

LEGEND

- BEARING WALL
- - - NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- ◇ STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL
- X 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 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 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 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

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

SHEET NO. A-6	MODEL VENICE	SET NO. VNC00	REV. NO. DATE	REMARKS
		VERSION 06	1 08/05/16 TH - DRAWING ALIGNMENT	
OPTION DESCRIPTION 37	DRAWING TITLE BASEMENT FLOOR PLAN	DRAWN BY	2 01/24/17 TH - STANDARD DETAILS 3.0	
		DATE: 3/18/2015		
		OPTION		
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<p>C:\NVR\Solves\VENICE_VNC00_06\DCY-CH-X287\B71660\Sheets\Lot_Specific\37_A-6_BSM1_LS.dwg 07/22/18 - 2:51 pm</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
B03-2	LVL - 04-04	11'-6 1/2"		106 / 174	1A, FIELD INSTALLED
B06	BEAM STEEL - W12X14	20'-2"	ELE, GCB, ZCM, ZCC	143	
B07	BEAM STEEL - W12X35	20'-2"	ELE, GCB, ZCM, ZCC	110	
B08-2	LVL - 18	15'-7"	MAA	123, 175	2A, FIELD INSTALLED
PF01-2	LVL - 11-04	14'-8"	GCB, ZCM	102	1A, 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	KAA		
J06	JACK - 2X4 SPF STUD GRADE	KAA		
J22	JACK - (2) 2X4 SPF STUD GRADE	GCB, ZCM	102	
J50	JACK - (5) 2X4 SP#1	MAA	123, 175	YES
J51	JACK - (5) 2X4 SP#1	MAA	123, 175	YES
J52	JACK - (3) 2X4 SPF STUD GRADE	MAA, SRN, SQK	117	
J57	JACK - (3) 2X4 SPF STUD GRADE	ELE, GCB, ZCM, ZCC	143	
J64	JACK - (6) 2X4 SP#1	ELE, GCB, ZCM, ZCC		
J70	JACK - (3) 2X4 SPF STUD GRADE	ELE, GCB, ZCM, ZCC	143	
J81	JACK - (3) 2X4 SP#1		202	
J82	JACK - (3) 2X4 SP#1		202	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C02	STANCHION - 3 IN SCHED 40	9'-0 1/8"	ELE, FBA, GCB, 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

