

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
B03-2	LVL - 04-04	11'-6 1/2"		106 / 114	1A, FIELD INSTALLED
B06	BEAM STEEL - W12X14	20'-2"	ELM, GCF, ZCM, ZCC	143	
B07	BEAM STEEL - W12X95	20'-2"	ELM, GCF, ZCM, ZCC	110	
B08-2	LVL - 18	15'-7"	MAA	123, 115	2A, FIELD INSTALLED
PF01-2	LVL - 11-04	14'-8"	GCF	102	1A, FIELD INSTALLED
PF02-2	LVL - 11-04	14'-8"	GCF, ZCM	102	1A, FIELD INSTALLED
PF03-2	EXT HEADER - 2X12 - 2 PLY	11'-4"	GCF, SQK/SRM	167	FIELD INSTALLED

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J01	JACK - (2) 2X4 SPF STUD GRADE			
J02	JACK - (2) 2X4 SPF STUD GRADE			
J03	JACK - (2) 2X4 SPF STUD GRADE		114	
J04	JACK - (2) 2X4 SPF STUD GRADE		114	
J05	JACK - 2X4 SPF STUD GRADE	CAA		
J06	JACK - 2X4 SPF STUD GRADE	CAA		
J22	JACK - (2) 2X4 SPF STUD GRADE	GCF, ZCM	102	
J25	JACK - (3) 2X4 SPF STUD GRADE	GCF	167	
J26	JACK - (2) 2X4 SPF STUD GRADE	GCF	167	
J27	JACK - (2) 2X4 SPF STUD GRADE	GCF	167	
J51	JACK - (5) 2X4 SP#1	MAA	123, 115	YES
J52	JACK - (3) 2X4 SP#1	MAA	123, 115	YES
J52	JACK - (3) 2X4 SPF STUD GRADE	MAA, SRM, SQK	117	
J54	JACK - (3) 2X4 SPF STUD GRADE	MAA, SRM, SQK, WSA	117	
J56	JACK - (3) 2X4 SPF STUD GRADE	GCF	108	
J64	JACK - (6) 2X4 SP#1	ELM, GCF, ZCM, ZCC	143	
J70	JACK - (3) 2X4 SPF STUD GRADE	ELM, GCF, ZCM, ZCC	202, 201	
J80	JACK - (3) 2X4 SP#1			

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C01	STANCHION - 3 IN DIA 116A ADJ	9'-6 11/16"	ELM, FBA, GCF, ZCM, ZCC	143	
C02	STANCHION - 3 IN SCHED 40	4'-1 5/8"	ELM, FBA, GCF, ZCM, ZCC	110	

