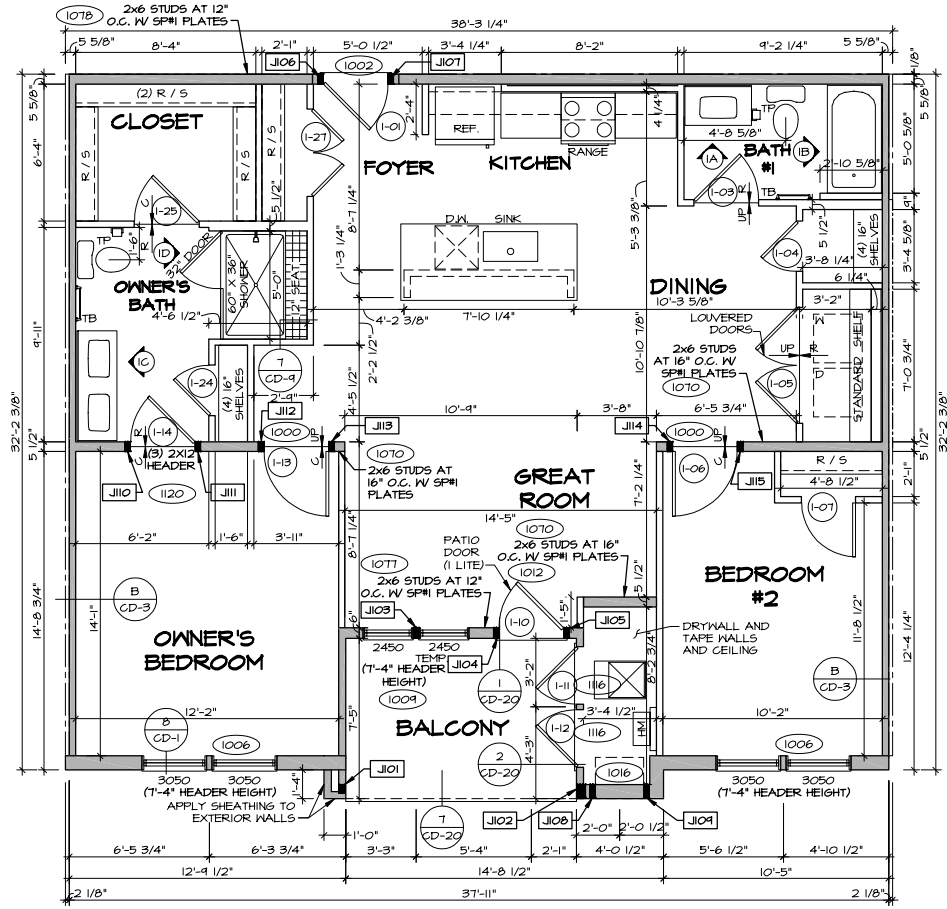
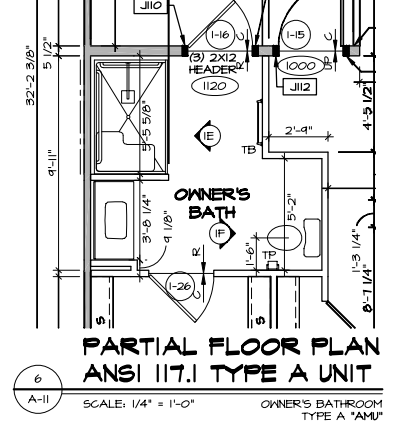
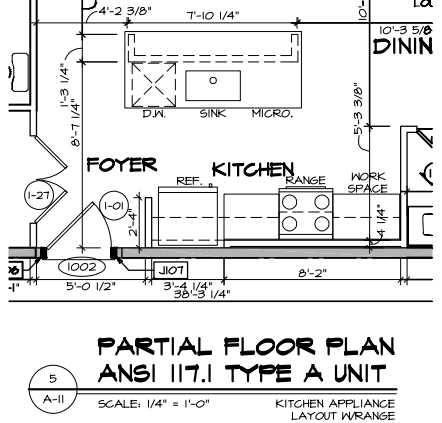
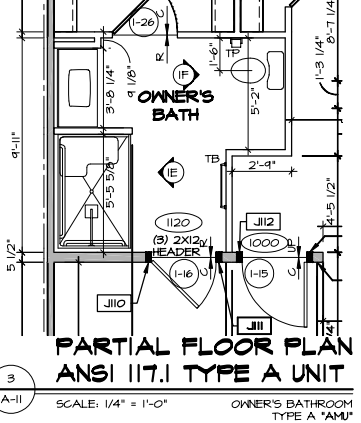
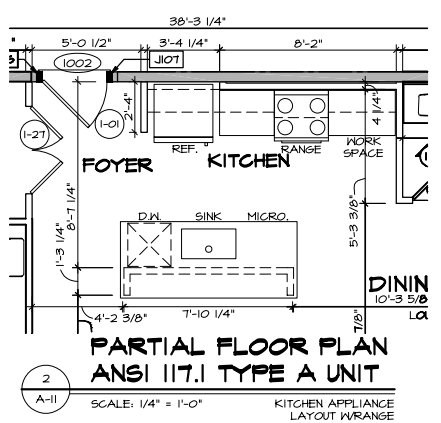
### LEGEND