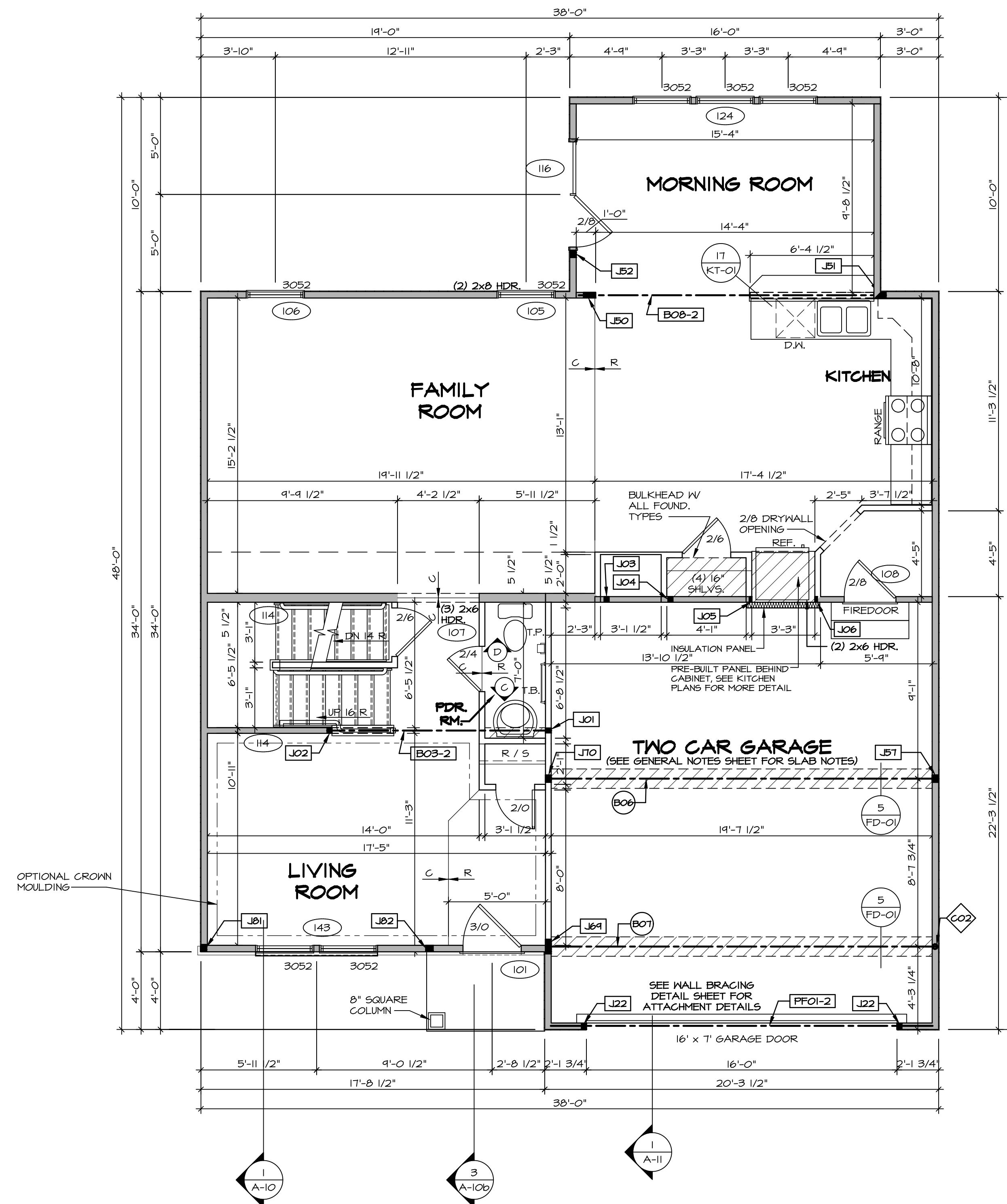
FLOOR PLAN NOTES

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-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 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"

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/05/16</td> <td>TH - DRAWING ALIGNMENT</td> </tr> <tr> <td>2</td> <td>01/24/17</td> <td>TH - STANDARD DETAILS 3.0</td> </tr> <tr> <td>3</td> <td>6/28/17</td> <td>50 - REMOVED GARAGE SERVICE DOOR</td> </tr> <tr> <td>4</td> <td>07/12/17</td> <td>51S - T-PLY CONVERSION PROJECT</td> </tr> </tbody> </table>	REV. NO.	DATE	DESCRIPTION	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	<p>SET NO. VNC00 VERSION 06 DRAWN BY DATE: 3/18/2015 OPTION</p> <p>MODEL VENICE DRAWING TITLE FIRST FLOOR PLAN OPTION DESCRIPTION</p> <p>SHEET NO. A-7</p> <p style="text-align: right;">38</p>
REV. NO.	DATE	DESCRIPTION														
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														

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SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO1	JACK - (3) 2X4 SPS		202	
JO2	JACK - (3) 2X4 SPS		202	
JO3	JACK - (3) 2X4 SPS		202, 206	
JO4	JACK - (3) 2X4 SPS		202, 206	

