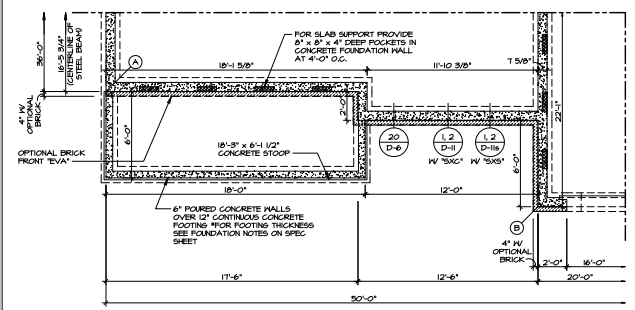
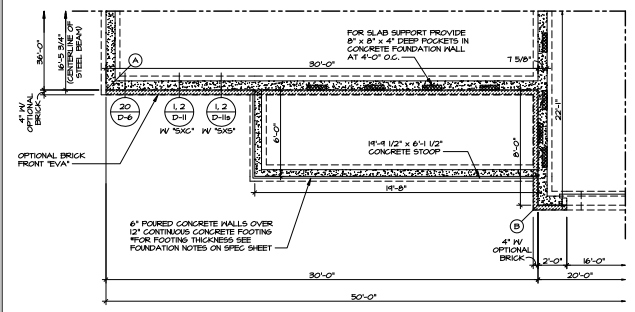


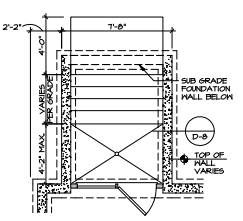
5 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "C" 'ELL'
ELEVATION "L" 'ELL'



4 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "B" 'ELL'
ELEVATION "C" 'ELL'



3 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "A" WITH PARTIAL PORCH
"EL" "A" "EPB"



1 PART. FDN. PLAN
SCALE: 1/4" = 1'-0"

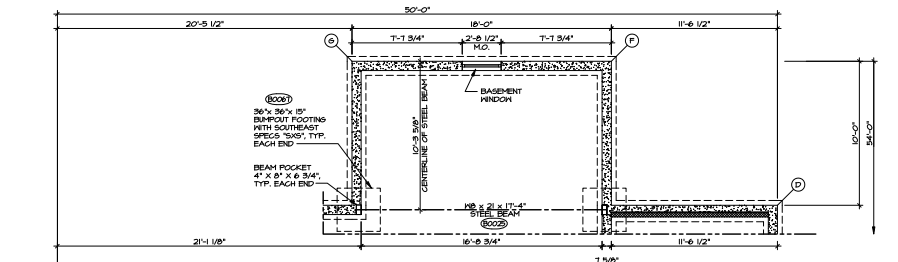
DOUBLE PATIO DOOR AIRWAY
MILLED EXIT 1000"
MILLED EXIT LOCATION MAY BE FIELD MODIFIED DUE TO GRADE OR OPTIONS ABOVE

STRUCTURAL LEGEND

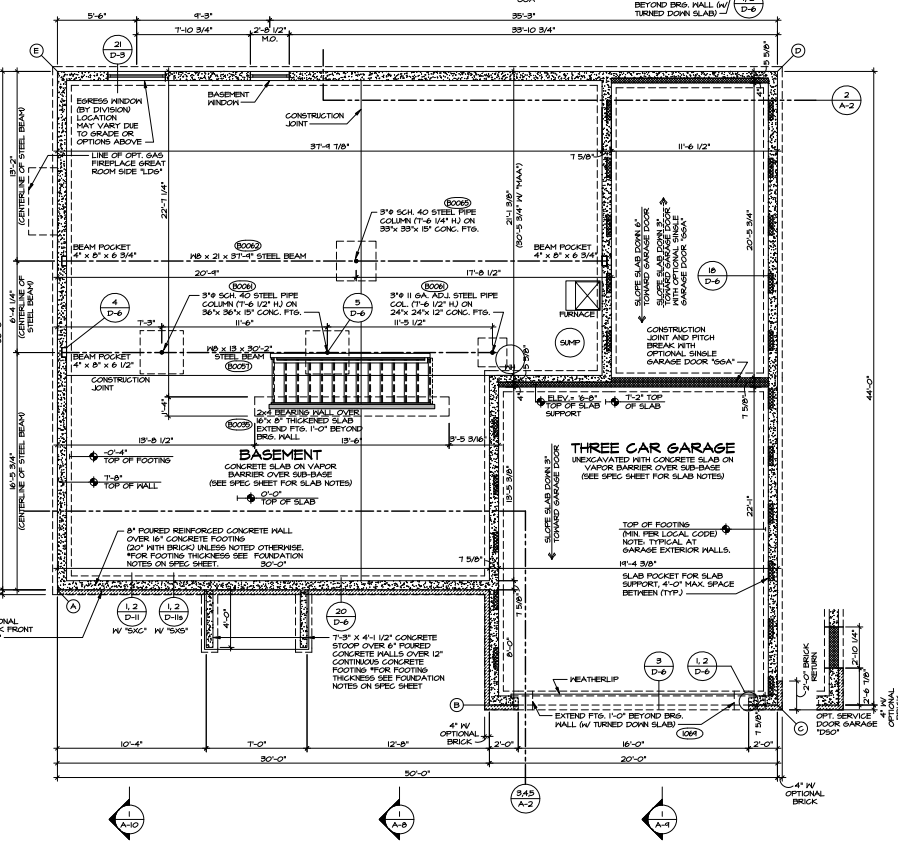
- (X) ENGINEERING PAGE NUMBER
- 2x10 BLOCKING
- 2x6 BLOCKING
- 2x BLOCKING (2x4 TYP)
- LAMINATED WOOD COLUMN INDICATES BEARING FROM POINT-LOAD ABOVE
- REINFORCEMENT ADDED AT POINT-LOADS FROM ABOVE OR PER ENGINEERING. QUANTITY/SIZING VARIES PER DESIGN.