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

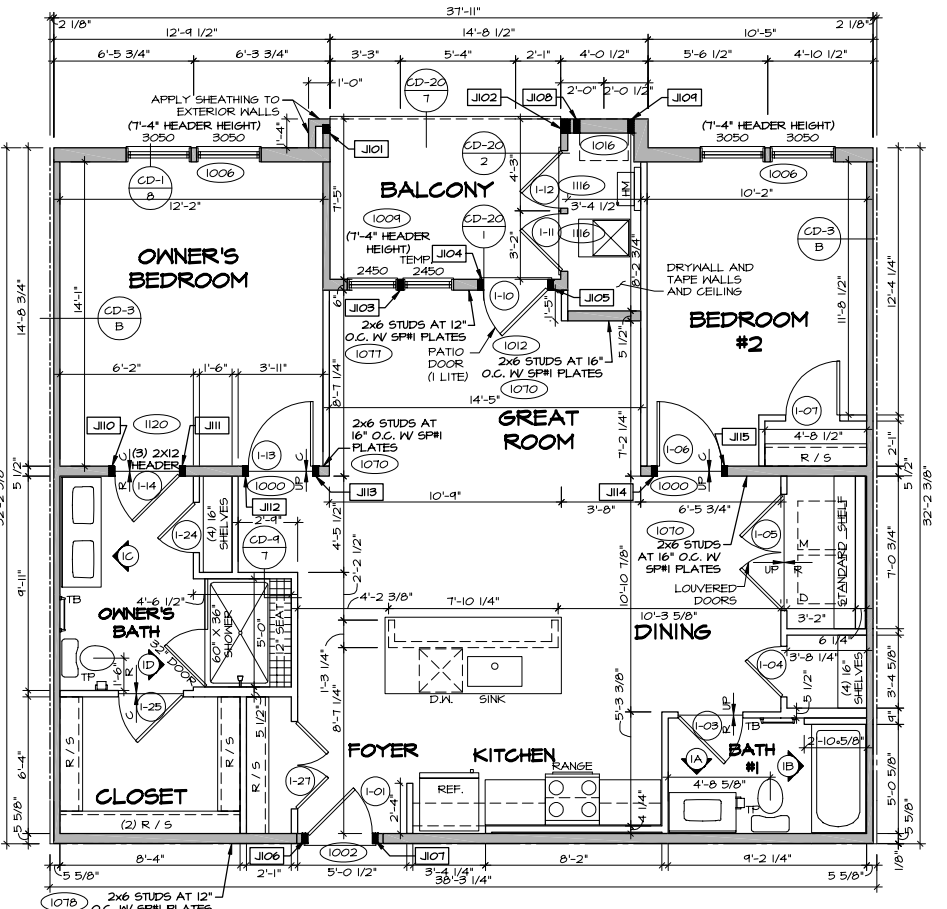
SEE FC DETAILS FOR FRAMING CONNECTORS

- ### FLOOR PLAN NOTES
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 1 3/4" w/ OSB, 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 CD-4 FOR INTERIOR TRIM DETAILS.
  - ALL WINDOWS HAVE T-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.
  - BEARING WALLS WITH SFF#1 PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SFF#1 MATERIAL.

**NOTE**  
ALL UNITS LABELED "TYPE A" ARE DESIGNED PER 2009 ICC - A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. SEE CD-25, CD-21, CD-24 FOR REQUIREMENTS.



