

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

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.
 - ALL EXTERIOR WALLS TO BE 4" AND 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 CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT 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

SHEET NO. A-6	MODEL VENICE	DRAWING TITLE BASEMENT FLOOR PLAN	OPTION DESCRIPTION OPTION	SET NO. VNC00	VERSION 06	DRAWN BY	DATE: 3/18/2015
				OPTION			
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<p>REMARKS</p>				REV. NO.	DATE	<p>08/05/16 TH - DRAWING ALIGNMENT</p> <p>01/24/17 TH - STANDARD DETAILS 3.0</p>	

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.
- 2A - (2) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D 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
- 5A - (3) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D 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
- 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.

FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
BO1	BEAM STEEL - W12X30	20'-2"	ELB, ELC, ELK, GCB, SRI, SXS, ZCN, ZCC	110	
B03-2	LVL - 04-04	11'-6 1/2"		106 / 174	1A, FIELD INSTALLED
B08-2	LVL - 18	15'-7"	MAA	123, 175	2A, FIELD INSTALLED
PF01-2	LVL - 11-04	19'-8"	GCB, ZCN	102	1A, FIELD INSTALLED

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
JO1	JACK - (2) 2X4 SPF STUD GRADE			
JO2	JACK - (2) 2X4 SPF STUD GRADE			
JO3	JACK - (2) 2X4 SPF STUD GRADE		114	
JO4	JACK - (2) 2X4 SPF STUD GRADE		114	
JO5	JACK - 2X4 SPF STUD GRADE	KAA		
JO6	JACK - 2X4 SPF STUD GRADE	KAA		
J22	JACK - (2) 2X4 SPF STUD GRADE	GCB, ZCN	102	
J50	JACK - (5) 2X4 SPF#1	MAA	123, 175	YES
J51	JACK - (5) 2X4 SPF#1	MAA	123, 175	YES
J52	JACK - (3) 2X4 SPF STUD GRADE	MAA, SRN, SQK	117	
J66	JACK - (6) 2X4 SPF#1	ELB, ELC, ELK, GCB, SRI, SXS, ZCN, ZCC	110	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
CO6	STANCHION - 3 IN SCHED 40	9'-0 5/16"	ELB, ELC, ELK, FBA, GCB, SRI, SXS, ZCN, ZCC	110	

GYPSUM NOTES

RYAN

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

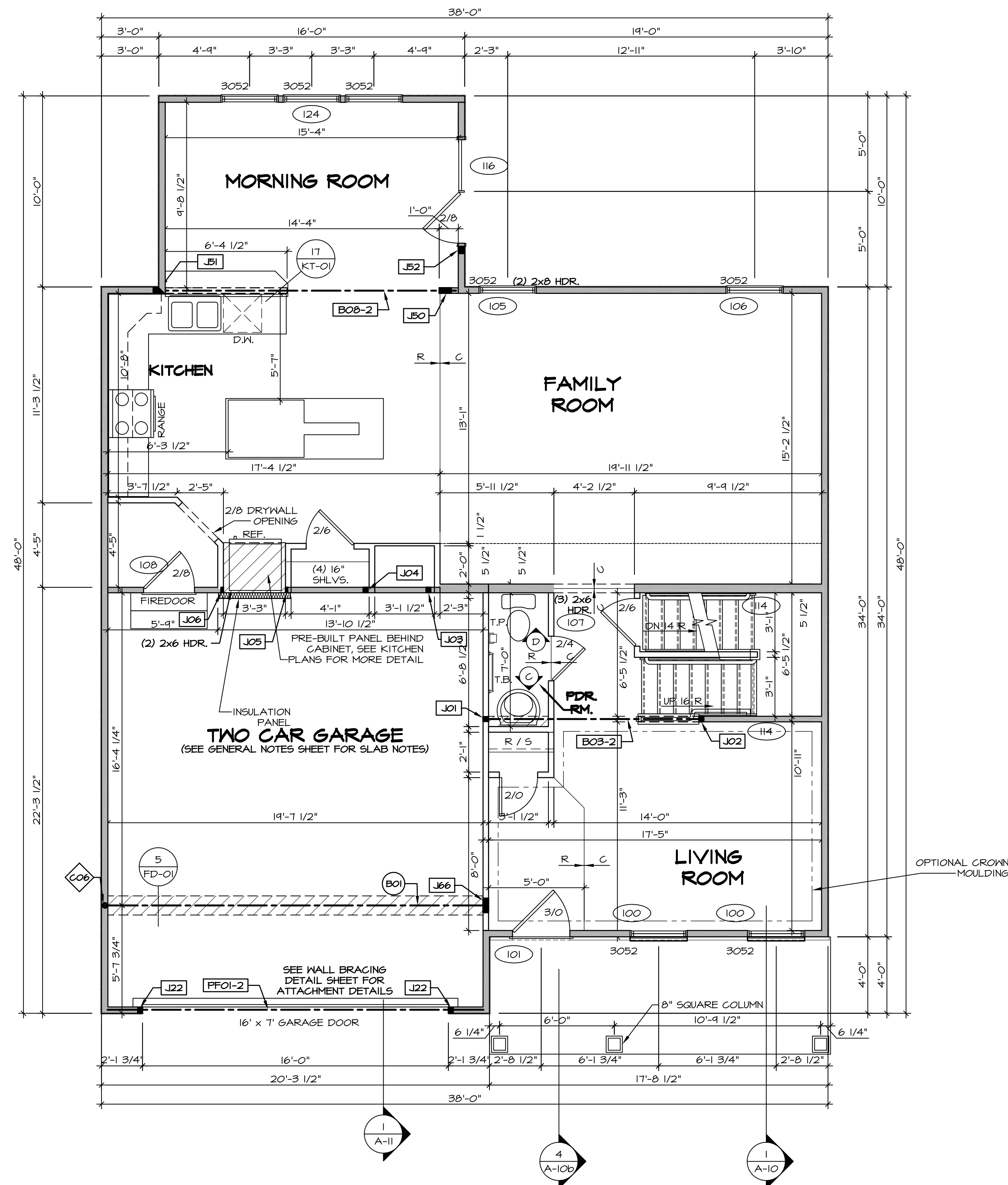
FLOOR PLAN NOTES

RYAN

- 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 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 CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE T-O 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.

LEGEND

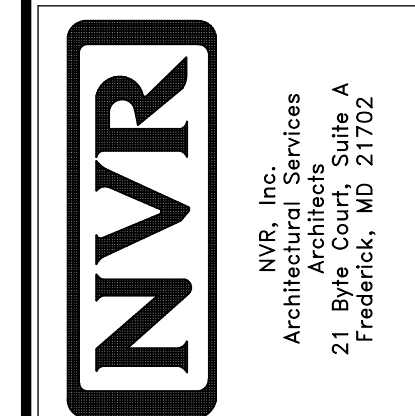
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



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

REV. NO.	DATE	REMARKS
1	08/05/16	TH - DRAWING ALIGNMENT
2	01/24/17	TH - STANDARD DETAILS 3.0
3	6/28/17	SD - REMOVED GARAGE SERVICE DOOR
4	07/12/17	SLS - T-PLY CONVERSION PROJECT

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SET NO. VNC00	VERSION 06
DRAWN BY	DATE: 3/18/2015
OPTION	