DIAGONALS

SIDING	BRICK FRONT
A/D 61'-7 5/8"	A/D 61'-8 5/8"
B/D 48'-4"	B/D 48'-4 1/4"
C/E 66'-7 1/4"	C/E 67'-0 1/8"
F/H 58'-11 1/2"	F/H 60'-2 5/8"
G/I 61'-6 5/8"	G/I 62'-0"



2 PART. FDN. PLAN
SCALE: 1/4" = 1'-0"



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

REVISIONS

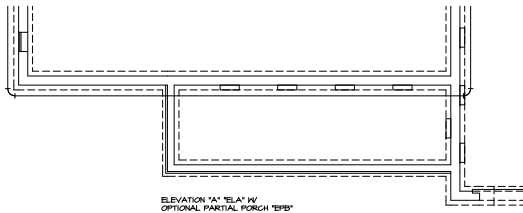
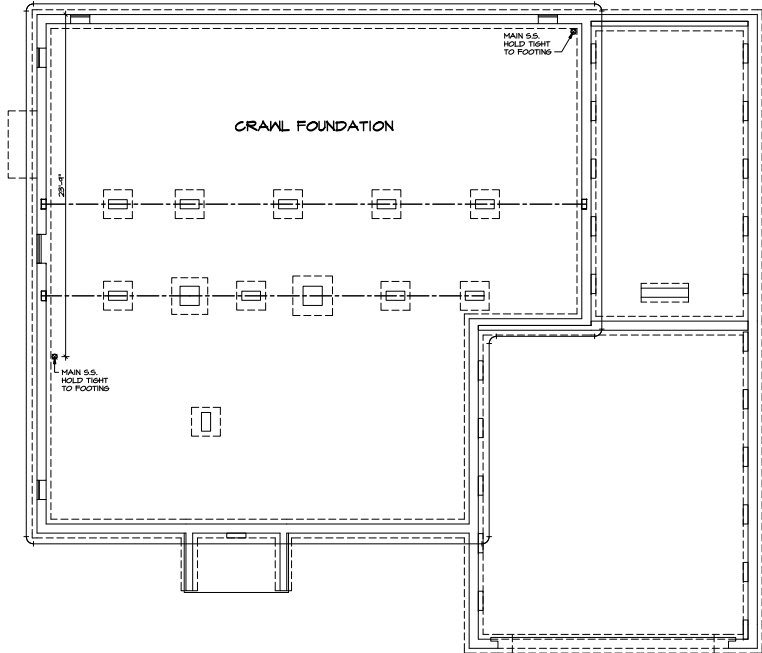
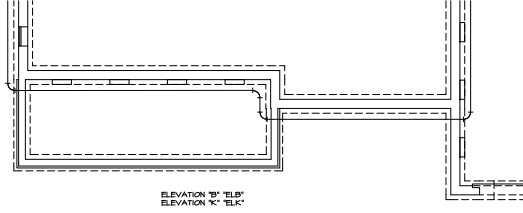
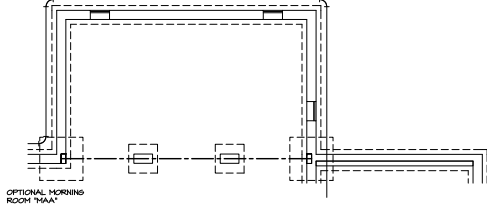
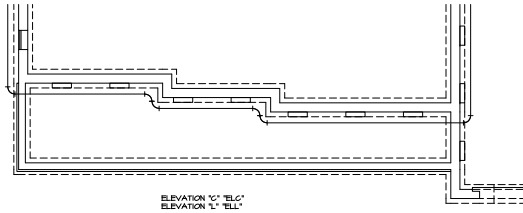
REV.	NO.	DATE	DESCRIPTION
1	1	1/17/24	SCALE - ADJUSTED DIMENSIONS ON THE RIGHT GARAGE FOUNDATION WALL (PAGE 2/2/24)
2	1	1/17/24	SCALE - ADJUSTED DIMENSIONS ON THE RIGHT GARAGE FOUNDATION WALL (PAGE 2/2/24)
3	1	1/17/24	SCALE - ADJUSTED DIMENSIONS ON THE RIGHT GARAGE FOUNDATION WALL (PAGE 2/2/24)
4	1	1/17/24	SCALE - ADJUSTED DIMENSIONS ON THE RIGHT GARAGE FOUNDATION WALL (PAGE 2/2/24)

NOTES:
1. SEE NOTES ON PREVIOUS SHEETS FOR CONSTRUCTION AND MATERIALS.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.