**1 LAYOUT | FLOOR PLAN**  
SCALE: 1/4" = 1'-0" KITCHEN APPLIANCE LAYOUT W/RANGE "AAA"  
OWNER'S BATHROOM SHOWER "AMA"  
UNIT F, PER PLAN



**4 LAYOUT | FLOOR PLAN**  
SCALE: 1/4" = 1'-0" KITCHEN APPLIANCE LAYOUT W/RANGE "AAA"  
OWNER'S BATHROOM SHOWER "AMA"  
UNIT C, REVERSE

REV.	NO.	DATE	REMARKS

NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or used in any form or manner without the prior written consent of NVR, Inc.

NVR, Inc.  
5285 Washview Drive, Suite 100  
Frederick, MD 21703

SHEET NO.	A-11
MODEL	MOSAIC 24 UNIT STONE
DRAWING TITLE	FIRST FLOOR LEVEL PLAN - LAYOUT 1
OPTION DESCRIPTION	
SET NO. / MSCOA VERSION	00
DRAWN BY	
DATE:	
OPTION	
14	

LAYOUT DOOR SCHEDULE																
DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
2-01	UNIT	6'-8"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	
2-03	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-04	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-05	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-06	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-07	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-08	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-09	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-10	UNIT	6'-8"	2'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
2-11	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	NO	YES	PRIVACY	YES	90 MINUTE	
2-12	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	NO	YES	PRIVACY	YES	90 MINUTE	
2-13	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	NO	NO	PRIVACY	YES	NONE	
2-14	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
2-15	UNIT	6'-8"	4'-0 1/2"	6.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