MODEL VENICE	DRAWING TITLE FIRST FLOOR PLAN
SHEET NO. A-7	OPTION DESCRIPTION

SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS

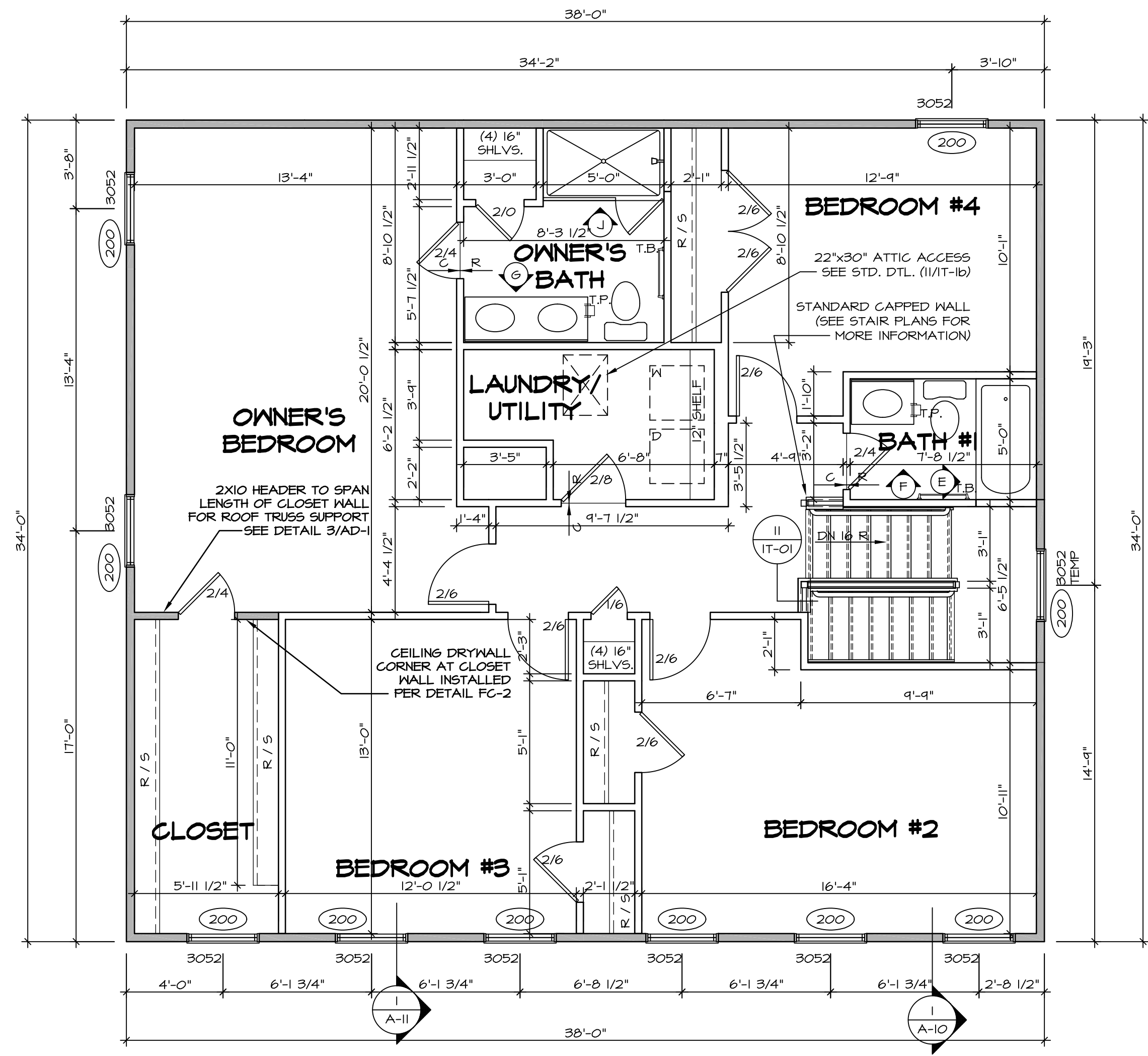
FLOOR PLAN NOTES RYAN

- 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 5/8", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
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- 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 1" O 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.

LEGEND

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

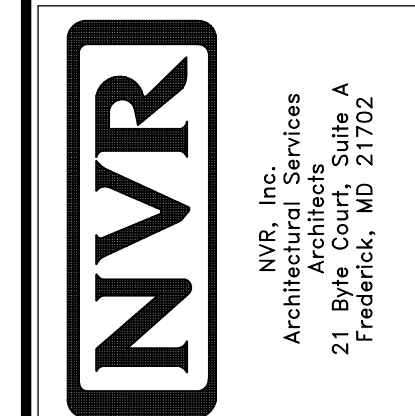
SEE FC DETAILS FOR FRAMING CONNECTORS



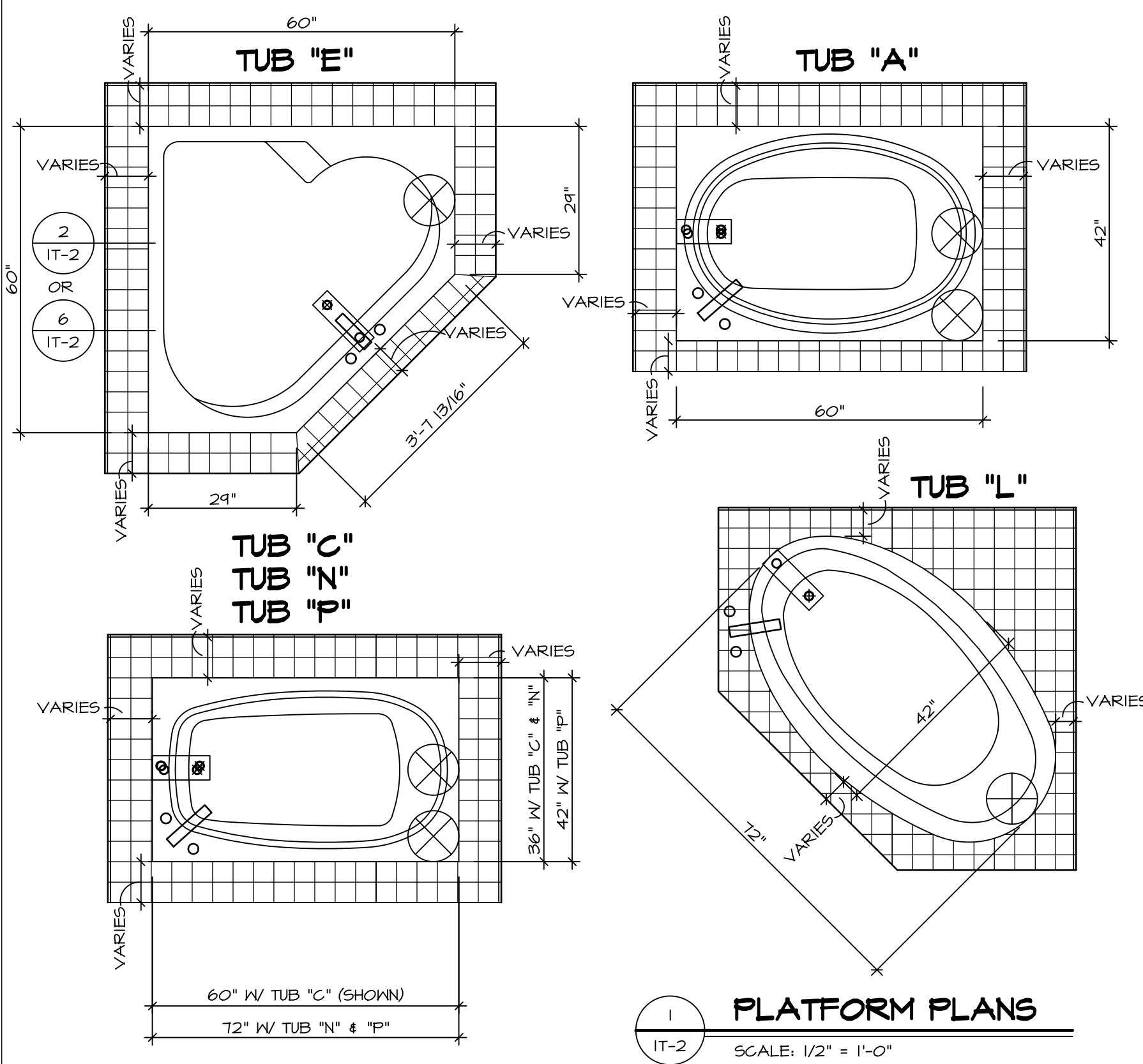
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	REMARKS
1	08/05/16	TM - DRAWING ALIGNMENT
2	01/24/17	TM - STANDARD DETAILS 3.0
3	07/12/17	SLS - T-PLY CONVERSION PROJECT