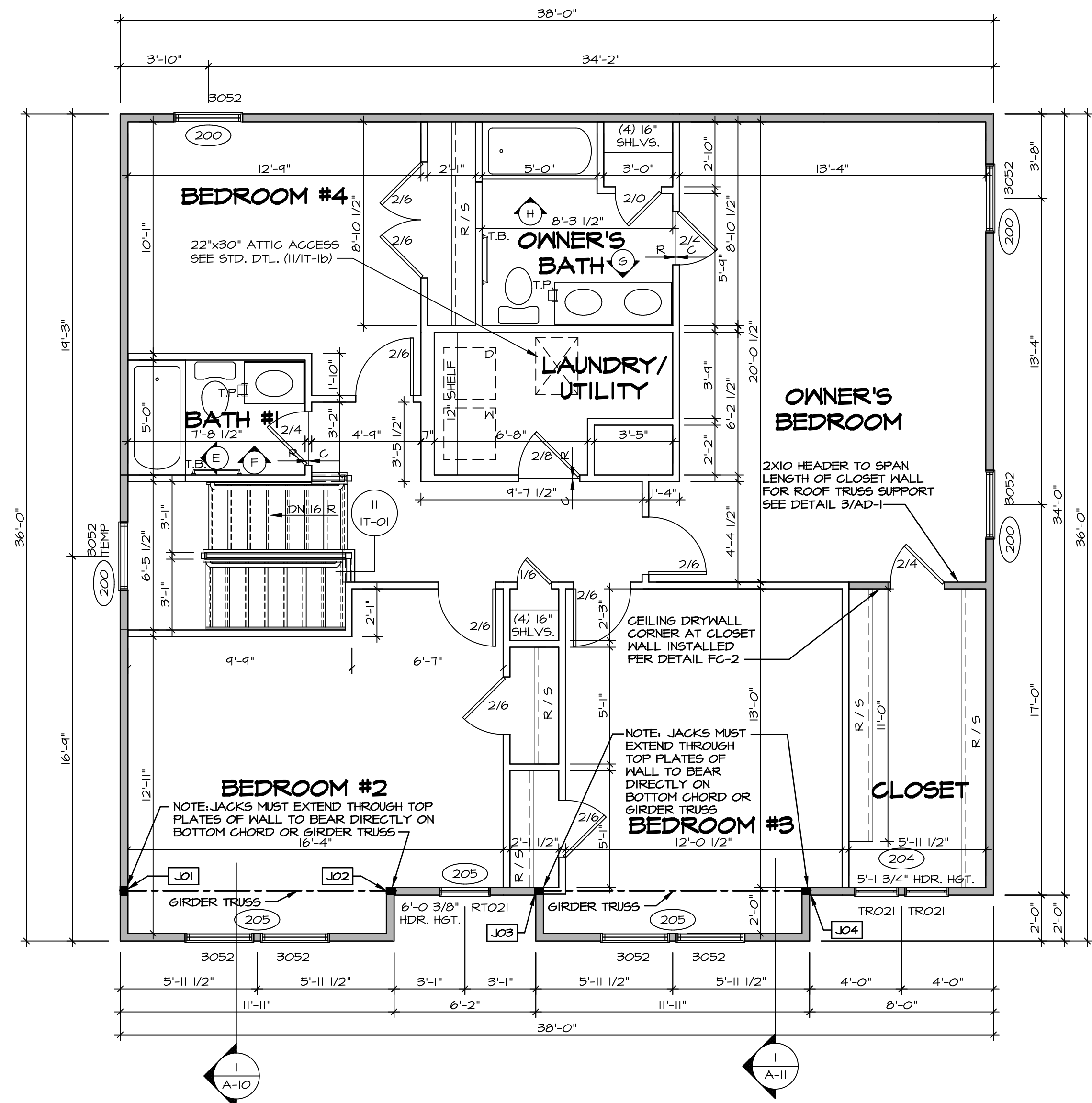
FLOOR PLAN NOTES RYAN

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- SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
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- 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.