GYPSUM NOTES RYAN

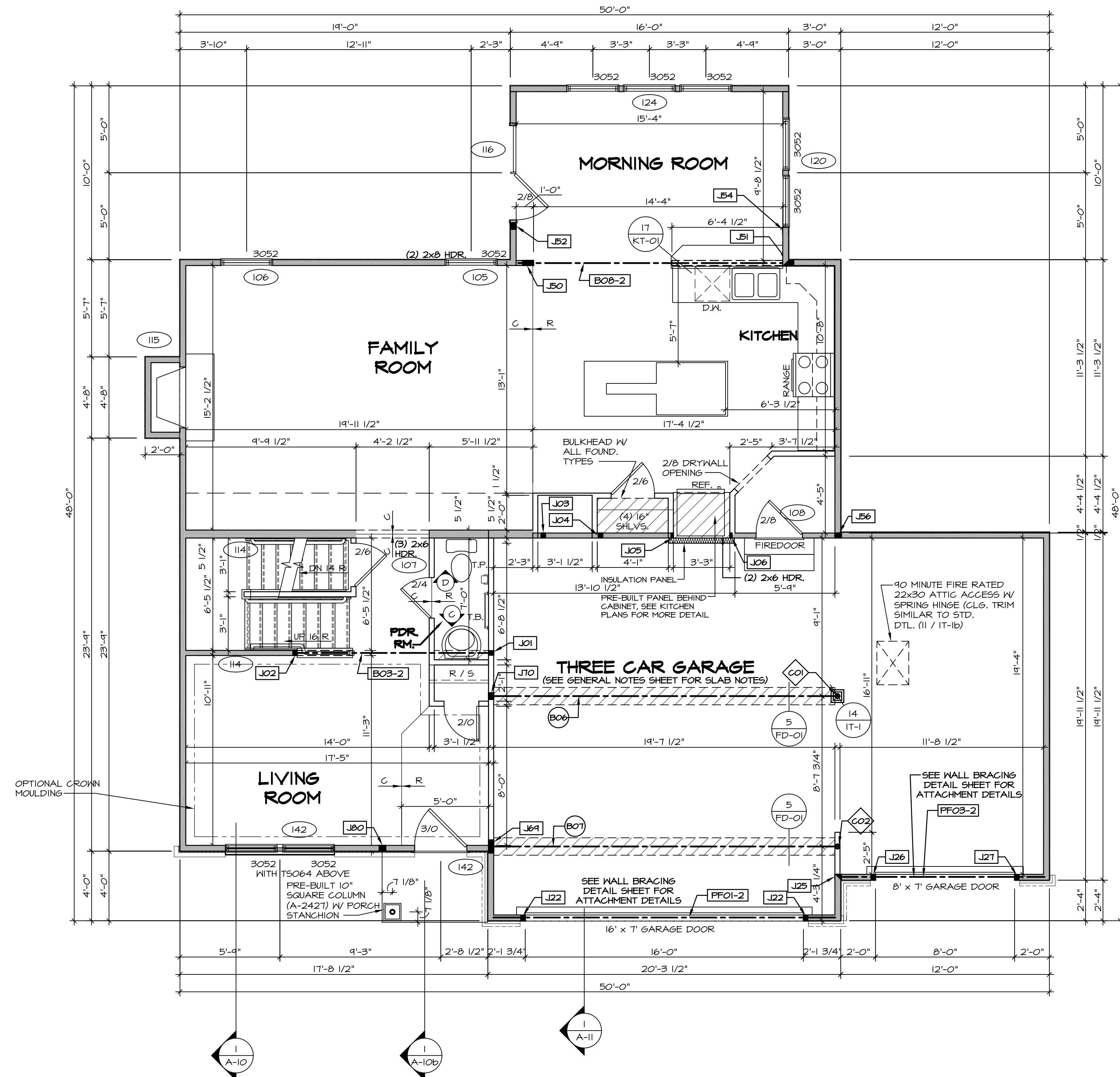
- AT GARAGE:**
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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-FPLY, 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 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.

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	50 - REMOVED GARAGE SERVICE DOOR
4	07/12/17	51S - T-PLY CONVERSION PROJECT

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

MODEL VENICE
DRAWING TITLE FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-7

38

NVR, Inc., owner, expressly reserves its common law copyright in these architectural plans. These plans are not to be reproduced, changed, adapted, or otherwise used in any way without the prior written consent of NVR, Inc.

NVR
NVR, Inc.
Architectural Services
Architects
21 B. & C. Sts., A
Frederick, MD 21702

C:\NVR\Solves\VENICE_VNC00_06\007-BX-0154\595244\Sheets\01_Specific\38_A-7_PLN1_US.dwg 17/05/17 10:49 am

SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO5	JACK - (3) 2X4 SP#1		202, 207	
JO6	JACK - (3) 2X4 SP#1		202, 207	