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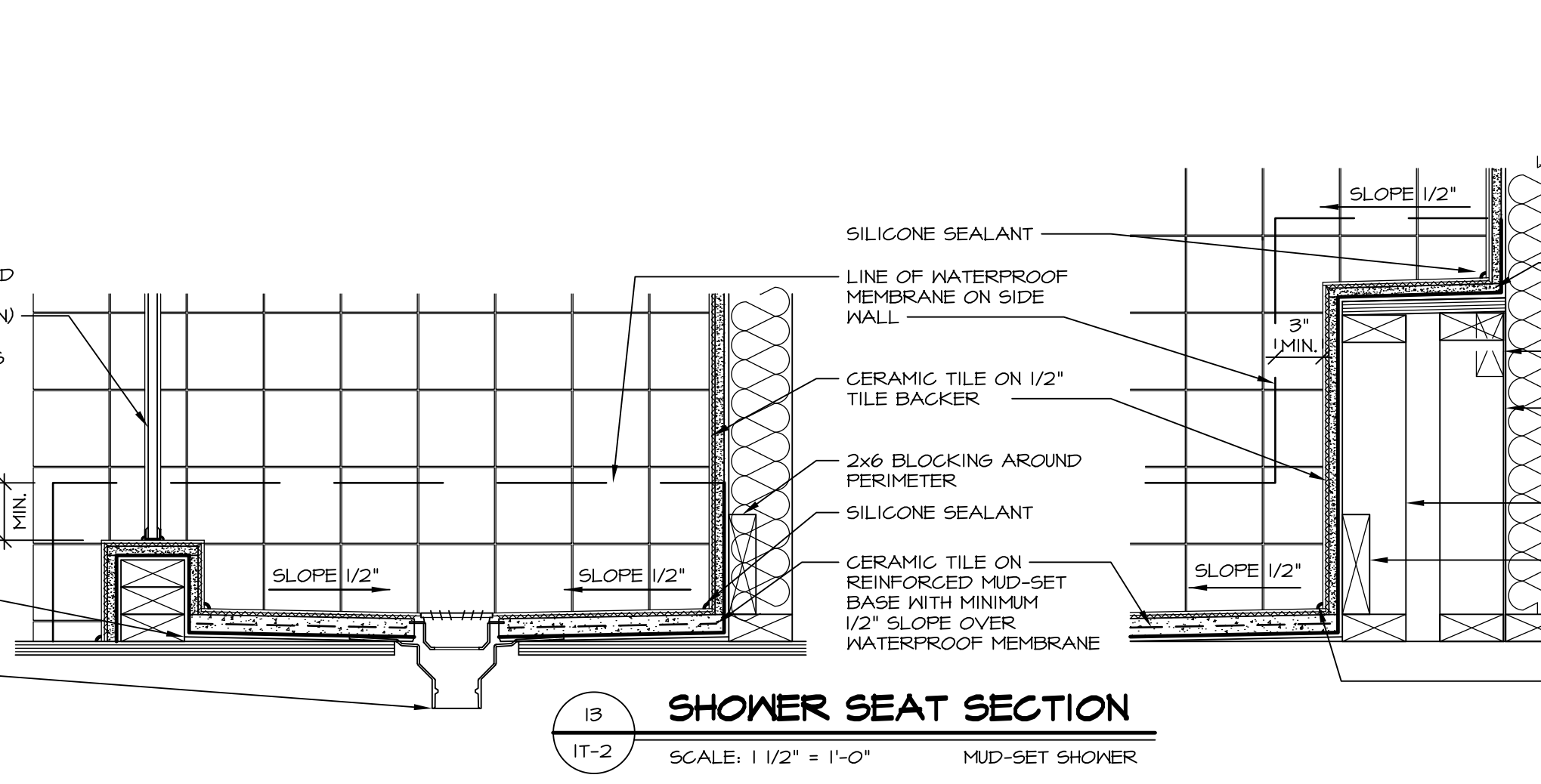
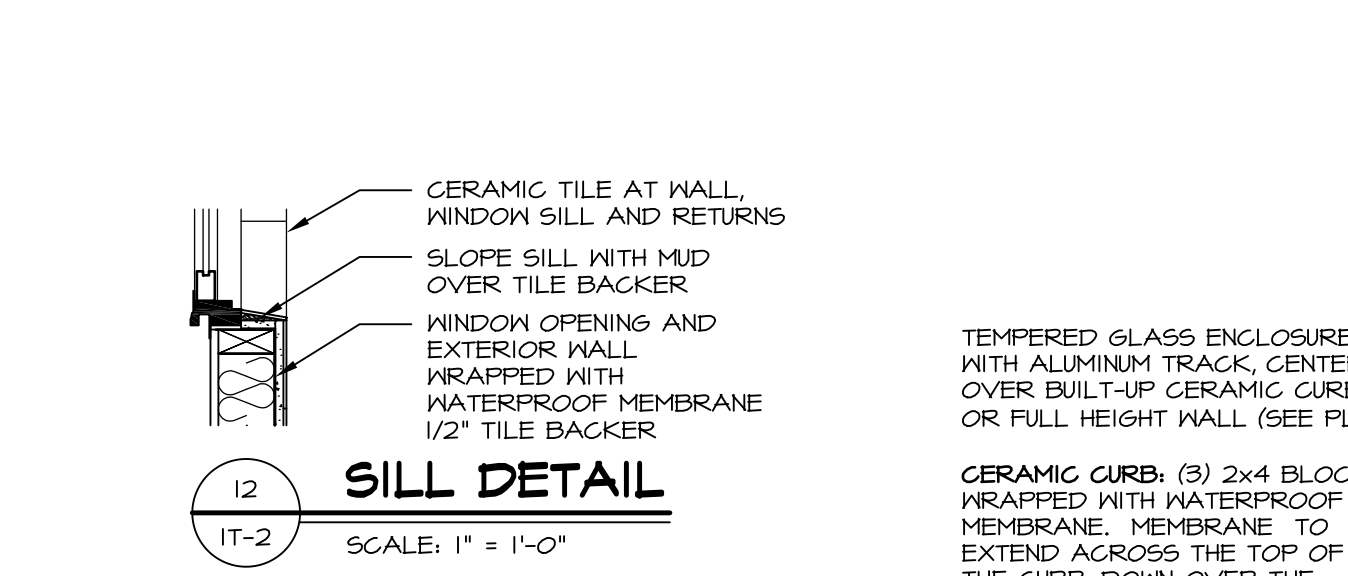