LEGEND

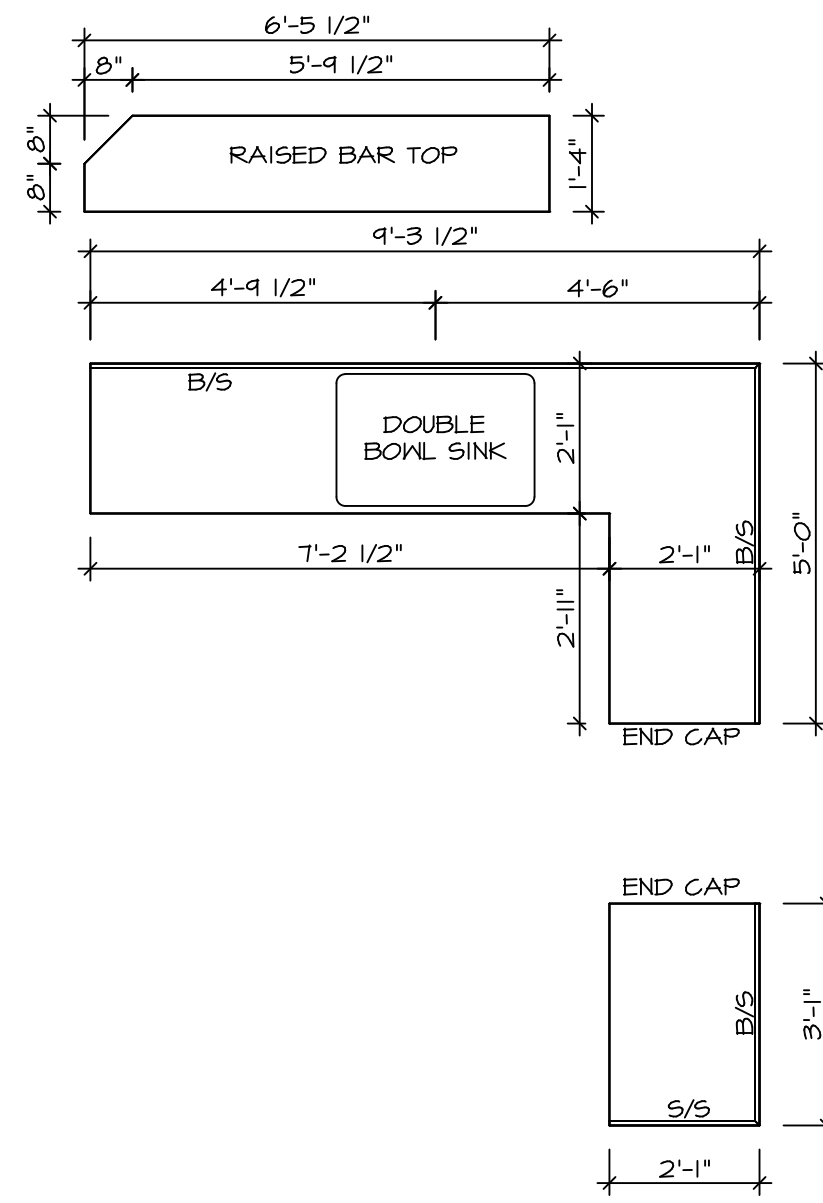
	BEARING WALL
	NON BEARING WALL
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	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
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	LVL
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SEE FC DETAILS FOR FRAMING CONNECTORS