SET BY: B. BATOOC
DATE: 7/16/23
DESIGNED BY: JES
DATE: 7/16/23
OPTION: FEBA

NVR
NVR ENGINEERING, INC.
2175 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.NVR-ENGINEERING.COM

SHEET NO. A-2
FOUNDATION PLAN
OPTION DESCRIPTION: FULL BASEMENT FOUNDATION
16

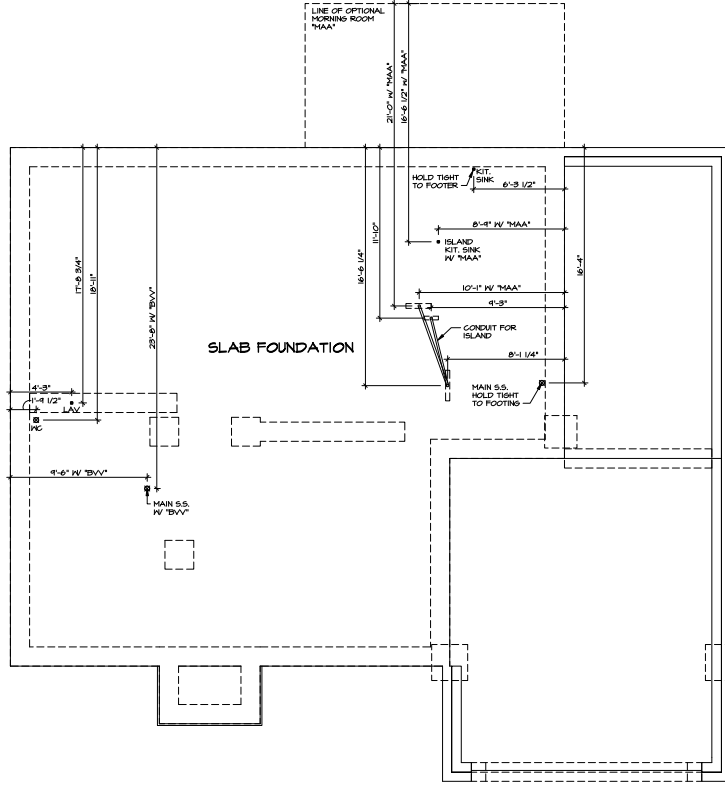
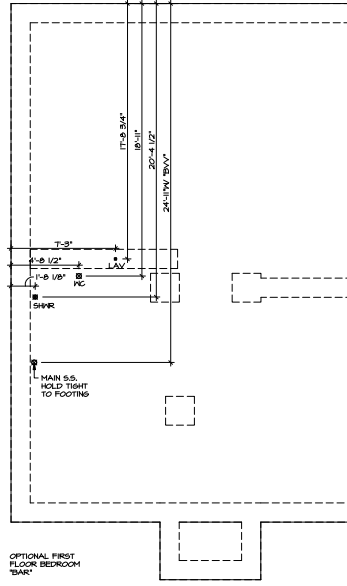


PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-4	DRAWING TITLE PLUMBING PLAN	SET NO. BAT00	REV. NO. 1	DATE 1/9/24 A.M.	CREATED VERSION 02	REMARKS
		DESIGNER BY JES	DATE 8/5/19	OPTION FCA		
24	OPTION DESCRIPTION CRAWL SPACE FOUNDATION					



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

SHEET NO. 26

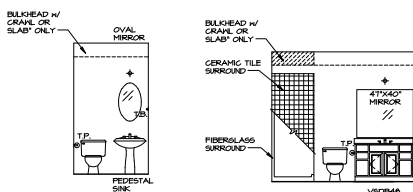
WORK BY
BATEMAN
DRAWING TITLE
PLUMBING PLAN
OPTION DESCRIPTION
SLAB FOUNDATION - MONOLITHIC

SET NO. B1400
VERSION 02
DESIGNED BY JES
DATE: 8/5/19
OPTION
FSH1



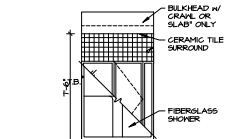
NOTES:
1. This drawing is intended to be used in conjunction with the approved and sealed drawings of the foundation, structure, and other related trades. It is the responsibility of the contractor to verify all dimensions and conditions on the job site before construction begins.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction.

REV. NO.	DATE	REMARKS
1	5/24/19	PREP - FINALS 1B CONVERSION
2	1/25/24	AS-BUILT - CORRECTED VERSION 02



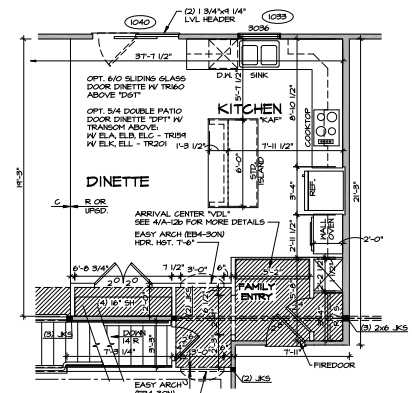
(A) POWDER ROOM
SCALE: 1/4" = 1'-0"