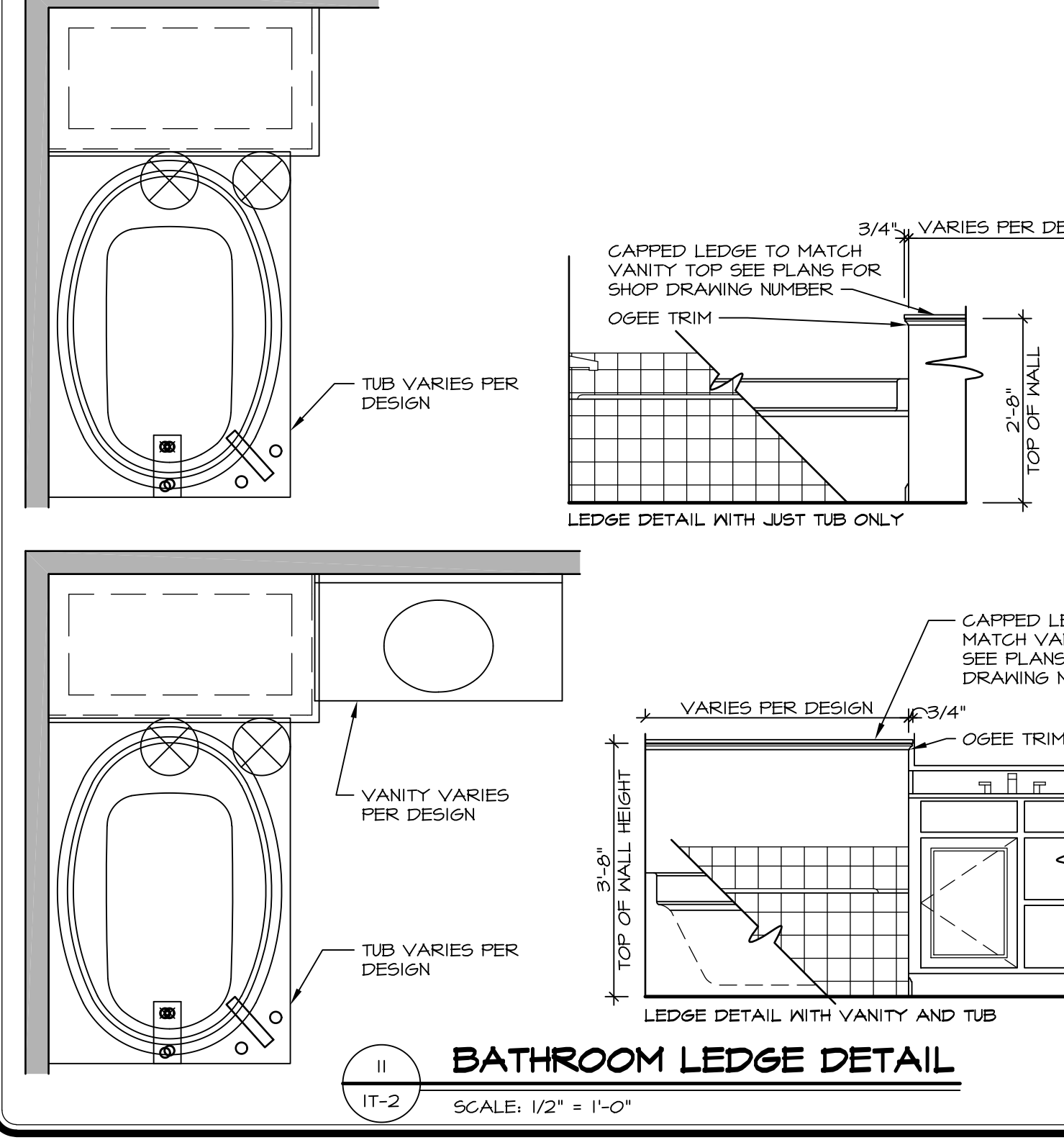
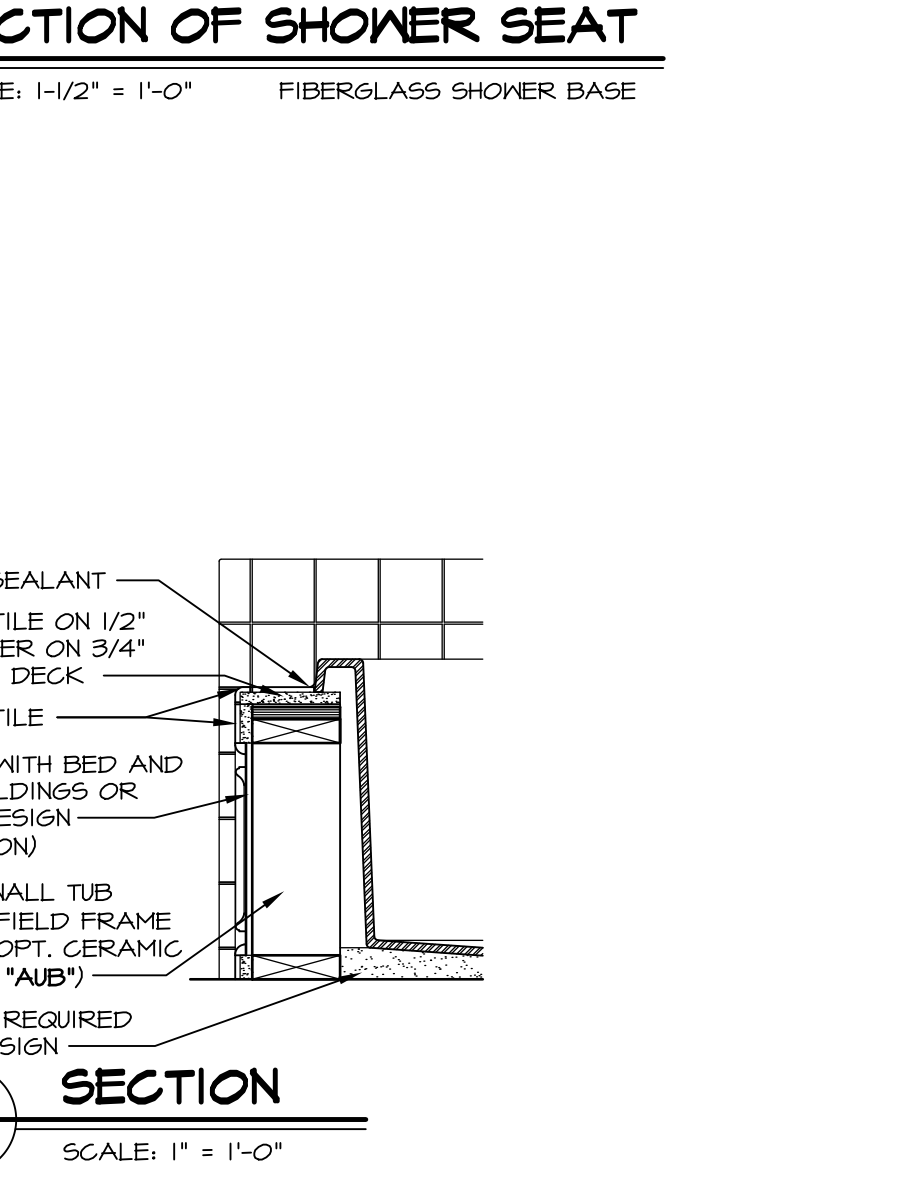
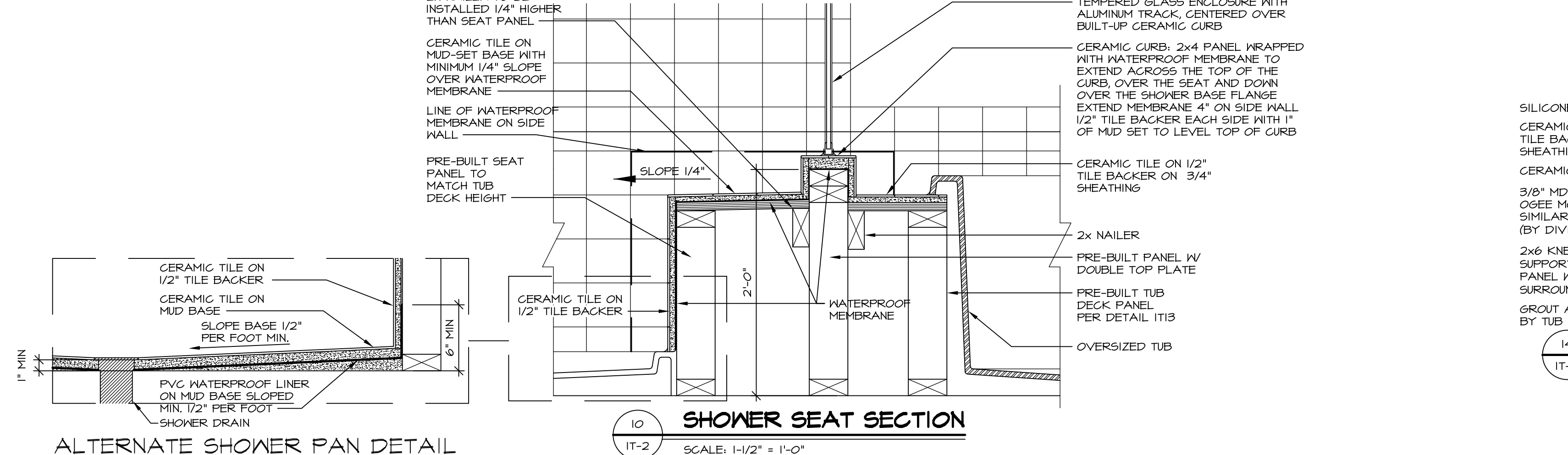
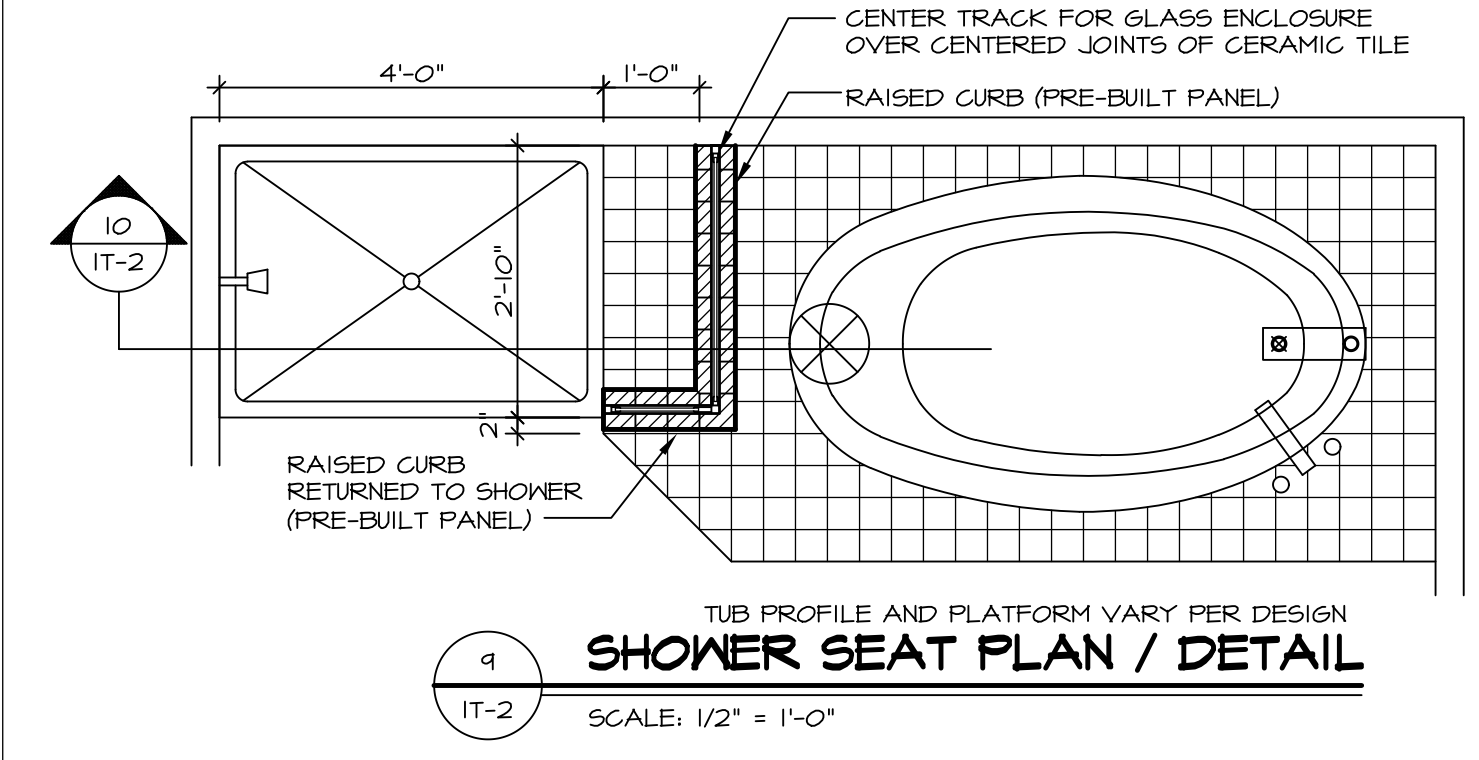