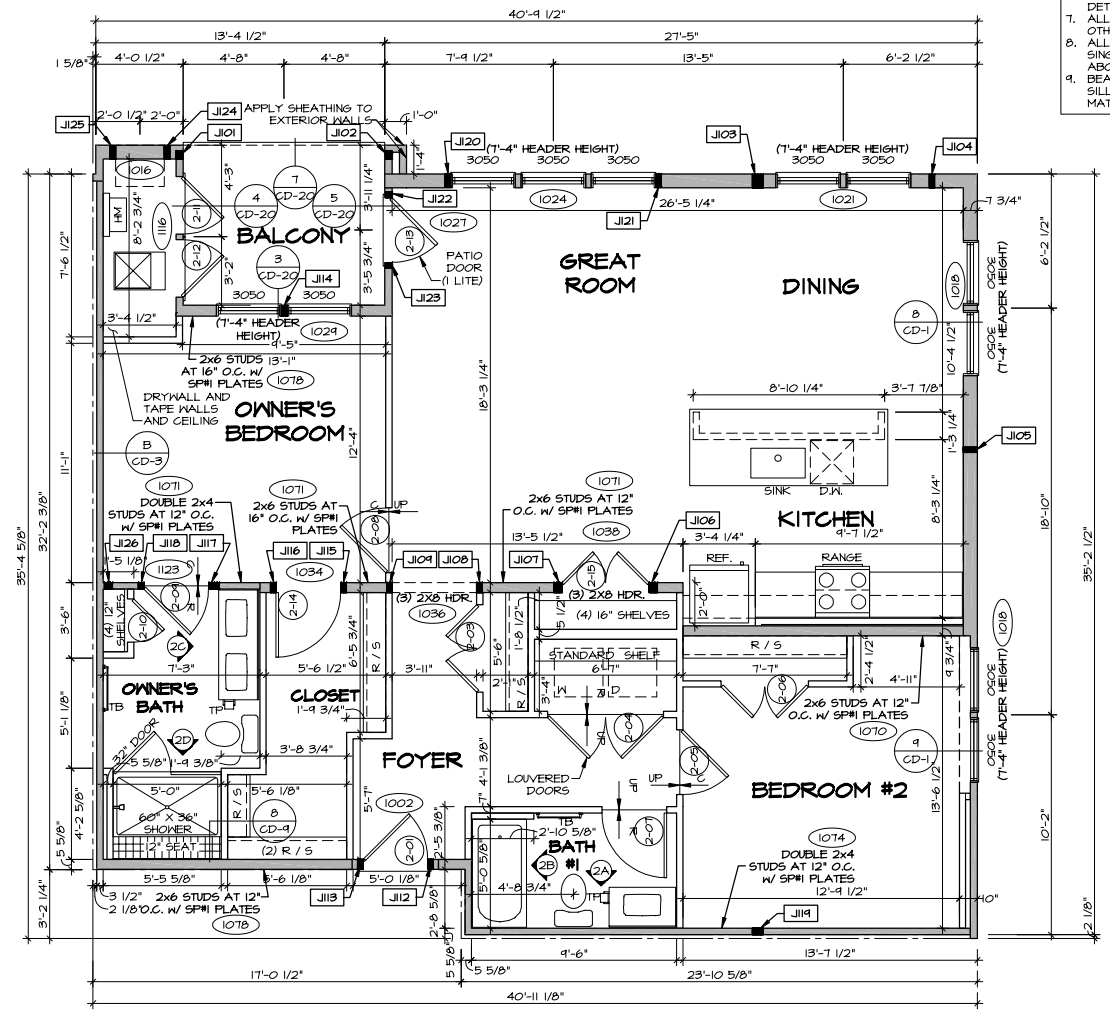
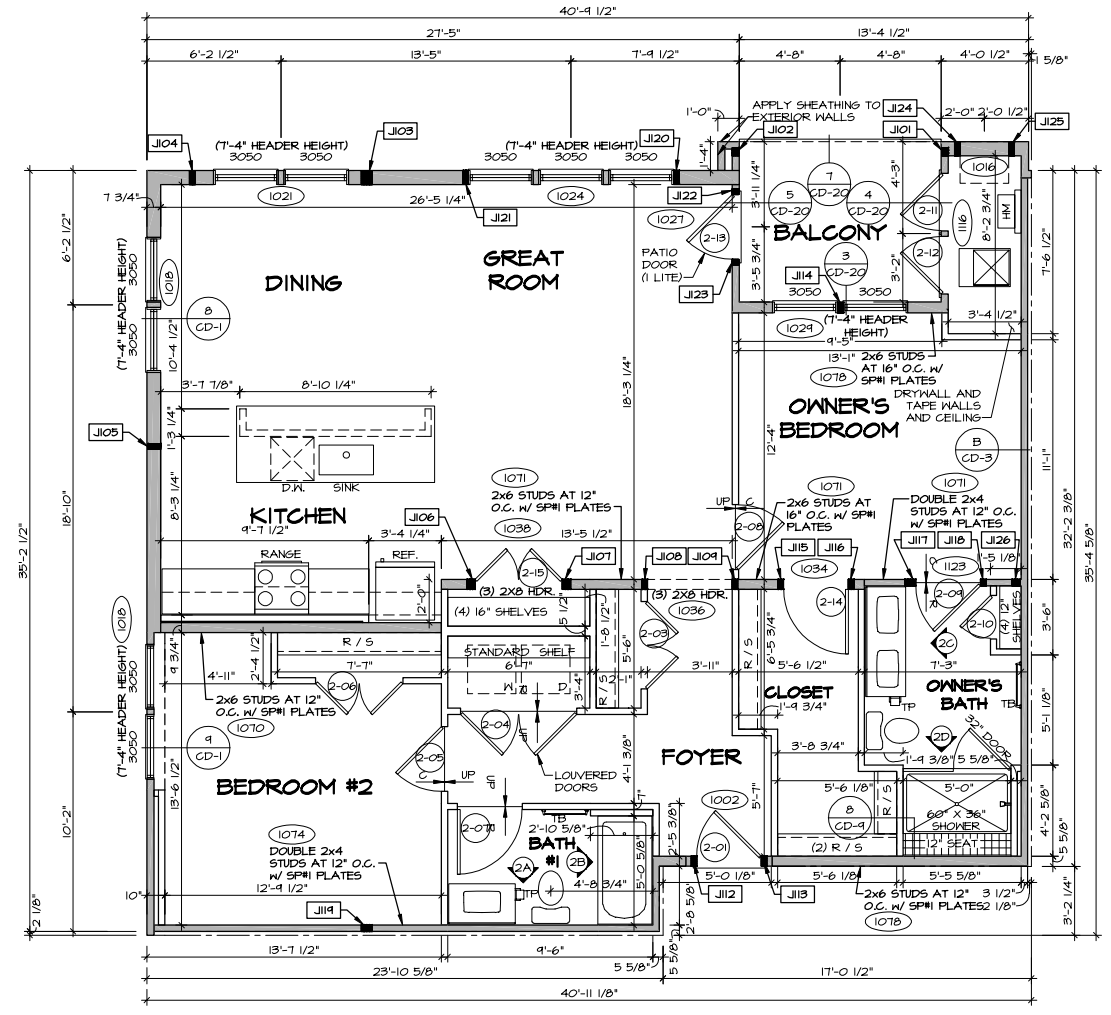
FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. N.M.	REMARKS
J101	JACK - (3) 2X4 SFF STUD GRADE	1032	
J102	JACK - (3) 2X4 SFF STUD GRADE	1032	
J103	JACK - (4) 2X8 SFF #2	4045	
J104	JACK - (2) 2X8 SFF #2	4045	
J105	JACK - (2) 2X8 SFF #2	4045	
J106	JACK - (3) 2X6 SFF STUD GRADE	1038	
J107	JACK - (2) 2X6 SFF STUD GRADE	1038	
J108	JACK - (2) 2X6 SFF STUD GRADE	1038	
J109	JACK - (2) 2X6 SFF STUD GRADE	1038	
J110	JACK - (2) 2X6 SFF STUD GRADE	1002	
J111	JACK - (2) 2X6 SFF STUD GRADE	1002	
J112	JACK - (2) 2X6 SFF STUD GRADE	1024	
J113	JACK - (2) 2X6 SFF STUD GRADE	1034	
J114	JACK - (4) 2X4 SFF STUD GRADE	1123	
J115	JACK - (2) 2X4 SFF STUD GRADE	1123	
J116	JACK - (4) 2X4 SFF STUD GRADE	4045	
J117	JACK - (2) 2X8 SFF #1	1024	
J118	JACK - (2) 2X8 SFF #1	1024	
J119	JACK - (2) 2X4 SFF STUD GRADE	1024	
J120	JACK - (2) 2X8 SFF #1	1024	
J121	JACK - (2) 2X8 SFF #1	1024	
J122	JACK - (2) 2X4 SFF STUD GRADE	1027	
J123	JACK - (2) 2X4 SFF STUD GRADE	1027	
J124	JACK - (2) 2X8 SFF #2	1016	
J125	JACK - (2) 2X8 SFF #2	1016	
J126	JACK - (3) 2X4 SFF STUD GRADE	2095	