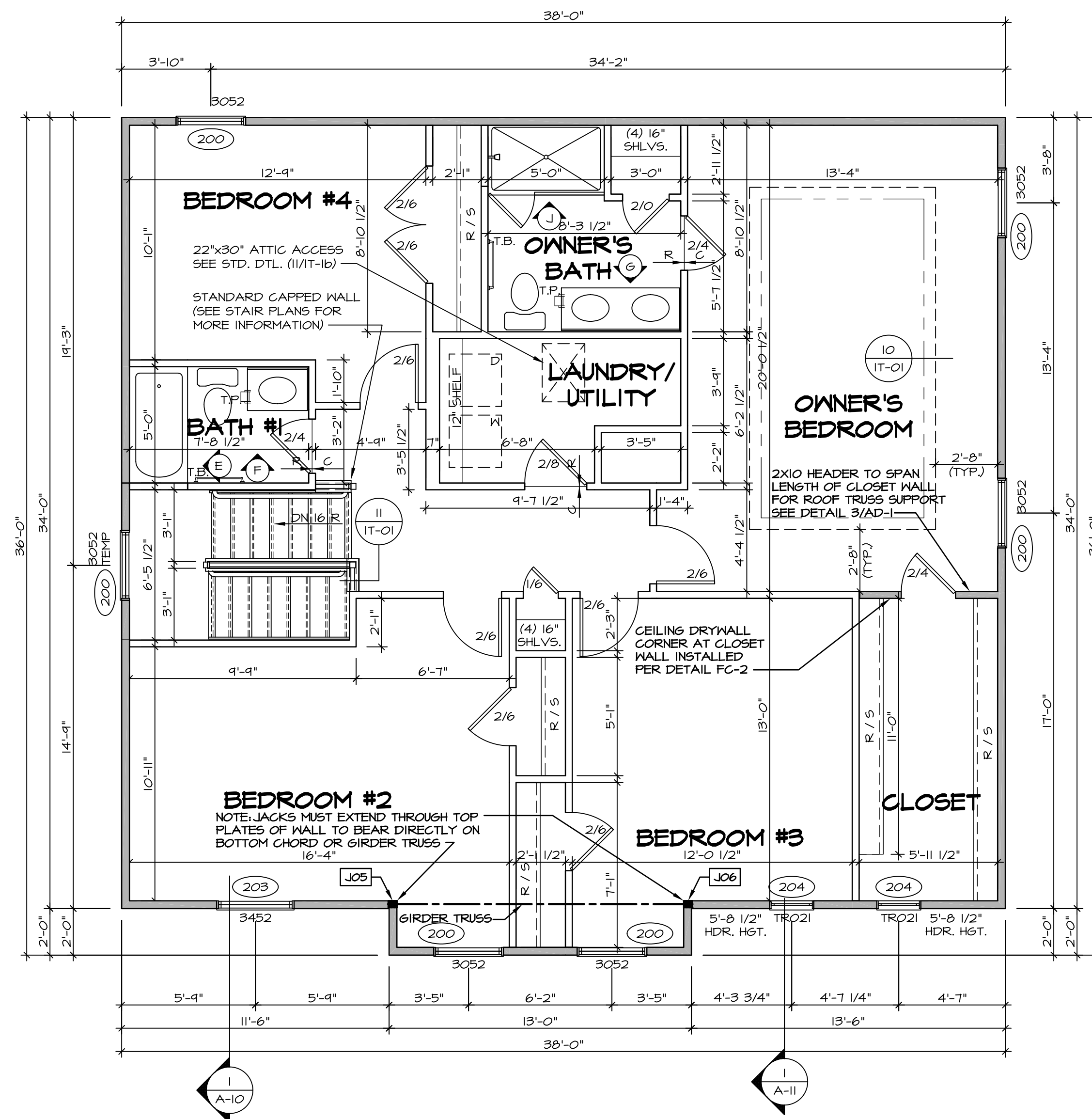
FLOOR PLAN NOTES RYAN

- 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



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

SHEET NO. A-8 MODEL VENICE DRAWING TITLE SECOND FLOOR PLAN OPTION DESCRIPTION 	SET NO. VNCOO VERSION 06 DRAWN BY 	DATE: 3/18/2015 OPTION
	REVISIONS	
	REMARKS	