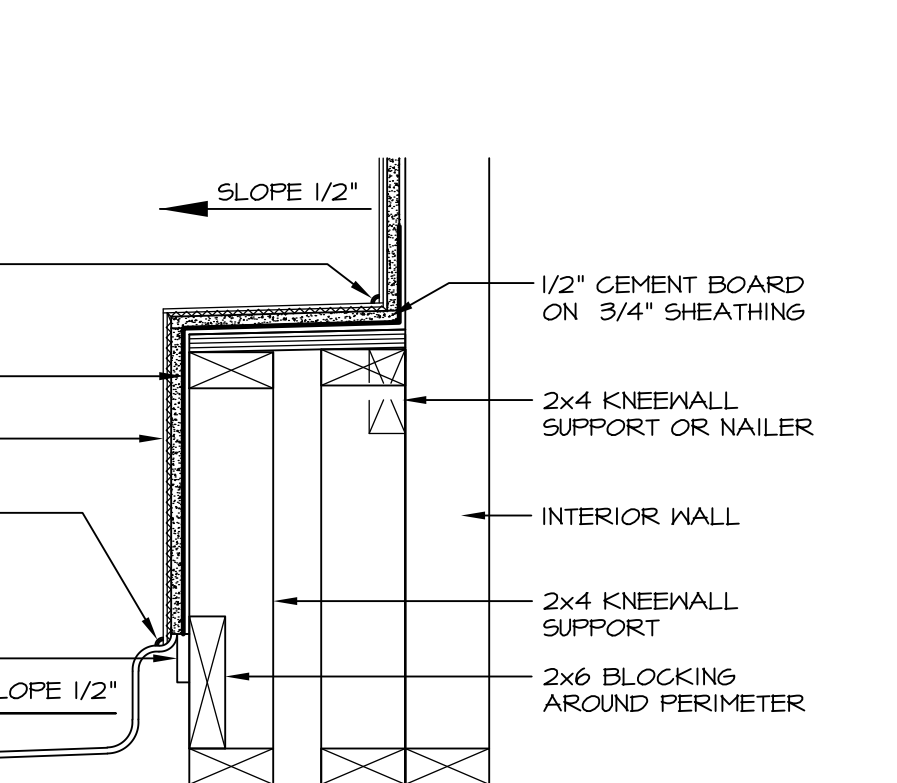
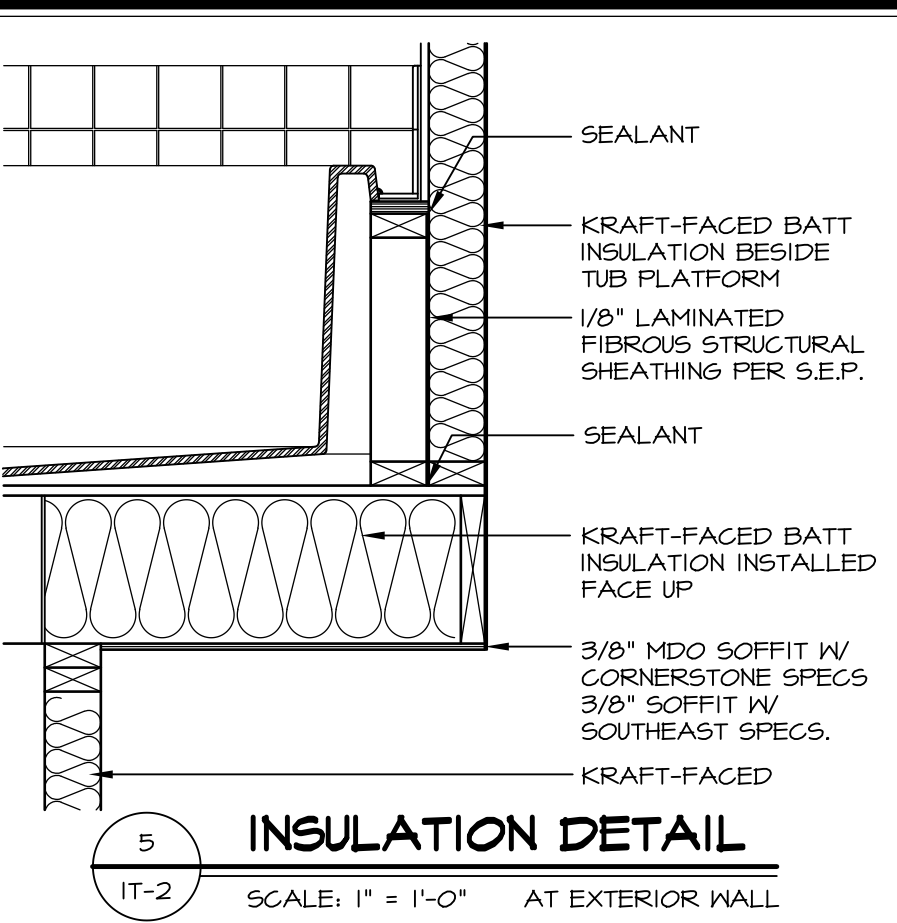
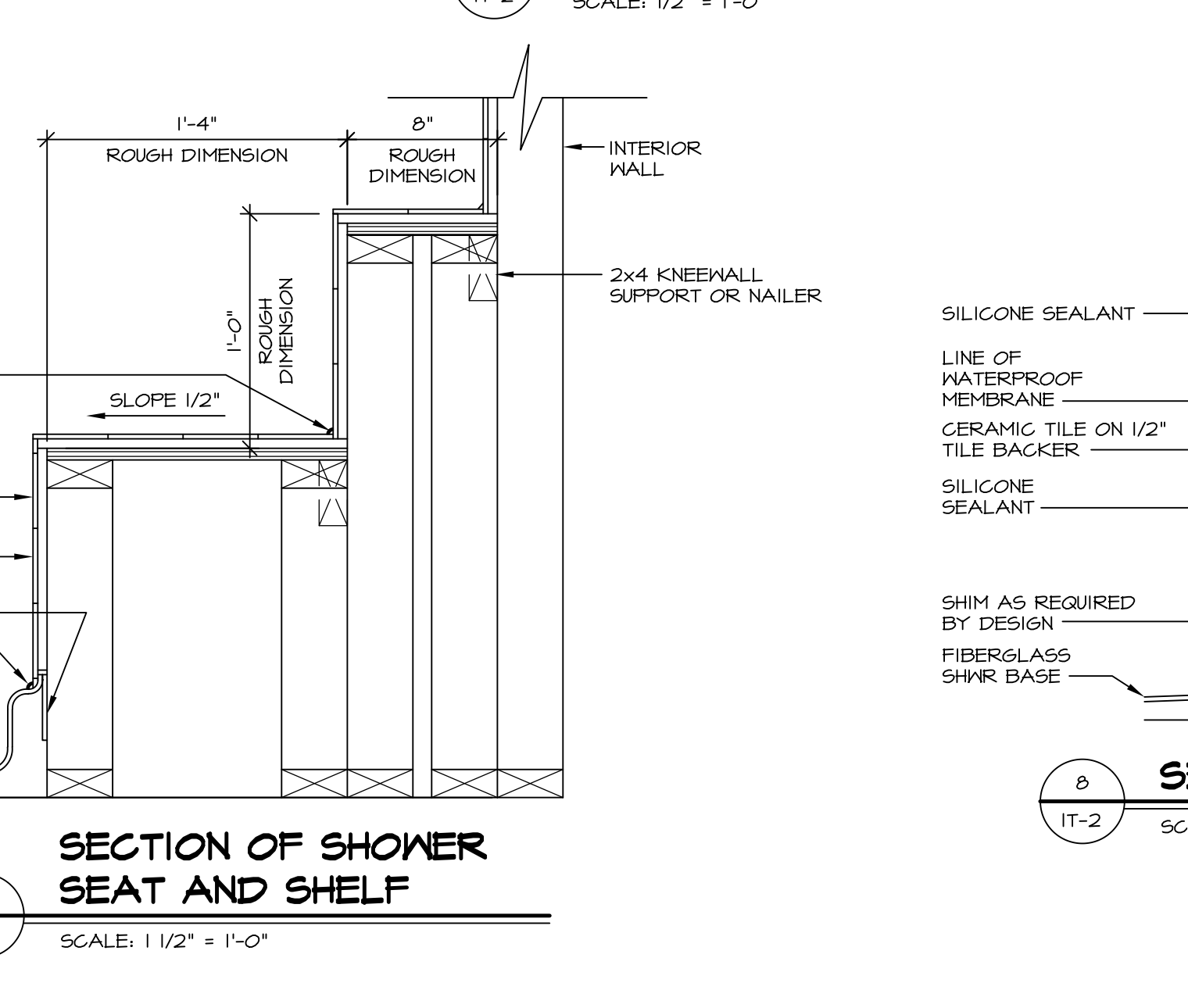