**LEGEND**

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM-HEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- 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, OR (2) 2x6 W/ 2x8 WALLS UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS TO BE 4" W/ OSB, 6" W/ OSB OR 1 3/4" W/ OSB, 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 CD-1 FOR INTERIOR TRIM DETAILS.
  - ALL WINDOWS HAVE T-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.
  - BEARING WALLS WITH SFF#1 PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SFF#1 MATERIAL.



REVISIONS

REV. NO.	DATE	DESCRIPTION

SET NO. MSCOA  
VERSION 00  
DRAWN BY  
DATE:  
OPTION

**NVR**  
NVR, Inc.  
5285 Washburn Drive, Suite 100  
Frederick, MD 21703

SHEET NO. **A-11**  
DRAWING TITLE  
FIRST FLOOR LEVEL PLAN - LAYOUT 2  
OPTION DESCRIPTION

15

LAYOUT DOOR SCHEDULE																
DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATINGS	REMARKS
		HEIGHT	WIDTH													
3-01	UNIT	6'-8"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	
3-03	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
3-04	UNIT	6'-8"	2'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-05	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-08	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-09	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-10	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-11	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-12	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
3-13	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-14	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-15	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	NO	YES	PRIVACY	YES	90 MINUTE	
3-16	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	NO	YES	PRIVACY	YES	90 MINUTE	
3-17	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
3-18	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-19	UNIT	6'-8"	1'-8"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	YES	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	INT HEADER - 2X8 - 3 PLY	4'-0"	1082	