VENICE
 VENICE ARCHITECTS
 21 BAYVIEW DRIVE
 FREDERICK, MD 21702

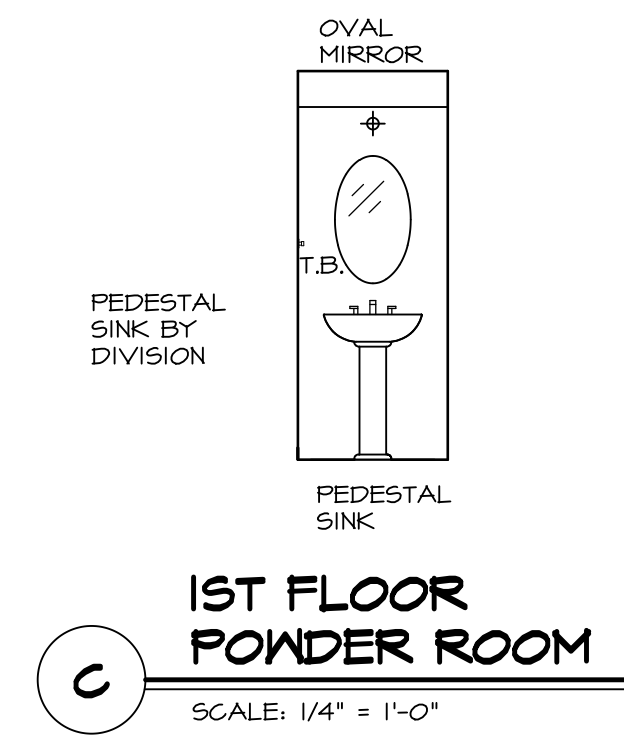
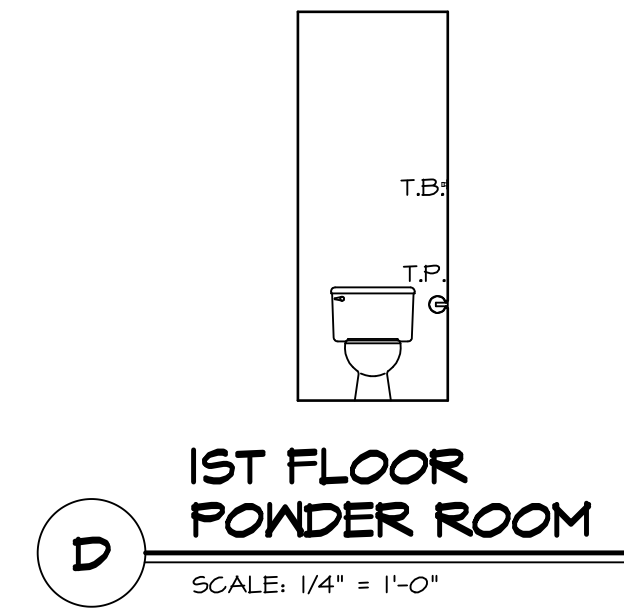
NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied, or otherwise used in any way without the written consent of NVR, Inc.

NVR
 NVR, Inc.
 Architectural Services
 Architects
 21 Bayview Drive, A
 Frederick, MD 21702