(B) FIRST FLOOR BATH
SCALE: 1/4" = 1'-0"

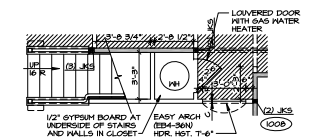


(C) FIRST FLOOR BATH
SCALE: 1/4" = 1'-0"

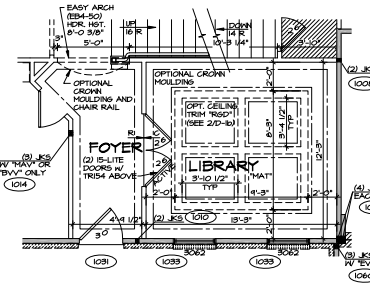
NOTES:
1. TYPED GLASS SHOWER ENCLOSURE WITH SHING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
2. BATH ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
3. REFER TO SHEET D-10 FOR TUB AND SHOWER DETAILS.



(5) PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
UPGRADE KITCHEN "KAF"

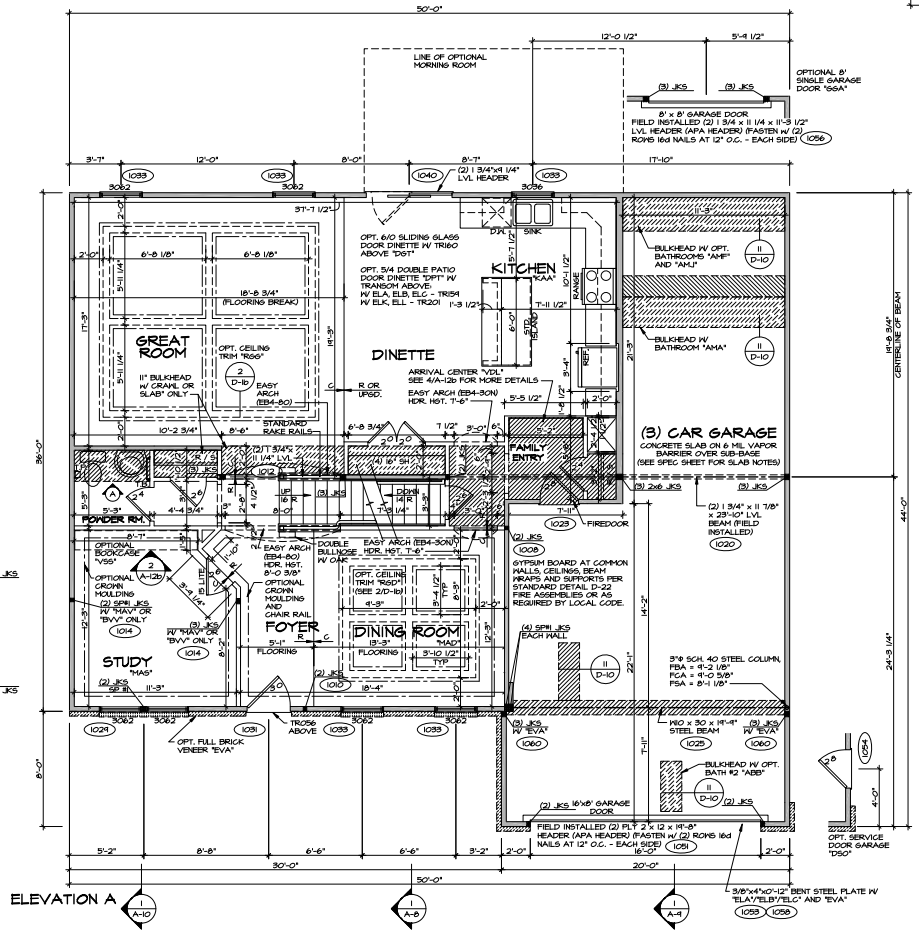


(4) PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
CRANL FOUNDATION "FCA" SLAB FOUNDATION "FSA"



(3) PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
LIBRARY "HAT"

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 CEILING.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL SHEET D-1 FOR TRIM OPTIONS (T1 / D-1) AND DETAILS.



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

REV. NO.	DATE	REVISIONS
1	11/14/14	INITIAL DESIGN
2	11/14/14	REVISED CEILING TRIM DETAIL (R-104)
3	11/14/14	REVISED CEILING TRIM DETAIL (R-104)
4	11/14/14	REVISED CEILING TRIM DETAIL (R-104)
5	11/14/14	REVISED CEILING TRIM DETAIL (R-104)
6	11/14/14	REVISED CEILING TRIM DETAIL (R-104)
7	11/14/14	REVISED CEILING TRIM DETAIL (R-104)

SET NO.	BATCH	DATE	BY	DATE	DESCRIPTION
1	11/14/14	11/14/14	JFA	11/14/14	OPTIONAL

NVR	11/14/14	11/14/14	JFA	11/14/14	OPTIONAL
------------	----------	----------	-----	----------	----------

11 7/8" FRI 60 JOIST SCHEDULE

(A)	39'-1 3/4"	(S)	22'-1 3/4"	(12)	(L)	3	1 3/4" x 18"	18'-0"
(B)	19'-8 1/4"	(T)	39'-1 1/8"					
(K)	14'-8 5/8"	(V)	14'-1 1/4"					