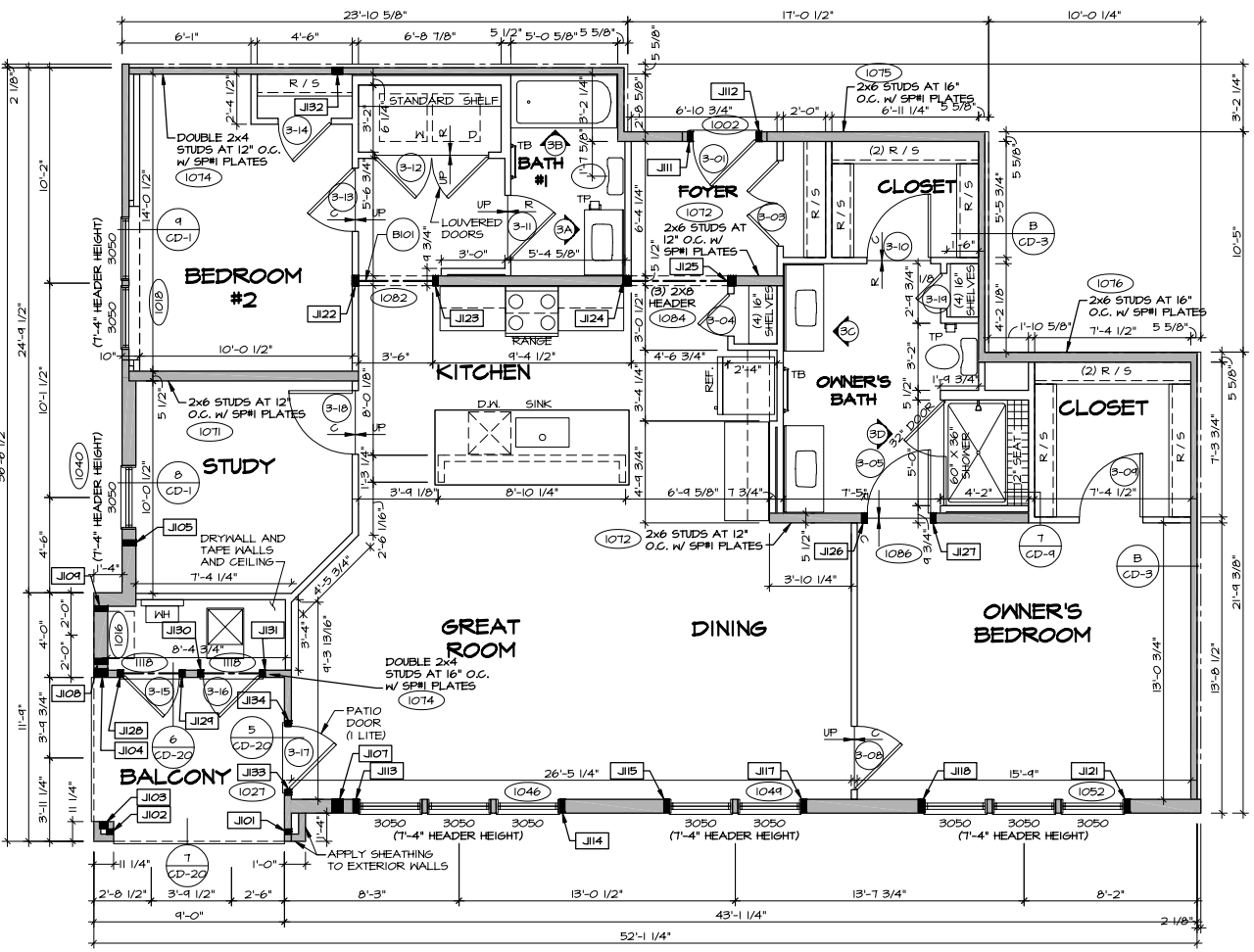
FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE	1044	
J102	JACK - (2) 2X4 SFF STUD GRADE	1044	
J103	JACK - (3) 2X4 SFF STUD GRADE	1042	
J104	JACK - (3) 2X8 SFF #2	1042	
J105	JACK - (2) 2X8 SFF #2	4045	
J107	JACK - (4) 2X8 SFF #2	4045	
J108	JACK - (2) 2X8 SFF #2	1016	
J109	JACK - (2) 2X8 SFF #2	1016	
J111	JACK - (2) 2X6 SFF STUD GRADE	1002	
J112	JACK - (2) 2X6 SFF STUD GRADE	1002	
J113	JACK - (2) 2X8 SYP #1	1046	
J114	JACK - (2) 2X8 SFF #2	1046	
J115	JACK - (2) 2X8 SYP #1	1044	
J117	JACK - (2) 2X8 SYP #1	1044	
J118	JACK - (2) 2X8 SYP #1	1052	
J121	JACK - (2) 2X8 SYP #1	1052	
J122	JACK - (4) 2X4 SFF STUD GRADE	1082	
J123	JACK - (2) 2X6 SFF STUD GRADE	1082	
J124	JACK - (3) 2X6 SFF STUD GRADE	1084	
J125	JACK - (3) 2X6 SFF STUD GRADE	1084	
J126	JACK - (2) 2X6 SFF STUD GRADE	1086	
J127	JACK - (2) 2X6 SFF STUD GRADE	1086	
J128	JACK - (2) 2X4 SFF STUD GRADE	1118	
J129	JACK - (2) 2X4 SFF STUD GRADE	1118	
J130	JACK - (2) 2X4 SFF STUD GRADE	1118	
J131	JACK - (2) 2X4 SFF STUD GRADE	1118	
J132	JACK - (4) 2X4 SFF STUD GRADE	4045	
J133	JACK - (2) 2X4 SFF STUD GRADE	1082	
J134	JACK - (2) 2X4 SFF STUD GRADE	1082	

LEGEND	
[Symbol]	BEARING WALL
[Symbol]	NON BEARING WALL
[Symbol]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Symbol]	JACKS
[Symbol]	BEAM/HEADER
[Symbol]	PAD FOOTING
[Symbol]	STEEL COLUMN
[Symbol]	TRUSS TIE DOWN
[Symbol]	PORTAL FRAME
[Symbol]	JOIST/TRUSS
[Symbol]	LVL
[Symbol]	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, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 1 3/4" w/ OSB, 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 CD-4 FOR INTERIOR TRIM DETAILS.
- 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.
- BEARING WALLS WITH SFP#1 PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SFP#1 MATERIAL.