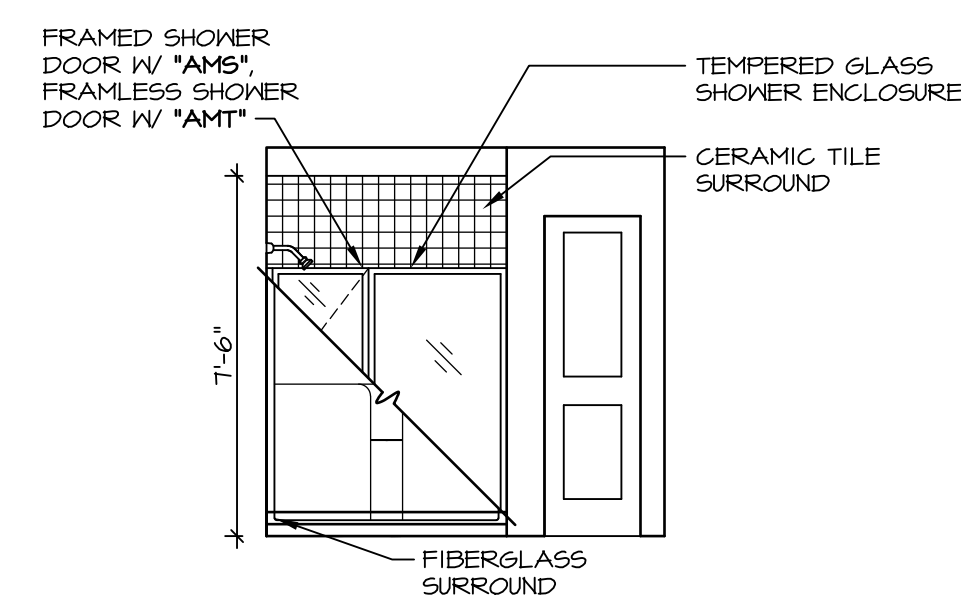
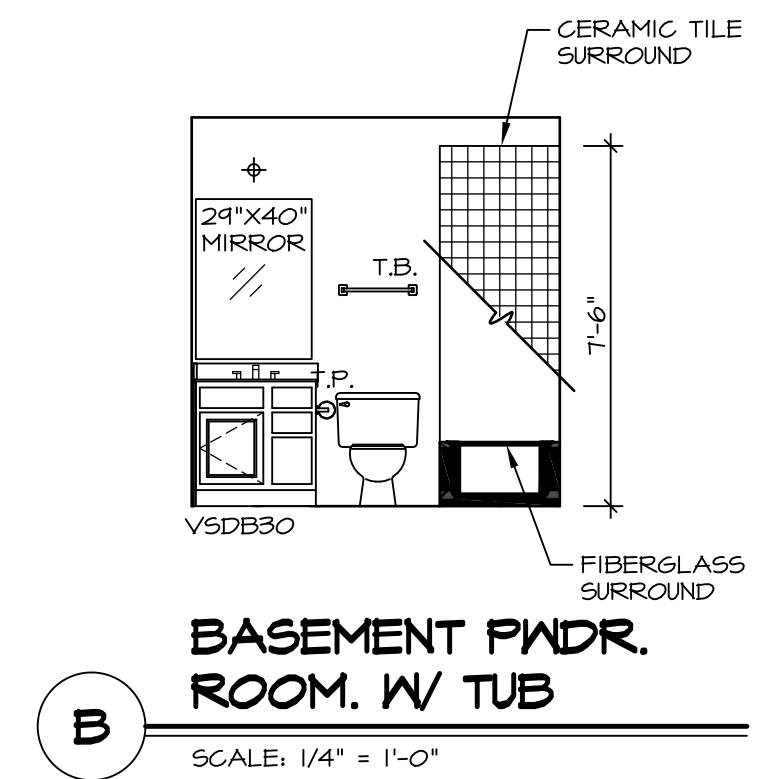
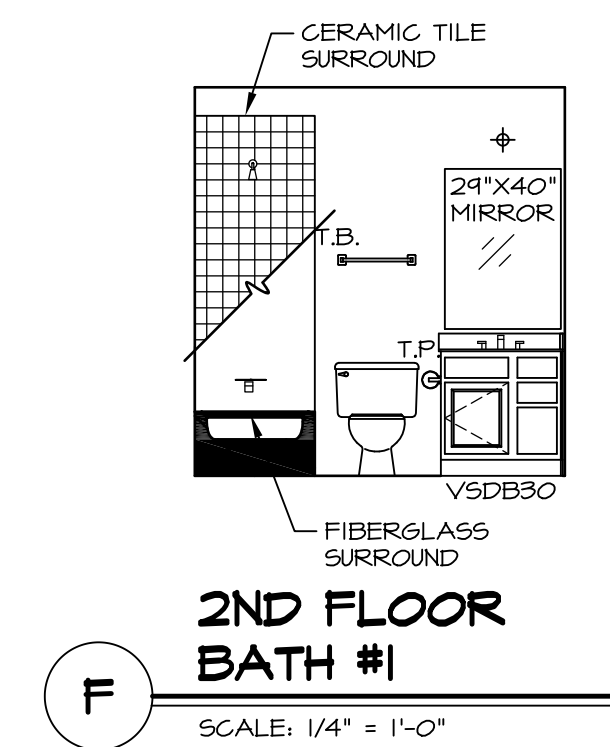
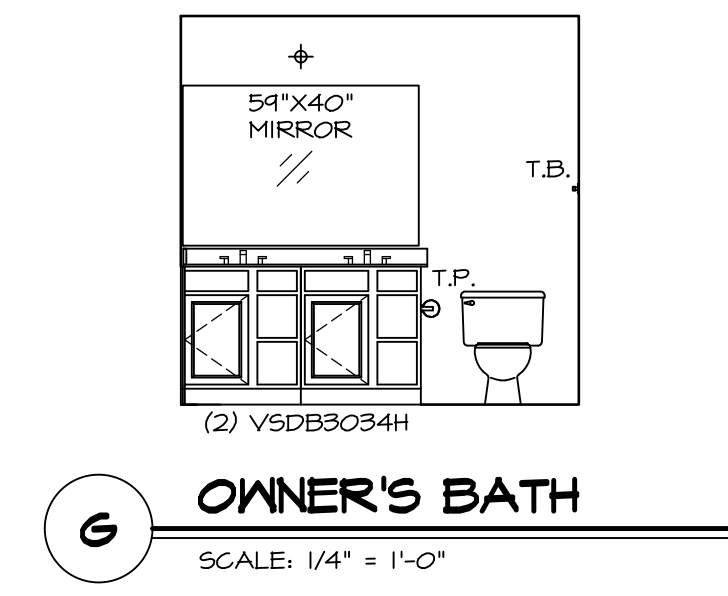
C:\NVR\Solves\VENICE_VNCOO_06\DCY-BY-0154\595244\Sheets\1 - Specific\44 A-8 PLAN_LS.dwg 17/06/17 10:49 am