LVL SCHEDULE

(1)	3	1 3/4" x 18"	18'-0"
-----	---	--------------	--------

SECOND FLOOR FRAMING:

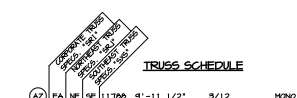
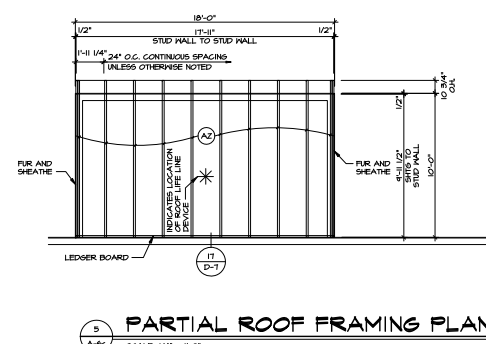
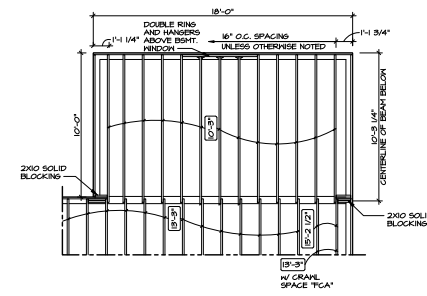
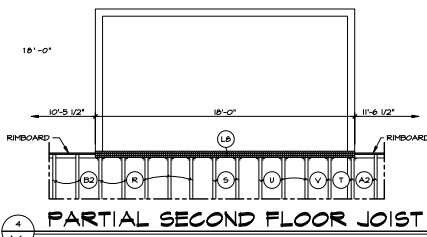
NOTES:

- ENGINEERING PAGE NUMBER
- JOIST LENGTHS SHOWN IS THE NEXT HIGHEST LENGTH TO CUT FROM
- REFER TO STANDARD DETAIL SHEET NO. D-2, DETAIL "D" FOR HOLE CUTTING GUIDELINES
- PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED
- REFER TO DETAIL T-2-1/2 FOR HANGER DETAIL
- ALL JOIST TO BE PRIME II 1/8"
- SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD
- SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (D-46) FOR TYPICAL HANGERS
- WITH VENTED CRANK SPACE ADD HANGERS AND DOUBLE RIMBOARD ABOVE FOUNDATION VENTS AND ACCESS PANELS

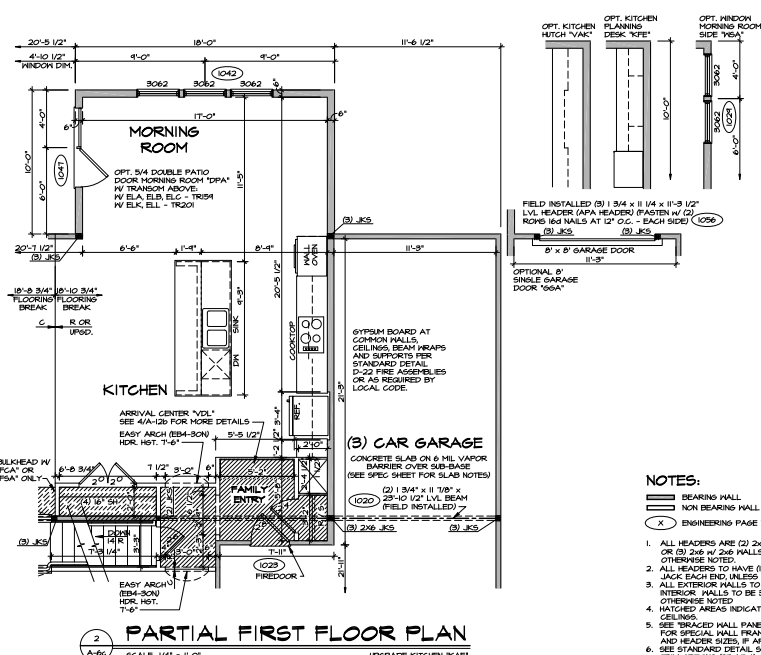
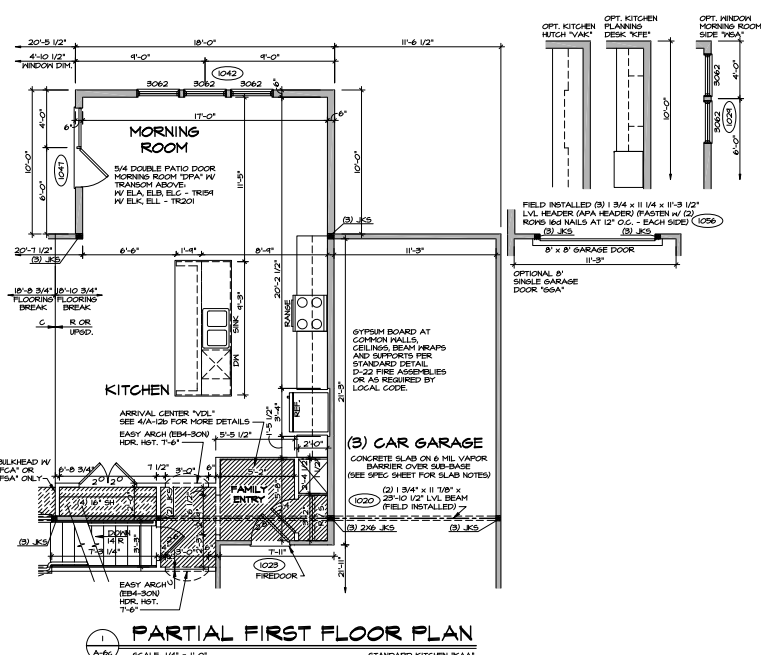
FIRST FLOOR FRAMING:

NOTES:

- ENGINEERING PAGE NUMBER
- ALL JOISTS AND RINGS ARE 2X10 SP #1 OR 2X10 SP #2 OR 2X10 SP #2
- ALL RING HATTS 1/4" UNLESS OTHERWISE NOTED
- ALL SHORT JOIST ARE CUT FROM 14'-0" UNLESS OTHERWISE NOTED
- PROVIDE SOLID BLS BELOW ALL JKS AS REQD.
- 4" MAX. OVERHANG OF FLOOR JOIST ON STEEL BEAM AND BEARING WALLS
- OPTIONAL CROSS BRIDGING AS REQD.
- ALL JOIST LENGTHS IN BOX ARE TO BE CUT FROM 2'-0" NOMINAL SIZE JOISTS
- SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD
- SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (D-46) FOR TYPICAL HANGERS
- REFER TO STANDARD DETAIL (D-2) (D-4) FOR JOIST / HOLE / NOTCH CUTTING GUIDELINES

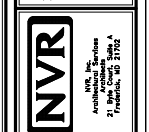


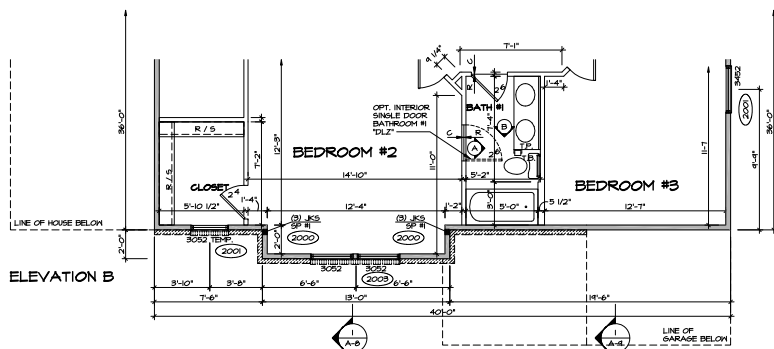
- NOTES:**
- FOR TE-DOWN SCHEDULE SEE:
 - D / D-16 W/ CORNERSTONE SPECS (EXC)
 - D / D-16 W/ SOUTHEAST SPECS (EXC)



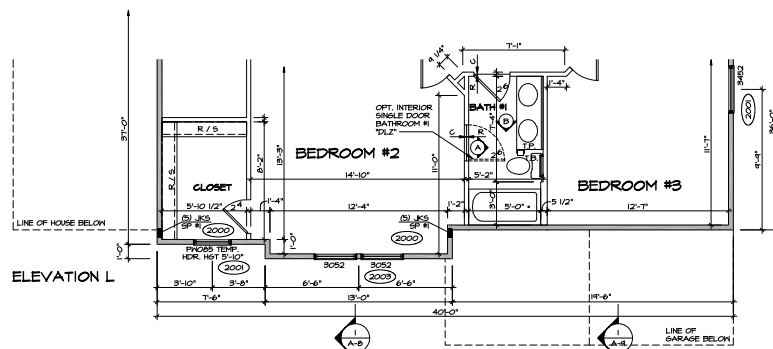
- NOTES:**
- () BEARING WALL
 - () NON BEARING WALL
 - (X) ENGINEERING PAGE NUMBER
- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED
 - ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED
 - HATCHED AREAS INDICATE DROPPED CEILING
 - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE
 - SEE STANDARD DETAIL SHEET D-1 FOR TRIM OPTIONS (D-1) AND DETAILS
 - ALL WINDOW HEADER HEIGHTS TO BE 8'-0" UNLESS OTHERWISE NOTED

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1/14/24</td> <td>ISSUE FOR PERMIT</td> </tr> <tr> <td>2</td> <td>1/14/24</td> <td>REVISED GREAT ROOM DIMENSION AT MORNING RM 20'-1 1/2" (PAGE 02.27000)</td> </tr> <tr> <td>4</td> <td>1/27/24</td> <td>CLB - REVISED 3" RANSOM FRESH AIR AND COUNTERTOP (PAGE 02.27000)</td> </tr> </tbody> </table>	REV. NO.	DATE	DESCRIPTION	1	1/14/24	ISSUE FOR PERMIT	2	1/14/24	REVISED GREAT ROOM DIMENSION AT MORNING RM 20'-1 1/2" (PAGE 02.27000)	4	1/27/24	CLB - REVISED 3" RANSOM FRESH AIR AND COUNTERTOP (PAGE 02.27000)	<p>SET NO. B-1000 VENDOR: JEA DRAWN BY: JEA DATE: 7/6/19 OPTION: N/A</p>
	REV. NO.	DATE	DESCRIPTION										
	1	1/14/24	ISSUE FOR PERMIT										
	2	1/14/24	REVISED GREAT ROOM DIMENSION AT MORNING RM 20'-1 1/2" (PAGE 02.27000)										
4	1/27/24	CLB - REVISED 3" RANSOM FRESH AIR AND COUNTERTOP (PAGE 02.27000)											
<p>PROJECT TITLE: PARTIAL FIRST FLOOR PLAN</p>	<p>OPTION DESCRIPTION: MORNING ROOM</p>												
<p>SHEET NO.: A-6C</p>	<p>NO. OF SHEETS: 31</p>												
<p>SCALE: 1/4" = 1'-0"</p>													