**LAYOUT 3 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
UNIT A, PER PLAN

REV. NO.	DATE	REMARKS

I, NVR, Inc., hereby certifies its copyright and other property rights in these plans. These plans are not to be copied in any form or manner without the written consent of NVR, Inc.



NVR, Inc.  
5285 Washview Drive, Suite 100  
Frederick, MD 21703

SET NO. MSCOA	VERSION 00
DRAWN BY	DATE:
OPTION	OPTION

SHEET NO.	MODEL	SET NO. MSCOA
	MOSAIC 24 UNIT STONE	VERSION 00
A-11	DRAWING TITLE	DATE:
	FIRST FLOOR LEVEL PLAN - LAYOUT 3	OPTION
16	OPTION DESCRIPTION	

LAYOUT DOOR SCHEDULE																
DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRINGS HINGE	FIRE RATINGS	REMARKS
		HEIGHT	WIDTH													
4-01	UNIT	6'-8"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	
4-02	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (ND)	NO	NO	NO	DOUBLE PASSAGE	NO	NONE	
4-03	UNIT	6'-8"	2'-0"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PASSAGE	NO	NONE	
4-04	UNIT	6'-8"	3'-0"	6.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
4-05	UNIT	6'-8"	3'-0"	6.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
4-06	UNIT	6'-8"	3'-0"	6.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PASSAGE	NO	NONE	
4-07	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
4-08	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	NO	YES	PRIVACY	YES	90 MINUTE	
4-09	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	NO	YES	PRIVACY	YES	90 MINUTE	
4-10	UNIT	6'-8"	3'-0"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
4-11	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	DOUBLE PASSAGE	NO	NONE	
4-12	UNIT	6'-8"	3'-0"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PRIVACY	NO	NONE	
4-13	UNIT	6'-8"	2'-0"	6.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	PASSAGE	NO	NONE	
4-14	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (ND)	NO	NO	NO	DOUBLE PASSAGE	NO	NONE	

**FLOOR PLAN NOTES**

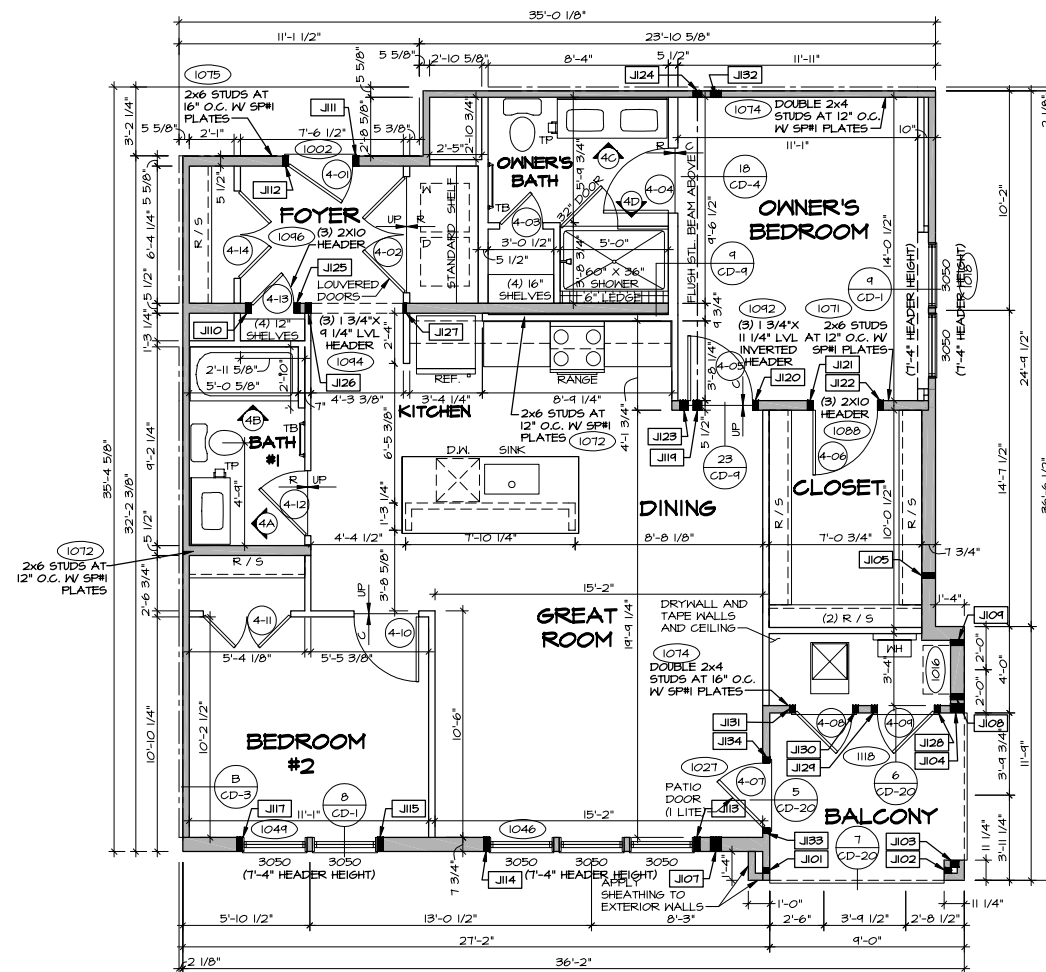
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED AREAS ARE 12" UNLESS OTHERWISE NOTED.
- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL CD-4 FOR INTERIOR TRIM DETAILS.
- ALL WINDOWS HAVE 1"-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.
- BEARING WALLS WITH SPM PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPM MATERIAL.