NOTES:

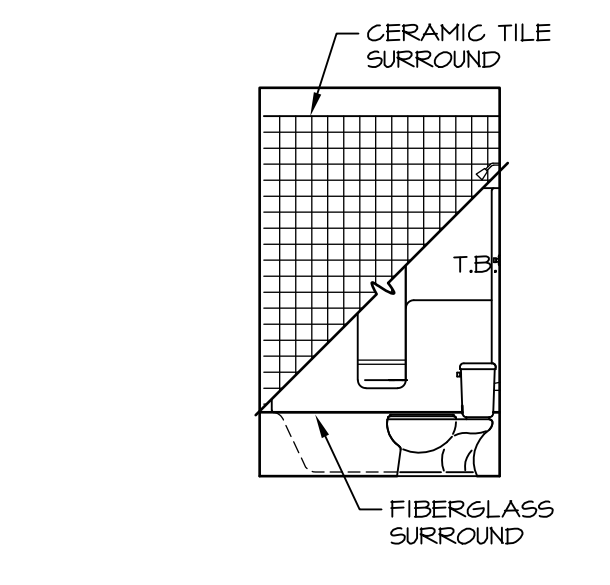
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-02 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



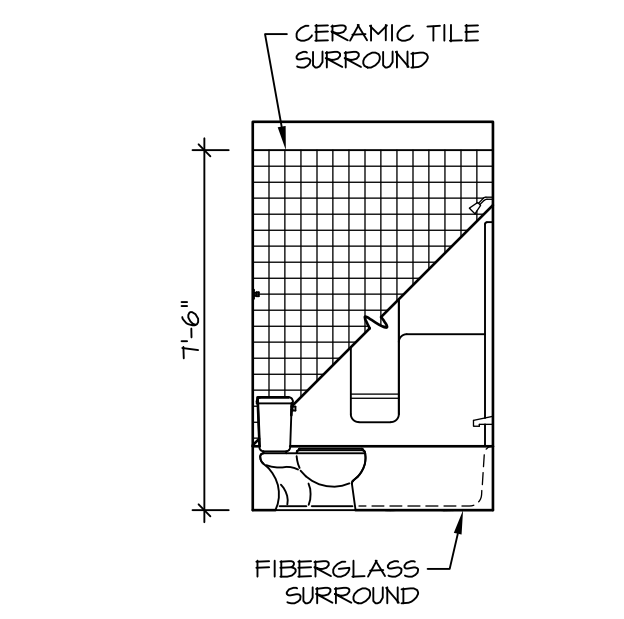
NOTE:
BATH ELEVATIONS
ARE SHOWN PER PLAN.



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



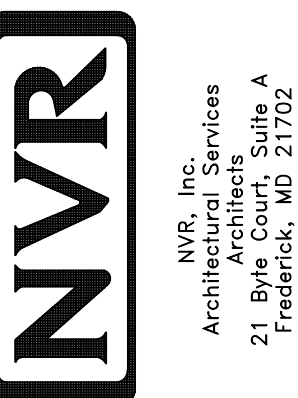
E 2ND FLOOR BATH #1
SCALE: 1/4" = 1'-0"



A BASEMENT PWDR. ROOM. W/ TUB
SCALE: 1/4" = 1'-0"

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

NVR, Inc., owner, expressly reserves its common law copyright in these plans. These plans are not to be reproduced, changed, adapted in any way, or otherwise used, without the prior written consent of NVR, Inc.



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

SHEET NO. MODEL VENICE DRAWING TITLE A-14 BATH ELEVATIONS OPTION DESCRIPTION 62