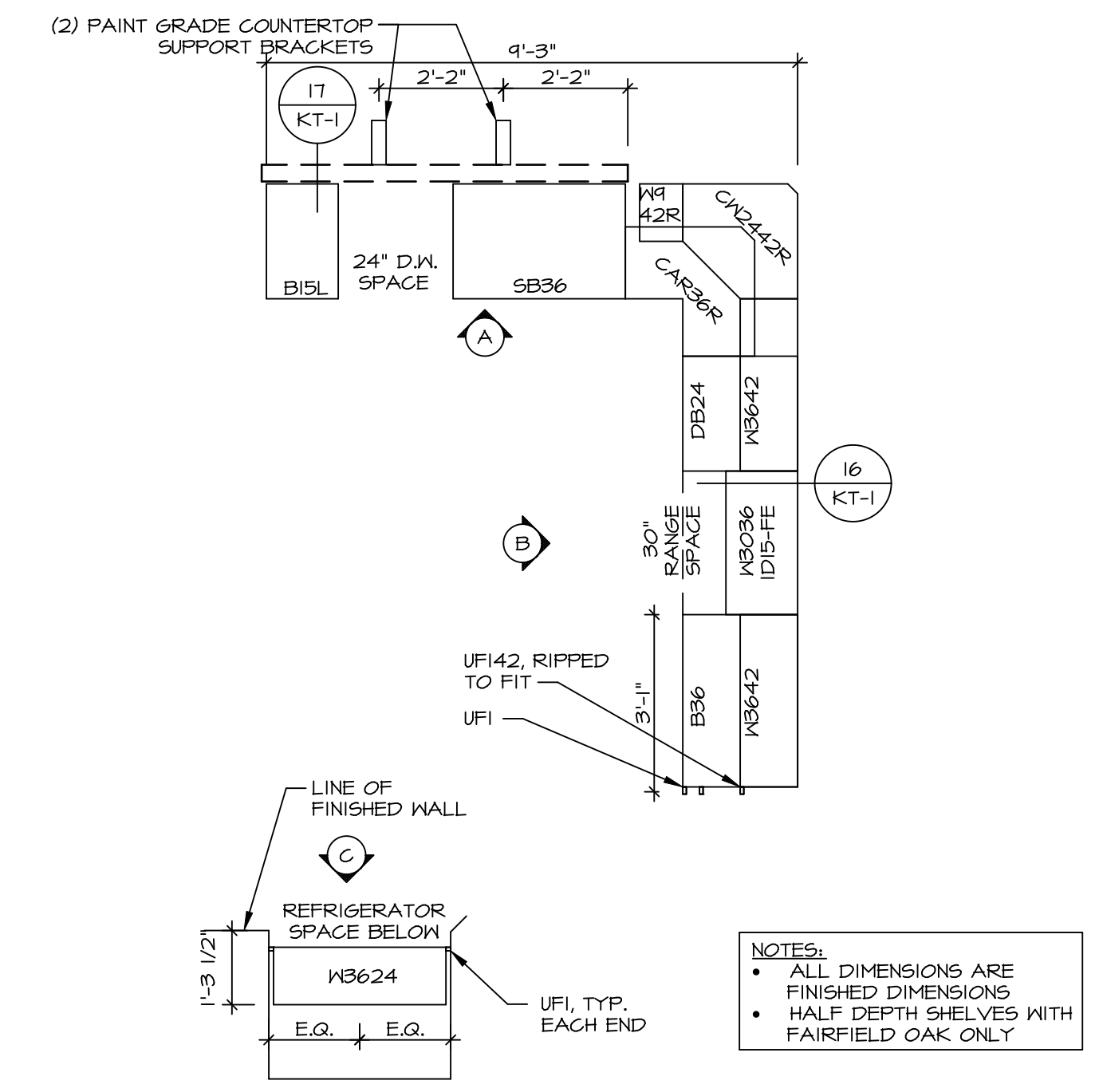


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

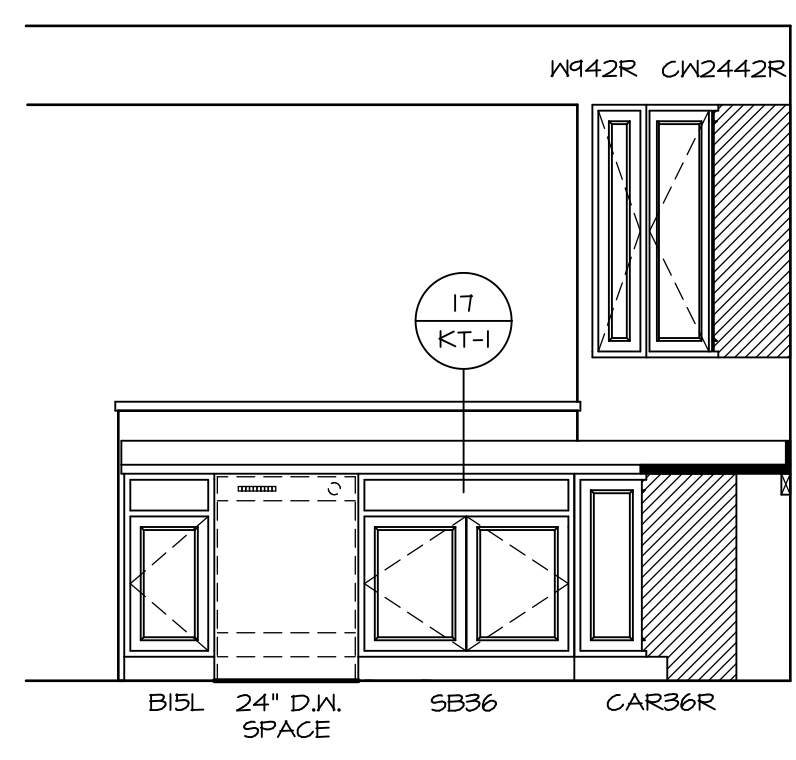
SHEET NO. A-8 MODEL VENICE DRAWING TITLE SECOND FLOOR PLAN OPTION DESCRIPTION 	SET NO. VNC00 VERSION 06 DRAWN BY DATE: 3/18/2015 OPTION	 NVR, Inc. Architectural Services Architects 21 Park Plaza, Suite A Frederick, MD 21702	REV. NO. DATE REMARKS 1 08/05/16 TM - DRAWING ALIGNMENT 2 01/24/17 TM - STANDARD DETAILS 3.0 3 07/12/17 SLS - T-PLY CONVERSION PROJECT	