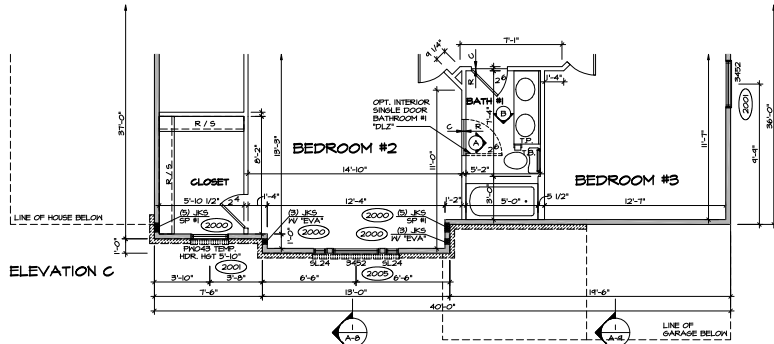




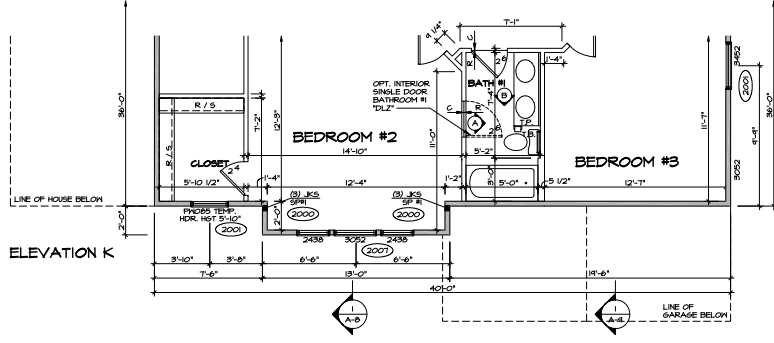
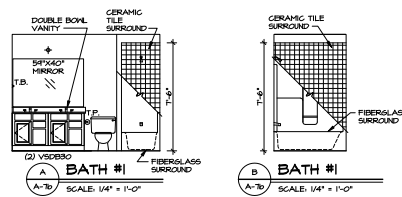
1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB"



4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "L" "ELL"



2 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "C" "ELC"



3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "K" "ELK"

- NOTES:**
- ▬ BEARING WALL
 - ▬ NON BEARING WALL
 - (X) ENGINEERING PAGE NUMBER
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - 1. ALL HEADERS ARE (2) 2x4 n/ 2x4 WALLS OR (2) 2x6 n/ 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 5 1/2", UNLESS OTHERWISE NOTED
 - 4. HATCHED AREAS INDICATE DROPPED CEILING
 - 5. SEE BRICKED HALL PANEL DETAIL SHEET FOR SPECIAL HALL TRAILING LOCATORS AND HEADER SIZES, IF APPLICABLE
 - 6. SEE STANDARD DETAIL SHEET D-1 FOR TRIM OPTIONS (D-1) AND DETAILS.

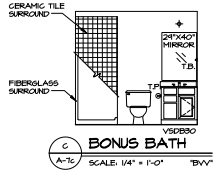
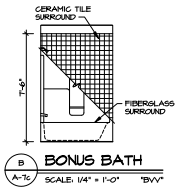
REV. NO.	DATE	REMARKS
1	4/24/14	DATE - TB CONVERSION
2	1/25/14	DATE - CORRECTED VERSIONS

NOTES:
1. ALL HEADERS ARE (2) 2x4 n/ 2x4 WALLS OR (2) 2x6 n/ 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 5 1/2", UNLESS OTHERWISE NOTED
4. HATCHED AREAS INDICATE DROPPED CEILING
5. SEE BRICKED HALL PANEL DETAIL SHEET FOR SPECIAL HALL TRAILING LOCATORS AND HEADER SIZES, IF APPLICABLE
6. SEE STANDARD DETAIL SHEET D-1 FOR TRIM OPTIONS (D-1) AND DETAILS.