**LEGEND**

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

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE	1044	
J102	JACK - (2) 2X4 SFF STUD GRADE	1044	
J103	JACK - (3) 2X4 SFF STUD GRADE	1042	
J104	JACK - (3) 2X8 SFF #2	1042	
J105	JACK - (2) 2X8 SFF #2	1046	
J107	JACK - (4) 2X8 SFF #2	1045	
J108	JACK - (2) 2X8 SFF #2	1016	
J109	JACK - (2) 2X8 SFF #2	1016	
J110	JACK - (2) 2X6 SFF STUD GRADE	1046	
J111	JACK - (2) 2X6 SFF STUD GRADE	1002	
J112	JACK - (2) 2X6 SFF STUD GRADE	1002	
J113	JACK - (2) 2X8 SYP #1	1046	
J114	JACK - (2) 2X8 SFF #2	1046	
J115	JACK - (2) 2X8 SYP #1	1044	
J117	JACK - (2) 2X8 SYP #1	1044	
J119	JACK - (3) 2X6 SFF STUD GRADE	1090	CRIPPLES
J120	JACK - (2) 2X6 SFF STUD GRADE	1042	
J121	JACK - (2) 2X6 SFF STUD GRADE	1088	
J122	JACK - (2) 2X6 SFF STUD GRADE	1088	
J123	JACK - (3) 2X6 SFF STUD GRADE	1042	
J124	JACK - (3) 2X4 SFF STUD GRADE	1040	
J125	JACK - (2) 2X6 SFF STUD GRADE	1046	
J126	JACK - (2) 2X6 SFF STUD GRADE	1094	
J127	JACK - 2X6 SFF STUD GRADE	1094	
J128	JACK - (2) 2X4 SFF STUD GRADE	1118	
J129	JACK - (2) 2X4 SFF STUD GRADE	1118	
J130	JACK - (2) 2X4 SFF STUD GRADE	1118	
J131	JACK - (2) 2X4 SFF STUD GRADE	1118	
J132	JACK - (4) 2X4 SFF STUD GRADE	1045	
J133	JACK - (2) 2X4 SFF STUD GRADE	1027	
J134	JACK - (2) 2X4 SFF STUD GRADE	1027	



**LAYOUT 4 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
UNIT E, PER PLAN

REMARKS

REV. NO. DATE

NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be copied, reproduced, or otherwise used in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of NVR, Inc.



SET NO. MSCOA  
VERSION 00  
DRAWN BY  
DATE:  
OPTION

MODEL: MOSAIC 24 UNIT STONE  
DRAWING TITLE: FIRST FLOOR LEVEL PLAN - LAYOUT 4  
OPTION DESCRIPTION

SHEET NO. A-11  
17