	MODEL VENICE DRAWING TITLE SECOND FLOOR PLAN OPTION DESCRIPTION 			SET NO. VNC00 VERSION 06 DRAWN BY DATE: 3/18/2015 OPTION
	MODEL VENICE DRAWING TITLE SECOND FLOOR PLAN OPTION DESCRIPTION 			SET NO. VNC00 VERSION 06 DRAWN BY DATE: 3/18/2015 OPTION



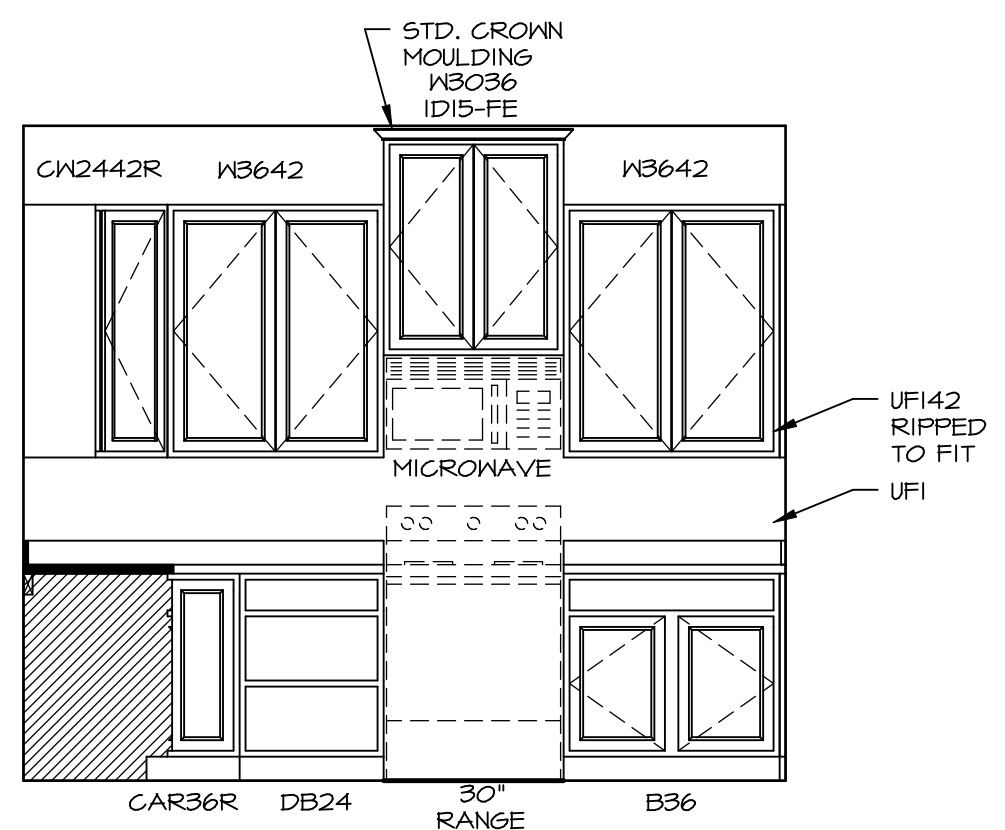
4
A-B
COUNTERTOP PLAN - (KT-2920)
SCALE: 3/8" = 1'-0"
STANDARD KITCHEN W/
42" WALL CABINETS