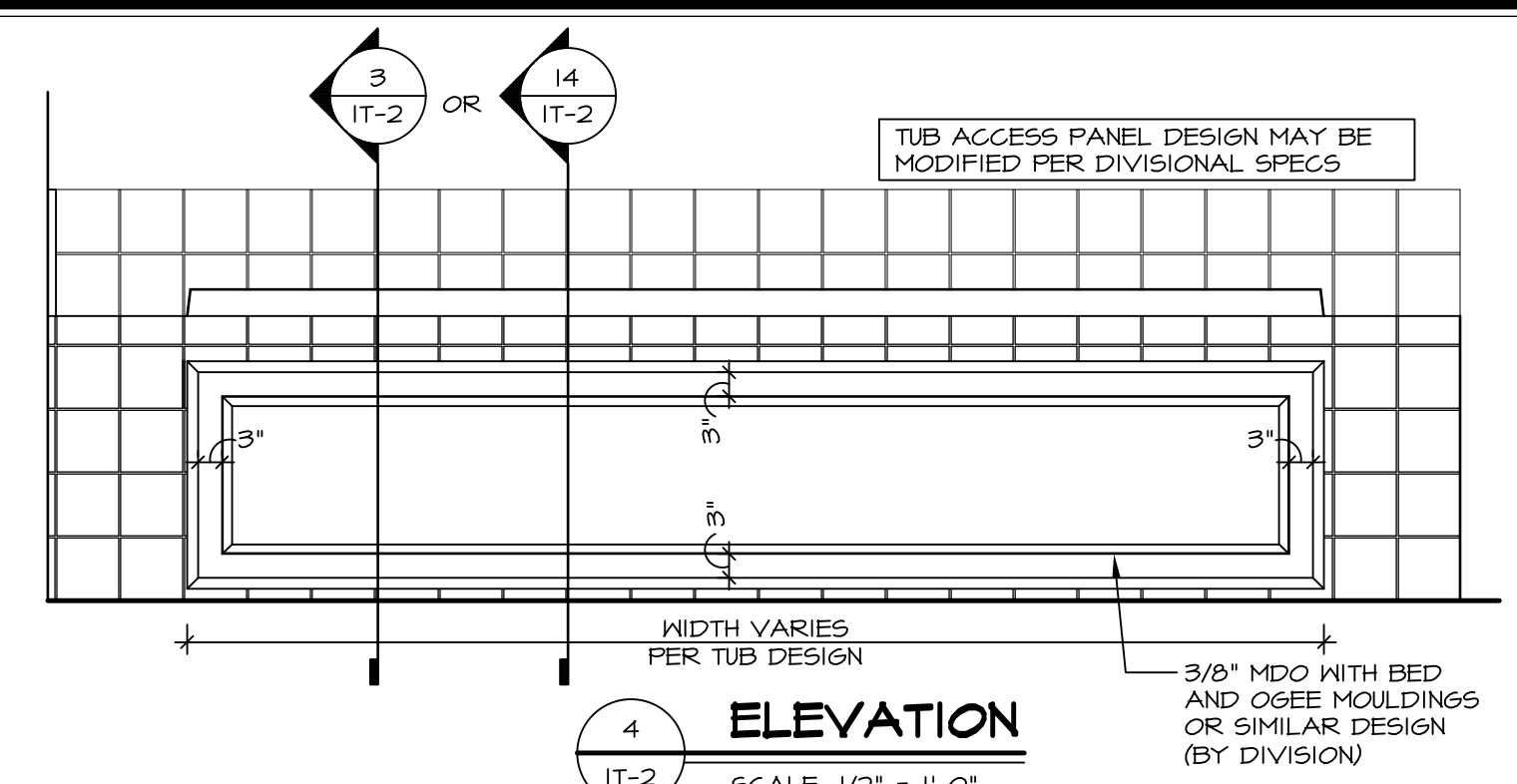
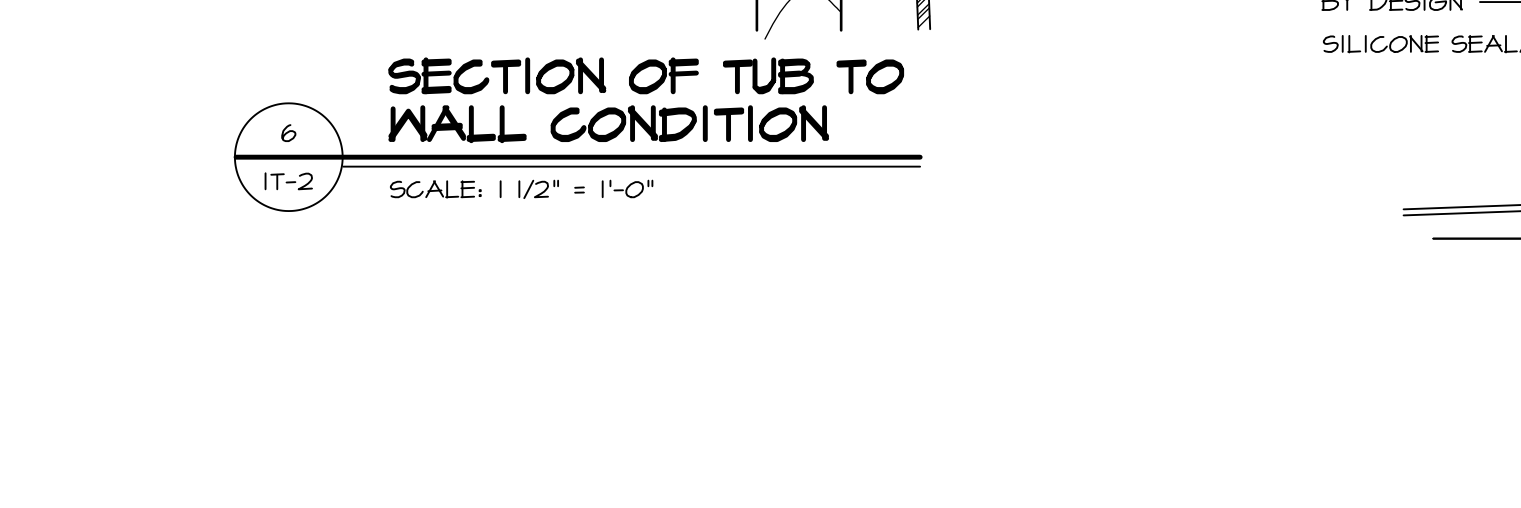
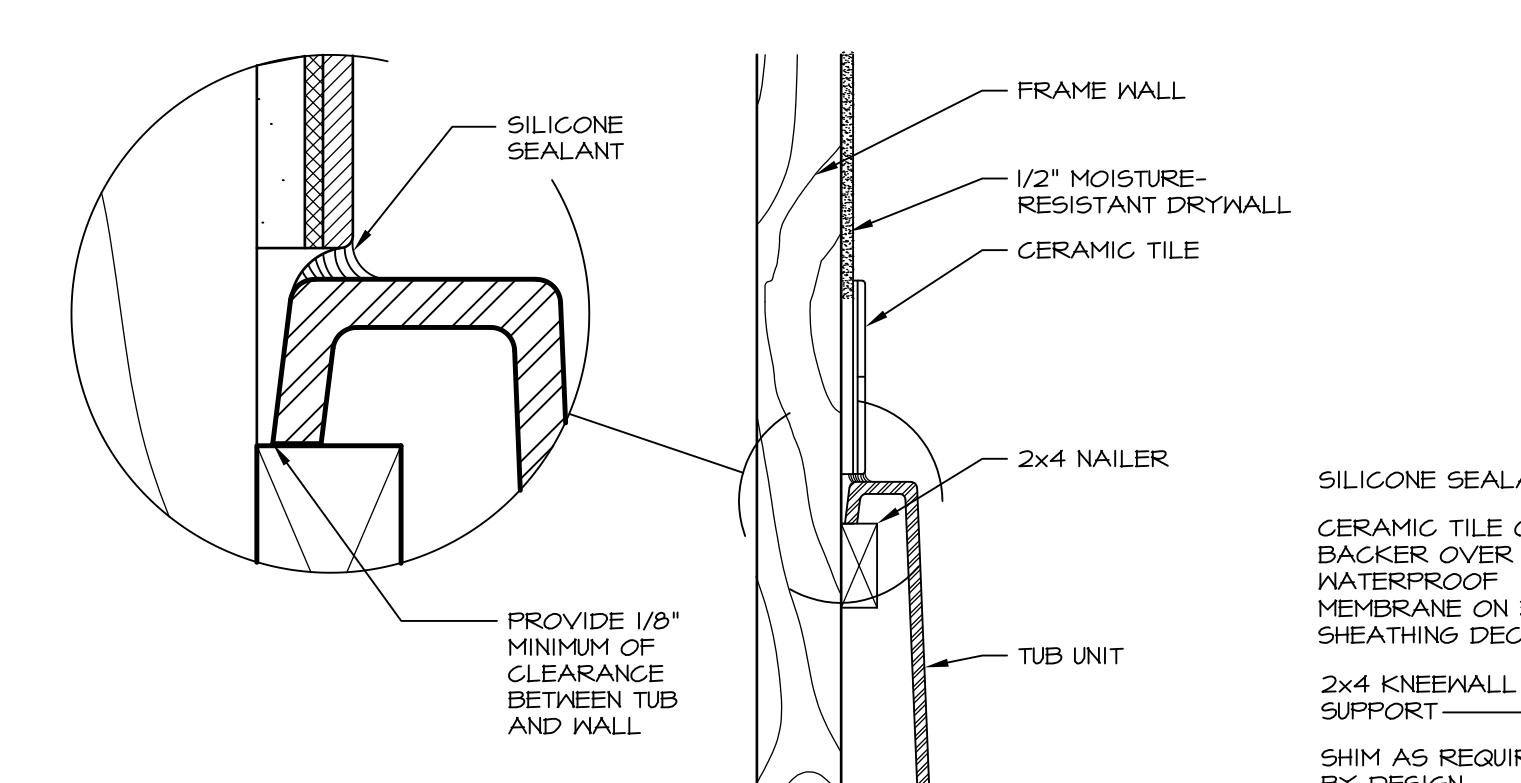
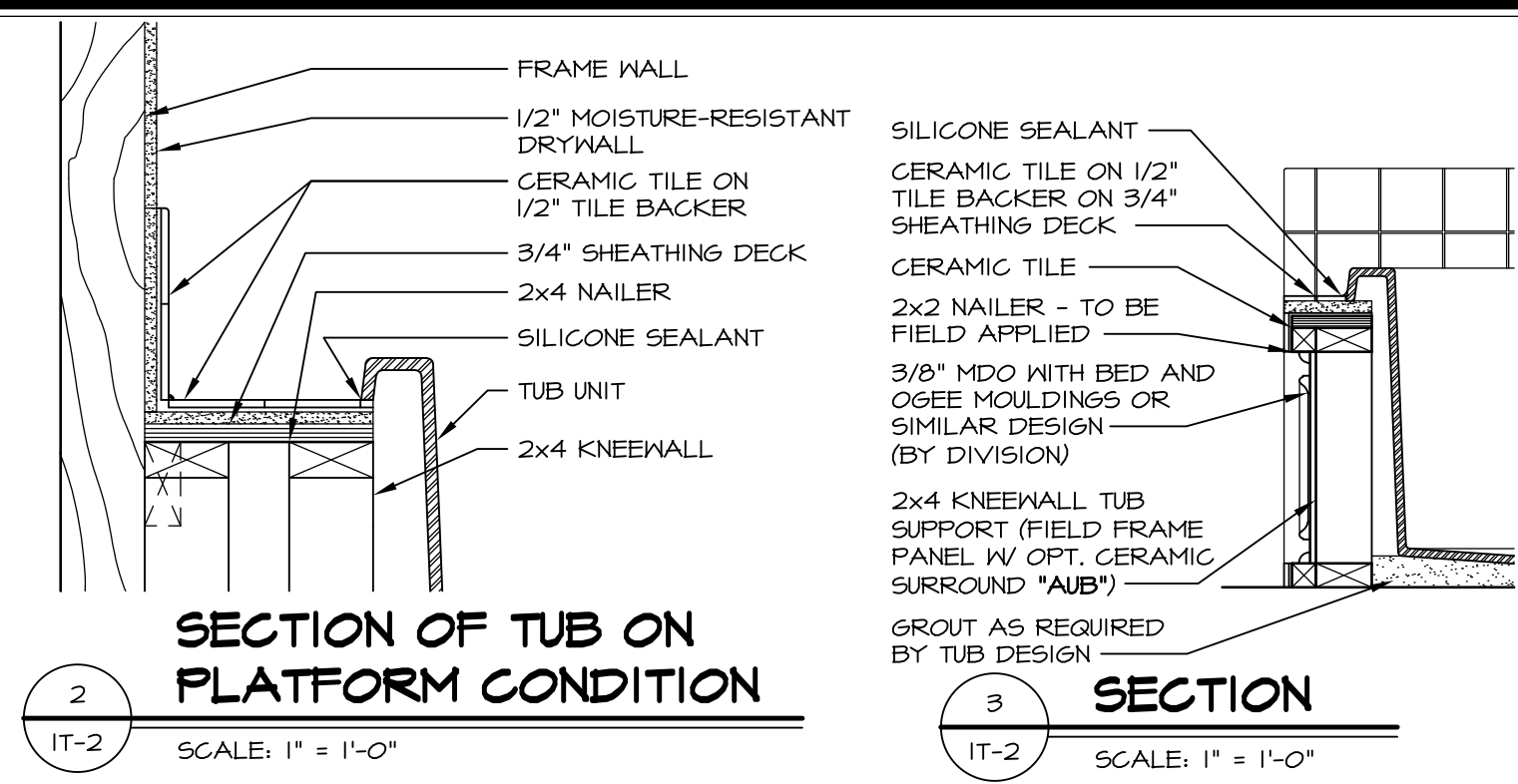