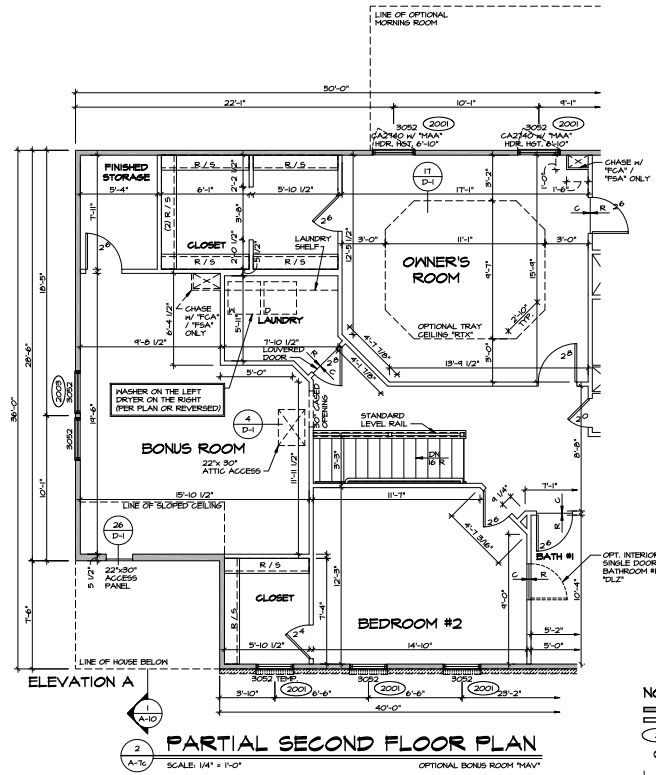
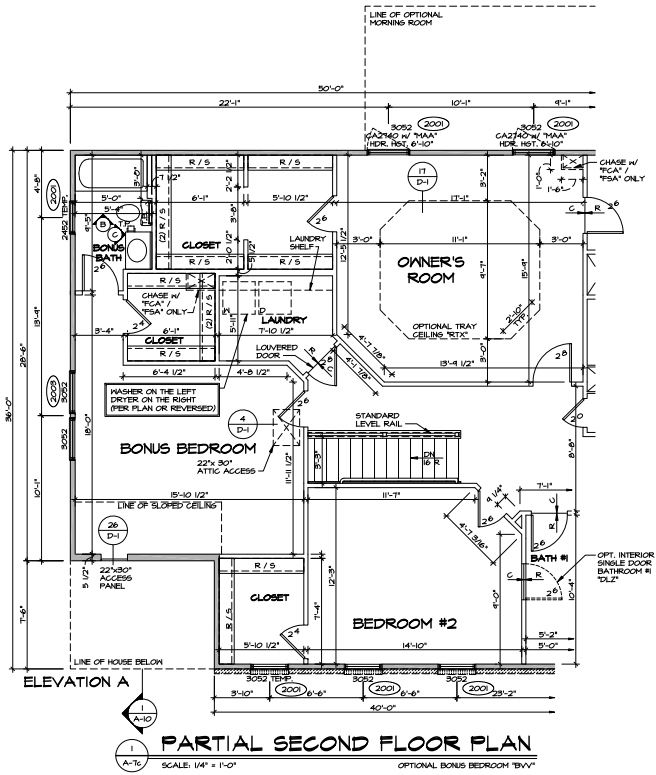


SET NO. BATHOO
VERSION 02
DRAWN BY: JEA
DATE: 7/8/13
OPTION:
ELB, ELL
ELK, ELL

NO. 1
BA TEMAN
PARTIAL SECOND FLOOR PLAN
OPTION
ELEVATION "B" ELEVATION "C"
ELEVATION "K" ELEVATION "L"
ELB, ELL
33
1401 W. 14th Ave. Aurora, CO 80014 Tel: 303.733.3172



NOTES:
 1. TIPPED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
 2. TUB ACCESS PANELS PROVIDED AND NEEDED. ALL MATERIALS BY DIVISION.
 3. REFER TO SHEET D-10 FOR TUB AND SHOWER DETAILS.



NOTES:

- BEARING WALL
 - NON BEARING WALL
 - ⊗ ENGINEERING PAGE NUMBER
 - ⊙ INDICATES BEARING FROM FRONT/LOAD ABOVE
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 JOCK 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 CEILING.
 5. SEE "TRACKED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADERS SIZES, IF APPLICABLE.
 6. SEE STANDARD DETAIL SHEET D-1 FOR TRIM OPTIONS (D1 / D-1) AND DETAILS.

REV.	NO.	DATE	REMARKS
1	1/10/14	1/10/14	REVISED ACCESS PANEL IN BONUS BEDROOM WALL (PANE 2404)
2	1/23/14	1/23/14	REVISED ACCESS PANEL IN BONUS BEDROOM WALL (PANE 2404)
3	1/23/14	1/23/14	REVISED ACCESS PANEL IN BONUS BEDROOM WALL (PANE 2404)
4	1/23/14	1/23/14	REVISED ACCESS PANEL IN BONUS BEDROOM WALL (PANE 2404)

SET NO. BATHOO VERSION 02 DRAWN BY JEA DATE: 7/16/13 OPTION: BV / RV	NVR NVR Inc. 4400 W. 14th Ave. Suite 210 Denver, CO 80202 Tel: 303.751.3700 Fax: 303.751.3702
--	--

SHEET NO.	34
PROJECT TITLE	PARTIAL SECOND FLOOR PLAN
OPTION DESCRIPTION	BONUS BEDROOM / BONUS ROOM