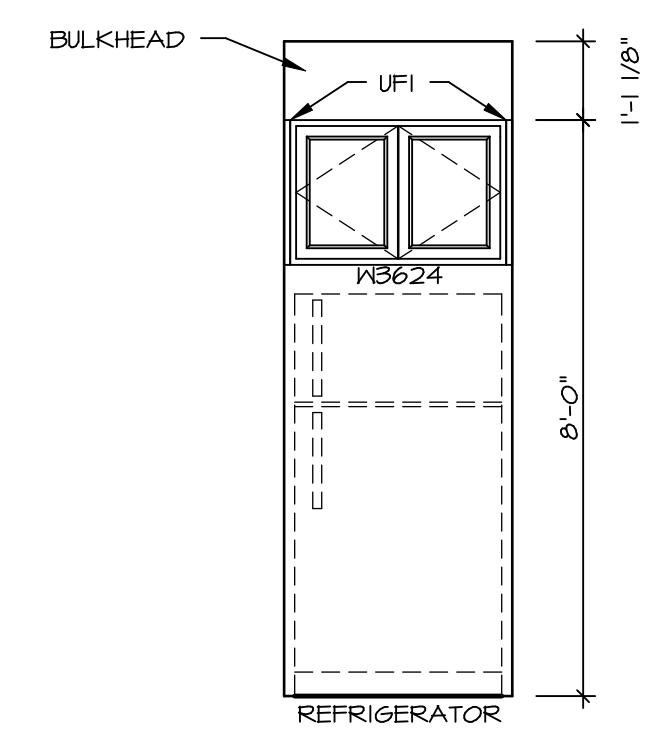
1
A-B
CABINET PLAN - (KC-2920)
SCALE: 3/8" = 1'-0"
STANDARD KITCHEN W/
42" WALL CABINETS



A
KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"

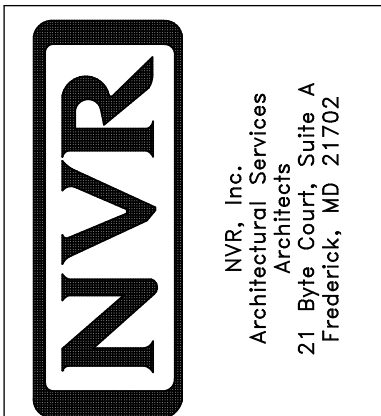


B
KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



C
KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"

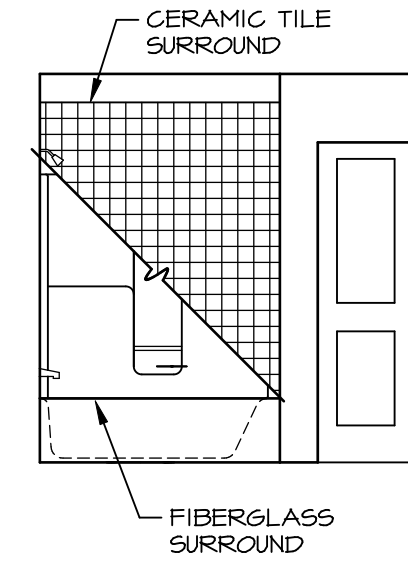
SHEET NO.	MODEL	VENICE	VENICE	SET NO.	VNCOO	VERSION	06	DATE	3/18/2015	OPTION	DESCRIPTION	REMARKS
A-13	VENICE	KITCHENS	KITCHENS	06	VNCOO	06	06	3/18/2015				
58												