MODEL	VENICE
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-8
OPTION	44



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	5/1/17	EBP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (DSS #15 5414)
2	9/2/17	EBP - REVISED T-FLY NOTE TO CALL OUT LFS
3	9/2/17	EBP - REVISED NOTE ON DETAIL #1 - REVISED ORDER OF MATERIAL PARA#4934

SET NO. NVR
VERSION
DRAWN BY
DATE:
OPTION

MODEL
STANDARD DETAILS
DRAWING TITLE
INTERIOR TRIM DETAILS
BATH DETAILS
OPTION DESCRIPTION

SHEET NO.
IT-2

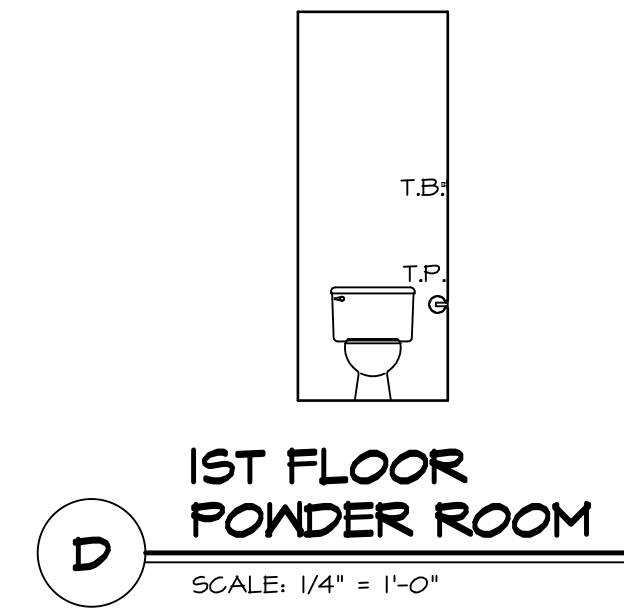
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NVR
NVR, Inc.
Architectural Services
5285 Westchester Blvd, Suite 100
Frederick, MD 21703