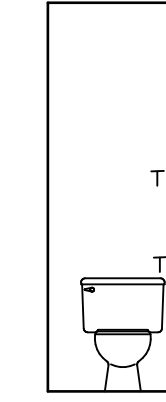
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NOTES:

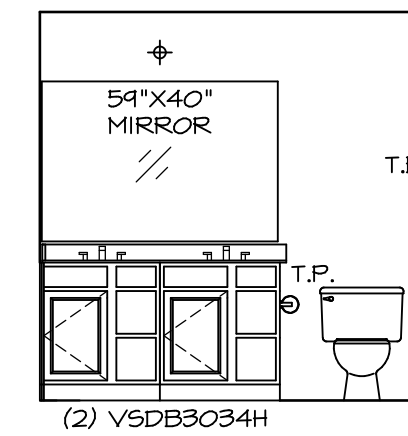
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-02 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



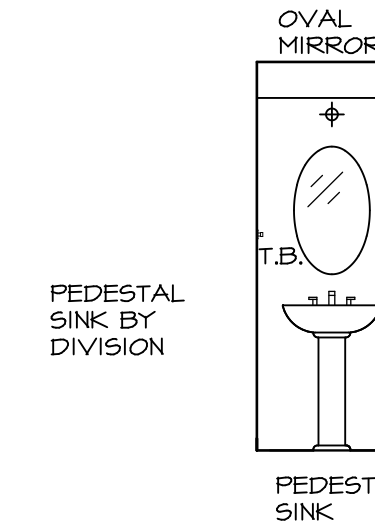
H OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH
TYPE B W/ STANDARD
TUB "AMB"



D 1ST FLOOR
POWDER ROOM
SCALE: 1/4" = 1'-0"

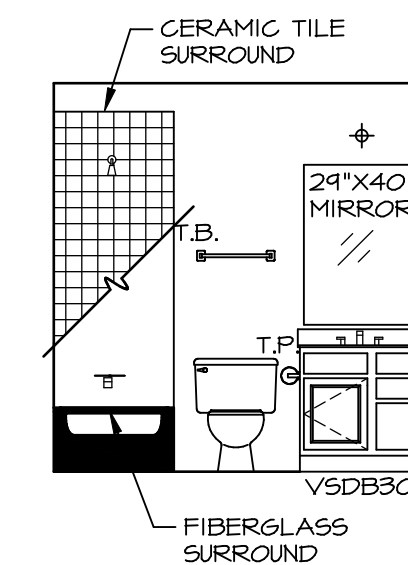


G OWNER'S BATH
SCALE: 1/4" = 1'-0"

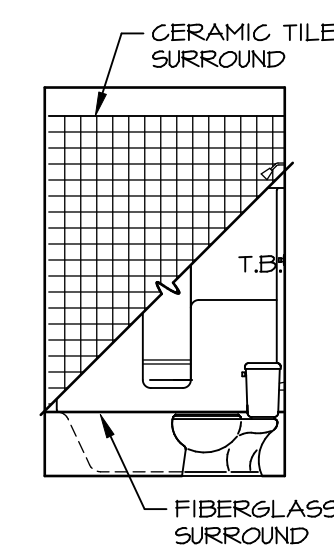


C 1ST FLOOR
POWDER ROOM
SCALE: 1/4" = 1'-0"

NOTE:
BATH ELEVATIONS
ARE SHOWN PER PLAN.



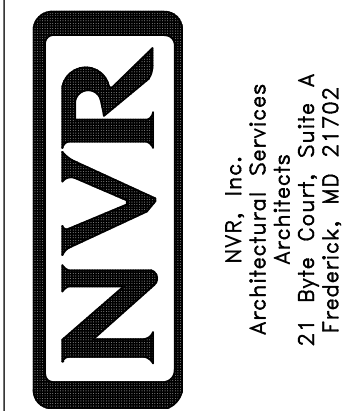
F 2ND FLOOR
BATH #1
SCALE: 1/4" = 1'-0"



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

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

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

MODEL VENICE
DRAWING TITLE A-14 BATH ELEVATIONS
OPTION DESCRIPTION 62