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

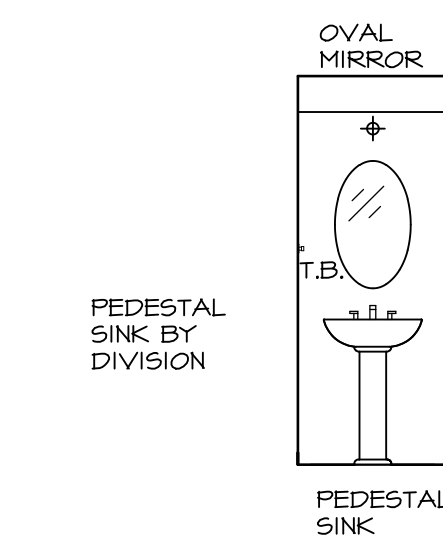
NOTES:

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-02 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



1ST FLOOR POWDER ROOM

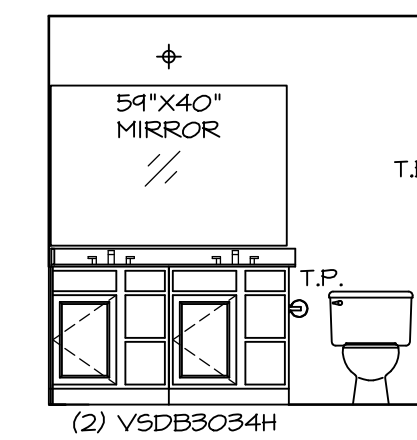
SCALE: 1/4" = 1'-0"



1ST FLOOR POWDER ROOM

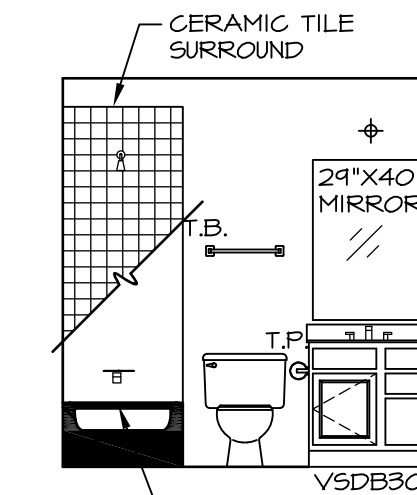
SCALE: 1/4" = 1'-0"

NOTE: BATH ELEVATIONS ARE SHOWN PER PLAN.



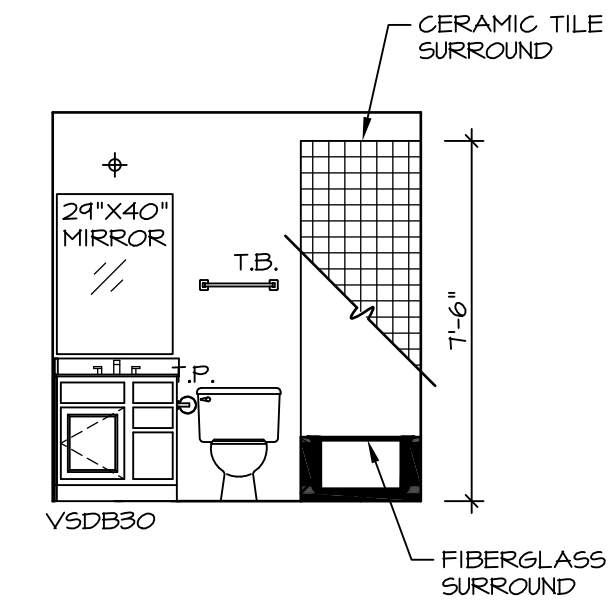
OWNER'S BATH

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



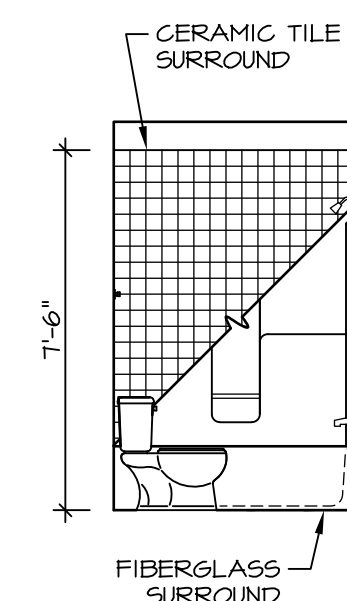
2ND FLOOR BATH #1

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



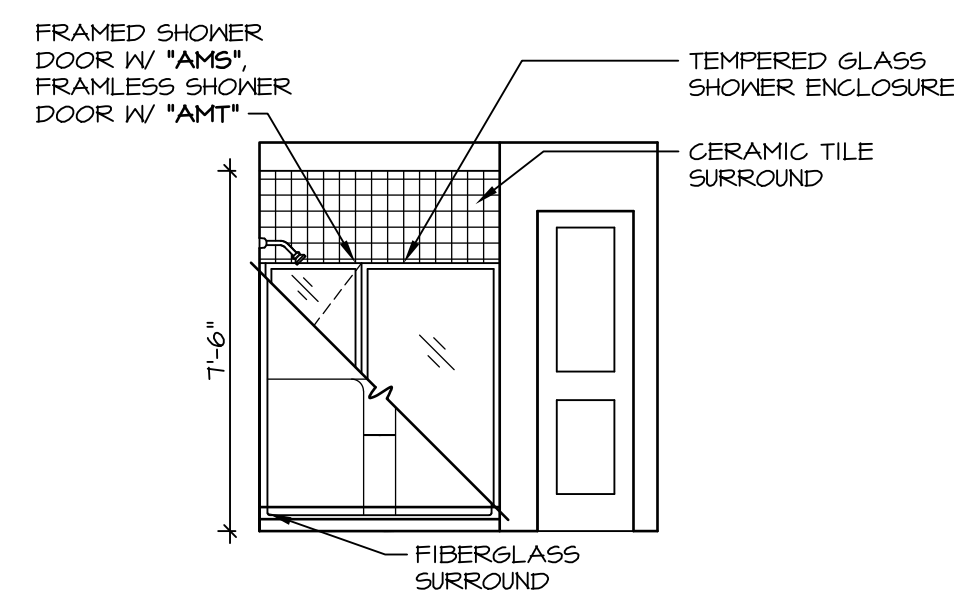
BASEMENT PWDR. ROOM. W/ TUB

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



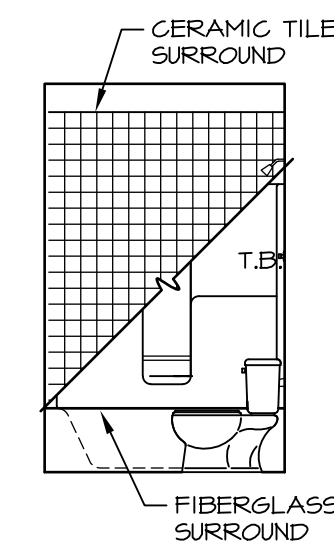
BASEMENT PWDR. ROOM. W/ TUB

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



OWNER'S BATH

SCALE: 1/4" = 1'-0" OWNER'S BATH TYPE A W/ SHOWER *AMA*



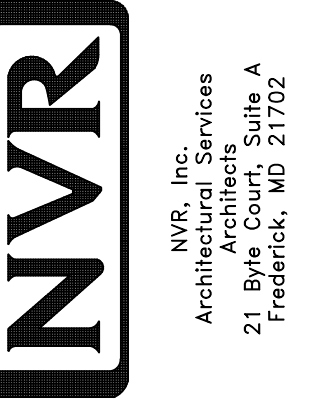
2ND FLOOR BATH #1

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

REMARKS

REV. NO.	DATE	DESCRIPTION
1	08/05/16	TM - DRAWING ALIGNMENT
2	01/24/17	TRV - STANDARD DETAILS 5.0

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SET NO. VNC00
VERSION 06
DRAWN BY
DATE: 3/18/2015
OPTION

MODEL VENICE
DRAWING TITLE BATH ELEVATIONS
SHEET NO. A-14
OPTION DESCRIPTION

62